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From: L.W. [whittenbergerl@gmail.com]
Sent: Monday, August 10, 2015 8:46 PM
To: planadmin
Subject: file# 141868 - KK and Ward zoning change

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Due By: Monday, August 10, 2015 9:01 PM
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Members of the City Plan Commission,

I am writing to express my objection to the zoning change at 2202-06 S. Kinnickinnick Ave and 371 E. Ward St, and my opposition to the proposed 5 story mixed use building with relocation of the current public parking lot on Ward St to the Brunk/Ward/Allis location.

My reasons for opposition are thus:

A five story building does not fit with the current character of that stretch of KK, where the tallest building is 3 stories, and none of the current buildings have the large "footprint" of the proposed building. The proposed building looks to be 8 to 10 times larger than any other building on the block.

KK is inadequate for the amount of traffic it currently has to handle - adding more traffic for residential/retail activity is going to stretch an already breaking traffic situation. When we take into consideration the large apartment community being planned for west of the KK/Ward intersection, it is increasingly obvious that the traffic situation is rapidly becoming untenable.

KK and side streets are close to capacity for street parking. At peak times, the blocks around KK are largely parked up. Replacing the current off street lot with a lot of the same size or smaller is not going to help parking issues, especially with the addition of retail space at the proposed new structure.

The proposed building has inadequate residential parking for the proposed number of units. As I mentioned above, street parking is already close to capacity - not providing residents with adequate parking will strain that even more. Though the proposed apartment plan calls for some on-site parking spaces, there will still be an additional burden to parking in the surrounding neighborhood, which it can ill afford.

I understand that Dermond Property would like to make a profit on their investment, and it is unfortunate that the existing building is in such bad shape it cannot be salvaged. However, the size/design of the proposed new structure, and the resulting traffic/parking impacts it will bring, make it a bad fit for our neighborhood. I urge the City Plan Commission to reject the proposed zoning change.

Respectfully submitted,
Lynn Whittenberger
2143 S. Mound St.
Milwaukee WI 53207

Sent from my iPad