

Kahler Slater

Milwaukee
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09/22/2025

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124 E Gorham Letter of Intent

Location

The project is located at 124 E Gorham St, just Northeast of the Gorham/Pinkney Intersection. This property is a contributing property in the Mansion Hill Historic District, which is listed in the National Register of Historic Places.

Proposed Lot Combination

We are proposing to combine 124 E Gorham St with 116 E Gorham, of which there is historical precedent. Referencing a 1902 Sanborn Map (See **Exhibit A** attached), these two properties were once joined as one. The lot combination was recently given conditional approval by landmarks.

Existing Structures

124 E Gorham (Carriage House)

This existing structure on site is a historic resource and is intended to remain on site as part of the new development. The structure is to remain intact, but reprogrammed/renovated on the interior and restored/rehabilitated on areas of the exterior. This structure is also to be moved and repositioned onsite to respect the property line that it currently encroaches.

116 E Gorham (Brown House)

This historic structure is to remain as is and will be connected to the new development through site circulation only.

Easements

We intend to establish an access/no-build easement on adjacent properties 130 E Gorham St and 121 E Gilman St to preserve the existing position of the carriage house (see site plan drawing in submittal package for more detail).

Proposed Development

The proposed development consists of a 4-story, 18-unit Multifamily Residential building, with 2 subgrade parking levels. The existing Carriage House is to be renovated and reprogrammed as an additional 4 units.

Project Goals

- Utilize a currently underutilized site and repurpose the existing Carriage House on site
- Provide more housing supply to the Mansion Hill neighborhood
- Blend the proposed development into the Mansion Hill District

Please see submittal drawing package for drawings and images supporting this document. We are pleased to provide a design solution that improves the conditions of this site and its surrounding context.

Thank you,

Joel Koeppen, AIA
Design Leader | Associate Principal

KAHLER SLATER, INC.

(See following page for **Exhibit A**)

Exhibit A

