

Department of Public Works Comments

For an amendment to the Detailed Planned Development (DPD) known as 1st & Greenfield (Freshwater Plaza) Lot 4 for a mixed-use development at 200 East Greenfield Avenue.

June 5, 2024

The proposed development will consist of a 5-story apartment building with 140 dwelling units with appurtenant residential amenities and 1500 square feet of commercial space. There will be 94 parking spaces of which 59 will be surface stalls and 35 will be covered garage stalls. A total of 42 bicycle parking spaces will be provided of which 36 will be long-term and 6 will be short-term. The plans show internal garbage storage within the parking garage. Each floor of the building will have a trash room to facilitate collection of refuse.

Per the narrative, it is the developer's intent to obtain a Loading Zone on East Greenfield Avenue for delivery vehicles. Residential building deliveries, including tenant move-in and -out and garbage collection, will occur on the surface parking lot accessed from the east side of the building.

Water

Water Review Comments for Freshwater Plaza, 200 E. Greenfield Ave:

- MWW has a 16"-1896 water main in vacated S. Barclay St. available to serve the subject development.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed [Private Watermain/Service/Lateral] as noted on plans would be designated as a "Branch" by MWW and Development Center for permitting and recording purposes.
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
 - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process
- Water Maps may be ordered through Diggers Hotline (800)-242-8511 or 811

- Caller should state “For planning purposes only-Milwaukee Water Works only need reply”.
 - Non-residential requestors may be directed to the Diggers Hotline portal.
 - Website: <https://www.diggershotline.com/> (Portal: <https://geocall.diggershotline.com/geocall/portal>)
- Milwaukee Development Center (286-8210; DevelopmentCenterInfo@milwaukee.gov ; <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 permitting
 - 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

Sewers:

1. A flow allocation request to MMSD will be required and will be requested during the building permit process. Please include the number and type of bedrooms (3 bedroom, 2 bedroom, 1 bedroom) with the building permit submittal.
2. The following sewer easements exist and the conditions set forth in them must be adhered to SE-2855A (Doc. No. 10503970), SE-2855B (Doc. No. 10503971), and SE-2855C (Doc No. 10503972). These are in vacated S. Barclay St. and should not cause any issues.
3. This building shall be declared "non-critical" provided the lowest level is three (3) feet or more above the top of the public main combined sewer at the point of connection.
4. This property is located within the area designated by the Milwaukee Metropolitan Sewerage District and the City for protection against flooding to elevation 4.0 (City Datum). The developer shall protect against possible backwater by installing protective devices approved by the supervisor of plumbing inspection.

Storm Water:

1. A site specific Storm Water Management Plan (SWMP) has been submitted and is under review. This SWMP will meet the detention provided in the revised overall SWMP approved on 5/2/2022.

Street Lighting

B.E.S. has street lighting facilities within the project limits along the curb line on the north side of E. Greenfield Ave., extending to railroad bridge structure.

Based on the conceptual design, underground street light circuitry and a street light unit will be impacted. The scope and cost of impacts will depend on excavation requirements for multi-story structure and underground parking, landscaping along E. Greenfield Avenue and the pedestrian ramp construction at S. Barclay St.

Any modifications or temporary lighting requirements are to be assessed during Excavation and Restoration permit process. The applicant will be responsible for the cost of design of street lighting adjustments, construction material and installation labor costs. This work is to be performed by a licensed electrical contractor and may include installation of new poles, underground conduit, in-ground vaults and cable. Street Lighting will perform inspection and final end point connections after contractor completes the installation. Street Lighting will provide guidance and final approval of engineering plans and specifications.

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

Multi Modal Section

The slope adjacent to the bike trail and bike trail connection should have a maximum slope of no more than 6:1.

Planning & Development

Per the narrative and plans, the main building entrance will be served by a sloped sidewalk with a maximum slope of no more than 5% from East Greenfield Avenue. Planning & Development (P&D) notes that this pedestrian connection provides a direct, accessible path between the public sidewalk on East Greenfield Avenue and main building entrance.

The plans show a bank of gas meters mounted to the east building façade that are further protected by bollards in the adjacent sidewalk. It is not clear from the plans how much sidewalk width is available for pedestrians adjacent to the bank of gas meters. Sheet C100 states that the total sidewalk width is 6 feet, but that plan does not show the gas

meters nor the bollards adjacent to the meters. P&D requests that the sidewalk adjacent to the gas meters be made wider to ensure that there will be a minimum unobstructed sidewalk width of 5 feet.

P&D notes that the walkway over the water feature towards the east end of the property is served by steps. P&D recommends that the design team evaluate if the cross of the water feature at the bridge needs to be accessible. The concern is that, since the water feature is a experiential component of the development, does the sole crossing need to be accessible? Is it sufficient that someone who cannot manage stairs be limited to experience the water feature from the side?

DPW notes that the development site is served by three Milwaukee County Transit System routes: 15, 56, and Green Line.