

Detailed Planned Development

For a residential use development and church known as St Rita's Commons located within the south end of the block bounded by North Van Buren Street, North Cass Street and East Pleasant Street

February 12, 2018

Tarantino & Company LLC requests the rezoning for the assemblage of seven parcels at 1601-1603, 1613, 1617, 1623 North Cass Street, 1612, 1618 North Van Buren Street and 700 East Pleasant Street, to a Detailed Planned Development (DPD) to be known as St Rita's Commons located on the north side of East Pleasant Street between North Van Buren Street and North Cass Street.

The proposed project is for the design and construction of **two** adjoined, yet distinct building structures serving different uses.

The first building is a 6-story senior living facility with one level of parking and support spaces below grade. There are a total of 118 units expressed in two residential structures, extending from a single base, which includes a mix of studios, 1-bedrooms, and 2-bedrooms serving independent living, assisted living, high acuity assisted living and memory care.

The second building is the redevelopment of a Catholic Church known as St. Rita Church, which is owned and operated by Three Holy Women Catholic Congregation. The one story building will directly connect to the first floor of the senior living building. The church's lower level will share direct access to the lower level parking structure. The proposed church shall continue to operate as permitted under its current zoning.

There is an alley vacation (CC File 170602) in process for a partial vacation of the south end of the north-south alley off of East Pleasant Street, as well a Certified Survey Map (DCD 3164) to consolidate the seven parcels and dedicate land for a new east-west alley re-route leg to North Cass Street. The alley vacation and re-dedication shall run concurrent with the rezoning.

The two buildings in the completed project will be separated by a condominium plat to allow the church to maintain its non-profit exempt status.

Currently, the site is occupied by two, 2-story residential properties with tenants, a church directly attached to a vacant school and former convent.

Water:

Water review comments for St. Rita's Commons (Cass/Pleasant/Van Buren) :

- MWW has a 16"-1985 water main in North Cass Street available to serve the subject development.
 - Proposed 6" branch shown on C300.
- MWW has a 6"-1878 water main in North Van Buren Street to serve the subject development.
 - Proposed 8" branch shown on C300.
 - Branch size is larger than water main.
 - Public water main in East Pleasant Street is 8".
- Proposed Services as noted on plans would be designated as a "Branch" by MWW and Development Center for permitting and recording purposes.
- 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.
- Tapping means/methods would need to be coordinated with DNS Plan Exam during the permitting process.
 - 8" tap into a 6" main may require additional review by DNS Plan Exam.
- Mr. Burgess McMillian of DNS Plan Exam (286-3116) can be contacted for water branch and possible fire protection requirements.
- Water permit information and standards/specifications can also be found online <http://city.milwaukee.gov/water/PermitsSpecs>

Environmental:

1. There exist a 24-inch diameter combined sewer in East Pleasant Street, a 12-inch diameter combined sewer in North Cass Street and a 15-inch diameter combined sewer in North Van Buren Street available to serve both proposed buildings of the development.
2. This development requires 25,906 gallons per day of flow. We have requested the flow allocation from MMSD. We will let the Developer know once the flow allocation is approved by MMSD.
3. The proposed alley vacation has no impacts on sewer facilities.

Storm Water:

A Storm Water Management Plan (SWMP) will be required for this development if the development disturbs one acre or more over a three year period, adds 0.5 acre or more of impervious surface or the cumulative area of all land distribution activity is more than two acres.

Underground Conduit:

There is an existing CUC Electrical Services (ES) 4-duct package running east/west in East Pleasant Street located 2.5'+/- south of the property line at North Van Buren Street running east to 1.5'+/- south of the property line at North Cass Street.

The ES package is currently shown as a "T" line on the plans and shown at the high edge of walk. The actual package is closer to the property line than what is currently shown on the plans.

There are questions on how the Developer plans on avoiding conflicts with this existing package. Detailed plans are needed.

There is an existing CUC Communications 2-duct package that is running east-west in East Pleasant Street which is 18' south of the property line between North Van Buren Street and North Cass Street. This package is currently not shown on the plans.

The proposed trees will not be allowed to be planted centered in the terrace area (16' south of the property line). All proposed trees in the terrace area must maintain a minimum 4' clearance from the CUC package thus locating the trees 14' south of the property line.

Street lighting:

Bureau Electrical Service (BES) has street lighting facilities on North Van Buren Street, North Cass Street and East Pleasant Street.

Based on the preliminary drawing, the two existing street light poles will be removed prior construction and temporary overhead will be installed in order to keep the street lighting working.

After the construction, the light poles will be re-installed at the existing locations and street lighting underground facilities will be restored.

The above work is estimated at \$30,000. The estimate does not include any cost related to the alley vacation.

If there are any impacts to City of Milwaukee Street Lighting facilities not foreseen on the preliminary plans, contractor shall pay service fee for alterations required to be done by the city and/ or pay for any damages to City Street Lighting facilities. Report damages to Street Lighting Shop at (414) 286-3015.

Traffic:

There are no existing traffic signal facilities impacted by the project. Based on the size and location of the development a Traffic Impact Analyst (TIA) is not recommended. However, due to the additional pedestrian trips, the type of residents, and location of bus stops, traffic recommends the installation of a new traffic signal at the intersection of East Pleasant Street and North Van Buren Street as part of the project.

Traffic does not oppose the proposed mid-block crossing on North Cass Street on the east side of the site. However, the size and location of the curb extension should be designed to accommodate vehicles leaving the loading dock turning right onto North Cass Street. It is likely that curb extension may not be possible and may be replaced with a 100 foot no parking zone on the east side (75 north of the crossing, 25 feet south of the crossing) to provide line of sight. Further engineering will be required prior to a final determination of feasibility.

Planning:

The Developer is providing seven internal bicycle parking spaces within the first level parking structure and five external parking spaces (unspecified location) for employees and visitors. The church would have internal access to the bicycle spaces in the first level parking area.

Trash storage appears to be in the internal first floor parking area under the Independent Living building and would be accessed through the parking entrance on North Van Buren Street. No trash storage area or access is delineated for the Assisted Living/Memory unit building.