

**From:** [Owczarski, Jim](#)  
**To:** [Lee, Chris](#)  
**Subject:** FW: Add to Rezoning File #190159 (#74 on 7/30/19 agenda)  
**Date:** Tuesday, July 30, 2019 8:26:14 AM

---

Another for the file.

Jim

Jim Owczarski, CMC  
City Clerk  
(414)-286-2998  
@mkeclerk

---

**From:** Heidi Adriansen [mailto:heidiadriansen@hotmail.com]  
**Sent:** Monday, July 29, 2019 8:35 PM  
**To:** Owczarski, Jim  
**Subject:** Add to Rezoning File #190159 (#74 on 7/30/19 agenda)

Dear Aldermen and Alderwomen of the City of Milwaukee Common Council,

My name is Susan Adriansen and I, with my sister, Janis Posik, own the Residentially Zoned property at 6875 N. 115th Street, Milwaukee, WI 53224. I ask that you preview File #190159 and read all of the submitted information before you vote on rezoning Tuesday, July 30, 2019. Our property which has been in our family for 75 years is located directly adjacent to the property being considered for rezoning from Residential to a Detailed Planned Development (DPD) at 7007 and 7007R North 115th Street. We share 100% of the southern property line (1,468 feet). We have an overlapping deed on that property line that has been brought to the attention of the proposed developer (Briohn) and proposed purchaser of the property (Bill Zacher of Western Building Products (WBP). They have not responded to this issue.

We have been very active throughout this rezoning process in stark opposition along with the majority of the neighbors/homeowners on 115th Street, Appleton Avenue, Appleton Place, Green Tree Road, and 124th Street. We have seen signed petitions by 50-plus neighbors opposed to the rezoning to a DPD. Western Building Products has offered to pay for City sewer laterals as a way to stem the resistance to the rezoning application from the residents. THEY HAVE NOT OFFERED CITY WATER HOOKUP and residents are concerned with fixed costs related to not having water meters and MMSD is going to bill residents based on the square footage of their homes instead of actual usage. We are very concerned with property taxes going up dramatically because of this improvement as a way to calm the now adversarial relations of Western Building Products with the residents.

We are very opposed to the rezoning of the this property to a DPD because we know this rezoning will greatly negatively and adversely affect the adjoining property (us) and the neighborhood in general. Neighbors are concerned about the size of the proposed building (326,000 sq. feet with a 75,000 sq. foot addition in the near future; which has not been described or defined in ANY detail); a parking lot for 207 vehicles (expandable to 370!), 42 loading docks and 46 parking spaces for tractor trailers which is merely feet from protected wetlands. The proposed building does not fit aesthetically into this Residentially-Zoned neighborhood. There is only a 62.2' setback from the proposed building to the Residentially-Zoned property line (ours). This setback distance is wholly inadequate.

Many neighbors have requested a berm to be placed between the proposed building and the Residential neighborhood directly to the South. The developer has added some bushes and trees to the side of the proposed building, which is wholly inadequate. There is a direct sight line to the proposed building from several homes; a berm is needed to separate the proposed building, loading docks, tractor trailer parking, and employee parking lot from the Residential neighborhood. The developer and Western Building Products has been very insensitive to the neighborhood's desire for adequate screening through the use of a berm.

There is also great concern about surface runoff from the parking lot and the building's roof draining into a too-small storm water basin and Bio-retention pond, and then discharging directly into the Menomonee River! This is especially distressing to neighbors as there will be a lot of salt from winter snow and ice treatment draining into the River.

We are shocked that the Department of City Planning would even entertain the idea of a rezoning application in this Residentially-Zoned area. Century City or the Northridge area would seem to be a much better option for this development, as they are already commercial/industrial areas. The City Planner could have used the \$2.45 million in TIF funding as an incentive to come to the now-struggling Century City location.

In conclusion, I ask that you please review all of the submissions, opposition letters, protest letters, and proposed building schematics. PLEASE VOTE NO to the rezoning application for File #190159 (Joy Farm/Western Building Products).

Thank you for your time and consideration to our plea.

Susan Adriansen, writer  
Janis Posik

Susan Adriansen  
[susanadriansen@hotmail.com](mailto:susanadriansen@hotmail.com)

414.332.1511 residence