

Detailed Plan Development

For the development that is known as 2130 S. Kinnickinnic located within the westerly portion of the block bounded by South Kinnickinnic Avenue, East Ward Street, East Bay Street and East Archer Avenue

June 20, 2017

New Land Enterprises is proposing to construct a new 6-story mixed-use building on the site of the former Hamburger Mary's and adjacent sites (310 and 316 East Archer Avenue, and lots 21 and 22 of 353 East Bay Street) on 2130 South Kinnickinnic Avenue in Milwaukee's Bay View neighborhood.

The building, located at the gateway of Bay View at the intersection of South Kinnickinnic Avenue, East Bay Street, and East Becher Street, will consist of 144 market rate apartments and approximately 14,400 SF of retail space. The frontage onto South Kinnickinnic Avenue contains the retail spaces behind a recessed arcade, while the sides facing East Bay Street and East Archer Avenue contain lobby entrances and the entry into the parking garage from East Bay Street. The building has a two story parking structure with room for up to 187 cars, and bicycle parking.

In addition to the rezoning to a Detailed Planned Development (DPD), other processes associated with this development will include a City land sale for lots 21 and 22 of 353 East Bay Street, partial alley vacation, and dedication of land for a new alley leg to Bay Street. The vacation and dedication are in process.

Water:

Water Review Comments for 2130 S. Kinnickinnic Development (Bay St., Kinnickinnic Ave., Archer Ave.)

- MWW has a 12" water main in East Bay Street available to serve the subject development.
 - Location of proposed 6" water connection in Utility Plan Sheet C4.0
- There is an 8" water main in South Kinnickinnic Avenue available to serve the subject development.
- There is a 6" water main in East Archer Avenue.
- Proposed Service as noted on plans would be designated as a "Branch" by MWW and Development Center for permitting and recording purposes.
 - Valve will be required on 6" branch pipe

- Tapping means/methods would need to be coordinated with DNS Plan Exam during the permitting process.
 - Proposed full body fitting with sleeve shown in C4.0
- The water main in East Bay Street is located approximately 24.5' S/o the N/ROW of East Bay Street (between S.Hilbert St. and S.Allis St.)
 - 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"
- Mr. Burgess McMillian of DNS Plan Exam (286-3116) can be contacted for water branch and possible fire protection requirements.
- Water permit information and standards/specifications can also be found online <<http://city.milwaukee.gov/water/PermitsSpecs>>

Environmental:

1. There are sewers available to serve this development. There is a 30-inch combined sewer in East Bay Street, a 36-inch combined Sewer in South Kinnickinnic Avenue, and a 15-inch combined sewer in East Archer Avenue. The developer proposes directing both their sanitary and storm laterals to East Bay Street.

The utility plan shows manholes being constructed for each lateral. If a manhole is to be constructed, a concrete collar will be required to connect the new structure to the existing 30-inch diameter brick sewer built in 1877 (**see attached detail**). However, the size of the proposed sewer laterals do not require that a manhole must be built, as per the Standard Specifications for Sewer & Water Construction in Wisconsin. The connections could be cored into the sewer as an alternate but making sure that old brick sewer integrity is not compromised. The plumber also must have one of our inspector present at the time of making the connections to make sure that it is done as per City's standards. Please have them call 414-286-2013 so that an inspector can be assigned.

2. This development requires 30,557 GPD of flow, based on the provided bedroom counts. A flow allocation request has been sent to MMSD for approval.

3. A Storm Water Management Plan will be required for this development. The proposed development will cause more than one acre of land disturbing activity.

Street Lighting:

Street Lighting has facilities on East Bay Street and South Kinnickinnic Avenue within the project limits. Contact Digger's Hotline to locate the exact location.

Based on the preliminary drawing of the housing development, the two existing harp lights on South Kinnickinnic Avenue will be impacted. Street Lighting will not reduce the amount of existing lighting in the field and any pole relocation will be at developer's expense. In addition, with the amount of proposed curb and sidewalk replacement, it is recommended that Street Lighting set overhead cabling in order to keep the street lights working.

Any planned tree shall be kept at least 20' from any street light pole.

Contact field supervisor Dennis Miller at 414-708-4251 72 business hours in advance before any concrete backfilled so Street Lighting can install conduit for future use in the area behind curb.

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.

Underground Conduit:

There is a City Underground Conduit package running east from the pork chop island that cuts through the curb, gutter and walk on the northeast corner of South Kinnickinnic Ave. and East Bay Street. The conduit package is show as an orange "T" line on sheet S1.0.

It does not appear that the conduit package is in conflict with the proposed development.

Traffic:

A TIA was prepared for the project. In reviewing the TIA, it appears that the proposed North Driveway will align will Hilbert St. to the north to create a 4-legged intersection. Counts for the Hilbert St. approach should be made available for review. If the full

median opening is provided, a 10' wide, 75' long eastbound left turn lane should be constructed at development's expense due to the curvature of East Bay Street between South Kinnickinnic Avenue and South Hilbert Street.

The developer and Traffic Analysis & Design, Inc. have not responded regarding the median revision. Otherwise the TIA is accepted.

Signals:

There are no impacts to the existing traffic signal facilities.

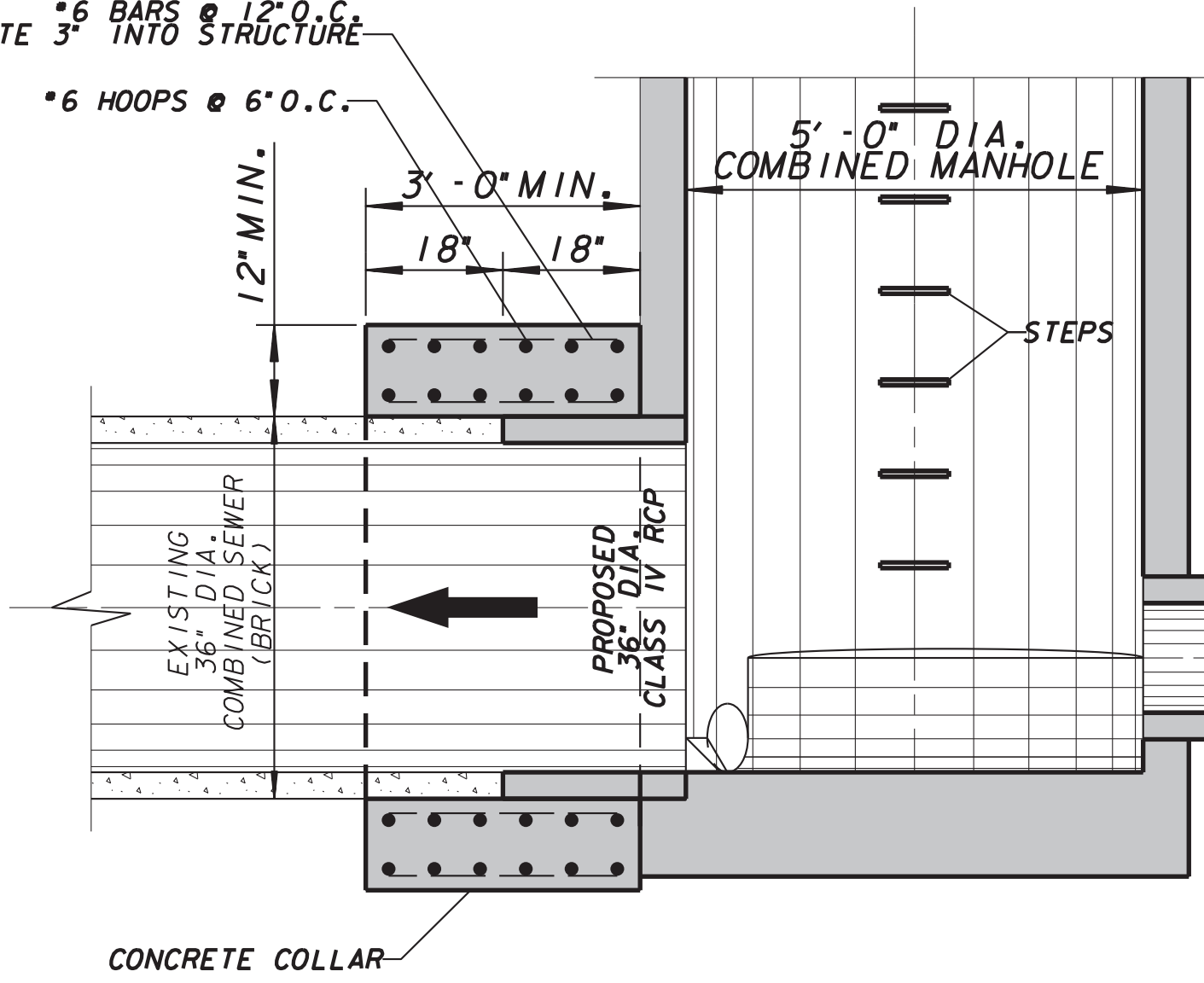
Planning:

There are 84 bike spaces to be located internal to the parking structure. Layout is not specified. 8 bike spaces are specified outside the building per the commercial 2000 sf code requirement.

Interior trash bins for the development appear to be located in the parking garage area abutting the southerly elevators for rollout to East Bay Street.

**•6 BARS @ 12" O.C.
PENETRATE 3" INTO STRUCTURE**

•6 HOOPS @ 6" O.C.



CONCRETE COLLAR

**5' - 0" DIA.
COMBINED MANHOLE**

STEPS

**EXISTING
36" DIA.
COMBINED SEWER
(BRICK)**

**PROPOSED
36" DIA.
CLASS IV RCP**

12" MIN.

3' - 0" MIN.

18"

18"