

**From:** [Tony Zielinski](#)  
**To:** [Zielinski, Tony](#); [Jorgensen, Arlene](#); [Lee, Chris](#)  
**Cc:** [MICHELLE FRADKIN](#)  
**Subject:** Re: vacant lot between Logan/Lincoln/Conway/South Bay  
**Date:** Friday, September 15, 2017 10:33:01 PM

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Chris,  
Please enter this into the record.  
Thanks,  
Tony

Sent from my iPad

On Sep 15, 2017, at 12:25 PM, Zielinski, Tony <[tzieli@milwaukee.gov](mailto:tzieli@milwaukee.gov)> wrote:

Hi, This is an acknowledgement of receipt of your e-mail. I will get back to you shortly. Thanks, Tony

**From:** MICHELLE FRADKIN [<mailto:michelle.fradkin@gmail.com>]  
**Sent:** Thursday, September 14, 2017 1:46 PM  
**To:** Zielinski, Tony  
**Subject:** vacant lot between Logan/Lincoln/Conway/South Bay

Dear Alderman Zielinski,

I have been unable to attend both recent meetings regarding the vacant lot across the street from my house. Could you please update me on the current status of potential development?

My personal preference (assuming it will not remain open greenspace) would be for the city to divide the property (or majority of it) into residential lots similar in size to the lots in the surrounding neighborhood. When we purchased our home in April of 2012, we didn't expect the lot to remain empty, but we also hoped it would not become a commercial development. While we love being close to KK and all the shops and restaurants that make Bay View unique, we absolutely appreciate the 5-block buffer between KK and our home. Right now we live in what feels like a residential neighborhood, with relatively calm streets and small occasional shops and pubs.

If the lot across the street becomes the typical 3-4 story, mixed-use apartment/condo/restaurant/shop development, it will overwhelmingly change the character of our quiet border street. The parking, traffic, and noise implications of such a development are also concerning to me.

There are a few lots in the neighborhood (some vacant, some torn-down) that have

had attractive new homes built on them in recent years. If the city subdivided the land into 1/8-acre lots, I would expect there would be plenty of homebuyers and/or developers that would build new custom homes that fit in with the character of the surrounding neighborhood. At \$4000-\$6000 in annual taxes per lot (guessing based on my tax bill), there would be plenty of tax income for the city that it has not had in recent years from this land.

I know you are in a tough situation between the city and the residents who will only be happy with no development. Thank you for seeking input and I really hope the eventual development is considerate of the long-term future and is complementary to the surrounding residences. I look forward to receiving current information about potential outcomes soon.

Lastly, thank you for whatever part you had in quashing the volleyball development a few years back. A blacktop parking lot next to a corrugated metal box didn't sound like an attractive use of the space. We were very relieved when it didn't come to fruition.

Thanks again,  
Michelle Fradkin  
2313 S Logan Avenue

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