William E. Kortsch BS, DDS, FICD
2400 N. Farwell Avenue
Milwaukee, WI 53211

City of Milwaukee
Zoning, Neighborhood & Development Committee

April 25, 2005

Dear Members,

I have operated my dental practice at 2400 N. Farwell for the last 53 years.

In general the proposed structure is out of character for the existing retail, office and residential neighborhood that I practice in. It is my understanding that the existing zoning is 60' maximum. The plans show this being exceeded at every point on the northern end of the structure. I do not agree with this.

Parking on the street will be reduced by over a dozen parking spots, 8-9 on Maryland side, the remainder on Farwell. Most of my patients find the 1-hour and meter parking is adequate when visiting the office. The St. Mary's building will permanently eliminate these parking spots with no replacement offered. This will make it extremely inconvenient for my patients, especially the elderly. There is no offer of free daytime parking, even if there were, many people I know avoid parking in structures, it is dangerous and very inconvenient.

St. Mary's building plans for the lot next door to my office are extremely dense compared to the existing neighborhood. The plans show an entrance/exit from the parking garage located only a few feet from our existing driveway, which serves my office and other users of the small lot in the rear of the building. This is an accident waiting to happen. It would be a good idea to review this major defect.

Farwell Avenue is Wisconsin state highway 32 traveling south; it is a gateway to the eastside & downtown Milwaukee from the north. To place this behemoth concrete and metal structure immediately adjacent to the sidewalk with it towering over the one & two story buildings near it will be an architectural mistake. I feel the space would be better used for retail, office or residential. A structure used only for parking is the last thing this land should be used for.

Sincerely,

William E. Kortsch BS, DDS, FICD