

## **Detailed Plan Development**

For the development encompassing 2900 and 2914 North Oakland Avenue.

October 23, 2017

Klein Development has submitted plans for a proposed Detailed Planned Development (DPD) on a site comprised of two parcels, 2900 North Oakland Avenue and 2914 North Oakland Avenue, which are located at the northeast corner of East Locust Street and North Oakland Avenue. The development will include construction of a 5-story mixed use building with 55 apartments and approximately 6,500 square feet of ground floor retail and accessory interior parking. The interior parking will consist of 50 parking spaces in two basement levels to serve the residential use; 9 spaces on the first floor to serve commercial uses; and one space on the first floor will be reserved for move-in and move-out of apartment tenants. Commercial loading and unloading will occur in the adjacent north-south alley. Residential parking will be accessed off of the adjacent north-south alley, while the commercial parking will be accessed off of East Locust Street.

14 tenant bike parking spaces will be distributed between two areas, one in the sub-basement and one in the basement located near the building elevator. A minimum of two bike parking spaces will be provided outside the building in the East Locust Street right-of-way.

Dumpsters for retail uses will be stored outside the building off and accessed from the north-south alley in a building alcove that will be appropriately screened. Dumpsters for the residences will be located in the first floor parking garage and will be accessed off of East Locust Street.

### **Water:**

- MWW has an 8"-1950 water main in E. Locust St. available to serve the subject development.
  - Location of proposed 6" branch on Civil Utility Plan C-4
- Proposed 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 during the permitting process.
- Water main in E. Locust St. shown incorrectly. Maps of this area may be ordered through Diggers Hotline (800)-242-8511 or 811. Caller should state "For planning purposes only—Milwaukee Water Works only need reply"
- Any proposed water mains or fire protection shown on the site will be private.

- 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)
- 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](mailto:watflowtest@milwaukee.gov)

### **Environmental:**

- A 15" diameter combined sewer built in 1963 located in N. Oakland Ave. and a 60" diameter combined sewer built in 1988 located in E. Locust Ave., both are available to serve the development.
- This development lies within the combined sewer basin CS5136#1, which is part of the XB/XT sewer basin. Based on the commercial and residential space, this development will have a total increase in peak flow of 7,064 GPD. This sewer basin has no available flow to serve this development. A request for a flow allocation swap with sewer basin CS5074A1 is being sent to the Milwaukee Metropolitan Sewage District (MMSD) at this time. The flow availability information will be conveyed to you once informed by MMSD regarding these sewer basins will be available.
- A storm water management plan is not required for this development as long as 1) the cumulative area of all land disturbing activity is less than one acre over a 3-year period, 2) no additional impervious surface of 0.5 acre or more is added and 3) the cumulative area of all land-disturbing activity is less than two acres.

### **Traffic Engineering:**

Based on the development size and target population of residents, we would anticipate that less than 20 vehicle trips will be generated in the peak hour for the residential parking areas. The commercial space depending on use could generate up to 70 trips during the peak hour depending on the type of use, but it is anticipated that half or more of this traffic will use non-vehicular modes such as transit, cycling, or walking. Therefore, a TIA is not requested for this project at this time.

There are no major impacts to existing signal facilities at Locust and Oakland expected with the project. Currently the signal is being upgraded to include mast arms in all four directions to reduce the number of crashes. In addition, proposed marking and signal changes are planned to provide an exclusive left turn lane for eastbound traffic that will allow the left turn arrows to operate only when vehicles are detected. Currently, the

eastbound left turn arrows operate every cycle, even when there are no left-turning vehicles present, resulting in lost time for traffic on Oakland. The proposed changes will allow excess time to be provided to the Oakland approaches whenever possible to reduce congestion to the extent practical. These improvements are anticipated to be completed in 2018.

### **Street Lighting:**

Street Lighting has street lighting pipes and cables at the NE corner of E. Locust St. and N. Oakland Ave. Based on the preliminary drawing showing the new driveway and curb/gutter reconstruction, the existing street lighting facility will have to be set in temporary overhead to avoid any construction conflict. In addition, street light pole unit 1812 E. Locust St. will be relocated due to the proposed driveway. After the new curb is completed, contractor is to contact Dennis Miller at 414-708-4251 5 business days before the sidewalk is poured so Street Lighting can restore underground facilities.

The above work is estimated at \$22,500.

Please contact Eng-Kie Lee in engineering at (414) 286-2174. Report damages to Street Lighting Shop at (414) 286-3015.

### **Underground Conduit:**

There are no CUC facilities located within the area of the proposed development and therefore no impacts.

### **Planning & Development:**

- The rendering entitled “View from Oakland – Locust Intersection Looking Northeast” shows a significant drop off in the main public sidewalk between the intersection corner and the parking garage entrance. All efforts should be made to create a sidewalk running slope that matches the adjacent street running slope.
- This DPD includes a construction fence which may be wrapped in graphics. Care must be taken to ensure that sight distance and visibility is maintained for vehicles making turns at the intersection of East Locust Street and North Oakland Avenue.
- Several doors are shown on the plans swinging open over the paved public sidewalk. Please note that, in general, frost wall footings are not allowed in the public right-of-way under at-grade sidewalk slabs.