

**Bohl, James**

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**From:** Kristan [stanzaleo@yahoo.com]  
**Sent:** Tuesday, July 17, 2007 6:57 AM  
**To:** Bohl, James  
**Subject:** Proposed ordinance before the committee 7-17

Dear Alderman Bohl:

I'm writing in response to your letter dated July 9, and in support of potential legislative measures to control commercial properties in primarily residential neighborhoods. (I will not be able to attend the Committee meeting today due to work constraints.)

I like mixed-use neighborhoods and the availability of neighborhood services was one of the reasons I decided to buy my house in this location, the 3100 block of North 80<sup>th</sup> Street. I truly love being able to walk to a coffee shop, to my bank, or to several other retail establishments in my area.

The commercial properties on my block pose some challenges, however:

- The most serious concern is dangerous conditions and crime. Armed robberies occur in and around the commercial properties with greater frequency than in the residential area. I've spoken with police officers on several occasions following a robbery, and the armed gunmen were seen running down the alley behind my home – where I, my family, my neighbors, and their children are outside. I feel my neighborhood has become more dangerous in the past couple of years, especially with the opening of the Family Dollar store on W. Burleigh (at N. 79<sup>th</sup> St.).
- Another issue related to dangerous conditions and crime is the dumpsters located in the parking lot between Family Dollar and the building to the west. These dumpsters are not secured, which causes problems with individuals targeting them to search for items, at all hours of the day and night. I've seen this happen (and I've called the police), for I don't truly know what they are doing in the dumpster, and I see it as a dangerous situation.
- Also related to the dumpster is the issue of trash. The covers are not kept closed, and I and my neighbors routinely find large trash items on our properties that very likely come from the commercial businesses, either items not properly discarded or blown from the dumpsters.
- Because of the large size of Family Dollar, there are routinely large semis that are in our alley and parked for long periods of time, sometimes overnight, which is a nuisance to our neighborhood.

Some commercial establishments are willing to respond to situations to make things better, but others do not. There are good neighbors, and there are bad neighbors – those that don't care about the neighborhood, the quality of the neighborhood, or the quality of life of its residents. In my experience, Family Dollar has been a bad neighbor, contributing to the degradation of my neighborhood and my safety. I also believe, as outlined in Alderman Bohl's proposal, that there are identifiable factors with a business that contribute to an increase threat of nuisance or crime.

7/18/2007

Although I do not want to restrict commercial uses in my area and I understand that the current zoning allows these uses, I would support measures that would allow the city and its citizens to monitor issues surrounding commercial uses in primarily residential neighborhoods, and be able to take measures to control the health, safety, and welfare of its citizens. Alderman Bohl's proposed ordinance may be the tool to effectively do this for us. I would urge the committee to consider this proposal, or to work to find other solutions for our neighborhood, and other neighborhoods in the city.

Thank you,

Kristan Grygiel  
3130 N. 80<sup>th</sup> Street, Milwaukee