



RESOURCE MANAGEMENT

2403 N. Maryland Avenue
Milwaukee, WI 53211
414-276-9995

July 7, 2004

Alderman Michael D'Amato
Chairman Zoning, Neighborhood & Development Committee
200 E. Wells, Room 205
Milwaukee, WI 53202

Re: Development of the former Heiser Ford property,
Intersection of Maryland & Prospect Avenues, Milwaukee, WI

Dear Chairman D'Amato,

We are the property owner immediately to the north of the former Heiser Ford site. We have also operated our moving & storage business on this site since the early 1900's. This building was built as and is used as office/retail with a household goods and office furniture storage.

The former Heiser site has been used as a low-density automobile dealership since the first Model "T" Fords were created, approximately the 1910's. This use continued until last year's purchase of the property by Columbia St. Mary's (CSM).

We would like our opinion of the development heard by your committee.

Any development that is grossly different than the prior 95 years use is contrary to the existing urban fabric.

The ultra-high density development proposed is grossly different than the past 95 plus years use and will cause an extreme burden to the infrastructure currently in place.

Green space/open space

Our buildings most recent addition (the five story) was built in 1930 with south facing windows, these windows have been in continuous use since that time, the current second floor tenant, Fidelity Appraisal Co. has had the use of the windows since their lease began over 50 years ago. They are against the loss of use of these windows, as are we. There are also south facing windows on the two story Farwell Buildings and two story dental office.

We respectfully request the development be limited to a minimum of a 20 foot set back from the north lot line with green space, our building was built on our south lot line, which was acceptable practice in the 1920-1930's. Even with a 20 foot set back our use would be very limited, but there would still be the opportunity for some light to enter the workspaces.



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As is stated in my letter to CSM president, Leo Bribeau, October 13, 2003, the 18-acre CSM site east of Prospect has a planned development with tens of thousands of square feet of green space. The former Heiser site plan has none. We feel CSM's plan should have a more equitable distribution of green space. Urban planning in the 2000's is much different than what was considered good planning in the 1920's or 1930's. This is a residential/business area, not downtown, where lot line to lot line building may be acceptable. Most of us spend the majority of our waking hours in this neighborhood. Does modern urban planning support such a high-density structure, when alternatives are readily available across the street?

A CSM representative stated to me that their 2-½ acre 60 foot tall building would not work with a set back of 20 feet from the north lot line. Their yet to be built structure can be reconfigured on paper to work. Our building is working now. It will not work, and will not be able to be made to work if CSM is granted anything short of a 20 foot set back from the north lot line.

Building Height & Width

The current model of the CSM building shows a maximum height of 60 feet, as is current zoning. We would oppose any change in this 60-foot height limitation for the same high-density opposition previously stated. Also CSM's current model shows their building extending 2-3 feet further east than our existing building. We oppose this for the same reason.

We will all have to live with whatever structure is finally built on the former Heiser site and on the 18-acre lake campus site. For CSM to place as much parking, retail, and office space as is physically possible on the Heiser site while placing offices and retirement apartments overlooking the lake with a high green space ratio and an idealic hospital campus atmosphere across the street will be a lost opportunity to create a better neighborhood on the west side of Prospect as well as the east side.

We thank you for the opportunity to present our position on this proposed development.

Sincerely,

Timothy Kortsch
Managing Partner, Resource Management
President, ABC Kortsch Moving & Storage Co., Inc.

2403 N. MARSHLAND AVE MILWAUKEE WI



85423



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ABC KORTSCH MOVING & STORAGE CO. INC.
Corporate and Residential Specialists

MC 346715
LC 34469
USDOT 77474

TIMOTHY KORTSCH
PRESIDENT

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2403 NORTH MARYLAND AVENUE
MILWAUKEE, WISCONSIN 53211

PAUL KORTSCH
2408 - 2410 N FARWELL AVE





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2403 N. Maryland Avenue
Milwaukee, WI 53211
414-276-9995

*3-2-04
meet with
V.P. RE: This letter
no prior response.
291-1041
paul westwood
TR*

October 13, 2003

Leo P. Brideau
President and CEO
Columbia St. Mary's
2323 N. Lake Dr.
Milwaukee, WI 53211

Dear Mr. Brideau,

We received your letter of September 16th outlining Columbia St. Mary's plans for redeveloping its current site and the former Heiser Ford site.

We are the property owner immediately north of the Heiser site, we have also operated our moving and storage business on this site since the early 1900's.

Your redevelopment plans sound like a positive addition to our area, as your neighbor we are concerned with the type and size of the structure you will build next to us. What is the setback and green space allotted to the 2 acre Heiser site? Mr. Smocke's diagram shows an abundance of green space on the 18 acre campus parcel and none for the Heiser site.

We have south facing windows which have been in continuous use since the 1930's. What are Columbia St. Mary's plans for this area? Current zoning restricts building height to 60'. A parking garage 7 to 8 stories tall with 700 -800 cars was discussed as a possibility. Is this in the plans?

I realize Columbia St. Mary's has the right to use its property as it sees fit, within the law. Our concern is that we will end up being in the shadow of a noise & toxic gas polluting high rise parking garage.

We request you include us in your finalization of plans for the former Heiser site.

Sincerely,

Timothy Kortsch
Managing Partner

ABC KORTSCH MOVING & STORAGE CO. INC.
Corporate and Residential Specialists

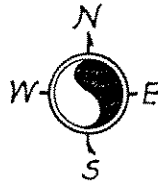
MC 348715
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319 MURRAY'S ADD'N. Vol. 2 Page 1



AVE. *2426

AVE.

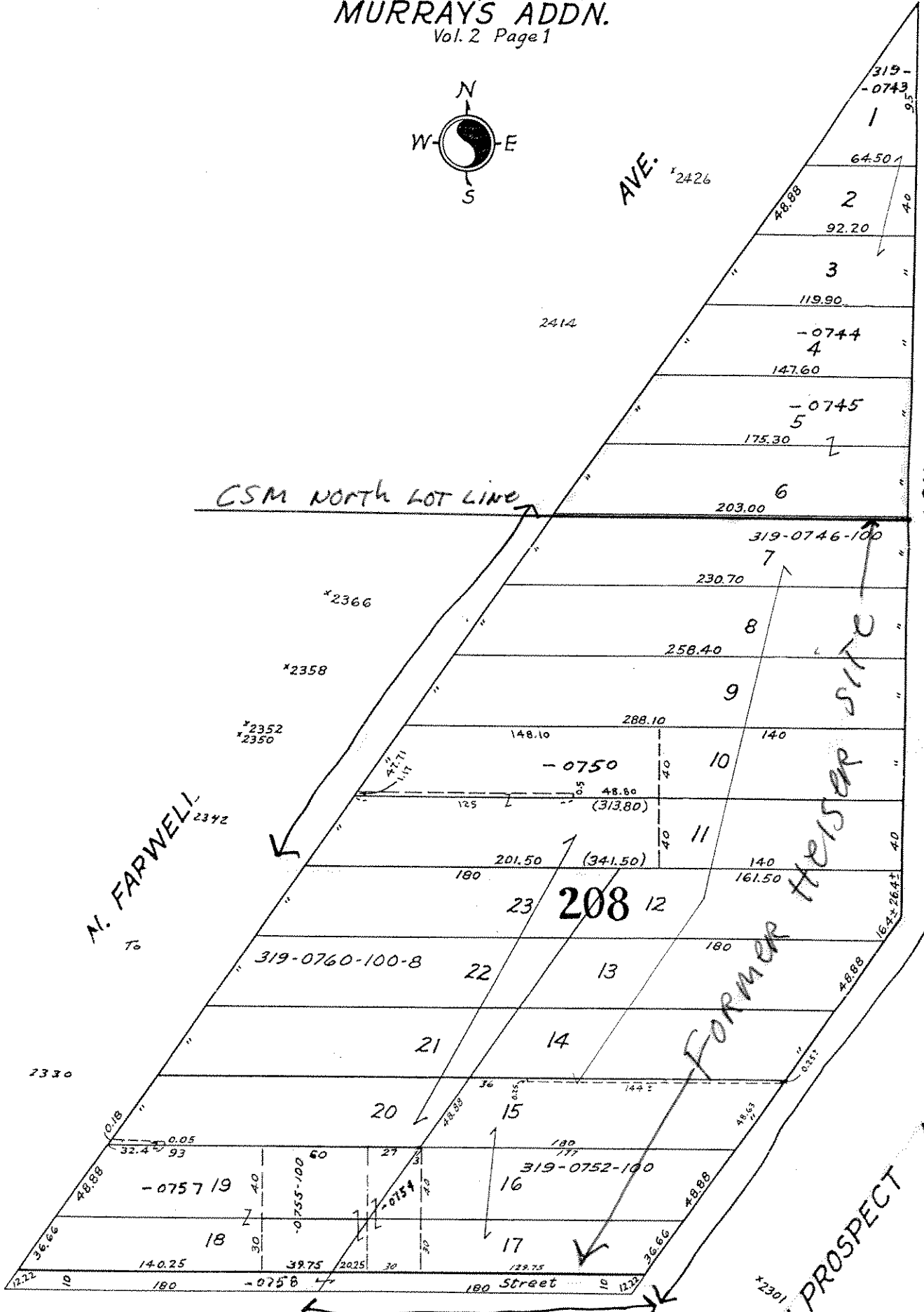
CSM NORTH LOT LINE

M. FARWELL *2372

FORMER HEISER SITE

N. MARYLAND

N. PROSPECT AVE. *2301



2403 N MARYLAND

*2405-05
*2401-03
*2361

*2366
*2358
*2352
*2350

2330

48.88
36.66
10.18
0.05
32.4
93

48.88
36.66
10.18

48.88
36.66
10.18

16.4+26.4+

180 Street