

## Detailed Plan Development

For the development that is known as 1632 North Franklin Place located mid-block for the block generally bounded by North Franklin Place, East Brady Street, North Arlington Place and North Warren Avenue

April 6, 2017

KC Franklin, LLC is requesting the zoning for the parcel of land at 1632 North Franklin Place be amended from the existing Two-Family Residential (RT4) zoning to a Detailed Planned Development (DPD). The site has been cleared of all existing buildings.

The proposed development consists of a 5-story, 96 unit apartment building on a site area of approximately 1 acre with associated common spaces and parking. Residential floors 2 thru 5 will contain 24 apartments each. There will be a combination of one and two bedroom units on each floor. The floor layout will be the same on all four levels of residential apartments. Water and sewer services are proposed from mains in North Franklin Place along the west side of the site.

The development also includes storage for the units, community spaces, fitness room and other residential common spaces. 133 proposed parking spaces will be internal to the building with a portion of the parking being at grade level and a portion below grade. Bike parking for 25 will be provided within the building along with another 3 public bike spaces each on North Arlington Place and North Franklin Place.

All vehicular circulation will be thru two overhead doors located off of North Arlington Place. Deliveries and trash collection will be internal to the building. Small trash dumpsters will be used for trash collection and will be moved to the exterior of the building for scheduled trash collection. All tenant move-ins will be from North Arlington Place and will also be internal to the building. There will be no pedestrian connection along the building between North Arlington Place and North Franklin Place.

### **Water:**

Water Review Comments for the 1632 North Franklin Place Redevelopment:

- Milwaukee Water Works (MWW) has a 6"- 1876 water main in North Franklin Place available to serve the subject development.
  - Per C105 Site Utility Plan, the development is proposing a new water service/branch connection to this main.
  - All No size is given for the proposed service/branch on the Utility Plan.

- Milwaukee Water Works (MWW) has a 6"- 1887 water main in North Arlington Place available to serve the subject development.
  - Details Per our records, an existing 4" branch is tapped to the main for the previous building.
- 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/2015water/PermitsSpecs>>

**Environmental:**

1. There exists a 27" diameter combined sewer in North Franklin Place, a 30" diameter combined sewer on North Franklin Place, a 12" diameter combined sewer on North Arlington Place and a 15" diameter combined sewer in North Arlington Place, all of which are available to serve the proposed development.
2. The development lies within sewershed CS5142A1 and requires a flow allocation of 10,468 gpd based on a 1 acre property size. This development lies within the XB/XT system, which has an available flow of 38,634 gpd. A flow allocation request has been sent to MMSD for their records and approval.
3. A storm water management plan will be required.

**Underground Conduit:**

There is an existing City Underground Conduit (CUC) package running north/south in North Franklin Place between the sidewalk and the curb label as "T" on the Utility site plan.

Both the proposed sewer lateral and water later will be crossing the CUC package. Contractor to support the conduit through the trench and maintain a minimum 6" out to out clearance.

There is a CUC manhole within the project limits that may need to be adjusted to grade at the developers expense. The CUC manhole issue will be addressed in the DPW permit process.

**Street Lighting :**

There are existing street lighting facilities on 1600 block of North Franklin Place and 1600 block of North Arlington Place. The Contractor is to contact Digger's hotline to locate existing street lighting facilities before any construction. Any damage to the existing street lighting facility will be repaired and billed.

Based on the conceptual plan submitted here, there will not be any impact to street lighting facilities. If any decorative street lighting is desired in front of the new building either on North Arlington Place or North Franklin Place, Street Lighting can install them at contractor's expense.

Street Lighting will install new conduit/pull boxes if the existing sidewalk will be restored after construction. Contact Dennis Miller at 414-708-4251 five (5) business days in advance before any concrete is poured.

Additional cost will incur if there is any impact or adjustment needed for street lighting facilities not foreseen here. Please contact Eng-Kie Lee at 414-286-2174 for cost estimate.

**Traffic :**

Based on a Traffic Impact Analysis (TIA) performed by Graef Engineering, no traffic impacts were found. North Franklin Place and North Arlington Place traffic are one way southbound. North Warren Street is two way traffic. The Traffic Department has no recommendation regarding one way operations on North Franklin Place or North Arlington Place. The Milwaukee Fire Department (MFD) recommendation is that North Franklin Place remain one way south bound.

Traffic recommends curb extensions at North Warren Street and North Arlington Place to improve pedestrian operations.

Parking is sufficient for the development.

**Signals:**

There are no impacts.

