

Zoning Change

For the property at 125-47 East Becher Street from Industrial Heavy (IH) to Industrial Mixed (IM)

Water:

Water Review Comments for [123 & 147 E. Becher St.]:

- MWW has a 16"-1907/1978 water main in E. Becher St. available to serve the subject development.
MWW has a 12"-1896 water main in E. Lincoln Av. available to serve the subject development.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- There are no proposed water connection locations shown on the plans
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
- Maps of this area may be ordered through Diggers Hotline (800)-242-8511 or 811. Caller should state "For planning purposes only—Milwaukee Water Works only need reply"
- Any proposed water mains or fire protection shown on the site will be private.
 - Private hydrants are required to be metered.
 - Metering can occur through a meter pit or in the building.
 - Private hydrant should be connected to water system after the metering device.
- Milwaukee Development Center (286-8210; <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (286-8208) can be contacted for water branch and possible fire protection requirements.
- Exact requirements for future water branches, services, meter pit requirements, private fire hydrants, and/or fire branch hook up for the proposed buildings should be coordinated with Mr. Rich Davila, Meter Services Manager of the Milwaukee Water Works (286-8119)

- Water permit information and standards/specifications can also be found online <<http://city.milwaukee.gov/water/PermitsSpecs>>
- If needed for development plumbing calculations, information regarding system water pressure or nearby flow tests on water system may be requested from watflowtest@milwaukee.gov

Environmental Engineering:

- No flow allocation is currently required, though it may eventually be required depending on the type of development that will take place.
- The property is currently located outside of the regulatory floodplain. However, a preliminary floodplain mapping study undertaken by SEWRPC indicates that this property will be located within the floodplain when the next revision to the floodplain map is made.
- You can contact Mr. Robert Seleen, rselee@milwaukee.gov, to discuss the status of the future flood plain map updates.
- There are no storm water comments at this time.

Traffic Engineering:

Traffic Engineering has no comments or concerns at this time.

Multi Modal Group:

- DPW has received a CMAQ grant to make improvements to the on-street section of the KK River Trail that runs along 1st St, near this development. As part of the project, enhanced bicycling accommodations will be installed on 1st St between Lincoln Ave and Becher St. The proposed rezoning seems to support better walking and biking accommodations, of which the grant project will provide. The developer should reach out to DPW Multimodal if there are any questions or if more information is desired.
- The proposed rezoning may increase pedestrian activity along Lincoln Ave and Becher St. As development plans progress, consider enhancements to the pedestrian realm along both streets as the current curb attached sidewalks are not pedestrian friendly.

Planning & Developments:

The Department of Public Works Planning & Developments Section has no comments at this time.