



January 2, 2013

City Clerk James Owczarski
Attn:
Office of the City Clerk

Commissioner Art Dahlberg
Dept. of Neighborhood Services

Commissioner Richard Marcoux
Attn: Elaine Miller
Department of City Development

City Attorney Grant F. Langley
Attn: Tom Miller
Office of the City Attorney

Commissioner Ghassan Korban
Attn: Michael Loughran
Department of Public Works

City Engineer Jeffrey S. Polenske
Attn: Michael Loughran

Re: Air space lease petition from Georgetown LLC

Dear Committee Members:

In accordance with Section 245-14 of the Milwaukee Code of Ordinances, I am forwarding to you materials relating to an application for an air space lease filed by Georgetown LLC. The lease is being requested for a portion of street façade along N Prospect Ave and along E Ivanhoe Pl. The property address is 2217 N Prospect Ave.

I am asking that the City Clerk prepare the appropriate file for introduction at the next Council meeting.

I am asking that all of you review the enclosed materials in preparation for a meeting in January to discuss these submittals and the committee's recommendation regarding this lease.

Should you require additional information from the applicant, please give me a call at ext. 8480.

Thank you.

Sincerely,

Linda Eichhorst
Development Center

Attachments

Cc: Ald Nik Kovac
Robert Joseph

City of
Milwaukee
Development Center



Air or Subterranean Space Lease Petition

809 N. Broadway, 1st Floor / Milwaukee, WI 53202-3617 / 414-286-8208

**Submit this application with \$200 application fee to:
Milwaukee Development Center
Make check payable to City of Milwaukee.
Application fee is non-refundable.**

Date 12/21/12

TO THE HONORABLE, THE COMMON COUNCIL OF THE CITY OF MILWAUKEE:

The undersigned Robert Joseph c/o Georgetown LLC

(state whether petitioner is an individual, co-partnership, Wisconsin or foreign corporation)
respectfully petitions the Common Council of the City of Milwaukee, according to the provisions of Section 66.048(3) and (4) of the Wisconsin Statutes, that the following space lease be granted:
Portion of street facade along Ivanhoe Place and portion of street facade along Prospect Avenue, as shown on the attached Easement Exhibit.


of which building plans, plot plans and descriptive data showing the elevations, locations, height and size of the proposed structure and its relationship to adjoining buildings are herewith submitted.

The petitioners are the owners in fee of the following described real property:

The Easterly 125 feet of Lots 9, 10 and 11, in Block 27, in Glidden and Lockwood's Addition in the Northwest 1/4 of Section 22, Town 7 North, Range 22 East, City of Milwaukee, County of Milwaukee, State of Wisconsin.

also known by street and number as 2217 N Prospect and n/a
which property is located on both sides of that portion of the (street, alley or) to be so leased.

This petition is subject to such terms and conditions as may be agreed up on between the City of Milwaukee and the petitioner, which terms and conditions shall be set forth in a written lease pursuant to Section 66.048(3) and (4), Wisconsin Statutes. The leasing of such space shall be subject to a determination by the Common Council of the City of Milwaukee that such space is not needed for street, alley or other public purpose and that the public interest will be served by such leasing, and upon such determination as shall be authorized by ordinance duly passed by the City of Milwaukee.

Signature 
Address 117 N Jefferson
Phone 414 277 7771

Corporation, firm or society Georgetown LLC

Address 117 N Jefferson

Title or office held in same

DOC.# 10197055

RECORDED
12/21/2012 08:17AM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: \$30,000
TRANSFER FEE: \$3,000.00
FEE EXEMPT #: 0

This document has been electronically recorded and returned to the submitter.

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED

Document Number _____ Document Name _____

THIS DEED, made between BV Prospect I, LLC, a Wisconsin limited liability company

("Grantor," whether one or more), and GeorgeTown, LLC, a Wisconsin limited liability company

("Grantee," whether one or more).
Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

The Easterly 125 feet of Lots 9, 10 and 11, in Block 27, in Glidden and Lockwood's Addition in the Northwest 1/4 of Section 22, Township 7 North, Range 22 East, City of Milwaukee, County of Milwaukee, State of Wisconsin.

Recording Area
Name and Return Address
Brad Dallet
Whyte Hirschboeck Dudek s.c.
555 East Wells Street, Suite 1900
Milwaukee, WI 53202-3819

366-0284-8
Parcel Identification Number (PIN)

This is not homestead property.
(#) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except: municipal and zoning ordinances and agreements entered under them; recorded easements; recorded building and use restrictions and covenants; and those items set forth on EXHIBIT A.

Dated December 20, 2012

BV PROSPECT I, LLC
By BV/LP, LLC, a Manager
By Boulder Venture 21, LLC, Manager

(SEAL) By: _____ (SEAL)
* Robert E. Schmidt III, Managing Member

(SEAL) _____ (SEAL)
* _____

AUTHENTICATION

Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

personally came before me on December 20, 2012
the above-named Robert E. Schmidt, III as Managing Member of Boulder Venture 21, LLC, Manager of BV/LP, LLC, Manager of BV Prospect I, LLC
is me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Lucas N. Roe, Esq.

* John L. Witek
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 5/24/15)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
SPECIAL WARRANTY DEED ©2003 STATE BAR OF WISCONSIN FORM NO. 6-2003
*Type name below signatures. IN-P-PRO™ www.intelproforms.com

EXHIBIT A

1. Encroachment of building principally located on the Property on to the property located to the North to the extent of 0.23 feet and onto the property adjacent to the East to the extent of 0.20 feet.
2. Terms and conditions of Right-of-Way recorded in the Office of the Register of Deeds of Milwaukee County, Wisconsin as Document Nos. 1085574, 1412716 and 8788506.
3. Temporary Easement Agreement recorded in the Office of the Register of Deeds of Milwaukee County, Wisconsin on December 15, 2011, as Document No. 10063558.

