

From: Carol Diggelman [mailto:diggelmanbc@att.net]
Sent: Friday, August 11, 2017 12:08 PM
To: planadmin
Cc: diggelmanbc@att.net; Marcoux, Rocky; Bauman, Robert; Mayor Tom Barrett; doughagerman@gmail.com; wolcott1522@gmail.com
Subject: Comments to City Plan Commission reference to file no. 170406

August 14, 2017

To the City of Milwaukee Plan Commission: Re file no. 170406

We are writing to object to Goll Mansion LLC's request to rezone the property at 1550 N Prospect Ave, Milwaukee 53202 and to urge you to oppose this request.

We have lived in the City of Milwaukee for the last 49 years. Bob worked for the NLRB, a Federal agency; Carol taught for 32 years at MSOE. Our daughter and son graduated from Milwaukee Public Schools. Four years ago, we sold our East Side home, lived in a Prospect Avenue apartment for four years and in July, 2017 purchased a condo in 1522 On the Lake. We made the offer to purchase when we learned that the Milwaukee Common Council had twice denied approval to the above project next door.

We have a number of concerns about this project. First, it exceeds current zoning of 186 apartments and 111,000 square feet; as proposed, it contains 192 + 8 units and 360,000 square feet. The last iteration now under consideration is basically the same proposal that failed to pass a supermajority vote of the Common Council in the past.

Second, the Goll House Mansion/high-rise building project is massive. It fills the lot, leaving a border of less than four feet from north and south lot lines. There will be virtually no natural areas on the site. To the east the building extends far down the bluff. No engineering studies were included that might indicate that the developer had considered and/or analyzed impacts of the massive foundation excavation and construction pile-driving on surrounding bluffs and buildings. Simply put—this building project is too large for the lot and very complex.

Third, we are concerned that the developers may not be adequately financed for the kinds of cost overruns possible with this project, including potential bluff issues, moving the Goll House Mansion twice and renovating this historic dwelling. A February 11, 2016 article of the *Milwaukee Journal Sentinel* indicated that an earlier iteration of this project was not able to obtain financing. Later Associated Bank acquired the property after the developers were unable to repay a bank loan. A July 26, 2016 *Milwaukee Journal Sentinel* article indicates that the developers were asking to exceed the current zoning because under current zoning the building would not be economically feasible. This project seems economically fragile with the potential to be a liability to the City and to the neighbors.

If the latest plan indicates that the developer plans to apply for US Green Building Council LEED certification, we missed it. If they don't intend to apply for LEED certification, the list of 'low hanging fruit' green building components included in the last document could be described as 'green washing' this project.

Based on these and other concerns not discussed (traffic safety), we urge you to oppose this rezoning proposal.

Best regards,

Robert Diggelman and Carol Diggelman

1522 N Prospect Ave. Unit 304

Milwaukee, WI 53202

diggelmanbc@att.net

Robert cell (414 232 2658); Carol cell (414.232.3739)