

May 9, 2005

To the Public Improvements Committee

Subject: Common Council Resolution File Number 031309

Dear Honorable Members:

Returned herewith is Common Council Resolution File Number 031309, which amends a special privilege for change of ownership to JLT Rentals, LLC for the encroachment into the public right-of-way of West Kiehnau Avenue of three backup driveways and grants permission for four additional backup driveways and four trash dumpsters for the property at 3403 West Kiehnau Avenue.

Permission for three backup driveways was originally granted to Kiehnau Investments in 1999 by adoption of Common Council Resolution File Number 980981. A site visit revealed the existence of four additional backup driveways not included in the 1999 resolution. The seven backup driveways are centered approximately 34, 64, 124, 219, 239, 269 and 279 feet west of the westline of North Teutonia Avenue with service doors that are 10, 8, 10, 10, 9, 9 and 9 feet wide, respectively. Said site visit also revealed the presence of four trash dumpsters in the public right-of-way of West Kiehnau Avenue, which are centered approximately 44, 139 and 144 feet west of the westline of North Teutonia Avenue. All of the trash dumpsters are 3 feet 4 inches wide and 6 feet 2 inches long. Two of the dumpsters, which do not have wheels, stand 3 feet 4 inches tall, the others which do have wheels, stand 4 feet tall. All of the aforementioned items are located in the 13-foot wide, south sidewalk area of West Kiehnau Avenue, which does not have a paved concrete sidewalk.

The aforementioned site visit also revealed the presence of several illegally parked vehicles in the sidewalk area adjacent to the building. At a recent meeting between Alderman Hamilton, the property manager and two DPW representatives, the property manager agreed to restrict parking of the tenants to private property adjacent to the building, so that the tenants are parking legally. In addition, the property manager agreed to have one of his tenants remove a truck from the premises, which was blocking the stop sign at the intersection of West Kiehnau Avenue and North Teutonia Avenue.

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We are not aware that the presence of the backup driveways and dumpsters within the public right-of-way has had any adverse effects on the general use of the public right-of-way. In addition, the property manager has agreed to manage the parking adjacent to the premises. We have, therefore, prepared the attached resolution, which, if adopted, will change the name of the grantee and grant permission for four additional backup driveways and four dumpsters.

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