

From: Bohl, James
Sent: Saturday, March 29, 2014 10:52 AM
To: Danielle Schneider
Cc: Lee, Chris
Subject: Re: Dover Street Apartment Buildings - Please Vote No

Thanks Danielle. Will ensure this is added to the record. jb

Sent from my iPad

On Mar 29, 2014, at 10:32 AM, "Danielle Schneider" <dwiesztort@gmail.com> wrote:

Dear Alderman James Bohl,

First, before I get into why I'm writing you today I wanted to say I really appreciate what the Alderman does for his/her districts. Personally I see the daily contact our own Alderman Tony Zielinski has had with his constituents, and he puts in so much time dealing with all our concerns and making Bay View a better place. There is no other legislator that demonstrates a greater commitment to resolving multiple issues on a neighborhood level. He has responded to the entire district's services needs - one constituent at a time. You all deserve a big thank you for dealing with us.

In saying that, I know he has done his due diligence in attending and holding several meetings regarding the MPS RFP proposal to turn Dover Street School into what they are calling a movement for Teacher Housing. I'm sure you are familiar with the project so I'm just going to tell you why I'm against the redevelopment and why it's a disruption of the infrastructure of this quaint 150 plus year old neighborhood.

1. Dover/Potter street were once narrowed by the city. The streets are a smaller passage than other streets around the area.
2. We have restricted parking rule because of the narrowed streets. There is a Fire Station 600 feet away. Dover Street is one of the main thoroughfares for the fire truck to use in the emergency of a house fire. Seconds matter, for safety and to be sure the fire truck can pass, cars need to park on one side.
3. The development of this neighborhood is unique in that it has several 2 four family homes on one lot. Our house is one of those, we have 2 single family houses on one lot. Therefore pushing a lot of off street parking. We are not dealing with single family homes on Potter/Dover.
4. On top of this congestion we have a grade school and a church that has shared the Dover Street School playground and parking lot for many, many years. I'm very concerned about what exactly is the agreement of space between the Maures development group and St.Lucas. It was undefined at the last public meeting. Neither St.Lucas nor Maures Development group could answer the questions on what the agreement was. They said they are "still working it out". This is very alarming. This should be figured out prior to zoning this area. The city developed and allowed the area to be built in this matter, now 150 years later with over 1200 church members, 200 students attending the school, double houses allowed to be built on one lot = an already stressed neighborhood. There is a dire need to keep the existing space in tact and not add to it.
5. Maures Development group has still not figured out the parking and traffic concerns. In the last public meeting they presented in their "rough draft sketch" 28 parking spots in an alley. This alley is a main passage

that children and cars use to get between Potter and Dover Streets, plus there is another alley street that connects to this one. This is not an acceptable space for parking 28 cars. It couldn't be plowed, the snow as nowhere to go, plus a major safety concern.

6. My property value. Converting Dover Street School into an apartment building and constructing yet another building is very unappealing and it will bring down my property value. People that argue that this is a good idea, most of them do not even live within the immediate neighborhood. We bought this house in a residential neighborhood, with already established schools, churches and old homes.

7. Lastly 90 Plus units is far too many people, with an even higher capacity in shared living space with significant others, friends. Phase II wasn't fully disclosed either. I'm very uncomfortable with this developer and not fully disclosing all information that would heavily impact our quiet neighborhood and our property values. They only dropped 20 units from their initial proposal, that is not working with and hearing the neighborhood.

Please consider all these reasons when voting in whether or not to rezone this area from residential to a business district. I really appreciate your time and taking this decision and it's long term impact on the neighborhood very seriously.

Thank you for all you do!
Sincerely,

Danielle Schneider
610 e Dover Street
Milwaukee, WI.
53207