



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 180532 relates to the Second Amendment to the Detailed Planned Development (DPD) known as Park Place, Stage 25 to permit the expansion of a surface parking lot for an existing office building at 11002 West Park Place, in the 5th Aldermanic District.

This zoning change was requested by The Waters at Park Place, LLC and will permit additional surface parking for the existing building at 11002 West Park Place to accommodate tenant needs. In 2003, a DPD was approved to permit construction of a one-story, approximately 31,546 square foot office building known as The Waters at Park Place (WAPP). The plans included the allowance of a 144-space surface parking lot (currently existing) with the ability to expand to 158 spaces. In anticipation of a new office tenant occupying WAPP, Irgens intends to increase the current on-site parking from 144 stalls to 190 stalls. To accommodate this, the amount of open and landscaped space is being reduced by approximately 5%, or 7,200 square feet. Per the zoning ordinance, an amendment to a DPD is necessary when there is a reduction in the amount of approved open space, landscaping or screening. Where possible, landscaped islands interior to the parking lot will be maintained. The majority of the existing circulation, parking and loading plan remains unchanged. Irgens proposes to increase the total parking lot square footage from 54,200 to 61,376 square feet in order to accommodate the additional stalls.

On September 10, 2018, a public hearing was held and at that time one person inquired about how bus stops will be connected to the circulation system within the office park. Connectivity is part of the overall master plan for the Park Place office park, and while this particular building is not adjacent to a bus stop, there are networks of paths that are intended to connect employees to the buildings within the park as well as to the bus stops. Additionally, Commissioner Gould recommended that additional landscaping is added, where possible, along the perimeter of the site. An updated landscape plan has since been provided by the applicant to include additional landscaping. Since the proposed increase in parking will accommodate the needs of a new tenant that will be locating to the site and the parking lot is not along a public street, the City Plan Commission recommended at its regular meeting on September 10, 2018 recommended approval of the subject file conditioned on adding additional landscaping on the south side of the parking lot.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

