

From: Connelly, Kristin D. <Kristin.Connelly@milwaukee.gov>
Sent: Monday, August 15, 2022 10:10 PM
To: Swift, Sydney <ssswift@milwaukee.gov>; Leichtling, Samuel <Samuel.Leichtling@milwaukee.gov>
Subject: Fwd: IN SUPPORT OF FILE NUMBER 220401

Begin forwarded message:

From: Julio Siberio <julio@bridge33capital.com>
Date: August 15, 2022 at 9:02:46 PM CDT
To: planadmin <planadmin@milwaukee.gov>
Cc: "Christy J. Drawn" <christy@bridge33capital.com>, Marko Hnateyko <marko@bridge33capital.com>, michael@demichele.com
Subject: IN SUPPORT OF FILE NUMBER 220401
Reply-To: julio@bridge33capital.com

CPC -

Bridge33 Capital (through an affiliated fund) is the owner of the "Downer Avenue Retail Collection", approximately 61,000 square feet spanning the west side from Starbucks to Henry's Tavern, and the east side from Cafe Hollander to Stone Creek Coffee. Since our acquisition in March 2020, we have converted the 2nd floor of the west side from vacant office to 13 fully-occupied residential rental units. We have also re-built 2604-2606 E Park Place from a burned-down eyesore into 4 attractive townhouses that are almost complete.

However, despite our creative successes on the project, both us and our tenants have vocalized the desire for better foot traffic. **For the long-term viability of retail on Downer Avenue, we are supporters of the St Marks Church and Apartment project on Hackett.** We believe that this project is both compatible with the historic nature of the neighborhood and will achieve the aforementioned desired neighborhood vibrancy. Further, the sponsors have taken many reasonable steps to consider parking, construction, historical implications, and most importantly - the community.

Bridge33 would be happy to opine at the CPC hearing on 8/22, but we do not have a representative available to be there in person. Please let us know if you would find it helpful for us to dial in. We would also be happy to answer any questions directly.

Best,

Julio

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