

Detailed Planned Development Riverwalk Site Plan Review Overlay Zone

For the proposed multi-family development at 1887 North Water Street.

Rule Enterprises is proposing a Detailed Planned Development (DPD) for a 5-story, 79-unit multi-family development at 1887 North Water Street. This development includes a two-level parking garage with 53 parking spaces and 20 interior bicycle parking spaces. Trash dumpsters will be stored inside the building and accessed via the parking garage. Rule Enterprises is also proposing a Riverwalk Site Plan Review Overlay Zone (SPROZ) for development of a Riverwalk adjacent to the proposed multi-family development.

Planning & Development:

- Planning & Development notes that the applicant has not submitted a geotechnical report for the site nor plans for the building foundation system. The north portion of this site consists of a bluff with an elevation change of over 20 feet, which abuts the Milwaukee River. Communications from the applicant appear to indicate that a complete geotechnical study has not been performed as of yet for the subject premises. Given the unique nature of the site, it is imperative that a geotechnical study be performed so that a foundation system appropriate for the development can be designed as soon as possible. As part of the geotechnical analysis, the geotechnical engineer must verify if a dockwall is required to stabilize the slope and must verify that construction activities will not erode the bluff face.
- It is noted that the applicant is proposing to rely on existing trees and vegetation to stabilize the bluff. It is not clear from the materials provided if relying on the existing trees and vegetation is sufficient to maintain the bluff slope. A geotechnical study is required to determine what is required to maintain the bluff slope. Further, it is highly recommended that the developer retain the services of an arborist to develop an inventory of trees on the site; to provide an evaluation as to the health of those trees; and to prepare a maintenance plan to ensure the health of trees on the bluff slope. If the trees and vegetation will be required to maintain the bluff slope, then care for those plants is critical to avoid erosion or failure of the bluff face.
- The plans provided show existing MMSD facilities within the limits of the property. MMSD review and approval of the proposed development is required. Planning & Development notes that review by MMSD is in the most preliminary stages and it is possible that alterations to the proposed development may be required depending on the outcome of the MMSD review process.

- Planning & Development notes that a significant number of units in this development will be reserved for persons with disabilities. It would be expected that some individuals living in this development may obtain transportation via paratransit services. The current plans do not appear to provide an area that would allow for safe loading and unloading of a paratransit vehicle. Planning & Development recommends that the developer plans for a space that would be appropriate for use by paratransit services. Such space could be located either on-street or on private property.
- Planning & Development is concerned that the dual driveway serving this development will be used by delivery and rideshare personnel resulting in vehicles blocking access to the two floors of the parking garage and paved public sidewalk. Planning & Development requests that the developer obtain a Loading Zone on North Water Street to ensure that delivery and rideshare services will have a place to legally park on-street in the course of their business.
- The proposed development includes many alterations to the public right-of-way between the property line and the street curb adjacent to the development. Planning & Development notes that there is a significant direction change in the paved public sidewalk adjacent to the retaining wall at the east end of the development. Additionally, Planning & Development notes that the developer is proposing to install steps in the public right-of-way for the access to the main entrance to the development. Both the direction change in the sidewalk and the steps in the right-of-way detract from the pedestrian experience in the public right-of-way and create potential hazards for users of the public right-of-way. As this development is a brand new building, Planning & Development requests that the developer and designer work to improve grade changes in the public right-of-way to eliminate the need for the retaining wall and steps in the public right-of-way. The developer and designer will need to work with DPW Field Engineering to ensure that the sidewalk area on North Water Street are compliant with City of Milwaukee design standards and accessibility standards.
- A Special Privilege, which must be approved by the Common Council, will be required for any private encroachments in the public right-of-way including, but not limited to, steps, stoops, and retaining walls. The developer should note that, once granted by the Common Council, there will be an annual fee based on the assessed value of the property for the encroachments as long as they are in the public right-of-way.
- It should be noted that City Plan Commission approval of this proposed development does not extend beyond the property line. Department of Public Works approval is required for any work in the public right-of-way including, but not limited to,

reconfiguration of the public sidewalk; construction of steps, stoops, and driveway approaches; and planting of trees and other vegetation. Appropriate DPW permit will be required prior to the start of any work in the public right-of-way.

Water:

Water Review Comments for Eighteen87 on Water 1887 N. Water Street:

- MWW has a 16" water main in N Water St. available to serve the subject development.
 - Current location of proposed 8" service/branch is to connect to water main in N Water St.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed Private Watermain Service as noted on plans would be designated as a "Branch" by MWW and Development Center for permitting and recording purposes.
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- 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
 - private fire hydrants and/or 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:

- There is a 15-inch diameter combined sewer in North Water Street available to serve this development

- This project is located in sewershed CS7231#1, which has available flow capacity for this development. A flow allocation request will be made by the City during the building permit review process.
- No green infrastructure is required unless over 5000 square feet of impervious surface is added.
- A Stormwater Management Plan (SWMP) is not required for this development as long as:
 1. The cumulative area of all land disturbing activity is less than one acre over a 3-year period.
 2. No additional impervious surface of 0.5 acre or more is added.
 3. The cumulative area of all land disturbing activity is less than two acres.

Traffic Engineering:

While the dual driveway approach is not optimal, Traffic Engineering is not concerned with conflicting turning movements due to the low number of parking stalls in the development.

The existing street signs in front of the property, specifically the chevron signs, must remain in place. If the signs are disturbed during construction, they will need to be replaced at the developer's expense.

Multi Modal Planning:

The sidewalk must be constructed in compliance with Chapter 115 of the Milwaukee Code of Ordinances. There should be a tree border between the street curb and the sidewalk especially due to the curvature of the roadway. Having street trees throughout the terrace is recommended.

If possible, the dual driveways should be reconfigured to one driveway to minimize conflicts with pedestrians.

Refuse collection must occur entirely within the parking structure so that garbage trucks will not block the sidewalk.

Forestry:

DPW Forestry recommends using sod instead of seed for the finish lawn panel areas. The developer may want to consider installing an in-ground irrigation system. Finally, DPW Forestry recommends removal of the 18-inch caliper existing ash tree. DPW Forestry is trying to reduce the amount of ash trees in the city as development happens. It would be a good time to replace the ash tree with another Pear or matching Elm, which is already shown on the landscape plan.

Street Lighting:

B.E.S. has street lighting facilities within the project limits on the west side of N. Water St.

Based on the conceptual design, one WEPCO wood pole #71-1079 with Milwaukee Lantern is located near the southeast corner of the property on N. Water St., and existing street lighting underground facilities extend from the unit, eastward, behind the existing curb line. At this time, Street Lighting does not foresee an impact to the facility. However, during excavation and construction phase, if the existing wood pole requires relocation, Street Lighting estimates cost to be approximately \$3,500.00

B.E.S. is not responsible for design, installation, energization, nor maintenance of any Riverwalk lighting.

Any addition of pedestrian units along the existing public right of way on N. Water St. is to be assessed during Excavation and Restoration permit process. The applicant will be responsible for all material and labor cost, the work is to be performed by a licensed electrical contractor to install new poles, underground conduit, in-ground vaults and cable. Street Lighting will perform inspection and final end point connection after contractor completes the installation. Street Lighting will provide engineering plans and specifications.

Please contact Lisa Hickman at 414-286-3270 for any questions.

Underground Conduit:

There are no conflicts with or impacts to Underground Conduit facilities.