

Department of Public Works Comments

For a Detailed Planned Development (DPD) for a residential development at 2953 North 8th Street.

November 22, 2023

The St Matthews Residence is proposing to redevelop several parcels located at 2953, 2963, 2965, and 2977 North 8th Street to allow for six residential buildings with accessory parking. The building mix will consist of one, 5-story building with 40 dwelling units for seniors and five, 2-story side-by-side townhomes with 10 dwelling units for large families. There will be 26 enclosed parking spaces in the 5-story building and 10 surface parking spaces adjacent to the townhome units. A total of 22 long-term and 10 short-term bicycle parking spaces will be provided for this development.

Per the narrative, garbage in the 5-story building will be collected and stored within the building. Each floor of the 5-story building will have a trash room to facilitate collection of refuse. Refuse storage and collection for the five townhome buildings will occur at an outdoor, covered trash enclosure to be located south of the surface parking lot, adjacent to the abutting north-south public alley.

Water

Water Review Comments for St. Matthew's Senior Housing – 2953 N. 8th St.:

- MWW has a 6” water main in W. Chambers St. available to serve the subject development.
- MWW has a 6” water main in N. 8th St. available to serve the subject development.
- Do not tap 54” feeder water main in W. Chamber St.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- There are no proposed water connection locations shown on the plans
- 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.
- Maps of this area may be ordered through Diggers Hotline (800)-242-8511 or 811. Caller should state “For planning purposes only–Milwaukee Water Works only need reply”
- Any proposed water mains or fire protection shown on the site will be private.
 - Private hydrants are required to be metered.
 - Metering can occur through a meter pit or in the building.

- Private hydrant should be connected to water system after the metering device.
- 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 permitting
- 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. Combined sewers located in both West Chambers and North 8th Streets are available to serve this development.
2. This development is located in MI Basin CS 7207. There is available basin capacity in the Milwaukee Metropolitan Sewerage District (MMSD)'s sewer shed to accommodate the increased flow.
3. There are no comments from the storm water section.

Street Lighting

B.E.S. has street lighting facilities at the walk alongside South 8th Street at the proposed building location. Based on the design, temporary street lighting with aerial cables may be required along South 8th Street.

Street Lighting crews will disconnect and abandon any existing circuitry in the terrace or at the walk that conflicts with building construction occupancy as necessary per the design. Should this be necessary, the developer will need to hire a licensed electrical contractor to reestablish street lighting circuitry. Street Lighting will perform final inspection and connections at the project limits. The cost for this work will be the developer's responsibility. Street lighting will provide engineering guidance and material specifications for lighting work within the terrace areas along the project.

Please contact Ali Vazirabad at 414-286-3256 for related questions.

Planning & Development

The proposed site layout has the 5-story apartment building located at the southwest corner of West Chambers Street and North 8th Street. The five, 2-story townhome buildings are located

south of the 5-story building with three located along North 8th Street and two located adjacent to the abutting north-south public alley. Between the townhome buildings is a network of concrete sidewalks. This sidewalk network connects to the paved public sidewalk on North 8th Street at several points. DPW notes that the plans show the east-west sidewalk connections are generally shown to be 5-feet wide, while the north-south connections are only 4-feet wide. DPW recommends that the north-south connections also be 5-feet wide.

DPW notes that North 8th Street adjacent to this proposed development is, essentially, a frontage road to I-43. At this location on North 8th Street, on-street parking is permitted on the west side of the street, but not the east side. The defacto usage of North 8th Street as a freeway frontage road, along with the lack of on-street parking usage on the street, may result in higher driving speeds on North 8th street. DPW recommends that the developer explore incorporating design features for the northeast corner of the building, where the main building entrance is located, to protect the building from collisions by errant vehicles.

The proposed plans show a vinyl fence being placed adjacent to the north-south alley. The material of the fence should be sturdy enough to not be impacted by any snow removal operations that may occur in the alley. Along North 8th Street, there are proposed gate entrances for each of the townhomes facing the street. These gate swings should be designed so that, when fully opened, the gate does not project into the public right-of-way. If a gate swings into the public right-of-way, a special privilege will be required.

DPW notes that there is a utility pole line located on the east side of the north-south public alley abutting this development. The developer should contact WE Energies to determine what clearances are required to maintain the existing pole line on the east side of the alley. It should be noted that DPW will not support relocated the utilities lines to the west side of the alley due to the proximity of the house at 817 West Chambers Street to the alley. Further, DPW will not support placement of a new utility pole within the west flare of the alley driveway approach on the south side of West Chambers Street.

DPW notes that the development site is served by three Milwaukee County Transit System routes: 34, 80, and 40U.