

## Detailed Plan Development

For the development known as Block 6- Arena Master Plan, Phase 1 for the development of a hotel on the southern portion of 420 West Juneau Avenue.

March 18, 2021

Milwaukee DD Lodging Investors LLC (c/o North Central Group) requests the zoning of the property located at 420 West Juneau Avenue be changed from a General Planned Development (GPD) to a Detailed Planned Development (DPD). More specifically, the parcel for this development is bounded by North 5<sup>th</sup> Street, This property is part of Block 6 of the Milwaukee Bucks Arena GPD. The specific development will consist of a 9-story, 205 guest room hotel, which includes a 1<sup>st</sup> floor restaurant/lounge, 8,700 square feet of meeting and event space, retail space on the southwest corner of the 1<sup>st</sup> floor, and a restaurant/lounge/entertainment space on the 9<sup>th</sup> floor.

Dumpsters will be stored in a trash room located adjacent to the loading dock facing North 5<sup>th</sup> Street located at the northwest corner of the building. The plans do not appear to specify the exact locations of long-term or short-term bicycle storage; however, the narrative does state that four long-term and eight short-term bicycle parking spaces will be provided.

### **Water:**

Water Review Comments for Deer District Hotel (420 W Juneau Ave.):

- MWW has an 8”-2004 water main in N. 5<sup>th</sup> St. available to serve the subject development.
- MWW has a 12”-2017 water main in W. Juneau Ave. 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 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.
  - 8” tap into a 8” main may require additional review by DNS Plan Exam
- The proposed branch material class 235 (DR 18) C-900 PVC as shown on the utility plan does not meet MWW specifications.

- 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”
  - The 12” water main in W Juneau Ave. is located 26 approximately feet from the north ROW.
- 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)

**Environmental:**

1. Public main sanitary and storm sewers are available in North 5th Street adjacent to the proposed development. In addition, public main combined sewer is also available in West Juneau Avenue for connection.
2. No building permit shall be issued until a stormwater management plan is approved by the City Engineer. Per the Milwaukee Arena Stormwater Management Plan technical report dated 05/02/2016, the arena regional development must meet flow reduction requirements of 20% for the 2-yr and 100-yr 24-hr storm events.

**Underground Conduit:**

The City Underground Section (CUC) has the following comments:

1. The City Underground Conduit Package is not shown on the developer’s plans and the center of the 25.5” wide package is located 3.5’ south of the new property line of Juneau created by the CSM. Please contact Ms. Karen Rogney at 414-286-3243 or [karen.rogney@milwaukee.gov](mailto:karen.rogney@milwaukee.gov) to request facility plans.
2. One of the reasons the dedication of the roadway in the CSM for full 80 foot width along Juneau was request because of the location of the CUC package. The following is a portion of the review comments for the CSM:

- a. The Department of Public Works is requiring the dedication to the City of Milwaukee for public street purposes a portion of the lands to achieve the ultimate right-of-way width of 80 feet to W. Juneau Ave., similar to what you did on CSM 8949 on the west side of N. 5th St., refer to check print. The paving of W. Juneau Ave., done in 2018, was designed and constructed for an 80-foot wide right-of-way measured north of and parallel to its south line with the intent being land would be dedicated along the north side as it was developed. Our City underground conduits were also designed and constructed in relation to the north line of an 80-foot wide right-of-way due to the high volume of existing utilities.
3. The City Underground Conduit package shall not be undermined or exposed during the construction of the building. Means and methods for the building construction must provide for CUC protection.
4. The raised planter bed proposed on Juneau between the driveways cannot be constructed over the top of the CUC package and must remain entirely within the new property limits created by the CSM.
5. The proposed encroachments into the ROW on Juneau for the balconies and signage cannot occur. This would prohibit future access to maintain the CUC package. We require a minimum clearance of 20 feet above surface grade (top of sidewalk to bottom of amenity) in the location of CUC package along Juneau for the City's use of equipment to access the package. The City has to be able to maintain the CUC facilities.

### **Street Lighting:**

Street lighting comments for the proposed Block 6 Arena Master Plan:

1. The first street light pole north of W. Juneau Ave. on the east side North 5<sup>th</sup> Street will need to be relocated 15.5 ft. north from current location to clear the proposed driveway.
2. The conduit and cable will need to be redone for the pole relocation.
3. The street lighting facilities to remain in service and must be protected where the curb and gutter is being replaced on North 5<sup>th</sup> Street.
4. The first tree just east of North 5<sup>th</sup> St. is not allowed, because it violates the 20 foot clearance from a light pole requirement.

5. The street lighting facilities to remain in service and must be protected where the curb and gutter is being removed and replaced with two driveways along the north curb of West Juneau Ave.
6. The first tree north of W. Juneau Ave. along the west side of N. 4<sup>th</sup> St. cannot be installed because it violates the 40 foot clearance requirement from a traffic signal, and it violates the 20 ft. clearance requirement from a light pole.
7. The second tree north of W. Juneau Ave. along the west side of N. 4<sup>th</sup> St. needs to be shifted further to the north, so that it meets the required 20 ft. distance from the existing light pole.

### **Traffic:**

Traffic Engineering does not have any major comments regarding this proposed development. The two midblock driveway on West Juneau Avenue appear to be in a good location, however, the proposed Loading Zone in between the two driveways will need to be approved by the Milwaukee Common Council.

### **Signals:**

Exact impacts to traffic signal facilities will need to be determined at a later time, based on actual construction occurring at the intersection of West Juneau Avenue and Vel R. Phillips Avenue. There should not be any major impacts unless they are redoing curb and gutter, changing sidewalk elevations, or request to move the traffic cabinet for aesthetics purposes. Traffic Signal plans can be obtained by contacting Digger's Hotline.

### **Field Engineering**

The gutter grades shown on the plans adjacent to the drop-off area on West Juneau Avenue may not be shown correctly. Please see the attached highlighted plan.

Alterations to the intersection corner at Vel R. Phillips Avenue and West Juneau Avenue can be made to improve the elevation differential between the building floor and the adjacent sidewalk grade. Potential alterations may include removing and replacing the street curb around the intersection radius; altering roadway pavement adjacent to the pedestrian ramp; adjusting catch basins; or adjusting the elevations of the existing pedestrian ramp.

Please contact Mr. Muhammad Ayesh at 414-286-2477 or [mayesh@milwaukee.gov](mailto:mayesh@milwaukee.gov) regarding geometric and grade design concerns or questions.

**Planning & Development:**

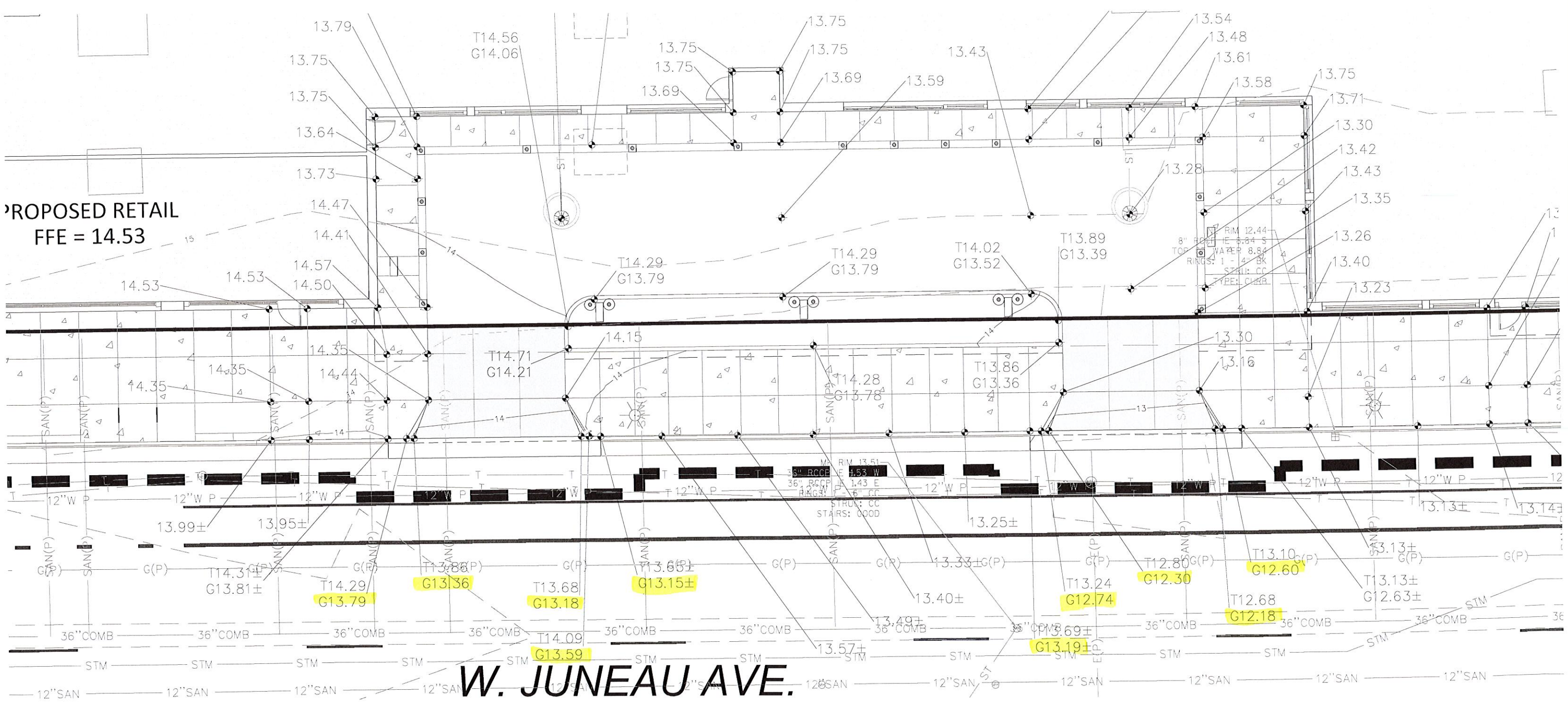
While the narrative does state that four (4) long-term and eight (8) short-term bicycle parking spaces will be provided for this development, the plans do not provide specific locations for the aforementioned bicycle parking spaces. Planning & Development is not sure if this number of bicycle parking spaces complies with Section 295-404 of the Milwaukee Code of Ordinances. Planning & Development requests that bicycle parking provided complies with Section 295-404 of the Milwaukee Code of Ordinances.

The plans indicate that the entrance to the bar/lounge area in the southeast corner of the first floor will be served by a non-accessible entrance. This entrance is located in a very prominent location at the northwest corner of Vel R. Phillips Avenue and West Juneau Avenue, directly across the street from the Fiserv Forum. The closest accessible entrance is one-half block to the west and would force patrons of the bar/lounge area to venture through the hotel lobby only to head back to the east approximately one-half block. Given the prominence of the bar/lounge portion of the facility within the Deer District, Planning & Development requests that efforts be made to make this building entrance accessible.

The plans indicate that there is a 7-inch elevation difference between the floor of the building and the adjacent sidewalk. The Department of Public Works (DPW) can provide technical assistance regarding design of modifications to the intersection corner, including, but not limited to, the existing pedestrian ramps, curb and gutter, and sidewalk.



**PROPOSED RETAIL**  
**FFE = 14.53**



**W. JUNEAU AVE.**