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JOHN F. FUCHS  
COURT COMMISSIONER  
REBECCA D. BOYLE  
COURT COMMISSIONER

September 9, 2008

Honorable Members of the  
Milwaukee City Plan Commission  
809 North Broadway  
Milwaukee, Wisconsin 53202

**Re: Goll Mansion Site/1550 North Prospect Avenue**

Dear Members:

Please accept the following in supplementation of my previous submission. Having now had the opportunity to review the application and plans, we would ask the Commission to consider the following:

- The developer's submissions make reference to the front setbacks, noting the Goll Mansion's 48 foot setback from Prospect Avenue (relative the 25 foot set back of surrounding buildings) will be preserved. The developer comments on only the front setback. In issue before this Commission is the rear setback. The plans indicate that the proposed structure will be in the neighborhood of 120 feet to the east of the adjacent buildings. The depictions included in the developer's exhibits show east and west views, but include no north or south views for your consideration. This omission appears deliberate in light of the proposed development's complete lack of alignment with existent structures.
- The concrete mass constituting the east wall will be visible along the site line of the bluff, as well as from the lake front and marina. It will be 70 to 80 feet in height.
- The connecting structure between the Goll Mansion and the new building is nothing more than a glass and metal breezeway, reflecting no greater quality, creativity, or enhancement of the site than what can be purchased from a local Lowes or Home Depot.
- It is suggested this development will avoid "stagnation" of the site. The site has been designated for preservation. "Stagnation" is a term deliberately employed to place preservation in a negative light.


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- The developer's submission argues that the existent RM 7 could result in a less desirable use of the site in terms of surrounding area objections. This misleads the Commission. RM 7 zoning triggers setbacks, and various other requirements, which would probably result in a need to raze and remove the mansion, and would place the proposed building where it should be, on Prospect Avenue, not on the bluff.
- The historic mansion will become a three suite guest house for the condominium owners. There is no preservation of the mansion, nor its use or accessibility by the public.
- The "green" wall separating the two buildings will be planted, and purportedly covered, by a Silver Lace Vine. This is a perennial deciduous vine. It loses its leaves in winter, which will leave simply the leafless support branches for at least half the year. It is also known to attract the Japanese beetle, which might be problematic for other plantings in the area.

The plans are carefully crafted to depict a desirable high rise in line with existing structures. That is not what will occur if this project is approved. It is respectfully requested that the Plan Commission take into account the additional points of this correspondence.

Very truly yours,

**FUCHS & BOYLE, S.C.**



John F. Fuchs  
JFF/kmb

cc: Patrick O. Dunphy  
Historic Preservation Commission