

**LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

DATE

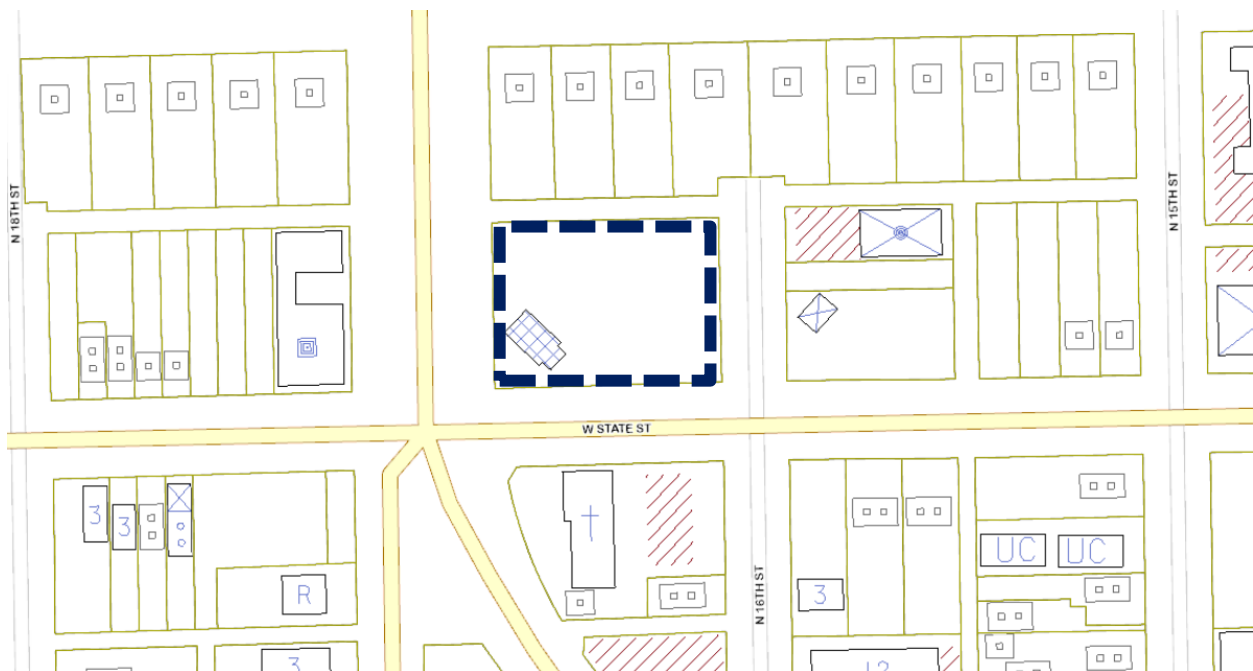
June 17, 2020

RESPONSIBLE STAFF

Dave Misky, Assistant Executive Director, RACM

PARCEL ADDRESSES AND DESCRIPTION

The City of Milwaukee ("City") acquired two parcels at this intersection of North 17th Street and West State Street for expansion of North 17th Street in 1969. The Redevelopment Authority of the City of Milwaukee ("RACM") accepted the two parcels as a donation from the City since it was part of the West State Street-North 16th Street Redevelopment Plan adopted in 1975. The Redevelopment Plan included acquisition of several other adjacent lots in the 1970s. The acquisition of all the lots resulted in the creation of excess real property now recognized with the address of 1600-1624 West State Street ("Property"). The resulting RACM parcel totals nearly 30,000 square feet. The Property is located within the Near West Side neighborhood and Business Improvement District #10.



RACM Property

TENANT

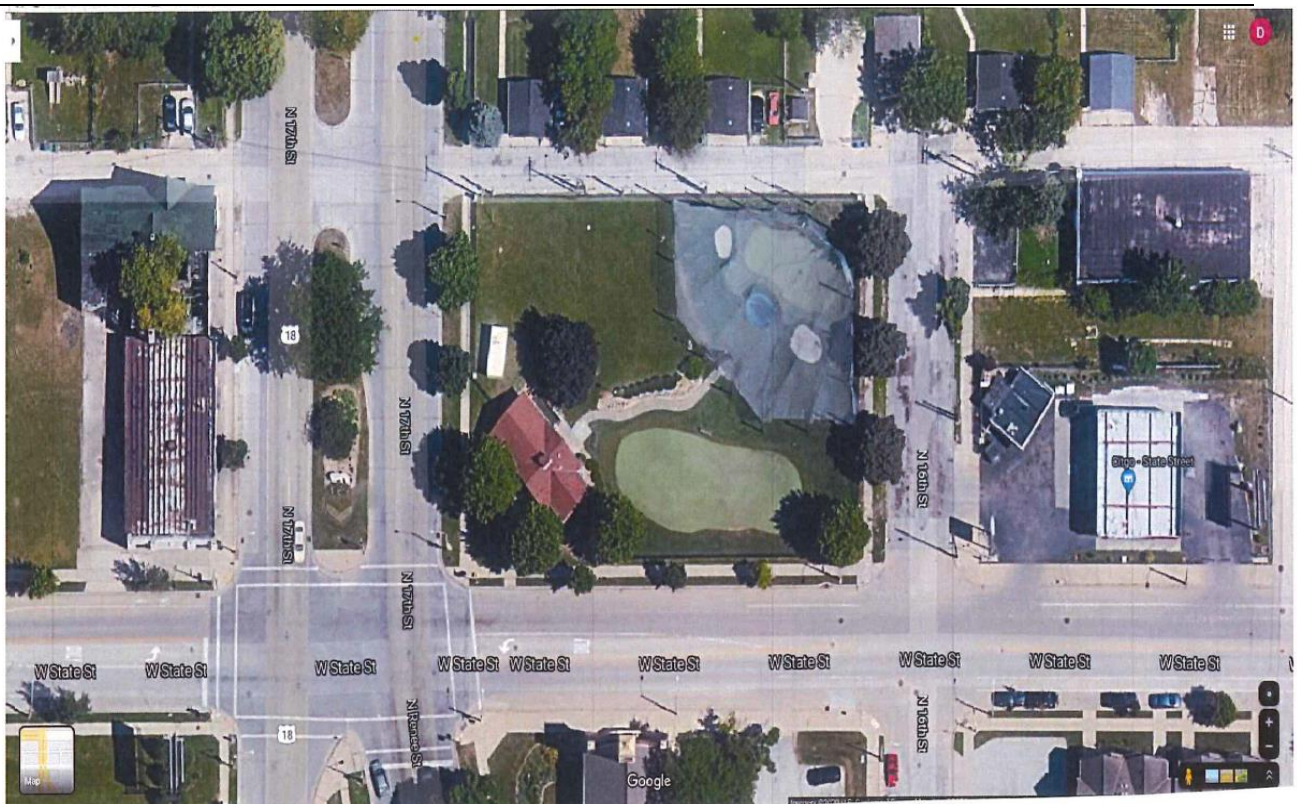
According to their website, Bridging the Gap Learning Center, Inc., (the "Tenant"), is a "501(c)(3) organization with a mission to educate, inspire and equip underserved youth and adults with the necessary tools and resources to develop and maintain successful futures and strong, productive communities. This is accomplished through a full range of educational, developmental and training programs and services." Bridging the Gap was formed in 1992 by

Mr. Robert Byrd as a non-profit organization to construct and operate an outdoor golf teaching facility. The organization has made adjustments to their offerings and has since expanded its' operations with tutoring programs, job training and placement, and entrepreneurial training programs including professional services such as banking, legal, and accounting. Over the past 20 years the organization has developed relationships with the Golf Foundation of Wisconsin, the Boys & Girls Club of Greater Milwaukee, Marquette University, Milwaukee Bradley Tech & Trade and other MPS Schools, and The First Tee of Southeast Wisconsin who works with Neighborhood House of Milwaukee and the Milwaukee Academy of Sciences.

Bridging the Gap is run by a board currently consisting of Valerie Wilson Reed, Anna Townes, Cathy Stamps Covington, Mary Ellen Powers, Ann Koontz, and Marilyn Braddock.

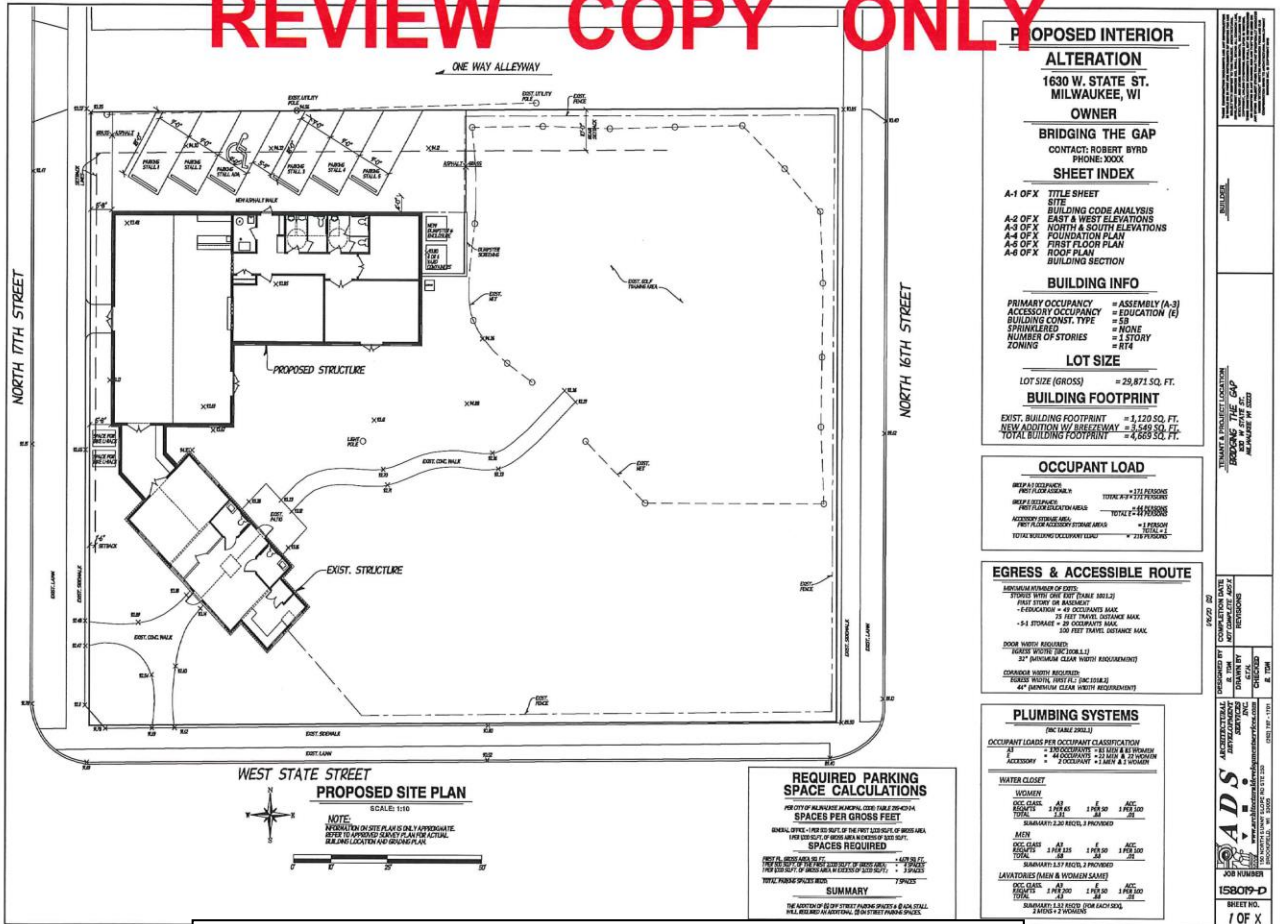
PROJECT DESCRIPTION

The Tenant desires to continue leasing the Property for their golf teaching facility and other educational-related programs. In addition, the Tenant intends to extend the on-site building to include a conference center, meeting space, and a small kitchen that will be open to the public. The expansion will expand their job training opportunities in construction and the culinary arts. Based on the split-faced block, used to match the original building materials, and the proposed use of the facility for social services, approval from the Board of Zoning & Appeals will be required. The estimated budget is \$750,000.



Aerial View of 1600-24 West State Street (2020)

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PROPOSED INTERIOR ALTERATION
 1630 W. STATE ST. MILWAUKEE, WI
OWNER
 BRIDGING THE GAP
 CONTACT: ROBERT BYRD
 PHONE: 300X

SHEET INDEX
 A-1 OF X TITLE SHEET
 A-2 OF X BUILDING CODE ANALYSIS
 A-3 OF X EAST & WEST ELEVATIONS
 A-4 OF X NORTH & SOUTH ELEVATIONS
 A-5 OF X FOUNDATION PLAN
 A-6 OF X FIRST FLOOR PLAN
 A-7 OF X ROOF PLAN
 A-8 OF X BUILDING SECTION

BUILDING INFO
 PRIMARY OCCUPANCY = ASSEMBLY (A-3)
 ACCESSORY OCCUPANCY = EDUCATION (E)
 BUILDING CONST. TYPE = SB
 SPRINKLERED = NONE
 NUMBER OF STORIES = 2 STORY
 ZONING = RT4

LOT SIZE
 LOT SIZE (GROSS) = 29,871 SQ. FT.
BUILDING FOOTPRINT
 EXIST. BUILDING FOOTPRINT = 1,120 SQ. FT.
 NEW ADDITION W/ BREZEWAY = 3,549 SQ. FT.
 TOTAL BUILDING FOOTPRINT = 4,669 SQ. FT.

OCCUPANT LOAD
 MEET ROOMS: 172 PERSONS
 MEET ROOMS: 172 PERSONS
 MEET ROOMS: 172 PERSONS
 ACCESSORY ROOMS: 1 PERSON
 TOTAL OCCUPANT LOAD: 173 PERSONS

EGRESS & ACCESSIBLE ROUTE
 MINIMUM NUMBER OF EXITS: 2
 EXITS: 2 (SEE EXIST. DRAWING 801.1)
 FIRST EXIT OR EXITWAY: 10 FEET CLEAR
 EXITWAY WIDTH: 44 INCHES MIN.
 75 FEET TRAVEL DISTANCE MAX.
 60 INCHES CLEAR WIDTH REQUIREMENT
 300 FEET TRAVEL DISTANCE MAX.
 ROOM WIDTH REQUIREMENT: 44 INCHES MIN. (SEE 903.2)
 57 INCHES MIN. CLEAR WIDTH REQUIREMENT
 CORRIDOR WIDTH REQUIREMENT: 44 INCHES MIN. (SEE 903.2)
 44 INCHES MIN. CLEAR WIDTH REQUIREMENT

PLUMBING SYSTEMS
 FINI TABLE SINKS
 OCCUPANT LOADS PER PLUMBING CLASSIFICATION:
 24 PERSONS PER 100 SQ. FT. FOR SINKS & REFRIGERATION
 12 PERSONS PER 100 SQ. FT. FOR SINKS & REFRIGERATION
 ACCESSORY: 2 PERSONS PER 100 SQ. FT. FOR SINKS & REFRIGERATION

REQUIRED PARKING SPACE CALCULATIONS

PER OFFICE PLANNING MANUAL, CODE TABLE 204-204A
 SPACES PER GROSS FEET

GENERAL OFFICE - PER 100 SQ. FT. OF GROSS AREA
 PER 100 SQ. FT. OF GROSS AREA: 1 SPACE
 TOTAL: 1 SPACE

PER 100 SQ. FT. OF GROSS AREA: 1 SPACE
 PER 100 SQ. FT. OF GROSS AREA: 1 SPACE
 TOTAL: 2 SPACES

SUMMARY
 THE AMOUNT OF OFFICE PARKING SPACES & BULK STORAGE SHALL BE DETERMINED BY THE CITY ENGINEER.

Proposed Site Plan for Bridging the Gap Learning Center, Inc.

DESIGNED BY: AD'S ARCHITECTURAL DESIGN SERVICES, INC.
 1000 W. WISCONSIN AVENUE, SUITE 1000, MILWAUKEE, WI 53233
 PHONE: 414.224.1111
 FAX: 414.224.1112
 WWW.ADSARCHITECT.COM

DATE: 08/11/11

PROJECT NO.: 1111

SHEET NO.: 1 OF X

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LEASE TERMS AND CONDITIONS

Bridging the Gap will continue to lease the Property for their golf teaching facility and other educational-related programs. In lieu of monetary rent, as consideration for this lease, Bridging the Gap will construct and maintain the new improvements.

The term of this Lease is ten (10) years beginning approximately June 1, 2020 and ending May 31, 2030. Two five (5) year extensions are available upon mutual agreement by Bridging the Gap and RACM. Tenant must provide evidence of firm financing for the planned expansion of its programming and operation on the Property on or before November 30, 2021. If the Tenant has failed to comply with this requirement, this Lease shall terminate as of January 1, 2022.