

Melissa DeNomie
3316 S Pennsylvania Ave
Milwaukee, WI 53207

April 18, 2014

Alderman Tony Zielinski
City Hall, 200 E Wells Street, Room 205
Milwaukee, WI 53202

RE: Support for a two-phase Dover redevelopment

Dear Alderman Zielinski:

My name is Melissa DeNomie and I am a resident and rental property owner in Bay View; I also serve on the Board of Directors of the Bay View Community Center and am a doctoral student in the Urban Studies Program at UW-Milwaukee. The purpose of my letter is to show support for the plans to redevelop Dover Elementary School into teacher-centric apartments for young professionals.

Bay View is a unique neighborhood in its ability to attract a diverse population of residents and business people. The neighborhood, in my opinion, is a shining star among Milwaukee's neighborhoods and is among the most unique and appealing neighborhoods I've been in, even far beyond Milwaukee or Wisconsin; it offers a unique blend of vibrant businesses, parks, nightlife, and, most importantly, a strong sense of community. These are the reasons why my husband and I moved back here with our young son six months ago, after having spent several years living just north of Milwaukee in Glendale. We are proud to live here and raise our son here; and we look forward to sending our son to the public schools here.

The proposed development will not only attract young community-minded school teachers to our wonderful neighborhood, but – by providing affordable housing for young teachers moving here – will be evidence of Bay View's investment in education. I am excited about the prospect of my son's future teachers being neighbors in our community, and being full invested in – and proud of!– the neighborhood where they live and work; this is a forward-thinking plan and could serve as a housing model to improve the sense of neighborhood throughout Milwaukee, and in communities throughout the country.

As a doctoral student in UW-Milwaukee's Urban Studies program, however, I know all too well that not all developers are created equal; some undertake projects without considering long-term effects on the community and the current residents. However, Maures, CommonBond, and Seawall Development Groups are proven to be conscientious real estate development firms. The team has an approach that respects the neighbors – both St. Lucas and the residents along Potter and Dover Streets. St. Lucas benefits from

having play space and parking. The adjacent neighbors will have the benefit of a beautifully designed campus offering new housing options, and I am pleased that the site maintains the public open space for local families to use.

Please honor these firms' request for a first and second phase redevelopment allowing for the rehab of the existing school, and new apartments on the remaining site.

Thank you for your consideration of this matter.

Sincerely,

Melissa DeNemie

Resident/Homeowner, 14th Aldermanic District

Board Member, Bay View Community Center

Doctoral Student, UW-Milwaukee Urban Studies Program

Program Coordinator, Medical College of WI's Center for Healthy Communities & Research