

6/19/2018

To:

Mayor Olson and the Franklin Common Council

From:

Andy Kleist
6025 Parkview Rd.

I would like this letter read into the record tonight (6/19/18) at Franklin's Common Council Meeting.

While I am unable to attend the common council meeting this evening, I would like to express my disappointment and concern regarding The Rock/Ballpark Commons items on tonight's agenda. The plans regarding this development have been constantly changing. The developer continues to ask for numerous amendments and exceptions that negatively affect the surrounding neighborhoods in Franklin and Greendale. I ask that tonight, the common council does not approve the amendments and exceptions as requested by the developer, but rather, that the common council stand up for the residents they represent and be respectful of the surrounding community in Greendale.

The requirement to conduct a comprehensive light and sound study must be upheld, and the developer should not be allowed to use 79 decibel's as the standard sound level at the property line. While the developer has stated that everyone in the County and City agreed to 79 decibels, that's simply not true, as Mr. Joel Dietl, your planning manager has stated that was not correct.

I am also opposed to the building heights being raised as this is not consistent with the surrounding subdivisions in Franklin and Greendale that boarder this development to the east, north, and west. How will the raised building heights affect the light and sound coming from The Rock/Ballpark Commons?

In addition, I am also concerned about:

1. The requested extended hours of operation to 2:00am. Especially given the recent incident in which a child was solicited in the Hawthorne neighborhood.
2. Reducing the landscaping plan by 25%. What specifically does the developer find unreasonable about the current standards?
3. The developer changing from a letter of credit to a personal guaranty. Is there no bank that will provide the developer a letter of credit? Given that many of the developer requests are reducing his costs, is he having financial issues?

I see numerous red flags with this development so far, and again, I ask that the common council does not approve the amendments and exceptions as requested by the developer, but rather support the residents in Franklin and Greendale.

Thank you for your time tonight,

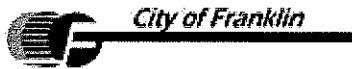
Andy Kleist
6025 Parkview Rd.

Sandi Wesolowski

From: Steve Olson [steve-olson@wi.rr.com]
Sent: Tuesday, June 19, 2018 10:01 AM
To: Sandi Wesolowski
Subject: FW: Ball Park Commons

Add to the record of tonight's meeting please

Steve Olson
Mayor
City of Franklin
9229 W. Loomis Rd.
Franklin, Wi. 53132
O: 414-427-7529



From: Justin Szalanski [mailto:justinszalanski@gmail.com]
Sent: Monday, June 18, 2018 8:36 PM
To: dmayer@franklinwi.gov; solson@franklinwi.gov
Subject: Ball Park Commons

Steve and Dan -

Let me get this straight:

- You want to put a rock crusher literally across the street from me and run it six days a week
- The "luxury" high end apartments are now "market apartments" that are the highest density in the city
- You want less of a landscape buffer
- You want to put a senior housing center and memory care facility across the street from a stadium that can produce extra noise and light until 2:00 in the morning

My wife and I continue to oppose this project and these poorly thought out modifications. We are extremely disappointed by all the broken promises made regarding this project. This is nothing like the original proposal from two years ago (except for the stadium of course).

Please include this email in the official record of the meeting tomorrow.

Justin and Kristin Szalanski
7315 S. Stone Hedge Dr.

Milwaukee River Advocates <milwriver@gmail.com>
Tue 6/19/2018 11:48 AM
solson@franklinwi.gov;
mdandrea@franklinwi.gov;
dmayer@franklinwi.gov;
mbarber@franklinwi.gov;
kwilhelm@franklinwi.gov;
jnelson@franklinwi.gov;
nfuchs@franklinwi.gov;
jdietl@franklinwi.gov
+3 others
□

Milwaukee
River Advocates
Add to 3-19-19 online
since not in file
as stated on
6-19-18

Dear Franklin Council members,

We've been following the development of the Ballpark Commons. We would like to weigh in from an environmental perspective.

As we watch the trending news about rivers, we're all learning about how vulnerable our wild spaces are. And about how loss of habitat, not hunting, is the number one cause of extinction. We're losing more wildlife habitat in cities and suburbs and, thus, we're losing wildlife.

Less sexy but more critical is the devastating loss of insects we're seeing (up to 82% loss, according to one study), including bees, butterflies, moths and others, which will create a toppling effect on the birds, amphibians, and others who eat them, and in turn, the larger animals that eat them, and so on.

The "oases" of wildlife habitat in cities and suburbs are refuges for wildlife being displaced by development, causing a crisis for wildlife, native plants, and insects everywhere.

Our concern with the Ballpark Commons is that it will have these negative effects. To have such a large, populated, noisy, bright activity happening in an area that is adjacent to wildlife habitat is extremely detrimental.

We are particularly concerned about the lighting and noise, both becoming more recognized for what they are in excess: pollution. In addition, excess lighting and noise disrupt the breeding, behavior, and hormones of wildlife. Also, landscaping invariably affects wetland habitat and the wildlife that lives there.

We would ask you to put the Ballpark Commons on hold until further study can be done to specifically address these issues:

- Effect of lights runnings in excess of daylight hours, especially in winter and spring.

- Effect of the additional and extensive noise on wildlife. We understand that a study on both sound and light are a condition of the PDD.
- Effect of landscaping on wetlands, and appropriate landscaping for its proximity to the river, floodplain and wetlands.
- Effect of run-off to the river and the effect of it on fish, amphibians, reptiles, who live there, and birds and mammals who drink from it.

Also, we're concerned from a health standpoint that operations might begin prior to permanent bathrooms and drinking fountains or adequate parking is installed.

Please consider these points when weighing this decision. It's better to "measure twice and cut once," than to measure once and be wrong.

Sincerely,
David Press, President
Milwaukee River Advocates

Add to File 3-19-19 on line
since not in file
for 6-19-18 as
stated would be at
that meeting

From: Russ Plewa <rplewa@wi.rr.com>

Sent: Friday, June 15, 2018 10:56 AM

To: DANA KERR

Subject: Please feel free to pass on and read into the record

Dana

I am out of the country until June 30 starting today and won't be able to make the meeting. I authorize you to pass on this email to be read into the record if there is a public commentary.

Everything that is happening here is not a surprise as the economics never made sense. Not having permanent bathrooms with a permanent 4000 person stadium is ridiculous. Note that the senior housing will raise taxes significantly due to high service cost for the fire department. I am also not a fan of having senior housing as a permitted use as they are also 24 hour operations with people coming and going. I don't think it's going to be quieter.

I would strongly oppose the change regarding the hours of operation. Having concerts, Bar patrons or other events until 2 AM in a residential neighborhood was not part of the plan. This is not Wrigley Field and the development they changed was zoned for was high end executive housing for years and not for stadium and apartment buildings, senior

housing. They are betraying the trust of the citizens that built in those neighborhoods. The developer should be held to the standards for other projects and the constant changing and leeway they are giving on this project is unprecedented! This is not the development that was originally proposed several years ago in a public forum that talked about driving growth and development of restaurants and other retail that the citizens of Franklin wanted. This development continues to not make economic sense and will put consistent pressure for more changes. It also question is the ability of those who are doing the development that they constantly request significant plan changes.

The Developer needs to be held accountable and stand up for what they originally promised. The common Council also needs to be held accountable to hold the line for the citizens of Franklin instead of constantly changing and making it worse for not only the taxpayers but the neighbors living next to the development.

Sincerely,

Russ Plewa

7259 South Cambridge Dr.

Franklin, WI 53132