

## Detailed Planned Development

For two developments, known as Clarke Square Apartments, along South 24th Street at West Mineral Street and at West Vieau Place

March 11, 2019

The developer, Cardinal Capital Management, Inc. (CCM), is requesting rezoning from a General Planned Development (GPD - FN 160918) to a Detailed Planned Development (DPD) for **2 sites** located at 2331 West Vieau Place, 918 South 24th Street and 2330 West Mineral Street.

Cardinal Capital Management, Inc. in cooperation with Journey House, Inc. plan to construct 2 multi-family residential buildings with a total of 40 units at the above referenced properties. Cardinal and Journey House have formed CCM-Clarke Square, LLC to own the Project. The Project will contain affordable apartments, a portion of which will be designated to serve individuals aging out of foster care. The Project will integrate housing with supportive services provided by Journey House at their existing nearby facility located at 2110 West Scott Street.

The first development, **Vieau Place Property**, a 23 unit apartment building, will be constructed at 2331 West Vieau Place. The new apartment building will be a three-story structure with underground and surface parking. The units will be a mix of one, two and three-bedroom units. The basement will house underground parking and a mechanical room. The Vieau Place Property has 6 surface parking spaces (2 of which are parallel to the alley - marked 'concrete pavement' Sheet C2.0) and 25 underground parking spaces. Proposed parking access will be off the public alley to the east of the property.

The second development, **Mineral Street Property**, a 17 unit apartment building will be constructed at 918 South 24th Street and the adjacent privately owned parcel located at 2330 West Mineral Street. The existing structure on the 2330 West Mineral Street Parcel will be demolished. The new apartment building will be a three-story structure with underground and surface parking. The units will be a mix of one, two and three-bedroom units. The Mineral Street Property has 14 underground parking spaces. Proposed parking access will be off South 24<sup>th</sup> Street.

### **Water:**

Milwaukee Water Works (MWW) review comments for the two Clark Square Apartments development :

Vieau Place Property (southeast corner of South 24<sup>th</sup> Street & West Vieau Place)

- MWW has a 6”-1890 water main in South 24th Street available to serve the subject development.
- MWW has a 6”-1920 water main in West Vieau Place available to serve the subject development.
- Proposed Service/Lateral 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.
  - 6” tap into a 6” main may require additional review by DNS Plan Exam.
- Water permit information and standards/specifications can also be found online <http://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](mailto:watflowtest@milwaukee.gov)
- Mr. Burgess McMillian of DNS Plan Exam (286-3116) can be contacted for water branch and possible fire protection requirements.

Mineral Street Property (northeast corner of South 24<sup>th</sup> Street & West Mineral Street)

- MWW has a 6”-1892 water main in S. 24th St. available to serve the subject development.
- MWW has a 6”- 1890 water main in W. Mineral St. available to serve the subject development.
- Proposed Service/Lateral 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.
  - 6” tap into a 6” main may require additional review by DNS Plan Exam.
- Water permit information and standards/specifications can also be found online <http://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](mailto:watflowtest@milwaukee.gov)
- Mr. Burgess McMillian of DNS Plan Exam (286-3116) can be contacted for water branch and possible fire protection requirements.

**Environmental:** (original comments)

This development consists of two properties, the Mineral Street Property and the Vieau Place Property.

For the Mineral Street Property there is an existing 36" diameter combined sewer in West Mineral Street available to serve the property and also there is an existing 12" diameter combined sewer in South 24th Street available to serve the property.

For the Vieau Place Property there is an existing 12" diameter combined sewer in West Vieau Place and an existing 30" diameter combined sewer in South 24th Street available to serve the property.

MMSD approved the flow allocation for this site on 12/01/16.

A Storm Water Management Plan will not be required.

**Underground Conduit:** (original comments)

There are no impacts to CUC facilities with the proposed Clark development.

**Street Lighting:** (original comments)

For the Mineral Street Property: There is an existing street lighting wood pole on West Mineral Street that has a span street lighting unit at the intersection of South 24<sup>th</sup> Street and West Mineral Street. The proposed building does not show any impact to the wood pole.

For the Vieau Place Property: There is no existing street lighting facility around the perimeter of the construction site.

**Traffic:**

Based on the size of the proposed development, a Traffic Impact Analysis (TIA) is not requested by traffic. We also do not have any concerns about the locations of the driveway ramps for either site.

**Signals:**

DPW Traffic Signals does not have any comments or concerns on these projects.

**Multimodal:**

Per current Zoning Code Section 295-404 under 'Residential Uses' for Multi-family dwelling, Long-term bicycle parking requires one space for every 4 dwelling units and Short-term bicycle parking requires one for every 30 dwellings with a minimum of 2 spaces Contact Mr James Hannig, Multimodal Unit, at (414) 286-8750 with any questions.

For the Vieau Place Property:

Code requires 6 spaces Long-term and 2 spaces Short-term bicycle parking.

The proposed long-term bicycle parking does not meet the requirements in Section 295-404-2-a-7 (separated from motor vehicle parking to avoid being hit by a motor vehicle) of the Zoning Code and cannot be accessed if parked vehicles are present.

Recommend exceeding the minimum long-term bicycle parking requirement as the project is aimed towards individuals who may not have the means to operate a motor vehicle.

The proposed location of the short-term bicycle parking is at the rear of the building and greater than 50' from the main entrance. This does not meet the requirements in Sections 295-404-3-b-1 to b-4 of the Zoning Code.

Confirm the existing Type II curb ramps will remain.

For the Mineral Street Property:

Code requires 5 spaces Long-term and 2 spaces Short-term bicycle parking.

The proposed long-term bicycle parking is indicated as 'Wall Mounted'. Per Section 295-404-2-a-6, required bicycle parking spaces shall be provided in bicycle-rack spaces at floor-surface level.

Confirm the existing Type II curb ramps will remain.

**Planning:**

For the Vieau Place Property:

Plans show a trash room on the first floor at the back inside corner of building with double access doors. Assume egress west to the alley for pickup. No exterior refuse area shown on plans. No refuse area delineated in underground parking area.

For the Mineral Street Property:

Plans show a trash room abutting South 24<sup>th</sup> Street. Plan Sheet C2.0 states 'All refuse located in underground parking area'. No refuse area delineated in underground parking area.