

Detailed Planned Development

For the development of Juvenile Correctional Facility at 7930 West Clinton Avenue

December 5, 2022

The State of Wisconsin is requesting a Detailed Planned Development (DPD) to redevelop the site at 7930 West Clinton Avenue, which was a former emissions testing facility, into a 32- to 40-bed Juvenile Correctional Facility. There will be a single driveway approach off of the existing cul-de-sac at the west terminus of West Clinton Avenue. The development will include a 100-stall parking lot and a loading dock with truck and transport vehicle staging area. A pedestrian access path will be provided from the paved public sidewalk on West Clinton Avenue to the front entrance of the proposed facility.

From the plans provided, it is not clear where garbage and recycling dumpsters will be stored. Per the narrative, 8 bicycle parking spaces will be provided as part of the development and will be specified and placed in accordance with the zoning code.

Water:

Water Review Comments for Juvenile Correction Facility -7930 W. Clinton Ave.:

- MWW has an 8” water main in W. Clinton Ave. available to serve the subject development.
 - Current location of proposed 6” branch is connected to existing meter pit west of the existing fire hydrant.
- Any proposed reutilization or abandonment of existing meter pits on site to be coordinated with and permitted by DNS Plan Exam (Milwaukee Development Center).
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed Private Lateral 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.
 - Bend shown in proposed branch for Building
 - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process
- Water main in W. Clinton Av. is relatively close to the property line (15-feet from center of main to right-of-way per our records)
 - Construction activities would need to take appropriate measures to maintain the integrity of the existing water main
 - Pothole to the top of the water main to verify its location and depth
 - Sheeting should be driven utilizing a non-vibratory method and remain in place

- Maintain access to all Fire Hydrants within the construction area for fire protection and protect all hydrants against damage for the duration of the project.
- 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:

- There are existing sanitary and storm sewer laterals to serve this property and available sewers in W. Clinton Avenue.
- A STORM WATER MANAGEMENT PLAN (SWMP) is required.

Multi Modal Planning:

Multi Modal Planning has no comments.

Traffic Engineering:

Traffic Engineering Section does not have concerns regarding this development. It should be noted that it is expected that this proposed development will generate less vehicular trips than the previous land use, so a Traffic Impact Analysis will not be required.

Street Lighting:

Due to input received from the Milwaukee Police Department, Street Lighting Section has evaluated the lighting on West Clinton Avenue between North 76th Street and the development parcel. After performing a photometric study, DPW Street Lighting personnel determined that pedestrian safety can be improved by upgrading the street lighting facility. Proposed upgrades include changing the existing light fixtures to higher wattage fixtures to increase the lighting level and adding one additional pole at the west

end of West Clinton Avenue. The estimated cost for this work will be \$12,000 with an additional 3% added for annual inflation if the work is done after 2022.

For this proposed work, the developer shall hire a consultant to do the design for the street lighting upgrades and hire a contractor to perform the work.

City of Milwaukee Street Lighting personnel will review the design and provide materials for the work at the developer's cost which is included in the \$12,000 mentioned above. The consultant design cost and contractor installation cost are not part of the estimate.

Underground Conduit:

The proposed Juvenile Correctional Facility at 7930 W Clinton Ave does not have any conflict with City Underground Conduit (CUC) facilities within the construction zone. Closest CUC ducts are located on the West side of the road in the intersection of N 76th Street & W Clinton Ave 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:

It is not clear from the materials provided if garbage and recycling dumpsters will be stored in a location that is wholly indoors as required by sections 79-5-7 and 79-36 of the Milwaukee Code of Ordinances. If the dumpsters will be stored outdoors, then the applicant must be granted an appeal by the Administrative Review Board of Appeals (ARBA).

While the zoning code does not require bicycle parking for a correctional facility, the applicant will be provided 8 bicycle parking spaces on the site. From the plans submitted, it appears that the bicycle parking spaces will be located outside the building with some racks located near the main building entrance and others located adjacent to the staff entrance.