

Steven Braatz

From: Dustin Wolff <dustinjwolff@gmail.com>
Sent: Tuesday, April 18, 2023 5:43 PM
To: Dennis McBride; Steven Braatz; Mike Morgan; Amanda Fuerst; jward@altiusbuildingco.com
Subject: [External] 11400-30 W. Bluemound Road PUD Redevelopment by Altius

Dear Mayor and Alders -

I want to express my support of the 41 unit multi-family development proposed on the north side of Bluemound Road between 114th and 115th Streets.

Unfortunately I am unable to attend the hearing in person due to work obligations, but I am 15 year resident of Wauwatosa (2640 N 117th St) and I have 25 years of experience as a professional city planner certified by the American Institute of Certified Planners (AICP).

Let me start by saying that redevelopment along Bluemound Road—and this site in particular—is long overdue. The existing site has been unattractive in appearance arguably since its construction and has been visibly deteriorating for many years. The building does nothing to enhance the corridor and its poor site design, specifically the parking garage, did not provide a quality transition to the adjacent single-family residences.

I applaud the proposal of a 4 story residential building along the corridor. A taller building will benefit the residences by too often development over 2 stories gets shouted down for no other reason than a loud resident "doesn't like it." Verticality of buildings is important along a busy corridor is important as it buffers the residences from traffic noise, and reduces the "optical width" of the street for drivers, thereby slowing speeds.

I am excited to see a development with statement architecture that will reshape the block. The combination of quality materials will not look dated over time and the strong building elements provide exceptional visual interest. This project can prove to be a catalyst to more high-quality development in this area of the corridor.

Thank you for hearing/reading my input on this issue.

Dustin Wolff, AICP
2640 N 117th Street