

From: Michael Powalish
Sent: Monday, June 28, 2021 7:25 PM
To: Cervantes, Amanda <Amanda.Cervantes@milwaukee.gov>
Subject: 1887 Property

Thank you for the presentation on the 1887 property. It looks very nice & I think it will fit well in the neighborhood. With that said I have the following concerns:

1. There is no Riverwalk access on the East side between 1887 & 1905, instead there is a gate. I am really not a fan of gates and locking people out of our beautiful Riverwalk. If possible I would love to see a few feet of space added between buildings and allow for public access to the Riverwalk. Between nearly every building on the Riverwalk (unless they are the same property) there is public access to & from the river. It doesn't seem fair to everyone in the neighborhood that this building gets special privileges to not allow people to access the river on its East side. We should have a city that allows everyone access, so to me that means remove the gate and open the space slightly and allow access for everyone.

2. The property is zoned for four (4) stories and this building should follow the zoning ordinances. I do not agree that because a developer wants to build higher that we (the city & its residents) should just allow it. As an engineer by trade, I look at what recently happened in Florida, where the city allowed the builder to go one story above the ordinance and it came crashing down years later. These ordinances are put in for a reason and they should be followed. City employees do a lot of work to zone things appropriately and I understand things change, but when they do I would like to see this go through an appropriate review process to make sure that this area is acceptable for an added floor. Just because it is slated for lower income housing doesn't mean we should bypass the review process because the developer wants to move fast. I would like to make sure full environmental, geotechnical studies and the like are completed by the city or county or whatever public agencies are responsible for this if this stays at 5 stories. As we saw with Florida, I am not comfortable nor should any public employee be comfortable with developer provided studies. If the developer chooses to keep the building within its zoned 4 stories I am okay with current permitting processes and fast tracking the project.

Again I love the idea of new development in the area but as I stated, my two areas of concern are that I do not like being shut out the wonderful asset we have with the Riverwalk with no East side access and none of us should be comfortable with fast tracking and going above zoned regulations unless full studies are completed by the city, county, etc.

Thank you for the time & allow public feedback to the 1887 project.

-Mike Powalish
1888 N Water St resident