

PETITION FOR AN AIR OR SUBTERRANEAN SPACE LEASE

\$150.00 Application fee must accompany this petition. This fee shall not be returnable.

SUBTERRANEAN SPACE LEASE PETITION/MISC
AUG 21 2002/9:26 AM
02-0077150/P/\$ 150.00

TO THE HONORABLE, THE COMMON COUNCIL OF THE CITY OF MILWAUKEE:

Gentlemen:

The undersigned BORIS GOKHMAN / NEW LAND ENTERPRISES
(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 66.0915 (3) and (4) of the Wisconsin Statutes, that the following space lease be granted:

SEE ATTACHED

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:

PLAT OF LOT 1 IN NW 1/4 SEC 28-7-22 BLOCK 102
LOT 1 AND N 30' LOT 2 EXC (W 7' AND STS)

also known by street and number as 923 E. KILBOURN and _____, which property is located on ~~both sides of~~ that portion of the (street, alley or KILBOURN PROSPECT) to be so leased.

This petition is subject to such terms and conditions as may be agreed upon between the City of Milwaukee and the petitioner, which terms and conditions shall be set forth in a written lease pursuant to Section 66.0915 (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.

(Signed) _____

Printed BORIS GOKHMAN

Address 2010 E. WINDSOR PL, MILW, WI

Phone 414-349-5504

NEWLAND ENTERPRISES
(If firm, society or corporation, give its full name)
2010 E. WINDSOR PL, UNIT "C", MILWAUKEE, WI, 53202

Address

(Title or office held in same)

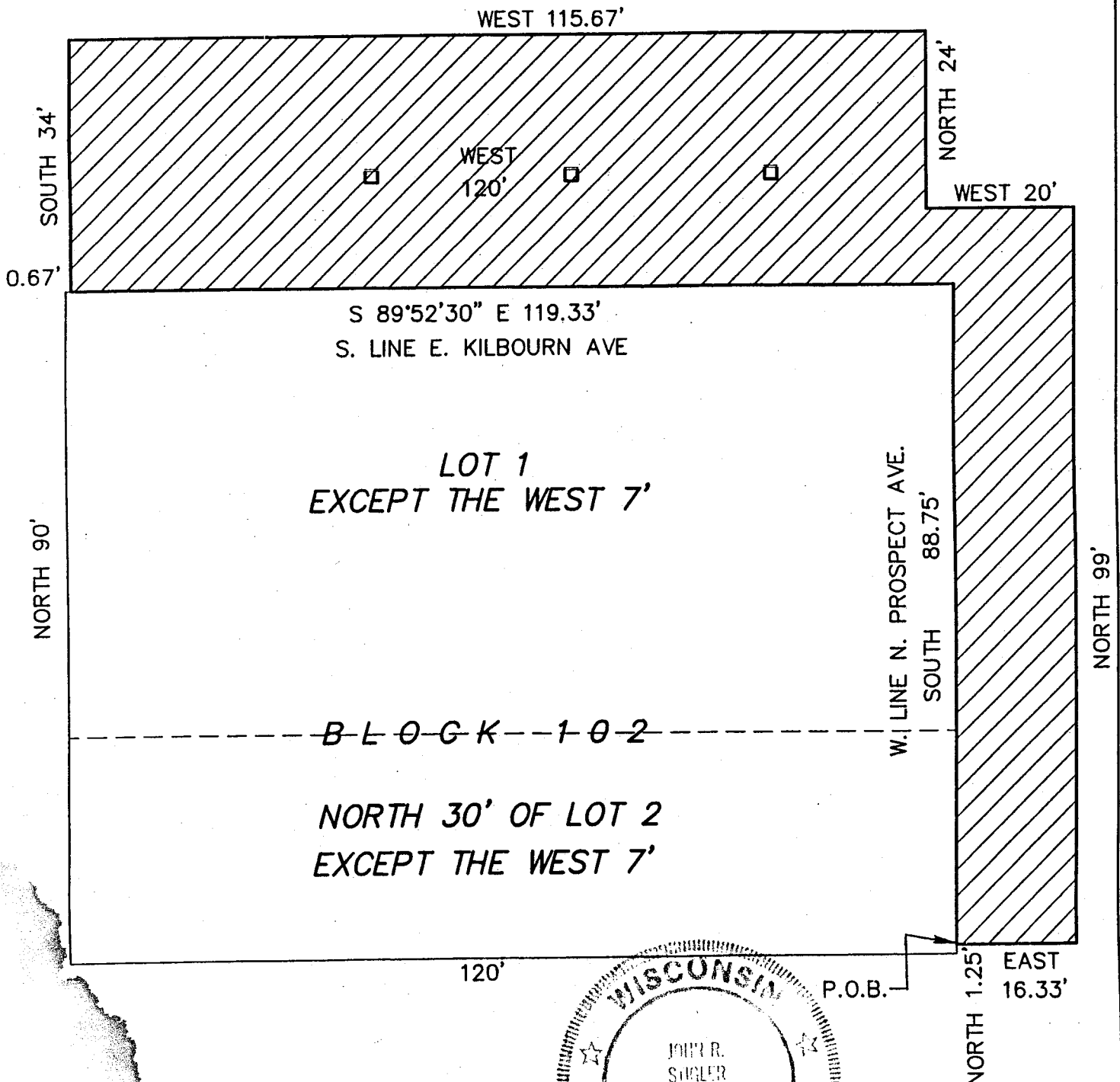
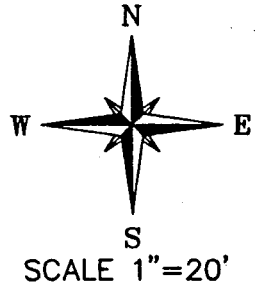
EXHIBIT DRAWING - SUB SURFACE EASEMENT

JAHNKE & JAHNKE ASSOCIATES INC.

Consultants in Engineering, Planning, Subdivisions and Surveying

711 W. MORELAND BLVD. WAUKESHA, WISCONSIN 53188

TELEPHONE (262) 542-5797 FAX (262) 542-7698



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S - 1820
DATED THIS 22nd DAY OF July 2002
PLAT No. P.S. MILWAUKEE 1393



City of
Milwaukee
Development Center



809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-8211

August 21, 2002

City Clerk Ronald D. Leonardt
Attn: Bob Harvey
Office of the City Clerk

Commissioner Martin Collins
Dept. of Neighborhood Services

Commissioner Julie Penman
Attn: Elaine Miller
Department of City Development

City Attorney Grant F. Langley
Attn: Linda Uliss Burke
Office of the City Attorney

Commissioner Mariano Schifalacqua
Attn: Tom Miller
Department of Public Works

City Engineer Jeffrey S. Polenske
Attn: Jeff Mantes

Re: Subterranean space lease petition from New Land Enterprises

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 a subterranean space lease filed by New Land Enterprises. The lease will facilitate development of underground parking at a new residential tower at 923 E. Kilbourn Ave.

I am asking that the City Clerk prepare the appropriate file for introduction at the next Council meeting.

I am asking that the all of you review the enclosed materials in preparation for a meeting in September to discuss these submittals and the committee's recommendation regarding this lease. I will e-mail you regarding the date and time of the meeting.

Should you require additional information from the applicant, please give me a call at ext. 5830.

Thank you.

Sincerely,

Martha L. Brown
Manager, Development Center

Attachment

Cc: Ald. Paul Henningsen, Chair
Zoning, Neighborhoods and Development Committee

JAHNKE & JAHNKE ASSOCIATES INC.

CONSULTANTS IN
ENGINEERING, PLANNING, SUBDIVISIONS AND SURVEYING

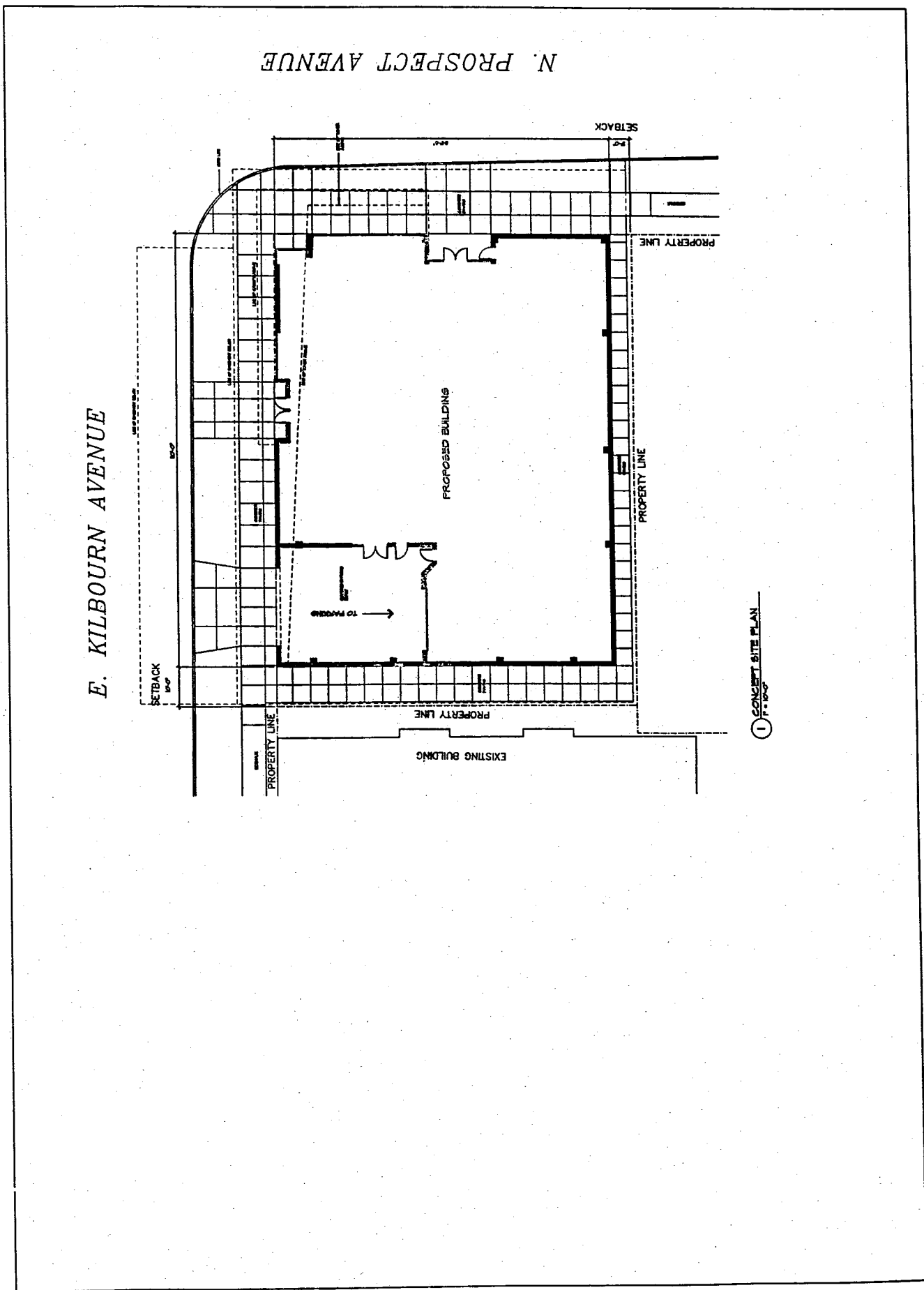
711 W. Moreland Blvd.
Waukesha, WI 53188-2479

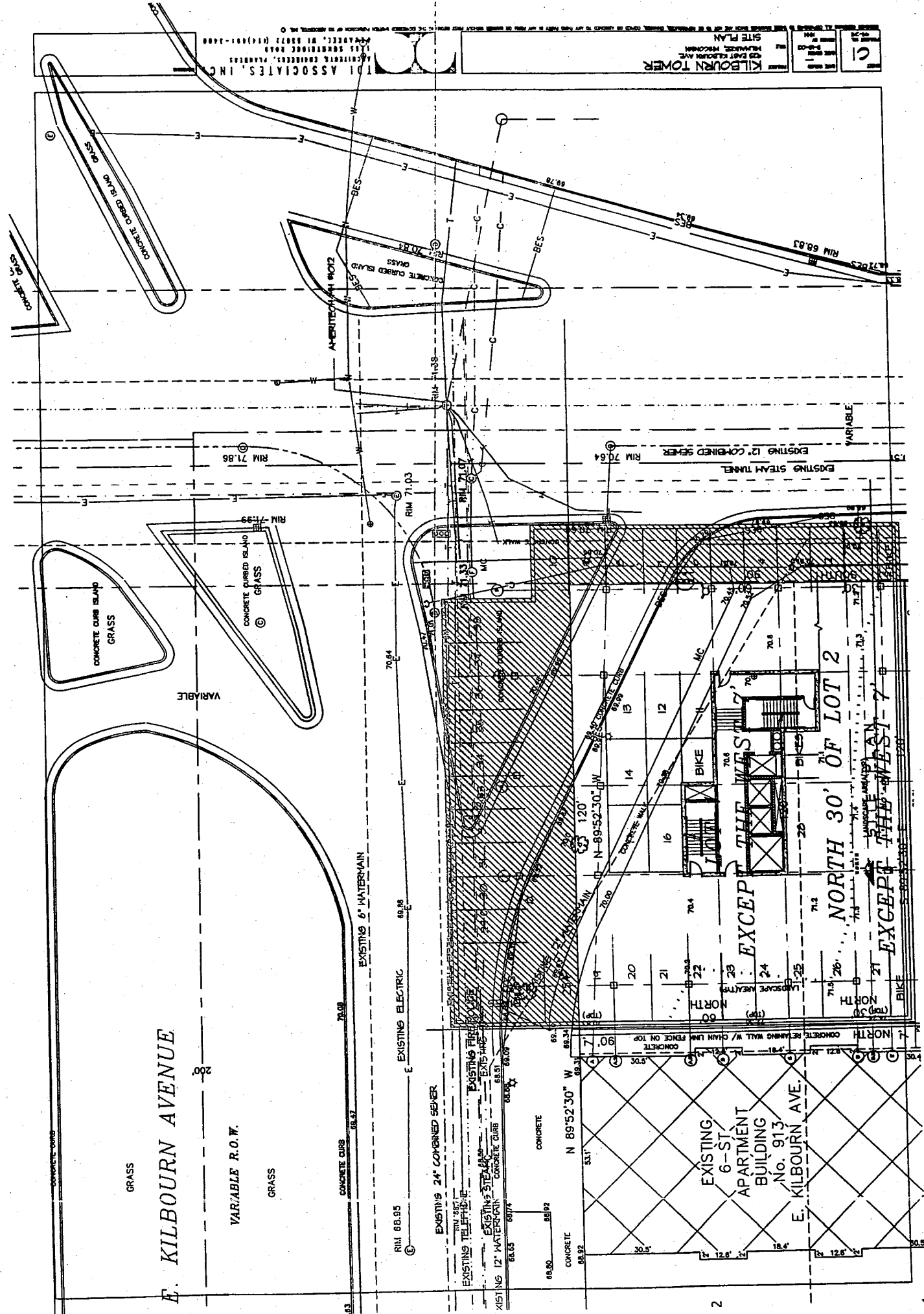
Telephone: 262-542-5797
Fax: 262-542-7698
E-Mail: jstigler@jahnkeandjahnke.com

LEGAL DESCRIPTION – SUB SURFACE EASEMENT AREA

All that part of the Northwest Quarter (NW ¼) of Section 28, Town 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin, and being part of the right-of-ways of E. Kilbourn Avenue and N. Prospect Avenue as mapped and dedicated on the Plat of Milwaukee bounded and described as follows: Commencing at the northeast corner of Lot 2 of Block 102 of the Plat of Milwaukee; thence Due South 28.75 feet along the west right-of-way line of N. Prospect Avenue to the place of beginning of the lands hereinafter described; thence Due East 16.33 feet; thence Due North 99.00 feet; thence Due West 20.00 feet; thence Due North 24.00 feet; thence Due West 115.67 feet; thence Due South 34.00 feet; thence South 89°52'30" East along the south right-of-way line of E. Kilbourn Avenue 119.33 feet to the west right-of-way line of N. Prospect Avenue; thence Due South along said right-of-way line 88.75 feet to the place of beginning. Containing a net are of 5,602 square feet.

Prepared by John R. Stigler – Wis. Reg. No. S-1820
Dated: July 22, 2002





E. KILBOURN AVENUE

GRASS

VARIABLE R.O.W.

GRASS

CONCRETE CURB

EXISTING 6" WATERMAIN

EXISTING ELECTRIC

EXISTING 24" COMBINED SEWER

EXISTING TELEPHONE

EXISTING STEAM TUNNEL

EXISTING 12" WATERMAIN

CONCRETE CURB

CONCRETE

CONCRETE

CONCRETE

CONCRETE

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EXISTING APARTMENT BUILDING No. 913

E. KILBOURN AVE.

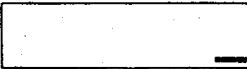
EXCEPT THE WEST 7'

NORTH 30' OF LOT 2

EXCEPT THE WEST 7'

KILBOURN TOWER
 425 EAST KILBOURN AVE.
 MILWAUKEE, WISCONSIN
 SITE PLAN

LDI ASSOCIATES, INC.
 ARCHITECTS, ENGINEERS, PLANNERS
 1235 SOMMERSET ROAD
 WILSON, WI 53091 (414) 271-4400



TOL ASSOCIATES, INC.
 ARCHITECTS, ENGINEERS, PLANNERS
 1233 BROADWAY, SUITE 1200
 NEW YORK, N.Y. 10020
 (212) 693-1200

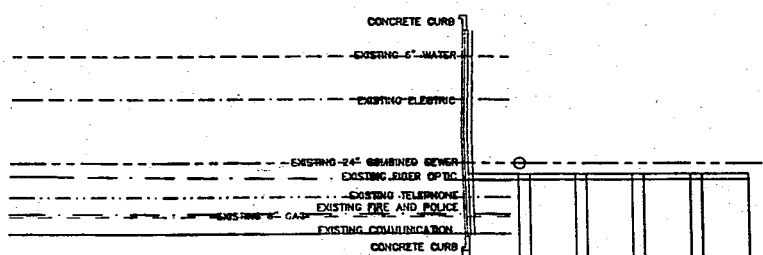


KILBOURN TOWER
 100 EAST KILBOURN AVE.
 NEW YORK, NEW YORK
 SITE PLAN

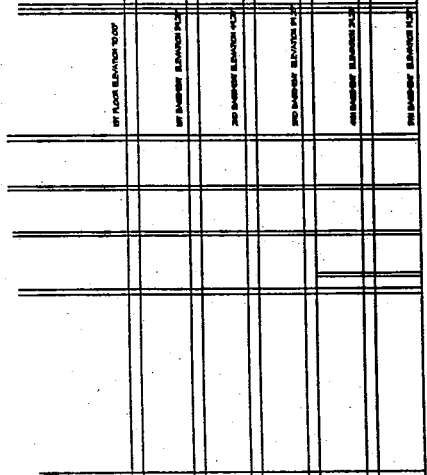
DATE: 11/10/00
 SHEET NO.: 2-11
 PROJECT NO.: 00-00000000

E. KILBOURN AVENUE CENTERLINE OF ROW
 VARIABLE R.O.W.

EXISTING 24" COMBINED SEWER



PROPERTY LINE



SECTION LOOKING WEST
 1" = 10'-0"

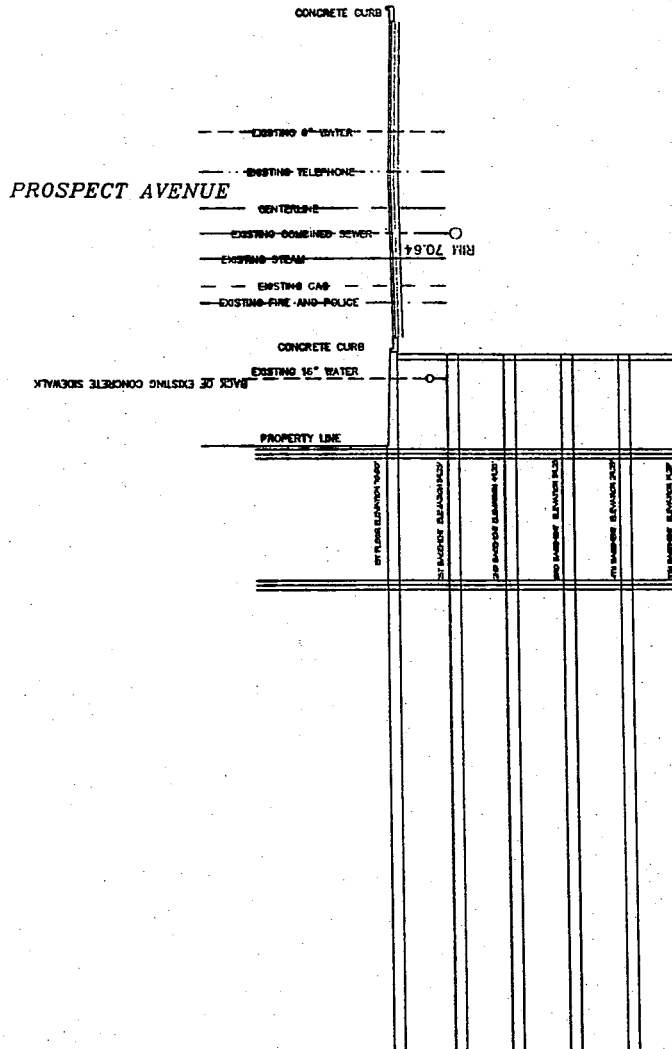


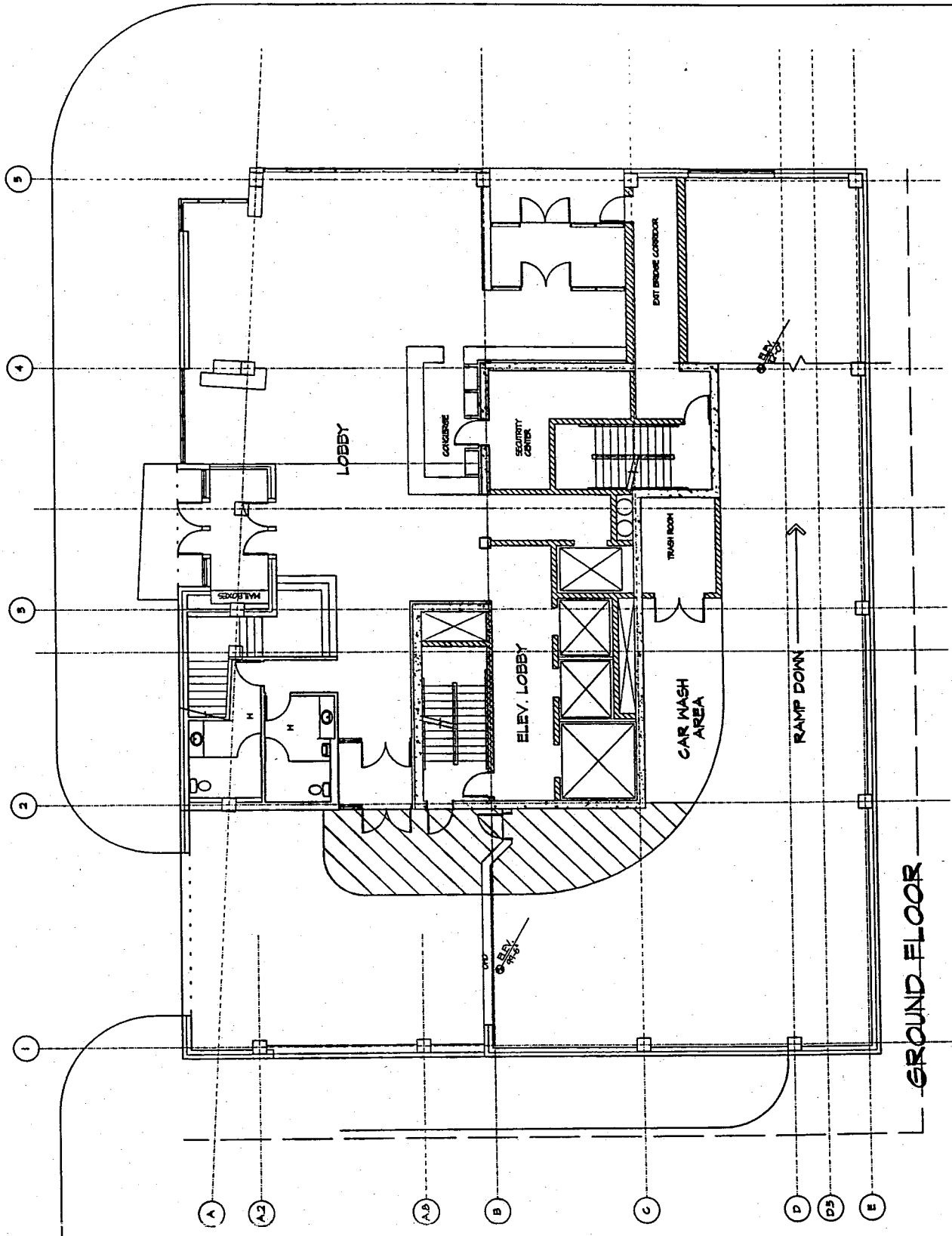
101 ASSOCIATES, INC.
 ARCHITECTS, ENGINEERS, PLANNERS
 1205 EAST KILBOURN AVE.
 SUITE 1000
 MILWAUKEE, WI 53204 (414) 331-1000



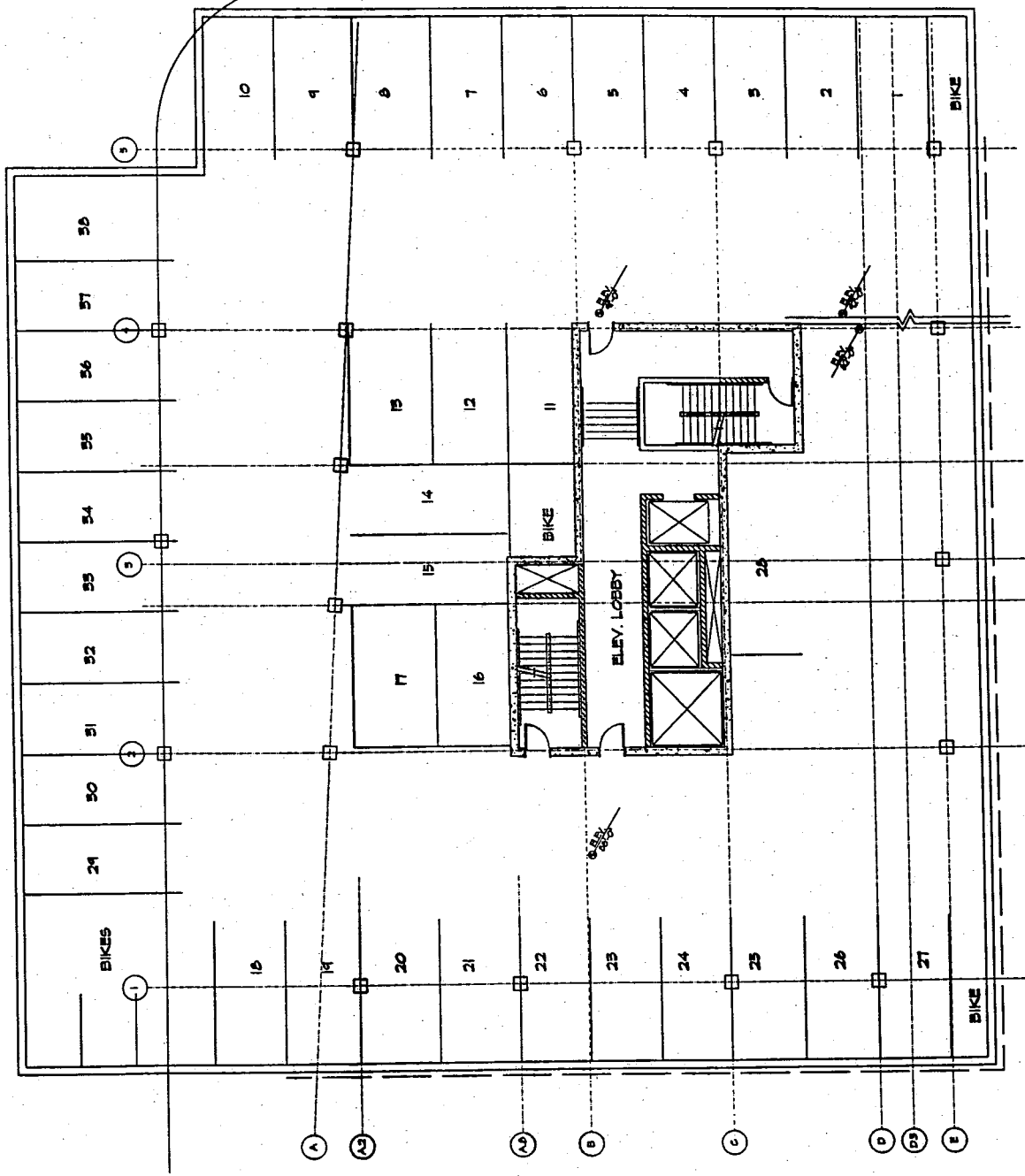
KILBOURN TOWER
 101 ASSOCIATES, INC.
 ARCHITECTS, ENGINEERS, PLANNERS
 1205 EAST KILBOURN AVE.
 SUITE 1000
 MILWAUKEE, WI 53204 (414) 331-1000

SHEET NO. 0-10
 DATE 11/11/00
 SCALE 1" = 10'-0"



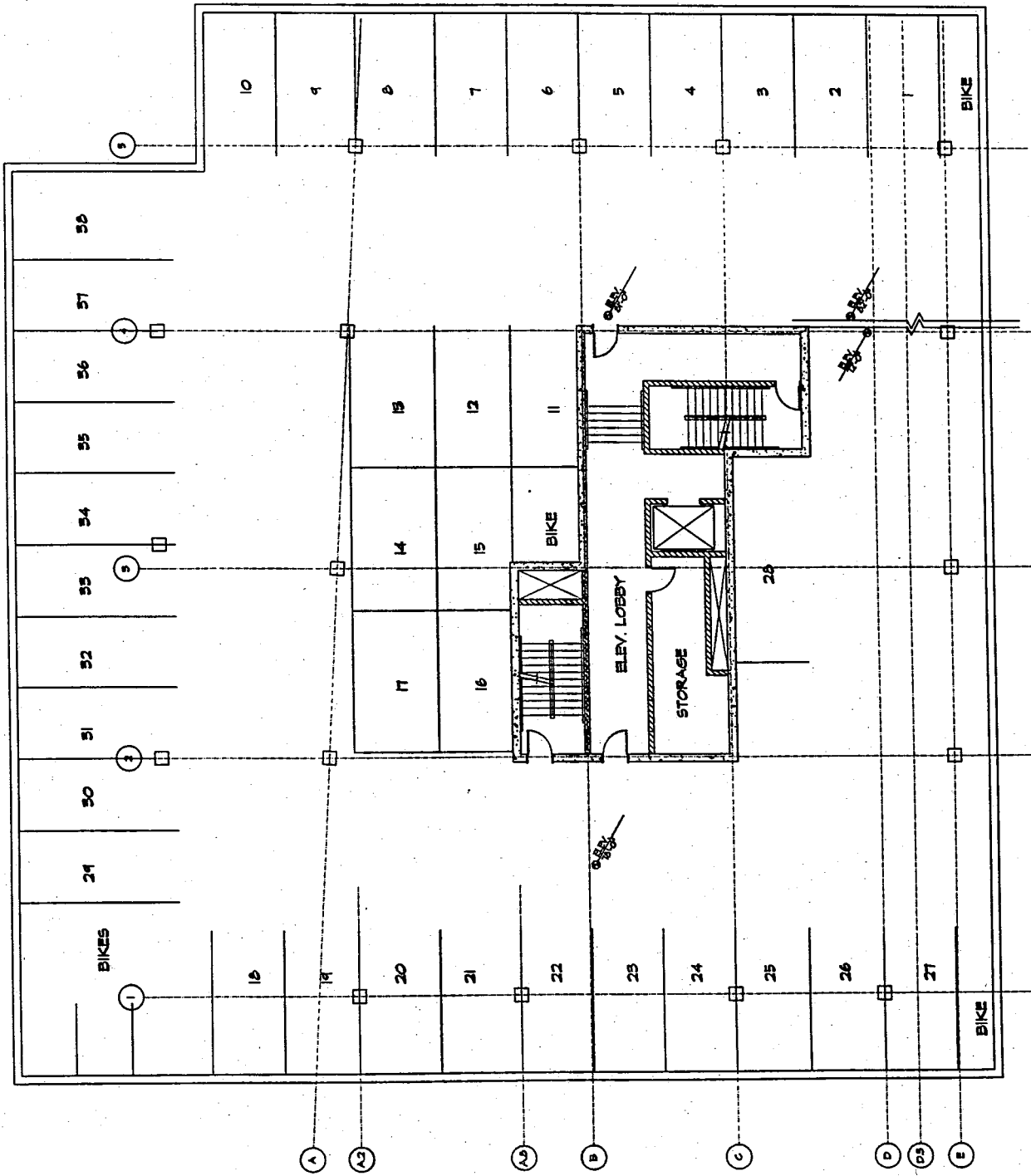


GROUND FLOOR



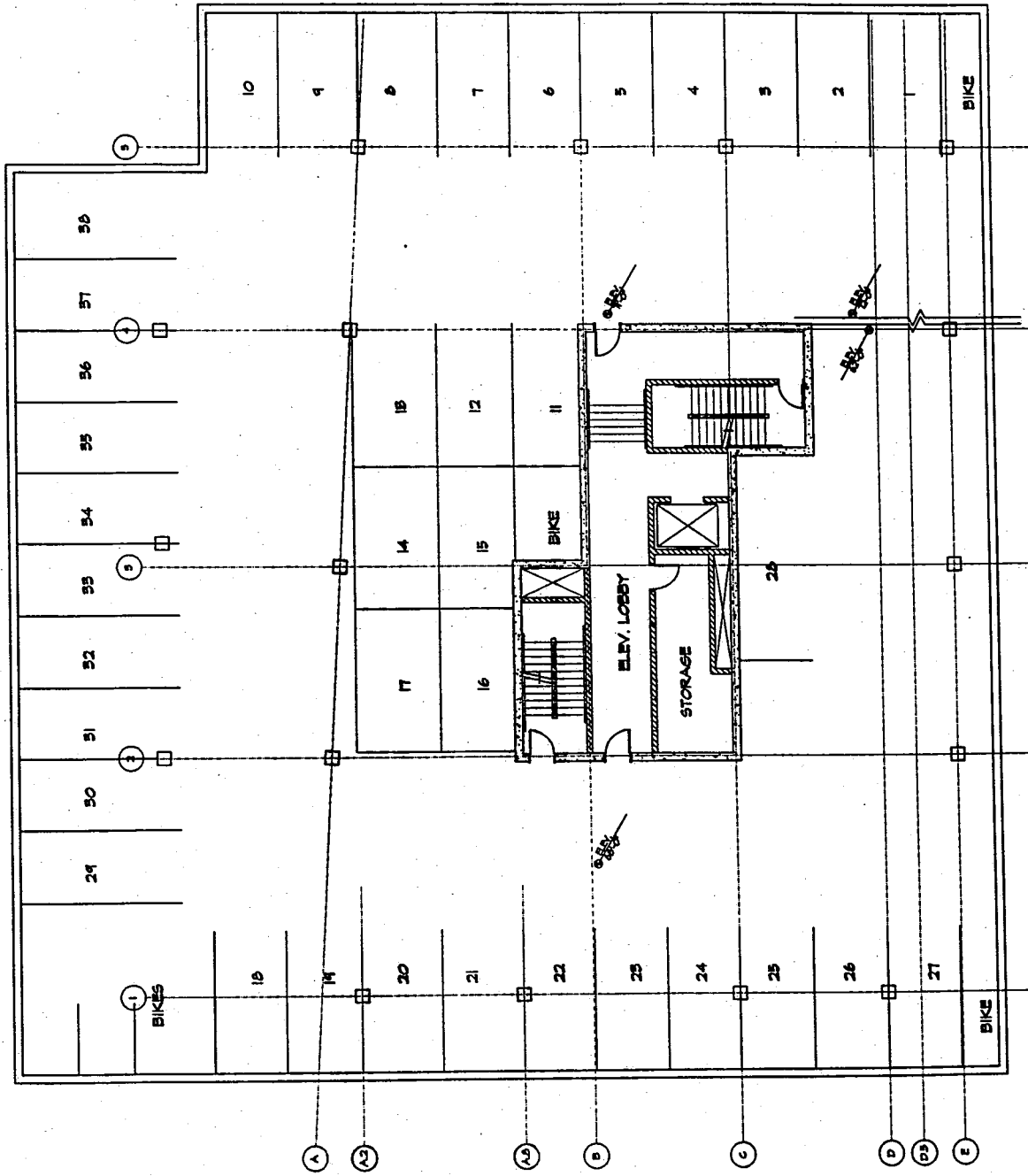
38 STALLS

PARKING LEVEL I



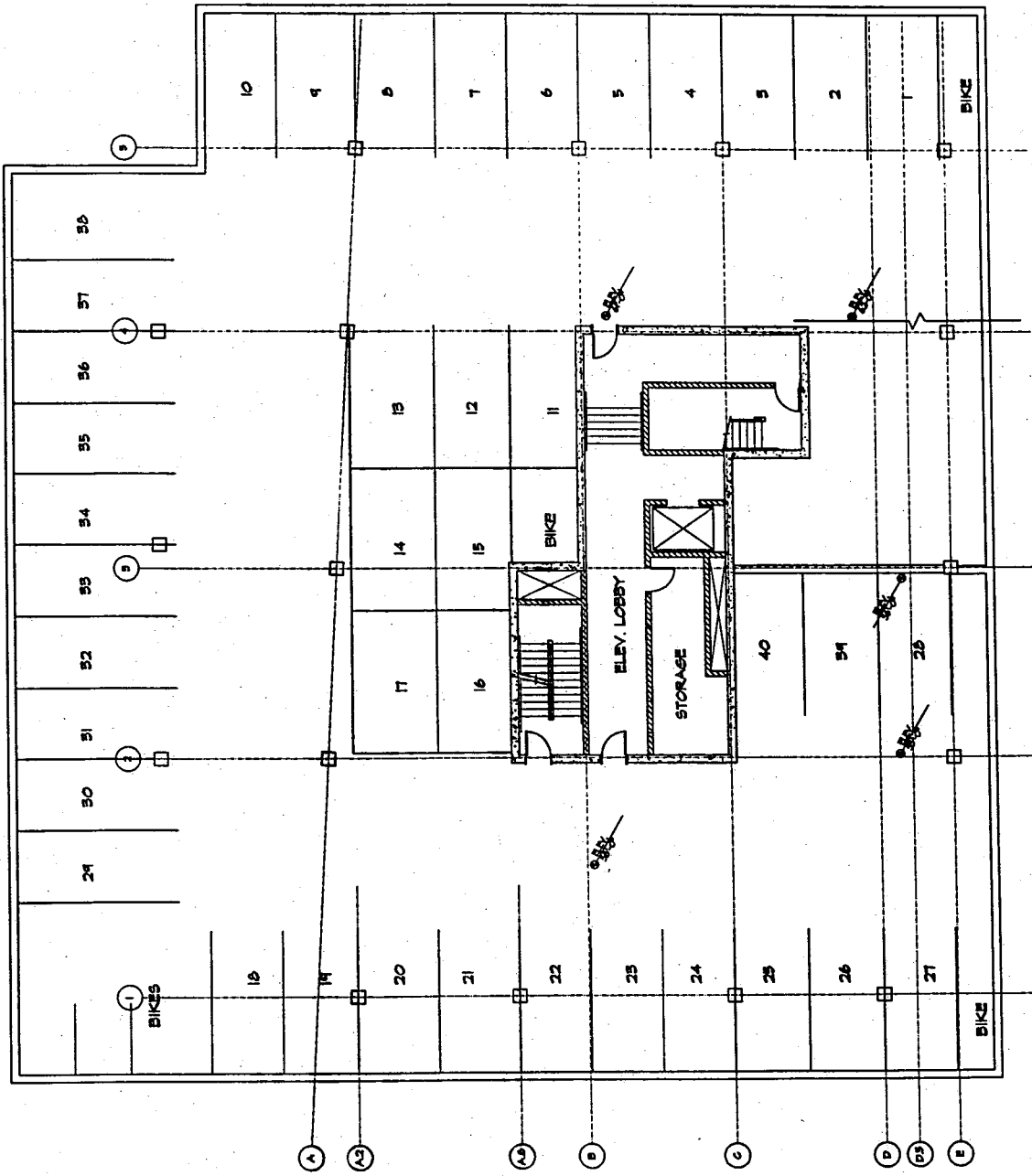
38 STALLS

PARKING LEVEL 2



38 STALLS

PARKING LEVEL 3



40 STALLS

PARKING LEVEL 4