

Presentation to CPC with regard to the location of a
Public / Private Proposal for a Prospective Dormitory

After a number of meetings with University Officials and Officers from The Foundation the members of the 3rd District Neighborhood Association, sadly have to appear before you today to object to this project.

We are objecting to this building not because we are opposed to the growth of the University, but we have to object to this particular building for the following reasons. This is the wrong building in the wrong place.

Let me postulate that instead of a prospective dormitory, you were considering a condominium project. You would likely deny this application because the building would be encroaching on the doorstep of one of the most pristine pieces of riverside properties within the city limits. You would deny it because of the precedent it would set for future applications for development along the river corridor. You would deny it because of the public outcry it would create. Yet in some ways, condos would be better for the neighborhood.

The private development would be taxed at the normal full rate. The dorm building will not.

The residents would become full members of the community, who would be interested in the future of our community. The students are here for a short time and have no commitment to the area.

The developer of a private project could be held responsible for infrastructure (traffic controls, sidewalks, curbing, signage etc....). It seems that the taxpayers of an already over stressed tax base will pick up the bill for this project.

A building of this size that would be offered as condominiums would hold less than half the people than are proposed as a dormitory (Over & 700). The density of the Dorm will double the population of the neighborhood in which it is located.

But, you are not considering the application of a developer who wants to build a private condominium project. You are looking at a dormitory for seven hundred students, who will be joining the several hundred students from the River View and Kenilworth Building, as temporary residents in this neighborhood. This would be in addition to the mass of students who live in private housing in the Area. In spite of this massive proposed change in the neighborhood demography, the University and The Foundation have refused to assure us that they will not pursue future projects in this area.

This building will create a new dynamic in the law enforcement coverage, traffic patterns and retail pressure. We do not feel that the issues the dorm could create have been considered in enough detail. There needs to be more attention paid to the needs and desires of the neighborhood.

submitted by Joe Klein

July 30, 2008

To Whom It May Concern:

I am writing this letter in regard to Kenilworth Square, the UWM student housing property located on Kenilworth Place and Prospect Avenue.

My name is Peter Panos and I am the owner of the 24-hour eastside restaurant Ma Fischer's, located less than a block away on Farwell Avenue. Since the development of Kenilworth Square in 2006, the neighborhood surrounding the property has become vibrant with business and city life. The area is active both day and night, resulting in an area that is much safer with a strong community and student presence.

Since the development of Kenilworth Square, my business has increased over 40 percent in the past few years. It is clear that the increased business at Ma Fischer's is a direct result of the university housing developments in the area.

I would urge other Milwaukee business owners and community leaders to consider the positive impact student housing can have on neighborhood residential and commercial business. My experience has been positive and I continue to appreciate the respect and business my restaurant receives from all of my customers.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Panos', with a long horizontal flourish extending to the right.

Peter Panos
Owner, Ma Fischer's Restaurant

To: CPC, ZND, Common Council and Mayor

From: Pamela Frautschi, 2430 E. Newberry Blvd, 53211

Date: December 6, 2008

Dear Representatives of the City of Milwaukee,

I acknowledge with appreciation that the Hometown dorm design is well thought out and attractive, and that UWM and the Mandel group shared it very well with the community.

It is, however, the City's duty through its Commissions, Committees, Common Council and Mayor to protect and preserve our natural resources and long-established residential areas.

With the City's Budget problems at hand, with instability increasing on the Eastside, and with the special considerations necessary for our River Corridor, it's necessary that you table this proposal until:

1. its taxbase and tax advantage to the City is established,
2. its sizable density is established as reasonable and manageable and accompanied by an Agreement that no more dorms will be placed in the neighborhoods including Riverside Park, Greenwich, Riverwest, Murray Hill, Cambridge Woods, Mariners, Prospect Avenue, and WaterTower, and
3. that protection and enhancement of the river corridor is assured.

UWM's Kenwood Campus outgrew its classroom and dorm capacity years ago. Problems linked with absentee landlords and abusive students have destabilized these neighborhoods bringing them to the current tipping point. Until the UW System passes Chapter 17 application to these neighborhoods through legislative action, and controls or caps UWM Kenwood Campus enrollment dissipating their need to press these neighborhoods year after year for more dorm and classroom space in the City's high tax residential homes areas, you need to act responsibly in behalf of your established citizenry.

Table this proposal until resolutions and/or accompanying agreements on those matters are attained.