

## **Department of Public Works Comments**

Review for a building addition with a parking lot expansion at 6555 West Good Hope Road.

March 20, 2025

This amendment to the Brady Corporation Detailed Planning Developments (DPD – Phase 1 and Phase 2) will allow a 100,00 square foot building addition on the west portion of the site. The building addition will add 6 loading docks and a truck court to the facility. Additionally, the parking that exists west of the existing building will be relocated to the east portion of the property and that existing parking lot will be expanded to consolidate the parking. The development will provide a total of 643 parking spaces and 9 bicycle parking spaces. At DPW's request, the developer will be adding a pedestrian connection from the paved public sidewalk on West Good Hope Road to the building. Per the narrative, a trash compacter will be located in one of the new loading docks.

### **Water**

Milwaukee Water Works (MWW) has requested additional information from the developer. Complete MWW comments will be provided once requested information has been provided to MWW.

### **Environmental**

1. There are existing sanitary sewers in W Good Hope Rd, N 60th St., SE- 2537 and SE-2685. Also, there are existing storm sewers in W Good Hope Rd., N 60th St., and SE-2537.
2. A flow allocation request is needed and it has been requested from MMSD. No building shall be issued until MMSD approve our flow allocation request.
3. A storm water management plan is required for this development. No building permit shall be issued until the storm water management is submitted and approved by the City Engineer.

### **Street Lighting**

There are street lighting facilities along W. Good Hope Rd. that need to be protected while in progress in the area.

- Contractor is responsible to protect street lighting facilities, and use CAUTION when working around underground or near overhead street lighting cables and equipment. Please immediately contact the City Dispatcher at 286-3481 if damage occurs. Any costs incurred by Street Lighting repairing and/or replacing damaged facilities will be billed to the contractor.

- Contractor shall not store or stockpile materials up against street lighting poles, traffic signal standards, electrical control cabinets, and shall not store or stockpile materials over top of street lighting and traffic signal pull boxes.
- Prior to construction, the location of Street Lighting facilities shall be determined in the field by contacting “Diggers Hotline” At 811 or 1-800-242-8511.
- Caution! Street Lighting in area where work is taking place. Contractor is responsible for damage to our facilities. Call 286-5944 to report damages.

### **Underground Conduit**

- Existing City Underground Conduit facilities will not be impacted by proposed development.
- Due to proposed development being within private property and adjacent to the main building, there should not be a need to utilize CUC facilities for future fiber expansion.

### **Traffic Engineering**

West Good Hope Road is a dual jurisdiction roadway. Milwaukee County Department of Transportation manages the roadway with regards to roadway geometrics and traffic facilities.

### **Planning & Development**

At the request of the Department of Public Works, the developer has included a new pedestrian connection between the recently constructed public sidewalk along West Good Hope Road and the building. The proposed walkway will be 6 feet 6 inches wide and will run along the east side of the driveway from West Good Hope Road. The pedestrian connection will meet with an existing pedestrian connection between the parking lot on the east portion of the property and an employee entrance to the building.

Per the project narrative, the development provides 9 existing, short-term bicycle parking spaces. The narrative also states that the bike parking provided exceeds demand. At this time, DPW is not requesting additional bicycle parking be provided. DPW does request that the developer be willing to add bicycle parking should demand increase.

DPW notes that the closest MCTS routes to the development are the 76 on North 76<sup>th</sup> Street and the 60 on North 60<sup>th</sup> Street. There is no MCTS route on West Good Hope Road adjacent to this development.