



WELCOME TO POSSIBILITY

OFFICERS

Adam E. Witkov
Chair

Noah A. Fenceroy
Vice-Chair

Randy Nelson
Treasurer

Jill Goldstein
Secretary

DIRECTORS

Paul Bernstein, MD
Sharon Canter
Rory Dunn
Kevin Geary
Michael L. Lappin
Marlene Lauwasser
Jason Levin
Scott Luber
Marjorie Rucker
Jason Steigman
Herb Zien

IMMEDIATE PAST CHAIR
Olga Vaynshtok

PRESIDENT/CEO
John A. Yopps

To: Whom It May Concern

From: John Yopps, President / CEO, Jewish Family Services, Inc. 

Date: June 26, 2023

Re: File No. 230044, 1st Amendment to Detailed Planned Development known as "Nova", 1237 N Van Buren St, Milwaukee Wi, 53202. An ordinance relating to the 1st Amendment to the Detailed Planned Development, DPD, known as Nova to add Commercial Hotel as a permitted use within the previously approved mixed-use residential building located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.

Jewish Family Services (JFS) is a social services agency. We provide a variety of services including case management, social services and mental health services at 1300 N. Jackson St.

Our parking and premises are for use by our staff, guests, board members and the clients who use our outpatient mental health clinic and other services. Those we serve include seniors, individuals, families, children and persons with disabilities.

Concerns include:

- We are concerned about unauthorized use of our lot for parking, loading/unloading, etc., and increased traffic hazards in general. This has already been a problem over the course of construction – despite NOVA's representations and agreements otherwise.
- There is potential for trespassing, lost use of available parking spaces, damage to authorized vehicles, and increased liability to JFS if unauthorized individuals/vehicles are on JFS property.
- We have safety and security concerns for JFS property, our staff and clients, and that an increased number of individuals, groups, etc. coming and going for short terms will lead to loitering, littering, property damage, etc.
- JFS is concerned we will have to spend time and money policing our lot and property and that this is expensive, time consuming, and reactive.
- JFS believes we will need parking gates, and could incur other expenses, potentially security, to deter and address the above, which JFS is still analyzing.
- When this development was originally proposed, it was as an apartment, which JFS was supportive of – not as a hotel

JFS is a partner agency of the
Milwaukee Jewish Federation
& a beneficiary of the United Way.



MILWAUKEE
JEWISH FEDERATION



Greater Milwaukee
& Waukesha County

We hope these concerns will be remedied through further discussion.