

May 24, 2006

To the Public Works Committee

Subject: Common Council Resolution File Number 050454

Dear Honorable Members:

Returned herewith is Common Council Resolution File 050454, being a petition from Rivren Group, LLC for a special privilege to allow balconies, excess door swings, masonry belt courses and exterior light fixtures to project into the public right-of-way for the premises at 102-110 North Water Street.

Rivren Group, LLC is in the process of constructing a new condominium project and is requesting permission for several items to encroach into either the southerly, 15-foot wide sidewalk area of East Erie Street or the east, 12-foot wide sidewalk area of North Water Street. The proposed items which require a special privilege include 16 balconies at the second through seventh floor elevations, three double excess door swings, sections of the second floor masonry belt course and twelve light fixtures. The balconies project into the public right-of-way between 4 inches and 8 inches in excess of the 4 feet allowed under Section 245-4.9 of the Milwaukee Code of Ordinances. The double excess door swings, which are comprised of two single, 3-foot wide doors, project 4 inches in excess of the 12 inches allowed under Section 245-4.8 of the Milwaukee Code of Ordinances. The masonry belt course covering each of the support columns on the Erie Street side of the building projects 4 inches in excess of the 8 inches allowed under Section 245-4.3 of the Milwaukee Code of Ordinances. Finally, the twelve light fixtures project between 1 inch and 9 inches beyond the 1 foot permitted under Section 245-4.25 of the Milwaukee Code of Ordinances for light fixtures that are between 7 and 10 feet above the surrounding grade.

Originally, the applicant petitioned for a special privilege for an additional nine balconies, which would only project 1 inch beyond the 4 feet allowed under Section 245-4.9 of the Milwaukee Code of Ordinances. Due to the very minimal excess projection of these balconies, the applicant's representative, Scott Burns was contacted to inquire about possible changes to the design. Per a phone call with Scott Burns, the balconies which only have an excess projection of 1 inch will be modified to be code compliant and, as such, will not be included in the attached special privilege resolution.

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We are not aware that the presence of the aforementioned 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, P.E.
Commissioner of Public Works

Martin G. Collins
Commissioner
Department of Neighborhood Services

MDL:lja

c: Alderman Robert Bauman