

\$208.00 Publication Fee
Must Accompany This Petition
SUBMIT PETITION IN DUPLICATE

JULY 11, 20 01

To the Honorable, The Common Council of the City of Milwaukee:

Council Members:

The undersigned P&J INVESTMENT I CORP, A WISCONSIN CORPORATION
(State whether petitioner is an individual, co-partnership, Wisconsin or foreign corporation)

being the owners of the following described real estate:

ALTA/ACSM LAND TITLE SURVEY KNOWN AS 120 N. MILWAUKEE ST. IN CITY OF
(Legal description)
MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN. PROPOSED BUILDING ADDRESSES 136 N.
MILWAUKEE STREET, 425 E. MENOMONEE ST., 141 N. JEFFERSON ST, MILWAUKEE WI.
(SEE ATTACHED SURVEY). in the 4TH Aldermanic District also known by street
and number as 120 N. MILWAUKEE ST, MILWAUKEE WISCONSIN respectfully petition the Common Council of the
City of Milwaukee according to the provisions of Section 66.045 of the Wisconsin Statutes, that the following privilege be granted:

SEE ATTACHMENT #1

(Here describe the privilege)

of which a plan or sketch is herewith submitted. Petitioner agrees to comply with all laws and all ordinances of the City of Milwaukee, to abide by any order or resolution of the Common Council affecting this privilege, to be primarily liable for damages to person or property by reason of the granting of such privilege, to furnish a bond and pay annual compensation as provided by law in the sum to be fixed by the proper city officers, and to file and keep current throughout the existence of the privilege, a certificate of insurance indicating applicant holds a public liability policy in at least the sums of \$25,000.00/\$50,000.00 bodily injury, and \$10,000.00 property damage, insuring the city against any liability that might arise by reason of the privilege.

Petitioner further agrees to remove said privilege whenever public necessity so requires when so ordered upon resolution adopted by the Common Council or other legislative body.

Should this special privilege be discontinued for any reason whatsoever, petitioner agrees to remove all construction work executed pursuant to this special privilege, to restore to its former condition and to the approval of the Commissioner of Public Works, any curb, pavement, or other public improvement which was removed, changed or disturbed by reason of the granting of this special privilege. Petitioner further agrees not to contest the validity of Section 66.045 of the Wisconsin Statutes, or the legality of this special privilege in any way.

FILE WITH CITY CLERK LICENSE DIVISION
ROOM 105 CITY HALL, 200 EAST WELLS STREET

Signed B. P. Mandel
Address BARRY MANDEL

ARCHITECT: EPPSTEIN WHEEN
phone: 271-5350
contact: Joe Schneider

P&J INVESTMENT I CORP, A WISCONSIN CORPORATION
C.O. MANDEL CORPORATION, INC.
(if firm, society or corporation, give its full name)
111 EAST WISCONSIN AVE, SUITE 1700
Address
MILWAUKEE, WI 53202 414-347-3600
(Title or office held in same) *(Local Phone Number of Engineer/Contractor)*
PRESIDENT

R.

ATTACHMENT #1

We are asking that you grant *Special Privilege* of encroachment of residential bays 3'-0" beyond property line as well as balconies 1'-0" beyond the allowable (4'-0" encroachment). We feel this privilege is necessary for a number of reasons:

To remain in character with the buildings of the Third Ward, this proposed building is designed up to each property line with a zero setback. The architectural character and leasability of the building is greatly enhanced by the application of bays and balconies, resulting in encroachment. [See attached plan and elevations].

The feasibility of this project requires a balance between residential unit count and indoor parking spaces needed per unit. The amount of indoor parking required to support the number of residential units necessary to make this development feasible resulted in building up to each property line with a zero setback. The integration of sidewalk-level retail space within the parking plan also remains consistent with the retail presence in the Third Ward.

The extent of encroachment of the *balconies* is governed by the minimum depth required for a safe, usable balcony. Granting encroachment of 1'-0" beyond the allowable 4'-0" brings these balconies to a 5'-0" minimum safe usable depth.

The application of *bays* greatly enhances the architectural character and leasability of the building. The design goal is to develop *not* one massive, out-of-character building over the entire block, but rather break it down above street level into 3 smaller buildings in-character with the Third Ward neighborhood. The addition of bays on the 3rd, 4th and 5th levels accentuates the corners of not only the streets but also the 3 structures within the larger building.

To satisfy the needs of development feasibility, safe and usable balconies, along with meeting the design goal of developing a building architecturally enhanced by the application of residential bays while remaining consistent with the Third Ward neighborhood will result in the need for a special privilege granting encroachment.