

**From:** Tati Bacellar  
**Sent:** Monday, June 28, 2021 2:45 PM  
**To:** planadmin <planadmin@milwaukee.gov>  
**Subject:** Fwd: 1887 Project Proposal

To whom it may concern,

I wanted to express my comments and concerns in regards to the proposed plan for 1887 N Water St. Please see my note below and let me know if you have any questions.

Thank you,

Tatiana Bacellar

----- Forwarded message -----

**From:** Tati Bacellar <[bacellartati@gmail.com](mailto:bacellartati@gmail.com)>  
**Date:** Fri, Jun 25, 2021 at 11:53 AM  
**Subject:** 1887 Project Proposal  
**To:** <[aide3@milwaukee.gov](mailto:aide3@milwaukee.gov)>, <[nkovac@milwaukee.gov](mailto:nkovac@milwaukee.gov)>

Hi Nik,

I am a resident of Riverbridge and live in the 1905 building. I am an environmental engineer with experience in construction development and currently work as an Environmental, Health and Safety professional. I was able to call in to the community meeting on Wednesday and want to share my thoughts and concerns about the proposed project. I truly hope that you and the council take my concerns, as well as my neighbors' concerns, seriously and consider them during the decision making process.

I will start off by saying that I think there is great opportunity for the lot next door and the right design could really improve the area. However, this proposal does NOT provide the benefits I believe this lot could bring in. I am against the proposed development plan.

One of the things that really upset me was the lack of understanding the developers had when it came to the distance between the proposed project and 1905. It really showed how little time and effort they have taken to understand the community surrounding their project. Speaking from past professional experience, this is the most important thing... to truly understand the area you are developing in and ensure a cohesive community that benefits ALL residents.

The proximity is a major red flag to me as they clearly haven't taken into account the investment the surrounding owners have made. They measured wall to wall for the building and did not even consider the patios that extend further out. I am a first floor resident that has a patio... with the proposed design, the end of my patio, which I grill on, enjoy the summer weather on, and have my puppy run around on, will be 5 ft from a brick wall. This will take away the thing I love most about my home... the patio

sunlight and view. This will decrease my property value, an investment I have made, significantly. I have attached some pictures to hopefully bring to light how much the patio comes out from the wall. If you would like, I could even get measurements for you. I cannot stress enough that the measurements taken by the developers for this design were not done correctly.

The location of the building will also take away the pet relief area that Riverbridge has for our furry friends that live here. The current pet relief area will be covered by the building. A suggestion I have for a future proposal is to consider adding a dog park or a grassy area that could be enjoyed by all residents of the area. This would be something that would benefit the whole community.

In addition to the proximity, the height of the building will cast a shadow on the neighboring buildings. I echo the comment asking for a shadow study because I believe the height and proximity will leave my home in a constant shadow... again decreasing the value of my property and those of my neighbors.

The second concern I have about the proposal is the lack of parking spots they are offering to the tenants. They kept explaining that the tenants could use public transportation ... I am unsure what public transportation they are referring to seeing as there are no bike shares within a block of our area nor a HOP stop. Meaning, there is not a whole lot of public transportation to choose from. This is another point that made me feel the developers did not do their research and due diligence in understanding the neighborhood.

With ~50 spots for ~80 units that could have multiple family members or roommates with a car, that will increase the amount of street parking drastically. That area is already a safety concern for drivers with such a tight curve and so many cars parked along it. Just a few months ago, we heard a crash that happened on the curve and ran out to help the individual. With added cars and even added pedestrians walking along the sidewalk, this is a major concern for me as a safety professional.

Additionally, the added volume of parking on the street will discourage visitors from the other side of town to travel to our area and visit the businesses like Red Lion Pub, Finks and Belair because there will be no parking available for them. There are already nights where friends of mine cannot find parking to meet up with me at Red Lion Pub. This again, does not benefit the community... It actually has a negative effect on surrounding businesses.

The development should benefit the community and bring it's residents together... it should not decrease the quality of living for those that have already made an investment to live in the area and cause conflict... that is a problem. Again, I think there is great opportunity for that lot but not with the current proposal as there are some major design issues.

I do have some questions for you and the council... How will the follow up information be shared about the concerns brought up? Additionally, who will be doing the shadow study and when/how will that be communicated? The reason I ask who is doing the shadow study is because I believe it should be done by a neutral party, not by the developers trying to get the project approved.

I am happy to walk you through the design issues in person or answer any questions you may have. I am

very passionate about my home as I am sure you are of yours... Please hear our concerns and take them into consideration. I think the 67% that voted no speaks volumes to how the community feels.

Thank you for listening,  
Tatiana Bacellar



