

Dear All:

Good afternoon. I understand that a meeting of the City Plan Commission is scheduled for Monday, August 14, at which time the proposed development of the 1550 N. Prospect Avenue site will be considered. I further understand that the CPC currently is recommending that the development plan be approved.

In reviewing the agenda for the August 14 meeting, I noticed that several matters were "approved conditionally." Therefore, if the CPC is inclined to approve the Goll Mansion development, I would respectfully request that the Commission attach the following reasonable conditions to its approval:

1. Financing. The developer should be required to produce evidence that he has obtained committed construction financing. Merely possessing a "term sheet" or "summary of terms and conditions" from a lender does not create a legal obligation on the part of that lender to provide financing. Two themes that we keep hearing is that the planned development will "add to the tax base" and "create jobs." But neither of those things will happen unless the developer has financing to complete the project. Winning approval for the development, but then not being able to obtain construction financing, simply maintains the status quo -- and leaves the Goll Mansion to crumble.
2. Evidence that the bluff can support the weight of the Goll tower. The project details that are in the public record indicate that a substantial portion of the proposed Goll tower will rest past the crest overlooking the Oak Leaf Trail. The developer should be required to produce an engineering study or report that confirms that the bluff can withstand the weight of the tower without damage to the site and neighboring structures.
3. Alternatives to pile driving. At least one report that we have reviewed indicates that pile driving could cause substantial damage to the foundations of buildings adjacent to the 1550 site. The developer should be required to pursue comparable alternatives to pile driving (screw piles, pre-loading, caissons) that would reduce vibrations, etc.

4. Confirmation that the Goll Mansion can be successfully moved. The developer is touting that he will "restore the Goll Mansion." However, his plans call for the fragile Mansion to be removed from its foundations and transported closer to Prospect Avenue. The developer should be required to: (i) allow members of the CPC and Common Council to visually inspect the interior of the Mansion; (ii) submit a report from an independent third party that indicates that the Mansion can be moved as contemplated; and (iii) successfully re-locate the Mansion as a pre-condition to being allowed to build the tower.

Four conditions. Plain and simple. The developer's reluctance or refusal to agree to *any* of these requests should raise a red flag for the CPC. Thank you -- in advance -- for your thoughtful consideration of these points. Of course, if you have any questions about any aspect of the foregoing or if you would like to discuss further, I would welcome the opportunity to continue the dialogue.

Best regards,

Your Milwaukee neighbor,

Dave



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