

**LRB – RESEARCH AND ANALYSIS SECTION ANALYSIS**

**FEBRUARY 15, 2006 AGENDA  
PUBLIC WORKS COMMITTEE**

**ITEM 42, FILE 051369  
Emma J. Stamps**

File No. 051369 is an ordinance to grant an airspace lease to the Redevelopment Authority of the City of Milwaukee for a skywalk to be constructed over West Cherry Street between North Dr. Martin Luther King, Jr. Drive and the former North 2<sup>nd</sup> Street.

**Background and Discussion**

1. In accordance with State law, developers desiring to construct skywalks must obtain airspace leases. Locally, the City Planning Commission, the Skywalk Design Task Force, and the Common Council must approve the designs and leases.
2. Common Council File No. 051108, adopted February 7, 2006, approved Amendment No. 1 to the Project Plan for TID No. 41 (Time Warner/Manpower). The scope included building an office building, a RACM-owned parking structure for Manpower, and a connecting skywalk over W. Cherry Street.
3. File No. 051349 is an ordinance to grant an airspace lease to RACM for a skywalk to be constructed over W. Cherry St., between N. Dr. Martin Luther King, Jr. Drive and the former N. 2<sup>nd</sup> St. A copy of the lease is on file.
4. Specific terms include:
  - RACM, the Lessee, is responsible for permit fees and skywalk maintenance
  - Upon construction, RACM will assign the lease to the Brewery Works, Inc.
  - Every 10 years, the City has the option to review and increase the rental amount proportionate to any increase in the averaged land values of the adjoining properties.
  - The DCD is authorized to determine the rate for discounting lump sum rent pre-payments.
5. This matter was referred to the City Planning Commission (2/31/06) and Skywalk Design Task Force (2/14/06).

**Fiscal Impact**

At the time of this writing, no fiscal note was on file, and the draft agreement did not specify a lease amount.

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