

Georgetown Condominium Association
2641-2649 N. Hackett Ave.
Milwaukee, WI 53211

February 8, 2008

Commissioners
City Plan Commission
808 N. Broadway
Milwaukee, WI 53202

Dear Commissioners,

As President of the Georgetown Condominium Association, 2641 N. Hackett Ave., I am writing on behalf of most of the fourteen owners to express our concerns about the plans for the Mulkern Building, which is adjacent to our property, directly to the west. These concerns revolve primarily around its height, the added congestion and parking problems on the streets, and the lack of space for garbage and deliveries.

We wish to point out first of all to the Commission that our building and the building to the south of us on Hackett are condominiums—not apartment buildings. We believe the net result of this development, intended to increase the City tax base, will come at the expense of current property tax-paying owners whose property values will decrease.

While clearly the existing Mulkern Building needs work, having been neglected by the previous owner, we believe the planned four story addition to the building is too large for the site. Its size will result in more traffic and congestion in the area. There is no allowance for off-street deliveries to the offices. This will further impact the incredible congestion at the corner of Park and Downer, especially along Park St., which is narrow and down to one lane in the winter.

Further, the alley behind the building is already crowded with garbage dumpsters. There is no extra space allocated to place more dumpsters for the office, medical and other waste that the new building will generate. We feel we are being boxed in, losing our west light and airspace and also having an even more unsightly back alley to view from our units. And inevitably there will be more noisy, early morning garbage pick-ups from the additional dumpsters what will be needed.

Most of us park in the existing parking garage on the second floor, which will be removed. This will require us to relocate to the street and further congest the area, or pay more to park further away from our building--should parking be offered to us in the building across from the Downer Theater at a reasonable cost and with reasonable conditions. Parking is an issue seven days a week due to the high impact of church-goers

driving over on the weekend to attend services at the churches across the street on Hackett.

In summary, we believe this is an over-development which will reduce the value of our condominiums that include west-facing, outside porches that will no longer have any light or view, and will no longer have any privacy.

The Mulkern Building, like the other buildings being proposed and built on Downer and Stowell, is not of appropriate scale and not in keeping with our historic and beautiful residential neighborhood. It will reduce the value and livability of our walkable neighborhood, which is already under great stress. While we appreciate the small greenspace that is included in the Mulkern plan, this will not compensate for all the other losses we will experience.

Thank you for your consideration of our concerns.

Sincerely,

Catherine Miller, President