

Elmer, Linda

From: D'Amato, Michael
Sent: Monday, July 09, 2007 5:06 PM
To: Elmer, Linda
Subject: FW: Proposed Zoning Change for Rivanna Project

for file

Alderman Michael S. D'Amato
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From: RFHOBBS@aol.com [mailto:RFHOBBS@aol.com]
Sent: Sunday, July 08, 2007 2:35 PM
To: Hines Jr., Willie; Bauman, Robert; Bohl, James; D'Amato, Michael; Davis Sr., Joe; Donovan, Robert; Dudzik, Joseph; Hamilton, Ashanti; Murphy, Michael; Puente, Robert; Wade, Willie; Witkowski, Terry; Zielinski, Tony
Subject: Proposed Zoning Change for Rivanna Project

Dear President Hines and Common Council Members,

I oppose the rezoning being requested for the Rivianna project at 236 S Water Street. I am a resident and board member of the Condominium Association of Marine Terminal Lofts at 311 E Erie Street. I am also a member of the Milwaukee River Residents Group. While both organizations are opposed to the rezoning of this project, I am writing this individually as a concerned citizen.

I don't oppose development and I am not taking this position because of self interest. Rather, I am concerned about the precedent being set with this rezoning request. There are two key issues at play here. First, what are the conditions under which a property should be rezoned? Second, if a property is to be rezoned, does that event fall within some vision and master plan for the area? If those questions aren't carefully answered prior to a rezoning action, individuals will be reluctant to invest in residential real estate in the City of Milwaukee.

In the case of Rivianna, the ZND has answered the first question in the 4-1 approval of the rezoning request. They're saying that the criteria for a rezoning is to give a developer whatever he wants, as long as he isn't requesting TIF money. One member went on to point out that we can expect that the ZND will approve rezoning for these huge buildings all the way down the river. With that threat hanging out there, why would anybody invest in residential real estate in the adjacent neighborhoods?

With the exception of one member, the ZND would not address the second question (lack of vision and lack of master plan).

All that I am asking is that you develop a comprehensive plan before allowing "one off" buildings to be constructed haphazardly right in the middle of this very valuable and important downtown redevelopment area. If you approve this type of rezoning, the City will lose its credibility and prospective buyers of downtown condos will be reluctant to invest in the area.

Thank you.

7/10/2007

Dick Hobbs, CPA

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