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**From:** dawnhmcc@aol.com [mailto:dawnhmcc@aol.com]  
**Sent:** Friday, September 12, 2008 7:57 AM  
**To:** GollMansionProspectAve  
**Cc:** Kovac, Nik; Jakubovich, Paul; Hatala, Carlen; patbalon@aol.com  
**Subject:** Protest to CPC regarding Goll House

Dawn McCarthy  
2589 N. Lake Drive  
Milwaukee, WI 53211

September 12, 2008

Patricia Najera  
Chair  
City Plan Commission

I am a homeowner in the City of Milwaukee and in the North Point North Historic district approximately a mile north of the Goll House. I am a board member of the Water Tower Landmark Trust neighborhood association and also a board member of Milwaukee Preservation Alliance.

I am writing to express my opposition to the proposed zoning change to a Detailed Plan Development at 1550 N. Prospect Avenue.

Common Council Resolution #011566 designates the Goll House as a Historic Structure.

The legal language of the file states:

now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that the Frederick T. and Eleanor Goll House, 1550 North Prospect Avenue, and **further described as follows: Rogers' Addn in SE 1/4 Sec 21-7-22 Vol 1 p 40 Block 199 (SW 61.35' Lot 12 Sd Subd & NE 38.75' Lot 8 Ronalds Subd) exc RR & Nwly 7' for St** be designated as a Milwaukee Historic Structure. **The Preservation Guidelines pursuant to the Historic Designation Study Report, a copy of which is attached to this Common Council File, shall apply to this structure and are adopted by the Common Council as part of this resolution.**

..Drafter

DCD:JAS:jas

03/05/02/B

The designation states "and further described" to include the description of the lot. The designation states that the Guidelines of the Historic Designation Study Report shall apply to this structure and are adopted by the Common Council.

The Guidelines, among other criteria, address additions, site, and new construction. The language used regarding either situation includes the following:

#### Additions

Additions are permitted with the approval of the Historic Preservation Commission. Ideally an addition should either compliment or have a neutral effect upon the historic character of the building. The commission will review the compatibility of the addition with the historic house and may consider the following details: Window size and placement, scale, design, materials, roof configuration, height and the degree to which the addition impacts the principal elevation(s) of the house.

#### Site features

New plant materials, fencing, paving and lighting fixtures should respect and enhance the historic architectural character of the building.

Guidelines for new construction include Siting, Scale, and Form.

Considerations for a zoning change should include, in part, environmental sensitivity and development compatible with its surroundings.

I ask that you deny the zoning change based on the fact that the application, one, does not meet the criteria, and two, is not allowed by the Historic Designation of Common Council Resolution #011566.

Please also consider the following:

- A formal petition has been filed by neighbors to protest Mr. Gokhman's request for a zoning change to accommodate his project.
- Everyone has a stake in Milwaukee projecting a sense of predictability in its vision for this City as a desirable place to live and invest.
- Constructing a wall of high-rise buildings along the east side of Prospect Ave. would surely set in motion economic forces that would drive out much of the neighborhood's charming diversity, both human and architectural.
- Burdening the Goll site with such a residential tower is especially tragic at a time when there already is a glut of new condos coming onto the market. An economic study that is part of the Department of City Development's current Northeast Side Area planning effort found a seven-year supply of condos already in the pipeline of active projects.

Thank you for your consideration.

Sincerely,

Dawn McCarthy