

## **General Planned Development**

### For North 27<sup>th</sup> Street and West Wisconsin Avenue

January 22, 2020

Near West Side Partners Incorporated (NWSP) is proposing to rezone the city block bounded by North 27<sup>th</sup> Street, North 28<sup>th</sup> Street, West Michigan Street, and West Wisconsin Avenue to a General Planned Development in order to prepare the site for sale for development of a commercial office development consisting of government offices, general office space, parking structure, accessory parking, green space, and public art. IN addition to the aforementioned office uses, approved uses will include commercial retail uses which support general office uses; community serving uses such as community center, library, or health club; accessory parking structure; surface parking; and accessory uses to the principal use.

#### **Water:**

Milwaukee Water Works (MWW) Review Comments for N. 27<sup>th</sup> St. & W. Wisconsin Ave.:

- MWW has a 12"-1934 water main in N. 27<sup>th</sup> St. available to serve the subject development.  
MWW has a 12"-1949 water main in W. Wisconsin Av. available to serve the subject development.  
MWW has a 6"-1887 water main in N. 28th St. available to serve the subject development.  
MWW has a 6"-1898 water main in W. Michigan At. available to serve the subject development.
- All proposed water abandonments and installations to be reviewed and permitted by 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 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.

- 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)
- 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](mailto:watflowtest@milwaukee.gov)

**Environmental:**

Combined and sanitary sewers are available in the adjacent street to serve this property.

There are two existing catch basins with the two proposed to be vacated East-West Alleys. The catch basins shall be conveyed to the Petitioner at a cost of \$400 each for a total cost of \$800.

A storm water management plan will be required for this development if the cumulative area of all land disturbing activity will exceed one acre over a 3-year period of if additional impervious surfaces of 0.5 acres or more are added.

A green infrastructure (GI) plan will be required for this development if 5,000 square feet of impervious surface is added.

**Street Lighting:**

Street Lighting has facilities around the perimeter of the block bounded by North 27<sup>th</sup> Street, North 28<sup>th</sup> Street, West Michigan Street, and West Wisconsin Avenue.

There are a total of two alley lights, which will be removed with the alley vacation

If there are other impacts to City of Milwaukee Street Lighting facilities, 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.

**Traffic:**

Based on the size of the development and the number of potential parking spaces (approximately 700), DPW Traffic Engineering will require that the project team completes a Traffic Impact Analysis (TIA) for all four intersections adjacent to the development. The TIA will be required when a Detail Planned Develop is submitted in the future and will need to be approved by Traffic Engineering prior to approval of building permits.

**Traffic Signals:**

There are traffic signals present at the intersections of West Wisconsin Avenue and North 27<sup>th</sup> Street and West Michigan Street and North 27<sup>th</sup> Street.

**Planning & Development:**

The project description states that bicycle parking will be provided in accordance with s. 295-403 of the Milwaukee Code of Ordinances (MCO) unless specifically altered by a future Detailed Planned Development. DPW requests that the standards of MCO s. 295-403 be maintained as a minimum requirement for bicycle parking. Bicycle parking provided above and beyond the standards of MCO s. 295-403 is, of course, welcome.

The project description does not address locations for trash and recycling. The developer must provide sufficient receptacles to deal with trash and recycling generated by this development. Further, any dumpsters must be screened in compliance with MCO s. 295-605-4-e-3.