



June 30, 2019

City of Milwaukee
City Plan Commission
809 North Broadway
Milwaukee, WI 53202

**City of Milwaukee Hearing
Zoning Neighborhoods & Development Committee**

Others; Community and Economic Development, Finance and Personnel, Judiciary and Legislation, Licenses, Public Safety and Health, Public Works, Zoning, Neighborhood and Development and/or Steering and Rules

TO ALL MEMBERS OF COMMITTEES LISTED ABOVE.

RE: 190160 Convent Hill South Zoning change from High Density Residential to a Detailed Planned Development. Zoning change requested by the Housing Authority of the City of Milwaukee.

This letter is being drafted in response to the proposed DPD a 32 story tower located on land bordered by Milwaukee, Knapp, Jefferson Street and Ogden Streets.

I am writing on behalf of Juneau Village Garden Apartments, one of many downtown properties that I own. I attended the June 10th meeting at 2:20 and did comment on numerous concerns and wanted to have them in writing and be formally documented to all committees. Therefore, I reiterate those comments and have added more. I am in total disagreement for the Detailed Planned Development for the following reasons.

1. The height of the building is definitely out of line for the neighborhood. There are no other towers located that far north in the City and will not blend into the current properties located in the area which range from 3 to 9 stories. Our residents will no longer see the west city lights, sun or moon.
2. The garage access for the DPD property underground parking is all on Jefferson Street. The total garage spaces is 422 for the proposed property and Juneau Village also has 100 underground spaces. That would total 522 spaces where vehicles will be pouring out on Jefferson Street at pretty much the same time every day. The sharp turn from Knapp Street onto Jefferson is very dangerous.
3. Street parking will become nonexistent for our residents who prefer to park outside at the reduced City permit rate. With the combined units of both properties, parked cars and moving vans in the summer would create tremendous congestion.

(over please)

4. **"Market Rents"** as stated in the presentation for the proposed high rise are a dime a dozen in downtown Milwaukee. There is a "glut" of current "market rent" property owners and many are offering a 15 month lease with 3 months free. So how would this work for this development, and how is it that the government is now competing with private owners/investors. Studies have shown that for every 3 people that come to Milwaukee only one of the three can afford the "market rent," therefore leaving 2 vacant.

"Senior Housing is needed in Milwaukee

"Affordable Housing" apartment units are available and many are vacant. Case in point: One large property on the east side by the river has a total of 145 units. Sixty one of the units are listed as "Affordable Housing" and offer HUD rent rates. So why are five 2 bedroom apartments vacant and 2 one bedroom apartments vacant and they have been vacant for some time.

The lines are very blurred as to who will occupy this building and what categories will be included.

5. At the June 10 meeting the Architect for the project said the neighbors had been notified. I was never notified and my property is within 200 yards of the proposed project. Furthermore, his reference to the height of the property was a height of Juneau Village Towers. The towers are only 1 of 3 buildings on that property the others being 12 stories high.

6. How did the proposal to build this "giant" building come about. Where are the studies that indicate Milwaukee is in need of these types of housing. At the last meeting it was said that this type of housing has been tried in other cities. I would like to see the success rate because these multiple categories will have a hard time co-existing,

My husband Thomas Hauck (who passed away in 2006) and I had invested heavily in the downtown area for 45 years. At this time my family members and I represent 3 separate real estate companies that own and manage their rental properties. We offer over 25 multi family buildings with over 2,500 multi unit rentals in the downtown area. Our rents range from studios starting at \$600.00 to 1-2 bedrooms from \$725 to \$1300.00. Our properties are affordable and in good condition.

I look forward to having these concerns addressed about changing the zoning of the land and the proposed project now and in future meetings and request a notice of each meeting. Any past or current information you can provide to me would be helpful.

Sincerely,

Lore B. Hauck



CELL: 414-232-8764

Juneau Village Garden Apartments

1319 North Jackson Street #100

Milwaukee, WI 53202

Genesis Property Management