

From: Bohl, James  
Sent: Saturday, March 29, 2014 6:46 PM  
To: Anthony Hetchler  
Cc: Lee, Chris  
Subject: Re: Dover Street School Proposal

Will ensure this makes its way into the record. Thanks, jb

Sent from my iPad

On Mar 29, 2014, at 12:25 PM, "Anthony Hetchler" <aphetchler@me.com> wrote:  
Dear Alderman Bohl:

I am a resident of the Bayview community and live at the corner of Howell and Dover Streets. Please allow me to comment on the proposed re-zoning of the Dover Street School property to permit the development of a large apartment community on the site.

In short, I vigorously oppose the plan outlined tonight for the following reasons:

- 1) The development calls for too many units for this area. We are a neighborhood of bungalows and duplexes, not 100 unit apartment buildings.
- 2) The traffic/parking issues will significantly alter the quality of life in this quiet residential area
- 3) While the plan to market to teachers is laudable, there is insufficient guarantee that the project will be successful and not end up being another "generic" apartment complex managed by absentee landlords.
- 4) The "Phase II" plans were vague about key pieces of information including, but not limited to, sources of funding, detailed building elevation drawings, development timelines, etc. I am not willing to support a project until I know exactly what is being built in my back yard.
- 5) There was no mention of architectural contextualism to make sure that a new building fits into the existing neighborhood.

I attended the community meeting on March 24, 2014. As the meeting progressed, I noticed several trends among those who supported or opposed the project.

**Supporters:** For the most part, all had something to gain from the project personally (their child attends St. Lukas, they owned business that would benefit by having a high density housing development nearby, they wanted to live in the "hot" neighborhood of Bayview and can't afford to do so currently). It was interesting to note that almost none of the supporters lived in the immediate vicinity of the proposed project.

**Opposition:** The people who own homes in the immediate adjacent area — they bought homes here because of the unique "small village" feel of Bayview. They deal with the existing challenges of urban living because of the quality of life here. They are making investment in their homes and are committed to strengthening Bayview, but not at the expense of the unique character of the neighborhood that drew them here in the first place.

Please don't allow a vocal minority of non-residents profit at the expense of me and my neighbors. I urge you to reject this zoning proposal.

Please feel free to contact me via email or by telephone at 414-791-4564 if I can be of any service.

Best Regards,  
Anthony Hetchler  
2614 S. Howell Avenue  
Bayview