

Detailed Planned Development: First Amendment

For the development known as City Place located at 6th & Vine

This 1st Amendment to the City Place DPD, which was approved in 2017, includes several modifications to the original DPD. The previously approved multi-family building at 1728 North 6th Street will have an increase in the number of residential units from 30 to 38 and an increase in the number of stories from 3 to 4. Additionally, minor changes to the building façade are proposed. Phase 3 in the original DPD will now be known as Phase 2, while Phase 2 of the original DPW will now be Phase 3.

The narrative states that there will be 38 parking spaces provided inside the building at 1728 North 6th Street. Additionally, there will be eight long-term bicycle parking spaces provided inside the building and two short-term bicycle parking spaces outside of the building. Garbage and recycling will be stored inside the building.

Water:

Water Review Comments for City Place, Southeast Corner of N 6th St. and W. Vine St.:

- MWW has a 6" - water main in W. Vine St. available to serve the subject development.
- MWW has an 8" - water main in N. 6th St. available to serve the subject development.
 - Current location of proposed 6"/8" branch is shown in W Vine St.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed Water Lateral as noted on plans would be designated as a "Branch" by MWW and Development Center for permitting and recording purposes.
- The proposed branch material [PVC] as shown on the utility plan does not meet MWW specifications.
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
 - 8" tap into a 6" main may require additional review by DNS Plan Exam
- Water main in N. 6th St. is relatively close to the property line (3-feet from center of main to right-of-way per our records)
 - Construction activities would need to take appropriate measures to maintain the integrity of the existing water main
 - Pothole to the top of the water main to verify its location and depth

- Sheeting should be driven utilizing a non-vibratory method and remain in place
- 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”.
 - There is a 6” water main shown in N 6th St. (approximately 5’ feet off the face of curb) that is not shown on the plans or on the survey. See maps to confirm water main in N 6th St. and W Vine St.
- 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 <<http://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

Underground Conduit:

There are no impacts to Underground Conduit (CUC) facilities for this project; however, CUC facilities are not shown on the utility plan. CUC facilities must be shown on the plans in case the proposed sewer or water laterals need to be moved to North 6th Street.

Questions regarding Underground Conduit facilities, including requests for system plans, should be directed to Mr. Hazem Ramadan at hramad@milwaukee.gov.

Environmental Engineering:

Public main Sanitary and Combined sewers located in W. Vine St. and N. 6th St are available to serve the development.

A Green Infrastructure (GI) plan will be required for this development.

A Storm Water Management Plan (SWMP) will not be required 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

Street Lighting:

B.E.S. has street lighting facilities behind the existing east curb and along walk on N. 6th St., and south curb and along walk on W. Vine St.

Based on the drawing, a 26' street light unit on W. Vine St. will have to be relocated away from the proposed drive entrance and existing street lighting underground facilities will be restored.

For Phase 1, with the proposed driveway work, Street Lighting will disconnect the circuit in the work area, remove the existing concrete pole and abandon the existing underground conduit/cable. Temporary lighting and overhead is proposed at this time. The cost for this phase will be City Place's responsibility.

For phase 2, when the new curb work and drive are completed, City Place will need to hire a licensed electrical contractor to install the street lighting underground conduit and cable. Street Lighting will perform inspection and final connection at the affected units. The cost for this phase will be City Place's responsibility. Street Lighting will provide engineering plans and spec. for the underground work.

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

Traffic Signals:

The construction plans have no impacts to traffic signals at the intersection. The nearest signal, shown in the plans at West Walnut Street and North 6th Street should not be affected.

Traffic Engineering:

Traffic Engineering as no comments regarding this development.

Planning & Development:

The proposed plans show a raised planter structure at the southeast corner of North 6th Street and West Vine Street, which will be located in the public right-of-way. A Special Privilege will be required to keep and maintain the planter in the public right-of-way. A DPW permit for the planter will need to be approved prior to construction of the planter. Please contact Ms. Dawn Schmidt at Dawn.Schmidt@milwaukee.gov to obtain a Special Privilege application or for questions regarding this matter.