

Deyanira Nevarez

From: Darryl Feldman <darryl.i.feldman@gmail.com>
Sent: Sunday, January 25, 2026 11:10 AM
To: tclerks
Subject: [External] 01/27 Hearing comments - 24-Hr laundromat at 7105 W North Ave

Hi City Clerk,

My name is Darryl Feldman, and my family and I recently moved to Tosa East. We live at 2247 N 71st St – just a few houses down from the site of the proposed 24-hour laundromat in the Neighborhood Village Trade/North Avenue Overlay (C1/NOR) zone at 7105 W North Ave, Chris Doerner, applicant (File # 26-0010). As you know, this is a historic, quiet, close-knit, and special little neighborhood.

I (like all of you) support small businesses and understand the vital and important role they play in a healthy local economy (FYI, I am a Business Coach by professional trade). I also recognize that laundromats provide a necessary service for many residents. I'm not opposing to a laundromat itself – rather, a concern about the proposed 24-hour operation and its impact on our neighborhood's safety, character, and livability.

Our neighborhood is defined by its residential nature, walkability, and sense of shared responsibility among neighbors. Many of us have chosen to live here specifically because it is calm, family-oriented, and predictable – especially during overnight hours. A 24-hour commercial operation introduces risks and disruptions that are not aligned with that character.

Here's a few adverse/potential implications (but not limited to) of a 24-hour operation laundromat for the Council to take under consideration:

- **Public safety concerns** – Increased late-night foot traffic, vagrancy, vandalism, and theft from non-residents and reduced natural neighborhood oversight during overnight hours. To be frank, I have a teenage daughter, and many neighbors have small children. Most yards are accessible, and bored, idle, 3 AM patrons make for curious wanderers...
- **Noise pollution** – Machines running overnight, doors opening and closing, vehicles idling, and street conversations in the early morning hours.
- **Parking strain** – Particularly during peak evening and overnight hours when street parking is already limited for residents.
- **Trash and maintenance issues** – Overflow trash, loitering, and litter during hours when enforcement and cleanup are limited.
- **Quality-of-life erosion** – As constant lighting, activity, and traffic undermine the quiet, residential environment that residents rely on.
- **Reduced property value** – Tosa East is a highly desirable place to live, and we are fortunate to benefit from steady, rising property values. A poorly maintained 24-hour laundromat can suppress/slow rising property values and attractiveness of the neighborhood.
- **Precedent risk** – Approving 24-hour operations here could open the door for similar requests that further shift the neighborhood away from its residential intent.

We believe these impacts are preventable with thoughtful limits. As neighbors who want to be constructive and collaborative, we respectfully propose the following concessions/mitigations for consideration:

- **Limit operating hours** – This is the top consideration. Such as closing overnight (e.g. 10:00 PM to 6:00 AM), which would address the majority of safety and noise concerns.
- **Enhanced security requirements** – Ensure the operator keep onsite attendants during all open hours, security cameras, and clear anti-loitering policies.

- **Strict noise, lighting, and signage controls** – Ensuring lighting is shielded, signage is minimal, and noise does not spill into surrounding homes.
- **No alcoholic beverages served onsite or permitted** – For obvious reasons.
- **Parking and traffic management plans** – Ensure residents are not displaced or inconvenienced.
- **Clear enforcement and review mechanisms** – Allow the City (and neighbors) to reassess operations if neighborhood impacts exceed expectations.

Look, there will always be "compelling reasons" to approve a 24-hour laundromat. But, we're looking for "sensible reasons" to approve a well-maintained laundromat.

Our goal is not to block progress; but, to ensure that development respects the people who already live here and the character that makes this neighborhood special. Reasonable operating limits and safeguards would allow a business to succeed without compromising safety, peace, and livability.

Thank you for the opportunity to provide public comment and for your thoughtful consideration of the concerns of residents who care deeply about our Tosa neighborhood and its future.

Respectfully,
Darryl Feldman
2247 N 71st St
Wauwatosa, WI 53213

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Darryl I. Feldman
Connector, Communicator, Strategist & Community Builder
503-577-9131
www.linkedin.com/in/darrylifeldman