



October 8, 2018

City Clerk James Owczarski  
Office of the City Clerk

Commissioner Preston Cole  
Dept. of Neighborhood Services

Commissioner Richard Marcoux  
Attn: Elaine Miller  
Department of City Development

City Attorney Grant F. Langley  
Attn: Tom Miller  
Office of the City Attorney

Commissioner  
Attn: Karen Dettmer  
Department of Public Works

City Engineer Jeffrey S. Polenske  
Attn: Michael Loughran

City Planning Manager  
Vanessa Koster

Re: Air space lease petition from Yards LLC for The Yards Apartments

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 an air space lease filed by YARDS LLC, The Yards Apartments Project. The lease is being requested for a building overhang into the public right of way on the north side of building located on the southside of W Oregon and the eastside of the building located on the westside of S 2<sup>nd</sup> St. The property address is 223 W Oregon Street.

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

I am asking that 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.

Should you require additional information from the applicant, please give Dawn Schmidt, DPW Engineer a call at extension 2454.

Thank you.

Sincerely,

Kimberly Madison  
Development Center

Attachments

Cc: Ald Jose G Perez

# Air or Subterranean Space Lease Petition

809 N. Broadway, 1<sup>st</sup> Floor / Milwaukee, WI 53202-3617 / 414-286-8208

Submit this application with \$200 application fee to:  
Milwaukee Development Center  
Make check payable to City of Milwaukee.  
Application fee is non-refundable.

Date 10/4/2018

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

The undersigned YARDS LLC

*(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 66.048(3) and (4) of the Wisconsin Statutes, that the following space lease be granted:

Refer to attached Air Rights Space Legal Description and Air Rights Space Plan

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:

Refer to attached Air Rights Space Legal Description

also known by street and number as 223 W Oregon St and S 2nd Street  
which property is located on both sides of that portion of the (street, alley or sidewalk \_\_\_\_\_) to be so leased.

This petition is subject to such terms and conditions as may be agreed up on between the City of Milwaukee and the petitioner, which terms and conditions shall be set forth in a written lease pursuant to Section 66.048(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.

Signature \_\_\_\_\_

Address 11 S. 14th St

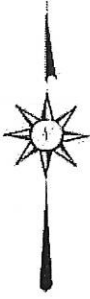
Phone (415) 912-0921

Corporation, firm or society YARDS LLC

Address Pittsburgh, PA

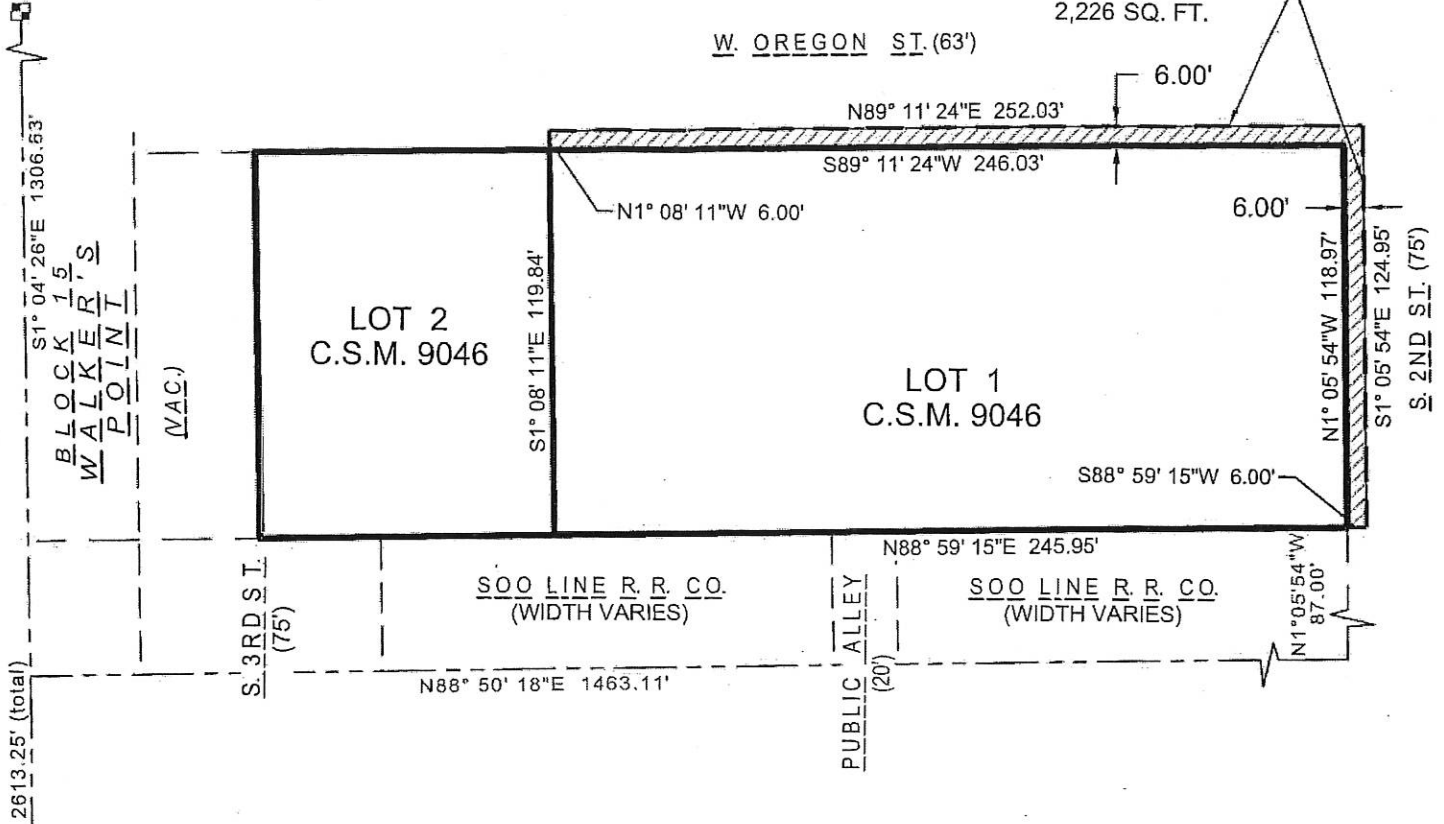
Title or office held in same Managing Partner / SCOTT RICHARDSON

Rvsd 01/27/10



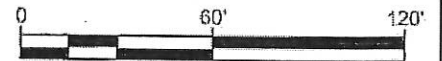
NW COR.  
NE 1/4  
SEC. 32-7-22  
BRASS CAP  
IN CONC.

B L O C K 1 1  
W A L K E R ' S  
P O I N T



SW COR.  
NE 1/4  
SEC. 32-7-22  
BRASS  
CAP IN CONC.

GRAPHIC SCALE



THE **SIGMA** GROUP  
Single Source. Sound Solutions.

www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

**AIR RIGHTS SPACE**

THE YARDS APARTMENTS  
233 W. OREGON ST.

DATE: 10/03/2018	BY: BMR	FIGURE# 1 OF 2
------------------	---------	----------------

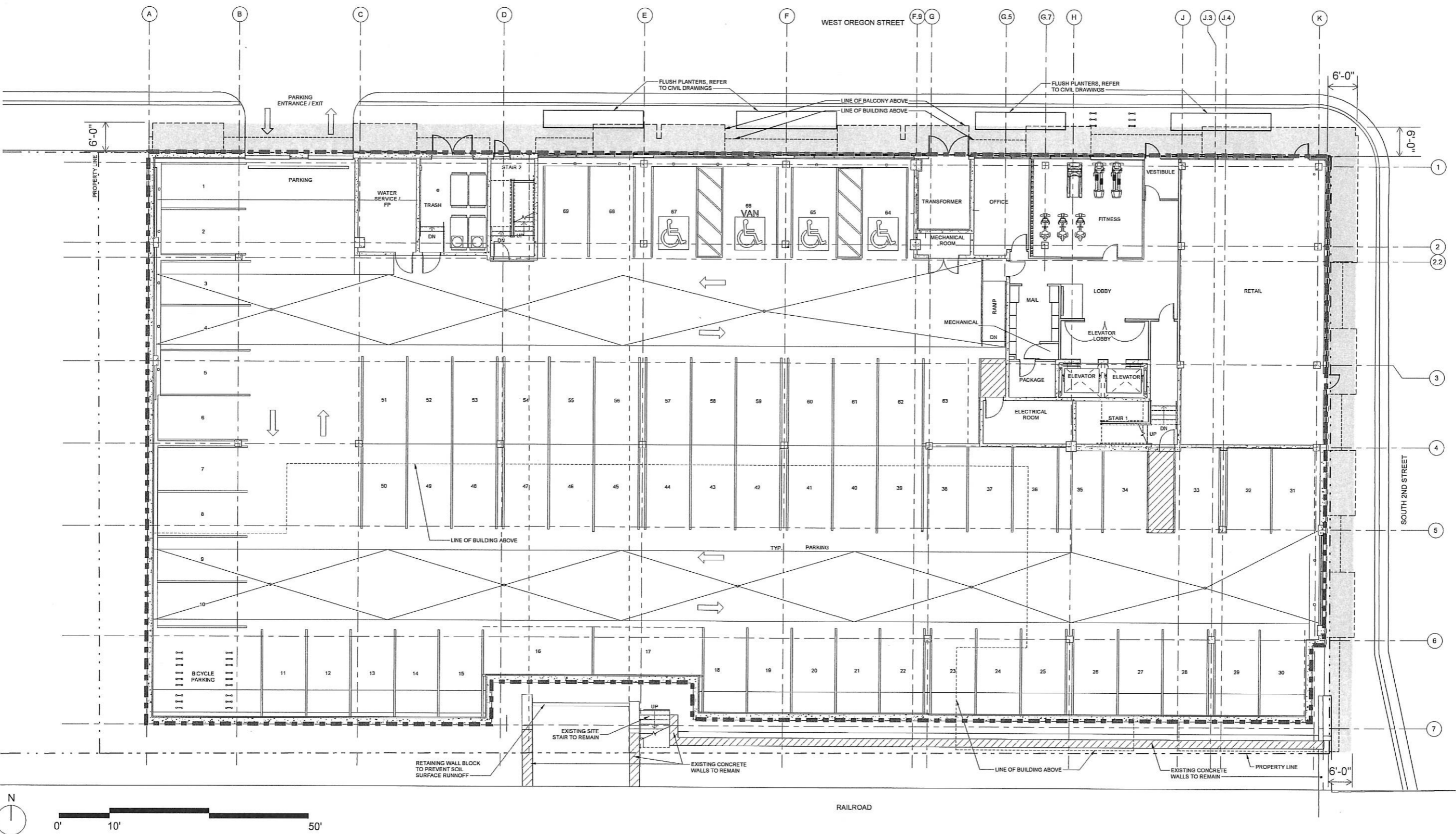


**THE YARDS APARTMENTS:**

**DPW SUBMISSION - AIR SPACE LEASE PETITION**

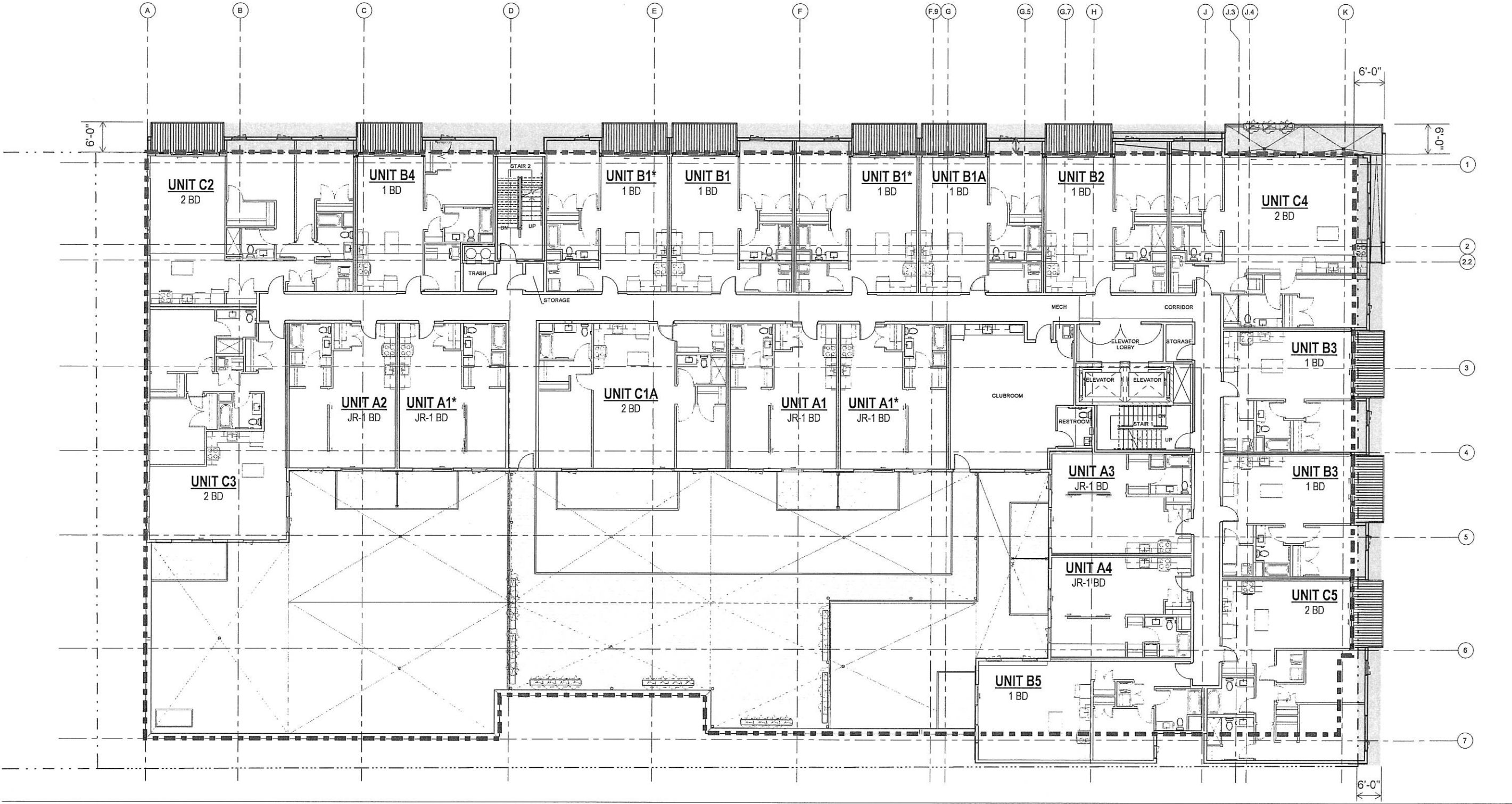
RINKA CHUNG ARCHITECTURE INC  
OCTOBER 4, 2018

# THE YARDS APARTMENTS DPW SUBMISSION





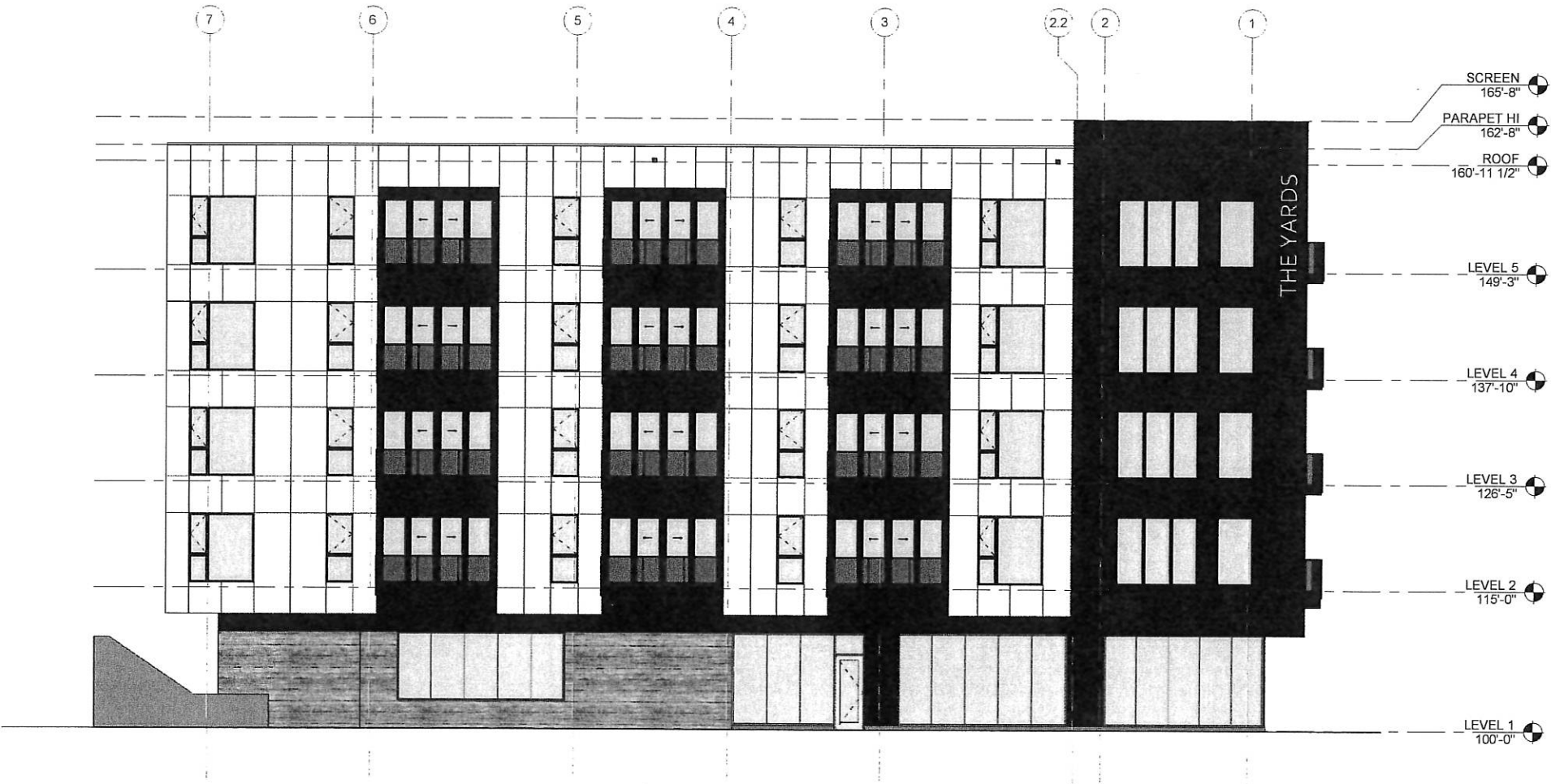
# THE YARDS APARTMENTS DPW SUBMISSION



# THE YARDS APARTMENTS DPW SUBMISSION

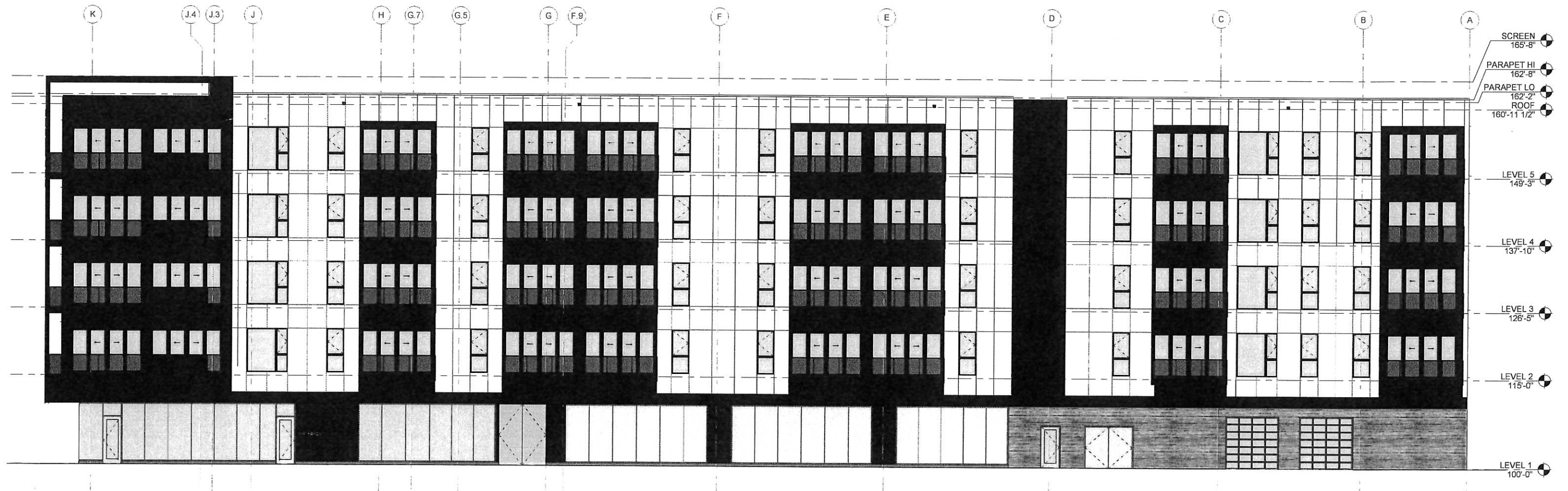


THE YARDS APARTMENTS DPW SUBMISSION





# THE YARDS APARTMENTS DPW SUBMISSION



THE YARDS APARTMENTS DPW SUBMISSION



RINKA CHUNG ARCHITECTURE INC. 2018



# THE YARDS APARTMENTS DPW SUBMISSION



RINKA CHUNG ARCHITECTURE INC

© RINKA CHUNG ARCHITECTURE INC 2018

NORTHEAST CORNER - STREET VIEW

OCTOBER 04, 2018



# THE YARDS APARTMENTS DPW SUBMISSION



RINKA CHUNG ARCHITECTURE INC

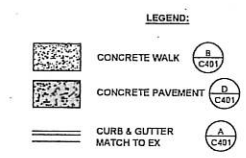
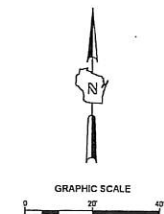
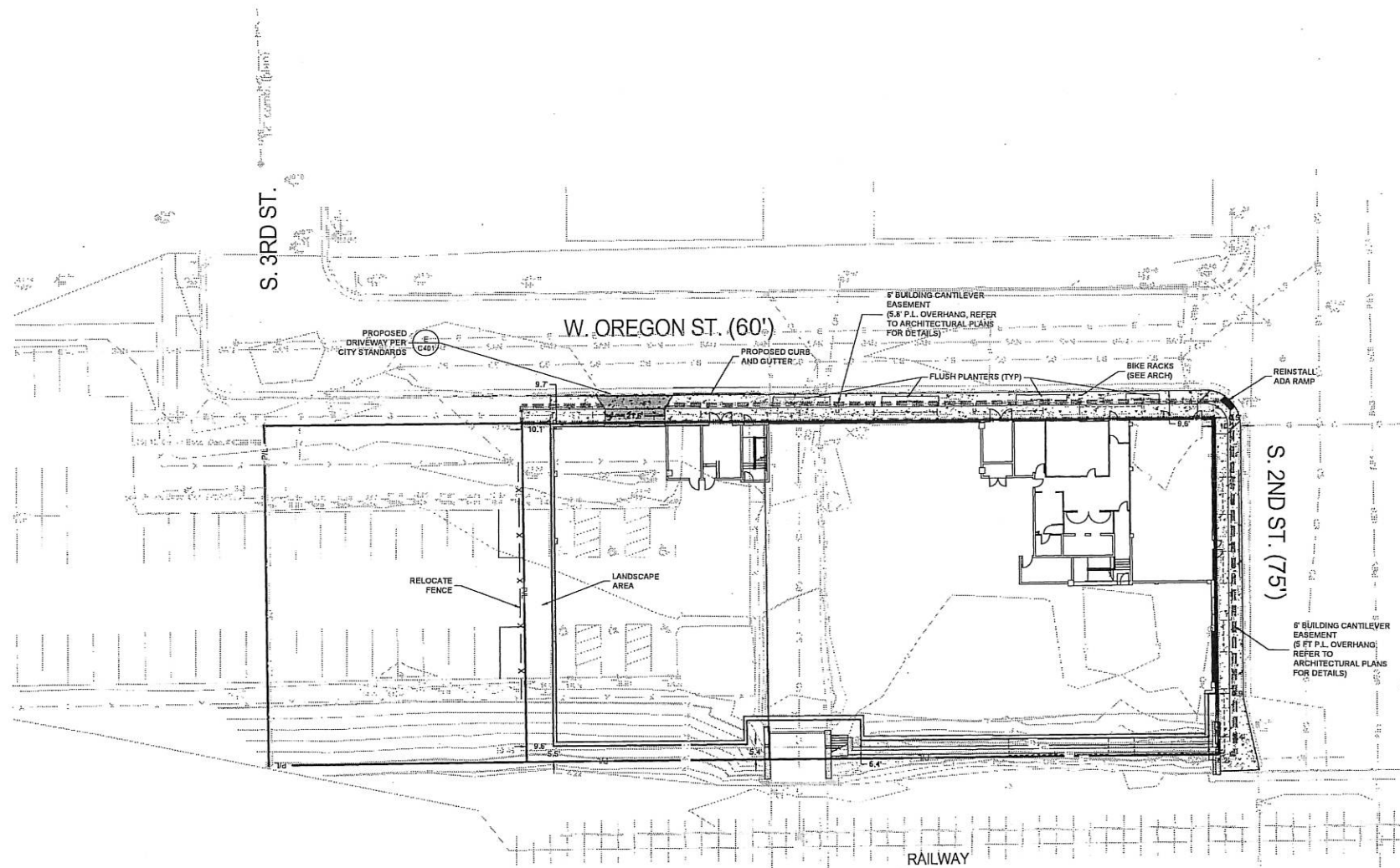
© RINKA CHUNG ARCHITECTURE INC 2018

AMENITY ROOFTOP DECK VIEW

OCTOBER 04, 2018



**SITE INFORMATION:**  
 TOTAL SITE = 0.67 AC  
 TOTAL DISTURBED AREA = 0.67 AC  
 EXISTING IMPERVIOUS AREA = 0.16 AC  
 PROPOSED IMPERVIOUS AREA = 0.60 AC



- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
  2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
  4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
  5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
  6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

**THE SIGMA GROUP**  
 Sigma Source, Source Solutions.  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-443-4210  
 Fax: 414-443-4210

**RINKA/CHUNG**  
 RINKA/CHUNG ARCHITECTURE INC

File: I:\D:\mml\Caplan\17074\17074.dwg - General\Site Plan for An Easement\17074 - 31a Dimension Plan.dwg 10/4/2016 4:58 PM



THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD SURVEYS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

**NOT FOR CONSTRUCTION**

SCHEMATIC DESIGN PRICING SET  
 SD SET  
 06-25-2018

**THE YARDS APARTMENTS**  
 223 W OREGON STREET  
 MILWAUKEE, WI  
 Issue Date: 06/29/18

RCA Project No.: 17074  
 Sheet Title: **SITE PLAN**

Sheet No. **C100**