

January 12, 2007

To the Public Works Committee

Subject: Common Council Resolution File Number 050453

Dear Honorable Members:

Returned herewith is Common Council Resolution File 050453, being a petition from 1818 Condominium Owners Association Inc. requesting a special privilege to construct and maintain twelve balconies, a non-code compliant fixed awning, and a backup driveway for the building at 1818 North Water Street.

1818 North Water Street, LLC, the developer, converted the building at 1818 North Water Street into a condominium development. As part of the building renovation, the developer had constructed balconies that project 5 feet, in excess of the 4 feet allowed under Section 245-4-9 of the Milwaukee Code of Ordinances, into the 15-foot wide east sidewalk area of North Water Street. The balconies are attached to the building at the third, fourth and fifth floor levels.

In addition to the twelve balconies, the developer constructed a non-code compliant fixed awning at the main entrance to the building. Said awning does not meet the requirements of Section 245-7-6(d) which requires that fixed awnings be between 30° and 45° from horizontal. Instead, the subject awning is basically horizontal and a non-conforming shape.

A site visit revealed the presence of a backup driveway that serves the main entrance to the building. The main building entrance is the primary access point for the building elevator. According to the condo association president, deliveries, of both personal belongings and construction materials, are directed to the main entrance due to proximity to the building elevator.

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We are not aware that the presence of said items will have an adverse effect on the general use of the public right-of-way. We have, therefore, prepared the attached special privilege resolution, which, if adopted, will allow said items to occupy the public right-of-way.

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

Attachment

c: Alderman Michael D'Amato