

Detailed Plan Development

For the development that is known as Cristo Rey Jesuit High School - Clarke Square, located at the eastly portion of Clarke Square bounded by West Pierce Avenue, West National Avenue and east of South 19th Street extended

January 22, 2018

The Cristo Rey Jesuit High School, in its third year of operation, is proposing to relocate its current operations from 1215 South 45th Street to the former Pick-n-save site at 1818 West National Avenue.

1818 W. National Avenue is currently zoned Detailed Plan Development (Clarke Square) and is proposed to be rezoned to Institutional, TL, to accommodate the redevelopment of the site into a high school.

Christo Rey Jesuit High School project **will not** have any specific development plans reviewed/approved as part of this rezoning since it is going to a normal zoning designation. The High School already met with a plan examiner and it has been determined that the scope of their redevelopment plans appears to comply with the TL zoning standards.

The proposed building site is currently 111,250 square feet, more than doubling the current 45,000 square foot building at 1215 South 45th Street. The current enrollment of 324 students is expected to increase to 500 students with the first senior class graduating in the spring of 2019.

Water:

Water Review Comments for proposed Cristo Rey Jesuit High School (1818 West National Avenue):

- MWW has a 12" water main in West National Avenue available to serve the subject development.
- There are no proposed water connection locations shown on the plans
- 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 exist a 42” diameter combined sewer on West Pierce Street, a 24” diameter combined sewer on West National Avenue, and a 29"x45" Horizontal elliptical combined sewer on West National Avenue, all of which are available to serve the proposed development.
2. The development lies within sewershed CS7396#1 and generates 8,244 gpd sanitary flow based on a 8.244 acre property size. The property was previously commercial and is now being changed to a school which generates less flow. Therefore a flow allocation request is not required but we have still notified MMSD of this change.
3. A Storm Water Management Plan (SWMP) is required for this development if:
 - The cumulative area of all land disturbing activity is more than one acre over a 3-year period.
 - Additional impervious surface of 0.5 acre or more is added.
 - The cumulative area of all land distribution activity is more than two acres.

Street Lighting:

There are existing street lighting facilities on 1800 blocks of W. National Ave.

Based on the conceptual plan submitted here, there will not be any impact to street lighting facilities.

If there is any sidewalk restoration needed, contractor is to contact Dennis Miller at 414-708-4251 five business days before pouring any concrete in order to arrange conduit installation.

Additional cost will incur if there is any impact to street lighting facilities not foreseen here. Please contact John Moxness at 414-286-5435 for cost estimate.

Underground Conduit:

There are no existing or proposed CUC facilities located within the proposed development.

Traffic:

Traffic would like the West Pierce Street and West Reynolds Place intersection to be improved if funding is available. The current alignment and operation is poor for vehicles and pedestrians.

A parking lot internal traffic movement plan should be developed to determine the status of the north and south driveways abutting the west face of the building.

Signals:

There appear to be no impacts to the existing traffic signal facilities.

There may be revisions to the signals at West National Avenue and South 19th Street. The signal at South 19th Street is a private interest signal and the property owner would now become responsible for maintenance and electrical energy if the signal is maintained. Contact Joseph Blakeman at 414-286-8070.

Planning:

No proposed plans have been offered. It is assumed an enclosed refuse area will be located along the east face of the building.

Adequate access for pedestrians and private vehicles shall be provided. Interior and exterior bicycle parking minimum requirements per Zoning Code 295-404 will need to be incorporated into the building and site.