

August 19, 2022  
2649 N. Hackett Ave., Condo #3  
Milwaukee, WI 53211

Dear Commissioners and other respondents,

I write as a property owner adjacent to the proposed development on the 2600 block of Hackett Avenue. As a local pastor, I am pro-growth with awareness of much need for mixed-used housing options in our city as well as stable neighborhoods.

On Monday June 13<sup>th</sup>, four groups sponsored and managed a zoom-based “update” on the future of that property. Those four represented St. Mark’s Episcopal Church, the DeMichele Company, the architects Hammel, Green, and Abrahamson, and Catalyst Construction who had already closed on a deal without neighborhood input. This zoom gathering did not constitute or substitute for a meeting called by an Alderperson to consider neighborhood development. There was no mediation but rather presented agenda and response to questions chosen by the presenters. The attendees have no one to turn to after the meeting for clarification or guidance.

The proposal is two-fold, both parts require separate consideration. One proposal describes the physical overhaul of portions of St Mark’s offices while preserving the original church building. How exciting! The other project describes a four-story 54-unit apartment building to be built on land contiguous to the church parking lot, which is woefully out of step with the neighborhood. The presenters said they will seek an exception to the current code requirements in order to build out the site to maximize profit to St. Mark’s. *This would be highly disruptive and disruptive to the immediate neighborhood and those who visit, as well as impact daily quality of life.* Even with underground parking of 1 car per unit, the number of 2<sup>nd</sup> cars and visiting cars would potentially “wipe-out” the street parking of the adjacent property tax payers in the Condos on the street as well as others who frequent the Downer St. businesses. With the increased traffic, safety issues also arise. This development would necessarily be “high end” apartments and as such not address needed affordable housing in our city. Given the density, this project would negatively impact neighborhood noise, air and other pollution, crime and permanently alter this historic neighborhood. And the city has not done due diligence to study the impact of the proposal as presented.

I ask any variance in code **not** be granted and current code be maintained for the long-term well-being of this historic and vital neighborhood in Milwaukee. I ask that a consideration for “permanent resident parking only” be issued on that block of Hackett so **owners** can continue to park in front of the buildings in which we live and for which we pay taxes.

Respectfully yours,  
Rev. Karen Hagen  
2649 N. Hackett Ave. #3  
Milwaukee, WI 53211  
Cell: 414-702-7997