

HENNESSY GROUP, INC.

831 W. Wisconsin Avenue, Milwaukee, Wisconsin 53233

(414) 350-6601

hennessygroup.net

October 6, 2025

Alderman Robert Bauman
City of Milwaukee
Via Email

Subject: West Avenues Historic District

Dear Alderman Bauman:

I wholeheartedly endorse the creation of the new West Avenues Historic District to extend from Wisconsin Avenue to State Street and from 22nd to 27th Streets.

As a neighborhood developer with particular focus in this area and as one who has studied related literature, it is clear that the following results are generally achieved through creation of such historic districts in America's cities:

- Improved valuation of property which enhances feasibility for improvements.
- Increased community engagement in the historic districts by various owners and stakeholders-this engagement has demonstrably resulted in physical, economic, and quality of life improvements.
- Accelerated redevelopment of historic districts' infrastructure and physical amenities including housing and related commercial development of all sorts-these neighborhoods become "complete" and attractive to prospective residents and businesses.

and -Increased preservation of historic districts' cultural heritage, and thus, charm.

Further, it is important that as the transition of the subject area to an historic district occurs certain planning and associated programming takes place, and as a result, housing for those of all incomes is preserved and developed. Moreover, this planning and programming needs to extend to various commercial amenities that support making and sustaining this area as a "complete" neighborhood.

Again, Alderman Bauman, the West Avenues Historic District is very much needed and my support is unequivocal.

Sincerely,



John Hennessy

Neighborhood Development • Historic Renovation • Financial/Market Consulting