

Detailed Plan Development

For the development known as 1550 North Prospect located within the block bounded by North Prospect Avenue and the Lake Front Parkway at a point 100' northeast of East Albion Street (extended).

August 14, 2017

This report incorporates the previous review comments of June 9, 2016 and July 8, 2016.

The project envisions repositioning the existing structure, the Goll Mansion, approximately 12 feet back from the Prospect Avenue property line from its current setback of approximately 48 feet. The proposed 27 floor high rise plus penthouse would be built east of the new Goll Mansion location, approximately 98 feet from the Prospect Avenue public right-of-way.

This site originally had an approved DPD from 2008. A **new developer, Palisade Property Management**, is seeking a new DPD for a modified version of the building previously submitted by DCH Properties, LLC in 2016.

The proposed unit count is 192 dwelling units in the proposed building and a maximum of 8 units in the existing Goll Mansion structure.

Both buildings will have pedestrian entrances/exits facing Prospect Avenue and the new building will have vehicular entrances for access to the below and above-grade parking areas. The new building will have direct pedestrian access to Oak Leaf Trail public right-of-way, pending approval from authorities having jurisdiction. **A single driveway approach and an alternate double driveway approach with turning circle are proposed.**

The project includes a total of 212 parking spaces, 2 surface spaces and 210 spaces located two levels below ground, one level at grade and three levels above grade within the new structure. The parking ratio shall be approximately 1.0 spaces/dwelling unit.

Water: (Revised Comments)

Water Review Comments for 1550 N. Prospect Ave:

- MWW has a 20"-1873 water main in N. Prospect Av. available to serve the subject development.
 - Proposed Utility Plan DPD-5 (7-24-2017) shows two connections, one branch and one fire line, with an isolation valve between them.

- Proposed water main 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 during the permitting process.
- Any proposed water mains or fire protection shown on the site will be private. Onsite fire protection will be the responsibility of the owner.
- Mr. Burgess McMillian of DNS Plan Exam (286-3116) can be contacted for water branch and possible fire protection requirements.
- 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, Meters & Services Manager of the Milwaukee Water Works (286-8119)
- The revised ‘split entrance / exit’ driveway will necessitate the relocation of an existing hydrant at the southerly property line
- Water permit information and standards/specifications can also be found online <http://city.milwaukee.gov/water/PermitsSpecs>
- If needed for development plumbing calculations, nearby flow tests on water system may be requested from watflowtest@milwaukee.gov

Environmental: (Revised Comments)

There is an 18-inch diameter combined sewer (PVC) in North Prospect Avenue built in 1984 available to serve this development.

A Storm Water Management Plan will not be required for this development as long as the cumulative area of all land disturbing activity is less than one acre over a 3-year period, no additional impervious surface of 0.5 acre or more is added, and the cumulative area of all land disturbing activity is less than two acres.

This development is located in sewershed CS5142A1 not sewershed CS5141#1 as was stated in the original comments.

This development will require a capacity of 25,772 GPD not 113,027 GPD as was stated in the original comments. This amount of flow has been approved by the Milwaukee Metropolitan Sewerage District.

Based on the Proposed Utility Plan (Sheet DPD-5), the relocated Goll House and the 1550 Building are shown connecting into the same storm lateral. Because the storm lateral serving the property is connected into two buildings it would have to be classified as a private main and separate plan and profile plan sheets would be required for the private main. The plan and profile sheets would have to be reviewed and approved by the City Environmental Engineering Department. If the two buildings were to have separate

laterals connecting into the combined sewer in North Prospect Avenue, the laterals would not be classified as a private main and no further plan sheets would be necessary.

Street Lighting / Underground Conduit / Traffic Signals:

There are no conflicts with these City facilities.

Traffic:

Parking is acceptable.

Based on the number of units, parking spaces, and the proposed location of the driveway mid-block, traffic does not require a TIA for this project. The driveway will function with separate lanes for traffic in and out and will only allow for right-in and right-out on Prospect Ave. Traffic does prefer the combined wide driveway over separate driveways to discourage illegal parking between the driveways.

Forestry:

Any proposed double driveway would necessitate the removal of two City owned trees. Forestry would require a minimum 3" caliber replacement tree centered between the proposed driveways. Contact Mr Scott Baran of the Forestry Department (286- 3531) for planting requirements and tree species.

Planning:

Bicycle parking must be provided per City Ordinance 295-404.

The project includes 12 exterior bicycle parking spaces at grade in the public right-of-way to meet City standards and 48 interior bicycle parking spaces distributed throughout the parking areas of the building, which meets the minimum requirement.

A driveway approach which permits a bypass movement around moving or delivery vehicles is preferred.

Building has a central trash chute. Trash dumpster appears to be accessed at first floor loading area abutting single elevator.