

Detailed Planned Development

For a residential use development known as Convent Hill South located within the block bounded by East McKinley Avenue, East Ogden Avenue, North Milwaukee Street and North Jefferson Street

June 3, 2019

Attached please find exhibits for the Housing Authority City of Milwaukee (HACM) / Travaux proposed mixed use high rise known as Convent Hill located at 1325 North Jefferson Street (FN 190160). Specifically, the developer is proposing to construct a 33 story, 350 unit mixed income development. The layout consists of 4 levels of parking with a fifth level of office above it. Town homes wrap around the southwest corner of the development at the lowest two levels. The residential units are located in **two wings** of the building above the fifth floor office level. The east wing will be 28 stories of dwelling units. The north 7 story wing is 6 stories of dwelling units over a residential amenity level.

422 parking spaces will be provided which includes 79 spaces for the neighboring Convent Hill (north) building, 33 spaces for office and 310 spaces for residential use. Access for ground floor parking will be from North Milwaukee Street. Remaining parking will be accessed off of North Jefferson Street.

Bicycle parking consists of 88 residential / 7 office long term spaces and 12 residential / 2 office short term spaces.

Water:

Water review comments for Covent Hill South, 1325 North Jefferson Street:

- Milwaukee Water Works (MWW) has an 8”- 1872 water main in North Milwaukee Street available to serve the subject development. MWW has a 6”- 1875 water main in East Knapp Street available to serve the subject development. MWW has a 6” 1874 water main in North Jefferson Street available to serve the subject development.
 - The Developer shows 2 proposed 12” branch connections coming off the 6” main in East Knapp Street.
- Proposed service as noted on plans would be designated as a “Branch” by MWW and Development Center for permitting and recording purposes.

- A valve on the water main will likely be required between the two proposed 12” branches
- Exact requirements for future water branches, services, meter pit requirements, private fire hydrants, and/or fire branch hook up for the proposed buildings should be coordinated with Mr. Rich Davila, Meter Services Manager of the Milwaukee Water Works (286-8119).
- Water permit information and standards/specifications can also be found online <http://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
- The Utility Plan shows a proposed main alteration.
 - MWW Engineering (Joshua Iwen, 286-3640) to be contacted for water main alteration.
 - Plans to be prepared by Owner/Developer.
 - Utility Contractor to be hired by Owner/Developer.
 - Utility Contractor provides all required materials and labor.
 - Deposit by Owner/Developer will be required for MWW efforts (Engineering Design Review, Construction Material/Installation Inspection and Distribution Division Labor).

Environmental:

1. There is an existing 18" diameter combined sewer in North Milwaukee Street , 15" diameter combined sewer in East Knapp Street , 18" diameter combined sewer and 15" diameter sanitary sewer in North Jefferson Street available to serve the property.
2. A Storm Water Management Plan is required.
3. A Flow Allocation request for the subject development was sent to MMSD on May 22, 2019.

Street Lighting:

B.E.S. has street lighting facilities on North Jefferson Street, East Knapp Street, and North Milwaukee Street. The facilities are generally located within 5’ behind the existing curb.

Based on the preliminary drawing of the development, the proposed drop off area on North Milwaukee Street will impact existing street lighting facility. The developer is responsible to (1) design the temporary overhead removal, (2) design the permanent underground installation (3) hire Wisconsin State licensed electrical contractor for the works. (4) submit the design plans to Street Lighting for approval.

Please contact Brittney Bembenek at (414) 286-2451 ten (10) business days in advance for the design guideline. Street Lighting will charge fee for engineering review and field inspection.

When contractor is working on the sidewalk replacement or new driveway, a proper permit must be applied before construction begins. Contact Mark MacRae at 414-708-0434 three business days before concrete backfilling to check if street lighting needs to install any conduit.

Any planned tree/planter shall be kept at least 20' away from any existing light pole. In addition, if there is any desire for decorative street lighting within the project limit, contact Brittney Bembenek at 414-286-2451 for cost estimate.

For any impact to City of Milwaukee Street Lighting facilities, contractor is responsible for the alteration and/or pay for any damage to Street Lighting facilities. Report damages to Street Lighting Shop at (414) 286-3015.

Underground Conduit:

There are no City Underground Conduit (CUC) facilities impacted by the proposed development.

If HACM requires City phone and data into the complex, the installation of conduits into the building will need to be coordinated with Mr. Eng-Kie Lee, CUC Manager. Mr. Lee can be reached at 286-2174 or Eng-Kie.Lee@milwaukee.gov.

Traffic:

Based on the size of the development and parking structure, traffic is requesting a Traffic Impact Analysis (TIA) be done analyzing the traffic impacts for the three controlled intersections bordering the site including East Ogden Avenue at North Jefferson Street (all-way stop) and North Milwaukee Street (traffic signal) and at East Knapp Street and North Milwaukee Street (traffic signal). Traffic does not have any concerns regarding the proposed driveway locations.

The traffic signal at E. Knapp St. and N. Milwaukee St. will likely be impacted by the project. In addition, there is traffic signal cable near the sidewalk on the east side of N. Milwaukee St. between E. Knapp St. and E. Ogden St. that will be impacted when the sidewalk is removed. Service fees will be requested from the building contractor prior to construction.

Multimodal:

- Encourage reduced parking supply to not exceed required amount.
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 - Drop-off activities can occur adjacent to existing curb.
- Install curb extensions and ADA compliant ramps at the following corners
 - NW corner of North Jefferson and East Knapp Streets - Type II Ramps
 - SW corner of North Jefferson and East Knapp Streets
 - NE corner of North Jefferson and East Knapp Streets

Planning:

Per Zoning Code 295-404 under ‘Residential Uses’ at least 88 Long-term and a minimum 12 Short-term bicycle spaces are required for the Multi-family units. Under ‘General Office Uses’ at least 8 Long-term and a minimum 2 Short-term bicycle spaces are required. The Developer proposes a minimum of 88 residential / 7 office long term spaces and 12 residential / 2 office short term spaces. No Long-term internal bicycle storage area is identified on the plans. Contact Mr James Hannig, Multimodal Unit, at (414) 286-8750 with any questions.

Trash storage appears to be in the internal first floor parking area and could be accessed thru the service entrance on North Jefferson Street. No trash storage area or access is identified on the plans