

From: [Milwaukee Alder](#)
To: [Bohl, James](#); [Rainey, Khalif](#); [Coggs, Milele](#); [Kovac, Nik](#); [Stamper II, Russell](#); [Lee, Chris](#)
Cc: [Murphy, Michael \(Alderman\)](#); [Hamilton, Ashanti](#); [Johnson, Cavalier](#); [Bauman, Robert](#); [Donovan, Robert](#); [Lewis, Chantia](#); [Perez, Jose](#); [Witkowski, Terry](#); [Zielinski, Tony](#); [Mayor Tom Barrett](#); [Borkowski, Mark](#)
Subject: Letter to Zoning, Neighborhoods and Development Committee
Date: Thursday, September 14, 2017 3:55:15 PM

To the City of Milwaukee Zoning, Neighborhoods and Development Committee: 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; 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 for the Goll Mansion LLC's project.

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 200 units and 360,000 square feet (about 8% increase in the number of units and 224% increase in 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. Walking down Prospect Avenue, we observe that there is significantly more space between other high rise buildings and their lots lines. There are virtually no natural areas planned for the site. To the east the building extends far down the bluff. No engineering studies were included to indicate that the developer had considered and/or planned to measure impacts of the massive foundation excavation and construction on surrounding bluffs and buildings. Simply put—this project is too large for the lot.

Third, we are concerned about potential cost over-runs for this project related to bluff excavation, damage to neighboring foundations, damage to the Goll House Mansion from two moves and its renovation. 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 developers default.

Based on these and other concerns not discussed (traffic safety; the large number of new apartment buildings in the area and old buildings in the area with 'first month free' rent signs), we urge you to oppose this project based on its exceedance of current zoning requirements, its size and complexity and its potential to be a liability to the City and neighbors.

Best regards,

Robert Diggelman and Carol Diggelman

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