

**From:** BRINKMAN Danielle (CNH Industrial)  
**Sent:** Wednesday, June 23, 2021 2:10 PM  
**To:** Kovac, Nik <[nkovac@milwaukee.gov](mailto:nkovac@milwaukee.gov)>  
**Cc:** dlem507 <[dlemke507@gmail.com](mailto:dlemke507@gmail.com)>; Patty Lux <[plux@founders3.com](mailto:plux@founders3.com)>  
**Subject:** Opposition to Proposed Development on 1887 N. Water Street

Hello Alderman Kovac,

As a member of the Gallun Tannery Row Association Board, I'd like to formally register our **opposition** to the proposed development at [1887 N. Water Street](#). Unfortunately, both Debbie Lemke and myself are unable to attend tonight's webinar so we're sending you an email.

There are several reasons for our opposition at this time. Based on our research and in discussions with the Owners at the Hybride Condos, we feel have the following feedback:

1. ***The Developer plans a 5-story, 79 unit building with only 53 parking spaces.*** This is not enough parking on an already congested street.
2. The ***proposed footprint is too large for less than 1 acre land.***
3. ***Building density issue:*** the proposed building will be 5' off of the Riverbridge Condos northern most wall. In our opinion, the proposed building will appear "shoe-horned" onto that space.
4. ***Is this the best use of riverfront property,*** surrounded by higher-end luxury residences? How is this development adding to the property value of North Water Street?
5. The Developer has not committed to the property having on-site management, post-development. All the properties on North Water Street either have on site management or utilize a condo management company.

Please know that we've been in contact with Hybride Condos and together with them, Riverbridge Condos and the River House, we are establishing a coalition in opposition to this development.

Kind regards,

Danielle Brinkman  
Treasurer  
Gallun Tannery Row Association