

## Aniban, Fernando

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**From:** Aniban, Fernando  
**Sent:** Thursday, May 18, 2023 8:55 AM  
**To:** Aniban, Fernando  
**Subject:** FW: 1519 N. 13th Street  
**Attachments:** 1519 N. 13th Highlighted.pdf; 1519 N. 13th City Map.PNG; Ltr Rpt 1519 N. 13th St..pdf

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**From:** Misky, David  
**Sent:** Monday, May 15, 2023 1:55 PM  
**To:** Aniban, Fernando  
**Cc:** Hines Jr, Willie ; [Dawson, Jeanne](#); [Leichtling, Samuel](#)

**Subject:** RE: 1519 N. 13th Street

Fernando,

The Milwaukee County Mental Health Emergency Center has been constructed on the County-owned property across N. 13<sup>th</sup> Street northeast of the HACM property at 1519 N. 13<sup>th</sup> Street. In addition, Milwaukee County has determined that the current Coggs Office Building along W. Vliet Street is no longer needed by the County and the plan to construct a replacement office building directly east of the HACM parcel. The City has been working with our colleagues at the County to ensure all options for the overall redevelopment are considered. For example, in one scenario the County would demolish the current Coggs Building and replace it with surface parking. The City has significant reservations about this scenario and has suggested alternatives for parking lots that serve the new office building. This has included a parking deck but recognizing the cost to construct such a structure may be prohibitive. Consequently, the team (County and City) is interested in creating a couple of small surface lots. One opportunity is to combine the HACM lot at 1519 N. 13<sup>th</sup> Street and the City lot at 1515 N. 13<sup>th</sup> Street for a surface lot with ~30 spots (see attached). Both properties are mid-block and with the adjacent parcels to the north and south, are all zoned "Local Business." DCD believes this could be a very good alternative for the County to accommodate part of their parking needs but would like to gauge HACM's temperature on the possibility of requesting a release from HUD restrictions.

Dave

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**From:** Misky, David  
**Sent:** Thursday, April 20, 2023 4:32 PM  
**To:** Aniban, Fernando  
**Cc:** Hines Jr, Willie  
**Subject:** RE: 1519 N. 13th Street

Great.

There is potential that this lot and a City-owned lot adjacent to it are of interest to the County for the New Coggs building to provide employee parking to meet the parking needs of the new building. This could possibly keep the County from considering demolishing the existing Coggs building for surface parking which the City is not interested in seeing happen.

Last year DCD asked UWM to look at various scenarios for the larger neighborhood. The report suggests the two lots could be converted into a 30-space parking lot.

Thoughts?

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**From:** Misky, David  
**Sent:** Thursday, April 20, 2023 4:04 PM  
**To:** Aniban, Fernando  
**Subject:** 1519 N. 13th Street

Fernando,

We are in discussion with MKE County about a couple of vacant parcels near the Coggs Building. One of the lots, 1519 N. 13<sup>th</sup> Street, is owned by HACM. Who can I talk to about the County's proposal?

Dave

*David P. Misky*

Assistant Executive Director-Secretary  
Redevelopment Authority of the City of Milwaukee