

Elmer, Linda

From: Steve Zimmerman <stevez@spectrumnonprofit.com>
Sent: Thursday, July 7, 2022 4:14 PM
To: Elmer, Linda
Subject: RE: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

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As a resident of the East Side at 2815 E Newberry Blvd, I'm writing to support the proposed apartments on Hackett Avenue. This development will strengthen our neighborhood by enabling sustainability for St. Mark's Church – a community treasure – and bringing more people and customers to support the stores on historic Downer Avenue. The developers proposal has taken into consideration the surrounding buildings and would fit with the ambiance of the neighborhood.

Change can be hard. However, this proposed structure, led by a resident who deeply cares about the neighborhood and historical preservation, would improve our community for years to come. I hope you'll approve this project to keep it moving forward.

Thank you,
Steven Zimmerman

Steven D. Zimmerman
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Elmer, Linda

From: Sarah Zimmerman <sarahzimm@aol.com>
Sent: Thursday, July 7, 2022 4:55 PM
To: Elmer, Linda
Subject: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

[You don't often get email from sarahzimm@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Historic Preservation Commission,

I write to express my support of the St Mark's Church renovation and neighboring apartment building project on Hackett Ave. As a resident of the Downer Ave. neighborhood, I'm excited about the possibility of additional housing units bringing residents to support the small businesses on Downer, many of which have struggled even before the pandemic, and possibly even create enough demand to fill the empty storefronts. The vibrancy of our neighborhood depends on maintaining sufficient density and resulting demand to sustain our local shops and restaurants.

Having seen the plans for the new buildings, I feel confident that the apartment building is consistent with the historic buildings in its vicinity. It will be appropriate and pleasing in scale, materials, and design. In short, it will greatly benefit the street and the neighborhood.

With thanks,
Sarah Zimmerman
2815 E. Newberry Blvd.

Elmer, Linda

From: Mitchell Henke <mitchell@mitchellhenke.com>
Sent: Thursday, July 7, 2022 5:43 PM
To: Elmer, Linda
Subject: In support of HPC file #220279 St. Mark's Church Certificate of Appropriateness

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

Hello,

I am writing in emphatic support of the both the proposal for Hackett Avenue Apartment Building and the Parish Hall addition. The proposed changes are well within the historical form and function, and both would be a wonderful addition to the neighborhood. The architecture and density of the proposed apartment strikes me as being very reminiscent of the apartment building around the corner at 2508 Belleview Place. 2508 Belleview is not within the historic district, but it is adjacent and was built around the same time period as the church.

Thanks,
- Mitch

Elmer, Linda

From: Tom Lacy <tomlacy43@gmail.com>
Sent: Thursday, July 7, 2022 9:32 PM
To: Elmer, Linda
Cc: Jane Lacy
Subject: Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

You don't often get email from tomlacy43@gmail.com. [Learn why this is important](#)

July 7, 2022

Milwaukee Historic Preservation Committee:

I am a property owner (for over 25 years) on Shepard Ave. Also, my family and I are long term member of St. Mark's parish. I have served on the board of directors (Vestry) and we have donated meaningful time and money to keep a thriving faith community and parish on an important street corner in our neighborhood.

We are supportive of the current plan to revitalize the church building and feel this is the best for the community's many stakeholders for the following reasons:

- The current church structure (and therefore the parish itself) isn't sustainable in its current form. As a long time member of St. Marks with knowledge of its demographics and financials, **the status quo is not an option.**
- Since there's a necessity to raise money through mortgaging or selling the land, I believe the team and plan offer the optimal approach to preserving the church and thoughtfully improving the neighborhood for all.
- If this rejected, I believe that a market auction or open market listed sale for the green space and the church building (the whole corner) would be risky for the community. Who would buy it, what would they do with the buildings to justify the highest value? I've been a property owner here for 25 years and have watched this process unfold on Downer with many developers and lenders, and we have the empty storefronts highlighting the results.
- Know that the parish has thoughtfully chosen a team over many years with a prayerful and discrete process focused on all stakeholders. The priority of the parish is for St. Marks to remain and thrive, serve the community, all while controlling the destiny of the project for the greater good. Not simply for profit.

I am a meaningful stakeholder in both the neighborhood and the parish. Restoring the historic church and revitalizing that community while adding density to a neighborhood with modern housing would benefit all the stakeholders in the area. This process has been done in a thoughtful way and I support the intent and outcome so far.

For those opposing this plan, please consider the alternatives of how entire corner redevelopment (including the church building itself) would impact the community with a real estate investor driving maximum redevelopment profit. The status quo isn't an option, and the proposed plan is the best compromise for the greater good of the community.

Kind regards,
Tom Lacy

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