

From: [Milwaukee Alder](#)
To: [Bohl, James](#); [Lee, Chris](#); [Rainey, Khalif](#); [Stamper II, Russell](#); [Coggs, Milele](#); [Kovac, Nik](#)
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: Concerns related to proposed change in zoning related to 1550 North Prospect
Date: Monday, September 18, 2017 10:47:37 AM

Honorable Members of the Zoning, Neighborhoods and Development Committee,

First, we'd like to thank you for the important work you have done to assure the integrity of our beautiful lakefront and bluff. By requiring engineering and geologically established zoning standards for size of building to lot size and assuring appropriate setbacks from the bluff, streets and neighboring buildings you have assured a safe and beautiful environment for people, buildings and the bluff.

We respectfully and strongly request that you reject the zoning to a new Detailed Planned Development for a multi-family residential development at 1550 North Prospect Avenue. Our objections are itemized below:

1. Maintaining the integrity of the Bluff: Safety issues cannot be overstated by the proposed size of the building requiring more than 40% of the building's footprint extending past the crest of the bluff. The weight on the bluff poses a hazard for the surrounding buildings. Damage to surrounding buildings is likely. Information we were able to access related to the erosion of Lake Michigan shoreline in Milwaukee and surrounding counties point to several man-made actions as well as natural conditions that accelerate bluff erosion and destruction. The proposed project includes several: new construction that does not have adequate set back from bluffs; height and steepness of the bluff involved, and; seasonal variability of precipitation and freezing/ thawing soil conditions. It is our understanding that no independent engineering or geological study has been required of the developer nor has proof of adequate liability insurance to support a "keep well" mandate for all surrounding neighbors of the developer been assured. This is very concerning to us and these requirements should be mandated!

2. Developer is not being held accountable: It is our understanding that no independent engineering and geological study has been required of the developer to assess safety to neighbors or the bluff of this size development on such a small lot. Additionally, we understand that the contractor's liability insurance is wholly inadequate to protect neighboring buildings from damage. We believe a "Keep Well" provision for all neighbors should be a minimum requirement of the developer.

Please remember that the residents of 1522 pay more than \$1.25 million annually in property taxes and of equal importance, many have worked many years (paid as well as volunteer) to help make our beautiful community a home for excellent health care, world renowned Art and Public Museums, athletic teams, educational facilities, banks, manufacturing, service and professional jobs available to all life style, economic, racial and ethnic citizens of Milwaukee.

We respectfully request that you reject the change in zoning to a new Detailed Planned Development for a multi-family residential development at 1550 North Prospect ave.

In summary, we believe this development is not consistent with the diligence and

care Milwaukee Zoning and Neighborhood Development has exercised to bring Milwaukee's lakefront to it's current beauty, accessibility and safety. We respectfully request that you reject this zoning change request.

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