

Detailed Plan Development

For the development that is known as Downer Avenue Redevelopment – Phase II located within the northwesterly portion of the block bounded by East Park Place, North Hackett Street and North Downer Avenue

July 13, 2017

This Minor Modification to the Detailed Planned Development (DPD) is being requested by Stone Creek Coffee to allow modifications to the Mulkern Building and site to permit a coffee shop.

In 2008, a DPD known as Downer Avenue Redevelopment – Phase II was approved by the Common Council as file number 070963. Original modifications to the buildings in the DPD along Downer Avenue included changes to the façade of the Mulkern building to accommodate retail uses and a 4-story addition in the parking area for medical office space. Those improvements were not completed.

Stone Creek Coffee is proposing restoring the building by removing previously added facade elements from previous tenants and by replacing the parking lot with an outdoor patio.

Water:

Water Review Comments for Stone Creek Coffee (2650 North Downer Avenue)

- MWW has an 8” water main in East Park Place available to serve the subject development.
- MWW has an 8” & 12” water main in North Downer Avenue available to serve the subject development.
- There are no proposed water connection locations show on the plans
- Any additional requested/required water branches or fire protection on the site will be private.
- Mr. Burgess McMillian of DNS Plan Exam (286-3116) can be contacted for water branch and possible fire protection requirements.
- Water permit information and standards/specifications can also be found online<
<http://city.milwaukee.gov/water/PermitsSpecs>>

Environmental:

1. There is an existing 27-inch diameter combined sewer located in North Downer Avenue and a 15" diameter combined sewer in East Park Place to serve the development.
2. Storm Water Management Plan 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 acre or more is added, and the cumulative area of all land disturbing activity is less than two acres.

Street Lighting:

There are street lighting facilities on North Downer Avenue and East Park Place. Contact Digger's Hotline to locate the exact location.

Based on the preliminary drawing, there is no impact to the existing street lights. However, any digging or sidewalk replacement should proceed with extreme cautious to avoid any damage to street lighting facilities. If the builder/contractor cannot protect/support the existing street lighting facilities, a temporary overhead will have to be constructed in order to keep the existing street lighting working. Please contact Eng-Kie Lee in engineering at (414) 286-2174 for cost estimate.

If there are any impacts to City of Milwaukee Street Lighting facilities not foreseen on the preliminary plans, contractor shall pay service fee for alterations required to be done by the city and/ or pay for any damages to City Street Lighting facilities. Report damages to Street Lighting Shop at (414) 286-3015.

Underground Conduit:

There is an existing clay tile duct City Underground Conduit (CUC) package running North/South in North Downer Street located 2.5 east of the property line. The conduit package is located between the high edge of walk and the property line. All of the proposed schematics/artist renderings show the proposed benches, planters and fences, etc. to be located along the high edge of walk. There is 3.5' between the property line and the high edge of walk on North Downer Street according to CUC records. All proposed amenities must be constructed at or behind the property line on North Downer Street. No amenities shall be constructed over the CUC package.

There is a police call box located on the corner of North Downer Street and East Park Place abutting the development. Communication should provide comments regarding that facility.

Traffic:

The existing driveway along North Downer Avenue is within a bus stop and should be removed. No parking or meter changes are necessary.

Signals:

There are no impacts to the existing traffic signal facilities.

Planning:

Bike parking is not specified. Parking for approximately four bikes is shown on the renderings within the right of way. Given the location and nature of the development, additional bike parking should be considered. Contact James Hannig at (414)286-8750 for information.

Plans do not indicate placement of dumpsters. Dumpsters must be located in an enclosure.