

5 Points Art Gallery + Studios

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LETTER OF OPPOSITION TO RT5, ADU and GROWING MKE PLANS

February 4, 2025

To the following Committees: BOZA, DCD, Alderpeople and all elected officials representing the governance and people of the City of Milwaukee,

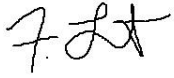
My name is Fatima Laster. I am a native and current resident and business owner in Milwaukee, WI. I am writing and submitting this letter to staunchly oppose the proposed RT5 and ADU ordinances being packaged and presented within the February 5, 2025 Zoning Code Technical Committee and February 17, 2025 City Planning Committee. The aforementioned proposals are proving to be a poorly disguised renaming of the Growing MKE plan which the community and I have already ardently opposed, on record, since July 29, 2024's CPC Meeting.

The RT5 ad ADU zoning proposals need to be redrafted or abandoned altogether for the following reasons:

- These are the same concepts extracted from the Growing MKE plan, which weren't supported by any facts or evidence-based research about the harm/displacement or demand requested by residents and was thus not supported by the community when pitched.
- These plans are solely a mechanism to legally defunct requirements and regulations for large developers, corporations, philanthropy groups, outside investors, etc. to engage, convene and consider residents' wants and needs for their communities, stripping the latter of their rights and recourse to control their own neighborhoods and lives and giving the former carte blanche to develop anything, anywhere without accountability for the harm/hazard and permanent disruptions and displacement caused by their undesired profit-only driven developments.
- Neither plan addresses the needs of the decaying homeownership opportunities, especially in Black neighborhoods, and perpetuate the decimation of Black wealth, community-building and culture.
- Both plans facilitate the acceleration of the homelessness issue. Homelessness and the loss of homeownership is exacerbated by the overinflated housing market, skyrocketing rental prices and evictions, untamed/unregulated mass-grabbing slumlords (i.e. Berrada, Gorman, HACM, etc.), unnecessary vacancies held for higher-wealth demographics, and more, all resulting from these subject gentrifying strategies.
- Vacancies are rampant throughout the city, which means there's actually more and affordable rental and homeownership opportunities within the city's existing inventory than reported. However, the City has demonstrated a position to suppress access and allow vacant homes and buildings to become more derelict and thus unnecessarily expensive by withholding immediate resident/community ownership opportunity and ingenuity in lazy effort to sell off and sellout via mass discount the city and its properties to outsiders. This strategy is wasteful environmentally and financially, does not stabilize nor grow communities, reduces the city, including the government's ability to control itself and misses organic and long-term economic generators through homegrown community investment and ownership.

Please include on file/record and read for the upcoming ZCTC and CPC meetings and for any other private and public/ closed- and open-door platforms in which these agendas are being expeditiously and slyly pushed forth, circumventing community input, involvement and safeguards, this letter confirming opposition to the ADU, RT5, and Growing MKE zoning and district configuration plans. Alternative, constituent-proposed, community-centric, resident-protective and neighborhood-stabilizing plans must be proposed and instituted. I am open for earnest collaboration in seeing proper home/land-ownership, rental housing and non-deracinating quality of life measures implemented for the germane residents of the City of Milwaukee.

Regards,

A handwritten signature in black ink, appearing to read 'F. Laster'.

Fatima Laster
Milwaukee Resident + Local Business Owner
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