



Department of Public Works  
Infrastructure Services Division

Ghassan Korban, P.E.  
Commissioner of Public Works

Jeffrey S. Polenske, P.E.  
City Engineer

Timothy J. Thur, P.E.  
Infrastructure Administration Manager

March 26, 2018

Rocky Marcoux, Commissioner  
Department of City Development  
809 North Broadway, 2nd Floor

Attention: Mr. David Misky  
City Real Estate Division

Subject: Descriptions of property to be acquired for public street purposes for the widening of West Winnebago Street (southerly side) from West Juneau Avenue northwesterly to a point and West Juneau Avenue at West Winnebago Street (northwest corner), in the 4th Aldermanic District.

Dear Mr. Marcoux:


Acquisition of the subject lands is required to keep the existing improved public walk within the public right-of-way.

A signed copy of the intent to quit claim from the property owner stating their commitment to dedicate these new public street rights-of-way is enclosed for your use and information.

You are requested to prepare the necessary documents for the above-mentioned acquisitions and to seek Common Council approval to create these public rights-of-way. Attached is a copy of a map and legal descriptions prepared by my office for the above project along with a copy of a printout of the ownerships as listed in the database of the Assessor's Office.

Please contact Mr. Yance Marti of my staff at 286-4211 if you have questions regarding this matter.

Sincerely,



Jeffrey S. Polenske, P.E.  
City Engineer

JT YVM:lb  
JVM

Enclosures

c: Alderman Robert Bauman, w/enclosures



March 6, 2018

**Via FedEx**

City of Milwaukee  
Department of Public Works  
841 North Broadway, Room 701  
Milwaukee, Wisconsin 53202

Attention: Yance Marti, P.E.

**RE: MKE Hotel LLC: Sidewalk Encroachments**

Dear Yance:

In accordance with the instructions set forth in your February 14, 2018, letter to MKE Hotel LLC, I have enclosed herewith the letter from MKE Hotel LLC to Mr. Jeffery S. Polenske, P.E. relating to the conveyance by MKE Hotel LLC to the City of Milwaukee (the "City") two (2) strips of land that currently is a part of Lot 1 of Certified Survey Map No. 8904, and is owned by MKE Hotel LLC. The City's sidewalks on West Winnebago Street and West Juneau Avenue extend onto these strips of land, and, accordingly, the City has requested that these strips be conveyed to the City by MKE Hotel LLC via a quit claim deed.

As indicated by the execution of the enclosed letter by MKE Hotel LLC, the requested conveyance is acceptable to MKE Hotel LLC. Please let me know what steps need to be taken to accomplish this conveyance.

Thank you for your consideration. Please call if you have any questions or wish to discuss this matter.

Very Truly Yours,



Robert J. Rudnik  
General Counsel

Mr. Jeffery S. Polenske, P.E.  
City Engineer  
City of Milwaukee  
841 North Broadway, Room 701  
Milwaukee, Wisconsin 53202

Attention: Yance Marti, P.E.

Subject: Property to be acquired for public street purposes for the widening of West Winnebago Street (southerly side) from West Juneau Avenue northwesterly to a point and West Juneau Avenue at West Winnebago Street (northwest corner)

Dear Mr. Polenske:

I, the representative for MKE Hotel LLC, owner of the following described property:

West Winnebago Street

That part of Lot 1 of Certified Survey Map No. 8904, in the Southwest 1/4 of Section 20, Township 7 North, Range 22 East, described as follows: Commencing at the northwest corner of Lot 1; thence South  $57^{\circ}04'02''$  East, along the northerly line of Lot 1 aforesaid, 326.27 feet to a point; thence South  $32^{\circ}55'58''$  West, along said northerly line, 1.90 feet to a point; thence North  $57^{\circ}25'49''$  West 64.83 feet to a point; thence North  $53^{\circ}08'05''$  West 10.13 feet to a point; thence North  $57^{\circ}03'59''$  West 19.85 feet to a point; thence North  $60^{\circ}17'47''$  West 12.29 feet to a point; thence North  $57^{\circ}04'02''$  West 4.14 feet to a point; thence North  $57^{\circ}01'37''$  West 11.89 feet to a point; thence North  $57^{\circ}01'54''$  West 203.18 feet to a point in the westerly line of Lot 1; thence North  $32^{\circ}55'50''$  East, along said westerly line, 2.17 feet to the point of commencement.

West Juneau Avenue

That part of Lot 1 of Certified Survey Map No. 8904, in the Southwest 1/4 of Section 20, Township 7 North, Range 22 East, described as follows: Commencing at the southwest corner of Lot 1; thence North  $88^{\circ}58'32''$  East, along the south line of Lot 1 aforesaid, 170.98 feet to the point of beginning of the land to be described and a point on a curve; thence Northeasterly, 8.69 feet the along the easterly line of Lot 1 and the arc of said curve which has a radius of 69.42 feet with its center lying to the northwest having a central angle of  $7^{\circ}10'08''$  and whose chord bears North  $64^{\circ}22'17''$  East 8.68 feet to a point; thence South  $65^{\circ}46'32''$  West 3.98 feet to a point; thence South  $74^{\circ}15'08''$  West 5.67 feet to a point; thence South  $79^{\circ}59'27''$  West 3.87 feet to a point in the south line of Lot 1; thence North  $88^{\circ}58'32''$  East, along said south line, 5.08 feet to the point of beginning.

Agree to expedite the necessary documents needed to transfer these portions of the MKE Hotel LLC property, which is necessary for the above street openings.

MKE Hotel LLC  
2610 Lake Cook Road, Suite 100  
Riverwoods, IL 60015

Premise address:  
821 West Winnebago Street  
Milwaukee, WI.

By: 

Name Printed: Gary R. Janko

Title Printed: Manager

Date: MARCH 6, 2018

Descriptions of property to be acquired for public street purposes for the widening of West Winnebago Street (southerly side) from West Juneau Avenue northwesterly to a point and West Juneau Avenue at West Winnebago Street (northwest corner), in the 4th Aldermanic District of the City of Milwaukee.

#### West Winnebago Street

That part of Lot 1 of Certified Survey Map No. 8904, in the Southwest 1/4 of Section 20, Township 7 North, Range 22 East, described as follows: Commencing at the northwest corner of Lot 1; thence South  $57^{\circ}04'02''$  East, along the northerly line of Lot 1 aforesaid, 326.27 feet to a point; thence South  $32^{\circ}55'58''$  West, along said northerly line, 1.90 feet to a point; thence North  $57^{\circ}25'49''$  West 64.83 feet to a point; thence North  $53^{\circ}08'05''$  West 10.13 feet to a point; thence North  $57^{\circ}03'59''$  West 19.85 feet to a point; thence North  $60^{\circ}17'47''$  West 12.29 feet to a point; thence North  $57^{\circ}04'02''$  West 4.14 feet to a point; thence North  $57^{\circ}01'37''$  West 11.89 feet to a point; thence North  $57^{\circ}01'54''$  West 203.18 feet to a point in the westerly line of Lot 1; thence North  $32^{\circ}55'50''$  East, along said westerly line, 2.17 feet to the point of commencement.

The above described parcel contains 704 square feet or 0.0162 acres more or less of land.

#### West Juneau Avenue

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The above described parcel contains 5 square feet or 0.0001 acres more or less of land.

## Assessment Detail and Listing Characteristics

Taxkey	Premise Address	Nbhd	Plat	Assessment County	Class
3620571000	821 W WINNEBAGO ST	6447	36215	Milwaukee	Special Mercantile

Ownership Information	Conveyance	Assessment Information
MKE HOTEL LLC	Deed Type	Year Current Previous
2610 LAKE COOK RD	Date	Land - N/A - 1043600
SUITE 100	Fee	Imprv - N/A - 0
RIVERWOODS IL 60015	<i>Name or Address Change:</i>	Total - N/A - 1043600
	2018-01-03	

Org Year	Drop Year	Zoning	Ald. District	Census
2015-86		C9G	4	014100-

### Legal Description

CERTIFIED SURVEY MAP NO 8637 IN SW 1/4 SEC 20-7-22 LOT 1 TID # 67 NID # 1

Lot Sqft	Lot Acres	Lot Frontage	Lot Depth	Excess Land	Total Sqft
43482	0.0000	0	0	0.0000	43482

Building	Stories	Description	Gross Area	Units	Exterior Wall	Year Built
1		Commercial Land		1	Other	N/A

**No Tenant Listing Found For This taxkey**