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## Koster, Vanessa

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**From:** Monica Sirimarco [msirimarco@sbcglobal.net]  
**Sent:** Sunday, April 22, 2007 3:46 PM  
**To:** planadmin  
**Subject:** File #070034

**Importance:** High

I am writing to express my enormous disappointment in the city of Milwaukee urban planners, who are proposing a development on the Downer Historic District, that will change the character of the place for the worst.

Being a resident of the area, I **strongly oppose** this development plan as both proposed structures will in one grand sweep destroy the human dimension of the existing buildings and its aesthetics, as well as it will totally subvert the historic status of this wonderful part of Milwaukee. I am not even mentioning the increase in traffic and pollution.

The supposed commercial benefits ascribed to the development will destroy the character and quality of life of the neighborhood. There are many ways to revitalize the area through creating venues of attracting strong and solid anchor businesses to the district, without destroying it.

Neighbors of Downer should be heard!

Monica Sirimarco

## Koster, Vanessa

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**From:** John Worm [worm.john@gmail.com]  
**Sent:** Sunday, April 22, 2007 4:16 PM  
**To:** planadmin  
**Subject:** file number 070034

Dear Commission Members:

I have been a resident of the Downer neighborhood since 1977. We have enjoyed the Downer shopping area, until Mr. Katz, and now Mr. Gohkman, bought commercial property on the Avenue, increased the rents, and drove out tenants. Since then, a cloud has hung over the Downer shopping area.

The new development proposed by Mr. Gohkman does not necessarily revitalize the Downer shopping area. I think the hotel and condominium development must demonstrate economic viability before other structures are built or remodeled. Consequently, I think that the development of ancillary structures, one of which is the parking structure on the SE corner of Belleview and Downer is premature.

In addition, I concur with the analysis of the National Trust for Historic Preservation staff that this structure fits poorly into our neighborhood. I would never use this parking structure because of the potential for crime in it. In addition, it is too big and will use cheap building materials.

My wife and I strongly oppose the plan development zoning change and the five story parking/retail

structure proposed by the New Land Enterprises. In addition, we oppose the sale of the land to New Land Enterprises, since I think that the developers are partly responsible for the decline of the Downer shopping area and have exhibited a lack of sensitivity to residents in the neighborhood.

Thank you for reviewing this email.

John and Judith Worm  
2833 W. Stowell Ave

**Koster, Vanessa**

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**From:** Jean Casper [jcasper@execpc.com]  
**Sent:** Sunday, April 22, 2007 5:30 PM  
**To:** planadmin  
**Subject:** Downer Avenue Zoning Change File Nol. 070034

Dear City Plan Commission,

I apologize if this is a duplicate message. I am having problems with my computer.

I oppose the sale of the city land at 2574 North Downer for the purpose of a 5 story parking structure including retail space, a development of New Land Enterprises.

I think the City Plan Commission should take into serious consideration the historical nature of the area, the past architectural development that addresses neighborhood shopping, and the quality of life/neighborhood the neighbors are trying to protect.

If the city wants/chooses to sell the land at 2574 North Downer, let it be concerned with ideas and development that enhance the area and protect the surrounding properties and residences rather than blight the area with structures that are inappropriate architecturally as well as excessive in height and mass. Our laws and zoning rules etc. (and the spirit of these laws, protection and positive impact) must work toward preservation and positive impact with sensitivity toward the concerns of the neighborhood. Then, and only then, will our city benefit with attractive neighborhoods whose residents are secure in the respect and consideration they are entitled to expect for themselves and their property and their neighborhood.

Thank you for your time in considering my thoughts concerning this important matter.

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