

Ann Neff

From: Monica Schultz
Sent: Thursday, November 14, 2013 12:08 PM
To: Ann Neff
Subject: FW: Courtyard West Allis - Hearing
Attachments: 2296_001.pdf

From: Paul Ziehler
Sent: Thursday, November 14, 2013 12:00 PM
To: Monica Schultz
Cc: John Stibal; Steve Schaer
Subject: FW: Courtyard West Allis - Hearing

Monica: Please put this in the hearing file. Thanks! pz

From: Patrick Shanahan [mailto:pshanahan@msphousing.com]
Sent: Thursday, November 14, 2013 10:51 AM
To: Paul Ziehler; Shaun Mueller
Cc: Milo Pinkerton; Jacob Klein; tklein@oakbrookcorp.com; bmartin@oakbrookcorp.com
Subject: Courtyard West Allis - Hearing

City of West Allis
Paul Ziehler
City Administrator

We are in receipt of your public hearing notice related to 11422 W. Greenfield Ave, West Allis. I am the asset manager for Courtyard Apartments located directly across the Street at 11505 W. Greenfield.

I did contact the planning department to get additional information on the intended use of the motor cycle "indoor salesroom" and was informed that the bike is a high end ducati dealership.

We understand the existing location is a vacant former furniture store, that offers sufficient onsite parking for the intended bike showroom.

We request that the applicant for the bike showroom provide the city, specific hours of operations that are limited to 8 a.m. to 5:30 p.m, to limited added bike noise from when the residents at our retirement community would anticipate their existing use have reasonable noise levels during the night hours.

We like our neighborhood to have occupied businesses that bring economic life to the neighborhood as long as there are not new added "negative externalities" transferred to our property where our customers can enjoy a reasonable level of quiet enjoyment for our residential use. Examples of Negative Externalities that would bring us concern would be (but not limited to - added light spilling to our windows, excessive traffic and noise levels, expanded hours of operations. We also understand there will not be outdoor sales areas or large scale gatherings outdoor. Otherwise we support new businesses that strengthen the neighborhood economic activity.

Please submit this email at the public hearing. If you should have any questions please contact me at 414.259.2102.

Sincerely:
Patrick Shanahan
Vice President Asset Management MSP Real Estate

7901 W National Ave
West Allis WI 53214
pshanahan@msphousing.com
414.259.2102