



Department of Public Works

Jeffrey J. Mantes  
Commissioner of Public Works

James P. Purko  
Director of Operations

## **News Release**

For Immediate Release: April 4, 2006

For Additional Information Contact: Cecilia Gilbert, Permits & Communications Manager, 286-3261 or 708-2295

### **Phase 3 of the Wisconsin Avenue Streetscape Began April 3<sup>rd</sup>**

The Department of Public Works started Phase 3 of the Wisconsin Avenue Streetscape project, from Milwaukee Street to Prospect Avenue and Mason Street, on Monday, April 3<sup>rd</sup>. Sidewalk and curb removal will begin on the northside of Wisconsin Avenue, starting on Mason and Prospect and will proceed east to Van Buren in preparation for new sidewalks, planters and streetlighting. Phase 2 from Water Street to Milwaukee Street on Wisconsin Avenue was completed last fall and Phase 1 from 4<sup>th</sup> street to 2<sup>nd</sup> street was completed in 2004.

In preparation for the implementation of Phase 3, letters were sent to property owners and building managers, followed up by a visit from Tim Garczynski, Public Works Construction Inspector and Jenann Olsen, a consultant hired to assist with public outreach. Ms. Olsen will publish a bi-weekly newsletter designed to keep building managers and their tenants informed on the progress of the project. The newsletter, which includes a map of the project, will also be posted on the Department of Public Works website, [www.mpw.net](http://www.mpw.net). Building managers will also be invited to attend meetings with DPW staff during the project to provide an opportunity for questions about the progress.

Other components of the streetscape include public art and a wayfinding system. The wayfinding system has been incorporated in the first phase of the project from 4<sup>th</sup> to 2<sup>nd</sup> Street on Wisconsin Avenue and will continue as other sections are completed.

DPW staff has coordinated with the Milwaukee County Transit System to place some of the bus routes on Wisconsin Avenue onto Michigan Avenue. Riders have been informed by bus drivers on the route changes and signs will be posted notifying them of the new location of bus stops.

The Wisconsin Avenue Streetscape is the result of the Downtown Master Plan which recommended the development of walking corridors between major downtown activity centers, and to promote walking as an attractive means of transportation in the downtown area. The Wisconsin Avenue Streetscape project is funded by a federal grant, Congestion Mitigation/Air Quality Improvement through the Wisconsin Department of Transportation. The design firm of Skidmore, Owings and Merrill was retained by the City and the Wisconsin DOT for design services related to the elements of streetscape design.



# Get the scoop on Wisconsin Avenue Streetscaping

East of the River

Volume 1, Edition 1 A publication of the City of Milwaukee Department of Public Works April 3, 2006

### What's Up?

Sometime soon new trees will bud and bright yellow daffodils and vibrant tulips will spring up on the west end of the Eastside streetscaping project (between the River and Milwaukee Street). Before that, as you will have noticed, yellow construction equipment has sprung up along the eastern portion of the project. The Wisconsin Avenue streetscaping project has sprung into action.

### What is it?

A project of the City of Milwaukee Department of Public Works (DPW), Wisconsin Avenue streetscaping is designed to beautify Wisconsin Avenue with:

- New trees and planters
- Attractive street furnishings
- Streetlighting improvements
- Street furniture and public art
- Pedestrian wayfinding (signs, maps, historic building/area descriptions)
- Textured sidewalks, and
- Distinctive crosswalk treatments.

### Questions?

Your first line of communication on the streetscaping project is your building rep. They can reach key DPW staff with routine and emergency questions at any time.

- 411 Building - Bill Halper
- 526 E. Wisconsin - Steve Caveney
- 611 Building - Kim Kohlmeier
- 875 E. Wisconsin - Suzanne Zakry, Irgens
- Northwestern Mutual - Diane Kucek
- Federal Building - Jane Miles
- O'Donnell Park - Gary Wortz
- Pfister - Peggy Williams-Smith
- US Bank - Darrel Heckman
- Cudahy Towers - Mary Beth Chapman
- More contact names to come.

### What's the schedule?

The first step, which is complete, was preparatory work, including making connections to water mains so the new planters will have irrigation.

The next step is to remove and replace sidewalks and curbs to prepare them for the new streetscaping features. In every instance when a sidewalk is removed, access to your building will be maintained. The temporary access is designed to maximize safety and minimize inconvenience.

The map and text on the back describe the location and projected schedule for streetscaping work.

Phases 1A, 1B, 1C, and 2 include all water, electric, concrete and asphalt work. Traffic will be permitted on the opposite side of Wisconsin Avenue from where work is occurring.

Phase 3 includes all landscape, granite planter and pole installation. Traffic will be permitted on the opposite side of the street.

No parking will be allowed on Wisconsin Avenue during the project.

### But...

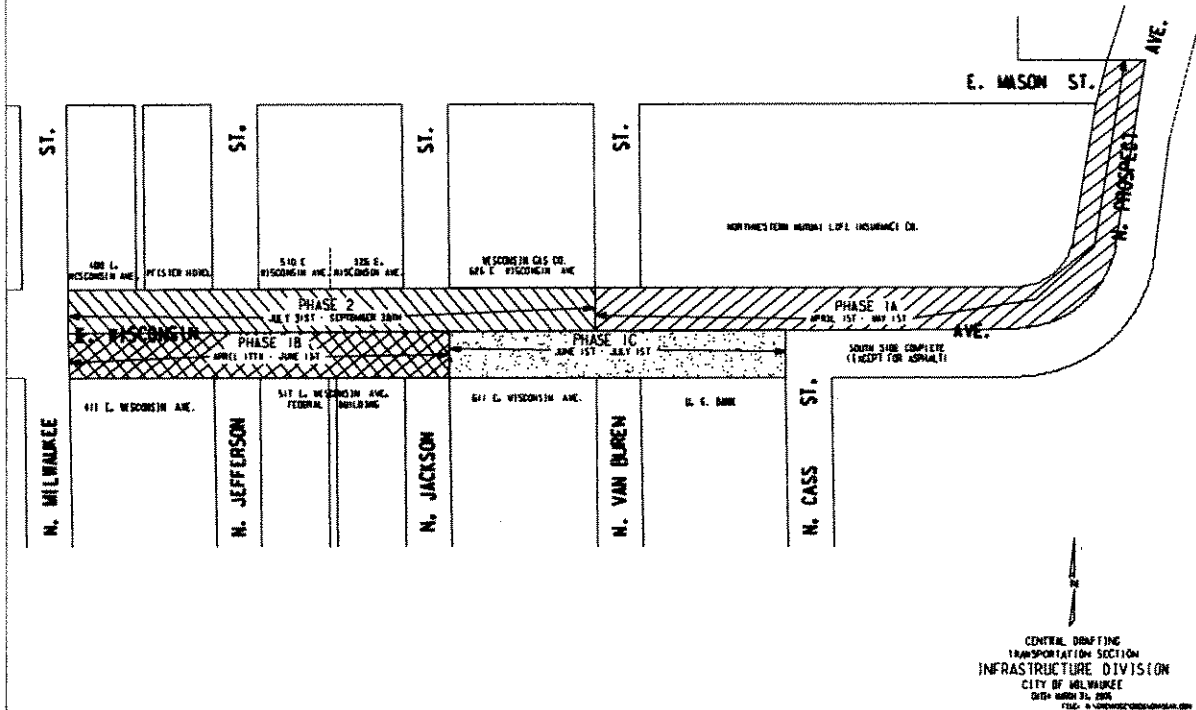
The Department of Public Works will do our best to meet the schedule shown the back. Please be patient with us. Construction is always difficult and we don't control the weather, underground surprises, or work which building owners must complete before we can do our work.

### For Bus Riders

The Milwaukee County Transit System tells DPW that when they move a bus route off Wisconsin Avenue they will notify bus riders in advance with announcements on the bus, signs on the bus stops, and notices on their website: [www.ridemcts.com](http://www.ridemcts.com). Click on MCTS detour alerts.

# E. WISCONSIN AVENUE STREETSCAPING SCHEDULE

- PHASE 1A : APRIL 1ST - MAY 1ST NORTHSIDE OF E. WISCONSIN AVENUE FROM N. VAN BUREN STREET TO E. MASON STREET (INCLUDING INTERSECTIONS)
- PHASE 1B : APRIL 15TH - JUNE 1ST SOUTHSIDE OF E. WISCONSIN AVENUE FROM N. MILWAUKEE STREET TO AND INCLUDING THE INTERSECTION OF N. JACKSON STREET.
- PHASE 1C : JUNE 1ST - JULY 1ST SOUTHSIDE OF E. WISCONSIN AVENUE FROM N. JACKSON STREET TO N. CASS STREET.
- PHASE 2 : JULY 31ST - SEPTEMBER 30TH NORTHSIDE OF E. WISCONSIN AVENUE FROM N. MILWAUKEE STREET TO N. VAN BUREN STREET.
- PHASE 3 : SEPTEMBER 30TH - NOVEMBER 15TH NORTH AND SOUTH SIDE OF E. WISCONSIN AVE. FROM N. MILWAUKEE STREET TO E. MASON STREET





November 16, 2005

Department of Public Works  
Infrastructure Services Division

Wisc. Ave Street  
Seam

Jeffrey J. Mantes  
Commissioner of Public Works

James P. Purko  
Director of Operations

Jeffrey S. Polenske  
City Engineer

Dear Property Owner:

Subject: West Wisconsin Avenue Streetscaping from the  
Milwaukee River to North 10<sup>th</sup> Street

This is to inform you regarding the upcoming West Wisconsin Avenue streetscaping project. The City of Milwaukee Departments of Public Works and City Development, together with the Downtown Business District (BID 21) have proposed a streetscape improvement project along East and West Wisconsin Avenue between North 10<sup>th</sup> Street and North Prospect Avenue. We are currently in the process of finalizing plans for the portion of the project along West Wisconsin Avenue, from the Milwaukee River to North 10<sup>th</sup> Street.

The project will consist of new lighting units, planting areas, street furniture, a new walk surface with distinctive surface treatments and joint patterns, and other amenities. This project is being undertaken in an effort to create a more pleasant pedestrian environment.

It is our intent to complete our design and award a contract for this portion of the work early in 2006. We would expect our contractor to start work in April of 2006, with a completion anticipated on, or about, October 1, 2006. The work will be done in phases; first one side of the street, then the other. During the work on a particular side of the street, that side will be closed to vehicular traffic. Two-way traffic will be maintained on the other half of the roadway. While access will be maintained to buildings and business entrances, pedestrian traffic will be restricted through the construction zone. To the extent possible, cross traffic on intersecting streets will be maintained at all times. There will be no on-street parking available on either side of West Wisconsin Avenue during working hours. Some accommodations may be possible for parking in portions of the construction zone during evening hours and on weekends. At this time, it is not known which side of the street will be done first.

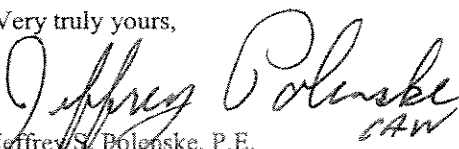
Because of the impacts of this project, it will not be possible for us to issue permits for any other activities that will impact traffic or pedestrians. This would include activities such as building construction or renovation, façade work, utility installations, or any other activities that might call for the placement of materials or equipment on the street.

I ask that you share this information with business operators and other tenants that may be affected.

Previous correspondence alerted those property owners who have hollow sidewalk areas that encroach into the public right-of-way and will be impacted by this project. As the plans and schedule are finalized, we will be in contact with those owners in an effort to coordinate work by their contractors with the overall project.

If you have any questions concerning this project, please contact Mr. Ghassan Korban of my staff at (414) 286-2461.

Very truly yours,

  
Jeffrey S. Polenske, P.E.  
City Engineer

MDL:cjt  
ms

c: Alderman Robert J. Bauman ✓

November 16, 2005

Dear Property Owner:

Subject: East Wisconsin Avenue Streetscaping  
North Milwaukee Street to North Cass Street

This is to inform you regarding the upcoming East Wisconsin Avenue streetscaping project. The City of Milwaukee Departments of Public Works and City Development, together with the Downtown Business District (BID 21) have proposed a streetscape improvement project along East and West Wisconsin Avenue between North 10<sup>th</sup> Street and North Prospect Avenue. We have awarded a contract for the portion of the project along East Wisconsin Avenue, from North Milwaukee Street to North Cass Street.

The project will consist of new lighting units, planting areas, street furniture, a new walk surface with distinctive surface treatments and joint patterns, and other amenities. This project is being undertaken in an effort to create a more pleasant pedestrian environment.

It is our intent to complete our design and award a contract for this portion of the work early in 2006. We expect our contractor to start work in April of 2006, with a completion anticipated on, or about, August 1, 2006. The work will be done in phases; first the north side of the street, then the south side. During the work on a particular side of the street, that side will be closed to vehicular traffic. Two-way traffic will be maintained on the other half of the roadway. While access will be maintained to buildings and business entrances, pedestrian traffic will be restricted through the construction zone. To the extent possible, cross traffic on intersecting streets will be maintained at all times. There will be no on-street parking available on either side of West Wisconsin Avenue during working hours. Some accommodations may be possible for parking in portions of the construction zone during evening hours and on weekends.

Because of the impacts of this project, it will not be possible for us to issue permits for any other activities that will impact traffic or pedestrians. This would include activities such as building construction or renovation, façade work, utility installations, or any other activities that might call for the placement of materials or equipment on the street.

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Very truly yours,

  
Jeffrey S. Polenske, P.E.

City Engineer

MDL:cjt

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c: Alderman Robert J. Bauman ✓

## Streetscape Update

Bill Halper, Chris Kujawa, Marie Myszkowski, Beth Nicols, Jeff Polenske and Debby Tomczyk met on March 8, 2006 to discuss Wisconsin Avenue Streetscapes.

1. Milwaukee – Mason Construction Schedule. DPW contractor Wm. Beaudoin & Sons, Inc. has provided the following schedule for streetscape construction between Milwaukee and Mason (see attached letter):

April 1, 2006 thru May 1, 2006. North side of Wisconsin Avenue from the intersection of Van Buren to the project limit North of Mason.

April 15, 2006 thru June 1, 2006. South side of Wisconsin Avenue from Milwaukee Street to the intersection of Jackson Street.

June 1, 2006 thru July 1, 2006. South side of Wisconsin Avenue from Jackson Street to Cass St.

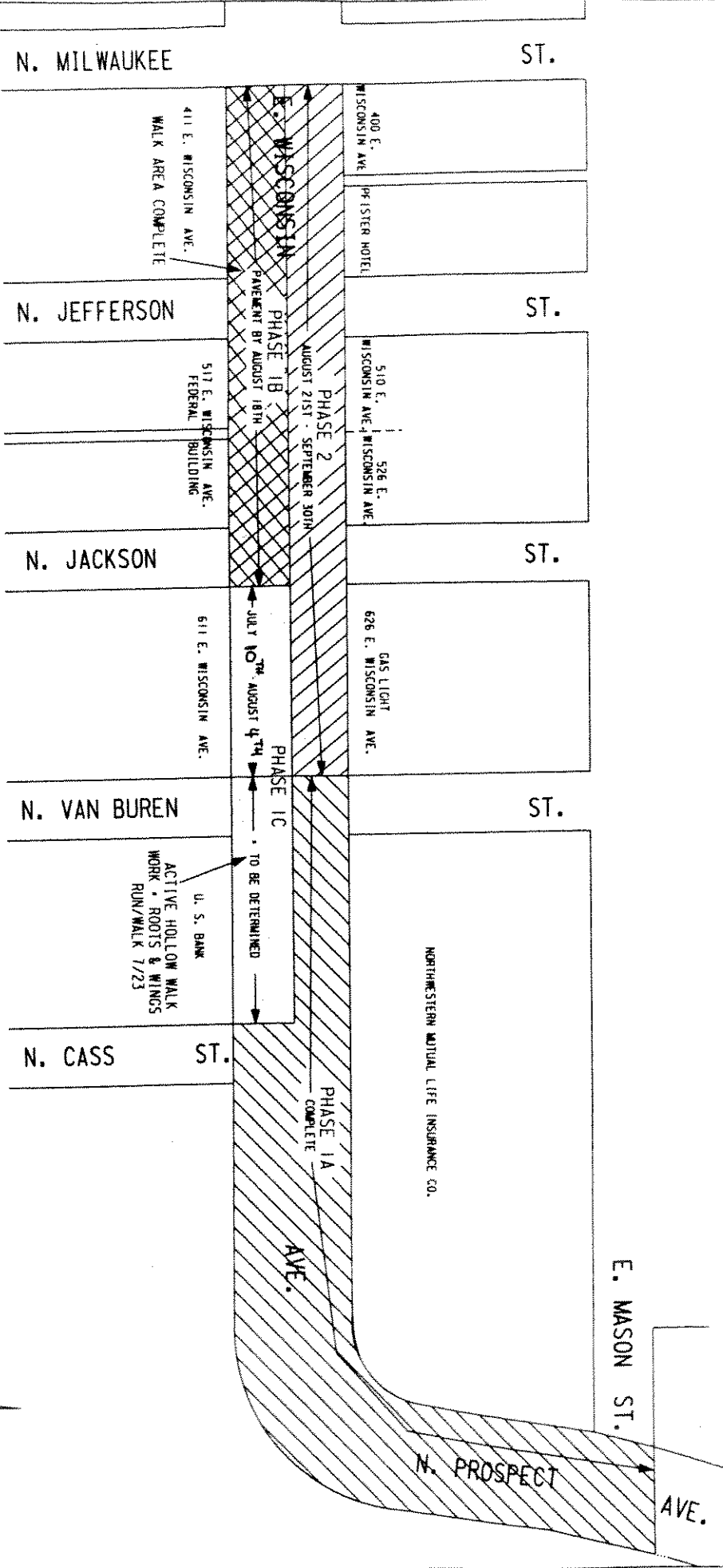
July 31, 2006 thru September 30, 2006. North side of Wisconsin Avenue from Milwaukee Street to Van Buren.

September 30, 2006 thru November 15, 2006. North side and South side of Wisconsin Avenue from Milwaukee Street to Cass Street.

2. River – 2nd Construction Schedule. Because 80% of the two block area between the Milwaukee River and 2nd Street has hollow walks, DPW has decided to delay streetscape work on this segment for another year.
3. 4th – 10th Construction Schedule. DPW is in the process of finalizing plans for the 4th – 10th Street streetscape segment. Mr. Polenske anticipated going out to bid and hiring a contractor in May. Mr. Polenske expects to start construction in June and targets completion of construction by November 15.
4. Communications. Mr. Polenske expects to hire Janan Olson of SOM to coordinate communications with property owners. DPW's goal is to avoid the disjointed communications from last summer.

5. Holiday Lights. DPW hopes to complete streetscape construction work by November 15. Ms. Nicols needs to evaluate means to minimize construction impacts on holiday decorations, including stretching the life of existing Wisconsin Avenue decorations.
6. Planters. Planters in the way of planned streetscape work should be removed (not relocated) before spring planting. Ms. Nicols asked Mr. Polenske to communicate with nearby street level retailers before removing planters. Ms. Nicols asked Mr. Kujawa to evaluate savings on this year's landscape budget due to not planting planters to be removed.
7. Responsibility for Plantings. DPW anticipates BID 21 will become responsible for planting the following streetscape areas in the following years:
  - 2nd–4th – 2006
  - Milwaukee–Mason – 2007
  - All of Wisconsin Avenue except River–2nd – 2008
8. 2006 Plantings. Mr. Polenske will arrange a meeting with BID 21 and Boden's landscape subcontractor to discuss this year's plantings.

# E. WISCONSIN AVENUE STREETSCAPING PROJECT PHASE III



CENTRAL DRAFTING  
 TRANSPORTATION SECTION  
 INFRASTRUCTURE DIVISION  
 CITY OF MILWAUKEE  
 DATE: JUNE 21, 2006  
 FILE: B:\MILWAUKEE\CONSTRUCTION



*Ald Bauman*



Department of Public Works  
Infrastructure Services Division

**Jeffrey J. Mantes**  
Commissioner of Public Works  
**James P. Purko**  
Director of Operations  
**Jeffrey S. Polenske**  
City Engineer

March 13, 2006

Northwestern Mutual Life Insurance Company  
C/O Real Estate Tax Unit  
720 East Wisconsin Avenue  
Milwaukee WI 53202

Subject: East Wisconsin Avenue Streetscaping  
North Milwaukee Street to North Cass Street

Dear Property Owner:

This letter is to inform you of the schedule for the East Wisconsin Avenue Streetscaping project. The project will be separated into several phases as follows:

**Phase 1A:** April 1, 2006 to May 1, 2006. North side of Wisconsin Avenue from and including the intersection of Van Buren Street to the east project limits at Mason Street.

**Phase 1B:** April 15, 2006 to June 1, 2006. South side of Wisconsin Avenue from Milwaukee Street to and including the intersection of Jackson Street.

**Phase 1C:** June 1, 2006 to July 1, 2006. South side of Wisconsin Avenue from Jackson Street to Cass Street.

**Phase 2:** July 31, 2006 to September 30, 2006. North side of Wisconsin Avenue from Milwaukee Street to Van Buren Street.

**Phase 3:** September 30, 2006 to November 15, 2006. North and south side of Wisconsin Avenue from Milwaukee Street to Cass Street.

Phases 1A, 1B, 1C, and 2 will include all water, electric, concrete and asphalt work within their limits. Traffic throughout these phases will be permitted on the alternate side of Wisconsin Avenue from where work is occurring.

Phase 3 will include all landscape, granite planter and pole installation. Traffic will be permitted on its respective side of Wisconsin Avenue.

March 13, 2006

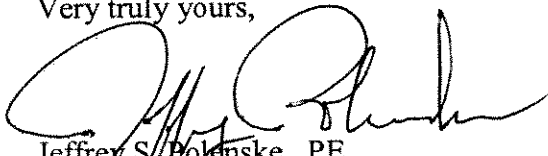
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**No parking will be allowed on East Wisconsin Avenue during the aforementioned project phases.**

Prior to Phase 1A, the City's paving contractor will begin preparatory work throughout the project corridor starting approximately March 20, 2006. Traffic and parking will not be affected by preparatory work.

This schedule is based upon the best available information at this time. Due to dynamics of this project, this schedule may be adjusted to facilitate property owners, the City, or the City's paving contractor. Should significant schedule changes occur, you will be notified via letter. For questions regarding the construction schedule or progress of the construction project, please contact Mr. Ghassan Korban, of my staff, at 414-286-2461.

Very truly yours,



Jeffrey S. Polenske, PE  
City Engineer

cc: Alderman Robert J. Bauman  
Mr. Jeffrey Mantes

MDL:lja

MOE  
PLAN & DEVELOP/STREETSCAPE SCHEDULE (3-10-06)



Department of Public Works  
Infrastructure Services Division

**Jeffrey J. Mantes**  
Commissioner of Public Works

**James P. Purko**  
Director of Operations

**Jeffrey S. Polenske**  
City Engineer

March 31, 2006

Milwaukee City Center LLC  
100 East Wisconsin Avenue #1950  
Milwaukee, WI 53202

Subject: Hollow walk at 509 West Wisconsin Avenue

My letter to you dated March 24, 2006 describes the upcoming streetscape improvement project along West Wisconsin Avenue between North 4<sup>th</sup> Street and North 10<sup>th</sup> Street. Construction at the east end of Wisconsin Avenue will also be ongoing. The project will consist of new lighting units, planting areas, a new walk surface with distinctive surface treatments and joint patterns, and other amenities, similar to what has been constructed in earlier phases. This project is being undertaken to create a more pleasant pedestrian environment.

Plans are currently being prepared and it is our intent to award a construction contract for this portion of the work in the spring of 2006. We expect our contractor to start work in June of 2006, with a substantial portion of the work completed by November 1, 2006.

We believe that an awareness of the improvement project and its impacts on the abutting property owners will encourage cooperation among all parties and that undue cost, delay, and inconvenience can be minimized to everyone's benefit. Therefore, this letter is being sent to property owners who, according to our present information, have a hollow walk that encroaches into the public right-of-way and that will be directly affected by this improvement project. This letter is to notify you that the hollow walk at the subject address will require modification or abandonment along the Wisconsin Avenue frontage. Modification or abandonment will be required to accommodate the various elements of the streetscaping project over your existing hollow walk area.

The project elements that must be accommodated will include some or all of the following: double harp lights, planter pits, bus shelters, bike racks, lantern lights, directional signs, pedestrian kiosk signs, regulatory signs and traffic signal poles, as well as the new sidewalk surface. Preliminary plans showing project elements that abut your property are attached to this letter, as well as typical details for the installation of several of the specialty items.

Accommodation can be in the form of abandonment of the hollow walk or modification of the structure. Proper abandonment would include relocating any utility fixtures, meters, valves, etc. that may currently be located in the hollow walk; removing any debris from the hollow walk area, especially material requiring special handling or disposal; closing off any openings into the hollow walk area below grade with suitable masonry material, keyed or dowelled into the existing basement wall and/or columns; concrete floors broken up sufficiently to permit drainage; removal of roof slabs, grates, trap doors, beams and walls to a depth of two feet below the existing or

Milwaukee City Center LLC  
March 31, 2006  
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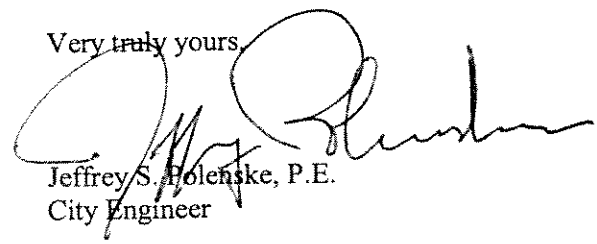
proposed grade (three feet below under the curb); backfilling with bank run sand or gravel, or other granular material placed in 12-inch lifts and thoroughly compacted to minimize settlement.

Modification of the structure will require that you engage the services of an engineer or architect, licensed in the State of Wisconsin, to prepare plans for the modification. The modification must accommodate the planned improvement, allowing our contractor to place the special features, including the new sidewalk surface. The modifications must be designed to support the anticipated dead loads (including the proposed streetscape elements), as well as a live load of 250 pounds per square foot over the entire area. If there are harp lights, lanterns, directional signs, pedestrian kiosks, regulatory signs or traffic signal standards call for within the limits of your hollow walk, the modification must provide an appropriate anchorage in the structural slab. In the case of lights, signals or a bus passenger shelter, an appropriate conduit must be provided for electrical cable. These items are the responsibility of the property owner.

Owners of properties having encroachments into the public right-of-way are reminded that Chapter 245 of the Milwaukee Code of Ordinances places upon them all responsibility for the maintenance, alteration, reconstruction, or removal of these encroachments. I have enclosed a sheet of regulations relative to work performed in the public way for your information. Further information concerning the disposition of the hollow walk may be obtained by contacting Ms. Dawn Schmidt, at 414-286-2454.

For questions regarding the construction schedule or progress of the construction project, please contact Mr. Ghassan Korban, of my staff, at 414-286-2461. For questions regarding the requirements for abandonment or modification of the hollow walk, please contact Ms. Dawn Schmidt, of my staff, at 414-286-2454.

Very truly yours,



Jeffrey S. Holenske, P.E.  
City Engineer

MDL:lja  
*MDL*

Attachments.

- c: Alderman Robert J. Bauman
- Mr. Jeffrey Mantes
- Mr. Tom Flitsch