

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

Re: 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 semi-trucks, 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,

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