

Dear Planning Administration,

As condo owners and tax payers at 1522 N. Prospect I wanted to share our concerns about the proposed Goll Mansion development. I would like to make it clear that our view is not impacted by the proposed new condo.

I've seen the proposed project plan that the developer filed with the City of Milwaukee, and noticed that the east side of the building extends far down the existing bluff. Has the developer submitted any studies to you that indicate that the bluff is capable of supporting that sort of weight? I believe this study is critical to ensure the future safety of the new building and certainly others nearby that could be impacted by the construction and the weight of the final project.

Have you recently had an opportunity to walk or drive on North Prospect Avenue? At any given time, this street already is congested with delivery trucks, double-parked moving vans and steady vehicular traffic. Adding the contemplated street car line will likely further congest North Prospect. Have you considered the impact of adding a 192-unit apartment building to this already congested situation? I am also wondering if you were aware of the new building's limited parking for its tenants. With an average of one parking spot per apartment one can only imagine how much more of a parking shortage there will be in our neighborhood. In addition there is no plan for service vehicles or guest parking,

The proposed development plan calls for moving the historic Goll Mansion -- not once, but twice! I'm not an expert on such matters, but I've had an opportunity to visually inspect the Mansion. Even to the untrained eye, the Mansion -- in its current state -- could best be described as "fragile." I appreciate that the development plan calls for the Mansion's restoration, but how can you restore a building that's very likely to be destroyed in the process of being transported? 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.

I've had an opportunity to view the architect's rendering of what the proposed 1550 high rise will look like when it's finished. I have to admit, it's visually impressive -- but only when you consider it as a solitary structure standing alone in an empty field! Even with the modest reductions in height and east-west length in the current proposal, this building is simply too large and too dense to be shoehorned into the proposed location. I'm all in favor of sensible development as far as this site is concerned, but cramming a 26-story building onto the Goll lot simply isn't sensible -- by any reasonable measure.

Thank-you for your service and consideration.

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