

April 13, 2005

To the Public Improvements Committee

Subject: Common Council Resolution File Number 041507

Dear Honorable Members:

Returned herewith is Common Council Resolution File Number 041507, being a petition from 173 Broadway, LLC for a special privilege to allow three excess door swing encroachments into the public right-of-way of North Broadway for the building at 167-173 North Broadway.

The applicant, 173 Broadway, LLC is in the process of refurbishing the building at 167-173 North Broadway. As part of the building's rehabilitation, the applicant proposes to continue the look of the existing wood sliding loading doors but create one wide, out-swinging door with the remaining 2/3 of that space being non-movable but looking like doors. This door is to be 5 feet wide, encroach approximately 4 feet 3.5 inches into the 20-foot wide, west sidewalk area of North Broadway and be centered approximately 151 feet north of the northline of East Menomonee Street. Along the curb in front of this building there is grass; however, due to the wide door swing, this area will be narrowed so that more concrete can be provided for through pedestrians. The concrete path will be widened from 6 feet to 10 feet, with the remaining 10 feet of the west sidewalk area in front of said building to remain lawn. Additionally, two new normal size doors, centered approximately 125 and 176 feet north of the northline of East Menomonee Street, each 3 feet 6 inches wide, are proposed to encroach approximately 2 feet 10 inches into the 20-foot wide, west sidewalk area of North Broadway.

The submitted plan indicates that the "existing National Historic Register Plaque (presently on the building face is) to remain." It can be further noted that they have obtained tax credits from both the National Park Service and the Wisconsin State Historical Society to help create this project.

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We do not believe that the presence of said door swings will have an adverse effect on the general use of the public right-of-way, which includes the wider concrete surface along the building. We have, therefore, prepared the attached special privilege resolution, which, if adopted, will allow said door swings 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