From: Charles Camilli
To: planadmin
Subject: Fwd: Proposed developemnt of the Goll Mansion property at 1550 N Prospect Avenue
Date: Monday, February 29, 2016 5:59:15 PM
Attachments: image.png

February 29, 2016

Dear Ms. Patricia T. Najera, Chair, Milwaukee City Plan Commission,

We are residents of 1522 N Prospect Avenue and have been since February, 2003. We are very concerned about the quality of life in this historic neighborhood. We have been residents during the time of other proposals, from the Transera condo project in 2008, through the Dominion Properties apartment project in 2014, to the present proposal from DHC Properties LLC. We are NOT opposed per se to a residential project for this property. However we are opposed to THIS project. We agree one hundred per cent with our alderman, Robert Bauman, who was quoted in the MIlwaukee Journal Sentinel--"It's an awfully big building with a whole lot of mass, much bigger and more massive than what was previously proposed."

It seem like the developer has proposed the largest project possible for this small lot--close to 200,000 square feet, 202 apartments and 26 stories. The tower would be pushed right up against the property boundaries to the north and south. I have seen renditions of what the

property would look like if the Goll Mansion were moved forward to the sidewalk. The mansion looks like “Orphan Annie”, completely engulfed by the tower. I cannot believe this is what is allowable and desirable for a building with National Historical Preservation designation.

I am sure you are aware of the problems that are going to arise if there is no change to the infrastructure of the neighborhood. And I have not read of any proposals to improve the infrastructure. The problems are many--few off-street parking spaces for guests of the proposed tower, narrow city streets, limited on-street parking, with limited hours of parking. In addition, we have just gone through the annual winter long-term disappearance of street parking after snow storms

I have included a photo of the proposed tower from the Milwaukee Journal-Sentinel, February 12, 2016. I am sure this is an image from a document created by Kahler Slater. Notice how the building is positioned. It seems to blend into the neighborhood very smoothly. However, It is very misleading. The image shows the tower’s footprint ending before the edge of the terrace of 1522. When in fact, the tower will be built completely behind 1522 with the footprint extending all the way into the bluff and ending a few feet away from the Oak Leaf trail. Please tell me how this would enhance the historic character of the neighborhood. The shape of the bluff would be forever altered and sight lines of many neighboring buildings forever altered. Can engineers ensure no potential damage to neighboring buildings.

As stated in our opening remarks, we are NOT opposed to development per se of this property. But we are opposed to THIS development. We are going to be leaving the city for several weeks, If we were in the city, we would definitely be present at the neighborhood meeting in our community room on March 9th and at the Historical Preservation Committee meeting on March 14th.

Sincerely.

Charles and Priscilla Camilli
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