

**From:** [Bohl, James](#)  
**To:** [Lee, Chris](#)  
**Subject:** Fwd: REGARDING GOLL MANSION DEVELOPMENT PROPOSAL #170406  
**Date:** Wednesday, August 09, 2017 9:03:11 PM

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Sent from my iPad

Begin forwarded message:

**From:** J <[jsolo\\_2000@hotmail.com](mailto:jsolo_2000@hotmail.com)>  
**Date:** August 9, 2017 at 8:51:17 PM CDT  
**To:** ""[PlanAdmin@milwaukee.gov](mailto:PlanAdmin@milwaukee.gov)"" <[PlanAdmin@milwaukee.gov](mailto:PlanAdmin@milwaukee.gov)>  
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**Subject: REGARDING GOLL MANSION DEVELOPMENT PROPOSAL #170406**

Dear Elected Officials -

The purpose of this email is to urge you to **reject** the current proposal for a multi-family residential development at 1550 N. Prospect Ave. Although my husband and I, long time residents of 1522 N. Prospect Ave., will be unable to attend your meeting on August 14th to publicly voice our concerns, we want to make sure that our very strong objections to this proposal are communicated and properly considered:

- Given the number of proposed apartments, there could be an increase of over 400 residents next door with: (1) inadequate guest parking; (2) inadequate space for moving vans (which will be many and frequent given a 192 unit apartment building); (3) inadequate space for other service trucks to park/unload as well; and (4) perhaps even more disturbing, inadequate access for emergency vehicles. Not only will all of this cause daily traffic jams on Prospect Ave. and major inconvenience to all people in the neighborhood, but the safety of the many people who walk, jog, bike and live along Prospect will be compromised as well.

- Building such a massive tower on such a small lot -- while still making room for the mansion -- requires 40-50% of the proposed building's footprint to be built past the crest of the bluff and it would need to be built on pilings. Not only will this dramatically alter the location and shape of the bluff. It could potentially compromise the stability of the bluff, as well as the surrounding buildings. As we understand it, the developer has apparently not been requested to provide-- nor has he offered-- any engineering or geological study to determine if the additional massive weight on the bluff poses any hazards to the surrounding buildings. Has the developer submitted any studies to you that indicate that the bluff is even capable of supporting that kind of weight? Given the massive amounts of pile driving needed alone, damage to surrounding buildings is likely. Who is going to monitor these buildings and provide adequate financial coverage for any damage? From our understanding, the contractor's liability insurance is wholly inadequate to protect the neighbors from damage to their homes resulting from this development. Is the City of Milwaukee prepared to accept liability for such damages?
- The proposed development plan calls for moving the historic Goll Mansion -- not once but perhaps even twice! While we are no experts on such matters, even the untrained eye can see that the Mansion -- in its current state -- could best be described as "fragile" and would be unlikely to survive such a process. While our neighborhood could possibly lose a building that has been designated for historical preservation, it seems the developer would have much to gain if the Mansion cannot be saved. What conditions are being placed on the developer to make him liable for the condition of the Mansion throughout the development? If you share my hope that we should find a way to save the Goll Mansion, please don't approve a plan that virtually ensures its destruction.

It is abundantly clear to almost everyone -- with the possible exception of the developer -- that the 1550 N. Prospect lot is much too small to jam in a building with the footprint and density of the proposed tower. Perhaps the developer would be willing to find a bigger lot -- e.g., somewhere in the Third Ward -- where such a development would be much more suitable and appreciated. It seems irresponsible for the CPC to even consider approving such a massive project without ensuring that the above issues are properly considered and addressed. In fact, we believe that if the members of the CPC were to thoroughly investigate our concerns -- which are shared by all of our neighbors up and down Prospect Ave., they would determine

that rejecting this proposal is the only decision that protects our neighborhood and residents, as well as the peace and quality of life we have paid dearly to enjoy.

Respectfully,

Judy (Solochek) Jacobson and Bruce Jacobson  
1522 N. Prospect Ave. #804  
Milwaukee, WI 53202