

## Detailed Planned Development

For a multi-purpose community building development known as North Meadows, Stage 4, located in the center of the North Meadows Condominium community bounded by North 95th Street, North Swan Road, West Brown Deer Road and West Allyn Street

March 12, 2018

Plans have been received for a proposed amendment to a Detailed Planned Development (DPD) known as North Meadows, Stage 4. The development originally known as North Meadows, was converted to condominiums known as The Woodlands Condominiums.

In January 1970, a General Planned Development (GPD) known as North Meadows (FN 69-1771 a,b) was approved for the entire development site, and contemplated phased, multi-family development. The multi-purpose community building is proposed to be located within the Detailed Planned Development (DPD) known as North Meadows, Stage 4, which was approved in November 1970 as FN 69-1772,1,m,n. The DPD was subsequently modified in December 1977 as FN 77-1303 to permit the addition of a small maintenance structure to serve the development. The development originally known as North Meadows, was converted to condominiums known as The Woodlands Condominiums.

The Woodlands Condominium Association is seeking an amendment to the DPD to allow for construction of a one-story building that will serve multiple purposes including, but not limited to: community center, property management office space, support space, non-profit use and maintenance space for the Woodlands community. The building is in the open area set in the middle of the development, west of the building addressed as 8911 North Swan Road, west of the multi-family building addressed as 8921 North 91st Street (see attached IMB file - Exhibit B Page 8). The building will be accessed through the building's existing parking lot along Swan Road.

This project will be built in three phases (see Sheet A800). The **first phase** of the community building will include the entire building minus the large community room space. It will also consist of the approximate 22 parking spaces, lighting, landscaping, and the access drive that are all presented in this statement. (5,000 SF). The **second phase** will consist of the addition of the community room on the northwest side of the building as well as the west side pedestrian access sidewalk. (1,300 SF). The **third phase** will consist of approximately 17 extra parking spots.

The water and sanitary will connect to the building from the east side from new lines. These are specified on Sheet C400.

## **Water:**

Water review comments for North Meadows Community Building:

- MWW has an 8"-1972 water main in W.E. 273C- Parcel A available to serve the subject development.
  - Proposed 2" service shown on C400.
- 8" Water main in W.E. 273C- Parcel A is 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".
- 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](mailto:watflowtest@milwaukee.gov).
- Tapping means/methods would need to be coordinated with DNS Plan Exam during the permitting process.
  - Copper piping is used for service piping 2" or smaller.
- 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>
- 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).

## **Environmental:**

1. There exists an 8" diameter sanitary sewer and a 12" diameter storm sewer in sewer easement #2018, parcel A for servicing the proposed development. There also exists a 21" diameter storm sewer in sewer easement #2018, parcel B for servicing the proposed development.
2. The development lies within sewershed MI13151. The development is a residential community building, which does not generate significant flow. Therefore a flow allocation request is not required.

3. Storm water management plan is not 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.
  - The cumulative area of all land disturbing activity is less than two acres.

**Underground Conduit:**

There are no existing or proposed CUC facilities located within the proposed development.

**Street lighting:**

B.E.S. has street lighting facilities behind the curbs on West Brown Deer Road and North 95th Street where the new construction is proposed. Contact Digger's Hotline to locate the exact location.

Based on the preliminary drawing, there is no impact to the existing street lights. However, any digging or sidewalk replacement should proceed with extreme cautious to avoid any damage to street lighting facilities. If the builder/contractor cannot protect/support the existing street lighting facilities, a temporary overhead will have to be constructed in order to keep the existing street lighting working. Please contact Eng-Kie Lee in engineering at (414) 286-2174 for cost estimate.

The proposed CREE lighting as shown on the plans shall be building's owner responsibility to install and maintain them.

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.

Please contact street lighting field supervisor Mark MacRae (414-708-0434) to install conduit for future expansion 3 business days before any concrete sidewalk is poured. This work is of no cost to the developer.

**Traffic:**

There are no traffic related comments or impacts. However, the multi-modal team had the following comments:

For the shared use path, in existing areas of the development it looks like the sidewalks are at the same grade as the driveways and there are no curb ramps, signage, or markings beyond the concrete of the sidewalk continuing through the asphalt of the driveways. With the new development, they may want to consider some additional treatment for the two areas where the driveway crosses the path to be on the safe side (for example, a “yield to pedestrians” sign).

The view on sheet A700 does not show any sidewalks alongside the driveways for a pedestrian to get from the existing Apple Court parking lot/the bus stop to the community center.

**Planning:**

Per Zoning Code 295-404 under Community-Serving Uses / Community Center, a minimum of 2 internal Long-term bicycle spaces are required for office space. A minimum of 3 external Short-term bicycle spaces are required for the combined floor space of Phase 1 and 2. A greater number is recommended.

The narrative has various refuse containers outside of the proposed building and states the refuse from the outside and the inside of the Community Building will be taken to the dumpster located in the parking lot off Swan Road that is used to access the proposed building site. No trash storage area or access is delineated. The dumpster site in question has multiple dumpsters in the parking lot, none of which are in a screened corral.