

Freshwater Plaza – Phase 2 Lot 2

For a proposed development within the block bounded by East Scott Street, East Greenfield Avenue, South 1st Street and the Canadian Pacific RR/ City Bike ROWs

February 11, 2019

In accordance with the approved General Plan Development (GPD), FN 141111, the Developer is seeking approval for a Freshwater Plaza Detailed Planned Development (DPD) amendment for the property located at 1288 South 1st Street.

Freshwater Plaza was rezoned from the GPD to a Detailed Planned Development (DPD) known as 1st and Greenfield Phase 1 on December 16, 2014 per FN 141113. This permitted the first phase of the development which consisted of the Cermak grocery store and a mixed-use building at the northeast corner of South 1st Street and East Greenfield Avenue.

The DPD was further amended in FN 170499 to permit the development of the Phase 2 Lot 1 outlot (CSM 8970) for a standalone Sherwin Williams Paint Store along South 1st Street. The applicant is requesting that the DPD be further amended to permit the **Phase 2 development of Lot 2** (CSM 8970) for a stand-alone Summit Credit Union branch office with drive-thru. The credit union will include a drive-thru lane that will exit onto the access drive, developed under Phase 1, that divides Lots 1 and 2. It is the credit union site that DPW comments relate to.

Water:

Water Review Comments for Freshwater Plaza - 1228 South 1st Street:

- MWW has a 6"-1873 water main in South 1st Street available to serve the subject development.
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- 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:

1. This development is included in the Greenfield development storm water management plan (SWMP) that was approved on 07/22/2015. However no building permit will be issued until the following:
 - a. Please provide modeling (HydroCAD and WinSLAMM) for the proposed site location. This area was accounted for in the original SWMP and since there is only one proposed bio new modeling will be required.
 - b. Bond for the Best Management Practice (BMP) will be required only for BMP on proposed project, not entire site.
2. A combined sewer is available for the planned development in South 1st Street. The development plans show that storm water will be routed through a private sewer.
3. Quit Claim Deed #2856 shows the 15" combined sewer within the lot as having been granted to Citizens Bank on 9/29/15

Street lighting

There are existing street lighting facilities on South 1st Street between East Greenfield Avenue and East Scott Street. Based on the preliminary layout, contractor will need to protect and adjust the existing street lighting facilities behind the east curb of South 1st Street in order to avoid setting temporary overhead within the project limits. If there are any impacts to City of Milwaukee Street Lighting facilities, the contractor shall pay the necessary service fees for alterations required to be done by the city.

The contractor has to call Digger's Hotline to identify and paint in all utilities. The contractor will be held responsible for all damages to our facilities. Report damages to Street Lighting Shop at (414) 286-3015.

There is an existing street lighting pole just south of the private driveway, it can be relocated for \$6,000 if contractor cannot work around it.

If there are any alterations, please contact Richard Roh in engineering at (414) 286-3342 for cost estimate.

Underground Conduit

There is an existing City Underground Conduit (CUC) package (shown as “E” on the plan) in the South 1st Street roadway that is 16’ west of the property line. Contractor is to use caution when working near the active CUC package. The Contractor will hydro-excavate to expose the conduit package prior to installing the sewer and water laterals. The Contractor will fully support the conduit package where it crosses the lateral excavation. There are no other anticipated conflicts.

Traffic:

The teller and ATM drive-thru circulation exiting onto the access drive is acceptable.

Planning:

The development contains a stand-alone brick clad trash enclosure accessible from the adjacent parking area to the east.

Per Zoning Code 295-404 under ‘Commercial and Office Uses’, the gross floor area is below the minimum square footage. Therefore, a minimum of 2 Long-term and 2 Short-term bicycle spaces should be provided for the development. Contact Mr James Hannig, Multi Modal Unit, at (414) 286-8750 with any questions.