

**From:** [Adam Loeffel](#)  
**To:** [Lee, Chris](#)  
**Subject:** 1887 Proposal Feedback for hearing on 7/20/21  
**Date:** Monday, July 19, 2021 4:01:57 PM

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Good Afternoon Chris,

I would like to start by saying I appreciate the communication that has been between the City of Milwaukee, Developer and Residents on the proposed project at 1887 N Water St. Thank you for allowing us to voice our concerns as residents. I am not able to attend in person tomorrow, so I would like to formally provide my concerns. (Some of these I have already shared at previous meetings). I will be attending remotely.

During our last meeting it was clear that the majority of the residents do not want this building to be constructed as planned.... Specifically due to the concerns of safety of the surrounding structure, the preservation of the natural bluff, limited parking concerns and the impact of views and sunlight to the surrounding properties. It seems that the interest of a few developers and representatives in the city overrule the concerns of the residents... the ones who have invested their money into the community to work, play and call home. It is a shame that our concerns are not being heard. In fact - one of the largest concerns (a building being built so close to another building when no other building in the area is built so closely to the next) Alderman Kovac blamed the Riverbridge Condominium for building so close to the lot line and they have made the piece of land at 1888 N Water difficult to build on. I don't feel it is fair to put the blame on the building or punish the surrounding buildings that has been constructed decades. These residents have contributed millions of dollars over the years in tax dollars and their hard earned dollars to live in the area and build the city. Moving to Riverbridge 2 years ago I did not know the land next to us was "un-zoned" and a developer could build however large/cheaply they want to. With how quickly these plans are being rushed - I am concerned for what details are being missed and the serious consequences this build may have. I appreciate that the Developer has been quick to adjust their plans with the feedback from the city. With these quick adjustments - what sacrifices are being made? That money for improvements and changes need to come from somewhere. In my limited experience of building/remodeling all that means is corners get cut. What happens when they realize the natural bluff cannot support the change they are suggesting? What happens if they have to build closer to the street to accommodate the large build? There is zero room for error here. This current plan seems to be a mix of what the builder and city want... but takes no concern of the impact of the residents. This building is simply too large and oversized for the current lot lines and what that land should allow for a future build site. What was approved in the past didn't take into consideration the residents that currently live in the area. I didn't live here in 2013 and most of the residents have moved here in the past several years. What made sense in 2013 might not make sense anymore. I would not be as opposed to the plan it was not the largest building on the smallest piece of land.. literally lot line to lot line. I realize that we cannot dictate what/how that land is developed, but I appreciate the opportunity to express my continued concerns.

Thank you for your time.

Regards,

Adam Loeffel



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