

From: [Bohl, James](#)
To: [Lee, Chris](#)
Subject: Fwd: File 170406 : DPD submittal for 1550 N. Prospect Ave.
Date: Thursday, August 10, 2017 3:32:22 PM

Sent from my iPad

Begin forwarded message:

From: "Paul Stefanski" <pskibe@hotmail.com>
To: "planadmin" <planadmin@milwaukee.gov>, "Murphy, Michael (Alderman)" <mmurph@milwaukee.gov>, "Bohl, James" <jbohl@milwaukee.gov>, "Perez, Jose" <JoseG.Perez@milwaukee.gov>, "Zielinski, Tony" <tzieli@milwaukee.gov>, "Witkowski, Terry" <twitko@milwaukee.gov>, "Kovac, Nik" <nkovac@milwaukee.gov>, "Bauman, Robert" <rjbauma@milwaukee.gov>
Cc: "Marcoux, Rocky" <Rocky.Marcoux@milwaukee.gov>, "Mayor Tom Barrett" <mayor@milwaukee.gov>, "doughagerman@gmail.com" <doughagerman@gmail.com>, "wolcott1522@gmail.com" <wolcott1522@gmail.com>
Subject: File 170406 : DPD submittal for 1550 N. Prospect Ave.

To Whom it May Concern:

I am writing to urge you to preserve the east side neighborhood by voting NO on this proposed DPD. While I do not oppose development on the Goll Mansion site in general, I believe this proposal is much too dense for this site, as demonstrated by the issues noted below. Any one of these items alone would be cause for concern, but taken together I believe they are insurmountable. I urge you to vote NO on this proposed DPD.

In order to fit the proposed number of units on this site:

1. The Goll mansion must be moved twice. The Historic Preservation Board has admitted that this type of move has a 50% failure rate. With two moves, this means there is only a 25% chance that the Goll mansion will survive. This would be a loss for the City's heritage, and would no doubt provoke justifiable anger in the community. If this proposal is to be approved, it should be emphasized that in submitting a DPD showing the Goll house, the project would not be allowed to move forward in the event of loss of the mansion, since the project would then not be able to comply with the DPD.
2. The tower must be built on a steep and fragile 40' high bluff. No engineering analysis has been provided to demonstrate that this is

feasible, and there is a high likelihood of damage to neighboring structures. If this proposal is to be approved, it must come with requirements for remediation in the event of damage to the environment and/or neighboring structures.

3. The tower must be built in a location that does not respect existing building setbacks. In fact, almost the entire tower is closer to the bluff and the Oak Leaf Trail than the easternmost face of either of the existing adjacent towers. See attached diagram.

4. Insufficient resident and guest parking, as well as delivery truck staging, can be accommodated on the site. Note 7 on Sheet "Exhibit A" of the drawing package indicates that loading space for move-ins/outs, for example, will be inside the Ground Level garage. However, the overhead door height and Ground Level ceiling clearance are clearly insufficient for most delivery and moving trucks. As a consequence, the reality is that these vehicles will simply double-park on Prospect Ave., adding congestion to an already very busy street. Furthermore, 2-3 guest parking spaces for 212 residential units is clearly insufficient. For comparison, the adjacent 1522 property has approximately 12 spaces serving 99 units, and these spaces are frequently fully occupied. Thus this proposal will drastically increase parking load on the neighborhood.

The developer has no doubt made the following arguments while lobbying for this development:

1. There is a demand for rental units on the east side of Milwaukee. Recently constructed and in-progress projects are more than adequately meeting this demand. In fact, Prospect Ave. and the east side in general are filled with signs indicating units that are Vacant, For Rent, Rent Reduced, etc.

2. This project will create jobs. While true in the short term, 12-18 months of employment for union contractors does not mitigate the long-term problems that this project will cause for the neighborhood, which will last for generations. And, as noted above, there are so many projects currently underway that there is actually a shortage of local construction labor. In fact, the cover letter to the DPD submittal states only that the General Contractor will be local union, meaning that most if not all of the actual tradespeople doing the work will likely not be local.

I hope that you will consider the needs of current long-term residents of this neighborhood, who have already committed to living in the city and contributing to its vitality. This project is designed for potential future residents, while ignoring the needs of the existing community.

Respectfully,

Paul Stefanski

1522 N. Prospect Ave.

Milwaukee

<DPD setback diagram.pdf>

