

LRB-FISCAL REVIEW SECTION ANALYSIS

JULY 2, 2003 AGENDA

ITEM 33, FILE 021503

PUBLIC IMPROVEMENTS COMMITTEE

EMMA J STAMPS

File #021503 is a substitute ordinance to grant an airspace lease to Gaslight Square Apartments, LLC for portions of three buildings to extend over the lot lines at 425 East Menomonee Street, 136 North Milwaukee Street and 141 North Jefferson Street, and to declare that such an airspace lease is in the public interest.

Background

1. Section 66.0915(4), Wis. Stats. authorizes the City of Milwaukee to enter into air space lease agreements with private developers provided that the space is not needed for street, alley, or other public purpose and that the public interest will be served by leasing the space.
2. Pursuant to the Milwaukee Code, the City grants leases at terms not exceeding 99 years.
3. Section 81-102-2 of the Milwaukee Code of Ordinances provides for the calculation of fees for permits for the temporary occupancy of public ways for private construction projects.

Discussion

1. The Gaslight Square Apartment LLC (Mandel Group) is constructing a luxury apartment development at 136 N Milwaukee Street, 141 N Jefferson Street and 425 E Menomonee Street.
2. The developer plans to construct modified bay windows approximately 21 ft. above ground while extending over the lot lines.
3. The developer is responsible for obtaining the necessary permits for the construction and paying all required fees.
4. Any material change from the original plans must be approved by the Department of Public Works.
5. File #021503 is a substitute ordinance to grant an airspace lease to Gaslight Square Apartments, LLC for portions of the buildings to extend over the lot lines, and to declare that an airspace lease is in the public interest.

Fiscal Impact

The lease will provide the City of Milwaukee \$377 in annual airspace lease revenue.

Also, the City of Milwaukee has the option to review and increase the rental amount every 10 years.

Other Information

Today, this Committee will consider File 021506, a resolution authorizing a 50% reduction in permit fees relating to temporary occupancy of the public right-of-way during construction of the Gaslight luxury apartments located on these parcels.

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