

Approved Conditionally by CPC on 5/23/2016  
"work with OCD staff on final design; details of  
the plaza "

The River at Wells  
02 May 2016

107 E. Wells  
Milwaukee, WI 53202

City Plan Commission Submittal  
Riverwalk Overlay District



# Project Narrative

The Ladner Group is under contract to purchase the property located at 107 E. Wells on the Milwaukee River and proposes to construct a mixed-use structure adjacent to the Milwaukee riverwalk. The project consists of a new, eighteen-story tower on the landward side of the dock wall with plaza extensions of the existing riverwalk at the Wells Street elevation. This plaza is envisioned as additional outdoor seating for a planned restaurant within the tower fronting both Wells Street and the riverwalk. Additionally, an event pavilion is proposed in the currently vacant area south of the tower site.

The riverwalk proper at this location is existing and located entirely over the Milwaukee River. The redevelopment of this property will enhance and activate the riverwalk by bringing both restaurant and event uses to this currently blighted stretch of the walk.

Connection to the riverwalk will be seamless at the Wells Street elevation - the redeveloped property will act as an extension of the riverwalk. A second connection is proposed via open stair at the south end of the redevelopment.

For safety reasons, the section of riverwalk south of Wells Street must be closed during construction. The development team estimates this closure at ten months in duration. Any damage to the riverwalk caused by or in connection with construction of this project will be fully repaired at the developer's sole expense.



**ALTA/ACSM LAND TITLE SURVEY**

To: The Ladner Group, LLC, FAB, LLC, a Wisconsin limited liability company, as to Parcel I and City Hall Square Properties, LLC, a Wisconsin limited liability company, as to Parcel II, First American Title Insurance Company, and any other person or entity that purchases, mortgages or guarantees the title thereto within one year of the date of this survey.

This is to certify that this map or plat of survey and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 10(a), 11(a), 11(b), 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on October 20, 2015.

Dated this 30<sup>th</sup> day of October 2015.

Frederick W. Shibleki  
Registered Land Surveyor S-1154  
State of Wisconsin

NOTE: All utility lines provide electric power and telephone service and cable television or communication systems lines or cables to all lots in the Certified Survey Map shall be installed underground in easements provided therefor, where feasible.

Hearings hereon are based on the East line of CSM 6193, also being the West Right of Way line of N Front St. which bears N17°46'45"W.

**AREA OF PROPERTY**  
PARCEL 1 : 35,032 Sq. Ft.  
0.804 Acre  
PARCEL 2 : 5,923 Sq. Ft.  
0.136 Acre  
TOTAL : 40,955 Sq. Ft.  
0.940 Acre

**LEGAL DESCRIPTION**

Parcel I:  
Parcel 2, Certified Survey Map No. 6193, being a revision of Lots 1 and 2 in Adolph Menecke's Resubdivision and all of vacated East Wells Street, in the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, Wisconsin.

Parcel II:  
That part of the following described parcel:  
Parcel 1, Certified Survey Map No. 6193, being a revision of Lots 1 and 2 in Adolph Menecke's Resubdivision and all of vacated East Wells Street, in the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, Wisconsin.

TO BE KNOWN AS:

Legal Description for 9 parking spaces.

Parcel III:  
Together with non-exclusive \_\_\_\_\_ as set forth in easement agreement recorded on \_\_\_\_\_ 2015, as Document No. \_\_\_\_\_ (Easement information not available at time of survey).

Tax ID No.: 352-2442-9 and Part of 352-2441-3  
Address: 107-115 E. Wells Street, Part of 123-137 E. Wells Street, Milwaukee, WI

Note 1: The property herein described is the same as the pertinent property as described in First American Title Insurance Company, Commitment No. NCS-747458-MKE, Effective Date July 24, 2015, Revision No. 1 (October 7, 2015).

Note 2: Survey done in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by American Land Title Association and National Society of Professional Surveyors.

Note 3: "The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities."

**ITEMS CORRESPONDING TO SCHEDULE B**

- Right, title and interest to and in areas, if any, beneath the adjoining sidewalks on N. Front Street and on E. Wells Street, including the use and occupancy of such areas for basement or other purposes incidental thereto. (Parcel I and II) General in nature, not plottable.
- Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever for road and street purposes. (Parcel I and II) General in nature, not plottable.
- Public rights of the United States, the State of Wisconsin or the City or County of Milwaukee or of any of their agencies in that portion of the described real estate lying westerly of the dock line as may be established from time to time and consisting of the bed of the western of the Milwaukee River or the dock line, protection walls, bulkheads or other structures pertaining thereto. (Parcel I and II) General in nature, not plottable.
- Restriction as contained on Certified Survey Map No. 6193, reciting as follows: In consideration of the approval of this map by the Common Council and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, the undersigned agrees: A. That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided herefor, where feasible. This agreement shall be binding on the undersigned and assigns. (Parcel I and II) As noted.
- Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated East Wells Street, pursuant to Section 66.1005(2) (a) Wisconsin Statutes.
- NOTE: Resolution to vacate a portion of East Wells Street recorded on October 9, 1992 as Document No. 6673086. (Parcel I and II) Affects property as shown.
- Agreements recorded on November 9, 1923 as Document No. 1345293 and recorded on November 9, 1923 as Document No. 1245293. (Parcel I and II) General in nature, not plottable.
- Easement pursuant to Bill of Sale granted to Milwaukee Metropolitan Sewerage District recorded on July 24, 1991 as Document No. 6505291. (Parcel I and II) Affects property as shown.
- Easements and encroachments as evidenced by Quit Claim Deed recorded on January 21, 1997 as Document No. 7317283. (Parcel I and II) Affects property as shown.
- Terms conditions and assessments, if any pursuant to Grant of Easement Agreement by and between Royal Taxman and the Board of Business Improvement District No. 15 recorded on November 28, 1997 as Document No. 7454356, as amended by Quit Claim Deed and Bill of Sale by and between Milwaukee Riverwalk District, Inc. and Royal Taxman recorded on February 6, 1997 as Document No. 9381063. (Parcel I and II) Affects property as shown.
- Riverwalk License Agreement recorded on October 6, 2006 as Document No. 9315834. (Parcel I) Affects property as shown.
- Terms, conditions, restrictions and provisions relating to the use and maintenance of Easement Agreement recorded on \_\_\_\_\_ 2015 as Document No. \_\_\_\_\_

**ZONING DATA**

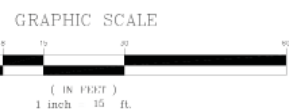
Zoning: **CS9(B), Office and Service**

Setbacks:

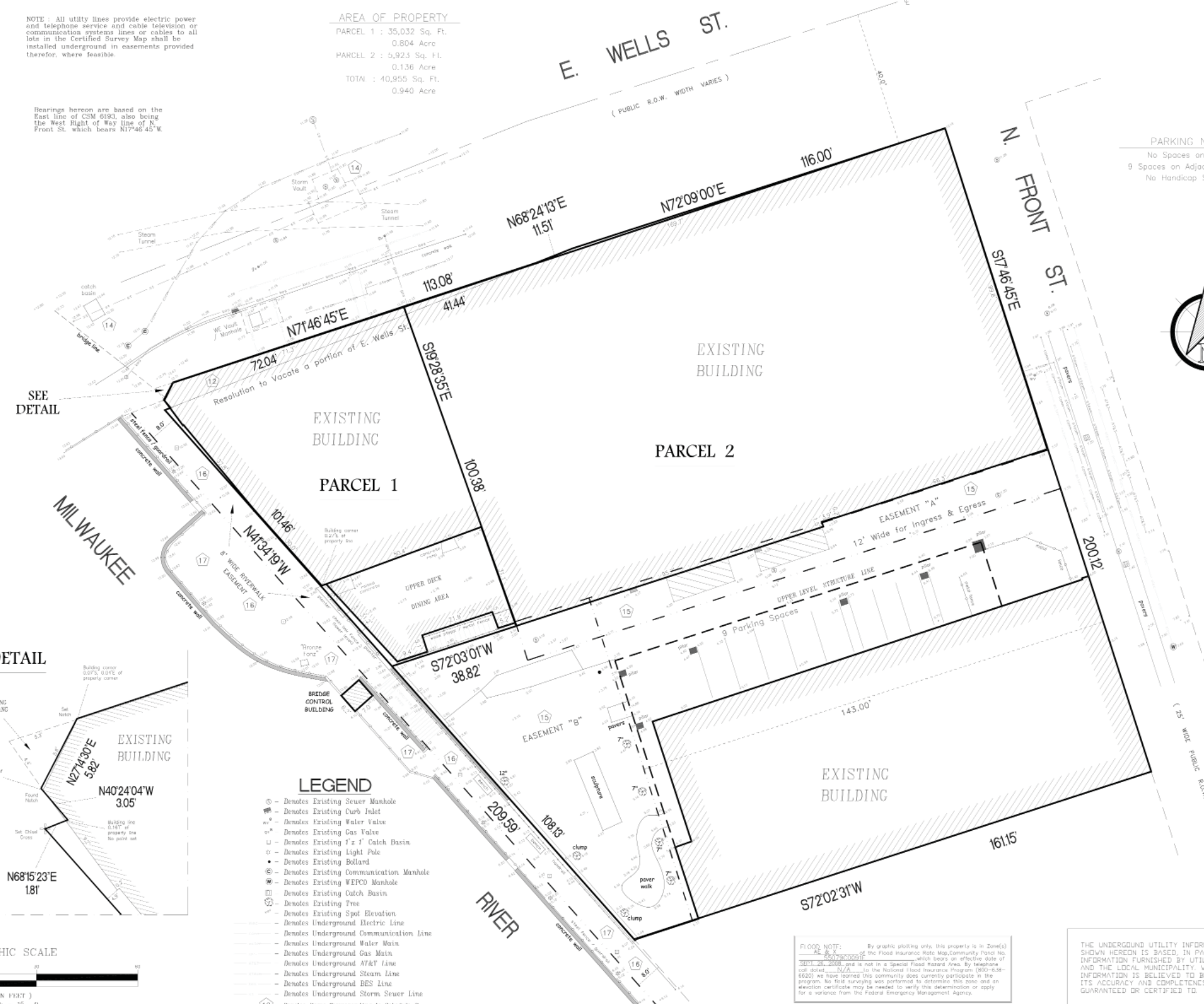
- Front: No Requirement
- Side: No Requirement
- Side Street: No Requirement
- Rear: No Requirement
- Rear Street: No Requirement

Building Height:  
Minimum: 40 feet  
Maximum: None

(Source: City of Milwaukee, <http://city.milwaukee.gov>)



- LEGEND**
- Denotes Existing Sewer Manhole
  - Denotes Existing Curb Inlet
  - Denotes Existing Water Valve
  - Denotes Existing Gas Valve
  - Denotes Existing 1' x 1' Catch Basin
  - Denotes Existing Light Pole
  - Denotes Existing Billboard
  - Denotes Existing Communication Manhole
  - Denotes Existing WEPCO Manhole
  - Denotes Existing Catch Basin
  - Denotes Existing Tree
  - Denotes Existing Spot Elevation
  - Denotes Underground Electric Line
  - Denotes Underground Communication Line
  - Denotes Underground Water Main
  - Denotes Underground Gas Main
  - Denotes Underground AT&T Line
  - Denotes Underground Steam Line
  - Denotes Underground BES Line
  - Denotes Underground Storm Sewer Line
  - Denotes Items Corresponding to Schedule B



**PARKING NOTE**  
No Spaces on Site  
9 Spaces on Adjacent Parcel  
No Handicap Spaces



**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) AE & X of the Flood Insurance Rate Map, Community Panel No. 30012B, 2008, and is not in a Special Flood Hazard Area. By telephone call dated 10/21/15 to the National Flood Insurance Program (800-838-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify the determination or apply for a variance from the Federal Emergency Management Agency.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED OR CERTIFIED TO.

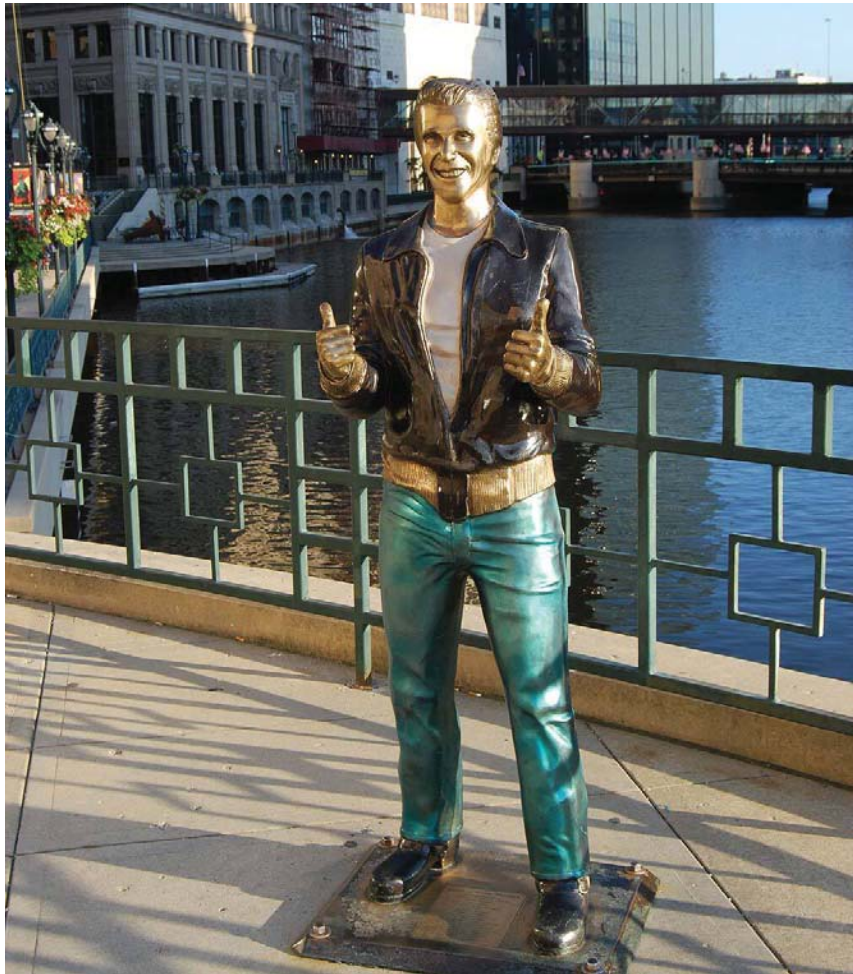
REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
	DRAWN BY	MCP / MFS	DATE	10/30/15	
	APPROVED BY	FWS	DATE	10/30/15	
	CAD FILE	XREF	1MAN		

**ALTA / ACSM LAND TITLE SURVEY**  
**NET LEASE GROUP**  
115 E. Wells St.  
Milwaukee, WI 53202

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."  
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KEY PROJECT NUMBER	2510002
PROJECT SCALE	1" = 15'
SHEET NUMBER	1



Site/ Context Photos

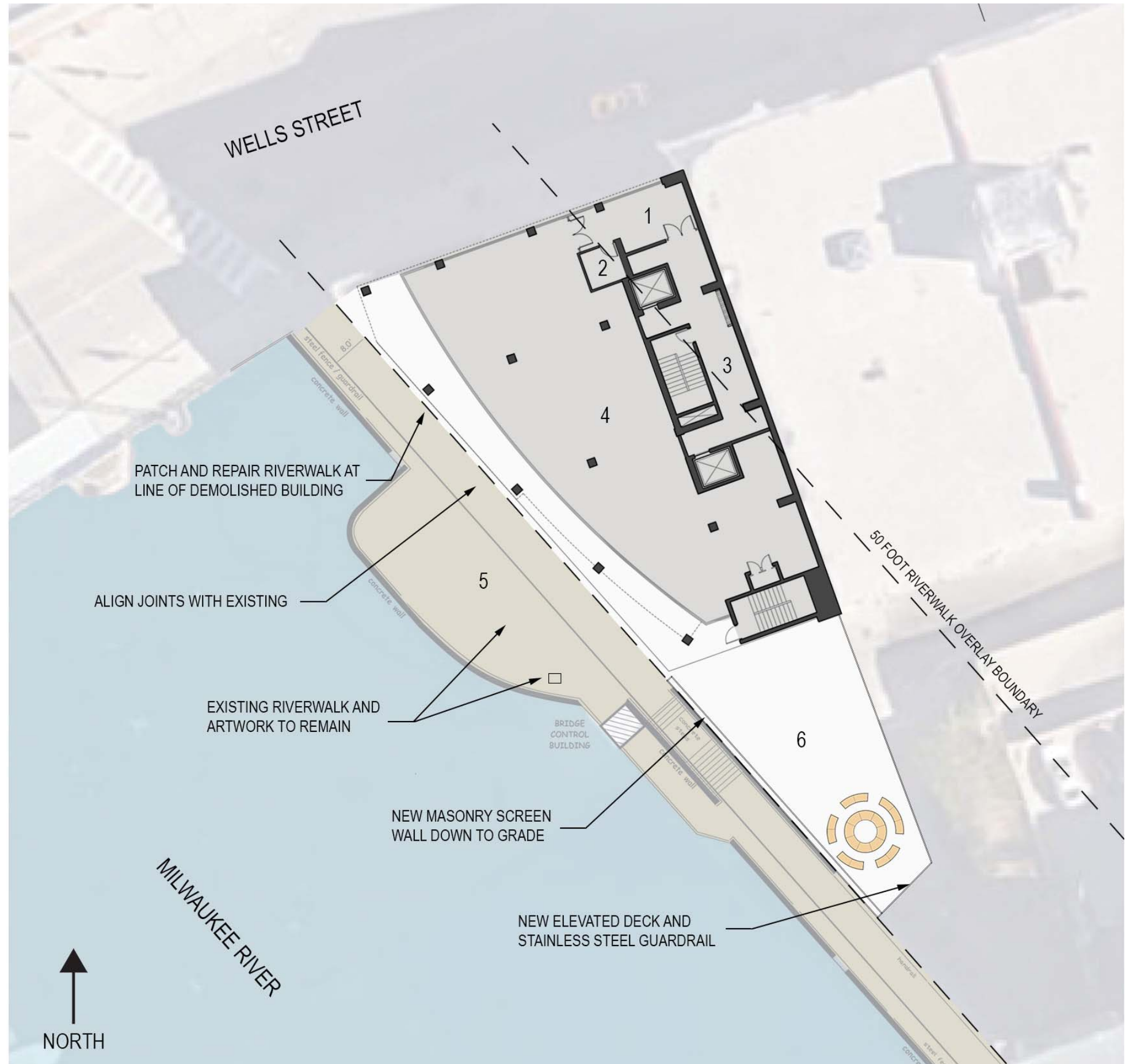
## SITE PLAN KEY

1. VESTIBULE
2. FIRE DEPARTMENT
3. APARTMENT LOBBY
4. RETIAL WHITE BOX
5. RIVERWALK
6. PATIO (ALTERNATE ONE)

LOT AREA 5923 SQ.FT  
 TOWER COVERAGE 4734 SQ.FT.  
 LOT COVERAGE 79.93 %

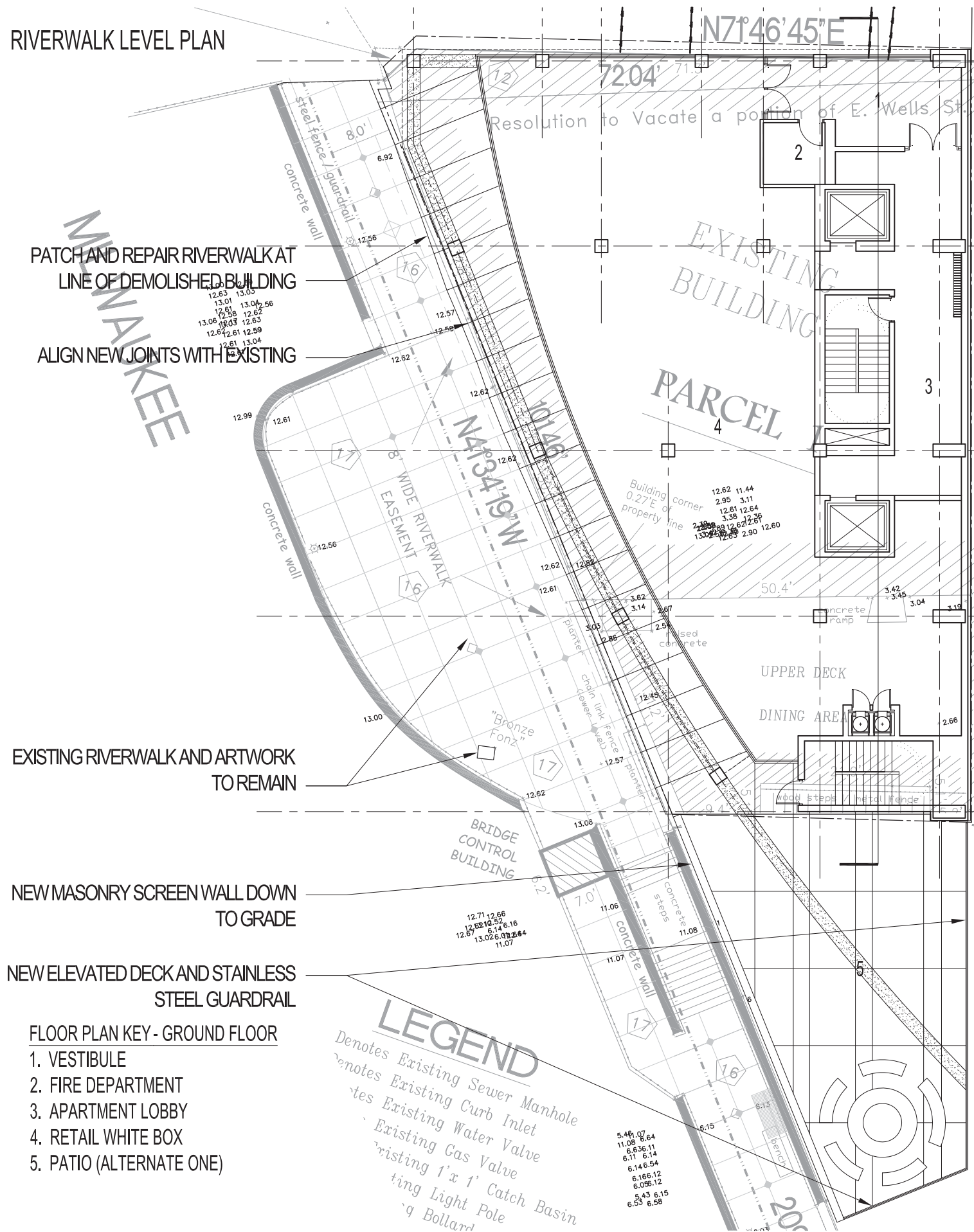


KORB + ASSOCIATES ARCHITECTS



Site Plan

RIVERWALK LEVEL PLAN



- PATCH AND REPAIR RIVERWALK AT LINE OF DEMOLISHED BUILDING
- ALIGN NEW JOINTS WITH EXISTING

EXISTING RIVERWALK AND ARTWORK TO REMAIN

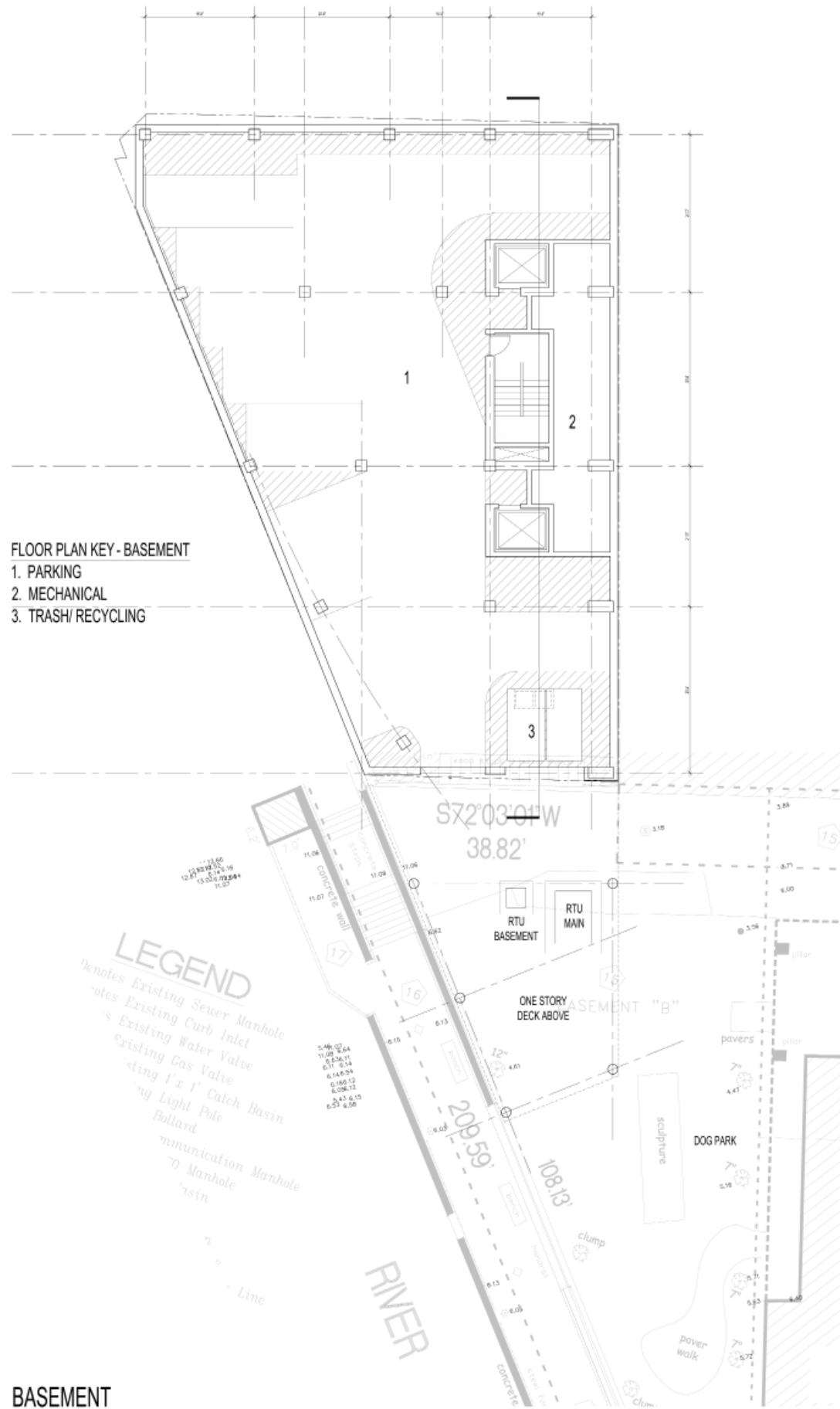
NEW MASONRY SCREEN WALL DOWN TO GRADE

NEW ELEVATED DECK AND STAINLESS STEEL GUARDRAIL

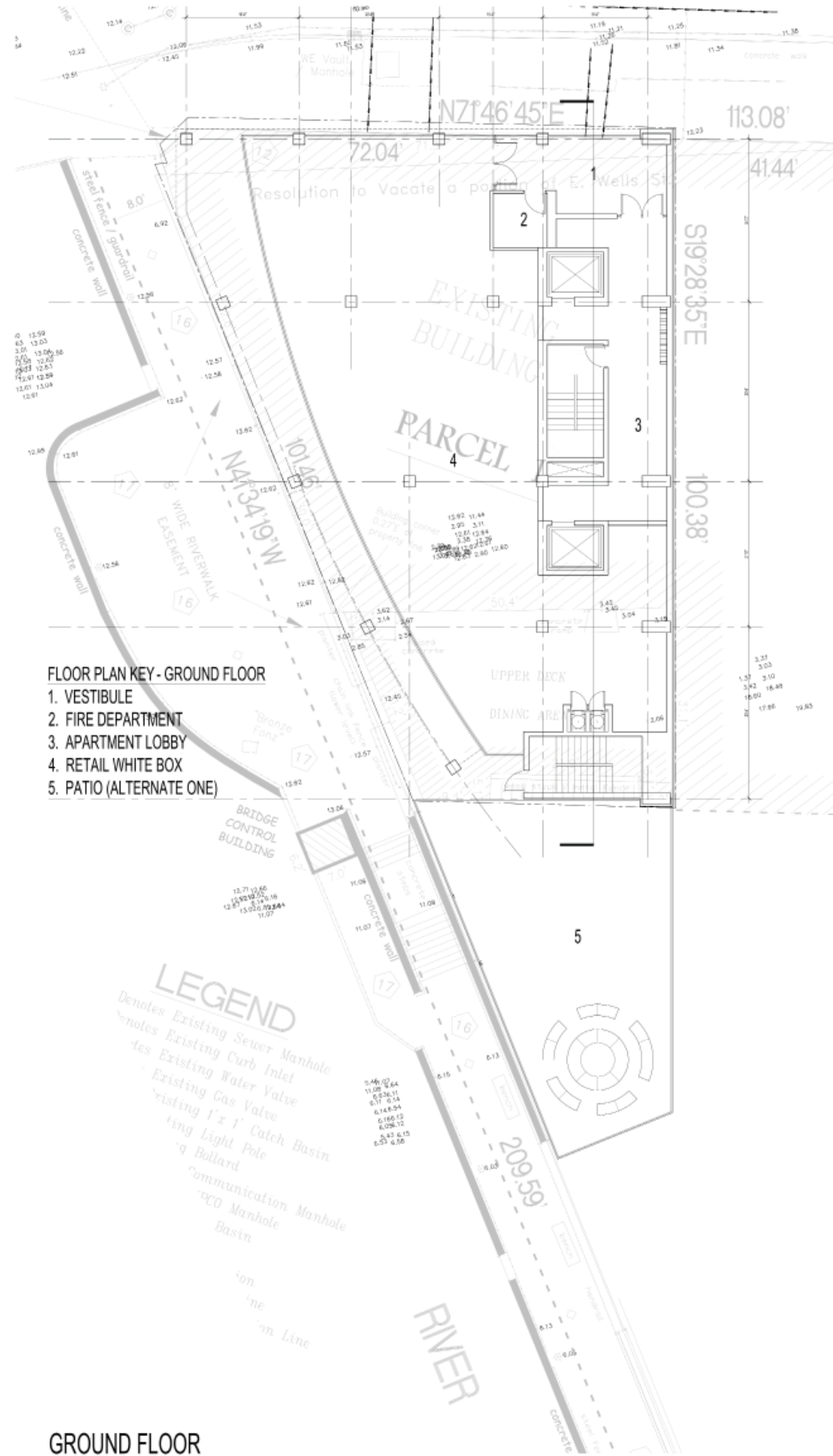
FLOOR PLAN KEY - GROUND FLOOR

- 1. VESTIBULE
- 2. FIRE DEPARTMENT
- 3. APARTMENT LOBBY
- 4. RETAIL WHITE BOX
- 5. PATIO (ALTERNATE ONE)

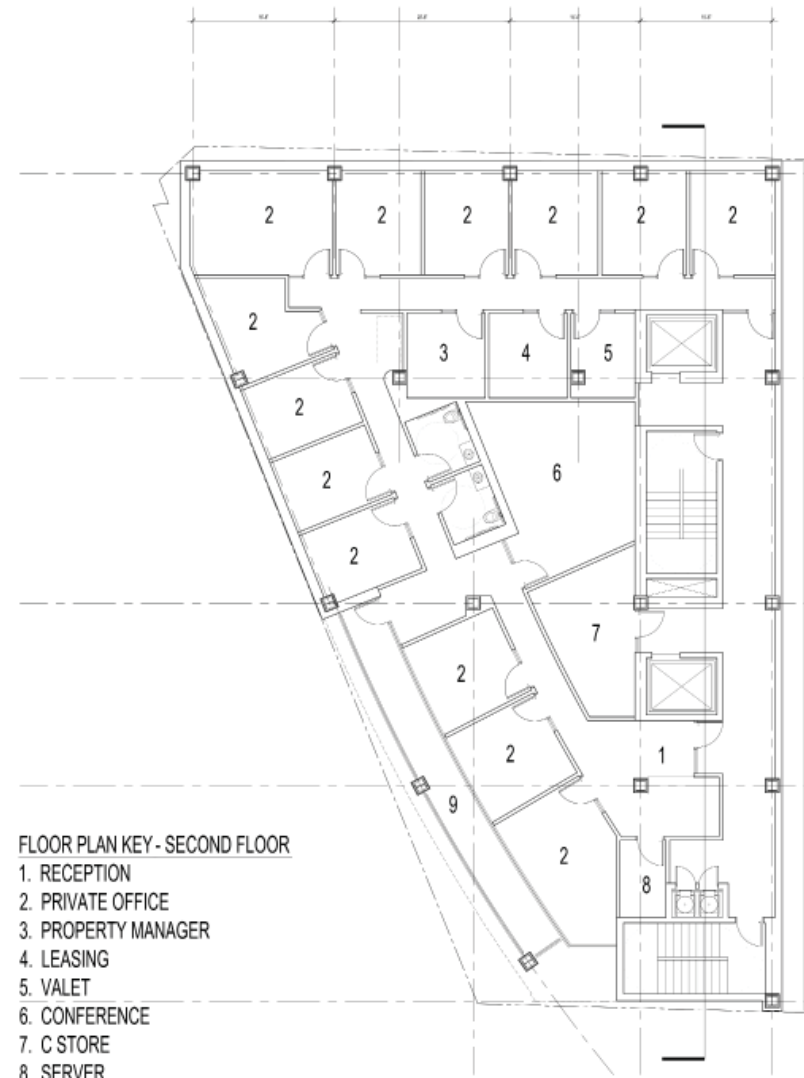
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  - Denotes Existing Light Pole
  - Denotes Existing Bollard



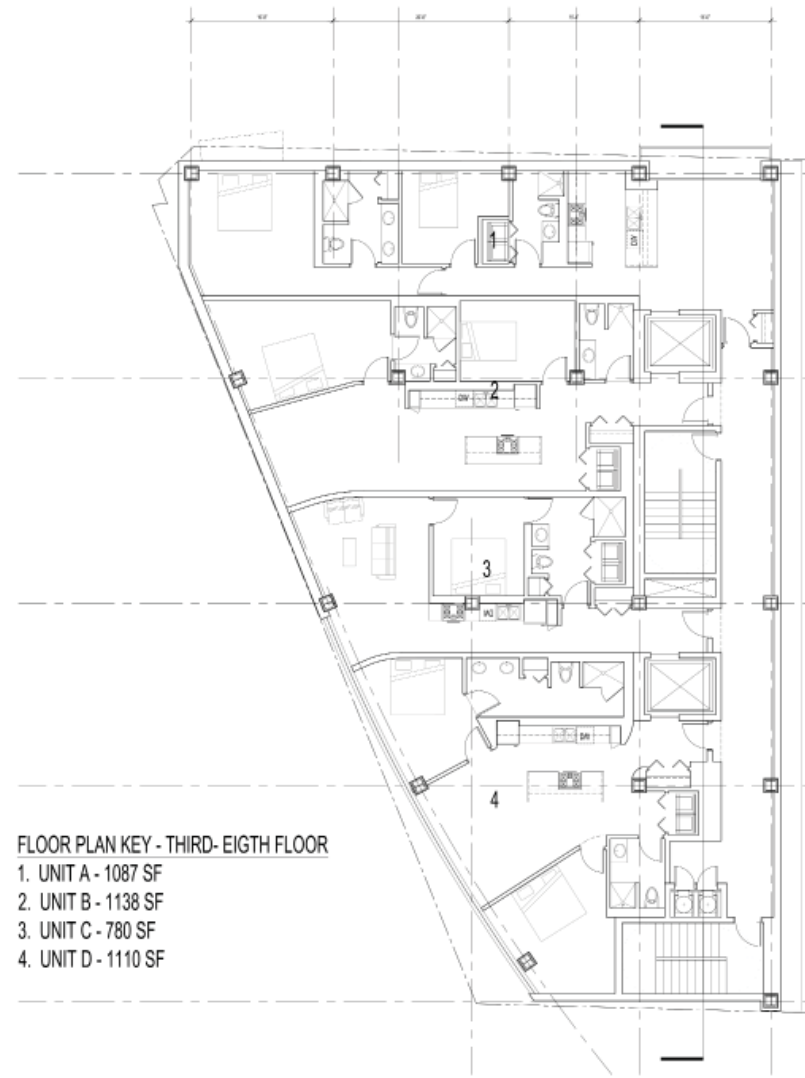
BASEMENT



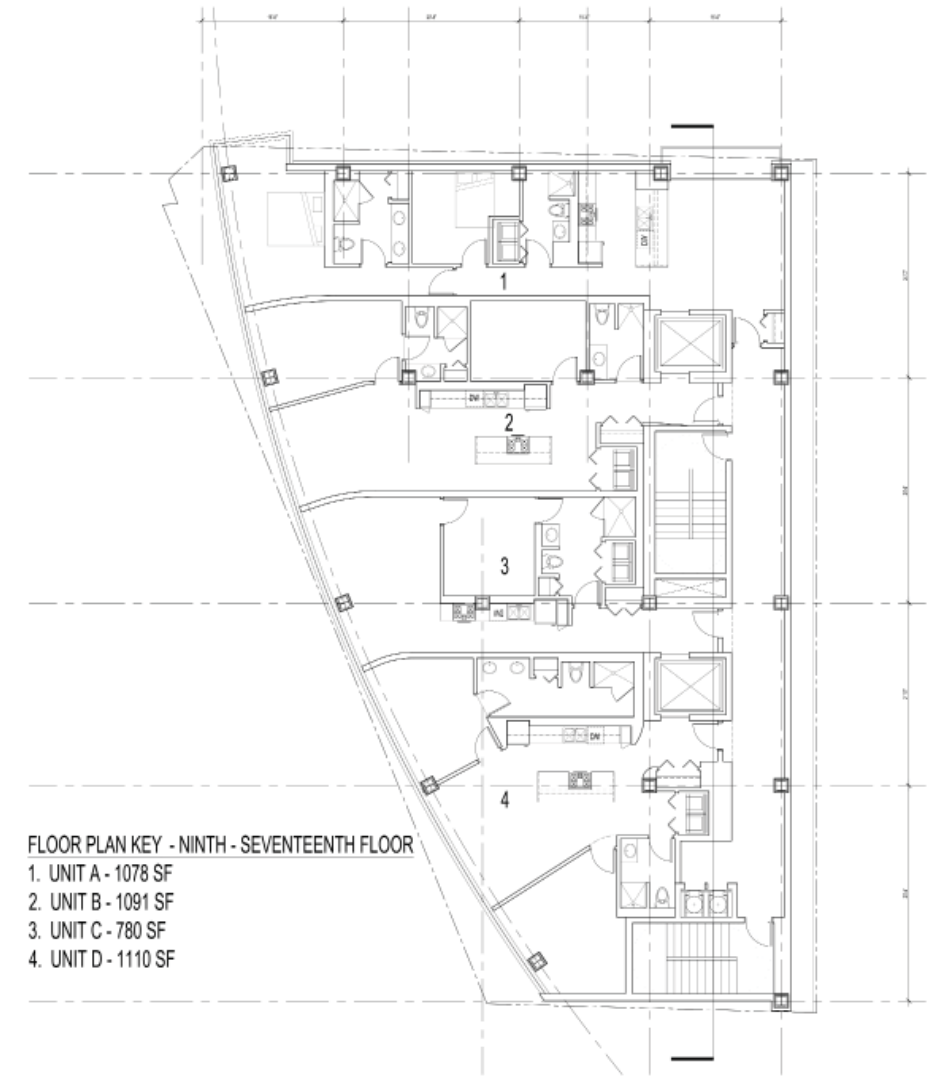
GROUND FLOOR



FLOOR 2

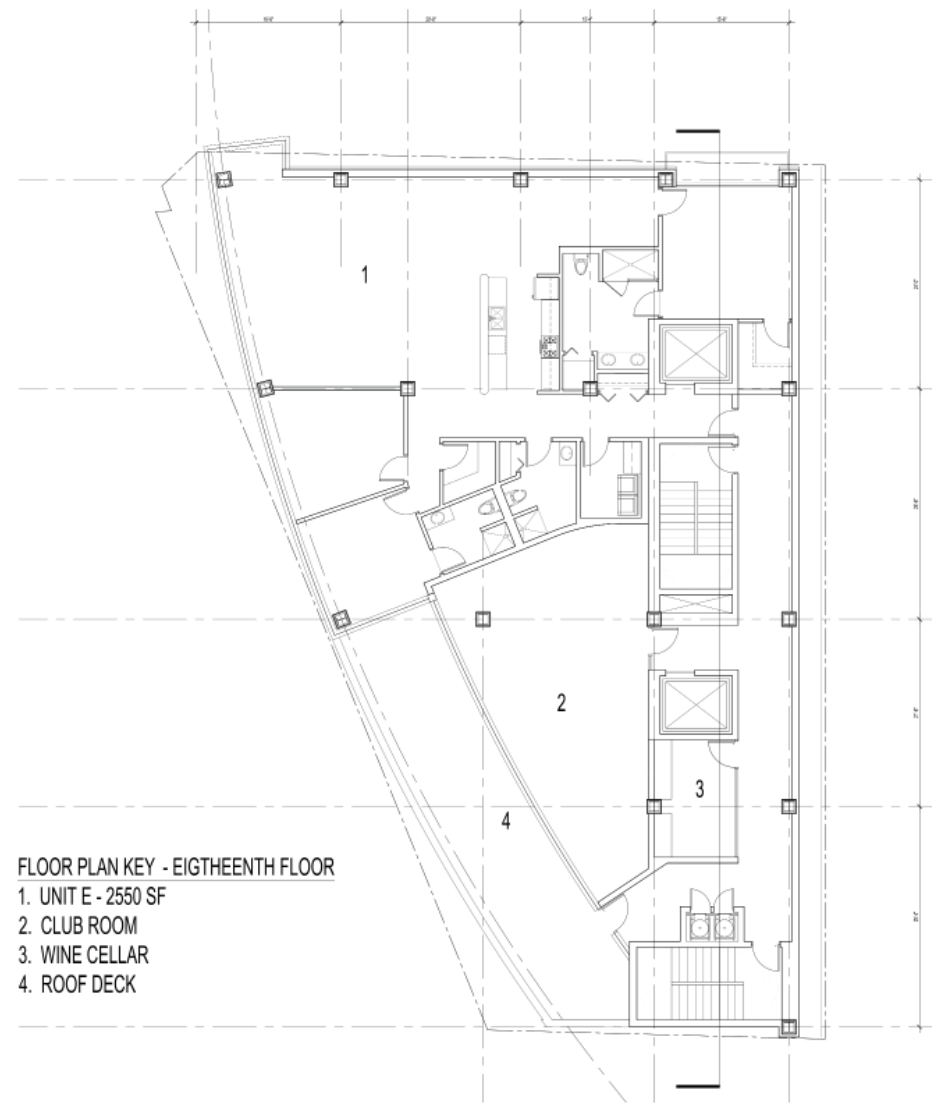


FLOOR 3-8

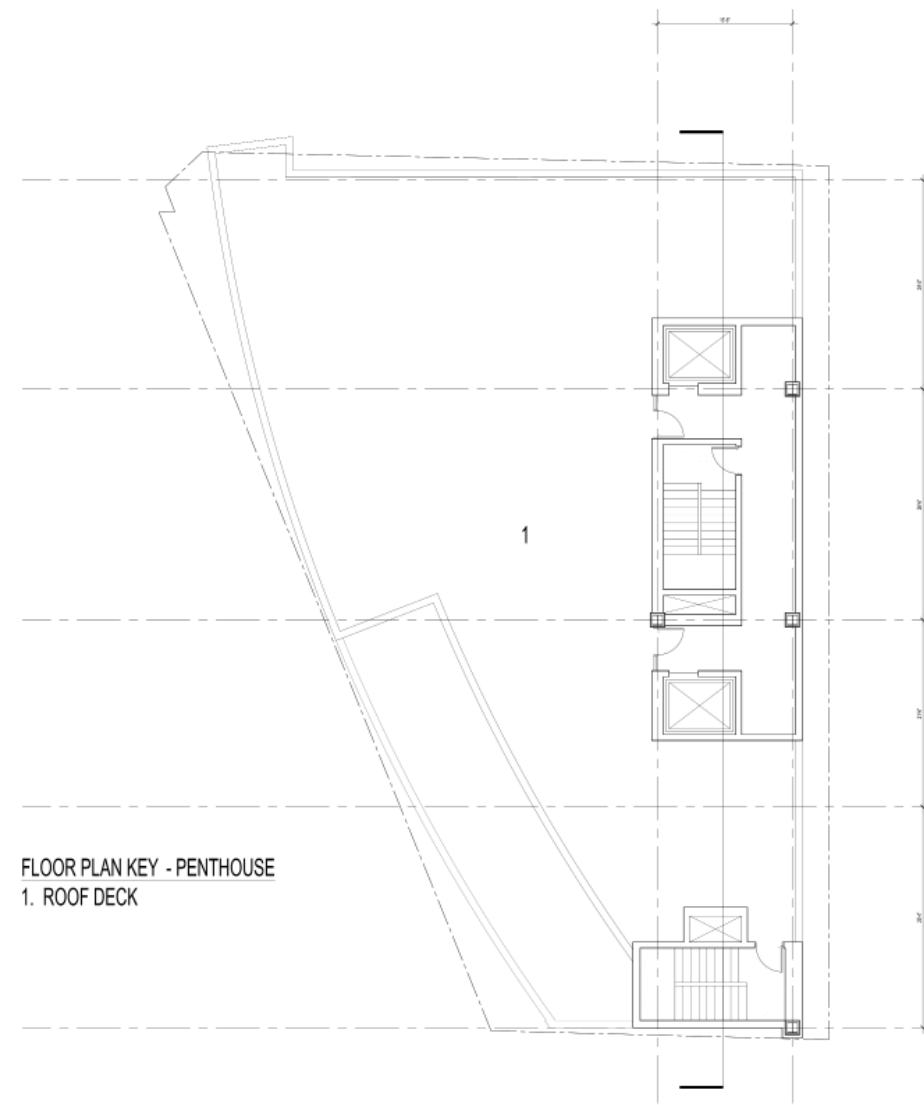


FLOOR 9-17

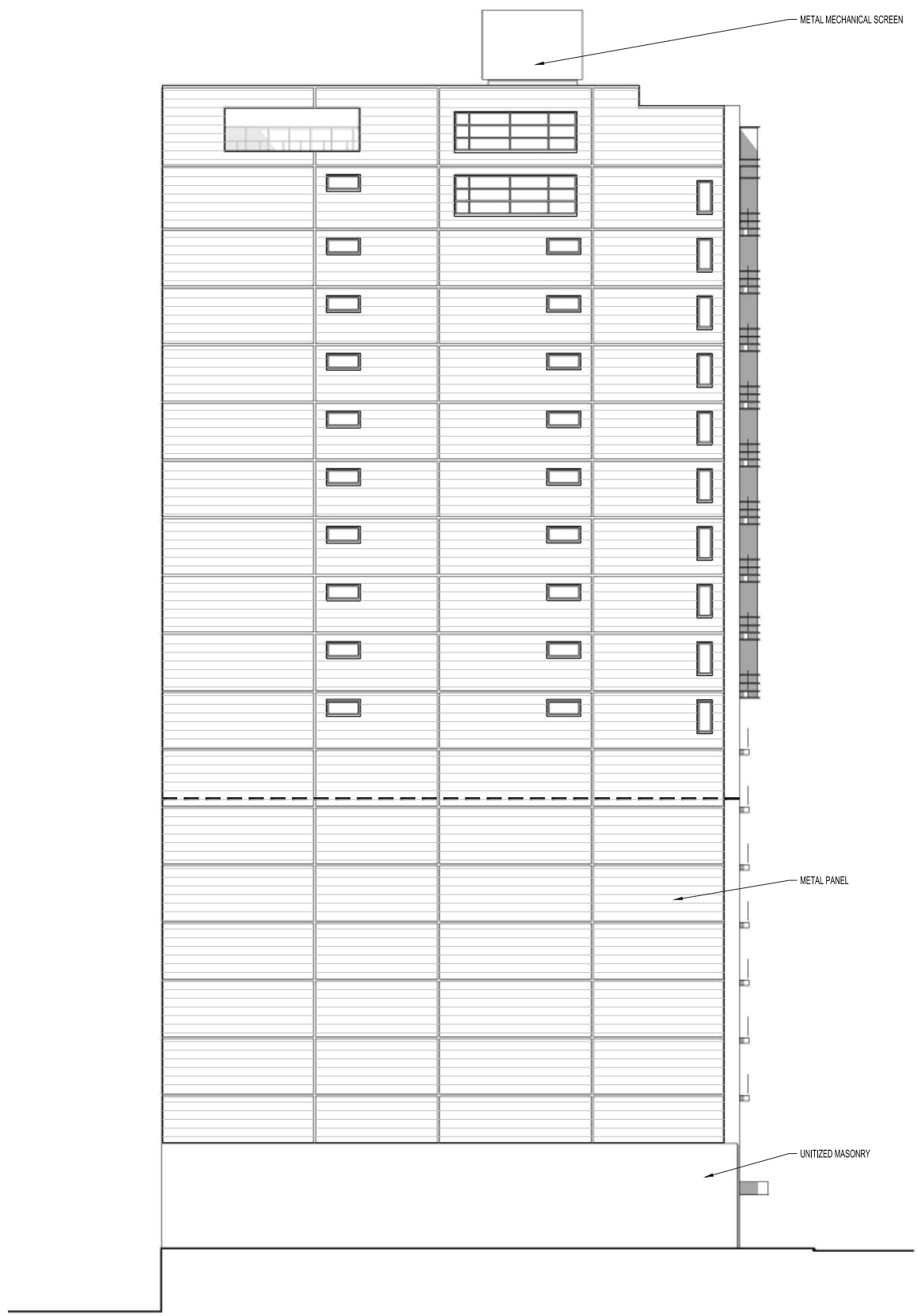




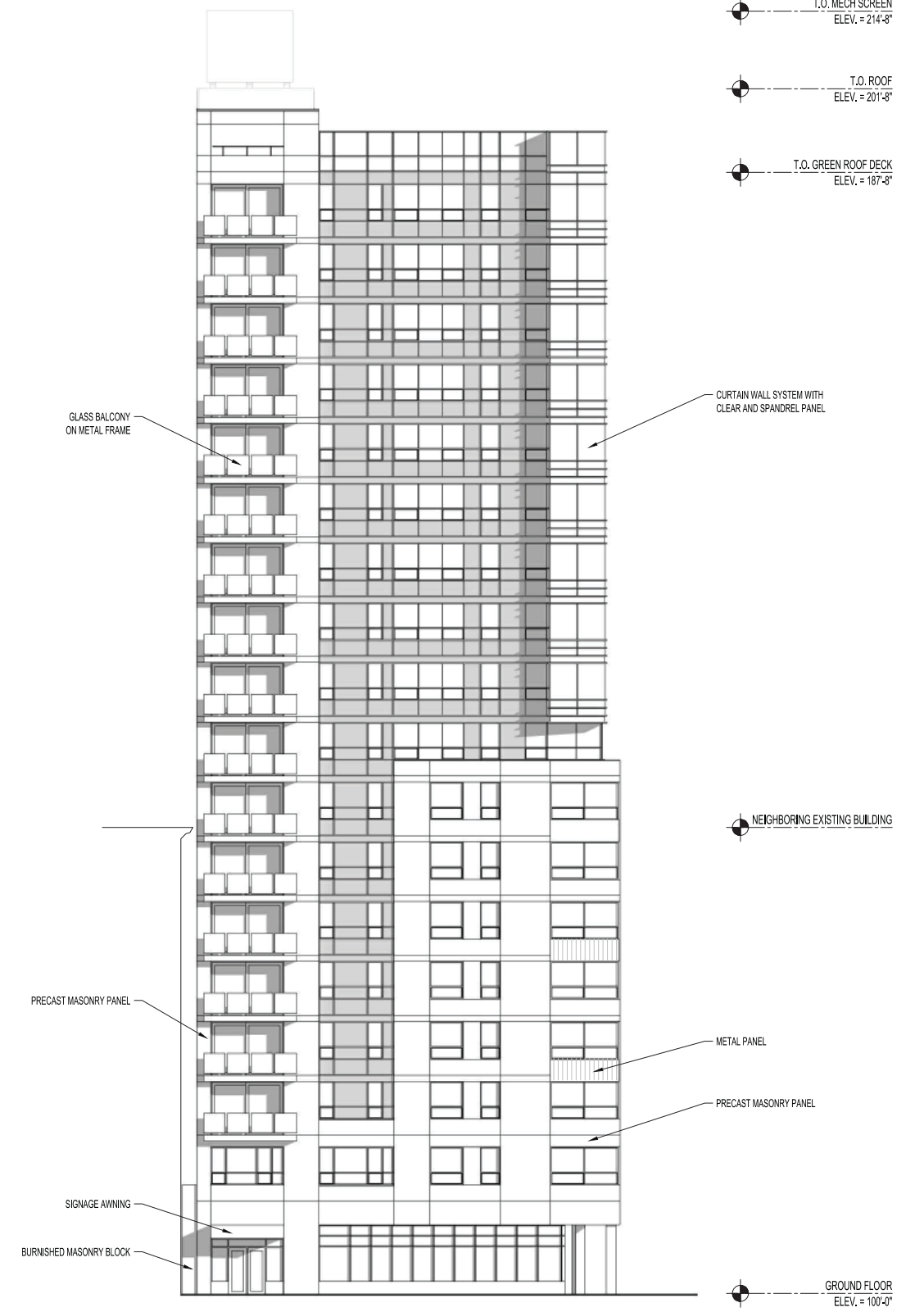
FLOOR 18



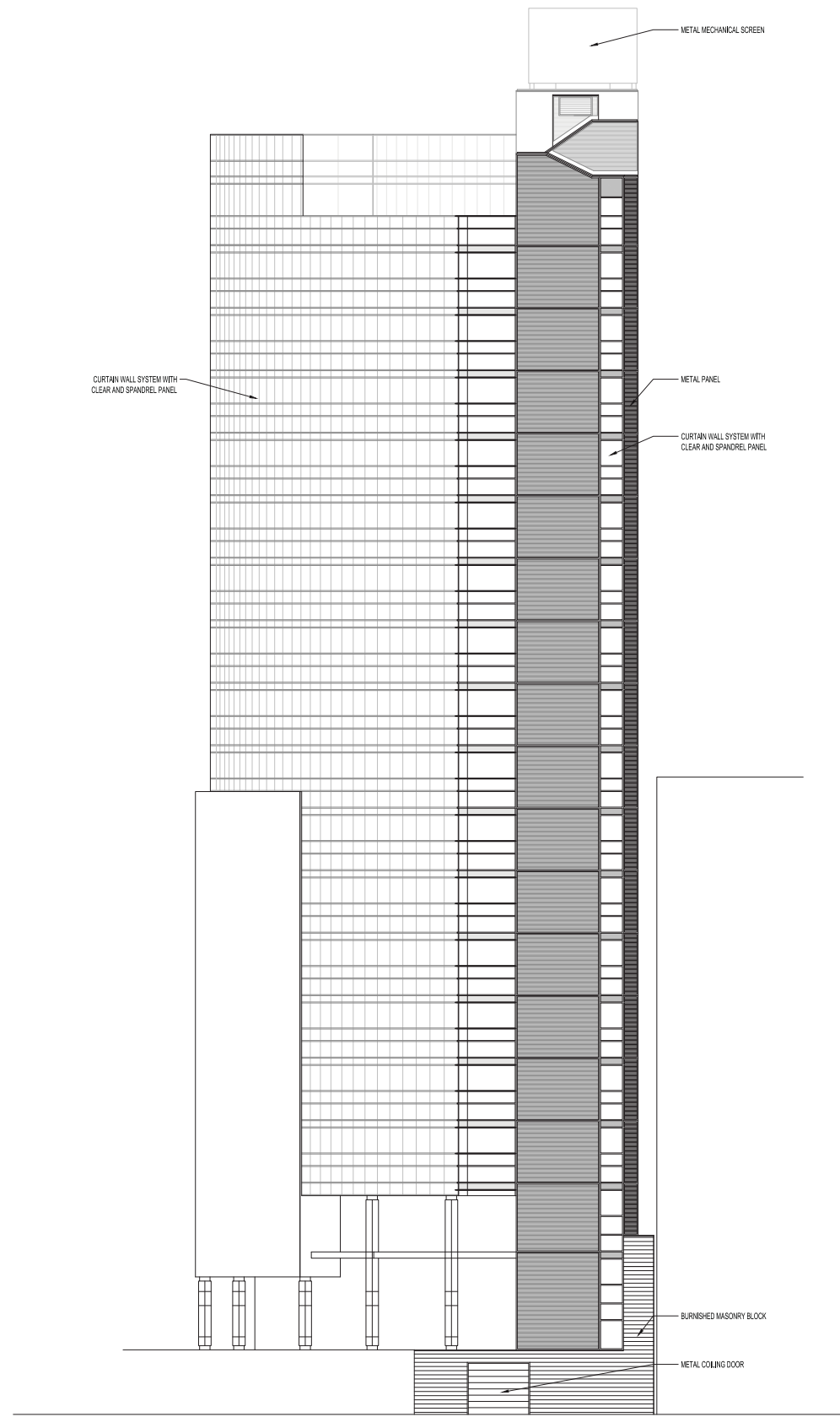
PENTHOUSE



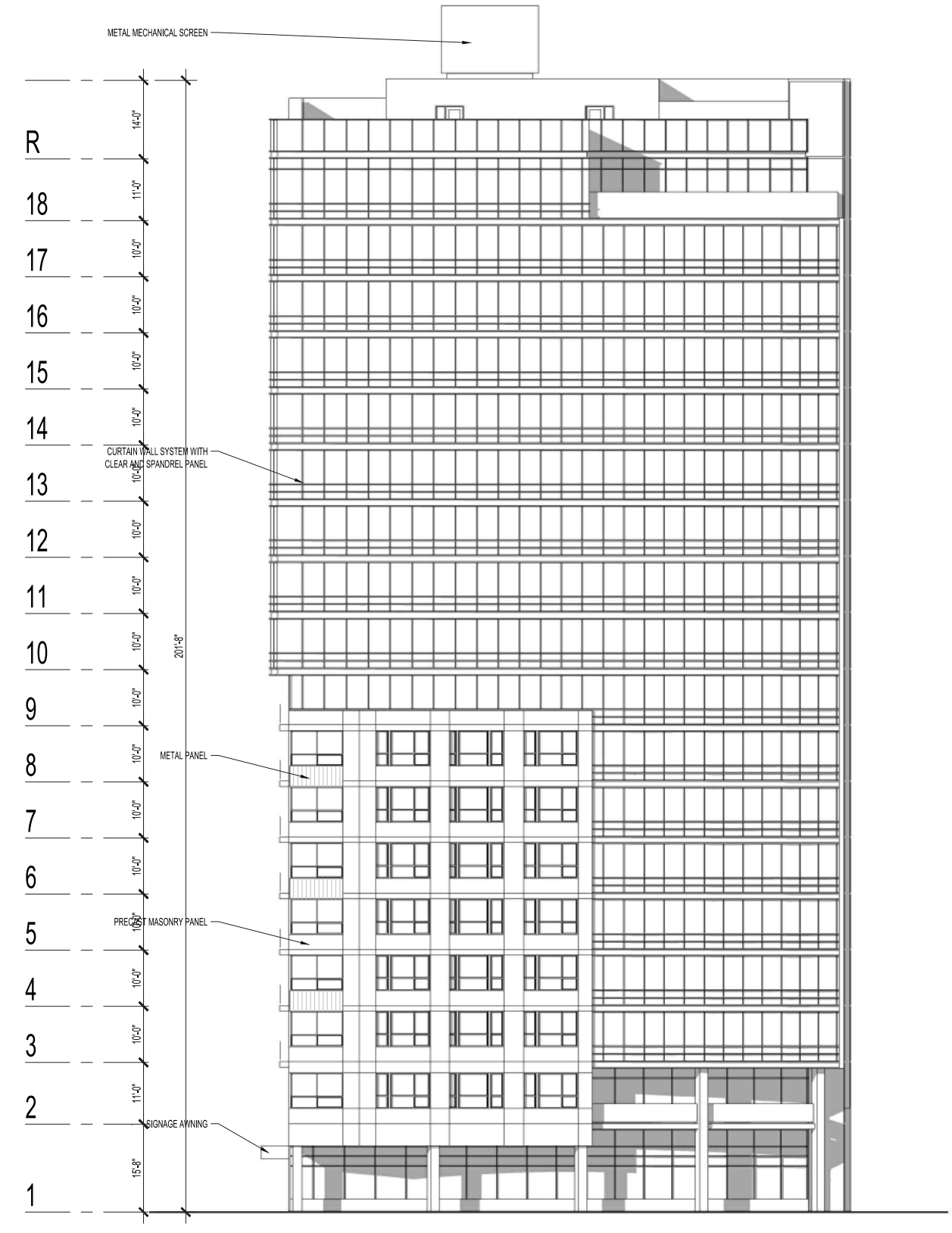
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- T.O. MECH SCREEN  
ELEV. = 214'-8"
- T.O. ROOF  
ELEV. = 201'-8"
- T.O. GREEN ROOF DECK  
ELEV. = 187'-8"
- NEIGHBORING EXISTING BUILDING
- GROUND FLOOR  
ELEV. = 100'-0"



Rendering