

From: [Huertas, Edwin](#)
To: [Rachel Zembrowski](#)
Cc: [Murphy, Michael \(Alderman\)](#); [Bohl, James](#); [Rainey, Khalif](#); [Morton, Sherman](#); [Reiss, Tess](#); [Lee, Chris](#)
Subject: RE: Vieau Place Project
Date: Friday, December 02, 2016 2:14:40 PM

Good afternoon Ms. Zembrowski,

I have copied Aldermen Bohl and Rainey on this email, as they are ZND Chair and Co-Chair (respectively). If this item goes to committee, then Alderman Murphy will vote on it in Council.

Thank you.

-Edwin

Edwin Huertas

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From: Rachel Zembrowski [mailto:rrzembrowski@gmail.com]

Sent: Friday, December 02, 2016 1:47 PM

To: Murphy, Michael (Alderman)

Subject: Vieau Place Project

Dear Alderman Murphy:

We have learned that Cardinal Capital Management, a for-profit company, along with Journey House has plans to build up to 40 low-income apartment units between two buildings at 24th and Mineral Streets and 24th Street and Vieau Place. As a member of the Committee for Zoning, Neighborhoods, and Development, we want you to know that, as long-time residents of 24th street, we are totally against this plan as too massive for this small area. Our objections include:

That large an increase in the number of residents will cause an increase in the level of crime in the area. Although Cardinal Capital Management has promised to screen tenants and evict troublemakers, screening cannot foresee the problems that can be caused by friends or relatives of those tenants and we all know that evictions can take up to eight months during

which time we will still have to live with the problems they are causing. With potentially 100-plus residents to “manage”, that could make for a substantial increase in crime. Also consider that Cardinal Capital Management manages many units in the metropolitan area, so it is very possible that we will not receive the attention they have promised.

Parking problems caused by that many potential new drivers in the area. The plans for this housing include underground parking and a surface lot, but don’t even include enough spaces for one car per unit. If you have more than one driver in each of those units, we could be talking potentially 50 or more vehicles now vying for the street parking that is inadequate for current residents. In this neighborhood, if you get home after 6pm, you can plan on parking a block away from your residence. If you add 50 more vehicles, it will make parking impossible, especially in winter. With the surface parking they discuss in their plans, any location for this would undermine the integrity and functionality of the neighborhood, whether they expect to tear down homes around these parcels, or close off much needed parking in an already parking-starved neighborhood.

Traffic through the neighborhood. With all of the foot traffic in the area, much of which is children and parents going to and from school, the increase in traffic will cause serious problems for everyone involved. 27th St. and 16th St. are already very busy much of the day.

Concerns over the integrity of the infrastructure. This is a zoned residential area and the sewer, water and electric were no doubt built to handle a much smaller number than the additional 40 units planned. With 50 to 100-plus additional residents all showering, washing clothes and dishes, flushing toilets and using tremendous amounts of electricity, especially during the summer when air conditioning is at peak, and winter when the heaters are going constantly, will the current pipes and lines be able to handle it or will we see sewer overflows and backups into basements and power outages that come with such an increase in usage?

Lack of grocery stores. Contrary to what Journey House representatives stated at their first community meeting, there are no adequate grocery vendors within walking distance, the nearest being almost a mile away. Carrying groceries and possibly children that far is not realistic. Taking groceries and children on the bus is not realistic either.

We are a working-class neighborhood, made up of mostly owner-occupied homes. Right now, our crime level is reasonably low and people work together for the good of the neighborhood. But, our neighborhood is fragile. An influx of residents the size that will fill up to 40 1-, 2- and 3-bedroom units will drastically change the dynamic. Every study and report we’ve read says that in transitional neighborhoods like ours, the way to improve the quality of life is to decrease the population density and increase owner occupancy. Please don’t increase it by up to three times the residents we have living here now.

We understand that the city does not want to leave those lots empty. We were hoping for a community center where the kids and teenagers in the area would have supervised indoor recreation when they can’t use the park, or a community garden to help bring nutritious food to residents who need it. At least limit the number of housing units to the current zoning rules. Put up duplexes like were built on 23rd and Greenfield or 25th and National, or a couple of four families like on the corner of 24th and Scott. But please, do NOT allow 40 more units to potentially triple our population density. That would be a recipe for disaster.

With all of this in mind, we can only conclude that there is no benefit for the people and the

community that already live here. It is difficult to believe that there are no parcels of land in other areas of Milwaukee that are better suited for a project of this scope and magnitude. This project should be moved to an area that would benefit from this sort of housing and would be able to sustain such a dramatic increase in population.

Thank you for your time and consideration.

Elizabeth and Rachel Zembrowski

24th Street

Wisconsin 53204

Sincerely,
William,

1101 South

Milwaukee,