

**From:** Kevin Poston

**Sent:** Wednesday, June 05, 2019 12:42 PM

**To:** planadmin <planadmin@milwaukee.gov>

**Subject:** Inquiry and concern - File 190159 Western Building Products

To Whom It May Concern,

My wife Jenny and I live with our 7 children (and sometimes foster children, also) at 6884 N 124th St, Milwaukee, WI 53224. We recently received your notice about the proposed rezoning and development of the former Joy Farm on N 115th St into a light industrial site for Western Building Products (File 190159). We were surprised and disappointed to hear about this proposed change to the beautiful Menomonee River Valley located between us and the site. This is a rare natural area that attracted us to our home that we recently purchased in 2017. We are also concerned about the affects on traffic on Good Hope Rd and Appleton Ave.

Our main concerns are the following:

- Storm water runoff and pollution and their effects on the immediate vicinity and downstream areas. We see there are plans for managing the runoff, but we are told by a neighbor who lives adjacent to the site that those plans impede on areas that sometimes flood. We also wonder if those plans are sufficient for the amount of non-permeable surface proposed.
- Sound pollution. Our street is directly to the west of the proposed truck parking and loading docks. We do not see in the plans any indication of sound mitigation--no berm or sound wall appears to be in the plans. This will definitely affect the neighbors on our street, as well as the nearest Menomonee Falls neighbors, and potentially some of the wildlife in the area, too.
- Light pollution. We see in the plans that there is some mitigation planned around some edges of the property, but it is not clear if that includes the west side of the property facing our street. We also know that this will not prevent all light pollution, as we already experience quite a bit of light pollution from the Auto Mall across the freeway.
- Truck traffic on Good Hope Rd. While it will affect only a small stretch of Good Hope Rd, trucks making tight turns and left turns crossing busy traffic will cause stress at the intersection of N 115th and Good Hope, and potential havoc at the on/off ramps on the east side of the freeway, where it already can be quite difficult to safely proceed even under current conditions. The very limited semi-truck traffic currently in this area already creates headaches even when it is not peak traffic conditions. The proposed increase will be very noticeable.
- Employee traffic, especially to/from Appleton Ave. It stands to reason there will be times of day when significant numbers of employees are leaving/arriving at both the north and south ends of N 115th St, with the sound end currently being un-signalied. There will be an increased probability of accidents from left-turning and cross traffic at the intersection of N 115th and Appleton Ave.

My wife and I are hoping to be in attendance at the meeting next Monday, June 10, at 3pm. Whether or not we are able to attend, though, please take into consideration the concerns we

have raised here, which are shared by many of the neighbors on our street and will affect many other people in our area to varying degrees.

Sincerely,

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**Kevin S. Poston**

Cell: 262-313-8192