From:	Barbara Duffy
To:	planadmin
Cc:	Bauman, Robert; Mayor Tom Barrett; Doug Hagerman; Mary Dettmann; Marcoux, Rocky
Subject:	Fwd: Proposed Development at Goll Mansion 1550 N. Prospect
Date:	Tuesday, June 07, 2016 8:54:02 PM

June 7, 2016

Rocky Marcoux, Executive Secretary
City Plan Commission of Milwaukee

Dear Sir,

I've received the Notice of Public Hearing regarding the Goll Mansion and the proposed development at 1550 N. Prospect Ave. The more I learn about the development at 1550 N. Prospect Ave, the more I am confused as to how anything but restoring the Goll Mansion on its current site can occur!

Incomplete, or incorrect, references to what actually is designated as "historical" in relation to the Goll Mansion and the property are made in various documents from the city. It's limiting to state that the Goll Mansion is an "historic structure." Back when the HPC recommended the Goll House property to be designated as such, the Common Council designated the *entire property*, not just the building. Therefore, the preservation of the building itself is not the only concern, but the complete property must be historically protected.

To alter the site in any way other than improving the Goll Mansion's interior and exterior, and enhancing the grounds surrounding, goes against historical preservation of the property. Any improvements that will adversely affect, or not harmonize with, the external appearance of other neighboring improvements on the site must be taken into consideration. Clearly, moving the Goll Mansion closer to the sidewalk, and adding a modern high-rise building behind it, will adversely affect the whole property in a very disharmonious way. One cannot be separated from the other because of the full historical designation.

I urge you as the leader of our city's development to be clear with all decision-makers regarding the scope of the historical protection of the Goll Mansion Property. Consider the negative impact of the proposed changes to: the mansion; the parcel it occupies; the bluff the property abuts; and the neighboring structures on all three sides.

Please protect and preserve the Goll Mansion Property!

Sincerely,

Barbara A. Duffy

Owner, 1522 On the Lake

1522 N. Prospect Ave., #1005
Milwaukee, WI
53202-6522

Begin forwarded message:

From: Barbara Duffy <bduffy@wi.rr.com>
Subject: Proposed Development at Goll Mansion 1550 N. Prospect
Date: February 25, 2016 at 2:35:04 PM CST
To: Development@milwaukee.gov

February 25, 2016

Department of City Development
Commissioner Rocky Marcoux

Dear Sir,

The proposed development at 1550 N. Prospect Ave. isn't compatible with the Goll Mansion, the Oak Leaf Trail, nearby neighbors and the character of the community.

What a treasure we have in the historical mansions that still stand on Milwaukee's East side, such as the Elizabethan/Jacobean Goll Mansion built in 1898. To see major development spring up on the land the old home sits on is a shame and detracts from the character of the property and the ambiance of the area. To attempt to move the English manor house is to risk losing it altogether. I still hope that one one day she'll be lovingly restored to her full glory. With the latest proposed development by DCH Properties, the Goll Mansion will be forever changed, but not for the better, and perhaps not even left standing at all.

The current property will be overloaded with a mammoth 26 story structure that consumes every inch of space, impinging on the Oak Leak Trail below the bluff. The massive size proposed will overpower the lot and loom ominously close to the public green space it covers. If and when the development is to happen on the Goll Mansion site, I trust the city planners will consider the scope of the proposed project, and any others that may follow, and it's impact on the park space it abuts.

The 202 unit apartment building, with 4 levels of above ground parking, roof-top terrace swimming pool and 2,000 square feet of commercial space is planned to be built very close to neighboring lot lines. It will be just 3 feet from the condo to the south. Whereas the 1522 On the Lake development was completed with adequate room for green space, dog runs, and parking (including turn around). The close proximity of the proposed development is reminiscent of University Club and Kilbourn Towers. A scaled down version of this most recent proposal is clearly a desired outcome for the quality of life of neighbors next door.

I support Alderman Bauman's position that it's "an awfully big building for that site." Simply put, it doesn't fit here.

Sincerely,

Barbara A. Duffy
Owner, 1522 On the Lake

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Milwaukee, WI
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