

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

RE: Support for a two phase Dover redevelopment

Dear Honorable Zielinski,

My name is Daniel Brandt and I am a resident in Bay View. The purpose of my letter is to show support in favor of the plans to redevelop Dover Elementary School into teacher centric, young professional apartments. Bay View is a place that invites people of array of income ranges and professional backgrounds. This eclectic mix of people is what makes Bay View an attractive place for me (and my family and/or business).

As my wife and I look to move out of the duplex, that I own in Bay View, to a single family home in the next 2 – 3 years, these factors will play into our decision to continue to locate in Bay View or to move to a city with a vision that is in line with our own.

Maures, CommonBond, and Seawall Development Groups are conscious real estate development firms. Please honor their request for a first and second phase redevelopment allowing for the rehab of the existing school and new apartments on the remaining site. 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 get the addition of a beautifully designed campus offering new housing options, and the site maintains the public open space for local families to use. The two phase approach maximizes the site with all parties in mind and provides the necessary economies of scale for financing, proper management, and concierge services for residents, and it is unlikely that the dynamic development proposed for the site will be attractive to any developer let alone a development team with the breadth of experience and pedigree of Maures, CommonBond and Seawall without a second phase.

Bay View has increasingly improved over the last decade by continuing to build on its assets. The Dover Redevelopment continues to positively build the city. Not only does it do practical things, such as increase the tax base and divert water from the sewer system, the development team will create a community within a community by supporting the professionals through customized concierge services and useable building amenities such as an equipped copy room and exercise facilities.

I appreciate you taking into consideration my support for the phase one rehab and phase two new construction components of the Dover redevelopment plan. Please confirm receipt of my letter via phone at 920-851-3099 or email at djbrandt03@yahoo.com.

Respectfully submitted,



Daniel J. Brandt
(Resident of Bay View)