

Williams, Julia

From: Mike Fleitz <mike@fleitzinsurance.com>
Sent: Tuesday, September 7, 2021 11:28 AM
To: Williams, Julia; Brian Bingham; Hopkins, Hollie; Powell, Brian; Ferguson, Laura M.; Fiechter, Travis J.
Cc: Reverman, Joe; Haberman, Joseph E; Liu, Emily; cyounger@jeffersonpva.ky.gov; Tony Parrott; Fowler, Jason D.; Holton Stewart, Amy; Amy Holton Stewart
Subject: Re: 8713 3rd Street Road - Mini Storage Across from Windsor Forest
Attachments: Windsor Park Green Space.pdf

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This map shows that part of the area sold to them is part of the green area labeled Windsor Open Space Park. This area according to the map I have attached should not have been sold to anyone.

From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Tuesday, September 7, 2021 11:01 AM
To: Brian Bingham <brian.bingham@louisvillemsd.org>; Hopkins, Hollie <Hollie.Hopkins@louisvilleky.gov>; Powell, Brian <Brian.Powell@louisvilleky.gov>; Ferguson, Laura M. <Laura.Ferguson@louisvilleky.gov>; Fiechter, Travis J. <Travis.Fiechter@louisvilleky.gov>
Cc: Reverman, Joe <Joe.Reverman@louisvilleky.gov>; Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>; Liu, Emily <emily.liu@louisvilleky.gov>; cyounger@jeffersonpva.ky.gov <cyounger@jeffersonpva.ky.gov>; Tony Parrott <Tony.Parrott@louisvillemsd.org>; Fowler, Jason D. <Jason.Fowler@louisvilleky.gov>; Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>; Mike Fleitz <mike@fleitzinsurance.com>; Amy Holton Stewart <amystewart3718@gmail.com>
Subject: RE: 8713 3rd Street Road - Mini Storage Across from Windsor Forest

This is the parcel we are referencing. You are correct that it is the parcel that MSD sold to 3rd Street Ventures.



From: Brian Bingham <brian.bingham@louisvillemsd.org>

Sent: Friday, September 3, 2021 3:13 PM

To: Hopkins, Hollie <Hollie.Hopkins@louisvilleky.gov>; Powell, Brian <Brian.Powell@louisvilleky.gov>; Ferguson, Laura M. <Laura.Ferguson@louisvilleky.gov>; Fiechter, Travis J. <Travis.Fiechter@louisvilleky.gov>

Cc: Reverman, Joe <Joe.Reverman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>; Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>; Liu, Emily <emily.liu@louisvilleky.gov>; cyounger@jeffersonpva.ky.gov; Tony Parrott <Tony.Parrott@louisvillemsd.org>; Fowler, Jason D. <Jason.Fowler@louisvilleky.gov>; Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>; Mike Dennis Fleitz (mike@fleitzinsurance.com) <mike@fleitzinsurance.com>; Amy Holton Stewart <amystewart3718@gmail.com>

Subject: RE: 8713 3rd Street Road - Mini Storage Across from Windsor Forest

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Can someone forward the previous attachment or confirm which parcel it is referencing? I am assuming it is the parcel that MSD sold to Third Street Road Ventures, LLC located adjacent to 8713 to the northeast.

I have not located a copy of the deed or any information related to the history of the property.

If we are talking about the parcel I referenced above we would be happy to work with the County Attorney's Office to research this issue.

Sincerely,

Brian Bingham

Brian Bingham
MSD Chief Operations Officer
Louisville and Jefferson County MSD
502-540-6145 office

From: Hopkins, Hollie <Hollie.Hopkins@louisvilleky.gov>
Sent: Friday, September 3, 2021 3:02 PM
To: Brian Powell <brian.powell@louisvilleky.gov>; Ferguson, Laura M. <Laura.Ferguson@louisvilleky.gov>; Fiechter, Travis J. <Travis.Fiechter@louisvilleky.gov>
Cc: Joe Reverman <joe.reverman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>; Joe Haberman <joseph.haberman@louisvilleky.gov>; Emily Liu <emily.liu@louisvilleky.gov>; cyounger@jeffersonpva.ky.gov; Tony Parrott <Tony.Parrott@louisvillemtd.org>; Brian Bingham <brian.bingham@louisvillemtd.org>; Fowler, Jason D. <Jason.Fowler@louisvilleky.gov>; Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>; Mike Dennis Fleitz (mike@fleitzinsurance.com) <mike@fleitzinsurance.com>; Amy Holton Stewart <amystewart3718@gmail.com>
Subject: Re: 8713 3rd Street Road - Mini Storage Across from Windsor Forest

Brian -

Laura Ferguson and Travis Fiechter remain our primary property ACAs. I've added them to this email.

Hollie

On Sep 3, 2021, at 2:01 PM, Powell, Brian <Brian.Powell@louisvilleky.gov> wrote:

Thank you, Joe.

I do ask that we not only rely on the applicant and therefore ask that the County Attorney review this further by pulling the original deed when Mr. Peterson donated this property to Metro Louisville and what deed/use restrictions were placed upon the land at that time and how/if they were lost in future transfers.

Hollie & Jason,

I have added each of you to this email to ensure this requests gets to the property County Attorney.

Thanks to all for any assistance you can provide.

Thank you,

<Outlook-2bphdavv.png>

Brian Powell

Legislative Assistant
Councilwoman Amy Holton Stewart
District 25
601 West Jefferson St, 2nd floor

Louisville, KY 40202

Email: brian.powell@louisvilleky.gov

Office: (502) 574-1125

From: Reverman, Joe <Joe.Reverman@louisvilleky.gov>

Sent: Friday, September 3, 2021 1:51 PM

To: Powell, Brian <Brian.Powell@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>; Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>; Liu, Emily <emily.liu@louisvilleky.gov>; cyounger@jeffersonpva.ky.gov <cyounger@jeffersonpva.ky.gov>; Tony Parrott (Tony.Parrott@louisvillemsd.org) <tony.parrott@louisvillemsd.org>; Brian Bingham (brian.bingham@louisvillemsd.org) <brian.bingham@louisvillemsd.org>

Cc: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>; Mike "Dennis" Fleitz (mike@fleitzinsurance.com) <mike@fleitzinsurance.com>; Amy Holton Stewart <amystewart3718@gmail.com>

Subject: RE: 8713 3rd Street Road - Mini Storage Across from Windsor Forest

Thanks, Brian. This seems like something that the applicant needs to provide a reasonable explanation to us for the record. If necessary, we can have our County Attorney review the information provided. If there is still uncertainty about this issue by next Thursday, we will likely request LD&T to continue this case until it is resolved. The Planning Commission would not be the proper place to resolve this issue, but they should not be acting on a case if there is a reasonable assertion that the proposal is not viable.

We will ask the applicant to clear this up prior to next Thursday. If that is not possible, we will continue the case until it is resolved. If MSD has any relative information, please let us know.

If we do not have time to discuss this prior to next Thursday, we will ensure information is placed on the record to clear up this matter.

Joe Reverman

Planning & Design Services

From: Powell, Brian <Brian.Powell@louisvilleky.gov>

Sent: Friday, September 3, 2021 1:29 PM

To: Williams, Julia <Julia.Williams@louisvilleky.gov>; Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>; Reverman, Joe <Joe.Reverman@louisvilleky.gov>; Liu, Emily <emily.liu@louisvilleky.gov>; cyounger@jeffersonpva.ky.gov; Tony Parrott (Tony.Parrott@louisvillemsd.org) <tony.parrott@louisvillemsd.org>; Brian Bingham (brian.bingham@louisvillemsd.org) <brian.bingham@louisvillemsd.org>

Cc: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>; Mike "Dennis" Fleitz (mike@fleitzinsurance.com) <mike@fleitzinsurance.com>; Amy Holton Stewart <amystewart3718@gmail.com>

Subject: Re: 8713 3rd Street Road - Mini Storage Across from Windsor Forest

Importance: High

Thank you, Julia.

Emily, Joe & Joe,

CW Holton Stewart is requesting your assistance answering the two below questions regarding 8713 3rd Street Road prior to the 9/9/21 meeting of the Land Development & Transportation Committee.

Mr. Fleitz, the President of Windsor Forest, the neighborhood across the street from this proposed development has provided interesting information, stating:

"The area in green on the LOJIC map is a section of land that was donated to the city to be used only for a park if not left a green space. The way I understand it ,if it was used for anything else it would be reverted back to the Peterson family who it came from."

This needs to be clarified before this development proposal and zoning change is acted upon.

Collen, Tony & Brian,

Please see the below conversation regarding 8713 3rd Street Road. I am adding you to this request as well given Ms. Williams' recommendation to reach out to MSD and PVA to help answer these questions. Any assistance your office can provide prior to the 9/9/21 LD&T Committee at 1pm is most appreciated.

Thank you,

<image003.png>

Brian Powell

Legislative Assistant

Councilwoman Amy Holton Stewart

District 25

601 West Jefferson St, 2nd floor

Louisville, KY 40202

Email: brian.powell@louisvilleky.gov

Office: (502) 574-1125

From: Williams, Julia <Julia.Williams@louisvilleky.gov>

Sent: Friday, September 3, 2021 1:17 PM

To: Powell, Brian <Brian.Powell@louisvilleky.gov>

Subject: RE: 8713 3rd Street Road - Mini Storage Across from Windsor Forest

Those are really great questions for MSD and probably PVA. My knowledge of the sale and re-sale of property is limited to whatever I can see on LOJIC using the property report.

From: Powell, Brian <Brian.Powell@louisvilleky.gov>

Sent: Friday, September 3, 2021 1:04 PM

To: Mike Fleitz <mike@fleitzinsurance.com>; Williams, Julia <Julia.Williams@louisvilleky.gov>

Cc: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>

Subject: Re: 8713 3rd Street Road - Mini Storage Across from Windsor Forest

Julia,

1. What deed restrictions did Mr. Peterson place upon this property when he donated it to Metro Louisville? (Park space?)
2. How and when did Metro Louisville deed this to MSD?

Thank you,

<image002.png>

Brian Powell

Legislative Assistant
Councilwoman Amy Holton Stewart
District 25
601 West Jefferson St, 2nd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

From: Mike Fleitz <mike@fleitzinsurance.com>
Sent: Friday, September 3, 2021 12:54 PM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Powell, Brian <Brian.Powell@louisvilleky.gov>; Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>
Subject: Re: 8713 3rd Street Road - Mini Storage Across from Windsor Forest

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How did MSD become the owner and sell it, If this was part of the green space?

Mike

On Sep 3, 2021, at 12:47 PM, Williams, Julia <Julia.Williams@louisvilleky.gov> wrote:

MSD sold the property to the applicant.

From: Mike Fleitz <mike@fleitzinsurance.com>
Sent: Friday, September 3, 2021 12:44 PM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>; Powell, Brian <Brian.Powell@louisvilleky.gov>
Cc: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>
Subject: Re: 8713 3rd Street Road - Mini Storage Across from Windsor Forest

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Thank Julia, It appears as if the area you have on this map is showing part of the green area on the map I sent. That area was not to be sold.

From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Friday, September 3, 2021 12:41 PM
To: Mike Fleitz <mike@fleitzinsurance.com>; Powell, Brian <Brian.Powell@louisvilleky.gov>
Cc: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>
Subject: RE: 8713 3rd Street Road - Mini Storage Across from Windsor Forest

See the image below for the total mini-storage site:
<image001.jpg>

Your comments will be made part of the record for the change in zoning.
Thanks
Julia

Julia Williams, AICP
Planning Supervisor
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502.574.6942
<https://louisvilleky.gov/government/planning-design>
<image002.jpg>
<[image003.png](#)>
<image004.png>

Useful Links:

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Sign up to receive notices of developments in your Metro Council District:

<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

Review staff reports and supporting documents for a case:

<https://louisville.legistar.com/Calendar.aspx>

Look up case specific information by case number: [Click Here](#)



Please consider the environment before printing this email

From: Mike Fleitz <mike@fleitzinsurance.com>
Sent: Friday, September 3, 2021 12:29 PM
To: Powell, Brian <Brian.Powell@louisvilleky.gov>
Cc: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: Re: 8713 3rd Street Road - Mini Storage Across from Windsor Forest

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Brian, Would you check a few things on this proposed mini storage zoning?

The area in green on the LOJIC map is a section of land that was donated to the city to be used only for a park if not left a green space. The way I understand it ,if it was used for anything else it would be reverted back to the Peterson family who it came from.

I had a meeting a long time ago with then Mayor Abramson and Park mgr. Mr Heitz. Both of them acknowledged this land was indeed set aside for that purpose. The only reason nothing was done with it back then was the parks and Rec dept did not have money to do that it their budget. The suggestion back then from the Mayor was a soccer park.

I wanted to make sure that this proposed area is not infringing on the open space. Also, this is a low-lying area, and the mini warehouse would need to be built above the BFE and an extra board foot. Doing so would most likely create a flooding hazard for the green space.

I would also like to point out the area in front of the proposed area has a problem with accidents now and fatalities. Increase traffic coming in and out of this would create an unsafe situation for those people who live in Windsor Forest

If you have any questions, please contact me

Cell Phone 502-262-9859

D Michael Fleitz, ANFI
D M Fleitz & Associates, Inc
Insurance Agency
9811 3rd street road
Louisville, Ky 40272
502-935-5970
502-935-5176 fax
mike@fleitzinsurance.com

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From: Powell, Brian <Brian.Powell@louisvilleky.gov>
Sent: Thursday, September 2, 2021 11:17 AM
To: Mike Fleitz <mike@fleitzinsurance.com>
Cc: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: 8713 3rd Street Road - Mini Storage Across from Windsor Forest

Mike,

Please see the attachments regarding 8713 3rd Street Road, a proposal for a zoning change from R-4 to C-2 with a conditional use permit for Mini-Storage. This case is scheduled to be discussed at the 9/9/21 meeting of the Land Development & Transportation Committee of the Planning Commission. This meeting is accessible via Webex for any of your neighbors that may be interest in attending and providing their thoughts and concerns to the committee.

Meeting Link:

<https://louisvilleky.webex.com/louisvilleky/j.php?MTID=ee137f6240c7a3aed5286afebd9c03066>

Event Number: 2307 750 7222

Event Password: LDT090921

Join by phone Call in from a mobile device (attendees only) +1-415-655-0001 US Toll

Access Code: 2307 750 7222

Anyone wishing to speak in support, opposition, or as other for any case are encouraged to pre-register by completing the

Public Hearing Speakers Request form available at the following link:

<https://louisvilleky.gov/planning-design/forms/louisville-metro-planning-design-services-public-hearing-speakers-request>

Should anyone wish to submit written comments in advance of the committee please ensure they are sent by 12pm on Tuesday, 9/7/21 to:

Julia Williams at julia.williams@louisvilleky.gov

I would appreciate any assistance you can provide to get this information out to your neighborhood. Please feel free to forward this email and attachments directly.

Because this is a request to change zoning of the land from R-4 to C-2 it will require Metro Council approval but that will only occur if it is approved at the Planning Commission level.

When Metro Council reviews the zoning we cannot accept any new testimony or constituent concerns. It is imperative if any neighbors wish to oppose this development that they speak at the Land Development & Transportation Committee on 9/9/21 and any subsequent meetings of the Planning Commission taking a final vote for the rezoning before it heads to the Louisville Metro Council.

Should anyone have additional questions or concerns, please have your neighbors call us at 574-1125 or email Amy directly at Amy.HoltonStewart@louisvilleky.gov.

Thank you,

<image005.png>

Brian Powell

Legislative Assistant
Councilwoman Amy Holton Stewart
District 25
601 West Jefferson St, 2nd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

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