

**From:** Blackhawk Antiques <blackhawkantiques@yahoo.com>

**Sent:** Thursday, December 1, 2022 12:56 PM

**To:** Mayor <mayor@milwaukee.gov>; tomiller@milwaukee.gpv; planadmin <planadmin@milwaukee.gov>; Bauman, Robert <rjbauma@milwaukee.gov>; Murphy, Michael (Alderman) <mmurph@milwaukee.gov>

**Subject:** Letter of Opposition File; 3808 West WISCONSIN Zoning Change December 5th Hearing @ 1:30

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Alderman Michael Murphy  
Alderman Robert Bauman

Enclosed letter of Objection.

The Near West Side has had over 7 plans , addressing the over concentration of saturation of one bedroom and efficiency apartments, the high rate of absentee ownership, lack of property investment or maintenance, The disproportionately high number of studio and one bedroom apartments on the Near West Side contributes to nuisance behavior, crime and disinvestment in the Near West Side.

At several Charrette were residents have come forward for de-densifying of one bedroom and efficiency apartments. The analysis noted in the Charrette , that the high percentage of studio and one bedroom apartments was detrimental to the neighborhood as in the Comprehensive Plan. File number 031371 Dated Certified May 13,2004

Please see the attached docx letter .

James Dieter  
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**James Dieter**

2432 W. Kilbourn Ave.  
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December 5, 2022

To: Mayor Cavalier Johnson  
City Plan Commission Members  
Ald. Robert Bauman  
Ald. Michael Murphy

Thank you to the commission for allowing me to testify in opposition to the matter before you today, a development located at 3808 W. Wisconsin Ave. I would like to place this letter in the file for this item, file #22087.

My name is James Dieter, I reside at 2432 W. Kilbourn Ave, Milwaukee, WI 53233. I have owned and lived in this important historic home, the Kalvelage Mansion, for nearly 19 years. I have spent countless hours and tens of thousands of dollars restoring and improving my home. I purchased my house in order to save one of the most important homes in the history of the near west side and the City of Milwaukee. I also based my decision on the Near West Side Comprehensive plan which was approved by the Milwaukee common council in early 2005. The neighborhood's comprehensive plan is still in place and calls for redeveloping an extremely distressed neighborhood, partly through the elimination of rooming houses and other blighted apartment buildings, de-densifying the housing stock by eliminating studio and 1 BR apartments, building larger market rate apartments, and by promoting single family and duplex housing development to encourage home owner occupancy.

Unfortunately, this plan has been ignored by the city of Milwaukee and its various departments, including Department of Neighborhood Services, DCD, The Milwaukee Police Department, the Licensing Department, as well as the mayor's office, neighborhood to continue to deteriorate. I live across the alley from the site of the former Oxford Apartments, and sadly very little has changed in this neighborhood since Jeffery Dahmer took many lives at that location in the early 1990's.

I am sure everyone is wondering why this is relevant to what is before you. Elected officials, city employees, and appointees at every level should be weighing plans for any new development in this neighborhood with the comprehensive plan that has been in place for nearly two decades, a plan that hundreds of community members met to help create. A plan that called for de-densifying, by removing blighted structures including rundown apartment buildings and rooming houses, and eliminating studio and one-bedroom apartments many of which have created blight and nuisance conditions throughout our neighborhood. A plan that calls for building market rate apartments and using vacant lots to build

single family houses and duplexes to create homeowner occupant housing – none of which has happened. The City of Milwaukee has refused to develop anything that was put forward in the comprehensive plan, and has in fact focused on densifying the near west side with LIHTC housing, the exact opposite of what the plan calls for. In its lack of implementation of this plan the city and its various departments has continued to allow the redlining that defined this area since the 1930's to persist. (<https://city.milwaukee.gov/ImageLibrary/Groups/cityDCD/planning/plans/Near-West/plan/NearWExecSum.pdf>)

The west side of Bob Bauman's aldermanic district has the largest number of affordable housing units of any aldermanic district in the city, 43% of all rooming houses, and nearly all of the City of Milwaukee's homeless beds. We are oversaturated with this type of housing and we as residents suffer the effects of the nuisance conditions such as drug dealing, prostitution, shootings, murders, sexual assaults, etc. The project that is before you today would be located in an already distressed area, and we should be removing units, not adding units of this nature.

The city has not enforced state statutes or local ordinances for nuisance activities, and has not required building codes to be enforced, and this combination of factors has discouraged new development on the near west side for decades. We all know if these issues were happening on the east side or Bay View neighborhoods, there certainly would be enforcement, but not on the near west side. Further, there should be a TID district formed to create new development, to demolish the many apartment buildings and rooming houses that are not code compliant and that constantly create nuisance conditions, and to develop the single family and duplex home owner occupied properties that the comprehensive plan calls for. An Avenues West Housing Plan was forwarded by the Common Council to the Mayor in 2009, and it was not approved or implemented. Please look at implementing this plan in Avenues West and throughout the near west side, which should be the first step in developing any housing on the near west side.

Thank you for the opportunity to voice my concerns, and the concerns of many in my neighborhood who work during the day and do not have time to attend meetings such as this. I urge you to refuse zoning changes that would be required for this development and other similar developments. I urge you to stop ignoring input from residents and to implement the comprehensive plan and zoning that was put in place in 2005 to provide the types of development that residents have been asking for and that the city should have implemented years ago.

I would be happy to answer any questions that you might have for me.

James Dieter