

# UNITED BROTHERHOOD OF CARPENTERS AND JOINERS OF AMERICA CHICAGO REGIONAL COUNCIL OF CARPENTERS

*for file*

County Jurisdiction

- Illinois
- Indiana
- Bureau
- Carroll
- Cook
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- Lake
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- McHenry
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- Putnam
- Rock Island
- Stark
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- Whitland
- Will
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- Wisconsin
- Kenosha
- Milwaukee
- Ozaukee
- Racine
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- Bremner
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- Butler
- Cedar
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- Chickasaw
- Clayton
- Clinton
- Davis
- Delaware
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- Floyd
- Franklin
- Grundy
- Hancock
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- Iowa
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- Jones
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- Kossuth
- Lee
- Linn
- Louis
- Mahaska
- Mitchell
- Monroe
- Muscatine
- Scott
- Tama
- Van Buren
- Wapello
- Washington
- Wayne
- Winnebago
- Winnebuck
- Worth
- Wright

July 10, 2007

Mr. Richard Marcoux  
DCD Adm Svc  
809 N Broadway  
Milwaukee, WI 53202

Dear Mr. Richard Marcoux:

As president of the carpenter's union, I represent organized labor and I am writing to you in support of the "Rivianna" project proposed by developer and architect Robert (Bob) Schultz.

It is my understanding that his proposed project, "Rivianna", is intended to be a \$90 million mixed use project that will utilize 100% union labor, have a self-imposed 25% minority/women on-site hiring requirement, include affordable housing and collaborate with the carpenter's apprenticeship training program to provide training opportunities for women and minorities.

Bob Schultz has shattered the myth that a project cannot use 100% union labor and still provide affordable housing options with the success of his Teweles Seed Building project in Walkers Point, of which, he was the architect and co-developer. Others who specialize in retrofitting buildings into affordable housing deemed this impossible. It is not, and as demonstrated by Mr. Schultz leads to successful projects that benefit the community way beyond the issue of housing.

I have known Bob Schultz as a developer, an architect, an advocate for affordable housing and union labor for many years. The success of "Rivianna", could serve as a model for the City by encouraging other private developers to privately fund a self-sustaining job development program without public subsidies. In order to do this, large privately funded projects will be needed. "Rivianna", can kick-start this self-sustaining program.

"Rivianna" is requesting an amendment to the previously approved planned unit development. The neighborhood is an industrial neighborhood evolving into one of the hottest places to live in Milwaukee, "Rivianna" building height and densities are inconsistent with the current industrial zoning. A relaxation of the height and density requirements in this industrial area will cost the City nothing, but, may very well open the door for the private/labor sector to step through and create a new era of self-sustaining job development via family supporting jobs with training, health care, vacations and pensions.

Recognizing that affordable housing units tend to be much smaller than market rate housing, I strongly support a relaxation to height and density requirements in order to kick start this project so that the City of Milwaukee may begin to realize the many benefits this project will bring.

I hope this project is favorably received and quickly approved.

Sincerely,

Mark S. Scott  
President

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Martin C. Umlauf, President/Executive Secretary-Treasurer • Jeffrey Isaacson, First Vice President

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July 6, 2007

Mr. Richard Marcoux  
DCD Adm Svc  
809 North Broadway  
Milwaukee, WI 53202

Dear Mr. Marcoux:

I am writing to you in support of the "Rivianna" project proposed by developer and architect Robert (Bob) Schultz.

It is my understanding that his proposed project, "Rivianna", is intended to be a \$90 million mixed use project that will utilize 100% union labor, have a self-imposed 25% minority/women on-site hiring requirement, include affordable housing and collaborate with the carpenter's apprenticeship training program to provide training opportunities for women and minorities.

We need more private sector developers to recognize the importance of socially responsible development that will uplift the whole community as our neighborhoods are developed.

We believe the "Rivianna" project is an important project for our community and one that will create more affordable housing options and training opportunities for the economically disadvantaged. This project requires your attention, swift approval, and relaxation of height and density requirements. We applaud the goals of the project and hope it is favorably received by the City and we encourage more developers to build projects in a socially responsible fashion.

Sincerely,

  
Ricardo Díaz

RD/ms





# AICCW

*American Indian Chamber of Commerce of Wisconsin, Inc.*

Mr. Richard Marcoux  
DCD Adm Svc  
809 N Broadway  
Milwaukee, WI 53202

Dear Mr. Marcoux:

As president of the American Indian Construction & Trade Association, and Vice President of the American Indian Chamber of Commerce of Wisconsin, I am writing to you in support of the "Rivianna" project proposed by developer and architect Robert (Bob) Schultz.

It is my understanding that his proposed project, "Rivianna", is intended to be a \$100 million mixed use project that will utilize 100% union labor, have a self-imposed 25% minority/women on-site hiring requirement, include affordable housing and collaborate with the carpenter's apprenticeship training program to provide training opportunities for women and minorities.

I fully support his plan to develop a large high-density, high-rise project that will lead to a self-sustaining jobs development program, with a self-imposed 25% minority/women hiring requirement, along with great affordable housing options

We need more private sector developers to recognize the importance of socially responsible development that will uplift the whole community as our neighborhoods are developed.

We also support relaxation of height and density requirements for projects that serve a greater public good as this project will demonstrate. "Rivianna," is not requiring a large public subsidy, like most, typically proposing a strong job development program.

Relaxation of height and density requirements for "Rivianna," will enable the project to move forward and set the tone that the private sector can provide more affordable housing and job training options for the disadvantaged resulting in decreasing the burden on non-profits, foundations, the government, and the financial community who have shouldered the burden to date.

We believe the "Rivianna" project is an important project for our community and one that will create more affordable housing options and training opportunities for the economically disadvantaged. This project requires your attention, swift approval, and relaxation of height and density requirements.

Sincerely,

William R. Beson  
Vice President & COO  
Great Lakes Contracting, Inc.

# **BECKER PROPERTY SERVICES, LLC**

CONSULTING - DEVELOPMENT - MANAGEMENT

July 5, 2007

Mr. Richard Marcoux  
DCD Adm Svc  
809 N. Broadway  
Milwaukee, WI 53202

Dear Mr. Marcoux:

We are writing to support the "Rivianna" project proposed by developer, architect Robert (Bob) Schultz, and encourage you to consider relaxation of typical height and density requirements in order to create more affordable housing options in Milwaukee.

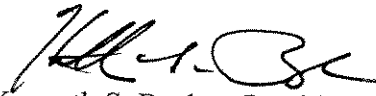
HOLIE, Inc., is an experienced developer of affordable elderly apartments and consists of a group of seven Milwaukee multi-denominational Southside churches. HOLIE has worked with Mr. Schultz on a number of affordable housing developments in the Milwaukee and Waukesha area. Developments include; Burnham Village Apartments in West Milwaukee, Cifaldi Square Apartments in Cudahy, Oak West Apartments in West Allis, Sunset Heights Apartments in Waukesha, and the Valentino Square Apartments in West Allis. Additionally, HOLIE is working on the development of the Gonzaga Village Apartments in West Allis. Bob Schultz has provided architectural services these developments over the past ten plus years. On behalf of H.O.L.I.E., we share his passion for creating affordable living opportunities for the elderly. In addition, Mr. Schultz leverages each of the projects he is involved with, creating job training programs within the construction trades for minority and women workers. We applaud his efforts in this regard.

As a result of our history developing affordable housing units, we have found it to be our experience that affordable housing units tend to be smaller units, thus unit densities tend to be much higher than with market rate units. We have struggled for many years to educate communities that this does not necessarily mean a larger project footprint (or necessarily more occupants) than market rate housing.

We believe the "Rivianna" project is an important project for our community and one that will create more affordable housing options and training opportunities for the economically disadvantaged. This project requires your attention, swift approval, and relaxation of height and density requirements.

Sincerely,

**BECKER PROPERTY SERVICES, LLC**

  
Kenneth S. Becker, President  
Consultant to HOLIE, Inc.