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**To:** cityplancommission <[cityplancommission@milwaukee.gov](mailto:cityplancommission@milwaukee.gov)>  
**Subject:** File # 220401

2633 N Hackett Avenue  
Milwaukee, Wisconsin  
August 19, 2022

City Plan Commission  
c/o Planning Staff at [CityPlanCommission@milwaukee.gov](mailto:CityPlanCommission@milwaukee.gov)  
200 E. Wells Street  
Milwaukee, Wisconsin

File # 220401.....Seeking a variance from RM3 to RM6 on 2600 N. Hackett Avenue.

Commissioners:

Several years ago, a reporter chronicled the streetscape of 2500-2600 Downer Avenue as a small town in the middle of a city. Describing how pedestrians routinely cross in the middle of the street as they would in a small town, the reporter listed the amenities, including the outdoor restaurants, the sidewalk benches, and the small hometown businesses, such as the hardware store, pharmacy, and bakery. Moreso, he took notice of the neighborly interaction among the people as they stopped to visit ---- again as people are apt to do in a small town because they know each other, or at least recognize each other's dog.

It is this characteristic that makes Downer Avenue an attractive destination to meet over coffee, shop, and stay for brunch or dinner. And it is this characteristic that is being lost as Downer becomes a victim of its own success. Downer Avenue and the surrounding neighborhood streets are saturated with cars from morning to night. And this problem will only increase if the developers of the apartment building on 2600 Hackett Avenue are awarded a zoning variance that allows them to exceed the descriptive definition of RM3. Hackett Avenue was never intended to accommodate a 55-unit multifamily residential building. It is a small street that is already being taxed by the overflowing traffic from Downer Avenue, including its unwieldy service trucks. The variance will most certainly increase the density within the neighborhood and deplete Downer Avenue of its small town quality.

Please do not let Downer Avenue become a victim of its own success.

Respectfully,

Barbara Finch