

## Department of Public Works Development Incentive Zone

### For the Foot Locker development at 4100 North 56<sup>th</sup> Street

The proposed Foot Locker development will consist of a single story, single tenant retail building that will be 15,000 square feet size. The building will be constructed on a vacant parcel located within Sub Areas A of the Midtown Center DIZ. Existing parking and pedestrian connections will remain as they exist currently.

The public entrance to the building faces North 56<sup>th</sup> Street, a private roadway within the Midtown Center. Per the narrative and the plans, bicycle racks will be provided along North 56<sup>th</sup> Street. The plans show a dumpster enclosure at the northeast corner of the development. Deliveries will be accepted along the east face, or back, of the building.

#### **Water:**

Water Review Comments for Foot Locker – Midtown Center, 4100 N. 56<sup>th</sup> St.:

- MWW has an 8”-1955 water main in St./Av. available to serve the subject development. The Midtown Center is served from a meter pit in W. Capitol Dr. There is a private main system that serves most building within the center. Please coordinate with the Center, surrounding buildings, and the Department of Neighborhood Services.
- 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
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
  - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process
- Water Maps may be ordered through Diggers Hotline (800)-242-8511 or 811
  - Caller should state “For planning purposes only-Milwaukee Water Works only need reply”.
  - Non-residential requestors may be directed to the Diggers Hotline portal.
  - Website: <https://www.diggershotline.com/> (Portal: <https://geocall.diggershotline.com/geocall/portal> )

- 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 (414-286-8210; [DevelopmentCenterInfo@milwaukee.gov](mailto:DevelopmentCenterInfo@milwaukee.gov) ; <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (414-286-8208) can be contacted for the following:
  - water branch and service requirements
  - meter pit requirements
  - fire protection requirements
  - private fire hydrants and/or building fire department hook ups
  - water permitting
  
- Water permit information and standards/specifications can also be found online [<https://city.milwaukee.gov/water/PermitsSpecs>](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](mailto:watflowtest@milwaukee.gov)

**Environmental Engineering:**

There are Private main sanitary and storm sewers (PM-231 and PM-238) available on site to serve this property. This proposed development is located in MMSD basin MI 4021. There is enough basin capacity to accommodate flows from this development.

There are no comments from the Storm Water section.

**Planning & Development:**

Currently, the north, east, and south sides of the development parcel do not have sidewalks. The plans include construction of new sidewalks on the north, east, and south sides of the proposed building. The aforementioned sidewalks should be constructed to be compliant with the Public Right-of-Way Accessibility Guidelines (PROWAG). The two existing pedestrian ramps abutting the development should be upgraded to current PROWAG specifications.

There are three doors on the east face of the building. The plans show a continuous planting strip along the east sidewalk abutting the building. Planning & Development (P&D) recommends installation of two carriage walks to facilitate access to the doors in the east face of the building.