

Lee, Chris

From: Angie Tornes <angietornes@gmail.com>
Sent: Tuesday, September 15, 2015 12:46 PM
To: Bohl, James
Cc: Lee, Chris; Kovac, Nik; Perez, Jose; Bauman, Robert; Wade, Willie
Subject: Re: Zoning And Neighborhood Development Committee: Faust Development

September 15, 2015

Dear Aldermen:

I was present at 9:30 for today's zoning meeting but, due to agenda delay from the arena discussion, I had to leave at noon before the Faust proposal was presented.

For many of us who live in Bay View, a significant part of our choice to live here is the love of our neighborhood which includes residential and commercial areas, rich with traditional low-rise traditional architectural stock. We intensely value the way KK's unique two- and three-story buildings line up, shoulder to shoulder, along the winding avenue. Preservation of these assets was recommended repetitively in the Southeast Side Area Plan, a portion of the City's comprehensive plan.

However, KK's unique character is at risk by the 5-story, very broad building proposed for the Faust site. Contrary to the specific recommendations for KK in the area plan, this building does not:

- preserve traditional character of housing and businesses
- on Kinnickinnic Ave, maintain the architectural integrity and building stock as well as existing heights & facade scale

The new development does not respect recommendations of many community residents who contributed time and energy to the Southeast Side Plan, articulating their vision: "Bay View residents have a strong sense of community cohesiveness and preserving the traditional physical characteristics of its neighborhoods and quality of life is of major importance to them. In order to preserve these qualities new developments must respond to the context and add to the neighborhood's livability. "

The proposed development is massive. It will tower over the street, the adjacent Zillman Park, and nearby commercial and residential areas. It will be a visual intrusion in the streetscape, visible from a large radius and far from the image of Bay View many of us would like to project at the gateway to our community. As stated in the plan, tall, massive developments do NOT belong on KK. Rather, they should be located in appropriate settings where such massive building fit it and are ripe for redevelopment. Examples of such locations include proximity to large infrastructure such as the former warehouses north of Bay Street, or the light industrial areas such as Robinson and Ward where a shorter development is currently proposed or just a few blocks north on Bay Street where a former industrial area is ripe for development.

Economic activity on KK has been rapidly increasing because of its attractive uniqueness; an out-of-place massive residential building is not needed to stimulate what is already occurring.

A specific recommendation regarding tall buildings was inserted into the plan by city staff, not members of the plan committee or the public: "Consider allowing a taller building at a key location if supported by the market and the community." A large constituency of residents is opposed to this development though their voices have not been heard. Many were unaware of the proposal and the meetings because they are not on the alderman's list serve or Facebook page. Although several – apparently six - meetings have been held, many residents didn't hear about them or couldn't attend.

On behalf of consistency with the comprehensive plan and for the many voices not heard here today, please vote no to this zoning change request.

Sincerely,

Angie Tornos
Bay View Resident