

## Koster, Vanessa

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**From:** Jayne Holland [jaynehs@yahoo.com]  
**Sent:** Saturday, April 21, 2007 12:09 AM  
**To:** planadmin  
**Cc:** Mayor Tom Barrett; Chip.Brown@wisconsinhistory.org; Jim.Draeger@wisconsinhistory.org; d.hice@sentinelfc.com; dawnhmcc@aol.com; DSchlieman@aol.com; theakovac@sbcglobal.net; dfelber@execpc.com; genell\_scheurell@nthp.org  
**Subject:** Regarding File #070034 - North Downer Ave Detailed Plan Development

April 20, 2007

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

RE: Downer Avenue Redevelopment Zoning Change, Phase I

Dear City Plan Commissioners:

I am writing you as a resident of the North Downer Ave community. I would like to express strong opposition to the Detailed Plan Development proposed at 2574-90 North Downer Avenue.

I strongly agree with the statements made to you in an earlier letter from the National Trust For Historic Preservation and quoted below:

"Historic sites such as the Downer Avenue Commercial District and the North Point Historic District play an important role in the understanding of our collective history, and can enrich our appreciation of historic neighborhoods. We are concerned that the 5-story parking garage proposed for the City of Milwaukee property at 2574-90 North Downer Avenue will have an adverse impact on both of these historic districts. The design and materials of the proposed development are entirely inappropriate for a historic district and its size is vastly out of scale for the pedestrian-friendly commercial area and residential neighborhoods on which it will intrude.

Simply put, a 5-story parking garage is not the right use for this site. The Downer Avenue Historic Commercial District, mostly comprised of two- and three-story commercial buildings built from 1903-1936, and the small scale residential homes closest to the Downer Avenue commercial district in the nearby North Point Historic District, will be overwhelmed by this development. One of the residences will be within 3 feet of the rear of the proposed new garage and will be dwarfed by this behemoth structure, drastically reducing its livability as sunlight is blocked and window views obscured.

We have reviewed several of the other submissions put forward in response to an RFP issued for the parcel, many of which are more appropriate for the site and would have much less of a negative impact on the surrounding neighborhoods."

As a resident of this neighborhood and community, I respectfully request that you, as members of the Plan Commission, turn down the parking garage proposal for this site and demand new construction of higher quality design and compatibility that befits two of Milwaukee's finest historic neighborhoods.

Thank you,

Jayne Holland  
2736 North Downer Ave  
phone: 414-704-6139

## Koster, Vanessa

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**From:** delia kovac [deliakovac@yahoo.com]  
**Sent:** Saturday, April 21, 2007 12:25 AM  
**To:** planadmin  
**Subject:** Objections to Gohkman Plans for Downer Avenue (file #070034)

To Whom It May Concern on the City Planning  
Commission:

I am writing this letter to object unequivocally the Detailed Plan Development zoning change and 5-story parking structure with retail space proposed by New Land Enterprises (owner, Boris Gohkman) for the city land at 2574 N. Downer ( the popcorn wagon corner at Downer and Belleview).

I also object to the sale of the land to New Land Enterprises.

This building project will harm and destroy the delicate balance of the Downer Avenue Neighborhood. I have seen the plans for this project and I am horrified that there has been no steps taken to integrate the building into the surrounding historic structures. The reason that Downer avenue is a special place is that it retains an authentic "Main Street" atmosphere. This building development will do great harm and irrevocable damage to the unique character of this neighborhood.

I grew up in the 2600 block of Belleview Ave. My house was always the gathering place for my school friend because of its proximity to the businesses and open spaces of Downer Avenue. I cannot imagine this unattractive, inappropriate building so prominently placed in this neighborhood. I join with the current residents of the Downer Avenue neighborhood demand that it be completely rejected and nullified.

Please hear the calls of the residents of the Downer Avenue. Responsible integrated development is possible, effective and a worthwhile investment. The Gohkman plan is undesirable for a myriad of reasons the most blatant being it is plain wrong for this neighborhood. These plans do not deserve a zoning change. The City of Milwaukee deserves distinctive gathering places, the Downer Avenue Neighborhood deserves better.

Please support responsible development and reject the proposed Gohkman plan.

Sincerely:

Delia Kovac

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