

Detailed Plan Development (Minor Modification)

For the development that is located on the south side of West Villard Avenue between North 37th Street and a point east

March 11, 2019

Index Development Group (IDG) is requesting a minor modification to the Detailed Plan Development (DPD - FN 160917), known as 3600 @ Villard, a mixed-use development at 3619, 3621 and 3622 West Villard Avenue, located on the southeast corner of West Villard Avenue and North 37th Street.

The **original request** by IDG allows for a 4-story building consisting of 43 multi-family residential units with approximately 2,000 square feet of commercial space located on the first floor, which consists of a mix of 1, 2 and 3 bedroom units including 7 walk-up units. The development proposed 26 indoor parking spaces accessed from North 37th Street for the residential units.

The **minor modification** request includes removing the enclosed parking and substituting a surface parking lot to include 27 parking spaces. The trash collection will remain enclosed within the building. The bicycle parking will be moved to enclosed within the building. Indoor bicycle parking will accommodate 10 bicycles for residents and 2 for commercial employees with overflow racks outdoors. On-street parking is anticipated to be used for visitors of the commercial space.

Water:

Water Review Comments for 3600@ Villard N. 37th St. & W. Villard Av.:

- Milwaukee Water Works (MWW) has a 6"-1919 water main in North 37th Street available to serve the subject development
- MWW has an 8"-1940 water main in West Villard Avenue available to serve the subject development.
- There are no proposed water connection locations shown on the plans
- Main in N. 37th St. is not shown correctly. 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"

- Mr. Burgess McMillian of DNS Plan Exam (286-3116) can be contacted for water branch and possible fire protection requirements.
- Exact requirements for future water branches, services, meter pit requirements, private fire hydrants, and/or fire branch hook up for the proposed buildings should be coordinated with Mr. Rich Davila, Meter Services Manager of the Milwaukee Water Works (286-8119)
- 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

Environmental: (original comments)

There is an existing 12” sanitary main (1948, clay pipe) and 18” storm main (1948, concrete pipe) available to serve the proposed development located in North 37th Street. There is an existing 15” sanitary main (1940, clay pipe) and 48” storm main (1998, concrete pipe) available in West Villard Avenue.

The plans show a proposed connection to the existing sanitary manhole in North 37th Street.

The subject development lies in the MMSD sewer basin MI5053. There is sufficient capacity within this basin to accommodate this development. If the number of total units/bedrooms increases, a new request will need to be submitted to City for review and transmitted to MMSD.

A Storm Water Management Plan (SWMP) is not required for this development at this time.

(Additional comments):

Sewers are available in both W. Villard Ave. and N. 37th St. and the plans show a new storm and sanitary lateral connecting into the sewers in N. 37th St.

Underground Conduit:

There is an existing CUC package in West Villard Ave shown as “T” on the plans. There is a CUC lateral running from the manhole on the SE corner of North 37th Street south to 1 foot behind the curb that is not shown on the plans.

Developer should use caution as not to disturb the CUC lateral. The lateral contains active traffic cables and needs to be shown on the plan set.

Street Lighting :

There are existing street lighting facilities on W. Villard Ave. and North 37th St.

According to the preliminary plans, there is an existing street light pole and street lighting cable behind the curb that are within the proposed construction area. Contractor is to proceed with caution not to damage the existing facilities or they will be repaired at contractor’s cost. If there is any adjustment needed, a detailed cost estimate will be provided when the construction permit is forwarded to Street Lighting Department.

For any proposed work, street lighting will need 5 business days advanced notice to lay new conduit for future use. Contractor is to Contact Mark MacRae at 414-708-0434 for arrangement.

Traffic: (original comment)

There is less than 1 on-site parking space per residential unit.

Signals: (original comment)

Traffic Signal facilities will be impacted during construction at West Villard Avenue and North 37th Street associated with sidewalk and pedestrian ramp work

Prior to construction, City Traffic Signals will relocate impacted signal equipment and install temporary overhead. City forces will install needed signal equipment for permanent restorations. Service fees will be required for this work.

Planning:

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.

Code requires 11 spaces Long-term residential and 2 spaces Short-term bicycle parking. Project narrative describes indoor bicycle parking, accessible from the surface parking, for up to 10 Long-term residential spaces and 2 commercial employee spaces. 5 additional bicycle racks are shown located in the public right of way. Addition short term area at entrance from surface parking for bicycles not enumerated.

The narrative states residential and commercial refuse will be handled via an internal trash room off of the surface parking area. Dumpsters will be rolled out for collection thru the parking entrance on North 37th Street. Refuse area not delineated on plans.