

## Lee, Chris

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**From:** Connelly, Kristin D.  
**Sent:** Tuesday, July 30, 2024 8:26 AM  
**To:** Lee, Chris  
**Cc:** GrowingMKE,  
**Subject:** FW: CPC Testimony

-----Original Message-----

From: Kevin Germino <germino.kevin@gmail.com>  
Sent: Monday, July 29, 2024 5:35 PM  
To: Brostoff, Jonathan <Jonathan.Brostoff@milwaukee.gov>; planadmin <planadmin@milwaukee.gov>  
Subject: CPC Testimony

Alderman Brostoff and Members of the City Plan Commission,

I was able to take the afternoon off work, but unfortunately daycare waits for no one so I had to leave after 4:30 without the opportunity to give my testimony at the CPC meeting today (apparently they called me around 5:20)

I found much of the testimony frustrating. Many of the concerns stated are very real and I understand peoples frustration from feeling left out of the process. However, most of the concerns I heard were either irrelevant or things that would likely be improved if this plan is implemented. I hope that the delay for further outreach allows DCD to meet with these neighbors and help them see this plan as an opportunity to right wrongs of the past instead of exacerbating them.

Either way, I hope my inability to stay and speak does not to diminish my testimony or support of this plan and, if possible, I'd like it on the record as if I had been able to speak in person. My statement is included below.

Thanks,  
Kevin Germino  
2730 N Cramer St

I support adopting the recommended changes to the city plan. The tide is turning and Milwaukee is on a growth trajectory. The question before us today is not whether we grow, it's how we grow.

For my part, after reading the plan and taking the opportunity to meet with DCD at the libraries I believe that this plan represents a path for steady, managed growth which will benefit residents across the city without unduly impacting any single neighborhood.

I believe the added flexibility from this proposal will increase the availability of affordable housing citywide, reduce displacement as neighborhoods change, and allow more people to stay in their homes as their life circumstances change. Specifically, I know a number of people who own and live in a small multifamily buildings, many of whom could not afford to invest in their home and neighborhood without a unit or two to rent out. Allowing more buildings with small rental units makes it easier for local owners to be landlords, helping us build a better quality of rental housing stock that supports the city instead of extracting from our neighborhoods as many larger buildings do.

I also want to call out the many benefits renters bring to their neighborhood. Renters make up a majority of this city, almost everyone rents at some point in their life, and it's critical that all neighborhoods in the city support housing for all people. Again, small 2-4 unit buildings allow LOCAL OWNERS to lease out good quality apartments at affordable properties while keeping the money in their community and building local wealth.

These changes are a small part of the solution to our problems as a city, but if paired with other reforms to hold landlords more accountable, using the increased funding to the neighborhoods impacted by development, and subsidizing affordable housing as needed they can support our other efforts to solve all of the problems facing our communities.