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Sent: Thursday, July 8, 2021 10:24 AM
To: Kovac, Nik <nkovac@milwaukee.gov>
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Subject: Proposed Development 1887 N. Water St

Greetings Alderman Kovac,

Thank you for taking the time to set up the meeting between our community and the prospective developers of 1887 N. Water St. Having the meeting in advance of the CPC meeting has allowed me time to think about the proposed development. I am glad that there is interest in developing that site; however, I have several concerns with the proposed development that I would like to see fully addressed before it proceeds. I know many of my neighbors at the Riverbridge Condos also share these concerns. I thought emailing you my concerns would be helpful in making sure that they are addressed at this stage of the discussion. Here are my current concerns:

- Insufficient Parking
 - The developer asserts that people living here will not own or use cars without any hard data to back up his assertion. This assumes that the residents would take public transit to any jobs outside of walking distance. I do not believe that public transit in the area will be adequate for most residents and they will end up needing to street park their car in the already crowded street parking. This section of N Water St is already hazardous due to how narrow it is combined with the large amount of foot traffic, bike traffic, scooter traffic and car traffic. Having more cars trying to street park will exacerbate this issue, especially in winter when parking is even more limited.
- Insufficient Set Back from 1905 N. Water St
 - The proposed development is set back exactly 5 ft. from the patio wall of 1905 N. Water St. If built, the residents of both developments would have very limited sunlight entering their units and would also have privacy concerns. This would negatively impact the standard of living in the units facing each other.
- New Riverwalk Segment Design Unsafe
 - The proposed riverwalk segment is set back from the river with trees blocking the river view, is narrower than current guidelines, and has blind corners.
 - The blind corners make the design inherently unsafe. Bicycles and scooters using the riverwalk will be at risk of collision with pedestrians and each other when rounding these corners. The blind corner and bend will also make it easy for anyone wishing to avoid being seen to do so along this riverwalk segment. This will make it more likely to be graffitied and for other illicit activities to occur here.
 - Having a riverwalk that isn't on the river seems disingenuous to me. It would also likely require clearing of the underbrush between it and the river to maintain the view of the river.

- Height of Building Increase to Current Plan
 - The height of the building would require a change to plan. This would decrease the amount of sunlight reaching Riverbridge units in 1905 and decrease their standard of living.

- No Dog Amenities
 - These are not required for our neighborhood, but it is still disappointing to see the development plans did not include any sort of dog relief station.

I welcome the development of this property, but I feel that the current proposal falls short. If the developers could satisfactorily address my concerns by changing their plans I would welcome their development.

Thank you,

Taylor Sowder

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