

North Office Building Modernization

City of Milwaukee Presentations for:

Air & Subterranean Space Lease Committee, February 6, 2024, City Plan Commission, February 12, 2024
& Public Works Committee, February 14, 2024

Pickard Chilton – Design Architect – Rodney Nelson & John Lanczycki

Kendall/Heaton Associates – Architect of Record - Saman Ahmadi

GRAEF – Civil Engineer – David Roberts

raSmith – Surveyor – John Casucci

Northwestern Mutual Campus



Existing & Future



Our Future Milwaukee Skyline



Bird's-Eye View South





Air or Subterranean Space Lease Petition

Permit & Development Center

809 N. Broadway, Milwaukee, WI 53202 | (414) 286-8211 | milwaukee.gov/permits | DevelopmentCenterInfo@milwaukee.gov

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

Date: 10/26/23

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

The undersigned NORTHWESTERN MUTUAL
 (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:

Projection of the east facade of the building from Level 3 to Level 19, beyond the east Property Line
 along North Marshall Street.

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:

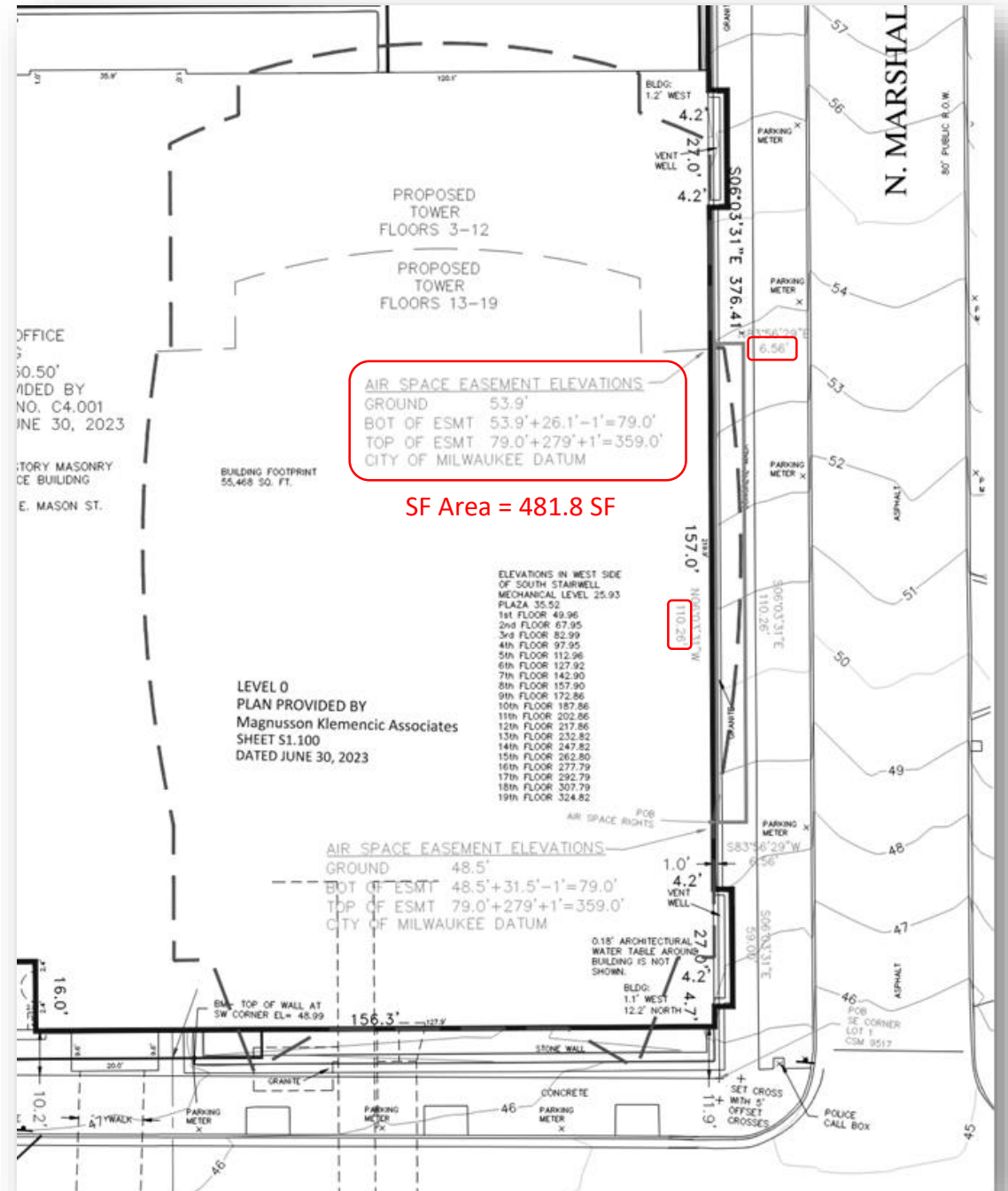
Lot 1, Certified Survey Map No. 9517, being a division of Parcel 2 of Certified Map No. 4864, Lots 1, 2,
 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 96, in Plat of Milwaukee, including vacated alley between said
 lots, and vacated North Cass Street, in the Southeast 1/4 of the Northwest 1/4 Section 28, Town 7
 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

also known by street and number as East Mason Street and 818
 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.

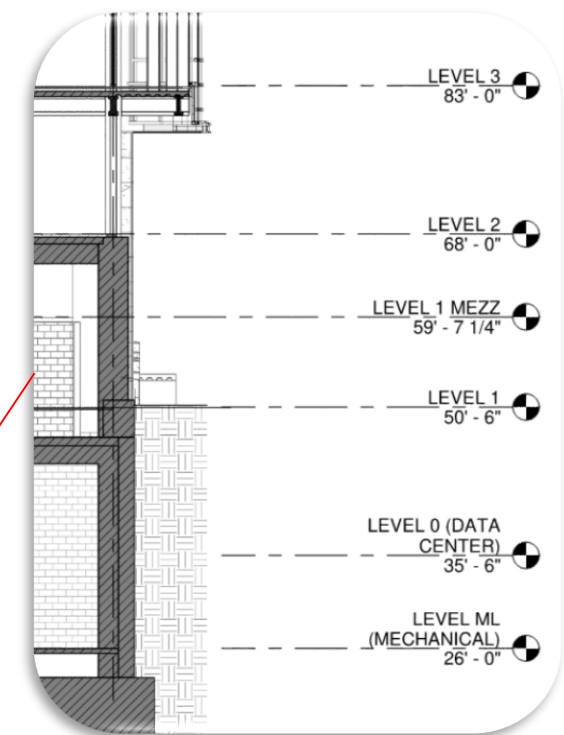
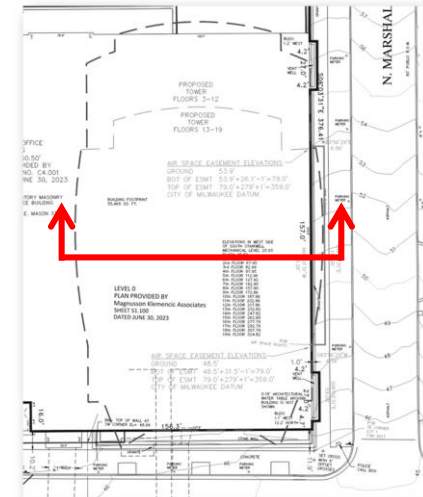
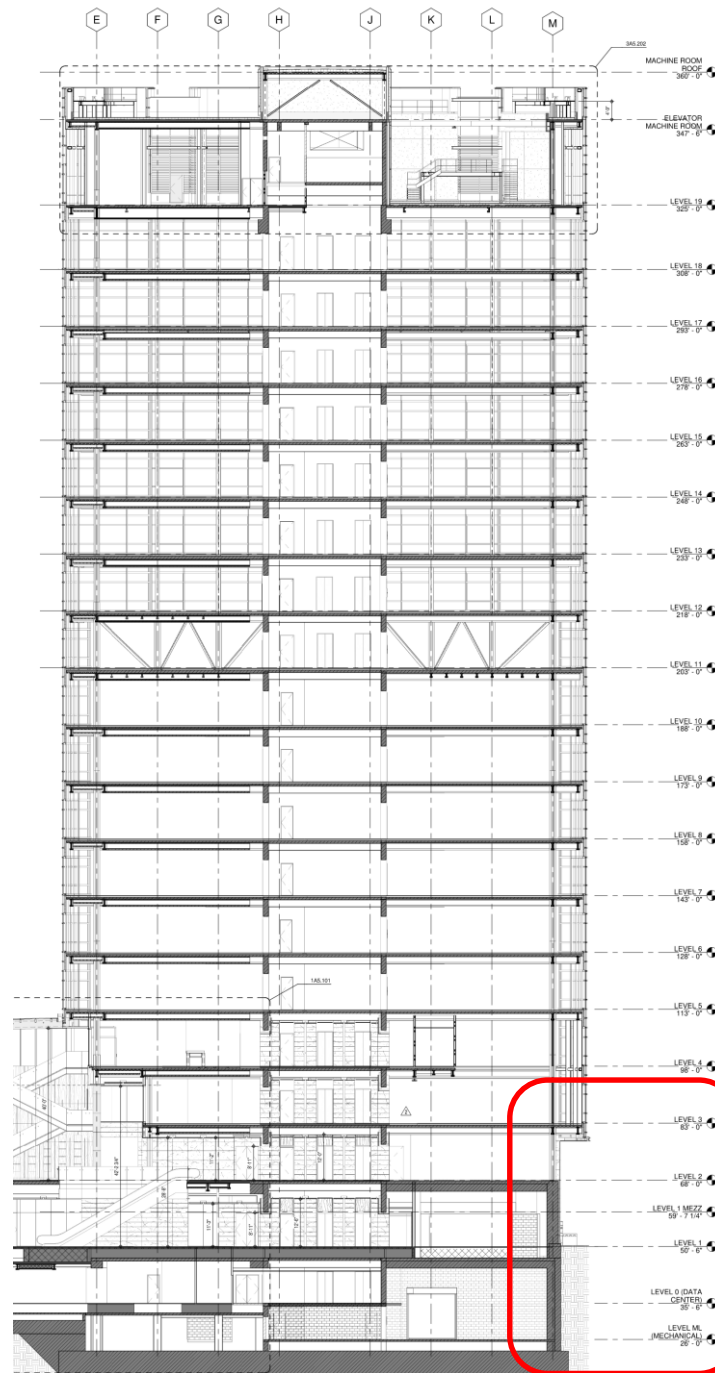
Signature	
Address	720 E. Wisconsin Ave. Milwaukee, WI 53202
Phone	414-665-5078
Corporation, firm or society	Northwestern Mutual
Address	720 E. Wisconsin Ave. Milwaukee, WI 53202
Title or office held in same	Assistant Director Construction Management

DNS doc 09/14/2020



DNS doc 09/14/2020

Building Section



Southeast Facade



East Façade –
Birds Eye View



 Northwestern Mutual

Hines PICKARD CHILTON KENDALL/HEATON ASSOCIATES

East Façade –
Marshal Street



Appendix

Past Project References



Wisconsin Center District



Third Ward Lofts 323 N. Jefferson Street



324 S. 2nd Street



223 W. Oregon Street