

..Number

170817

..Version

PROPOSED SUBSTITUTE A

..Reference

170406

..Sponsor

ALD. BAUMAN

..Title

Substitute resolution relating to a Memorandum of Understanding between Goll Mansion LLC and the City of Milwaukee for the preservation of the Frederick T. and Eleanor Goll House in conjunction with Goll Mansion LLC's development of the property located at 1550 North Prospect Avenue.

..Analysis

This resolution directs the City Attorney to prepare, and the proper City officials to execute, a Memorandum of Understanding between Goll Mansion LLC (and any and all future owners of the property at 1550 North Prospect Avenue) -- the "Developer" -- and the City that contains terms and conditions substantially the same as the following:

1. Developer shall successfully move, and subsequently restore and preserve, the Frederick T. and Eleanor Goll House to the satisfaction of the City's Historic Preservation Commission.
2. Prior to issuance of any building permits for the project at 1550 North Prospect Avenue, Developer shall deposit, in an escrow account approved by the appropriate City officials, the sum of \$1,000,000.
3. If Developer fails to successfully move the Goll Mansion, or to properly restore and preserve the structure following its relocation, the City Comptroller shall transfer the \$1,000,000 from the escrow account to the Housing Infrastructure Preservation Fund capital account. If the Developer successfully moves the Goll Mansion, and properly restores and preserves it upon relocation, the City Comptroller shall promptly return all funds in the escrow account to Developer.

..Body

Whereas, Goll Mansion LLC (the "Developer") has requested a change in zoning, from Detailed Planned Development to a new Detailed Planned Development, for multi-family residential development of the property located 1550 North Prospect Avenue; and

Whereas, This change in zoning would be effectuated by Common Council ordinance File Number 170406; and

Whereas, The Frederick T. and Eleanor Goll House ("Goll Mansion") is a City of Milwaukee-designated historic structure located on the property at 1550 North Prospect Avenue upon which the Developer proposes to construct a modern, 27-story apartment tower; and

Whereas, The Goll Mansion is an outstanding example of Elizabethan/Jacobean Revival residential architecture that was designed by famed Milwaukee architects Ferry and Clas and is one of the last remaining grand mansions that once lined the city's "Gold Coast"; and

Whereas, The preservation of historic structures is tantamount to maintaining and growing Milwaukee's property values, connecting residents to the city's rich history, and sustaining the attractiveness of the built environment in Milwaukee's older neighborhoods; and

Whereas, The Developer, in order to induce Historic Preservation Commission approval of a requested certificate of appropriateness, and Common Council approval of the requested zoning change, has represented orally and in written submissions supporting these requests that it intends to move and preserve the Goll Mansion, rather than demolish it; and

Whereas, The City of Milwaukee and its residents would suffer irreparable harm if this architectural treasure, the Goll Mansion, were demolished as part of the Developer's redevelopment of 1550 North Prospect Avenue; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the City Attorney is directed to draft a memorandum of understanding between Goll Mansion LLC (and any and all future owners of the property at 1550 North Prospect Avenue) -- the "Developer" -- and the City of Milwaukee relating to Goll Mansion LLC's development of the property at 1550 North Prospect Avenue; and, be it

Further Resolved, That the Memorandum of Understanding shall contain, at a minimum, terms and conditions that are substantially similar to the following:

1. Developer shall successfully move, and subsequently restore and preserve, the Frederick T. and Eleanor Goll House ("Goll Mansion") to the satisfaction of the City's Historic Preservation Commission.
2. Prior to issuance of any building permits for the project at 1550 North Prospect Avenue, Developer shall deposit, in an escrow account approved by the appropriate City officials, the sum of \$1,000,000. The Department of Neighborhood Services shall issue no permits for the project until this money has been deposited in the escrow account.
3. If Developer fails to successfully move the Goll Mansion, or to properly restore and preserve the structure following its relocation, as determined by the Historic Preservation Commission, the City Comptroller shall transfer the \$1,000,000 from the escrow account to the Department of City Development-administered Housing Infrastructure Preservation Fund capital account (0339 9990 R999 UR04817000A). If the Developer successfully moves the Goll Mansion, and properly restores and

preserves it upon relocation, as determined by the Historic Preservation Commission, the City Comptroller shall promptly return all funds in the escrow account to Developer.

; and, be it

Further Resolved, That the proper City officials are directed to execute this Memorandum of Understanding with the Developer; and, be it

Further Resolved, The City Comptroller is directed to establish the accounts necessary to carry out the intent of this resolution, and to accept deposit and transfer and disburse funds as necessary to carry out the intent of this resolution.

..Requestor

..Drafter

LRB169834-2

Jeff Osterman

09/18/2017