

August 11, 2017

City Planning Commission (CPC)
City of Milwaukee
809 North Broadway
Milwaukee, WI.

Re: REQUEST FOR ZONING CHANGE, for
1550 North Prospect Ave.,
Milwaukee, WI.
To permit the construction of a
27 story, aprox. 192 unit
Residential hi-rise Tower
(File No. 170406)

Honored members of the City Plan Commission:

The recently published request for the re-zoning of the subject property should be DENIED because of the following reasons:

Reason No. 1

The very massive hi-rise tower proposed would require substantial deep-pile supported foundations. Because of the very limited size of the subject property, this would transmit the vibrations associated with the required foundation pile driving, to the existing hi-rise buildings directly to the north and south of the site. The described substantial vibrations could cause damage to the foundations, walls and other critical parts of adjacent hi-rise buildings. This is a potentially SERIOUS damage, which should NOT be allowed to take place.

Reason No. 2

Because of the limited LEVEL area of the project site, a substantial portion of the proposed new hi-rise tower would have to be built over the existing steep bluff at the east end of the lot.

There is no known engineering study that confirms that the bluff can support the weight of the proposed tower.

FILE NO. 170406 (cont'd.)

Reason No. 3

The proposed tower would ignore and be a direct contradiction of the City of Milwaukee's "Comprehensive Plan - Northeast Side"

(Mandated by State of Wisconsin, Wisconsin Statutes Section 66,1001, adopted by City of Milwaukee, Common Council September 1, 2009, File No. 071407).

Specifically Section "6E – Prospect Avenue Corridor" states, among other recommendations:

- a) "New hi-rise towers should have a Porte Cohere that allows for off – street loading, pick-up and drop-off."
- b) "Traffic problems arising from the lack of individual property loading areas..... needs to be addressed".
- c) "Consider traffic impact of prospective development over time and potential negative impact on the area's quality of life".

Reason No. 4

In 2008 a different developer proposed building a THIRTY-FIVE (35) unit residential development. That proposal and the required re-zoning was approved by the City of Milwaukee.

The current request proposes an approximately ONE – HUNDRED NINETY-TWO (192) unit residential development. That results in a more than FOUR - HUNDRED PERCENT (400% +) INCREASE in the number of units on the very limited site. This massive concentration of residential units on the limited size property is NOT ACCEPTABLE.

Because of the above listed reasons, the current rezoning should NOT be approved.

Respectfully yours:

Eriks Krumins
(current residents of adjacent bldg.)

Inara S. Krumins

cc: Mayor Tom Barrett, Commissioner Rocky Marcoux (DCD),
Common Council, Alderman Robert Baumann.

