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Sent: Thursday, April 19, 2007 11:21 AM

To: planadmin

Subject: File #070034 - The Downer Avenue Travesty & The Death of Common Sense

Members of the Planning Commission,

I speak to the travesty and tragedy presently contemplated for Historic Downer Avenue, namely, allowing Boris Gohkman and his company, New Land Enterprises, to deface the proposed improvement for this area with "architecturally designed" eyesores. While I am happy and appreciative he is willing to invest the time and money into giving this area a much needed shot of B12 to revitalize its businesses; nevertheless, he can not be allowed to have **carte blanche** in his choice of design elements.

Let's face facts: there are many highly paid architects who can't tie their own shoelaces, much less come up with a feasible, workable, and attractive plan. This particular designer is placing carbuncles squarely on the nose of an historic area by refusing to countenance the historical integrity of the shopping blocks in question. Even the National Trust for Historic Preservation is outraged! I mean, *really dearie*, a bright turquoise green glass tower appropriate for Arizona at the north end where Park meets Downer! A parking garage more at home in downtown L.A. sited where the popcorn stand now sits! (It's like plonking a Mies Van Der Rohe black glass skyscraper into the heart of colonial Williamsburg.....)

What's happened to architectural continuity? Why isn't the limestone theme carried over from the Water Tower and used to anchor these buildings stylistically in order to lend a flow to the North Point Historic District?

AND WHY CAN'T YOU SAY "**NO**" TO BORIS?

Try this: "Boris, we agree with most of what you're doing, but there are certain design elements we feel must be altered to comply with the feel of the neighborhood; namely, the turquoise glass tower and the parking facility. These things need to carry a more traditional appearance in keeping with the area and be constructed of higher quality materials."

As things stand now, there's simply no room for compromise. It's Boris's way or the highway. Why????? Who, or what, made him God? (Please. Don't even waste my time with the argument the condo was scaled down from outrageously GI-NORMOUS to inappropriately STY-IN-EYE size.) What hold does this man or his suits have on you? Have you no power?

Boris has a reputation for dubious (okay, schlock) construction. The rumor is his downtown projects are fraught with construction flaws and constant tenant complaints. Buyer beware! While this is bad enough, letting his sheer tastelessness run rampant over an entire neighborhood is inexcusable. For

heavens sake, if Boris is allowed to do anything, let him at least build it right!
This is simple **common sense**.

And while we're on the inexcusable, I'd like to mention **the moral and ethical crime** being perpetrated on the property owners behind the popcorn stand parking lot. The proposed erection of this **HIDEOUSLY** modern parking facility comprised of the cheapest-of-the-cheap (read: plastic shit) building materials is enough to give **anyone** a stroke who owns a house, from pure empathy. The property values of these poor victims of "Boris's vision" (hahahaha) have just been plunged into the toilet! Who, in his right mind, would want to sit on his patio at twilight (not that they'll even be able to see the afternoon sun anymore), periodically bathed in headlights, contemplating this 5 story travesty while inhaling carbon monoxide from the parking cars? And who would pay top dollar for a home with this limitation? These property owners will have their equity cut right out from under them much like the pension victims of the Enron scandal -- are **you** going to let it happen? **Are you?**

It's indecent what's going on here! What gives Boris the right to profit from the property desecration of these innocent folks? And **what gives you the right to let him?**

Do you ever think about your legacy to the City of Milwaukee? **Allowing New Land to succeed in erecting even more schlocky buildings does not do you any credit.** Do you ever worry about karma -- your own? -- in that **by allowing him to screw the property values behind the proposed parking facility, you've somehow opened yourselves up for a good screwing in the future?**

Speak **UP**, dammit! Don't let New Land deface the Downer neighborhood! Make Boris modify his plans. People, use your God-given common sense and your accountability to the public trust to act rationally!

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