

Lee, Chris

From: Dimitrijevic, Marina
Sent: Monday, September 12, 2022 2:32 PM
To: JAMIE Schueller; Cervantes, Amanda; Lee, Chris; Leichtling, Samuel
Cc: Murphy, Michael (Alderman); Bauman, Robert; Perez, Jose; Stamper II, Russell; konahackett2022@gmail.com; rep.brostoff@legis.wisconsin.gov
Subject: Re: Oppose rezoning St Mark's on Hackett Ave

~Marina

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Marina Dimitrijevic
Alderwoman | 14th District

She/Her/Hers/Ella

Hablo Español

p: (414) 286-3769
e: marina@milwaukee.gov

200 E Wells Street, Room 205
Milwaukee, WI 53202

milwaukee.gov/district14

On Sep 11, 2022, at 10:30 AM, JAMIE Schueller <jamkleck@yahoo.com> wrote:

[You don't often get email from jamkleck@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

This email is in regards to the Zoning, Neighborhoods and Development Committee meeting 9/13 @9:00 RE: ST Mark's/Hackett Ave

I am currently a resident on the 2700 block of Hackett Ave and I am against rezoning to an RM6.

RM6 is inappropriate zoning for this location.

The one way street cannot handle this type of Zoning--it is too narrow. Recently, in areas where RM6 zoning has been allowed: Oakland/North and Locust/Oakland—these spill out onto major thoroughfares that can handle an estimated 50+ more cars a day. Currently, the corner of 2600 block of Hackett and Park ave is a dangerous intersection. Because of the way Hackett is angled it is hard to see down Park due to the number of cars always parked on this street.

The recent Traffic Study conducted was done on August 29/30. This is not representative of the traffic that occurs in this area since schools are not in session. The study counted no kids walking this area which is completely off base. It accounted for no cars leaving to take kids to school since we have no busing. Peak afternoon count was between 4-6pm which would not account for families and children walking/driving to the local schools. UW-Milwaukee was also not in session. It also did not reflect the busiest time for this area which is on a Friday night/Saturday/Sunday when people are going to church, walking, and accessing Downer businesses. It is not representative of every day life on Hackett Ave. The construction process alone for a structure this size will be hazardous.

Safety should be a priority in your decision.

RM6 zoning only benefits the developer. St. Mark's representatives stated that this will not solve their problems. As committee members you should be for residents of this neighborhood. The residents pay the ultimate price and have a very direct role in the vitality and sustainability of this neighborhood.

In the 8/22 City Planning Committee meeting it was suggested that residents that currently park on Hackett Ave use the Downer Ave parking structure 1-2 blocks away?! Residents should not have to pay to park in a structure on top of paying an Annual City of Milwaukee Parking Permit. Since the rent of the new development will NOT include parking there is no guarantee the residents of this new development will pay the extra fee for onsite parking. Since the developer can not guarantee residents will pay the extra fee for parking and not stress the parking situation for current residents—parking remains a concern. Who does RM6 zoning benefit? Not the current residents.

More residents in this area does not guarantee our Downer Street businesses will thrive. Why has Downer thrived compared to North Avenue? North Ave has seen 2 new high density developments: Oakland/North and the East Library development. The businesses below Oakland/North struggle with current vacancies. Why? No parking. The new development on Locust/Oakland has yet to fill it's business space. Why? No parking. Why have our businesses thrived even during pandemic times? The residents here are extremely loyal and when outsiders come they can park on Hackett, Bellevue, and Downer to access these businesses. People come here rather than Downtown and the Third Ward because there is accessibility and ample safe parking. Putting in high density complexes such as the aforementioned has not contributed to the success of businesses it has only stressed the parking situation in neighborhoods. When parking is a stressor people will not patronage these businesses, it becomes too cumbersome. Who does RM6 zoning benefit? Not our neighborhood.

Lastly, the vitality of this Historic Neighborhood is historically NOT based on high density. People move to this area because there is parking for themselves and their guests on their OWN streets, it is NOT traffic dense, and our businesses are highly accessible. Changing the zoning to RM6 sets a negative precedent for this area. High density proponents should focus on already existing High Density areas in our city that desperately need a revitalization and are zoned to handle the density. Our Historic Area is not by definition. The demand for single family homes in the area from Downer to Lake remains at an all time high. High density will directly change our way of life here and residents will seek other lower density North Shore communities when we see these precedents occurring.

I was disappointed in the processes of the 8/22 Planning Committee Meeting. I hope that this committee will listen to all concerned voices and not immediately discount them. We have no elected Alderman at this time. The residents of owner-occupied housing in this area are the vitality. We are the people that have high stakes in the community and shape it by contributing to Lake Park, joining neighborhood committees, and forming close relationships to fellow residents. Renters have historically had little ties to the vitality of the community and are not lifelong residents such as the bedrock of this Historic Neighborhood.

I oppose RM6 Zoning in our Historic Neighborhood.

Jamie Schueller
2716 N Hackett Ave
Milwaukee, WI 53211