



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.

Revision #4
12.13.21

Date 7/27/2021

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

The undersigned Wisconsin Center District

(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:

Reference attached legal description for air rights at Vel R. Phillips Ave.

- Building overhang

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:

400 W. Wisconsin Ave
Milwaukee, WI 53203

also known by street and number as 400 and W Wisconsin Ave
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 400 W Wisconsin

Phone (414) 908-6900

Corporation, firm or society WCD

Address _____

Title or office held in same _____

ATTACHMENT OF THE APPLICATION

TO: TECH TEAM, 809 N. BROADWAY, MILWAUKEE, WI 53202
FROM: DAN WEISS, CAA ICON
SUBJECT: WISCONSIN CENTER EXPANSION AIR RIGHTS - CONTACTS
DATE: ~~7/27/2021~~ **Revision #4 to City on 12.13.21**
CC: MIKE ABRAMS, CAA ICON; DAWN SCHMIDT, CITY OF MILWAUKEE

Contacts for the Wisconsin Center Expansion Air Rights:

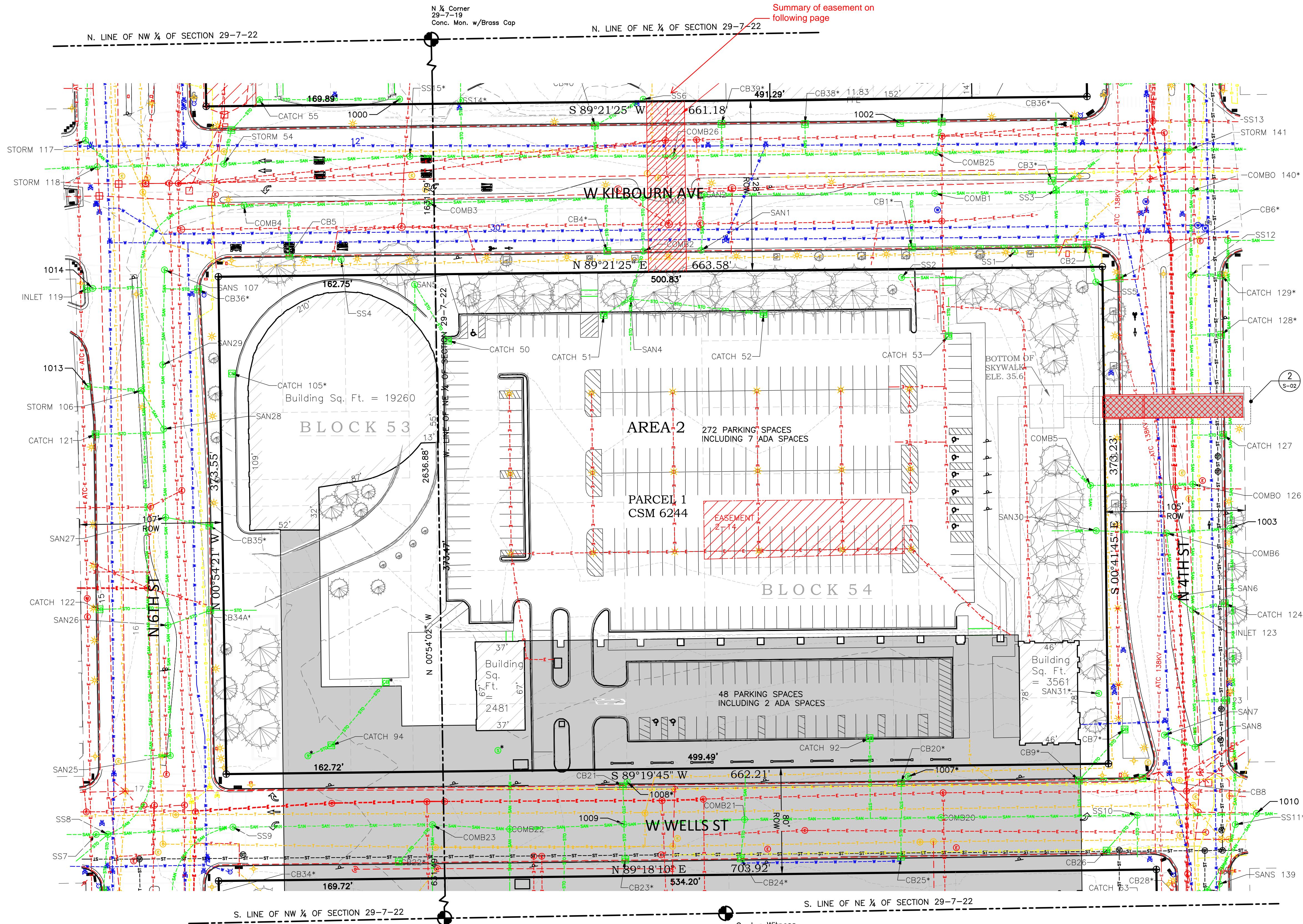
Dan Weiss
CAA ICON (Owner's Representative)
414.345.0110
daniel.weiss@caaicon.com

Mike Abrams
CAA ICON (Owner's Representative)
303.210.7860
mike.abrams@caaicon.com

ALTA/ACSM LAND TITLE SURVEY

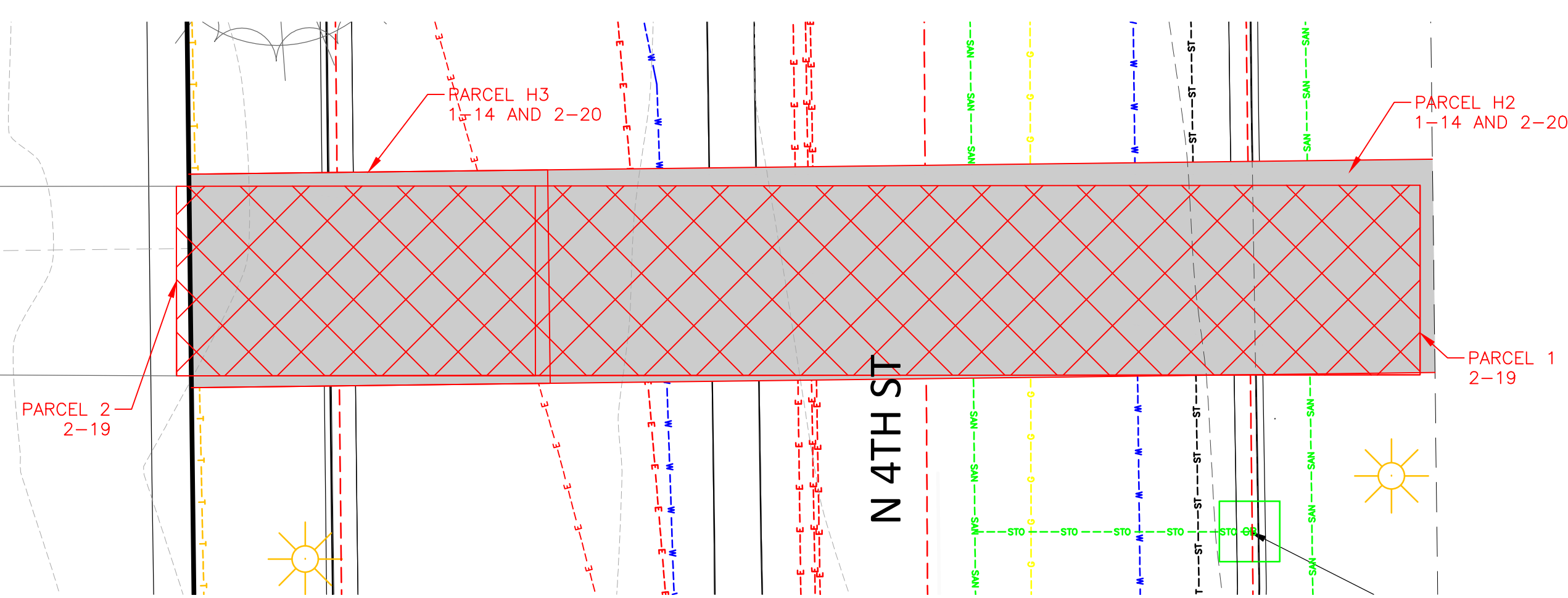
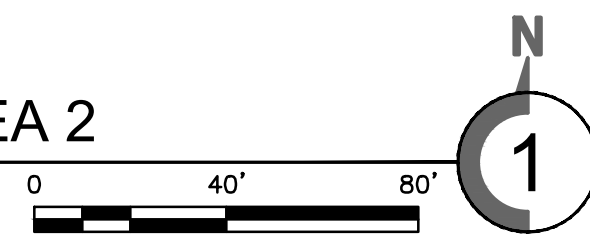
BEING IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

Summary of easement on
following page



ALTA/ACSM AREA 2

SCALE: 1" = 40'



EASEMENT DETAIL

SCALE: 1" = 10'



DIGGERS HOTLINE:

DIGGERS HOTLINE PLANNING-LOCATE REQUESTS WERE PLACED ON 11/12/2019. MARKS AND FIELD EVIDENCE OF UTILITIES WERE LOCATED AND MAPPED 11/25/2019. FIELD LOCATIONS WERE COMPARED TO AS BUILT PLANS AND UNMARKED UTILITIES WERE ADDED WHEREVER POSSIBLE.

TICKET NUMBERS:
20194603779 - W. WISCONSIN AVE.
20194603820 - W. WELLS ST.
20194603850 - W. KILBOURN AVE.
20194603870 - W. STATE ST.
20194603905 - N. 6TH ST.
20194603925 - N. 4TH ST.

UTILITY DISCLAIMER:

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING UTILITIES.

BENCH MARK INFORMATION:

BM #1
HYDRANT AT THE SE CORNER OF 4TH ST. AND KILBOURN ST.
N. BOLT TOP FLANGE, ELEV.: 12.07

BM #2
HYDRANT AT THE SW CORNER OF 6TH ST. AND KILBOURN ST.
N. BOLT TOP FLANGE, ELEV.: 17.23

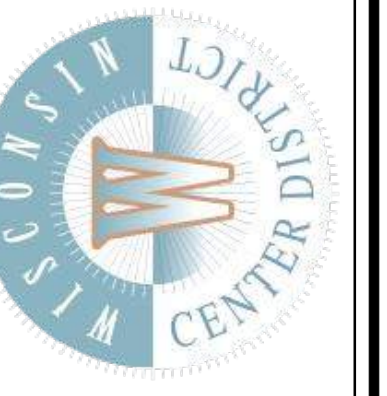
UTILITY PROVIDERS:

| | |
|-------------------------------------------|----------------|
| American Transmission | (262) 446-9821 |
| AT&T Transmission | (800) 241-3624 |
| MCI | (800) 289-3427 |
| City of Milwaukee | (414) 286-3250 |
| Milwaukee Metropolitan Sewerage District | (414) 617-6083 |
| Windstream | (800) 289-1901 |
| AT&T Distribution | (262) 446-9821 |
| Time Warner Cable | (414) 228-5179 |
| Uniti Fiber LLC | (262) 446-9821 |
| WE Energies | (414) 563-0051 |
| WE Energies | (414) 221-2290 |
| State of Wisconsin Division of Facilities | (608) 266-1485 |
| Level 3/ Centurylink | (877) 366-8344 |
| Wisconsin DOT Southeast Region | (603) 288-9175 |
| US Signal | (616) 430-7327 |

LEGEND:

- ⊕ - CHISELED X/T PROPERTY CORNERS SET
- - SANITARY SEWER MANHOLE
- - WATER MANHOLE
- ⊕ - WATER VALVE
- ⊕ - FIRE HYDRANT
- ⊕ - CATCH BASIN
- ⊕ - STORM SEWER MANHOLE
- ⊕ - ELECTRICAL MANHOLE
- ⊕ - BES FROM PLANS
- ⊕ - COMMUNICATIONS MANHOLE
- ⊕ - STEAM MANHOLE
- ⊕ - SIGN
- ⊕ - LIGHT
- ⊕ - POLE BOX
- ⊕ - UTILITY POLE
- ⊕ - GAS VALVE
- ⊕ - TRAFFIC LIGHT
- ⊕ - TREE (CONIFEROUS/DECIDUOUS)
- ⊕ - BES ELECTRICAL VAULT
- - SANITARY SEWER
- - WATER MAIN
- - STORM SEWER
- - STEAM UTILITY
- - ELECTRICAL UTILITY
- - TELECOMMUNICATIONS UTILITY
- - GAS UTILITY
- - WIND ELECTRICAL UTILITY
- - BES UTILITY
- - TRAFFIC LANE MARKING
- - PARKING LOT MARKING
- - BUILDING
- - OVERHEAD BUILDING

COLLINS ENGINEERS & SURVEYORS
2003 West Howard Avenue
Milwaukee, WI 53224
Phone: 414-282-6955
Fax: 414-282-6955



Area 2
ALTA/ACSM Land Title Survey
Wisconsin Center District

Milwaukee, WI

| NO. | DATE | DESIGN BY | DESCRIPTION |
|-----|-----------|-----------|--------------------------------|
| 1 | 2/07/2020 | DLK | ALTA REVISIONS/138 KV LOCATION |

CEI PROJECT: 60-12124

DESIGN BY: DLK

DRAWN BY: MDG

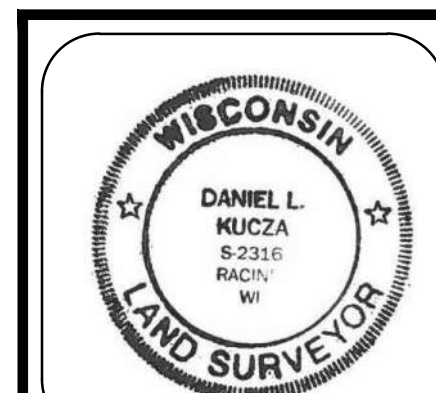
CHECKED BY: DLK

DATE: 02/03/2020

SCALE: 1" = 40'

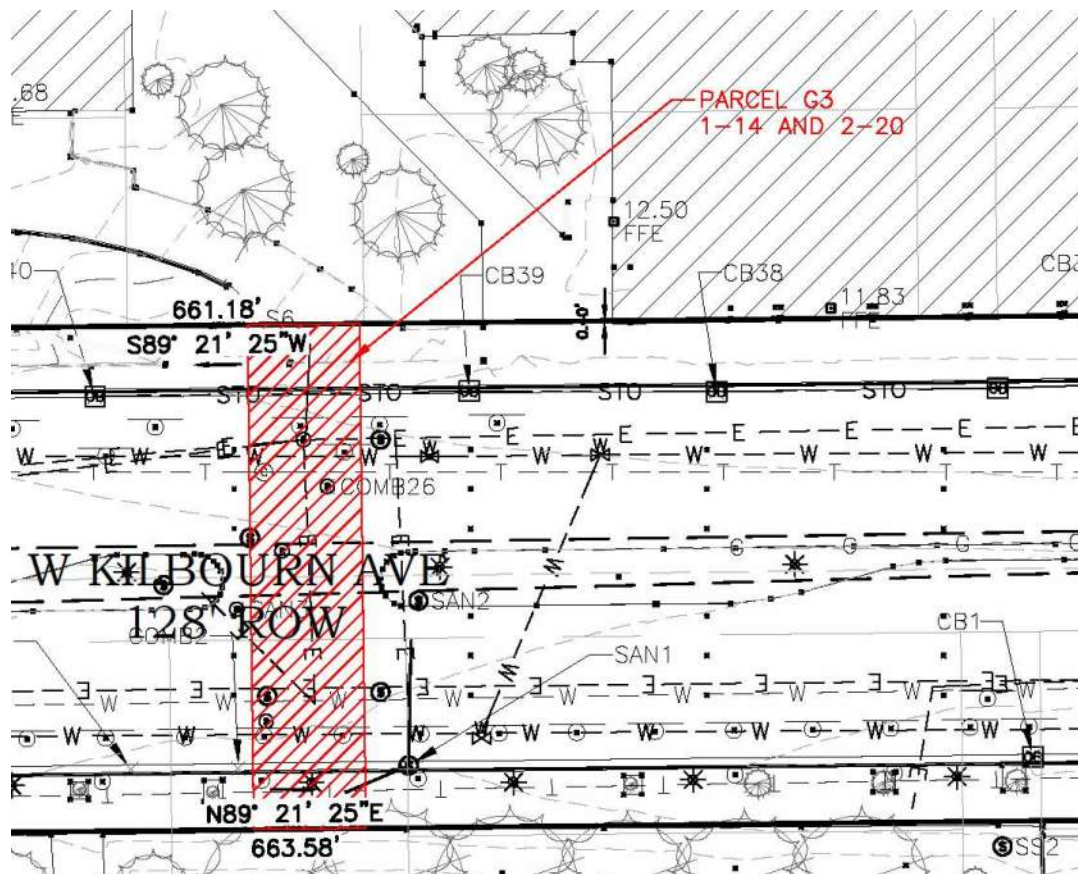
SHEET NO:

S-02



Summary of Airspace easement existing currently over Kilbourn.

See below



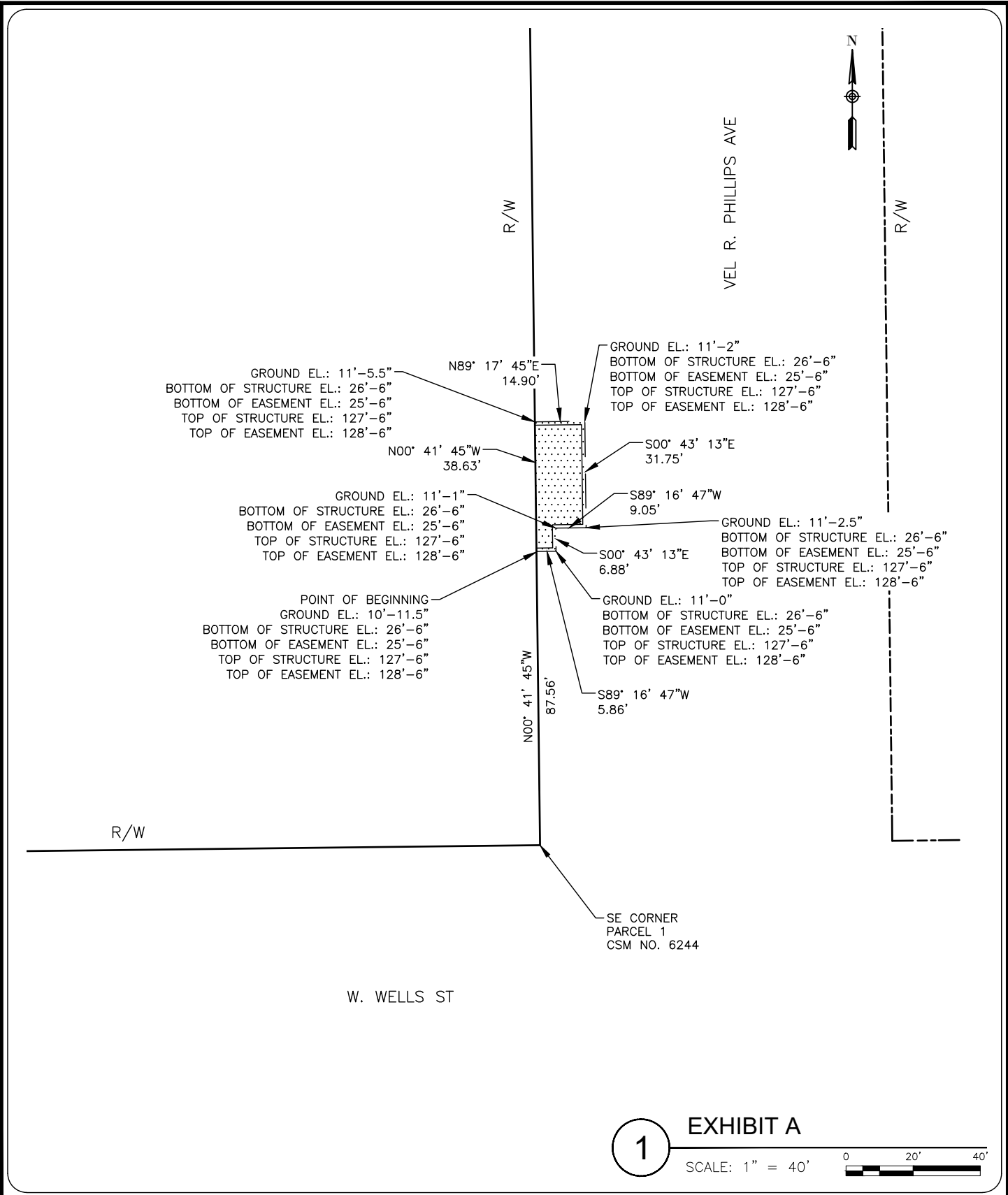
14. Covenants, air space rights, reverter clause as set forth in Quit Claim Deed recorded October 19, 1995, Reel 3653, Image 1135, as Document No. [7139672](#), including terms, conditions, restrictions and provisions relating to the use and maintenance therein.

20. Covenants, air space rights, reverter clause as set forth in Quit Claim Deed recorded October 19, 1995, Reel 3653, Image 1135, as Document No. [7139672](#), including terms, conditions, restrictions and provisions relating to the use and maintenance therein.

VEL R. PHILLIPS AVE AIR RIGHTS EASEMENT

A cube of air space above a parcel of land located in in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ Section and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of Parcel 1 of CSM No. 6244; thence N. $00^{\circ}41'45''$ W. along the east line of said Parcel 1, 87.56 feet to the point of beginning of the VEL R. PHILLIPS AIR RIGHTS EASEMENT, the ground elevation is 10.9 feet (city datum), the bottom of easement elevation is 25.5 feet (city datum), and the top of easement elevation is 128.5 feet (city datum); thence continuing N $00^{\circ}41'45''$ W, 38.63 feet where the ground elevation is 11.4 feet (city datum), the bottom of easement elevation is 25.5 feet (city datum), and the top of easement elevation is 128.5 feet (city datum); thence N $89^{\circ}17'45''$ E, 14.90 feet where the ground elevation is 11.2 feet (city datum), the bottom of easement elevation is 25.5 feet (city datum), and the top of easement elevation is 128.5 feet (city datum); thence S $00^{\circ}43'13''$ E, 31.75 feet where the ground elevation is 11.2 feet (city datum), the bottom of easement elevation is 25.5 feet (city datum), and the top of easement elevation is 128.5 feet (city datum); thence S $89^{\circ}16'47''$ W, 9.05 feet where the ground elevation is 11.1 feet (city datum), the bottom of easement elevation is 25.5 feet (city datum), and the top of easement elevation is 128.5 feet (city datum); thence S $00^{\circ}43'13''$ E, 6.88 feet where the ground elevation is 11.0 feet (city datum), the bottom of easement elevation is 25.5 feet (city datum), and the top of easement elevation is 128.5 feet (city datum); thence S $89^{\circ}16'47''$ W, 5.86 feet to the point of beginning, the ground elevation is 10.9 feet (city datum), the bottom of easement elevation is 25.5 feet (city datum), and the top of easement elevation is 128.5 feet (city datum), said parcel of land containing **513.50 SF**, or 0.01 Acre more or less, which is contained within a horizontal plane of which is above elevation 25.5 and below elevation 128.50 feet and is 103.0 feet in height and includes a volume of **52,892 Cubic Feet** of air space.



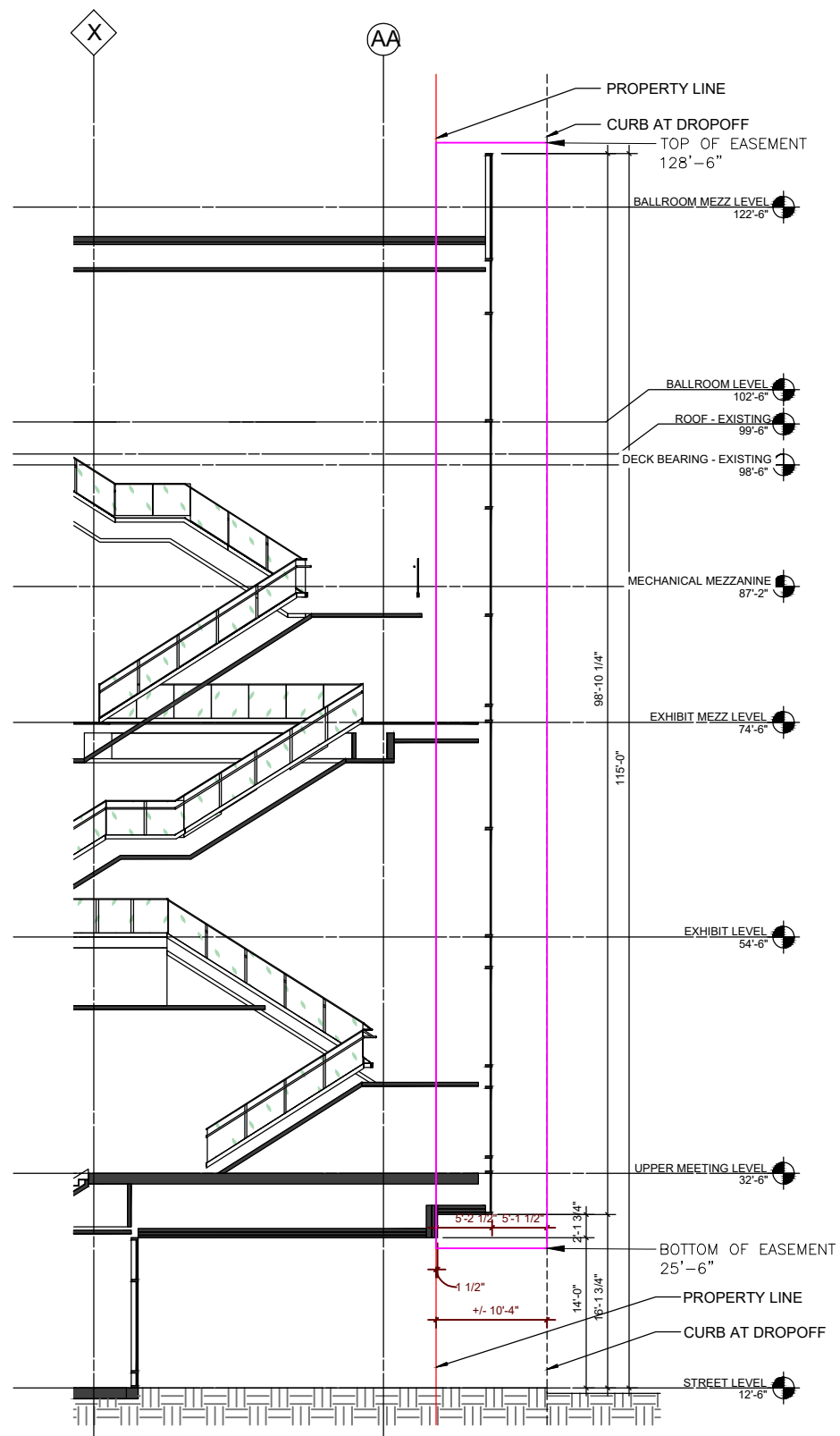
COLLINS ENGINEERS
 2033 West Howard Ave.
 Milwaukee, WI 53221
 Phone: 414-282-6905
 Fax: 414-282-6955

WISCONSIN CENTER DISTRICT
 400 W. WISCONSIN AVE
 MILWAUKEE, WI 53203

**WCD EXPANSION
 VEL R. PHILLIPS AVE AIR RIGHTS
 EASEMENT
 EXHIBIT A**
 Milwaukee, WI

DESIGN BY: DLK
 DRAWN BY: MDG
 CHECKED BY: DLK

CEI PROJECT: 60-12124
 DATE: 12-13-2021
 SHEET NO: **1 of 1**



1 VEL R. PHILLIPS AVE AIR RIGHTS EASEMENT SECTION 1
NOT TO SCALE

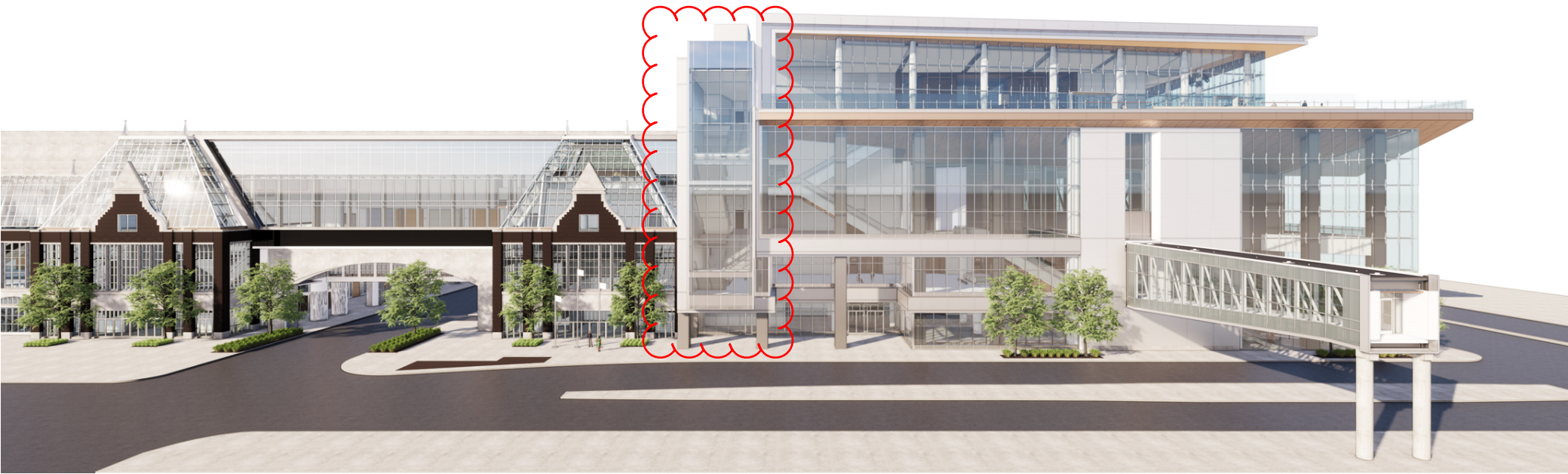
COLLINS ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY, OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF COLLINS ENGINEERS, INC.

COLLINS ENGINEERS^{PC}
2033 West Howard Ave.
Milwaukee, WI 53221
Phone: 414-282-6905
Fax: 414-282-6955

WISCONSIN CENTER DISTRICT
400 W. WISCONSIN AVE
MILWAUKEE, WI 53203

**WCD EXPANSION
VEL R. PHILLIPS AVE AIR RIGHTS
EASEMENT DETAILS**
Milwaukee, WI

CEI PROJECT 60-12124
DESIGN BY: DLK
DRAWN BY: MDG
CHECKED BY: DLK
DATE: 11/03/2021
SHEET NO: **EX-2.1**



EAST ELEVATION

