

Detailed Planned Development 1st Amendment

For the redevelopment of the McKinley School property located at 2001 West Vliet Street into multi-family housing.

April 29, 2021

Gorman & Company is requesting an amendment to the Detailed Planned Development for the redevelopment of the McKinley School property located at 2001 West Vliet Street. This proposed amendment incorporates a portion of 1255 North 20th Street, changing the zoning on this land from Two-Family Residential, RT4, to Detailed Planned Development (DPD). Other changes to this development include changing the previously approved two-family townhouses along West Vliet Street to single-family houses and shifting four units into the former school building, which will now house a total of 40 residential units. The developer is also proposing an additional 30 space parking lot south of the former school building on the portion of land from 1255 North 20th Street. Other changes to the previously approved DPD include dedication of the east-west alley north of the former school building as public right-of-way; addition of decorative metal fences around parking areas; and the potential addition to the multi-family development of on-site support services for residents only.

Dumpsters for the multi-family development will be located within a masonry enclosure with a wood gate that will be located along the south edge of the to-be-dedicated alley. The development will provide up to 82 car parking spaces for the multi-family portion of the development between the north and south parking lots. Bicycle parking will be provided outdoors on the north side of the former school building and will be compliant with s. 295-404 of the Milwaukee Code of Ordinances.

Water:

Water Review Comments for McKinley School Renovation, 2001 W. Vliet St.:

- MWW has an 8” water main in W. Vliet St. available to serve the subject development.
- MWW has a 6” water main in N 21st St. available to serve the subject development.
- MWW has a 6” water main in N 20th St. available to serve the subject development.

- MWW has a 6” water main in an easement WE-290; Vacated W. McKinley Ave. within the existing development property.
 - Current location is in proposed south parking lot.
 - Per our records, an existing 3” branch and 2” lateral is tapped off this main for the existing building.

- 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.
- Water main in W. Vliet St. shown incorrectly.
 - Water main along with the laterals and two hydrants shown as benchmarks on the survey map were abandoned with the 2018 water main relay project.
 - See plan file: 2018087
- Water min in N. 21st St. shown incorrectly.
 - Only one water main is shown in N. 21st street however MWW has 2 mains in N. 21st Street.
 - See plan file: 2018087 and 69072
- 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”
- 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 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:

Public main combined sewers are available to serve the proposed facility. Combined sewers are located in W. Vliet St, W. McKinley Av. (ext,) N. 20th St, and N. 21st St.

This parcel is located in MI Basin CS 5196A1. In 2018, there was a flow allocation request made for 12,987 gallons per day (GPD) for the previous iteration of this

development. The flow allocation for this new request is 9432 GPD, which is less than the previously approved request, so this development is within sewer shed capacity.

A storm Water Management Plan (SWMP) is required for this development.

Planning & Development:

Planning & Development notes that dumpsters for the multi-family development in the former school building will be stored within a masonry enclosure that has a wood gate. The enclosure will be located adjacent to the to-be-dedicated east-west alley. It is expected that trash and recycling storage for the single-family homes along West Vliet Street will be done in tote sized containers that will be stored adjacent to the to-be-dedicated alley.

The written narrative states that bicycle parking will be provided in accordance with s. 295-404 of the Milwaukee Code of Ordinances. Bicycle parking for the multi-family development will be located north of the former school building west of North 20th Street.

The developer proposes to enclose parking area for the multi-family development with decorative metal fencing. It is not clear from the plans where that fencing will be located specifically. DPW requires that any fencing be located wholly on private property.