

## Detailed Plan Development

For the development that is known as 1<sup>st</sup> Amendment to Block 7 – Arena Master Plan in the west portion of the block generally bounded by West McKinley Avenue, North 6<sup>th</sup> Street, West Juneau Avenue and North 5<sup>th</sup> street

May 9, 2017

Block 7 of the Arena Master Plan, located between North 6th Street and North 5th Street, north of West Juneau Avenue, was rezoned to a Detailed Planned Development (DPD) – Arena Master Plan (File No. 151656) to permit building a new parking structure that is currently under construction on the eastern portion of the site. Royal Capitol, LLC is requesting a 1st Amendment to the DPD zoning to approve the Phase 2 development on the western portion of Block 7. **This Phase 2, proposed residential housing, is the subject of this DPD amendment.**

The DPD entails a mixed-use building which includes (107) residential units, studio, 1, and 2 bedroom unit types, with ground floor commercial space. Resident parking will be located in the parking structure directly east of the development, through an agreement that makes available one space per residence. The development will be six (6) stories in height. The main residential entrance will be located on West Juneau Avenue.

### Water:

Water Review Comments for Park 7 Lofts (east side of North 6<sup>th</sup> St. – West Juneau Avenue to West McKinley Avenue):

- MWW has a 12” water main in West Juneau Avenue available to serve the subject development.
  - A new 12” water main will be getting relayed in West Juneau Avenue, currently scheduled for summer/fall 2017, to replace the existing 12” water main.
  - Current location of proposed branch (size not labeled) per Utility Plan C400
- MWW has a 12” water main in West McKinley Avenue available to serve the subject development.
- Proposed Lateral as noted on plans would be designated as a “Branch” by MWW and Development Center for permitting and recording purposes.
- The proposed branch material [PVC] as shown on the utility plan does not meet MWW specifications.
- Tapping means/methods would need to be coordinated with DNS Plan Exam during the permitting process.

- Proposed “Live Tap with Tapping Sleeve” is shown in Utility Plan C400.
- 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. There are available combined sewers for this project in West Juneau Avenue.
2. The flow allocation for this project has been approved by MMSD, on 5/4/17.
3. This project is considered part of the overall Milwaukee Arena Development, a storm water management plan is required that reduces the peak flows of existing conditions for the 2- and 100 year storm events by 20%.
4. Contact Kurt Sprangers of the Department of Public Works Environmental Engineering Section at 414-286-0515 for more information regarding storm water.

### **Underground Conduit:**

- The proposed Stormwater Storage Outlet Structure will not be allowed to be installed in the sidewalk as shown on the plans due to conflicts with the proposed City Underground Conduit (CUC) package to be installed between the property line and curb line along Juneau Avenue. The Stormwater Storage Outlet Structure needs to be installed on Park 7 Lofts property.
- The proposed Sanitary Lateral, Water Lateral and Storm Sewer Laterals must be installed at a minimum depth of 60” to avoid conflicts with the proposed CUC package.
- The proposed tree on Juneau at the east end of the property shown to be installed with the Bucks Parking Structure Landscape Improvements is not being allowed due to conflicts with the CUC package.

### **Street Lighting:**

- 1.) **There is an American Transmission Company (ATC) 138KV electrical line that runs North/South along the East side of North 6<sup>th</sup> Street.**
- 2.) **South side of West McKinley Avenue** from North 6<sup>th</sup> Street to North 4<sup>th</sup> Street between the right of way line and curb line there is street lighting conduit, pull boxes, and concrete spread footing light bases that were installed for the City of Milwaukee Street Lighting. These materials installed were part of the Sewer relocation project on West McKinley Avenue (Project ID #2126-00-70). These street lighting materials will remain in place, and must be protected when working around them.
- 3.) **East side of North 6<sup>th</sup> Street** between the walk and curb line there is street lighting conduit, that must be protected when working around it. Also there is one (1) street lighting concrete light pole foundation that is to be abandon in the terrace area.
- 4.) The street lighting poles for North 6<sup>th</sup> Street from West Juneau Avenue to West McKinley Avenue reside in the center traffic island along with the street lighting enclosure cabinet.
- 5.) **North side of West Juneau Avenue** from North 6<sup>th</sup> Street to North 5<sup>th</sup> Street between the right of way line and proposed curb line proposed street lighting facilities are planned as part of the Arena Development.

### **Traffic :**

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

### **Signals :**

Signals in the area are in temporary overhead. Coordinate sidewalk work with underground installation for signals and signage.

### **Forestry:**

1. 4' x 10' opening for trees is adequate if structural soil is used between the box out openings (opening would be filled with crushed granite and weed fabric, or similar to match the Arena Development).
2. Structural soil should be placed at a depth of 30".
3. A passive irrigation system should also be installed within the structural soil below the concrete surface for the trees.
4. If structural soil is not used an open terrace area with landscaping alternatives connecting all the trees with a few carriage walks along the stretch is suggested.
5. Tree species choice **to be determined**, however we do have success with Autumn Blaze Maples, Hybrid Elms, and Honey Locusts downtown.

### **Planning:**

There are twenty eight (28) bike racks shown at the north, south, and west faces of the building. Bike parking will be located internal to the residential building of an unspecified location and number of spaces.

Refuse for the building is proposed via two (2) internal trash rooms of unspecified location. Trash dumpsters will be accessed thru service doors onto North 6<sup>th</sup> Street.