

Detailed Planned Development

For the development of a office building at 1540 North Jefferson Street

June 10, 2021

The property owner is requesting a change of zoning from Two-Family Residential (RT4) to Detailed Planned Development (DPD) for a portion of 1540 North Jefferson Street in order to allow construction of a commercial building and associated parking lot. More specifically, a 3-story, approximately 11,200 square foot office building is proposed on the northwest corner of the parcel with parking off of the existing alley to the southeast of the building. The remainder of the site will retain the existing RT4 residential zoning and will be divided into two lots for future development of a two-family townhouse on each of the lots.

Trash dumpsters for the proposed commercial building will be stored inside an enclosure located adjacent to the north-south alley to the north of the parking area. Per the DPD narrative, this development will conform to s. 295-404 Bicycle Parking.

Water:

Water Review Comments for The 1500's; 1540 Jefferson St. Milwaukee, WI

- MWW has an 8" water main in E. Pleasant St. available to serve the subject development.
- MWW has a 6" water main in N Jefferson St. available to serve the subject development.
- The proposed plan shows a reconnection to a water service on E Pleasant St. approx. 38 feet from the E ROW line of N. Jefferson St. (Developer to verify all water service information with the Milwaukee Development Center).
 - This is a lead service, and lead service piping shall not be reconnected.
 - There is a service on E Pleasant St. approx. 9 feet from the E ROW line of N. Jefferson St. that may be available for reconnection (Developer to verify all water service information with the Milwaukee Development Center).
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- 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 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 <<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

Environmental Engineering:

- This development is located in MI basin CS7233#1. The Capacity for this MI basin is 0.019 mgd (19000 gpd) for 2035 and 0.032 mgd (32000 gpd) for 2050 buildout. The 11200 sq. ft. footprint of the proposed office building is 0.257 acres. This leads to an increase in base sanitary flow (BSF) of 385.5 gallons per day.
- There is enough capacity for the basin to handle the additional flow from this development.
- A day care center was located at this site until 2018. The building footprint for the day care building was approximately 2950 sq. ft. Therefore, we seek a 0.067 acre credit. Approximately 100.5 gallons of flow per day was generated by the daycare before it closed.
- A Storm Water Management Plan (SWMP) is not required for this development.

Multi Modal Planning:

Multi Modal requests that the parking access for the townhomes be relocated to the alley east of the property. Multiple driveways across the pedestrian sidewalk create a pedestrian safety hazard and are not compatible with dense, urban land uses.

Traffic Engineering:

DPW Traffic Engineering does not have any comments or concerns with this DPD.

Street Lighting:

B.E.S. has street lighting facilities behind the existing curbs on E. Pleasant St. and N. Jefferson St.

Based on the conceptual design, one 26' single luminaire pole located near the northeast corner of the property on E. Pleasant St., and existing street lighting underground facilities may be impacted. Street Lighting recommends keeping this unit near the pedestrian crosswalk.

For excavation and construction phase, Street Lighting may need to disconnect and abandon the circuit along E. Pleasant St./N. Jefferson St. SE corner and remove the 26' concrete light pole in the terrace for construction equipment to pass. If necessary, temporary overhead will be required to light the intersection. B.E.S. will perform all work associated with temporary lighting and reimbursed by 1540 N. Jefferson St.

For restoration phase when the new curb/sidewalk is framed out and planned terraces are formed, 1540 N. Jefferson will need to hire a licensed electrical contractor to re-install any street lighting material affected by the excavation, including poles, underground conduit, in-ground vaults and cable to complete circuit connectivity. If work is necessary, Street Lighting will perform inspection and final connection at the circuit junctions and the cost for this phase will be 1540 N. Jefferson's responsibility. Street Lighting will provide engineering plans and specifications for all reconstruction work.

Please contact Lisa Hickman at 414-286-3270 for any question.

Planning & Development:

The project will include 13 vehicular parking spaces to be accessed via the north-south alley. The parking will be configured so that vehicles are parked perpendicularly from the alley. This parking configuration was requested by the Department of Public Works (DPW) to ensure that vehicles accessing the site will be able to leave via the north end of the alley towards East Pleasant Street. DPW recognizes that there is a significant grade change between the north-south alley and North Jefferson Street, which makes it difficult to provide alternative access to the proposed parking. Per the project narrative, it appears that bicycle parking will be provided in compliance with s. 295-404 of the Milwaukee Code of Ordinances.

DPW notes that the proposed dumpster enclosure does not comply with Chapter 79 of the Milwaukee Code of Ordinances, which would require that trash and recycling storage occur inside the building. DPW does not object to the dumpster enclosure as proposed.