

Elmer, Linda

From: William C. Slaughter <wcs@nwpcapital.com>
Sent: Monday, March 05, 2018 12:36 PM
To: Owczarski, Jim; Elmer, Linda
Cc: Sarah Slaughter
Subject: Objection to Certificate of Appropriateness for 2727-2729 Bradford Ave building plans.
Attachments: TERRACE C100 020618.pdf

Via Electronic Mail
March 5, 2018

Joe Owczarski, City Clerk
Linda Elmer, Staff Assistant City of Milwaukee

This letter is to oppose the issuance of a Certificate of Appropriateness for the building plans currently before the Historical Preservation Commission (HPC) relating to the property located at 2727-2729 E. Bradford Avenue in the city of Milwaukee. Originally a large single family home, the indicated property is now in use as a multifamily rental property. It occupies a highly visible corner lot at the intersection of Bradford and Terrace Avenue in the heart of the Northpoint Historic District. The property lies immediately to the north of our residence (2243 N Terrace Ave.) on Terrace, and shares a property line with our lot.

While the new owners of this property are to be commended for taking on the challenge of restoring a historic house with extensive deferred maintenance issues, we have significant concerns with the submitted building plans as we understand them. In particular, we oppose the proposed addition of a new driveway on Terrace Avenue, which we believe is both unnecessary and detrimental to the aesthetic and residential character of the neighborhood. The existing property already has a large driveway giving free access to its garage and rear areas from Bradford Avenue. The addition of another driveway from Terrace appears to be an effort to create a continuous through-way around the property, allowing cars to "cut the corner" and drive around the back of the property in one direction from Bradford to Terrace. We know of no other property which has or has been permitted to have such an arrangement in the Northpoint neighborhood.

Because the property is currently in multifamily use (and the current owners intend to keep it in multi-family use) we suspect the primary motivation for this second driveway is to create significant amounts of off-street parking for prospective tenants, perhaps for as many as 6 cars. Needless to say, as the immediate neighbors of the property, we do not welcome the paving over of what used to be shaded, landscaped area in order to create a parking lot immediately visible from our kitchen window. Given the small lot sizes in the Northpoint Historic District, it is also not in keeping with overall character of the neighborhood to allow any property, multi-family or otherwise, to attempt to shoehorn uncovered, non-garaged surface parking for 4-6 cars into a small area intended for a single family residences. With small children present in both our own house and the immediately neighboring house to the west on Bradford, we believe creating more parking, and more traffic through the back of the lot and along our property line, will create an undesirable safety hazard. Photos of the proposed site for the new second driveway are attached below.

We also note that Milwaukee parking regulations generally prohibit the parking of motor vehicles within the side setbacks of a property's principal residential structure or any other residential property. If a second driveway is constructed (and the existing rear apron is enlarged) to accommodate tenant parking, we expect the situation will lead to routine violation of this ordinance, both with respect to our house and the main residential structure located on 2727-2729 N. Bradford. As the attached plans show, the proposed Terrace driveway will sit in a narrow strip of no more than 17 feet separating our house from the main 2727-2729 structure. Any cars parked anywhere in the proposed drive will likely be parked on one setback or another. We ask that the Commission question the owners as to their plans and

intentions for tenant parking, and to propose alternative solutions which comply with city parking regulations, will not create a parking lot in the backyard, and which will not allow for through traffic in the back of the lot.

Finally, we observe that house is listed on the plans as a "4-family residence." We believe this is an error, as our understanding is the property is in fact only zoned as a 3-family unit. On information and belief, we suspect that the previous owners of this property were using the 2nd floor of the coach house in a non-conforming use, as an unpermitted, unlicensed rental unit in violation of both city of Milwaukee building codes and zoning restrictions. We ask the HPC or other relevant city authorities to verify the zoning status of this property, and ensure that the proposed renovation does not exceed the maximum allowed dwelling units. The plans, including the proposed new driveway next to our house, appear to contemplate a permanent 2nd floor rental dwelling above the garage, which we do not believe is allowed under city building codes for a property of this type.

Thank you for your time and consideration in this matter. Please enter this objection into the record for the HPC meeting scheduled for today, March 5, 2018, at 3:00pm.

Best regards,

Will & Sarah Slaughter
2443 N Terrace Ave
Milwaukee, WI 53211

Driveway plans:

Site Photos:

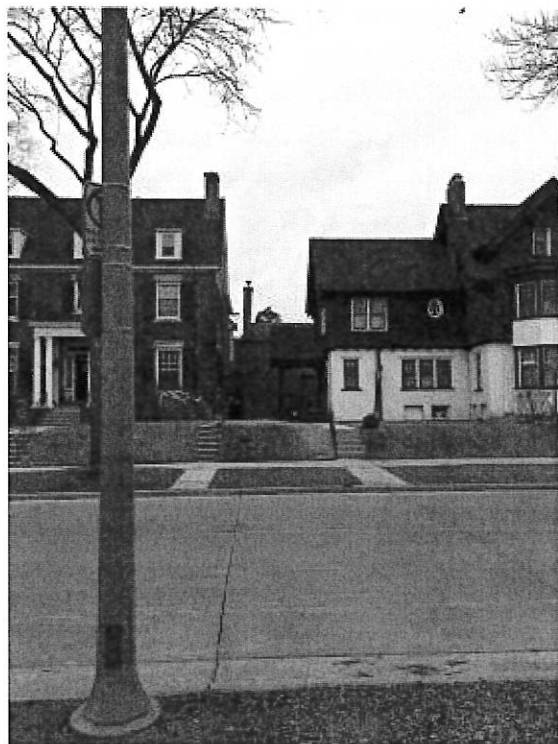
Site of 2nd driveway, from Terrace Ave:



Site of 2nd driveway, looking towards Terrace Ave:



Site of 2nd driveway, from across Terrace Ave:



Existing backyard of 2727-2729 Bradford, from our kitchen window



Existing rear parking area of 2727-2729 Bradford



Existing 2727-2729 E Bradford driveway & garage, from Bradford Ave



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