

Detailed Planned Development

For the development, known as Admiral's Wharf located at 234 South Water Street

Admiral's Wharf LLC is proposing a Detailed Planned Development (DPD) for a site located at 234 South Water Street. Admiral's Wharf LLC proposes to construct an 11-story mixed use, 133-unit multifamily residential building, which will include parking, 2, 947 square feet of commercial space, and 367 square feet of retail on the river front. 133 parking spaces will be provided. 33 long term bicycle parking spaces and 5 short term bicycle parking spaces are provided. This DPD will include development of a Riverwalk with connections to Pittsburgh Avenue and South Water Street; Oregon Street; and existing Riverwalk to the northwest of Pittsburgh Avenue. Finally, the DPD plans propose development of East Oregon Street with roadway and sidewalk pavement; curb and gutter; bio-retention basin; and underground storm water detention system.

Trash dumpsters will be stored inside the building on the first floor in an enclosed area in the parking garage.

Water:

Water Review Comments for Admirals Warf, 234 S. Water St.:

- MWW has a 16"-1873 water main in S. Water St. available to serve the subject development.
 - Proposed 8" branch is seen to be tapped off of S. Water St.
- Proposed Lateral as noted on plans would be designated as a "Branch" by MWW and Development Center for permitting and recording purposes.
- The proposed branch material [PVC] as shown on the utility plan does not meet MWW specifications.
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
 - Patrick Pauly should not be contacted for this development as noted in the callout on sheet C1.05. All contacts regarding branch installation should be done through the permitting process.
- Water permit information and standards/specifications can also be found online <http://city.milwaukee.gov/water/PermitsSpecs>

- 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”
 - MWW does have various facilities in E. Oregon St. not shown on the plan or survey that may be encountered or in conflict with the proposed underground detention work.
- Mr. Burgess McMillian of DNS Plan Exam (286-3116) 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)
- 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

Sewer Design:

A flow allocation for a previously proposed project was approved in June of 2016. A new flow allocation will not be required for this development.

Storm Water:

- This development will be required to submit a Storm water management plan following the requirements listed under Chapter 120 Code of Ordinances.
- East Oregon Street is a public right-of-way. There must be an agreement in place between the City and Developer before allowing the underground storage and bioswale/rain garden to be placed within the public right-of-way.

Field Engineering

1. All sidewalk in the public right-of-way must have a 5'-0" wide sidewalk that is designed at 1.5% cross-slope. Grade at the high edge and low edge of walk must be provided on the plans.

2. Must use the most up-to-date detail for the Type 2 pedestrian ramps. See attached. Provide detail showing ramp grades (bottom of ramp, top of ramp, flares, landing area, etc.) All grades must be ADA compliant. The landing area for the ramp must be a minimum 4' x 4' IN THE PUBLIC RIGHT-OF-WAY. Based on the layout and design shown, there is not enough space for the landing area.
3. Curb returns for driveway approaches are not permitted. A standard city driveway approach must be constructed to serve the parking entrance. Construct depressed driveway and remove the proposed pedestrian ramps on either side. See attached depressed driveway detail.
4. The low edge of sidewalk must be ONLY a maximum of ½ inch above the top of curb. Any issues with curb will be at owner's expense to repair as needed. Grades at the top of curb and gutter will also be needed on the plans.
5. Department of Public Works (DPW) permit(s) must be applied for and approved prior to any work in the public right-of-way.
6. Any questions regarding geometric and grade design should be directed to Mr. Muhammad Ayesh, 414-286-2477, mayesh@milwaukee.gov.

Multi Modal Planning

- Due to the project's location, bicycle parking should exceed the required minimums.
- Install Type II curb ramps on the southwest corner of the property at Pittsburgh and Water by tightening the corner radii and extending the curb along the Pittsburgh frontage.
- Extend the curb on the Pittsburgh frontage to match with the existing curvature of the street

These recommendations will help slow speeds and improve pedestrian safety.

Street Lighting:

B.E.S. has street lighting facilities behind the curb and on the existing WE Energies pole line on South Water St. and E. Pittsburgh Ave. Based on the conceptual plan, the WE Energies pole line will be eliminated. Street Lighting will have to set temporary overhead to maintain lighting on

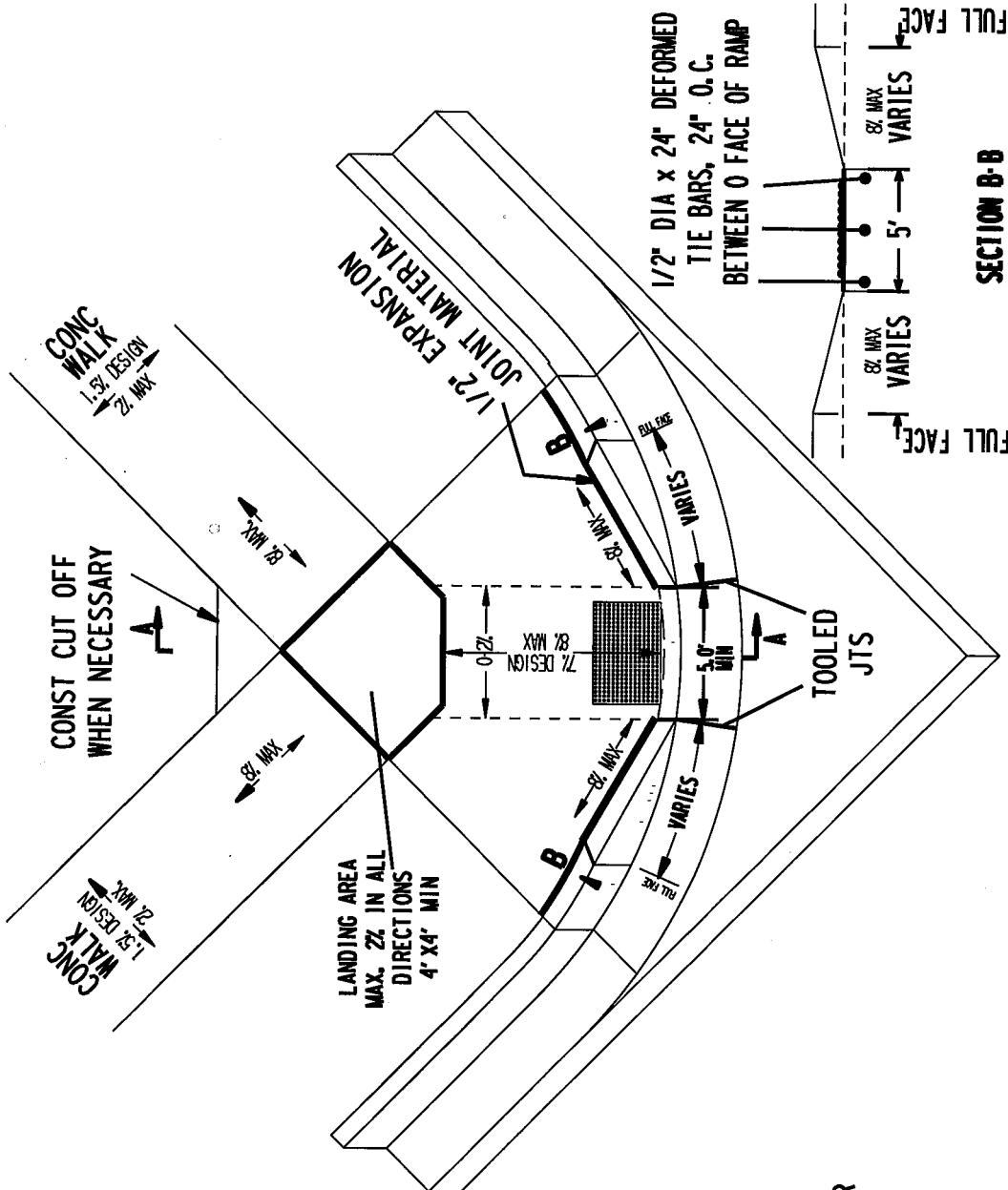
the street, and set concrete pole with standard LED fixture along the new development area including W. Oregon St.

The cost estimate to do the above work is \$40,000.

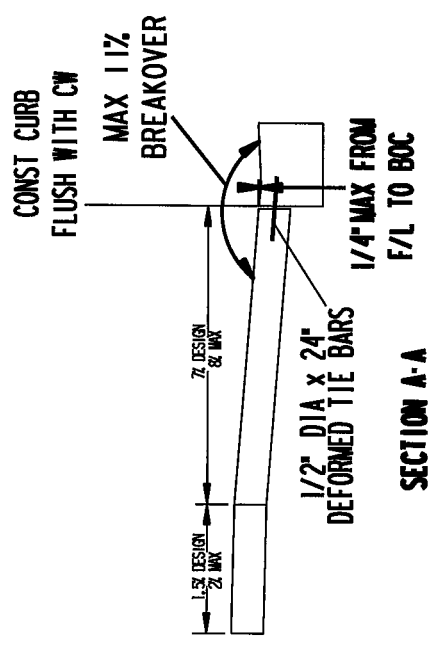
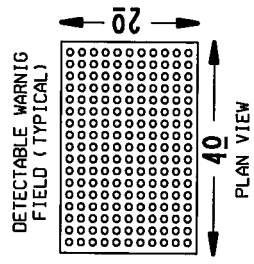
If there are any impacts to City of Milwaukee Street Lighting facilities not foreseen on the preliminary plans, contractor shall pay service fee for alterations required to be done by the city and/ or pay for any damages to City Street Lighting facilities. Report damages to Street Lighting Shop at (414) 286-3015.

Planning & Development:

- Any proposed improvements to East Oregon Street and geometric changes to South Water Street or East Pittsburgh Avenue must be approved by the Department of Public Works.
- Any work in the public right-of-way, including, but not limited to, excavation for the building foundations; construction of East Oregon Street; construction of new sidewalks; occupancy of any portion of the public right-of-way for construction staging, storage of materials, or another reason; and installation of the underground detention system; and installation of landscaping will require Department of Public Works (DPW) permits. Due to the size and scope of this development, DPW recommends scheduling a preliminary meeting to discuss permit requirements for the proposed work. Contact Ms. Dawn Schmidt at 414-286-2454 to arrange for a preliminary meeting regarding DPW permitting.



CONSTRUCTION SECTION	
DEPARTMENT OF PUBLIC WORKS MILWAUKEE, WISCONSIN	
APPROVED BY <i>Robert J. O'Connell</i>	DRAWN BY SUSAN CULL
APPROVED BY <i>Chad Christman</i>	CHECKED BY <i>[Signature]</i>
APPROVED BY <i>Dominic Amin Jr.</i>	DATE 3/1/19
APPROVED: CITY ENGINEER	

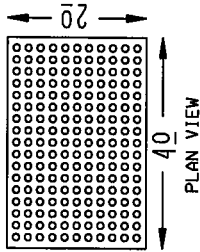


CURB AND SIDEWALK RAMP TYPE I

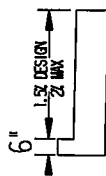
FIGURE - 16 A

DCNF ILENAME

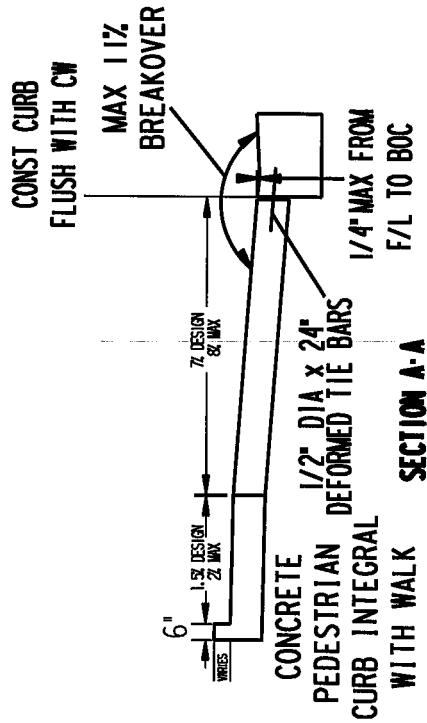
DETECTABLE WARNING FIELD (TYPICAL)



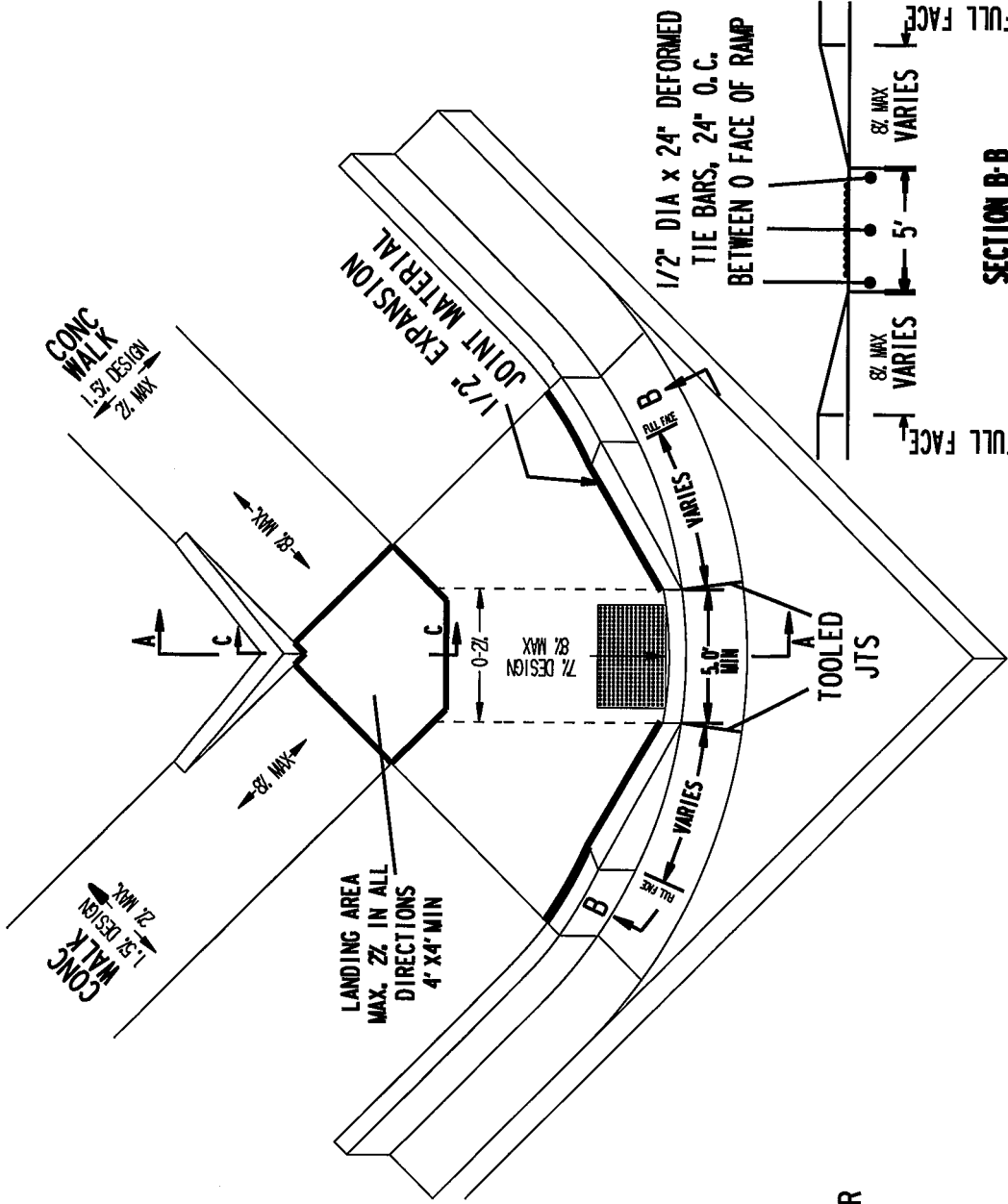
CONCRETE PEDESTRIAN CURB INTEGRAL WITH WALK



SECTION C-C



SECTION A-A



1/2" EXPANSION JOINT MATERIAL

LANDING AREA MAX. Zz IN ALL DIRECTIONS 4' X 4' MIN

Zz DESIGN & MAX

TOOLED JTS

1/2" DIA x 24" DEFORMED TIE BARS, 24" O.C. BETWEEN 0 FACE OF RAMP

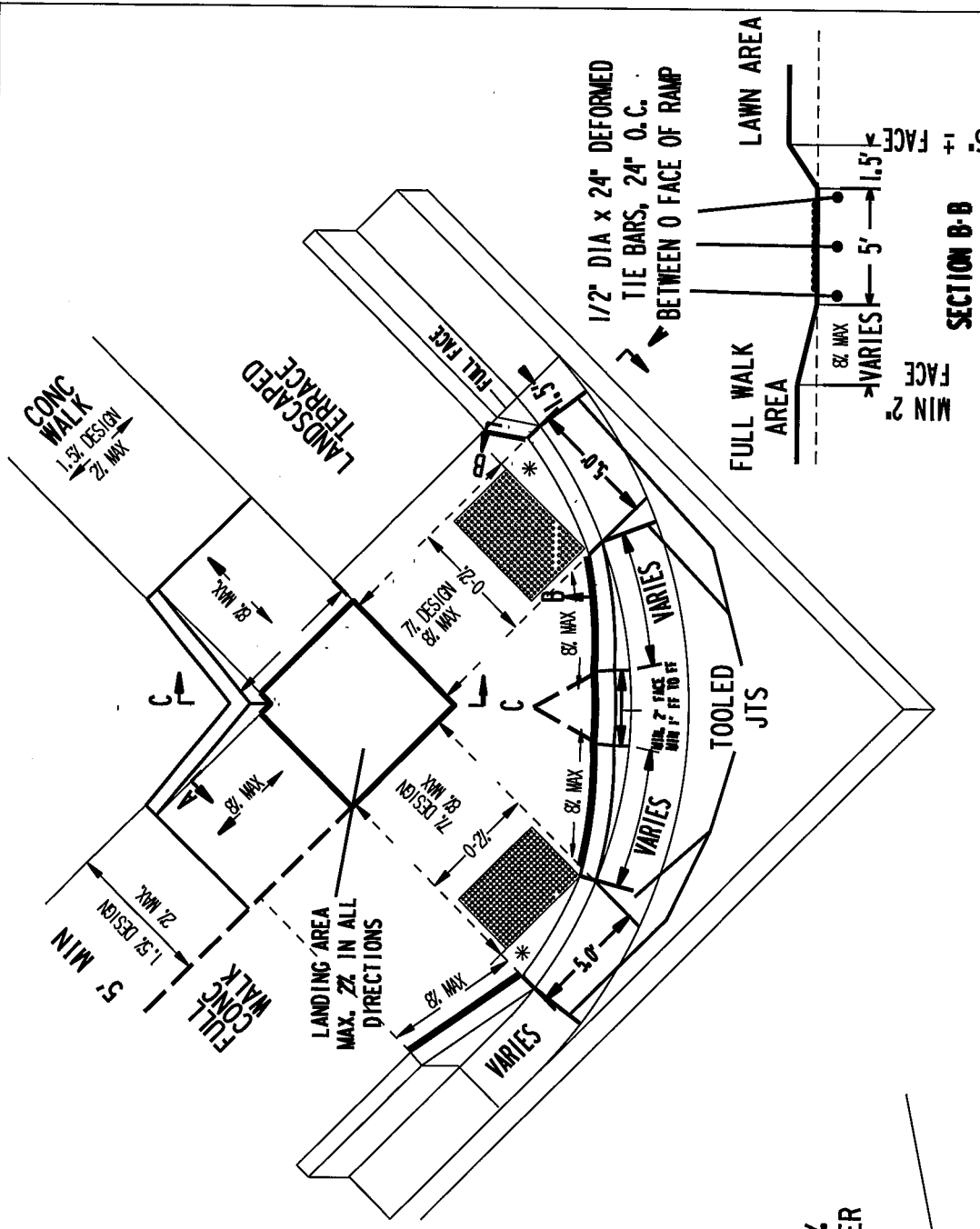
SECTION B-B

CONSTRUCTION SECTION	
DEPARTMENT OF PUBLIC WORKS MILWAUKEE, WISCONSIN	
APPROVED BY <i>Robert D. Feltner</i>	DRAWN BY SUSAN CULL
APPROVED BY <i>Chad Christensen</i>	CHECKED BY <i>S.R. Williams</i>
APPROVED BY <i>Kevin Amin</i>	DATE 3/1/19
APPROVED - CITY ENGINEER	

CURB AND SIDEWALK RAMP TYPE I WITH PEDESTRIAN CURB

FIGURE - 16B

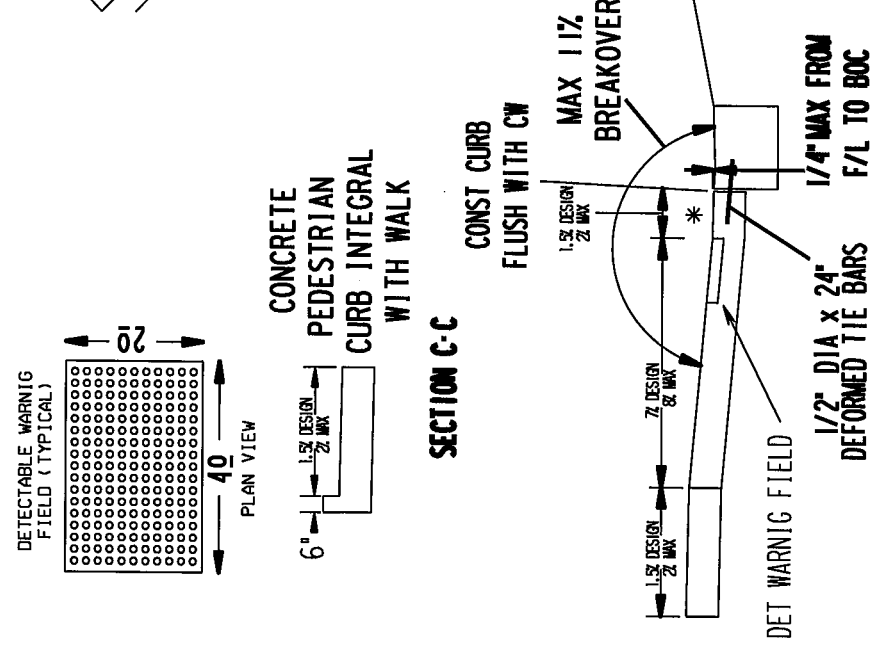
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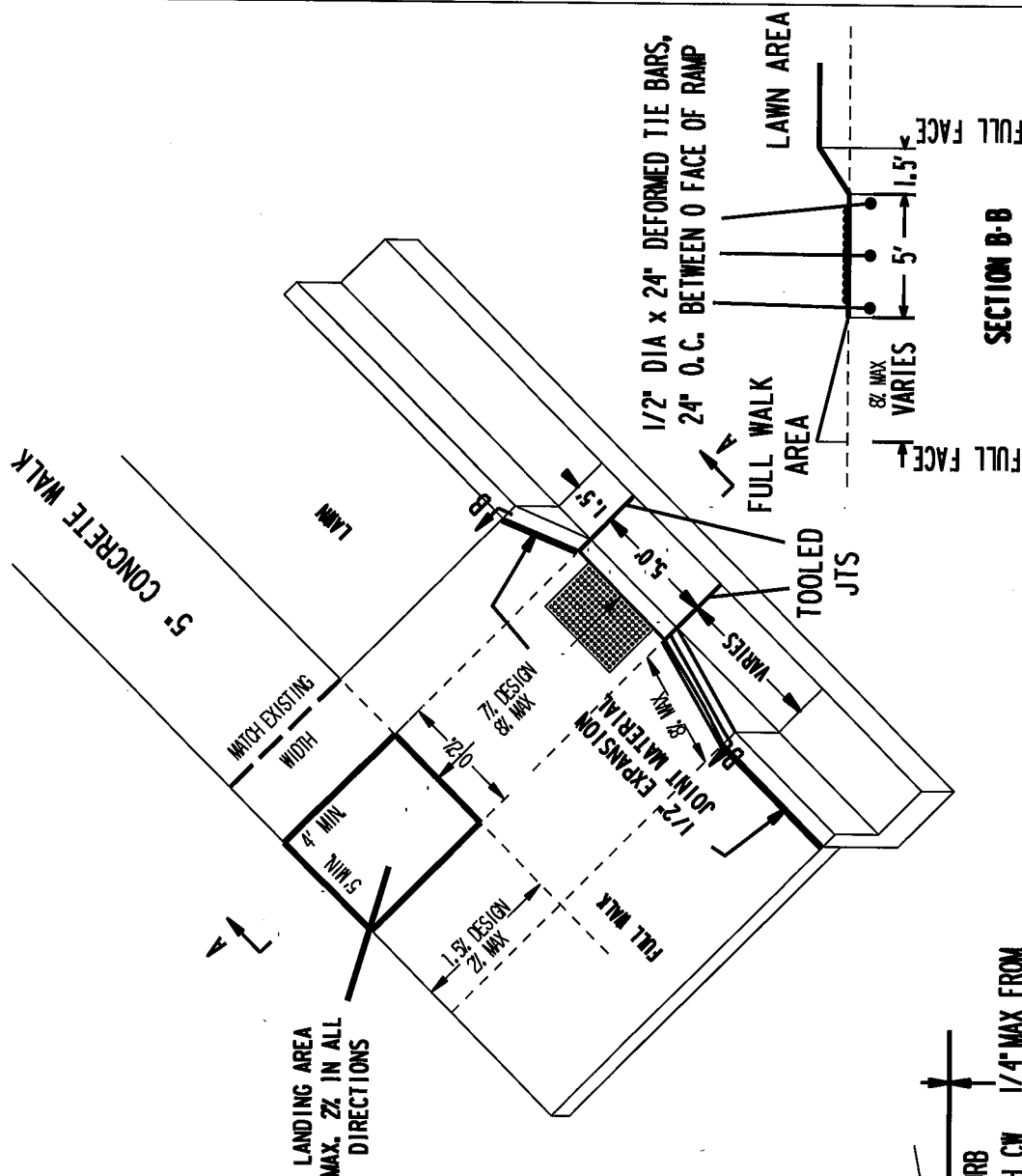
CONSTRUCTION SECTION	
DEPARTMENT OF PUBLIC WORKS MILWAUKEE, WISCONSIN	
APPROVED BY <i>Robert D. Peltz</i>	DRAWN BY SUSAN CULL
APPROVED BY <i>Chad Christbaum</i>	CHECKED BY <i>5/11/19</i>
APPROVED BY <i>Darwin Amin</i>	DATE 3/1/19
APPROVED: CITY ENGINEER	

**CURB AND SIDEWALK RAMP TYPE II
WITH PEDESTRIAN CURB**

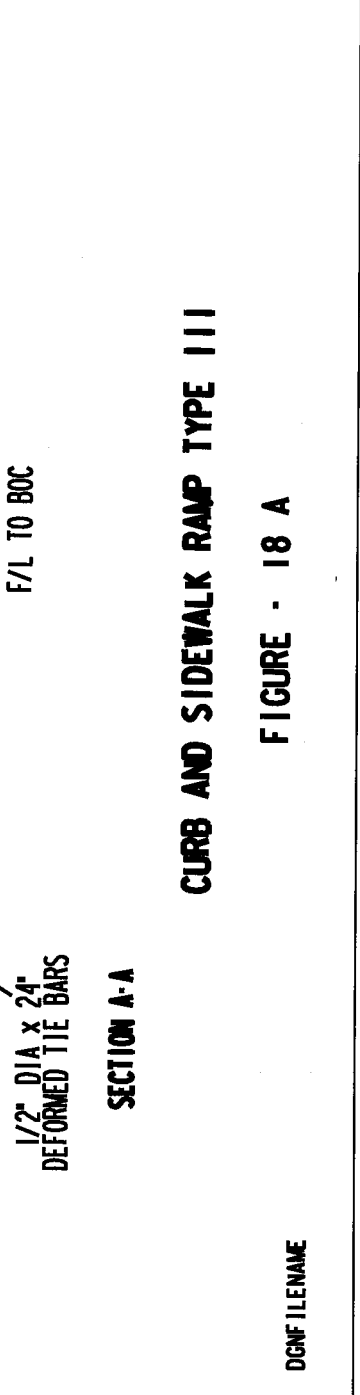
FIGURE - 17B



DCNF ILENAME



CONSTRUCTION SECTION	
DEPARTMENT OF PUBLIC WORKS MILWAUKEE, WISCONSIN	
APPROVED BY <i>Richard D. Peltzman</i>	DRAWN BY SUSAN CULL
APPROVED BY <i>Chad Christmann</i>	APPROVED BY <i>Chad Christmann</i>
APPROVED BY <i>Devin Amin</i>	APPROVED BY CITY ENGINEERS
DATE 3/1/19	DATE



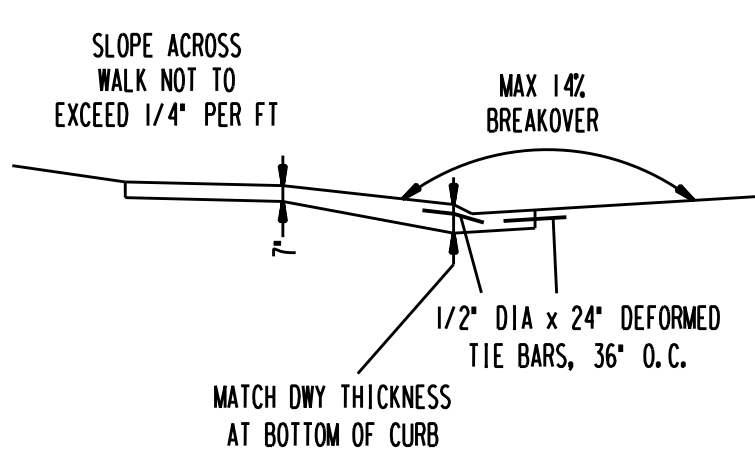
SECTION A-A

SECTION B-B

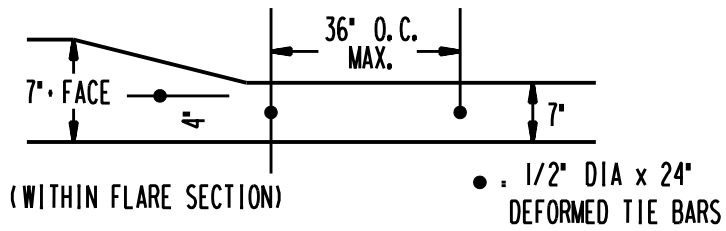
CURB AND SIDEWALK RAMP TYPE III

FIGURE - 18 A

DCNF FILENAME



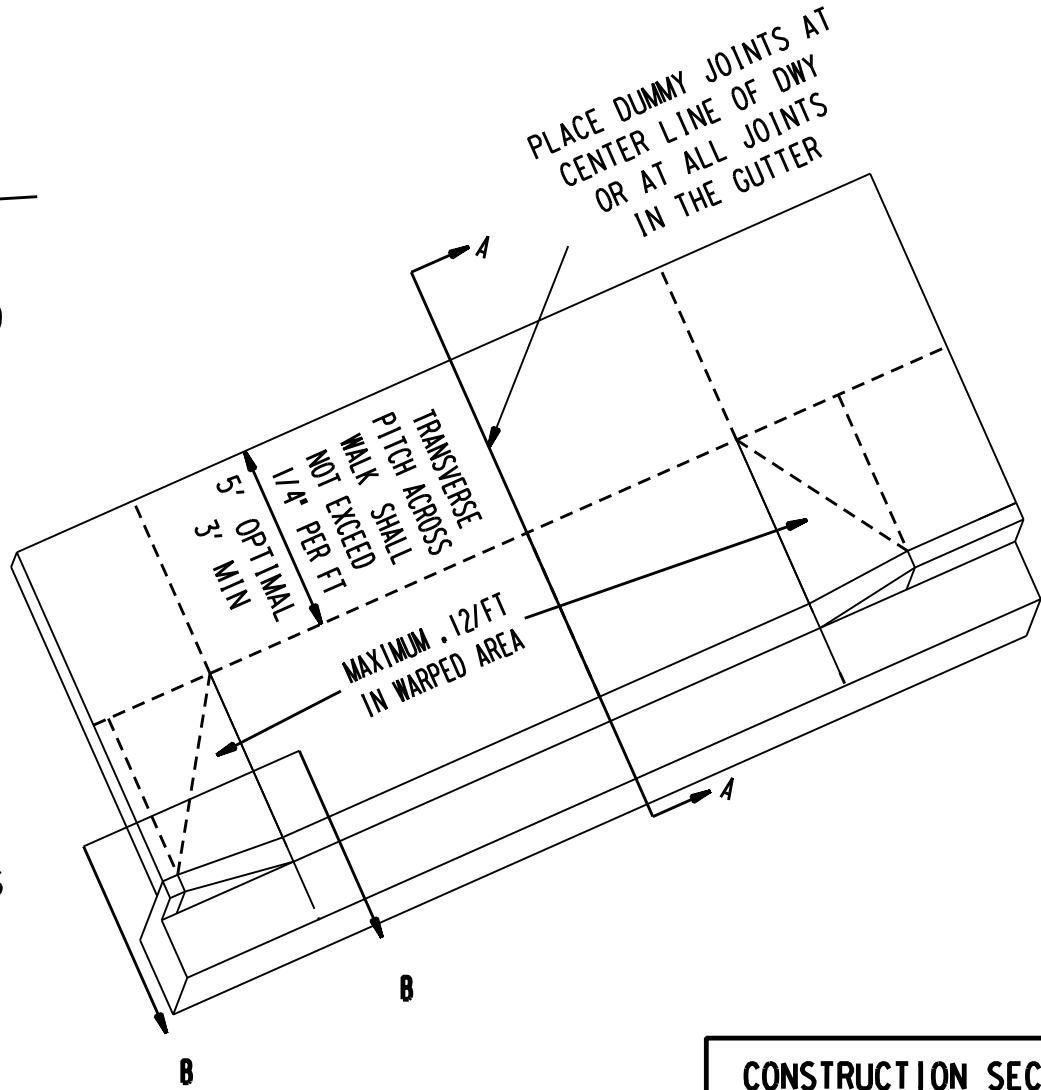
SECTION A-A



SECTION B-B

CONCRETE DRIVEWAY TYPE II
(MODIFIED DEPRESSED)

FIGURE - 23 B



CONSTRUCTION SECTION	
DEPARTMENT OF PUBLIC WORKS MILWAUKEE, WISCONSIN	
<i>Thomas Raab</i> APPROVED BY	SUSAN CULL DRAWN BY
<i>Dale Meyjok</i> APPROVED	SCOTT STEIN CHECKED BY
<i>John P. ...</i> APPROVED CITY ENGINEER	JANUARY 10, 2007 DATE