

Dear Members of the City Plan Commission:

Over the weekend, we have become aware of the fact that the lobbyists for Cardinal Capital Management and Journey House have been selling The Clarke Square Apartment Project to you as a means of providing housing for young people aging out of the foster care system. We believe this is a Trojan Horse designed to make you feel good about helping these young people, while the lion's share of the project is low income housing that will increase the profits of Cardinal Capital Management at the expense of the people living in the Clarke Square neighborhood and the taxpayers of Milwaukee.

If you look at their submitted plans at <http://city.milwaukee.gov/CPC/ClarkeSquareZoning.htm>, you will find that they do not say how many of those 40 units will actually be designated for the young people they are selling this project on. Tom Daykin's article in the Business Section of the November 29, 2016 Journal Sentinel also says "The exact number hasn't yet been determined", according to Bob McCormick of Cardinal Capital Management. At the neighborhood information meeting sponsored by Journey House which we attended, the plan was played up as these beautiful, new low income housing units for families that need better housing in the area, with the "by the way, a few of these units will be used for housing young people aging out of Foster Care" almost as an afterthought. What constitutes "a few"? Three, five, ten- of the forty units they are proposing? Sounds like a good deal for Cardinal Capital Management at the expense of the the young people you hope to be helping. After the meeting, at which the residents present expressed concerns about the likely increase in crime and even more difficult parking that this amount of new residents would likely cause, which the officials speaking blew off as unsubstantiated concerns, Liz told one of Cardinal Capital's managers who spoke to us at the meeting, that we could be more supportive of this project if they would cut the number of units at least in half. She was told they needed this many units for the project make enough money to be feasible for them. They are more interested in their profit margin than helping a few kids coming out of foster care find a decent place to live! And under the auspices of the non-profit Journey House, we fear this whole project will not be on the property tax roles, which leaves the rest of the city taxpayers on the hook for the city services (police, fire, street maintenance) needed by this project to make Cardinal Capital their profits.

If the main reason for this project is supposed to be to help these young people as you have been lead to believe, require them to name just how many units will be designated for the young people and then make them stick to their proposal. Then you can determine whether this project is really the good thing they have tried to sell you.

As it has been laid out in their online proposal, we do not think this project has been honestly presented to you and do not believe the massive size of their project and all the problems it will bring to our fragile neighborhood is in the best interests of the residents already living here (many of whom are owners of their homes and therefore taxpayers) or the taxpayers of the City of Milwaukee as a whole and respectfully request that you not vote to approve the zoning changes they are requesting.

Sincerely,

William, Elizabeth and Rachel Zembrowski

1101 South 24th Street

Milwaukee, Wisconsin 53204