

Department of Public Works Comments

For the development of a bank at 7630 West Good Hope Road in a Site Plan Review Overlay Zone (SPROZ).

October 11, 2023

Bank of America is proposing a new bank with drive-through facility at 7630 West Good Hope Road. The proposed development will maintain the existing driveway approach to West Good Hope Road and the access to an adjacent shared drive aisle.

The plans show bicycle parking provided adjacent to the building. It is not clear from the documents provided if any secure, long-term bicycle parking will be provided. Per the documents provided, the applicant states that no outdoor trash receptacles or screening will be provided for this development.

Water

Water Review Comments for Bank of America- 7630 W. Good Hope Rd.:

- MWW has a 12” water main in W. Good Hope 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).
- 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.
 - Bend shown in proposed branch for [Building]
 - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process
- 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

The following sewers are available to serve the proposed development.

A 12-inch diameter sanitary sewer and a 15-inch diameter storm sewer located in W Good Hope Road.

There are no comments from our Stormwater Section.

Street Lighting

The plans have no conflicts with street lighting facilities.

Underground Conduit

There is no City Underground Conduit (CUC) within the project area thus there is no impact from the project on CUC facilities.

The closest CUC facilities are ducts running on the southern side of the street of West Good Hope Road.

Planning & Development

Per the documents provided, the applicant states that there will be no exterior trash receptacles proposed for the project. The documents provided state that there will be regular services to the property for removal of waste and paper to be shredded. Should that situation change, the development will need to screen any exterior trash receptacles.

While the plans show two exterior bicycle racks, it is not clear from the documents provided if long term bicycle parking will be provided in a secure location. All bicycle parking should conform to Milwaukee Code of Ordinances Section 295-404.

The applicant should be made aware that West Good Hope Road is a dual jurisdiction roadway. Any work that occurs within the West Good Hope Road right-of-way will require permits from both the City of Milwaukee and Milwaukee County. The applicant should also note that North 76th Street is also a dual jurisdiction roadway with the City of Milwaukee and WISDOT. The traffic signals at North 76th Street are owned and maintained by WISDOT.