

Monica Schultz

From: Michael May
Sent: Monday, May 20, 2013 10:29 AM
To: Gary T. Barczak
Cc: Monica Schultz; Steve Schaer
Subject: FW: Development on 92nd street

Morning Gary! I will keep you abreast of any comments I receive on this (see below). Please do the same.

Morning Monica! Attached are comments for the upcoming public hearing on the proposed 92nd Street Commons.

Thanks!
~Mike

Michael P. May
Alderman, District 3
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214
mmay@westalliswi.gov
Direct: 414-460-6442

From: Cynthia Webb [webb-cynthia@att.net]
Sent: Sunday, May 19, 2013 5:43 PM
To: Michael May
Subject: Re: Development on 92nd street

Dear Mr. May,

I was informed that an apartment building is planned for the woods that are in front of my condo. I live at 9402 West Maple Court.

I am opposed to the idea do to the fact that there are many forest animals who live there. Also, the extra congestion of traffic across from the Knights of Columbus parking lot will make it difficult for my commute to National Avenue.

Please consider a different location for these apartments.

Sincerely,
Cynthia Webb

Monica Schultz

From: Michael May
Sent: Monday, May 20, 2013 10:31 AM
To: Gary T. Barczak
Cc: Monica Schultz; Steve Schaer
Subject: FW: 92nd Street Commons

Another set of comments for the upcoming public hearing on the proposed 92nd Street Commons, to be held June 4th.

I agree that the developer should host a public information meeting. It was an idea floated by staff, and is now being officially requested by residents along Maple.

Thanks!

~Mike

Michael P. May

Alderman, District 3
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214
mmay@westalliswi.gov
Direct: 414-460-6442

From: Michael May [mike@aldermanmay.com]
Sent: Sunday, May 19, 2013 9:03 PM
To: Michael May
Subject: Fwd: 92nd Street Commons

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----- Original Message -----

Subject: 92nd Street Commons
From: Joe Hojnicky <hojge@sbcglobal.net>
To: 'Michael May' <Mike@ElectMichaelMay.com>
CC: sschaer@westalliswi.gov

Dear Alderman Michael May,

After reviewing the proposal for the 92nd Street Commons; as property owners, we request the following:

- We ask for a separate neighbor hood meeting, after the June4th council meeting. We would like to be able to give our neighbors a 3week notice.
- We ask that the council table the vote regarding the zoning of the property, and any other related decisions, until after our neighborhood meeting.

We would appreciate your and the board's consideration.

As Taxpayers, We have the following questions and comments:

1. Taxes – property value? We feel that the value to our property would depreciate more with a rental situation vs. ownership.
2. Our impression is that the Rents would be too high for area – plus we already have a surplus of empty homes and apartments in the immediate area.
3. What would prevent the developer from changing to subsidized housing if he can't get his money out of the building at the current proposed rental rate @ \$1.00 per sq foot? This is "working class" West Allis, not Brookfield.
4. We feel that the sizes of buildings are too large for our single family residential area. We would recommend no more that a total of 25 units.
5. Allowing Pets/Dogs? We already have enough pet owners who do not clean up after their animals! Do to the location; renters would more than likely use the WE energy access road to exercise their pets.
6. Fencing; we would recommend that the fencing run along the northern boundary to the west and southwest point of the property. So if animals are allowed, they are contained.
7. Size of entrance sign??? It appears from the rendering that it would be too large, an eyesore and present a sight line hazard.
8. Traffic; 92nd Street is a major north/south route through West Allis. We do not need any additional entrance/exit traffic onto 92nd Street. The traffic is heavy enough during the rush hour. As a pedestrian, trying to cross 92nd street at the corner of Mitchell, to catch a bus, nearly impossible and highly dangerous.

In closing, if you think that this proposed complex, by this builder is going to attract the empty nesters and upcoming young single executives, I believe you have not fully examined this project. The railroad tracks, bridge and homeless people are not a draw. Therefore, we do not condone the 92nd Street Commons as an apartment complex as presented.

Sincerely,

Joe & Lisa Hojnicky
9410 W. Maple Court
Maples Four Condominium Association
414-476-7371

Monica Schultz

From: Michael May
Sent: Tuesday, May 21, 2013 9:21 AM
To: Gary T. Barczak
Cc: Monica Schultz; Steve Schauer
Subject: FW: 92nd Street commons

Good Morning,

Below is a third set of comments (as well as second request for a public meeting) for the upcoming public hearing on the proposed 92nd Street Commons, to be held June 4th. Please add this to the record. I received this last night (May 20th, 6:09pm).

~Mike

Michael P. May
Alderman, District 3
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214
mmay@westalliswi.gov
Direct: 414-460-6442

From: Michael May [mike@aldermanmay.com]
Sent: Monday, May 20, 2013 8:38 PM
To: Michael May
Subject: Fwd: 92nd Street commons

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----- Original Message -----
Subject: 92nd Street commons
From: annie matte <anniem1814@gmail.com>
To: Mike@ElectMichaelMay.com
CC:

Dear Alderman Michael May,

After reviewing the proposal for the 92nd Street Commons; as property owners, we request the following:

We ask for a separate neighbor hood meeting, after the June4th council meeting. We would like to be able to give our neighbors a 3week notice.

We ask that the council table the vote regarding the zoning of the property, and any other related

decisions, until after our neighborhood meeting.

We would appreciate your and the board's consideration.

As Taxpayers, We have the following questions and comments:

Taxes – property value? We feel that the value to our property would depreciate more with a rental situation vs. ownership.

Our impression is that the Rents would be too high for area – plus we already have a surplus of empty homes and apartments in the immediate area.

What would prevent the developer from changing to subsidized housing if he can't get his money out of the building at the current proposed rental rate @ \$1.00 per sq foot? This is "working class" West Allis, not Brookfield.

We feel that the sizes of buildings are too large for our single family residential area. We would recommend no more that a total of 25 units.

Allowing Pets/Dogs? We already have enough pet owners who do not clean up after their animals! Do to the location; renters would more than likely use the WE energy access road to exercise their pets.

Fencing; we would recommend that the fencing run along the northern boundary to the west and southwest point of the property. So if animals are allowed, they are contained.

Size of entrance sign??? It appears from the rendering that it would be too large, an eyesore and present a sight line hazard.

Traffic; 92nd Street is a major north/south route through West Allis. We do not need any additional entrance/exit traffic onto 92nd Street. The traffic is heavy enough during the rush hour. As a pedestrian, trying to cross 92nd street at the corner of Mitchell, to catch a bus, nearly impossible and highly dangerous.

In closing, if you think that this proposed complex, by this builder is going to attract the empty nesters and upcoming young single executives, I believe you have not fully examined this project. The railroad tracks, bridge and homeless people are not a draw. Therefore, we do not condone the 92nd Street Commons as an apartment complex as presented.

Sincerely,
Rosemary Ruegsegger
Maples Four Condominium Association President
9420 W. Maple Ct.
414-476-5905
Maples Four Condominium Association

Monica Schultz

From: Michael May
Sent: Tuesday, May 21, 2013 9:24 AM
To: Monica Schultz
Cc: Gary T. Barczak; Steve Schaer
Subject: FW: 92nd Street Commons

Below is a fourth set of comments for the upcoming public hearing on the proposed 92nd Street Commons, to be held June 4th. Please add this to the record.

~Mike

Michael P. May
Alderman, District 3
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214
mmay@westalliswi.gov
Direct: 414-460-6442

From: Clarise Warras [clarisewarras@yahoo.com]
Sent: Tuesday, May 21, 2013 8:19 AM
To: Michael May
Subject: 92nd Street Commons

Dear Alderman Michael May,

I reviewed the proposal for the 92nd Street Commons and would like to voice the following concerns:

1. What surveys were conducted by the builder that would warrant success of the development especially during a current recessed economy?
Are the survey results available for public viewing?
2. How would this effect our property values given these will be rental units? What value does this development bring to the overall community?
3. Traffic on 92nd Street is already problematic. How will this issue be addressed if development gets approved?
4. What additional resources will be provided by the district to safeguard the community? We already have an abundance of empty homes and apartments in the area.

In summary, I am not in favor of this proposed development. The railroad tracks and bridge are not conducive to attract the genre that is anticipated, especially given other rental options in the surrounding suburbs.

Thank you for your consideration.

Sincerely,

Clarise Warras
9418 W. Maple Court
Maples Four Condominium Association

Monica Schultz

From: Michael May
Sent: Thursday, May 23, 2013 9:39 AM
To: Monica Schultz
Cc: Gary T. Barczak; Steve Schaer
Subject: FW: 92nd street commons

Fifth email I received on this project, though note it is the same sender as a previous email. For the record.

Michael P. May
Alderman, District 3
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214
mmay@westalliswi.gov
Direct: 414-460-6442

From: Joe Hojnicky [hojge@sbcglobal.net]
Sent: Wednesday, May 22, 2013 4:30 PM
To: Michael May
Subject: 92nd street commons

Dear Alderman Michael May,
One more question:
Will there be management on site, or will there be an absentee landlord?

Thanks,
Joe Hojnicky

Monica Schultz

From: Michael May
Sent: Thursday, May 23, 2013 3:05 PM
To: Monica Schultz
Cc: Steve Schaer; Gary T. Barczak
Subject: FW: 92 commons

Hi Monica,

Here is a sixth email with comments on the 92nd St. Commons, fifth person to contact me. The individual asked me to have it entered into the public comments.

Thanks!
~Mike

Michael P. May
Alderman, District 3
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214
mmay@westalliswi.gov
Direct: 414-460-6442

From: Diane Brandt
Sent: Thursday, May 23, 2013 2:07 PM
To: Michael May
Subject: 92 commons

Hi Michael,

I live on 93rd off of Oklahoma. There are many times that I take 92nd home from work - from Greenfield. There is usually a long back up of cars in the area on the bridge because of the amount of cars and the stop lights - I can imagine putting an apt complex in that area and having even more back ups.....

My 2cents!

Diane

Diane Brandt
Executive Director
West Allis / West Milwaukee Chamber of Commerce
6737 W. Washington St., Ste. 2141
West Allis, WI 53214
(414) 302-9901
(414) 302-9918 fax
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