

May 19, 2003

To the Public Improvements Committee

Subject: Common Council Resolution File Number 011648

Dear Honorable Members:

Returned herewith is Common Council Resolution File Number 011648, being a petition for a special privilege submitted by Einar Tangen on behalf of Business Improvement District No. 2, to place and maintain items in the City of Milwaukee public right-of-way on East Buffalo Street, between North Water Street and the Milwaukee River. These items are to be placed in the public right-of-way of East Buffalo Street as part of the Historic Third Ward Riverwalk project. The items are to be owned, operated and maintained by the Historic Third Ward Association, (HTWA) the owner of the riverwalk.

The proposal is to place an "S" shaped ramp for overlook purposes rising from grade to approximately 8 feet above grade, within a grassy area, constructed of steel tube columns with piles, steel joists and aluminum bar grating, at the west end of East Buffalo Street near the river. Most of this ramp is in the right-of-way. Also proposed are steel bollards in the roadway area of East Buffalo Street, in front of the steel ramp to prevent traffic, other than delivery vehicles, from entering the riverwalk area and damaging the riverwalk amenities, and along the vehicular and pedestrian ramps in mid-block. Two of the bollards are removable for access by delivery vehicles. Also proposed are two concrete ramps adjacent to the curb on each side of East Buffalo Street for access to loading areas or a building entrance.. There are also to be trees with tree grates, lights attached to the exterior of buildings, retaining walls and wood boardwalks in the sidewalk areas of both the north and south sides of East Buffalo Street. The wood boardwalk on the north sidewalk area of East Buffalo Street is to be placed on a hollow area. The architect and contractor were informed that before any work could take place in the public way of East Buffalo Street, an engineering certification is required to ensure that the hollow walk area can sustain the loads applied to it. The boardwalk on the north side of East Buffalo Street will have steps leading down to the riverwalk with a railing and a railing will also be located on the south boardwalk area for safety purposes.

To the Public Improvements Committee  
May 19, 2003  
Page 2

The hollow sidewalk is a permitted encroachment that is the responsibility of the abutting property owner, being Water Street Lofts LLC. It is our understanding that they have given HTWA permission to remove the existing brick surface, waterproof the structural slab and then have the wood boardwalk installed and further that there is an agreement between those two parties for ownership and maintenance of their respective parts of the structure.

In a matter also involving HTWA riverwalk development, but located one block to the north, they determined that it was necessary for electrical power to extend to a point north of East St. Paul Avenue and the proposal is for a conduit to be located under and across St. Paul Avenue at a distance of approximately 168 feet west of the westline of North Water Street. It is to be approximately 14 feet below street level. Since this is not a City's conduit or wire but is a private facility in the public right-of-way, a special privilege is required.

We do not believe that these proposed items will have an adverse effect on the general use of the public right-of-way at these locations, and will serve to act as an entrance to the riverwalk. We have, therefore, prepared the attached special privilege resolution, which if adopted, would allow these items to occupy the public rights-of-way of East Buffalo Street and East St. Paul Avenue.

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