From:	Steve Schaer
To:	Clerk - Shared
Cc:	Suzzette Grisham; Danna Kuehn
Subject:	FW: Special Use Permit 84th & Greenfield - Gas station
Date:	Friday, November 5, 2021 9:09:26 AM

This was emailed to me yesterday and I'm sharing this as a related file for the special use agenda item/public hearing (SF Petro at 8404 W Greenfield Ave and 1359 S 84 St.) on 11/16.

Steve Schaer, AICP
Planning and Zoning Manager | Planning and Zoning
City of West Allis
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From: Jeff Klass <jeff@firstklasswindowcleaning.com>
Sent: Thursday, November 4, 2021 9:06 AM
To: Planning <Planning@westalliswi.gov>
Subject: Special Use Permit 84th & Greenfield - Gas station

Good morning:

As a business owner 1 block west of the intersection - 84th & Greenfield - proposed for a gas station/convenience store, I would like to submit my steadfast opposition to this use of the site.

This intersection is basically a drag strip. The long traffic lights in the intersection create driver impatience, and once the light turns green cars are constantly and consistently speeding well over the posted limit. In the 6+ years I have occupied my building, there have been no less than 5 traffic accidents that I have personally witnessed. I can only imagine how many have occurred when our office is unoccupied, as I have had to pick up broken car parts from both 85th and Greenfield streets many times.

Add in the chicane that 85th street makes going through Greenfield, which causes driver confusion and hesitancy, and this entire 2 block area is sort of the wild West, and that is WITHOUT the added pressure of State Fair traffic 10 days a year. We all know and live through the chaos those ten days inflict on the intersection, both vehicular and pedestrian.

Allowing a gas station/convenience store to open on what is certainly one of if not the busiest corner in the city is a recipe for increased vehicle and very likely pedestrian incidents. Last minute decisions by drivers to get gas, beer, cigarettes, etc. will undoubtedly cause numerous rear end accidents, increasing time spent by WAPD/Fire on these instances, when the city would certainly be better served with WAPD/Fire available for other tasks.

There are already beer/cigarette/liquor stores book ending this proposed store - on 86th and Greenfield, 77th & Greenfield - not to mention further west on Greenfield,

and relatively close by on Becher Street. This neighborhood does not need more competition for these sales poaching off the established stores in it.

Other than West Allis' thirst for development - any development - I do not see any good or logical reason to allow this project to go forward.

Respectfully,

Jeff Klass
Owner
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Celebrating 30 years!

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