



Cambridge Woods Neighborhood Association

February 20, 2003

Alderman Mike D'Amato

Dear Mike,

The Cambridge Woods Neighborhood Quality Team (NQT) has reviewed the proposed plans for Open Pantry expansion and Locust Street Condominium Developments. Based on our team meeting that included Jeff Rodman on the condo development, we offer the following opinions:

Open Pantry:

The current parking lot consists of 13 parking spaces, including one disabled space. The proposed designs show 16 parking spaces, including 1 disabled space. Cambridge Woods Neighborhood Association does not want to see an increase in parking associated with proposed expansion. The proposed addition includes a new business, attracting additional traffic. There currently is adequate parking with a high turnover, but the entrance/exit to the lot already creates an unsafe traffic situation. The reduction to planned parking could be achieved by marking an additional disabled space, creating a sitting area north of the existing parking lot, and moving proposed bus stop to the north.

- The additional disabled space would service the planned new business and be located near the separate entrance.
- A sitting area would be a community asset for neighbors to meet and could be similar to Einstein Bagels (Shorewood), Noodles, or Qdoba.
- The proposed bus stop should move north so that it creates more visibility for Hartford Avenue Exit/Entrance to parking lot.

In addition to the above, the neighborhood expects the lot and surrounding area be kept clean and well maintained, especially with regards to litter. According to a Milwaukee County Transit System representative, the new bus shelter would have to be maintained by property owners and conform to American Disability Act requirements. The existing bus shelter would be removed, with the recommendation to install it on the southbound corner of Oakland Avenue at Kenwood Boulevard. We would also like to suggest the use of a more native landscaping over such uses of honey locust and we have members within our association that are willing to assist in this selection.

We are not sure if you have your own copies of the Open Pantry proposal or if you require us to make copies for you. The plans were sent by Steve Nikolas (ZaBest) at 262-827-4866. We are willing to meet with you, the owner, or designer to make this a welcoming addition.

Locust Street Development:

The NQT meet with Jeff Rodman concerning the two condo developments and bus shelter design. We shared all of our concerns and we believe that both sides have a greater understanding on how to improve our neighborhood. We like that our neighborhood would have a distinct bus shelter and would like the shelter to include Cambridge Woods – Riverside H.S. signage, much like newer Milwaukee County Transit System shelters. We would like assurance and description (i.e. responsible party and time schedule) with regards to maintenance of the shelter. The current bus stop design includes attached city garbage baskets. As stated in the Open Pantry comments, nontraditional shelters are to be maintained by shelter owner and adhere to ADA requirements. Perhaps a Memorandum of Understanding could be arranged between City of Milwaukee and Milwaukee County Department of Public Works regarding maintenance issues. Mr. Rodman indicated that there would be a fence behind the bus stop; this should be included in his design.

Mr. Rodman would not have any objection to include use of setback from sidewalk on either side bus stop. Jeff even suggested the use of small elements at corners of Cambridge Avenue, the alley, and Newhall Avenue to anchor the block and provide neighborhood distinction we desire. We would be willing to work with your office, DPW, UWM or MIAD to develop this concept further. Mr. Rodman was also receptive to new alignment of Newhall Avenue at Locust Street for traffic and pedestrian safety improvement. We would like to get an opinion on this from City Engineer's office. We are willing to meet them on-site to address this concern.

This development of nine units estimated at approximately \$200,000 per unit will add significant property tax base and is worthy of the considerations that we have outlined. Thank you for facilitating input to the above and future developments that our part of our neighborhood.

Sincerely,

Eric G. Ensminger
President
Cambridge Woods Neighborhood Association

Cc:

Peter McMullen, CWNA Board Member
Else Ankel, CWNA Board Member
Michael Grinker, CWNA Board Member
Thomas J Duffy, CWNA Board Member
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