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From: Julie Penman <penmanjulie@gmail.com>

Sent: Monday, August 15, 2022 12:38 PM

To: planadmin <planadmin@milwaukee.gov>

Subject: In support of File #220401

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Dear Commissioners,

I am writing in support of the zoning change for the new four-story infill apartment building planned for the 2600 block of N. Hackett Avenue (File #220401). My background and history bring me to the position of supporting the zoning modification and the overall project:

1. Assessment Commissioner, Milwaukee. I was the Milwaukee Assessment Commissioner from 1989 through 1998. In that position, I was responsible for the assessment of all city property and calculating the city's tax rate. I know that a \$14 million development will provide significant tax revenue, approximately \$350,000 / year, to cash-strapped city taxing entities. This will help pay for services from street repairs to public safety to health care. Currently, the vacant lot, which includes 20 surface parking spaces, is owned by the church and generates no tax dollars. I also know that an investment of this quality and compatibility with the neighborhood will have a positive impact on property values in the neighborhood, including adjacent properties.
2. Commissioner of City Development, Milwaukee. As the Commissioner of City Development from 1999 to 2004, I managed the city planning, zoning, and development as well as the historic preservation staff. This project's design, materials, scale and site considerations earned the project a Certificate of Appropriateness from the Historic Preservation Commission as it clearly fits the guidelines for new construction in this historic district. The new buildings will fit in with existing buildings nearby and eliminate the unsightly surface parking lot while adding more than the required amount of underground parking for residents. The rezoning, which is needed to increase the number of units, makes sense and will have positive impacts offering more options for residents who wish to live in this area. The Downer Avenue business district will also benefit from increased activity.
3. Associate Vice President HGA. I worked at HGA for eight years and know first-hand the quality of its design work. Principal Designer Jim Shields is one of the best architects in Wisconsin and lives a few blocks from the project site. His design for this project is outstanding, and I am confident the neighborhood will be pleased by the design and high quality materials that are proposed.
4. Neighbor. My husband and I have lived in our home, two blocks east of the 2600 block of Hackett, for 24 years. I feel this development will be an asset for us as neighbors. We're glad it will help preserve the church's future in our neighborhood. We live five doors away from two four-story apartment buildings that are on a block with many other similarly-sized apartment buildings. We enjoy the economic and age diversity these apartments bring to our area and look forward to more of the same for the new Hackett

Avenue apartments. We welcome the people this project will bring to the neighborhood – from hospital workers in the studio apartment to empty nesters in the 2-bedroom units.

For all of these reasons I hope you will approve the proposed zoning modification for this project. Thank you for your consideration.

Julie A. Penman

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