

FN 161709
DPW comments
of 5-9-17
AS

Detailed Plan Development

For the development that is known as Brewers Hill Commons (Block B portion) generally bounded by East Brown Street, North Hubbard Street, East Reservoir Avenue and North Palmer Place

May 9, 2017

The developers, Royal Capitol Group, are proposing a **2nd Amendment** to the Block B portion of the DPD known as Brewers Hill Commons, Phase VI (1937 N Hubbard). The first amendment went through the Common Council June, 2016 to permit construction of 2 buildings with a total of 84 residential units in Block B. The **2nd Amendment of Phase VI (Block B)** now proposes to revise the DPD to construct 3 buildings with a total of 30 residential units.

The proposed **Phase VI (Block B)**, located on the south side of East Brown Street between North Palmer Street and North Hubbard Street, will feature three, two-story buildings, with a total of thirty (30) residential units with thirty (30) individual garage parking spaces located at-grade. Approximately sixteen (16) surface parking spaces will be located behind the three residential buildings in the courtyard. Each unit within each of the three (3) buildings will feature direct-entry on North Palmer Street, East Brown Street, or North Hubbard Street. There will be direct-entry vehicular access to the garages from the rear of each building thru an access driveway on East Brown Street.

Previous June, 2016 DPD comments are attached.

Water:

Water Review Comments for Brewers Hill Commons Block B (bordered by North Palmer Street, East Brown Street and North Hubbard Street):

- MWW has an 8"-1992 water main in North Palmer Street available to serve the subject development.
 - Current location of proposed 6" branch per Utility Plan C400B
- MWW has an 8"-2007 water main in East Brown Street available to serve the subject development.
 - Current location of proposed 6" branch per Utility Plan C400B
- MWW has an 8"-1981 water main in North Hubbard Street available to serve the subject development.
- Proposed 6" Service as noted on plans would be designated as a "Branch" by MWW and Development Center for permitting and recording purposes.
- The proposed branch material [PVC] as shown on the utility plan does not meet MWW specifications.
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.

- Bends are shown in proposed branches for Buildings
- Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process
- Any proposed water mains or branches or fire protection shown on the site will be private.
- Mr. Burgess McMillian of DNS Plan Exam (286-3116) can be contacted for water branch and possible fire protection requirements.
- Water permit information and standards/specifications can also be found online<
<http://city.milwaukee.gov/water/PermitsSpecs>>

Environmental:

1. There exist a 15" combined sewer in North Palmer Street, a 15" combined sewer in North Hubbard Street and a 36" into 42" combined sewer in East Brown Street, all of which are available to serve the development.
2. The development lies within sewershed CS7210#1, and requires a flow allocation of 5,304 GPD. This sewershed is within the SB/ST system, which has an available flow of 548,486 GPD. We have sent a flow allocation request to MMSD for their records and approval.
3. A Storm Water Management Plan will not be required for this development.

Underground Conduit:

Phase VI (Block B)

There is an existing City Underground Conduit (CUC) package and manhole located in North Hubbard Street between the sidewalk and the property line of Block B. This package is currently shown as CUC on the plans. This conduit will need to remain in service. This CUC package shall not be exposed or undermined during the construction of the East Building including the sewer laterals, water laterals, sidewalk and/or driveways. The contractor shall take all necessary precautions including tight sheathing to ensure the CUC package remains intact, in service and without damage.

There is an existing City Underground Conduit (CUC) package located in North Palmer Street between the curb and sidewalk along the property line of Block B.

This package is currently shown as CUC on the plans. This conduit will need to remain in service. This CUC package shall not be exposed or undermined during the construction of the West Building including the sewer laterals, water laterals, sidewalk and/or driveways. The contractor shall take all necessary precautions including tight sheathing to ensure the CUC package remains intact, in service and without damage.

Although the contractor has correctly identified the CUC packages, they have also identified other facilities and mislabeled them as CUC. **See the attached plan** which shows the highlighted locations of the CUC packages and circled in red are the facilities mislabeled as CUC.

Street Lighting:

- 1) B.E.S. has street lighting pipes and cables within the project limit at N. Hubbard St., E. Brown St., and N. Palmer St. From the preliminary drawing of Block B, there is no impact to existing street lighting facilities. Contractor/builder is to support the cable running behind the curb during construction. Contact Digger's Hotline to locate the exact location.
- 2) If there is any impact to City of Milwaukee Street Lighting facility, the 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.
- 3) Call 286-3015 to report damages. Contact John Moxness at 286-5435 for cost estimate if any street lighting facilities alteration is necessary. Please include a detailed plan showing the street lighting facilities impacted.

Traffic:

Traffic does not request a TIA for this project at this time based on the number of proposed units and parking spaces.

Signals:

There are no signals impacted by this development.

Planning:

There are two (2) bike racks shown located at the Club House. There is not enough information to conclude there will be bike storage for each residential garage.

There is no central trash storage shown on the plans. There is not enough information to conclude there is individual trash storage for each residential garage unit. It is unclear how the ingress/egress for trash collection will be done.