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OF CITY DEVELOPMENT
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CITY OF MILWAUKEE-City Plan Commission
809 N Broadway
Milwaukee, WI 53202

March 2, 2021

Re: File 201143, 2/23/2021 Letter

Dear Commission:

This letter is in response to the Commission's notice of March 8 hearing and request for comment, questions and testimony regarding the requested change in zoning by New Land Enterprises.

I want to object to the requested zoning change due to A) an unreasonable increase in neighborhood vehicular traffic, B) diminution of street parking, and C) concerns expressed in the following six (6) issues regarding the neighborhood, the tax base and project financing.

1. Parking within the proposed development may appear adequate as stated in the City's letter however landlords often lease or rent spaces as an option thereby allowing residents to opt for street parking. Even if all residents were to opt for parking within the structure, visitors of the residents would overtax the limited neighborhood street parking for existing neighborhood residents, guests of residents, and patrons of businesses.
2. The proposed development excludes commercial and public parking spaces within the structure which then contributes to the neighborhood problems identified in #1 and aggravates the lack of parking for post office patrons.

The following questions, albeit not directly related to zoning, are concerns which stem from a change in zoning and are at this time not answered in the public domain.

3. What is the estimated additional tax base of the proposed development?
4. What is the cost of City infrastructure required by the City for the proposed development?
5. Is the proposed development part of an existing or new TIF District?
6. Our city has an unfortunate history of one or more developers lacking adequate financing to launch major projects. How will the City Plan Commission ensure to the Public's satisfaction that all financing is in place before any demolition or construction work commences.

I look forward to the Commission addressing and answering these questions at the March 8 hearing and I will be available/participating via Zoom.

Respectfully,
THEODORE J SALGADO

