

Lee, Chris

From: Cervantes, Amanda
Sent: Monday, September 12, 2022 2:35 PM
To: Lee, Chris
Subject: FW: The Development on Hackett

Amanda (Williams) Cervantes
Legislative Assistant
City of Milwaukee, Third Aldermanic District
200 E. Wells St. Room 205
Milwaukee, WI 53202
414.286.3447 / aide3@milwaukee.gov

From: Dimitrijevic, Marina <Marina@milwaukee.gov>
Sent: Thursday, September 8, 2022 3:30 PM
To: Deila M <deilam09@gmail.com>; Leichtling, Samuel <Samuel.Leichtling@milwaukee.gov>; Cervantes, Amanda <Amanda.Cervantes@milwaukee.gov>
Subject: Re: The Development on Hackett

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

Terri Williams (she/hers)
Legislative Assistant
Milwaukee Common Council
Alderman Marina Dimitrijevic | 14th District
200 East Wells Street
Milwaukee, WI 53202
414.286.3769 | fax 414.286.3456
Terri.Williams@milwaukee.gov

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From: Deila M <deilam09@gmail.com>
Sent: Thursday, September 8, 2022 1:40 PM
To: Dimitrijevic, Marina <Marina@milwaukee.gov>; Perez, Jose <JoseG.Perez@milwaukee.gov>; Stamper II, Russell <Russell.StamperII@milwaukee.gov>; Murphy, Michael (Alderman) <mmurph@milwaukee.gov>;

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Dear Zoning, Neighborhood and Planning Commissioners,
Milwaukee is a city of vibrant neighborhoods. The East Side is a flagship of a stable, thriving walking neighborhood and a popular destination for all.

Shirley McArthur began her work on the *North Point South Historic District* in the mid 1970's to highlight the importance of the area to the development of Milwaukee. The early leaders of education, politics and commerce lived there. That little book was instrumental in the creation of the Milwaukee Historic Preservation Commission. You should look at historical perspectives on what causes urban blight. I'm sure you will be surprised at the East Side being blighted. Look back to the 1960's and 70's. Aging houses were considered too large, too expensive to keep up (gas prices were up to \$1.20 and the gas station on the corner of Park and Downer, now Stone Creek, went out of business.) And with the inflation at the time, it was true that some residents were struggling. Houses were cheap and needed tons of work. With the growth of UWM investors were buying houses and badly converting them to multi units for students. Example: the house on the NE corner corner of Bellevue and Summit became a rooming house with constant noise, parking, trash and maintenance issues. Who wants to raise a family across the street? In about 1972 the zoning was changed by neighborhood input to keep the single family houses, single family. Sounds elitist? It wasn't at all. The new zoning protected the neighborhood from the density, traffic, and noise to protect the quality of life for all. It worked, the neighborhood could be a real neighborhood again. To promote interest in the area there were house tours, garden tours, Otto started the bike races and Downer Days. New residents started fixing up the houses and the Downer shops thrived. People started moving back to the city!

So what will the city gain from this development?

Tax dollars? Not when the houses in the surrounding area lose appeal leading to an eventual loss in property taxes on both residential and commercial.

Affordable housing for workers? Definitely not! The developer is using the historic neighborhood for profit. He couldn't get those

rents in other places. The rarely used parking structure will see a boon in profit as the residents from Hackett and Belleview will have to park there.

Diversity? Again, high rents will exclude many.

More shoppers/diners on Downer? Not if they must pay for parking or drive round and round the blocks looking for parking increasing traffic and frustration. Add to this air quality in the neighborhood!

Cohesive look with the other buildings surrounding it? NO! It clearly is a huge monolithic block stuck in the middle of an area known for charm. Cladding it in red brick and calling it "historic looking" is an insult to the neighborhood.

Why should I care? In the 1970's and 80's I raised my children on Summit behind the Masonic Lodge/Italian Community Center/Church on Hackett. In 1991 I sold to another family with kids and that family still resides in the house (4th owners of a 1913 home). When some residents nearer to UWM wanted restricted parking, we on Summit and Hackett rejected it. The people who worked on Downer parked free as well as students who parked all day and walked to UWM. Our kids could walk to the shops or bike to friend's houses safely. We hosted students, foreign students and visiting professors in our spare rooms. We started a block party in 1976 for the Bi-Centennial that survived until Covid. The Friends of Lake Park started on Summit to support the ice rink. When the beautiful apartments on Hackett were condo-ed, we were sad at the loss of long time friends and the loss of rentals for the neighborhood. The bus stop was a big draw for the residents who worked downtown and my son took the bus to high school along with our neighbor.

When St. Marks had its Christmas Market, old ladies used to cut through my backyard to walk from Summit, where they could park, to St. Mark's. When St. Mark's wanted to commercially make hosts

for churches, we stood by them. We all supported the Strawberry Fair. The children went to nursery school in St. Mark's basement, we took aerobic dance on the first floor. We all shopped at the resale in the basement. The neighborhood garden was a blessing for many. Yes, I know churches are in financial straits and I want St. Mark's to thrive. There must be a more sensible way to help St. Mark's and not damage the neighborhood that supports them.

I appeal to you to let the people who live there have their input. Their concerns have nothing to do with money, but everything to do with quality of life. The effect of this proposal could be far-reaching.

Deila Mangold (previously Comer)
5650 N River Forest Drive
Glendale, Wi 53209
480 510-0510