

Westminster Valley East

This proposed development requires a change in zoning from Detailed Planned Development (DPD) to Industrial Light (IL2) for 841 West Canal Street; amendment of the existing DPD known as Valley Power Plant to remove this site; and approval of the proposal as it relates to the East End – Menomonee Valley Development Incentive Zone (DIZ) Overlay.

May 6, 2022

Preliminary plans have been received to develop a 180,470 foot industrial speculative building on 464,172 square feet of land. Tenant and employee parking will be located along the east side of the parcel, while loading docks will be located along the western building façade. The proposed building could potentially serve multiple tenants.

The plans submitted indicate that there will be up to 197 parking spaces on the property. It is not clear where bicycle parking will be provided in the development. The developer is proposing a midblock crosswalk crossing West Canal Street to provide a pedestrian connection to 6th Street, where there is public transit. The plans indicate that dumpsters will be stored in enclosures outdoors.

There are several surrounding features of note for this development. Along the north side of this proposed development, running along the south side of West Canal Street, is a railroad spur, which serves Buzzi Unicem to the east. It should be noted that the aforementioned railroad spur divides into three separate spurs in front of the Buzzi Unicem parcel. A present there is no sidewalk along the south side of Canal Street due to the presence of the railroad spur. There is another railroad spur on the north side of West Canal Street serving the ST Mary's Cement parcel at 712 West Canal Street. The Hank Aaron State Trail runs along the north side of West Canal Street.

Water:

Water Review Comments for Westminster Milwaukee Valley East at 841 W. Canal St.

- MWW has a 12" water main in W. Canal St. available to serve the subject development.
- DO NOT tap 20" feeder water main in W. Canal St.
- There is a private 6" water main near the proposed east property line. This main is not permitted to be tapped by MWW.
 - Current location of proposed 8" branch is approximately 275 ft. south of the south ROW of W. Canal St connecting to the private water main near the proposed east property line. This tap will not be allowed as it is connected to a private main and not a public main.

- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed Private Water main Service as noted on plans would be designated as a “Branch” by MWW and Development Center for permitting and recording purposes.
- The proposed branch material of PVC as listed in the site water service note (Number 3) does not meet MWW specifications.
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
 - 8” tap into a 6” main may require additional review by DNS Plan Exam.
 - A tap going underneath rail road tracks may have additional requirements from DNS Plan Exam.
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
- The private 6” water main near the proposed east property line is relatively close to the property line (approximately 5-feet from center of main to the property per our records)
 - Construction activities would need to take appropriate measures to maintain the integrity of the existing water main
 - Pothole to the top of the water main to verify its location and depth
 - Sheeting should be driven utilizing a non-vibratory method and remain in place
- 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:

- The utility plan on sheet C300 shows the sanitary lateral connecting into a sanitary sewer that is now a private main owned by Lone Star Industries (QCD-2882). An agreement will be required if the plan remains as is.
- There is a 12" diameter sanitary and 15" and 21" diameters storm sewers available in W. Canal St. The 12" diameter sanitary is capable of handling 1.55 cubic feet per second (cfs) or roughly 40,000 gallons per hour.
- A Storm Water Management Plan is required.

Underground Conduit

The proposed development at 841 West Canal Street does not have any conflict with City Underground Conduit (CUC) facilities within the construction zone. Closest CUC ducts are located in the middle of the road in West Canal Street. It is recommended that a manhole be constructed on private property to serve as an access and splice point between CUC manhole 1672D and the proposed building. Conduit built from CUC manhole 1672D would be available for use by any telecom that leases conduit space from the City that the building contracts to provide service to either now or in the future. Please contact Hazem Ramadan at 414-286-3242 or email at hramad@milwaukee.gov for plans in the area or if you have any question, comments, or concerns.

Street Lighting:

There is no impact to the existing street lighting located along the northside of West Canal Street.

Planning & Development:

The plans show a mid-block crosswalk crossing West Canal Street intended to provide a pedestrian connection to the proposed development. The proposed plans do not provide sufficient information about the north side of West Canal Street to be able to determine if the proposed connection is feasible relative to the existing Hank Aaron State Trail. Further, per the DPW Multi-Modal Group, it is against present DPW policy to stripe a crosswalk across a multi-lane roadway without any accommodation for pedestrian refuge. Geometric modifications to the roadway may be required to create an accessible and safe

pedestrian connection to this proposed development. DPW requests that the developer work with DPW to develop an accessible and safe pedestrian connection to the proposed development.

The plans provided do not specifically address bicycle parking or bicycle access to the proposed development. Bicycle parking must be provided as required by Section 295-404 of the Milwaukee Code of Ordinances. Special care must be taken to ensure a safe bicycle crossing of the railroad spur from West Canal Street. DPW requests that the developer work with DPW to ensure that safe bicycle access from West Canal Street to the proposed development is provided.

The narrative states that this building could potentially have multiple tenants. Sections 79-5-7 and 79-36 of the Milwaukee Code of Ordinances require that garbage and recycling dumpsters be stored in a wholly indoors location. Should the development dumpsters be stored in an outdoors enclosure, then an appeal to the Administrative Review Appeals Board (ARAB) will be required.