



## LA LUNE COLLECTION

February 4, 2012

Alderman James Witkowiak  
Zoning, Neighborhoods & Development Committee City Hall, Room 205  
200 East Wells Street  
Milwaukee, WI 53202

RE: Trinitas student housing on Keefe Avenue

Dear Alderman Witkowiak:

Unfortunately, I am not able to attend the City Planning Commission hearing on February 6, 2012 due to previous business commitments. However, I am writing this letter to express our strong support for the student housing development on 634 East Keefe Avenue, as proposed by Trinitas Ventures.

Since 1986, my wife Cathy and I have owned a furniture factory in Riverwest named La Lune Collection. Cathy and I, and our son Nick, also own residential property in Riverwest. During the last 25 years, Cathy and I have been very involved in helping to restore Riverwest. In 1989, for example, I co-founded the Holton Youth Center where I still serve as board chair. In 1998, at the request of Mayor Norquist, I negotiated the purchase by the city of the CMC land in order to develop the Beerline bike trail and the building addition to the Fratney School. In 2008, Cathy and I built the Florentine Opera Center in our building which now houses the Florentine Opera. I write these things only to convey our strong commitment to Riverwest during the last 25 years.

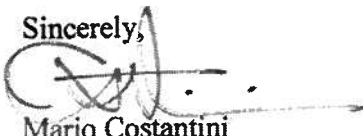
Cathy and I and the Holton Youth Center board have met with the Trinitas people and have studied the Trinitas proposal. We wholeheartedly support the project and encourage the committee to approve their request for rezoning.

As you may know, UWM currently has a severe housing shortage and can only house 14% of their students. This severe housing shortage has a negative impact on the development of UWM and has created significant problems for the surrounding east side neighborhoods. This project will benefit Riverwest, the local economy, and UWM, and without the need for any public funds.

If we ever hope to restore our central city neighborhoods, then we need to encourage more developers like Trinitas Ventures to provide unique, quality developments such as the Keefe Avenue student housing. I encourage you to join us in supporting this project to ensure the long-term strength of Riverwest, UWM, and our local economy.

Please call me directly if you have any questions or would like to discuss this in more detail.

Sincerely,



Mario Costantini  
La Lune Collection, President - Holton Youth and Family Center, Board President



## LA LUNE COLLECTION

January 12, 2012

Alderman James Witkowiak  
Zoning, Neighborhoods & Development Committee City Hall, Room 205  
200 East Wells Street  
Milwaukee, WI 53202

RE: Trinitas student housing on Keefe Avenue

Dear Alderman Witkowiak,

Since 1986, my wife Cathy and I have owned a furniture factory in Riverwest named La Lune Collection. Cathy and I, and our son Nick, also own residential property in the neighborhood. During the last 25 years, Cathy and I have been very involved in helping to restore Riverwest. In 1989, for example, I co-founded the Holton Youth Center where I still serve as board chair. In 1998, at the request of Mayor Norquist, I negotiated the purchase by the city of the CMC railroad land in order to develop the Beerline bike trail and the building addition to the Fratney School. In 2008, Cathy and I built the Florentine Opera Center in our factory building which now houses the Florentine Opera. I write these things only to convey our strong commitment to Riverwest during the last 25 years.

I am writing this letter to express our strong support for the student housing development on Keefe Avenue, as proposed by Trinitas Ventures. Cathy and I and the Holton Youth Center board have met with the Trinitas people and have studied the Trinitas proposal. We wholeheartedly support the project and encourage the committee to approve their request for rezoning.

As you may know, UWM currently has a severe housing shortage and can only house 14% of their students. This severe housing shortage has a negative impact on the development of UWM and has created significant problems for the surrounding east side neighborhoods. This project will benefit Riverwest, the local economy, and UWM, and without the need for any public funds.

If we ever hope to restore our central city neighborhoods, then we need to encourage more developers like Trinitas Ventures to provide unique, quality developments such as the Keefe Avenue student housing. I encourage you to join us in supporting this project to ensure the long-term strength of Riverwest, UWM, and our local economy.

Please call me directly if you have any questions or would like to discuss this in more detail.

Sincerely,



Mario Costantini  
La Lune Collection President  
Holton Youth and Family Center Board President

February 6, 2012

Alderman James Witkowiak – Chair  
Zoning, Neighborhoods & Development Committee  
City Hall, Room 205  
200 East Wells Street  
Milwaukee, WI 53202

RE: Keefe Avenue student housing development

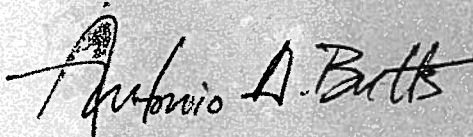
Dear Mr. Chairman:

I am writing to express my support Trinitas Ventures' request for rezoning for a student housing development on Keefe Avenue. As a resident of the area, I fully support the project and encourage you to approve their request.

The addition of hundreds of area residents will enhance revenues of area businesses and the proposed shuttle access for all community members would provide a much-needed service for many existing residents. Plus, the proposal would make use of a large patch of currently vacant space, providing a boost without displacing any current area businesses.

All of these benefits would come without a request for any city funding and while adding to the city's tax base. In tough economic times, the benefits gained by approving a simple rezoning request cannot be passed up. As they are giving careful consideration to issues such as traffic, safety and environmental concerns, while taking into account residents' opinions, I trust this project will be nothing but positive for the neighborhood.

Sincerely,

A handwritten signature in black ink, reading "Antonio A. Butts". The signature is stylized with a large, looped initial "A" and a cursive "Butts".

Antonio A. Butts  
2538A N. Humboldt



**florentine opera**  
company

William Florescu  
General Director

February 6, 2012

Alderman James Witkowiak – Chair  
Zoning, Neighborhoods & Development Committee  
City Hall, Room 205  
200 East Wells Street  
Milwaukee, WI 53202

RE: Keefe Avenue student housing development

Dear Mr. Chairman:

I would like to express my support of the Keefe Avenue student housing development, as proposed by Trinitas Ventures. As a neighboring business lessee, I enthusiastically support the project and encourage the Committee to approve the request for rezoning.

Without the need for any public funds, the development will benefit both the area community and economy. Tax dollars generated from a project of this size will benefit the community for years to come; the addition of hundreds of law abiding citizens will boost neighborhood safety by adding watchful eyes and ears; and the project will enhance a site that currently sits mostly vacant.

A resulting boost in residency from this development would provide increased revenue for area businesses, directly benefitting the community vitality.

In order to keep Milwaukee on the path of growth and productivity, we must encourage developers such as Trinitas Ventures to continue providing unique, quality developments such as the Keefe Avenue student housing. With that in mind, I encourage you to join me in supporting this project to ensure the long-term viability and growth of our city.

Sincerely,

William Florescu  
General Director  
Florentine Opera Company  
414-225-1953 wflorescu@florentineopera.org

February 3, 2012

Alderwoman Milele Coggs  
Alderman Nik Kovac  
City Hall, Room 205  
200 East Wells Street  
Milwaukee, WI 53202

RE: Keefe Avenue student housing development

Dear Council Members Coggs & Kovac:

I would like to express my support of the Keefe Avenue student housing development, as proposed by Trinitas Ventures. As a neighboring property owner, I wholeheartedly support the project and encourage the Committee to approve the request for rezoning.

Without the need for any public funds, the development will benefit both the area community and economy. Property tax base generated from a project of this size will benefit the community for years to come; the addition of hundreds of additional residents will boost neighborhood safety by adding watchful eyes and ears; and the project will enhance a site that currently sits mostly vacant.

A resulting boost in residency from this development would provide increased revenue for area businesses, directly benefitting the community vitality.

In order to keep Milwaukee growing, we need to encourage developers like Trinitas Ventures to continue providing unique, quality developments such as the Keefe Avenue student housing. With that in mind, I encourage you to join me in supporting this project to ensure the long-term strength of our city.

Sincerely,

A handwritten signature in cursive script, reading "Fred Bliffert". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Fred Bliffert

CC: City Plan Commission

**Thomas Miller <tmiller35@wi.rr.com>**

**Sat, Feb 4, 2012 at 6:51 AM**

To: mcoggs@milwaukee.gov, nkovac@milwaukee.gov

Cc: Ashley Christophersen <achristophersen@muellercommunications.com>

To who this may concern,

I am in full support of the proposal for the Riverwest Housing Development , Trinitas Ventures. I am a new business in the Riverwest area however have been in business in the East side , Downtown areas for the past 19 years. I have always wanted to open a location in the Riverwest area where many of my young staff members live and I feel that now is the time to commit to this vital area of our city.

This project sounds like the type of move our city should support.

Sincerely,  
Tom Miller  
Beauty Inc.  
Cutting Group LLC

[beautymilwaukee.com](http://beautymilwaukee.com)  
[cuttinggroupmilwaukee.com](http://cuttinggroupmilwaukee.com)



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**Mission**  
WCS advocates for justice  
and community safety,  
providing innovative  
opportunities for individuals  
to overcome adversity.



Alderman James Witkowiak – Chair  
Zoning, Neighborhoods & Development Committee  
City Hall, Room 205  
200 East Wells Street  
Milwaukee, WI 53202

RE: Keefe Avenue Student Housing Development

Dear Mr. Chairman:

On behalf of Wisconsin Community Services, Inc (WCS), we would like to express our support of the Trinitas Ventures' request for rezoning to accommodate a student housing development on Keefe Avenue. WCS has proudly served the greater Milwaukee Community since 1912, working in some of the city's most impoverished communities. We firmly believe that the Trinitas Student Housing project would greatly benefit the community by providing opportunities for young academic and career minded adult students to live, study, purchase, and volunteer in central city neighborhoods.


The addition of hundreds of student residents will also enhance the economic development efforts within impoverished and distressed neighborhoods. Additionally, the potential creation of jobs could positively impact the deleterious employment situation for African American males in our community. Finally, the proposed project would make use of a large patch of currently vacant space, providing significant improvement without displacing any current area businesses.

All of these benefits would come without a request for city funding, while adding to the city's tax base. The potential benefits of this project would appear to be in abundance, and the risks minimal. If questions remain as to the viability of this project, and its impact on a given community, we can easily contact those communities that have approved and constructed such housing.

We enthusiastically support this project and look forward to the benefits that it will bring to the city of Milwaukee.

Sincerely,

  
Holly Patzer  
Executive Director

  
Clarence Johnson  
Associate Executive Director

**From:** Zipperer Suzanne [zsuzanne@sbcglobal.net]

**Sent:** Tuesday, February 07, 2012 9:09 PM

**To:** witko@milwaukee.gov; Wade, Willie; Murphy, Michael (Alderman); Bauman, Robert; Zielinski, Tony; Lee, Chris

**Subject:** Support Trinitas

Dear Member of the Neighborhood Zoning and Development Committee:

As a member of the Riverwest community for 25 years and a homeowner directly across from the proposed Trinitas student housing project, i am writing to support this development.

I frequently walk between Keefe Ave. and Capitol Drive along Fratney Street. This area is a "no man's land" where you will see mattresses and other furniture dumped and no pedestrians. Riverworks has been unable to lure light industry into the area and developments such as Fratney Commons on Fratney and Vienna have stalled. In my mind, we are lucky that someone wants to come and invest \$35 million in that unused area.

My neighbors are afraid of noise and loss of parking. Trinitas has experience managing student housing. They are not going to stick \$35 million into a project that is going to be mismanaged. They have experience in running student housing and have done their market research.

The neighbors are afraid of drunkenness, yet when was the last time they fought a liquor license? We have no shortage of bars in the area and most people supported the Pick and Save liquor license years back.

Next to my home is the old Albenese's Restaurant building. It has been vacant for nearly three years. On each corner of Keefe are storefronts that used to be businesses. My neighbors will complain about corporations, but don't want to see these small businesses come back to life by an influx of young people.

Please listen to the Trinitas folks and let them make use of a place that will otherwise be vacant yet in ten years.

Suzanne Zipperer  
3480 N. Pierce Street  
Ph. 414-322-1337l