

From: [Williams, Terri](#)
To: [kkuschel](#); [Dimitrijevic, Marina](#); [SoutheastSidePlan](#)
Subject: Re: Support for Austin Commons
Date: Monday, May 4, 2026 11:03:15 AM
Attachments: [Outlook-ow1izqmd.png](#)

Thanks! Sharing with DCD here. There is a RACM meeting coming up.



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From: Kevin Kuschel <kkuschel@gmail.com>
Sent: Thursday, April 30, 2026 4:50 PM
To: Dimitrijevic, Marina <Marina@milwaukee.gov>; Williams, Terri <Terri.Williams@milwaukee.gov>
Subject: Support for Austin Commons

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Good afternoon, Ald. Dimitrijevic,

I wanted to begin by thanking you for providing an additional meeting to discuss the Austin Commons proposal. I am writing to follow up on the comments that I provided you at yesterday's meeting regarding the proposed development.

I currently live at 322 East Lincoln Avenue, and I am incredibly fortunate to own my home. I personally am excited to see so much development and proposed developments near me. On a personal level, I am happy to know that I will soon have new neighbors, and I am hoping that they will be from diverse socioeconomic backgrounds. As you may recall from our conversation yesterday, this house has been with my family for a little over 40 years, and I was literally born in my living room, as was my brother. I recall a time when I had more Latino neighbors, and it also felt more economically diverse than it currently does. I fundamentally believe that our neighborhood, our city, and even our country is stronger when we are surrounded by folks from different backgrounds, and I find comfort in the fact that the Corliss development will bring more diversity to a heavily segregated city. I am hoping that the Austin Commons proposal will as well.

Additionally, the proposed development will make far more efficient use of land that is currently zoned for multifamily. The three houses that are currently there look like they will eventually need to be torn down, as they have been sitting there for what feels like a few years now in various states of disrepair. In a city and a country that is currently facing housing shortages, it seems almost irresponsible and shameful to propose that the multi-family zoned land be used exclusively for single-family homes. We know that there is a housing shortage

currently affecting our city, and the development of new housing units is not keeping with the demand. If we are truly intending to grow as a city, then the Bay View neighborhood has the responsibility to help the city grow, and to do it responsibly. I believe that the developer has presented a strong case for this in the Austin Commons proposal with their rent schedule based on AMI. This is not just for Bay View; it's for Milwaukee as a whole. What's more, this plan is very much in line with both the recently passed Bay View Plan (2023) and the Housing Element (2025). Both had record public input, and this is what we said we wanted for both our neighborhood and our city.

In regards to the Bay View Plan, one of the areas that was stressed as desirable was increased transit-oriented development. There are three major bus lines within 1 block of this proposed development, making this proposal less likely to need as much parking. I appreciate that Austin and some of the surrounding streets will now have double parking. However, the proposed development will have ample parking, with 1 parking space per unit. Bay View is unique compared to most other neighborhoods in Milwaukee in that it is very walkable and well-connected by transit. Personally, I have lived here both with and without a car. While my car has been useful, the majority of the trips I take are by bus due to how convenient and useful it is. I have also known many people and even some families here in Milwaukee who are not as affluent and do not own a car. Based on the rent schedule of this proposal, some of the new tenants may not even require the parking spot their unit would arguably have.

To conclude, I wanted to say that I am in support of the proposed Austin Commons development. I am excited to see new neighbors and hope that we can use these new developments to increase our diversity rather than our segregation. I also believe that there is a great need for more housing units in our city, and 100 units is far more than just the three that currently exist in vacancy. This is exactly what we decided as a community with our public input in the Bay View plan and the Housing Element. Also tied to the Bay View Plan is that this is ideal transit-oriented development, helping our city become less dependent on cars in the long run and supporting our current transit system.

I hope that you will consider these comments as you make your decision.

Regards,

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P.S. My cousin Paola sends her regards to you as well! She just obtained her German citizenship today and is very excited about it.