

June 13, 2005

To the Public Improvements Committee

Subject: Common Council Resolution File Number 041560

Dear Honorable Members:

Returned herewith is Common Council Resolution File Number 041560, being a petition from Transportation District Condominium Association for a special privilege to allow seven balconies to encroach into the public rights-of-way of North 3rd Street and the east-west alley in the block bounded by West Clybourn Street, West St. Paul Avenue, North 2nd Street and North 3rd Street for the building at 418 North 3rd Street. This special privilege also formally grants permission for two moveable planters, a security camera, a security phone and two single excess door swings, which presently encroach into the public right-of-way of North 3rd Street.

The proposal is to construct and maintain seven, 20-foot long balconies, six of which will project into the 15-foot wide, east sidewalk area of North 3rd Street and one which will project into the 20-foot wide east-west alley. The six balconies are to be constructed such that three balconies each will be centered approximately 12 and 85 feet south of the southline of the east-west alley. Two of said balconies will be approximately 15, 26 and 39 feet above grade. The final balcony will project into the east-west alley bounded by West Clybourn Street, West St. Paul Avenue, North 3rd Street and North 2nd Street approximately 60 feet east of the eastline of North 3rd Street, approximately 15 feet above grade. All seven balconies project six feet into the public rights-of-way, which is in excess of the four feet allowed under Section 245-4-9 of the Milwaukee Code of Ordinances. As with most balconies that are added to existing buildings, the profile of these balconies will be a platform surrounded by a railing and supported by diagonal braces from the building extending to the front corners of the platform.

A site visit revealed the presence of two concrete moveable planters, a security phone, a security camera and two single excess door swings in the 15-foot wide, east sidewalk area of North 3rd Street. Said moveable planters are centered approximately 60 and 78 feet south of the southline of the east-west alley in the block bounded by West Clybourn Street, West St. Paul Avenue, North 2nd Street and North 3rd Street. Both planters are 2 feet tall and 3 feet 6 inches in diameter. Said security phone, which projects approximately 4 inches into North 3rd Street, is centered approximately 65 feet south of the southline of the east-west alley. The security phone is mounted to the west wall of the building at an approximate height of 3 feet 6 inches and is 11 inches tall and 8 inches wide. The security camera is mounted to the west face of the building at the second floor level approximately 35 feet south of the southline of the east-west alley and

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projects approximately 1 foot into the public right-of-way. Said excess door swings are centered approximately 55 and 70 feet south of the southline of the east-west alley and project into the public way 3 feet and 2 feet 7 inches, respectively.

We are not aware that the presence of said existing items has had nor do we believe that the new items will have an adverse effect on the general use of the public rights-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