



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

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July 20, 2017

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

Dear Committee Members:

File No. 170295 relates to the First Amendment to the Detailed Planned Development (DPD) known as Park Place, Stage 25 to permit construction of an office building at 11000 West Park Place, in the 5th Aldermanic District.

This zoning change was requested by WAPP II Development Company, LLC and will permit Phase II development within this DPD, which includes construction of an office building on the currently vacant parcel. The first phase, which was approved in 2003, permitted construction of a single-story office building on the north site within the DPD boundary. This proposed, 43,000 square foot, one-story office building will serve as A.O. Smith's Corporate Technology Center, and will be constructed with composite metal panels and curtain wall glazing. There may be a need for the building and parking to be expanded in the future. The expansion areas are noted on the site plan, and will require a minor modification to the DPD. A 90-space surface parking lot will be located to the north of the building for employees and visitors. The parking lot may be expanded in the future to accommodate a building expansion. A pedestrian walk will connect from the new public sidewalk along Park Place through the parking lot and to the main entrance, which is on the north (parking lot) elevation. Bicycle parking will be placed on the site in accordance with the bicycle parking ordinance requirements. The dumpster will be located to the west of the building and will be screened with utility block.

On July 17, 2017, a public hearing was held and at that time, Ald. Bohl spoke in support of the project. Since the proposed zoning change is consistent with the previously approved DPD and the Park Place General Planned Development, the City Plan Commission recommended at its regular meeting on July 17, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bohl

