

**From:** Janine Brzezinski  
**Sent:** Friday, July 9, 2021 12:32 PM  
**To:** Connelly, Kristin D. <Kristin.Connelly@milwaukee.gov>  
**Subject:** Fwd: 1887 N Water St - Objection to Current Plans

Hi Kristin -

Sending this email to reiterate my concerns with the 1887 N Water St proposal. Of primary concern is the proximity of the current plans with the 1905 N Water St building.

I live in 1905 and have a unit that would be viewing the wall being built that's only 5 feet away. Concerns include:

- Loss of sunlight coming into my unit - a direct impact to quality of life, value of my property, and ability to resell
- Privacy from neighboring building
- The Riverbridge condos have had a history of significant structural and other issues and most recently needed work to re-caulk all the windows and fix masonry. If the 1887 building was 5 feet away, there would be no room for maintenance or upkeep, and should significant work be needed, no room to complete it without significant inconvenience to both parties and extensive additional cost due to the complexity of making the repairs in limited space
- I've invested tens of thousands of dollars into my unit over the years and all of that investment would be gone with having a building 5 feet away. No one would want to buy my unit. The Alderman said as much during his visit on 7/8 when a resident asked him if he'd buy one of the units that would be facing the wall.
- I pay over 7k in property taxes annually and am disappointed and appalled that the city would grant a variance to enable a building to be built 5 feet away to significantly impact my unit.
- Based on the plans, my windows would either be directly looking at a wall or into a window in 1887. Either are unattractive options - the wall would be an eyesore; the window would impact privacy.
- Having the buildings so close, outside of impact to light coming into the unit (which is a direct impact to quality of life), also means additional noise and if a neighbor across the way smokes, a health concern coming into my property.
- Riverbridge has a problem with homeless getting into the lobbies of the buildings and causing damage (intercom system was recently damaged in 1905) and having a small pathway between the two buildings creates additional areas to hide and cause safety concerns.

It's been brought up that a building plan for the 1887 N Water site was approved in 2012 and almost no objections were raised. If we were all held to standards of what was approved and acceptable nearly 10 years ago, we'd all be disappointed. Expectations and standards have changed; most of the individuals living in 1905 N Water weren't owners 10 years ago. Whatever was approved 10 years ago shouldn't set the standard for today.

Another objection includes parking, but not in terms of the number of cars on the street. N Water St is dangerous, especially in the winter and along the curve where 1887 would be built. In the winter, the one lane each way is mostly one lane total and cars play a game of chicken to see who gets to drive through. Cars parked along the street end up parking in the driving lanes. Also, the curve is dangerous, with many people driving recklessly around it. With lack of parking in 1887, there are additional safety concerns.

I'm strongly opposed to the 1887 N Water St current plans, especially as it relates to proximity to 1905 N Water St.

Thanks.  
Janine B.  
Riverbridge