

# Detailed Planned Development

## For the development at 1237 North Van Buren Street

New Land Enterprises is proposing to rezone 1237 North Van Buren Street from C9C to a Detailed Planned Development (DPD). The zoning change will allow a mixed-use development consisting of an 8- or 9-story building on the site. The building will house 251 residential units, eight of which will be townhouse units along North Van Buren Street; 302 interior parking spaces; and a 2,200 square foot retail space. The project summary states that there will 53 long-term and 9 short-term bicycle parking spaces. The project summary further states that the number, type, and placement of bicycle parking shall conform with MCO s. 295-404.

Garbage and recycling storage will be inside the building.

### **Water:**

Water Review Comments for NOVA, 1237 N Van Buren St., Milwaukee WI, 53202:

- MWW has a 6" - water main in N Van Buren St. available to serve the subject development.
- MWW has a 12" – water main in N Jackson St. available to serve the subject development.
- MWW has a 12" – water main in E Juneau Ave available to serve the subject development.
  - Current location of proposed 8"/6" branch is located in the N Van Buren St 28.1 feet south of the north property line
  - Size of branch needs to be confirmed as it is listed as 2 different sizes on the plans.
  
- 24" water main in N Van Buren St. is a feeder main. Do NOT tap feeder mains.
- 36" water main in vacated E. Knapp St is a feeder main. Do NOT tap feeder mains.
  
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
  
- Proposed Private Water Service 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.
  - 8" tap into a 6" main may require additional review by DNS Plan Exam
  
- 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 <<http://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](mailto:watflowtest@milwaukee.gov)

#### **Underground Conduit:**

There is a City Underground Conduit 2 duct lateral (labeled as BES) to the northwest corner of Juneau and Van Buren that extends to 1 foot behind the curb that is carrying City cables. Developer shall take precautions to not disturb this lateral during construction.

Developer shall use caution when excavating for the water lateral connection. There is an existing CUC package (labeled as BES) just to the east of the water main.

Questions regarding Underground Conduit facilities, including requests for system plans, should be directed to Mr. Hazem Ramadan at [hramad@milwaukee.gov](mailto:hramad@milwaukee.gov).

#### **Environmental Engineering:**

- Sanitary and storm sewers are available in N. Jackson St. and N. Van Buren St.
- A flow allocation request is required and has been submitted to MMSD on 2/19/2021 for approval.
- A storm water management plan (SWMP) will be required for this development if the cumulative area of all land disturbing activity will exceed one acre over a 3-year period or if additional impervious surfaces of 0.5 acres or more are added. No building permit will be granted until the required SWMP is submitted and approved.
- A stand-alone green infrastructure (GI) plan will be required for this development if, the land disturbing activity is less than one acre, and 5,000 square feet of impervious surface is added.

#### **Street Lighting:**

B.E.S. has street lighting facilities behind the existing curb lines along E. Juneau Ave., N. Van Buren St., and N. Jackson St.

Based on the design, temporary street lighting with overhead cabling will be required along E. Juneau Ave., N. Van Buren St., and N. Jackson St. Once the temporary lighting is installed, the contractor is responsible for removing existing abandoned cabling and conduit within their project limits.

For Phase 1, Street Lighting will disconnect the circuit in the work area, remove the existing units as necessary per design limits and abandon the existing underground conduit/cable. Removal of

abandoned materials is 1237 N. Van Buren Building's responsibility. The cost for this phase will be 1237 N. Van Buren Building's responsibility and performed by Street Lighting.

For phase 2, when the new curb line and walk are completed, 1237 N. Van Buren Building will need to hire a licensed electrical contractor to install the street lighting underground conduit and cable. This may include concrete bases to support street lighting units. Street Lighting will perform inspection and final connection at the affected units. The cost for this phase will be 1237 N. Van Buren Building's responsibility. Street Lighting will provide engineering plans and specifications for the underground work.

Note there is an active 5G cell tower within the project limits. Contact Ibrahim Amin at 414-286-0487 for information and ATT OSP contacts.

Please contact Lisa Hickman at 414-286-3270 for street lighting related questions.

### **Traffic Signals:**

The construction plans indicate impacts to the traffic signal indications in the northwest corner of the intersection. In order to facilitate construction, there will need to be coordination between City Traffic, City Street Lighting, and the Contractor.

City traffic will be responsible for installing temporary traffic signals fed in overhead from the southwest corner to two moveable signal standard cribs. The contractor shall determine in agreement with City traffic, temporary signal locations based off the contractor's traffic control plans and construction staging. Once temporary is installed, City traffic will de-energize the traffic cable feeding the corner.

As part of the construction responsibility, the contractor shall remove remaining and install all new City traffic signal facilities including mating to an existing CUC Stub for cable connection. City engineering staff shall provide plans, specifications and quantities. City electricians shall complete all termination work. All affected materials shall be new and above ground hardware shall be black material.

The rough estimated costs are as follows:

\$9,000 for the contractor's portion

\$6,000 for the City traffic portion; to be paid as a service fee during permitting.

The traffic signals at the location behind the north curb of Juneau are attached to an AT&T Small Cell pole. Please contact Ibrahim Amin at (414) 286-0487 for information.

### **Traffic Engineering:**

Traffic Engineering is not requesting a Traffic Impact Analysis because this development will likely generate less than 100 trips in the peak hour.

### **Multi-Modal Design Unit**

The Multi Modal Group has concerns regarding the 6-foot wall fronting the townhouses. The Multi Modal Group recommends using a semi-transparent wall for the entire height, if requirements for a

proper railing system allow. Here's an example from the 1700 Block of N Winnebago St in Chicago - <https://goo.gl/maps/dAikjP6dnUjUg7nW7>

DPW and DCD are in the very preliminary stages of developing a concept for the reconstruction of North Van Buren Street. DPW and DCD are in agreement that a reconstruction would also lead to a necessary reimagining of Van Buren Street that prioritizes pedestrians, bicycle, and transit use, as well as sustainable infrastructure, but at this time DPW does not have plans for concepts to share. Knowing that DPW would like to prioritize pedestrian safety and comfort along North Van Buren Street, however, further adds to the importance that any proposed building is pedestrian friendly as well.

### **Planning & Development:**

The proposed plans submitted for initial review indicate numerous alterations to the existing roadway on North Van Buren Street. The applicant is advised that any alterations of existing street right-of-ways adjacent to this proposed development must be approved by the DPW.

Given the significant grade differential between North Van Buren Street and North Jackson Street, DPW advises the applicant to practice extreme caution with regards to the building design and construction as it pertains to matching existing grades at building entrances. The applicant is particularly cautioned that alterations for elevation on North Jackson Street may not be possible due to the street car.

Garbage and recycling collection will be done via the North Jackson Street side of the building. Refuse collection operations may not impact street car operations.

Construction activities related to this development may not impact street car operations. The developer's contractor should avoid doing any sort of staging or material storage within the North Jackson Street right-of-way. Further, no excavation within the North Jackson Street roadway will be permitted. Any work in the public right-of-way, such as replacement of the paved public sidewalk or construction of the new driveway approach will require approval from Transdev, the street car operator.

During construction, the developer's contractor will be required to provide a protected pedestrian walkway adjacent to the job site on North Jackson Street, East Juneau Avenue, and North Van Buren Street.