

From: Bruce Winter
Sent: Wednesday, June 05, 2019 8:23 AM
To: planadmin <planadmin@milwaukee.gov>
Subject: Western Building Products / Joy Farm Project file number 190159

City Plan Commission

809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Bruce Winter/ Kym Charles
12000 W. Appleton Ave.
Milwaukee, WI 53224

Re: Western Building Products / Joy Farm Project file number 190159

I would like to voice some of my concerns about the above-mentioned project.

1. Western Building Products is a trucking company that delivers to other states. That kind of operation can be 24 hours a day, that truck can be coming and going at all hours. I think that this type of operation should be in a commercial park type setting not a residential area. Is there a reason that this business can not be in the Northridge area?
2. I have a problem with the storm sewer plan. They are planning to build some of the lot that is now wetland and flood plain. I think there should be a setback for that, so they are not disturbing the wetland and flood plain. I believe that they should not be able to discharge water into the Menomonee River.
3. They also have a paint and stain room in their current location. It runs all day. They should have to set this as far away from the residential properties as possible, if they can build this.
4. Signs. I do not want to see a LED display if they are not going to be a retail operation. They do not need a sign like that for their shop.
5. Phase II. I would have liked to have gotten more information about this. I want to know if that becomes retail and they have the ability for more customer pickups.
6. Traffic. I do not know how they will be able to direct all traffic to 115th St. and Good Hope Rd., when some of their traffic is customer pickups and incoming suppliers from out of state. I also do not understand how they can propose to have "no trucking" signs posted on our road, when I have a permit for truck farming, how is this going to affect me?
7. Noise and sight. I would like to see a plan for the noise and sight barriers. Berms and such to shield the neighboring residential properties from all the noise (trucks banging into trailers and loading docks, Waste management changing/emptying dumpsters, the constant sound of the vacuums and paint room....) We also do not want to see all of this.
8. Waste. This company is wasteful in the way they dispose of some of their doors. Dumpster upon dumpster of doors that could be donated to Restore or Habitat for Humanity, are dumped in a landfill.
9. I believe that they should not be able to put a driveway so close to the neighboring farm as a fire lane. I understand that one is needed but I do not think that this is a proper placement nor is it acceptable.

Charles

Bruce Winter/ Kym

Ave.

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