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To: cityplancommission <cityplancommission@milwaukee.gov>

Subject: File #220401

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To members of the City Planning Commission,

My name is Shirley Bankier. I am a retired psychologist who lives at 2637 N. Summit ave. I am writing this in opposition to the recommendation by this commission to change the zoning on the property owned by St. Mark's Church on the 2700 block of Hackett from RM3 to RM6. While I can understand the desire of St. Mark's congregation to improve and rebuild parts of their building, I feel like these desired changes are irrelevant to determining the appropriateness of the planned 55 unit apartment building being sold to finance these changes. Having read the recommendation for a zoning change sent from your office, it feels clear that the opposition to this change by neighbors of the Church was totally disregarded. None of us have the political connections or financial resources possessed by the planned building's developer. We are just ordinary tax paying citizens. We are educators, health care providers, clergy, architects, community volunteers and activists, among others. We are all people who love our neighborhood and our city. We are not NIMBYs. I also believe that the lots owned by the Church are underused and, like most of my neighbors, would welcome development that stayed within the current medium density zoning regulations - especially if that development offered affordable housing. The recommendation that you give for the zoning change ignores the medium density of the buildings in our historic district. Instead of comparing the proposed apartment building to other residential buildings east of Downer, you kept looking several streets beyond the historic district to those west of Downer in order to justify the zoning change. The proposed building does not represent a good transition between the homes in the district and Downer Avenue. It does not represent a gradual change as suggested by your recommendation. The proposed change would allow density that is more than five times it's current legal density. The current zoning regulations are an important reason that our neighborhood is as beautiful and desirable as it is. Furthermore, Hackett is a small one way side street. The addition of the number of vehicles that will not be provided with underground parking will completely change the nature and functionality of Hackett. Not to mention the impact of the back of the four story building with its 60 windows that will overlook residential backyards on Summit avenue. RM6 zoning is meant for high density multi-family neighborhoods, not small side streets that already have parking issues.

Sincerely,

Shirley Bankier

Sent from my iPad