City of Milwaukee | DEPARTMENT OF NEIGHBORHOOD SERVICES

Air or Subterranean Space Lease

Permit & Development Center
809 N. Broadway, Milwaukee, WI 53202 | (414) 286-8207 | milwaukee.gov/permits | DevelopmentCenterInfo@milwaukee.gov

July 28th, 2021

City Clerk: James Owczarski
Department of Public Works: Commissioner Jeffrey S. Polenske, ATTN: James Washington
Department of Public Works: City Engineer Jerrel Kruschke
Department of City Development: Commissioner Lafayette L. Crump, ATTN: Amy Turim
City Planning Manager: Vanessa Koster
Department of Neighborhood Services: Commissioner Erica R. Roberts, ATTN: Michael Mazmanian
City Attorney Tearman Spencer, ATTN: Tom Miller

RE: Subterranean Space Lease petition from Continuum Architects

Dear Committee Members:

In accordance with 245-14 of the Milwaukee Code of Ordinances, I am forwarding to you materials relating to an application for a subterranean space lease filed by Continuum Architects. The lease is being requested for a tunnel running from East-West between the two main blocks of the Community Within the Corridor redevelopment project at 3100 W. Center St.

I am asking that the City Clerk prepare the appropriate file for introduction at the next Council meeting.

I am asking that all of you review the enclosed materials in preparation for the next common council meeting.

Should you require any further information from the applicant, please give me a call at (414) 286-8316.

Thank you,

Sincerely,

Edwin Schacherer
Permit Desk Supervisor
Permit & Development Center
414-286-8316

RECEIVED

JUL 21 2021

City of Milwaukee | DEPARTMENT OF NEIGHBORHOOD SERVICES

Name: CA

~~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: 6/15/2021

TO THE HONORABLE, THE COMMON COUNCIL OF THE CITY OF MILWAUKEE:
The undersigned Community Within the Corridor Limited Partnership, a Delaware limited partnership
(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 Statues, that the following space lease be granted:

See attached Exhibit A

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:

See attached Exhibit A

also known by street and number as 3100 W. Center St. and 2758 N. 33rd Street
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 110 Cheshire Ln, Ste 120, Minnetonka, MN 55305

Phone 763-285-8808

Corporation, firm or society Community Within the Corridor Limited Partnership

Address 110 Cheshire Ln, Ste 120, Minnetonka, MN 55305

Title or office held in same Manager

c-7-a. Period inspection-hydrant, fee per hydrant: $30.

c-7-b. Periodic inspection-hydrant, minimum fee: $65.

d. There shall be a processing fee of $10 for each permit issued.

54. STATIONARY ENGINEER. Permits to operate as regulated under s. 223-9 shall be issued on an annual basis and shall be valid from January 1 until December 31.

a. The fee for the initial permit and renewals shall be $30. Failure to renew a permit within 30 days of expiration shall result in a lapse of the permit to operate.

b. Whenever a permit is allowed to lapse, the applicant shall pay a reinstatement fee of $40.

55. STREET-WALK BASEMENTS.

a. The permit fee for street-walk basements shall be computed at 1% of the cost of construction. The minimum fee shall be $50.

b. The fee for alterations shall be the same rate as a new installation.

c. There shall be a processing fee of $10 for each permit issued.

56. STREET-WALK OPENINGS.

a. The permit fee for all covered openings in street walks shall be computed at $5 per square foot of openings. The minimum fee shall be $50.

b. An annual inspection maintenance fee shall be assessed thereafter at $5 for each covered opening.

c. The minimum annual fee for any one premises shall be $40. This includes new and existing installations.

d. The fee for alterations shall be computed at the same rate as a new installation.

e. There shall be a processing fee of $10 for each permit issued.

57. SUBTERRANEAN SPACE LEASES.

a. Applications for subterranean space leases shall be accompanied by a fee of $200.

b. There shall be a processing fee of $10 for lease. (See Air and Subterranean Space lease fee.)

58. TANKS, LIQUID STORAGE.

a. The permit fee for the installation of tanks for the storage of any liquids regulated by this code, above or underground or in buildings or structures, shall be computed at $30 for each 1,000 gallons or fraction thereof of tank capacity.

b. The minimum fee shall be $80 per tank.

c. The maximum fee shall be $240 per tank.

d. The fee for replacements shall be computed at the same rate as a new installation.

e. The permit fee for the removal or abandonment of tanks used for the storage of any liquids regulated by this code, whether above ground, underground or in buildings or structures, shall be $10 per 1,000 gallons of maximum tank capacity, with a minimum fee of $110. The permit fee for the removal or abandonment of underground home heating oil tanks in one- or 2-family dwellings shall be $60. These fees cover the first inspection and one reinspection. A fee equal to one-half the original permit fee may be assessed for each subsequent reinspection. The maximum fee shall be $290.

f. The permit fee for upgrading a tank or system shall be $15 per $1,000 of construction costs. The minimum permit fee shall be $75.

g. The permit fee for the installation of a stage II vapor recovery system shall be $160.

h. There shall be a processing fee of $8 for each permit issued.

59. TANKS, NATURAL GAS.

a. The permit fee for the installation of tanks or holders for manufactured or natural gas shall be computed at $0.15 for each 100 cubic feet of maximum capacity of each tank.

b. The fee for replacements shall be computed at the same rate as a new installation.

c. Minimum fee: $80.

d. Maximum fee: $240.

e. The permit fee for tanks used for temporary heat (less than 90 days) shall be $30.

60. TEMPORARY BUILDINGS AND STRUCTURES. The permit fee for temporary buildings and structures, as permitted in ch. 239, but not including any seasonal market, temporary real estate sales office, temporary concrete/batch plant or live entertainment special event, as these terms are defined in s. 295-201, shall be $75 for 3 months.

60.5. TEMPORARY USES. The fee for a temporary use permit, as provided for in s. 295-305, shall be $75.

61. TENTS. a. The permit fee for the erection of any tent on any one site shall be $10 for each tent.

June 14, 2021

Mr. Corey Lapworth
Continuum Architects + Planners
751 N Jefferson St, Suite 200
Milwaukee, Wisconsin 53202

Re: Community within the Corridor – 32nd Street Tunnel
Milwaukee, WI

Mr. Lapworth:

This letter addresses the request by Roers Companies to inspect the structure of the tunnel between the East and West Blocks which passes below 32nd Street. The purpose of the inspection is to review the structural adequacy of the tunnel and prepare a report in order to execute a subterrain lease. Spire Engineering visited the site on 5/19/21, along with representatives from Greenfire Management Services, the general contractor for the Community Within the Corridor (CWTC) redevelopment project. Our findings and recommendations are as follows. Several representative photos are included in the attached appendix.

Tunnel Description

The tunnel runs east-west between the two main "blocks" of the CWTC project. It is approximately 350 feet long. The tunnel starts at Building 5 at its west end and runs below grade at the West Block, passing below 32nd Street until it meets the East Block. Upon reaching the East Block it remains below the Level 01 slab on grade in Building 1B SW, then begins to slope up within Building 1B S until the floor of the tunnel matches Level 01. The eastern end of the tunnel within Buidling 1B S originally had a stepped concrete cap, which will be removed. The opening in the Level 01 floor will be infilled with concrete on metal deck.

The tunnel itself is board-formed cast-in-place concrete, roughly 8 feet wide by 8' tall. The upper two corners are chamfered. Existing piping and a base curb run along the south wall. There are steps, ceiling light boxes, construction joints, and trench drains/sumps at regular intervals along the length.

At the time of the visit there were a couple inches of standing water at the low point of the tunnel. It is our understanding that the contractor had been pumping water out of the tunnel prior to the date of the visit to make it more accessible.

Tunnel Condition

In general, the tunnel appears to be in very good structural condition, considering its age and function. Though there is obviously water infiltration based on the standing water at the floor, the water does not seem to be coming in through the top or sides of the tunnel. We suspect that the water is entering somewhere through the base, not from above. The concrete walls and ceiling are generally sound and stain-free. There are a handful of locations where concrete has chipped or spalled. In some cases this appears to be due to the use of interior anchors for attaching/hanging equipment or piping. There were a few locations where the concrete ceiling surface exhibits minor

rust staining or cracking. The construction joints look like they have been patched at some point in the past. There is also one location where the ceiling reinforcement was subject to enough rusting that it spalled off a small area of concrete and is currently exposed.

Conclusion and Recommendations

Overall, the tunnel structure is in good condition and is performing adequately. There are no immediate concerns with its load-carrying capacity or stability, and no major structural repairs are required at this time. However, there is some minimal cracking and, aside from the standing water at the floor, there are indications that moisture is present at the ceiling slab. We therefore recommend that the following minor repair and preventative maintenance be performed:

1) Remove spalling or loose concrete at the ceiling and walls. If reinforcement becomes exposed after removing concrete clean the bar and coat with a rust-inhibiting paint.
2) At the one location where reinforcement is currently exposed, clean the bar and patch with an appropriate patching material, similar to work that is being done elsewhere in the CWTC project.
3) At cracks larger than 1/16" wide, pressure inject the crack with an appropriate epoxy-based product, similar to work that is being done elsewhere in the CWTC project.

Although the standing water at the floor is not a specific structural concern, we do recommend that consideration be given to pumping the water out or resolving the infiltration issue that is occurring, so that the tunnel can stay relatively dry for long term future use. We also suggest maintaining access into the tunnel at Building 5 so that regular periodic inspections can be performed.

Please contact us at (414) 278-9200 with any questions.

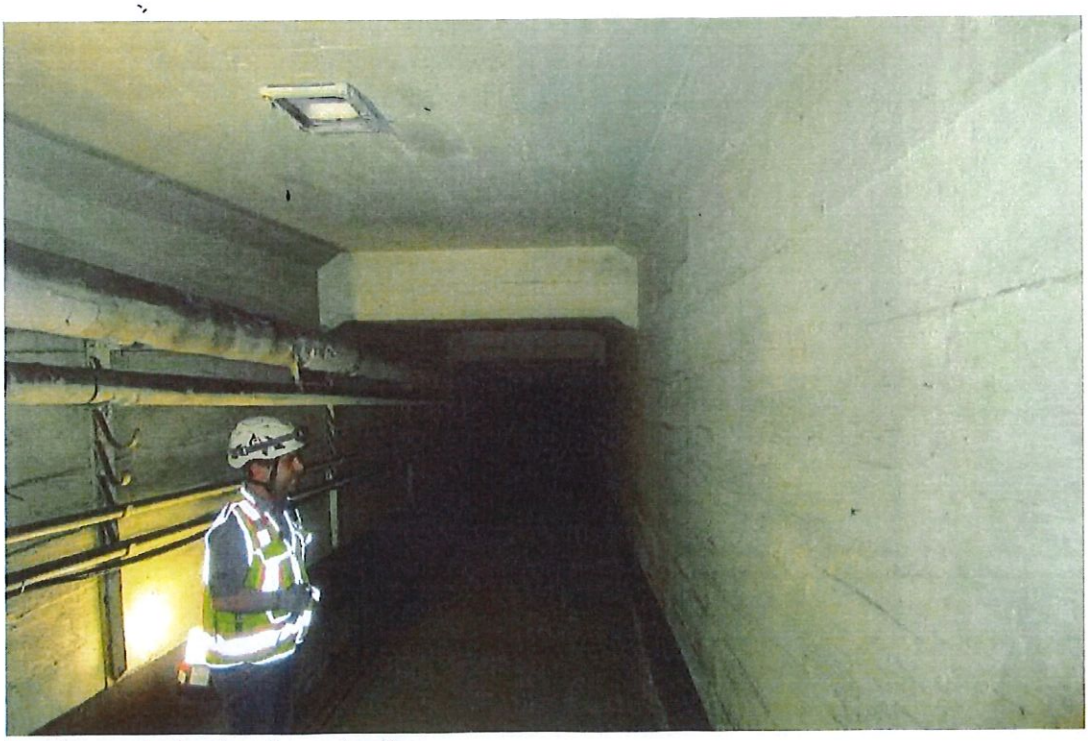
Sincerely,

SPIRE ENGINEERING, INC.

Brian Genduso, P.E.
Project Manager/Senior Engineer

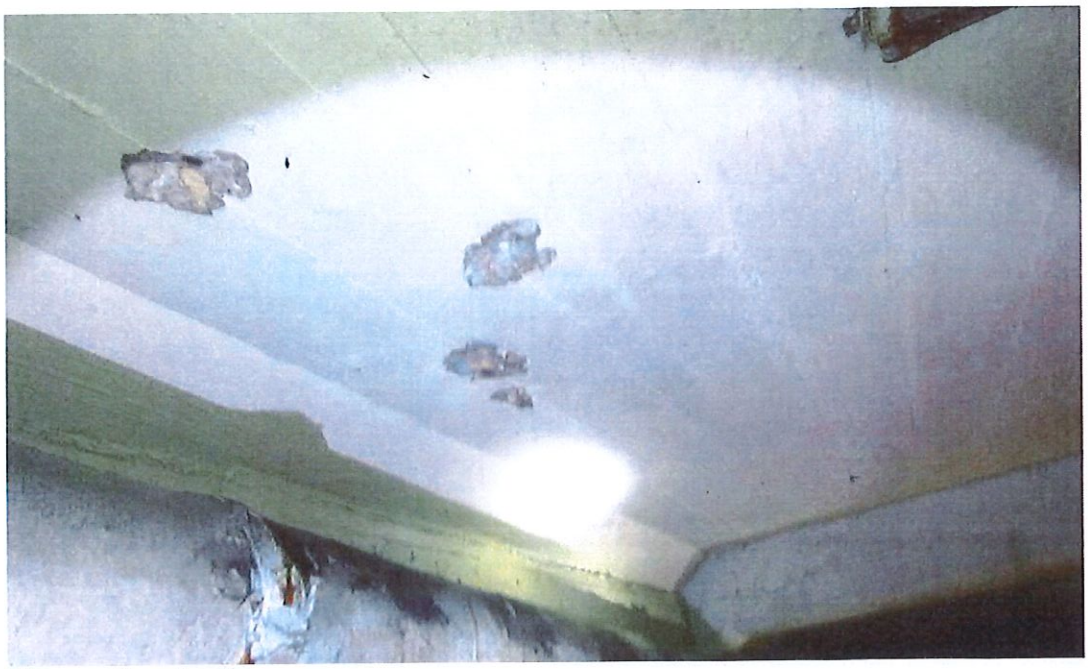
Appendix - Photos

East Block, Building 1B S – Existing stepped tunnel cap (to be removed)



Looking west, stepping down at ceiling

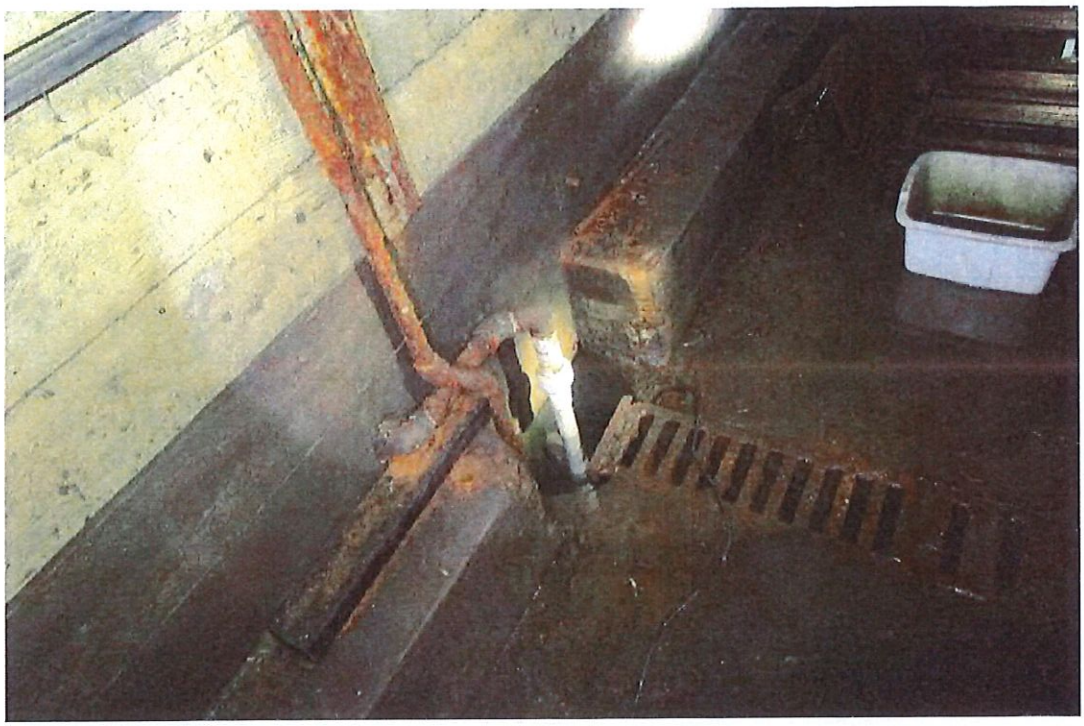
Pipes along south wall



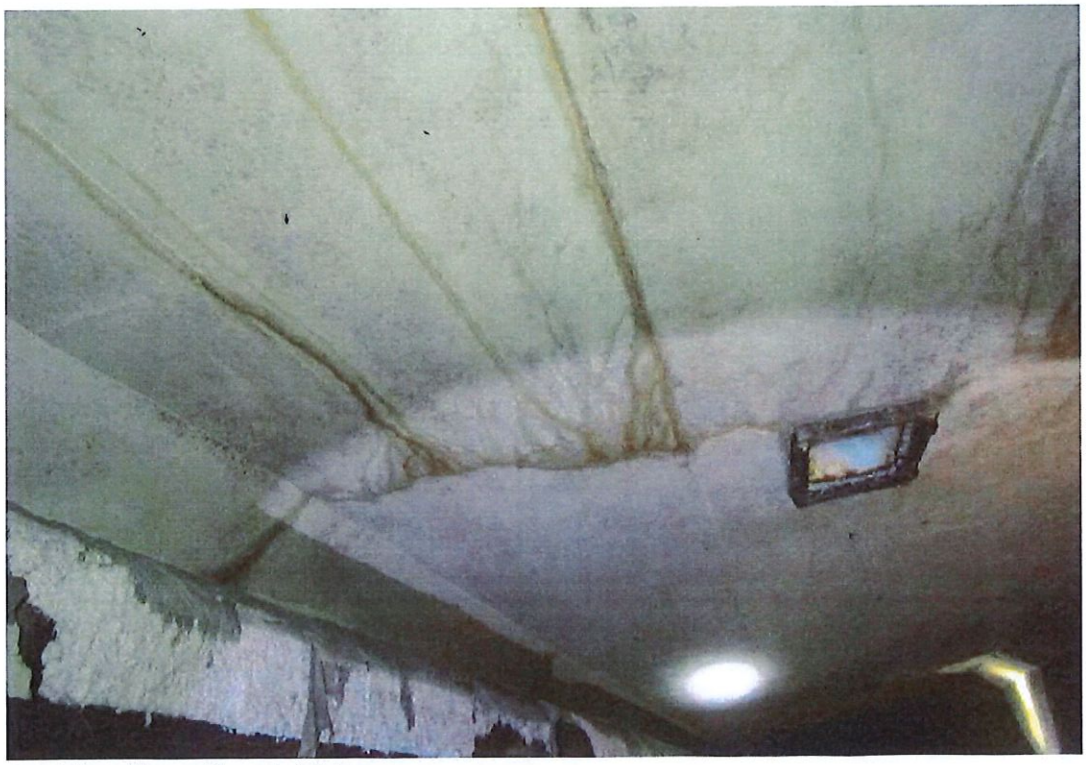
Minor spalling at ceiling

Construction joint

Typical ceiling light recess

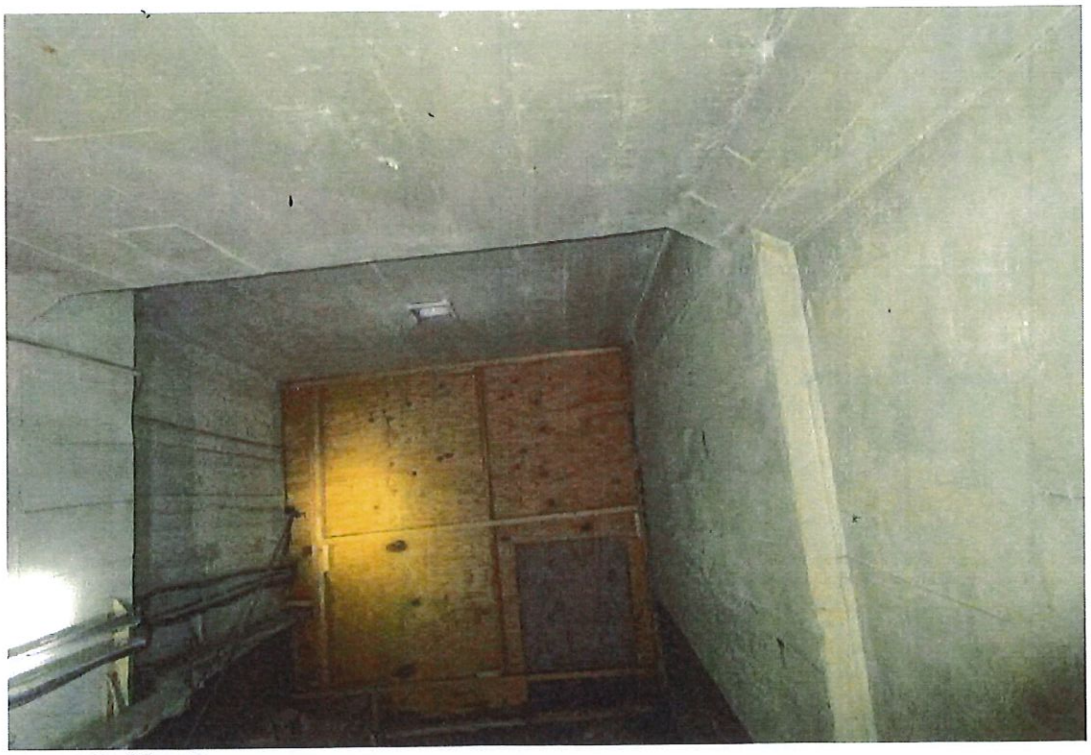


Trench drain and sump



Crack in ceiling, with rust staining

Spalled concrete and exposed rebar



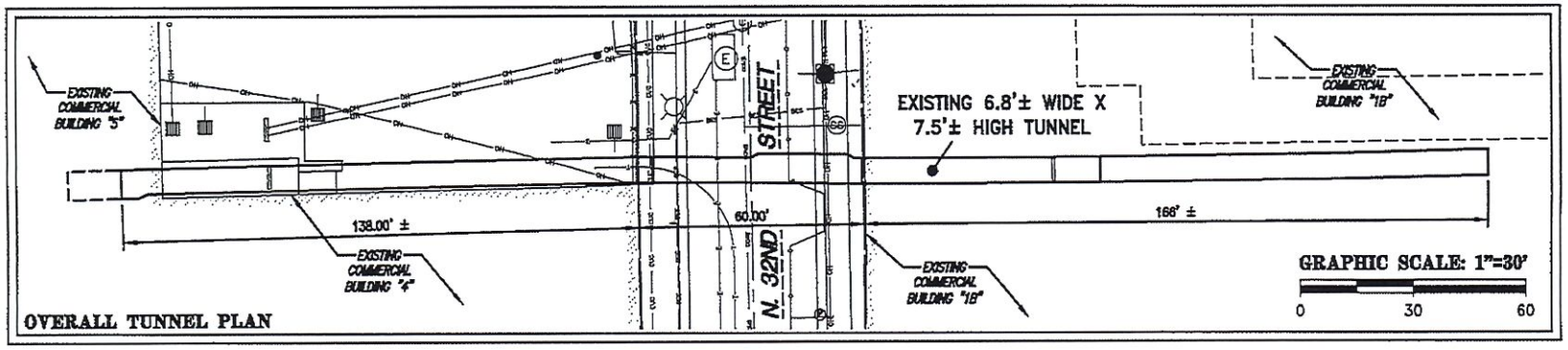
Door at Building 5

TRIO
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

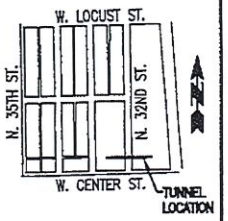
NORTH

TUNNEL EXHIBIT

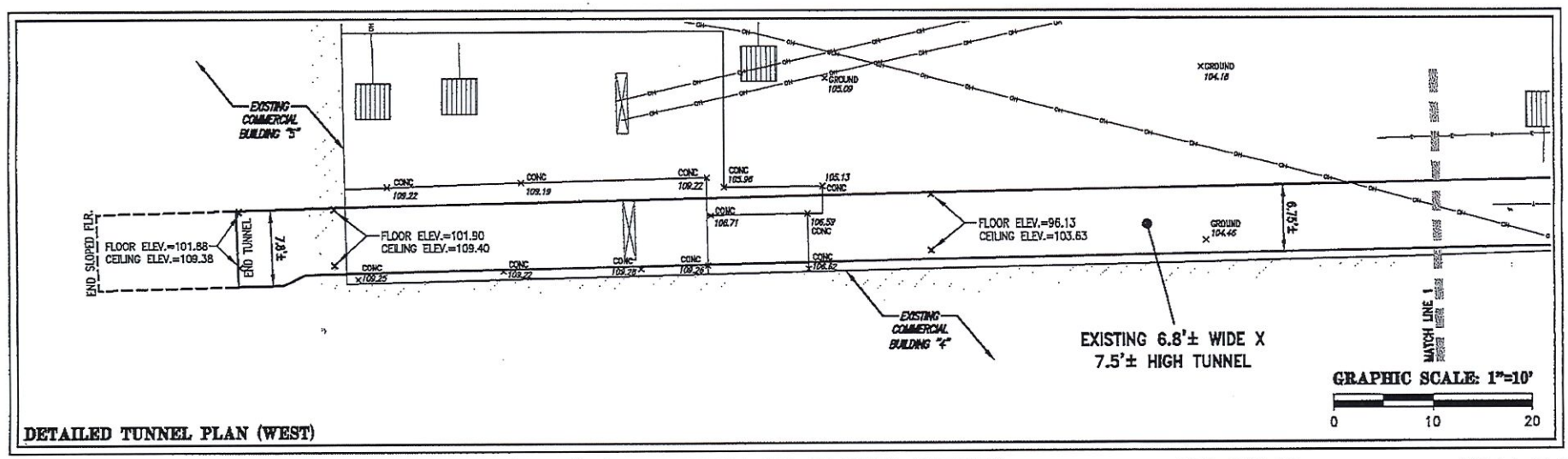
COMMUNITY WITHIN THE CORRIDOR



OVERALL TUNNEL PLAN



LOCALITY MAP:
SCALE: 1"=1000'



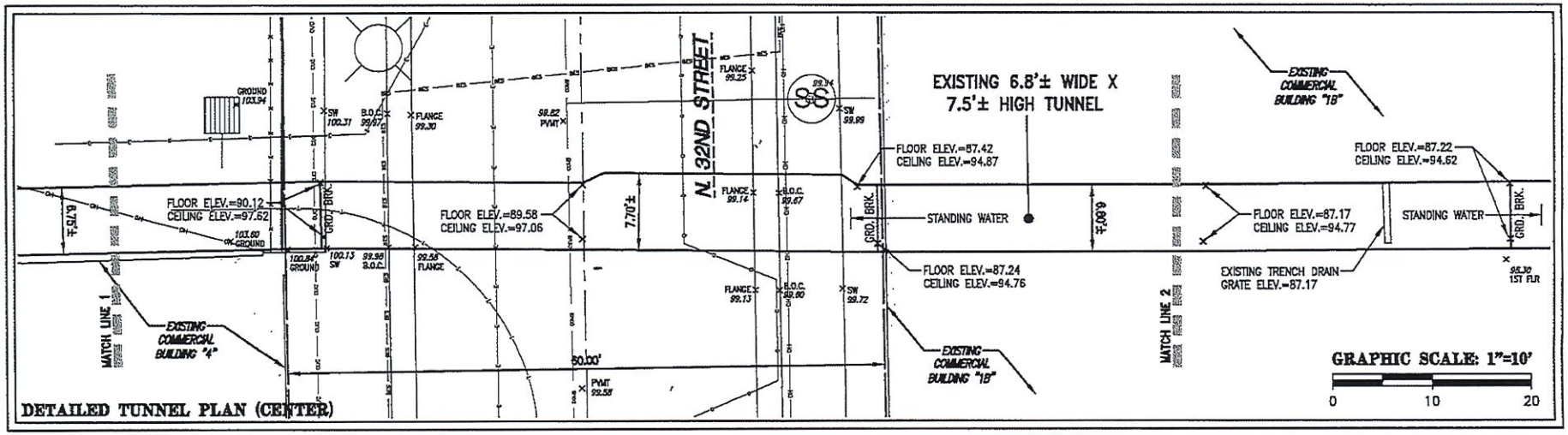
DETAILED TUNNEL PLAN (WEST)

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972) (TRIO ENGINEERING, LLC, BROOKFIELD, WISCONSIN) DATE: 6/10/21

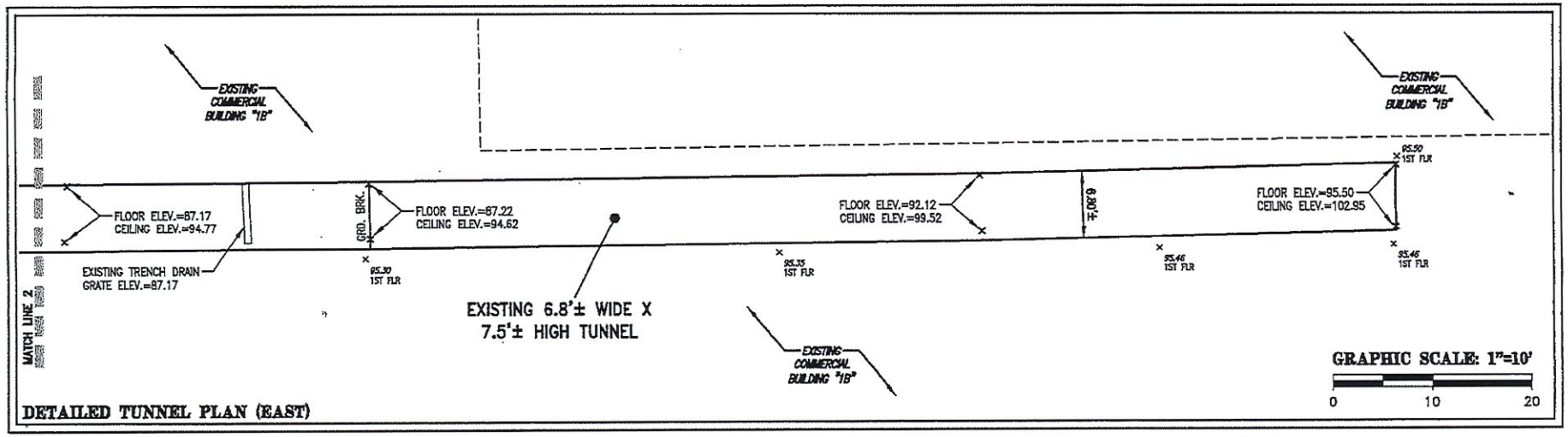
TUNNEL EXHIBIT

COMMUNITY WITHIN THE CORRIDOR

NORTH



DETAILED TUNNEL PLAN (CENTER)



DETAILED TUNNEL PLAN (EAST)

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972) (TRIO ENGINEERING, LLC, BROOKFIELD, WISCONSIN) DATE: 6/10/21 PAGE 2 OF 2