

January 5, 2005

To the Public Improvements Committee

Subject: Common Council Resolution File Number 030578

Dear Honorable Members:

Returned herewith is Common Council Resolution File Number 030578, which formally grants permission to Caswell Investments for the encroachment of several items into the public rights-of-way for the property at 152 West Wisconsin Avenue, serving the premises known as 142 West Wisconsin Avenue which is called Mo's Irish Pub. These items include a ramped entrance with steel railing for barrier-free access, a platform with steel railings, an exhaust duct, and twelve moveable planters, as described below.

The original request was to create a proposed entrance at the southeast corner of that premises, which would encroach into the public rights-of-way of West Wisconsin Avenue and North Plankinton Avenue. Due to the urgency of completion of the work to fit a specific deadline and a somewhat vague drawing, a Department of Public Works conditional permit was issued to show our cooperation. What was built is a modified barrier-free access ramp to West Wisconsin Avenue. Due to the inside floor elevations, this created a step to the North Plankinton Avenue side. This created a one step hazard that they have eliminated by installing a metal handrail (fence) thereby preventing access in that direction. The ramp is centered approximately 1 foot south of the northline of West Wisconsin Avenue and 1 foot 6 inches west of the westline of North Plankinton Avenue. A 6-foot wide set of double doors projects over the ramp, with one not into the right-of-way and the other less than 12 inches, so they are Code compliant.

Visits to the site revealed the presence of a concrete platform with steel handrails, an exhaust duct, and twelve moveable planters. The 6 inch high, square concrete platform, with handrails on the south and north edges, at the emergency exit, is centered approximately 44 feet north of the northline of West Wisconsin Avenue and projects approximately 2 feet 4 inches east of the westline of North Plankinton Avenue. A single 3-foot wide door swings over the concrete platform and into the public way. Under this special privilege, this door is allowed to remain in place. The 18-inch square exhaust duct, at the premises known as 717 North Plankinton Avenue, is centered approximately 70 feet north of the northline of West Wisconsin Avenue and 2 feet east of the westline of North Plankinton Avenue. This duct exits the building under a fixed awning at an elevation approximately 6 inches above the bottom of the awning skirt; it then protrudes vertically through the top of the awning approximately 2 feet. In order to make the duct appear less conspicuous, it has been painted to match the color of the fixed awning. Finally, twelve moveable planters, of various sizes, have been observed, located, in general, within the vicinity of the aforementioned barrier-free access ramp and platform. Due to the volume of pedestrians in this area, a 6-foot wide clear path for pedestrian travel on the Plankinton side and a 10-foot wide clear path will be required and is included in this resolution.

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We are not aware that the presence of said items within the public rights-of-way will have any adverse effects on the use of the public right-of-way, if the widths specified above are monitored and maintained by the tenant. We have, therefore, prepared the attached resolution, which, if adopted, will grant permission for a ramped entrance with steel railing for barrier-free access, a platform with steel railings, an exhaust duct, and twelve moveable planters.

Very truly yours,

Jeffrey S. Polenske, P.E.  
City Engineer

Jeffrey J. Mantes  
Commissioner of Public Works

Martin G. Collins  
Commissioner  
Department of Neighborhood Services

MDL:lja