

## Detailed Planned Development

For the development known as Sycamore Place, located at 7300 West Dean Road.

1. DPW has significant concerns regarding car parking for this development.
  - a. North 72nd Street is too narrow to allow for parking on both sides of the street. It appears that the paved roadway is only about 26 feet wide, which will not allow for 2-way traffic and parking on both sides of the street. The applicant will need to remove the parking shown on the east side of North 72nd Street and update the parking space count for the development.
  - b. Given the narrowness of North 72nd Street and the fact that this street is the main access point for much of this development, the City of Milwaukee will need to post No Parking signs on the east side of North 72nd Street. The developer will need to bear the cost of the new signage. Contact Mr. Scott Reinbacher at 414-286-3232 to arrange for installation of the No Parking signs.
  - c. Given the presence of the skilled nursing facility at this location, DPW recommends against relying on on-street parking to address parking needs for the 322 units of market rate and age restricted apartments. Per the documents provided, only 165 off-street parking spaces are provided, which is a little better than 1 space per every 2 units. DPW recommends that the developer provide additional on-site parking, which may require construction of additional parking lot space on the premises.
  - d. It should be noted that opposite side parking regulations do apply to the streets surrounding this development, which means that overnight, parking may only occur on one side or the other based on the date. Under the current proposal, DPW is concerned that on-street parking may extend into the neighboring Granville Woods Business Center, which does not have paved sidewalks. Pedestrians may be forced to walk in the street to traverse from a parked vehicle to the development.
2. The documents do not state that the development will comply the requirements for bike parking found in MCO s. 295-404. The developer should make every effort to comply with the bike parking ordinances, particularly with long-term parking. It is not clear that the proposed plan complies. The developer and developer's designer should review the code and provide details for bicycle storage. For example, long-term bicycle parking is supposed to be either indoors or in a location that is secure and protected

from the elements. The documents provided do not provide sufficient detail to determine if long-term bicycle parking will be in a secure and protected location.

3. The documents do not provide information regarding the location and screening for garbage and recycling dumpsters. MCO s. 79-5-7 and s. 79-36 require that dumpsters be stored in a "fully indoor location on the premises" if there is a substantial improvement to the property as defined in s. 295-201-649. Should Plan Exam determine that modifications for the proposed uses constitute a substantial improvement, then indoor storage of dumpsters or approval of an appeal to the Administrative Review Board of Appeals will be required.