From: Historic Preservation Commission
To: Elmer, Linda
Subject: FW: Objections to Goll mansion/DCH development on Prospect ace GOLL HOUSE
Date: Monday, June 20, 2016 10:42:03 AM

Another one for the file

-----Original Message-----
From: Roy Korte [mailto:rrkorte@att.net]
Sent: Monday, June 13, 2016 10:51 AM
To: Historic Preservation Commission; ribauma@milwaukee.gov; Mayor Tom Barrett; doughagerman@gmail.com; famdett@wi.rr.com
Subject: Objections to Goll mansion/DCH development on Prospect ace

>> I am writing to express my concerns over the proposed development at 1550 N Prospect Avenue (Goll mansion). I reside a block and a half away from the proposed development and have a number of questions and issues that should be addressed.
>>
>> SIZE OF DEVELOPMENT:
>> The proposed development is massive for the space. It will jam a 28 story apartment building on an already crowded street with almost no buffer space between adjoining buildings.
>>
>> LACK OF PARKING:
>> The building developers admit that the building will not have enough parking for all the potential tenants and will be short a minimum of 100 spaces. This is simply unacceptable. Parking on Prospect Avenue and the entire east side has always been scarce. It is already virtually impossible to find street parking at night. There is simply no possible way for the area to absorb this number of additional parkers. In addition, there is no space for delivery trucks or moving vans which will further disrupt traffic.
>>
>> RESPECT FOR NEIGHBORS AND COMMUNITY:
>> As already noted, the building will be jammed into a very small lot. There is no green space. Prospect avenue is not a warehouse district. The proposal seems devoid of any consideration of the neighbors and community. The adjacent property owners purchased and improved their properties with an understanding and expectation that they were living next to an historic building. Their investments will be seriously diminished by the development.
>>
>> DISRUPTION AND CONGESTION:
>> Putting aside the traffic that will be added by the development, the 2 year construction period will bring traffic jams, noisy construction traffic, reduced parking and blocked travels lanes. Prospect avenue is a major roadway. In addition, there is a very real risk of damage to neighboring buildings caused by construction.
>>
>> HISTORIC BUILDING:
>> The historic nature of the building seems to have been given short shrift in this process. Moving such a large building presents a real risk of damage. It is also inconsistent with the historic nature of the building to simply shuffle it off to the side in order to justify an inappropriate and excessive apartment building.
>>
>> The proposed development is simply too big and poses too many problems for the neighborhood and community. I urge you to reject the proposal or alternatively, greatly limit the size of any potential building.
>>
>> Roy Korte
>> 1626 N Prospect Avenue, Apt 2304
>> Milwaukee, WI 53202
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