

Detailed Plan Development

For the development that is known as Park East Block 16 generally bounded by North Water Street, North Market Street and East Knapp Street

July 13, 2017

The developer, HFJV, LLC, is requesting minor modifications to the Detailed Plan Development (DPD) at 210 East Knapp Street, known as Block 16 in the Park East Redevelopment Plan. This site was previously rezoned to a DPD as File No. 101465 on February 28, 2012. The site is bounded by North Water Street to the west and north, North Market Street to the east, and East Knapp Street to the south. The overall development of this block is anticipated to be completed in two phases. This DPD submittal requests changes to the exterior of the previously approved structure known as Phase I.

The proposed modifications are as follows:

The dome material has been changed. The electrical vault will be constructed within the parking structure but with exterior access and will be recessed from the exterior facade of the building approximately 4'-0". The motor court will be modified for better staging of cars. The driveway approach will not be modified.

Water:

Water Review Comments for Park East Block 16, 210 East Knapp Street (E. Knapp St., N. Water St. and N. Market St.):

- MWW has an 8"-2002 water main in East Knapp Street available to serve the subject development.
 - Utility plan F1 (dated 6/19/2017) shows one 8" connection to main in East Knapp Street.
 - Proposed 8" water laterals would be designated as 8" Branches by MWW and Development Center for permitting and recording purposes.
 - A gate valve on the 8" water main will likely be required between the two proposed 8" branches.
- MWW has an 8"-2004 water main in North Market Street available to serve the subject development.
- MWW has a 12" (1940 and 1966) water main in North Water Street available to serve the subject development.

- Any proposed water connections in North Water Street would require crossing the entire roadway.
- The Utility Plan F1 shows an existing hydrant (NE corner of Knapp & Water) to be relocated/extended 3ft North.
 - MWW Notes are already on Utility Plan F1
 - MWW Engineering (Josh Iwen, 286-3640) to be contacted to coordinate the hydrant relocation
 - Plans to be prepared by Owner/Developer; Utility Contractor to be hired by Owner/Developer
 - Deposit by Owner/Developer will be required for MWW efforts (Engineering Design Review, Material/Installation Inspection and Distribution Division Labor)
- 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:

There are no changes to the original comments.

1. There is an existing 18" diameter combined sewer in East Knapp Street available to serve the property.
2. There is an existing 38" X 24" horizontal elliptical combined sewer in North Market Street available to serve the property.
3. There is an existing 48" diameter combined sewer in North Water Street available to serve the property.
4. A Storm Water Management Plan will be required.
5. MMSD approved the flow allocation for this site on 10/28/16.

Underground Conduit:

There is existing City Underground Conduit package running north/south in North Water Street located 43' west of the property line that is not shown. There is also a CUC package running east/west in East Knapp Street mislabeled as "T" on the utility plan.

Contractor shall properly support the CUC packages where the proposed storm sewer laterals cross them in both North Water Street and East Knapp Street. Contractor must maintain a minimum 6" vertical clearance between the outside of the proposed lateral pipe and the outside of the concrete encased CUC package. No conflicts are anticipated.

Street Lighting :

Street Lighting has facilities on North Water Street. Contact Digger's Hotline to locate the exact location.

Based on the revised drawing, there is no impact to the existing street lights since the Milwaukee Harps light on east side of North Water Street have been removed temporary.

If there are any impacts to City of Milwaukee Street Lighting facilities not foreseen on the preliminary plans, contractor shall pay service fee for alterations required to be done by the city and/ or pay for any damages to City Street Lighting facilities. Report damages to Street Lighting Shop at (414) 286-3015.

Traffic / Signals :

A Traffic Impact Analysis (TIA) was performed.

Based on the CAD Files and plan information received, the signal design will need to be reworked. Based on the changes, an additional \$50,000 will be needed for the design and construction of additional work.