

June 15, 2005

To the Public Improvements Committee

Subject: Common Council Resolution File Number 030723

Dear Honorable Members:

Returned herewith is Common Council Resolution File Number 030723, being a petition from Waterfront Condominium Association for a special privilege to allow a concrete step with metal handrail, six tree grates with tree guards, six trees and four bollards all to encroach into the public right-of-way of South Water Street, adjacent to 130 South Water Street.

The applicant petitioned to construct a concrete step with metal handrails in the 10-foot wide, north sidewalk area of South Water Street, centered approximately 55 feet east of the westline of South Barclay Street. Said step with handrails projects approximately 1 foot 1 inch into South Water Street for a total length of 8 feet 6 inches. The step is 6 inches high and the handrail is 3 feet 6 inches high.

Our site visit revealed that said step projects into the fully paved sidewalk area thereby leaving approximately 8 feet-11 inches for through pedestrians. The site visit also revealed the presence of six specialty tree grates with tree guards manufactured of galvanized steel. The six tree grates with tree guards are centered approximately 7 feet south of the northline of South Water Street within the 10-foot wide sidewalk area and 60 feet east of the eastline of South 1st Street and 7, 25, 65 and 125 feet east of the westline of South Barclay Street. The last tree grate with tree guard is centered approximately 1 foot south of the northline of South Water Street and 104 feet east of the eastline of South Water Street. Said tree grates are 6 feet in diameter, cast with the words "Water Front" in the grating and flush with the surrounding sidewalk. Said tree guards are 4 feet tall and 2 feet in diameter with a reverse curve flare at the bottom thereby creating a 32 inch obstruction.

Due to the specialized design of the tree grates, as well as the lack of permeable surfaces adjacent to the trees, Forestry objected to the installation of these grates and trees. Of primary concern is the lack of a hospitable environment for the trees, which would create maintenance and replacement costs that are above and beyond what is normal for street trees within the City of Milwaukee. In addition, these tree grates and guards are specially designed for the Waterfront condominium development and are not standard tree grates and guards. For these reasons, this resolution holds the applicant responsible for all costs associated with care, maintenance and replacement, not only for the tree grates and guards, but also the trees planted in said grates and guards.

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In addition, the site visit also revealed the presence of four bollards in the northerly sidewalk of South Water Street, centered around a fire hydrant located approximately 8 feet south of the northline of South Water Street and 104 feet east of the westline of South Barclay Street. Said bollards are 3 feet tall and 4 inches in diameter. The purpose of said bollards is primarily to protect the fire hydrant from errant vehicles entering and exiting the garages that are part of the condominium development.

We are not aware that the presence of said items has had 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:cjt

Attachment