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**Date:** August 17, 2022 at 4:52:40 PM CDT  
**To:** cityplancommission <[cityplancommission@milwaukee.gov](mailto:cityplancommission@milwaukee.gov)>  
**Subject:** In Support of File No. 220401  
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I would like to offer my support to the proposed zoning change to accommodate a new apartment development on North Hackett Avenue.

I live just two blocks away from this lot. I see it every day as I walk around the neighborhood. The prospect of a new apartment building here is exciting, especially for a neighborhood that sees as little development as this one. There are many people who would love to live in a newer dwelling in this neighborhood yet we primarily have housing from a century ago. This would provide those people a new option, provide much needed relief to the shortage of housing in this neighborhood that is causing rents/mortgages to skyrocket, add to the tax base, and provide a beautiful new building where there is currently grass, weeds, and a surface parking lot

Comments lamenting the loss of parking spaces are shocking from my neighbors who have chosen to live in one of the most walkable neighborhood in the city. This neighborhood has never had an excess of on-street parking (nor should it) and the high density of people has always made this an attractive place to live. One does not even need to own a car to easily access a grocery store, pharmacy, movie theater, bookstore, hospital, and many other amenities. We have excellent service by bus (and comparatively good access to the rest of the city by bike). City street parking is not a right for us to enjoy and is a luxury that the city gives to car owners. Our city should be in the business of making wonderful places for people to exist (like the very popular dining area that was once parking in front of the Cafe Hollander across the street from this proposed site), not more space for people to leave their personal property when they aren't using it.

Not only should this zoning change go through, I hope you consider making significant upzoning changes to the entire neighborhood in the future. We have beautiful apartment buildings all over the neighborhood, some of which I have live in (an experience I loved). Building this type of dwelling should be legal all over the city. The fact that so much of the neighborhood is zoned for single family is shocking.

On a more general note, our style of zoning in Milwaukee (sometimes referred to as Euclidian zoning) is woefully lacking. In Milwaukee, our zoning code says what we are allowed to build. In other places, the zoning code only states what is not allowable to build. I can think of few other types of laws in America that dictate precisely how we are allowed to act like our zoning code does. Milwaukeeans should have many more options with how they use their land, from opening up small shops on their first floor or alleyways to adding ADU's or building apartments. Let's unleash the creativity of our fellow citizens and free them to live their lives. The neighborhood in question here would never have been built the way it currently is with such restrictive zoning regulations.

In the future, I hope we allow much more development in this neighborhood. Our housing stock is quite old and has plenty of opportunity for more duplexes, fourplexes, apartments, and condos.

I look forward to meeting my new neighbors and showing them how welcoming Milwaukee is.

Thank you for your consideration in this matter.  
Brian Hildebrand