

From: [Milwaukee Alder](#)
To: [Murphy, Michael \(Alderman\)](#); [Hamilton, Ashanti](#); [Johnson, Cavalier](#); [Kovac, Nik](#); [Bauman, Robert](#); [Bohl, James](#); [Coggs, Milele](#); [Rainey, Khalif](#); [Donovan, Robert](#); [Lewis, Chantia](#); [Perez, Jose](#); [Witkowski, Terry](#); [Zielinski, Tony](#); [Stamper II, Russell](#); [Mayor Tom Barrett](#); [Lee, Chris](#); [Borkowski, Mark](#)
Subject: Proposed development of the Goll mansion location
Date: Thursday, September 14, 2017 3:23:58 PM

Dear Common Council Members,

My name is John McDermott. My wife Chris and I live in the 1522 building on Prospect. I am an engineer by education and deal with technology on a regular basis at Rockwell Automation. We live on the south side of the building so our view will not be affected by the proposed development. However, we do have a number of comments we'd like to make about the planned development and the impact it'll have on the neighborhood.

1.) SCALE: The proposed building is a very large building for the space available on the lot. I believe one of the decision criteria should be an assessment as to whether the building design reasonably fits the space available. There are a number of concerns that originate with the sheer size of the building.

- a. 40% of the structure has to be built over the bluff. I have not seen any engineering studies that define what type of footings will be deployed and whether the bluff can support the building structure as designed. I believe these should be submitted and reviewed before a decision can be made.
- b. I have not seen any engineering studies that assess the stresses that neighboring buildings will absorb through the construction process. We should be aware of the probability that damage will occur in neighboring buildings and if so, who is responsible? This should be reviewed before a decision can be made.
- c. I walk and bike on the path below the bluff. While some of the buildings have used the bluff for an underground parking structure or a deck area behind the building, no one has extended all floors of the building that far east over the bluff. If built, the proposed building will impact the sight lines from the lake in a very negative way.

2.) TRAFFIC: Anyone that drives on Prospect Avenue in the morning or evening is aware of the current congestion we have. During rush hours, the street is at or over capacity with the current structures. This is a very large apartment building with (98) one bedroom units, (94) two or three bedroom units. The building is assuming that one of the 192 indoor parking spots available to each unit. There is no accommodation for a renter with two cars. This has the potential of putting an additional 100 cars on the street overnight. In addition to the additional pressure on street parking, I also see the following issues.

a. A certain percentage of apartments will be turning over every month. Each of these will require a truck to move the inhabitants out and another truck to move the new inhabitants in. Those trucks will have to park (or double park) on Prospect.

b. The growth of on-line shopping has expanded the number of deliveries to each building. This will only accelerate over the coming years. While this building claims to have two indoor spots for deliveries, my personal observations are that the delivery vehicles will double park in the street unless an easy in/easy out entrance is available.

c. There are 12 visitor parking spots at the proposed building. Anytime there are more than 12 visitors, we'll see more pressure on street parking.

3.) Historic Preservation: The Goll mansion was named a historical building for a reason. It's a beautiful building that is an example of Milwaukee's heritage. There are many uses for a building like this. It could be a small office building, government building, or medical facility. To allow an individual to take the risk of moving the building twice in order to make room for an oversized design on a lot too small seems at odds with the spirit and intent of historical preservation.

In closing, I'm not against development in the neighborhood. The lot was zoned for a smaller building because a smaller building is what reasonably fits on the lot. A building that's appropriate for the lot will also generate tax dollars and jobs. I ask that the common council review all of the facts and deny this request.

Chris and John McDermott
[1522 N. Prospect Ave](#)