

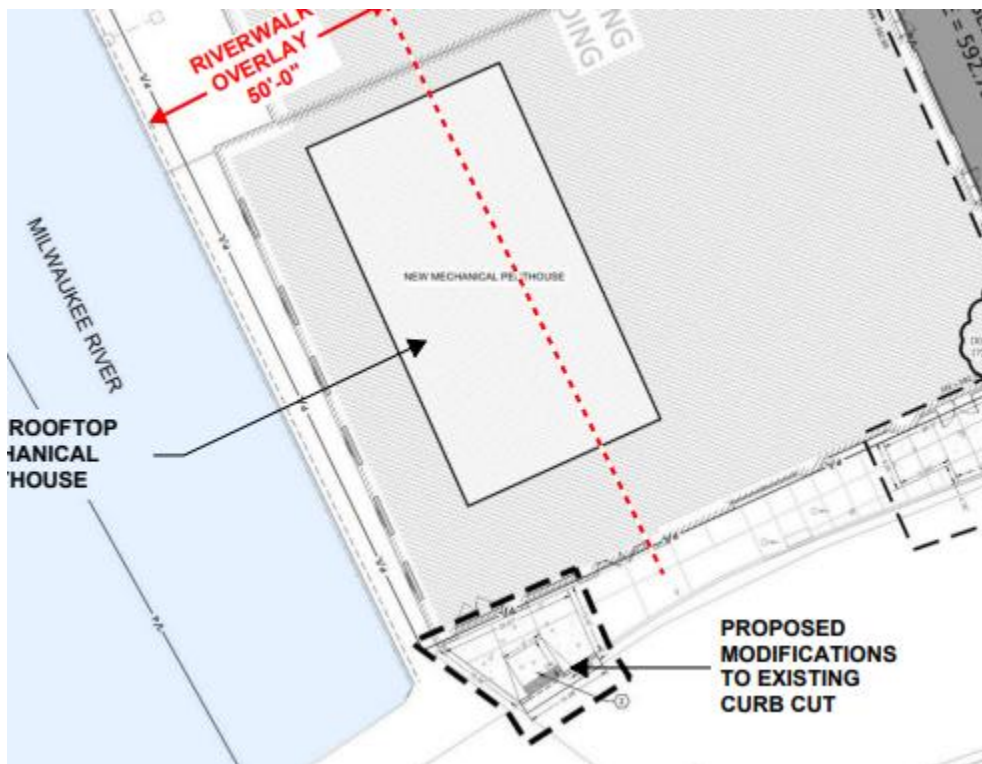
Department of Public Works Riverwalk Site Review Overlay Zone

For the renovation of the Milwaukee Repertory Theater at 108 East Wells Street

The Milwaukee Repertory Theater is undergoing renovations with a portion of the exterior changes falling within the Riverwalk Site Plan Review Overlay Zone (SPROZ). The changes within the SPROZ include the addition of a new accessible entrance and seat wall along the Riverwalk and a mechanical penthouse on the roof. Within the public right-of-way adjacent to the Milwaukee Repertory Theater, the applicant is proposing changes to their curb cut just east of the Milwaukee River and to construct a curb dive-in at the building entrance between the Milwaukee Repertory Theater and the Pabst Theater buildings.

Field Engineering:

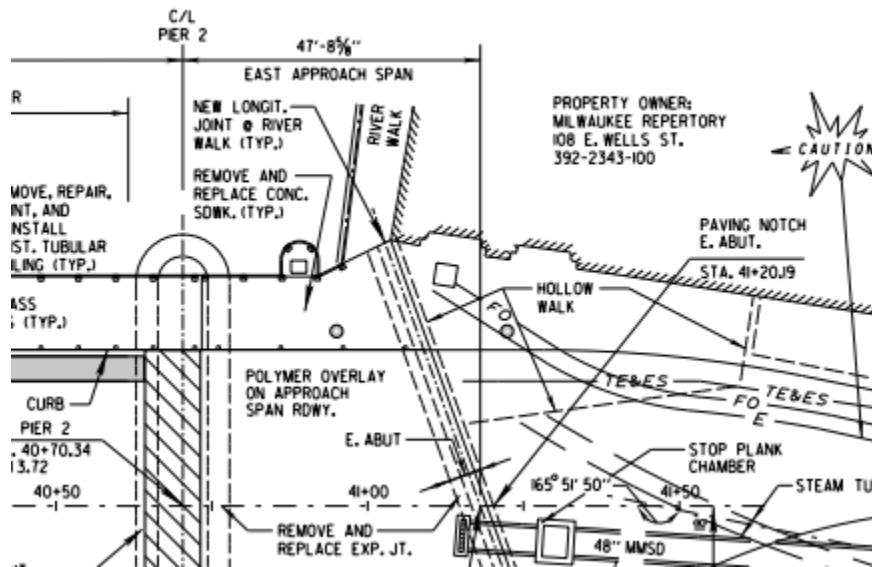
The proposed modifications to the existing curb cut shown in the submittal are in conflict with an existing We Energies vault:



In 2017 the City of Milwaukee and Wisconsin Department of Transportation rehabilitated the Wells Street lift bridge. As part of this work, the City coordinated with We Energies Steam and they replaced the top of the vault structure, installed new waterproofing and the sidewalk topping with mountable curb. This work was coordinated with the Rep facilities manager at the

time. At that time, it was determined that an ADA accessible ramp with no curb is technically infeasible over the vault given the elevation of the top of the steam facility. Therefore, the crossing was constructed at the current location.

In addition, the bridge expansion joint and header would be in conflict with the proposed modifications. Below is a clip of the bridge plans for this corner showing that the vault is directly below the proposed ADA ramp and showing the back of the abutment location and bridge expansion joint.



No modifications can be made to the existing layout of the sidewalk as it would impact We Energies Steam and the City's bridge approach expansion joint.

Street Lighting:

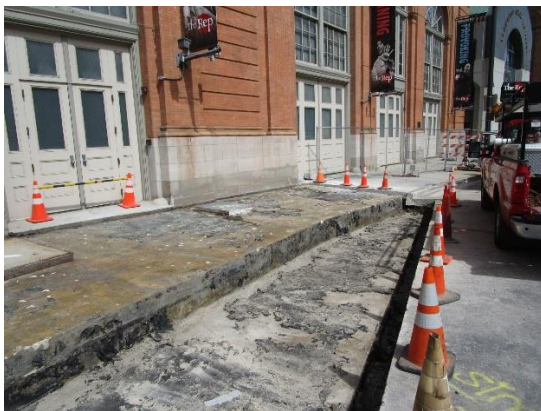
Street Lighting Comments for the Proposed Milwaukee Repertory Theater Work:

- Located next to the Milwaukee River the proposed modification to existing curb cut sits on top of hollow walk that has utilities in the structure below.
- Located next to the Milwaukee River street lighting has conduit and cabling that runs just below the sidewalk and above the roof deck of the hollow walk.
- At the main entrance along the north curb of E. Wells St. street lighting has facilities located behind the curb that will be impacted with the proposed curb dive-in.

- The street lighting pole located on the west end of the main entrance falls within the work limits has a camera mounted on the pole for the Wells St. Bridge that needs to remain in service.
- There is existing hollow walk in front of the Pabst Theatre on the east end of the main entrance that falls within the proposed curb dive-in work limits.
- Any proposed bollards need to be installed within the property and not in the right of way.
- The harp poles along the Milwaukee River do not belong to the City of Milwaukee Street Lighting, instead they are the responsibility of the Riverwalk Assoc.

Structures:

- DPW has conduits running from the bridge along the curb line to the street light pole where the camera is mounted. That camera must remain in service.
- As mentioned in the Field Engineering comments, there is a WE Energies vault below the sidewalk in this area that may restrict the scope of work. Coordination and approval from WE Energies would be needed in addition to DPW. There is a waterproof membrane on top of the vault that would also need to be protected during any work.
- This area was reviewed extensively during the bridge rehab to ensure that the sidewalk had appropriate grades for ADA accommodations across a portion of the width. Any changes would need to ensure the walk still complies with ADA.
- If concrete is replaced adjacent to the bridge details need to be submitted for review to ensure any work does not impact the function of the bridge expansion joint.



Water:

There is an 8-inch water main in E Wells St, located approximately 9.5 to 11 feet South of the North ROW line in the vicinity of the curb modifications for the proposed building. Water valve boxes and service boxes in this area may need to be adjusted.

The existing hydrant on the North side of E Wells St in this area must remain, as it is needed for flushing the dead-end water main. No alteration is anticipated.

Environmental Engineering:Sewers:

There are no City sewers within the project limits.

The sewers located in E. Wells St. are owned by Milwaukee Metropolitan Sewerage District (MMSD).

Please have the developer contact Cari Roper of MMSD for any potential impacts to MMSD facilities.

The following is the contact info for Cari Roper:

Cari Roper, PE, ENV SP
Conveyance Program Manager | MMSD
P: 414-221-6815
E: croper@mmsd.com
www.mmsd.com

Storm Water:

No Storm Water Management Plan or Green Infrastructure Plan will be required.

Planning & Development:

DPW Planning & Development (P&D) notes that there are several proposed geometric changes to the north sidewalk of East Wells Street adjacent to the Milwaukee Repertory Theater building. Any work within the public right-of-way will require the approval of the Department of Public Works (DPW) and will require that the applicant obtains all appropriate DPW permits. Please note that DPW has significant concerns related to the work that is proposed both within and outside of the SPROZ.

Within the SPROZ, the applicant is proposing to modify the existing curb cut located just east of the Wells Street Bridge over the Milwaukee River. The comments above from the DPW Street Lighting, Structures, and Field Engineering Sections lay out numerous significant issues related

to the proposed modifications. Additionally, WE Energies may have additional concerns not communicated above. Should the applicant choose to move forward with modifying the existing curb cut, then this work will need to be coordinated with WE Energies and DPW. Please note that DPW will not approve any curb cut modifications without written concurrence from WE Energies. Further, the design plans must be prepared and stamped by a Structural Engineer. Any costs for modifications to the curb cut, including relocating or adjusting existing utility infrastructure will be the responsibility of the applicant.

Outside of the SPROZ, the applicant is proposing to realign the street curb to create a dive-in. The proposed dive-in would significantly narrow the paved public sidewalk at a location with high pedestrian traffic volumes. The proposed dive-in is contrary to the design goals of the City of Milwaukee's Complete Street Policy. DPW is strongly opposed to decreasing the width of the sidewalk adjacent to the main building entrance.

DPW in general does not have concerns regarding the proposed work that is **not** in the public right-of-way. DPW permits are required for any work in the public right-of-way, including, but not limited to, closure of any portion of the public right-of-way to facilitate construction work; modifications to the public sidewalk area; and construction of new utility laterals. DPW permits must be obtained prior to the start of work in the public right-of-way. Please note that, if the sidewalk on East Wells Street is closed to pedestrian traffic, the applicant or applicant's contractor must provide a protected pedestrian walkway on the same side of the street as the sidewalk closure.