

Department of Public Works

Comments

For the development of an office building at 350 South Water Street

Pontis LLC, the owner of the property at 350 South Water Street, is proposing to construct a five-story office building. The first floor of the proposed building will include 19 parking spaces, a lobby, and building support spaces. The other four floors will contain office uses. As part of this development, the first segment of Riverwalk on the west bank of the Milwaukee River, which will have an approximate length of 29 feet, will be constructed. The new development will be located within the Riverwalk Site Plan Review Overlay Zone (SPROZ).

The property owner is requesting a deviation from the performance or design standards within the SPROZ . More specifically, the applicant is requesting a deviation from the SPROZ requirement to maintain public access to the public 24 hours a day, 7 days a week.

There are significant encumbrances on the subject parcel. The southeast corner of the site contains a railroad reservation of rights that includes the existing railroad platform. There is an existing, permanent sewer easement along South Water Street that requires 20 feet of vertical clearance. Finally, there are easements for sewers to traverse the parcel from the Milwaukee River to the aforementioned permanent sewer easement along South Water Street.

Water:

Water Review Comments for SPROZ 305 S. Water St.:

- MWW has an 8" water main in S. Water St. available to serve the subject development.
 - Current location of proposed 8" branch to be served by this water main
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed 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.
- [If water locations are shown incorrectly or if ROW distances vary near a tapping location] 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>)
- 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 Department of Neighborhood Services – Plan Exam (Milwaukee Development Center) reviews all private-side water inquiries and permit submittals.
 - Includes ?s related to water services, water branches, water meter pits/vaults, proposed water meter locations, private fire protection requirements, plumbing permits, etc.
 - Includes coordination of tapping means/methods during the permitting process.
 - Milwaukee Development Center General Phone # 414-286-8210 & Email DevelopmentCenterInfo@milwaukee.gov
 - Milwaukee Development Center – DNS Plumbing/Water Specific Phone # 414-286-8208
 - Website: <https://city.milwaukee.gov/DNS/permits>
- 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

Underground Conduit:

- There is a City Underground Conduit (CUC) package in Water Street located 24' from the property line designated as a "T" line on the developers plans
- The proposed sewer and water laterals will cross the existing CUC package
- The support and protection of the CUC facilities by the sewer and water contractors will be addressed on the DPW permit.

Environmental Engineering:

Sewer Design

1. The City-owned 15" diameter combined sewer located in S. Water St is available to serve the development.
2. The proposed storm sewer and sanitary sewer laterals are shown to be connecting to MMSD owned sewers in N. Water St. Any building sewer connection to the MMSD owned sewer must be obtained from MMSD if a connection is required to connect to their sewers.

3. The 60" diameter combined sewer overflow (CSO) located on the property is owned by the Milwaukee Metropolitan Sewerage District (MMSD). MMSD needs to be contacted to comment on the plans.

Storm Water

1. A Storm Water Management Plan (SWMP) is not required for this development as long as:
 - a. The cumulative area of all land disturbing activity is less than one acre over a 3-year period.
 - b. No additional impervious surface of 0.5 acre or more is added.
 - c. The cumulative area of all land disturbing activity is less than two acres.
2. No green infrastructure is required unless over 5000 square feet of impervious surface is added.

Street Lighting:

There is no impact to the existing street lighting facilities along the east side of South Water Street. The proposed River Walk harp lighting will be the responsibility of the property owner(s).

Multi-Modal Design Unit

- The DPW Multi-Modal Design Unit is planning a two-way bike lane on S Water St, that north of here will be on the north/east side of the street. That two-way bikeway will transition across S Water St from the north/east side of S Water to the south/ west side just north of the Florida St intersection, so there shouldn't be any conflicts with this proposed development, but it's worth noting.
- This development should include a ramp for a crossing on S Water on the south leg of the intersection as well as the north leg of S Water.

Planning & Development:

While DPW Planning & Development (P&D) recognizes that the applicant has interest in securing access to the north side of the its building while awaiting potential developments at properties to the north and south, it is not clear from the plans submitted how public access to the Riverwalk will be secured and ensured in the future. The applicant seems to be arguing that future to this portion of the Riverwalk will be via existing rights-of-way that are "located 100 feet and 575 feet north of the site". It is not expected that the existing railroad platform to the south of the site will be converted into a publicly accessible amenity in the near term, which begs the question if this segment of Riverwalk will become a dead end once development to the north occurs.

P&D strongly recommends creation of a pedestrian easement along the north property line to ensure public access to the Riverwalk once development to the north occurs. The plans include a 5-foot-wide egress aisle along the north property line. Additional land from the property to the north could then be added to create a compliant Riverwalk connection.

While outside the purview of the SPROZ review, Milwaukee Code of Ordinances (MCO) Section 113-12.5 requires that sidewalk be constructed on both sides of a street when the roadway has been improved. At this time, there is no sidewalk on the east side of South Water Street in the vicinity of the development site. As properties are developed or redeveloped on the east side of South Water Street, it is expected that a paved public sidewalk will be constructed. At this time, DPW is not requesting that the development include a sidewalk along the east side of South Water Street; however, any amenities to be constructed in the public right-of-way, including the driveway to serve the proposed building, must be designed to accommodate a new public sidewalk that is compliant with the Public Right-of-Way Accessibility Guidelines (PROWAG).

While outside the purview of the SPROZ review, MCO Section 295-605-4-d requires a pedestrian access path to the building entrance shall be provided from the public sidewalk. While there is no paved public sidewalk on the east side of South Water Street, there is a paved public sidewalk on the west side of South Water Street and the proposed development is situated at the intersection of South Water Street and East Florida Street. To meet the intent of the Zoning Code, the development should include pedestrian ramps into South Water Street that line up with the street crossings at the intersection of South Water Street and East Florida Street. A walkway should be provided between one of the pedestrian ramps and the building entrance in order to provide a pedestrian connection to the sidewalks on the west side of South Water Street. This matter shall be addressed during the permitting review process.

P&D notes that it is not clear on the plans submitted how and where garbage and recycling containers (dumpsters) are stored. Garbage and recycling must either be stored in the building or screened as required by MCO Section 295-605-4-e-3.

More details regarding bike parking will be required at permit time. South Water Street is a bike route per City of Milwaukee plans. P&D recommends that the development include bike parking accommodations beyond the minimum required per the Zoning Code.