

## Lee, Chris

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**From:** Dimitrijevic, Marina  
**Sent:** Monday, September 12, 2022 2:29 PM  
**To:** Jane Strykowski; Leichtling, Samuel; Lee, Chris; Cervantes, Amanda  
**Cc:** Murphy, Michael (Alderman); Bauman, Robert; Perez, Jose; Stamper II, Russell  
**Subject:** Re: Zoning Meeting on September 13, 2022

Thank you for sharing this with our office. We are also sharing it with DCD and District 3.

~Marina

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**Marina Dimitrijevic**  
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On Sep 11, 2022, at 3:32 PM, Jane Strykowski <jmt.strykowski@gmail.com> wrote:

Some people who received this message don't often get email from jmt.strykowski@gmail.com. [Learn why this is important](#)

Dear Alderman Murphy, Bauman, Dimitrijevic, Perez and Stamper:

I am writing as an Eastside neighbor objecting to the spot zoning of the 55-unit apartment building on the 2600 block of North Hackett Avenue.

I understand the idea of increasing density in a desirable city neighborhood such as mine. (I read former mayor John Norquist's "The Wealth of Cities" from cover-to-cover.) What I don't understand is why the city would want to increase a property zoned for RM3 all the way up 3 levels to RM6. Surely a development more appropriately sized for this small, one-way block would still be a net gain in tax dollars for the City of Milwaukee and would preserve some of the green space and save some of the over 100-year-old trees currently on the lot.

I object to yet ANOTHER underutilized market-rate apartment building. Before I (recently) retired as an RN, I worked with a 20-something co-worker who told me that she and her friends have given up the idea of ever owning property. What kind of citizens do young people make when they have no real stake in their neighborhoods? It is just plain wrong to deny the next generations the option to own affordable housing units.

I do not understand the lack of any actual "city planning" when it comes to new construction in this city. The city behaves as though they are so desperate for tax dollars that they will say "yes" to any project brought forward by developers. The total lack of seeking (or welcoming) input from concerned, invested citizens (other than what is minimally required under law) baffles me. We live our daily lives here and pay our property taxes. We have an affection for and care-taking responsibility for the historic buildings we live in. When this small block was originally conceived of in the early 1900's, the city planners never envisioned a building of these proportions being placed in this spot. (Nor did they foresee the car culture that would follow.)

Why isn't the city fighting for the kind of developments we really need? This site on Hackett could be used for several owner-occupied buildings sized like the vintage apartment buildings across the street. The condominium units could be 1,000 to 1,500 square feet in size and affordable for middle-income people. (I lived in a 900 square foot, 2 bedroom vintage apartment-turned condo on Prospect Avenue comfortably for 10 years.) The whole process is "bass-ackwards" as my grandfather used to say. The city officials should be telling the developers what its goals are—taking charge of the conversation. The federal government has not done this effectively, so it is up to the individual cities. (I believe democracy is felt most strongly at the local levels anyway.)

You are elected officials, and as such should be more attuned to the needs of your constituents. We love our historic neighborhood and wish to retain its character as much as possible. A 55-unit market-rate apartment will not accomplish this. A more modest, perhaps owner-occupied project would be more appropriate. (What works on Prospect Avenue is not transferable to our petite Hackett Avenue site.) This over-building on small, congested city streets is a terrible precedent. Please vote against this! You are our last chance to alter the course of this particular construction project.

Thank you for your attention.

Sincerely,

Joan M. Strykowski  
2633 N. Hackett Avenue #D  
Milwaukee, WI 53211

Sent from [Mail](#) for Windows

