

PETITION FOR A SPECIAL PRIVILEGE

SP 2029

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

AMENDMENT
603765

June 19, 20 02

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

Council Members:

The undersigned Water Street Lofts, LLC
(State whether petitioner is an individual, co-partnership, Wisconsin or foreign corporation)

being the owners of the following described real estate:

Plat of Milwaukee in Secs (28-29-33)-7-22
(Legal description)
Block 31 Lots 7-8 and 9
BID #2 & TID #34

and number as 301-309 N. Water Street in the 4th Aldermanic District also known by street
City of Milwaukee according to the provisions of Section 66.045 of the Wisconsin Statutes, that the following privilege be granted:

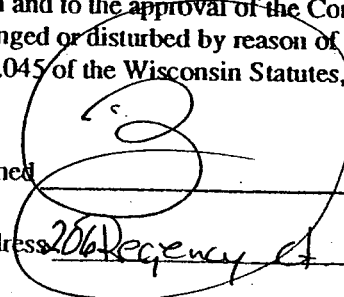
Amendment of current special use privilege to include new exterior
(Here describe the privilege)
entry stair and landing on North side of E. Buffalo St. as shown in
accompanying drawings. New stair will maintain an 8'-0" minimum clear
sidewalk space for pedestrian use. Design has received a
certificate of appropriateness from the Historic Third Ward Architectural
Review Board.

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  member Bob Patch
Address 206 Regency at Brookfield WI
53045

Quorum Architects, Inc.
(if firm, society or corporation, give its full name)

3112 W. Highland Blvd., Milwaukee WI 53208
Address

Allyson D Nemeec (414) 265-2265
(Title or office held in same) (Local Phone Number of Engineer/Contractor)

HISTORIC THIRD WARD

Historic Third Ward Association

219 North Milwaukee Street

Milwaukee, WI 53202

Tel 414•273•1173

Fax 414•273•2205

www.historicthirdward.org

June 12, 2002

Ms. Julie Penman
Commissioner of City Development
P.O. Box 324
Milwaukee, WI 53201-0324

Re: Certificate of Appropriateness for 301 N. Water

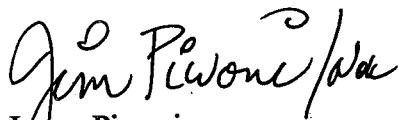
Dear Commissioner Penman:

The Architectural Review Board has reviewed plans for the construction of a new entrance on Buffalo Street, window replacement on the 2nd through 7th floors, and painting of the existing first floor storefront exteriors on both Water and Buffalo Streets. The members determined that the proposal is consistent with the design standards established for the district. However, the Board did state that the new entrance does need to get final approval from Engberg Anderson Design Partnership, who is currently designing the Buffalo Street portion of the Third Ward Riverwalk.

Therefore, in accordance with the provisions of Section 308-71 of the Milwaukee Code of Ordinances, we issue this Certificate of Appropriateness. The applicant, however, must still obtain any necessary permits from your department before beginning work on the project.

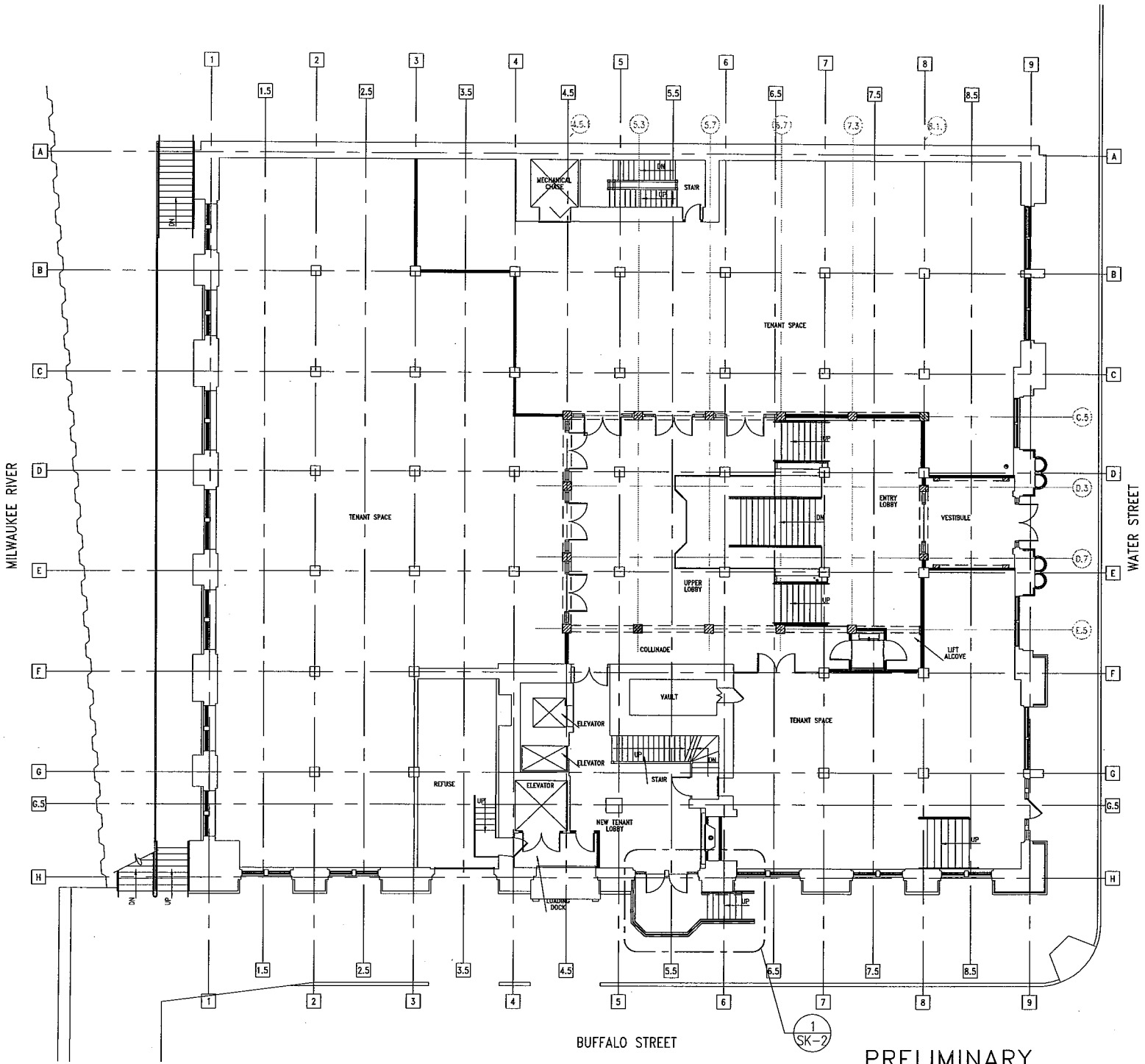
If you have any questions, please contact me at 263-5020.

Sincerely,



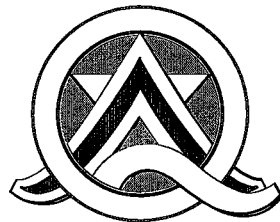
James Piwoni
Chairman, Architectural Review Board

cc: Chris Rute – Development Center
Allyson Nemec – Quorum Architects
Bob Patch – Property Owner
Paul Henningsen



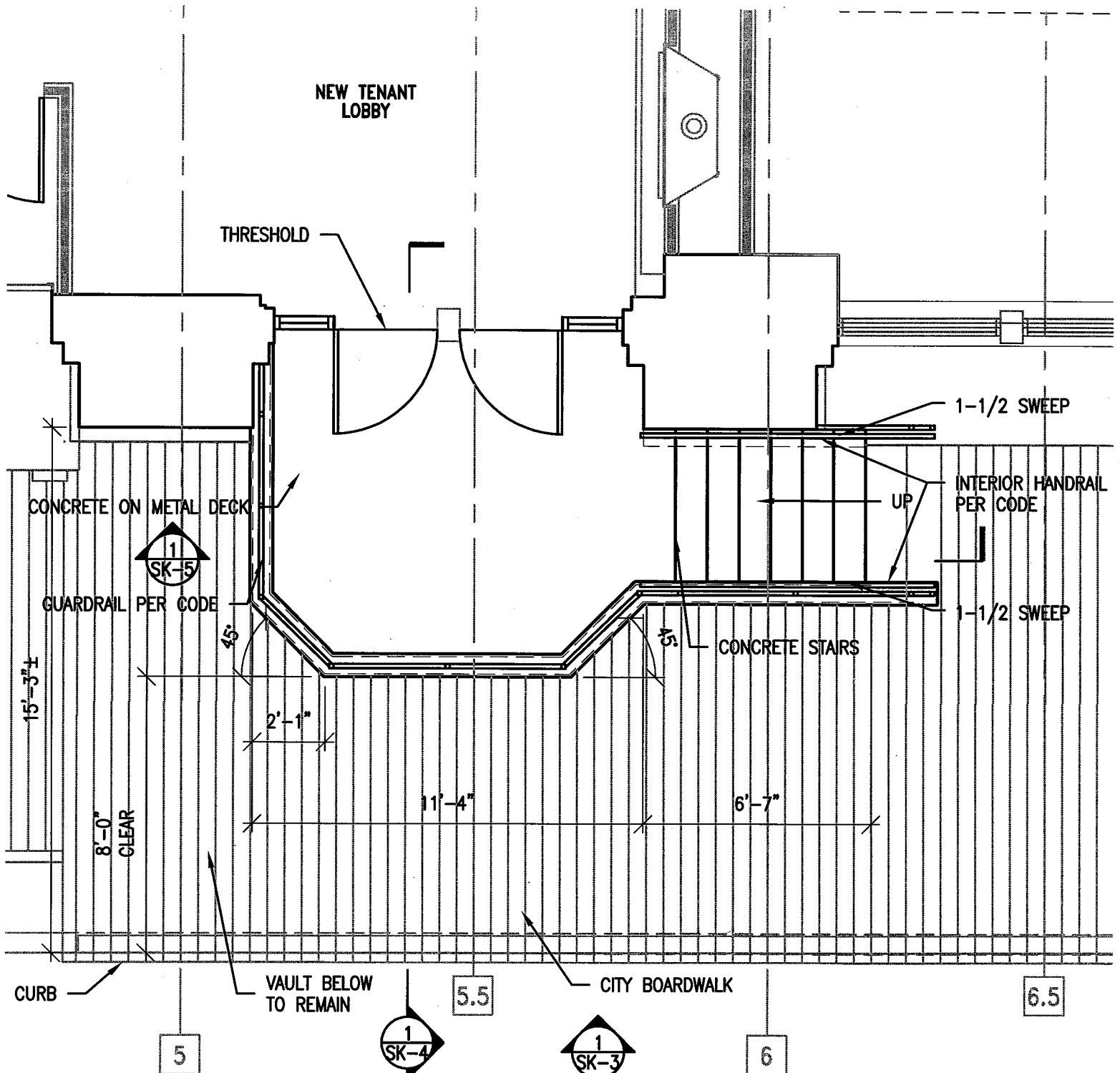
1 FIRST FLOOR PLAN
NO SCALE

PRELIMINARY
NOT FOR
CONSTRUCTION
QUORUM ARCHITECTS, INC.



QUORUM ARCHITECTS
3112 W. Highland Blvd.
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465

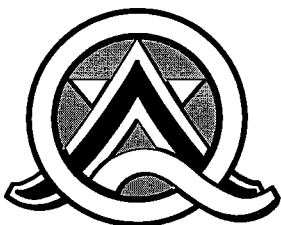
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DATE: 6-6-02	PROJECT: THE BERMER BUILDING 301-309 NORTH WATER STREET MILWAUKEE, WI 53202	DRAWING: SK-1
SHT REF:		



BUFFALO STREET

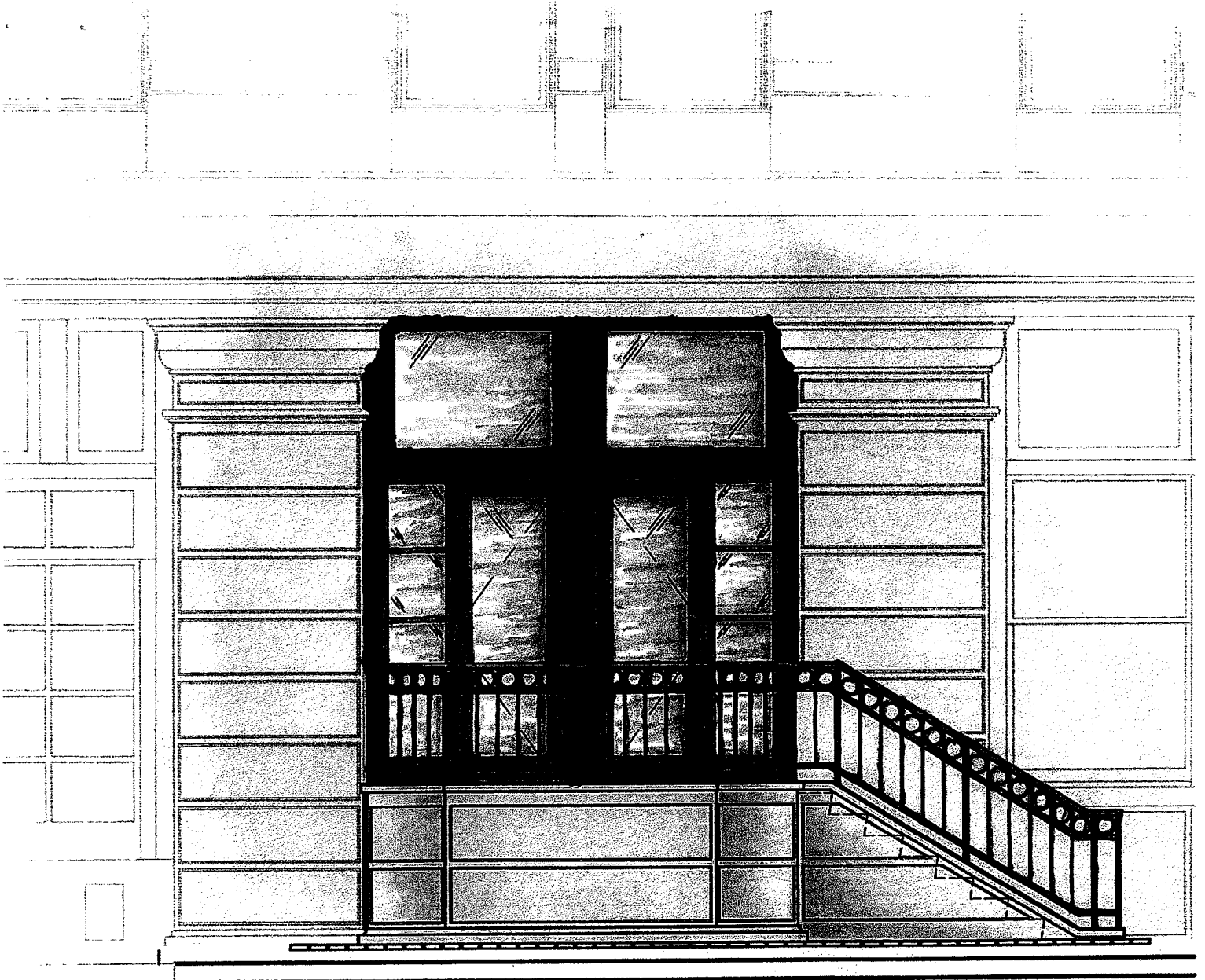
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1 ENTRY PLAN
1/4"=1'-0"



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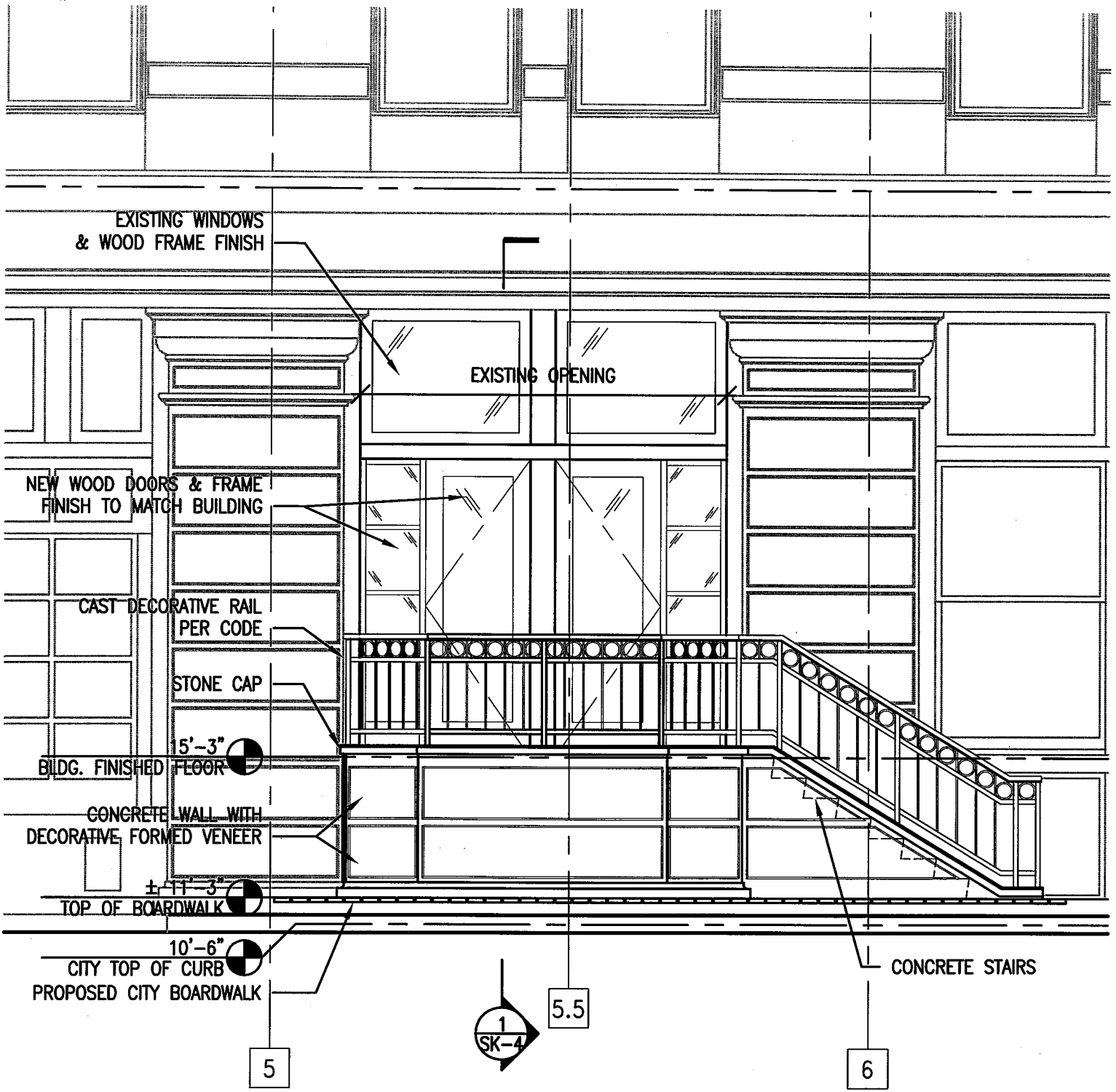
1 ENTRY ELEVATION
1/8"=1'-0"



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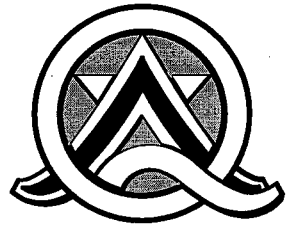
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SHT REF:		

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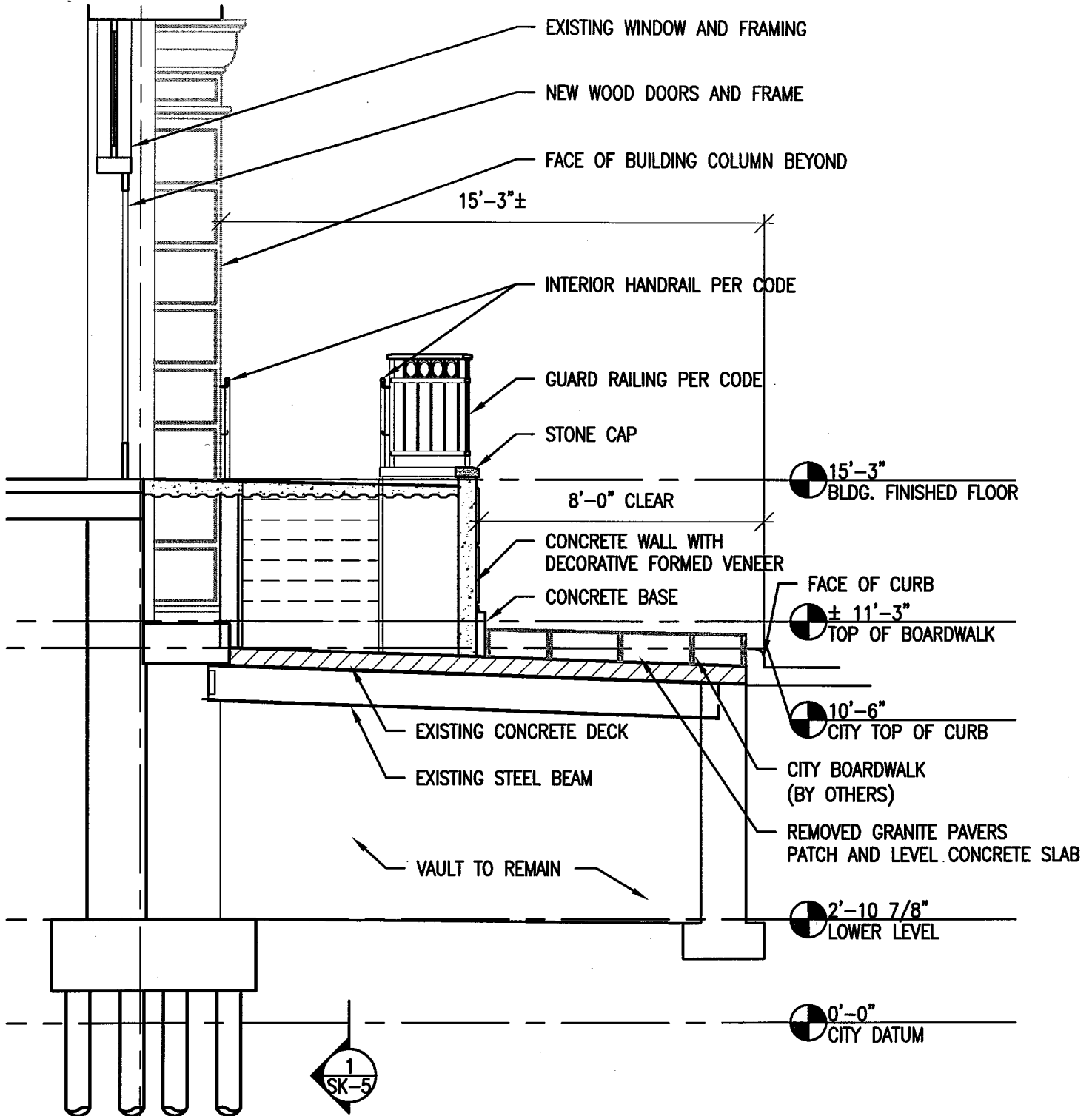
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1 ENTRY ELEVATION
1/4"=1'-0"



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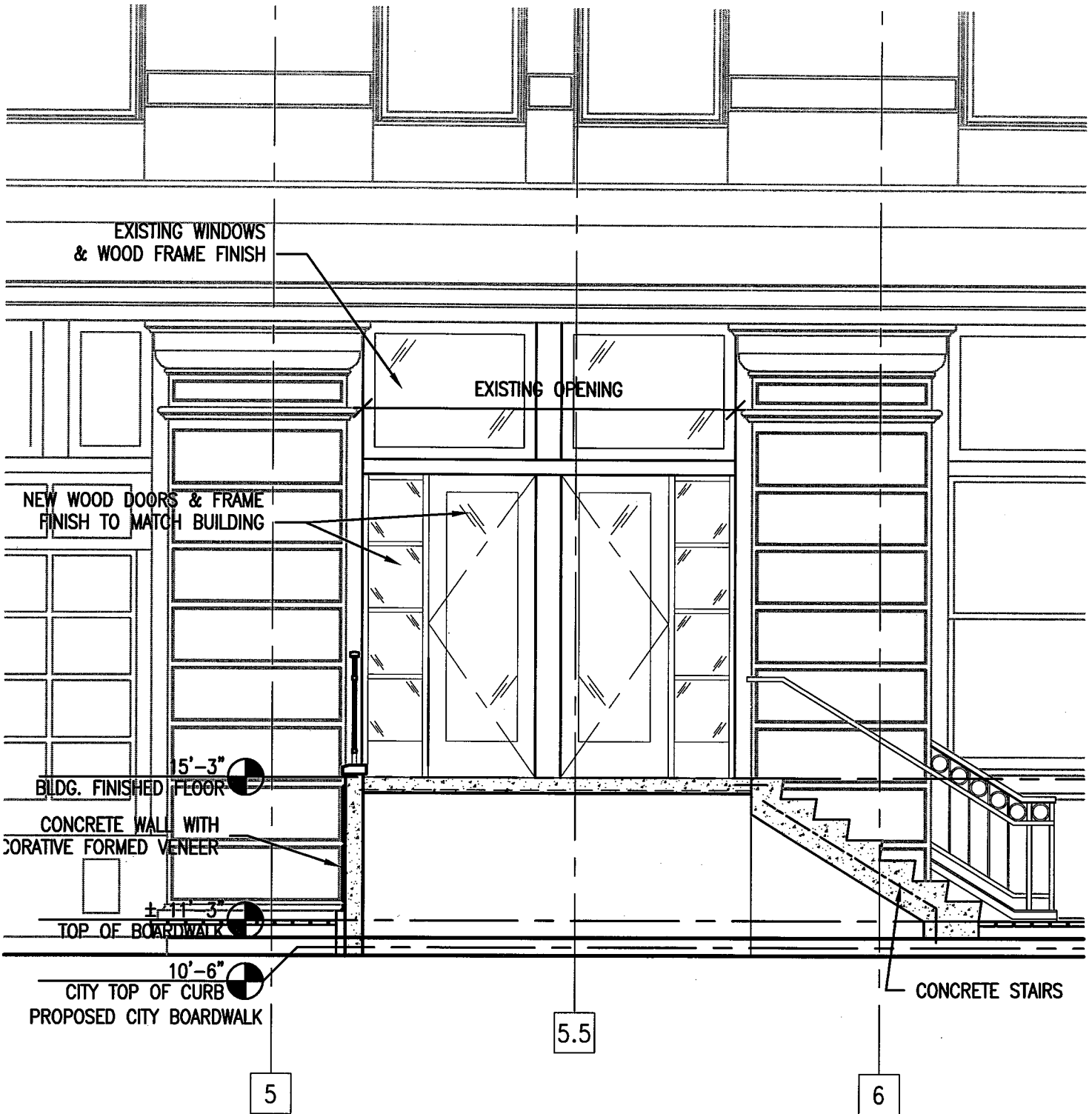


1 NORTH - SOUTH ENTRY SECTION
1/4" = 1'-0"

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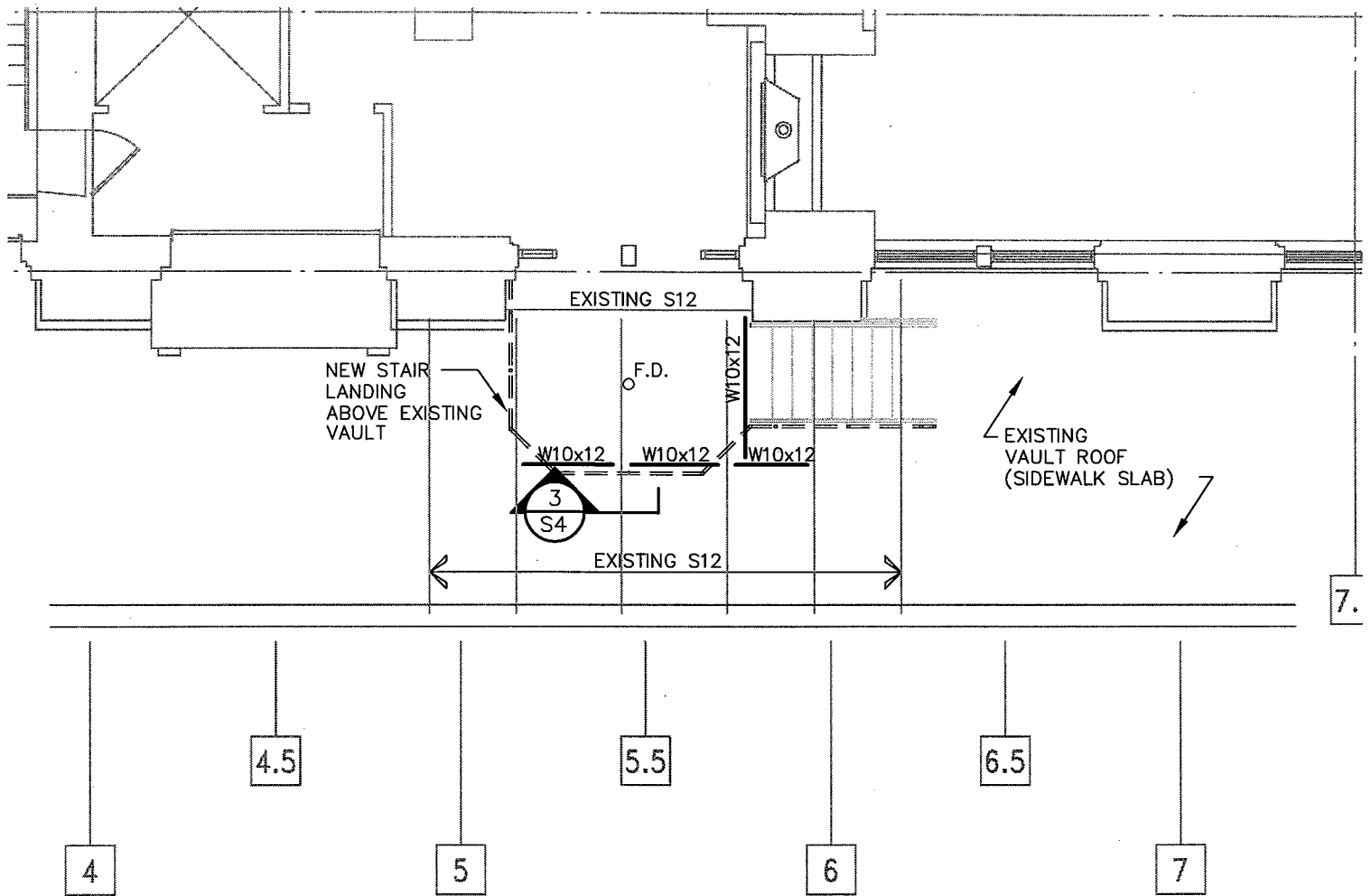


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**1 EAST - WEST
ENTRY SECTION**
1/4"=1'-0"

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DATE: 6-6-02	PROJECT: THE BERMER BUILDING 301-309 NORTH WATER STREET MILWAUKEE, WI 53202	DRAWING: SK-5
SHT REF:		

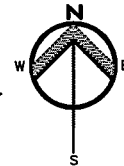


FLOOR FRAMING PLAN NOTES:

- STEEL GRADES:
 WIDE FLANGE SHAPES SHALL BE A992, $F_y = 50$ KSI
 TUBES SHALL BE ASTM A500 GRADE "B", $F_y = 46$ KSI
 ALL OTHER STEEL SHALL BE ASTM A36, $F_y = 36$ KSI.
- PROVIDE CONCRETE SHUTOFFS AT ALL COLUMNS, OPENINGS, AND SLAB EDGES. USE 12 GA GALV'D BENT >'S UNLESS SHOWN OTHERWISE.
- REFER TO MISCELLANEOUS LINTEL SCHEDULE ON S6 FOR ALL LINTELS NOT SPECIFIED ON THIS PLAN.
- FRAMING SPECIFIED IS NEW UNLESS SPECIFICALLY NOTED "EXISTING"

VAULT FRAMING PLAN

1/8"=1'-0"



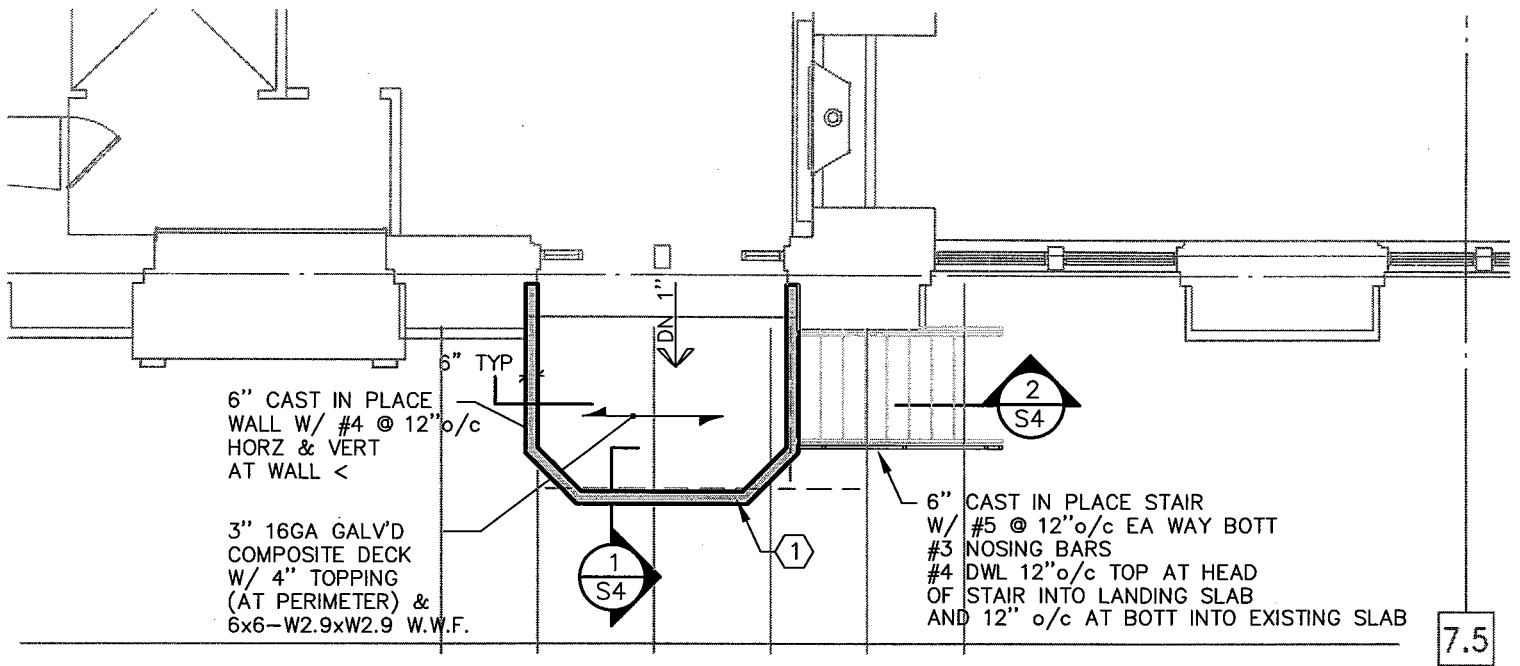
**QUORUM
ARCHITECTS**

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 Milwaukee, Wisconsin 53208
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 Fax: 414.265.9465

**KOMP ENGINEERING, INC.
 STRUCTURAL ENGINEERS**

1661 NORTH WATER STREET, SUITE 406 MILWAUKEE, WISCONSIN 53202
 TELEPHONE (414) 277-9899 FAX (414) 277-9192
 JOB NO.: 02036

DRAWN:	REVISION:	PROJECT NO. 0150.00
DATE: 06-20-02	PROJECT: THE BERMER BUILDING 301-309 NORTH WATER STREET MILWAUKEE, WI 53202	DRAWING: SK-6
SHT REF:		



FLOOR FRAMING PLAN NOTES:

- STEEL GRADES:
WIDE FLANGE SHAPES SHALL BE A992, Fy = 50 KSI
TUBES SHALL BE ASTM A500 GRADE "B", FY = 46 KSI
ALL OTHER STEEL SHALL BE ASTM A36, FY = 36 KSI.
- PROVIDE CONCRETE SHUTOFFS AT ALL COLUMNS, OPENINGS, AND SLAB EDGES. USE 12 GA GALV'D BENT >'S UNLESS SHOWN OTHERWISE.
- REFER TO MISCELLANEOUS LINTEL SCHEDULE ON S6 FOR ALL LINTELS NOT SPECIFIED ON THIS PLAN.
- FRAMING SPECIFIED IS NEW UNLESS SPECIFICALLY NOTED "EXISTING"

KEYED NOTES:

- ① ALL HANDRAIL FRAMING AND CONNECTIONS, INCLUDING CONNECTIONS TO PRIMARY STRUCTURE, TO BE DESIGNED BY STAIR SUPPLIER.
DESIGN CRITERIA:
MAX LIVE LOAD DEFLECTION = L/360
HANDRAILS: 50 PLF UNIFORM OR 200 LB POINT LOAD APPLIED IN ANY DIRECTION AT ANY POINT.
DESIGN TO BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN WISCONSIN.

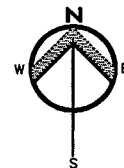


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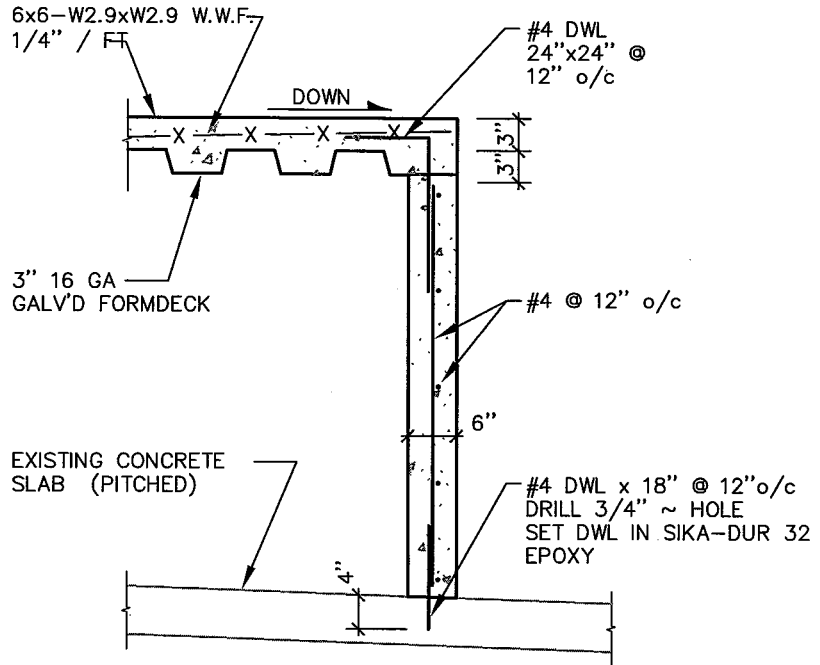
STAIR/LANDING FRAMING PLAN

1/8"=1'-0"



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SHT REF:	THE BERMER BUILDING 301-309 NORTH WATER STREET MILWAUKEE, WI 53202	DRAWING: SK-7

NOTE:
EXTERIOR FORMDECK IS FLAT
TOP OF SLAB PITCHES
DOWN TO SOUTH



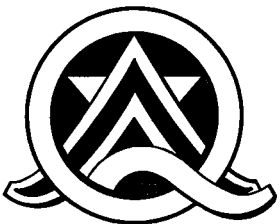
1 SECTION
S4



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TELEPHONE (414) 277-9899 FAX (414) 277-9192
JOB NO.: 02036

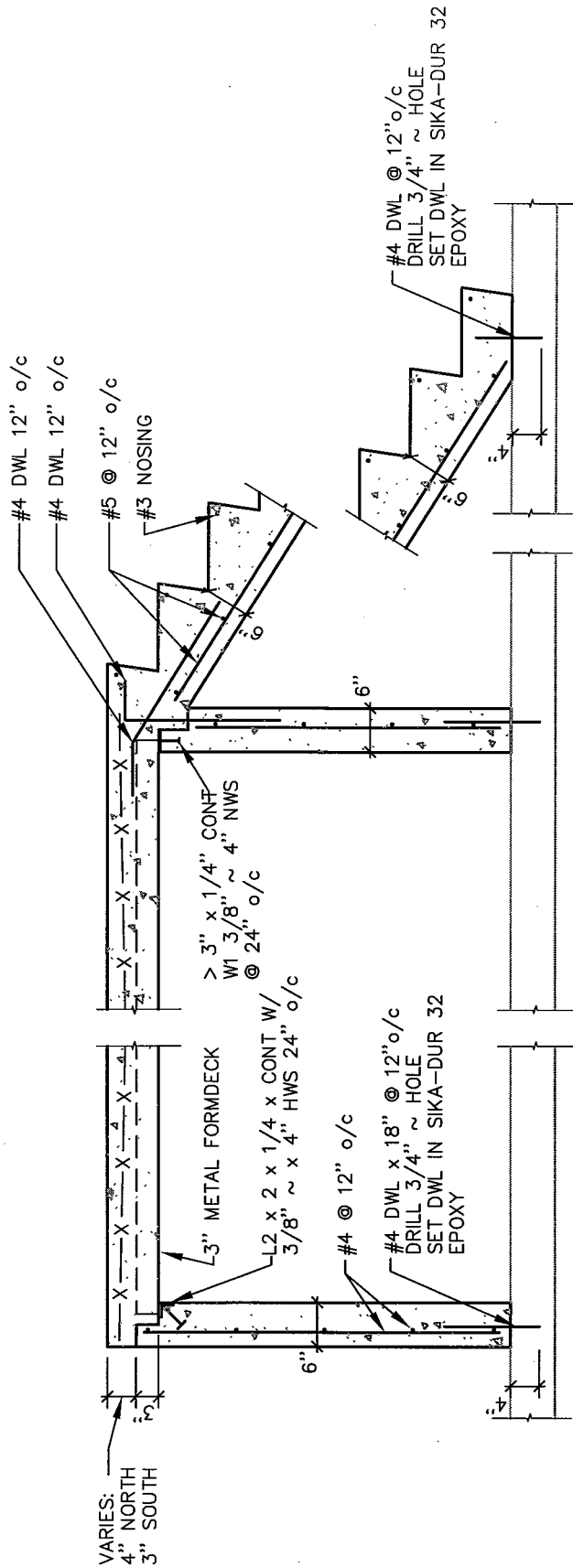
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DATE: 06-20-02	PROJECT:	0150.00
SHT REF:	301-309 NORTH WATER STREET MILWAUKEE, WI 53202	DRAWING: SK-8



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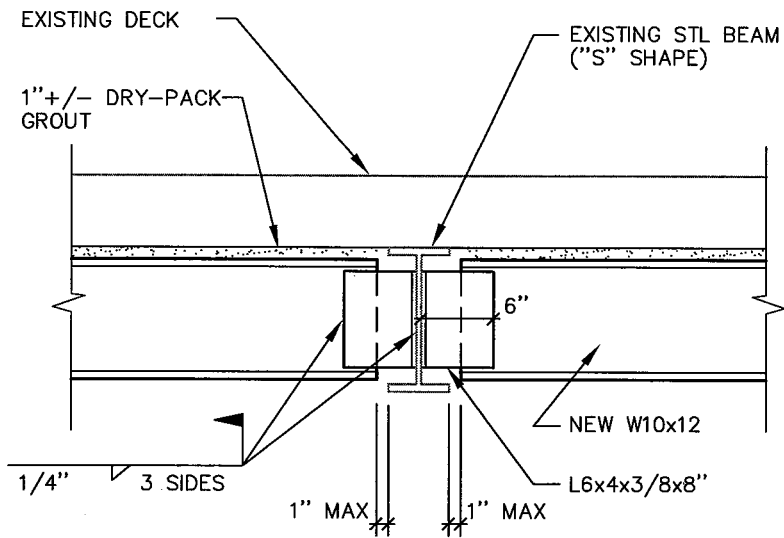
NOTE:
EXTERIOR FORMDECK IS FLAT
TOP OF SLAB PITCHES
DOWN TO DRAIN.



SECTION

2
S4

DRAWN:	REVISION:	PROJECT NO.
DATE: 06-20-02	PROJECT:	0150.00
SHT REF:	THE BERMER BUILDING 301-309 NORTH WATER STREET MILWAUKEE, WI 53202	DRAWING: SK-9



3
S4

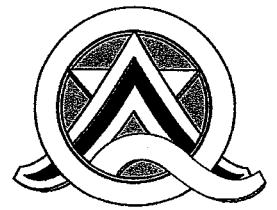
SECTION



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TELEPHONE (414) 277-9899 FAX (414) 277-9192
JOB NO.: 02036

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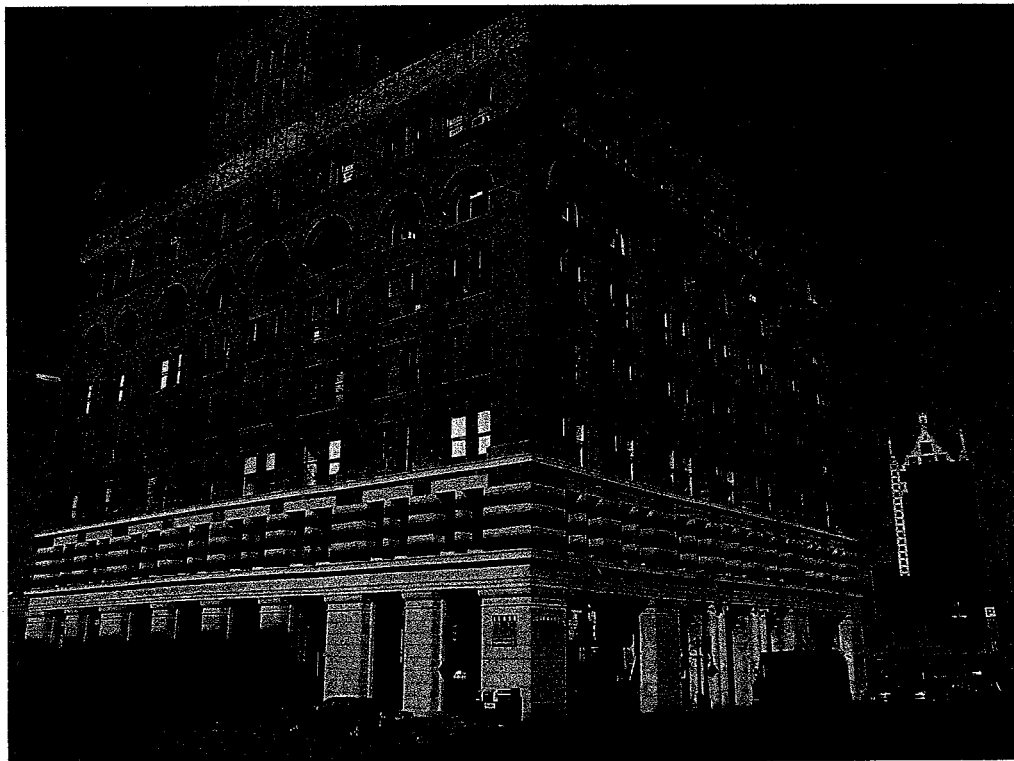


Quorum Architects, Inc.

3112 W. Highland Blvd.
Milwaukee, WI 53208



EAST ELEVATION



SOUTH EAST ELEVATION

Architectural Design

•
Interior Design

•
Site Design

•



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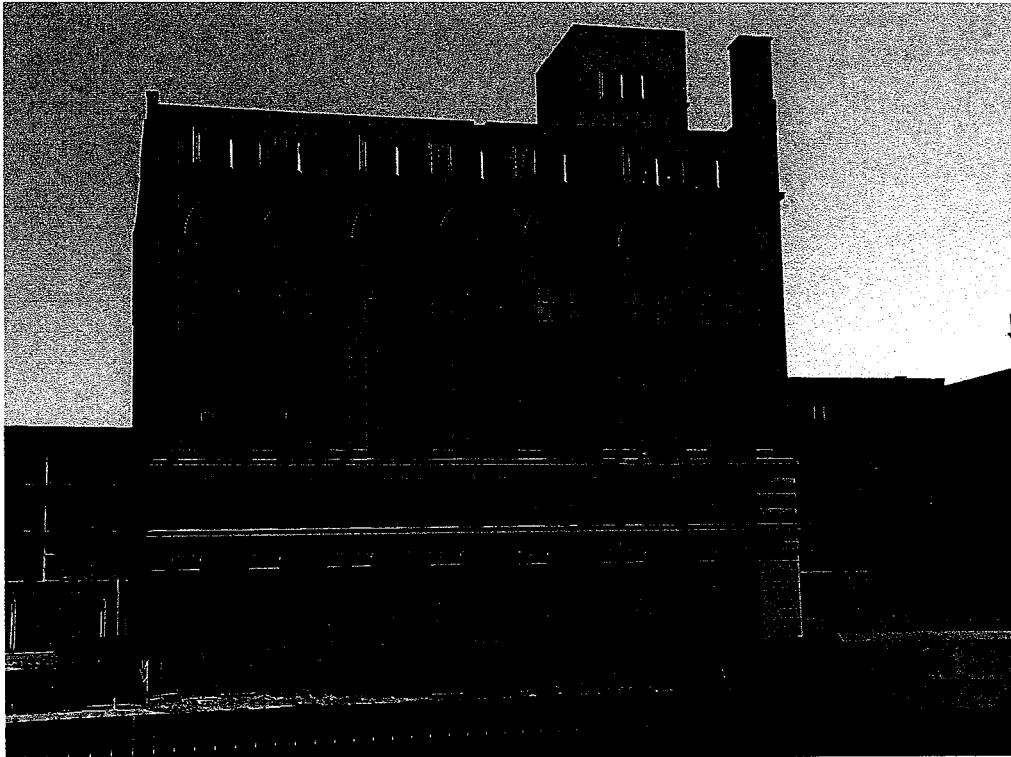
fax: (414) 265-9465

www.quorumarchitects.com

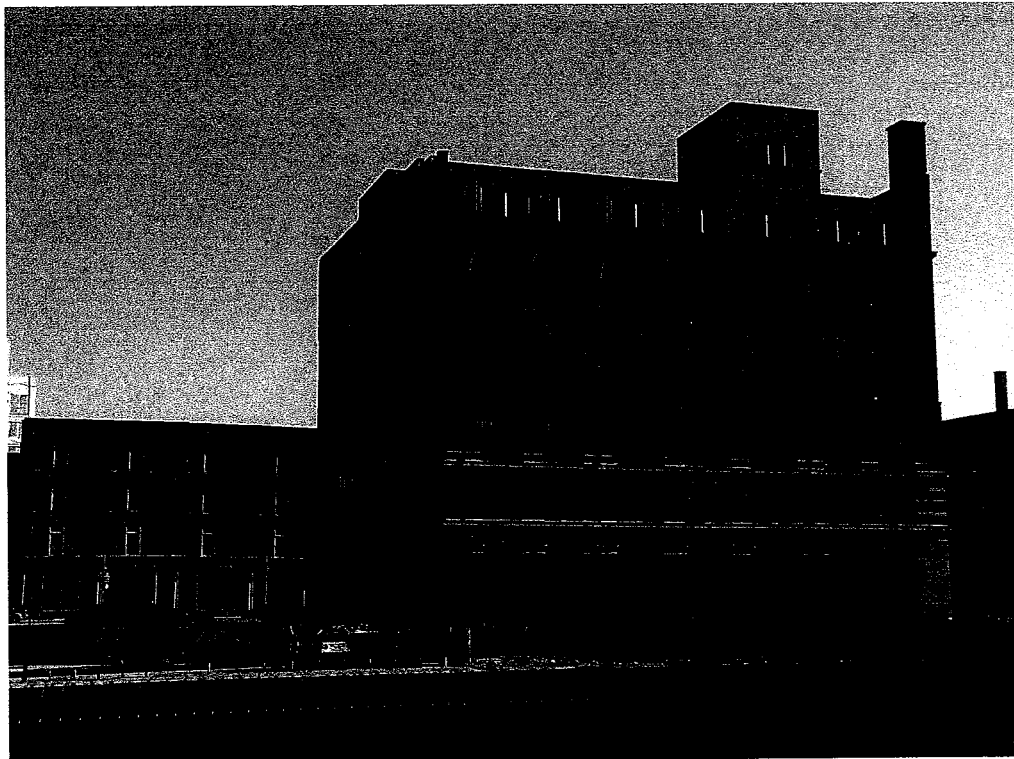


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WEST ELEVATION



NORTH WEST ELEVATION

Architectural Design

•
Interior Design

•
Site Design

•



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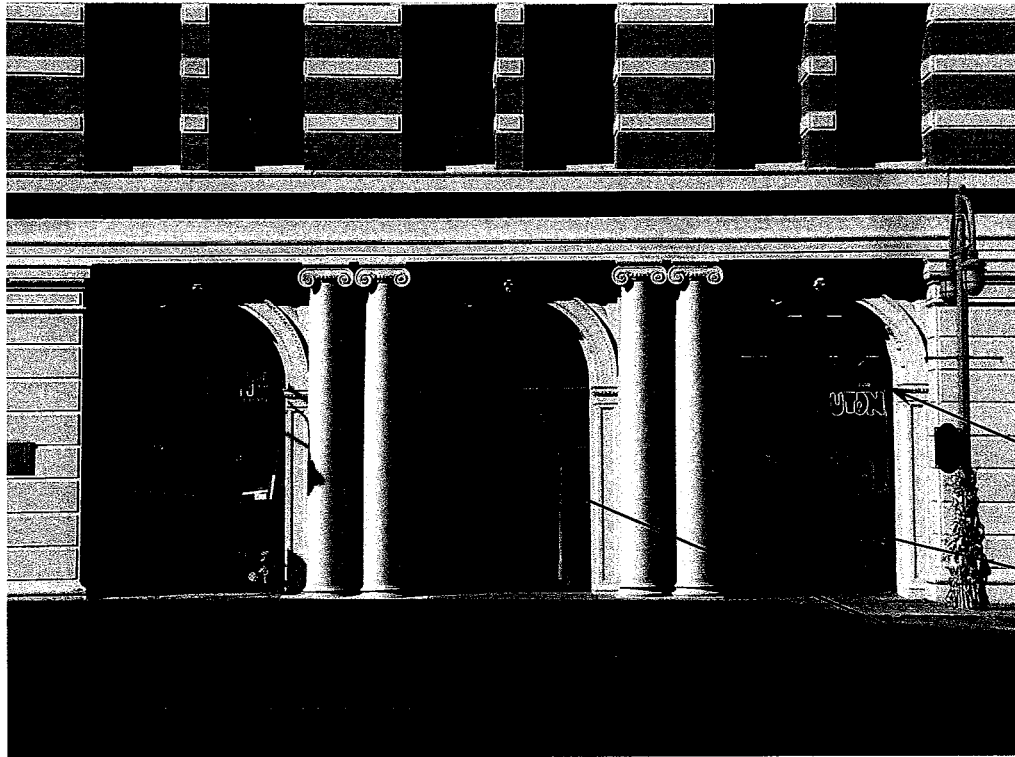
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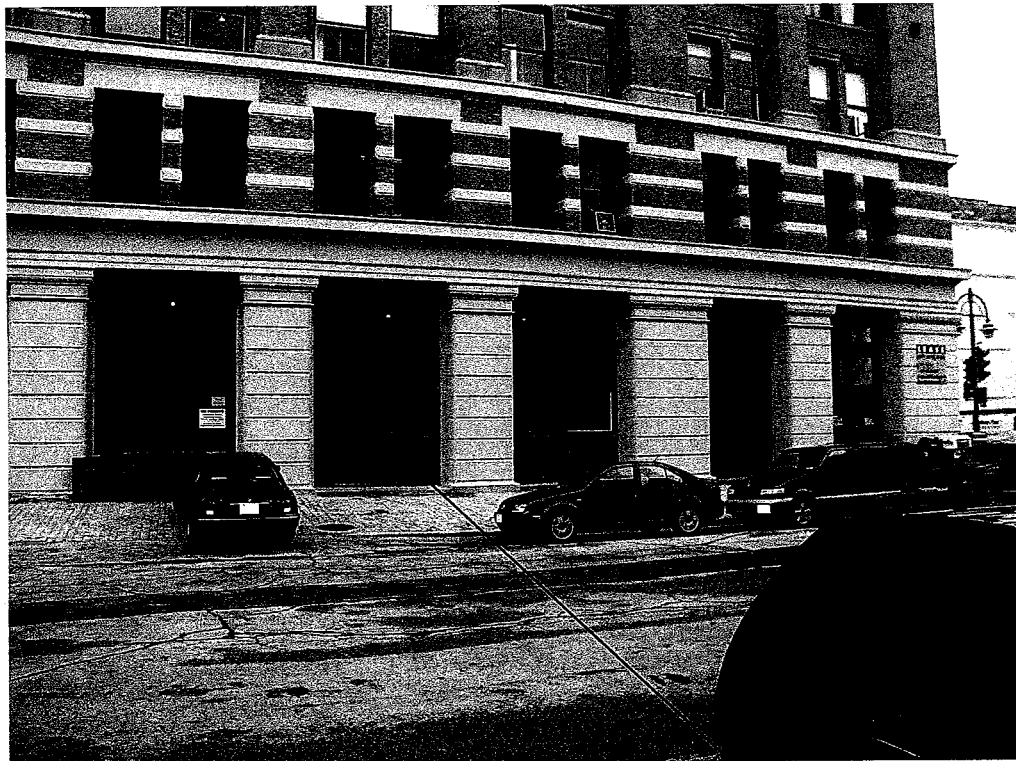


RESTORE AND PAINT
WOODWORK

OPAQUE RE-GLAZED
LITES INTO LOWER
LEVEL

DOORS REVERSED TO
SWING OUT

EAST ENTRY ELEVATION



SOUTH ENTRY ELEVATION

PROPOSED SOUTH
ENTRY LOCATION

Architectural Design

•
Interior Design

•
Site Design

•

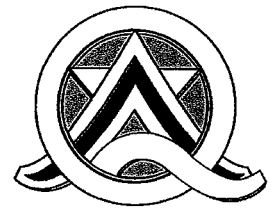


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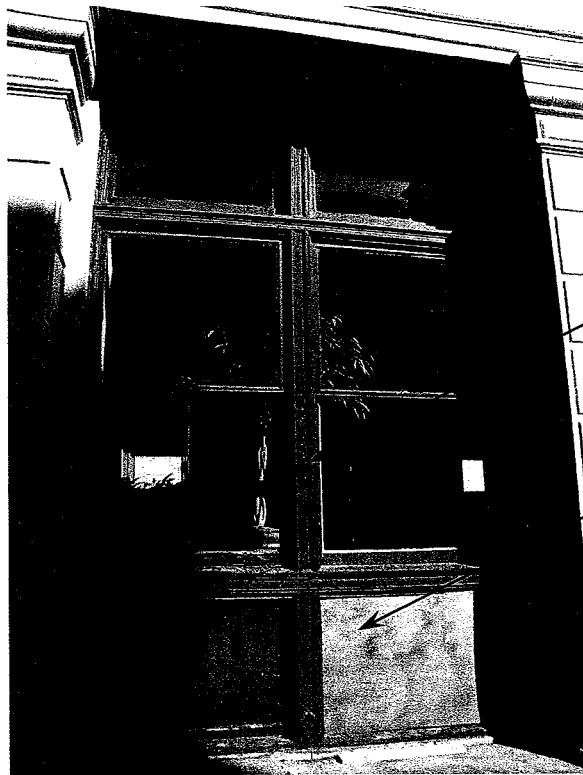
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Milwaukee, WI 53208



RESTORE AND PAINT
WOODWOORK

OPAQUE RE-GLAZED LITES
INTO LOWER LEVEL

EXISTING SOUTH STOREFRONT ELEVATION

Architectural Design

•
Interior Design

•
Site Design

•



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