

**Dan Herrbold**

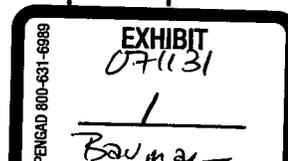
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**From:** "Dan Herrbold" <dherrbold@earthlink.net>  
**To:** <dcasan@milwaukee.com>; "Alderman Bob Bauman" <rjbauma@milwaukee.gov>  
**Cc:** "Debra Miller" <debralmiller@hotmail.com>; "Gerald Kidder" <gkidder@sbcglobal.net>; "Julie Peterson" <juliep@ogdenre.com>; "Joel Pittelman" <jpittelman@springsted.com>; "Jim Johson" <jim.johnson@vikingelectric.com>  
**Sent:** Friday, November 30, 2007 3:01 PM  
**Subject:** 1027 N. Edison Street Proposal

**Alderman Bauman and Specialist Casanova:**

For the Dec. 4 meeting of the Zoning, Neighborhoods and Development Committee, concerning the proposed development at 1027 N. Edison Street, please give the following points consideration. Input for these items comes from several River House Condominium Association members and have been discussed in detail with the developer, Mr. Russ Davis, prior to and at a Nov. 20 meeting scheduled for this purpose.

1. The River House Condominium Association currently has a renewable access right from the city on our south boundary (north end of the development site). We would like to have this access made permanent to eliminate any future issues with the new owner.
2. Nuisance Noise- any outside speakers for the restaurant patio need to be controlled in volume and directed away from our condos. The developer has informed us that they would be turned off at 10 PM.
3. Outside signs and lighting need to be minimized in size and intensity as related to the north side of the development. The developer has informed us that there will be less lighting as part of his "green" approach.
4. Dock/Boat Issues- The party pontoon rental boats destined for this area have been problematic as far as noise and boatmanship in the past. The Brew City Queen and her sister boat have been some of the worst offenders for boat wake on the river. The developer has informed us that he has terminated the person responsible for the boat wake issue and will have a dockmaster employed to control the dock areas.
5. Shadowing Effect- a powerpoint showing the shadowing effect has been provided and shows minimal shadowing to the most southern River House Unit. This will be forwarded to all unit owners for information.
6. Parking will be at a premium as none is planned for the restaurant. There is an existing city parking structure across the street that may have parking availability.
7. Construction noise, dust, parking of construction vehicles and lane closures on Edison Street will have to managed to minimize impact on River House owners. The developer has informed us he will work with the general contractor on this.
8. Responsibility for preservation and maintenance/pick-up of the green space



12/3/2007

north of the Highland Street walkway needs to be assigned to the owner with public access being provided. This responsibility will be transferred to the developer.

9. The River Walk should exit/connect to the Highland Street walkway and not be extended right to our south property line for security reasons. The design under review shows this to be the case.

10. Garbage bin storage and pick-up should be on the south side of the proposed building. The developer has agreed to this.

11. Effect on existing River House Condominium foundations/driveways etc. of digging/blasting/pile driving, etc. in the construction process. Assurance that our units will not be impacted and if they are what remediation will be in place to correct. Developer to work with the general contractor to provide best construction approach to minimize this risk.

Again we appreciate the opportunity to input on this development and believe, with proper action on these items, we will have a new neighbor who will add worth to the area and whose establishment we will happily patronize.

Sincerely;



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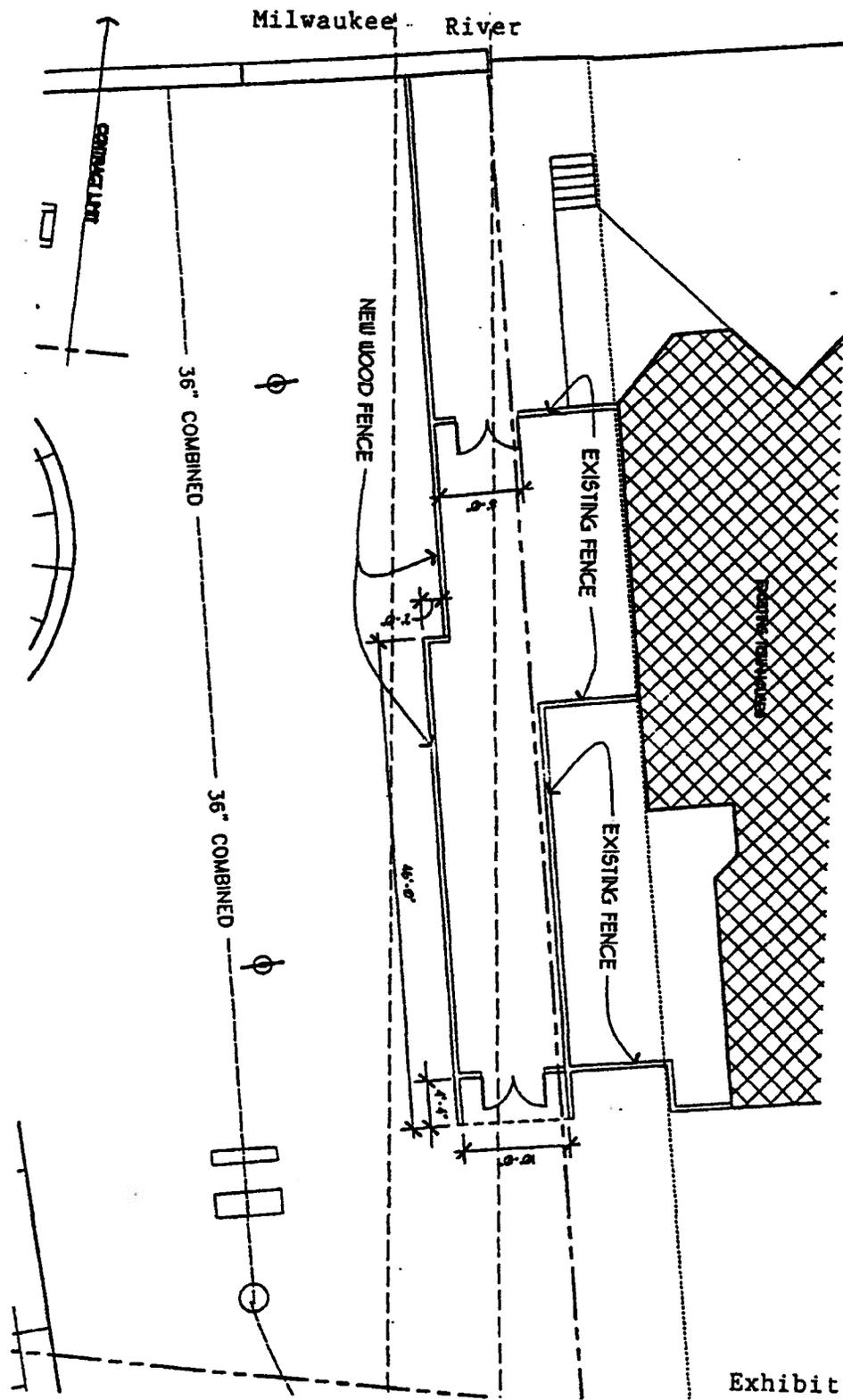


Exhibit A

Sheet Title	Site Plan Revision	NTS
Project	Highland Plaza East	
Project Architect	RDC	Date July 8, 1997
Project No.	1-94013-05	Sheet No.

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