

From: [Bruce Winter](#)
To: [Lee, Chris](#); [Perez, Jose](#); [Perez, Jose](#); [Rainey, Khalif](#); [Rainey, Khalif](#); [Coggs, Milele](#); [Coggs, Milele](#); [Coggs, Milele](#); [Coggs, Milele](#); [Bauman, Robert](#); [Bauman, Robert](#); [Stamper II, Russell](#); [Stamper II, Russell](#)
Subject: Joy Farm/ Western file #190195
Date: Monday, July 22, 2019 9:21:19 PM

Good evening,

I would like this added as part of the public record. I am still concerned that we have had no contact of any kind from Mr. Zacher, or Alderwoman Dodd, about any further meeting as was talked about at the July 2nd's Zoning meeting. I am also sharing an email from me to Miss Dodd and the City Clerk that I still haven't gotten a response to. I am also including an email between myself and David Misky, to show that I am not just looking out for myself but my neighbors as well.

Bruce Winter

Dear Zoning Council,

I am Bruce Winter. I'd like to take the time to address a few letters, that I saw in the files that were on line. I did meet with Western Building Products in the past I'm Forwarding an email that I sent to Ald. Dodd, that states that I was not in favor of this project back in May, so it is not like I changed my mind recently.

I was worried about the cost for the sewer, as it would affect not just my self, but the all of the neighbors. I was not only looking out for myself, but all of my neighbors as well. Western Building Products did not say that they were going to pay for the sewer and hookups at the neighborhood meeting.

As far as Western Building Products saying that I wanted city water bought to my property, at their expense, I already have city water to my property. I brought it in about 10 years ago. Susan Adriansen asked about bringing the water across their property at the same time as the sewer. I sent a letter to the sewer department about this, but never got a response back. The other homeowners in the neighborhood thought that they were getting water along with the sewer, but that is untrue.

One of the first times that I met with Bill Zacher, from Western Building Products, he asked if I wanted city sewer, and I said NO. I'm not sure if I would have been required to hook up if the sewer would have gone across the far west part of my property rather than across the front and that was never addressed.

I've always been concerned about flooding, as my property is at the bottom of the hill and the house to the river and have seen this area flood multiple times. I used to go over and help at Joy Farm, moving horse manure, with their skid loader, and witnessed the flooding of the bus garage first hand. It also flooded the paddock areas, where the horses were kept. I do not see how having a larger building on this property, is going to help stop the flooding. Common sense dictates different, especially with all the paved areas for parking.

The bus company was a seasonal business. It was also being ran there on a variance , and if there were any complaints the operation could have been stopped with a revocation. The variance had to be renewed regularly.

Western Building Products has never documented their hours of operation to any of the neighbors. I'm also concerned about the impact of all the trucks and employee traffic is going to cause our neighborhood. Good Hope road is busy as it is and semi trucks exiting highway 41/45 northbound to make the turn west to go to 115th street is going to block traffic and cause accident. Going eastbound on Good Hope Rd from Appleton Ave is not much better. The same semi trucks will have to literally be in the left hand lane to turn right onto 115th St. How safe is that?

I would like to make myself available to you, by email, phone call or in person anytime before the next meeting, should you want to reach out. I have photos that may be helpful.

Thank you for your time,
Bruce Winter
12000 W. Appleton Ave
Milwaukee, WI 53224
Home 414-353-5466
Cell-141-378-5389
bdw8848@yahoo.com

----- Forwarded Message -----
From: Dodd, Nikiya <ALD05@milwaukee.gov>
To: Bruce Winter <bdw8848@yahoo.com>
Sent: Wednesday, May 1, 2019, 8:50:27 AM CDT
Subject: RE: Joy farm Project

Good morning Bruce,

I just responded to your text and I am looking into the situation. Also, to reiterate, I understand your concerns and your non-support of a project affecting your property is not a justifiable reason for me to vote against your public entertainment premises license. I respect your voice and will do everything I can as your Alderwoman to represent your voice and interests in a matter like this.

I will be in touch soon.

Nikiya Dodd

Alderwoman, District 5

Milwaukee Common Council

200 East Wells Street, Room 205

Milwaukee, WI 53202

Office: 414-286-3870

Email: nikiya.dodd@milwaukee.gov

Coin (icon size)

<https://city.milwaukee.gov>

<https://twitter.com/cityofmilwaukee>

Follow Up
Jun 18 at 1:44 PM
PrintRaw message

Misky, David <dmisky@milwaukee.gov>
To: Bruce Winter (bdw8848@yahoo.com) <bdw8848@yahoo.com>
Cc: Dodd, Nikiya <ALD05@milwaukee.gov>
Bruce,

Alderwoman Dodd forwarded a couple of questions to me that you have regarding the Western Building Products project. Here are the responses:

· Does Reinhard Rittmeyer have to pay for water hook up or is it pay by western being you said there would be no cost for the property owners? No property owner is required to pay for water hook up. The water main will be installed by Western Building and each owner can choose to connect to the water main, if they desire, on their own. The City Ordinances do not require property owners to connect to the water main. Western will pay for the sanitary connection fee but is not paying for the water connection.

· So this has been on my mind for a while. Bill from Western said that he was not paying for lots that do not have a house on it. So Yvonne has two lots does she have to pay for the vacant lot? Bill also said Janis and Susan would have to pay for their frontage per foot. Is that true? And what about the water for that. Have to pay for that to? Western is not paying for sanitary connection fees for property owner that do not have a home on the parcel. The company is paying for the installation of the sanitary sewer and the connection fees for property owners with existing homes. The City Ordinances require property owners to connect to the sanitary sewer within 1 year but does not require a connection to the new water main. Again, Western will pay for the sanitary sewer in the right-of-way and the sanitary connection fee for properties that have homes. Western is not paying for the sewer connection fees for properties without homes or the optional water connection.

Dave

David P. Misky

Assistant Director

Redevelopment Authority of the City of Milwaukee

(414) 286-8682

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Joy Farm/ Western
Jun 26 at 8:24 AM
PrintRaw message

Bruce Winter <bdw8848@yahoo.com>

To: Nikiya Dodd <ald05@milwaukee.gov>, jowcza@milwaukee.gov <jowcza@milwaukee.gov>
Good Morning,

I would like to know if there is a 150 foot setback from residential to the planned development, when it has a trucking company and warehouse. I'd also like to know if the hours operation is limited from 10:00pm to 7:00am. (like other businesses) being that this is in a residential area. How do we get them to build a berm like there is between the auto mall and residential properties (that is right across the freeway from the proposed site).

Bruce Winter
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