

Lee, Chris

From: Patrick Fennelly <patricksfennelly@gmail.com>
Sent: Tuesday, September 6, 2022 2:41 PM
To: Lee, Chris
Subject: In Support of File Number 220401

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Dear Chris Lee, Staff Assistant to the Common Council Zoning Neighborhoods and Development Committee,

I am writing in support of proposed rezoning for the planned St. Mark's Parish Hall Addition and Hackett Avenue Apartment Building. As a longtime resident living in an historic home in the immediate neighborhood, and as President of the Historic Water Tower Neighborhood (I am writing here as a resident, not on behalf of the group), I am very supportive of both historic preservation and development in the neighborhood. This project is a model for how new construction in our historic district should be designed and built. The height, setbacks and amount of on-site parking are within or exceed requirements in existing zoning.

Both of the planned new buildings will be very sympathetic to the character of the district. The buildings' siting, scale, form and materials are what is called for by the city guidelines. Both buildings are designed with natural materials that will be very complimentary to nearby buildings. The height of each fits in with other buildings. The front apartment courtyard will add visual relief to the building along Hackett Avenue, following the design of other historic apartment buildings in the area.

DPW has reviewed the plans and found no problems with traffic or parking. It will bring more people to Downer, and will generate about \$350,000 / year in new property taxes. Plus, units will likely be filled by a range of younger workers to empty nesters to people who have mobility needs (there will be elevators unlike the older multifamily buildings nearby) and people who can't afford to buy expensive homes in this area.

The project will also help preserve the historic 111-year-old St. Mark's Episcopal Church building on the corner by assisting the congregation in continuing to be able to reside in the building and be a steward of this historic neighborhood landmark.

In addition, I would note that an email was sent out to the entire Historic Water Tower Neighborhood membership group over a month ago that detailed the project at great length. It was purely informational and did not offer an opinion for or against the project. We have yet to receive a single email in response opposing the project (again, I am writing here as a resident, not on behalf of the group).

I urge the council to approve this rezoning.

Patrick Fennelly
President, Historic Water Tower Neighborhood

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