

**From:** Michael Oladubu

**Sent:** Friday, July 9, 2021 3:03 PM

**To:** planadmin <planadmin@milwaukee.gov>

**Cc:** Cervantes, Amanda <Amanda.Cervantes@milwaukee.gov>; Kovac, Nik <nkovac@milwaukee.gov>

**Subject:** 1887 N. Water St. Development Project

Attn: CPC / Planning Staff

CC: Alderman Nic Kovac

My name is Michael Oladubu. I appreciate the opportunity to submit testimony on the proposed project. As a private resident at 1888 N. Water St., I have the following concerns about the proposed development.

### **On Deviation from the Neighborhood Comprehensive Plan**

The area plan calls for situation of workhouse housing in the Harambee district.

The comprehensive plan specifically calls for increased homeownership along this corridor and notes that rentals have an overall negative impact on the neighborhood. To this end, the proposed project violates the spirit and the language of the neighborhood plan. Furthermore, there has been no due process to update the comprehensive plan in anticipation of this proposed development. Stakeholders have not had a chance to weigh in, an advisory group was not formed and feedback has not been sought on a change to the neighborhood plan. There is some concern that residents are subject to the political whims of city leadership on the planning for our neighborhood.

### **On Parking**

The build currently calls for 53 parking units for 79 units. Some of these units are 2 and 3-bedroom apartments / townhomes. There is simply insufficient parking available for the tenants of the proposed development and this stretch of N. Water St. already cannot and does not accommodate the parking needs of residents and businesses along the corridor. Furthermore, the language in the Neighborhood comprehensive plan specifically calls for deterrence of "automobile oriented uses and parking along the street frontage", calls for the "use of parking garages instead of surface parking" and hopes to "meet parking demands through parking design standards that address neighborhood context". This proposed development is in direct violation of the letter and the spirit of the Neighborhood Comprehensive plan.

### **On Design**

There appears to be critical flaws apparent in the proposed renderings. To wit, there is insufficient set back of the building from the adjacent condominium complex at Riverbridge. The design of the proposed building challenges the sewer systems of the MMSD and would necessitate re-zoning to accommodate the proposed walkway to the riverwalk. There are some concerns stemming from the placement of a heavier building (as a consequence of proposed re-zoning from 4 to 5 stories) and the potential seismic effects on adjacent buildings in the neighborhood. Geo-technical studies have not been performed to determine safety, nor do residents of this neighborhood have any assurances that we will not be negatively impacted. There are 2 front-facing garages planned with limited sightlines around the curve on N. Water Street. This is a significant safety issue.

### **On Process**

Globally, it would seem that the proposed development has not been well thought through and there is a rush to fast-track it's approval because of the threat of expiry of the WHEDA credits. Unfortunately for the developers, the WHEDA credits had been approved far in advance of this present process and a failure to adequately adhere to prescribed timelines for delivery should not then induce residents of this neighborhood to suffer the effects of a poorly designed edifice.

Sincerely,

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Oladubu Michael O.

[moladubu@gmail.com](mailto:moladubu@gmail.com)