

Laskowski, Jeannie

FN 040602

From: Koster, Vanessa
Sent: Friday, February 11, 2005 8:01 AM
To: Laskowski, Jeannie
Subject: FN 040602

J,
Please add following correspondence to the ZND file.
Thanks,
VK

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

From: Neuenschwander, Colleen [mailto:Colleen.Neuenschwander@dwd.state.wi.us]
Sent: Thursday, February 10, 2005 9:36 PM
To: planadmin
Subject: Walgreens proposal - 26th & National

February 10, 2005

Hi,

I'm a neighbor of the proposed Walgreen's development at 26th & National. I'm hoping you can help this letter find it's way to the correct committee that is currently reviewing the proposal.

I attended the community meeting this evening at Mitchell Court. I appreciated the opportunity to view the Walgreens proposal for the new site. Knowing that the owners of the properties wish to sell; and that nobody has stepped up who would be able to renovate the properties (which I would love to see, but we have to be realistic); I'd like to give Walgreen's proposal consideration. If they are able to construct a store that is visually appealing and safe for the neighborhood, I feel it would be an asset. I am assuming that it will be kept up and cared for (more so than their current location).

I had mentioned during the meeting that my concerns were the lighting, the hours, and the traffic on 26th street. I believe my concern for lighting was addressed as they will be held to a 'zero tolerance' for spill beyond the property. The light fixtures they are proposing appear to be attractive and have an 'old-fashioned' feel. Also, I understand they are not currently proposing a 24 hour operation - if they do in the future I will strongly oppose that.

My remaining concern is the increase of traffic on 26th street. Nothing in their proposal addresses this. In fact, there is an entrance and exit as well as the drive-through exit. I believe 26th street will not be able to support that increase in traffic safely. We already have what seem to be a number of poeple using our street to bypass 27th, driving rapidly and at times not stopping at stop signs. Adding additional traffic in the manner proposed by Walgreen's will certainly increase the likelihood of accidents. Besides the traffic on the street, entry and exit from the alley won't be safe - it's so close the the corner of 26th & National that cars turning onto 26th cannot see cars turning from the alley until too late. My preferene would be that they have an ENTER only on 26th. They could have a section that goes on the the parking area and then another that goes into the drive- through. They could do a drive- through similar to how banks do, with the vacuum tubes that reach the driver's side. My reasons for having an ENTER only on 26th is because people turning off National will be able to pull right into the lot via the alley entrance. If cars are also trying to leave, it creates a situation with a lot of traffic in little space - and cars turning from National run a greater risk of hitting cares trying to pull out of the alley. And it will cut down on the amount of traffic 26th street receives. Also, I'd rather have it be an entrance than aan exit - if it were an exit only, people would pull up, then either turn in anyway creating problems, or else tear off around the block to get to the entrance - exactly what I'm hoping to aviod.

At any rate, I feel that the current plan is unacceptable for 26th street. I sent a similar letter to my alderman, Bob Donovan who held the neighborhood meeting this evening

as well.

Please let me know if there is any additional information I can provide that might be helpful

Thank you,

Colleen Neuenschwander
414-379-6741