

Department of Public Works Comments

For a Minor Modification to the Detailed Planned Development (DPD) for residential development at 4450 South 27th Street.

October 4, 2023

In 2017, a Detailed Planned Development (DPD) to allow construction of a 2-phase residential development consisting of two, 30-unit buildings for a total of 60 dwelling units was approved under Common Council Ordinance Number 161478. The proposed Minor Modification would allow construction of a 2-phase development consisting of three, 12-unit residential buildings for a total of 36 dwelling units.

Per the narrative, there will be one dumpster at the center of the development enclosed by a wood structure. Each dwelling unit will have a garage, which is where long-term bicycle storage and parking is expected to occur. Short-term bicycle parking will be provided at the north edge of the parking lot adjacent to the north sidewalk.

As part of the development, the applicant has requested that the City remove the existing access restriction on South 26th Street. It is the intent of the developer to have the primary development access be from South 26th Street.

Water

Water Review Comments for: The Garden Apartments – 4450 S. 27th St.:

- MWW has an 8” water main in Water Easement 359 (WE 359) available to serve the subject development.
- The proposed development does not have access to the easement. If the proposed development wants to tap the water main in easement then a private-private easement agreement will be required.
 - This private-private easement agreement will need to be sent to MWW for record keeping.
 - This private-private easement agreement will need to be sent to DNS along with plumbing permit.
- Current location of proposed 3 - 3” branches are approximately 175 feet south of the south ROW of W. Whitaker Ave.
 - These branches will be rejected by DNS as they exceed the length limit and have multiple bends.
 - A meter pit will be required to serve this development. Contact Milwaukee Development Center (286-8210; <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (286-8208) for meter pit requirements
- The City (MWW) and Property Owner to review options for easement encroachment agreement and/or easement agreements (amended or new) to serve both parties.

- Final determination of encroachment/easement requirements to be determined by the City (MWW).
- MWW Water Engineering contact: Joshua Iwen, jiwen@milwaukee.gov
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed Private Lateral as noted on plans would be designated as a “Branch” by MWW and Development Center for permitting and recording purposes.
 - A gate valve on the 8” water main will likely be required between the two proposed 3” branches
- The proposed branch material shall meet MWW specifications.
- 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.
 - Bends shown in proposed branches for Building
 - Typically not allowed
- 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 the following:
 - water branch and service requirements
 - meter pit requirements
 - fire protection requirements
 - private fire hydrants and/or building fire department hook ups
 - water permitting
- Water permit information and standards/specifications can also be found online <<https://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

1. A private main sanitary sewer plan shall be provided and will need to be approved by the City Engineer.
2. A Storm Water Management Plan has been submitted and approved for this site.
3. The existing garage located on the east end of 4400 S. 27th St. appears to be in conflict with the proposed triple 42" storm culverts.
4. Three feet of cover needs to be maintained over the top of the 60" and 66" storm sewers.
5. If the sanitary sewer manhole rims are within the 100 year floodplain elevation, bolt down water tight sanitary manhole lids will be required.
6. There are proposed floodplain delineations in portions of the proposed developed site. It should be noted that this mapping is preliminary and may change during the process of being approved. It is in the best interest to design all best management practices (BMPs) and site as to not be affected by the proposed flood plain. Additionally, developing structures in the proposed flood plain area may have impacts on future development restrictions and flood insurance rates. The developer should see Chapter 295-11 for City ordinances relating to development in the floodplain.
7. A flow allocation has been approved by MMSD.

Street Lighting

There are no anticipated impacts to existing or planned Street Lighting facilities due to the modification.

Mapping & Drafting

DPW Mapping & Drafting will be submitting a Common Council Resolution to lift the access easement at South 26th Street. It is expected that addresses assigned to the Garden Apartments in Parcel 2 will most likely be given as 4450 South 26th Street and not 27th Street. Because South 26th Street will now be the primary access for the property, addressing will be assigned off of that street. 4450 South 26th Street is the address that should be used henceforth for permitting.

Planning & Development

Access to the proposed development will be from South 26th Street via an access easement through 4400 South 27th Street. The connection will be for vehicular and pedestrian access. It appears that the pedestrian connection between this proposed development is not uniformly shown on all the plans submitted for CPC approval. The plans should be revised so that the pedestrian connection is clearly shown through the entire development plan set.