

From: Jeff Bentoff <jeff@bentoff.com>
Sent: Tuesday, August 16, 2022 1:37 PM
To: Connelly, Kristin D. <Kristin.Connelly@milwaukee.gov>
Cc: michael@demichele.com; cityplancommission <cityplancommission@milwaukee.gov>
Subject: Letters and emails in support for Hackett project

[Some people who received this message don't often get email from jeff@bentoff.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Kristin,

Michael suggested that I forward to you the support emails and letters that were submitted to HPC on behalf of the Hackett project so they could also be submitted to CPC and ZND for the zoning ordinance.

I've attached a folder with the support letters and emails. Please let me know if you have any problems with the folder or any questions.

Thank you,

Jeff Bentoff
(414) 791-1215

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From: James Barry <jbarry@barrycre.com>
Sent: Thursday, July 7, 2022 3:01 PM
To: Elmer, Linda
Subject: In support of HPC File #220279; St. Mark's Church and Apartments/Certificate of Appropriateness

You don't often get email from jbarry@barrycre.com. Learn why this is important

I write in support of the St. Mark's Church and Apartments project, which is proposed as File # 220279. In my view, the project is necessary to keep St. Mark's parish functioning and will also provide needed additional housing that is complementary to the neighborhood. The project appears to meet all historic and other regulatory requirements and the design will fit in seamlessly with other structures in the area. The project is being undertaken by a high quality and experienced developer who has a proven record of successful projects in the area. In sum, I strongly encourage you to approve this project.

Sincerely,

Jim Barry

2443 N. Wahl Avenue.

James T. Barry III, JD, CCIM
President

1232 North Edison Street
Milwaukee, WI 53202
Direct: 414-272-6724
Main: 414-271-1870

jbarry@barrycre.com www.barrycre.com

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From: Jonathan Brostoff <jonathan.brostoff@gmail.com>
Sent: Friday, July 8, 2022 4:59 PM
To: Elmer, Linda
Subject: RE: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness.

You don't often get email from jonathan.brostoff@gmail.com. Learn why this is important

Jonathan Brostoff
3000 North Stowell Avenue
Milwaukee, Wisconsin 53211

July 8, 2022

Dear Historic Preservation Commission:

I am writing to support certificates of appropriateness for the new St. Mark's Episcopal Church parish hall and the new apartment building on the 2600 block of N. Hackett Avenue (File #220279).

I have lived in the neighborhood for much of my life and continue to be a homeowner in the area (four blocks away). After hearing from residents on both sides, I have determined that these two buildings will be a positive addition to the neighborhood.

In regard to historic preservation issues, the two buildings meet the guidelines for new construction in the North Downer Avenue Historic District.

I also support the requested zoning change for the project. Disability rights/access is a very important issue to me personally and to our society as a whole. I am very pleased that both of the new buildings will not only be ADA accessible but also actively welcoming to the community. The apartments will provide access to elderly and people with disabilities, unlike many multi-family buildings in the area. The current parish hall has many accessibility issues, the new hall will be designed to provide accessibility for those who need it.

I believe the increased density being sought is within reason. It will be an asset to Milwaukee

and the area. This project will bring foot traffic and eyes on the street that will improve public safety and encourage more engagement for our wonderful local businesses. The fact that the apartments will place all parking underground instead of with a surface lot as is now being done is also a net positive for the community.

This project will help our cash-strapped local government provide vital services, generating a significant amount of resources for the city in new property taxes, especially since the church doesn't currently pay these taxes.

In summary, I believe this project is deserving of certificates of appropriateness (COAs) and rezoning as will be sought. I urge your support for the COAs.

Thank you for your consideration.

Sincerely,
Jonathan Brostoff

From: Dan Buckler <daniel.c.buckler@gmail.com>
Sent: Friday, July 8, 2022 5:00 PM
To: Elmer, Linda
Subject: In support of HPC file #220279 St. Mark's Church
Certificate of Appropriateness

You don't often get email from daniel.c.buckler@gmail.com. Learn why this is important

Ms. Elmer,

I write to you to register my support for the St. Mark's development plan to demolish the current Parish Hall, to build a new facility for the church, and to construct an apartment building on the existing empty space owned by St. Mark's.

There is little doubt about the unique character of the Downer neighborhood, and little doubt about the role of St. Mark's in this area - aesthetically, historically, and culturally. Indeed, the church is central to the neighborhood's singularity as a place akin to a small European village, a reputation repeatedly emphasized in the Historic Designation Study Report for the Downer Avenue Commercial District.

I do not see that character changing by any means with the proposed development plan. On the contrary, the character of the neighborhood will be *sustained* by deepening the ability of St. Mark's to remain present and viable, and by the additional residents who will patronize the small businesses that also help shape the neighborhood's personality.

The renderings and descriptions of the proposed apartment building and modest parish hall seem eminently in line with the aesthetics of nearby buildings across the criteria that the Historic Preservation Commission considers.

I know that any change is difficult. But this plan will help preserve the integrity and sustainability of the entire neighborhood.

Thank you for your time,
Dan Buckler

From: Liam Callanan <liam.callanan@gmail.com>
Sent: Friday, July 8, 2022 1:32 PM
To: Elmer, Linda
Subject: In Support of HPC File #220279, St. Mark's Church and
Apartment Certificate of
Appropriateness

You don't often get email from liam.callanan@gmail.com. Learn why this is important

To whom it may concern:

We support HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness.

We live .2 miles away from the site on North Shepard Avenue and believe the development would greatly benefit the community, the Downer Avenue business corridor, and St. Mark's Church. St. Mark's has been a good neighbor, from hosting pumpkin sales to serving as a voting location, and we'd like to see their efforts to build out an ADA-compliant facility supported.

Furthermore, a well-designed, historically-sensitive building would bring increased economic activity to the area, add to the city's tax base, and allow additional city residents to directly enjoy the many benefits of East Side life as we have.

Liam and Susan Callanan
2736 N Shepard Ave, Milwaukee, WI 53211

From: James Cope <jamescope5855@gmail.com>
Sent: Tuesday, July 5, 2022 9:31 AM
To: Elmer, Linda
Subject: RE: In Support of HPC File #220279, St. Mark's Church
and Apartment Certificate
of Appropriateness

You don't often get email from jamescope5855@gmail.com. Learn why this is important

Good morning

I'm writing to express my support for the proposed building project associated with St. Mark's Church on Hackett St.

In my view, the buildings will be appropriate to the site, and fit well within the neighborhood.

It is essential to keep St. Mark's in the area. In addition, this project will bring new residents to the east side, and add to the tax rolls for our beleaguered city. Again, I support fully this project.

Thank you

James W. Cope
2969 N Shepard Ave
Milwaukee

HISTORIC
**DOWNER
AVENUE**
EASTSIDE

Downer Avenue BID #41

Ms. Linda Elmer
City of Milwaukee
The Office of the City Clerk

via email - lelmer@milwaukee.gov

RE: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

Dear Ms. Elmer,

On behalf of the Downer Avenue Business Improvement District Board of Directors, I am writing in support of the aforementioned project and urge its approval at the Historic Preservation Committee.

At its regularly scheduled meeting on June 22nd, 2022 at Canela Café on Downer Avenue, the Board heard a presentation on the project from the Developer, Michael DeMichele. Several questions were asked and answered and after some discussion, and a recusal on the vote by members Michael DeMichele and Jeff Bentoff, the balance of the board voted unanimously to support the project.

The board felt the project was historically sensitive to its own block and others in the neighborhood. That the materials used, scale and design was complementary to the district and other historic buildings in the area. The Board also felt the density was appropriate and good for the district and would help support the local business and our walking friendly community.

The Downer BID Number 41 also wishes to recognize St. Marks Church as a good friend and neighbor and supports its sustainability and needs in demolition of the existing outdated and obsolete parish hall, feels the proposed parish hall would be an improvement and beautify the neighborhood, and the project overall would provide better land utilization, including the existing underutilized existing parking garage instead of a small surface parking lot.

Do not hesitate to contact me with any questions.

Sincerely,
Downer BID Board of Directors

Michael O'Connor
Vice President



In addition to volunteers, Saint Mark's helps us financially. We often receive \$2000-3000 annually from the church, not including individual contributions of those who attend. We are provided free office space and storage for our medical equipment loan closet. With a small budget we have very little overhead outside of staff expenses which include phone, internet, and insurance. We often use common space in the building for board meetings, client/volunteer gatherings, and other miscellaneous meetings.

When we have a fundraiser to promote, volunteers to recruit, or events to spread the word on, Saint Mark's is always there, spreading the word in communications. We've attended coffee hour and church services, promoting our services and educating congregation members on topics such as dementia and isolation/loneliness. In July, Saint Mark's volunteers will be organizing and serving a meal for our clients, most of whom live alone and rarely have the opportunity to leave their homes for a social gathering. Eastside Senior Services Volunteer Drivers will offer the clients a ride. This will be such a treat! Saint Mark's plays an important role in the success of our fundraisers, including selling a large number of flower baskets/gift cards for our annual flower sale, and purchasing, wrapping, and delivering holiday gifts for area seniors who live alone.

Overall, Saint Mark's plays a vital role in our community and in the lives of area seniors who otherwise would not be able to find affordable transportation and assistance. They help seniors remain in their own homes and to live a better quality of life. I know they play a vital role in several other nonprofits as well. They make the eastside a better place to live, and it's a privilege to see a congregation serve the community in such a tangible, full hearted way.

Sincerely,

Melissa Meier, Executive Director

Elmer, Linda

From: Mary Edwards <medwards@coakleybrothers.com>
Sent: Wednesday, July 6, 2022 4:23 PM
To: Elmer, Linda
Subject: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

Importance: High

You don't often get email from medwards@coakleybrothers.com. [Learn why this is important](#)

Hello~

As a 22-year neighbor @ 2626 E. Park Place, previous owner at the St. Regus, I am in full support of the proposed apartment building. The architectural style will complement the existing block of 1910s brick buildings, resolve the current parking shortage on Hackett Avenue, give neighbors a viable place to rent in the hood once we sell our homes (to become snowbirds 😊) and most importantly... preserve the vitality of St. Mark's – a wonderful open arms community church, for generations to come.

Best regards,
Mary

Out of office alert – 7/8-7/19

Mary Edwards
Vice President



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medwards@coakleybrothers.com

www.coakleybrothers.com
www.brothersinteriors.com

www.omavantage.com



From: Falci, Mark <mfalci@rwbaird.com>
Sent: Friday, July 8, 2022 11:22 AM
To: Elmer, Linda
Subject: In Support of HPC File #220279, St. Mark's Church and
Apartment Certificate of
Appropriateness

You don't often get email from mfalci@rwbaird.com. Learn why this is important

I am a resident of the upper eastside; we live on Shepard Ave. and are in support of the develop project proposed at St Mark's Church.

Downer Ave is woefully lacking adequate foot traffic to drive new business.

I think this development is needed to keep our neighborhood relevant.

Thank you ñ

Mark & Sally Falci
2945 N. Shepard Ave
Milwaukee, WI 53211

Mark H. Falci, CFP®
Director ñ Private Wealth Management
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Elmer, Linda

From: Amy Farkas <amyfarkas13@gmail.com>
Sent: Thursday, July 7, 2022 6:12 AM
To: Elmer, Linda
Subject: In Support of HPC file #220279 St Mark's Church Certificate of Appropriateness

You don't often get email from amyfarkas13@gmail.com. [Learn why this is important](#)

I am reaching out as a member of St Mark's and also someone who loves the Downer neighborhood in support of the planned remodeling of St Mark's and of the new apartment building. I have been so impressed with the level of detail that the architect has taken to ensure that both buildings will reflect the neighborhood's historical vision while supporting modern growth. From picking bricks that match the current church to modeling the shape of the new apartments off current buildings. This project will not only allow the St. Mark's community to grow into the next century but also help build a vibrant Downer community through new housing.

I urge you to support the new development plan and thank you for taking the time to read this email.

Sincerely,
Amy Farkas

From: Patrick Fennelly <patricksfennelly@gmail.com>
Sent: Tuesday, July 5, 2022 2:02 PM
To: Elmer, Linda
Subject: RE: In Support of HPC File #220279, St. Markís Church and Apartment Certificate of Appropriateness

[You don't often get email from patricksfennelly@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Historic Preservation Commission,

I am writing in support of Certificates of Appropriateness for the planned St. Markís Parish Hall Addition and Hackett Avenue Apartment Building. As a longtime resident living in an historic home in the immediate neighborhood, and as President of the Historic Water Tower Neighborhood (I am writing here as a resident, not on behalf of the group), I am very supportive of historic preservation. This project is a model for how new construction in our historic district should be designed and built.

Both of the planned new buildings will be very sympathetic to the character of the district. The buildings' siting, scale, form and materials are what is called for by the city guidelines. Both buildings are designed with natural materials that will be very complimentary to nearby buildings. The height of each fits in with other buildings. The front apartment courtyard will add visual relief to the building along Hackett Avenue, following the design of other historic apartment buildings in the area.

The project will also help preserve the historic 111-year-old St. Markís Episcopal Church building on the corner by assisting the congregation in continuing to be able to reside in the building and be a steward of this historic neighborhood landmark.

In addition, I would note that an email was sent out to the entire Historic Water Tower Neighborhood membership group over a week ago that detailed the project at great length. It was purely informational and did not offer an opinion for or against the project. We have yet to receive a single email in response opposing the project (again, I am writing here as a resident, not on behalf of the group).

I urge the commission to approve both COAs.

Patrick Fennelly
President, Historic Water Tower Neighborhood

2907 E Linnwood Ave
Milwaukee, WI 53211

patricksfennelly@gmail.com
(414) 704-7288

Elmer, Linda

From: Nick Fricano <nfricano@healthfuse.com>
Sent: Wednesday, July 6, 2022 5:06 PM
To: Elmer, Linda
Subject: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

You don't often get email from nfricano@healthfuse.com. [Learn why this is important](#)

To whom it concerns,

As a Downer Woods resident, my wife and I have been made aware of the St Mark's Church and Apartment project and are submitting this email with our full support.

We appreciate Milwaukee Historic Preservation Commission's mission of ensuring that any renovation and construction project in the area is compatible with historic buildings in the area, and that there are strict guidelines to adhere to, and we strongly believe this project meets those guidelines and should be approved. Additionally, we believe that the risk of not pursuing this project would likely result in the following:

- Deterioration of the existing St Mark's and neighboring buildings
- Further prevent ADA residents from entering the parish, and
- Detract potential residents and related local business and tax revenue from the neighborhood

The HPC has our full vote of support and we hope the HPC votes to approve this project on July 11, 2022.

Thank you for consideration.

Your neighbors,

Nick and Kelly Fricano
3002 E Kenwood Blvd

Nicholas J Fricano
Founder & Chief Executive Officer

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nfricano@healthfuse.com
(o) 414.988.1136
(m) 414.731.0260

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From: Brooke Frizzell <frizzellbrooke@gmail.com>
Sent: Friday, July 8, 2022 4:38 PM
To: Elmer, Linda
Subject: RE: In support of HPC file #220279 St. Mark's Church Certificate of Appropriateness

You don't often get email from frizzellbrooke@gmail.com. Learn why this is important

Dear Historic Preservation Commission,

I write on behalf of St. Mark's Episcopal Church to request that you issue a certificate of appropriateness for the proposed demolition and reconstruction of the St. Mark's parish hall and for the construction of the adjacent apartment building. I currently serve as the senior warden of the Vestry, which is the Episcopal term for president of the board of directors. Our rector (head pastor) is currently on a well-earned sabbatical, and I am in charge of governance and financial matters in his absence.

The Vestry of St. Mark's has not undertaken this project lightly. The process began a number of years ago, when we realized how much money we were pouring into basic maintenance of our parish hall. We initially sought to embark upon a traditional capital campaign to finance repairs of the building, but during that process, we discovered that the cost to make our building what it needs to be far exceeded our ability to raise money from within our parish.

Although it is a County property, I am sure most of you are familiar with the difficult situation the Milwaukee Public Museum has faced in recent years. Our situation is not unlike theirs, and it has become clear that replacing, rather than repairing, our current building is the best course of action. As an example, our commercial dishwasher broke several years ago. Commercial dishwashers run about \$6,000 to \$8,000, which is not cheap but is a manageable expense for a parish of our size. However, our plumbing and electrical had to be brought up to code in order to replace the dishwasher. In order to bring the plumbing and electrical up to code, we had to cut

into the kitchen floor. As you might expect from a building constructed in the 1940s, the floor was made of asbestos and required professional remediation. \$35,000 later, we had a new dishwasher and a new kitchen floor. Every repair we face has been some version of this story.

Several years ago, we explored updating our restrooms to be ADA accessible, but doing so was simply cost prohibitive. Neither our second floor nor our basement are accessible to anyone with mobility limitations, and our only accessible entrance is at the back of a very unattractive surface parking lot. Our nursery is upstairs, which means any parents or grandparents with mobility limitations may struggle to take their children up there. Alcoholics Anonymous meets upstairs, which means anyone needing their support must be able to climb stairs.

After much thought, discussion, and prayer, the Vestry concluded that the best path forward was to sell our open space, which is not currently used to its full potential, and use the proceeds of such a sale to partially finance the construction of a new parish hall. We chose the partners we did because they are local to the neighborhood and have thoughtful plans for both the parish hall and the new apartment building.

Others can speak more eloquently on the design elements of the new building, as evidenced by the staff report supporting this application. But to my eye, I believe great care has been put into making sure both buildings fit within the aesthetics of the historic neighborhood. People may have subjective disagreements with design elements, but I believe any reasonable person would agree that the architect has taken great care to make sure the new buildings will be sympathetic with the old buildings and has followed the guidelines for new construction.

St. Mark's seeks to be a good neighbor to the Downer Ave. area. We house the offices of Eastside Senior Services at no charge. We regularly work with Kinship Community Food Center, The Gathering, and Milwaukee Diaper Mission to serve the material needs of our community. Our parish is a member of Common Ground, which seeks to effect social change throughout Milwaukee. We strive to be a welcoming and inclusive community to our

LGBTQ+ members
and visitors, as we know many of these members have faced
discrimination and hate in the name
of religion.

However, if we continue to be saddled with our aging building, our
time, energy, and money will
go toward maintaining a building that I doubt many people even find
particularly attractive. We
would rather spend our time, energy, and money serving the spiritual
needs of our parishioners
and working toward justice in the broader community.

A number of objections have been raised regarding this project that
are outside the purview of
this Commission. Nevertheless, I will briefly address the parking
concerns that have been raised.
We intend to have two disabled spots on the north side of the
building. Although we have not yet
signed a contract, we are in talks with Secure Parking about a
contract that would provide
parking for our members. This would likely alleviate competition for
street parking during
church hours even from what it is now, as our current parking lot of
15 spots does not
accommodate our average Sunday attendance.

This proposal is the best way to preserve St. Mark's future in the
community while also
respecting the aesthetics of the existing buildings. I will be at
Monday's meeting, and I will be
happy to answer any questions that you have to the best of my ability.

Sincerely,
Brooke Frizzell
Senior Warden, St. Mark's Episcopal Church

From: Megan Graham <meggie.graham@yahoo.com>
Sent: Friday, July 1, 2022 4:10 PM
To: Elmer, Linda
Subject: n Support of HPC File #220279, St. Mark's Church and
Apartment Certificate of
Appropriateness

You don't often get email from meggie.graham@yahoo.com. Learn why this is important

As a business owner on Downer, the preservation and vibrancy of this community is very important to me, my patients, and team. I fully support the St. Mark's project. The fact that the new buildings will esthetically and seamlessly blend into our historic community is important and I'm so glad that was a consideration during the design. This project is important to continued growth and vibrancy of the area and will financially support the businessesm community, and city.

Thank you for your consideration!

Meggie Graham, D.D.S

Lake Park Dental, S.C.
lakepark.dental
Office: 414.963.9440

Untethered Airway Health & Tongue-Tie Center
untetheredtonguetiecenter.com
Office: 414.935.8460

Mobile: 608.217.3708

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Elmer, Linda

From: Brian Hildebrand <hildebrand.brian@protonmail.com>
Sent: Thursday, July 7, 2022 3:53 PM
To: Elmer, Linda
Subject: lelmer@milwaukee.gov

You don't often get email from hildebrand.brian@protonmail.com. [Learn why this is important](#)

I am writing in support of the project to remove the existing St. Mark's parish hall, construct a new parish hall, and construct a 55-unit apartment building in the empty green space next door.

As a neighbor of this development who has also enjoyed living in lovely East Side apartments in the past, I am excited about the prospect of adding new apartments to this neighborhood. Specifically, these apartments are well in line with what one would expect an apartment on the East Side built in 2022 to look like. We have very little construction in this neighborhood at a time when more and more Milwaukeeans recognize what a special place the East Side is to live, raise a family, and grow old in.

The proposed plans strongly align with the character of the neighborhood, . Belleview Manor and 2533/2537 Downer Ave. both share the U-shaped building this structure emulates. The brick strongly resembles other brick structures (specifically apartment buildings) found all over this neighborhood.

Pertaining to siting, we have beautiful apartments scattered throughout this neighborhood. I have personally lived in two such buildings and have loved both of them. The idea of adding more of these charming types of buildings makes me excited to imagine the new neighbors who will be able to call our neighborhood their home.

As it relates to sizing, I believe this building could be larger and still fit within the fabric of this neighborhood. We have plenty of large buildings here and I cannot imagine adding another story to this building would have any significant impact on the way the neighborhood is perceived.

Opposition parties to this project have made clear their oppositions are related to parking their personal cars (in a neighborhood that has ample alternatives), opposition to any change of any sort (change is inevitable and this project joyfully embraces it), and wanting the prices of their own houses to increase (further pricing out additional Milwaukeeans). None of these are related to the historical nature of our neighborhood (for instance, cars barely existed when many of the buildings here were built). I encourage you to look past this opposition and allow us to welcome new faces into a beautiful neighborhood.

I look forward to walking by this new building on my walks for many years to come and enjoying yet another layer to the complexity that is the East Side.

Sincerely,
Brian Hildebrand
2530 E. Newberry Blvd

From: Thomas V. Johnston <tvjnd@yahoo.com>
Sent: Friday, July 1, 2022 1:23 PM
To: Elmer, Linda
Subject: RE: In Support of HPC File #220279, St. Markís Church
and Apartment Certificate
of Appropriateness

You don't often get email from tvjnd@yahoo.com. Learn why this is important

Hello

I am in favor of the St. Markís Episcopal Church addition and new infill apartment building on Hackett Ave

.

Both the neighborhood and Milwaukee as a whole is need of modern living amenities. The fact the development team took such care to design a building that structurally and aesthetically fits not only the street but the whole neighborhood is noteworthy.

The addition to St Marks will provide badly needed structural improvements along with meeting ADA needs for vibrant church community that is a wonderful part of this neighborhood.

I welcome this wonderful improvement to the neighborhood.

Tom Johnston
414-217-3316

From: Juli Kaufmann <juli.kaufmann@gmail.com>
Sent: Wednesday, July 6, 2022 9:55 AM
To: Elmer, Linda
Subject: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness.

You don't often get email from juli.kaufmann@gmail.com. Learn why this is important

Dear Historic Preservation Commission,

I am writing in support of the Certificates of Appropriateness for the new apartment building and parish hall addition (File #220279) proposed for your consideration.

As a commercial real estate developer who has restored award-winning and federally recognized historic buildings and as one of Historic Milwaukee's past Remarkable Milwaukee honorees, I have a demonstrated understanding of and a commitment to preserving Milwaukee's incredible historic building stock. I also write with the perspective of a current property owner and soon to be resident of the East Side/ Downer Ave neighborhood where we are building a home in the North Point North Historic District.

I highly value historic preservation. Yet new construction is inevitable and desirable, too. City historic districts include guidelines for new construction for that reason.

I have attended a public meeting where the project plans were presented and I have directly reviewed the plans for the Hackett Avenue infill apartments in detail. It is clear to me that the architects and development team have worked hard and at great expense to fully meet these guidelines. They have thoughtfully considered siting, scale, form and material in a way that not only clearly meets district guidelines but that also adds tremendous value to the neighborhood. For example, they have chosen to use brick for the entire facade, they are placing required parking underground,

enabling them to hold
the building's height in line with other structures on the block, and
they have a
courtyard-shaped plan that is similar to other area apartments.

This infill building will be a welcome addition to the historic
district and will support the
integrity of historic districts in the area. I encourage you to
support these plans and I
thank each of you for your incredible service to our shared City.

In Kindness,
Juli

Juli Kaufmann
President, Fix Development LLC
www.fixdevelopment.com
(414) 628-2346

Elmer, Linda

From: Erik Kennedy <erikk292@yahoo.com>
Sent: Thursday, July 7, 2022 12:17 PM
To: Elmer, Linda
Subject: RE: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

You don't often get email from erikk292@yahoo.com. [Learn why this is important](#)

To whomever this may concern:

I am writing in support of the development of the St. Mark's Church and Apartment through Three Leaf Partners and Catalyst as I know this be a welcomed addition to Downer Avenue community as it will revitalize a historical building. In addition, this project will continue to help address housing needs and make a viable economic impact throughout our community. Plus this is a beautiful example of community collaboration-partnerships as these stakeholders are invested in the community.

Although I will be unable to attend Monday's meeting, I hope this email helps with the HPC process.

If you have any questions, feel free to contact me.

Sincerely,

Erik Kennedy
Ph: 330-607-2791
Email: erikk292@yahoo.com

"We make a living by what we get, but we make a life by what we give." -Winston Churchill

"Everybody can be great...because anybody can serve. You don't have to have a college degree to serve. You don't have to make your subject and verb agree to serve. You only need a heart full of grace. A soul generated by love." -Dr. Martin Luther King Jr.



July 8, 2022

Ms. Linda Elmer
Community & Economic Development Dept
City of Milwaukee

RE: In support HPC file #220279
St. Mark's Episcopal Church Certificate of Appropriateness

To Whom It May Concern:

I am writing in support of St. Mark's Episcopal Church's plan to develop its existing property on N. Hackett Ave.

St. Mark's Episcopal Church has been an important supporter and collaborator with our organization for several years, not only providing financial assistance but also consistent food drives and groups of volunteers to help support our work in the Riverwest neighborhood. It is critical for us to have other organizations like them, share their voice of leadership to help amplify our exposure and increase the resources and volunteer pool we need to serve over 15,000 people each year with food and other crisis management needs.

A project like the one they are proposing that helps stabilize their organization will help us continue to count on their support, not only at the current level, but potentially increase as well.

If you have any questions or need clarification you can contact me directly.

Sincerely,

Wayne Breitbarth
Managing Director
Kinship Community Food Center
wayne@kinshipmke.org
(414) 313-7785





☀️ 75°
AQI 56 ●

From: David Loken <dtloken@gmail.com>
Sent: Thursday, July 7, 2022 1:32 PM
To: Elmer, Linda
Subject: RE: In support of HPC file #220279 St. Mark's Church
Certificate of
Appropriateness

You don't often get email from dtloken@gmail.com. Learn why this is important

Hello,

I just wanted to register my utmost support for this beautiful & appropriate infill project. I do want to make note about the absurdity of residents citing the building's scale as not fitting with the neighborhood given that the neighborhood is quite literally filled with historic properties of similar to greater scale than this proposal:

I urge the HPC to fully support this new infill over the spurious and quite frankly borne entirely out of self interest for "free" parking by incumbent property owners nearby.

Long has the Upper East Side not pulled its weight in new infill housing and avoiding a looming housing affordability crisis, blocking this large number of units in such a quality development over such spurious objections would be a tremendous mistake and huge black eye for the local preservation movement as a whole.

Best,

David Loken

July 7, 2022

Historic Preservation Commission
Zeidler Municipal Building
841 N. Broadway, Room B-1
Milwaukee, WI 53202

Dear Historic Preservation Commission members,

I am writing to express my strong support for the proposed building plans. I have lived and worked in the area since 1998 and the Downer Ave business district is where we do our shopping and socializing, and our family are members of St. Marks. I am also a member of the building committee for this project.

I work at the University of Wisconsin-Milwaukee as Professor and throughout my 24 years at this institution I gained much experience understanding the design and budgetary process for these types of projects. I have had the opportunity to interact with our first class Architecture Department, learning much from Bob Greenstreet on Milwaukee's unique land marks, and From Jim Wasely, as specialist in sustainable building. My academic home is at the School of Freshwater Sciences and had the opportunity to work closely with the architects as we designed our new building on Greenfield Ave, which is home to research and teaching labs and central hub for our student body and many water organizations that work hard to keep Milwaukee a highly regarded water centric city. I also have been a member of the University's Executive Committee and Faculty Senate for 6 years and learned much about the difficult decisions of renovating with serious budget constraints in the context of the Columbia Hospital buildings, especially what is possible and what is not.

The St. Marks renovation and new building have been carefully planned with considerable input from the building committee and the members. Below I have listed some of my perspective on the building plans and the needs for the church.

- There has been much thoughtful discussion about building materials and how to blend the old with the new. Every time I drive or walk by the present site, I can envision how much more in tune the St. Marks Church space will be with a smaller addition that does not dominate the original church building and will add an element of class to the site. In particular, the roof line and the matching of the grey color struck me as ideal.
- Accessibility is a major issue, and I have felt it personally since I have been in a wheelchair/ on crutches since early March. I am thankful it is temporary for me (catastrophic knee injury that is healing for the most part); however, I have a new

appreciation for barriers facing those who are not able to walk. Accessibility was the first priority in the design.

- The overall project (both the proposed development of the vacant land and the addition on the church) is a major need for St. Marks to keep the congregation viable. St. Marks welcomed my family more than 10 years ago, and we may not have found them if they were not such an active and vibrant congregation. The current building is a constant drain on the finances of the members, and not sustainable. As a member, I want to be investing in the future, not propping up building that is rapidly declining. St. Marks has been slowly growing with more young people for the past several years. The sale of the land, along with a welcoming gathering space, will keep St. Marks going in this direction and strengthen their positive presence in the neighborhood.
- The new apartment building has been carefully designed to match others in the area. I do not see the density as an issue as it is similar to other blocks surrounding, the business district. My son lives in Brooklyn with wonderful neighborhoods and the east side of Milwaukee would be considered quite suburban comparatively. A new apartment building with updated interiors may attract young professionals to the area (similar to the Prospect area), which would be great for the business district, which I have seen decline over the 24 years I have been in the area.

I regret I am unable to attend the meeting in person as I am traveling the week of July 10th. I would be pleased to offer additional comments or answer any questions you may have. I can be reached at 414-759-7657.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandra McLellan". The signature is fluid and cursive, with the first name "Sandra" being larger and more prominent than the last name "McLellan".

Sandra McLellan

From: Judith Miller <jdthmlrmd@yahoo.com>
Sent: Friday, July 8, 2022 9:06 AM
To: Elmer, Linda
Subject: In support of HPC file #220279 St. Mark's Church
Certificate of Appropriateness

You don't often get email from jdthmlrmd@yahoo.com. Learn why this is important

I'm a member of St Marks, east side resident, and former Vestry member.

I strongly support this plan.

As Ian Burch noted, the current parish hall was built 70+ years ago, is not ADA compliant, was intended for a much larger congregation, and requires substantial ongoing maintenance every year. It is a money-pit and investing large amounts of money in rehabilitation makes no sense with the next 70 years in mind.

For a parish of our size to finance new construction requires we use the proceeds from the sale of our land. Without sale of the land we would be left with an aging building that requires throwing more good money after bad which diverts resources from our larger ministry and community service activities.

The proposed structures, both parish hall and apartment building are in keeping with the overall feel of Hackett and the larger neighborhood. The architects have shown a great deal of sensitivity to existing structures.

The apartments also will serve to support the retail base on Downer and the employment expansion of Columbia St Mary's.

Judith Miller

Judith: 608-274-9288



July 8, 2022

To the honorable chair and commissioners:

1100 S. 5th Street, Ste. 319
Milwaukee, WI 53204
P: 414.220.0530

Milwaukee Preservation Alliance concurs with Staff comments regarding the demolition of the existing parish hall, the construction of a new parish hall, and the construction of a new apartment building for St. Mark's Church. We agree that the proposal meets the guidelines for new construction and is respectful of the character of the surrounding historic district. We also encourage the commission to consider Staff's minor suggested changes, which we believe will provide a positive impact on the project.

Thank you as always for your hard work on behalf of the people and places of Milwaukee.

Respectfully,

Jeremy Ebersole
Executive Director
Milwaukee Preservation Alliance

Elmer, Linda

From: Mitchell Henke <mitchell@mitchellhenke.com>
Sent: Thursday, July 7, 2022 5:43 PM
To: Elmer, Linda
Subject: In support of HPC file #220279 St. Mark's Church Certificate of Appropriateness

You don't often get email from mitchell@mitchellhenke.com. [Learn why this is important](#)

Hello,

I am writing in emphatic support of the both the proposal for Hackett Avenue Apartment Building and the Parish Hall addition. The proposed changes are well within the historical form and function, and both would be a wonderful addition to the neighborhood. The architecture and density of the proposed apartment strikes me as being very reminiscent of the apartment building around the corner at 2508 Belleview Place. 2508 Belleview is not within the historic district, but it is adjacent and was built around the same time period as the church.

Thanks,
- Mitch

Elmer, Linda

From: Julie Penman <penmanjulie@gmail.com>
Sent: Wednesday, July 6, 2022 4:36 PM
To: Elmer, Linda
Subject: RE: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness.

You don't often get email from penmanjulie@gmail.com. [Learn why this is important](#)

Dear Historic Preservation Commission:

I am writing in support of certificates of appropriateness (COAs) for a new St. Mark's Episcopal Church parish hall and a four-story infill apartment building on the 2600 block of N. Hackett Avenue (File #220279).

As an owner of an historic home two blocks away, and with my experience as Commissioner of City Development (DCD) from 1999 to 2004, I believe that the two buildings fully meet the new-construction guidelines for the historic district and would be very appropriate for the historic neighborhood.

I appreciate development that adds to Milwaukee's tax base and livability, like these buildings will. In an historic district, there's an additional bar of ensuring that new buildings preserve the integrity of historic buildings around them. I believe these new buildings easily meet that test.

The apartment building's height and its brick facades are comparable to those of other historic buildings on that block and of apartments on the 2500 block of N. Lake Dr., a block from my home. The front courtyard and back recess on the apartment building resembles those of other apartments in the area and are a welcome feature to this project. The new parish hall's stone façade is a perfect complement to the historic church's construction. And the overall project helps make possible the continued preservation of the 111-year-old historic St. Mark's Church.

These buildings will set a high standard for future construction in area historic districts. They will be a welcome addition to the neighborhood. I urge the Historic Preservation Commission to approve these COAs.

Julie A. Penman
2628 N Lake Dr.
Milwaukee, WI 53211

From: Thomas Reynolds <treynolds@hansenreynolds.com>
Sent: Friday, July 8, 2022 3:15 PM
To: Elmer, Linda
Subject: RE: In Support of HPC File #220279, St. Markís Church and Apartment Certificate of Appropriateness

You don't often get email from treynolds@hansenreynolds.com. Learn why this is important

TO WHOM IT MAY CONCERN:

I am the immediate past president of the Historic Water Tower Neighborhood and I live only three blocks from St. Markís Church. I am writing in support of the proposed project to build a new parish hall for St. Markís Church in place of the current fellowship facility, which is poorly designed and in severe disrepair. As part of that project, my understanding is that St. Markís Church will sell the adjacent vacant lot and that an apartment building will be constructed there. I am strongly in favor of the apartment building, too.

It is likely that I will not be able to attend the HPC meeting on July 11. But I would be happy to further discuss any of the points below at another time. In short, I am in favor of both parts of the project for the following reasons:

1. The project sustains St. Markís Church by providing it with a better, more usable, facility, while simultaneously generating revenue through the sell-off of the adjacent lot. St. Markís is a valuable institutional neighbor.
2. The parish hall and the apartment building are well designed to fit in with the historic character of the neighborhood. Particularly, the architecture and materials proposed for the apartment building appear to complement other multi-family buildings in the neighborhood.
3. The apartment building will increase the population density in the immediate area, which is highly desired for a commercial district like Downer Ave. Downer Avenue businesses will immediately gain around a hundred potential new patrons through the construction of the apartment building.
4. The apartment building adds significant property tax revenue

to the city.

5. Architect Jim Shields has a strong reputation for thoughtful, historically sensitive, architectural design and he lives in the neighborhood. Developer Michael DeMichele meets those same two criteria.

Thank you.

-Toby Reynolds

Thomas S. Reynolds II
ATTORNEY AT LAW

301 N. BROADWAY, STE 400, MILWAUKEE WI 53202
DIRECT: 414.273.8470
MAIN: 414.455.7676
EMAIL: treynolds@hansenreynolds.com
www.hansenreynolds.com

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Elmer, Linda

From: F45 Training Milwaukee Lakefront <milwaukeeelakefront@f45training.com>
Sent: Thursday, July 7, 2022 3:46 PM
To: Elmer, Linda
Subject: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

You don't often get email from milwaukeeelakefront@f45training.com. [Learn why this is important](#)

As a business owner on Downer Avenue I am in full support of a new apartment building in the St. Mark's Church property to bring more vibrancy and living options to the community around Downer.

Thank you for your time.

--
Kind Regards

WADE RITCHIE



M: 414.748.0084
E: milwaukeeelakefront@f45training.com
F45 Milwaukee Lakefront
2636 N Downer Ave
Milwaukee WI 53211
www.f45training.com

TEAM TRAINING ★ LIFE CHANGING

From: Maria Roloff <mariaroloff@yahoo.com>
Sent: Thursday, July 7, 2022 10:30 AM
To: Elmer, Linda
Cc: Tim Roloff
Subject: In Support of HPC File #220279, St. Mark's Church and
Apartment Certificate of
Appropriateness

You don't often get email from mariaroloff@yahoo.com. Learn why this is important

Hello,

We wanted to send an email showing our support for the above referenced project. We have learned a lot about the project from the people developing it and articles we've read. From what we know, the new buildings meet the historic guidelines and will be complimentary to the other historic buildings that exist in the area. This is important to us, as we live in a historic home and have also followed these guidelines when renovating our home - located at 2549 N. Terrace Avenue, Milwaukee 53211.

We also feel the project is necessary for a few reasons. It will keep St. Mark's in the neighborhood and make sure it fulfills the requirements of an ADA parish. We hope this brings additional parishoners and residents to the East Side, which ultimately generates more tax revenue for the area.

If you have additional questions or need to speak with us - please feel free to reach out.

Tim and Maria Roloff
2549 N. Terrace Avenue
Milwaukee, WI 53211
414-232-0120

Thanks,
Maria and Tim

Elmer, Linda

From: Sarah Zimmerman <sarahzimm@aol.com>
Sent: Thursday, July 7, 2022 4:55 PM
To: Elmer, Linda
Subject: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

[You don't often get email from sarahzimm@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Historic Preservation Commission,

I write to express my support of the St Mark's Church renovation and neighboring apartment building project on Hackett Ave. As a resident of the Downer Ave. neighborhood, I'm excited about the possibility of additional housing units bringing residents to support the small businesses on Downer, many of which have struggled even before the pandemic, and possibly even create enough demand to fill the empty storefronts. The vibrancy of our neighborhood depends on maintaining sufficient density and resulting demand to sustain our local shops and restaurants.

Having seen the plans for the new buildings, I feel confident that the apartment building is consistent with the historic buildings in its vicinity. It will be appropriate and pleasing in scale, materials, and design. In short, it will greatly benefit the street and the neighborhood.

With thanks,
Sarah Zimmerman
2815 E. Newberry Blvd.

From: Robert E Schmidt III <res@boulderventure.com>
Sent: Wednesday, July 6, 2022 12:05 PM
To: Elmer, Linda
Subject: In Support of HPC File #220279, St. Markís Church and
Apartment Certificate of
Appropriateness

You don't often get email from res@boulderventure.com. Learn why this is important

Valued Milwaukee Historic Preservation Commission,

As a resident of the Historic Water Tower neighborhood, I would like to express my support for the St. Markís Church and Apartment project.

I believe that infilling our vacant parcels with quality development is vital to the continued stability of our important neighborhood. I also know that this project will help financially support the continued upkeep and stewardship of the historic St. Markís church building. Finally, I believe that the scale, massing, quality materials, and architectural quality of the proposed apartment building are in keeping with our historic district.

Sincerely,

Robert Schmidt
2131 N. Terrace Ave.
Milwaukee, WI 53202

From: Tracie Setliff <tracie@bluebirdremodeling.com>
Sent: Wednesday, July 6, 2022 12:24 PM
To: Elmer, Linda
Subject: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

You don't often get email from tracie@bluebirdremodeling.com. Learn why this is important

Hello-

I'm writing in support of the infill building on Hackett Avenue next to St. Mark's. I'm a parishioner of St. Mark's, so I'm aware of the budget issues. I'm also a fairly close neighbor of the project (I live at 2567 N Summit Avenue) and I'm educated as an architect, and work in design and construction.

I think the project is completely appropriate for the vacant land. Part of what makes the Downer Neighborhood desirable for residents and shoppers/visitors is the density. The mix of commercial, single family and multi-family housing makes this a walkable and vibrant neighborhood for residents of all ages. Adding a well-designed multi-family building will bring more people of different ages and life stages to the area, and it'll help the neighborhood keep-up and improve - not languish.

I believe that the size, scale and materials that have been selected are appropriate for the space, and the reference to existing U-shaped buildings is a helpful reminder that there are lots of precedents for multi-family residences within blocks of this proposed project. I also think that this development group will make choices that respect the historic nature of the street, while bringing forward opportunities for St. Marks and adjacent businesses to thrive.

I fully support this endeavor.

Best,
Tracie Setliff

Tracie Setliff
Bluebird Remodeling
2567 N Summit Ave
Milwaukee WI 53211
407-403-0032
tracie@bluebirdremodeling.com
www.bluebirdremodeling.com

Elmer, Linda

From: Julio Siberio <julio@bridge33capital.com>
Sent: Wednesday, July 6, 2022 4:48 PM
To: Elmer, Linda
Cc: Christy J. Drawn; Marko Hnateyko; michael@demichele.com
Subject: RE: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

You don't often get email from julio@bridge33capital.com. [Learn why this is important](#)

Linda -

Bridge33 Capital (through an affiliated fund) is the owner of the "Downer Avenue Retail Collection", approximately 61,000 square feet spanning the west side from Starbucks to Henry's Tavern, and the east side from Cafe Hollander to Stone Creek Coffee. Since our acquisition in March 2020, we have converted the 2nd floor of the west side from vacant office to 13 fully-occupied residential rental units. We have also re-built 2604-2606 E Park Place into 4 townhouses that are almost complete.

However, in that period of time, we have yet to succeed in leasing the retail vacancies at the asset. Further, we have tenants that have vocalized they desire better foot traffic. **For the long-term viability of retail on Downer Avenue, we are supporters of the St Marks Church and Apartment project on Hackett.** We believe that this project is both compatible with the neighborhood and will achieve the aforementioned desired neighborhood vibrancy.

Bridge33 would be happy to opine at the HPC hearing on 7/11, but we do not have a representative available to be there in person. Please let us know if you would find it helpful for us to dial in. We would also be happy to answer any questions directly.

Best,

Julio

Julio Siberio | Bridge33 Capital

Chief Investment Officer

julio@bridge33capital.com

(m) 954-224-0998

(o) 646-661-7760

Elmer, Linda

From: Steve Zimmerman <stevez@spectrumnonprofit.com>
Sent: Thursday, July 7, 2022 4:14 PM
To: Elmer, Linda
Subject: RE: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

You don't often get email from stevez@spectrumnonprofit.com. [Learn why this is important](#)

As a resident of the East Side at 2815 E Newberry Blvd, I'm writing to support the proposed apartments on Hackett Avenue. This development will strengthen our neighborhood by enabling sustainability for St. Mark's Church – a community treasure – and bringing more people and customers to support the stores on historic Downer Avenue. The developers proposal has taken into consideration the surrounding buildings and would fit with the ambiance of the neighborhood.

Change can be hard. However, this proposed structure, led by a resident who deeply cares about the neighborhood and historical preservation, would improve our community for years to come. I hope you'll approve this project to keep it moving forward.

Thank you,
Steven Zimmerman

Steven D. Zimmerman
Spectrum Nonprofit Services, LLC
www.spectrumnonprofit.com
414.226.2322
1122 North Astor Street
Milwaukee, WI 53202

Elmer, Linda

From: Tom Lacy <tomlacy43@gmail.com>
Sent: Thursday, July 7, 2022 9:32 PM
To: Elmer, Linda
Cc: Jane Lacy
Subject: Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

You don't often get email from tomlacy43@gmail.com. [Learn why this is important](#)

July 7, 2022

Milwaukee Historic Preservation Committee:

I am a property owner (for over 25 years) on Shepard Ave. Also, my family and I are long term member of St. Mark's parish. I have served on the board of directors (Vestry) and we have donated meaningful time and money to keep a thriving faith community and parish on an important street corner in our neighborhood.

We are supportive of the current plan to revitalize the church building and feel this is the best for the community's many stakeholders for the following reasons:

- The current church structure (and therefore the parish itself) isn't sustainable in its current form. As a long time member of St. Marks with knowledge of its demographics and financials, **the status quo is not an option.**
- Since there's a necessity to raise money through mortgaging or selling the land, I believe the team and plan offer the optimal approach to preserving the church and thoughtfully improving the neighborhood for all.
- If this rejected, I believe that a market auction or open market listed sale for the green space and the church building (the whole corner) would be risky for the community. Who would buy it, what would they do with the buildings to justify the highest value? I've been a property owner here for 25 years and have watched this process unfold on Downer with many developers and lenders, and we have the empty storefronts highlighting the results.
- Know that the parish has thoughtfully chosen a team over many years with a prayerful and discrete process focused on all stakeholders. The priority of the parish is for St. Marks to remain and thrive, serve the community, all while controlling the destiny of the project for the greater good. Not simply for profit.

I am a meaningful stakeholder in both the neighborhood and the parish. Restoring the historic church and revitalizing that community while adding density to a neighborhood with modern housing would benefit all the stakeholders in the area. This process has been done in a thoughtful way and I support the intent and outcome so far.

For those opposing this plan, please consider the alternatives of how entire corner redevelopment (including the church building itself) would impact the community with a real estate investor driving maximum redevelopment profit. The status quo isn't an option, and the proposed plan is the best compromise for the greater good of the community.

Kind regards,
Tom Lacy

2929 N. Shepard Ave.
Milwaukee, WI 53211

Tom Lacy
414-791-7169 (mobile)
414-298-7648 (office)
Tomlacy43@gmail.com

Askin, Tim

From: Robert Monnat <rbmonnat@mandelgroup.com>
Sent: Thursday, July 7, 2022 10:30 PM
To: Historic Preservation Commission
Subject: North Hackett Avenue / St. Marks Parish Project

You don't often get email from rbmonnat@mandelgroup.com. [Learn why this is important](#)

Dear HPC Members:

I am writing to express my support for development of the vacant land parcel north of the St. Mark's Parish buildings. I have been a resident of the neighborhood for 26 years and often walk this area with our dogs. I am very familiar with the streetscape along Hackett Avenue for this block and the way in which existing buildings on both sides of the street interface with the sidewalk and adjoining buildings.

I have long thought that the block would be more complete/a better fit in the neighborhood if this vacant stretch in the middle of the east frontage were infilled with appropriate development. With regards to the criteria that are under the purview of HPC it is apparent that the development team has spent considerable time studying and interpreting the materiality and patterns of buildings in the neighborhood, and has reflected those in the detailing of the proposed project.

Thank you for this opportunity to express my opinions.

Bob Monnat
2609 East Linnwood Avenue

Robert B. Monnat
Senior Partner
Mandel Group, Inc.
414.270.2741 (o)
414.416.7400 (c)