



**JAMES N. WITKOWIAK**

ALDERMAN, 12TH DISTRICT

April 28, 2006

Mr. Richard Marcoux, Commissioner  
Department of City Development  
809 N. Broadway Avenue  
Milwaukee, WI 53202

Dear Mr. Marcoux:

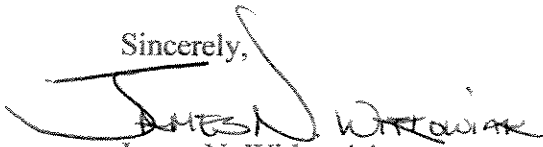
Bob Schultz, an Architect and Developer, as well as, an advocate for affordable housing is proposing a mixed-use project in the 5<sup>th</sup> Ward. It is my understanding that his proposed project, Eco Falls, will consist of a boutique condo/hotel, river-walk, boat slips, affordable luxury condominiums, and possibly market rate and reasonable apartments. In addition, I plan to further discuss a possible alternate for potential helipads on the roof(s) which will provide an air taxi service between Milwaukee, Chicago, and Madison.

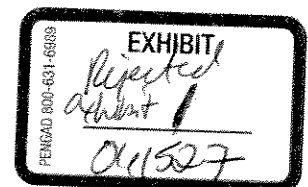
As Alderman of the 12<sup>th</sup> District, it is my responsibility to address the needs of my constituency. My constituents need living wage jobs with good benefits, job training, and affordable housing constructed in an environmentally friendly manner. It is also my understanding that the project called "Eco Falls" will have a self-imposed inclusionary hiring requirement of a minimum of 25% minorities, plus women actually working on the job site.

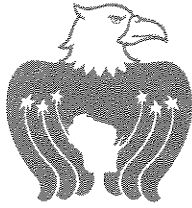
Mr. Schultz has assured me that "Eco Falls" will have all of the above-mentioned elements and he is willing to enter into an agreement with the Hispanic Chamber of Commerce to involve the Hispanic community in the project with specific project target goals. The Eco Falls project is likely to receive the support of many other community groups who want a voice on how our neighborhood is developed.

This is an important project to the community and one of great significance. I offer my full support of this project and encourage you to share in this advantageous improvement in the 12<sup>th</sup> aldermanic district.

Sincerely,

  
James N. Witkowiak  
Alderman, 12<sup>th</sup> District





*Hispanic Chamber  
of Commerce*  
WISCONSIN

April 28, 2006

Richard "Rocky" Marcoux, Commissioner  
Department Of City Development  
809 North Broadway Street  
Milwaukee, Wisconsin 53202

Dear Rocky:

The Board of Directors of the Hispanic Chamber of Commerce of Wisconsin (HCCW) has met with developer and architect, Robert Schultz, and discussed at length his proposed Eco Falls project. This correspondence is sent with our strongest support of the proposed project.

It is my understanding that Eco Falls is intended to be a \$90 million mixed use project that will utilize 100% union labor, have a self-imposed 25% minority/women on-site hiring requirement, include affordable housing and collaborate with the carpenter's apprenticeship training program to provide training opportunities for women and minorities.

We commend Bob Schultz, a private sector developer, for recognizing the importance of a socially responsible development that will invigorate the broader community as well as our neighborhoods. We believe the Eco Falls project would be a significant project for our community and one that will create more affordable housing options and training opportunities for the economically disadvantaged.

The HCCW urges your thoughtful evaluation, expeditious approval, and relaxation of height and density requirements allowing the project to move ahead.

Sincerely,

  
Maria Monreal-Cameron  
President and CEO

M



# AICCW

*American Indian Chamber of Commerce of Wisconsin, Inc.*

Mr. Richard Marcoux  
DCD Adm Svc  
809 N Broadway  
Milwaukee, WI 53202

Dear Mr. Marcoux:

As Chairman of the American Indian Construction & Trade Association, and Vice President of the American Indian Chamber of Commerce of Wisconsin, I am writing to you in support of the "Eco Falls" project proposed by developer and architect Robert (Bob) Schultz.

It is my understanding that his proposed project, "Eco Falls", is intended to be a \$90 million mixed use project that will utilize 100% union labor, have a self-imposed 25% minority/women on-site hiring requirement, include affordable housing and collaborate with the carpenter's apprenticeship training program to provide training opportunities for women and minorities.

I fully support his plan to develop a large high-density, high-rise project that will lead to a self-sustaining jobs development program, with a self-imposed 25% minority/women hiring requirement, along with great affordable housing options

We need more private sector developers to recognize the importance of socially responsible development that will uplift the whole community as our neighborhoods are developed.

We also support relaxation of height and density requirements for projects that serve a greater public good as this project will demonstrate. "Eco Falls," is not requiring a large public subsidy, like most, typically proposing a strong job development program.

Relaxation of height and density requirements for "Eco Falls," will enable the project to move forward and set the tone that the private sector can provide more affordable housing and job training options for the disadvantaged resulting in decreasing the burden on non-profits, foundations, the government, and the financial community who have shouldered the burden to date.

We believe the "Eco Falls" project is an important project for our community and one that will create more affordable housing options and training opportunities for the economically disadvantaged. This project requires your attention, swift approval, and relaxation of height and density requirements.

Sincerely,

Mr. William R. Beson  
Vice President & COO  
Great Lakes Contracting, Inc.



# CENTRO DE LA COMUNIDAD UNIDA UNITED COMMUNITY CENTER

1028 S. 9th Street Milwaukee, WI 53204  
(414) 384-3100 Fax: (414) 649-4411  
Website: www.unitedcc.org

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May 1, 2006

Mr. Richard Marcoux  
DCD Adm Svc  
809 N Broadway  
Milwaukee, WI 53202

Dear Mr. Marcoux:

I am writing to you in support of the "Eco Falls" project proposed by developer and architect Robert (Bob) Schultz.

It is my understanding that his proposed project, "Eco Falls", is intended to be a \$90 million mixed use project that will utilize 100% union labor, have a self-imposed 25% minority/women on-site hiring requirement, include affordable housing and collaborate with the carpenter's apprenticeship training program to provide training opportunities for women and minorities.

We need more private sector developers to recognize the importance of socially responsible development that will uplift the whole community as our neighborhoods are developed.

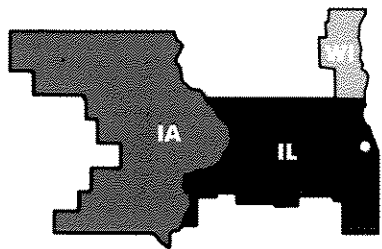
We believe the "Eco Falls" project is an important project for our community and one that will create more affordable housing options and training opportunities for the economically disadvantaged. This project requires your attention, swift approval, and relaxation of height and density requirements. We applaud the goals of the project and hope it is favorably received by the City and we encourage more developers to build projects in a socially responsible fashion.

Sincerely,

Ricardo Díaz

RD/ms





# CHICAGO REGIONAL COUNCIL OF CARPENTERS

United Brotherhood of Carpenters and Joiners of America

Northern Region: N25 W23055 Paul Road, Suite 1, Pewaukee, WI 53072  
Telephone: 262-970-5777, Fax: 262-970-5770

MARTIN C. UMLAUF, PRESIDENT/EXECUTIVE SECRETARY-TREASURER JEFFREY ISAACSON, FIRST VICE-PRESIDENT

April 28, 2006

Mr. Richard Marcoux  
DCD Adm Svc  
809 N Broadway  
Milwaukee, WI 53202

Dear Mr. Richard Marcoux:

As president of the carpenter's union, I represent organized labor and I am writing to you in support of the "Eco Falls" project proposed by developer and architect Robert (Bob) Schultz.

It is my understanding that his proposed project, "Eco Falls", is intended to be a \$90 million mixed use project that will utilize 100% union labor, have a self-imposed 25% minority/women on-site hiring requirement, include affordable housing and collaborate with the carpenter's apprenticeship training program to provide training opportunities for women and minorities.

Bob Schultz has shattered the myth that a project cannot use 100% union labor and still provide affordable housing options with the success of his Teweles Seed Building project in Walkers Point, of which, he was the architect and co-developer. Others who specialize in retrofitting buildings into affordable housing deemed this impossible. It is not, and as demonstrated by Mr. Schultz leads to successful projects that benefit the community way beyond the issue of housing.

I have known Bob Schultz as a developer, an architect, an advocate for affordable housing and union labor for many years. The success of "Eco Falls," could serve as a model for the City by encouraging other private developers to privately fund a self-sustaining job development program without public subsidies. In order to do this, large privately funded projects will be needed, "Eco Falls," can kick-start this self-sustaining program.

"Eco Falls," is requesting an amendment to the previously approved planned unit development. The neighborhood is an industrial neighborhood evolving into one of the hottest places to live in Milwaukee. "Eco Falls," building height and densities are inconsistent with the current industrial zoning. A relaxation of the height and density requirements in this industrial area will cost the City nothing, but, may very well open the door for the private/labor sector to step through and create a new era of self-sustaining job development via family supporting jobs with training, health care, vacations and pensions.

Recognizing that affordable housing units tend to be much smaller than market rate housing, I strongly support a relaxation to height and density requirements in order to kick start this project so that the City of Milwaukee may begin to realize the many benefits this project will bring.

I hope this project is favorably received and quickly approved.

Sincerely,

Mark Scott, Northern Regional Director

MSS/jr opei9 afi-cio-clc

## JURISDICTION

Illinois: Cook, Lake, DuPage, Kane, Kendall, McHenry, Grundy, Will, Kankakee, Iroquois, Boone, Bureau, Carroll, DeKalb, Henderson, Henry, Jo Daviess, LaSalle, Lee, Marshall, Mercer, Ogle, Putnam, Rock Island, Stark, Stephenson, Whiteside and Winnebago Counties

Wisconsin: Kenosha, Milwaukee, Ozaukee, Racine, Washington and Waukesha Counties

Iowa: Allamakee, Appanoose, Benton, Blackhawk, Bremer, Buchanan, Butler, Cedar, Cerro Gordo, Chickasaw, Clayton, Clinton, Davis, Delaware, Des Moines, Dubuque, Fayette, Floyd, Franklin, Grundy, Hancock, Henry, Howard, Iowa, Jackson, Jefferson, Johnson, Jones, Keokuk, Kossuth, Lee, Linn, Louisa, Mahaska, Mitchell, Monroe, Muscatine, Scott, Tama, Van Buren, Wapello, Washington, Wayne, Winnebago, Winneshiek, Worth and Wright Counties

# **BECKER PROPERTY SERVICES, LLC**

CONSULTING - DEVELOPMENT - MANAGEMENT

May 3, 2006

HOLIE

Mr. Richard Marcoux  
DCD Adm Svc  
809 N. Broadway  
Milwaukee, WI 53202

RECEIVED  
MAY 4 - 2006  
VJS

Dear Mr. Marcoux:

We are writing to support the "Eco Falls" project proposed by developer, architect Robert (Bob) Schultz, and encourage you to consider relaxation of typical height and density requirements in order to create more affordable housing options in Milwaukee.

HOLIE (Housing of Limited Income Elderly), Inc., is an experienced developer of affordable elderly apartments and consists of a group of seven multi-denominational Southside Milwaukee area churches. HOLIE has worked with Mr. Schultz on a number of affordable housing developments in the Milwaukee and Waukesha area. Developments include: Burnham Village Apartments in West Milwaukee, Cifaldi Square Apartments in Cudahy, Oak West Apartments in West Allis, Sunset Heights Apartments in Waukesha, and the Valentino Square Apartments in West Allis. Additionally, HOLIE is working on the development of Gonzaga Village to be located in West Allis. Bob Schultz has provided architectural services for these developments over the past 10 plus years. On behalf of HOLIE, we share his passion for creating affordable living opportunities for the elderly in Wisconsin. In addition, Mr. Schultz leverages each of the projects he is involved with, creating job training programs within the construction trades for minority and women workers. We applaud his efforts in this regard.

As a result of our history developing affordable housing units, we have found it to be our experience that affordable housing units tend to be smaller units, thus unit densities tend to be much higher than with market rate units. We have struggled for many years to educate communities that this does not necessarily mean a larger project footprint (or necessarily more occupants) than market rate housing.

We believe the "Eco Falls" project is an important project for our community and one that will create more affordable housing options and training opportunities for the economically disadvantaged. This project requires your attention, swift approval, and relaxation of height and density requirements.

Sincerely,

**BECKER PROPERTY SERVICES, LLC**



Kenneth S. Becker, President  
Consultant to HOLIE, Inc.

July 3, 2007

**To :** Zoning, Neighborhoods and Development Committee  
Aldermen Michael D'Amato, Willie Wade, Michael Murphy, Ashanti Hamilton, and Robert Bauman

**From:** Fifth Ward Business Owners

**Re:** Rivianna Group's General Plan Development

We are writing in support of The Rivianna Group's request to build a three tower condominium project at 236 South Water Street. We support the variance in height to 175 feet and the approval of the General Plan Development.

A few thoughts on the Rivianna project proposed for our neighborhood;

We believe this 95 million dollar project is a catalytic and creative one, increasing Fifth Ward development and the growth of our businesses. We have no problem with the height of this project.

We applaud the design solution of 3 towers over the current 85 foot zoning which would result in a continuation of the bowling alley feel developing on the river. We are surprised our Third Ward neighbors would prefer to look across the river at a 7 story block building instead of 3 columns on a 3 story base.

Much has been made of the lack of a Fifth Ward comprehensive plan. We understand this is in progress and is part of a much larger Near South Side plan but will take at least 2 years for completion. To hold up Fifth Ward development until this plan is completed is not realistic. Most assuredly, the comprehensive plan will identify this empty site as the perfect location for a signature project such as Rivianna to mark the entrance into the Fifth Ward.

We have considerably fewer amenities and residents to support our businesses in the Fifth Ward. Delaying approval for this project with its 160 units and hotel, financially impacts all of us. We believe this project will increase property values on both the south **and** the north side of the river.

In closing, we hope you will support without delay, the approval of the General Plan Development so the Detail Plan Development for Rivianna's final design can continue.

Thank you.

Rivianna  
Approval for General Plan Development Signatures

  
Signature

JAMES BENWAY  
Name

V BAR / Holiday House  
Business

  
Signature

Laura Jean Gwiazdowski  
Name

STEVEN'S TAKEAWAY Grill  
Business

  
Signature

MICHAEL KASUN  
Name

Sweetbush, Inc  
Business

H2D, INC  
Signature


 ALLAN HAAS  
Name

Kevin M. Colly  
Business

deLicht Co  
Signature

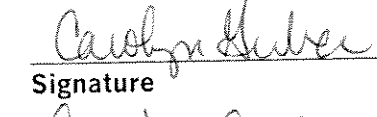
PATRICK NEDOBECIK  
Name

DIAMOND INK GALLERY  
Business

  
Signature

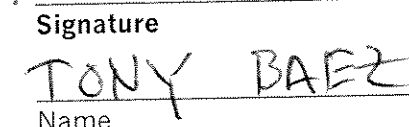
TONY (Tony)  
Name

2129 Mineral St.  
Business

  
Signature


Carolyn Gruber  
Name

COUNCIL SPAMISH SPEAKING  
Business

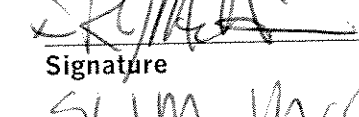
  
Signature

TONY BAEZ  
Name

The Social  
Business

  
Signature

Daniel J. Grandaw  
Name

  
Signature

SLIM MCGINN  
Name

SLIM MCGINN'S  
Business



Rivianna  
Approval for General Plan Development Signatures

  
Signature

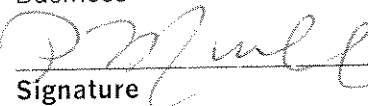
RICHARD CHUDNOW  
Name

COMEDY SPARTZ  
Business

  
Signature


GEORGE W. MAYER  
Name

G.W. MAYER CUSTOM FRAMING  
Business

  
Signature

PEGGY MAGISTER  
Name

CRAZY WATER  
Business

  
Signature

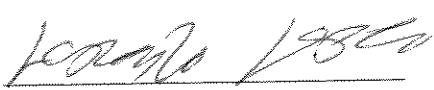
Ruth Mathay  
Name

Alterra  
Business

  
Signature

Melissa Cataldo  
Name

La Merenda  
Business

  
Signature

733 57 97  
Name

CIELO RINDO LLC  
Business


  
Signature

Norine J. Bieser  
Name

Don Pan  
Business

  
Signature

Superior Store Fix  
Business

  
Signature

Marco A. Carrazzolino  
Name

FOLLIES HAIR STUDIO  
Business

  
Signature

Wisam Taleb  
Name


LA Tropicana  
Business

Rivianna  
Approval for General Plan Development Signatures

  
Signature

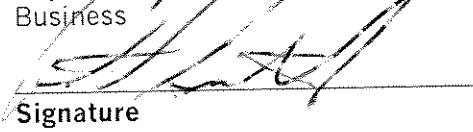
CRAIG GRAY  
Name

313-570110 / BUSINESS  
Business

  
Signature

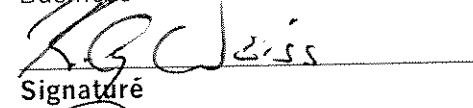
Ellen Gyland  
Name

Resident, 3135 Water  
Business

  
Signature

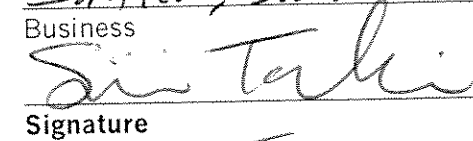
Robert Smith  
Name

Rain Night Club LLC  
Business

  
Signature

R Weiss  
Name

SHAKERS, Inc.  
Business

  
Signature

Sini TORBICA  
Name

MOCT BAR  
Business

Signature

Name

Business

Signature

Name

Business

Signature

Name

Business

Signature

Name

Business

Signature

Name

Business