

From: Patty Starr
Sent: Thursday, July 8, 2021 8:12 PM
To: planadmin <planadmin@milwaukee.gov>
Subject: Eighteen 87 on Water

I am unable to attend the meeting in July 12th so I am writing to voice my concerns regarding the proposed development at 1887 N Water St. I am currently a homeowner in the existing Riverbridge Condominiums and therefore am deeply invested in the outcome of this proposal.

Concerns in order of priority:

1. The development does not allow for an appropriate amount of space between Riverbridge and 1887.

-any distance less than previously approved 12ft is completely unacceptable as it will severely degrade our property values and the quality of life of residents living in 1905 N Water Street -- unequivocally!

-the for profit development does not have a right to maximize profits at our expense, rather the project constraints need to be around what is good for the beauty, safety and sustainability of the neighborhood. The developer should be yielding to our bottom line, not the converse.

-There have been multiple developments along the River that were not well vetted and consisted of poorly constructed buildings that have major structural problems; we need to be focused on the long view and learn from prior missteps.

2. The building is too ambitious for the space available on the lot, they are trying to squeeze too much into an angled lot with an obligation to support the Riverwalk. It must be scaled back to eliminate the severe encroachment onto the Riverbridge Condominiums

3. I have concerns about the impact of the construction on our building's foundation, this is compounded again by the proposed proximity. Will an additional 7 ft matter? Absolutely!

Will there be:

- Preconstruction surveys which include photographs, videos, and documentation
- Coordination and permission with the adjacent property owners to install tiebacks below their foundations
- Careful planning and sequencing of the construction
- Borings and a geotechnical report
- A determination of water table and underground hydrology
- Dewatering and monitoring of dewatering

- Underground utility stakeouts
- Frequent periodic monitoring and surveys of adjoining buildings during construction
- Frequent vibration monitoring
- Engineered shoring plans which consider:
 - - Surcharge loads from adjacent structures, soil stockpiles or equipment
 - Allowable/anticipated movement/serviceability of temporary wall systems
 - Geotechnical assumptions from a geotechnical report
 - Water table and dewatering
 - Temporary and permanent support of neighboring structures such as underpinning
 - Utilities
 - Local, state and federal building code compliancy
 - Vibration risk assessment
 - Seismic/earthquake risk assessment

Even with implementation of the above precautions, it is still possible that destabilization of the retained earth wall may occur due to unforeseen conditions (i.e. unstable pockets of soil, perched water tables, or unanticipated foundation conditions). If this occurs, a skilled contractor/owner should identify and proactively mitigate the issues to prevent further damage caused by movement and/or consolidation of the soil of the neighboring properties.

Sincerely,
Patty Starr
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