

## Detailed Planned Development

For the WoodSpring Suites development at 124<sup>th</sup> and Bradley

New Era Development is proposing a Detailed Planned Development (DPD) for a 4-story, 122-room WoodSpring Suites extended stay hotel located at the southeast corner of North 124<sup>th</sup> Street and West Bradley Road. The parcel, which was formerly freeway right-of-way owned by the Wisconsin Department of Transportation, is bounded by West Bradley Road to the north, Park Place to the east, North 124<sup>th</sup> Street/State Highway 145 to the west, and the 1-41 off-ramp to the south. The proposed development will have 130 surface, vehicular parking spaces, 14 outdoor bicycle parking spaces, and 6 indoor bicycle parking spaces. A pedestrian connection to the sidewalk on West Bradley Road will be provided on the north side of the site. Vehicular access to the site will be made off of North Park Place.

Trash dumpsters will be stored inside an enclosure located in the southwest corner of the parking lot.

### **Water:**

Milwaukee Water Works (MWW) Review Comments for Woodland Suite Developments (Southeast corner of West Bradley Road and North 124<sup>th</sup> Street):

- MWW has a 16-inch, 1998 water main in 124th St. available to serve the subject development
- MWW has a 16-inch, 1992 water main in Bradley Rd. available to serve the subject development
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center)
- Proposed Private Service as noted on plans would be designated as a “Branch” by MWW and Development Center for permitting and recording purposes
- Milwaukee Development Center (414-286-8210, <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (414-286-8208) 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, standards and specifications can also be found online at <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](mailto:watflowtest@milwaukee.gov)

### **Sewer Design:**

- Sanitary and storm sewers are available in West Bradley Road
- A flow allocation request is required and has been submitted to the Milwaukee Metropolitan Sewerage District (MMSD) for approval

### **Storm Water:**

This development will be required to submit a Storm water management plan following the requirements listed under Chapter 120 Code of Ordinances.

### **Underground**

There are no existing or proposed Underground facilities in the area of this development.

### **Multi Modal Planning:**

- The 5-foot connecting walk to Bradley Road is shown in the site plan and referenced in the narrative, but it is not shown on the grading plan, utility plan, or landscaping plan. The applicant should confirm that it will be built.
- The narrative states that “the new city sidewalk will connect to the north across Bradley Road on the west/east where the existing bike/pedestrian trail on the north side of Bradley Road
  - Where is this crossing of Bradley Road proposed? At 124<sup>th</sup> Street? At Park Place? Or Midblock? Bradley Road is 5-6 lanes wide at this location and the crossing should be made either at 124<sup>th</sup> Street or Park Place and not midblock.
  - The site plan does not show the sidewalk extending to 124<sup>th</sup> or Park, will it?

- Assuming the sidewalk will extend to North 124<sup>th</sup> Street and/or Park, new ADA ramps will need to be provided for the crossing of the south and east leg of 124<sup>th</sup> Street and Bradley Road and the west leg of 124<sup>th</sup> Street and Park Place.

### **Traffic Signals & Engineering:**

If the developer will be installing ramps for a potential crosswalk at the intersection of Bradley Road and 124<sup>th</sup> Street, the developer will need to coordinate with the Village of Menomonee Falls, which operates and maintains the traffic signals. DPW will not support a midblock crosswalk on Bradley Road between 124<sup>th</sup> Street and Park Place.

### **Street Lighting:**

As presently presented, there may be adjustments to street lighting underground configuration and possibly relocation of existing unit (dependent on location of purposed driveway entrance).

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.

### **Planning & Development:**

- The sign plans show an 8-foot tall monument sign in the public right-of-way of North Park Place. The DPW Planning & Developments Section recommends signs directing traffic to the access drive on Park Place be located within the property lines. Perhaps, a directional sign could be located near the northeast corner of the property, adjacent to Bradley Road. Should the applicant choose to install the sign as proposed in the right-of-way of Park Place, there are two processes that must be completed to install and maintain the sign in the public right-of-way:
  - The applicant will need to obtain a Public Way Excavation Permit to install the sign and associated wiring in the public right-of-way. The applicant will need to apply for the permit via the City of Milwaukee's online permit system found at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms). Questions about using the permit system should be directed to the Development Center Tech Team, 414-286-8208. Questions regarding permit requirements should be directed to the DPW Planning & Developments Section at 414-286-2487.

- The applicant will need to obtain a Special Privilege, which is granted by the City of Milwaukee Common Council, to keep the sign in the public right-of-way. It should be noted that, once granted, there is an annual fee to keep the sign and appurtenant electrical or communications wiring in the right-of-way. Questions regarding this matter or requests for a Special Privilege application should be directed to Ms. Dawn Schmidt at [Dawn.Schmidt@milwaukee.gov](mailto:Dawn.Schmidt@milwaukee.gov).
- The plans show that there will be 14 bicycle parking spaces outdoors. Additionally, the narrative states that an additional 6 bicycle parking spaces will be located indoors. The narrative implies that the indoor spaces will be for hotel guests. Planning & Development would request that the applicant consider making indoor bicycle parking spaces available to hotel staff in addition to hotel guests.
- DPW has evaluated the proposed sidewalk on West Bradley Road adjacent to the proposed development. There are significant challenges to creating a meaningful connection to West Bradley Road that extends to either the intersection of West Bradley Road and North 124<sup>th</sup> Street or North Park Place. In DPW's view, a meaningful connection would include a crossing of West Bradley Road, North 124<sup>th</sup> Street, or North Park Place, which would allow pedestrian to be able to leave the block containing the proposed development. For the following reasons, DPW does oppose elimination of the proposed sidewalk along West Bradley Road:
  - The property lines are set back very far from North 124<sup>th</sup> Street at West Bradley Road and, in general, North Park Place. It is unclear if DPW can require a property owner to extend the sidewalk to either intersection given the distances between the property lines and those intersections.
  - Any street crossing must be ADA compliant. Current geometrics at the intersections of West Bradley Road and North Park Place or North 124<sup>th</sup> Street would be difficult to modify to create an ADA compliant street crossing. Potential modifications required may include resizing of street medians; alterations to turning lanes; relocation of a driveway approach serving a separate property; or relocation of traffic signals.
  - At North 124<sup>th</sup> Street, a signalized intersection, is under jurisdiction of at least three governmental entities including the City of Milwaukee, Village of Menomonee Falls, and State of Wisconsin. The signals at North 124<sup>th</sup> Street are maintained by the Village of Menomonee Falls. DPW does not believe that it would be appropriate to require the developer to negotiate modifications to the intersection with multiple governmental bodies.
- DPW is requesting that the proposed development incorporate bicycle accommodations along the driveway to North Park Place. Such accommodations could include pavement

markings; “Share the Road” signage, or other mutually agreed upon improvements that will increase bicyclist comfort between North Park Place and the building.