

Re: file #170406

I am concerned about the scope of the proposed development at 1550 N. Prospect. I feel it is just too big for the site, with my main concern focused on bluff stability. I know that there have been past issues with bluff drift or erosion which needed to be addressed, both at the Landmark and at Juneau Park. Of the 14 residential buildings on the East side of Prospect between Lafayette and Ogden, most have only their parking structures or terraces extend over the crest of the bluff. Only 2, Harborside (see JPG -0381) and the Jewish Center (see JPG-0391) have the heavy high-rise part of the building extending past the crest of the bluff. The former is 14 stories, the latter 12 stories. The current proposal for this 26 story building will place the full weight of the high-rise portion of the building past the bluff by about 35 ft, and includes pile-driving very close to the 100 year old retaining wall. As Landscape Committee Chairman here at 1522, I have had to address erosion issues, and have been told by Brian Russart, Natural Areas Coordinator for Milwaukee County, that we are responsible for any bluff erosion occurring on our property. I would want assurances from the developer, with guarantee by the city, that this construction and building weight will not effect the stability of the bluff, either at their site, or adjacent sites such as ours.

Another concern I have in viewing this project is the impact it will have on preserving the park-like setting of the Oak Leaf Trail (see JPG-0376) This is a lovely, well used biking and hiking trail. Currently there are only a few buildings which can be seen from the trail. Not only would this building be seen, it would loom over the trail, due to the position of the high-rise portion, so close to the retaining wall. When our building was in planning, we were asked to change our design so the terrace and parking were at the Eastern face; as a result, the wall of the parking garage can barely be seen through the vegetation.

I would encourage you in decision-making roles, to walk Prospect Ave and the Oak Leaf Trail, consider the impact this building will have on our neighborhood. In a scaled-down version, development at this site, especially to assure preservation of the Goll Mansion, is welcomed by us at 1522. Please consider requesting revisions to this current proposal.

Sincerely, Ellen Driscoll

