



Cambridge Woods Neighborhood Association

September 19, 2003

City of Milwaukee Board of Zoning Appeals
809 North Broadway
Milwaukee, WI 53202

RE: Zoning Request Change for Open Pantry 3301 N. Oakland Avenue

Dear Distinguished BOZA Members,

This letter serves as a final appeal to deny the Open Pantry located on the northwest corner of Oakland and Hartford Avenues request to change the zoning of MF4 to LB2. Despite objections from immediate neighbors and two adjoining neighborhood associations this proposal was approved at the second hearing of the Zoning and Neighborhood Development Committee.

Your review of this request will consider if the proposed development meets design and setback requirements the city has thoughtfully and consistently imposed on similar developments. Unfortunately the neighborhood has had minimal input on design or building alternatives while focusing on expansion opposition. Both neighbors and neighborhood associations have raised several complaints concerning pedestrian, bike, and vehicular safety, in addition to some of the obvious complaints of increase traffic, noise, and litter.

The proposal as presented by the developers has mitigated very few of these complaints. No alternative proposal that satisfies parking lot location, setback requirements, or fencing standards of the City were ever presented to neighbors. Such an alternative could potentially appease others who objected strongly to this development, but since this was never presented to neighbors, it remains unknown. Certainly a masonry or decorative fencing is warranted and would be acceptable. We strongly urge you to instruct the Open Pantry to address the City's standards that will mitigate, as much as possible, the neighborhood concerns that were raised throughout the process of this zoning change request.

Sincerely,

Else Ankel

Cambridge Woods Neighborhood Association- Neighborhood Quality Team

Cc: Mike D'Amato, Alderman
Kay Baldwin, Murray Hill Neighborhood Association
Mike Panlener, Mariners Neighborhood Association