

City of
Milwaukee
Development Center



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

January 10, 2017

City Clerk Ronald D Leonardt
Attn: James Owczarski
Office of the City Clerk

Commissioner Preston Cole
Dept of Neighborhood Services

Commissioner Richard Marcoux
Attn: Amy Turim
Department of City Development

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

Commissioner Ghassan Korban
Attn: Karen Dettmer
Department of Public Works

City Engineer Jeffrey S Polenske
Attn: Karen Dettmer

Re: Air space lease petition from LKP Walkers LLC

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 LKP Walkers LLC. The lease is being requested for a portion of the building having balconies which overhang onto the public sidewalk on both S 2nd and W Florida Streets. The property is located at 324 S 2nd St.

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 January or February to discuss these submittals and the committee's recommendation regarding this lease.

Should you require additional information from the applicant, please give me a call at x2853.

Thank you.

Sincerely,

Patra Athans
Development Center

Attachments

cc: Ald Jose Perez

Air or Subterranean Space Lease Petition



809 N. Broadway, 1st 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 01/09/2017

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

The undersigned LKP Walkers 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 Aerial Easement Legal Description and Aerial Easement Plan

CITY OF MILWAUKEE DEVELOPMENT CENTER	
REG-RECEIPT:02-0337784	
CASHIER ID: ipwilli	
C:01/09/2017 01:56 PM	A:01/09/2017
=====	
0820 MISCELLANEOUS RECEIPT	200.00

TOTAL DUE: \$	200.00

of which building plans, plot plans and descriptive data showing the elevations, locations, he 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 Aerial Easement Legal Description

RECEIVED FROM: LKP WALKERS LLC 11 S 14TH ST PITTSBURGH, PA 15203	
CHECK (#1009):	\$ 200.00

TOTAL TENDERED: \$	200.00

CHANGE DUE: \$	0.00

also known by street and number as 324 S. 2nd St. and Florida St.
which property is located on both sides of that portion of the (street, alley or Sidewalk) to be so leased.

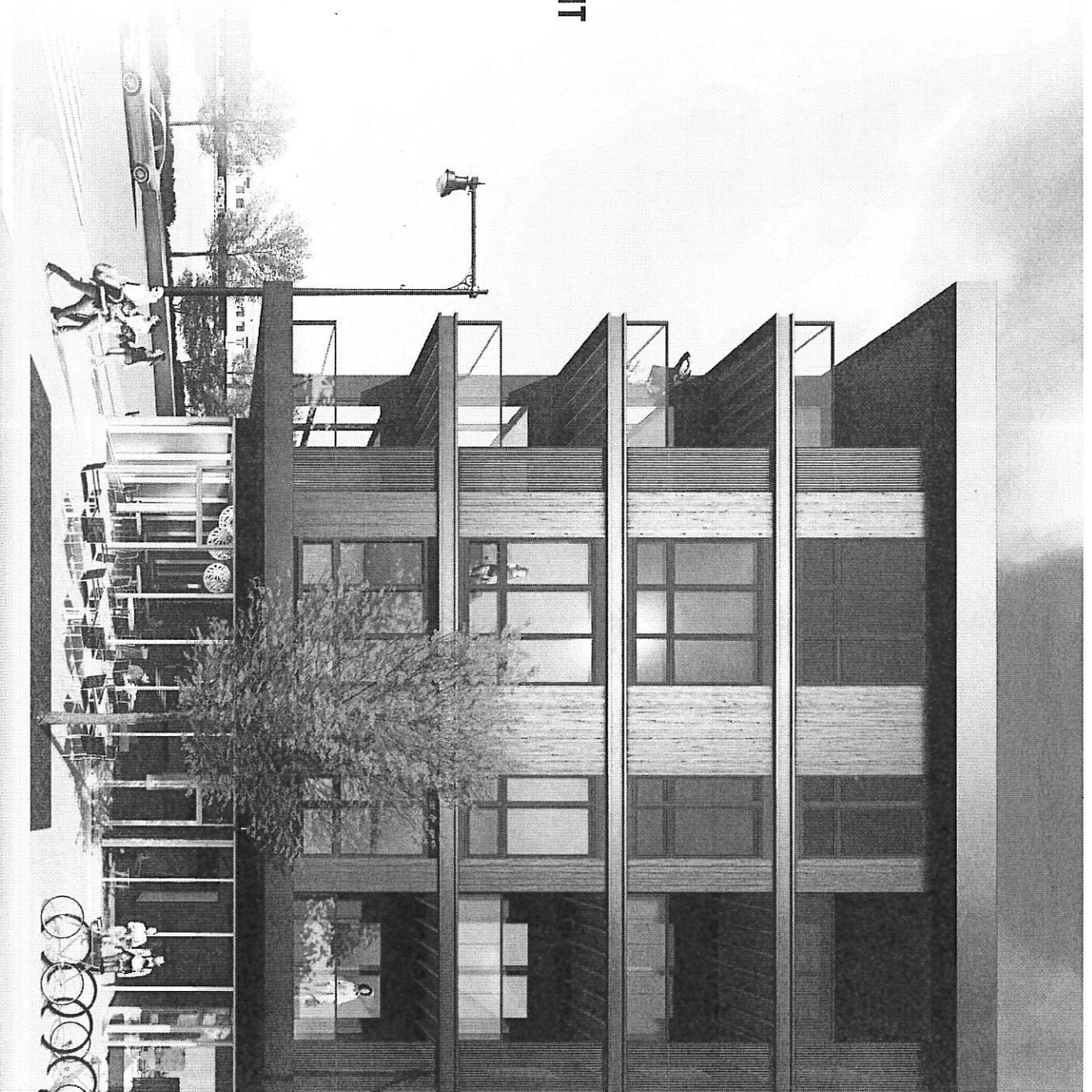
This petition is subject to such terms and conditions as may be agreed up on between the City of Milwaukee and the petitioner, which terms and conditions shall be set forth in a written lease pursuant to Section 66.048(3) and (4), Wisconsin Statutes. The leasing of such space shall be subject to a determination 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 [Signature]
Address 11 S. 14th St
Phone (415) 912-0921

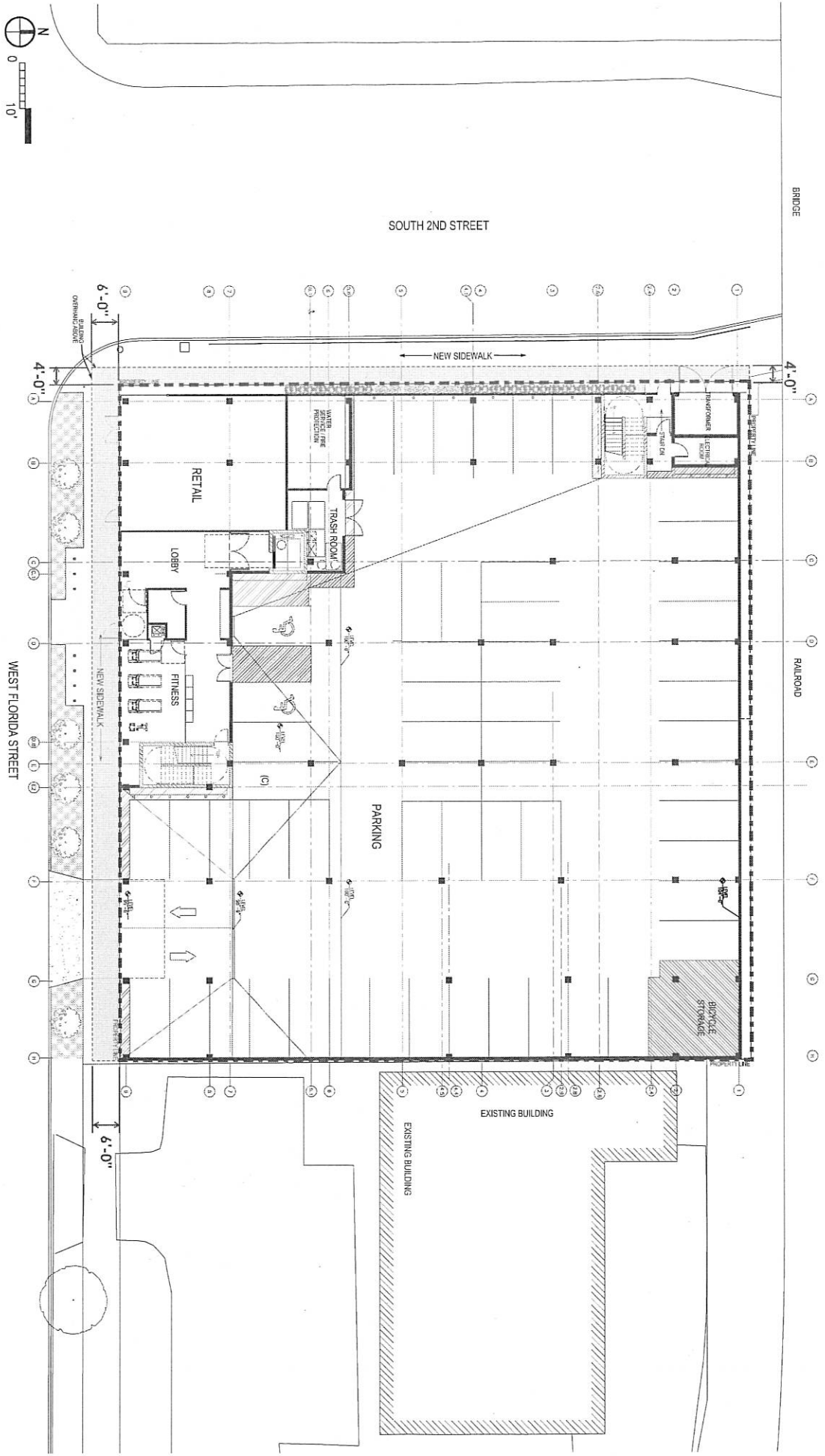
Corporation, firm or society LKP Walkers LLC
Address Pittsburgh, PA
Title or office held in same Managing Partner | Scott Richardson

Rvsd 01/27/10

**2ND & FLORIDA APARTMENT
DPW SUBMISSION
AIR SPACE LEASE PETITION
RINKA CHUNG ARCHITECTURE INC
JANUARY 09, 2017**



2ND & FLORIDA APARTMENT DPW SUBMISSION



RINKA CHUNG ARCHITECTURE INC
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CONCEPT SITE PLAN
JANUARY 09, 2017

AERIAL EASEMENTLEGAL DESCRIPTION

A PORTION OF BLOCK 17, WALKER'S POINT LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32;

THENCE NORTH 88°48'13" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 1691.98 FEET;

THENCE NORTH 01°11'47" WEST, 1199.22 FEET TO A POINT 6.00 FEET SOUTHERLY OF THE SOUTH LINE OF SAID BLOCK 17, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°07'47" WEST PARALLEL WITH AND MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 17, 154.26 FEET;

THENCE NORTH 01°04'52" WEST PARALLEL WITH AND MEASURE AT RIGHT ANGLES TO THE WEST LINE OF SAID BLOCK 17, 146.19 FEET;

THENCE NORTH 89°02'31" EAST, 4.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 17;

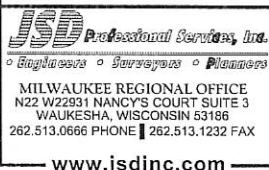
THENCE SOUTH 01°04'52" EAST ALONG THE WEST LINE OF SAID BLOCK 17, 140.19 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 17:

THENCE NORTH 89°07'47" EAST ALONG THE SOUTH LINE OF SAID BLOCK 17, 150.25 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID BLOCK 17;

THENCE SOUTH 01°11'07" EAST, 6.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,486 SQUARE FEET OR 0.034 ACRES MORE OR LESS.

File: R:\2016\16C7498_324 S. Second St. Apartments.dwg Void\16-7498 exhibit.dwg Layout: SHEET 2 User: awilkowski Plotted: Jan 05, 2017 - 10:33am



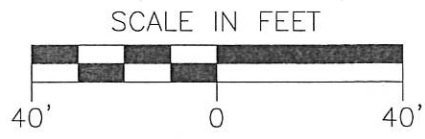
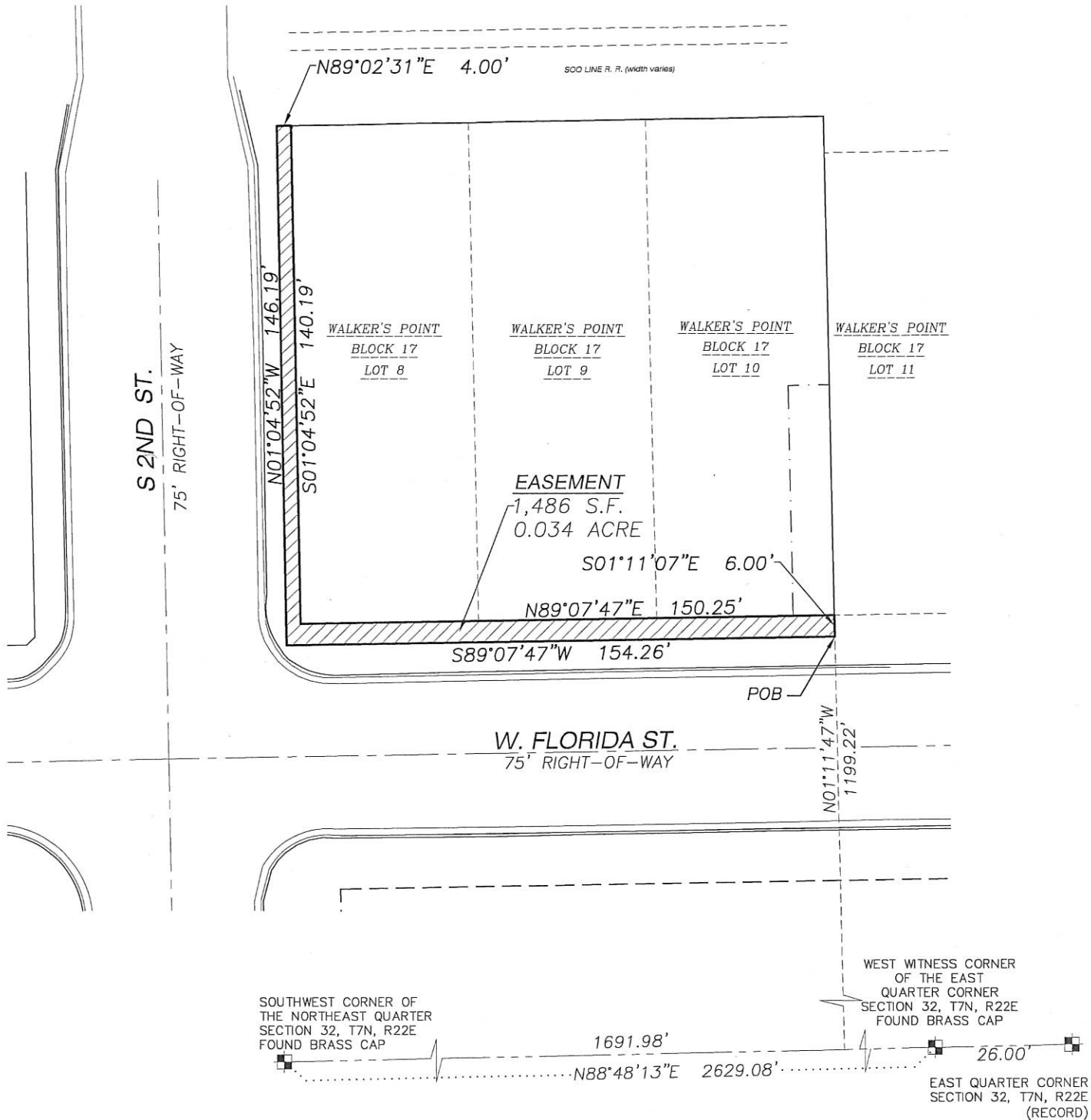
PROJECT:
**2ND AND FLA
 APARTMENTS**
 MILWAUKEE, WI

SHEET TITLE:
**AERIAL
 EASEMENT**

JSD PROJECT NUMBER:
 16-7498
 DRAWN BY: AWW CHECKED BY: AWW
 DATE:
 01/05/2017

SHEET NUMBER:
2 of 2

AERIAL EASEMENT



File: R:\2016\16C7498 324 S. Second St. Apartments.dwg Void\16-7498 exhibit.dwg Layout: SHEET 1 User: awilkowski Plotted: Jan 05, 2017 - 10:26am

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

MILWAUKEE REGIONAL OFFICE
 N22 W22931 NANCY'S COURT SUITE 3
 WAUKESHA, WISCONSIN 53186
 262.513.0666 PHONE | 262.513.1232 FAX

www.jsdinc.com

PROJECT:
2ND AND FLA APARTMENTS

MILWAUKEE, WI

SHEET TITLE:
AERIAL EASEMENT

JSD PROJECT NUMBER:
 16-7498

DRAWN BY: AWW CHECKED BY: AWW

DATE:
 01/05/2017

SHEET NUMBER:
1 of 2

2ND & FLORIDA APARTMENT DPW SUBMISSION



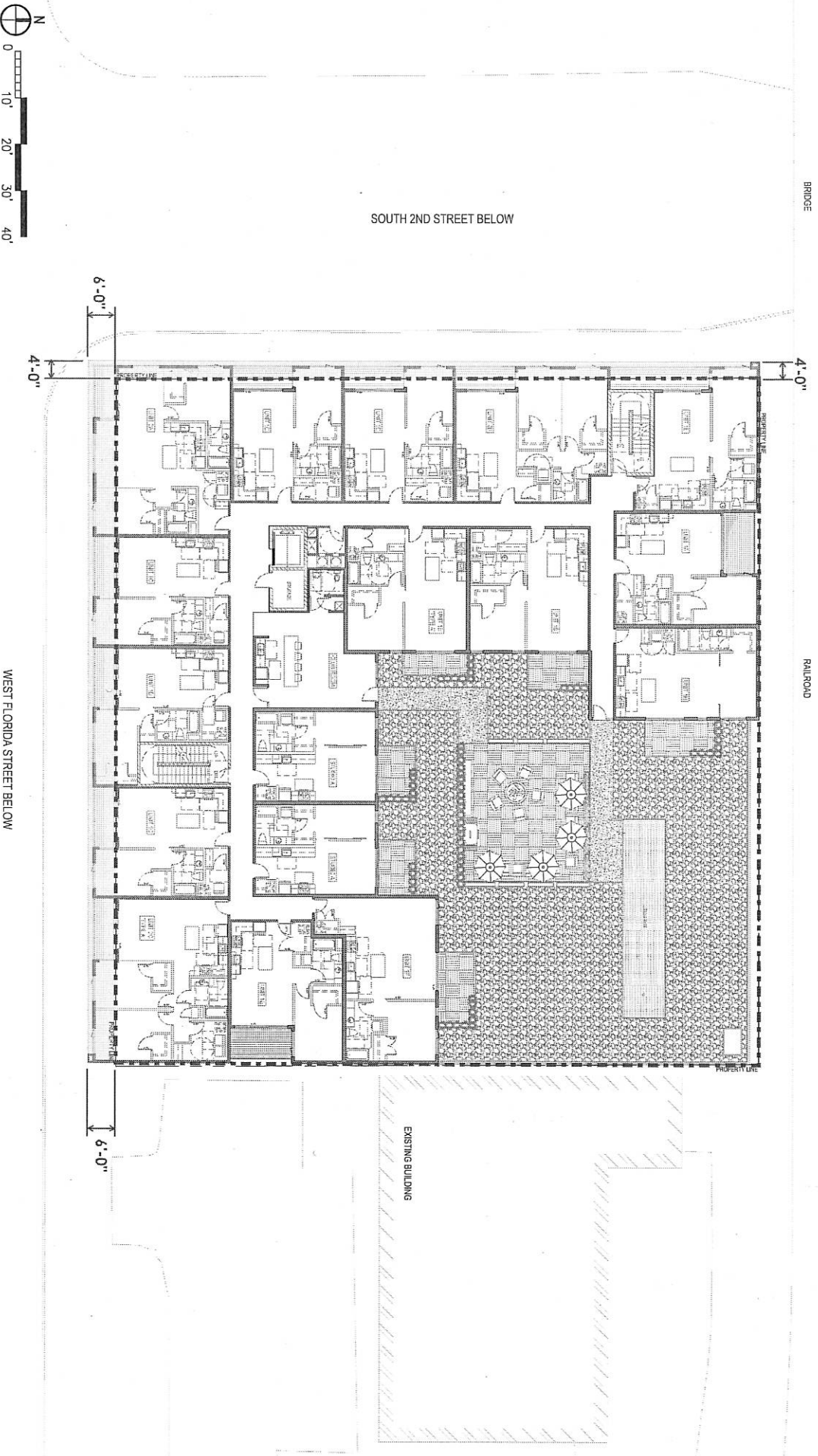
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CONCEPT EXTERIOR VIEW

JANUARY 09, 2017

2ND & FLORIDA APARTMENT DPW SUBMISSION



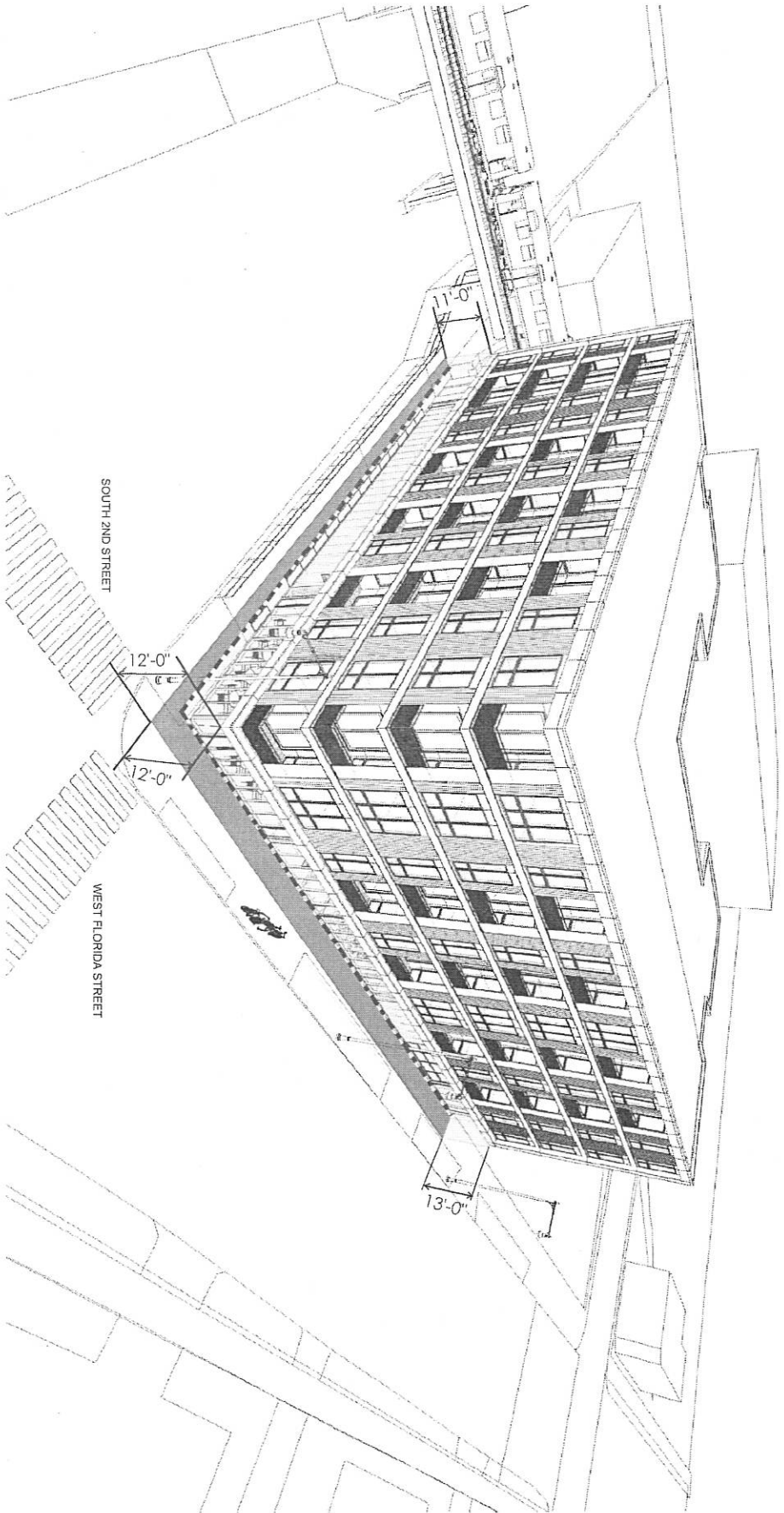
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CONCEPT SECOND FLOOR PLAN

JANUARY 09, 2017

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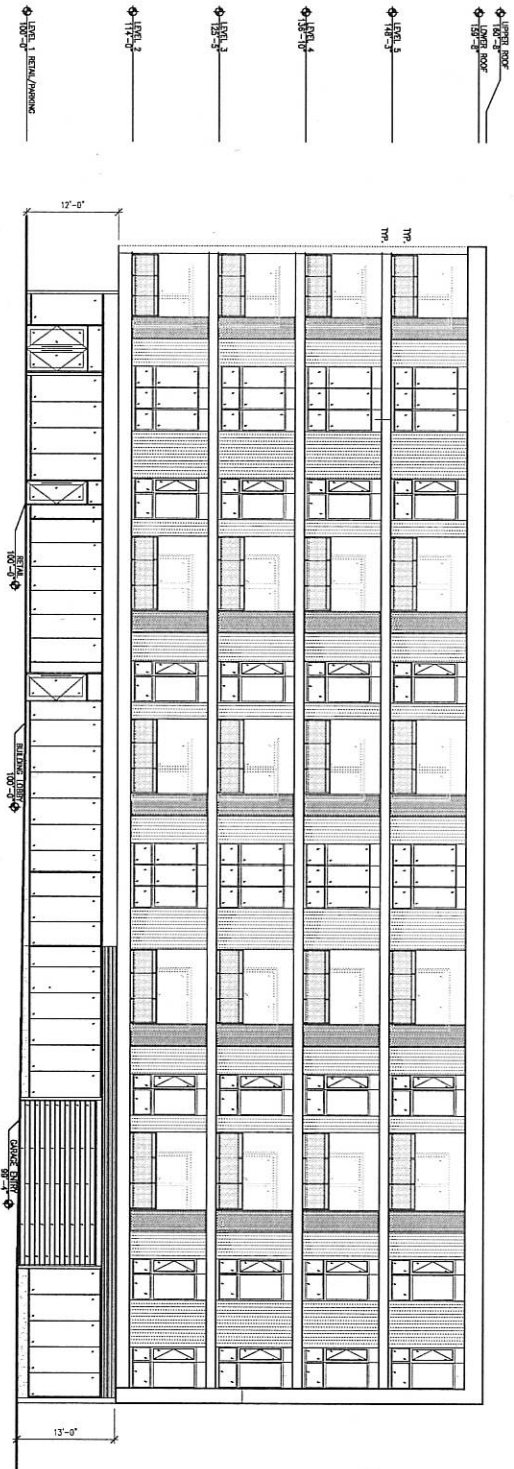
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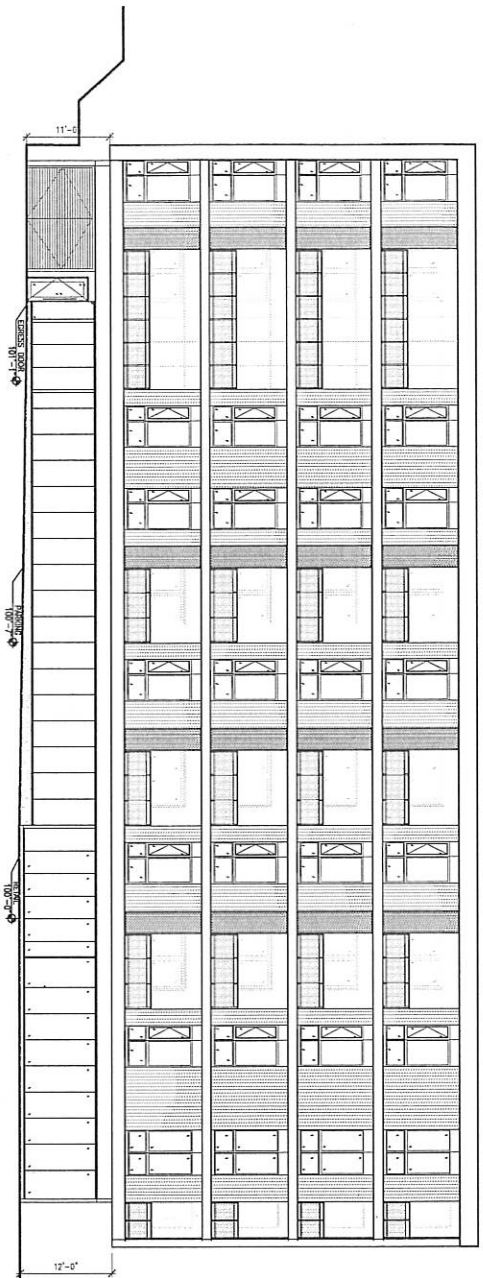
CONCEPT 3D VIEW

JANUARY 09, 2017

2ND & FLORIDA APARTMENT DPW SUBMISSION



2ND & FLORIDA APARTMENT DPW SUBMISSION



- LEVEL 100'-0" ->
- LEVEL 99'-0" ->
- LEVEL 1 ->
- LEVEL 2 ->
- LEVEL 3 ->
- LEVEL 100'-0" ->

2ND & FLORIDA APARTMENT DPW SUBMISSION



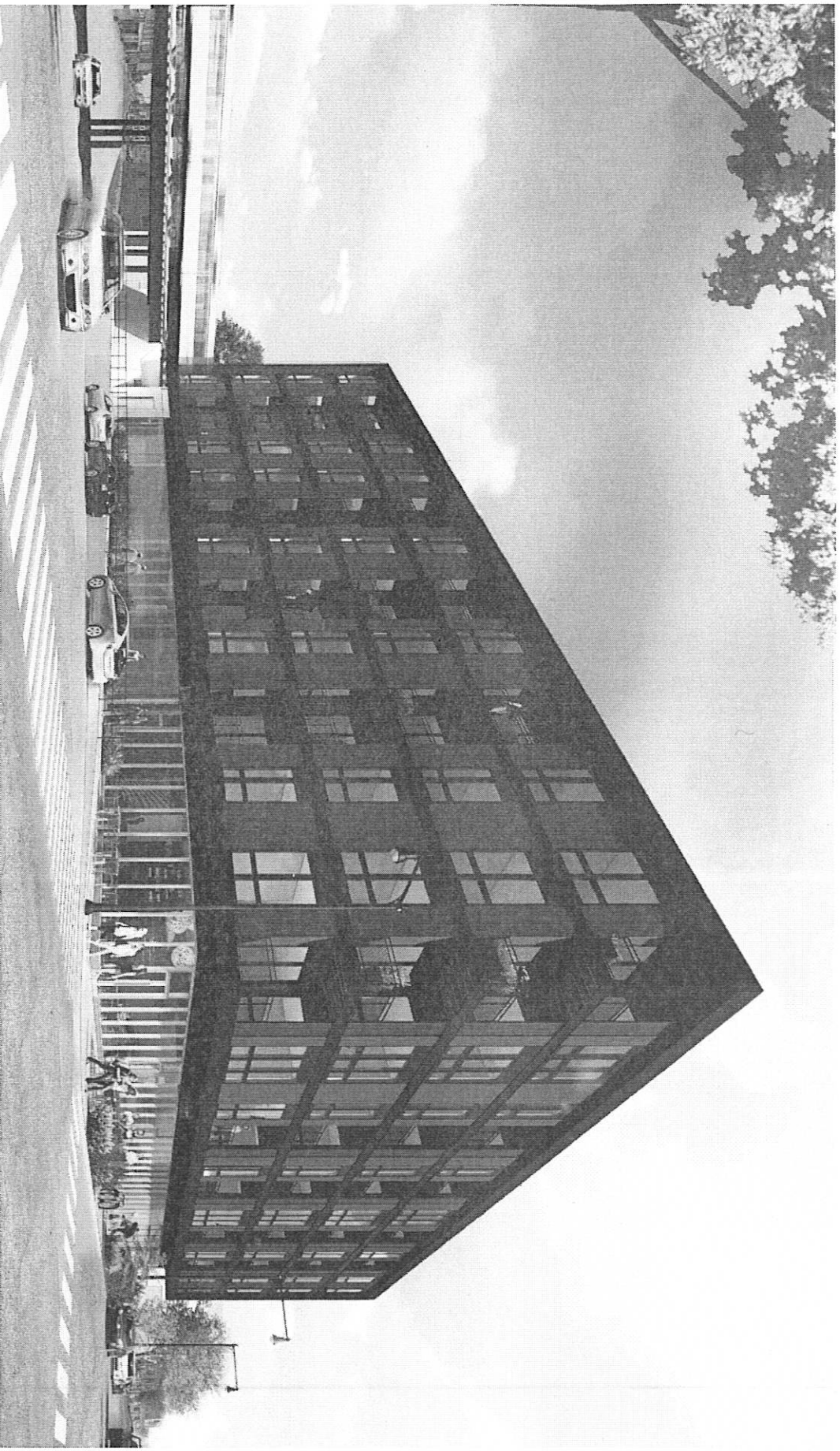
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CONCEPT SOUTH 2ND STREET VIEW

JANUARY 09, 2017

2ND & FLORIDA APARTMENT DPW SUBMISSION



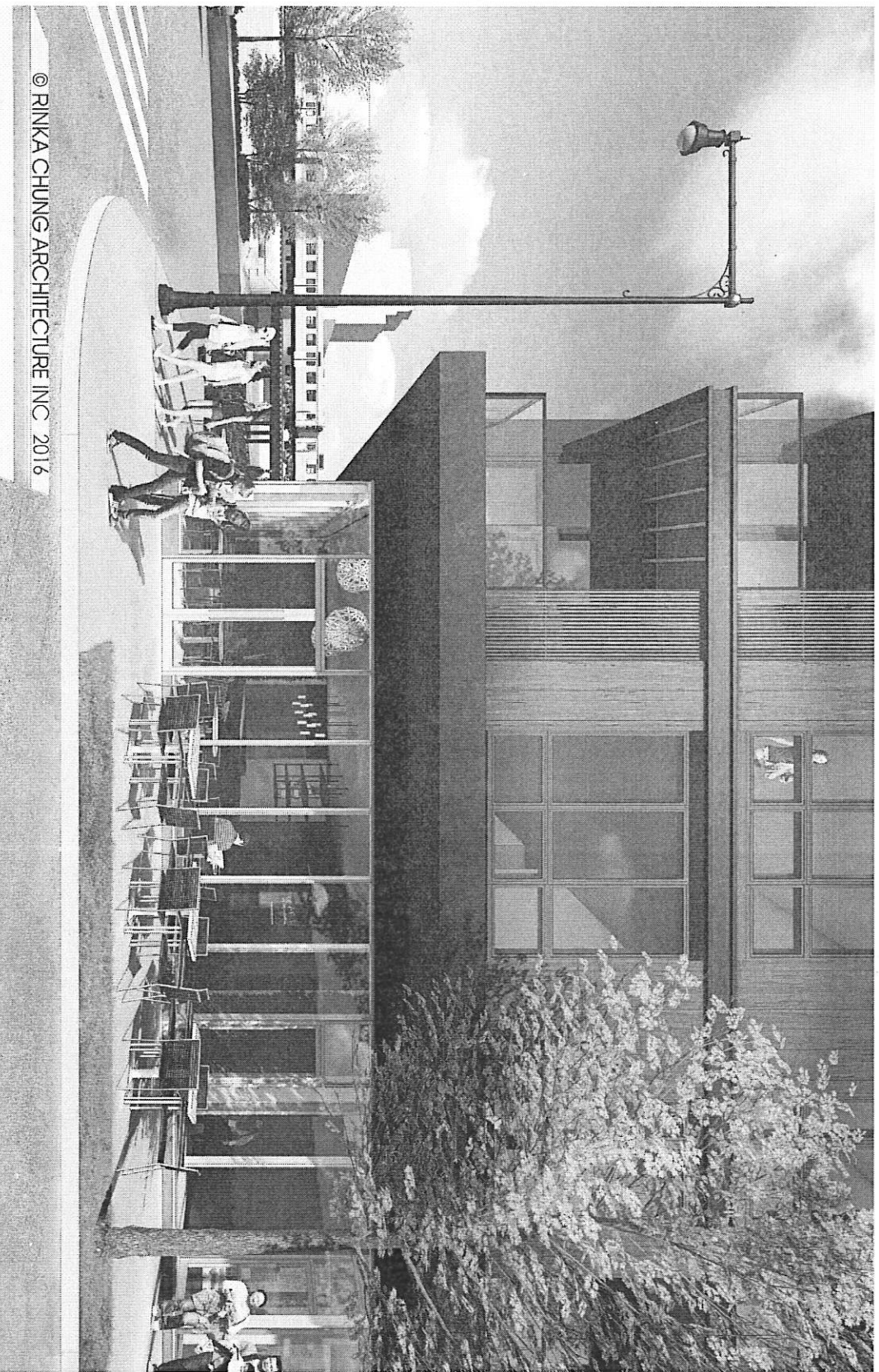
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CONCEPT CORNER OF 2ND&FLORIDA STREET VIEW

JANUARY 09, 2017

2ND & FLORIDA APARTMENT DPW SUBMISSION



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CONCEPT WEST FLORIDA STREET VIEW

JANUARY 09, 2017

2ND & FLORIDA APARTMENT DPW SUBMISSION



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CONCEPT WEST FLORIDA STREET VIEW

JANUARY 09, 2017

2ND & FLORIDA APARTMENT DPW SUBMISSION



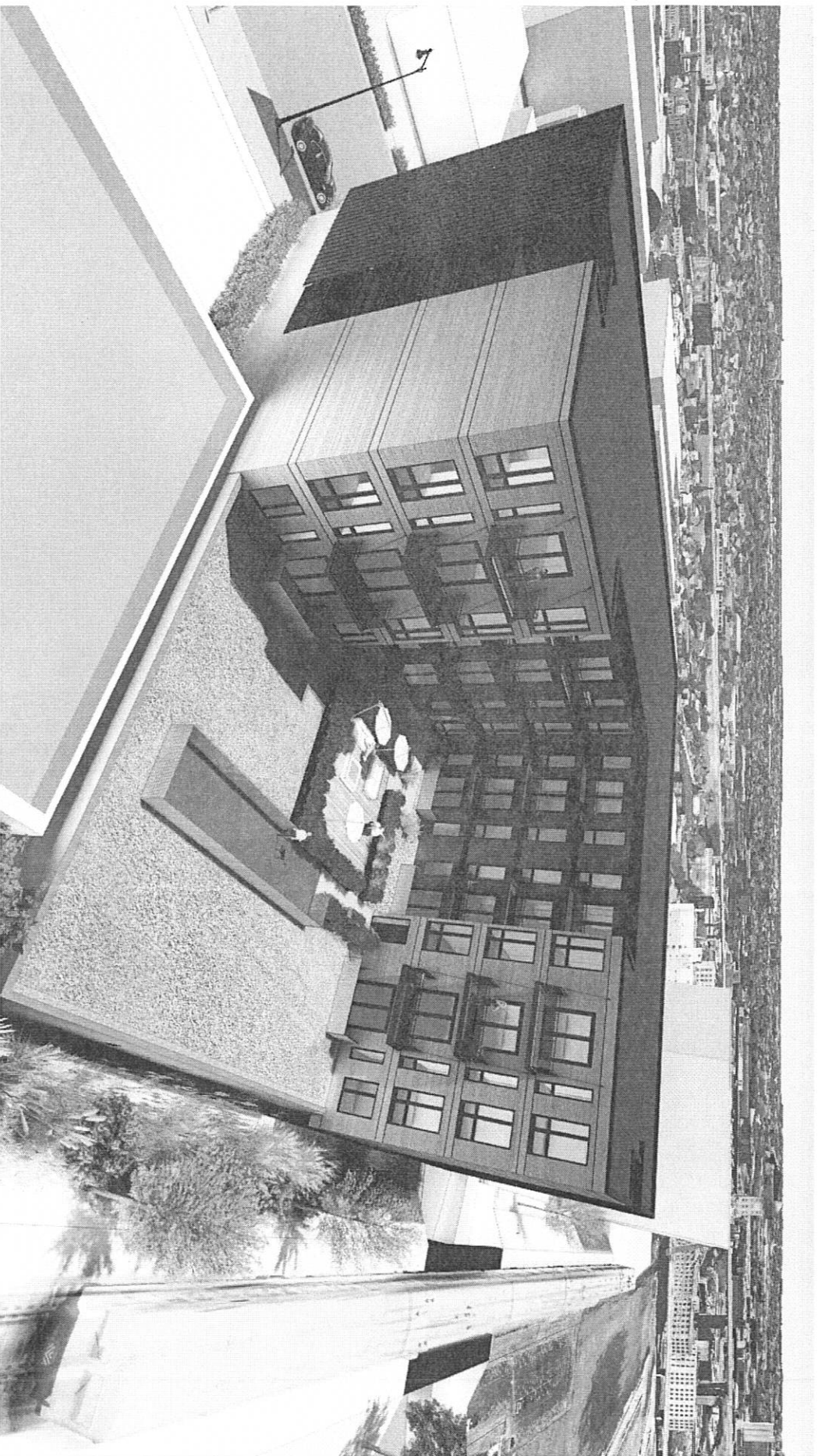
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CONCEPT APARTMENT LOBBY ENTRY VIEW

JANUARY 09, 2017

2ND & FLORIDA APARTMENT DPW SUBMISSION



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CONCEPT ROOFTOP VIEW

JANUARY 09, 2017