

Letters from neighbors and Bill Zachers responses to them:

From: Kathleen Heyne

Sent: Wednesday, May 29, 2019 9:23 AM

To: Dodd, Nikiya <ALD05@milwaukee.gov>; planadmin <planadmin@milwaukee.gov>

Subject: Joy Farm Development (File # 190159)

Dear Ms. Dodd and Milwaukee Planning Commission Members,

I am writing to you in response to some information I received yesterday concerning the development of the former Joy Farm property at 7007 N 115th Street (File# 190159)

It is my understanding that none of the area residents in the area (N124th street) need to be notified, because they are not within 200 feet of the proposed development. However, a concerned neighbor did inform us. It may be the legal requirement, but it certainly should not be the ethical standard. I believe ethics should have required notification.

As you may already have guessed, I am completely opposed to this project. I have several questions for you.

Number 1, has there been an environmental impact study? I would guess, no. I live across the river and residents in this area take great joy in the wildlife we encounter every day. We have deer, wild turkeys, coyote, owls, sandhill cranes, and a variety of birds, which have begun to appear again after an absence. We have these things because of the woodlands nature of the area. In addition, what about pollution? Trucks and cars spewing exhaust into the atmosphere as well as waste water, apparently being released after some type of treatment into the river.

- **#1 - Western and Briohn, our Design Build firm for the development, will follow all mandated guidelines so as not to disturb the sensitive areas. Beyond that, we will design a building that preserves as much of the natural setting as we can**
- **#1 - Storm water runoff will be channeled into an onsite retention pond built to City, State and DNR codes. The net effect of Westerns development on the environment will be, I believe, a great improvement to the current state of the property. There is no erosion control in place today, and there is substantial runoff due to the condition of the site. Aging septic mounds and holding tanks are another threat to the river that will be abated by Westerns development.**

Number 2, what about traffic? You can direct traffic all you want but what eventually happens is that they take a short cut between Good Hope and Appleton by coming down 124th Street, which is already in poor condition. At certain times of day, we cannot walk on the road, because of traffic at high speeds. We have children and pets. This will be a disaster.

- **#2 - Concerns about increased traffic on 124th street are unfounded, anyone coming to the site would have no reason to go that way, the Joy Farm site is not accessible from 124th street.**

Number 3, has noise pollution been considered? A manufacturer operating 2 shifts (eventually 3) with large trucks coming in and out at all hours will create huge problems for people across the river as well as those within 200 feet. Sleeping with windows open will not be an option. When the Joy Farm was there we could hear the horses whinnying in the evening, a pleasant sound compared to what is coming.

- **#3 - Site has been industrial in practice for some time first with School Buses, and now as We Energies truck and (outside) storage yard. Westerns development will less impactful than past uses have been.**

Number 4 is for Ms. Dodd. Do you want this in your neighborhood? And did you take any campaign money from Western Building Products?

- **#4 - I don't think this point is even worthy of an answer, it is an insult to the Alderwoman and to Western. But to be clear, Western had no contact with then Candidate and now Alderwoman Dodd until weeks after the election. We were awaiting the results of the election before reaching out to the newly elected Alderperson to discuss our proposal for a development at Joy Farm.**

The last stupid idea from the Development Commission was to build a Sam's Club in that location. Area residents successfully fought that. If you need a tax base in that area why not multi-family housing, which I suggested at the time. Condo's? Senior living?

Don't even give me the line about job creation. I would bet you that few or none of the employees in this place will be from Milwaukee. God forbid that you are giving this company some tax incentives to build here. How about the office and light industry park on the North side of Good Hope Road? You could rezone that if you have to. What about in some of the downtown areas? You are not serving citizens with this proposal (or as I have been told "done deal").

- **Western has many City of Milwaukee Employees currently. We like the Joy Farm location due to its proximity to our current location (10 minutes away) and the fact that after we did a "Heat Map" of all of our employees, The Joy Farm Site was pretty much centered in the area where all of our employees currently reside.**
- **Western believes we are more than anything, an organization of people, and we are proud of our diverse work force and the opportunity we offer employee owners, past and future to build wealth as an owner for themselves and their families.**

(address from above letter)

Sincerely,
Kathleen Heyne
7000 N 124th Street
Milwaukee, WI 53224

From: Deb & Paul Moody
Sent: Sunday, June 02, 2019 6:02 PM
To: planadmin <planadmin@milwaukee.gov>
Subject: Western Building Zoning

Dear Mr. Marcoux,

In reference to your letter dated May 29, 2019 regarding rezoning and the possible construction of a facility for Western Building Products on N. 115th St, we have concerns about industrial run-off going into the Menomonee River. Is the DNR reviewing the proposed plans and signing off on the plans?

If there is not some review of the environmental impact, we generally oppose the project.

Sincerely,
Paul & Deb Moody
Project Neighbor at
7366 N. Cassie Ave.
Milwaukee,

- **The Menominee River is surrounded by an environmental corridor and as such is regulated by the City, State and DNR. Westerns design build firm Briohn, will follow all mandated guidelines and best practices to ensure that the sensitive areas remain undisturbed.**
- **Previous uses of the property, as a Riding stable and Horse boarding facility, a School Bus business and more recently as a staging yard for We Energies, were unregulated and I believe, posed a greater environmental threat than Westerns Planed development will.**
- **Westerns offer to pay for affected homeowners fees to hook up the new sewer line, will protect the river. Septic systems fail, they contaminate wells and any runoff is currently flowing directly into the river. Westerns development will protect the Watershed.**

From: Sharon Munson
Sent: Saturday, June 01, 2019 12:01 PM
To: planadmin <planadmin@milwaukee.gov>
Subject: File number 190159

Our home is at 12127 W. Good Hope Rd. We are concerned about the proposed rezoning for 7007 N. 115th St. to accommodate Western Building Products. The amount of traffic that this would generate to an already busy and dangerous section of Good Hope makes our entrance and exit from our driveway very difficult.

We are asking that this rezoning be denied. Thank you.
Sharon and Carl Munson

12127 W. Good Hope Rd.
Milwaukee, 53224
414 5200865

- **Western met with the City Traffic Department and the DOT to discuss the traffic concerns we heard from the neighbors at the outreach meeting.**
- **Dot outlined on going plans for the intersection including a traffic light at the Northbound Goodhope exit ramp.**
- **DOT discussed the possibility of a que lane at the east bound side of that off ramp to accommodate increased traffic if necessary.**
- **Appleton Place and 115th Street South will be signed "No Truck Traffic".**
- **The City traffic engineer agreed to examine adding (at City/WBP expense) a 2nd lane onto 115th street at the Park and Ride to accommodate increased traffic if necessary.**
- **I believe, that because of Westerns Proposed development and the commitment from the DOT to begin work on that area first as part of their long range plan for the entire area, traffic flow will improve in the area sooner than it would had we not proposed our development.**

From: Michael Szymanski
Sent: Thursday, May 30, 2019 9:27 AM
To: planadmin <planadmin@milwaukee.gov>
Cc: Dodd, Nikiya <ALD05@milwaukee.gov>
Subject: Western Building Products Project zone # 190159

Dear City Planning Commission,

In regard to the proposed development of the Joy Farm Site by Western Building Products, I am a resident of 11864 W Appleton Ave Milwaukee Wisconsin 53224 since 1955 (94 yrs old) and wish to make my views known .

* I understand that the Joy Farm Property , with it's available land and proximity to the freeway is ripe for development . It's development however will change the residential nature of the neighborhood.

- **Joy farm has been for many years, an industrial site in various applications. The fact that it is secluded and separated from the rest of the neighborhood is why neighbors are not cognizant of that fact. I believe the change that will take place will be a great improvement on the current and past state of the property. The addition of the Sewer to the 14 homes currently served by septic or mound systems, will do a great deal to stop that runoff that currently flows directly into the river. There will be no cost to the homeowners or the City for that improvement. DPW told me that there are probably 20 or so homes in all of Milwaukee not served by sewer. Western's development will take the majority of those remaining homes off of septic, a benefit to homeowners, the City, and the environment.**

* Given the small number of residents, their age demographics, and the size of the neighborhood change is inevitable. It has been brought to my attention that the 2 largest landowners Bruce Winter and Susan Andriansen given their proximity to the proposed new development , are interested in the commercialization of their properties. I think the best solution would be a buyout of ALL the residents and to commercialize the entire tract for ongoing development. In addition, the city already owns one of the other largest parcels at 11936 W Appleton This would surely provide an increased tax base and satisfy the vast majority of residential home owners. There is great interest in the surrounding area with many commercial building being sold that were built as speculative ventures.

* I am in favor of Western Building Products proposed water and sewer route past my home. I will accept their offer for them to pay the costs associated with this expansion and to pay and do the lateral and hook up my home to the sewer and water services. I would expect that this work would include whatever may be deemed necessary to close , fill, or remove the existing tanks that will now become obsolete . Our mound system was replaced in 2012 at the cost of approx. \$20,000 including the plumbing costs incurred .

* In regards to the new traffic demands , I am concerned with an employee count of 200+ (

planned to increase) with 2 shifts. My Driveway at 11864 W Appleton is a BLIND hairpin corner ! I believe the best solution would be to temporarily close the service drive access to Good Hope Road at the Joy Farm Property line. This would insure that ALL the traffic is routed to Good Hope Rd and not just the truck traffic. With future Commerce this could easily be opened.

➤ **Westerns work with the City and DOT on improving Traffic flow in the area will address the traffic concerns.**

* I wish to Thank Western Building products for their concern for the neighbors and hope that they remain open and receptive to the needs and concerns of their residential neighbors.
Chester Szymanski

Michael Szymanski
11864 W Appleton Ave
Milwaukee Wi 53224
PS Please rely that you received my message

From: gjwiersma45
Sent: Saturday, June 01, 2019 2:47 PM
To: planadmin planadmin@milwaukee.gov

Subject: File number 190159 regarding proposed rezoning planned development of the property located at 7007 and 707R North 115th st from residential property to Industrial manufacturing. I R

Have resided at My residence at 7132 N 124th for the past 33 years my property is directly West of the existing property you are considering rezoning to Industrial development. Why would I In my right mind want to have to see and listen to a commercial Industrial factory there at the proposed location.

I want you to know that I am very much opposed to this rezoning proposal

Joy Farm has been an acting “Industrial Development” site for many years, the fact that is so isolated from all the neighboring homeowners is why many of them don’t realize that truth. Over the years it has been many things:

- **First as a riding academy and horse boarding facility.**
- **Then as a School Bus business.**

- **Currently it is a storage yard for Trucks, Electric Poles and other various We Energies materials, there is a lot of outside storage going on currently.**
- **Joy Farm is screened from the neighbors on 124th street by a thick layer of Trees and vegetation, it is not visible winter or summer from 124th street. In fact, the site is not visible from any of the homes in the neighborhood. This is one of the main reasons we think it is a good site for our relocation.**

I believe, Westerns plan will be a significant improvement to the current state of the property past and present.

Dear Members of the Board,

This letter shall serve as opposition to the rezoning of the property/land currently for sale and located at 7007 and 7007R North 115th Street in Milwaukee, Wisconsin from residential zoning to light manufacturing/warehouse zoning for Western Building Products' plan for development.

As property owners on 115th Street, we are opposed to the rezoning for several valid and important reasons.

- This is a quiet residential neighborhood, with many homes, families, children, and pets. People built and bought homes here for the beautiful expanses of green space and for the tranquil Menomonee River running through our neighborhood.
- **This letter is from the owners of the property that abut the Joy Farm location. They do not live on the block; they own a large tract of undeveloped land with a dilapidated Barn that neighbors have told me they were concerned that children might get hurt in. There is an abandoned truck on an unpaved area in front of the barn, what appears to be garbage strewn about the area, standing pools of stagnant water and other visible signs of neglect. I find it ironic that given the state of their property, they would have an issue with Westerns development that would be a great improvement to the current state of the Joy Farm Property. The reality of this neighborhood is that it is and has been for some time, a mixed of residential, business and office developments. Western fit in nicely in the area as a whole.**
- There was only ONE informational meeting held on 3/19/2019 with a Western Building Products representative, a Briohn Development Group representative, a City representative (unsure of which department he represented), and

- Alderwoman Dodd present. The meeting was disorganized in that the artistic and computer-based renderings of the building were incorrect and inaccurate, and no paper handouts or copies of the plans were given for residents to review. Residents left the meeting with no plans or dates for future meeting(s).
 - **Western followed City protocol on all information meetings. In addition, I held a special meeting with the authors of this letter and Bruce Winter to discuss the easement Bruce wanted to grant Western through his property. Bruce and Susan, want to develop their properties, Janis who co-owns the farm with Susan, does not. I have made myself available to these and all other homeowners at their convenience. I believe I have done all I could to keep the lines of communication open to all homeowners in the area. The plans at the first meeting were renderings as at that time, we were in the early planning stages. They were meant only as placeholders to give some idea of what we were proposing. I have met with other neighbors when they requested to do so, have given my contact information to anyone who asked for it have had many phone conversations with neighbors.**
- Alderwoman Dodd did not follow up nor follow through in representing her constituents' concerns, questions, or in supporting their opposition in this matter
 - **I have found the Alderwoman to be very much in tune with neighborhood concerns, she has directed me on several occasions to address any and all concerns either with her or directly with individuals as they came up.**
- The proposed rezoning of only part of a residential neighborhood will introduce a serious increase in noise from increased traffic volume, the industrial noises of a factory, and from an influx of employees and trucks into a quiet residential neighborhood at seemingly all hours of the day and night. Semi-trailer sized trucks have been observed and photographed departing Western Building Products' current location at 4:30 am. Also, the proposed landscape buffering, screening, berms, and tree placement is wholly inadequate.
 - **Bruce Winter has been observed, on several occasions and without the permission or advanced knowledge of myself or any other company representative, driving onto our private property to observe and photograph our operations. I was made aware of his activities by my colleagues and neighbors he has approached but did nothing to stop him. Western has been and always will be open and honest about our operations, we have nothing to hide.**
- The proposed design and size of the building is inappropriate for this, or any, residential neighborhood. The 300,000 square foot modern facade of the building does not match nor fit aesthetically into the current landscape, nor the current residential feeling of the neighborhood

.. The building itself is a stark, unappealing structure which is in drastic contrast to the existing neighborhood residences and outbuildings. Its sheer size, modernistic style, exterior paint and roof color, roofing slope, 42 loading docks, and parking for 45 semi-tractor trailers has no place in a residential neighborhood. The proposed massive size of the building does not sit well on the lot space that is available, either.

➤ **The build size is less than what would be allowable per City guidelines. It will not be visible from any current homes on Appleton Place or 115th street.**

- Of great concern, if rezoning is passed, is the "Phase 2" of the development project that will increase the size of the building by an additional 75,805 square feet, and increase parking spaces from 205 to 370 within one year of the initial building project. Phase 2 of the rezoning proposal has NOT been explained in ANY detail to the residents. Per Western Building Products website, the company has "13,840 different products for sale". That said, does the plan for Phase 2 include a retail store? If so, this would be another major point of opposition to the initial rezoning request.

➤ **Phase 2 is a depiction of what could be added if future shop or warehouse space was needed. There are no plans for this addition currently. Western does not sell retail; we sell to Pro Dealers only.**

- Western Building Products has proposed a new sewer line installation through the public right of way. Residents will be required to connect to the sewer within one year per City Ordinance. This will mean an additional monthly bill for residents to pay (for sewer service). WBP is offering to pay the construction and connection fees if residents agree to their conditions: 1) Use WBP plumbing contractor and 2) release WBP from any liability for lateral work or damage to private property. It seems the City should be more involved in these decisions that will affect the financial ramifications of its residents including monthly bills, and an increase in future property values and related taxation.

➤ **Again, as the authors of this letter do not live in the area and have no home on their land, they will not be required to hook up to the Sewer. The City will be designing and contracting all the work for the sewer. Western will pay for the sewer and for the lateral fees for affected homeowners. I believe that the sewer connection will be a benefit for homeowners in several ways. Septic and tank systems fail, they can contaminate wells and the river. A neighbor told me that she has seen visible signs of raw sewage and toilet paper in the yard. I agree that property values will rise because of the sewer, most homeowners consider that a good thing. The authors of this letter's blighted, undeveloped property will most definitely go up and that could lead to higher taxes.**

- There is concern about the proposed rezoning plan not including water service or public fire protection (fire hydrants with a main able to provide adequate flow demand) to the neighborhood homes. Western Building Products appears only to be concerned with protecting their own interests. When asked about this at a meeting with only 3 property owners present on 5/1/2019, Bill Zacher, a WBP Recovery Operations manager, stated "nobody asked for it".
 - **Bruce Winter asked Western to bring water to his property along with the sewer at the meeting he asked for with the sisters. Again, as part of his plan to have Western finance the improvement of his property. The homes in the area are served by private wells, and there is no ordinance that they would mandate that they hook up to City water. At the meeting, several homeowners were concerned that they would have to hook up to City water as they were happy with their wells. Western has and will continue to follow City guidelines on anything related to this project. The two landowners, looking to maximize the development potential of their properties by having Western bring sewer and water where they want it, are not thinking about what is best for the neighbors, but want is good for the two of them. Western is considering the neighborhood as a whole, and what is best for all involved.**
- Water service and connection was never brought up at the one informational meeting that was held; no residents knew to ask for it, or about it, at that time.
 - **Water service was discussed at the meeting. The majority of Homeowners were concerned about having to hook up to City water and the corresponding billing that would result. Dave Misky and I assured them they were not required to hook up to City water, only Sewer is mandated under the ordinance. Again, these landowners are looking to maximize the development potential of their properties.**
- There are many unanswered questions about the environmental impact on the neighborhood's air and water quality (in existing wells and the impact on the Menomonee River). There are newer drawings/schematics that have NOT been shared with homeowners due to a lack of follow-up meeting(s) with Alderwoman Dodd and Western/Briohn Development Group representatives. These plans include a newly planned Bio-Retention pond to filter impurities before release into the groundwater, nearby protected wetlands, and/or the Menomonee River. Also, the development plans are nondescript about water and air quality in as how much, where, and what contaminated water and fumes will be released into the protected wetlands, the Menomonee River, the local sewer system, and the air. Per the Western Building Products website, employees are "exposed to fumes or airborne particles" and "the noise level in the work environment is usually loud".
 - **The addition of the Sewer and abandoning of the septic and tank systems will only improve air and water quality and help to protect the river. City, State and DNR guidelines**

require storm water management in new buildings. Western and Briohn will follow best practices and all mandated guidelines to ensure sensitive areas will be protected. Not only during the construction process but also in our daily operations. Our current site in Wauwatosa is also on the Menomonee River, in fact we are closer to it than we will be at the Joy Farm location. Our paint shop uses water-based products, and our Wauwatosa neighbors, who are much closer than our new Joy Farm neighbors will be, have no complaints about our processes or any fumes. We pride ourselves on our relations with the neighbors and plan on taking that attitude to our new location as well.

- It has been suggested that Western Building Products has employees that currently are part of a work-release program, and they are being brought to the current work site in unmarked vehicles. Our residential neighborhood is not appropriate for this type of employment opportunity.
 - **Western is proud of the opportunity we offer to entry level employees to become part of our team and owners. We are a diverse work force and we believe in 2nd chances. We have had some great successes and gained some valuable employees through our work release program.**
- Western Building Products website boasts that the company is "100% employee-owned". According to a company representative, there was tum-over of 82 out of 205 employees last year alone. If rezoning is granted, there is concern about the company's viability in the future.
 - **Western has been employee owned since 1983, it is not an easy place to work, but if you work hard and show up every day, you can be successful, no matter where you start in the company. With unemployment hovering around 3%, we, like most companies struggle to find employees who can do the work, day in and day out. But we also have many people who have been here for 20 or 30 years. Our current average length of service for all employee owners is 14.6 years, far better than the industry standard I believe. As one of our Founding founders told me many years ago, "For most people Western is the best opportunity they will ever have in their work lives" That has been true for me and many of the colleagues I have worked with over the past 33 years.**
- Western Building Products describes itself in the rezoning application with a "light manufacturing/industrial" title. That said, this company should realize the common sense and benefit of locating their business in an industrial park, which is already zoned for this sort of enterprise .. There are vacant factories and construction development sites available within the City for this type of development, and they are not located in residentially-zoned neighborhoods.
- Please duly note, we would not offer opposition to rezoning if the new development would include only dedicated office buildings or residences, or a mix thereof. This type of rezoning and

development would beautify and would be much better suited for this residential neighborhood.

- Members of the Board, thank you for your time in carefully reading this letter. Please seriously consider our strong opposition to the proposed rezoning of the land currently for sale and located at 7007 and 7007R North 115th Street in Milwaukee, Wisconsin, for Western Building Products plan for development.

Printed Name JANIS POSIK
Signature Janis Posik date 6-3-2019
Address 4512 W. Fond du Lac Ave.
MILWAUKEE, WI 53216

Printed Name Susan Adriansen
Signature Susan Adriansen date 6-3-2019
Address 2611 NORTH LAKE DRIVE
MILWAUKEE, WI 53211

(owners of property at 6875 N. 115th Street)

From: Bruce Winter

Sent: Wednesday, June 05, 2019 8:23 AM

To: planadmin <planadmin@milwaukee.gov>

Subject: Western Building Products / Joy Farm Project file number 190159

City Plan Commission

809 North Broadway, 2nd Floor

Milwaukee, WI 53202

Bruce Winter/ Kym Charles

12000 W. Appleton Ave.

Milwaukee, WI 53224

Re: Western Building Products / Joy Farm Project file number 190159

I would like to voice some of my concerns about the above-mentioned project.

1. Western Building Products is a trucking company that delivers to other states. That kind of operation can be 24 hours a day, that truck can be coming and going at all hours. I think that this type of operation should be in a commercial park type setting not a residential area. Is there a reason that this business can not be in the Northridge area?

2. I have a problem with the storm sewer plan. They are planning to build some of the lot that is now wetland and flood plain. I think there should be a setback for that, so they are not disturbing the wetland and flood plain. I believe that they should not be able to discharge water into the Menomonee River.

3. They also have a paint and stain room in their current location. It runs all day. They should have to set this as far away from the residential properties as possible, if they can build this.

4. Signs. I do not want to see a LED display if they are not going to be a retail operation. They do not need a sign like that for their shop.

5. Phase II. I would have liked to have gotten more information about this. I want to know if that becomes retail and they have the ability for more customer pickups.

6. Traffic. I do not know how they will be able to direct all traffic to 115th St. and Good Hope Rd., when some of their traffic is customer pickups and incoming suppliers from out of state. I also do not understand how they can propose to have "no trucking" signs posted on our road, when I have a permit for truck farming, how is this going to affect me?

7. Noise and sight. I would like to see a plan for the noise and sight barriers. Berms and such to shield the neighboring residential properties from all the noise (trucks banging into trailers and loading docks, Waste management changing/emptying dumpsters, the constant sound of the vacuums and paint room....) We also do not want to see all of this.

8. Waste. This company is wasteful in the way they dispose of some of their doors. Dumpster upon dumpster of doors that could be donated to Restore or Habitat for Humanity, are dumped in a landfill.

9. I believe that they should not be able to put a driveway so close to the neighboring farm as a fire lane. I understand that one is needed but I do not think that this is a proper placement nor is it acceptable.

Bruce Winter/ Kym
Charles

- Western is not a 24 hr operation, we are mostly 1st shift with a modified 2nd shift
- Western will not dump anything into the Menomonee River, we are on the same river at our Wauwatosa location, and much closer to the river than we will be a Joy Farm. We follow all City State and DNR guidelines in our paint shop and always will.
- Westerns storm water management plan and elimination of the ageing septic fields and holding tanks that currently are the biggest hazard to the river will improve the water quality of the river at Joy Farm.
- There is currently no erosion control at the site, Western will improve that as well.
- Our paint shop utilizes water-based materials, we have no complaints from our current neighbors. In fact, if we did not tell people, they would not know it is happening on site.
- LED sign is not an advertising board, but rather a place to advertise employment opportunities for Milwaukee residences and other important information. Care will be taken to screen the light from the sign from neighbors to the south.
- Phase 2 is a concept, meant only to show what could be done with the site. There are no plans currently for that expansion.

From: Jay Bach

Sent: Tuesday, June 04, 2019 8:42 PM

To: planadmin <planadmin@milwaukee.gov>

Subject: FILE NUMBER 190159

Hello,

I am writing in regards to the proposed development of the Western Building Products Inc. building on 115th St. I live at 6924 N. 124th St. in Milwaukee, 53224 directly behind this proposed location. I am concerned about the noise that this industrial building will bring to our longtime residential area. I am against the rezoning of this location from residential to commercial. I understand that this building represents jobs and an increase in the Milwaukee tax base, but I don't think it should come at the cost of disrupting a residential neighborhood and taking away from the little green space that there is left in the City of Milwaukee. I also understand that big money will almost always win out over a handful of middle class voices who oppose such a building project in their neighborhood. I ask that you reconsider this zoning change from residential to commercial and keep what little green space and quiet we have left in this City. Thank you and have a good day.

- The reality of the Joy Farm location is that it has always been a business, First as a horse farm and boarding facility, then as a school bus business for many years running 60 busses every day on the roads Western has agreed to keep our trucks off of, and currently as a staging yard for We Energies and truck storage in the barn. Westerns development will have less impact on the area than past uses have. In addition, our storm water plan and the elimination of 14 of the remaining 20 or so estimated septic systems in the City Of Milwaukee, will protect the private wells and the river from runoff that is occurring today with these dates septic systems.

Jay Bach

6924 N. 124th St Milwaukee, WI 53224

From: Kevin Poston

Sent: Wednesday, June 05, 2019 12:42 PM

To: planadmin <planadmin@milwaukee.gov>

Subject: Inquiry and concern - File 190159 Western Building Products

To Whom It May Concern,

My wife Jenny and I live with our 7 children (and sometimes foster children, also) at 6884 N 124th St, Milwaukee, WI 53224. We recently received your notice about the proposed rezoning and development of the former Joy Farm on N 115th St into a light industrial site for Western Building Products (File 190159). We were surprised and disappointed to hear about this proposed change to the beautiful Menomonee River Valley located between us and the site. This is a rare natural area that attracted us to our home that we recently purchased in 2017. We are also concerned about the affects on traffic on Good Hope Rd and Appleton Ave.

Our main concerns are the following:

- Storm water runoff and pollution and their effects on the immediate vicinity and downstream areas. We see there are plans for managing the runoff, but we are told by a neighbor who lives adjacent to the site that those plans impede on areas that sometimes flood. We also wonder if those plans are sufficient for the amount of non-permeable surface proposed.
 - The storm water plan is mandated, and must be approved, by City, State and DNR agencies. In addition, the Bio -Pond will actually help to recharge groundwater by pushing the water back into the water table. This will be a great improvement on the current uncontrolled / unchecked runoff happening on the site today.
- Sound pollution. Our street is directly to the west of the proposed truck parking and loading docks. We do not see in the plans any indication of sound mitigation--no berm or sound wall appears to be in the plans. This will definitely affect the neighbors on our street, as well as the nearest Menomonee Falls neighbors, and potentially some of the wildlife in the area, too.
 - We are prepared to address any noise concerns as we have done with our (much closer) neighbors in Wauwatosa.
- Light pollution. We see in the plans that there is some mitigation planned around some edges of the property, but it is not clear if that includes the west side of the property facing our street. We also know that this will not prevent all light pollution, as we already experience quite a bit of light pollution from the Auto Mall across the freeway.
 - Unlike the Auto Mall, we are not trying to advertise anything, our lighting will be more subdued and will not be an issue for the neighbors.
- Truck traffic on Good Hope Rd. While it will affect only a small stretch of Good Hope Rd, trucks making tight turns and left turns crossing busy traffic will cause stress at the intersection of N 115th and Good Hope, and potential havoc at the on/off ramps on the east side of the freeway, where it already can be quite difficult to safely proceed even under current conditions. The very limited semi-truck traffic currently in this area already creates headaches even when it is not peak traffic conditions. The proposed increase will be very noticeable.
 - We are addressing traffic concerns as stated in the previous responses
- Employee traffic, especially to/from Appleton Ave. It stands to reason there will be times of day when significant numbers of employees are leaving/arriving at both the north and south ends of N 115th St, with the south end currently being un-signalized. There will be an increased probability of accidents from left-turning and cross traffic at the intersection of N 115th and Appleton Ave.

- Westerns current access in Wauwatosa is much more challenging than it will be at the Joy Farm Development, and we do not have any issues with the neighbor's or the City over traffic concerns. Our employees arrive and leave at different times throughout the day, and the DOT commitment to work on the Goodhope interchange first, will actually improve traffic flow in the area.

My wife and I are hoping to be in attendance at the meeting next Monday, June 10, at 3pm. Whether or not we are able to attend, though, please take into consideration the concerns we have raised here, which are shared by many of the neighbors on our street and will affect many other people in our area to varying degrees.

(Address from above letter)

Sincerely,

--

Kevin S. Poston

Cell: 262-313-8192

Rick Burmeister
7022 N. 124th St.
Milwaukee, WI 53224
414-380-2736
lrburmeister@hotmail.com
June 4, 2019
City of Milwaukee
City Plan Commission
809 North Broadway
Milwaukee, WI 53202
Re: File number 190159 - Western Building Products, Inc

Dear members,

My name is Rick Burmeister. My wife Linda and I live at 7022 North 124th Street in the City of Milwaukee and have resided here for over twenty-nine years. Our home is directly west of the proposed development at 7007 and 7007-R North 115th Street - Western Building Products. Our property is separated from this site by the Milwaukee River Parkway.

Unfortunately, we will not be able to attend the June 10th, 2019 meeting, so as directed in the letter I received from the City Plan Commission, I am submitting my questions / concerns via email.

- Upon viewing the site map, the plan shows truck docks and trailer storage on the westside of the business. My concern is what is planned to mitigate the noise pollution created by the truck backup reverse beeper warning systems, trailer hookups, truck traffic and other associated noise that will arise from this location and create an excessive noise issue for the residents on North 124th Street? Additionally, what will be the hours of operation for this facility? Will the neighbors of this business who often times in the summer months sit outside at night and throughout the day on the weekends have to tolerate obnoxious noises created by plant operations?
- Will there be adequate filtration for the plant milling process so that the neighborhood will not be subjected to any annoying smell or air pollution?
- Will there be assurances that this facility will not contribute to and/or enhance the light pollution already created by the auto dealerships east of this location? Especially with the proposed lighting at the rear of the facility for the loading docks and parking.
- Will there be increased traffic on North 124th Street between Appleton Avenue and Good Hope Road? North 124th Street is already deteriorating and speeding continues to be a serious issue due to people using our street as a cut across to access Interstate 41.
- Has there been any studies into the potential affect this zoning change will have on the property values of the surrounding residences?

I appreciate expansion, but not at the expense of a stable neighborhood trying to survive development over the years that has created increased traffic, noise pollution and disruption to the neighborhood in general. In the past, assurances have been broken by developers who have declared that their projects would not affect the home owners in the area. This is my concern.

Thank you for allowing me the opportunity to express my concerns.

Sincerely,

Rick Burmeister

- Western understands the neighbors concerns about noise and light pollution and as outlined in other responses above, will work to mitigate those to everyone's satisfaction.
- Increased traffic on 124th street – there would be no reason for anyone to use 124th street to access the site. There is no access from 124th street from Joy Farm or visa versa. 124th street is shielded from the development by a thick area of trees and vegetation that surrounds the river.

The Joy farm is not visible from 124th street winter or summer. There should be zero effect on the property owners on 124th street because of this development.

- Western believes that it's new development will be a huge improvement over the current state of the site. Combine that with the elimination of 14 of the estimated 20 or so remaining septic fields in the entire City of Milwaukee, and I believe the net effect will be an increase of property values.

From: Denise Wilgenbusch

Sent: Wednesday, June 05, 2019 9:04 PM

To: planadmin <planadmin@milwaukee.gov>

Subject: Joy Farm Development 190159

To Whom It May Concern:

We were recently made aware of the proposed changes to the Joy Farm area. We live off Good Hope in the River Highlands Subdivision. Our concern with this proposed development is the additional traffic on Good Hope. It is already difficult to turn east out of our subdivision. We only have one way in, one way out. As we understand, it will be difficult for trucks to enter off Appleton and will be coming onto Good Hope instead.

- Westerns work with the City and DOT will actually result in better traffic flow in the area.

Another concern will be the additional truck noise. We notice traffic noise from Hwy 41/45 especially in the fall/winter when we don't have foliage covering up the sound.

We would request that you look into all aspects of traffic patterns before decisions are finalized.

Thank you for your time.

Greg & Denise Wilgenbusch
7315 N. Beau Ave.
Milwaukee

Doris Messmer letter:

- Concerned about Truck traffic on 115th street - Western will direct truck traffic away from 115th street. The City will post a no semi traffic sign at Appleton avenue and Appleton place to reinforce this

- Concerned about her property value – I believe that Westerns development and our offer to pay for the sewer for affected residents will increase the value of the surrounding properties. The Joy farm location is set apart and away from the surrounding homes. Much farther away than we are in our current location in Wauwatosa. We have not had any negative affects on the property values in Wauwatosa, and I believe the same will hold true at Joy Farm.

My name is Doris Meissner and I'm soon to be 79 years old I was born in Milwaukee went to school in Milwaukee & worked in Milwaukee I will probably die in Milwaukee. My brother & sister all moved out not me I stayed now I'm wondering if that was a wise choice.

My husband is disabled and I take care of him 24/7 its not easy but I do it and I dont mind taking care of him. I have enough to worry about so I don't need this to worry about. Thank god I have good neighbors Bruce & Kim & Jeff and Barb who are always there to help me. We all get along in our neighborhood and I love living here but if you let Western get its way I know it will never be the same

I do not believe for one minute that the trucks with all the noise will stay off the frontage road. I'm not stupid I may be old but I plan on staying around for awhile so my voice should be heard.

I know the city wants the warehouse for jobs what a joke the people that work there now

cont

(2)

will follow these jobs what are we talking 200 jobs new ones in the next 10 years.

We should have a voice & the people we elected should hear our voices, but they don't and you know that's true. It seems

like the people who live in Milwaukee have no rights its all about what they can get out of it not the people who payed taxes and stayed in the city. I know the city wants this but let me ask you this, would you want a giant warehouse on your block so you could listen to trucks all day long. I think you would flight like crazy to try & stop it and that's true too.

Our property will be hard to sell if we wanted to leave. I know I would not buy a house with a giant warehouse was on the road either would you. So please be a voice for us I would for you if I was to make a decision

Thank you

Lorie J Messner

6745 No. 115 St
Milw. Wi 53224

414-358

8764

- Truck traffic on 115th street - Truck traffic will be directed away from 115th street. The City will sign Appleton place “No Truck Traffic” and Western will have directions sent to all of our vendors dispatch offices to ensure that the preferred traffic routes are adhered to.
- Detrimental to Property values - Westerns development will be a great improvement over past and present uses of the site. The elimination of Septic and holding tanks for the homeowners on Appleton Place and 115th street, will increase the value of the properties.

City of Milwaukee
City Plan Commission
809 N. Broadway
Milwaukee, Wisconsin
June 5, 2019

To: Rocky Marcoux, Executive Secretary
City Plan Commission of Milwaukee
And the Entire Planning Commission
Reg: The Western Building Products, Inc.
Planned Development of 7007 and 7007-R North 115th St.
In the 5th Aldermanic District, City of Milwaukee
Commission,

We have received the Notice of Public Hearing from the City of Milwaukee Plan Commission, dated May 29, 2019 regarding the rezoning and planned development of the property at 7007 and 7007R North 115th St. in the City of Milwaukee. Let me first say that we were not provided much of a notice for such a

large and major development for our area and the planning commission could have provided us with a more timely notice providing us more time to voice our concerns. We are very disappointed in this fact.

I, Karen Gersonde and my husband Robert Gersonde, of 6950 N. 124th Street, **do object** to this planned proposal on the part of Western Building, Inc. Their proposed development for this area raises a lot of concerns on our part and the part of our neighbors. One of the first concerns we have is that this area is a primarily residential area. The natural beauty of the Menomonee River parkway and nature preserve which we have in our backyard is one of the major reasons we chose to live in this area and neighborhood 28 years ago. It was a relatively quiet, beautiful and peaceful neighborhood. Commercial developments were not part of our area at this time. But over time, the area has gotten to be more congested with more traffic speeding on N. 124th St., with traffic cutting between W. Good Hope Road and W. Appleton Ave., to access the freeway. **Freeway noise** overall has gotten to be unbearable over the past several years with more and more semitrucks, motorcycles and autos that pass on the freeway on a daily basis. It is a constant rumble of noise day in and day out, not to mention the drag racing that goes on during late night Fridays and Saturdays, in the surrounding area around the Metro Auto Mall and surrounding streets. This goes on constantly with little or no police presence ever around in this area. To bring a major trucking and manufacturing company into this area would be a grave mistake. We don't need more semi-trucks in this area and a noisy manufacturing company. With their loud horns, airbrakes and rumbling of their tires, the noise concerns would be too much to bear. Their **noise pollution** is not welcome in this residential area. If this proposal would pass, I would insist that a noise berm be established to protect all residents from the extra noise that they would bring to the area, especially for all of the residents west of the river.

Further, with more semi-trucks in this area, it would bring more **air pollution**. Like previously mentioned, Hwy 41/45 in this area has grown substantially with traffic over the past 5 years or so. Bringing in more semi-trucks to this area would compound the problem of air pollution, and the obnoxious smell of diesel fuel is not wanted in a residential neighborhood.

Another concern would be the lighting of the business. With the Metro Mall Auto businesses on the east side of the freeway, their lights from their business light up the sky for miles around. Now with a trucking/manufacturing firm operating until midnight, right in our backyard, their lights would add to the **light**

pollution in the area. At night, I would prefer it to be dark so we could sleep. Further, the **dumping of their waste/water** into the Menomonee River is very troubling. The river is very obstructed with many downed trees and debris in it already. Come summer time and the hot weather, it is almost dried up at times. We don't need or want chemical waste/water dumped into this river. I am afraid their waste may "pool" in certain areas when it is hot outside and smell and cause bad odors for the area. It is not a large flowing river like in downtown Milwaukee. It is small, narrow in many spots and is not conducive to any type of dumping or discharging whatsoever. I am appalled they would think of doing this to the river. Where is their ecological sense of decency? A river is not a personal dumping ground! Also, at times, when we get too much rain, the river has been known to flood its banks. There were times of heavy flooding that the river actually flowed into our backyards.

Compound this fact with waste in the water and it would spell disaster for the entire area. Also, the **river and nature preserve** are home to many species of birds and animals that depend on this river. Deer, fox, coyotes, squirrels, raccoons, turkeys, cranes, ducks, hawks, turtles, and numerous song birds call this wooded area home. They rely on the river for their water source. They rely on the woods for their home. Road kill is very common in our area and semi-trucks would compound the problem, especially when they are operating at night.

Another concern is that **N. 115th St. is a very narrow 2 lane frontage road.** It was never built with the intention of having semi-trucks using it daily. In theory you state that the trucks must come and go from W. Good Hope Rd. and N. 115th St. Who is going to enforce this? I'm sure after the business is built that they will be coming and going from W. Appleton Ave. also and this area is congested enough without trucks using it day and night. Worse, they may start to cut over using our street, N. 124th St. and this is not acceptable. We have many new families on this block with small children and semi-trucks have no place driving down our street. But like I said, there is no police presence to stop this. We would need a sign stating No Trucking on N. 124th St.

And lastly, a major concern is the **building and construction of this unwanted business.** The noise, construction equipment coming and going, possibly down our street, and the dust and dirt in the air and on the surrounding roads is unwanted in our neighborhood. We have a swimming pool that is hard enough to keep clean because of all of the pollution in the area and the dust and

dirt from the freeway. Having major construction right in our backyard would put undue hardship on us and the families living in the area. On nice days we like to keep our windows open, and with the construction of this monstrous business, we would not be able to do that. Our cars and homes would be subject to all of the dust and dirt in the air from the construction, not to mention we are breathing in all of this pollution.

Conclusion, based upon these facts, we say ***No to the construction of Western Building Products!*** It is not the right area for them to expand their business. We don't want them here. Surely they can find a more suitable area to build in, someplace that is not residential, away from homes and a Nature Preserve. Why not suggest building on West Brown Deer Road near the old Northridge area? There are plenty of old buildings and land they can purchase, it is a divided street and the area is used to having heavy trucking with the oil tank farms in that area. It is more suitable for the type of business and trucks.

Thank You for your time and attention in this matter!

Yours,

Karen and Robert Gersonde

6950 N. 124th St.

Milwaukee, WI 53224

H 414-358-2931

C 414-491-9595

E mail kgers4@gmail.com

- Quiet residential neighborhood – Joy Farm has always been a business
- Friday and Saturday night noise – Western is primarily a 1st shift operation, our current neighbors in Wauwatosa do not complain about the noise from our business, and they are much closer to our operation that our new Joy Farm neighbors will be
- Major Trucking and Manufacturing Company – The City Traffic engineers and the DOT consider Western a low traffic operation. Western is not a manufacturer; we are a value-added distributor.
- Complaints about diesel fumes – One of the neighbors told me that she hated the fumes and smell from when the Joy Farm School Business was operating for many years. 60 Busses were operating up until a few years ago and traveled on 115th street and Appleton place. Western will direct traffic away from this road and our new fleet of trucks are clean running. We will have far less diesel traffic than previous business at the site.

- Light pollution – Western will ensure that the sight is lighted safely, but that the light does not spill over our property to address this concern.
- Wastewater Dumping in the River – Western is located on the same river in Wauwatosa as we will be at Joy farm. In fact, we are closer to the River than we will be at Joy Farm. We have never dumped anything into the river and never would. The current state of the neighborhood with septic systems, holding tanks, and uncontrolled erosion pose a real threat to the river. Westerns project will eliminate most of those ageing Septic and holding tanks and pay for those homes to be on the new sewer. Westerns project will improve the current state of the river and surrounding areas.
- Concerns over wildlife in the area – Western is looking at bird friendly glass based on a recommendation from the parks department and my wife, a Wisconsin Master Naturalist. The river is surrounded by an environmental corridor that will remain untouched during this development. Westerns current location in Wauwatosa abuts the county grounds, so we understand, share and respect the value that neighbors place on the natural setting. Western will respect and share those values.

From: Schroeder, Barb

Sent: Friday, June 7, 2019 8:00 AM

To: planadmin

Cc: bschroeder001@wi.rr.com

Subject: Project Western Building - 7007 N 115th Street 53224 [nophi]

To whom it may concern:

I am a property owner at 6711 N 115th Street Milwaukee 53224

I am very concerned with the proposed project and rezoning.

We have lived in this home 30 years plus and have such a wonderful quiet neighborhood.

All neighbors know whom belongs and does NOT belong and although we are respectful to each other's privacy and

property we do look out for each other.

I realize all correspondence is promising no through traffic going south from 7007, but we all know there is no way

this can be enforced and upheld. As it is a non-threatening situation even calling our local Police concerning offenders

will get no response or by the time any response would show up offenders would be long gone. Is Western going to field these

complaints, or just ignore it. One solution to this would be to not have 115 th Street go through from Good Hope Road to Appleton Avenue-dead End 115th Street at farm next to 7007 property. This would be inconvenience at times, but at least it would block traffic from coming south of 115th Street. It has never been confirmed that the rezoning could affect our properties and cause added tax liabilities. Several of the property owners are retired or approaching retirement and on limited incomes. Will any of this change our property taxes? We Milwaukee residents are taxed to death for EVERYTHING and this just worries us that yet again more payments will be required. While it is a relief that Western has offered to pay the entire cost of the Sewer installation as well as the laterals to our homes we have never been given the monthly cost amounts that this will incur for the property owners. What is sewer cost per month and how is this amount calculated? My husband and I feel that the city and Western is listening to our concerns and trying to answer so appease us, but we cannot help but feel it's a done deal and any meetings are really just wasting our time. While we all realize progress must go on its very disappointing that our voices do not matter. It only adds to reason why more and more people are choosing to move out of Milwaukee County/City.

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

- All the points above have been addressed in my other responses.
- I don't believe it is possible to block a city street.
- We have and will continue to listen to any concerns the neighbors have and work to resolve any issues to the mutual benefit of all involved.

Letter from Parks Department Recommending Bird Friendly Glass below:

Mr. Rocky Marcoux Executive Secretary City of Milwaukee City Plan Commission 809 North Broadway Milwaukee, WI (414) 286-5726 PlanAdmin@milwaukee.gov	Milwaukee County Parks 9480 Watertown Plank Rd. Wauwatosa, WI 53226 (414) 257-PAR
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Dear Mr. Marcoux,

Milwaukee County Parks is in receipt of the City's rezoning notice for the above-referenced property, and would recommend the use of bird-friendly glass for this proposal. As you are aware, this was recently successfully installed at Fiserv Forum, to the benefit of wildlife in the area. The Menomonee River Parkway is a major bird migration corridor in the County and there could be significant bird mortality impacts from window strikes with the proposed facility. We would also encourage attempts to reduce light pollution at night, as light cast into the adjacent natural area would have significant impacts to wildlife diversity. Parks was contacted in April 2019 about extending sanitary sewer through parkland to serve the 7007 parcel. Such a request requires review and approval through our Land Utilization process. (<https://county.milwaukee.gov/EN/Parks/Make-a-Difference/CommunityProjects>) To date, we have no such submittal.

Respectfully,

Sarah Toomsen

Sarah Toomsen, PLA, LEED AP

Manager of Planning and Development

