

Department of Public Works

Detailed Planned Development Review Comments

For a residential development containing 1,157 senior living and multi-family dwelling units on the 53-acre parcel at 9050 North Swan Road.

June 21, 2023

The property owner is requesting a change of zoning to Detailed Planned Development (DPD) for the former YMCA property at 9050 North Swan Road in order to allow construction of 1,145 dwelling units, which will be a mix of 1-bedroom senior apartment, 2-bedroom flats, and 3-bedroom flats. The development will consist of 29 new buildings and 5 existing buildings.

The preliminary building plans show that each of the new buildings will have an interior trash rooms. The development will provide 210 bicycle parking spaces.

Traffic Engineering:

- The proposed 36' roadways are very wide for local non-collector roadways, they should consider narrower widths for speed management or frequent traffic calming elements such as speed humps, raised crosswalks/intersections, curb extensions, etc.
- The proposed sidewalk along the west side of the property (east side of Swan Rd.) should be extended the last 440 feet to connect the bus stops and sidewalk at Brown Deer and 91st to discourage mid-block crossings through ditches or walking the in the roadway that is very narrow. This may require utility coordination, grading, or retaining walls as needed.
- Even though the roadway is not open to public travel, traffic signage should be installed meeting requirements in part 2 of the 2009 MUTCD including stop signs, speed limit signs, and private street name signs. This includes location, mounting height, size, color, and retro reflectivity requirements.
- They should also follow part 3 of the MUTCD for pavement markings including color and type including crosswalks
- They should also follow part 9 of the MUTCD for any bicycle signage or markings that may be installed along the multiuse paths within the development
- The traffic signal at North Swan Road and West Brown Deer Road is not a City of Milwaukee facility. The applicant must submit the TIA to WISDOT for review and approval to the following:

WISDOT – Waukesha Office
141 NW Barstow Street
Waukesha, WI 53187

(262) 548-5902
FAX (262) 548-5662
ser.dtsd@dot.wi.gov

- According to traffic volume data shown within the TIA, it appears that traffic signals area not warranted at the intersection of North Swan Road and West Allyn Street. DPW Traffic Engineering requests that the developer have its traffic engineer perform a warrant analysis for the following scenarios:
 - A warrant analysis to verify if traffic signals are warranted at the intersection of North Swan Road and West Allyn Street.
 - Evaluation of the operation of the intersection of North Swan Road and West Allyn Street as a 4-way stop.
 - Evaluation of the operation of the intersection of North Swan Road and West Allyn Street as a 2-way stop
- DPW Traffic Engineering requests that the developer reconstructs the intersection of West Allyn Street and North Swan Road to feature full curb and gutter with appropriate drainage and ADA compliant pedestrian ramps.
- DPW Traffic Engineering requests that sidewalk is installed along the east side of North Swan Road between West Fairy Chasm Drive and West Brown Deer Road, as well as along the south side of West Fairy Chasm Drive between North Swan Road and North Joyce Avenue.

Water:

At Water Easement 567A - Maintain vertical clearance from and access to existing public water main in easement. The only permissible improvements in easement are walk, pavement, for driveways and parking lot (appears compliant as shown). No grades have been provided to identify direct conflicts. Watch for excessive cuts/fills that may compromise cover.

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

Water permit information and standards/specifications can also be found online
<https://city.milwaukee.gov/water/PermitsSpecs>

Tapping means/methods of the public water main in N 91st St / Swan Rd would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.

Milwaukee Development Center (286-8210; <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (286-8208) can be contacted for the following:

- meter pit requirements

- fire protection requirements
- private fire hydrants and/or building fire department hook ups

Environmental Engineering:

DPW Environmental Engineering comments are as follows:

1. A Storm Water Management Plan (SWMP) will be required. SWMP parameters:

- 80% TSS reduction
- Since the site is adding more than 0.5 acres of impervious surface, it must meet MMSD Chapter 13 runoff management requirements
- Green infrastructure with a detention volume equal to one-half inch multiplied by the total area of new or redeveloped impervious surface required.

2. In general, the east half of the site should drain/be directed to the storm and sanitary sewers in W. Greenbrook Dr. and the west half of the site should drain/be directed to the storm and sanitary sewers in N. Swan Rd.

3. Please indicate how are the existing buildings currently connected to the existing sanitary sewer in N. Swan Rd.? If multiple existing buildings are connected to the same existing sanitary sewer lateral, a private main plan will be required showing the plan and profile view of the existing sanitary lateral. Will the existing sanitary laterals remain, or will the existing sanitary laterals be connected to the new sanitary sewer? Please clarify.

4. The existing storm and sanitary sewers serving the Institute for Preservation of African American Music and Arts (8801 W. Fairy Chasm Dr.) will need to be connected to the proposed storm and sanitary sewers or they will need to be relocated to avoid any conflicts with the proposed storm and sanitary sewers. The existing storm and sanitary sewers must stay in service.

- Sewer easement SE-2346 (Doc. No. 5629847) exists and will remain to provide access to the existing storm and sanitary sewers.

5. Proposed storm and sanitary sewers will be designated private mains designed and constructed to the City of Milwaukee standards. Plans showing both plan and profile view of the proposed storm and sanitary sewers will need to be submitted to the Environmental Engineering Section (EES) and be approved by the EES. The Private Main Sewer Construction checklist from the Department of Neighborhood Services is attached (Notice to Owners...). Design requirements and specifications as well as examples can be provided. Please contact Jason Barman at jason.barman@milwaukee.gov for more information.

6. The existing storm sewer to the east near N. Joyce Ave. (see attached Utility Plan) is of unknown size and ownership. The City does not have a plan for this storm sewer to show its

location and size. Plan File No. 157-097 and Plat Page 33D are attached to confirm this. Unless a plan can be provided showing the location of the storm sewer, its size and invert elevations and that it belongs to the City, it will be assumed to be a private storm sewer and it may not be connected to.

7. If a CSM is executed to divide the land into multiple lots, a sewer agreement will be required to convey storm water across lot lines and to establish ownership and maintenance responsibilities for both the storm and sanitary sewers.

Field Engineering

A minimum roadway width of 30 feet is recommended. All curb ramps, paths, and sidewalks need to be ADA compliant. Typically, paths are a minimum of 10 feet wide and sidewalks are a minimum of 5 feet wide. Sidewalks must be ADA compliant with regards to transverse and longitudinal slope. Culvert pipes are required under the driveways and must be a minimum of 18 inches in diameter. Aldermanic approval is required for driveways over 30 feet wide.

At this time, DPW Field Engineering cannot evaluate the proposed traffic circle in the east portion of the development. More information, including dimensions, is required to be able to evaluate the traffic circle.

Multi Modal Planning:

- Sidewalks should be at least 6'
- Multi-use paths should be 10-12'
- Roadway widths should be 32' (effectively 7' parking – 9' drive – 9' drive – 7' parking; no centerline)
- What are the intersection controls? Provide all-way stop control wherever possible
- Remove one on-street parking space at each intersection leg – this helps increase visibility of all users at intersections and provides more space for fire truck turns if curb extensions are added
- Provide raised crosswalks at primary crossing locations (particularly path crossings)
- Provide signage at path crossings
- Explore providing a mid-block crosswalk between building A-1 and pickleball courts. It would be expected that pedestrians, seeking the shortest route to the pickleball courts, will cross the street between parked cars.

Street Lighting:

Street Lighting facilities along North Swan Road will need to be modified to accommodate this proposed development. More specifically, street lighting will need to investigate the possible need to either add lighting or increase the fixture wattage along North Swan Road. Any new

street lights could possibly be mounted to the existing WE Energies utility poles. DPW Street Lighting Section will require that the developer pay a service fee to cover the costs of design, possible coordination with WE Energies, and associated billing from WE Energies for work to install the light fixtures on WE Energies utility poles. The amount of the service fee will be determined once more finalized plans are submitted for review.

DPW Street Lighting recommends that the private street lighting system to be installed within the development conforms to City of Milwaukee Specifications. Please note that the power service for the development street lighting system should be a 240/480 Volt, 200 Amp Single Phase Service. Additional specifications will be provided as the plans become finalized.

City Underground Conduit

There are no City Underground Conduit facilities within the project area thus there is no impact from the project on CUC facilities.

Planning & Development:

Planning & Development is in concurrence with DPW Traffic Engineering that the development should include a sidewalk connection on the east side of North Swan Road between West Fairy Chasm Drive and West Brown Deer Road, as well as along the south side of West Fairy Chasm Drive between North Swan Road and North Joyce Avenue. These sidewalk additions will complete the public sidewalk network around this proposed development and will provide important connections for residents to the neighborhood to the east as well as to amenities on West Brown Deer Road, including the nearest bus route to this proposed development.

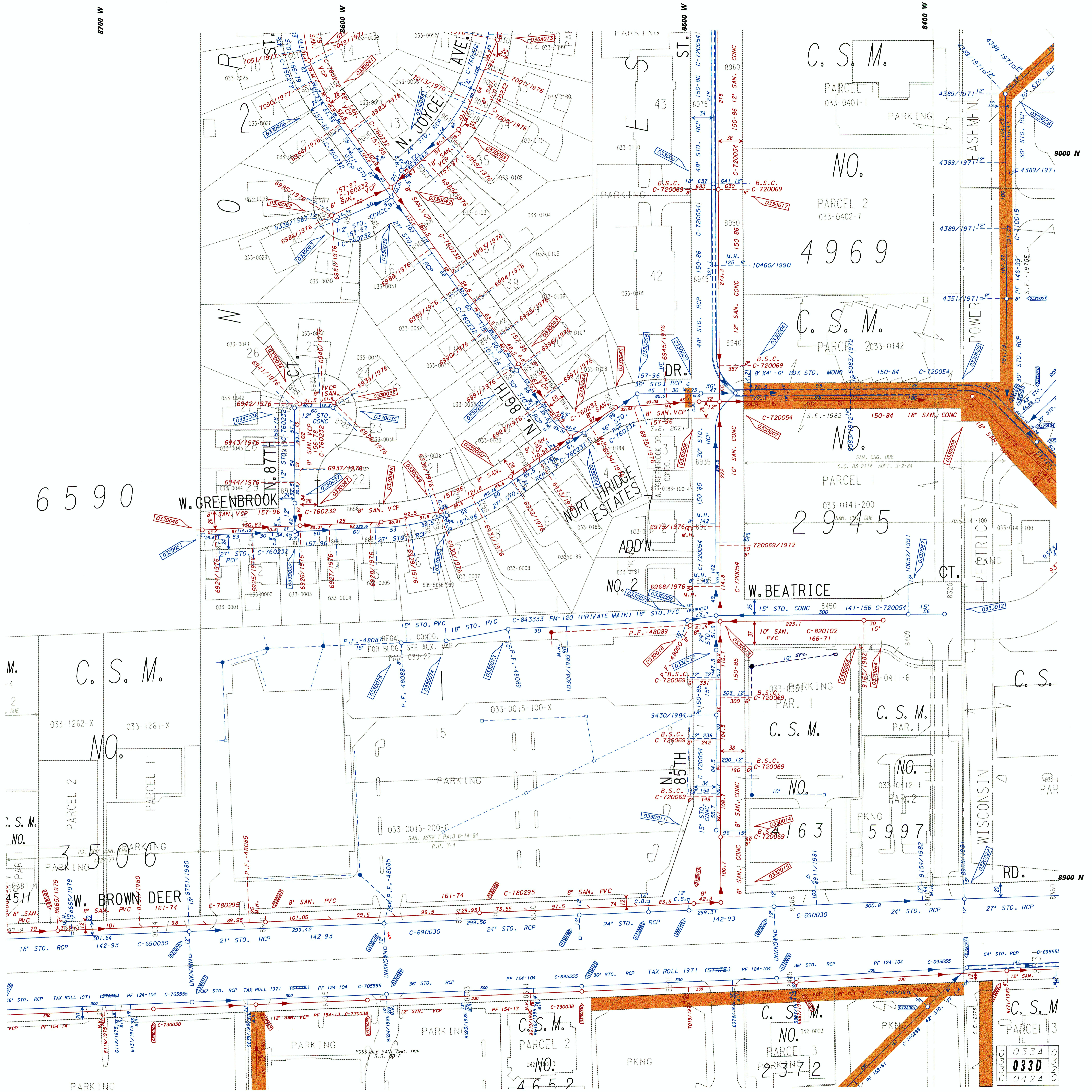
Planning & Development is in concurrence with DPW Traffic Engineering and DPW Multi Modal that the 38-foot wide roadway, as shown on the Streetscape Sections plan sheet and as described in the narrative, are too wide. It should be noted that a narrower roadway cross section will promote calmer traffic and be protective of pedestrians and bicyclists.

Planning & Development is in concurrence with DPW Multi Modal that multi use paths should be a minimum of 10 feet wide. The narrative mentions “walking paths” throughout the site. The walking paths will more than likely be used by bicyclists and inline skaters as well as bicyclists. For this reason, the developer should treat the walking paths as multi use paths and design with a minimum width of 10 feet.

It should be noted that ingress and egress to the adjacent property at 8801 West Fairy Chasm Drive appears to be through the property a 9050 North Swan Road. The plans appear to show that access to 9050 North Swan Road will be maintained through the subject development. It is recommended that, if one does not already exist, the developer enter into an access agreement with the property at 8801 West Fairy Chasm Drive to document the rights and responsibilities of both parcels. Said access agreement should be recorded against both properties, 8801 West Fairy Chasm Drive and 9050 North Swan Road.

8700 W

8400 W



6590

4969

2945

C.S.M.

NO.

3506

W. BROWN DEER

C.S.M. PARCEL 2 NO. 4652

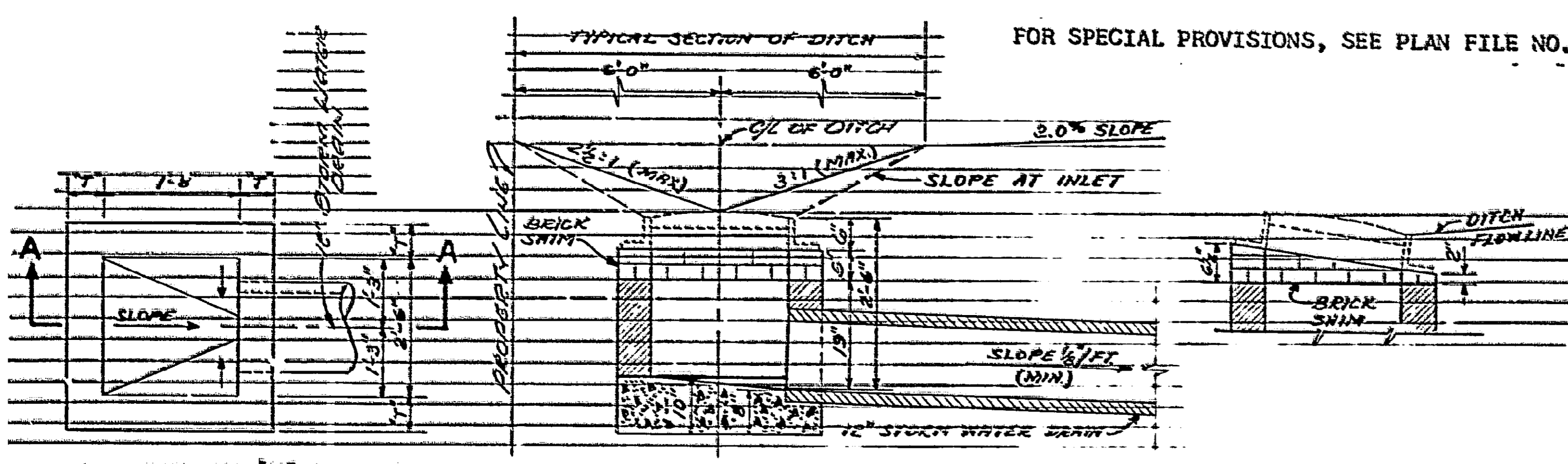
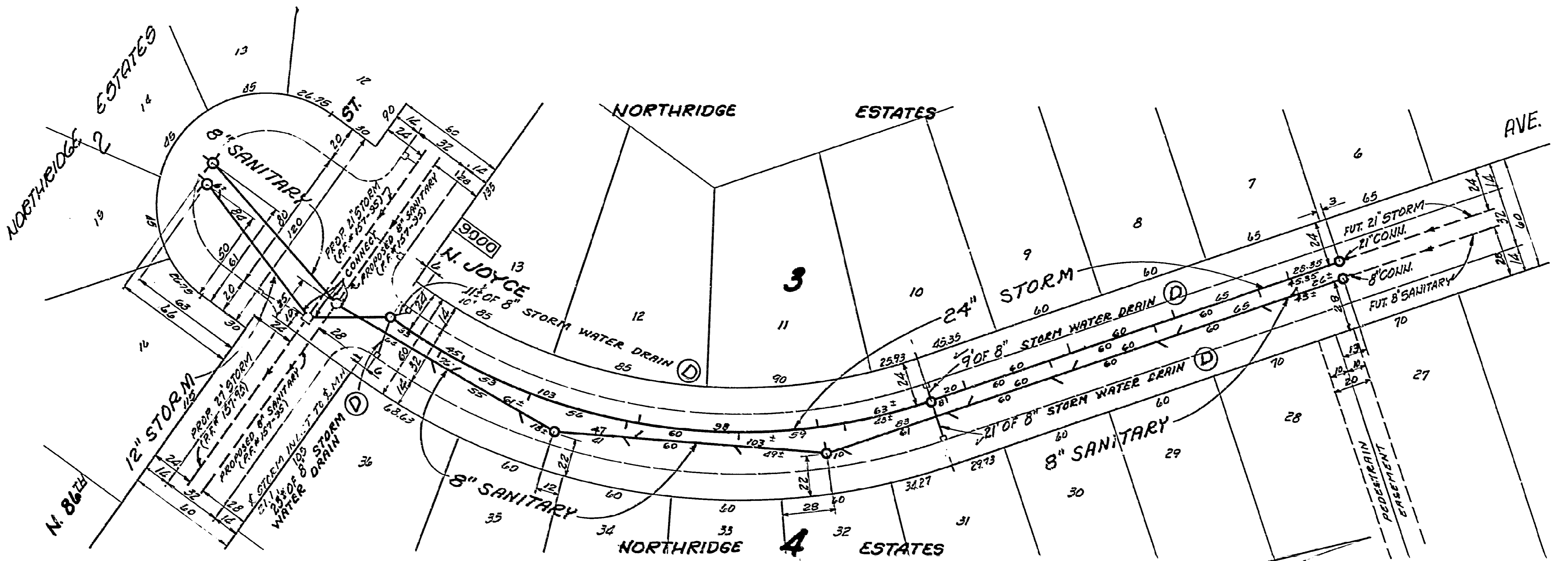
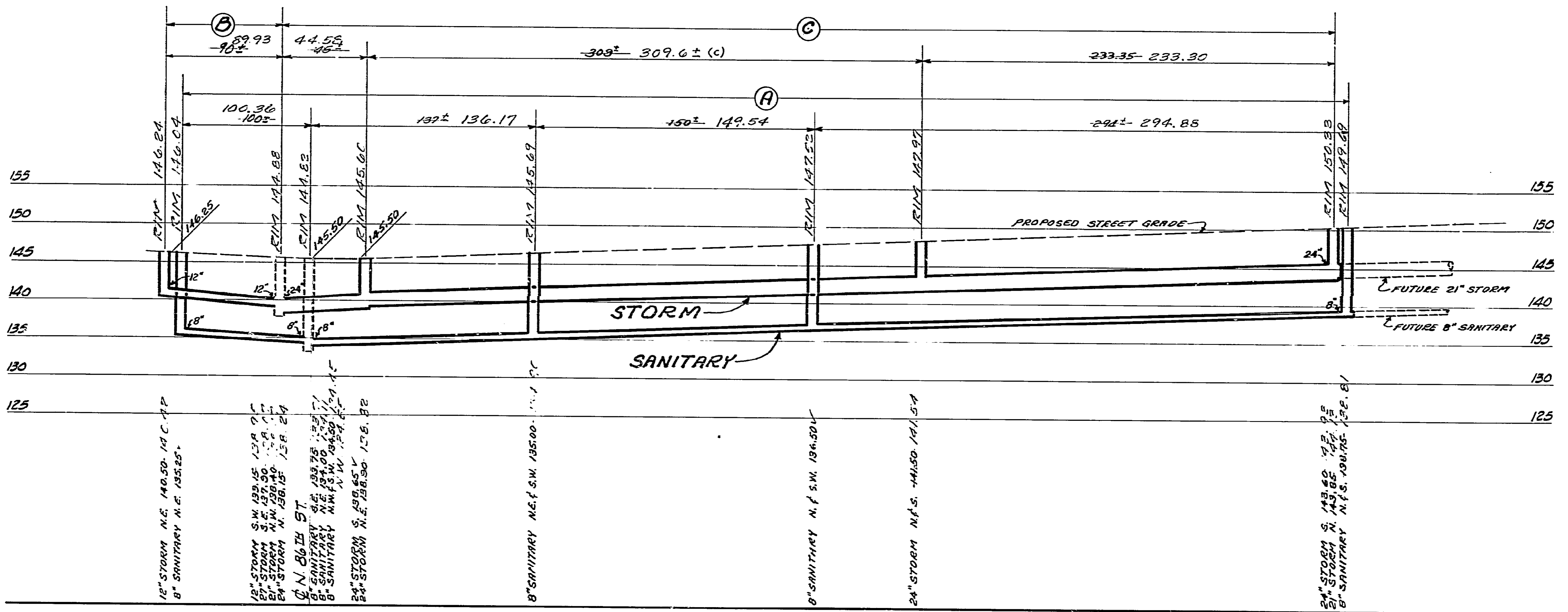
C.S.M. NO. PARCEL 3 2372

C.S.M. PARCEL 3

0	033A	0
C	033D	C
0	042A	0

THIS INFORMATION HEREBY GIVEN TO YOU IS BASED UPON THE BEST AVAILABLE RECORDS, HOWEVER WE DO NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF THE SAME. CURRENT PRINT DATE 08-MAY-2006

A	B	C	D
8" SANITARY CLASS 2 N.R.C.P. OR E.S. CL. P. OR 2400 A.S.B. CEM. P. 33" MAX. ALLOW. TRENCH WIDTH FOR EXCESS OVER MAX. ALLOW. SEC. 0-1, OVER 33"	12" STORM CLASS 2 N.R.C.P. OR 2400 A.S.B. CEM. P. 33" MAX. ALLOW. TRENCH WIDTH FOR EXCESS OVER MAX. ALLOW. SEC. 0-1, OVER 33"	24" STORM CLASS 2 N.R.C.P. OR 2400 A.S.B. CEM. P. 33" MAX. ALLOW. TRENCH WIDTH FOR EXCESS OVER MAX. ALLOW. SEC. 0-1, OVER 33"	8" STORM WATER DRAIN SEC. 0-1 CLASS 1 N.R.C.P. 33" MAX. ALLOW. TRENCH WIDTH FOR EXCESS OVER MAX. ALLOW. SEC. 0-1, OVER 33"



FOR SPECIAL PROVISIONS, SEE PLAN FILE NO. 156-81, SHEET 1 OF 3.



ESTIMATE OF QUANTITIES	
651' OF 8" DIA. SANITARY	SEC. 0-1
587' OF 24" DIA. STORM	SEC. 0-1
90' OF 12" DIA. STORM	SEC. 0-1
64' OF 8" DIA. STORM WATER DRAIN	SEC. 0-1
4-3' DIA. SANITARY MANHOLES	
4-3' DIA. STORM MANHOLES	
4- STORM WATER INLETS	

CONTRACTOR-KOCH & BONNESS, INC.
COMPLETED DATE OF CONTRACT-11/22/76

C.C. FILE NO. _____ DATE ADOPTED _____

SEWER ENGINEERING DIVISION
BUREAU OF ENGINEERS
DEPARTMENT OF PUBLIC WORKS
MILWAUKEE, WISCONSIN

IN **N. JOYCE AVENUE**
FROM **N. 86TH STREET**
TO **600± N. OF N. 86TH STREET**

SCALE: VERT. 1"=10'
HORIZ. 1"=40'

SHEET NO. 5 OF 5
SYSTEM NO. 51352

DESIGNED BY: R. B. ALISTER, JR.
CHECKED BY: M. F. B. JR.
W. O. NO. 96-151
AS-BUILT CONT. NO. 0760292
DATE EN'D 3/2/77 EN'D BY: M. F. B. JR.

APPROVED: *Richard Vorawinkel* 5-3-76
APPROVED: *John P. ...* 5-3-76
APPROVED: *John P. ...* 5/1/76
SPECIAL DEPUTY COMMISSIONER OF PUBLIC WORKS

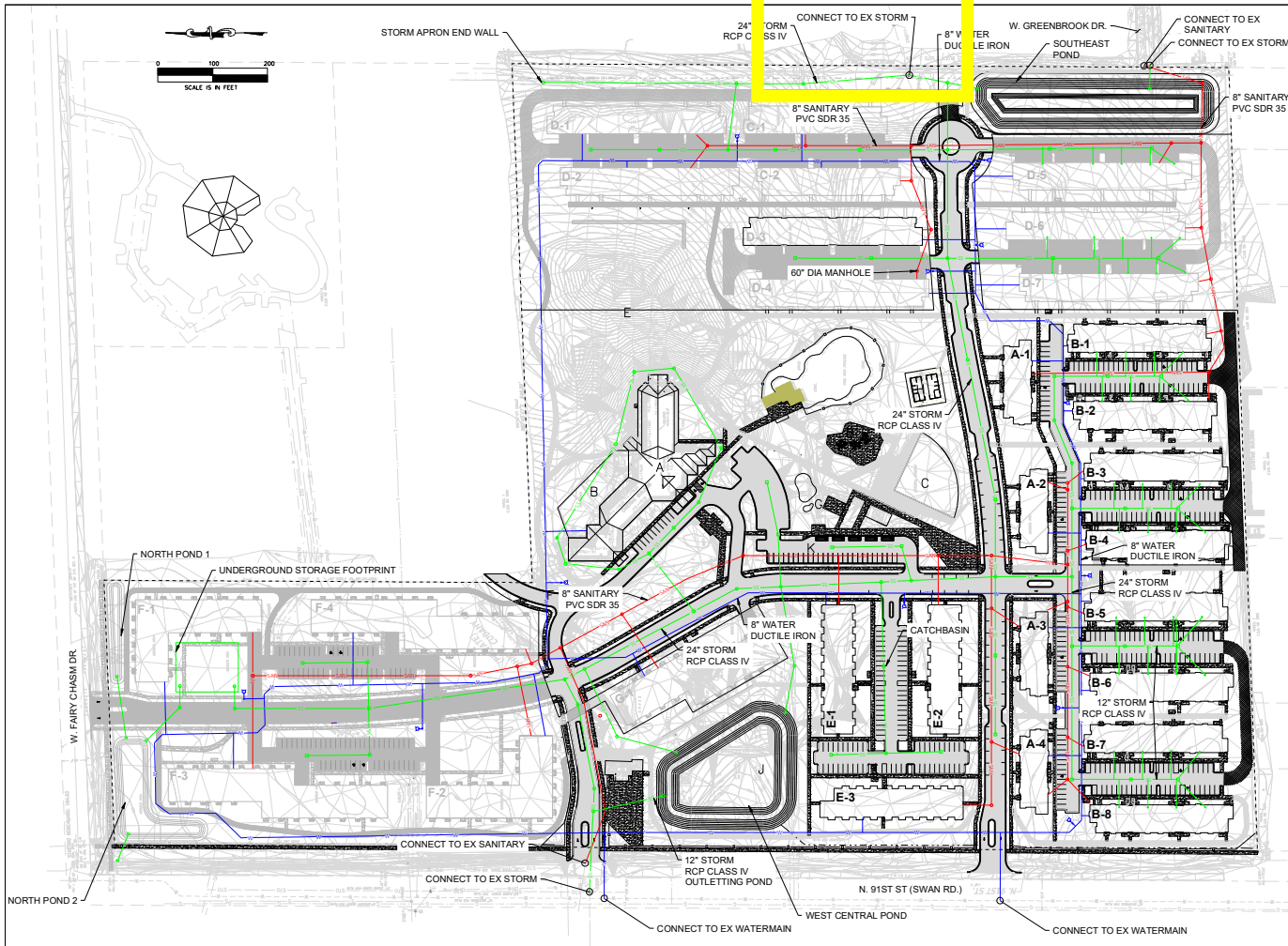
PLAN DATE: APRIL 23, 1976
FILE NO. 157-97

NO. 157-97. DETAIL OF TYPICAL STORM WATER INLET. SCALE 1"=2'-0". W.E.D. PLAN FILE NUMBERS 15-24 ARE PART OF THIS CONTRACT.

GENERAL NOTES:

- PIPE LENGTHS ARE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- SEWER INSTALLATION SHALL PROCEED FROM DOWNSTREAM TO UPSTREAM.
- CONTRACTOR SHALL ADJUST ALL EXISTING AND NEW UTILITY CASTINGS, MANHOLES, CLEANOUTS, AND ACCESS BOXES TO PROPOSED GRADING.
- CONNECT PUBLIC SANITARY SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MILWAUKEE SPECIFICATIONS.
- MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
- SANITARY LATERALS SHALL BE PVC, ASTM D-3034, SDR 26 IN CONFORMANCE WITH SECTION 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION.
- FOR WATER SERVICES LARGER THAN 2-INCH DIAMETER, MATERIAL SHALL BE DUCTILE IRON, AWWA C-151, CLASS S2 WITH CEMENT LINING.
- FOR WATER SERVICES LESS THAN 2-INCH DIAMETER, MATERIAL SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) SDR 9, COPPER TUBE SIZE CONFORMING TO AWWA C-901.
- CONTRACTOR SHALL VERIFY EXISTING PIPE INVERT, PIPE MATERIAL, PIPE SIZE AND LOCATION PRIOR TO CONSTRUCTION OF THE UTILITIES. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE ENGINEER.
- PUBLIC SANITARY SEWER AND WATER MAIN SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH THE CITY OF MILWAUKEE SPECIFICATIONS.
- PRIVATE SANITARY SEWER SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPECIFICATIONS.
- A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAIN, WATER LATERALS AND HYDRANT LEADS.
- A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
- PER NR 811.74 (2) MAINTAIN A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE SANITARY SEWER AND TOP OF WATER OR 6 INCHES OF VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE WATER AND TOP OF SANITARY.
- PER NR 811.74 (2) PUBLIC WATER MAINS SHALL BE INSTALLED 8 FEET HORIZONTALLY CENTER TO CENTER FROM ANY EXISTING OR PROPOSED SANITARY SEWER MAIN, STORM SEWER MAIN, OR SANITARY OR STORM SEWER MANHOLE. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL DETAILS.
- PROVIDE TRACER WIRE FOR WATER, SANITARY SEWER AND STORM SEWER. SEE SPECIFICATIONS. PROVIDE WARNING TAPE FOR WATER, SANITARY AND STORM SEWER PLACED 24 INCHES BELOW FINISHED GRADE. SEE SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING TRAFFIC CONTROL PLAN(S) FOR UTILITIES CONNECTIONS IN THE EXISTING PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL VERIFY DEPTH AND LOCATIONS OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION.
- CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

LEGEND	
	PROPOSED WATER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED CATCH BASIN / STORM MANHOLE
	PROPOSED APRON END WALL
	FIRE LANE ACCESS
	EXISTING WATER
	EXISTING HYDRANT
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING MANHOLE/INLET



DPD SUBMITTAL



Permit & Development Center

809 N. Broadway, Milwaukee, WI 53202 | (414) 286-8211 | milwaukee.gov/permits | DevelopmentCenterInfo@milwaukee.gov

BACKGROUND:

All private interceptor main sewers require examination by a City of Milwaukee Plumbing Plan Examiner in the Department of Neighborhood Services (DNS). Private main sewers shall conform both to Wisconsin Administrative Plumbing Code and to the specifications of public main sewers, as per MCO 225-17.1.

MILWAUKEE CODE OF ORDINANCES. 225-17. Independent Plumbing and Drainage System. 1. The plumbing and drainage system of each new building or structure or a new plumbing and drainage system installed in an existing building or structure shall be entirely separate and independent from that of any other building or structure. Every building or structure shall have an independent connection with a public or private main sewer when available. Private main sewers shall conform to specifications of public main sewers and shall be approved by the department of city development and the infrastructure services division, department of public works.

1. PLUMBING PLAN SUBMITTAL

All private interceptor main sewers require examination by a City of Milwaukee Plumbing Plan Examiner in DNS. (See [Plumbing Plan Exam Info Sheet](#).)

Required submission materials:

- Completed [Plumbing Plan Exam Application Form](#)
- 4 sets of sealed plumbing drawings (see [Plumbing Plan Review Checklist](#))
- 1 set of specifications
- 1 copy of completed [Plumbing Fixture List & Piping Detail Form](#)
- All new parking lots and paved areas in conjunction with buildings require a grade plan

Once initial plan examination is complete, all Private Main Sewer plans shall be approved by the City of Milwaukee Environmental Engineering Section (EES).

2. DPW – ENVIRONMENTAL ENGINEERING PLAN REVIEW

The applicant and preparing engineer shall work with the EES to complete the review and approval of the Private Main Sewer Plans. Plans shall be designed in accordance with EES design standards and specifications. Any costs incurred by the EES during the review of the Private Main Sewer Plans shall be borne by the owner.

The following provisions apply during the review and approval of Private Main Sewer Plans for construction:

- Private Main Sewer plans shall be prepared by a professional engineer registered in the state of Wisconsin (preparing Engineer).
- Plans and submittal materials shall bear a professional engineering stamp and signature, as per Statute [A-E2.0](#).

The following provisions apply once EES has completed initial Private Main Sewer Plan review:

- Once plans have been approved and signed by EES, the preparing Engineer shall provide six (6) hard copy 24 x 36 signed sets to EES for distribution.
- The preparing Engineer shall collaborate with EES to complete the Private Main Sewer Report (PMSR).
- The payment of PMSR fees shall be handled by applicant at 841 N. Broadway, Rm 506, DPW – Contract Administration.
- The applicant shall collaborate with EES to notify the Construction Section to assign a DPW inspector to the project.
- MMSD approval is required prior to construction of any private main sewers. EES shall submit to Milwaukee Metropolitan Sewerage District for plan approval. The preparing Engineer shall coordinate with EES to obtain approval.

Please contact Zafar Yousuf of the City of Milwaukee's Environmental Engineering Section at (414) 286-2467 or zyousu@milwaukee.gov with any questions regarding the private main examination and approval process.

3. PLUMBING PERMIT REQUIREMENTS

The applicant and preparing engineer shall work with the Permit & Development Center to obtain requisite building permits for the development.

The following provisions shall apply in order to obtain the necessary building permits:

- The Private Main Sewer Report shall be submitted to the Plumbing Plan Examiner once all EES requirements as outlined above have been satisfied.
- The PMSR shall include a copy of the receipt paid by applicant at the 841 N. Broadway building.
- Revised site utility plumbing plans may be required if modifications to the original design were required during the course of EES plan review.
- Please note that each sewer lateral coming off of the private main sewer shall require a separate plumbing permit to construct.
- No building permit shall be issued until all building permit fees are paid, the DPW general deposit is paid, and a bonded plumber is linked to the record.
- Coordination with the Development Center Tech Team will be required for any new connections to public mains and for any work located in the ROW.

Please contact the assigned City of Milwaukee Plumbing Plan Examiner with any questions regarding plumbing permit requirements associated with the private main sewer development.

4. PRIVATE MAIN CONSTRUCTION REQUIREMENTS

The site utility contractor and applicant shall work with the City Plumbing Inspector and the DPW assigned inspector during the course of construction.

The following provisions apply during the construction of the private main sewer:

1. Private main sewer construction shall comply with MCO 225-17-1. All work shall be done in accordance with the City of Milwaukee standard special provisions, plan file number 52-4-51, dated March 1, 2018 (or latest revision thereof).
2. The private main sewer construction is inspected by both a DPW inspector and a plumbing inspector.
3. A City DPW inspector will be assigned to the project. All work shall be performed in the presence of the assigned inspector.
4. The contractor shall notify the Construction Section, Infrastructures Division at least ten (10) working days prior to the start of work on the private main sewer project so the inspection of work can be arranged.
5. An "As-Built" of the private main sewer shall be submitted to the EES within 6 months of project completion.

Please contact the City Plumbing Inspector and the assigned DPW inspector with any questions regarding inspection requirements associated with the private main sewer.