

# **Zoning Change & Riverwalk Site Review Overlay Zone**

For the development at 333 North Water Street

A development team, including Hines and Solomon Cordwell Buenz, is proposing to construct a 32-story mixed use, residential building with parking structure at 333 North Water Street. To accommodate the project, the development team is requesting a change of base zoning from Downtown-Mixed Activity (C9G) to Downtown – Residential and Specialty Use (C9B). As the file, CCF 210468, is for a change in the base zoning and not the creation of a Planned Development, only conceptual plans were reviewed. This development is located within the Riverwalk Site Plan Review Overlay Zone (SPROZ), which covers the Riverwalk connection along the north side of the site and any part of the site or building that falls within in the zone 50 feet landward from the river's edge. Accordingly, the development will include a Riverwalk connection along the south side of East St Paul Avenue.

The parking structure for this structure is currently proposed to contain 378 car parking spaces. The entrance to the parking structure will be centered approximately 180 feet south of East St Paul Avenue. The development will contain approximately 237 residential units. The plans provided show that the ground floor will contain two, 10'x40' loading berths; an interior trash room with capacity for about four dumpsters; and a bicycle storage room. The loading berths are centered approximately 155 feet south of East St Paul Avenue.

## **Water:**

Water Review Comments for Riverwalk SPROZ - 333 N Water Street:

- MWW has an 8" – 1873-L water main in N Water St.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- There are no proposed water connection locations shown on the plans
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
- Any proposed water mains or fire protection shown on the site will be private.
  - Private hydrants are required to be metered.
  - Metering can occur through a meter pit or in the building.
  - Private hydrant should be connected to water system after the metering device.

- 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 <https://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](mailto:watflowtest@milwaukee.gov)

### **Underground Conduit:**

There is a control cabinet connected to the City's Underground Conduit system on the right-of-way line at East St Paul Avenue and North Water Street. While it is expected that the building will not be close to the Underground Conduit, it is expected that it will be within the construction zone since it is right on the right-of-way line.

It is recommended that the developer provide a manhole for use by any telecom that leases conduit space from the City of Milwaukee in order to provide service to the building either now or in the future.

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

### **Environmental Engineering:**

- There are 15" diameter combined sewer and 12" diameter sanitary sewer available in N. Water St.
- A flow allocation request to MMSD will be required for this development. The City Of Milwaukee will prepare the flow allocation after we have received plans showing all the information needed to prepare the flow allocation.
- Stormwater 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; and 2) no additional impervious surface of 0.5 acre or more is added.
- No green infrastructure is required unless over 5,000 sf of impervious surface is added.

### **Street Lighting:**

B.E.S. has street lighting facilities within the project limits along curb lines on east side of N. Water St and south side of E. St. Paul St.

Based on the conceptual design, underground street light circuitry and street light units will be impacted. The scope and cost of impacts will depend on coordinated activity with both the City's Underground Conduit system and Traffic Signals section as some of B.E.S. facilities exit the communication ducts at the northeast corner of the project. During excavation and construction phase, it is likely that existing Third Ward pedestrian units will be removed and temporary lighting will be required.

B.E.S. is not responsible for design, installation, energization, nor maintenance of any Riverwalk lighting.

Any addition of pedestrian units along the existing public right of way is to be assessed during Excavation and Restoration permit process. The applicant will be responsible for all material and labor costs. This work is to be performed by a licensed electrical contractor and may include installation of new poles, underground conduit, in-ground vaults and cable. Street Lighting will perform inspection and final end point connections after contractor completes the installation. Street Lighting will provide necessary engineering plans and specifications.

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

### **Traffic Engineering:**

- Based on the location and size of the development, Traffic Engineering is requesting that the developer prepare an abbreviated traffic impact analysis (TIA) using WisDOT guidelines. At a minimum, the abbreviated TIA should analyze North Water Street between St. Paul and Buffalo (intersections included). Please contact with Mr. Scott Reinbacher at 414-286-3232 or [sreinb@milwaukee.gov](mailto:sreinb@milwaukee.gov) with questions regarding the TIA.
- There are existing traffic signal facilities at the intersection of East St Paul Avenue and North Water Street. Any alterations to existing or future facilities will need to be at the expense of the developer and will need to be constructed by a qualified electrical subcontractor. Temporary facilities would also be needed to operate the traffic signals during construction. Please contact Mr. Scott Reinbacher at 414-286-3232 or [sreinb@milwaukee.gov](mailto:sreinb@milwaukee.gov) to obtain plans showing the existing traffic signal facilities adjacent to the development.
- The City of Milwaukee may be willing to vacate all or a portion of the right-of-way containing the eastbound right-turn bypass lane at the intersection of St. Paul and Water to support this development. If the developer is interested in acquiring this land, the necessary alterations would also need to be at the expense of the developer with construction being performed by qualified contractors.

## **Multi-Modal Design Unit**

- Consider reconfiguring the eastbound to southbound right turn lane on St Paul Avenue to provide a more pedestrian friendly street corner and approach to the building. Work with DPW to determine feasibility of eliminating the right turn slip lane all together.
- Increase the amount of long-term bike parking to surpass the required minimums. The location of this building should warrant many walking and biking trips and each unit should have access to long-term bike parking.
- Consider consolidating the two proposed driveways along Water St to one to reduce pedestrian and vehicle conflicts

## **Street Car System**

The zoning change and proposed development should not impact The Hop. Of course, we will want to review any temporary occupancy permits and/or excavation permits for St. Paul Ave, as well as any construction activities that would impact St. Paul Avenue so that any operational or safety issues can be addressed.

## **Structures**

The DPW Structures Section has no comments regarding the proposed zoning change for the project. The development team has been in contact to discuss the proposed project. DPW Structures Section would request that they be kept apprised of the status of the project because it is immediately adjacent to the East St Paul Avenue Bridge Over the Milwaukee River.

## **Planning & Development:**

Construction activities related to this development may not impact street car operations. The developer's contractor should avoid doing any sort of staging or material storage within the East St Paul Avenue right-of-way. Any work in the public right-of-way, such as replacement of the paved public sidewalk or construction of the new driveway approach will require approval from Transdev, the street car operator.

During construction, the developer's contractor will be required to provide a protected pedestrian walkway adjacent to the job site on East St Paul Avenue and North Water Street. Sidewalks are not permitted to be closed in downtown.

While Planning & Development is supportive of the recommendation by Underground that the developer provide a manhole structure to accommodate and facilitate telecommunications access to the building, Planning & Development recommends that any such structure should be located on private property. A potential location for such a manhole might be at the loading dock or parking structure

entry. It is important to note that such a structure would be owned by the property owner and maintenance for said structure would belong to the property owner.

The plans show that there is a garbage room to service the building. The building must comply with MCO s. 79-5-7 and s. 79-36, which require that all garbage and recycling storage containers be stored inside the building.