

From: Lorraine Mac <lmacmac@mac.com>

Sent: Friday, August 19, 2022 4:23 PM

To: Leichtling, Samuel <Samuel.Leichtling@milwaukee.gov>

Cc: J. Nels Bjorkquist <nbjorkquist@mawickelaw.com>; Luke Chiarelli <lchiarelli@mawickelaw.com>

Subject: Rebuttal to "letters in Support" for Monday's hearing

Dear Sam,

Attached is a quick evaluation of the people who have submitted letters/emails to the CPC in support of the zoning change. As they were only put on the agenda two days ago, I continue my objection to the failure of Notice to the Neighborhood affected by St Mark's and the failure of representation by the city. Please put this email in the record for Monday's hearing.

Common threads:

1. Almost all are parishioners or former parishioners at St. Marks.
2. Several of them candidly point out that they want the zoning change primarily so St. Mark's can sell the lots and build a new building that it otherwise cannot afford:
 - Constanzo
 - Farkas
 - Hamilton
 - Haubrich
 - Johnson of Diaper Mission
 - Williams
3. Almost none of them live in the neighborhood – If they accuse us of NIMBY tactics, they started it; they want RM6 high-density housing in our neighborhood but not in their own neighborhoods. They are the true NIMBYs. They live in single-family districts elsewhere, including:
 - Shorewood
 - Fox Point
 - Brookfield
 - Timmerman Field / NW
 - 58th Street
 - 38th Street
 - Third Ward
 - Downtown
 - Bay View

4. Several of them omitted or misrepresented their addresses in order to trick the CPC. Several describe living on the East Side, but they actually live Shorewood or even Riverwest.
5. None of them claim the church cannot get paid if the zoning stays RM3.
6. None of them claim the church cannot get paid in the zoning density doubles to RM4.
7. None of them acknowledge that RM3 and RM4 zoning would achieve all their professed goals of more housing, a more vibrant neighborhood, and more foot traffic for the Downer Avenue businesses.

The final matter to be addressed in this objection: ingress and egress Requirements for RM6 density will be violated. This mandates a Traffic study. There are NO RM6 apartments of this size on any one way, single lane street of Hackett's size, in the city of Milwaukee. This is because A narrow one-way street cannot handle the degree of additional traffic that would occur were an RM6 building of this size to be erected on the lots in question. An honest traffic study will confirm this. There must be "ingress and egress."

I am objecting to our not having been represented in this process. By "our" I mean the neighbors who will be affected.

I also object to the relevance of ANY supporters who do not live in the immediate area.

I am attaching a list of addresses of "letters in support" who are Not from this area.:

1. Michael Clausing
2700 S Fulton St.
Milwaukee, WI 53207

2. Brooke Frizzell 2189 N. 55th Street Milwaukee WI 53208

3. Nova Grober-Beschta
"in the neighborhood"

4. Mark and Gina Haag
2614 N Bartlett Ave
Milwaukee, Wi 53211

5. David Loken
No address given
Likely: 1007 N Cass St Apt 458

Milwaukee, WI 53202

6. Marybeth McGinnis
No address given
Claims to live on East Side
Possibly lives in **Brookfield**

7. Julie A. Penman
2628 N. Lake Drive
Milwaukee, WI 53211

8. Logan Rumbaugh
Historic **Third Ward**

9. Julio Siberio of Bridge 33 Capital
Downer Ave

10. Michael Bradley
Milwaukee

11. Lucy Cooper
"West side": likely 215 N 38th St
Milwaukee, WI 53208
Plans to move to 1633 N. Prospect

12. Barbara Costanzo
Claims "East Side"
Likely: 1316 E Lake Bluff Blvd
Milwaukee, WI 53211 (**Shorewood**)

13. Isral DeBruin
1926 E. Bennett Ave.
Milwaukee, WI 53207 (**Bay View**)

14. Mary Kathleen Eilers
7706 N Port Washington Rd Apt 100
Fox Point, 53217

15. Amy Farkas
"East Side"
Actually: 4431 N Murray Ave
Milwaukee, WI 53211 (**Shorewood**)

16. Marilyn Hamilton
1800 N Prospect Ave Apt 10A
Milwaukee, WI 53202

17. Joel M. Haubrich
3333 N. Summit Ave.
Milwaukee, WI 53211

18. Mitchell Henke
No address given
Likely: 1727 Maple Rd
Grafton, WI 53024

19. Bruce and Elizabeth Jacobs
2671 N. Wahl Avenue
Milwaukee, WI

20. Johnson for Diaper Mission

21. Katherine Katter
2231 N 59th St
Milwaukee, WI 53208

22. Charlie Megenity
"Milwaukee"
Likely: 1108 N. Milwaukee St., #228
Milwaukee, WI 53202

23. Glen Randall Stavens
8900 West Cheyenne Street
Milwaukee, WI 53324 (near Timmerman Field)

24. Graice Van Spankeren
"East Side"
Likely: 2429 N. Fratney St.
Milwaukee, WI 53212 (Riverwest)

25. Mary Bellis Williams
No address given
No longer on the East Side

Finally, Jonathan Brostoff, 3000 N. Stowell Avenue, spoke in favor and wrote a letter.

He spoke as a private citizen who had already embraced the development plan and had no interest in "our" (the neighbors') views. He was not speaking as an Alderperson. His testimony and letter should hold no weight.

Lorraine McNamara-McGraw
2633 N. Hackett Ave.
Milwaukee, WI U.S.
+1 414-899-0883