



## Waukesha Preservation Alliance

P.O. Box 1862  
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[www.waukeshapreservation.org](http://www.waukeshapreservation.org)

To Members of the Waukesha County Public Works Committee,

As president of the Waukesha Preservation Alliance, I would like to provide you with additional details regarding the Moor Mud Baths/former HHS building. Upon review of this information, it is our hope that you will consider tabling your vote on this important matter.

- The Moor Mud Baths/Grandview Resort is listed on the **National Register of Historic Places** and the **State Register of Historic Places**. It has earned these distinctions because it is a relatively intact example of a resort from the Springs Era.
- As a government entity in possession of a National Register property, the County must follow state statutes. Specifically Statute 66.1111 (4) states that in the earliest stages of planning, the government entity must identify if it will impact a historic property. If there is an impact, then the government entity needs to contact the state historic preservation officer and it must go through compliance.
- The property is also a **designated local landmark in the City of Waukesha**. The entire site is designated, including the golf course, clubhouse, and springhouse. According to the City of Waukesha's Landmarks Ordinance, no designated building, structure, or improvement can be demolished without a permit. The owner or agent in charge of a landmark or property within a Historic District must file an application with the Planning Department. There is a very specific protocol that must be followed. It is our understanding that the **City of Waukesha was not formally notified of the proposed demolition of this building and the request for de-listing.**
- The historic designations are not dependent on the interior of the building. Only the exterior of the building and the other elements of the site (i.e. golf course, springhouse, and clubhouse) are the basis for the designation. In addition, the historic designations were completed after the additions were already on the building. Thus, these additions do not detract from the historic nature of the site. Previous alterations to the site went through the Landmarks Commission.
- By choosing to sell the building for a very low cost to a developer, the County and the taxpayers would save the demolition cost (\$3.3 million dollars per the newspaper article in the Waukesha Freeman dated January 11, 2014). A developer could utilize the historic tax credits for commercial buildings, which have now increased to 40%. This would also return the building to the tax rolls and generate property tax dollars. Possible uses for the building include law offices, senior housing, etc. To alleviate the parking issues, the dormitory addition could be removed. Also, the \$3.3 million dollars could be used to fund a parking structure across the street from the main entrance to the courthouse.
- There is also the possibility for the County to partner with a private developer who can utilize the historic tax credits. This would be a public-private venture to redevelop this historic building.

Thank you for your consideration of our request. If you would like additional information, please contact me at 262-278-6658 or via e-mail at [memery@waukeshapreservation.org](mailto:memery@waukeshapreservation.org).

Best regards,

Mary Emery  
President, Waukesha Preservation Alliance