

Detailed Planned Development

For the development of an apartment building at 1550 North Prospect Avenue.

December 2, 2022

The property owner is requesting a minor modification to a Detailed Planned Development (DPD) that was approved to allow construction of a 27-story, 192-unit residential building. To accommodate the new building, the historic Goll Mansion was to be shifted closer to North Prospect Avenue. The number of residential units and parking spaces are to remain unchanged with this minor modification. Proposed changes to the DPD include changes to building setbacks to the north, south and east property lines; relocation of the residential lobby; reduction of the building height; alteration of the building width and length; and addition of one basement parking level.

The proposed site plan shows that dumpsters will be stored in a trash room on the ground floor. Per the narrative, 12 short term and 48 long term bicycle parking spaces will be provided as part of this development.

Water:

Water Review Comments for Goll House-1550 North Prospect Avenue:

- MWW has a 20" water main in N. Prospect Ave. available to serve the subject development.
 - Note that current service to this property is a lead service and lead service piping shall not be reconnected.
- 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.
- 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 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 Engineering:

- Combined sewers are available in North Prospect Avenue.
- By plugging the numbers in using the 2050 MMSD plan, there's enough basin capacity in the new MMSD plan to serve this development.
- A Storm Water Management Plan (SWMP) is not required for this development.

Multi Modal Planning:

Multi Modal prefers that the development be served by a single driveway in order to minimize the number of curb cuts. Regardless of the number of driveways, the sidewalk must remain level and sidewalk grade unchanged. Driveway approaches should slope up to cross the sidewalk. Sidewalks should not be dropped down to the driveway level.

The developer must coordinate and obtain necessary approvals from Milwaukee County Parks for the connection between the east side of the building and the Oak Leaf Trail.

Traffic Engineering:

DPW Traffic Engineering does not have concerns regarding the modified DPD. To minimize vehicular conflict points with pedestrians, Traffic Engineering recommends that the development be served by a single driveway.

Street Lighting:

B.E.S. has street lighting facilities behind the existing curb lines along North Prospect Avenue at the proposed building location.

Based on the design, temporary street lighting aerial cable may be required along North Prospect Avenue if excavation at the curb/construction driveway approaches exceeds 12" depth. The contractor is responsible for the installation and maintenance of temporary cabling along the ROW of the project limits.

Street Lighting will disconnect the existing circuitry in the terrace area, relocate any existing units that conflict with building construction as necessary per design. When the new curb line is completed, 1550 North Prospect Avenue will need to hire a licensed electrical contractor to reestablish street lighting circuitry. Street Lighting will perform inspection and final connection at the project limits. The cost for this work will be 1550 North Prospect building's responsibility and assessed during the excavation and restoration permitting process. Street Lighting will provide engineering guidance and material specifications for lighting work within the terrace area along North Prospect Avenue.

Please contact Lisa Hickman at 414-286-3270 for street lighting related questions.

Underground Conduit:

The proposed development at 1550 North Prospect Avenue does not have any conflict with City Underground Conduit (CUC) facilities within the construction zone. Closest CUC ducts are located in the sidewalk on the west side of the street in North Prospect Avenue. It is recommended that a manhole be constructed on private property to serve as an access and splice point between CUC manhole 589 and the proposed building. Conduit built from CUC manhole 589 would be available for use by any telecom that leases conduit space from the City that the building contracts to provide service to either now or in the future. Please contact Hazem Ramadan at 414-286-3242 or email at hramad@milwaukee.gov for plans in the area or if you have any question, comments, or concerns.

Planning & Development:

The project proposes to provide 12 short term and 48 long term bicycle parking spaces will be provided as part of this development. It appears that this number and allocation of bicycle parking spaces will comply with the requirements of the Zoning Code. The narrative does not appear to state that the applicant will comply with all of the requirements of the Milwaukee Code of Ordinances s. 295-404. DPW requests that the applicant formally commits to meeting all the requirements of MCO s. 295-404.

Planning & Development supports the Traffic Engineering and Multi-Modal Planning Sections' request that the development be served by a single driveway approach. Limiting the number of driveway approaches serving a single property will help to minimize points of conflicts between vehicles and pedestrians.