

Detailed Plan Development

For the development that is known as 1840 N Farwell Avenue located within the block bounded by East Farwell Avenue, North Prospect Avenue, East Royall Place and East Kane Place

March 8, 2016

The developer, Wiechmann Enterprises, is seeking a rezoning to Detailed Planned Development (DPD) for a proposed 13-story mixed-use building at 1832 and 1840 North Farwell Avenue. The building will include 153 residential units with 2 guest suites, office/commercial space, and 215 parking spaces. 189 spaces would be for the residential units and the balance would be reserved for the office/commercial tenants and customers.

All loading (including move ins/outs of residences) and parking access will be from the existing, north-south 14 ft-wide alley. The building footprint goes to the alley lot line with garage doors set back 6' to allow turning movements to and from the building.

Water:

Milwaukee Water Works (MWW) has a 6"- 1884 water main in North Farwell Avenue available to serve the subject development. Mr Burgess McMillian of DNS Plan Exam (286-3116) or Mr Rich Davila of MWW Meters and Services (286-8119) can be contacted for water branch requirements. Please note that the submitted Utility Plan (Sheet C3.0) incorrectly identifies the existing water main as being 8" in diameter.

Any water main or fire protection on the site will be *private*. On site fire protection is the responsibility of the owner/developer.

Environmental:

1. There is an existing 18" combined sewer available to serve the proposed development in North Farwell Avenue, to which the plans show a proposed tee connection. This sewer is made of concrete pipe and was built in 1955.
2. The subject development lies in the MMSD sewer basin CS5142A1. A Basin Flow Allocation request has been approved by MMSD. If the number of total units/bedrooms increases, a new request will need to be submitted.
3. A Storm Water Management Plan (SWMP) is not required for this development as long as the cumulative area of all land disturbing activity is less than one acre over a 3-year period, no additional impervious surface of 0.5 acres or more is added, and the cumulative area of all land disturbing activity is less than two acres.

Traffic :

Setbacks of garage doors in 14' alley for ingress/egress meet minimum DPW standards.

Alley will operate as defacto one way alley because of narrow width.

Street Lighting / Underground Conduit / Signals :

No impacts.