

From: [Milwaukee Alder](#)
To: [Kovac, Nik](#); [Bohl, James](#); [Rainey, Khalif](#); [Lee, Chris](#); [Coggs, Milele](#); [Stamper II, Russell](#)
Cc: [Murphy, Michael \(Alderman\)](#); [Hamilton, Ashanti](#); [Bauman, Robert](#); [Johnson, Cavalier](#); [Donovan, Robert](#); [Lewis, Chantia](#); [Perez, Jose](#); [Witkowski, Terry](#); [Zielinski, Tony](#); [Mayor Tom Barrett](#); [Borkowski, Mark](#)
Subject: Goll Mansion Project
Date: Monday, September 18, 2017 10:49:48 AM

Honorable Members of the Zoning, Neighborhoods and Development Committee,

As a life-long resident and enthusiastic booster of Milwaukee, I am writing to strongly object to the proposed project on the site of the Goll Mansion. One need only look to the Northeast Side Comprehensive Plan (the "Northeast Plan") to understand why one must oppose this project. In addition, the building's current design poses significant safety hazards.

According to the Northeast Plan:

1. "...[F]or large highrise buildings, a porte cochere that allows for off-street loading, pick-up and drop-off may be desirable. Traffic problems arising from the lack of individual property loading areas, and pedestrian safety issues due to traffic speeds, need to be addressed."

2. Regarding Prospect Avenue --

- "Consider context sensitive ways of building on the east side of Prospect (e.g., taller, more slender towers that allow more light and air...)";
- "Consider traffic impacts of prospective development over time and potential negative impacts on the area's quality of life";
- "Establish standards for new construction that address preservation of historic districts and structures."

The project fails each of these standards. It has no circular drive to allow off-street pick-up and drop-off for the inordinate amount of moving vans and delivery trucks that will frequent a 200-unit building. The tower is anything but slender, spanning lot line to lot line. The project will have a clear negative impact on the area's parking situation. There is also a good chance the Goll Mansion will not survive the project intact. Keep in mind that the Northeast Plan was designed to prevent the long-term deleterious effect that projects which fail its standards will have on the tax base.

Finally, and perhaps most importantly, the project's close proximity to the 1522 building will not allow for fire equipment to be used on the shared side of the either building. This should be of great concern as it could result in a tragedy that could have been prevented.

I urge you to do the proper thing. Please reject this proposal rather than focus on the short-lived, monetary benefit it might provide. Thank you.

Sincerely,

Gary Lakritz
[1522 North Prospect Avenue Unit 605](#)
[Milwaukee, WI 53202](#)