

**From:** Brian Manzella <brianmm111@gmail.com>

**Sent:** Tuesday, July 11, 2023 10:02 AM

**To:** planadmin <planadmin@milwaukee.gov>

**Subject:** Regarding Agenda item 230192

Hello!

I am unable to attend the City Plan Commission meeting on July 17th, but wanted to voice my strong disapproval of agenda item 230192.

This agenda item seeks to demolish a city owned duplex at 1547 W Mineral Street and replace it with a parking lot. This is a terrible move for the city for the following reasons:

1 - It completely goes against the city's Near South Comprehensive Plan. Chapter 3 in particular explicitly recommends the goal to "preserve single family and duplex homes in areas where these uses are currently concentrated".

2 - While the current duplex may be city owned, removing it in favor of parking is a fiscally poor decision for the city. The duplex has the potential to bring in significant property and income tax revenue. The parking lot on the other hand is currently tax exempt and provides no revenue. Selling this lot for peanuts & Allowing this lot to become parking will (in the long term) be a net drain on the city's revenue. The city should seek a buyer that will make the property financially productive considering the city's looming fiscal issues. A tax exempt parking lot is not financially productive.

3 - Removing housing in favor of a parking lot goes against the city's current goals of growing the population. This neighborhood is a dense and walkable area that is well served by transit. Such traits make the neighborhood an incredible resource towards meeting that goal.

4 - The expansion of this parking lot would likely provide a negligible amount of parking (likely just 12 parking spots). To take a potential multi-family property and replace it with such negligible amounts of parking is a terrible land use policy that will result in the deterioration of the neighborhood. Regardless of whether or not the existing structure is demolished, the city should be seeking a buyer that will provide a better land use than storage for a couple vehicles. Housing is a significantly better land use.

In conclusion, I feel strongly that demolishing this duplex to build parking is a terrible idea that goes against all of the city's plans and goals. I strongly ask the City Plan Commission to reject this proposal.

Thank you!

-Brian Manzella