

**From:** Adam Loeffel  
**Sent:** Friday, June 25, 2021 12:12 PM  
**To:** Cervantes, Amanda <[Amanda.Cervantes@milwaukee.gov](mailto:Amanda.Cervantes@milwaukee.gov)>  
**Subject:** 1887 N Water Feedback from Adam Loeffel

Hello Alderman Nik Kovak,

I want to take a moment to say thank you for hosting the meeting earlier in the week in regards to the proposed building on 1887 N Water. It is great to see our city growing. I have lived in the Riverbridge units for two years and can appreciate the focus on our community and the desire to assist those who may need financial assistance to be a part of that community. Since I have lived here I personally have found it more and more of a struggle to afford living in the area.... My condo dues have gone up over 30% and my taxes have gone up almost 20% in two years. In that same time I have only seen a small increase to the value of our properties in Riverbridge amongst a real estate boom. I completely support finding ways to bring affordable housing into our city. Simple tasks of going to the grocery store (Pick N Save) off of Humbolt proves that there is a problem in our area with homelessness. There is clearly a need in our community. I appreciate the focus to solve this issue.

With that being said I obviously have a concerns. I live on the first floor of Riverbridge and purchased my condo because I LOVE my patio space. With the proposed plan the neighboring building would be right up against my patio. It was clear to me during the call there was a lot of confusion about where the patios start and end. The conversation on 15-20ft setbacks are not represented clearly at all. The entry to the townhomes come right up to our building leaving zero private space between buildings. The five foot set back is actually the entrance to the proposed townhomes. Rule's plan show setbacks are from the balconies of the second floor and above: not the first floor patios. To be honest, I am not sure how they are even able to build so close to our building. There is no question that if this five story proposal is approved that it will have a massive adverse impact on my unit's value due to the lack of sunlight and privacy. I am strongly against the proposal as it currently has been presented. This makes me question the motives of the current proposal.... Why would anyone want to rent these units if they don't have a view of the river? Why would someone want to stare into someone else's unit? It makes me question the developer and how much they actually know the space and our community.

I will say I appreciate the plans to save the trees and any greenery in the proposal, however I do question how this is really able to be done with such a massive project. I also love the idea of the "townhomes", however the townhomes do not look like townhomes as the building is still five stories tall and has no separation between the units. If the unit reflected more of the townhomes on Commerce St across the river, where they are 2-ish stories - I could see where this would be a great compromise. My personal opinion is that this building is too large for this plot of land. It also doesn't make sense to me to place a huge apartment building amongst a community of condos when there are several other locations in our city that would work much better for a larger build. For example - the building that has sat empty for years on Humbolt and N Water is only a short walk away and would have less of a negative impact on our community. This building has been empty and could hold a larger build without impacting the residents around it... plus they would have the great walkability and amazing views of the city. I realize it is not that easy, but it makes me question why are we crowding our current land owners? It makes

more sense to have similar properties to the existing structures along the river rather than a cookie-cutter apartment complex. I am not saying they need to be condos - but 80 units is a lot for such a small piece of land.

I know that parking has been discussed as well - but I also find many flaws with only having around 50 parking spaces for a building of this size. I realize that this plan may not need a 1 to 1 ratio of parking space to number of bedrooms - but this is not nearly as many as they will need. Street parking is not available especially during the weekends. There should be more of a balance. Personally I feel like this is a way that they can charge more for fewer parking spaces and make more money rather than having adequate parking spaces and charging an appropriate value. A friend of mine lives in a building downtown has the exact same issue. She has to rent her parking space for \$350 per month because there is a demand for it... and she has to pay it because she needs a car for work. There just seems to be a disconnect in this current proposal.

I appreciate you and your team for all the work that has been done on this project. I realize that nothing in this email is new information to you and that you can understand why this current proposal will have a drastic negative impact on the current residents in the area. I also do see the benefits of the proposal, however the negatives outweigh the positive. I am strongly against this proposal. I know that you mentioned that you walked the property to see the land for yourself. I would like to invite you to see the current proposal from my patio and 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 845-518-0452 or at [aloeffel@shorewest.com](mailto:aloeffel@shorewest.com). I want to continue to live, work and play in the city of Milwaukee. It is my home where I have chosen to invest into this community. I love my home and my outdoor space. I am devastated to learn about what I love about my home is possibly being taken away from me. I have worked so incredibly hard to be here and build roots here. Please do not take what I love about my home away from me.

I look forward to hearing about the progression of this proposal. If you have any questions or comments please do not hesitate to reach out.

Regards,  
Adam Loeffel



ADAM LOEFFEL  
REALTOR®

845.518.0452 | aloeffel@shorewest.com

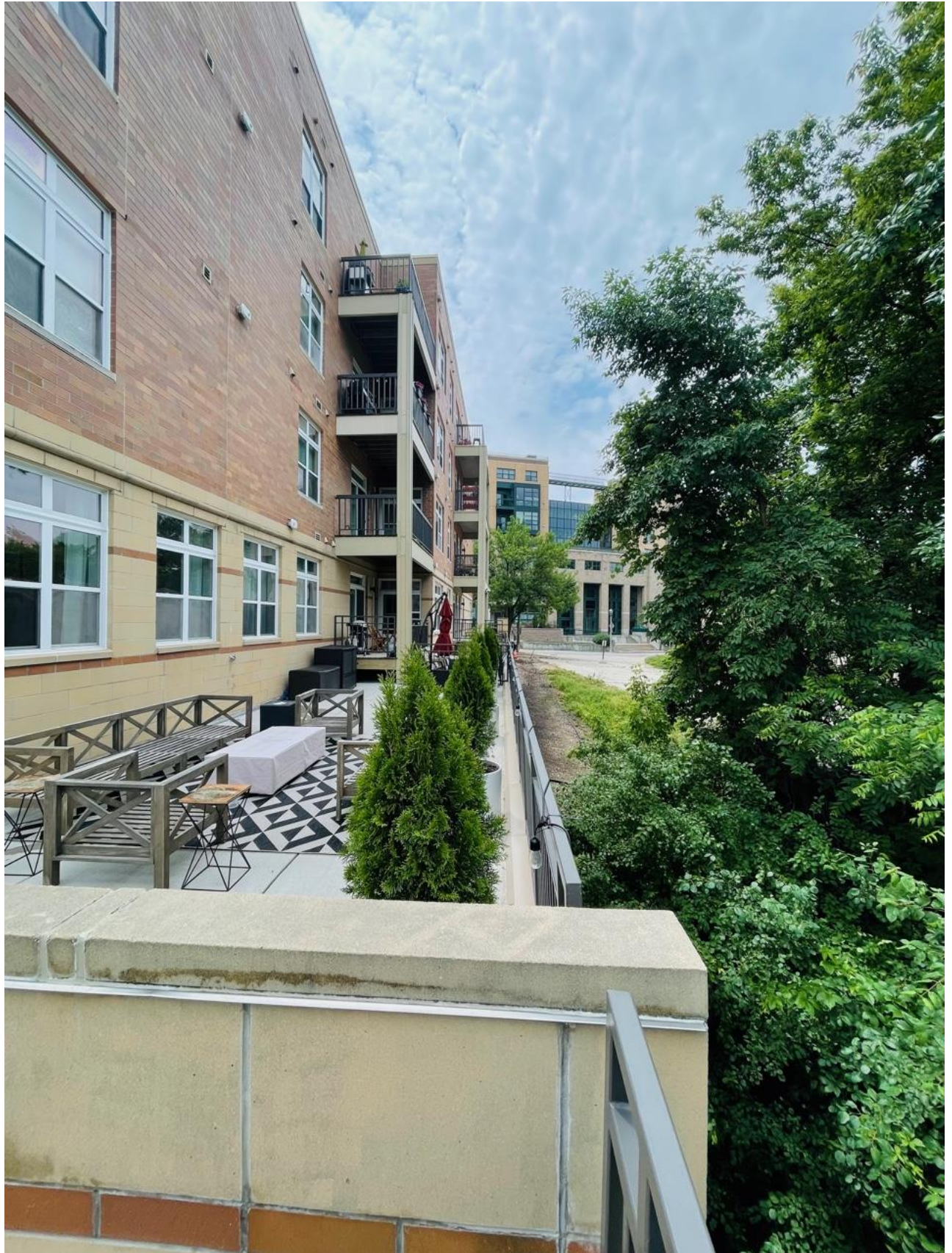
ShoreWEST  
REALTY



adam.shorewest.com

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