

From: dawnhmcc@aol.com
To: planadmin@mkedcd.org
Sent: Thu, 19 Apr 2007 1:13 PM
Subject: CPC agenda April 23, 2007 File #070034 and File #061440

I would like to register my opposition to both of these issues.

File #070034: I believe that the neighborhood deserves to have time to register opinions on the garage. There has not been a true public process. The sale of municipal land and the building of a garage are ideas attached, at the last minute, to the Downer Avenue master plan. Historic Downer Avenue deserves to have a well considered building. This will be for all time and it comes at a very delicate point in the development of the city of Milwaukee. I understand that the plans were posted to the city web site 10 days before the hearing. This is the bare minimum notice. Please postpone this decision in order to be able to include citizens willing to be active in the government of their city.

The structure proposed is right on the border of the North Point Historic district. I have attended several meetings at which many people, not just the immediate neighbors, have repeatedly requested that a green buffer exist between new development and our historic district.

I fear that the building of this garage will adversely affect the value of my neighborhood, and therefore the value of my home.

There are more empty spaces on Downer Avenue than rented spaces. It makes no sense to tear up the one parking lot that is used consistently, for the existing merchants, and add additional retail space. Furthermore there is empty retail space at Kenilworth, empty retail space at Sterling, and many other empty spaces in the immediate neighborhood. These empty spaces are very bad, contributing to a sense of blight. Why build more retail space?

File #061440: When the Downer Avenue Merchants first came to the neighborhood to request the sale and development of the municipal lot the primary reason given was that the ownership of Downer Avenue needed to be diversified. New Land Enterprises now owns most of the two block retail shopping district. Selling the land to New Land Enterprises contradicts the very explanation given to area residents in order to persuade them to agree. Selling the land to New Land Enterprises constitutes a misrepresentation at a public hearing. This decision needs to be reconsidered and the land should at least be offered for a new RFP.

Thank you for your consideration.

Sincerely,
Dawn McCarthy
2589 N. Lake Drive