

Riverwalk Site Review Overlay Zone

For the development at 1872 North Commerce Street

REVISED 4-4-2022

Lakefront Brewery proposes to make alterations to its existing east façade, altering an exterior staircase, adding a balcony, and adding restrooms. As part of this proposal, Lakefront Brewery will be developing a permanent beer garden along the Riverwalk and under the Holton Street Viaduct.

Major Projects:

The Holton Street Viaduct is scheduled to undergo a 3-year, 3-phase rehabilitation project. Work on the bridge piers is currently scheduled to occur in 2024. The proposed work at Lakefront Brewery may be in conflict with the aforementioned project. Please contact Ms. Theresa Kubista at 414-286-2463.

Structures:

The new facilities by the bridge will likely be impacted to some degree in each year of the planned bridge rehab project (2023, 2024, and 2025). It should be minor impacts in 2023, larger impacts in 2024, and again minor in 2024 if things go as planned currently.

During the 2024 work, there will be a small amount of excavation at the bridge pier. This work could require the temporary removal of a portion of the concrete pad or pavers. The WISDOT project would replace in kind any area that was impacted.

Future plans should include foundation details for the new stairway so that the City has those on record in the Riverwalk area.

Street Lighting

There is no impact to SL for the proposed Beer Garden under the bridge. However, Street Lighting facility is present in the area, please have them call Digger's hotline to locate them if any underground work deeper than 6" is proposed. They are responsible for any damage to existing street lighting facility, contact 414-286-5944 to report damage.

Underground Conduit (CUC)

Regarding the subject project, CUC has no conflict with proposed staircase and garden component alteration. The closest CUC facilities would be located in the north side curb line of N. Commerce Street.

Water:

Water Review Comments for Lakefront Brewery -1872 N. Commerce St.

- MWW has a 16" water main in N. Commerce St. 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).
- There are no proposed water connection locations shown on the plans
- Any proposed water mains or fire protection shown on the site will be private.
 - Private hydrants are required to be metered.
 - Metering can occur through a meter pit or in the building.
 - Private hydrant should be connected to water system after the metering device.
- 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
 - and/or private fire hydrants building fire department hook ups
- Water permit information and standards/specifications can also be found online <<https://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

Environmental Engineering:

Environmental Engineering has no comments.

Multi-Modal Design Unit

Ensure ADA Accessible seating and coordinate work with the upcoming Holton Street bridge work.

Planning & Development:

The applicant is strongly encouraged to ensure that ADA compliant seating is provided within the beer garden. The applicant should provide alternative tables in a quantity that complies with the ADA. Please contact the City of Milwaukee's ADA Coordinator, <https://city.milwaukee.gov/Information-and-Services/Accessibility>, for assistance in this matter.

The applicant is encouraged to ensure that features such as trash bins and recycling bins are secured to avoid vandalism.