

**From:** Denise Schmitt [mailto:deniseandtom@netzero.net]

**Sent:** Thursday, April 19, 2007 11:37 AM

**To:** planadmin

**Subject:** File #070034, Downer Ave Redevelopment Zoning Change, Phase I

Dear Administrators,

I am strongly apposed to the sale of land on Downer Ave to New Land Enterprises because:

1) NLE's detailed proposal is a complete disregard for the residents of 3623 E. Belleview Pl. Peter and Thea Kovac have lived in their home for over 30 years, paying taxes to the City of Milwaukee. They have also been loyal patrons of the Shops on Downer. The five story parking structure proposed would encroach on their land to the point of destroying their building and becoming a definite health hazard to the Kovac's and the people shopping and living in the area.

2) The design materials proposed and style of design are not in keeping with the National Trust for Historic Preservation. In other words their proposal is destroying an established Historic Neighborhood which are treasures of our city.

3) NLE is planning to eliminate Green Space which has been a buffer between the residential and Commercial aspects of this neighborhood. The historians and fellow residents and patrons of Downer Ave, set up the green space for socialization with family safety in mind. The buildings are not too tall. The Popcorn stand builds family bonds. It was well planned out and still is.

I suggest we look at cities like Galena, Illinois, Mineral Point and Lake Geneva, Wisconsin as an example of what can be done with the area of Downer Ave on smaller scale. They use the buildings they have, it has a quaintness, shopping is thriving. Bed and Breakfasts take care of tourists. These cities valued the Historic quality of their area. They don't have to plug up the streets with Heavy Construction. National Historic Preservation Money is used.

I vote NO to selling Downer Ave to New Land Enterprises!

Denise R. Schmitt