

2nd Amendment General Plan Development & 2nd Amendment Detailed Plan Development

For the development known as Concordia Trust Property located at 3215 West State Street.

January 13, 2022

The Forest County Potawatomi Community of Wisconsin (FCPC) is requesting amendments to the existing General Plan Development and Detailed Plan Development to allow for renovation of the historic gymnasium building; demolition of the pool addition to the gymnasium; additions to the permitted use list for the site; and addition of surface parking area within the development.

The narrative states that bicycle parking will be provided as required by MCO s. 295-404. A new dumpster storage location will be created north of the historic gymnasium building. The plans submitted do not provide details for the dumpster enclosure.

Water:

Water Review Comments for Concordia Trust Property; 3215 West State Street

- MWW has a 6” cast iron main in WE 333 (Vacated W. Kilbourn Ave.) available to serve the subject development.
- Do NOT tap 30” Feeder Main in WE 333 (Vacated W. Kilbourn Ave.)
- MWW has a 6” cast iron water main in N. 33rd St. available to serve the subject development.
- 6” cast iron water main in WE 334 is in vacated N 32nd St. Which is located on the proposed development property.
- Lead service piping shall not be reconnected. See 225-22.5 of the Milwaukee Code of Ordinances for lead service line replacements.
- 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.
 - Bend shown in proposed branch for [Building]
 - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process

- 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:

1. Combined sewer is available in North 33rd Street to serve the proposed area of the amendments.
2. There is an existing Storm Water Management Plan (SWMP) for this development. Any work that does not comply with the existing SWMP will require a revision to the SWMP.

Multi Modal Planning:

The Multi Modal Planning Group is requesting that, if the developer will be doing any curb or ramp work, that the developer install curb extensions on West State Street at the midblock crossing between North 31st Street and North 33rd Street and at the crossing at North 31st Street and West State Street. The curb extensions should be designed and constructed similar to what is existing at North 33rd Street and West State Street.

Street Lighting:

B.E.S. has street lighting facilities within the project limits along curb lines on W. Highland Blvd., W. State St., N. 31st St., N. 32nd St. and N. 33rd St.

Based on the conceptual design, underground street light circuitry and street light units may be impacted due to temporary driveway requirements for existing building demolition and new building construction, parking lot addition, etc. The scope and cost of impacts will depend on permitted site plans.

Any additional lighting units along the existing public right of way is to be assessed during Excavation and Restoration permit process. The applicant will be responsible for all material and labor costs. This work is to be performed by a licensed electrical contractor and may include installation of new poles, underground conduit, in-ground vaults 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.

Please contact Lisa Hickman at 414-286-3270 for any question.

Signals:

There are no impacts to Traffic Signals.

Planning & Development:

The revised site plan dated January 10, 2022 shows a dumpster enclosure to be constructed north of the historic gymnasium building that is to be renovated. Neither the plans nor the narrative provides details for the new dumpster enclosure. It is not clear if the enclosure meets the requirements of Milwaukee Code of Ordinances Section 79-5-7 or Section 79-36, which requires that dumpsters be stored in a “fully indoor location”. If a “fully indoor location” is not to be provided for the dumpster storage, then the developer will need to appeal the code with the Administrative Review Appeals Board (ARAB). Contact Ms. Linda Elmer at lelmer@milwaukee.gov to obtain an application to file an appeal with ARAB or with questions regarding the appeal process. Questions regarding Chapter 79 should be directed to Ms. Dawn Schmidt at dmschmi@milwaukee.gov. It should be noted that the Department of Public Works (DPW) will support an appeal of Chapter 79 for the outdoor dumpster storage north of the historic gymnasium building so long as the dumpsters are located fully on private property and are screened in accordance with the City of Milwaukee Zoning Code, Chapter 295.

With regards to new buildings in the “Future Development Zone”, the developer will be required to meet the requirements of Milwaukee Code of Ordinances Section 79-5-7 and Section 79-36, which requires that dumpsters be stored in a “fully indoor location”. DPW will not support an appeal of Chapter 79 for outdoor storage of dumpsters for new building construction.

The developer is proposing to relocate fencing along North 33rd Street located north of vacated West Kilbourn Avenue. It is understood that the existing fence along North 33rd Street located south of vacated West Kilbourn Avenue, which is in the public right-of-way, will not be relocated with this phase of the development. Any new fencing around the project must be located fully on private property. The existing fence located south of vacated West Kilbourn Avenue, adjacent to the “Future Development Zone”, must be relocated onto private property once new buildings are constructed in that area.

The driveway approach serving the existing loading dock at the pool building will no longer be necessary to access the development. The site plans dated January 10, 2022 show that this driveway approach will be closed. The existing driveway approach must be removed and the adjacent right-of-way restored to City of Milwaukee standards prior to issuance of a building occupancy permit for the renovated gymnasium building.