

Detailed Plan Development

For the development that is known as 15 & North generally bounded by North 16th Street, West North Avenue, North 15th Street and the E/W Alley

June 20, 2017

Evergreen Real Estate Group (Evergreen) and Legacy Midwest Renewal Corporation (LMRC), requests a minor modification for a detailed planned development that was approved in September 2016 (File No. 160391).

The building has received conditional approval for its design; however, the design had to be slightly modified based on State Historic Preservation Office (SHPO) requirements. SHPO requires the new building construction to remove a portion of the fourth floor on the new construction building design.

The development will still include 64 mixed-income units. Of this, 38 units will now be in the Blommer Building instead of 36 units and 26 units will now be in the new building instead of 28 units. There are also other minor design changes being made.

The development will lose one of the 20 surface parking spaces for a total of 19 spaces.

Water:

Water sees no changes that impact the previous comments.

· The Milwaukee Water Works (MWW) has a 8"-1936 water main in West North Avenue available to serve the subject development.

· If any connection changes are proposed, MWW has a 8"-1889 water main in North 15th Street and a 6"-1892 water main in North 16th Street to serve the subject development.

Mr. Burgess McMillian of DNS Plan Exam (286-3116) or Mr Rich Davila of MWW Meters and Services (286-8119) can be contacted for water branch requirements. can be contacted for water branch and possible fire protection requirements.

Any water main or fire protection on the site will be *private*. On site fire protection is the responsibility of the owner/developer.

Water permit information and standards/specifications can also be found online <<http://city.milwaukee.gov/2015water/PermitsSpecs>>

Environmental:

Based on the updated unit mix use plan, the original flow request of 8,786 gallons per day (gpd) no longer is sufficient for the development. The updated required flow is 9,466 (gpd), an addition of 680 gpd. A flow request reflecting the change in unit mix has been sent to Milwaukee Metropolitan Sewerage District (MMSD) for approval.

All of the previous comments still apply.

Underground Conduit:

The minor modifications do not change CUC's original comments.

Street Lighting :

There are street lighting facilities on the north side of West North Avenue between North 15th Street and North 16th Street and also on the east side of North 16th Street between West North Avenue and West Meinecke Avenue. Based on the drawings of the development, there are no impacts to the existing street lighting. However, any digging or sidewalk replacement should proceed with extreme cautious to avoid any damage to street lighting facilities. If the builder/contractor cannot protect/support the existing street lighting facilities, a temporary overhead will have to be constructed in order to keep the existing street lighting working. Please contact Eng-Kie Lee in engineering at (414) 286-2174 for cost estimate.

In addition, any planned tree shall be kept at least 20' from any street light pole.

If there are any impacts to City of Milwaukee Street Lighting facilities, contractor shall pay service fee for alterations required to be done by the city and/ or pay for any damages to City Street Lighting facilities. Report damages to Street Lighting Shop at (414) 286-3015.

Signals :

Signal work at North & 16th was not commented on previously. There will be impacts to traffic signals in the NE Quadrant of North & 16th. Coordination with the Contractor and City forces will be required. Contact Scott Reinbacher at (414) 286-3232.

Traffic:

There are no anticipated traffic impacts.

Planning:

A 6' high dumpster enclosure is shown abutting the alley. No bike spaces specified for apartments or commercial space. No locations for bicycle parking are shown on plans. Work with DCD and DPW staff to provide appropriate short and long term bicycle parking. Contact James Hannig at (414) 286-8750.