

Detailed Plan Development

For the development that is known as 4450 South 27th Street bounded by I-43 to the south, residential homes along West Whitaker Avenue to the north, commercial buildings along South 27th Street to the west and a drainage channel to the east.

August 14, 2017

The Developer, 4450 South 27th Street LLC, is requesting rezoning from an old General Planned Development (GPD) known as South Pointe (GPD; File Numbers 83-745 and 870876) to a new Detailed Planned Development (DPD) for phased construction of two multi-family residential buildings at 4450 South 27th Street. The Site currently consists of approximately 6.7 acres and is currently vacant land.

The South Pointe development never materialized. In 2013 the DOT acquired part of this parcel for the Freeway expansion. As a result, the boundary of the land changed and the planned development that was previously approved is no longer possible.

The project will consist of two phases: the first phase entails a three –story residential building (approximately 30 units) that will be placed along the southwest section of the site. The second phase includes a three-story residential building (approximately 30 units) that will be placed east of the Phase 1 building.

The buildings are placed on the site to work around site constraints including the shape of this parcel and the sewer easement ("Easement") that runs through the middle of the parcel. The topography of the site is fairly flat and sloping to North and East toward existing channel on the Eastern side of the property.

The applicant has provided documents that relate to easement agreements, a quit claim deed to sell off the southwest corner of the site, and an amendment to a declaration of easement. The applicant is proposing access via an easement from South 26th Street as opposed to via an easement that existed through a hotel parking lot from South 27th Street.

Phase One proposes approximately 30 internal parking spaces and 27 surface parking spaces. **Phase Two** proposes approximately 30 internal parking spaces and 28 surface parking spaces. Interior and exterior bicycle parking minimum requirements will be incorporated into the building and site.

Water:

Water review comments for DPD 4450 South 27th Street [West Whitaker Avenue, West Bottsford Avenue and South 26th Street]

- MWW has an 8” dead end water main in South 26th Street extended able serve the subject development.
 - Preliminary Utility Plan C200 (Dated 07/14/17) shows one 8” connection to this main.
 - Public water main in West Whitaker Avenue from South 27th Street to West Bottsford Avenue is 6”.
 - There is no public water main southwest of the intersection of West Whitaker Avenue and West Bottsford Avenue.

- There is an existing recorded water easement (20-foot wide) in South 26th Street (extended to the south).
 - Contains the 8” dead end water main and 1 hydrant.
 - Hydrant is located at the south end of the dead end.
 - MWW needs this easement and would maintain easement rights within this area.

- Tapping means/methods would need to be coordinated with DNS Plan Exam during the permitting process.
 - An 8” tap into an 8” dead end main may require additional review by DNS plan exam.

- If needed for development plumbing calculations, nearby flow tests on water system may be requested from watflowtest@milwaukee.gov.

- Any proposed water mains or fire protection shown on the site will be private.
 - A proposed private water main serving two separate buildings may require a meter pit by the property line.

- Exact requirements for future water branches, services, meter pit requirements, private fire hydrants, and/or fire branch hook up for the proposed buildings should be coordinated with Mr. Rich Davila, Meters & Services Manager of the Milwaukee Water Works (286-8119).

- Mr. Burgess McMillian of DNS Plan Exam (286-3116) can be contacted for water branch and possible fire protection requirements.

- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
 - Bends shown on proposed 8” water main on C200.
 - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process.

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

Environmental:

1. The provided site plan shows the proposed sanitary sewer connection heading north from the proposed buildings, crossing the existing 60-inch and 66-inch diameter double storm sewer in easement, and connecting to the existing 8-inch sanitary sewer in S. 26th St. Please be advised that South 26th Street sewer is not available due conflicts with the storm sewers. Therefore, sanitary sewer services must be connected to the existing 12-inch diameter sanitary sewer in W. Bottsford Ave., through a new sewer easement.
2. An “Out-of –Program” agreement between the City and the developer to fund the new sewer is required.
3. The developer must grant the City a 20 foot wide sanitary sewer easement passing through the north portion of the site, passing through the proposed parking area north of the proposed buildings, to W. Bottsford Ave. for a connection to the existing sanitary sewer 170 feet northeast of the intersection of W. Whittaker Ave. and W. Bottsford Ave. The cost of sewer easement document preparation is \$600.
4. A Storm Water Management Plan will be required for this site.
5. There are proposed floodplain delineations in portions of the proposed developed site. It should be noted that this mapping is preliminary and may change during the process of being approved. It is in the best interest to design all best management practices (BMPs) and site as to not be affected by the proposed flood plain. Additionally, developing structures in the proposed flood plain area may have impacts on future development restrictions and flood insurance rates. The developer should see Chapter 295-11 for City ordinances relating to development in the floodplain.
6. Approvals are needed form the South Eastern Wisconsin Regional Planning Commission (SEWRPC) for the sanitary sewer extension before construction can begin. Please note that construction of new sanitary sewer also requires approvals from the Milwaukee Metropolitan Sewerage District (MMSD), Wisconsin Department of Natural Resources (WDNR). Approximately 10 to 12 weeks time is required to obtain approvals from all of the above mentioned agencies. Sewer design and plan preparation will also take approximately 8 to 10 weeks depending on all the required survey and utilities information availability. In addition, sewer construction may take another 6 to 8 weeks from the award date of the sewer contract.

7. Flow allocations have been previously approved by MMSD. No additional flows will be required from MMSD for this development.

Street Lighting:

There is no existing street lighting facility within the proposed 4450 South 27th Street development area. A proposed street lighting facility within the public right of way will be designed when the development plans are finalized.

Detail and cost will be provided upon the delivery of the finalized development plans. Please contact Eng-Kie Lee at 414-286-2174 for any update.

Underground Conduit:

There are no existing or proposed CUC facilities located within the proposed development.

Traffic:

Based on the size and access location of the proposed development, a TIA is not requested for the project.

As part of the project, attempts should be made to connect the existing sidewalks on South 26th Street with the development for continuity.

Signals:

The development will not impact DPW traffic signals.

Planning:

Dumpster will be located in the garage level and brought out for collection. No specific location shown.

Bicycle parking must be provided per City Ordinance 295-404. The minimum required indoor bicycle **spaces** is 8 per building. The Developer states 8 **racks**. Locations are unknown. Two outdoor bicycle racks (not spaces) are specified for each building. Locations or distances from building not shown or specified.

Roadway alignment from South 26th Street stub to development driveway is skewed. No geometric provisions for terminating limits of City snow plowing. Recommend that a public easement be given for a geometric hammer head for City vehicles to 'Y' turn at end of South 26th Street right of way.