

From: Rebecca S Pelzek

Sent: Friday, July 9, 2021 1:32 PM

To: planadmin <planadmin@milwaukee.gov>; Koster, Vanessa <Vanessa.Koster@milwaukee.gov>

Subject: file numbers 210172, 210387, 210388 regarding zoning at 1837 N Water St.

We are concerned about the city allowing the deviations requested for the rezoning of the above property.

1. We are against moving the river walk away from the waterfront to the street because it is not in keeping with the integrity and esthetics of the overall Milwaukee river walk plan. In addition a deviation allowed now would encourage future developers to request deviations from the proposed future KK River walkway. The River House apartment complex at 1785 N Water has a similar grade to the proposed 1837 development, so a deviation should not be allowed for the 1837 building.

2. Although we are on the west side of the river and Commerce Street is a bit wider than Water Street, the parking near Humboldt Avenue next to the Union Point Condos on Commerce Street and along Riverboat Rd between the the Beerline River Homes, Union Point Condos, and the Walkers Landing apartments is near impossible to navigate in one direction let alone two way traffic when parking is allowed on both sides of the street. WITH THE PROPOSED DEVIATION traffic on Water Street would become more congested and would interfere with emergency vehicles that often use Water Street. Consequently, provision should be made for all vehicles to be housed inside the building.

3. In addition, in this era of global warming, all builders should be developing properties with as much green space as possible. Five feet between buildings is not in keeping with adequate, let alone optimal green space.

We request that the city maintain its original zoning standard for this property and maintain the integrity of the Riverwalk as originally developed by city planners. Thus we request that the city deny the proposed deviations.

Dennis and Becky Pelzek
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