

Detailed Plan Development

For the development that is known as City Place located within the block bounded by West Vine Street, West Walnut Street, North 6th Street and North 5th Street

May 9, 2017

Vanguard Group, in association with Cardinal Capital Management, is proposing a development on the block bounded by North 6th Street, West Walnut Street, North 5th Street and West Vine Street. The development will be known as City Place and will consist of **three** new multifamily buildings.

City Place One, located at the intersection of North 5th Street and West Walnut Street, is a four story building with 51 apartments. 43 units in this building will have income restrictions, while the remaining eight are market rate. The building lobby fronts on West Walnut Street and a series of 12 town houses with individual entrances facing North 5th Street. The building has a below grade north/south alley access parking structure with 37 spaces, bicycle parking and resident storage.

City Place Two, located at the corner of North 5th Street and West Vine Street, is a two story building consisting of 9 market rate, two bedroom townhomes fronting on West Vine Street. Each townhouse has an individual 1.5 car garage on the southern exposure that are accessed from the north/south alley.

City Place Three, located at the corner of North 6th Street and West Vine Street, is a three story building consisting of 30 market rate apartments, including 4 walk up townhomes with individual entrances. The building has an enclosed at grade garage with 31 spaces and bicycle parking that is accessed from West Vine Street.

There is a 17 space exterior surface parking area between the City Place One building and the north/south alley with access from the alley.

Water:

Water Review Comments for City Place Project (bordered by North 5th Street, West Vine Street, North 6th Street and West Walnut Street):

- MWW has a 8"-1965 water main in North 6th Street available to serve the subject development.
 - Current location of proposed 6" branch for Building 3
- MWW has a 6"-1873 water main in North 5th Street available to serve the subject development.
 - Current location of proposed 6" branch for Building 2

- MWW has a 8"-1872 water main in West Walnut Street available to serve the subject development.
 - Current location of proposed 6" branch for Building 1
- MWW has a 6"-1873 water main in West Vine Street available to serve the subject development.
- Proposed Private "Watermain" 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 during the permitting process.
 - 6" tap into a 6" main may require additional review by DNS Plan Exam
- Water main in N. 6th St. is relatively close to the property line (3-feet from center of main to right-of-way per our records)
 - Construction activities would need to take appropriate measures to maintain the integrity of the existing water main
- 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:

1. The following sewers are available to serve the development:
 - A 12" sanitary and a 15" combined sewer in North 6th Street
 - A 15" to 21" combined sewer in North 6th Street
 - A 12" sanitary sewer and 36" combined sewer in West Vine Street
 - A 36" combined sewer in West Walnut Street
2. The Milwaukee Metropolitan Sewerage District (MMSD) flow allocation, based on bedroom counts, will be required prior to a building permit being issued.
3. A Storm Water Management Plan will be required for this project.

Street Lighting:

Around the perimeter of the proposed development there are street lighting facilities, that fall between the back of curb to the low side of walk, which will remain in place. These facilities must be protected when working around them.

Underground Conduit:

There is a City Underground Conduit (CUC) package identified as “Underground Communications and labeled TV running east/west in West Walnut Street located 47’ south of the north right of way line. There is a CUC package running north/south in North 6th Street located 59’ east of the west right of way line that is not show on the plans.

Both CUC packages are clear of conflicts with the proposed development.

Traffic:

Traffic does not request a TIA for this project at this time based on the number of proposed units and parking spaces.

Traffic Signals:

There are no impacts to traffic signals.

Planning:

There is bike storage capacity located internal to the parking structures with unspecified layout. The number of outdoor bike racks is unspecified.

Exterior trash bins for the development will be located abutting the surface parking area in a gated concrete block enclosure accessible via the north/south alley.