

Board of Directors  
Cobblers Lofts Association  
234 E Reservoir Ave #503  
Milwaukee, WI 53212

8 June 2016

Ms. Patricia Najera, Chair  
City of Milwaukee Plan Commission  
809 N. Broadway St.  
Milwaukee, WI 53202

Dear Ms. Najera & Commission Members:

We are writing in reference to the plans submitted by Royal Capital Group (RCG) for proposed apartment buildings known as Phase VI and Phase VII of the Brewer's Hill Commons Planned Development Area. We are the Board of Directors for Cobblers Lofts Condominium Association, representing 56 Unit owners at 234 E. Reservoir Ave, across the street from the Phase VII site and directly adjacent to Phase VI.

The Brewer's Hill neighborhood with its diversity, mixture of singles, couples and families, young and old and its green space and openness are factors which attracted our owners to this location.

We have concerns about this project, ranging from safety, the impact on our property values and way of living, to the ability of the RCG to complete this project.

Years of psychological and sociological research illustrate the negative affect urban density has on the physical, social, emotional, and mental health of its residents. Residents of urban crowded neighborhoods have increased risk for cancers, alcoholism, crime, cardiovascular problems, and stress that can lead to anxiety, depression, and other mental health problems. Residents across the developmental range are affected and urban crowding prohibits positive growth of its residents as individuals and the community as a collective. Traffic, extensive parking problems, and both minor and major incivilities cause quality of life and sense of security to plummet. Social participation and connectedness, in addition to cultural responsiveness, actually worsens as the density of the neighborhood increases.

Based on our research it appears RCG has no track record of developing on a scale they are proposing for this project next door to us.

We fear the increased density will have a profound effect on our safety and security. The increased amount of traffic is the key factor in this. Traffic speeds up and down these narrow streets as it is. Adding 180 more cars in a two block area to streets which were never designed for such traffic flow will dramatically increase hazards. Also, street parking is very limited as it is now and this project does not provide adequate off-street parking. In addition, *Carver Academy* of Mathematics and Science is directly across the street from this development and we are concerned for the safety of the children with the increased traffic congestion.

The neighborhood has had very little time to evaluate this proposal. While "inspirational" renderings were presented by Royal Capital Group at a couple of community meetings this

spring, we only saw the final drawings on May 24 in a very haphazardly thrown together “meeting”. We were just informed yesterday (June 6, 2016) of the CPCs public hearing on Monday, June 13<sup>th</sup>. This is very short notice to review all of the drawings, maps and other facts that need to go into this decision process.

Has the city done its due diligence? This proposed building has 25% more units than the one approved by the Plan Commission and Common Council in 2005 (Exhibit A – File # 030622). This RCG proposal has 180 units, 90% of which will be 600 square foot. It is surely not what was approved in 2005, 145 units, which were condominiums. In this regard the proposal seems to be inconsistent with the Planned Development originally laid out for Brewer’s Hill. According to the documents, what was originally approved was a masonry and brick façade. It also had a courtyard to provide green space. There were a total of 86 parking spots for 70 units (120%) that were originally approved. RCG is proposing only approximately 1 parking spot per unit.

Information we have had forwarded to us reveals that as of 5/31/16 RCG is still in the early stages of its WHEDA application and still supplying details of its financial information to underwriters. There is no date set for it being heard by the Loan Committee. Does RCG have the financial backing for this endeavor? We would hate to see this be a half done development.

While we have seen the letter of support from Historic Brewers Hill Association, we do not feel they have taken into account the profound effects on Cobblers Lofts. Some of the Association members live 6-8 blocks away and will not be impacted by this development. Many of our units will be completely blocked by Phase VI. There will be little to no natural sunlight for these units. Also, regarding the placement of the roof top terrace, this will directly affect our owners. The sound levels from these will be directed to our units. With as little as 37 feet between building, one can see how this might negatively affect our owners.

We urge that the matter be postponed until there has been sufficient time for the neighborhood to study the proposal and provide its recommendation.

Sincerely,  
The Board of Directors  
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