

June 10, 2005

To the Public Improvements Committee

Subject: Common Council Resolution File Number 050082

Dear Honorable Members:

Returned herewith is Common Council Resolution File Number 050082, being a petition for a special privilege by RCM Group LLC to grant permission for a platform with steps at the main entrance to a building presently being remodeled from a tavern to office use, at 3722-24 West Burnham Street.

There presently is an interior vestibule with steps located between the doors. The change of elevation is now to occur externally including an outside door, which is to be rehinged but continue to swing outward, but now it will occur over the platform. The lowest riser is to encroach a maximum of 30 inches into the fully concrete paved 11-foot wide West Burnham Street side. This will provide a 5-foot wide clearance to an existing wood utility pole. It appears that the encroachment into the 15-foot wide east sidewalk area of South 38th Street will be less than 2 feet. The 6-foot wide sidewalk is located approximately 4.5 feet from the eastline (building face) so that southbound pedestrians will not be directed into the steps or platform.

It was observed that toward the north end of the building there is an existing concrete platform with two steps. This is to remain. The bottom riser is approximately 1.75 feet from the public sidewalk, so pedestrians are not directed into it either. At the platform, there is a 3-foot wide door, hinged slightly recessed, that swings approximately 24 inches into the right-of-way, being 1-foot in excess of the 1-foot allowable. In addition, there are two PVC vent pipes coming from the basement. These also encroach, but only into the grass, so there is no pedestrian problem.

Although the clearance to be provided on West Burnham is the minimum that needs to be provided, it does not appear that there is or would be much pedestrian activity to be impacted. We are not aware that the present encroachments into South 38th Street have been any problem. We have, therefore, prepared the attached resolution that would allow the new platform with steps to encroach into these streets and for the existing items to continue to encroach.

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:cjt
Attachment