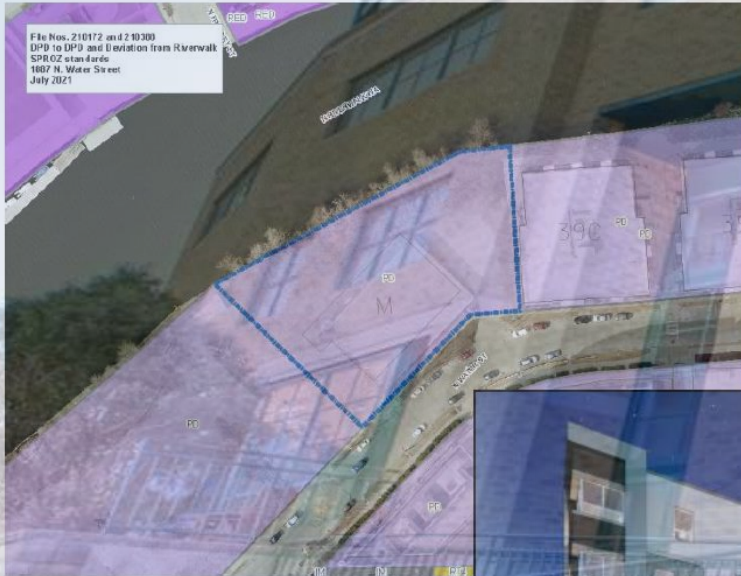


1887 N. Water St. Property Development – Core Questions from 1888 N. Water St. Highbridge Condominium HOA:



Core Questions from 1888 N. Water St. Highbridge Condominium HOA:

1. ZONING. The original zoning for the to be developed building located at 1887 N Water Street was for a 4 story (presume ~ 48' tall) structure. The newly proposed building is 5 story's at 58' in height. How does this proposed height compare to the original zoning allowance and is the new height permitted by the City of Milwaukee and the City Planning Commission? What benefits have been presented by Rule Enterprises, LLC (developer) and Movin' Out, Inc. (developer) in support of the proposed new building height? In essence, we oppose the proposed zoning change re: building height.

2. PARKING. The proposed building with 79 proposed occupant units and only 53 designated internal parking spaces would seem to violate one of the basic tenants of the City's Comprehensive Neighborhood North East Side Plan for the Lower East Side area, specifically with regard to item 2.3 'Deter automobile oriented uses and surface parking along the street frontage.' There is inconsistency in the proposed building impact to the neighborhood vs, the wording and seemingly spirit of the City's Comprehensive Neighborhood Plan for the North East Side.

i.e.

2.0 Context Sensitive Development Strategies

- 2.1 Develop guidelines for use, density, scale, setback and bulk requirements.
- 2.2 Provide allowances for shared parking
- 2.3 Deter automobile oriented uses and surface parking along the street frontage
- 2.4 Evaluate the use of parking garages instead of surface parking
- 2.5 Develop an architectural review process requirement and coordinate across different city agencies

Core Questions from 1888 N. Water St. Highbridge Condominium HOA:

3. TRAFFIC. Given the anticipated increase in pedestrian and vehicular traffic associated with the proposed development located at 1887 N. Water Street, has the City conducted necessary traffic studies, e.g. in consideration of planned vehicle entrance locations, etc., and is the City of Milwaukee willing to concede to bear the cost of improved 'destination area' street lighting and traffic speed controls, e.g. speed bumps, on N. Water Street (e.g. Brady to Humboldt Streets)?

4. IMPACT. Are the City of Milwaukee and the City Planning Commission, Rule Enterprises, LLC (developer), Movin' Out, Inc. (developer), The Sigma Group (environmental & civil engineers), Continuum Architects (architects) and Catalyst Construction (general contractors) confident, and willing to confirm via engineering study at their expense, that the now proposed 5 story development located at 1887 N. Water Street can be constructed and endure so as to not negatively impact the Highbridge condominium building structure and residents located at 1888 N. Water Street as well as that of neighboring buildings and infrastructure?