



DEPARTMENT OF
**NEIGHBORHOOD
SERVICES**

**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



CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000 | rasmith.com

North Office Building
North Marshall Street
Air Space Rights Envelope

That part of North Marshall Street being a part of the Northwest 1/4 of Section 28, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of Lot 1, Certified Survey Map No. 9517, said point being the Northwest corner of the intersection of East Mason and North Marshall Streets;

thence North $06^{\circ}03'31''$ West along the West line of North Marshall Street 59.00 feet to the point of beginning of an Air Space Envelop, (Ground elevation 48.5 feet, bottom of Envelope elevation 79.0 feet, top of Envelope elevation 359.0 feet);

thence continuing North $06^{\circ}03'31''$ West 110.26 feet to a point, (Ground elevation 53.9 feet, bottom of Envelope elevation 79.0 feet, top of Envelope elevation 359.0 feet);

thence North $83^{\circ}56'29''$ East 6.56 feet (Ground elevation 53.9 feet, bottom of Envelope elevation 79.0 feet, top of Envelope elevation 359.0 feet);

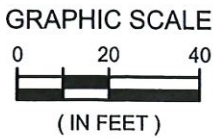
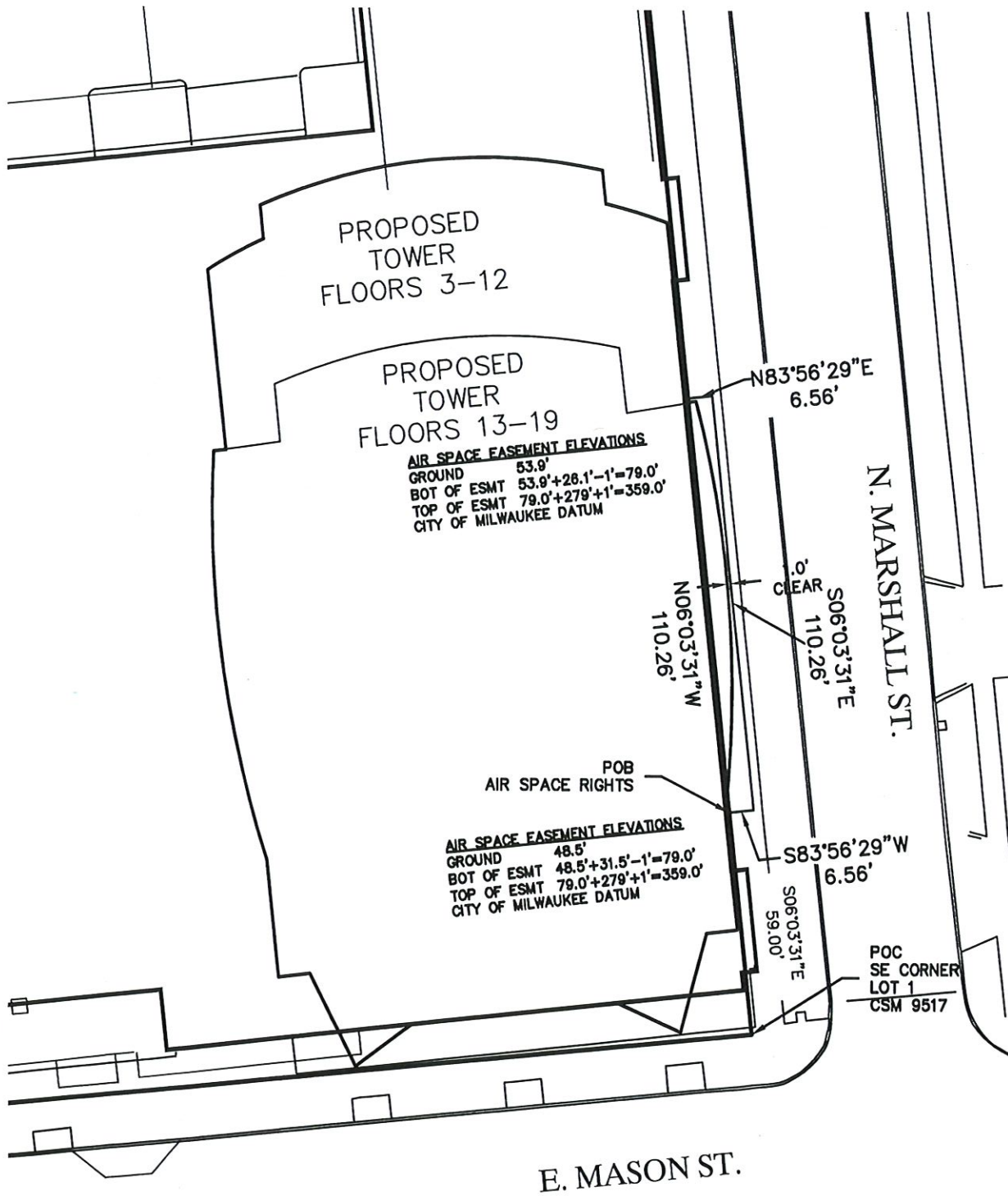
thence South $06^{\circ}03'31''$ East 110.26 feet to a point, (Ground elevation 48.5 feet, bottom of Envelope elevation 79.0 feet, top of Envelope elevation 359.0 feet);

thence South $83^{\circ}56'29''$ West 6.56 feet feet to the point of beginning. Elevations refer to City of Milwaukee Datum.

Date: November 7, 2023
Prepared by: John P. Casucci, PLS
Project No.: 168984

PROPERTY EXHIBIT

AIR SPACE LEASE



raSmith
 CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
rasmith.com

PROPERTY EXHIBIT

AIR SPACE LEASE

North Office Building
North Marshall Street
Air Space Lease Envelope

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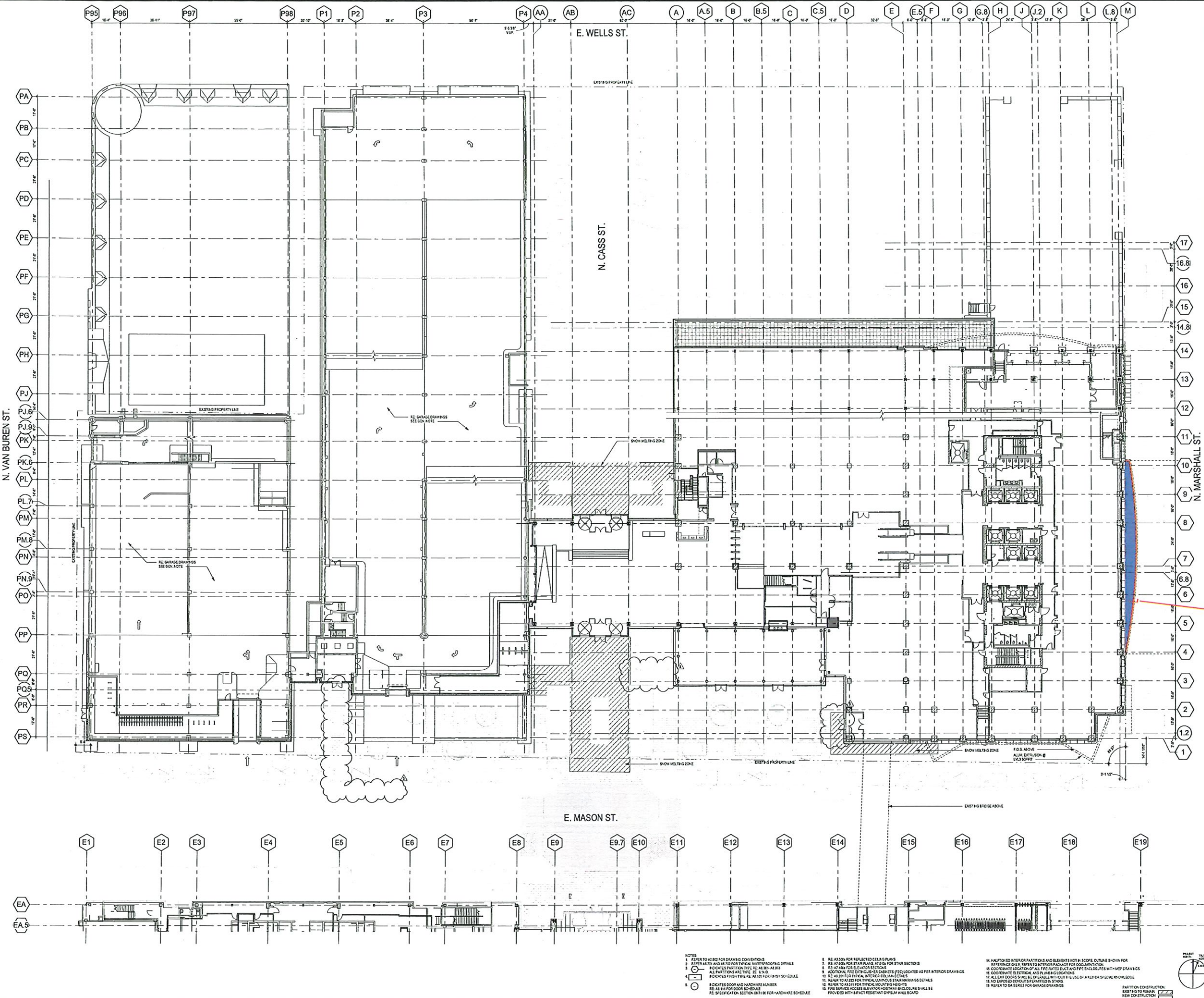
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thence South $83^{\circ}56'29''$ West 6.56 feet feet to the point of beginning. Elevations refer to City of Milwaukee Datum.

Date: November 13, 2023
Prepared by: John P. Casucci, PLS
Project No.: 168984

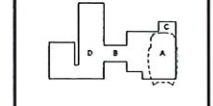
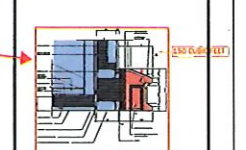
raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
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Northwestern Mutual NORTH OFFICE BUILDING MODERNIZATION Milwaukee, Wisconsin

- NORTHWESTERN MUTUAL**
Owner
- HANES**
Development Manager
- PICKARD CHILTON ARCHITECTS, INC.**
Design Architect
- YENDALL HEATON ASSOCIATES, INC.**
Architect of Record
- EPSTEIN LIVEN ARCHITECTS**
Interior Architect
- MAGNUSSON KLEMDENIC ASSOCIATES**
Structural Engineer
- ALVINE & ASSOCIATES**
MEP Engineer
- THE OFFICE OF JAMES BURNETT**
Landscape Architect
- GRAEF USA, INC.**
Civil Engineer
- PERSON-HUNN ASSOCIATES, INC.**
Vertical Transportation
- HMA PARKING, LLC**
Parking
- BLISS FASMAN, INC.**
Lighting Consultant
- WAVEGUIDE, LLC**
AV/IT Consultant
- READ JONES CHRISTOPHERSON LTD.**
Building Entrance Consultant
- AFFILIATED ENGINEERS, INC.**
Security Consultant
- GILES ENGINEERING ASSOCIATES, INC.**
Geotechnical Consultant
- LONGMAN LINDSEY**
Acoustic Consultant
- OPPVIND ENGINEERING CONSULTANTS**
Wind/Snow/Solar/Traffic Consultant
- APPLIED TECHNICAL SERVICES INC.**
Exterior Building Maintenance Consultant
- ISCS SA**
Stone Consultant
- YOUNG CARLISO**
Food Service Consultant
- BRIGHTWORKS SUSTAINABILITY**
Sustainability Design
- HMA CONSULTING, INC.**
RUCS
- COGENT COMMISSIONING, LLC**
Commissioning

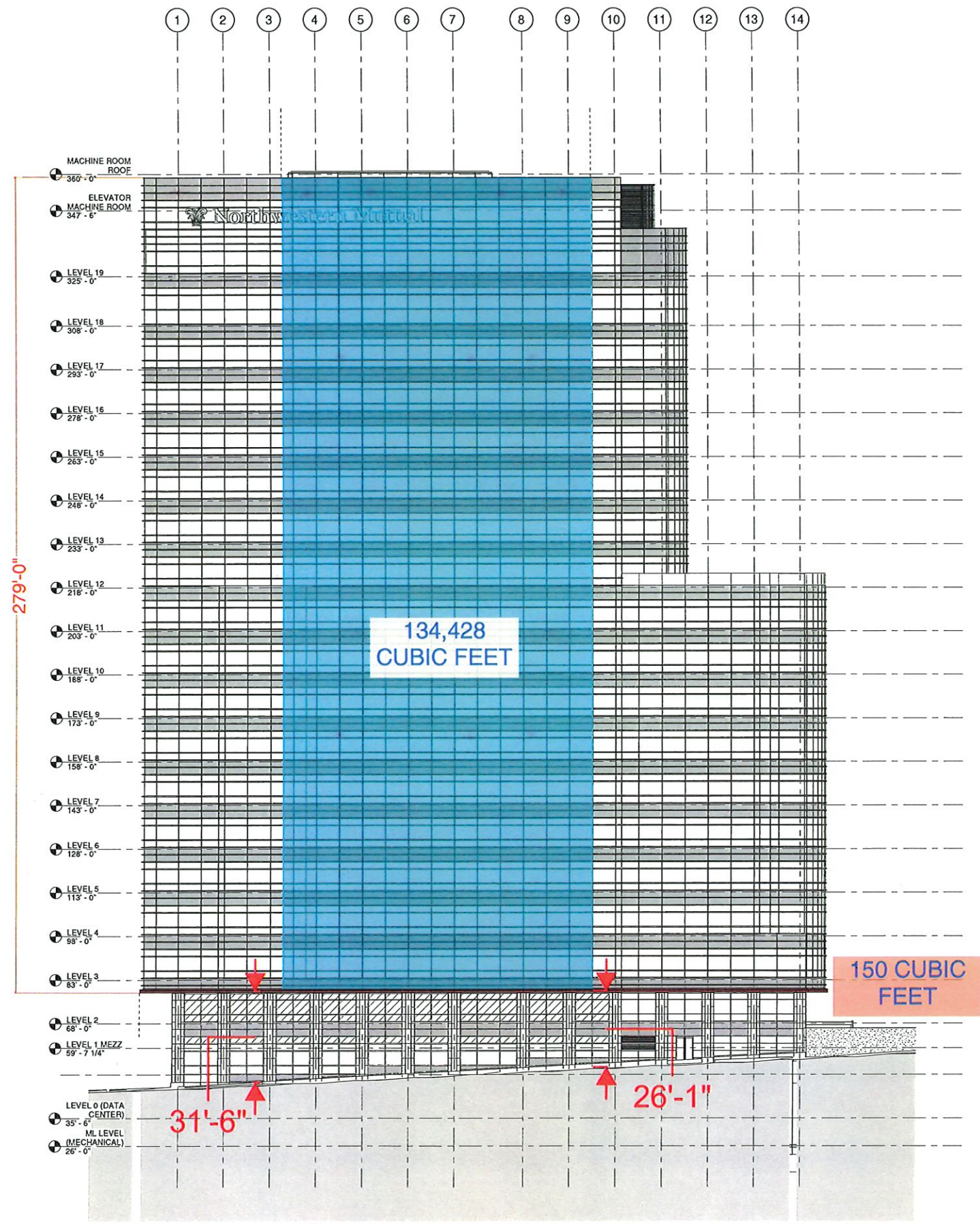


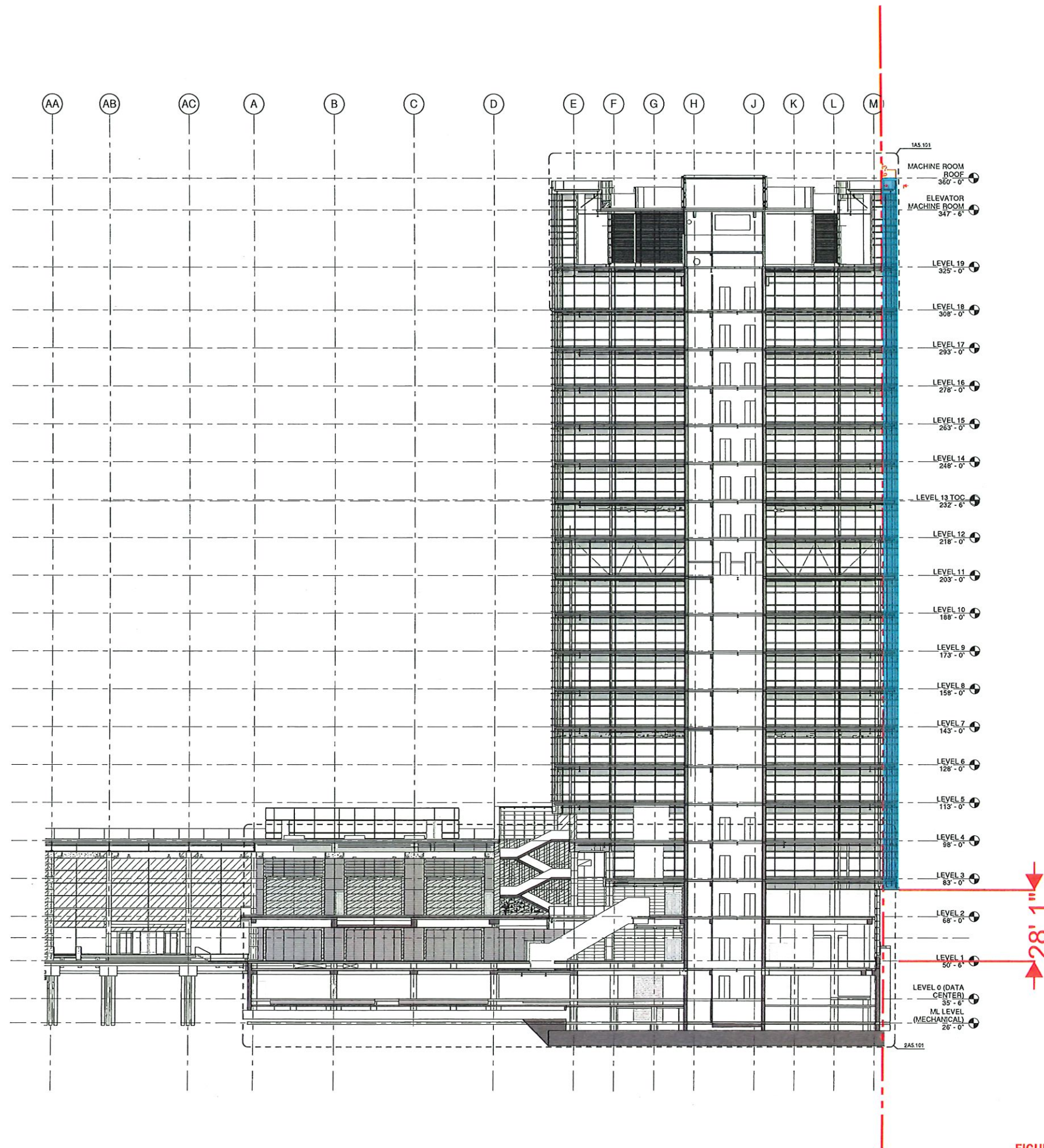
NO.	DATE	DESCRIPTION	BY
3	21 OCT 23	FOR CONSTRUCTION DOCUMENT	
4	13 SEP 23	FOR PERMIT	
5	11 AUG 23	ADDENDUM 1	
7	13 JUN 23	FOR SCHEMATIC DEVELOPMENT - FOR BID	
8	12 JAN 23	100% SCHEMATIC DESIGN	
		SITE PLAN	

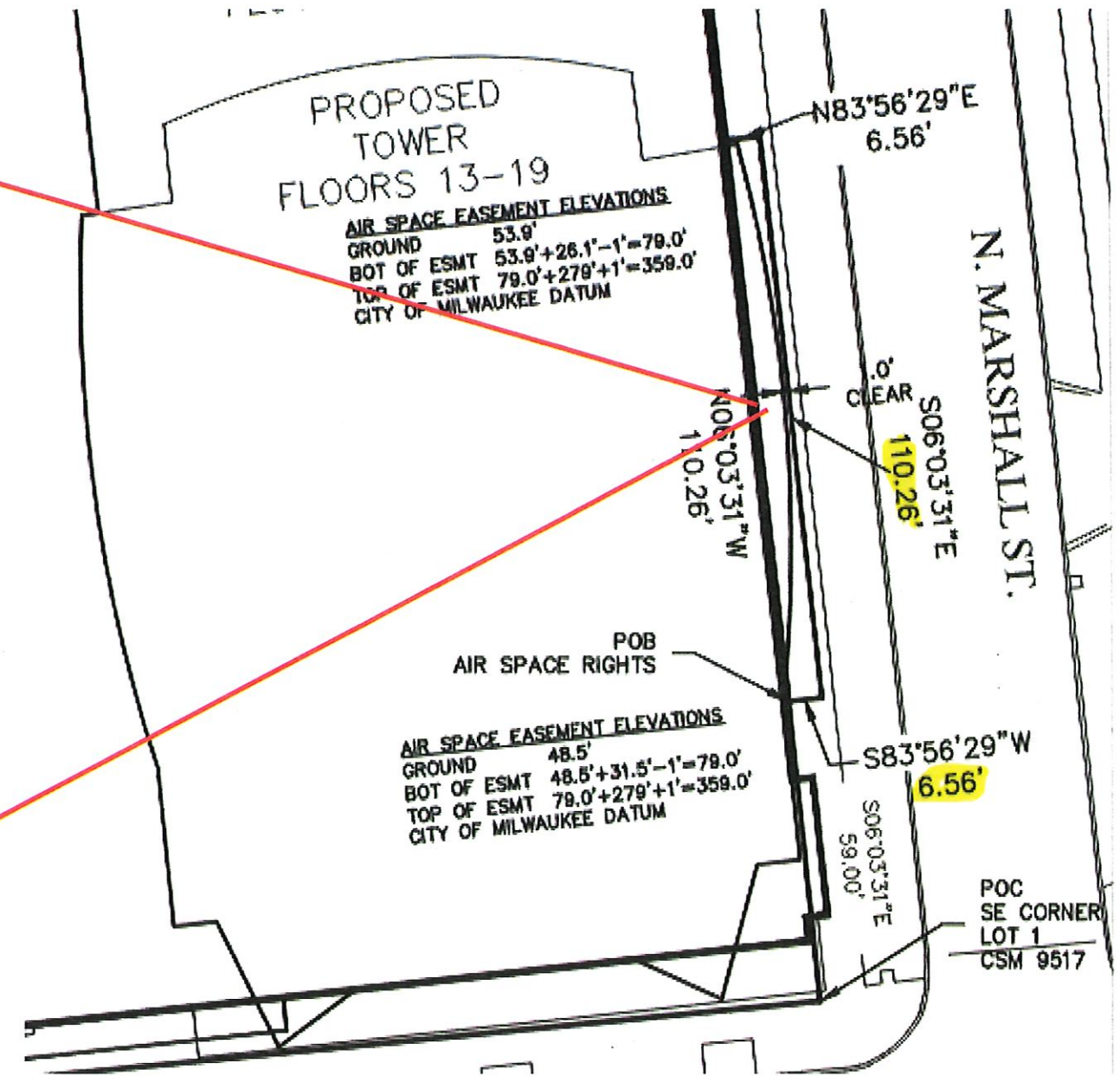
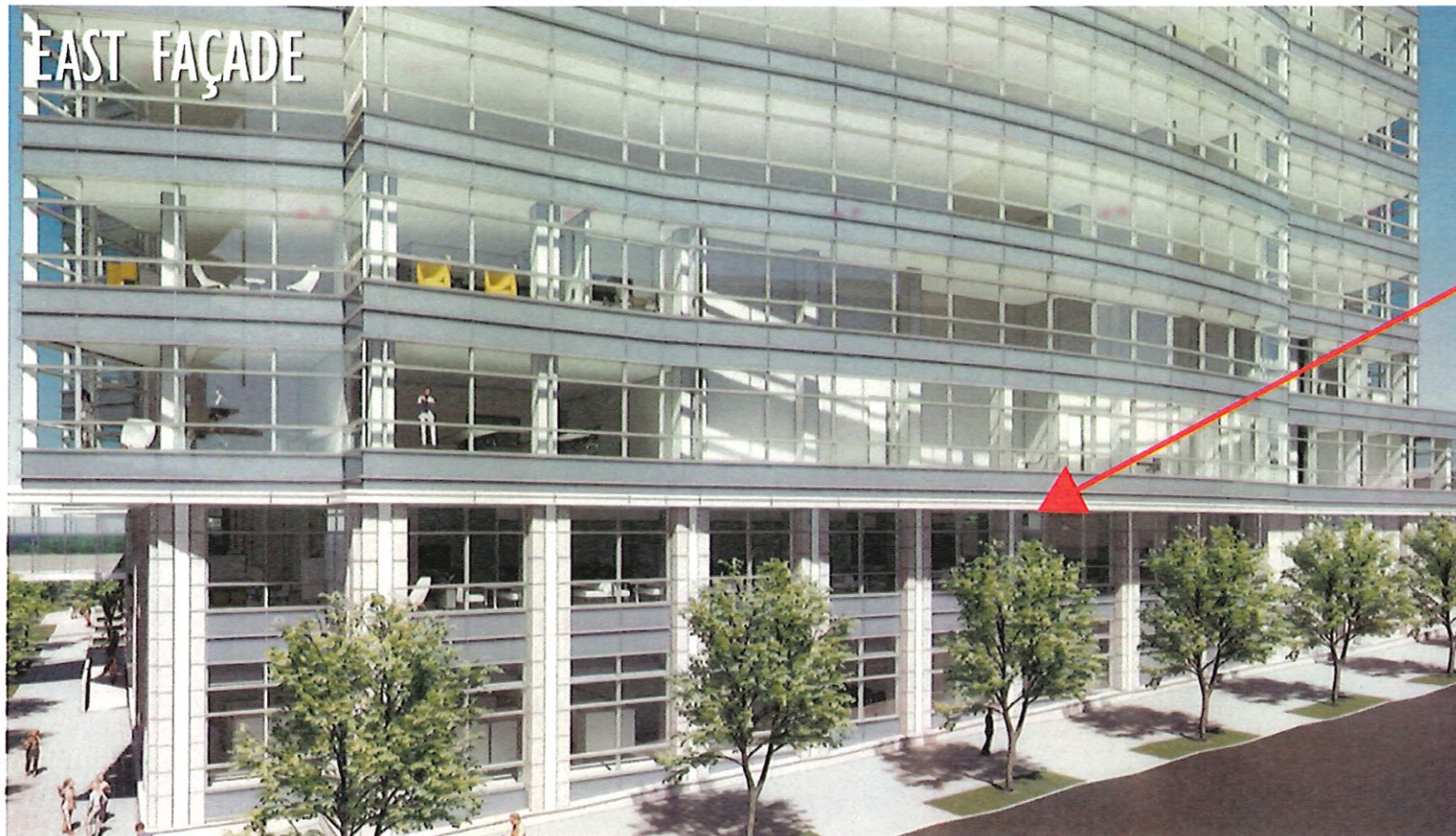
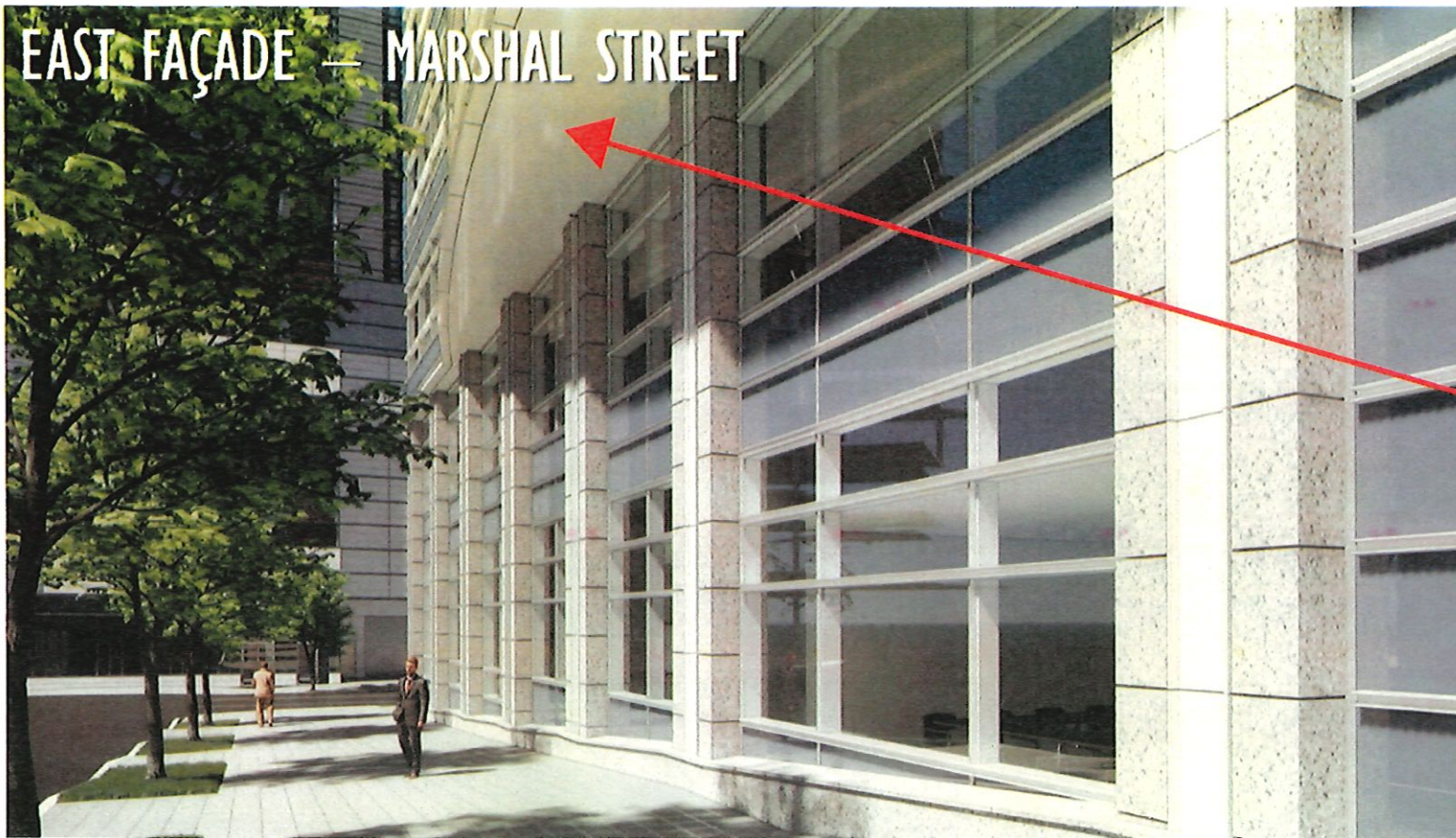
NOTES

1. REFER TO A222 FOR DRAWING CONDITIONS
2. REFER TO A222 AND A223 FOR TYPICAL WATERPROOFING DETAILS
3. REFER TO A222 FOR TYPICAL MECHANICAL DETAILS
4. REFER TO A222 FOR TYPICAL ELECTRICAL DETAILS
5. REFER TO A222 FOR TYPICAL INTERIOR FINISH SCHEDULE
6. REFER TO A222 FOR TYPICAL EXTERIOR FINISH SCHEDULE
7. REFER TO A222 FOR TYPICAL WINDOW SCHEDULE
8. REFER TO A222 FOR TYPICAL DOOR SCHEDULE
9. REFER TO A222 FOR TYPICAL FLOORING SCHEDULE
10. REFER TO A222 FOR TYPICAL CEILING SCHEDULE
11. REFER TO A222 FOR TYPICAL LIGHTING SCHEDULE
12. REFER TO A222 FOR TYPICAL SIGNAGE SCHEDULE
13. REFER TO A222 FOR TYPICAL FURNITURE SCHEDULE
14. REFER TO A222 FOR TYPICAL EQUIPMENT SCHEDULE
15. REFER TO A222 FOR TYPICAL SPECIALTY SCHEDULE
16. REFER TO A222 FOR TYPICAL ACCESSIBILITY SCHEDULE
17. REFER TO A222 FOR TYPICAL SECURITY SCHEDULE
18. REFER TO A222 FOR TYPICAL SAFETY SCHEDULE
19. REFER TO A222 FOR TYPICAL AV/IT SCHEDULE
20. REFER TO A222 FOR TYPICAL GREEN SCHEDULE

SITE PLAN







Request #1 - East Façade Overhang

PLAT OF SURVEY

OWNER: Northwestern Mutual Life Insurance Company
720 E. Wisconsin Ave
Milwaukee, WI 53202

That part of North Marshall Street being a part of the Northwest 1/4 of Section 28, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:
Commencing at the Southeast corner of Lot 1, Certified Survey Map No. 9517, said point being the Northwest corner of the intersection of East Mason and North Marshall Streets, thence North 65°03'31" West along the West line of North Marshall Street 53.00 feet to the point of beginning of an Air Space Easement, (Ground elevation 48.5 feet, bottom of Envelope elevation 79.0 feet, top of Envelope elevation 359.0 feet), thence continuing North 06°03'31" West 110.25 feet to a point, (Ground elevation 53.9 feet, bottom of Envelope elevation 79.0 feet, top of Envelope elevation 359.0 feet), thence North 83°56'21" East 6.56 feet (Ground elevation 53.9 feet, bottom of Envelope elevation 79.0 feet, top of Envelope elevation 359.0 feet), thence South 65°03'31" East 110.25 feet to a point, (Ground elevation 48.5 feet, bottom of Envelope elevation 79.0 feet, top of Envelope elevation 359.0 feet), thence South 63°56'21" West 6.56 feet to the point of beginning. Elevations Refer To City of Milwaukee Datum.

LEGAL DESCRIPTION

Lot 1, Certified Survey Map No. 9517, being a division of Parcel 2 of Certified Survey Map No. 4564, 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 of Section 28, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Prepared for: HRIES / The Northwestern Mutual Life Insurance Company
Survey No. 165984-JPC

Basis of Bearings

Bearings are based on the North line of the Northwest 1/4 of Section 28-7-22, which bears North 89°07'37" East, Wisconsin State Plane Coordinate System, South Zone (NAD27).

Elevations

Elevations refer to the City of Milwaukee Datum. Starting benchmark is City of Milwaukee Benchmark No. 77-15 which is a brass cap located at the Southwest corner of East Wells Street and North Prospect Avenue, 157' South and 12' West of Curbs, with an elevation of 53.75'.

Proposed Improvements in color blue.

Municipal Zoning

Information obtained by surveyor. The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - both sites are zoned C9F(A) - Office and Service District.

- Front setback - no requirement
- Side yard setback - no requirement
- Rear yard setback - no requirement

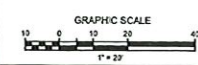
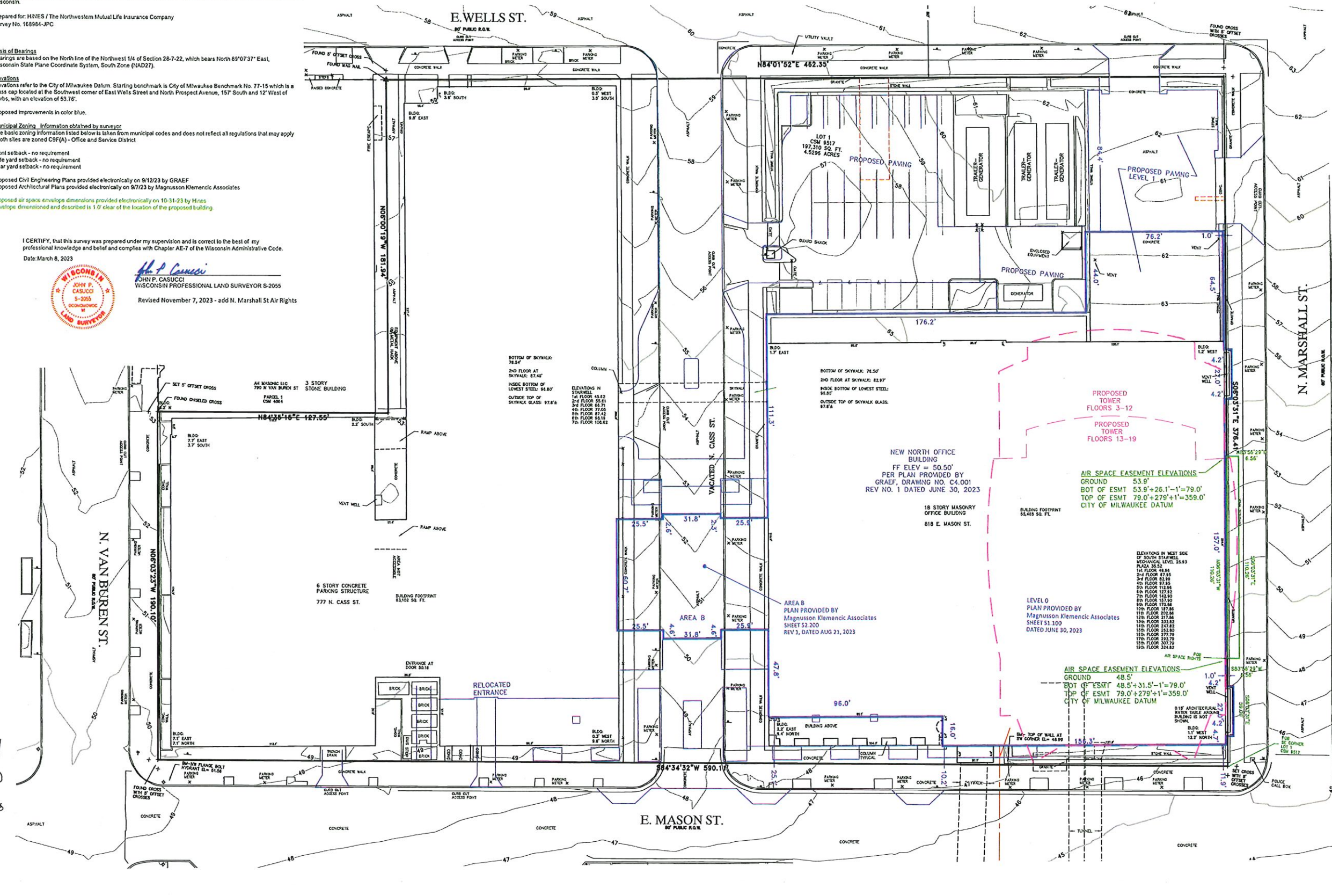
Proposed Civil Engineering Plans provided electronically on 8/12/23 by GRAEF.
Proposed Architectural Plans provided electronically on 9/7/23 by Magnusson Klemencic Associates.

Proposed air space envelope dimensions provided electronically on 10-31-23 by Hines.
Envelope dimensions and described in 1' 0" clear of the location of the proposed building.

I CERTIFY that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.
Date: March 6, 2023



John P. Casucci
JOHN P. CASUCCI
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2055
Revised November 7, 2023 - add N. Marshall St Air Rights



PLAT OF SURVEY

OWNER: Northwestern Mutual Life Insurance Company
720 E. Wisconsin Ave
Milwaukee, WI 53202

LEGAL DESCRIPTION

Lot 1, Certified Survey Map No. 9517, being a division of Parcel 2 of Certified Survey Map No. 4564, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 66, 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 of Section 28, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Prepared for: HNES / The Northwestern Mutual Life Insurance Company
Survey No. 165984-JPC

Basis of Bearings

Bearings are based on the North line of the Northwest 1/4 of Section 28-7-22, which bears North 89°07'37" East, Wisconsin State Plane Coordinate System, South Zone (NAD27).

Elevations

Elevations refer to the City of Milwaukee Datum. Starting benchmark is City of Milwaukee Benchmark No. 77-15 which is a brass cap located at the Southwest corner of East Wells Street and North Prospect Avenue, 157' South and 12' West of Curbs, with an elevation of 53.76'.

Proposed improvements in color blue.

Municipal Zoning

Information obtained by surveyor. The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - both sites are zoned C9F(A) - Office and Service District.

Front setback - no requirement
Side yard setback - no requirement
Rear yard setback - no requirement

Proposed Civil Engineering Plans provided electronically on 8/12/23 by GRAEF
Proposed Architectural Plans, provided electronically on 8/12/23 by Magnusson Klemencic Associates

Proposed air space envelope dimensions provided electronically on 10-31-23 by Hines
Envelope dimensioned and described in 1.0' clear of the location of the proposed building.

I CERTIFY that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.
Date: March 8, 2023



John P. Casucci
JOHN P. CASUCCI
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2055
Revised November 7, 2023 - add N. Marshall St Air Rights

That part of North Marshall Street being a part of the Northwest 1/4 of Section 28, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:
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