

Lee, Chris

From: Cervantes, Amanda
Sent: Monday, September 12, 2022 2:34 PM
To: Lee, Chris
Subject: FW: Neighborhood Opinion: Keep Our Neighborhood's Aesthetics
Attachments: Neighborhood Opinion PDF.pdf

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From: Dimitrijevic, Marina <Marina@milwaukee.gov>
Sent: Thursday, September 8, 2022 9:07 AM
To: Kay Wosewick <kwosewick@wi.rr.com>; Leichtling, Samuel <Samuel.Leichtling@milwaukee.gov>; Williams, Terri <Terri.Williams@milwaukee.gov>; Cervantes, Amanda <Amanda.Cervantes@milwaukee.gov>
Subject: Re: Neighborhood Opinion: Keep Our Neighborhood's Aesthetics

Thank you for sharing this with our office. We are also sharing it with DCD and District 3.

~Marina

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Marina Dimitrijevic
Alderwoman | 14th District

Chairwoman, Finance and Personnel
Committee

She/Her/Hers/Ella

Hablo Español

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On Sep 7, 2022, at 9:05 PM, Kay Wosewick <kwosewick@wi.rr.com> wrote:

You don't often get email from kwosewick@wi.rr.com. [Learn why this is important](#)

Dear Alderman Dimitrijevic,

The opinions expressed in the attached document represent roughly 50 Hackett and Summit Avenue residents. We ask that you carefully read it, and think about the issues we raise with an open mind and an open heart.

Gratefully yours,
Hackett and Summit Neighbors

KEEP OUR NEIGHBORHOOD'S AESTHETICS

The Proposed Apartment Building is Too Big

The modern-looking, 55-unit apartment complex will not only visually dominate an otherwise historic walk to the heart of the Downer Avenue Business District, but it will double, triple, and possibly quadruple the block's population and traffic, reduce public safety, and reduce parking on an already parking and delivery stressed block. Currently, only 38 residents live on the 2600 block of Hackett. The apartment building will bring 3x more residents to this street. Resident traffic will rise accordingly. Add trash and recycling trucks, friend/family visitors, service vehicles, delivery trucks, plus Downer business' employees and customers, and traffic, parking, and safety become very serious issues on this small, one-way block.

No "Spot" Zoning

"Spot" zoning allows a developer to build a type of building that currently does not exist where they want to build. In other words, it allows building a structure that is inappropriate for the location. St Mark's property is now zoned RM3, which is intended for medium-density, residential neighborhoods, usually built in the early 1900s, with a maximum of 3 stories. The developer wants to increase zoning three full levels, to RM6. This zoning allows for high-density multi-family apartment buildings like those on major streets such as Prospect, Farwell, Locust, Oakland, Lake, etc. This zoning requires less set-back from the street, high lot coverage, and can be as much as 40' taller than an RM3 zoned building. Spot zoning should not be allowed on this small, one-way block of Hackett Ave.

Community Voices in Neighborhood Planning

St Mark's neighbors were given 28 days' notice, via Zoom, of the Historic Preservation Commission meeting where plans were presented and approved for 1) demolition of St Mark's existing addition; 2) design of a new addition; and 3) design of a 55-unit apartment building. The Zoom meeting was described as a "replacement" for an Alderman-led meeting, yet no genuine conversation was allowed. Then, the HPC meeting gave opponents 1 minute (timed) to express their opinion. St Mark's said they were planning these projects for 4 years, yet they waited until the last possible day to make their plans public. Neighbor participation in a neighborhood-altering project is vitally important and sorely missing.

Sustainability, Accessibility and Affordability

The 55 apartments will be priced market-rate, which does nothing to increase economic diversity on the east side. An internet search will find several hundred east side market-rate options (e.g., \$1,200+ rent for a 1-bedroom unit, often plus \$125-175/month parking). Search for an entry-level apartment, house, duplex, or condo on the east side and you will find next to nothing. We would be delighted to see mixed income housing, in accordance with neighborhood aesthetics and zoning. The construction of 12 to 25 dwelling units, with parking, would offer renters or entry-level home buyers an opportunity to live on the east side. This seems a worthy use of St. Marks' treasured land.