

Detailed Planned Development

For the development known as Forest County Potawatomi Community Hotel Addition located on the south side of West Canal Street, west of South 16th Street.

July 14, 2017

The Forest County Potawatomi Community (the "Tribe") requests that the zoning of the existing Detailed Planned Development (DPD) property at and around 1611 and 1721 West Canal Street be amended in accordance with this submission. The Tribe intends to construct a second guest room wing on the hotel building's existing foundation at 1611 West Canal Street and adding a four-level infill structure that connects the hotel and the casino.

The existing DPD zoning was created by the ordinance adopted by the Common Council in Common Council File No. 111296. That ordinance was the subject of a minor modification by a resolution approved by the Common Council in File No. 121720 and then modified again by the Second Amendment to the DPD approved by the Common Council in Common Council File No. 130454.

The proposed second guest room wing will be a 19-story, 119 to 179-room facility, which will be attached to the south end of the existing tower and go east toward South 16th Street. The infill structure will be directly south of the proposed tower. The **existing hotel footprint**, covering 30,778 square feet, **will remain unchanged**.

Parking requirements for the additional guest room wing will be accommodated on site. The parking structure, completed in 2015, The existing DPD zoning was created by the ordinance adopted by the Common Council in Common Council File No. 111296. That ordinance was the subject of a minor modification by a resolution approved by the Common Council on April 30, 2013 in File No. 121720 and then modified again by the Second Amendment to the DPD approved by the Common Council in Common Council File No. 130454. was modified from 2 stories with 481 parking spaces and built to 6 stories with 1,309 parking spaces. These additional spots will accommodate the additional guests expected for the second guest room wing.

Water:

Water Review Comments for Amended Potawatomi Hotel Expansion (1611 West Canal Street):

- MWW has a 12" water main in West Canal Street available to serve the subject development.
- MWW has a 12" water main in West Potawatomi Circle (both the N-S portion and E-W portion) available to serve the subject development.
- No proposed Water services/branches on Proposed Hotel Utility Plan DPD-6.

- Any additional requested/required water branches or fire protection on the site will be private.
 - On site fire protection is the responsibility of the owner/developer.
- Mr. Burgess McMillian of DNS Plan Exam (286-3116) can be contacted for water branch and possible fire protection requirements.
- Water permit information and standards/specifications can also be found online <<http://city.milwaukee.gov/water/PermitsSpecs>>

Environmental:

There are sanitary and storm sewers available to serve the development. There are a 10" sanitary and 21" storm sewer available in West Potawatomi Circle south of the proposed development, a 12" sanitary sewer and 27" storm sewer in West Potawatomi Circle east of the proposed development, and a 15" sanitary and 27" storm sewer in West Canal Street.

This development is included in the Forest County Potawatomi Community Hotel and Parking Structure Storm Water Management Plan that was approved on March 8, 2013.

Sewer easements exist in South 19th Street, including SE-1053, SE-2735, and SE-2300, running from the intersection of South 19th Street and Potawatomi Circle to West Canal Street

MMSD flow allocation for this development was approved on June 28, 2017.

Street Lighting:

Street Lighting has facilities at the west side of Potawatomi Circle. Based on the preliminary drawing, there is no impact to the existing street lights. However, any digging or sidewalk replacement should proceed with extreme cautious to avoid any damage to street lighting facilities. If the builder/contractor cannot protect/support the existing street lighting facilities, a temporary overhead will have to be constructed in order to keep the existing street lighting working. Please contact Eng-Kie Lee in engineering at (414) 286-2174 for cost estimate.

In addition, contractor is to contact Street Lighting so new conduit can be installed prior to the restoration of any disturbed ground. Contact Dennis Miller at 414-708-4251 three business days before the restoration.

If there are any impacts to City of Milwaukee Street Lighting facilities not foreseen on the preliminary plans, contractor shall pay service fee for alterations required to be done by the city and/ or pay for any damages to City Street Lighting facilities. Report damages to Street Lighting Shop at (414) 286-3015.

Underground Conduit:

There are no existing CUC facilities located within the Development project area.

Traffic / Signals:

Based on the TIA revision provided on 6/15/2017, we do not recommend any geometric or traffic improvements with the project based on the project increase in the number of vehicle trips. The existing three signals leaving the site should accommodate all traffic leaving the site including the additional trips due to the revised DPD.

Planning:

Planning has no comments for this expansion.