

Lee, Chris

From: Connelly, Kristin D.
Sent: Monday, May 17, 2021 12:21 PM
To: Lee, Chris
Subject: FW: McKinley School Renovation

From: Charlie Rosenberg <photonpacket@gmail.com>
Sent: Monday, May 17, 2021 10:25 AM
To: planadmin <planadmin@milwaukee.gov>; Bauman, Robert <rjbauma@milwaukee.gov>
Subject: McKinley School Renovation

I live directly across the street from the McKinley School, attended two public hearings before the project was approved, and in general have supported the plan. I think it will make a nice upgrade to the neighborhood, and bring some good neighbors in. I told the man from Dry Hootch that if they get a day care center set up as projected, I'll be across the street with my chess boards to offer some classes (I already do chess classes at Siloah Lutheran and Ephesians Baptist). I was among the neighbors who suggested to the Gorman reps that they should have the off street parking entrance from 21st Street. Sure, its added traffic to our street, but having people coming in off 20th street would be insane. It would tie up traffic, particularly with no room for a left turn lane.

But, I am very skeptical of Gorman coming back with after the fact changes. It took years for everyone to pore over the plans, make suggestions, and substantially agree on what we were getting for the neighborhood. More off street parking, fine. Keep the green space or expand it, absolutely. Its those four single family homes facing Vliet Street that sound an alarm.

The original proposal was for a row of townhouses that would be owner occupied, That provided a nice balance. For that street, and that end of the block, townhouses would be an attractive addition. This idea about shifting to four owner-occupied houses... I immediately think of the two story houses on Highland, which frankly, are really ugly. They just reek of, someone built these houses on the cheap with inadequate yards and a dreary upscale pre-fab slum look to them. Not the fault of the current occupants -- bad design. Four single family homes sitting on that particular site are going to stick out like a sore thumb. They'll look like the just ran away from someplace where they were a good fit.

Sure, there are some single family homes across 20th Street, but they are focused on a circle inside the block, and what we see going by on Vliet and 20th are backyard fences. That's kind of ugly too, but that's water under the bridge. Its a nice neighborhood on the front side. Four single family homes sitting on the edge of what is now a cracked parking lot, surrounded by the the well maintained apartment buildings fronting Vliet, are not a good fit.

While I see a lot of phrases like "plans for the development have continued to be refined," I don't see any substance about WHY this "refinement" is needed. I'm opposed, and I think at minimum that Gorman has a lot of explaining to do.

Charlie Rosenberg
1325 N 21st Street
414-935-1945