

General Planned Development Amendment & Detailed Plan Development

For the development located at 1001 North Vel R. Phillips Avenue on Block 3 of the Arena
Master Plan

September 13, 2022

Marquee Ventures MKE LLC is proposing to develop a music venue that will have two separate spaces, one approximately 4,000-person capacity space and one approximately 800-person capacity space. In addition, the development will include meeting and event spaces, outdoor balcony, rooftop patio, and any other uses ancillary to the operation of a music venue. A private service drive will be constructed on the west side of the development where North 5th Street, if it were dedicated as right-of-way, would exist. The service drive will serve as the main access for semi-trucks to the loading dock of the venue and parking area for tour buses and semi-trucks. The proposal includes two plaza areas for attendee queuing and congregation, one along the northeast corner of the development and one along the north side of the development.

Water:

Water Review Comments for Frank Productions- Deer District (Block 3) -NW Corner of N. Vel R. Phillips Ave. & W. State St.:

- MWW has a 12” water main in N. Vel R Phillips Ave. available to serve the subject development.
- MWW has a 12” water main in W. State St. available to serve the subject development.
 - Current location of proposed 6” branch is in W. State St. and approximately 305 ft. west of N. Vel R. Phillips Ave.
- Per Comments on CSM NO. 3354:
 - Lot 1 has no access to the public ROW to connect to any of the available public water mains. If Lot 1 requires water service, a private-private easement agreement may be required in order to access the public water main within public ROW. City of Milwaukee Department of Neighborhood Services may require proof of a recorded easement in order to process any future tapping permits for Lot 1. Contact the Milwaukee Development Center (286-8210; <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (286-8208) for all water service permitting and requirements
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).

- Proposed Private Water main as noted on plans would be designated as a “Branch” by MWW and Development Center for permitting and recording purposes.
- The proposed branch material of 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.
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
 - Bend shown in proposed branch for the Frank Productions music venue.
 - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process
- MWW water main at the connection point in W. State Street is shown incorrectly. Maps of this area may be ordered through Diggers Hotline (800)-242-8511 or 811. Caller should state “For planning purposes only–Milwaukee Water Works only need reply”
- 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. If connecting in W State St, a meter pit would be required due to distance. Placing the meter pit in an acceptable location may be a challenge.
 - Private hydrant should be connected to water system after the metering device.
- Milwaukee Development Center (286-8210; <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (286-8208) can be contacted for the following:
 - water branch and service requirements
 - meter pit requirements
 - fire protection requirements
 - private fire hydrants and/or building fire department hook ups
- 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
- The Utility Plan shows an existing hydrant 300’ W. of N. Vel R Phillips Ave. is in the proposed service drive opening. Hydrant may need to be relocated to accommodate the proposed service drive opening.

- Existing public hydrant at this location has been custom painted and cannot be replaced. Caution must be taken during construction to not damage this hydrant.
- MWW Engineering Mains (Joshua Iwen, Management Engineer, jiwen@milwaukee.gov) to be contacted to coordinate the hydrant relocation
- Plans to be prepared by Owner/Developer
- Utility Contractor to be hired by Owner/Developer
 - Utility Contractor provides all required materials and labor
 - City certified Joint Assembler is required to assemble all joints.
- Deposit by Owner/Developer will be required for MWW efforts (Engineering Design Review, Construction Material/Installation Inspection and Distribution Division Labor)

Environmental:

The development shows a new storm sewer connection to the combined sewer in West State Street and a new sanitary connection to the combined sewer in North Vel R. Phillips Avenue. An easement between the owners of Lot 1 and Outlot 2 will be required for the sanitary sewer. An easement between the owners of Lot 1 and Outlot 1 will be required for the storm sewer and underground detention system.

A Storm Water Management Plan (SWMP) will be required for this development.

Traffic Engineering

Due to the significant number of trips that the proposed development will generate, a Traffic Impact Analysis (TIA) is required for this development in order to ensure that the existing roadway infrastructure and network is sufficient. The TIA should focus on how guests will arrive and depart the site or parking structures in the area. DPW is concerned about the instance when there will be events occurring simultaneously at the proposed development and Fiserv Forum or Wisconsin Center District. If there are no simultaneously occurring events at either Fiserv Forum or Wisconsin Center District. Please contact Scott Reinbacher, Traffic Engineer, at 414-286-3232, with questions regarding the TIA.

Underground Conduit

An easement for City Underground Conduit (CUC) is required in the portion of vacated West Highland Avenue from North 6th Street to North Vel R. Phillips Avenue. The easement must be centered over the existing CUC facility in vacated West Highland Avenue. Please note that this is an as yet unfulfilled requirement of the vacation of West Highland Avenue.

The developer must provide information to CUC regarding how communications are being supplied to the development since 90% of all telecommunications companies utilize the CUC system to determine possible CUC impacts.

The developer should install two manholes on their property with conduit leading into the proposed development for telecommunications access points to their development. The two manholes will allow for communications redundancy.

Street Lighting:

- 1.) Bollards and their foundation need to fall within the property and stay out of the City of Milwaukee Right of Way.
- 2.) Any work within the City of Milwaukee Right of Way will require a DPW permit.
- 3.) Street lighting has existing facilities behind the north curb of West State Street at the proposed sidewalk work location. This work will require a DPW permit.
- 4.) Developer will be responsible to light the private service road at least to IES standards due to the pedestrian foot traffic with the large trucks and buses.
- 5.) The submitted plans do not show any impacts or conflicts with the street lighting facilities, so will any existing street lighting units need to be removed due equipment or vehicle traffic before construction starts?
- 6.) If the existing street lighting will need to be removed from around the project job site, then see the following information below.

Public Way Occupancy Permits (PWOP) Permits have a long-standing tie between a developer or contractor and City Staff while working on a large-scale project (typically a new or renovated building). City DPW Staff, both engineering and field operations will now have a limited role in the development process.

At the time of the PWOP permit application, the party applying for permit should provide the following:

- 1) All aspects of the occupancy which include vehicle and pedestrian traffic control, street lighting facilities with instructional notations (example “light pole to remain and be protected”)
- 2) A street lighting temporary overhead plan(s), and an overall explanation of the means and methods for the occupancy and restoration work of the site. Note: The developer/contractor shall supply street lighting engineering with restoration plans, materials, and specifications at a later time to allow time for plan development by the permit applicant. Typically, this approval would come during the PWRS or restoration permit.

Submitted plans should be compliant to the current:

- 1) National Electrical Code

2) Wisconsin State Electrical Chapter Comm16

PWOP permits of this sort will require a Service Fee for DPW engineering and DPW field oversight only. The amount of the Service Fee will be determined by the complexity of the project. As with any Service Fee, it is an estimate and any remaining funds will be returned or overages will be billed. Points of field inspection(s) shall be determined based on project complexity.

General conditions below must be followed for approval.

Presently, there are street lighting facilities within the proposed construction area. City of Milwaukee electrical services personnel requires 24-hour access to these facilities. Coordinate access arrangement with electrical services dispatch: (414) 286-5944 (Day) and (414) 286-3015 (Evening) Street Lighting.

Prior to construction, the location of the street lighting and City Electrical Services facilities shall be determined in the field by contacting Diggers Hotline at 1-800-242-8511.

Street Lighting has conduit and cables crossing various locations along this project. These conduit(s) and cable(s) shall be supported if open cut trenching is used. The contractor shall support the conduit(s) or cable(s) by straps connected to a support beam above the trench. The support beam and strapping material shall be able to support the weight of the conduit(s) or cable(s). The strapping shall be placed at intervals necessary to keep the conduit(s) or cable(s) from sagging or causing the conduit(s) or cables from being damaged. The cost to repair any damage caused to the street lighting facilities will be the responsibility of the contractor. Damages shall be reported to our shop at 414-286-5944.

Contractor shall be required to arrange and bear the cost of any street lighting modifications needed due to construction with an approved licensed electrical contractor. Any modifications should be coordinated with City of Milwaukee Street Lighting Engineering Staff.

A service fee related to the work/inspection/review is required for permit approval.

Planning & Development:

DPW Planning & Development recognizes that easements for pedestrian access on vacated West Highland Avenue between North 6th Street and North Vel R Phillips and on the private service drive between West State Street and vacated West Highland Avenue is presently being negotiated between the City of Milwaukee and the developer. Further, Planning & Development also recognizes that an easement for emergency services access on the private drive between West State Street and vacated West Highland Avenue is also being negotiated. DPW strongly recommends that pedestrian access, via a walkway with a minimum 5-foot clear width, and access for emergency services be maintained at all times. Planning & Development does recommend that the pedestrian path be wider than 5 feet, however, during special circumstances, such as construction at adjacent parcels or special events, the minimum 5-foot width would be acceptable.

The proposed development does not have any direct access to public right-of-way. It is DPW Planning & Development's understanding after consulting with Department of Neighborhood Services that "permanent no-build easements in accordance with SPS 362.0202(2)(e) to establish fire separation distance" will be required where there are openings in the building face, such as windows and doors.

The developer is proposing to use the "North 5th Street" service drive to park semi-trucks and tour buses as needed to support performances at the proposed development. If tour busses are to be parked along the west side of the private service drive, Planning & Development recommends that the developer provide electrical hook-ups in order to avoid having to run generators or extend extension cords across the service drive area. At no time should temporary electrical services, i.e. extension cords, be run across the portion of the service drive to be used for pedestrian access.

The DPD narrative on page 6 states that 10 bicycle parking spaces will be provided, while on page 9 it states that 12 bicycle parking spaces will be provided. The proposed development is well connected by on-street bike lanes. DPW requests that the developer provides more short-term bicycle parking than is required by the Milwaukee Code of Ordinances. DPW recommends that the developer provide 20 short-term bicycle parking spaces. For reference and comparison, Fiserv Forum provided 100 bicycle parking spaces in the parking garage at North 5th Street and West Juneau Avenue. DPW notes that it is not clear from the plans submitted where long-term bicycle parking will be located within the development.

The plans show space for indoor storage of 9 dumpsters in the development. It appears that the dumpster room will serve both the larger and smaller venue, however, DPW notes that access to the dumpster room from the smaller venue is not direct and may require exiting and reentering the building. Ideally, staff would have a direct, indoor path from both venues to the dumpster room.