

From: Becker Walter

Sent: Sunday, June 27, 2021 7:12 PM

To: planadmin <planadmin@milwaukee.gov>

Subject: 1887 N. Water Street, Proposed Construction

Hello City Plan Commission,

I wanted to write and first say thank you for organizing the community meeting this past week around the proposed building on 1887 N Water. We purchased our condo in the Riverbridge community in 2017 and have really grown to love the neighborhood. On one hand, I am excited about the removal of the ProGraphics building, having new neighbors and to have the Riverwalk extended. On the other hand, I am concerned about the proposed construction plan. Our unit on the third floor and the entire 1905 N. Water St. community will be adversely affected by the current plan.

I am very concerned that the 5' set back is not enough to allow a healthy environment for the residents in either 1905 or at the new proposed 1887 building, I oppose the proposed variance in zoning. The entry to the townhomes is right up to our building, and the buildings will be so close that we would practically be able to reach over to our neighbor in 1887 to share a cup of sugar across distance. In addition, the proposed zoning variance of an additional 10 feet in height guarantees that the owners on our side of 1905 will not see the sun from any of our windows or balconies. As was requested in the meeting, we would like to see a shadow study as well as a construction study. I am asking for a construction study because it is unclear how they will be able to build so close to our building without causing damage. I found the answer to my question on construction techniques and the dollar amount of their insurance policy to be answered insufficiently. The Riverbridge community has a common garage foundation that spans 1905-1915-1925 N Water Street, and we need to better understand that the construction firm & developer can cover any unintended damage to our property from vibrations or other construction activity. I have already requested the Riverbridge condo association to commission a pre-construction audit of our building to document our current state. This is especially concerning and in the forefront of my mind after seeing the Florida condo collapse. I do not believe the developers are leaving the existing trees in place for aesthetics, I believe it to be a shortcut to avoid having to construct a barrier wall at the riverfront.

I think the plan to save the trees and shrubs along the riverbank is also odd because it not only blocks the river views, but creates blind, hidden spots creating a potential safety issue for those walking the riverwalk at night.

I know that parking was discussed as well, and as an avid biker I fully support the city making the streets bike friendly, but I do see an issue with only 50 parking spaces for 79 units. We have a continuous parking space issue in our Riverbridge community as do the residents across the street. The overflow will end up on the street adding to congestion making Water Street more dangerous for bikers. I understand parking is not a priority to you, but it greatly affects the residents who elected you.

I appreciate your attention to this issue, and realize that development offers many benefits, but this current proposal will have a drastic negative impact on the current residents in the area. It seems that this building is too large and is being shoehorned into the space to allow the developer to maximize the number of units to make a profit. Please do not support their zoning variance request so the building can be re-designed to allow it to better fit into the space. There is no question that if this five-story proposal is approved, it will have a massive adverse impact on my unit's value due to the lack of sunlight and privacy. Again, I am strongly against the zoning variance and the overall proposal as it currently has been presented.

I would like to invite you to see the current proposal from my living room, bedroom, or patio to better understand why the residents of Riverbridge are against this current proposal. I am extending an open invite to you, and anyone involved in this proposal to view my condo to see how this current proposal will impact our building, surrounding neighbors and businesses. I can be reached at 708-203-2653 or at walterjohnbecker@gmail.com. I love my home and my outdoor space, and the neighborhood, but this building as proposed will take away so much of what my wife & I fell in love with when we purchased our unit.

Please feel free to contact me if you have any questions or comments.

Regards,

Walt Becker

1905 N. Water St. Unit #302