

SUBJECT: File #170164, New Land Enterprises- 2130 S. KK Avenue

Dear Commission:

I am writing for clarification of several points regarding the aforementioned planned development and rezoning.

I have been a resident of this area (2135 S. Mound St.) since 1989. Having attended the "neighborhood" meeting on May 31st and the Public Hearing (had to leave early) on Monday (6/26), I am confused since there appears to have been changes made to the development since the May 31st meeting which were not mentioned at the Public Hearing. These changes are as follows:

1. The appearance of a 2nd building, a "residential" building on Bay St (behind the larger corner bldg. with the commercial space on ground level)
2. Two houses (side-by-side rentals) on Archer, closest to KK, have been purchased and are now included in the "development" land mass.

From both the meeting (5/31) and the written description, I understood that there was only **1 building**--- " the building will include approx. 144 residential units above 14,400 sq. ft of ground floor commercial space. Additionally, approx. 187 parking spaces will be located/in the 1st and 2nd floors of the bldg. The units will be a mix of 1- and 2- bedrooms....."

At the neighborhood mtg: I personally asked if any Archer properties/houses were going to be purchased, and I was told "no".

Again, I do not recall any drawings/pictures of the development showing the 2nd (residential) building on Bay St.

The discussion centered around the large commercial/residential corner bldg.

What are the specifications of this 2nd residential building?.....is its residential units included in the "144 residential units"?

Why were these "changes" (1. and 2. above) not clearly drawn out and mentioned at the Public Meeting, instead of conveniently left unsaid?

Also, with the soon-to-be completion of 3 developments in this area (Vue, Stitchweld, and KK/Bay), the additional cars/traffic -- low estimate of 500 add'l cars when assigning 1 car/unit for each development--could cause significant backups/delays on an already congested KK and Bay (going west to interstate and vying for the onramp with 4 dump trucks/semis---waiting for the 2nd or 3rd green light! ). Drivers going east on KK to downtown or west to the interstate, will experience marked increased congestion!

The traffic studies need to take into account all 3 of these developments together, instead of doing each individually and using data which excludes the

traffic from the other 2 developments.

I appreciate your time in this matter and hope you can provide clarification.

Thanking you in advance,

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