

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: OBJECTION TO REQUESTED ZONING CHANGE
Date: Monday, September 25, 2017 1:30:59 PM

Milwaukee, WI.
September 24, 2017

To: The Honorable
Common Council Members
City of Milwaukee
City Hall
[200 E. Wells Street](#)
[Milwaukee, WI 53202](#)

RE: REQUEST FOR ZONING CHANGE
[1550 North Prospect Avenue](#)
[Milwaukee, WI 53202](#)
(File No. 170406)

Honorable Common Council Members:

The recently requested RE-ZONING of the subject property (also known as the GOLL HOUSE project) should be REJECTED because of the below listed reasons:

REASON No.1.

The proposed 192 living unit tower is just too MASSIVE for the rather limited, formerly SINGLE FAMILY residential site.

REASON No. 2.

In 2008 a different developer proposed a THIRTY – FIVE (35) unit residential tower for this site.

That proposal was approved by the City of Milwaukee.

The present proposal desires to develop a ONE- HUNDRED – NINETY – TWO (192) residential unit tower on the same site. That is greater than a FOUR – HUNDRED PERCENT (400 %) INCREASE in the number of units on a very limited site.

This unusual concentration of new residential units on this site is NOT ACCEPTABLE.

REASON No. 3.

The proposed residential tower would IGNORE and be in a DIRECT CONTRADICTION to the City's own adopted GUIDELINES for residential development in this area.

See "City of Milwaukee – Comprehensive Plan- Northeast Side"

(Mandated by State of Wisconsin, Wisconsin Statutes Section 66,1001., adopted by City of Milwaukee, Common Council, September 1, 2009, File No. 071407).

Specifically Section "6 E – Prospect Avenue Corridor" states, among other recommendations:

"Consider TRAFFIC IMPACT of prospective development over time and the NEGATIVE impact on the area's QUALITY of life".

(The NEGATIVE impact would be the addition of 192 NEW CARS to the already difficult traffic conditions on Prospect Avenue – see the "attachment" pictures of current traffic problems on Prospect Avenue).

REASON No. 4.

Because of the rather LIMITED LEVEL AREA of the project site, a SUBSTANTIAL portion of the proposed tower would have to be built over the the STEEP wooded BLUFF at the back of the property.

There is NO KNOWN engineering study, confirmed by on-site tests, that the BLUFF can support the WEIGHT of the proposed tower.

Because of the above listed reasons, the proposed re-zoning request should be REJECTED by the Common Council !

Respectfully yours,

Eriks Krumins

Inara Krumins

(current residents in one adjacent building)