

KENNETH V. AND ANNE JANTY HALLETT
1430 N. ASTOR STREET
MILWAUKEE, WI 53202

September 6, 2017

Re: Goll Mansion site redevelopment

Gentlemen and Ladies of the Milwaukee Common Council:

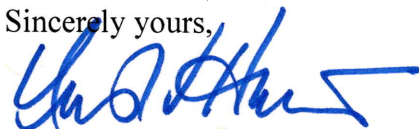
We live approximately four blocks from the Goll Mansion site. As area residents, we strongly oppose the revised proposal to redevelop that site.

- The proposed development is far too dense. Its scale - extremely narrow setbacks from the lot lines, encroachment on the bluff, small units - is out of keeping with the neighborhood, nearby buildings, and the Prospect Avenue master plan.
- The character of the development is also out of place; while the neighborhood is primarily condominiums and upscale apartments, the proposed small apartment units are more likely to appeal to more-transient residents.
- The new building will cause increased congestion.
 - The sheer number of apartments and lack of adequate parking arrangements will have a ripple effect on parking in surrounding areas, given how tight parking already is on the lower east side.
 - Given the sheer number of proposed apartments, there are inadequate arrangements for moving and delivery trucks and other visitors, which will strain the already crowded Prospect Avenue.
 - The site of the proposed building makes it likely that yet more pedestrians will be crossing Prospect not using the crosswalks, making driving more hazardous.
 - The increased number of vehicles using the driveway into the building will make walking in the area more dangerous.
- Even as revised, the proposal severely encroaches on the bluff and the Oak Leaf Trail, which will diminish the Trail and lakefront access for the Trail's high number of users.
- While we generally favor historic preservation, the Goll Mansion is already in a poor state of repair from its prior owners. We are concerned as to whether it could withstand two moves. What assurances has the Houden group provided the City of Milwaukee in the event of significant damage or destruction from the moves?

We certainly would support appropriate development for the Goll site. However, the Houden proposal, even as amended from prior proposals, is simply not appropriate for the site and is likely to lead to a lower quality of life in the neighborhood.

Thank you for your consideration of our opposition. We hope that the Common Council will deny the pending request.

Sincerely yours,



Kenneth V. Hallett



Anne Janty Hallett