PETITION TO THE CITY OF ST. FRANCIS
Protect the Triangle Property – Follow the City's Adopted Plans

We, the undersigned residents of St. Francis, respectfully request that the Mayor, Common Council, and Planning Commission follow the City's Comprehensive Plan, adopted planning documents, and Wisconsin law regarding the future of the Triangle Property (4110 E. Howard Ave) and deny the PUD Application submitted by Cream City Real Estate on August 20, 2025.

WE ARE AGAINST:

High-density residential towers on the Triangle Property because they virtually eliminate the public use of the Triangle, including communal green spaces, and will adversely effect the neighborhood and the surrounding property values.

The proposal eliminates space for shops, cafés, and restaurants, replaces planned commercial frontage with parking lots, does not generate street-level activity, undermines long-term economic development potential, eliminates communal green space, reduces quality of life for local residents, adversely affects property values, and eliminates the view of Lake Michigan from Packard Avenue.

According to the PUD application, approximately 62.5% of the site is dedicated to residential use, while only 5.1% of the total site area is devoted to non-residential uses, including minimal allocations for retail, restaurant, office, and service uses.

Enabling such a use through rezoning would therefore do more than merely diverge from the Comprehensive Plan; it would contradict the Plan's express land-use recommendations for the Triangle Property.

WE ARE FOR:

Using the Triangle as has always been planned and approved by the city – as a focal point for the community in a vibrant walkable, central gathering place with access for all.

The City's long-standing vision for the Triangle Property calls for development that: (1) ***supports a vibrant commercial district*** (2) ***enhances walkability to create an urban "main street"*** (3) ***promotes mixed-use where commercial uses anchor the site***, and (4) ***preserves the view corridors from Packard Avenue eastward to Lake Michigan***. The Triangle Property is a "Catalytic Commercial Site" intended for destination retail & dining, hospitality, and pedestrian-oriented commercial activity.

A survey of St. Francis residents indicates that respondents would be interested in seeing additional grocery, restaurant, specialty retail, recreation opportunities, and professional office space in this area. The site has long been held for this type of development. High-density residential towers are not contemplated and not compatible with this "Catalytic Commercial" vision.

Updated: 1/15/26

WE THE UNDERSIGNED REQUEST THAT THE CITY:

1. Deny the PUD Application submitted by Cream City Real Estate on August 20, 2025, as inconsistent with the Comprehensive Plan; and
2. Protect the Triangle Property's intended commercial purpose and develop the commercial, pedestrian-friendly district promised in the City's already adopted plans.

**** DO NOT SIGN IF YOU HAVE ALREADY SIGNED ****

Name	Address	E-mail	Signature	Date