

## **allied insulation supply company inc**

March 19, 2024

City Plan Commission  
809 N. Broadway  
Milwaukee, WI 53202

Dear Honorable Members of the City Plan Commission,

On behalf of Allied Insulation Supply Co., Inc. I am writing to express our opposition to rezoning a singular property to allow for residential units in the Menomonee Valley. This would be in direct conflict with the City's adopted recommendations in the Valley Plan, The Valley 2.0 Plan in 2015, the City-wide Industrial Land Analysis in 2021, and the 2024 Bruce Pierce Subdistrict Plan, which was undertaken to address the issues that arose from residential and school uses in two IM properties in an otherwise IH district.

This property has been vacant for 40 years and continues to be a magnet for graffiti and vandalism. The fact that no one, including the current owners, has stepped forward to redevelop the building until the current developer has proposed to do so, if, and only if, there is an exception to the current zoning granted is no reason to grant this inappropriate exception.

Granting this exception would open the door to residential development throughout the Valley and would discourage existing businesses from remaining in or expanding in the Valley and certainly discourage potential new businesses from locating in the Valley.

The building is directly across the street and within 70 feet from a heavy chemical manufacturer that has been a valued employer in the Valley for 60 years. If there is residential development allowed at this property they would certainly be targeted as a "dangerous business" too close to residential units.

Allied Insulation has been operating at 12<sup>th</sup> & St. Paul for 48 years and as traffic on St. Paul increases we are subject to complaints that trucks backing into our docks in the normal course of business are holding up traffic. We would anticipate that residential development would increase the traffic and increase the demands that we stop having trucks backing into our loading docks.

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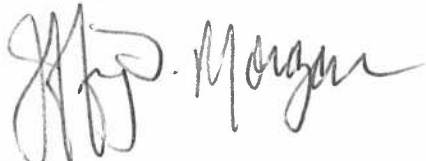
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We do not want to see this building continue to sit vacant in it's blighted condition. It is a discouragement for other development on St. Paul and it also creates difficulty for neighboring businesses to attract customers and employees because this building gives the impression that it is a dangerous neighborhood.

However, the answer is not making an inappropriate exception to the current zoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey L. Morgan". The signature is written in a cursive, flowing style.

Jeffrey L. Morgan

Vice President/General Counsel