



Milwaukee Turners, Inc
1034 North Vel R Phillips Ave
Milwaukee, WI 53203

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Dear Zoning, Neighborhoods and Development Committee members,

I appeared before the Milwaukee Plan Commission a few weeks ago on behalf of the Milwaukee Turners. The Board of the Milwaukee Turners and the Turner Ballroom Preservation Trust to express our grave concerns about the development of a music venue on block 3 of a planned development on Vel R. Phillips Avenue, across the street from Historic Turner Hall.

We strongly request that the Zoning, Neighborhoods and Development Committee delay the approval of any changes to the Zoning ordinance in items 220489 and 220490, until we can better evaluate the recently submitted Traffic Survey Plans and Safety Plans, which were provided to us only a few days ago. On the surface they look very similar to the plans submitted in 2015 and don't seem to take into account recent very serious problems related to congestion due to the unexpected closures of Vel Phillips Avenue and Highland Streets adjacent to Turner Hall. This closure and poor crowd management has resulted in difficulties with our staff, patrons and parents from accessing Historic Turner Hall. Ineffectively managed crowds have resulted in overcrowding and violence - during the semifinals this year, large numbers of patrons flooded Turner Hall in an effort to use our bathrooms and access water because they were fenced out of the Deer District, and folks were forced to shelter inside our building during the May 13th shootings on the corner of our lot. As it stands, so much of the Safety Plan submitted is redacted that it's impossible to evaluate how it affects Turner Hall and the multiple entities who operate out of our building. The studies seem to be plans and do not provide analyses, causes of problems and mitigation solutions.

The significant new changes and redesign of Block 2, extending the building to the sidewalk on Vel Phillips, cause us to believe that this will exacerbate double-parking and traffic blockage similar to what occurs during concerts and basketball games already. As you can see, the local High School has already written opposing this project for a variety of reasons.

We continue to have strong concerns about what this new music venue, operated by industry giant FPC, Live Nation/Ticketmaster will have on the revenue that we generate by leasing to Pabst Theater Group. This revenue goes to sustain Turner Hall and our many community serving programs. We are, as you know, a small nonprofit and a National Historic and County landmark, among other designations.

We request that the ZND allow us and other affected neighbors sufficient time to examine these proposed changes and their consequences to traffic



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and our safety, or resubmit the plans back to the City Planning Commission for reevaluation due to the extensive changes that took place between their prior approval and this meeting.

Respectfully,

Emilio De Torre
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