

Department of Public Works Comments

Review for 2nd Amendment to the Arena Master Plan General Planned Development (GDP) and for a Detailed Planned Development (DPD) for a hotel on the east portion of 430 West State Street

February 6, 2025

The proposed hotel development will be located within Block 3 of the Milwaukee Bucks Arena Development GPD at the northwest corner of North Vel R. Phillips Avenue and West State Street. The Arena Master Plan GDP presently allows up to three buildings on Block 3. This 2nd Amendment will allow up to four buildings and other modifications to the GDP to accommodate this development. The DPD will allow for development of a 7-story, 156-room hotel on the east portion of 430 West State Street. Parking for hotel guests will be accommodated by nearby parking structures. A porte cochere is proposed to be located off of North Vel R. Phillips Avenue with a secondary entrance via a proposed service drive off of West State Street to the west side of the hotel. A Certified Survey Map (CSM) has been submitted to create a standalone parcel for the hotel.

Please note that, except for comments by DPW Planning & Development, DPW comments are based on the information submitted by the applicant on January 10, 2025. It is not expected that the review comments will be impacted by the changes to the development shown on the February 5, 2025 plans.

Water

Water Review Comments for Block 3, 430 W. State St.:

- MWW has a 12” water main in W. State St. available to serve the subject development.
 - Current location of proposed 8” service/branch to be served by this water main
- MWW has a 12” water main in W. Vel R Phillips Av. available to serve the subject development.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed [Private Watermain] as noted on plans would be designated as a “Branch” by MWW and Development Center for permitting and recording purposes.
- 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.
- Water Maps may be ordered through Diggers Hotline (800)-242-8511 or 811
 - Caller should state “For planning purposes only-Milwaukee Water Works only need reply”.
 - Non-residential requestors may be directed to the Diggers Hotline portal.

- Website: <https://www.diggershotline.com/> (Portal: <https://geocall.diggershotline.com/geocall/portal>)
- Milwaukee Department of Neighborhood Services – Plan Exam (Milwaukee Development Center) reviews all private-side water inquiries and permit submittals.
 - Includes questions related to water services, water branches, water meter pits/vaults, proposed water meter locations, private fire protection requirements, plumbing permits, etc.
 - Includes coordination of tapping means/methods during the permitting process.
 - Milwaukee Development Center General Phone # 414-286-8210 & Email DevelopmentCenterInfo@milwaukee.gov
 - Milwaukee Development Center – DNS Plumbing/Water Specific Phone # 414-286-8208
 - Website: <https://city.milwaukee.gov/DNS/permits>
- 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

- There are 21-inch diameter sanitary and 53"x83" combined sewers located in W. State St. and also an 18-inch diameter combined sewer located in N. Vel Phillips Ave, available to serve the development.
- A Stormwater Management Plan is required. Per the Milwaukee Arena Stormwater Management Plan Technical Report dated 05/02/2016, Block 3 must meet flow reduction requirements of 20% for the 2-year and 100-year, 24-hour storm events.

Street Lighting

DPW Street Lighting has street lighting facilities, which include underground conduit, cable, and a light pole. These facilities are along the north curb of West State Street of the proposed development. Based on the project design, underground street light conduit, circuitry and one street lighting unit will be impacted. During excavation and construction phases of the perimeter of the project, temporary overhead street lighting will be required.

Any relocation or removal of existing street lighting facilities within the public right-of-way around the perimeter of the development is to be assessed during the Excavation and Restoration permit process. The applicant will be responsible for all material and labor costs both for temporary and for permanent street lighting work. This work is to be performed by a licensed electrical contractor and may include installation of underground conduit, in-ground pull boxes and cable. Street Lighting will perform inspection and final end point connections after contractor completes the installation. Street Lighting will provide necessary engineering plans and specifications. A service fee for engineering services related to street lighting work will be required as part of the permit process.

Underground Conduit

There are existing City Underground Conduit (CUC) facilities located within both State Street and Vel R Phillips roadways boarding the development. These conduit packages will not be impacted by the proposed development.

Addition Item:

The City of Milwaukee leases space to the majority of telecom companies providing service with the City with the exception of AT&T. It is highly recommended that you proposed a conduit lateral connection from a manhole on your property to a CUC manhole in one of the streets boarding the development. This would allow every telecom that utilizes the CUC system to access the development without have to trench the street not only now but in the future if you change providers. With the number of utilities within the City's Right-of-Ways, it can be very difficult for individual telecoms to find room within the streets to install their own facilities.

Planning & Development

DPW Planning & Development comments are based on the plans submitted by the applicant on February 5, 2025. DPW Planning & Development acknowledges that all other DPW comments are based on information submitted on January 10, 2025. DPW Planning & Development does not believe that changes to the development as shown on the February 5, 2025 plans will have an impact on previously prepared commentary from DPW departments.

The plans submitted on February 5, 2025 have revised the shape of proposed building and set the face of the building back from the property lines on West State Street and North Vel R. Phillips Avenue. DPW Planning & Development is supportive of shifting the building away from the property lines. On West State Street, the setback, between 3.6 and 3.7 feet, places frost protected stoops for the two doors on private property. Generally, DPW does not permit stoops to be within the public sidewalk as they create a potential tripping hazards for pedestrians in the public right-of-way. On North Vel R. Phillips Avenue, the 5.4-foot setback will create a wider thru sidewalk for pedestrian traffic, which may be traveling towards either the Fiserv Forum or the Frank Productions Venue to the north, and will provide more space for turning movements into and out of the porte cochere.

Per the plans there is a canopy overhang projecting from the north, south, east, and west faces of the building at a top of the first floor. Per the plans, it appears that this canopy does not project into the public right-of-way, however, Planning & Developer requests that the design team confirm that the canopy is wholly on private property. Should the canopy project into the public right-of-way, it must be designed to comply with the requirements of Chapter 245 of the Milwaukee Code of Ordinances.

Per the narrative, the development will have 4 long-term and 7 short-term bicycle parking spaces. The long-term spaces will be located within the refuse and recycling storage room, which is accessible via a service drive located to the west of the building. Per the plans, long-term bike spaces are proposed to all be wall-mounted. Planning & Development does not support wall mounted bike parking. Long-term bike racks should be floor mounted. The short-term bike spaces

will be located on the north side of the building, adjacent to the Outdoor Plaza and easily accessible from the west sidewalk of North Vel R. Phillips Avenue.

Garbage and recycling storage is located within a refuse room located within the northwest corner of the building. The refuse room is accessed via a 15-foot wide service drive located west of the proposed building.

DPW notes that there are numerous other MCTS routes in close proximity to the development.