

Item 2 - Sender
requested to be read into the record

Smith, Allyson

From: Andy and Becky Kleist <abcdlkleist@gmail.com>
Sent: Monday, May 13, 2019 8:06 AM
To: Smith, Allyson
Subject: Fwd: Monday Economic Committee Meeting - Ballpark Commons
Attachments: GreendaleResolution.pdf; 17-366 LETTER FROM SUPERVISOR STASKUNAS (61217).pdf

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Here is the email. Thank you!!

Andy Kleist
6025 Parkview Rd
Greendale, WI

----- Forwarded message -----

From: **Andy and Becky Kleist** <abcdlkleist@gmail.com>
Date: Fri, May 10, 2019 at 4:00 PM
Subject: Monday Economic Committee Meeting - Ballpark Commons
To: <marcelia.nicholson@milwaukeecountywi.gov>, <patti.logsdon@milwaukeecountywi.gov>, <john.weishan@milwaukeecountywi.gov>, Staskunas, Anthony <anthony.staskunas@milwaukeecountywi.gov>, <felesia.martin@milwaukeecountywi.gov>
Cc: <theodore.lipscomb@milwaukeecountywi.gov>, <Sarah.McLaughlin@milwaukeecountywi.gov>

Good afternoon,

I am contacting you today in advance of your Economic Committee meeting Monday morning with concerns regarding the informational item, Ballpark Commons. Please read through this entire email. Thank you!

I live in Greendale, in the Overlook Farms subdivision directly north of the Ballpark Commons development. It's been roughly 2-3 years since the County approved the sale of the land to the developer, and this development has drastically changed in terms of scale and consideration for the surrounding residential neighborhoods. It's also drastically changed from what was originally presented to the County. Since the approval of the sale of the land, the City of Franklin has made at least 39 major amendments and approvals to the plan, some of which are the opposite of what the developer told the County he would do.

I have attended meetings for the City of Franklin, but Franklin officials are indifferent to anyone who objects to anything

Listed below are just a few of the amendments and approvals among other issues. These will all negatively impact our quality of life and the surrounding nature and wildlife, as this area is part of a major natural corridor in Southeastern Wisconsin:

- The County agreement for sale of the land stipulates the developer must perform a comprehensive light and sound study to mitigate adverse light and noise on the surrounding residential areas. In June of 2018, the City of Franklin told the developer he no longer needs to perform a light and sound study. I live about 1.5 miles from the Umbrella Bar at Ballpark Commons and I can tell you word for word what the cover bands are saying in between songs, not just during songs. This is unacceptable.
- The County agreement for sale of the land also stipulates the developer must set up sound monitors to monitor sound levels at the property lines. As of 2-3 weeks ago, the location of the sound monitors has changed. There is no longer a sound monitor anywhere near the north side of the property, when there should be at least 2, so there is no longer any protection or monitoring of the sound going towards Greendale residents to the north of this development on both the west and east side of 76th St. We no longer have any protection, AND the cover bands direct their sound towards the north, the driving range faces towards the north, and the baseball stadium faces towards the northeast. The developer is directing all their noise and sound towards the Village of Greendale, and now the developer and Franklin are trying to say the north side of the property is too difficult to accurately place a sound monitor. This is unacceptable and not true. I'm sure there is a creative solution that can be found that also accurately monitors the sound correctly.

Additionally, regarding the sound, there will be baseball games likely extending beyond 10pm daily, cover bands EVERY Saturday night from June through October, the driving range and all the various bars in the development open until 2am, and special events.

Supervisor Staskunas is aware of the sound issues that have been a big problem and will continue to be an even bigger problem. See his attached letter to the County board of Supervisors regarding the sound issues.

- The City of Franklin has extended the hours of operation for the snow park to 11pm, even though the ski hill is in the Village of Greendale and Franklin has no jurisdiction to change the hours. In addition, the City of Franklin is allowing snow grooming equipment to be operated any and all hours of the night or day to maintain the ski hill from November 1st to March 31st annually. Again, they have no jurisdiction, and how can this be allowed with the ski hill abutting one Franklin neighborhood to the west, and another Greendale neighborhood just to the north?
- The minor league baseball team is having a "Fireworks Fridays" promotion for a minimum of at least 7 Fridays this coming summer. When I brought this specific concern up to the Parks, Energy and Environment Committee, former supervisor Steve Taylor scoffed at my comment and said it was not true. Is it even safe to have firework explosions on a landfill that is emitting methane and has devices actively burning off methane throughout the property?
- The developer is realigning one of their main entrance and exit streets directly across from a Greendale street

- How will all the netting on the 170' poles at the driving range affect the birds in the area? This area is a major natural corridor for wildlife in Southeastern Wisconsin.

Thank you for your time and I ask that you please hold the City of Franklin and the developer accountable for their actions. What they are doing is wrong. Greendale and Franklin residents and everyone surrounding this development should not have to just deal with these issues. We have rights too, and those rights need to be seriously considered.

VILLAGE OF GREENDALE
MILWAUKEE COUNTY, WISCONSIN
RESOLUTION NO. R2018-01

A RESOLUTION STATING THE VILLAGE'S POSITION REGARDING THE ROCK SPORTS COMPLEX/BALLPARK COMMONS (LOCATED IN FRANKLIN, WISCONSIN) ORDINANCE TERMS AND USES AMENDMENTS, STADIUM SPECIAL USE AND NATURAL RESOURCES SPECIAL EXCEPTIONS.

WHEREAS, as indicated in previous communications the Village of Greendale is concerned about the impact any additional development in and around The Rock Sports Complex/Ballpark Commons will have on neighboring Greendale residents.

WHEREAS, the developer of the Rock Sports Complex/Ballpark Commons has presented plans to the Franklin City Council to construct a minor league baseball stadium and a comprehensive commercial and residential development in and around the current Rock Sports Complex. The project is called Ballpark Commons. The plan also includes realigning Crystal Ridge Road with Highview Drive at 76th Street to create a four-way intersection with a traffic signal.

WHEREAS, the Village of Greendale does not have jurisdiction over the activities that occur in the City of Franklin. The State of Wisconsin, The Milwaukee Metropolitan Sewerage District, Milwaukee County and the City of Franklin have jurisdiction over the development proposed.

NOW, THEREFORE, BE IT RESOLVED by the Village of Greendale, Wisconsin, Board of Trustees as follows:

1. The Village objects to the effect realigning Crystal Ridge Road with Highview Drive at 76th Street to create a four-way intersection with a traffic signal will have on Greendale Residents.
2. The Village is adamantly concerned about additional traffic generated by the development and the effect this will have on Greendale Residents.
3. The Village adamantly objects to the effect the development will have on the environment, including air, and water quantity, quality.
4. The Village continues to object to the effect noise and light from the development

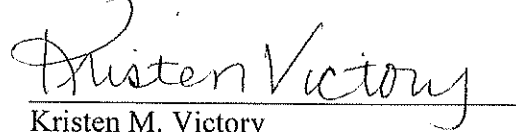
6. Copies of this resolution shall be sent to the Wisconsin Department of Natural Resources, The Milwaukee Metropolitan Sewerage District, Milwaukee County and the City of Franklin.
7. The Village wants to be notified about any future changes to The Rock Sports Complex/Ballpark Commons development.

PASSED AND APPROVED, this 2nd day of January, 2018, by the Village Board of Trustees, Village of Greendale, County of Milwaukee, Wisconsin.



James M. Birmingham
President

ATTEST:



Kristen M. Victory
Clerk-Treasurer



BOARD OF SUPERVISORS
Anthony Staskunas

17th District Supervisor

TO Milwaukee County Board of Supervisors
& All Other Interested Parties

FROM: Supervisor Tony Staskunas

DATE: June 12, 2017

RE: Ballpark Commons Project

I want to communicate with the Milwaukee County Board of Supervisors and all other interested parties regarding my position on the Ballpark Commons Project proposal. The Ballpark Commons Project is located in my district. I have spent many hours investigating and researching this project. I have spoken with, and met with, elected officials in both the City of Franklin and the Village of Greendale, the developer, and other members of the developer's team, Milwaukee County staff, and many residents of Greendale and Franklin. I organized a very well attended public meeting on the project at the Franklin Public Library. I have posed hundreds of questions to Milwaukee County staff and others regarding this project.

There are currently two pending matters before the Milwaukee County Board regarding the Ballpark Commons Project. These issues are important, but are preliminary in nature. They involve removing County Trunk Highway K (West Old Loomis Road) from the County Trunk Highway system, and voiding the current lease agreement between The Rock and Milwaukee County. These two matters were referred back to committee by the Milwaukee County Board on May 25th. I want to let my colleagues know that at this point, I do not have any objection to allowing these two matters to move forward to a vote by the Milwaukee County Board.

Having said that, I want to inform my colleagues, and all other interested parties, that an important issue regarding noise and light needs to be resolved as part of this proposal. As you know, the next step in this process is that Milwaukee County Corporation Counsel and the Ballpark Commons team will negotiate an option to purchase in which the Ballpark Commons will be able to purchase Milwaukee County land. While the Board will not vote on the option to purchase, the Board will vote on the creation of a reserve fund to hold funds for environmental remediation. Milwaukee County Corporation Counsel and Milwaukee County DAS are all in agreement that the environmental remediation reserve fund will be used for Milwaukee County

There continues to be an ongoing challenge at The Rock complex with noise and light. My office continues to receive complaints from neighbors regarding noise and light from the little league fields at The Rock complex and complaints regarding the music stage at The Rock complex. The Village of Greendale and the City of Franklin have also received complaints over the last few years. A large number of complaints were received after the opening of the concert season on Saturday, June 3rd.

I have communicated with the Ballpark Commons developer and made it very clear that I will not support the Ballpark Commons Project unless a comprehensive solution to the noise and light problems is made a part of the option to purchase agreement. The solution to the noise and light issues will need to address the current issues, at the little league baseball fields and at the bandstand, as well as provide for sufficient noise and light protection for the neighborhood as a result of the construction of the new baseball stadium and the surrounding development. While I do not require that the noise and light remediation be completed by the time the Board votes upon the Ballpark Commons Project, I will need to be convinced that their recommendations will sufficiently take care of the noise and light problem. I would expect that both the Village of Greendale and the City of Franklin would have the opportunity to also review and comment upon the noise and light remediation solution.

Conclusion

1. I will support both of the items relating to the Ballpark Commons Project that will be a part of the Milwaukee County Board Agenda on June 22, 2017, and that I will not support any attempts to further delay these votes.

2. The Ballpark Commons Project will be before the Milwaukee County Board of Supervisors either in July 2017 or September 2017 for a final vote. I will not support the Ballpark Commons Project unless a comprehensive and meaningful noise and light remediation plan is a part of the option to purchase agreement.