

November 1, 2007

To the Public Works Committee

Subject: Common Council Resolution File Number 070589

Dear Honorable Members:

Returned herewith is Common Council Resolution File Number 070589, which grants a special privilege to Pragmatic Construction LLC to construct and maintain two building overhangs; stationary planters; roof eaves with gutters; and sunscreens encroaching in the public right-of-way for the premises at 2800 North Pierce Street, also known at 702 East Hadley Street.

Pragmatic Construction LLC is in the process of designing and constructing a 3-unit condominium development on the northeast corner of East Hadley Street and North Pierce Street. Part of the development will include the construction of two building overhangs projecting up to 2 feet 6 inches into the north, 15-foot wide sidewalk area of East Hadley Street. The building overhangs will be a minimum of 10 feet above the adjacent grade and will be located from the second floor level up to the roof level of the structure. Attached to each of the building overhangs just below the third floor level will be a sunscreen that will project an additional four feet into the public way. The sunscreens will be horizontal and, as such, will not comply with Section 245-7-6-d of the Milwaukee Code of Ordinances. Finally, on the building overhangs, the roof eaves with gutters will project beyond the 3 feet allowed under Section 245-4-1 of the Milwaukee Code of Ordinances.

On the ground, the applicant is proposing three stationary planters to be located beneath the two building overhangs. Said concrete planters will project 2 feet into the north, 15-foot wide sidewalk area of East Hadley Street. The planters will be supported by concrete foundations built integral with the building foundation system.

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We are not aware that the presence of said 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
Commissioner of Public Works

Martin G. Collins
Commissioner
Department of Neighborhood Services

MDL:lja
Attachment

c: Alderman Michael D'Amato