

Elmer, Linda

From: D'Amato, Michael
Sent: Thursday, July 05, 2007 5:43 PM
To: Elmer, Linda
Subject: FW: 5th Ward Supports Rivianna

Michael S. D'Amato
 Alderman, 3rd District
 Milwaukee, WI.
 mdamat@milwaukee.gov

From: Next Development Group [mailto:nextdev@execpc.com]
Sent: Mon 02-Jul-07 3:45 PM
To: D'Amato, Michael; Wade, Willie; Murphy, Michael; Hamilton, Ashanti; Bauman, Robert; Witkowiak, James
Subject: 5th Ward Supports Rivianna

Dear Hon. Alderman,

As an nearby property owner of the proposed Rivianna development, this note is to express our **full support of the Rivianna** proposal going before the Zoning, Neighborhoods and Development Committee on Tues. July 03, 2007. Rivianna is located on the north side of South Water Street, east of Pittsburgh Ave. at Broadway, and directly on the river.

We ask that this proposal be **considered on its merits** rather than on the **emotions of several neighbors or competing developers** that currently happen to either oppose or not have sufficient information to support it. We ask you, in your public role to support the approval of this development based on any of following **qualifications and benefits** that this development will offer our community for many years to come.

- Community Benefits: Community Arts Programs, Live/Work spaces, new neighborhood services and retail for area traditionally long underserved.
- Neighborhood Catalyst: Significant residential and commercial uses attracts others. Major investment at the gateway entry into Historic Walkers Point helps to establish character of the neighborhood and provide incredible momentum to turn the area around.
- NO New Height Precedent: 15 story proposal, directly adjacent to *existing* 20-story Kurth Malting tower (17 stories plus three penthouse levels), near First Place on the River at 12 stories and Teweles Seed building at approx. 13 stories.
- Investment/Property Taxes: \$90 to \$100 million in private investment, No TIF request for the current project proposed, new Property Taxes appropriate to investment made.
- Public Infrastructure: 60 Public Parking stalls, Two Level-River Walk, Public Art works, Water Falls, streetscaping, etc.
- Construction Jobs/Permanent Employment: New Permanent Employment for ongoing commercial users creates jobs and fills area apartments and restaurants, creates Construction Jobs for approx. two years.
- Eliminates Blight with Improvements: New residential eliminates existing outdoor storage yards, adds value to all surrounding tax base.
- Delays Likely Will Kill Proposal: Private-sector developers live deal to deal. Delaying or downsizing a project does little to help a private developer maintain the momentum of previous approvals, financing commitments, or to stay committed to the development of a particular site.

7/6/2007

While the Historic Walkers Point and 5th Ward area has seen nominal investment and redevelopment recently, following decades of neglect and blight, we are desperate for the approval of this catalytic, gateway development in hope of attracting further high-quality development and investments.

Our Association represents over 150 of some of the areas most influential property owners, businesses, and residents. Many have waited years for investment of this magnitude, new condo-ownership of this scale and new commercial tenants in this area in order to finally begin the turn around and, as our Association's motto proclaims: **Make the Area a better place to live, work and prosper.**

Sincerely,
Randy Nass, President
5th Ward Development Association, Inc. (Non-Profit)

cc: Alderman: D'Amato, Wade, Bauman, Hamilton, Murphy, Witkowiak

Thank you for your attention and consideration,
Randy

Randall K. Nass, Managing Partner
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'Integrity in Real Estate Services'
Winner of the CAR-Wis DEAL OF THE YEAR
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