

Department of Public Works Comments

Review for development of a multi-family residential development at 234 South Water Street

May 28, 2026

Kaeding Development Group is proposing to construct a multi-family residential building consisting of up to 200 dwelling units and 198 interior parking spaces. The development will also include construction of a new stub end street in the unimproved right-of-way of East Oregon Street to the south of the site; new sidewalk along the east side of South Water Street adjacent to the property; and a new Riverwalk segment with associated pedestrian connections. The proposed building will be 12 stories of which 4 floors will be parking and 8 floors will be residential units. There have been several previous Detailed Planned Developments (DPD) proposed for property over the years. At this time the previous DPDs have expired and a new DPD is required to rezone the site from General Planned Development (GDP).

Access to the parking garage will be via the new East Oregon Street roadway. The main pedestrian entrance to the building will be at the corner of East Pittsburgh Avenue and South Water Street. Additional pedestrian entrances will be located via the Riverwalk and East Oregon Street. Per the plans, dumpsters will be stored in a trash room is located within the parking garage.

Environmental

- Sewers are available to serve the facility in South Water Street and East Pittsburgh Avenue.
- This parcel is located adjacent to the Milwaukee River in sewersheds CS7406#1 and CS7407#1. Sewersheds CS7406#1 and 7407#1 do not have enough available capacity to serve this property, so the City will request a flow allocation transfer from the MMSD when a building permit is applied for.
- A floodplain development permit is required that meets the requirements of City of Milwaukee Ordinance Chapter 295, Subchapter 11 - Floodplain Overlay Zones.
- A Storm Water Management Plan will be required for this development.

Multi Modal Planning

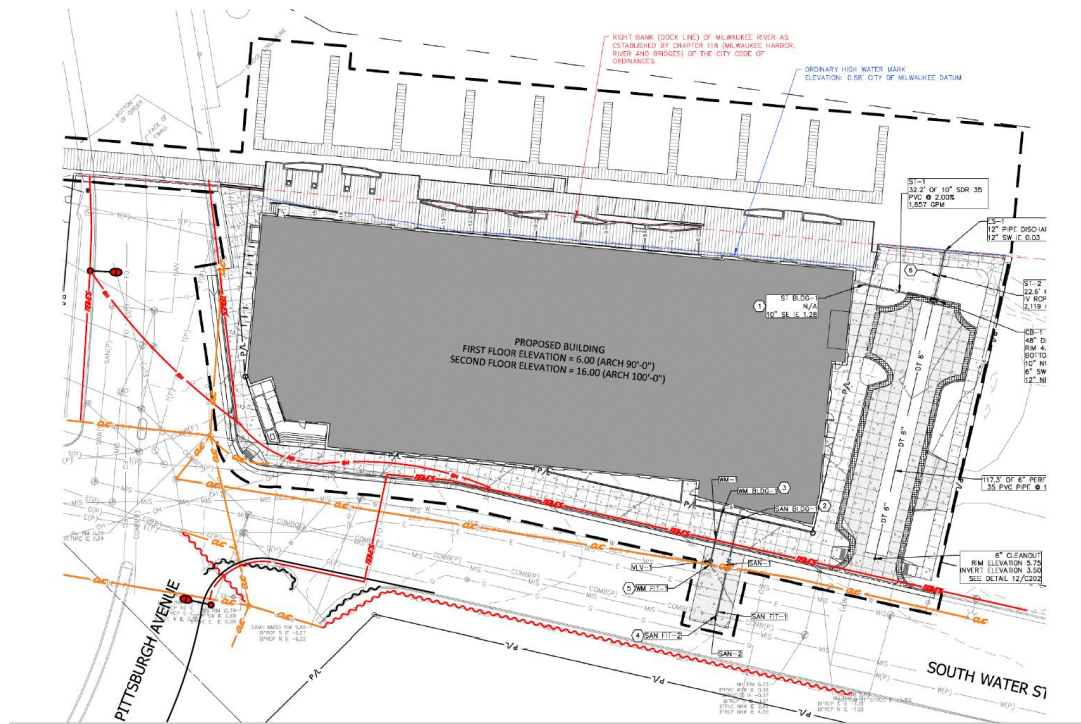
DPW will be upgrading the existing bike lanes on South Water Street and on the East Pittsburgh Avenue/North Young Street Bridge to include new two-way protected bike lanes along the east/north curb of South Water Street and the east/south curb of East Pittsburgh Avenue between South Water Street and Young Street Bridge. Plans for this work can be obtained from the Multi Modal Planning Group by contacting Mike Amsden, Multi Modal Planning Manager, at mamsde@milwaukee.gov.

There are existing City Underground Conduit (CUC) facilities that are around the perimeter of the project that are not shown and/or labeled correctly. Please see the drawing below at the bottom of the Street Lighting comments.

Street Lighting

The unspecified adjustments to the existing WE Energies overhead utilities along S. Water Street, the Street Lighting Department requires our facilities to be relocated from the east side of the roadway to the west side of the roadway before any construction is to occur. This will likely entail purchasing two new 26' concrete poles, pull boxes, conduit, and cabling required to power the new poles and maintain the existing street lighting circuitry in the area.

Also, the utilities have a few incorrect labels. See below for correct utility markings.



Structures

-WE Energies power feed to the Broadway Bridge is at or near the southeast wing wall of the existing bridge. Coordination for this utility and any potential impact or relocation will be necessary.

-Communication equipment for the bridge will be installed in 2026 and located on the light pole at the northeast corner of the intersection with S. Water Street. Coordination for any proposed impacts on this facility will be required.

-Grading near or adjacent to the bridge on the southeast corner of the bridge near the existing wall will need to be carefully coordinated with and reviewed by the City. Are any adjustments to the existing wing walls proposed or needed based on the site plan?

-Detailed Riverwalk plans will need to be reviewed to ensure they pass under the existing bridge at an appropriate grade.

-Appropriate permits must be applied for and approved by WDNR, USACE, and/or USCG for all proposed work in the water.

-A future Riverwalk development agreement will likely be needed.

-Detailed plan review will be needed at a future date.

Questions regarding these comments should be directed to Mr. Jonathan Thomas, Structural Design Manager – Bridges & Buildings, at jdthoma@milwaukee.gov.

Water

Water Review Comments for [DPD Residential development] [234 S. Water St.]:

- MWW has a 16" water main in S. Water St. available to serve the subject development.
 - Current location of proposed 8" service/branch to be served by this water main
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed Private Watermain as noted on plans would be designated as a "Branch" by MWW and Development Center for permitting and recording purposes.
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
 - Proposed tapping sleeve shown in sheet C105A
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
 - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process
- Water Maps may be ordered through Diggers Hotline (800)-242-8511 or 811

- Caller should state “For planning purposes only-Milwaukee Water Works only need reply”.
- Non-residential requestors may be directed to the Diggers Hotline portal.
- Website: <https://www.diggershotline.com/> (Portal: <https://geocall.diggershotline.com/geocall/portal>)
- 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 Department of Neighborhood Services – Plan Exam (Milwaukee Development Center) reviews all private-side water inquiries and permit submittals.
 - Includes ?s related to water services, water branches, water meter pits/vaults, proposed water meter locations, private fire protection requirements, plumbing permits, etc.
 - Includes coordination of tapping means/methods during the permitting process.
 - Milwaukee Development Center General Phone # 414-286-8210 & Email DevelopmentCenterInfo@milwaukee.gov
 - Milwaukee Development Center – DNS Plumbing/Water Specific Phone # 414-286-8208
 - Website: <https://city.milwaukee.gov/DNS/permits>
- 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

Planning & Development

Planning & Development (P&D) notes that an in-depth review of the proposed improvement of the right-of-way to the south of the development and of the proposed sidewalk along South Water Street will be performed during the permitting stage for this development. At that time, DPW will be reviewing plans for compliance with the Public Right-Of-Way Accessibility Guidelines (PROWAG); for compliance with City of Milwaukee specifications; and in response to work performed by DPW departments adjacent to the proposed development.

The site layout plan, sheet C102, shows a proposed loading zone on East Oregon Street to facilitate move-ins and move-outs. Per the project narrative, package and mail delivery will take place via the main entrance at the corner of Water Street and Pittsburgh Avenue. In addition to package deliveries, it is expected that services such as Uber Eats, Door Dash, etc. would access the building via the main building entrance. It would be expected that rideshare services would also use the main entrance to the building as a pick-up or drop-off point for passengers. P&D requests that the development implement a loading zone on South Water Street adjacent to the main building entrance to accommodate delivery of packages, delivery services, and rideshare services.

There are several bike racks that are proposed to be located between the north end of the building and the bridge. P&D recommends that the bike parking be relocated away from the Riverwalk. Bicycles are generally not permitted on the Riverwalk and P&D is concerned that placing the racks on the Riverwalk connector will encourage bike usage on the Riverwalk. Further, P&D is concerned that bike parking as shown on the plans will create narrow points within the Riverwalk connecting. Generally, DPW is not opposed to locating bike racks within the public right-of-way and the South Water Street frontage of the property may be able to accommodate at least some of the proposed bike parking.

P&D notes that the proposed area well located along the north end of the building appears to create a narrow point within the Riverwalk connector. It is understood that the area well will serve to exhaust the internal parking garage. Is it possible for this area well to be designed so that the top of the area well is flush with the adjacent sidewalk grade and covered by a grate? Any grate covering should be ADA compliant if it is to be flush with the adjacent sidewalk.

The Hank Aaron State Trail runs on East Pittsburgh Avenue adjacent to the proposed development. In addition, South Water Street adjacent to the development is a designated bike route and connector to the Hank Aaron State Trail. There are numerous other bicycle facilities in vicinity of this development, including connections to Milwaukee County's Oak Leaf Trail and City of Milwaukee's KK River Trail. P&D recommends that the development provide accommodation for bicycle parking that exceeds the requirements of the zoning code.

DPW notes that the closest MCTS routes to the development are the South 1st Street. MCTS Routes 15, 18, and Green Line can be accessed approximately two blocks to the west of the proposed development.