

17 September 2017

To: Milwaukee Zoning, Neighborhoods, and Development Committee, via e-mail to Staff Assistant Chris Lee with forwarding request to all committee members

From: North side of Bay View Resident Douglas Mintline, 515 E. Lincoln Ave.

Subj: Items #17044 and 170562: Zoning change to make the area bounded by Bay, Lincoln, Conway, and Logan **green** instead of more housing

I have a medical emergency that prevents me from attending the Zoning meeting on 19 September and wish to convey to you my questions and comments regarding the above zoning change request.

1. Bay View residents voted overwhelmingly (my count was 58-1) at a meeting on September 6 to **rezone this area green**. Alderman Zielinski closed the meeting by announcing the next step was the zoning meeting on 19 September during the work day. Most residents attending said they couldn't attend due to work and desired a notice of the meeting to be mailed out to all residents. Zielinski then stated he would mail notices ONLY TO THOSE ATTENDING THIS MEETING. In other words, **the bulk of Bay View residents were never notified by Zielinski...on purpose...of the 19 Sept. Zoning meeting**. As of Saturday's mail, 16 Sept., I have not received notice, nor have my neighbors. I deliberately didn't sign in as an attendee to see what happened, and sure enough Zielinski made sure nobody in Bay View knows about the 19 Sept. Meeting. This is purposeful to limit support for changing the zoning to green vs. housing because in truth he wants more housing built. So if you see few people at the meeting asking to zone the space green (remember the vote was overwhelming to do so), you'll know the reason why so few of them are at the 19 Sept meeting: because Zielinski wants to limit support so he can get another housing project for his developer cronies. That has been his tactic: he never sends notices of meetings about his proposed low income housing projects to all of Bay View or even the neighborhood. He only sends these notices to the immediate couple blocks around it. This limits attendance and thus opposition. For example, even though I live only four blocks from the next monster low income housing project of his and his developer cronies at the former Hamburger Mary's restaurant at the corner of KK and Bay, **I never received notice of that meeting**. Don't be fooled by him into thinking low attendance for those trying to save our green space is because we don't care. It's because he has engineered it to look that way to you by not mailing out notices to the neighborhood! And if people are there on 19 Sept... **remember only one opposed rezoning to green on 06 Sept**...who want to keep the zone housing, you should ask who are these mysterious people? His pals he brought in for the occasion! Called in by him to stack the deck after he lost the first vote on 6 Sept to make it look like more want more housing than green. Here is the news story confirming the vote:  
<http://urbanmilwaukee.com/2017/09/08/its-bay-view-vs-city-hall/>
2. Since the current plan for Bay View was constructed in 2008 (according to the city planner at the meeting on 05 Sept.), **Zielinski and his developers have built five massive low-income housing projects, all on the poorer north side of Bay View (none on the richer south side)**. None of these areas were zoned for low income housing in the 2008 plan. So why therefore must we rigidly

adhere to the plan for the only green space left now on the north side of Bay View, the space bounded by Lincoln, Logan, and Bay Streets?

3. **Why have Zielinski and his developers built these five low income housing projects ONLY on the north side of Bay View that aren't even in the 2008 plan??** Because it isn't as nice as the southern half (yacht club, sail boats, South Shore Park, newer and bigger homes) where he's building his new \$1 million mansion that will have the quintessential view of downtown and the lake. If we're going to be forced by Zielinski and his developers to build more housing, **why must only the poorer north side shoulder the burden** and not the richer side where he is building his mansion?
4. **What are the occupancy rates for all of Zielinski's low-income housing projects, some of which are still being built or will be built?** Why should we build new housing simply because it's "in the 2008 plan" when Zielinski and his developers have built or are building five new massive low-income projects only on the north side that are not in the plan and for which we don't even know the occupancy rates? I grew up in Flint, Michigan, and I have seen first-hand how these low-income housing projects destroy neighborhoods. First, occupancy drops off for the "higher end" apartments shoe-horned into these projects. Then, desperate to fill up the empty apartments, the owner converts the entire building over to low income. Then the neighborhood deteriorates as the drugs and crime follow.
5. **Existing family duplexes aren't even in the 2008 plan.** I asked the city planner at the 06 Sept meeting how many duplexes there were in the surrounding neighborhood and HE DIDN'T KNOW. Worse, he didn't even know these were rental properties!!! Both neighbors on either side of me are surviving on their rental income from their duplexes. One is couple in their 70's who have no income source other than social security. They NEED this rental money. The other is an unemployed father of two who will literally lose his house without his duplex rental money. Where is Zielinski's compassion here? The city planner didn't even know duplexes exist and provide rental income to existing families!!! What will be the economic impact on all of Zielinski's monster housing projects on our families???
6. Zielinski is building his \$1 million mansion and driving a brand new Cadillac shortly after hooking up with these developers. Where did he get all this sudden wealth? **I ask you to contact law enforcement to conduct an investigation into Zielinski's finances (including campaign finances) and dealings with these developers to find out.** They are designing his new mansion for him....did he pay market rates? Is he getting a building cost discount? Did he pay full price for his new Cadillac? Did they donate to his re-election campaigns? Because he is a fellow alderman of yours does that mean his suspicious activity gets to be ignored? By the way, I've notified my neighbors if anything happens to me after writing this letter to tell the police detective it's Zielinski and his thugs that did it. I have also sent this document to many others for the same reason. Here is the news story confirming his corruption with developers on his mansion: <https://bayviewcompass.com/new-home-for-alderman-zielinski/>

Google map it and scroll around. Notice He has a large green area opposite his new mansion, and another opposite his old house. Why can't he and his developer thugs build in these areas? Why must all the low-income housing be built in the lower income north side of Bay View?

7. **How much of the money for all of these past five projects is government money (in any form...loans, grants, other) vice solely the private developers' money?** I will bet it is all government money. They build the structure the granter (likely the US Housing and Urban Development) tells them they must, collect their money, and move on. And the working families that live there must deal with the consequences (five years from now....crime, drugs...as these projects degenerate into solely low income housing projects).
8. **There are no costs to rezoning as green space.** At the September 5 meeting, an elderly gentleman in front of me had to prove his point three times and three different ways until he was finally able to get Zielinski and the city planner to acknowledge and reluctantly agree, "yes, we agree there is no additional cost to rezoning this space green." Zielinski wants another government-funded low-income housing project for his developer cronies. Stop Zielinski's building in Bay View!!!
9. Only two months ago, **residents of the nicer and richer south side of Bay View had no trouble getting their green space saved** and barred Zielinski's low-income housing projects from being built on it. Here is the news article: <http://urbanmilwaukee.com/2017/03/21/eyes-on-milwaukee-city-to-buy-bay-view-land/>

Note this is on the other side of the railroad tracks and part of the richer, nicer part of Bay View, not the north side as the article claims. So because they're wealthier than we, the working rubes on the north side, they get to save their space and we get ours stolen from us by our alderman who's building his \$1 million mansion on the nicer south side? Have city planners even compared the amount of green space on the south side with green space on the north side? Why does the south side get all their green space saved, while ours gets stolen by Zielinski? Again, **why hasn't Zielinski and his developers been building ANY of their low-income housing projects on the richer south side while we on the poor north side get ALL five of his monstrosities?** The city planner at the 06 Sept. meeting didn't even acknowledge that these monsters have been built since 2008 when the plan was made! And they're not even in the plan at that!

10. Tony Zielinski and his developers are destroying the north side of Bay View with all their low-income housing projects. They drive around the north side scouring it for any possible open space to jam in another one so they can make more money. **Zielinski put forth this zoning amendment only because he was forced to** by north side Bay View residents fed up with his monster low-income housing projects. He claims mysterious, unnamed "appointees" want more low-income housing as a way for him to create a "bogeyman" ("I care, it's these other

mysterious people's fault") to make it look like he supports the zoning change when in fact doesn't. If the zoning isn't changed to green, more low-income housing will destroy families we are so lucky to have here as occupancy rates fall and they get converted to totally low-income housing which brings in the drugs and the crime. The existing families' duplex rental income gets eliminated by these giant projects. **We voted overwhelmingly to rezone to green** on 06 Sept. Times have changed since 2008! We now have 5 monstrous new low-income housing projects built, underway, or soon to be built that weren't even in that plan! Now we must rigidly adhere to a plan just because it said so 9 years ago? Just because Zielinski wants it for his developer friends? Nobody knows the occupancy rates for these or what economic impact they will have on exist family duplexes which have been ignored. Please save our only green space left (no, the adjoining space isn't zoned green and can be changed at any time...and what about all the green space we've lost since 2008...and where is the comparison of green space on the north side of Bay View with its richer south side?). **Please save our neighborhood from a corrupt alderman and his developer cronies.** There isn't any green space left on the north side of Bay View....Zielinski has stolen it from us for his developers! PLEASE HELP US. PLEASE HELP OUR FAMILIES. PLEASE SAVE WHAT'S LEFT OF OUR NEIGHBORHOOD. **REZONE to GREEN!**