

**From:** Eva Stefanski [mailto:eteamski@gmail.com]

**Sent:** Thursday, August 10, 2017 3:00 PM

**To:** planadmin

**Cc:** Bauman, Robert; doughagerman@gmail.com; Murphy, Michael (Alderman); Perez, Jose; Witkowski, Terry; Marcoux, Rocky; Mayor Tom Barrett; wolcott1522@gmail.com; Bohl, James; Zielinski, Tony; Kovac, Nik

**Subject:** DPD Submittal File#170406

To the City Planning Commission:

As a newer resident to 1522 on the Lake on Prospect Avenue, I am deeply disappointed that the City of Milwaukee continues to entertain the current proposed project plan for 1550 North Prospect Avenue. One year ago, I moved out of The Edge on Commerce Street because the rampant development in that neighborhood, which lacked the necessary infrastructure upgrades and parking enhancements, became a morass of constant congestion and street noise. Now, only a year later, I find myself in the same position of watching a diverse and accessible community in the city give way to oversized development projects that threaten the livability and appeal of the neighborhood.

This particular development is out of proportion to the proposed site and jeopardizes not only the accessibility and atmosphere of Prospect Avenue but also threatens the health of the bluff which is under continual threat of erosion. The proposed project plan extends far down the bluff without providing documentation to demonstrate how this bluff will resist wear and erosion under the weight of the building. Has there been a study that unequivocally shows the bluff beneath the proposed building and of the adjacent buildings can withstand the levels of damage done by the construction and the ensuing weight of the resulting building? This is critical information that should be required before such a project is considered.

Additionally, North Prospect Avenue is a highly productive thoroughfare for the city. As a result, traffic is constant and parking rarely available. I travel that street daily and on most days I see an average of 3-5 utility trucks, moving vans and delivery trucks every morning. The proposed project includes 1 parking stall per residential unit, but 49% of those units are 2-3 bedroom units making the building's ability to address all of the residents' parking needs unrealistic. If the project is build as proposed, traffic and parking on North Prospect Avenue will exceed the capacity of what this street can handle. This situation will be further complicated by the addition of the street car line. North Prospect Avenue is one of the most desirable streets in the city for its livability and its access to great shopping and dining. Keeping people downtown is about making that experience easy, accessible and pleasant. Adding the additional traffic congestion of a 192-unit building to North Prospect will diminish the appeal of the neighborhood, increase road ware and traffic, and potentially lead to more accidents.

Finally, moving the historic Goll Mansion two times, as the project proposes, seems unrealistic given the state of the building. As there has not been a considered effort to maintain this designated landmark, the building now is in a state of serious disrepair visible to any person

just walking along the street. Is there documentation outlining how the preservation and integrity of the mansion will be maintained through multiple moves? The issues surrounding this landmark and its preservation must be more seriously addressed. Milwaukee has already lost too many valuable historic buildings under the guise of progress. Please respect our city's heritage by not letting another historic mansion fall prey to this kind of aggressive development.

I understand and accept that the site at 1550 North Prospect Avenue provides an exciting opportunity for fresh development in an old and much beloved neighborhood. My objection is not to new development, but to this particular high rise. Even with the minor reductions in height and length included in this latest proposal, the building is realistically too large and dense for the proposed site. The space, the views, this history and the access that North Prospect Avenue provide are what make this a vital area to the city's people and culture. Future development must be in scale with what the infrastructure, traffic patterns and land can support. Please do the right thing for our street and this city by preventing this project from moving forward.

Sincerely,  
Eva A. Stefanski