

From: JMB515@aol.com [mailto:JMB515@aol.com]
Sent: Thursday, August 10, 2017 2:03 PM
To: planadmin
Subject: Zoning change 1550 N. Prospect Avenue

I received a notice from the City Planning Commission regarding a public hearing relating to a proposed residential development at 1550 N. Prospect Avenue.

As I understand the proposal, it is for a 27 story apartment rental complex on the site of the historical Gall Mansion. Disregarding the historical significance of the Gall Mansion for the moment, the proposed structure will create a detrimental affect on the entire neighborhood. It is much too large for the existing lot. The proposed movement of the Gall Mansion twice to accommodate the construction is at best a gamble that it will survive the strain of moving twice. The move is nothing but an ill planned attempt to circumvent existing laws to protect the history of the city. Extending the structure over the cliff in the rear of the Gall Mansion will also create a safety hazard during its construction to residents of 1522 N. Prospect Avenue, Bon-Aire Apartment at 1560 N. Prospect, apartment at 1570 N. Prospect Avenue, The Wisconsin Conservatory of Music at 1580 N. Prospect and people walking on the trail below the cliff. Construction with its pile driving activity and associated vibrations along the cliff will affect all those who live in the immediate area and also place all current buildings and the historical Wisconsin Conservatory of Music building in jeopardy.

I would also like to address the need for additional apartments in this area. As a frequent walker in the area, I am well aware of the numerous apartment rental signs displayed in the immediate area; indicating a current over supply of residential units. Currently Northwestern Mutual Life in constructing a high rise apartment within site of the proposed location. There is another residential construction site a few blocks North of Brady on Farwell Avenue. Two smaller apartments are also under construction on Brady Avenue itself. Another high rise residential structure is about to enter the construction phase on this site of the old transportation hub which was recently demolished. There is also a residential project proposal pending at the intersection of Van Buren Street and Kilbourn Avenue on the site of two parking lots and a vacant building. These are all in addition to the recently constructed Kilbourn Tower, University Club Tower, The Breakwater, 1522 On

The Lake and the twin towers on Prospect and Lafayette. Ladies and gentlemen, please be reasonable and consider the impact of another high rise residential structure in this area.

If approved, the completed building at 1550 N. Prospect Avenue will create severe traffic congestion due to the increase of automobiles associated with the building's 190 plus units. Albion Avenue is already a traffic problem and the intersection of Albion and Farwell Avenue is the scene of numerous traffic accidents, not all of which are reported to the police. Farwell Avenue is currently a race track which is out of control. Add the projected flow of traffic and you will create a disaster of an uncontrollable proportion.

As I mentioned earlier, the Gall mansion has been declared a historical structure by the government and should be preserved. Circumventing this designation by attaching it to a modern 27 story building is an ill-conceived plan full of real problems and a concern to all residents of the city. Would anybody seriously consider attaching a high rise apartment to the Pabst Mansion or City Hall? I seriously doubt it would enter anybody's logical mind!

Zoning laws were established for a purpose! They were not enacted to be circumvented at a later date for the convenience of developers or anyone else; especially for financial gain. You have a very critical responsibility to protect our city and residents. I sincerely hope you consider the total impact of allowing a zoning change and vote against any and all attempts to destroy the city history, place existing structures at risk and jeopardize the entire area on Prospect Avenue.

Let's be realistic and consider there needs of our city and not the financial gains of greedy developers. Let's also seriously consider our city's historical footprints, the safety of our citizens, the detrimental affect it will have on the neighborhood, and the overabundance of living facilities currently in the area. I look forward to you, the guardians of our city to accept your responsibility and finally reject this proposal for any residential building on this site!

Respectfully,

John M. Bohler
Unit 902
1522 N. Prospect Avenue

Milwaukee, WI 53202