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Sent: Sunday, September 24, 2023 8:13 PM

To: Dimitrijevic, Marina <Marina@milwaukee.gov>; planadmin <planadmin@milwaukee.gov>; Connelly, Kristin D. <Kristin.Connelly@milwaukee.gov>

Subject: September 25, 2023 City Plan Commission Meeting-Comments Louis Missurelli

Good Afternoon City Planning Commission,

While I am submitting this email comment with less than 24 hours until the start of the meeting I hope that my voice can still be heard.

My comments are in regard to the review of the Bay View Neighborhood plan. I would first like to give my appreciation to Marina Dimitrijevic and her team for setting up community meetings, hearing public opinions, and developing a detailed plan for the future of Bay View.

The specific area of the plan that I would like to comment on is the BMO Harris site location (pages 18,19,88 and 89 of the Final Draft Plan). In 2019 Developers proposed a large apartment complex on this BMO site with 5 stories stretching from Clement Ave. to Logan Ave. along KK. The proposal had so much opposition by residents and the alderman that they decided they were not going to get the approvals needed to rezone the area and were forced to pull the proposal.

Then in 2020 Marina and her team started working on the Bay View Neighborhood plan. While not unanimous, the general results of the surveys, interactive map, and in person meetings favored smaller development in this area that matched the surrounding buildings (see survey results and comments on interactive map) . The final draft plan has 2 potential options for developers depicted, one that is smaller in size and 3 stories and one that is larger and 5 stories.

While I fully understand that this land is privately owned by several different parties. However, I would ask that the CPC and the DCD listen to the voices of residents in the area and restrict any zoning changes that would allow for a 5 story mixed use apartment complex to be built on this site. Since 2019 residents have made it clear that we are not against development in this area as long as it matches the size and height of the surrounding 2-3 story buildings. Please consider the residents of the surrounding area when determining rezoning approval for this site.

Thank you again to Marina and the CPC for allowing my comments to be heard today.

Best Regards,
Louis Missurelli
Bay View Resident