

From: [Owczarski, Jim](#)
To: [Lee, Chris](#)
Subject: FW: Project at 7007 N 115th Street [nophi]
Date: Thursday, July 18, 2019 8:53:37 AM

For the file, please.

Jim

Jim Owczarski, CMC
City Clerk
(414)-286-2998
@mkeclerk

From: Barb Schroeder [mailto:bschroeder001@wi.rr.com]
Sent: Wednesday, July 17, 2019 10:42 PM
To: Owczarski, Jim; Rainey, Khalif; Perez, Jose; Coggs, Milele; Stamper II, Russell; 'rjbauman@milwaukee.gov'; Dodd, Nikiya
Subject: FW: Project at 7007 N 115th Street [nophi]

To Members of ReZoning Board:

Please note my emails below regarding the proposed project at Joy Farm 7007 N 115th Street. I would like to make it clear that we are **opposed** to any changes to this property regarding industrial.

While it is a plus that Western Building Products has stated they will pay for all installation of City Sewer and laterals to our homes, **we are still opposed to this project as a whole.**

We as the property owners have never been directed as to how this installation will be done, routed through our yard nor into our home. I do still work, and my husband is retired with deteriorating health, and we are on a limited budget. Knowing this will come with monthly fees, and changes to our house any plans I had for retirement will need to be changed. Our home has a walk out basement and we would need to know how this will be installed and what will be done to our house. In order to make the proper decisions for this proposal we are asking the Board to deny the request for rezoning.

Our objections :

1. We do not want City sewer and the monthly fees that go along with it
2. We do not want such a huge Industry on the road in which I live
3. We do not believe for resale value that this increases our property values –It may increase value so the City will increase our taxes, but we cannot see anyone willing to purchase our property due to an industry of this size right down the block.

4. We feel that such a large Industry here in our neighborhood will ruin our “country” feeling

We realize that the Joy Farm has always acted as a business, however it's been NOTHING in size comparison to Western Building Products proposal.

Again, PLEASE Deny this proposal.

Barb and Jeff Schroeder

From: Schroeder, Barb
Sent: Thursday, July 11, 2019 8:45 AM
To: bschroeder001@wi.rr.com
Subject: FW: Project at 7007 N 115th Street [nophi]

From: Dodd, Nikiya [<mailto:ALD05@milwaukee.gov>]
Sent: Thursday, July 11, 2019 8:32 AM
To: Schroeder, Barb
Cc: Connelly, Kristin D.
Subject: Re: Project at 7007 N 115th Street [nophi]

Hi Ms. Schroeder,

If you are able to review the video again, you may notice my emphasis on ‘planned development ‘ that is a process that will allow for neighbors to continue to be engaged in the development of the project. It functions like a contract to also ensure all requirements by the city and DNR are followed.

I hope this is helpful. Have a nice day.

Sincerely,

Alderwoman Dodd

P.S. This message is sent by my iPhone, please forgive typos.

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Sent: Thursday, July 11, 2019 8:18 AM

To: Dodd, Nikiya
Cc: Connelly, Kristin D.
Subject: RE: Project at 7007 N 115th Street [nophi]

Ms. Dodd:

Thank you for your fast response.

However, your comment regarding:

“As you are aware, there are 14 properties directly affected by the proposed development. Of that 14, 8 are in favor of Western Building Products replacing theirseptics for sewer at NO cost to them. So my comments on behalf of the residents of the 5th district were accurate.”

Of course we were “in favor” to hear Western offered to pay the cost of the sewer. However, that does **NOT** mean we are in favor of the **project as a whole**.

This is what I feel you misrepresented on our behalf.

If this project is to be approved I am asking for some help from the City to have something such as a contract that is binding with Western.

From: Dodd, Nikiya [<mailto:ALD05@milwaukee.gov>]
Sent: Thursday, July 11, 2019 8:07 AM
To: Schroeder, Barb
Cc: Connelly, Kristin D.
Subject: Re: Project at 7007 N 115th Street [nophi]

Hi Ms. Schroeder,

I appreciate your comments and I am glad you were able to review the video from the public hearing at the ZND Committee. I understand that development of any kind in communities near residential areas raise some concerns for the neighbors. Therefore, I appreciate you sending your letter of testimony to share those concerns.

As you are aware, there are 14 properties directly affected by the proposed development. Of that 14, 8 are in favor of Western Building Products replacing their septics for sewer at NO cost to them. So my comments on behalf of the residents of the 5th district were accurate.

Finally, as I stated to you in my last email, you have been thoroughly informed about this process. It was due to my directive to the company and the city departments that you and other neighbors received multiple communications regarding the processes. All requirements were met in making sure neighbors were informed, including the meeting in March.

Please watch your mail for notification and details regarding the next ZND meeting on July 23.

Sincerely,

Alderwoman Dodd

P.S. This message is sent by my iPhone, please forgive typos.

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Sent: Thursday, July 11, 2019 7:39:12 AM
To: Dodd, Nikiya
Cc: Connelly, Kristin D.
Subject: Project at 7007 N 115th Street [nophi]

Ms. Dodd:

I am a resident on 115th Street (6711 N. 115th St)
I am [still](#) concerned with the proposed project at the Joy Farm up the street from my home.

I was unable to attend the July 2nd meeting. However, I have since watched the televised version. What concerns me the most is that you made it sound like all residents were happy and agreeable to Western's proposals.

This is not all true. We still would prefer not to have a business on our street, but if this is going to more forward we would like more assurances that the City will help us get more concrete documentation that Western will follow through with any promises they make.

I am very disappointed with your representation of our district. First, you do not seem concerned about what impact this will be for us residents. If we were to choose to sell our homes, I do not believe this proposal would bring our property values up. Who would want to buy a house with a business this size at the end our street.

Also, this most likely will raise our property taxes, added expense to us. With my husband retired and under limited income and myself considering retirement, this expense with the added Sewer quarterly/monthly fees will delay any retirement plans I had. All this added after the Milwaukee County/City employees residency restriction eliminated does not make this as desirable an area to live in. Which makes our properties not as valuable.

Since I still work full time can you verify the next meeting date, as I want to make sure I can attend.

At one and only neighborhood meeting you stated you would keep the residents informed.

Jeff and Barb Schroeder
6711 N. 115th Street
Milwaukee, WI 53224
414-358-1148

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