

From: Sally G. LaPorte
Sent: Sunday, July 11, 2021 6:47 PM
To: Kovac, Nik <nkovac@milwaukee.gov>
Cc: John LaPorte ** <jclaport@gmail.com>
Subject: Concerns and opposition regarding File # 210172 - 1887 N. Water St.

Good Day Alderman Kovac

As home owners and tax payers at 1925 N. Water Street #308 and members of the Riverbridge Condo Association, my husband and I have objections to the design of proposed file number 210172 at 1887 North Water Street.

Our concern, like other Riverbridger owners, is how the design of this structure will impact the resale value of our investment. We are especially concerned that our tax dollars will supplement this development, but potentially diminish our own property value.

Elements that flag our concern:

The very limited space between the proposed building and 1905 N. Water St.

It's concerning that the developers didn't seem to understand that the first floor balconies of 1905 N. Water Street are private.

The only space in the area that seems to compares to that proposal is the distance between Belair Cantina and 1925 N. Water. There is a big difference between a 1 story building and a 4 story building. Owners in 1925 were aware of the neighboring Cantina when they purchased their condo units. The space between 1887 and 1905 should not be an exception to existing standards. Please consider the distance of other multi unit structures in our community. I see no other buildings in our neighborhood with balconies that are as close as the proposed plan.

Sunlight and view are also big concerns.

We are concerned that the proposed building is 5 stories high. Please consider the shadow study.

We are concerned that it appears that the developer is positioning the structure to avoid reinforcing the river bank. It's concerning that it's suggested that they intend the existing tree roots to provide reinforcement for the river bank. It's also concerning that this developer has limited experience working with this type of property.

We are concerned that the parking planned for this development is not sufficient for the number of units. This community does not have enough street parking for the businesses in the area, let alone more residents.

While we do look forward to the development of 1887 North Water Street, it cannot be at the expense of neighbors who are owners and tax payers. We can't have our property and resale value diminished.

Thank you greatly for your support.

Sincerely,

Sally and John LaPorte
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