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August 30, 2017

Via first class mail, and e-mail to:

nkovac@milwaukee.gov

Alderman Nik Kovac

City Hall

200 E. Wells Street, Room 205

Milwaukee, WI 53202

Subject Address/Premises:

3055 Oakland Apartments

3055 N. Oakland Ave.

Milwaukee, WI 53211

Reference:

Planned apartments for Cousins' site

Corner of N. Oakland Ave. and E. Locust St.

Milwaukee, Wisconsin

Dear Alderman Kovac:

I am writing to you about the planned development of apartments at the above-noted referenced address, which is two blocks down from the apartments on N. Oakland Avenue that I have owned and managed for approximately 21 years.

Notwithstanding that I have a vested interest in the neighborhood where this proposed development is planned, I am especially concerned that the developer is seeking a substantial variance from the established zoning for this site, which as I understand it is currently zoned for 18 living units, where the developer has proposed more than 3 times that number, i.e. 55 units. This could possibly result in an increase of population density of over 205%. Needless to say, this is a significant number.

There are a number of concerns that I have regarding such a concentration of apartments for this site, which is located at a significantly busy and congested intersection of the Upper East Side. As you may be aware, there are now even times when that part of N. Oakland Ave. from Kenwood Boulevard south to E. Locust St. is completely backed up with traffic from Locust up to Kenwood, literally creating a long "train" of cars. During certain times, this congestion actually develops into stand still and near stand-still movement. Given the fact that both N. Oakland Ave. and E. Locust St. are major arterial roadways for this already congested part of the Upper East Side, it would probably be fair to say that adding to the density of this area, and particularly that intersection, would be circumspect, to say the least. In this regard, I do pose the question to you as to whether an independent, third party traffic impact study has been

done to consider and determine the possible effects such a concentration of new living units would pose.

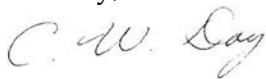
Needless to say, this brings me to the significant issue of safety that will undoubtedly accompany such a large increase in the density of both pedestrian and vehicular traffic as a result of the proposed development.

And let us remember that Riverside University High School, with a largely young and youthful student profile, is located just one block away from this intersection. Given the fact that numerous studies have shown that a higher density development can lead to an increase in traffic, do we understand the probable impact this may have on the safety of the students attending this institution of learning?

Finally, and I pose this as a question, has the Planning Commission considered the impact on the sewer system this would have of adding the proposed 55 units in what is a relatively small building space. Consider the fact that, if approved, this would mean that 55 more people would be flushing their sanitary fixture, showering, using bathtubs, sinks, etc. where it appears that the sewer system is already under capacity for this area of the East Side. In this regard, for your information, during the last heavy rain down pour of August 2, 2017 at approximately 4:07 p.m., the sewer in the garage of my 3055 N. Oakland Ave. property backed up, where a small "fountain" of water had sprung up right at the sewer man hole opening. This has not happened since the building was purchased by us more than 21 years ago! I can imagine that with all the new housing that has been built on the East Side that the sewer system, which is already strained, and especially under capacity during heavy rain down pours, is woefully under sized, and does not support adding 55 more units of housing adding to this problem.

Therefore, I ask that you seriously examine these issues and carefully consider the probably negative impact that such a significant over development would pose in a negative way on both the quality of life and the life of quality living on the Upper East Side of Milwaukee.

Sincerely,



Charles W. Day, General Manager  
DAY MANAGEMENT, LTD.

Attached: Photo of backed-up sewer in garage of 3055 N. Oakland Ave., Milwaukee, Wisconsin 53211. August 2, 2017, 4:07 p.m.