

October 17, 2001

To the Public Improvements Committee

Subject: Common Council Resolution File Number 000557

Dear Honorable Members:

We have reviewed and are returning Common Council Resolution File Number 000557 being a request by Ms. Beverly Schneider for a special privilege to allow a barrier-free access ramp to be constructed on the East Manitoba Street side of the property at 2995 South Clement Avenue to serve the first floor tenant.

The 3-foot wide door where the 6-foot wide platform is to be constructed is centered approximately 28.5 feet west of the westline of South Clement Avenue. The 6-foot wide ramp is to extend west approximately 26.5 feet in order to provide the proper slope for an approximate height of 2.2 feet at the door sill. It appears that the platform and ramp will be about 2 feet from the 6-foot wide sidewalk in the 18-foot wide sidewalk area.

Our recent field observations revealed several existing items in the East Manitoba Street right-of-way. The circular set of concrete steps at the corner of the building encroaches approximately 3.3 feet into both South Clement Avenue and East Manitoba Street. There is an air conditioner located above the door, where the platform will be, and a circular exhaust duct is another 32 feet west of the door. It appears that the vertical clearance at each of these two items will not cause a problem for pedestrians or ramp users.

There is also a 6-foot high solid wood fence located approximately 2.5-feet north of the sidewalk. Although it does not interfere with the pedestrians, it does encroach approximately 5.5 feet for a length of 28 feet. It appears to give privacy for the users of the rear yard, being the residential occupants of the upper floors of the building. Although the property owners have not been contacted to determine if they want the fence to remain, it appears that it is in good condition and provides a good purpose. We have included permission in the resolution for the fence to remain; however, if it is removed, the annual fee can be adjusted to reflect the subsequent removal.

West of the fence, but located within the right-of-way is a dumpster and one marked space of the off-street concrete parking area. There is room for the dumpster to be moved north so that it would be on private property. The use of the parking space is a violation of

To the Public Improvements Committee  
October 17, 2001  
Page 2

Section 346.54 (1)(d) of the Wisconsin State Statutes. A condition of granting permission for the ramp, as well as the other items, is for the parking use to be eliminated. This is included in the attached resolution.

It does not appear that the proposed platform and ramp will have nor are we aware that the existing items have had an adverse impact upon the use of the public rights-of-way. We have, therefore, prepared the attached resolution, which if adopted, will grant permission for all of these items to be located within the public rights-of-way.

Very truly yours,

Jeffrey S. Polenske, P.E.  
City Engineer

Mariano A. Schifalacqua  
Commissioner of Public Works

Martin G. Collins  
Commissioner  
Department of Neighborhood

Services  
JJM:cjt

Attachment