

M I L W A U K E E

Plan

comprehensive

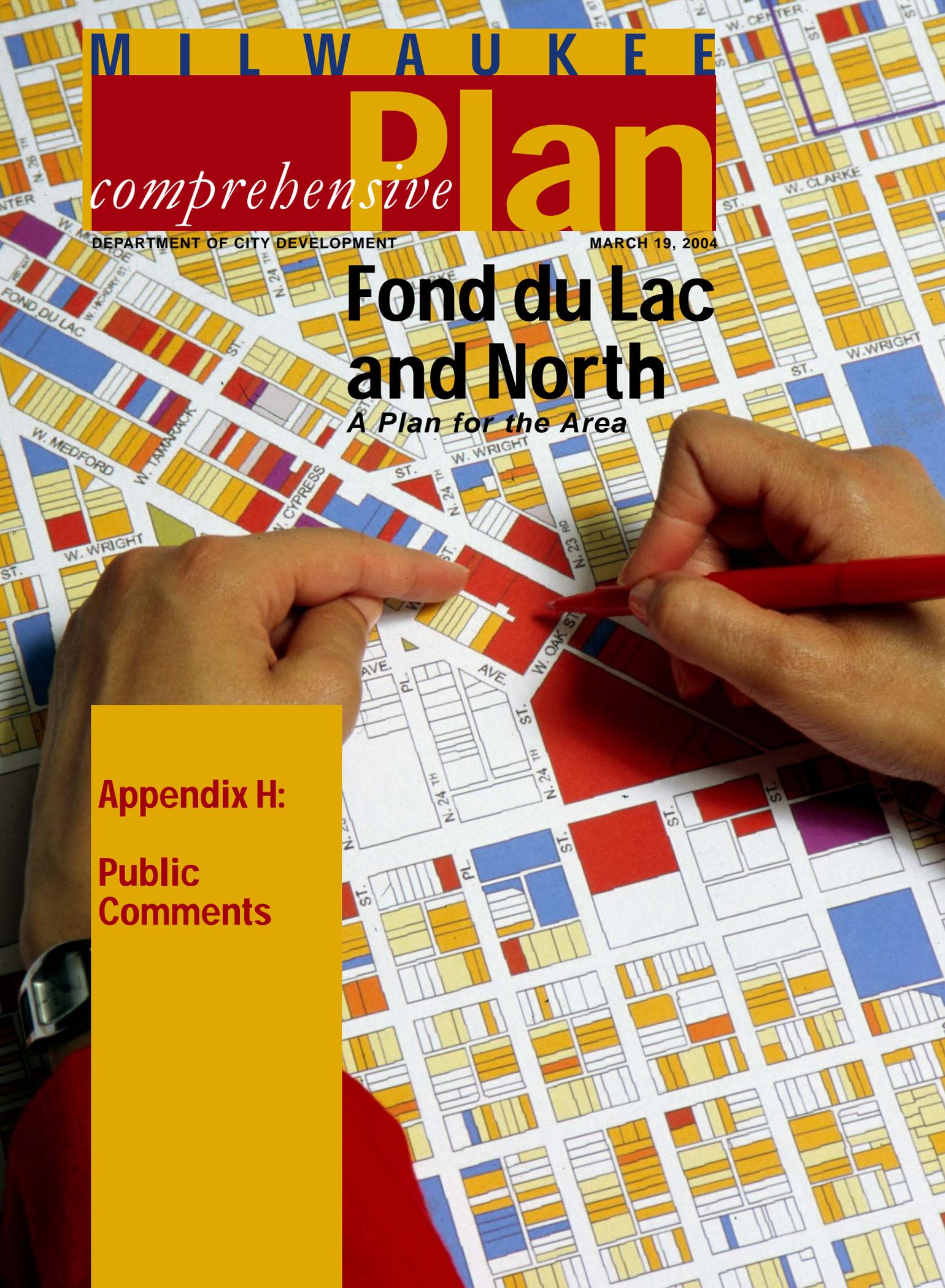
DEPARTMENT OF CITY DEVELOPMENT

MARCH 19, 2004

Fond du Lac and North

A Plan for the Area

Appendix H:
Public
Comments



PUBLIC COMMENTS

Fond du Lac and North Neighborhood Comprehensive Plan Public Open Houses January 23rd and 24th, 2004

General: Need microphone
 More seating
 No napkins

Station #1 Land Use Policies and Strategies

Open space and recreation:

1. More parks should be added where there is remnant land. Import large, full-grown trees to the new parks to add a natural canopy.
2. Need some form of recreation in the Walnut Way area.
3. Lloyd Street School playground-develop a green space.
4. I oppose the development of the African American cultural center in Johnson Park. I am a resident and member of Johnson park neighborhood association. I utilize the park for b-day parties, take my child for outdoor activities, Jazz in the Park and family gatherings. I strongly oppose the development in this park as more families build houses in my neighborhood the Johnsons Park will continue to be actively used and beneficial to the neighborhood.
5. We ask for language that commits the city to a good faith planning effort with property owners, CBOs, residents and others to define concepts and standards for the design of a comprehensive green infrastructure system in the planning area. The AAWCC, in partnership with the NAACP and the Urban Open Space Foundation would like to work with DECD as responsible parties in the continuing aspects of planning and implementation of this effort.
6. Parks and recreation areas for children should not be an afterthought. Please include considerations for healthy play in what is now considered a no man's land (17th-24th, Center to Chambers)
7. Quoting from Public Spaces and Public Priorities analysis of current parks by the public policy forum: Parks in affluent areas tend to receive higher score because there is a system relationship between neighborhood and impression landscape of a park. An analysis done by other persons shows the inner city of Milwaukee with 11 acres of parks in contrast to other areas with 50 acres per person. Before this plan is implemented, specific areas for green space, park land, have to be dedicated for the citizens well being. Leaving pocket parks or setting aside blocks of land before they are developed is critical. These parks then are claimed as the public own park. Funds from foundations then can be utilized to fund playground equipment and events such as music in the parks.
8. Green space is needed with great visual landscaping to promote interest in each neighborhood.
9. Neighborhood district A: please make a strong commitment to returning and increasing parks and other green spaces, particularly the Johnson creek park. We are not in favor of the development of a large cultural center on the Johnson creek park location.

Transportation:

10. Rail or trolley system to serve the neighborhood
11. Explore land use patterns, create a loop extension of 30th St. Ind. Corridor To link with RR corridor to the south. Explore rails with trails. Create a full loop green corridor along rails and with the 30th St corridor.

Safety/security:

12. There could or should be security drivers that randomly drive through the Fond du Lac and surrounding area. These drivers should be able to deter any unwanted activity in the area. These drivers should be licensed and bonded to provide a safe feeling for homeowners and business owners.

Housing and housing-related:

13. Affordable housing units needed for individuals who do not want to own a home in the city of Milwaukee in the redevelopment areas.
14. Also housing units needed for people who may be displaced from their homes with the redevelopment
15. For each improvement area that's rental units will there be grants for improvement?
16. Allow existing homes to remain and offer grant money for exterior improvements on owner and rental occupied buildings
17. Rehab dollars and support for improving existing housing must be made more easily accessible and resident friendly.
18. We operate in an area from N 20th to N 27th and center to Keefe. (Dominican Center for Women, INC) What are the plans for the houses on N 27th and Fond du Lac? Will they be torn down? Most single width lots cannot be built on because of code restrictions. We believe in owner owned homes and not rental property. We have a homeowner meeting on the first Saturday of each month at 8 am.
19. Minimize the use of duplexes and promote single-family home ownership.

Plan implementation:

20. How will resident engagement be processed as the plan is implemented (details of development)
21. Include a section in the plan that describes process by which homeowners and associations are allowed to give feedback on projects before they are initiated.
22. What grant funds are available to implement the plan?
23. Where will the funds come from in order to begin and complete these projects? The city doesn't have the money to do this and the federal government is running at a deficit that is staggering. How are you going to stop the drug trade and subsequent crime?

Ideas for new development:

24. Why not use the Sears building for a movie theater, family restaurants (TGIF, Applebees)?
25. There are currently 3 proposals (one is already in operation) to attract a Wal-Mart super center. Franklin, Waukesha County 83& I43 etc. Has there been any consideration in

making overtures to Wal-Mart to locate a super center in the inner city – Fondy and North Neighborhood?

26. Demolish Sears Building and give the area a fresh new start
27. UWM is a Milwaukee University with a housing and parking shortage. The 22(Center) 21(North) and 60(Burleigh) bus routes go directly to UWM. I would like to see some Residential or converted commercial areas converted into an off-campus housing site for people from the Neighborhood and possibly Vista workers. These direct bus routes provide direct transportation to the targeted area.
28. I would like to expand our Bethesda Senior Center facility. We'd like to build south of where we presently are. Please call.
29. Please provide upscale retail. Many of us especially professionals are shopping in Illinois. We don't need any more \$1 stores. I don't think people bring respect and good intent when these kinds of stores come into neighborhoods with potential.
30. Main artery initiatives should be businesses that support the neighborhood.
31. Fill in the gaps, no blighted properties should be allowed to exist within the area that is actively changing.
32. Get rid of the Sears building, open up new retail space in a new building.
33. The sentry building should be used as a developmental site for additional single family housing.
34. Lose all corner groceries that are not located on a main street. It takes away from the value of the new houses.
35. Unify signage for businesses in the area.
36. Emphasize on night buildings (character of streets and buildings at night is important)
37. Please provide more education and training for ma and pa neighborhood stores. They need to know how to stock a store with merchandise, how to keep inventory, etc. Better-educated business owners will help keep the neighborhood a place where people value and want to spend their money.
38. Provide training and education for upkeep of your property. Many people don't understand the value of maintaining – grass, shoveling snow, etc. Learn how to be a welcomed asset in the neighborhood.
39. What will you do to encourage entrepreneurship among people who have skills, talent, but not a lot of support to participate?
40. What strategies or what plan will be used to get new industry into the area. How will you address training workers for the growth in jobs? Its one thing to say what we want how we get there will be the key.

General comment:

41. From seeing other redevelopment projects in other states, the concept of maintaining the character of the community is wonderful. Too much effort to replicate urban sprawl is losing the character of the inner cities.
42. Do not turn this project in “model cities.”
43. MCM supports the effort of the Fond du Lac and North Neighborhood Comprehensive Plan to develop safe communities and neighborhoods, which will improve the status of families, youth and residents in the area.
44. Make it affordable to middle class/lower middle class.
45. After all the renovations are completed how many people with incomes of 15,000 dollars will be able to continue to live in the neighborhood.
46. I am delighted with the vision and focus.
47. The plan presents ideas that are Friendly and supply most of the needs of the community.

48. The plan needs to Negotiate elements that already exist in neighborhood.

Station #2 Districts and Corridors

Open space and recreation:

49. Commercial corridor: North Ave: Include Trees
50. District B: I like the idea of green space (or open space).
51. It should be clearly understood and complied with that green building can affect the payback component of investments at the homeowner level or at the industrial, catalyst project level. AS with all development in the city, Milwaukee can become a 21st century city by leading the way in energy efficiency.
52. I saw/heard very little regarding truly usable public spaces (beyond sidewalks). The campus idea needs to express more than just something dressed up, it serves an important social and environmental purpose. Check out work by UNIUIILL “hurl”. They have done excellent research on the emotional, psychological, and healing benefits of green space. Will there be a map showing the ultimate vision? Seems very fragmented right now. Hard to get a grasp on the project as a unit. Consider creating green corridors linking to public spaces/parks where the life of the community lies.
53. Neighborhood organizations to provide technical assistance a great idea. Contact Americas Outdoors for environmental education, conservation, and recreation assistance. Federal natural resource agencies offering free outreach assistance to Milwaukee (297-3617,297-3660)
54. First, I commend the city on producing a plan for the Fondy and North neighborhood that will guide future development and serve as a catalyst for new development. I have a few comments on the open space element of the plan, and a general question regarding this plan and comprehensive planning in Milwaukee.
55. Regarding open space, the plan recognizes that parks and open space are a priority in this community (as found in the public participation), and it begins to recognize that parks can be catalytic projects or important elements of catalytic projects. I would like to see more specifics and more detail about next steps, however. Currently, the plan remains rather non-specific and vague about how open space goals would be implemented.
56. Many reasons point to reserving land for open space before assembling lots for housing and commercial development. If construction is placed before open lands it will not be available.

Transportation:

57. At first blush it appears the transportation component of the plan consists of the existing (and deteriorating) county bus system and the continued reliance on the freeway.
58. The comprehensive mass transit grid that existed in the early 1900's allowed this and every neighborhood in Milwaukee to grown and thrive. A modern transit plan that connected the 70,000 neighbors to the mentioned business districts and catalyst projects would add value and effect the marketing projections for each area. The value would also transfer to each homeowner because of their connectedness to the sentry site, sears, museums, etc, shopping, restaurants, etc, to the new job centers.
59. As the demographic ages, the transit component can work to allow us to stay in own homes longer and not feel isolated. The right plan can go to safety, efficiency, marketing, a sense of ownership, lessen (or end) reliance on a car. This is the stage of the plan where the energy component should be included.

60. We need to capture ways in which the choice to locate in Milwaukee is affected by effective parts to the whole. Save money on energy component, Save on efficient transportation, save on efficient delivery in the area for business element, save time because of location, proximity (transfer to dollars saved)

Safety/security:

61. When business believes they can make money, jobs, homeownership, eyes on the street for safety.
62. There should be open neighborhood meetings between homeowners and business owners to establish common ideas on how to better secure the neighborhood. These meetings should always include some type of law enforcement representative to provide ideas and promote neighborhood relations.

Housing and housing-related:

63. We are talking a lot about family homes. What about condos in this area for seniors that want to sell their homes to get out of the bad areas they are in now but are in a reasonable price range with a beautiful park like setting as well.
64. How is the city planning to help the existing homeowners?
65. Front porches, don't forget them.
66. Homes should be affordable yet not too cheap. In order to have stable neighborhoods, homes should meet the needs of current and future homeowners, yet affordable.
67. In reference to housing, what will be done to encourage/increase individuals working and living in the area? Again what is the plan rather than the vision

Plan implementation:

68. Neighborhood based organizations for technical assistance. How can faith based organizations partner with the city to make this happen?
69. How about setting up mini information centers to promote the ongoing projects and promote homeownership sort of like the new construction sales center at a new subdivision?
70. Neighborhood District A: Allocate funding to raze all condemned buildings in this area and all others to free up lots to allow for additional new homeowners to building the area. Encourage a revision of policies to speed up and streamline the process of citing, sanctioning, and condemning buildings owned and operated by absentee landlord. Create a process to allow for more substation homeowner input into this process so we can actually influence what happens in our neighborhoods.
71. Allocate funds to support a position that would increase the distribution of TID funds to existing homeowners for renovation of their homes.
72. Emphasize mixed use development on Fond du Lac Avenue between (and at) Walnut/Fond du Lac and Fond du Lac/ North anchors.
73. Establish grants for existing home owners for lighting and landscaping
74. Sidewalks need to be clear of broken glass and debris.

Ideas for new development:

75. More or better street lighting for the Fond du Lac Ave corridor. Good Landscaping.

76. I would like to see shops that do not attract a lot of teens such as hip hop shops.
77. Maybe Linens-n-Things, Antique Shops, we have enough nail shops, hair shops.
78. We need something to attract our older adults who truly put money back in our community. Bookstore, Christian Book and music Store.

General comment:

79. Walk to work – where are the jobs to walk to work? Will they be in the neighborhood? How will this be possible? Need more of an explanation.
80. Walk to work needs snow-shoveling compliance.

Station #3 Catalytic Projects

Open space and recreation:

81. The walk to work plan should be accompanied by a walk to “organized and supervised fun for youth”
82. I would like to see small community sites that can serve as hubs for larger orgs like the YMCA, COA, Northcott, etc.
83. The African American World Center project, an effort of the AAWCC, continues to focus on development and pre-construction aspects of this approximate \$6 million project, which results in a newly constructed facility within the Johnson Park area. We hope that this project will serve as another catalyst for development of the surrounding neighborhood.

Transportation: No comments recorded for this topic.

Safety/security:

84. Need to understand where change begins from the current status of the neighborhood to the projected improvements. Such as crime (drugs), sanitation (infrequent trash pickup, alley and street sweeping).
85. Walk to work programs also need to address stray dogs and dog packs as well as enforcement of leash laws.
86. Understand the importance of Making the 30th St corridor sight and walk friendly so residents aren't afraid to make use of the street along the corridor.

Housing and housing-related:

87. Housing complex maybe 2 to 4 family units with contract between tenants to keep up housing unit a condition for residing in units.
88. We need some plan that will meet expectations of homeowners in the same area and will protect property value which homeowners value.
89. The new lofts/businesses being proposed should be finished to match the existing facades of the homes to make the transition natural.
90. Are there façade grants available for current homeowners?
91. Lloyd Street Park: Houses are being built. Housing should be part of Walnut Way (neighborhood association) Houses should be of the same model as houses in that area.
92. Can we get major employers surrounding these areas offer a homeownership incentive such as Aurora does for their employees purchasing in a select area?

93. We need to address nontraditional ways of homeownership, i.e. co-ops, condos, rent to own, etc.

Plan implementation:

94. Area G Lighting, banner, paving details should extend to Walnut St (North Avenue to Walnut, 12th to 14th or 20th).
95. Roof top garden at 14th and North (South West Corner and parking on the (Southeast Corner)
96. The Salvation Army at 25th & Walnut would be willing to work with partners to address Area C
97. Please consider expanding the Catalytic project along the 30th street corridor to include the Garfield park development project which encompasses commercial retail, housing, Brownfield remediation and public space improvements in the area of 31st-32nd and Garfield and North Avenue.

Ideas for new development:

98. Find a viable buyer/developer for the former Sentry site and make sure that the business is wanted and needed in the community.
99. Do not put up paid parking lots; if there is a parking plan, parking should be free.
100. Would like to see a Kinko's or business development center, department store (Wal-Mart, Kmart, target) a home depot type store.

General comment:

101. Will there be opportunity for more education on how to spur catalytic projects?
102. I would like to see support for small nonprofit businesses that would be designed to create stable jobs that pay living wages. The advantage of creating these nonprofit businesses would be that jobs would be tied to the community and protected during their infancy. Supporting new and existing nonprofit organizations that provide opportunities for youth is also essential.
103. Please consider inclusion of the MCM partnership collaborative effort known as the Washington Park Partners effort, which is a comprehensive neighborhood transformation effort, which borders the southwest portion of the study area.
104. Assure resources and support for local business and talents of local residents

Notes from Roving Reporter Alex Moll During Saturday's meeting:

105. Virginia Pupriest, a member of the Clark St. Community Organization, asked a great question about the probable fiscal repercussions for current residents in the future after the development and successful implementation of these proposed plans. She asked, "How does The City of Milwaukee Department of City Development intend to account for the future increase in property taxes that will inevitably force seniors, living on a fixed income, out of their present homes?"

- ❖ She asserted that the Fond du Lac & North Neighborhood Plan ought to account for this possibility by enacting some measures to prevent it, or negotiate with other stakeholders to soften the impact of this repercussion as much as possible.

Put simply, she asked, "Because a growth of new businesses will raise taxes, what will happen to the people already there?"

- ❖ Ms. Pupriest continued by saying, "There needs to be built in measures to help fixed income residents obtain insurance to get a grant or loan (TIF dollars?)"

106. Sharon Adams (President of Walnut Way Neighborhood Association), who has been following the development of the Neighborhood Plan since its inception, made some comments about how it was rewarding to see the plan and the ongoing resident involvement. She posed two questions for DCD to consider:

- a.) "Who will the developers be?" and
- b.) "How do we keep the residents engaged in the detail and implementation of the plan?"

107. Another person asked for a copy of the Neighborhood Plan draft to be mailed to her address: address deleted (DONE)

108. The last person I spoke with was Damon Dorsey, President of the North Avenue CDC. Mr. Dorsey had many ideas and suggestions for DCD to consider. For example, one of his fundamental concerns was how DCD was naming the project with such an ordinary or generic name of "Fond du Lac & North Neighborhood Plan". He suggested that DCD and prospective developers need to name or market the Neighborhood Plan under a name that reflects a clearer image or identity of the neighborhood in order to reflect a better definition of those districts within the overall neighborhood. In addition, he asks such questions as:

- "How do you leverage those assets within these districts to market that identity?"
- "How do you package that? What makes it unique?" (Or how do you recreate the districts as "marketplaces"?)
- Mr. Dorsey suggests a new emphasis for rethinking about how to illustrate the North Ave. marketplace areas. His other concern came from a desire to establish a greater accountability within the Plan. For example, he believed that the Plan ought to include a list of specific and measurable goals such as increasing home ownership by 10% in 10 years. Such goals were not presented or discussed at the meeting. By adopting such goals, Mr. Dorsey believes that the Plan can have more accountability, and therefore, become more successful in the long term. He also suggested that there needed to be more discussion about the North Ave. Gateway District.
- After he presented these ideas, Mr. Dorsey discussed his theory called Neighborhood Transformation Opportunity, which namely, calls for developing and pursuing specific neighborhood goals in an overall progressive sequence, from Plan → Initiative → Operation.
- Lastly, Mr. Dorsey stressed the importance of these catalytic projects for increasing hope among citizens for their own neighborhood. Provided neighborhood residents are included in the development process, these urban development projects effect not only commercial development, but also a neighborhood's civic development, because they encourage citizens to believe that they do indeed deserve quality urban neighborhoods, that they can believe in their neighborhood, and in so doing, they are more likely to embrace taking ownership for their neighborhood and responsibility.

Post-it comments on boards:

109. Area C: Walnut Node comments

- ◆ Add lots of street lighting on Walnut.
- ◆ Townhouses add a different sense of community that is more immediate. There are a lot of single family homes already.
- ◆ Bring high-income people in to boost the economy, bringing in the need for new stores, upscale stores to come out of a boost in the economic power of this area.
- ◆ Scenario 2 – could address Walnut better.
- ◆ Scenario 3 – all residential, yes.

110. Map 2 comments

- ◆ Add lots of lighting along walnut from expressway entrance thru 20th street
- ◆ Fill up vacant land with parks
- ◆ Leave some green space – Lloyd St. Park
- ◆ Keep area with same name, Walnut Way should stay the same

111. Map 3

- ◆ Open front windows on commercial property on 12th street
- ◆ Large industrial area, trucks should be only routed through the area mentioned above

Former Sears Block, 4 Scenarios:

- ◆ Why is there only going to be partial renovation of the Sears building?
- ◆ Keep as much of the Sears building as possible.
- ◆ Demolish the Sears building and the “large corner building” all together, this should be a fresh start.
- ◆ Children in the area don’t have a recreation place to meet. Put a movie theatre in the sears building. Roller skating, bowling, etc.
- ◆ Consider a Boston Store of its like downtown
- ◆ This is such a great potential corner. Add small green space and think about public art
- ◆ Establish commercial small business incubator. Get rid of the current low “mom and pop” type businesses that don’t serve the needs of homeowners
- ◆ Tear down the Sears building and build a new shopping experience where all the stores will be accessible only from the street with trendy upscale lofts overhead.

112. Area B: Fond du Lac and 20th Street, 2 Scenarios

- ◆ There should be a park on the vacant lot rather than a commercial building.
- ◆ Police need access, this scenario does not address that need.

Area D: Fond du Lac parking Initiative

- ◆ This is a very good idea.
- ◆ Please give some thought of a parking structure along Fond du Lac, either at corner of or on North Avenue.

113. Area E: 30th Street Industrial Corridor Campus Identity

- ◆ Landscapes within the corridor should be environmentally responsible, no permanent irrigation, no pesticides, fertilizers. Beauty in all senses.

114. Area F: 27th and Center Node, 2 scenarios

- ◆ Preserve and find use for old bank building, office space or retail, possible police substation
- ◆ Consider closing off street adjacent to the old NMSB building in order to develop into a coffee shop and bakery similar to Alterra coffee shop on Lincoln Memorial Drive.

115. Area G: Teutonia and North

- ◆ Consider art broadly, as part of designing streetscapes.
- ◆ Bring lighting, banner, paving details to Walnut Street (this should be done one main street to another main street- North to Walnut and 12th to 14th)

116. Residential Clusters, 18 identified

- ◆ Put new 6th Aldermanic District in the boundary for the neighborhood plan.
- ◆ Residents in the neighborhood need affordable condos, in the \$60,000 to \$100,000 range, not in the \$300,000 range--especially for people who want to retire and still live in the neighborhood

117. Cluster example, Garfield Avenue

- ◆ No one will plan for this neighborhood except the residents that live there.
- ◆ Will larger lots be available for homes? Not just traditional size city lots?
- ◆ Do not give up existing community gardens- incorporate them into all alternatives and add more in other areas.

118. District A: Use and Form

- ◆ Establish a street marker to identify neighborhood entrance

119. District B

- ◆ I like this! Open space.

120. District D

- ◆ Walk to work needs snow shoveling compliance
- ◆ Walk to work needs enforcement of dog leash laws and collection of stray dogs

121. Industrial Corridor

- ◆ Establish grants for existing homes lighting and landscaping

122. Commercial Corridor: North Avenue

- ◆ Please include green trees and benches.

Comments e-mailed to DCD:

123. In a message dated 1/26/04 8:07:29 AM Central Standard Time, DSchlieman writes:

Hello Janet,

I am glad we had the opportunity to talk to each other about open space in the study area. Here are more thoughts on the matter.

The reasons for open and public space in the area are scattered though the plan itself. They are as follows
Comments from 1-23-04 & 1-24-04 Public Open Houses for the FDL/North Neighborhood Plan
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but not limited to the following.

Data:

- *All areas of the neighborhood should have access to parks within walking distance. The only major park facility in the neighborhood is Johnson's Park at Fond du Lac and North. There area has few other small open spaces. But much of the area is undeserved by open space.
- *Approximately 42% of the occupied housing units within the neighborhood do not have access to a car. This compares to 21% city wide. Thus leading to taking a bus to a major county park.
- *The average household size in the neighborhood is 3.35. Approximately 45% of the households have children. Compared with 30.5% city wide.
- *The neighborhood has a higher percentage of children under the age of 19 than the City and County of Milwaukee.
- *About 42% of the neighborhood households have an income of less than \$15,000 and 30% have an income between \$15,000 and \$35,000. 70% of the households are rental. This matches the Public Policy Forum study of Public Spaces and Public Priorities study which concludes that persons with the least income in Milwaukee have the least park space.

Development strategies for open space include:

- *Assemble land for public purposes. The land assembly is for projects that will benefit the surrounding neighborhood.
- *Create destinations and gathering places for residents.
- *Provide accessible neighborhood open space for all residents.
- *Use open space as an amenity and economic development tool.

Use policies:

- *Encourage the development of parks and useable open space within a comfortable walking distance of every residential home. All parts of the neighborhood should be within a half-mile walking distance of usable well-maintained public open space.
- *Create pedestrian and bike paths that connect to surrounding streets.
- *Use public space in the most densely developed areas.
- *District B is undeserved by park space. When planning new developments include parks, common space and structured (tot Lots) whenever possible.

Kinds of spaces to be developed:

- *Pocket or vest parks. Locate these on 1/2 to 4 acre lots scattered within the housing stock itself.
- *Parkland 5-10 acres in size as destination parks.

How to pay for open space amenities:

- * Community Block Grant funds.
- *Corporate donations.
- *Grant writing.

Last but not least all the above reasons point to reserving land for open space before assembling lots for housing and commercial development. If construction is placed before open lands it will not be available.

Thank you.

Donna Schlieman

124. E-mail from Nancy Frank, Acting Dean, UWM School of Architecture and Urban Planning:

First, I commend the city on producing a plan for the Fondy and North neighborhood that will guide future development and serve as a catalyst for new development. I have a few comments on the open space element of the plan, and a general question regarding this plan and comprehensive planning in Milwaukee.

Regarding open space, the plan recognizes that parks and open space are a priority in this community (as found in the public participation), and it begins to recognize that parks can be catalytic projects or important elements of catalytic projects. I would like to see more specifics and more detail about next steps, however. Currently, the plan remains rather non-specific and vague about how open space goals would be implemented.

1. Quantity of Park Space

The plan correctly recognizes that the study area is woefully underserved in terms of park space. The plan makes no attempt to quantify the magnitude of the lack of parks and open space, so I made a few "back of the envelope" calculations. In Milwaukee County, countywide, there are approximately 15 acres of county parks for each 1000 persons. (15,000 acres/940,164 people).

Johnsons Park is 13.3 acres and Lloyd Park has about 7.7 acres (based on a rough measurement using the Map Milwaukee site).

Carver and Tiefenthaler Parks are immediately adjacent to the study area. Together, they have 30.7 acres.

I was unable to find a population figure for the study area in the plan, so I relied on the 1-mile radius household figure cited in the plan and multiplied by the plan's reported average household size for the study area of 3.35. This calculation yielded an estimated population of 30,109 in a 1 mile radius (the plan is not clear about the point around which this radius circles--I assume it is the intersection of Fond du Lac and North Avenue).

The result is a ratio of 51.7 acres / 30,109 persons or 1.7 acres per thousand.

1.7 acres per thousand is far below the 15 acres per thousand on average in the county, countywide. While some areas will always have more parks than others, especially given the historical patterns of park development in the county, the size of this gap--combined with the density and planned increase in density in the area--suggests a significant need for additional parks. In fact, this estimate understates the lack of open space by including Lloyd Park, which is not a county park, while the county estimate includes only county parks, not municipal parks. I would like to see this point stressed, especially since the lack of parks was cited as an issue in the community survey and focus groups.

2. Quality of Park Space

The quality of the parks serving this area is also in need of further improvement. Johnsons Park was cited in the Public Policy Forum's study (Public Spaces, Public Priorities: An Analysis of Milwaukee County's Parks, December 2002) as receiving the lowest score of all parks in the County. This fact is not mentioned in the plan, but probably ought to be. This also suggests that improving the quality of this park should be given more attention in the plan.

3. Given the recognized need for additional park space and improved park quality in the area, I would urge the plan to include more specific recommendations regarding "next steps" with respect to these issues. Specifically, I would urge the plan to recommend that the city commit to undertaking a green infrastructure planning process, working in cooperation with property owners, community organizations, not-for-profits, and others to produce such a plan. Given existing interest and expertise represented by the Urban Open Space Foundation, the NAACP of Milwaukee, and the African American World Cultural Center, I suggest that these groups, along with the Comments from 1-23-04 & 1-24-04 Public Open Houses for the FDL/North Neighborhood Plan Department of City Development/JFG Page 12 2/9/2004

City DCD be listed as the parties responsible for carrying out the green infrastructure plan.

4. Maintenance of Open Space.

The plan correctly identifies the need for having plans for long-term maintenance of open space, but the language used in the plan appears to put up an unnecessary barrier to creating additional open space. I suggest that alternate language be used that recognizes the role of public participation in funding, implementation, and long-term care of public green infrastructure.

5. I did not notice any reference to the possible location of the African American World Cultural Center in Johnsons Park. When this project goes forward, it will further reduce the acres of park space in the area (I believe the relevant figure is by 7 acres). I would suggest two things. First, the plan should recommend that the loss of park space for the AAWCC and other development already approved in parks should be mitigated on at least on acre-for-acre basis with alternative parklands of equal or better quality. Second, the plan should be very clear that it will not be the policy of the city to locate not-for-profit or private activities in parks in this area (or any area, for that matter) unless the activity directly enhances park programming to the benefit of the community.

Unfortunately, the plan states "Public and private uses may be combined within neighborhood parks when it serves the broader interests of the neighborhood (for example, incorporation of office space in a public facility may make it financially feasible)." This statement appears to invite additional development of private activities within parks. This language should be deleted from the plan.

Now for my general question. The plan states that this plan will become part of the city's comprehensive plan. Such plans will be mandatory in 2010 and must include specific elements. The current plan does not include some of the elements required under the "Smart Growth" comprehensive planning law. I would be interested in knowing more about when and how those additional elements will be completed. I am also curious about why they were not covered in this plan.

Thank you for the opportunity to submit these comments.

Nancy Frank

Nancy Frank, AICP, Acting Dean
School of Architecture and Urban Planning
University of Wisconsin-Milwaukee

125. E-mail from DNS Commissioner Marty Collins:

Here are my only comments. Marty

1."do regular property maintenance reports and surveys of historic properties..." Who is to do this task?

2."create clean neighborhoods.." - Who is to do this task? Us, the neighbors?

3. FYI - We only condemn VACANT properties

126. E-mail from prospective developer requesting a developmental PDF for Fondy/North:

Janet –

I am forwarding a “developmental” PDF that our office has created that details residential growth in the Oconomowoc area. We use this “tool” to market our retail developments in Oconomowoc.

Does the City of Milwaukee have something similar on the Fondy/North area that details both residential and commercial growth?

This would be a great tool to help companies like ours promote Milwaukee; and more specifically the Fondy/North area.

Thanks!

Kenneth J Petershack
Wångard Partners, Inc.

127. E-mail from Connie Pukaite, WHEDA:

Janet, just a couple of comments in response to your notes from last week's review of the Fond du Lac-North Comprehensive Neighborhood Plan:

Point #1 - The observation about lighting on Fond du Lac should also be said about North Avenue around key nodes other than Fond du Lac ... especially Teutonia & North Avenue where we are building more & more new homes and are trying to bring some catalytic commercial projects to North Ave.

Point #2 - Intentional coordination of effort between and among City departments in targeted development areas should include review and resolution of conflicting policies. For example, RACM & the Department of City Development have purposefully denied sale of vacant parcels to abutting property owners in Lindsay Heights TID south of North Avenue where demand for new home building sites has become high. Yet, RACM has readily sold vacant parcels to abutting property owners within the Lindsay Heights TID north of North Avenue where we are trying to encourage new home construction, and where more new lots will one day be in demand. This appears to residents to be a conflict in development policy ... or, inconsistent implementation of policy either way, residents don't see it as fair treatment.

Point #3 - DCD identified a number of blighted problem properties south of North Avenue for demolition and/or spot acquisition in an area where there is great interest in building new homes but buyers are hesitant because of the remaining blighted properties, which are still standing nearly two years after being identified as problems. Yet, Real Estate folks have pursued spot acquisition of vacant privately-owned parcels north of North Avenue in neighborhoods where there is, as yet, little or no interest in new home building. Again, the appearance of the right hand not knowing the priorities of the left hand.

Connie A. Pukaite, Community Development Officer
WHEDA

128. E-mail from Rick Norris:

Hi Janet,

The current plans for the AAWCC (African American World Cultural Center) at Johnsons Park has a regrading plan that improves the sightlines. In addition, the proposed landscaping plan provides a variety of plantings that enhance the overall beauty of the park.

Thanks

Rick Norris,PE
Norris & Associates, Inc.

129. E-mail from Tom Miller, DPW Coordination Manager:

Janet;

Obviously my attendance record for your meetings has been less than stellar. I apologize. I appreciate your continuing to send me meeting notices and other information. Unfortunately, I won't be able to attend on the 23rd either.

However, I did take a quick look at the Catalytic Clusters section of the report. It contains a variety of recommendations that would affect DPW if and when they were ever implemented. Stuff like a proposed new green space at the corner of Fond du Lac and North, realignment of N. 24th Street, various streetscaping proposals, new grid pattern streets in the Walnut node area, stamped concrete or colored asphalt intersections at several locations, and conversion of Garfield Avenue to a boulevard between 23rd and 24th Streets.

DPW does not object to any of these as conceptual ideas. However, we would like to reserve judgment about all of them until more concrete designs have been developed. And, of course, we will want to be involved in discussions about how any unique public improvement elements will be funded and who will be financially responsible for maintaining them.

Tom

130. E-mail from Mike Veith, Neighborhood Improvement Development Corporation:

NIDC Initiatives:Currently NIDC has one active TIN in the Fondy/North Study Area - the Midtown Crossing TIN. Loans, forgivable loans and deferred payment loans are available to home owners and investor owners in the area bound by Vine to North and 20th to 24th. Early in 2004, in partnership with the Milwaukee Health Dept, another home repair product will be added that will address more minor repairs and lead paint issues.

Although we try to concentrate resources and give special incentives in the TIN areas, NIDC home repair products are available throughout the CDBG Area. The Fondy North planning area falls completely within this area.

NIDC is involved in the Lindsay TID but it is my understanding that Maria is reporting on that part.

Hope this helps. If you need number or more detail please feel free to ask.

--Mike

131. **Copy of comments received from Working Task Force (most are included in the Preliminary Draft):**

Thanks to those who attended and provided us with valuable comments and feedback. We're one step closer to having a final draft. Below is a brief summary of comments. If I left something out, please let me know. Thanks, Janet

1. **Johnson's Park needs to be regraded for better sightlines and visibility, as well as better recreational use.** The berms create a basin that you can't see from the street. Maybe there's clean fill here that could be used for new construction in the neighborhood. In any case, the berms should be removed. There should be lighted crosswalks from the neighborhood to the park with traffic signals for pedestrians as well as automobiles. Lighting should be improved for safety.
2. **Street lighting on Fond du Lac Avenue, primarily pedestrian lighting, needs to be improved.** Right now, the street lacks a sufficient level of night lighting to make people feel safe walking there. It was suggested that the pedestrian lighting could be added to the Fond du Lac parking initiative.
3. **There are unresolved issues surrounding the addition of a bike path along the railroad right-of-way that intersects the 30th Street Industrial Corridor.** If we could resolve issues of access (pedestrian and vehicular), safety and security for the facilities located along the rail line, there is potential here for an important amenity. This neighborhood needs family-oriented recreation like a neighborhood bike path that eventually could extend all the way down to the Hank Aaron Trail. So the plan should note the concept along with the issues that need to be resolved for it to be feasible.
4. **Why can't we open 28th Street north of Center?** The primary reason seems to be its use as a parking cul-de-sac for the adjacent bank (now an office building) and engineers' attempt to control traffic at the triangulated intersection of 27th/Center/Fond du Lac.
5. **The requirement to have a single developer for residential clusters should be eliminated.** It can be a good thing to have competition between developers. The important thing is to have a set of standards or design guidelines that ensure a consistent quality of development. The city can do that as part of a Redevelopment Authority project area or land sale.
6. **The city should coordinate its residential cluster efforts with other housing partners.** By teaming up with various partners in the neighborhood, there is a greater combined effort and greater chance of success.
7. **A less expensive solution to improving appearance is to plant street trees.** Boulevards are overkill in many cases, high maintenance and expensive, when many residents would be happy with street trees in new residential neighborhoods.
8. **Traffic calming is an important amenity for new residential areas.** Of course you can combine traffic control, traffic calming and creation of green space with a planted median area or circle like the one at City Homes. The circle makes the area feel special, so it's an identity feature too.
9. **Should there be graduated assessments for areas that are experiencing a lot of higher values (like the Lindsay Heights area) in a short time period, to allow area property owners gradually adjust to higher assessments?** That might create equity issues and political issues about separate treatment for different neighborhoods and different groups of homeowners. There is a lot of misunderstanding about the way properties are assessed now. People think they are being penalized for being in an area where there is new construction, when in fact they aren't. The market may be changing around them, which makes their property more valuable even though they haven't made any improvements to it.
10. **We need much better coordination of effort between city departments in areas that we're trying to redevelop.** Where we're trying to create new housing, we need Neighborhood Services to do code enforcement and demolition in a timely manner. We need the Redevelopment Authority to do spot acquisition. We need the City Attorney to go after tax delinquent properties and nuisance landlords. And we need to do all of this in a much more intentional and aggressive way.
11. **We need technical assistance to address the gap in resources available to residents and knowledge of how to access and use those resources.** There are people who could afford to own a home, but they don't know where to go or how to fill out an application. Some of the block grant agencies that are being funded to provide that

assistance are not doing the job they are being funded to do (or they return the money and the need goes unmet). We need to fix this. We need to make technical assistance a part of every Neighborhood Improvement Program (NIP). First housing providers need to also inform people how to attain home ownership. Providing technical assistance is as important as providing a product.

12. **There was a comment about the capability of the labor force that should be corrected.** Eighty percent of the labor force in the area is skilled. Only twenty percent is unskilled. The labor force in the area is highly employable, and offers a pool of workers in several areas where there are labor shortages in outlying counties. The City recently funded a study to document the employability of workers in the central city, so there is recent evidence to support this.

132. Additional request from Alderman Gordon that an all-residential scenario be added to the Walnut Node Catalytic Project has been included in the Final Draft.

133. E-mail from Lois Quinn in response to question about skilled/semi-skilled percentage of labor force (UWM Employment and Training Institute):

Mike, Janet and Mary,

Attached is a paper describing some of the important features of the central city labor force and maps showing the density of workers. The table on page 5 lists the occupations of workers in 2000.

I've provided some summary points. I don't believe that the data would support a claim that 80 percent of the labor force is "skilled." We had talked primarily in terms of having a sizeable experienced workforce, particularly in the semiskilled areas.

Clearly, the job gap we found this October (30 to 1) between unemployed workers and W-2 caseheads compared to full-time openings in the central city is a matter of great concern. It was far worse than last year -- even as claims were made that a recovery was beginning. We also found evidence of entry-level jobs paying below \$6.00 an hour.

I hope this is helpful.

Lois Quinn

Mike Brodd suggestion:

Maybe we gather a point or two from what Lois has provided and then attach the study as an appendix.

Mike Brodd

134. Comments from Steve McCarthy, Urban Open Space Foundation (1-28-04 meeting)

Please do not support or facilitate the location of non-profits or private groups to parkland, unless the parkland can be replaced. Parkland is valuable and usually irreplaceable. This is a loss to the public.

Also, if parkland is not well-maintained and programmed, it may not be used to its full potential by the surrounding community. When that is allowed to happen, the parkland is viewed as "underutilized," and is then vulnerable to development pressures. It may become a development site as a result of nothing more than poor maintenance and neglected improvements and programming.

135. E-mail from Heather Mann, Executive Director, Urban Open Space Foundation:

Suggestions for revisions to Form Policies
Fond du Lac and North Comprehensive Neighborhood Plan

By Urban Open Space Foundation
01.29.04

3.5 OPEN SPACE POLICIES AND STRATEGIES

.....
A. Form Policies

The following open space policies and strategies were adapted from the *Principles for Green Infrastructure* (© 2002 Community Open Space Partnership):
.....

- Open spaces are to be located throughout the community so all residents and visitors have access to quality spaces. Some open spaces will meet local needs. Others will meet area needs. Both types of spaces will be accessible and accommodate use by multiple generations and differing cultures. Individuals of various physical and cognitive abilities will safely access open spaces.
 - Open spaces will not only be structured physically for safety, but they will be perceived as havens for everyone. Open spaces will not be centers of criminal activity. People of all backgrounds and abilities should feel comfortable getting to and enjoying these areas. Conflicts between uses will be minimized.
 - Open spaces of various sizes will support a variety of uses and purposes and accommodate diverse user groups. Open space designs will be adapted over time to meet changing local needs, without diminishing the experience of a coherent and unified space.
 - The neighborhood should have an interconnected network of open space. Interconnected spaces provide greater opportunities and more diverse experiences. Connected spaces will enhance ecological diversity and functions. Open spaces will be integrated with public transportation and pedestrian facilities.
 - Open spaces will seek to address large-scale concerns, providing habitat, minimizing storm water runoff, infiltrating groundwater, and offering other environmental benefits. Open spaces will provide opportunities for people to connect with nature.
 - The design, materials, and uses of open spaces will reflect elements rooted in community values, history, and cultural linkages. The open space system will help define and interpret the community.
 - Citizens will be mobilized to care for open spaces to foster an appreciation of nature in families and community.
 - Open spaces, like highways and sewers, require investments to reap community benefits. The long-term success of open space also requires long-term commitment and maintenance to protect the quality of the environment and visitor enjoyment. The planning, construction, and maintenance of the open space system will be sufficiently funded through innovative public and private sector strategies to meet citizen needs and community goals.
-

- Citizens will create a vision for open space preservation and enhancement by considering local and regional economic priorities, social development objectives, and a local vision of community character. Participation by community residents of all backgrounds and diverse interests will drive the planning and design process. Traditional and not-traditional partners will be sought out and included.
- The siting and design of open space will incorporate sound science regarding ecosystems and the connection between land and water resources.

Other Form Policies include [AND HERE YOU COULD GO BACK TO THE ORIGINAL LANGUAGE IN THE PLAN]:

- Create distinctive, inviting and well-landscaped entries....
- Create pedestrian and bike paths....
- Use way-finding devices to mark pathways....
- Maintain and improve visibility....
- Create focal points and community gathering spaces....
- Institutions public spaces....

Additional suggested text changes to document were also submitted (noted in full below):

Fond du Lac and North Comprehensive Neighborhood Plan
Green Infrastructure Recommendations
Urban Open Space Foundation
01.28.04

1.1 PLANNING CONTEXT

A. Purpose of the Comprehensive Neighborhood Plan

....By creating new business opportunities, enhancing existing [and creating new](#) recreational, ~~and~~ cultural [and other open space](#) alternatives, creating walkable pedestrian-friendly districts and corridors....

C. Mission Statement

- The plan will establish priorities for public investment in transportation, [green infrastructure, and](#) recreational, institutional and cultural assets; (including public art).
- The plan will support efforts of various non-profit and neighborhood-based organizations, specifically with regard to [open space planning and development](#), residential development, and increasing owner occupancy (through new construction and rehab of existing housing).

1.2 PLAN GOALS AND OBJECTIVES

Commercial Goals

- Create revitalized neighborhood shopping streets and commercial corridors using a “Main Street” approach to redevelopment-preservation, economic restructuring, marketing and promotion, [and streetscape design](#).

Recreational and Open Space Goals

- [\[Add\] Increase the quantity of open space and green infrastructure amenities.](#)

2.3 NATIONAL PROJECT REVIEW

A. Urban Residential Development

Shaw Village, Austin Texas

Relevance for the Fond du Lac and North Neighborhood: . . .Clustering the units together adds value to the development and adjacent properties, [and integrates pedestrian green space into new development as it is constructed.](#)

Poplar Project, Boulder Colorado

Relevance for the Fond du Lac and North Neighborhood: These models can be utilized in areas of the Fond du Lac and North neighborhood where new housing already exists or large tracts of land are not available. [Public open space can enhance quality of life in](#) small-scale development [projects.](#)

B. Urban Industrial Development

Goose Island Tax Increment Financing District (TIF), Chicago Illinois

Relevance for the Fond du Lac and North Neighborhood: TIF funds could be used in the 30th Street Industrial Corridor for remediation, clearing and assembly of industrial land for development, [and the development of green infrastructure including landscaping, signage, and streetscape elements.](#)

3.0 NEIGHBORHOOD LAND USE POLICIES AND STRATEGIES

B. Form Policies

- Minimize the intrusion of automobiles into that part of the public realm reserved for pedestrians [and open space activities](#), i.e. sidewalks, [parks](#), and other pedestrian walkways.

C. Redevelopment Strategies

- Assemble land for public purposes such as neighborhood improvement, redevelopment, [open space and green infrastructure](#), and long-term reinvestment.
 1. It is a longstanding policy of the City to offer vacant lots for sale to adjacent owners, except when there is a greater priority for the land, such as creating infill development [or green infrastructure](#) that adds to the tax base, or land assembly for a project that will benefit [quality of life in](#) the surrounding neighborhood.

3.3 COMMERCIAL LAND USE POLICIES AND STRATEGIES

C. Redevelopment Strategies—Targeted or Catalytic Investment

- Apply Main Street strategies to the mix of uses, the image of the commercial district, [the quality of the urban forest, the design of the pedestrian experience](#), and the direction that redevelopment should take.

3.4 INDUSTRIAL LAND USE POLICIES AND STRATEGIES

C. Redevelopment Strategies—Targeted or Catalytic Investment

- Develop [a comprehensive green infrastructure](#), landscape, and site design [plan to](#) ~~features that~~ create a more unified, marketable campus with consistent streetscape elements such as pedestrian lights, paving details, benches, fencing, signage, etc.

3.5 OPEN SPACE POLICIES AND STRATEGIES

The following policies for ~~open spaces~~ green infrastructure enhance economic vitality, sustain natural systems, connect people to the natural world, and increase individual and community well being ~~create destinations and gathering places for residents, and amenities for residents,~~ customers, and visitors. These policies are also intended to increase the sense of security in the public areas of the neighborhood.

Overall goal: Provide accessible neighborhood open space for all residents. ~~Where possible, use open space as an amenity and economic development tool. Use~~ Seek the design, development, and maintenance of different types of interconnected open spaces (varying sizes and treatment) that thrive side-by-side with homes, workplaces, schools and shops, and serve the social, cultural, economic, recreational, spiritual and environmental needs of the community. ~~to meet the needs of diverse groups of people; to enhance streets and provide places of refuge on busy commercial corridors; and to serve different parts of the neighborhood.~~

.....
A.B. Use Policies

- ~~Public and private uses may be combined~~ For profit or not-for profit development should not be constructed within neighborhood parks unless in the unusual event when that it serves the broader interests of the ~~neighborhood open space system. (for example incorporation of office space in a public facility may make it financially feasible).~~ If such development is or has been approved in an open space facility, the loss of parkland must be mitigated elsewhere in the neighborhood through the acquisition and development of alternative lands of equal or greater open space quality.

.....
C.C. Redevelopment Strategies—Targeted or Catalytic Investment

- ~~Public open space is not appropriate unless a formal administration and financing structure can be created to support maintenance of such space.~~ Park professionals, community organizers, and public officials will seek creative partnerships and use collaborative processes to carry out innovative strategies for acquiring, funding, and managing open space.

.....

5.0 CATALYTIC PROJECTS AND PROGRAMS

Introduction

...In addition to selected design concepts and graphics from the Main Street Report, this study identified additional catalytic projects based on 50 stakeholder interviews, three focus groups, two community workshops, market study findings, public hearing input, and national research on similar land uses and projects.

~~Nine~~ Ten catalytic projects are proposed in the neighborhood. Five of the nine are development projects, three are programs, ~~and~~ one is a future vision for the industrial corridor, and one is a neighborhood-wide open space design and development initiative.

5.9 NEIGHBORHOOD-WIDE GREEN INFRASTRUCTURE PLANNING, DESIGN, AND DEVELOPMENT INITIATIVE

Current Status: In Milwaukee County, parks in neighborhoods with a higher percent white population, higher median home values, and higher median household incomes are associated with a higher quantity and quality of open space (*Public Spaces, Public Priorities: an Analysis of Milwaukee County's Parks*, the Public Policy Forum, 2002) Roughly 10% of the land area in the county is in public open space. However, in the Fond du Lac and North Avenue Neighborhood, the percent of open space is estimated at slightly more than 4%. The high density of this neighborhood compared with others in Milwaukee County compounds open space inequities; here, a substantial number of Milwaukee citizens do not have access to quality open spaces. This inequitable distribution of open space results in a diminished quality of life and could be one of the destabilizing factors contributing to the neighborhood's economic downturn in the 1960s.

Objective

The aim of a comprehensive green infrastructure planning, design, and development initiative is to create a sustainable tax base; retain and attract commercial and residential investment; improve air, water and soil quality; and serve the social, cultural, recreational, and spiritual needs of neighborhood residents and visitors. The project will:

- Plan, design and develop a high-quality interconnected system of plazas, streetscapes, parks and other publicly accessible open spaces
- Stabilize and enhance property values
- Enhance the safety of the public realm
- Attract and retain commercial and residential investment
- Foster an appreciation of nature in the inner-city and engage residents in caring for public spaces
- Provide an outdoor "home" for social programs and community activities.
- Improve environmental health
- Begin to remedy long-standing open space disparities in the region

Specific Recommendations

To create and implement a comprehensive green infrastructure plan, the following activities are recommended:

- Build upon and refine data generated from this comprehensive neighborhood planning process. Review and synthesize additional information relating to open space needs and opportunities.
- Organize community involvement by launching a green infrastructure task force, identifying physical and programming links, and conducting additional research and interviews on key environmental, social, and economic goals as they relate to open space.
- Create and refine a green infrastructure vision by identifying optimal land patterns, testing ideas through community feedback, providing small grants for locally driven open space initiatives.
- Publish a Green Infrastructure Plan of Action with key projects and programs that can be implemented within five years.
- Revise plan per public input and complete municipal plan approval as appropriate.
- Create detailed acquisition and construction budgets. Define implementation roles and responsibilities.
- Implement the plan.

.....
Responsible Parties
.....

- [City of Milwaukee](#)
 - [Milwaukee County](#)
 - [Urban Open Space Foundation](#)
 - [NAACP](#)
 - [African American World Cultural Center](#)
 - [State and federal agency grant programs](#)
 - [Charitable individuals and foundations](#)
-

136. Letter from the Hmong American Women’s Association (Mary L. Xiong)

Dear Janet Grau:

I am writing to you in regards to the Fond du Lac and North Comprehensive Neighborhood Draft Plan. After attending the public meeting on January 23rd at the Northside YMCA, I was very pleased with the overall physical plans. At the same time, I also had some concerns about how the physical renovations would affect the social aspect of the community. I would like to share some of these concerns with you:

- Gates: It depicts ownership and value, but also could further racial segregation. There is a large number of Hmong and African American in this area. As a Hmong myself, I know there is racial tension which could progress with physical divisions.
- Social Agencies: This area consists mainly of low-income, single mother, immigrant families living in high crime and domestic violence. Therefore, the city should make a conscience decision to assist in the establishment of neighborhood social agencies that will be of walk-able distance and will procure the positive intentions and physical beauty of the neighborhood renovations. The social agencies should also be a combination of a diverse group of services within one building or close to each other. Naturally, we follow by example and this could also be an excellent time to exemplify diversity and harmony that the neighborhoods could follow.
- Public Housing: This could be an excellent opportunity to establish single-family homes for struggling families. If social agencies are established, they could have easy accessibility to needed services.
- Security: Although crime prevention programs have been established, these neighborhoods will need tighter police supervision. Tenants will also need assistance in understanding the crime prevention programs.

Overall, I believe this could be a positive change for our community and its surrounding areas. I hope this has been helpful and I really look forward to seeing the establishment of the project. If you should have any questions, please contact me at (414) 342-0858.

Sincerely,

Mary L. Xiong

END OF COMMENTS RECEIVED AS OF 1-30-04