

From: [Owczarski, Jim](#)
To: [Lee, Chris](#)
Subject: FW: Vote NO on files 190195 & 190404 (Joy Farm TID 99)
Date: Monday, July 29, 2019 1:53:04 PM
Attachments: [Neighborhood Letters Map as of 06-07-19 \(1\).pdf](#)

For the file.

Jim

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

-----Original Message-----

From: Bruce Winter [<mailto:bdw8848@yahoo.com>]

Sent: Monday, July 29, 2019 1:27 PM

To: Mayor Tom Barrett; Mayor Tom Barrett; marco@milwaukee.gov; marco@milwaukee.gov; Borkowski, Mark; Borkowski, Mark; Owczarski, Jim; Owczarski, Jim; Perez, Jose; Perez, Jose; Rainey, Khalif; Rainey, Khalif; Coggs, Milele; Coggs, Milele; cavalier.johnson@milwaukee.gov; cavalier.johnson@milwaukee.gov; Hamilton, Ashanti; Hamilton, Ashanti; Lewis, Chantia; Lewis, Chantia; cjbauma@milwaukee.gov; cjbauma@milwaukee.gov; glang@milwaukee.gov; glang@milwaukee.gov; Matson, Martin; Matson, Martin; Murphy, Michael (Alderman); Murphy, Michael (Alderman); Kovac, Nik; Kovac, Nik; rdonv@milwaukee.gov; rdonv@milwaukee.gov; russel.stamper@milwaukee.gov; russel.stamper@milwaukee.gov; Witkowski, Terry; Witkowski, Terry; tziel@milwaukee.gov; tziel@milwaukee.gov

Subject: Vote NO on files 190195 & 190404 (Joy Farm TID 99)

I urge the Common Council of the City of Milwaukee to vote No to files 190195 and 190404.

- 1) Western Building Products has publicly stated that they would be removing 14 septic, mound and holding tank systems but they are not doing that.
- 2.) Western Building Products is NOT bring water to the 14 residential properties. How is the city going to bill the residences with out the city water? How are the residence going to figure out what their bill for sewer are going to be?
- 3.) Western Building Products said that they were going to build a berm but have chosen to deny the request for a berm but instead pile up dirt against the building, That is not acceptable.
- 4.) There is a valid petition from the adjacent property opposing the change in zoning from residential to Detailed Planned Development. If approved, Western Building Production will not have to abide by any other written zoning rules.
- 5.) Hour of operation have never been stated. They are a trucking company, and can be be arriving at all hour of the day and night. This could be very disturbing the residence in the area.
- 6.) Fire protection. Being that there is only one water line serving this very large building, and the next water line is located at 115th. st. and Good Hope Rd, It is out of service, it should be fixed and looped into the current working water line at 115th st. and Green Tree Rd, to provide enough water for this. I believe that this should also be looped in the Appleton Ave line to add more water for not only this huge building, but all the residence in our area.
- 7.) Storm Water. Western Building Products is planning to build a water retention pond within feet of the Menomonee River flood plain. They are also planning to build a driveway over an area that already

floods. Shouldn't there be some sort of setbacks from flood plains?








8.) Traffic. Western Building Products plans to direct its traffic to go northwest on Appleton Ave to Good Hope Rd(turning east) to 115th St (turning south). At this intersection, Semi tractor trailers will have to be in the left hand lane to make a right hand turn, thus causing the potential for accidents. Also any of these type unit exiting Hwy 41/45 Northbound at Good Hope Rd to turn left can cause accident because the trucks will be blocking traffic going East on Good Hope Rd. There will also be an increase in traffic from their employees with potential of them taking the shortest route to get to work, by going down Appleton Ave, Appleton Pl and 115th St, through the residential neighborhood.

I am attaching a map showing where the opposing addresses are located.








Please vote NO or abstain on this project.

Thank your time,
Bruce Winter
12000 W. Appleton Ave
Milwaukee, WI 53224

Neighborhood letters for proposed rezoning FN 190159 – Western Building Products DPD (6/10/19 CPC Meeting)

Name	Address	Opinion	Comments/Concerns/Questions	Map Symbol
Kathleen Heyne	7000 N 124 th St, Milwaukee, 53224	Opposed	<ul style="list-style-type: none"> • Want environmental impact study – effect on wildlife & pollution • Traffic using 124th Street concerns • Concern about noise pollution – hearing trucks from home • Why not multi-family housing? • Why not in the office park North of Good Hope Road? 	
Paul & Deb Moody	7366 N Cassie Ave, Milwaukee, 53224	Opposed	<ul style="list-style-type: none"> • Concern over industrial run-off into Menomonee River • “If there is not some review of the environmental impact, we generally oppose the project.” 	
Sharon & Carl Munson	12127 W Good Hope Rd, Milwaukee, 53224	Opposed	<ul style="list-style-type: none"> • Traffic concerns – already dangerous entrance and exit from driveway on to Good Hope Road 	
Chester & Michael Szymanski	11864 W Appleton Ave, Milwaukee, 53224	Unclear	<ul style="list-style-type: none"> • “...will change the residential nature of the neighborhood.” • Proposed buy-out of all residents all Appleton and 115th Street to “commercialize the entire tract” • In favor of proposed water and sewer route – will accept lateral hook-up • Traffic concerns – “close the service drive access to Good Hope Road at the Joy Farm Property line” 	
Wiersma	7132 N 124 th St, Milwaukee, 53224	Opposed	<ul style="list-style-type: none"> • Concern over living near an industrial use – noise pollution. • “very much opposed to this rezoning proposal.” 	
Janis Posik & Susan Adriansen	6875 N 115 th St, Milwaukee, 53224	Opposed	<ul style="list-style-type: none"> • Residential character of neighborhood and aesthetic concerns • Lack of neighborhood meetings – complaints over organization of 3/19 meeting • Traffic concerns, noise pollution & lack of screening • Lack of phase II details • Concerns over costs of sewer-line installation • Environmental concerns and lack of fire protection • Concerns over long term viability of Western • Don’t want work-release employees in neighborhood. • Why not building in an existing industrial park? • Would not oppose office or residential development 	
Bruce Winter & Kym Charles	12000 W Appleton Ave, Milwaukee, 53224	Concerned	<ul style="list-style-type: none"> • Noise pollution and traffic, including 24 hour trucking • Sewer run-off/dischage into Menomonee River • Build paint and stain room as far away from residential properties as possible • Opposed to LED sign • Lack of phase II details 	

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			<ul style="list-style-type: none"> Concern over southern fire lane being close to neighboring property 	
Jay Bach	6924 N 124 th St, Milwaukee, 53224	Opposed	<ul style="list-style-type: none"> Residential character & preserving greenspace Noise concerns 	
Kevin Poston	6884 N 124 th St, Milwaukee, 53224	Opposed	<ul style="list-style-type: none"> Stormwater run-off and pollution Sound & light pollution Truck traffic & employee traffic (especially at intersection of 115th and Appleton) 	
Rick Burmeister	7022 N 124 th St, Milwaukee, 53224	Concerned	<ul style="list-style-type: none"> Noise pollution caused by trucks and loading/unloading Air & light pollution – general nuisance caused by industrial production Increased traffic on 124th Street Effect on property values of surrounding residences. 	
Greg & Denise Wilgenbusch	7314 N Beau Ave, Milwaukee,	Concerned	<ul style="list-style-type: none"> Concerns over additional traffic on Good Hope Road Noise pollution from trucks 	
Doris Messmer	6745 N 11 ^{5th} St, Milwaukee, 53224	Opposed	<ul style="list-style-type: none"> Noise from trucks Effect on property values of surrounding residences. 	
Karen & Robert Gersonde	6950 N 124 th St, Milwaukee, 53224	Opposed	<ul style="list-style-type: none"> Noise pollution – wants residences screened with a berm Concerns over air pollution, light pollution, and waste water run-off into river Worried about natural wildlife that resides along the river. Truck traffic using 124th street. Nuisance from construction of plant Why not near old Northridge area? 	
Barb & Jeff Schroeder	6711 N 115 th St, Milwaukee, 53224	Concerned	<ul style="list-style-type: none"> Worried about ability to enforce no truck traffic south on 115th Street Concerned about rise in property taxes Lack of detail about monthly costs of sewer hook-up 	

Letters in order of receipt by DCD

See reference map below

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