

Detailed Planned Development

For a residential use development known as 1659 North Jackson Street located at the northerly triangular area of the block bounded by North Water Street, North Jackson Street and East Pleasant Street

June 3, 2019

Ogden Multifamily Partners, LLC is requesting that the zoning for the properties located at 1660-1668 North Water Street and 1659-1685 North Jackson Street be amended from Local Business (LB2) and Redevelopment Zoning (RED-Park East) to a Detailed Planned Development (DPD) for the proposed construction of multi-family residential buildings (FN 190161).

The project consists of five parcels: 1660, 1664 and 1668 North Water Street, 1659 and 1673-85 North Jackson Street. The site area totals to approximately 0.64 acres and approximately 27,950 SF. The Developer proposes a six-story, triangular shaped building with 76 market rate apartments with a total of 76 interior parking spaces.

There will be 52 underground enclosed parking spaces for the residential apartment units. In addition, there will be 24 interior parking spaces adjacent to the street level lobby area. Parking will be accessed from two separate curb cuts along North Jackson Street, with the northern-most curb cut serving the lower level parking and the southern-most curb cut serving the upper level parking. Additionally, the Developer contemplates providing additional surface parking for the residents at Ogden's east office parking across the street lot on North Water Street. A lobby for residents is accessed off of North Jackson Street.

Water:

Water Review Comments for 1659 Jackson Apartments, North Water Street and North Jackson Street:

- Milwaukee Water Works (MWW) has a 16" - 2003 water main in North Water Street available to serve the subject development. MWW has a 6" - 1878 water main available in North Jackson Street available to serve the subject development.
 - Developer has shown 1 proposed 6" branch connection coming off the 6" main in North Jackson Street.
- Proposed connection as noted on plans would be designated as a "Branch" by MWW and Development Center for permitting and recording purposes.

- The proposed branch material [PVC] as shown on the utility plan does not meet MWW specifications.
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- Mr. Burgess McMillian of DNS Plan Exam (286-3116) can be contacted for water branch and possible fire protection requirements.
- Exact requirements for future water branches, services, meter pit requirements, private fire hydrants, and/or fire branch hook up for the proposed buildings should be coordinated with Mr. Rich Davila, Meter Services Manager of the Milwaukee Water Works (286-8119)
- 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. A flow allocation request for 1325 North Jefferson Street from MMSD was approved for Sewershed CS7235#1 on May 28, 2019.
2. A Storm Water Management Plan is not required for this development as long as 1) The cumulative area of all land disturbing activity is less than one acre of a 3-year period, 2) No additional impervious surface of 0.5 acres or more is added, and 3) The cumulative area of all land disturbing activity is less than two acres.

However, since the development will add over 5,000 square feet of new impervious surface, a Green Infrastructure plan is required per Chapter 13 of MMSD's storm water regulations.

Street lighting:

B.E.S. has overhead street lighting facilities on North Water Street south of North Jackson Street.

Based on the preliminary drawing of the development, the existing street lighting overhead will have to be removed prior to construction. The contractor is responsible to; (1) Design the temporary overhead removal, (2) Design the permanent underground installation and (3) Hire a Wisconsin State licensed electrical contractor for the works. (4) submit the design plans to Street Lighting for approval.

Please contact Brittney Bembenek at (414) 286-2451 ten (10) business days in advance for the design guideline. Street Lighting will charge a fee for engineering review and field inspection.

When the contractor is working on the sidewalk replacement or the new driveways, the contractor is to contact B.E.S. so new conduit can be installed prior to the restoration of any disturbed ground. Contact Mark MacRae at (414) 708-0434 five (5) business days before the restoration.

If there are other impacts to City of Milwaukee Street Lighting facilities, the contractor shall pay for any damages to City Street Lighting facilities. Report damages to Street Lighting Shop at (414) 286-3015.

Underground Conduit:

There are no impacts to City Underground Conduit facilities associated with the proposed development.

Traffic / Signals:

Based on the size of the development and location of the driveways, traffic does not request a Traffic Impact Analysis (TIA) for this project and does not object to the proposed driveway locations.

There are no traffic signal impacts associated with the proposed project.

Planning:

Refuse in the apartment building will be handled via dumpsters within the building to be rolled to the north lower level driveway for collection. A centralized internal dumpster storage area is shown on plans.

Per Zoning Code 295-404 under 'Residential Uses' at least 19 Long-term and a minimum 3 Short-term bicycle spaces are required for the Multi-family dwelling. The Developer proposes a minimum of 20 long-term, interior bicycle parking spaces and a minimum of 3 short-term, exterior bicycle parking spaces at the building entry along North Jackson Street. No Long-term internal bicycle storage area is shown on the plans. Contact Mr James Hannig, Multi Modal Unit, at (414) 286-8750 with any questions.