

Department of Public Works Comments

Review for development of a seven-story multi-family residential building with up to 65 dwelling units to be located at 2560 North Stowell Avenue.

February 7, 2025

The current development proposal for 2560 North Stowell Avenue consists of a seven-story, multi-family residential building with up to 65 dwelling units. The building will include 81 parking spaces and 26 long-term bicycle parking spaces within the building. The development will provide 3 short-term bicycle parking spaces outside the building. The development site is part of the Detailed Planned Development (DPD) known as Downer Avenue Redevelopment, Phase 2. Previously, an 11-story, 75-unit condo building was approved for this site; however, that development was never constructed.

Water

Water Review Comments for [Stowell Av. Apartments] [2560 N. Stowell Av.]:

- MWW has an 8” water main in E. Webser St. available to serve the subject development.
 - Current location of proposed service to be served by this water main
- MWW has a 6” water main in N. Stowell Av. available to serve the subject development.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- 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>)
- Milwaukee Department of Neighborhood Services – Plan Exam (Milwaukee Development Center) reviews all private-side water inquiries and permit submittals.
 - Includes ?s related to water services, water branches, water meter pits/vaults, proposed water meter locations, private fire protection requirements, plumbing permits, etc.
 - Includes coordination of tapping means/methods during the permitting process.
 - Milwaukee Development Center General Phone # 414-286-8210 & Email DevelopmentCenterInfo@milwaukee.gov
 - Milwaukee Development Center – DNS Plumbing/Water Specific Phone # 414-286-8208

- Website: <https://city.milwaukee.gov/DNS/permits>
- 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

1. Public main combined sewers are available in N. Stowell Ave and E. Webster Pl to serve the proposed development.
2. A flow allocation request from the City to the Milwaukee Metropolitan Sewerage District (MMSD) will be required. We are still waiting for the information regarding the number of bedroom units that needs to be provided by the developer to the City of Milwaukee to prepare the request. We will prepare the flow allocation request.
3. There are no comments from our Storm Water Section at this time.

Street Lighting

Street Lighting comments are forthcoming. B.E.S. has street lighting facilities on N Stowell Ave. and an existing aerial lighting at the intersection of E. Webster and N. Stowell Ave. Due to the excavation equipment that will take place over the course of the project, aerial cables or the existing light pole may need to be removed or relocated.

A licensed electrical contractor will need to be hired to adjust the street lighting facility, which may include the removal of the existing lighting units and set temporary lighting if necessary, re-installation of street lighting poles and re-span the aerial light etc. after the construction work is done.

The cost for this work will be the responsibility of the contractor/project sponsor. Street Lighting Engineering will provide engineering guidance and material specifications for the lighting work. B.E.S. will perform inspection and final connection at the project limits. Engineering time and field work will be charged accordingly.

Please contact Ali Vazirabad at 414-286-3256 or avazir@milwaukee.gov for street lighting related questions.

Underground Conduit

- City Underground Conduit does not have any facilities within the area.
- Conduit main lines are located on E Bellevue Pl running east/west and on N Downer Ave running north/south

- Additional items:
 - City of Milwaukee leases space to the majority of telecom entities with the exception of AT&T.
 - Because the development is outside the C9 district, telecom entities should have enough room to install their own facilities within the City's Right-of-Way from the existing City Underground Conduit main lines.

Planning & Development

DPW Planning & Development comments are based on the plans submitted by the applicant on February 6, 2025. DPW Planning & Development acknowledges that all other DPW comments are based on information submitted on January 10, 2025. DPW Planning & Development does not believe that changes to the development as shown on the February 6, 2025 plans will have an impact on previously prepared commentary from DPW departments.

There is an existing WE Energies utility pole located along the east property line. WE Energies power lines are located along the west side of the alley adjacent to the proposed development. The development will need to address the presence of the existing utility pole line that is adjacent to the proposed building. It is the understanding of DPW that a minimum clearance of 10 feet between buildings and power lines.

The plans show projections in the public right-of-way for balconies, awnings, canopies and roof overhangs. Any encroachments in the public right-of-way must conform with the requirements of Chapter 245 of the Milwaukee Code of Ordinances. Encroachments that do not conform with the Code of Ordinances will require approval of a Special Privilege by the City of Milwaukee Common Council.

DPW has been advised that there have been requests to install traffic mirrors on the building along the north-south alley abutting the development. While DPW is not opposed to such an installation in order to increase pedestrian and vehicular traffic safety, any such mirrors or other devices must be at least 14 feet above the adjacent alley grade. Further, mirrors projecting more than 12 inches into the public right-of-way will require a Special Privilege. Additional information regarding the Special Privilege process will be provided during the building permit review process, if it has been determined that proposed mirrors will project more than 12 inches into the public right-of-way.

Per the narrative, the development will have 26 long-term and 3 short-term bicycle parking spaces. The long-term spaces will be located in a bicycle storage room accessed via the ground floor garage. Per the narrative, bike parking will be consistent with the zoning code standard. Garbage and recycling storage are located within a trash room located within the ground level garage level.

DPW notes that MCTS routes 21 and 30 are in close proximity to the development.