



May 3, 2012

City Clerk James Owczarski  
Attn:  
Office of the City Clerk

Commissioner Art Dahlberg  
Dept. of Neighborhood Services

Commissioner Richard Marcoux  
Attn: Elaine Miller  
Department of City Development

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

Commissioner Ghassan Korban  
Attn: Michael Loughran  
Department of Public Works

City Engineer Jeffrey S. Polenske  
Attn: Michael Loughran

Re: Air space lease petition from Northwestern Mutual Life Insurance Company

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 Northwestern Mutual Life Insurance Company. The lease is being requested for a pedestrian bridge to span N Van Buren St between 733 N Van Buren St and 720 E Wisconsin Av. The property address is 733 N Van Buren 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 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 me a call at ext. 8480.

Thank you.

Sincerely,

Linda Eichhorst  
Development Center

Attachments

Cc: Robert Bauman  
Christen Partleton

REINALD D. LEONARDI  
CITY CLERK

2012 MAY -4 AM 11:38

CITY OF MILWAUKEE



City of  
**Milwaukee**  
Development Center



# Air or Subterranean Space Lease Petition

809 N. Broadway, 1<sup>st</sup> 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 4-26-2012

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:

A new pedestrian bridge is proposed to span North Van Buren Street between the properties of 733 N. Van Buren St. and 720 E. Wisconsin. The Bridge spans the public right of way approximately 80' in length between the properties over N. Van Buren Street. The proposed pedestrian bridge is located approximately 100' south of E. Mason 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:

733 N Van Buren St  
PLAT OF MILWAUKEE IN SECS (28-29-33)-7-22 BLOCK 29 LOTS 1-2 & 3 BID #21

720 E Wisconsin Ave  
PLAT OF MILWAUKEE IN SECS (28-29-33)-7-22 BLOCK 88 LOTS 1 TO 12 (AND VAC ALLEY) BID #21 25-02

also known by street and number as 733 N.VAN BUREN and 720 E.WISCONSIN  
which property is located on both sides of that portion of the (street, alley or ~~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 Christea L. Partleton  
Address 720 E. Wisconsin Ave.  
Phone 414-665-2664

Corporation, firm or society Northwestern Mutual Life Insurance Company  
Address 720 E. Wisconsin Ave

Title or office held in same Christen L. Partleton  
Vice President

# **NORTHWESTERN MUTUAL- VAN BUREN OFFICE BUILDING**

## **AIR SPACE LEASE PETITION**

**April 26, 2012**

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# Van Buren Management, Inc.

788 North Jefferson Street, Suite 800 • Milwaukee, WI 53202  
Phone: 414-224-5070 • Fax: 414-224-8208

April 26, 2012

The City of Milwaukee  
Department of Public Works

RE: Air Space Lease Petition

Van Buren Building Company Limited Partnership ("VBBC") is the current owner of record of the property located at 733 N. Van Buren Street, Milwaukee, Wisconsin 53202 (the "733 Building"). VBBC has entered into a contract to sell the property to The Northwestern Mutual Life Insurance Company ("NML"). VBBC understands that, after the purchase closes, NML plans to extend its existing sky walk system to the west to connect to the 733 Building. VBBC hereby consents to NML's filing an Air Space Lease Petition at this time in order to begin the sky walk approval process for NML to begin work thereon after the purchase closes.

VAN BUREN BUILDING COMPANY LIMITED PARTNERSHIP

By: Van Buren Management, Inc.

Its: General Partner

By:   
\_\_\_\_\_  
Joel S. Lee, President

**The following is the legal description for pedestrian bridge easement over North Van Buren Street, between East Mason Street and East Wisconsin Avenue.**

That part of North Van Buren Street in the NW  $\frac{1}{4}$  of section 28, T 7 N, R 22 E, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of Lot 12, Block 88, in the Plat of Milwaukee, East of River as recorded in the Milwaukee County registry, said point also being at the intersection of the South line of East Mason Street with the East line of North Van Buren Street;

Thence South  $04^{\circ} 35' 41''$  East along the West line of said Block 88 and the East line of North Van Buren Street, 74.95 feet to the point of beginning of said easement (sidewalk elevation 626.0 FT., bottom of bridge elevation 640.0 FT., top of bridge elevation 670.0 FT.);

Thence continue South  $04^{\circ} 35' 41''$  East along said West line of Block 88 and the East line of North Van Buren Street, 41.50 feet to a point; (sidewalk elevation 624.0 FT., bottom of bridge elevation 640.0 FT., top of bridge elevation 670.0 FT.);

Thence South  $85^{\circ} 32' 18''$  West, 63.50 feet to a point on the West back of curb line of North Van Buren Street; (sidewalk elevation 624.0 FT., bottom of bridge elevation 640.00 FT., top of bridge elevation 670.0 FT.); (Also continuing ahead with sidewalk elevation 624.0 FT., top of bridge elevation 670.0 FT.);

Thence continue South  $85^{\circ} 32' 18''$  West, 16.50 feet to a point on the West line of North Van Buren Street; (sidewalk elevation 624.0 FT., top of bridge elevation 670.0 FT.);

Thence North  $04^{\circ} 35' 41''$  West along said West line of North Van Buren Street, 41.50 FT. to a point; (sidewalk elevation 626.0 FT., top of bridge elevation 670.0 FT.);

Thence North  $85^{\circ} 32' 18''$  East, 16.50 feet to a point on the West back of curb line of North Van Buren Street; (sidewalk elevation 626.0 FT., top of bridge elevation 670.0 FT.); (Also continuing ahead with sidewalk elevation 626.0 FT., bottom of bridge elevation 640.00 FT., top of bridge elevation 670.0 FT.);

Thence North  $85^{\circ} 32' 18''$  East, 63.50 feet to the East line of North Van Buren Street and the point of beginning.

North referenced to the east line of North Van Buren Street. Bearing N  $04^{\circ} 35' 41''$  West.

Vertical datum referenced to NAVD 88 (2007)

# PLAT OF SURVEY

LOCATION SKETCH  
NOT TO SCALE



**KAPUR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
7711 N. PORT WASHINGTON ROAD  
MILWAUKEE, WISCONSIN 53217  
Phone: 414.351.8868 Fax: 414.351.4117  
www.kapurengineers.com

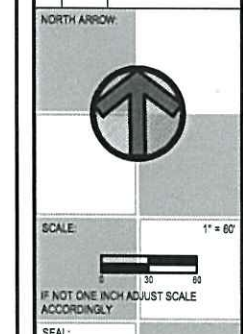
PROJECT:  
**NML Skywalk**

LOCATION:  
**CITY OF MILWAUKEE**

CLIENT:  
**Northwestern Mutual Life Insurance Company, a Wisconsin Corporation**

REVISIONS:

#	DATE	DESCRIPTION



we listen. we innovate.  
we turn your vision into reality.

SHEET:  
**Plat of Survey**

DESIGNED BY: MVB  
DRAWN BY: RK  
CHECKED BY: GDS  
APPROVED BY: GDS  
PROJECT NUMBER: 12.0138.01

SHEET NUMBER:  
**1 of 1**

NORTH REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83, WITH THE MERIDIAN LINE OF THE 1/4 OF SECTION 28, T 7 N, R 22 E, BEARING N89°37'00" W. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM AND 88 (GEOID).

**ZONING:**

The basic zoning information listed below is taken from the City of Milwaukee Zoning codes and does not reflect all regulations that may apply - site is zoned C9F(A) (Office and Service). Source for zoning C9F(A) designation is Map Milwaukee.

Front Setback - none  
Side Setback - none  
Side Street Setback - none  
Rear Setback - none  
Rear Street Setback - none  
Lot Width minimum - none  
Lot Area minimum - none  
Building Height minimum - 30 Ft.  
Building Height maximum - none  
Floor space varies, see Downtown Districts Design Standards for C9F(A)

**LEGEND:**

- O/S = OFFSET
- = COLUMN
- ▨ = SKYWALK EASEMENT (PER OTHER DOCUMENTS)
- = RETAINING WALL
- ▤ = CONCRETE SIDEWALK
- + = CHIS. CROSS FOUND
- X = CHIS. CROSS SET
- x999.9 = SPOT ELEVATION

**LEGAL DESCRIPTION:**

PER LETTER REPORT PER U.S. TITLE AND CLOSING SERVICES, LLC. FILE NO.: 57994 DATED MARCH 22, 2012

OWNER: NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, A WISCONSIN CORPORATION  
PROPERTY ADDRESS: 720 E. WISCONSIN AVE.

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, AND VACATED ALLEY BETWEEN SAID LOTS, ALL IN BLOCK 88, IN THE PLAT OF MILWAUKEE, EAST OF THE RIVER, IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PER LETTER REPORT PER U.S. TITLE AND CLOSING SERVICES, LLC. FILE NO.: 57995 DATED MARCH 23, 2012

OWNER: VAN BUREN BUILDING COMPANY  
PROPERTY ADDRESS: 727-733 N. VAN BUREN ST.

LOTS 1, 2, AND 3, BLOCK 29, IN PLAT OF MILWAUKEE, ON THE EAST SIDE OF THE RIVER, IN THE NORTHWEST 1/4 OF SECTION 28, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE AND INCLUDING THE EAST 1/2 OF THE VACATED ALLEY ADJOINING SAID PREMISES ON THE WEST, MILWAUKEE COUNTY, WISCONSIN.

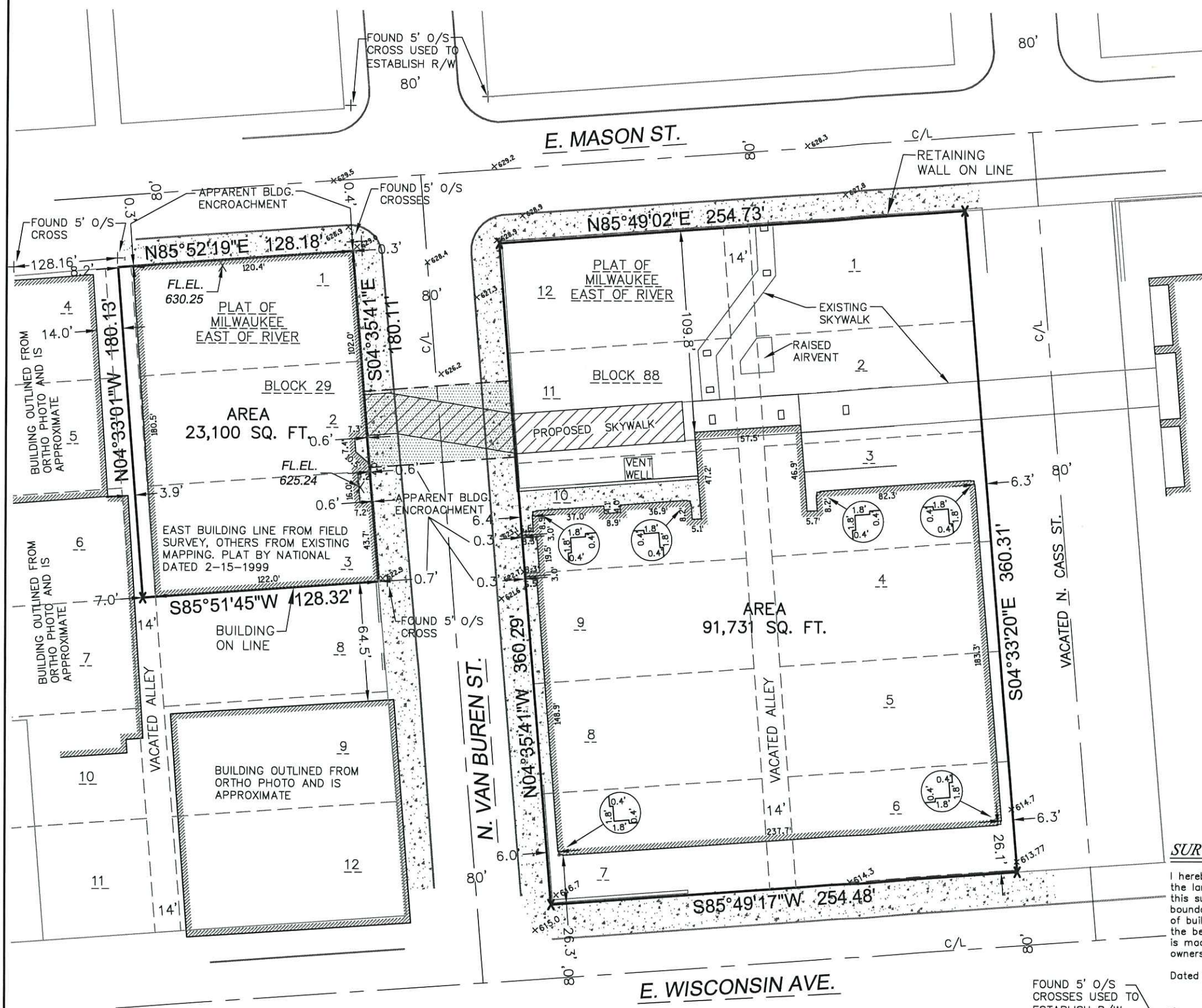
**SURVEYORS CERTIFICATE:**

I hereby certify that I have made a survey of the land shown and described hereon and that this survey is a correct representation of the boundaries of the land surveyed and the location of buildings and improvements on said land, to the best of my knowledge and belief. This survey is made for the exclusive use of the present owners.

Dated this 25th day of April, 2011

*Michael V. Becker*  
Michael V. Becker S-2574

Surveyor:  
Michael V. Becker  
Kapur & Associates, Inc.  
7711 N. Port Washington Rd.  
Milwaukee, WI 53217

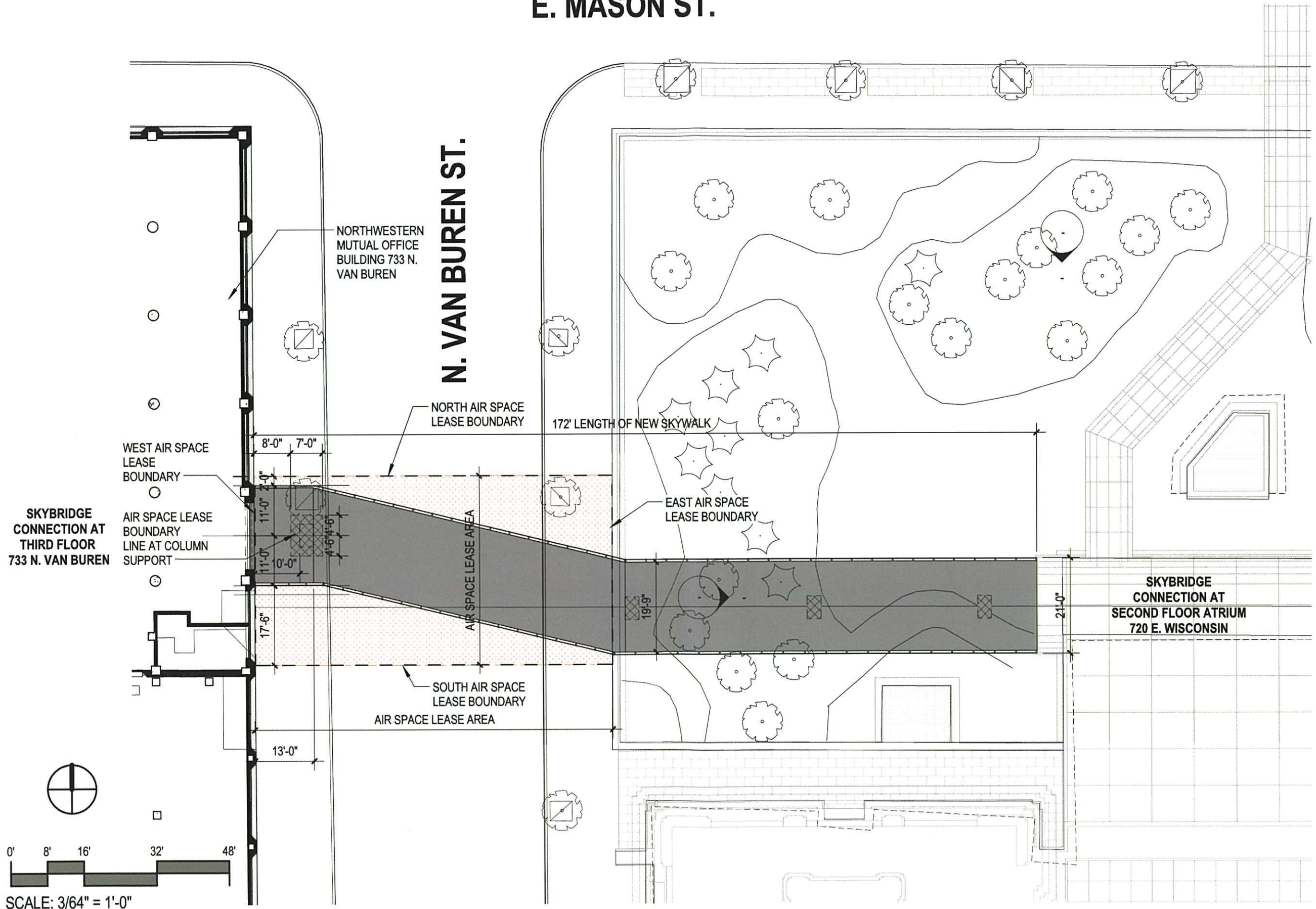


DATE OF FIELD SURVEY MARCH 12, 2012.

FOUND 5' O/S  
CROSSES USED TO  
ESTABLISH R/W



# E. MASON ST.

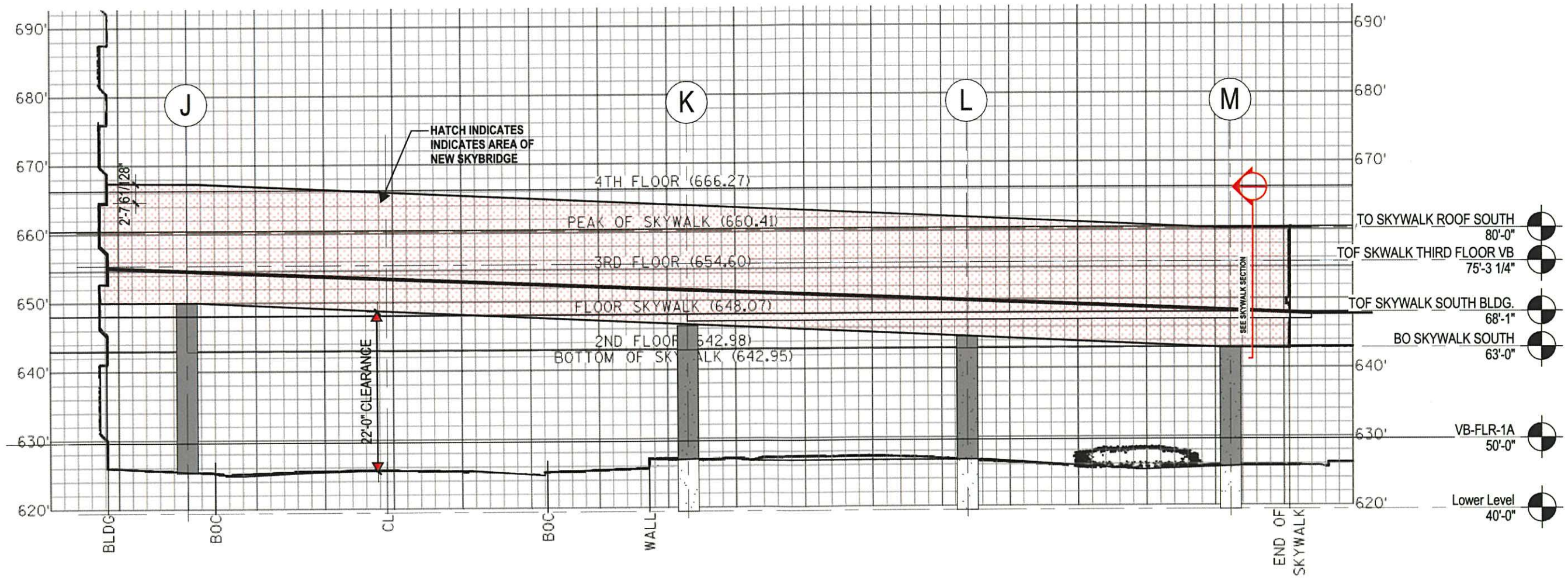
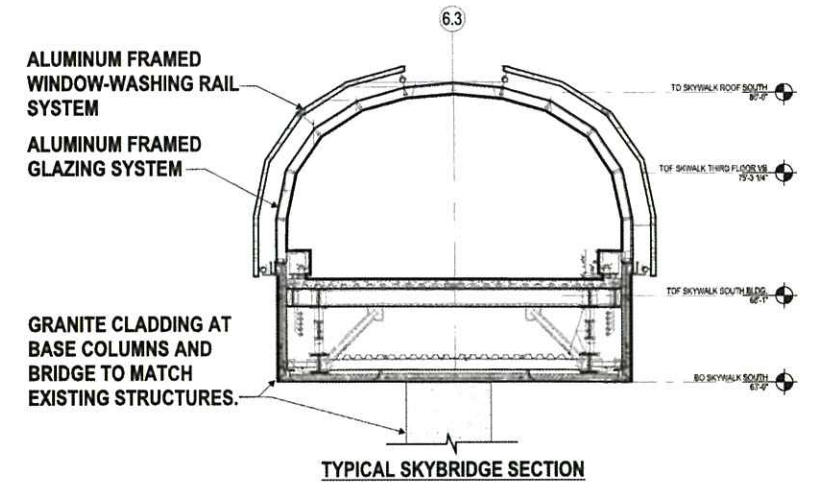


## NM VBOB - N VAN BUREN ST SKYBRIDGE

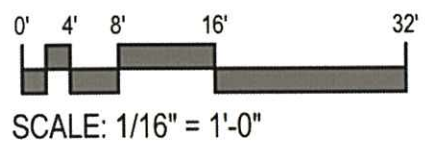
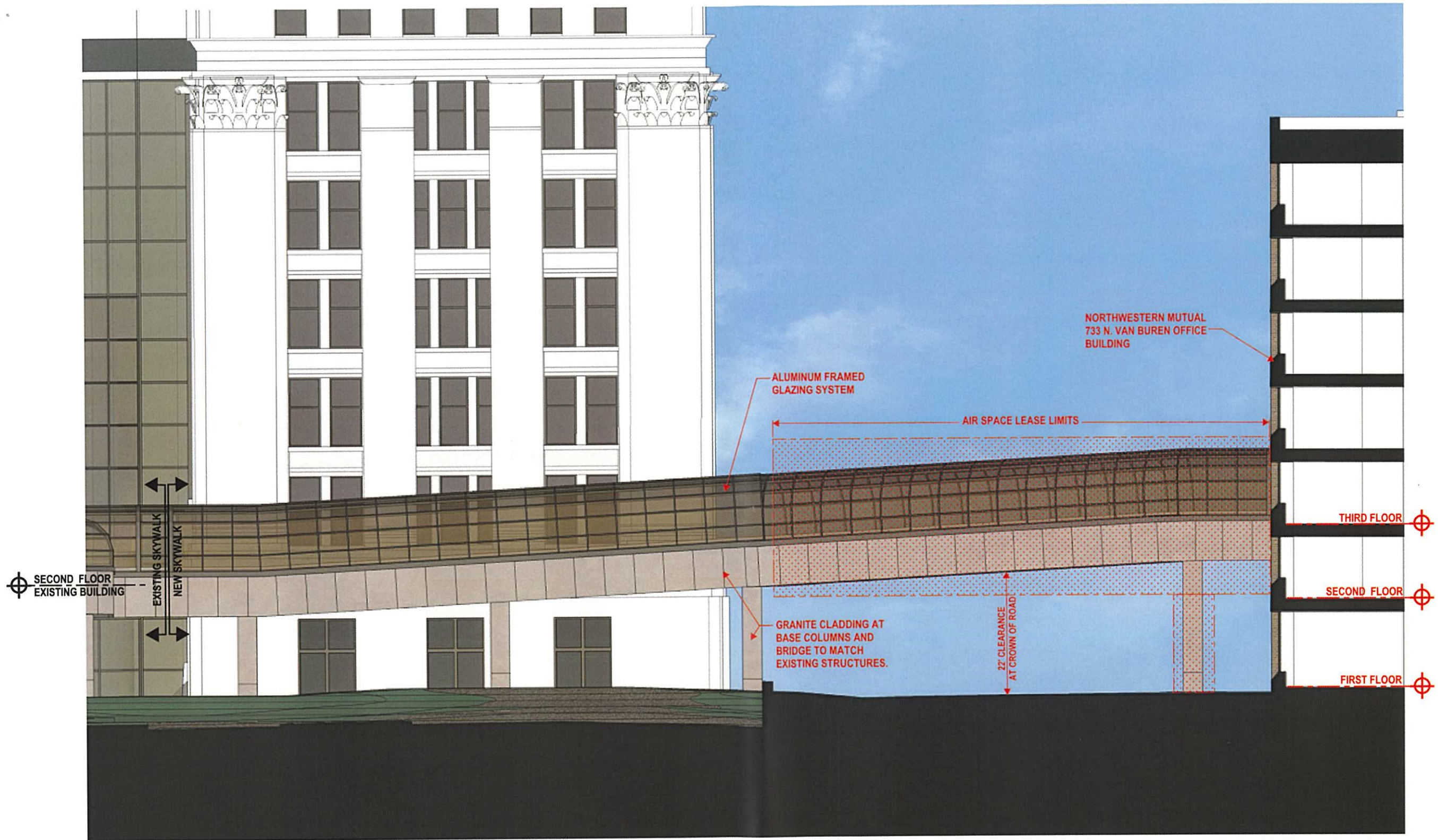
### SKYBRIDGE PLAN

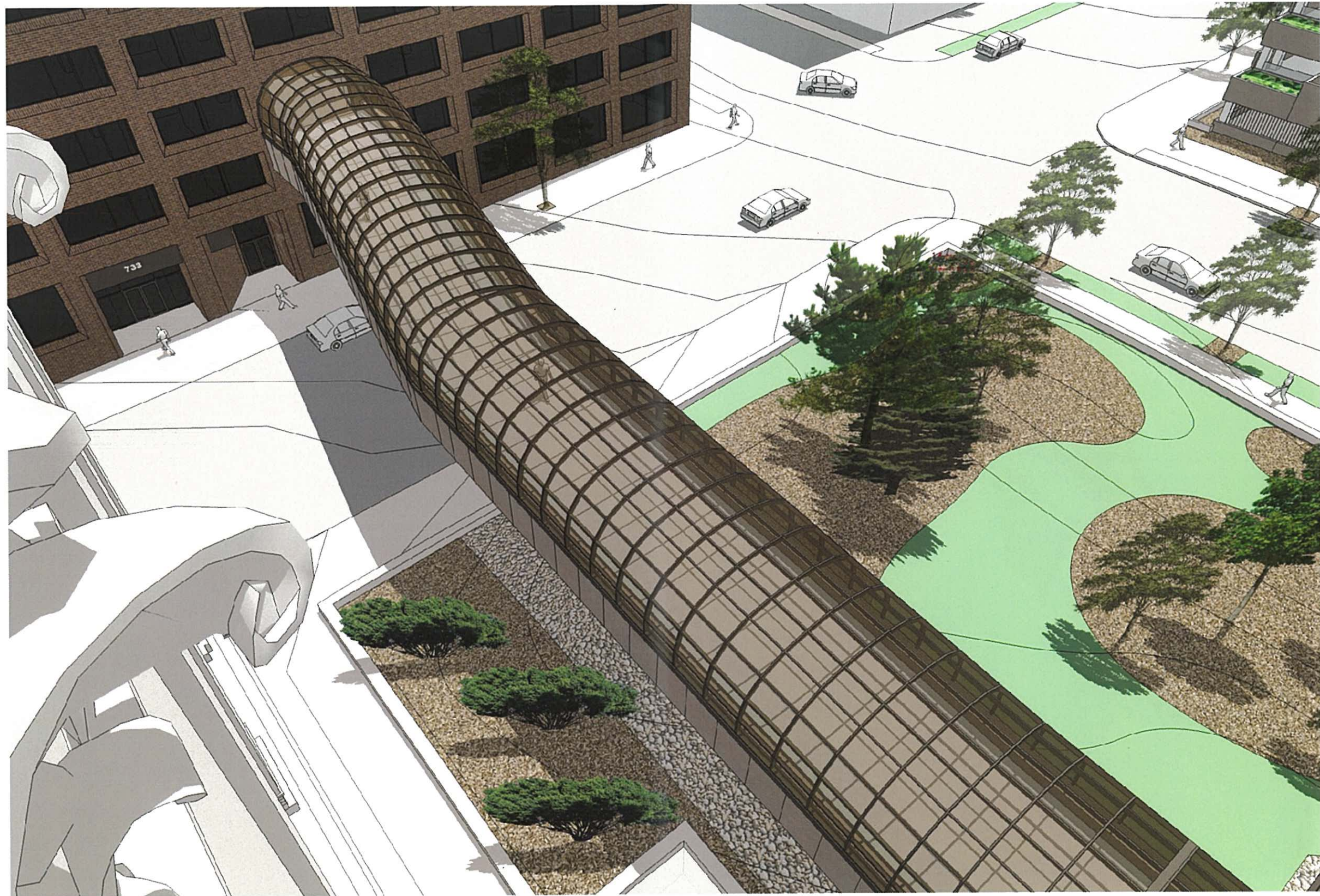




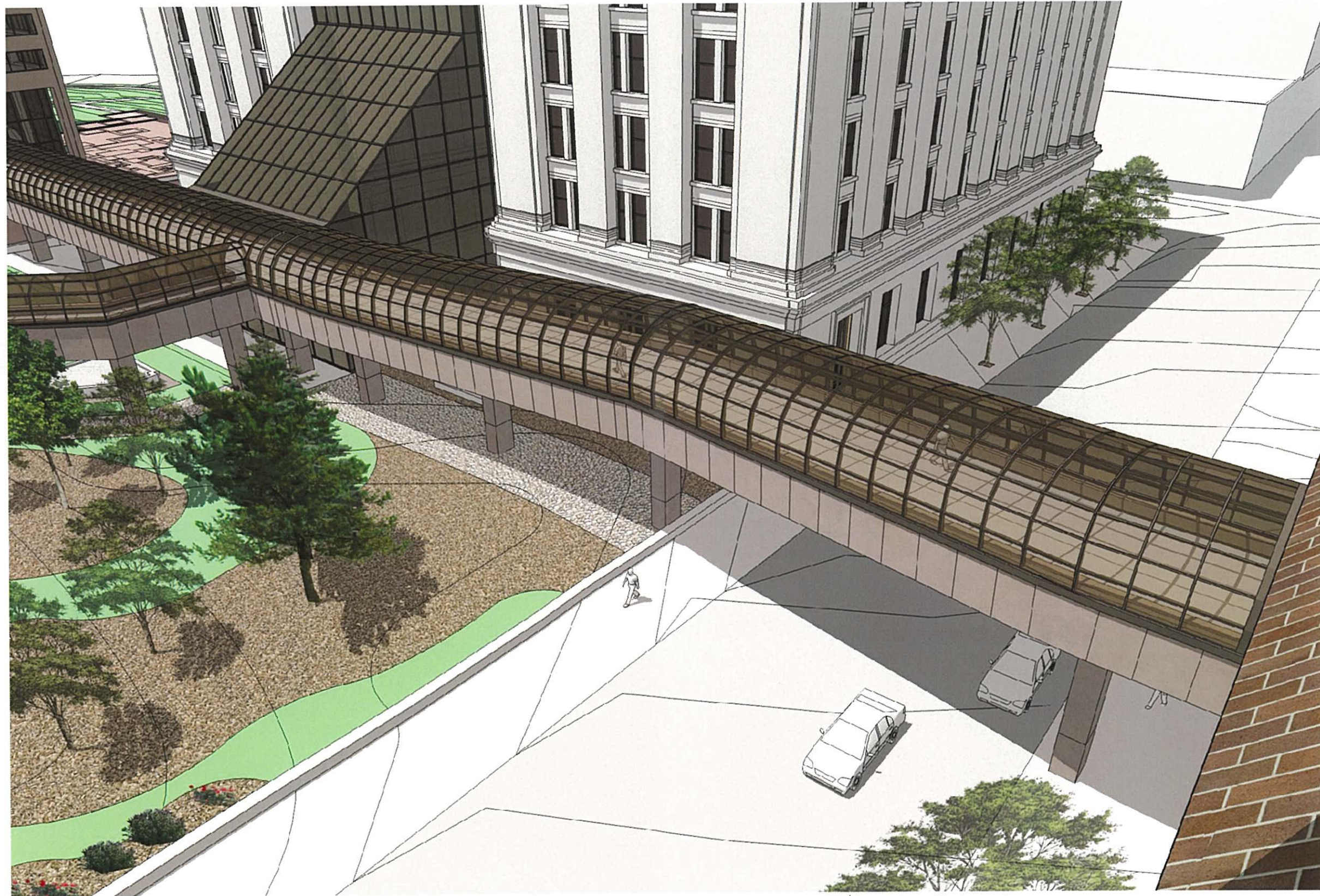


0' 4' 8' 16' 32'  
SCALE: 1/16" = 1'-0"





View from top floor of South Office Building



View from top floor of Van Buren Office Building



View from the corner of N Van Buren St and E Mason St, looking south



0' 4' 8' 16' 32'  
SCALE: 1/16" = 1'-0"