

From: [jeanie kramer](#)
To: [Transportation Commission](#)
Subject: Voit Farm plat proposal - Oppose
Date: Tuesday, October 10, 2023 9:25:38 PM

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I am writing to voice my objection to the Plat proposal for the Voit Farm development currently under review by the Council. First of all, nearly all buildable land will be paved over and built upon, preserving essentially no agricultural land to allow for meaningful community garden and farm activities. The developer does plan to put 4 tenths of one acre set aside for community gardens but this is simply not enough

The proposal calls for a traditional pavement heavy road grid with 6 roads. This will damage the creek watershed and increase the risk of flooding through loss of permeable soil filtration, and the additional runoff raises concerns for more water pollution. More expensive and traditional stormwater management structures will then need to be implemented to mitigate the run off. This poor creek has been through enough and deserves to be protected. The Chicago ave extension including a highway style overpass across the creek that would destroy more natural habitat as well as demolishing my house, naturally occurring affordable and owner occupied housing needs to be removed from the plan.

The application does not include planning for environmentally sustainable design or alternative energy sources such as geothermal infrastructure, solar microgrid, or electric car charging stations. We can not go back later and add the needed infrastructure for geothermal energy. It needs to be done now.

There does not appear to be a designated facility to support programming to support a sense of community. Programming could include: farmers' markets, tutoring, skill-sharing events, community meals, and nature education classes. While some of the proposed outlots may permit this, it would be important that the zoning for a relevant plat allow for a commissary or commercial kitchen to support community meals..

In conclusion, I would like to see preservation of a more substantial agricultural area for community gardens and farm entrepreneurs' projects, chickens/small animals, and as a gathering space for residents to connect and share, meaning that not all of the existing farmland be paved over for streets and buildings.

Building sites should be designed for energy efficiency, using geothermal, solar, green roofs, and other techniques to reduce carbon footprint and encourage a non-car-centric, walkable and friendly environment. Specific plans for improving Milwaukee street to accommodate the influx of traffic from the development need to be discussed. A footprint for a pedestrian/ bike bridge or walkway across the creek that does not destroy existing housing should be discussed.

There should be zoning for a plat that allows for Inclusion of a community ecology center, which could offer educational programming and create a focal point for neighborhood interactions and community-building such as a farmer's market, community meals, skill sharing, and possibly a festival.

The developers should consider donation of a few acre plat, to be specifically designated

as owned by the community, to be developed by a non-profit coalition as a demo-site, based on public guidance and need.

I would like to see a commitment to using union contractors and minority owned companies for the work needed on this project.

In closing, I'd like to commend Starkweather LLC for listening to the community and incorporating changes to their plans. There are still many improvements that can be made, but it is a start.

Thank you
Jeanie Kramer