

Department of Public Works Comments

Review for development of a church at 7200 West Florist Avenue.

March 20, 2025

The current development proposal is an Amendment to the Detailed Planned Development (DPD) known as Holy Cathedral Church of God in Christ (aka Cathedral Heights) to allow changes to previously approved plans for a church on the site. The plans submitted reduce the size of the church building from 61,000 square feet to 26,236 square feet. The development will include a 252-space parking lot and 12 short-term bicycle parking spaces. A pedestrian connection between the public sidewalk on West Florist Avenue and the main building entrance is provided along the west side of the driveway to West Florist Avenue. A dumpster enclosure will be provided at the east side of the parking lot.

Water

Water Review Comments for [Cathedral Heights] [7200 W. Florist]:

- MWW has an 8” water main in St./Av. available to serve the subject development.
 - Current location of proposed 6” branch to be served by this water main
- MWW has an 12” water main in W. Florist Av. available to serve the subject development.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed [Private Watermain/Service/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.
 - Proposed [tapping method] shown in [Plan Sheet Designation]
 - [if tap size is > or = main size] #” tap into a #” main may require additional review by DNS Plan Exam
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
 - Bend shown in proposed branch for [Building]
 - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process
- 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

Environmental

1. Public main sanitary and storm sewers are available to serve this property in both N. 73rd Street and W. Florist Avenues.
2. There is enough MMSD MI basin capacity available for this development.
3. A Stormwater Management Plan (SWMP) is required for this development. No building permit shall be issued until a SWMP is submitted and approved by the City Engineer.

Street Lighting

There are street lighting facilities along West Florist Avenue and North 73rd Street. All the street lighting facilities must be protected while work is in progress in the area.

- Contractor is responsible to protect street lighting facilities, and use CAUTION when working around underground or near overhead street lighting cables and equipment.
 - Please immediately contact the City Dispatcher at 286-3481 if damage occurs.
 - Any costs incurred by Street Lighting repairing and/or replacing damaged facilities will be billed to the contractor.
- Contractor shall not store or stockpile materials up against street lighting poles, traffic signal standards, electrical control cabinets, and shall not store or stockpile materials over top of street lighting and traffic signal pull boxes.

- Prior to construction, the location of Street Lighting facilities shall be determined in the field by contacting “Diggers Hotline” At 811 or 1-800-242-8511.
- Caution! Street Lighting in area where work is taking place. Contractor is responsible for damage to our facilities. Call 286-5944 to report damages.

Underground Conduit

City Underground Conduit main line runs east/west on the south side of W Florist Ave that will not be impacted and can be leased for future fiber expansion for the upcoming development.

Additional comments:

- City of Milwaukee leases conduit space to the majority of telecom entities with the exception of AT&T.
- Because the development is outside the central business district, telecom entities should have adequate space to install their own facilities within the City’s Right-of-Way from the existing Underground Conduit main line.

Planning & Development

Planning & Development notes that the main driveway entrance to the development off of West Florist Avenue appears to be lined up with the existing median opening at North 72nd Street. There is an existing pedestrian ramp at the western, north-south leg of the intersection at North 72nd Street, which must be maintained. The plans do to clearly show the exact location of the existing pedestrian ramp nor do the plans show the precise limits of the driveway approach and its flares. The developer will need to work with DPW to ensure that sufficient separation between the pedestrian ramp and the new driveway approach is maintained.

The existing pedestrian ramp in the north sidewalk of West Florist Avenue at North 72nd Street is not compliant with the Public Right of Way Accessibility Guidelines (PROWAG), which was adopted by the U.S. Access Board in 2024. The existing pedestrian ramp will need to be removed and reconstructed to current ADA/PROWAG standards as part of this development.

Per the project narrative, Table 295-404-1 of the Milwaukee Code of Ordinances would require 27 short-term bicycle parking spaces be provided for this development; however, only 12 short-term bicycle parking spaces are planned to be provided. Per the narrative, space for up to 20 bicycle parking spaces will be provided “pending demand”. It should be noted that the site plan shows 20 bicycle parking spaces being provided. DPW requests that the development design include sufficient space to allow installation of up to 27 bicycle parking spaces should demand warrant additional spaces in the future. Planning & Development is amenable with the initial installation of 12 bicycle parking spaces.

DPW notes that the closest MCTS routes to the development are the 76 on North 76th Street and the Blue Line on North 64th Street. There is no MCTS route on West Florist Avenue adjacent to this development.