

May 4, 2001

To the Public Improvements Committee

Subject: Common Council Resolution File Number 001718

Dear Honorable Members:

Returned herewith is Common Council Resolution File Number 001718, being a petition for special privilege submitted by 1325 North Van Buren, LLC, to construct and maintain a building façade, balconies, roof eave and door swings which encroach into the public right-of-way of North Van Buren Street at 1325 North Van Buren Street.

The proposal is to construct and maintain a building façade which encroaches 5 inches into the public right-of-way on the west side of North Van Buren Street, on an existing building at 1325 North Van Buren Street. The sidewalk area at this location is 10 feet wide. The façade will cover the first floor, which is to a height of approximately 12-15 feet above the sidewalk, on the front face of the existing building. Also, five balconies at the third, fourth, fifth and penthouse floors are proposed to extend approximately 5 feet 4 inches into the right-of-way of North Van Buren Street. This is 1 foot 4 inches beyond the 4 feet allowed under Section 245-4(9) of the Milwaukee Code of Ordinances (MCO). Also, the roof eave is proposed to extend approximately 6 feet 5 inches into the right-of-way, which is 3 feet 5 inches beyond the 3 feet allowed under Section 245-4(1) of the MCO. Additionally, an excessive door swing encroachment, located below the balconies at ground level projects, when fully open, 1 foot 5 inches into the right-of-way. This is greater than the 12 inches allowable by Section 245-4(8) of the MCO.

A review of the building plans found that the side of the building which abuts North Van Buren Street extends into the sidewalk area approximately 6 inches. This existing encroachment will be incorporated into the special privilege.

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It does not appear that the encroachments of the building, facade, balconies, roof eave and door swings into the public right-of-way of North Van Buren Street will have an adverse effect on the general use of the public right-of-way at this location. We have, therefore, prepared the attached special privilege resolution, which, if adopted, will allow these items to encroach into the public right-of-way.

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