

September 14, 2017

Honorable Members of the Milwaukee Common Council

Re: File 170406

We are requesting the Milwaukee Common Council to reject the change in zoning from Detailed Plan Development (DPD) to a new DPD for a multi-family residential development at 1550 North Prospect Avenue. The current applicant, Goll Mansion LLC, has submitted a new rezoning application to permit a 27-story, 192 unit residential building that is **almost identical** to the previous proposal for the same property that was rejected in 2016.

The massive size of this development (360,000 square feet) begs the question--**how safe is this project?** The developer has provided no engineering or geological study on the possible damaging effects on the bluff and on the surrounding buildings. Can the integrity of the bluff withstand this massive building? Can the foundations of surrounding buildings withstand this massive building?

We are also concerned about the safety issues raised due to the lack of space for emergency services in case of a fire. The lot is only 27,900 square feet. The developer has proposed a structure of 360,000 square feet. To fit this massive building on the lot will require the building to extend to the maximum permitted allowances from the lot lines. There will not be enough space for fire and other emergency vehicles to move into place along the north and south sides of the building. There will not be enough space for fire and emergency vehicles to fit into the driveway and approach from Prospect Avenue. It has the potential for a disaster waiting to happen.

We are not against developing the Goll Mansion property. We are against this development. Last year the developer was informed his original proposal was too large and needed to be modified. Unfortunately he has ignored the wishes of the neighborhood and city officials. The developer did not schedule any meetings with the neighborhood residents during the past year to work with the residents to come up a plan that would be acceptable to all. We find it hard to believe that the concerns of the neighborhood are of so little importance to this developer. Frankly, it shows a lack of respect for the neighborhood and a high degree of arrogance.

Thank you for your time and consideration.

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