

City of
Milwaukee
Development Center



809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-8211

March 13, 2019

City Clerk James Owczarski
Office of the City Clerk

Commissioner Thomas Mishefske
Dept. of Neighborhood Services

Commissioner Richard Marcoux
Attn: Amy Turim
Department of City Development

City Attorney Grant F. Langley
Attn: Tom Miller
Office of the City Attorney

Commissioner Jeffrey S. Polenske ✓
Attn: Dawn Schmidt
Department of Public Works

City Engineer Samir M. A. Amin
Attn: Tim Thur

City Planning Manager
Vanessa Koster

Re: Air space lease petition from Alta Vista Management LLC

Dear Committee Members:

In accordance with Section 245-14 of the Milwaukee Code of Ordinances, I am forwarding to you materials relating to an application for an air space lease filed by Alta Vista Management LLC. The lease is being requested for 2' x 215' 6" cantilever over the west property line, into the 14' public alley for 6th – 11th floors for a new office building (see Exhibit A). The property address is 511 N Broadway.

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 a meeting in May to discuss these submittals and the committee's recommendation regarding this lease.

Should you require additional information from the applicant, please give Dawn Schmidt, DPW Engineer a call at 414-286-2454.

Thank you.

Sincerely,

Wendy Sparapane
Development Center

Attachments
Cc: Alderman Robert Bauman
Catherine Young



Air or Subterranean Space Lease Petition

809 N. Broadway, 1st Floor / Milwaukee, WI 53202-3617 / 414-286-8208

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

Date 3-10-2019

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

The undersigned J. Jeffers & Co.

(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:

2'-0" x 215'-6" cantilever over the West property line, into the 14' public alley for the 6th - 11th floors for a new office building at 511 N. Broadway. -see attached legal description, 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:

Know as 503-507 North Broadway, 511 North Broadway and 525-531 North Broadway, in the City of Milwaukee County, Wisconsin. -see plat of survey attached.

A CSM to combined the above parcels is in the possession of the City of Milwaukee to be processed pending permit approval.

also known by street and number as _____ and _____
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 _____

Phone _____

Corporation, firm or society _____

Address _____

Title or office held in same _____

Rvsd 01/27/10

EXHIBIT A

AIR RIGHTS EASEMENT

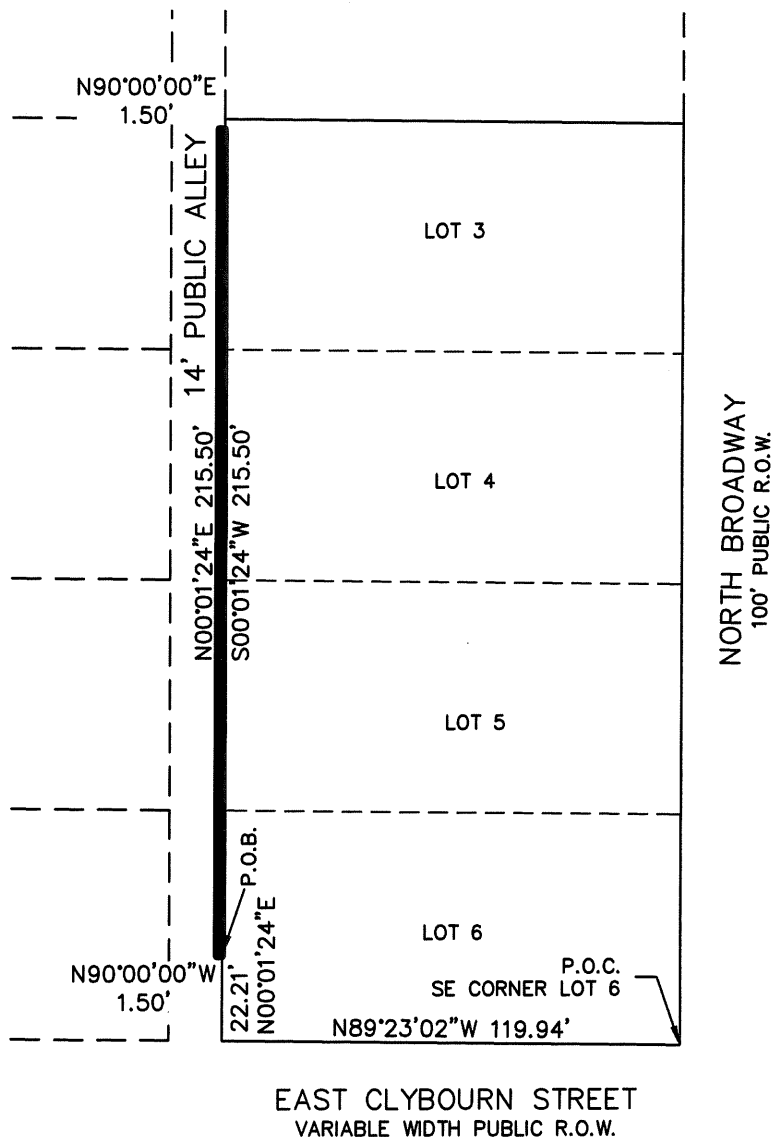
PLAN VIEW

Part of a 14 foot Public Alley, in Block 7, in Plat of the Town of Milwaukee, on the East Side of the River, in the Southwest 1/4 of Section 28, and in the Southeast 1/4 of Section 29, 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 6 of said Plat of the Town of Milwaukee, on the East Side of the River; thence North $89^{\circ} 23' 02''$ West along the North line of East Clybourn Street 119.94 feet to a point in the East line of a 14 foot Public Alley; thence North $00^{\circ} 01' 24''$ East along said East line 22.21 feet to the point of beginning of lands to be described; thence North $90^{\circ} 00' 00''$ West 1.50 feet to a point; thence North $00^{\circ} 01' 24''$ East 215.50 feet to a point; thence North $90^{\circ} 00' 00''$ East 1.50 feet to a point in the East line of said Public Alley; thence South $00^{\circ} 01' 24''$ West along said East line 215.50 feet to the point of beginning.

March 5, 2019

Drawing No. 167413-RMK



GRAPHIC SCALE
0 25 50
(IN FEET)

raSmith
CREATIVITY BEYOND ENGINEERING

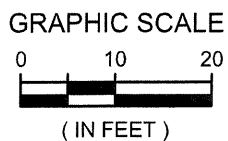
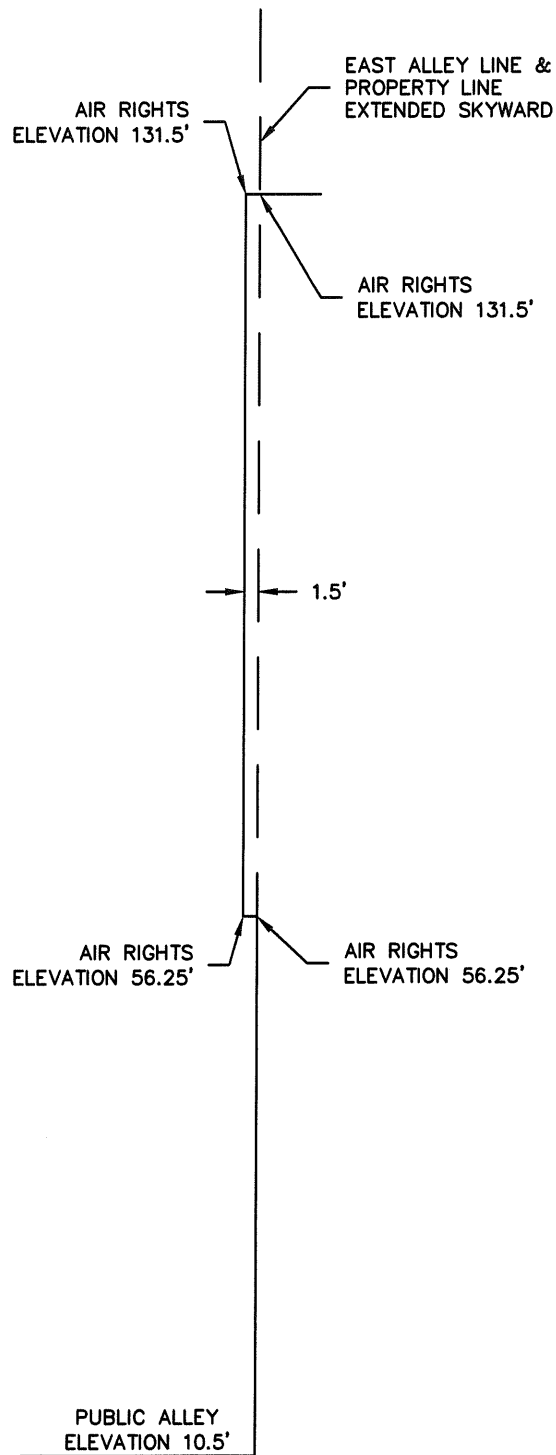
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

EXHIBIT A1

AIR RIGHTS EASEMENT

PROFILE VIEW

Elevations refer to the
City of Milwaukee Datum.



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