

**From:** David Loken  
**Sent:** Thursday, June 24, 2021 9:22 AM  
**To:** Kovac, Nik <[nkovac@milwaukee.gov](mailto:nkovac@milwaukee.gov)>  
**Subject:** 1887 N. Water St. development.

Nik,

First as a lower east side resident, I want to register my overall support of this development as presented, with my one concern being that it seems to lack any mixed use component (and I want to say an earlier proposal mentioned including such at this location) at the street level which is something I'd really like to see and expect from larger developments (i.e. as in the most recent building built on Prospect near Kennilworth) especially in a location such as this.

Second, despite my ongoing disagreement with you over bike/ped infrastructure and traffic calming measures (as far as them actually being built, not in the abstract that you seem to support) I want to thank you for your opposition to additional parking in this development as mentioned the Urban Milwaukee article, despite the grotesque and quite frankly dog-whistle racist views espoused by some attendees:

*"One nearby resident complained about having bought a unit across the street in Highbridge and that renters would now block their view, occupy street parking and damage their resale value."*

and this absolutely shockingly horrible viewpoint:

*"But real estate agent and Highbridge Condominiums resident Christine Capanigro, in a speech lasting more than five minutes, said Rule's project didn't have enough parking, could have up to six people per unit living in it and would negatively impact her property value. She pledged to form a coalition of nearby condo associations to object to the project and address other neighborhood issues."*

*Capanigro asked if the disabled residents would include drug addicts. Schuetz said the disabilities were determined by federal standards, evaluated by a doctor and did not regularly include drug addiction.*

*The real estate agent said she has lived in her unit since 2019, moving from Brookfield, but was very familiar with the neighborhood. She said the East Side, including her building, were already diverse."*

Side note to this: have you considered sponsoring any legislation eliminating parking minimums citywide in conjunction with some upzoning like many vibrant cities in America are doing? I think this is a large barrier to building affordable developments (given the costs of a single underground parking space being in the tens of thousands, if not over \$100,000) and promotes further non-walkable, non-transit oriented culture in our city.

Best,

David Loken