

From: [Tati Bacellar](#)
To: [Lee, Chris](#)
Subject: Zoning Meeting Jul 20
Date: Monday, July 19, 2021 3:05:36 PM

Hi Chris,

I wanted to provide some concerns and feedback about the proposed design of Eighteen87 on N Water Street. I will be calling in to listen as I am unable to attend in person. I was hoping by providing written feedback, this could be passed along to the committee members prior to the meeting/during the meeting.

On July 12, 2021, a City Plan Commission Meeting was held with one of the projects being Eighteen87 on N Water St. During this meeting, many current residents (including myself) of the neighborhood spoke, all in opposition to the proposed plan. The main concerns were around proximity to the 1905 building, height of the building, lack of parking, and neighborhood safety due to dead zones. Over the 3 hours of discussions, we heard these concerns continuously brought up. I foresee these concerns will also be brought up by residents during this zoning meeting.

At the end of the meeting, Alderman Kovac, who is endorsing this proposal, shared that he also had some concerns about the building and agreed with some of the ones that the residents brought up. Towards the end of his speech, he stated that a concern that has been brought up in the past but was not brought up as much in this meeting was the fact that the proposal was for low income housing. To clarify, no one mentioned low income housing during the whole discussion as a negative... in fact many highlighted it as a great thing and supported it. He continued on to state that a similar market value building got approved in 2013 with minimal opposition for a very similar design, but now there is a lot of opposition and hinted towards that fact that it was because the residents are unhappy that it is for low income housing. I would like to clarify that the building that got approved was set back 12 ft vs 9 ft from 1905, had 50% more parking, and was 4 stories high as opposed to 5.

Alderman Kovac's comment really upset me, as well as other residents, since he created a blanket statement that seemed to minimize the other concerns that were brought up because he believed the underlying issue was actually the fact of low-income housing. This generalization was made for people that didn't live in the building during that time when the 2013 proposal was approved, and therefore didn't try to oppose the development. After Alderman Kovac's speech, Commissioner Willie Smith mentioned that he had concerns about the proposal until Alderman Kovac brought up the opposition difference in 2013. I found the comment Alderman Kovac said to be inappropriate and irresponsible to the current residents he also represents.

To put things in perspective, I was not opposed to the 2013 proposal because in 2013 I was just finishing up my freshman year of college in Massachusetts. Wisconsin wasn't on my radar, so obviously the 2013 proposal was not important to me at all. I find this is also a similar story for the grand majority of the population that are speaking up against this design... they were not residents in 2013 and only moved in within the last few years.

The world has also changed dramatically since 2013, and the concerns for safety have been heightened since. The demographic of this neighborhood also grew up in a very different world than the one that lived here in 2013. Since 2013 we have all lived through the Boston Bombing, Vegas shooting, Orlando shooting, Sandy Hook... the list goes on and on. I will also highlight that in 2018 there was a shooting at Swing Park down the road that killed two people. This is the same park that is consistently covered in broken glass and was also the park Alderman Kovac suggested as a place for kids to play nearby. Police reports of speeding and assaults in downtown Milwaukee will continue to strengthen the concerns the residents have around the dead zones and pedestrian/traffic hazards this design will create. The world has changed and my generation grew up with different concerns and values, and they were dismissed at the City Plan Commission Meeting due to the comment made.

Alderman Kovac's comment diminished the real concerns of the current residents by making it seem the main issue causing the us to be in opposition is due to low income housing. Again, low income housing

was not brought up as an issue during the City Plan Commission meeting.

Thank you,
Tatiana Bacellar, resident of 1905 N Water since Jun 2020.