



U.S. Department  
of Transportation  
**Federal Transit  
Administration**

REGION V  
Illinois, Indiana,  
Michigan, Minnesota,  
Ohio, Wisconsin

200 West Adams Street  
Suite 320  
Chicago, IL 60606-5253  
312-353-2789  
312-866-0351 (fax)

**October 10, 2012**

Mr. Frank Busalacchi  
Director of Transportation  
Milwaukee County Transit System  
2711 West Wells Street, Suite 300  
Milwaukee, WI 53208

Re: 909 East Michigan Street  
Milwaukee, Wisconsin

Dear Mr. Busalacchi:

The Federal Transit Administration (FTA) has reviewed your request for concurrence in the determination of just compensation for the above referenced property. Milwaukee County also requests to apply the proceeds from the sale to another capital project.

According to the appraisal, the parcel consists of approximately 96,130 square feet (2.2 acres) and is improved with the Milwaukee County Transit Downtown Complex. The complex is a two story bus waiting station with inside facilities for passengers and a designated area for buses. The gross building area is 111,460 square feet. The appraised value of the land and building is estimated to be [REDACTED], which includes a deduction of [REDACTED] for demolishing the existing building [REDACTED] appraised value minus [REDACTED] for demolishing).

The highest and best use of the property is vacant land for redevelopment. This complex appraisal noted several extraordinary assumptions which must occur for the appraised value to be valid. Several assumptions include the following: value on changing the current zoning, determining that the building must be demolished and deducting the demolition cost from the appraisal. Based upon the review appraiser's report, FTA concurs on the estimated appraised value of [REDACTED]. In addition, **FTA concurs in the request to apply the sales proceeds to another capital project.** Milwaukee County must document this transaction in its accounting system and include this documentation in its grant application.

The appraisal and the review appraiser's report submitted meets the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act), and the implementing regulations, 49 CFR Part 24, Subpart B, Sections 102, 103 and 104, subject to the above identified comments. This review was conducted on the basis of its conformance with the Uniform Act and federal regulations, 49 CFR Part 24. This review was not

done for purposes of making a value determination. It is an administrative review for purposes of determining if the review appraiser's determination of market value supports FTA funding participation.

If you have further questions, you may contact Lisa Joiner or me at 312-353-2791.

Sincerely,

A handwritten signature in black ink, appearing to read "Dominick J. Gatto". The signature is written in a cursive style with a large initial "D".

Dominick J. Gatto, P.E.

Director, Office of Program Management and Oversight

Cc: Brian Dranzik  
Director of Administration