

**From:** Barbara J. Collignon

**Sent:** Sunday, February 11, 2007 7:14 PM

**To:** mayo2@milwaukee.gov

**Cc:** mdamat@milwaukee.gov; planadmin; bgreenstreet@mkedcd.org; rjbauma@milwaukee.gov; ahamil@milwaukee.gov; wwade@milwaukee.gov; mmurph@milwaukee.gov; RACMInfo; HistoricPreservation; Schiller, Lynn

**Subject:** City of Milwaukee File # 060705 and #060575

**Dear Mayor, City Planning Commission,** Zoning, Neighborhood and Development Committee of the Common Council, the City Planner, the Milwaukee Redevelopment Authority, and the Historic Preservation Commission

**I am writing in response to the New Land Enterprises "development" plans for the city-owned parcel at 2574 N. Downer Ave.**

- 1) Do not allow the sale of the city-owned parcel at 2574 N. Downer Ave.,** (Downer Ave. and Bellevue Place), to New Land Enterprises or any other developer, in order to keep the footprint and identity of the historical Downer Ave. commercial district intact.
- 2) Deny rezoning of the Downer Ave. commercial district to General Planned Development** to New Land Enterprises or any other developer.
- 3) Put the full General Planned Development (GPD) Downer Avenue Master Plan rezoning proposal submitted by New Land Enterprises ON HOLD for more study and input from the community and so the **Historic Preservation Commission** can meet to consider the proposal before any action is taken.**

Also,

**I would like to identify my connection to the district:** I shop on a weekly basis in the area at Sendiks on Downer. I attend movies at the Downer, visit Schwartz bookstore, the Breadsmith and other shops. I grew up in Milwaukee, attended UWM and always considered this area to be precious, picturesque, comfortable, people friendly. It would be a shame to destroy the European atmosphere of this area, It is an historic area which should be preserved not only for its history but also because the impact of an 11 story condo and hotel would destroy the neighborhood and pose a danger to residents, not only nearby but in adjacent communities as well.

I have lived nearby in Shorewood for 36 years and have been a resident in a Shorewood duplex I own. For 34 years the apartment I rent to renters has never been vacant for more than a month after a tenant left. This past year however,

it was very hard to find renters. We used to have to turn away 4 or 5 people who showed interest.

Last summer, despite renovations, we were lucky to find a couple to rent. They left in mid -August for a warmer climate and since the housing situation in Milwaukee has so changed

because of the construction of multiple condos, we in Shorewood and on the east side have had great difficulty finding renters.

**This over-construction of condos caused us to lose 7 and a half months rent!**

Our taxes for the duplex are about \$8,600.00! My husband is retired and I am working part-time. If we cannot rent our rental property, we, like many

other East Side and Shorewood residents and property owners will eventually be forced to sell our property at a loss or be forced into great hardship.

Furthermore, the construction of an 11 story condo, parking structure and also an inappropriate medical /surgical center would put undue stress on the neighborhood in terms of parking needs and safety...Houses would be crowded and personal safety jeopardized.

I sympathize entirely with Thea Kovacs whose property will be directly affected by the proposed building of the condos at her property line.

**I am appalled at the sneaky way** in which this is all happening! The developer shows little concern for the rights, feelings and safety of the neighborhood.

Please put this project on hold for more study. It will have a devastating effect on more than just Downer Avenue.

Sincerely, Barbara Collignon , 4439 N. Frederick Ave., Shorewood, WI 53211, 414-964-8141, e-mail: bjcollig@execpc.com