

From: dawnhmcc@aol.com [mailto:dawnhmcc@aol.com]
Sent: Thursday, May 10, 2007 9:11 AM
To: planadmin
Subject: CPC May 14th Agenda - Downer Avenue- please post to the file

Dawn McCarthy
2589 N. Lake Drive
Milwaukee, WI 53211

May 10, 2007

Honorable City Plan Commissioners:

I wish to register my opposition to legislative files #070034 and #061440.

I oppose the Detail Planned Development for the following reasons:

- It has been judged by both the National Trust for Historic Preservation and by the Wisconsin State Historical Society to have an adverse effect on two registered historic districts.
- My neighborhood association, Water Tower Land Trust, voted unanimously to support the National Trust and Wisconsin Historical Society letters to the CPC.
- To my knowledge there has not been a presentation of the detailed plans to any neighborhood organizations. Clearly the neighborhood has been interested, and has been following this development. It is not enough to post the plans on the city website.
- The Popcorn Wagon has not been adequately provided for in this plan. The GPD did not approve moving the Popcorn Wagon.

I oppose the land sale for the following reasons:

- New Land Enterprises has not completed construction on several other projects proposed for municipal properties sold to them by the city.
- The sale of land to New Land Enterprises would constitute an unhealthy monopolization on ownership on Downer Avenue.
- NLE has not been aggressive enough in filling the current spaces and has in fact caused tenants to leave. The DPD will add yet more retail space to be filled on Downer Avenue.
- There is an as yet unresolved lawsuit on a previous detail planned development, Highbridge.

Thank you for your serious consideration. Please deny the DPD and the sale of city land to New Land Enterprises.

Sincerely,
Dawn McCarthy