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**Sent:** Monday, August 15, 2022 4:06 PM

**To:** cityplancommission <[cityplancommission@milwaukee.gov](mailto:cityplancommission@milwaukee.gov)>

**Subject:** File # 220401.....Seeking a variance from RM3 to RM6 on 2600 N. Hackett

2633 N Hackett Avenue  
Milwaukee, Wisconsin  
August 15, 2022

City Plan Commission  
c/o Planning Staff at [CityPlanCommission@milwaukee.gov](mailto:CityPlanCommission@milwaukee.gov)  
200 E. Wells Street  
Milwaukee, Wisconsin

File # 220401.....Seeking a variance from RM3 to RM6 on 2600 N. Hackett Avenue.

Commissioners:

Concerning the proposal to allow a 55-unit apartment building on the 2600 block of Hackett Avenue, I implore you to postpone a definitive decision until a traffic analysis has been completed due to the unusual diagonal nature of Hackett and the two odd intersections: one at Park Place on the north end of the street and the other at Belleview Place on the south. I understand that a traffic analysis is not required when a variance is under consideration for a multifamily building in an area zoned "multifamily." However, the physical circumstances of the road and the predictable increase in residential traffic generated by this proposal necessitate a closer examination.

Because 2600 Hackett is a one-way street, all traffic must enter at the south end and move north to Park Place where it connects with Hackett at an odd 45-degree angle. Here the motorists have a difficult time seeing pedestrians and on-coming cross traffic, especially when the streets are fully parked up. With increased traffic, this intersection may require two more stop signs. The south end with its five corners is even more tricky because the Hackett portion of the intersection is not clearly controlled by the traffic lights. Pedestrians are constantly crossing Hackett without regard to the signals because the placement of the crosswalk lights is confusing: Should the pedestrian follow the lights on Downer Avenue or Belleview Place because there is no specific light for Hackett? Once in motion, most pedestrians continue to cross Hackett based on where they started, without consideration of the oncoming traffic. I can predict that the increase in residential traffic on Hackett will jeopardize the safety of the confused pedestrians. Please examine this unusual five-corner intersection before granting the variance.

Finally, look at Hackett itself. During the weekdays, it is a delivery-service lane for the Hollander restaurant as well as several businesses on the east side of 2600 Downer. Then victual vans and service trucks routinely crowd and often block the street as they drop off goods and pick up refuse. On weekends, especially Saturday and Sunday mornings, motorists sometimes creep, sometimes speed down Hackett in search of parking slots. Because many of these motorists are unfamiliar with the odd design of the street, I regularly see cars going the wrong way, gliding through the stop signs at the north end, and

sailing through red lights at the south end. And, of course, this picture is complicated by winter snowfalls and seasonal parking restrictions.

Because these problems will only increase with the addition of 55 more housing units, each with one or more motorist, I urge you to recommend a traffic analysis as a prerequisite for your future consideration. For the sake of safety, please.

Sincerely,

Phil Blenski