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September 8, 2014

City Plan Commission
809 North Broadway
Milwaukee, Wisconsin 53202

*Re: Krause Properties, LLC
File No. 140571
(Krause Funeral Home)*

Dear Sirs:

Background Process

1. Rezone St. Tim's Property from RS6 (Residential Level 6) to NS1 (Neighborhood Shopping Level 1)
2. Certified Survey Map ("CSM") to combine the St. Tim's Property with the Krause Funeral Home Property
3. Various building, construction, and plumbing permits including Special Privilege to place drainage below the adjacent alley (Unsigned Drafts Attached Hereto)

Back Story

- KFH opened at the 90th and Capital Location in 1958.
- Krause's neighboring property was St. Timothy's Church – they were good neighbors for many years.
- KFH assisted the church in maintaining its landscaping to protect and maintain the pristine aesthetic that the Funeral Home is known for.
- St. Tim's Church began to decline in the late 1970's. KFH purchased some adjacent green space from the church in approximately 1984 – the Church needed the money and KFH needed the parking.

- KFH notices a sharp decline in the mid 1980's – often there would be only 6 cars in the parking lot on Sunday mornings.
- At that time, St. Timothy's Church began to rent out their lower level as a daycare facility for adults, children, etc. just to keep the church afloat.
- When St. Tim's lost the daycare center as a tenant, KFH rented out 6 parking spaces in an attempt to keep the church financially viable – because the Church was an ideal neighbor.
- St. Tim's Church finally closed their doors in mid-summer of 2012. The Church building has been vacant since that time.
- When the Church closed, KFH purchased the property :
 - 1) to make sure they did not end up with a neighbor who was not consistent with the existing pristine aesthetic (such as a check cashing store, pawn shop, etc.),
 - 2) buy some time to see if another Church would be interested in the property since St. Tim's was such an ideal neighbor, and
 - 3) KFH was considering converting the property into additional parking in the next 3 years or so.
- After the terrible winter we just had, pipes in the church ruptured earlier this year causing extensive, irreparable damage to the St. Tim's structure – the damage was exacerbated by the fact that the pipe insulation was asbestos which absorbed water causing a very dangerous situation.
- After the contractors evaluated the property, it was decided that the property could not be saved and would have to be demolished (regardless of what the Krause's planned to do with the property).
 - This damage accelerated the Krause's timeline
 - No Church would be able to use the St. Tim's property because there is not enough room for parking – St. Tim's had no parking associated with it and all parishioners had to park on the street, new construction would require parking.
 - Also, it is not likely that new construction would be economically feasible now because there is so much "used" church inventory in Milwaukee County.
 - The only viable option was additional parking for KFH – also it would alleviate the issue of KFH customers parking on the street.

Neighbor Issues

- The elderly neighbor directly to the North of the St. Tim's property was concerned that KFH customers in the parking lot would be able to see into her yard while she is sunbathing. This issue has been resolved:
 - KFH will be installing a new fence to shield her property from view from the parking lot.

- KFH will be installing a new walkway for her so that she can more easily access the alley from the front of her yard.
- This neighbor is very satisfied with these upgrades and is looking forward to construction.
- The neighbor directly across the street from the St. Tim's property is concerned that she will be kept awake at night by the headlights from vehicles in the parking lot:
 - The landscaping of the St. Tim's property will block any and all headlights from vehicles which are in the parking lot.
 - The neighbor will only be able to see the headlights as the vehicles enter and exit the parking lot – this should not keep her awake because KFH's hours of operation are such that there will not be any appreciable number of vehicles in the parking lot in the early morning or late at night. KFH opens its doors at approximately 8:00am and very rarely has any customers past 8:00-9:00pm. This time period is significantly less light and noise than what she would experience if a new church were to move into the property – or if another type of business began to use the property.
 - A funeral home is an ideal neighbor in any neighborhood.
 - KFH believes that this neighbor will actually experience LESS headlight exposure after the parking lot is completed because the vehicles will no longer have to turn around and park in the street in front of her house.
- No other neighbor complaints have been brought to the attention of KFH.

Building Materials

- At the time of the preliminary planning for the new parking lot, several types of building materials were considered
 - Unfortunately, the St. Tim's property is situated such that permeable pavers would not be possible:
 - First, the property is on a slope – the engineers have informed us that the water would seep into the ground and pool as soon as it hit the clay beneath. At that point, the water would move down hill (underground) and spring up and over the alleyway causing a freezing hazard.
 - Because of the slope and soil composition of the property – only impermeable pavement and traditional drainage would be appropriate.
 - KFH chose asphalt, rather than concrete, so that it would match the existing parking lot to which this new parking lot would be attached. This seamless transition would keep with the Krause's pristine aesthetic.

Landscaping

- The landscaping plan of the proposed parking lot is shown on the construction plans which were submitted to the city, however, it is important to note that while a significant number of bushes, flowers, trees, etc. will be added to the property, any plants which can be saved will be.
- It is important that the new parking lot have as small an environmental impact as possible.
- While most of the St. Tim's property is primarily covered in lawn, a few bushes and trees will have to be removed and replaced with bushes which will adequately block headlights from the view of the neighbors.
- The proposal exceeds the requirements for Type A Landscaping – as required by 295-405-1-a.

Respectfully Submitted
MALM & LaFAVE, S.C.
Attorneys for Krause Properties, LLC
(Krause Funeral Home)

By: 

Thomas W. LaFave

September 5, 2014

Greg Krause
Krause Funeral Home
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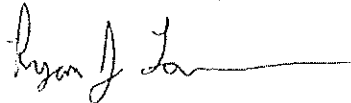
Re: Krause Funeral Home: Parking Lot Expansion
Pervious Pavers

Dear Mr. Krause:

As part of the project I was asked to evaluate the use of pervious pavers on this project. After reviewing the site constraints, I don't recommend the use of the pervious paver for two main reasons. The first is the under lying subgrade for the site is clay and in this part of Southeastern Wisconsin this type of material does not allow for the water to infiltrate into the ground, because the water infiltrates at such a low rate it will remain in the base course, affecting the longevity of the pavement. In cases like this where the use of pavers is still desired an underdrain could be installed to drain the water out of the stone and into the storm sewer. This leads to my second reason for not recommending the use of pervious paver, the slope of the parking lot. The lot is designed to match the existing elevations of 90th Street, the alley and the existing parking lot this results in a slope of greater than 5% in the east west direction. With slopes at this percentage and with subgrade infiltration rates being very low, water will enter the pavement structure and flow through the stone. When the water reaches the western edge of the parking lot next to the public alley the water would pond. Even with underdrain the volume of runoff created from the entire parking lot area would most likely surcharge up through the pavers and into the alley the pavement surface because of the lack of detention volume in the stone base course, creating a condition that could be hazardous in the fall and spring seasons when the freeze thaw cycle occurs.

In summary I don't recommend the use of permeable pavers because this site doesn't meet normal design criteria needed for a successful installation, subgrade material that allows for infiltration and flatter slopes. If you have any questions please feel free to contact me.

Sincerely,
R.A. Smith National, Inc.



Ryan J. Lancour, P.E.
Project Manager

Cc: Mike Rosolino, Malm & LaFave, S.C. (Email)

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