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Jim E.
file



Department of Public Works
Infrastructure Services Division

Ghassan Korban
Commissioner of Public Works

Preston Cole
Director of Operations

Jeffrey S. Polenske
City Engineer

September 29, 2015

Mr. Tony Perez, Executive Director
Housing Authority of the City of Milwaukee
809 North Broadway, 3rd Floor
Milwaukee, WI. 53202

Subject: City acquisition of Housing Authority of the City of
Milwaukee owned land for public alley right-of-way in the
block north of West Holt Avenue between South 24th
Street and South 25th Street

Dear Mr. Perez:

I am writing to you regarding the City of Milwaukee's desire to acquire Housing Authority of the City of Milwaukee (HACM) owned real estate for dedication as public alley right-of-way. The land in question is part of the Southlawn development (a map of the area is attached as Exhibit 1). The specific land of interest to the City is shown as the shaded area labeled "A" on Exhibit 1. These areas are currently paved alleys used by residents to access the parking for their respective units. One alley runs east-west exiting on to South 25th Street, and the other runs north-south exiting on to West Holt Avenue. You will notice that only the western half of the north-south alley is shaded, whereas the entire width of the east-west alley is shaded. This is because only the easterly half of the north-south alley is dedicated public right-of-way; the remainder of the north-south alley and the entire east-west alley are on HACM owned land. In addition, the area labeled "B" on Exhibit 1 is City owned land and will be dedicated for public alley right-of-way in conjunction with area "A" listed above.

It appears that during the assemblage of property to be used for the Southlawn development and subsequent construction of the housing units and related public infrastructure, the land on which the western half of the north-south alley and the entire east-west alley were constructed was not dedicated as public right-of-way. Therefore, the land and the alleys constructed thereon remains HACM property. Every other alley and street in the development was constructed on public right-of-way (see attached Exhibit 2). The alleys in question have been historically used for the same purpose as the alleys that are public right-of-way and have been maintained by the City of Milwaukee as if they were in fact dedicated public right-of-way.

The issue with the alleys was discovered as part of the preliminary work for a planned repaving of the alleys in the area. In connection with the project, the City would like to have the two alleys in question be dedicated as public right-of-way. As these alleys are currently being used as alleys by the residents, the transfer of ownership from HACM to the City and the subsequent dedication of the alleys as public right-of-way should have no impact on HACM's tenants.

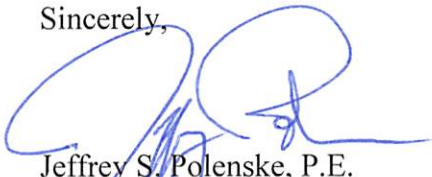


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If HACM is amenable to quit-claiming the shaded area to the City, which will in turn dedicate the land as public right-of-way, please have the enclosed Intent to Quit Claim document executed and returned to me. This will allow the City to begin its acquisition process. Of course, I or members of my staff are more than happy to answer any question you may have, and appear at any HACM meetings to discuss the situation. I understand that Assistant City Attorney Jeremy McKenzie has had discussions with Assistant City Attorney John Heinen on this matter that resulted in this written request.

Thank you for your attention to this matter.

Sincerely,



Jeffrey S. Polenske, P.E.
City Engineer

JJK/clm 

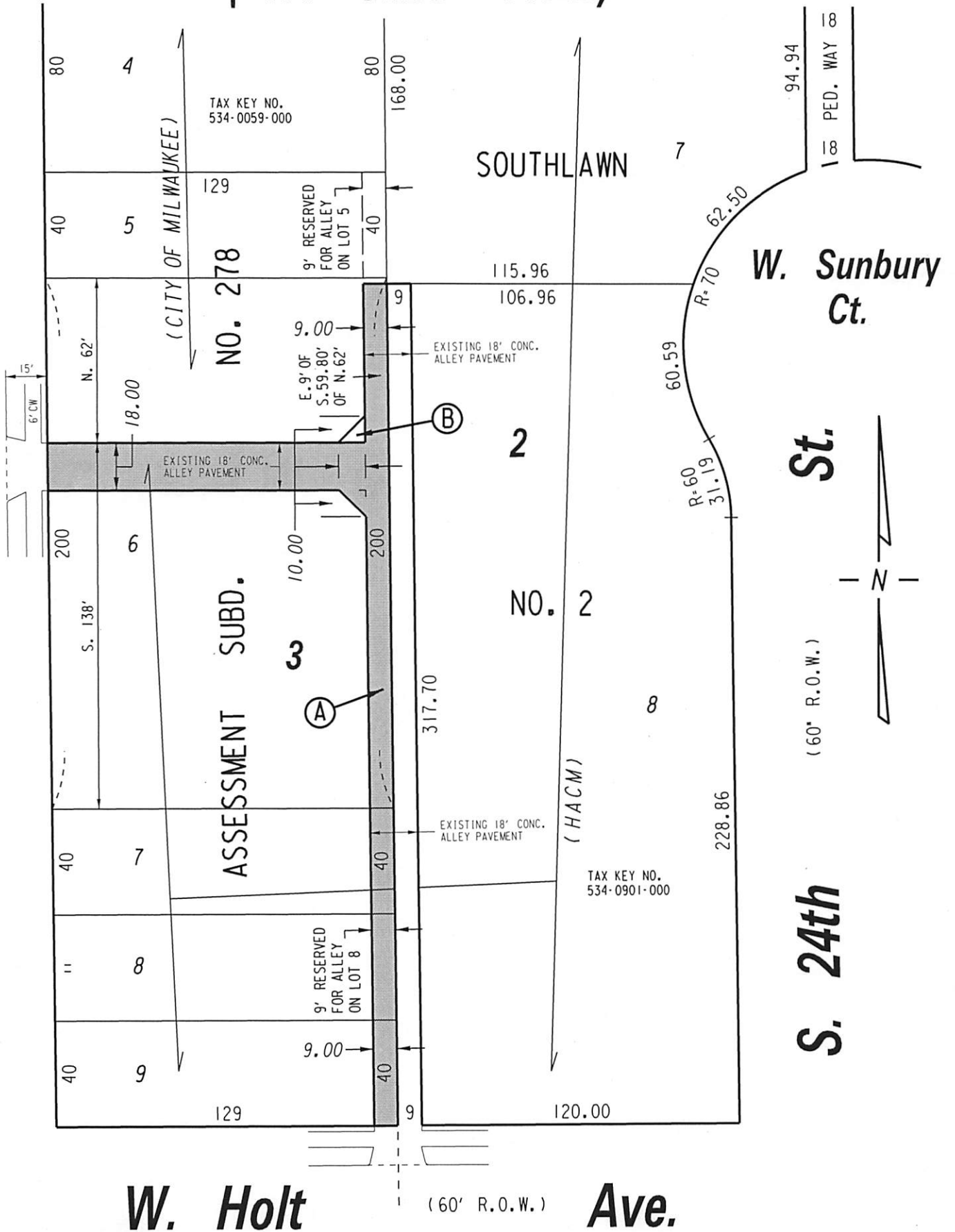
Attachments

c: Alderman Terry Witkowski
Mr. Jeremy McKenzie, Assistant City Attorney
Mr. John Heinen, Assistant City Attorney

(W. Ohio Ave.)

St.

S. 25th



A: HACM PROPERTY TO BE ACQUIRED FOR PUBLIC ALLEY PURPOSES

B: CITY-OWNED LAND TO BE DEDICATED FOR PUBLIC ALLEY PURPOSES

EXHIBIT "I"

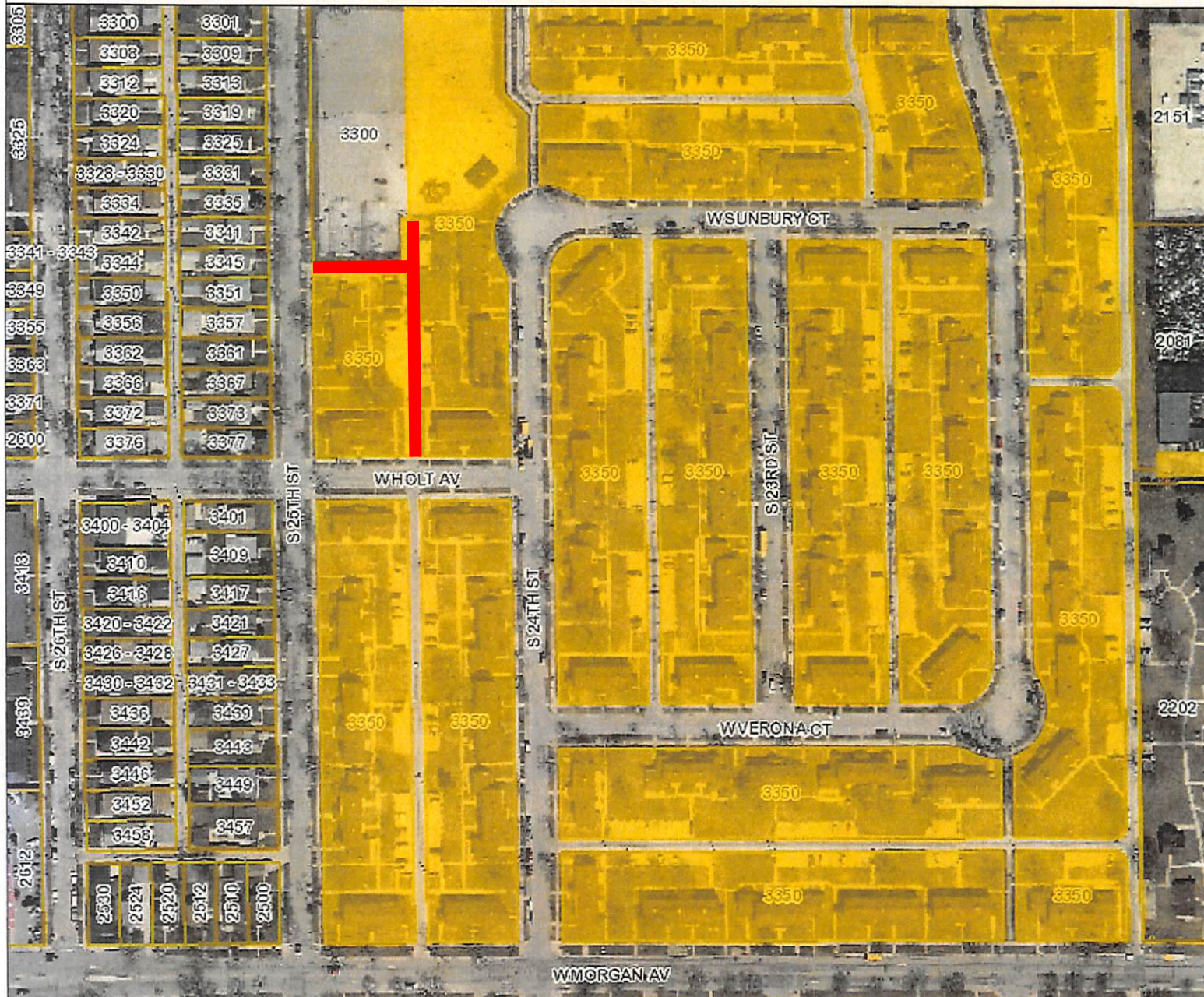
TRANSPORTATION SECTION
INFRASTRUCTURE SERVICES DIVISION
CITY OF MILWAUKEE

SCALE: 1" = 50'

DATE: SEPT. 18, 2015

Map Milwaukee: Property Information

City of Milwaukee, Wisconsin



- Legend -

- City limits
- Parcels

EXHIBIT "2"



- Notes -

— Identification of Land