

From: roxannekupfer

Sent: Thursday, January 04, 2007 8:53 PM

To: planadmin

Subject: FOR LYLE BALISTERI - the proposed New Land 11 story condo near Downer

Dear Mr. Balisteri,

Please urge your fellow Commission members and city aldermen to pause and listen to the residents in the neighborhood that Mr. Boris Gokhman is planning to change forever....Why is everybody in the city administration so intent on rushing through a project the MAJORITY of residents are opposed to... are people desperately looking for condos on the east side ?

Sure Mr. Gokhman - not exactly the best that Milwaukee has to offer- stands to benefit. And so does Joel Lee (medical space rents are among the highest - never mind that two huge new medical/doctors (not the hospital) buildings are going up just two blocks away- another 52,000square feet represents a fabulous windfall for the owners.

What has New Land really done for the city ? A number of unattractive huge buildings -such as the Sterling, the Highbridge (whose condo association has taken Gokhman to court), the Stalinist-looking boxes on Water Street ? He certainly has NOT done much for the people of Milwaukee - no union labor, shoddy workmanship, lots of talk and little action (take a look at the ceiling of the Oriental Theater he has owned for at least two years - in a worse state of disrepair...). At the public meeting a few weeks ago, his architect indicated the garage above Associated Bank was falling apart and, in fact, it is an illegal space therefore ...no cars park there...When at least three neighbors shouted they pay \$ 75 a month ...there was no reaction. And the cars are still there and I guess it was not illegal enough for our city to anger their friend Boris by telling him to stop the illegal use... And why would the city award the parking lot across the theater to Gokhman without a bid ? There are already many allegations that the city awarded New Land lots - e.g. the one on Farwell - although a Milwaukee born and raised young developer from Chicago offered more money and a great deal of financing and experience (true he did not scam Medicare...)

The 11 story condo clashes with the neighborhood - it overpowers it, it takes away the light from its neighbors ...it does however offer the prospect of a LOT OF MONEY for New Land... It is not a tradeoff for the merchants on Downer. Both new restaurants are doing great - just to show that the RIGHT store/restaurant is the answer...and perhaps lower rents would help a bit too ...Also doing well Sendiks, the hardware store, the barber, the ice cream store...It is ridiculous to think that the 70 units in the condo are going to "save" Downer... in fact they will take away from the small establishments that tend to charge a little more than the bigger stores that the late 20 to 30 something individuals most likely to buy the condos prefer...

Please stop the rush to destroy our neighborhood...because the city and the majority of neighborhood residents need to work together.

Thank you.

Roxanne Kupfer
2648 N. Summit Avenue