

Department of Public Works Comments

For an Amendment to the Detailed Planned Development (DPD) known as Veterans Community Project to allow a phased construction of a veterans tiny homes village and associated community building at 6767 North 60th Street.

January 24, 2024

This proposed development, an Amendment to a previously approved Detailed Planned Development (DPD) for a tiny homes development that was not constructed, will consist of up to 40 tiny homes and a Village Center that will house office, support services, counseling rooms, and community meeting spaces. The development will have a parking lot adjacent to the Village Center that is open to the public, however, the applicant, Veterans Community Project, is proposing to secure the residential area with gates.

The Department of Public Works (DPW) is requesting that the north 30 feet of the subject site be reserved to increase the right-of-way width of West Green Tree Road to 80 feet. This additional right-of-way width will accommodate a future sidewalk and the widening of West Green Tree Road in the future, if needed, and is also consistent with the Official City Map. The 30-foot wide reservation is reflected on the submitted plans.

The plans show that garbage storage will occur in one of three dumpster enclosures positioned around the site. The dumpster enclosures will be constructed from concrete masonry units and, per the narrative, surrounded by landscaping.

Per the narrative, the proposed development will include 2 long-term and 2 short-term bicycle parking spaces for the commercial/office use and 10 long-term and 2 short-term bicycle parking spaces for the residential use on the site. Per the narrative, individual bike racks will be provided at individual resident covered porches, while “2 long-term and 4 short-term covered spaces will be located within 50-feet

Water

Water Review Comments for Veterans Community Project – 6767 N. 60th St.:

- MWW has a 16” water main in W. Green Tree Rd. available to serve the subject development.
- MWW has a 16” water main in N. 60th St. available to serve the subject development.
 - Current location of proposed 6” branch in N. 60th St. to serve Village Center
 - Current location of proposed 6” branch in W. Green tree Rd. to serve private development.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).

- Proposed Private Water main as noted on plans would be designated as a “Branch” by MWW and Development Center for permitting and recording purposes.
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- The proposed private water main would require a meter pit.
 - Milwaukee Development Center (286-8210; <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (286-8208) can be contacted for meter pit requirements.
- 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”
- 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 permitting
- 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

Environmental

- This project will require a private sewer main as per city ordinance 225-17. Every house counts as a separate structure.
- A Storm Water Management Plan will be required for this development.

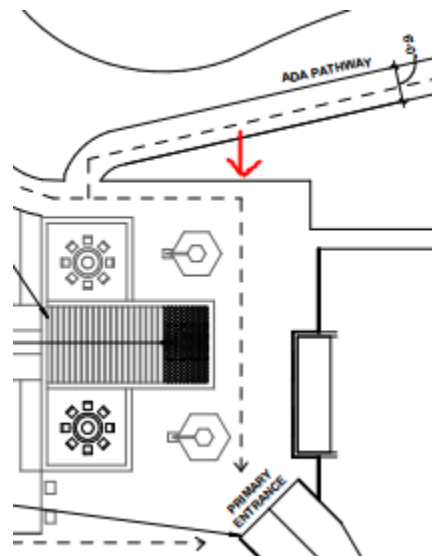
- This lot is included in an existing SWMP from 2008. Given the proposed changes, an update to the existing SWMP will also be required. The original SWMP was prepared by the Redevelopment Authority of the City of Milwaukee (RACM). The developer should follow up with Tony Jazdyk of the Environmental Engineering section at 414-286-2355 to coordinate this requirement.
- Drainage will cross property lines. A private drainage easement/agreement is required between all lots where this occurs.

Street Lighting

The project will have no impact on street lighting facilities.

Multi Modal Planning Unit

1. The pedestrian path from North 60th Street on the north side of the building takes pedestrians a little out of the way of the main entrance. It is likely that pedestrians will cross the grass to go directly to the main entrance as shown in the diagram below. Ideally, the pedestrian connection should be lined up with the main entrance if possible.



2. It is likely that bicyclists will be coming in the driveway entrance, but there isn't a clear or convenient way for bicyclists to reach the bike racks on the patio. Multi-Modal recommends that either there be a connection between the dead-end of the driveway on the west side of the building or that the bike racks be located closer to the parking lot entrance.

3. The plans do not show any internal pedestrian curb ramps. If necessary, pedestrian ramps must be provided.

Planning & Development

Planning & Development notes that the plans provided show the requested 30-foot future road right-of-way along West Green Tree Road. DPW Planning & Development will work with the applicant and the DPW Mapping & Drafting Section to have the reservation dedicated as public right-of-way and to have the Official City Map revised to reflect the new right-of-way width on West Green Tree Road.

The plans show several private items located within the 30-foot wide strip of lane to be dedicated as public right-of-way. These items include a private storm sewer manhole; a portion of the proposed retention pond; and a portion of the residential parking lot, including the northern most parking space. These items must be relocated out of the future right-of-way. Further, the parking area and retention pond should be located away from the edge of the reservation to allow for a landscaping area or some sort of buffer zone between the parking area or retention pond and the future property line.

DPW notes that the development site is served by Milwaukee County Transit System route 60.