

May 9, 2007

City of Milwaukee Plan Commission
809 N. Broadway
Milwaukee, WI 53202

Honorable City Plan Commissioners:

I wish to register my opposition to legislative files #070034 and #061440.

The reasons that the DPD (#070034) should be denied are:

- Opposition from the Wisconsin Historical Society to the adverse effect on two historic districts.
- Opposition from the National Trust for Historic Preservation to the adverse effect on two historic districts
- The Water Tower Landmark Trust neighborhood association voted unanimously in favor of supporting the National Trust for Historic Preservation and the Wisconsin Historical Society opposition letters.
- There has been no in-depth presentation to the public of the Detailed Plan Development, and the plan seems to continue to change.
- Not one neighborhood association approved of the Downer Avenue Master Plan based largely on opposition to the plan for the municipal lot on Downer Avenue.
- The removal of the POPCORN WAGON was NOT approved in the GPD.

The reasons that the sale of municipal land on Downer Avenue (#061440) to New Land Enterprises and Van Buren Management should be denied:

- There should not be a monopoly landlord owning most of Downer Avenue. It gives too much power to one as we experienced with the previous owner.
- New Land Enterprises has demonstrated that they are not proficient at filling storefront and retail spaces. Not one additional space has been leased by NLE in the 10 months that NLE has owned property on Downer Avenue.
- NLE intends to add retail space to a street that already has too many empty spaces. These spaces are in addition to Kenilworth, Sterling, and others in the neighborhood.
- There has been no resolution to the lawsuit brought by the Highbridge condo owners association against New Land Enterprises. Highbridge is a NLE detail planned development.

Thank you for your consideration.

Sincerely,

Barbara Wuest
Barbara Wuest
2628 N. Summit Ave
53211

*There must be
a way to keep
the surface
parking, the
green space (+ tree)
& popcorn wagon
at Belmont &
Downer.*