

From: Michael Flanagan  
Sent: Sunday, February 11, 2007 7:09 PM  
To: mmurph@milwaukee.gov; wwade@milwaukee.gov; ahamil@milwaukee.gov;  
rjbauma@milwaukee.gov; mayor@milwaukee.gov  
Cc: planadmin; bgreenstreet@mkedcd.org; RACMInfo; HistoricPreservation; Schiller, Lynn  
Subject: City of Milwaukee File # 060705 and #060575

Dear Mayor Barrett and Committee Members:

At the request of Thea and Peter Kovac and in agreement with them I request the following:

- 1) Do not allow the sale of the city-owned parcel at 2574 N. Downer Ave., (Downer Ave. and Belleview Place), to New Land Enterprises or any other developer, in order to keep the footprint and identity of the historical Downer Ave. commercial district intact.
- 2) Deny rezoning of the Downer Ave. commercial district to General Planned Development to New Land Enterprises or any other developer.
- 3) Put the full General Planned Development (GPD) Downer Avenue Master Plan rezoning proposal submitted by New Land Enterprises ON HOLD for more study and input from the community and so the Historic Preservation Commission can meet to consider the proposal before any action is taken.
- 4) I am a neighbor and frequently shop on Downer Avenue; I find the New Land Enterprises to be a questionable firm (were they not found guilty of fraud in conjunction with a health care service on Summit Avenue?) I strongly opposed the condominium development on Prospect and Lafayette Hill only to have a monstrous building forced into our neighborhood. This is not making for a good quality of life for the people who live here and VOTE!

We request that the Mayor and staff, City Planner, City Planning Commission, Department of City Development, Redevelopment Authority, and Historic Preservation Commission put this deeply flawed Downer Avenue Business District General Planned Development (GPD) on hold to allow plenty of time for a thorough CITY AND CITIZEN review process of the GPD proposal's:

- responsiveness to the needs of ALL business district property owners/tenants,
- responsiveness to the needs of the present clientele of the business district,
- responsiveness to the needs of projected future clientele,
- quality of construction, capacity and will to follow maintenance guidelines,
- sensitivity of its architectural elements to the historic context of entire area,
- overall impact of the proposed measures on the commercial district and its residential surroundings, inc. safety, quality of life issues and property values,
- AND to obtain accurate and thorough feedback re: the GPD from residential neighbors AND from all the business owners/tenants, including GLE tenants.

We also suggest that alternative reasonable measures to invigorate the district that respect its historic identity and architecture and the quality of life of the surrounding neighbors be thoroughly explored.

Sincerely yours,

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