

115 S 84th Street, 125 S. 84th Street, and 135 S. 84th Street Milwaukee WI 53214
Minor Modification to the Detailed Planned Developments known as
Honey Creek Corporate Center, Phase I, Phase II and Phase III
File No. 181018
11/7/2018

This Minor Modification to the Detailed Planned Developments (DPDs) known as Honey Creek Corporate Center, Phase 1, Phase II and Phase III is being requested by (ADD) to permit modifications to the existing surface parking lot that is utilized by the existing office buildings that are part of these DPDs. This statement, together with the below described exhibits and supporting materials, comprise the Minor Modification to the DPDs.

List of Exhibits:

1. Owner's Statement of Intent (subject document)
2. Vicinity Map
3. Site Photos
4. Drawings

Background:

The subject parking lot is located within the Honey Creek Corporate Center Planned Development. A General Planned Development (GPD) was established in 1980 (file number 881840) for the entire corporate center, and contemplated four phases of development of an office park. Subsequently, DPDs were approved for the four phases, and this minor modification is the subject of the three DPDs known as Phase I, Phase II and Phase III. The Phase I DPD was approved in 1997 as file number 961722 to permit construction of an office building. Phase II was approved in 1998 as file number 881840, and permitted construction of the (now existing) office building on the southeast portion of the corporate center. In 2016, a minor modification to the DPD was approved as file number 160471 to permit a new freestanding project identification sign along I-94. Another minor modification was approved in 2018 (file number 171209) to permit additional building wall signage. Phase III was approved in 1999 as file number 990519, and permitted construction of an office building. It was subsequently modified in 2000 as file number 000291 to allow an additional mounted sign on the site. The three DPDs were also modified in 1999 as file number 991275 to permit an increase in building wall signage.

Proposal:

The existing surface parking lot that supports the office buildings spans across Phases I, II and III, and the paving and landscape plans were approved as part of those DPDs. Recently, the landscaped islands within the parking lot were reconfigured within the parking area. Smaller landscape islands were removed, and others were expanded. The net amount of landscaped islands within the parking lot was largely similar to the previously approved plans. The pedestrian walkways through the parking lot were maintained.

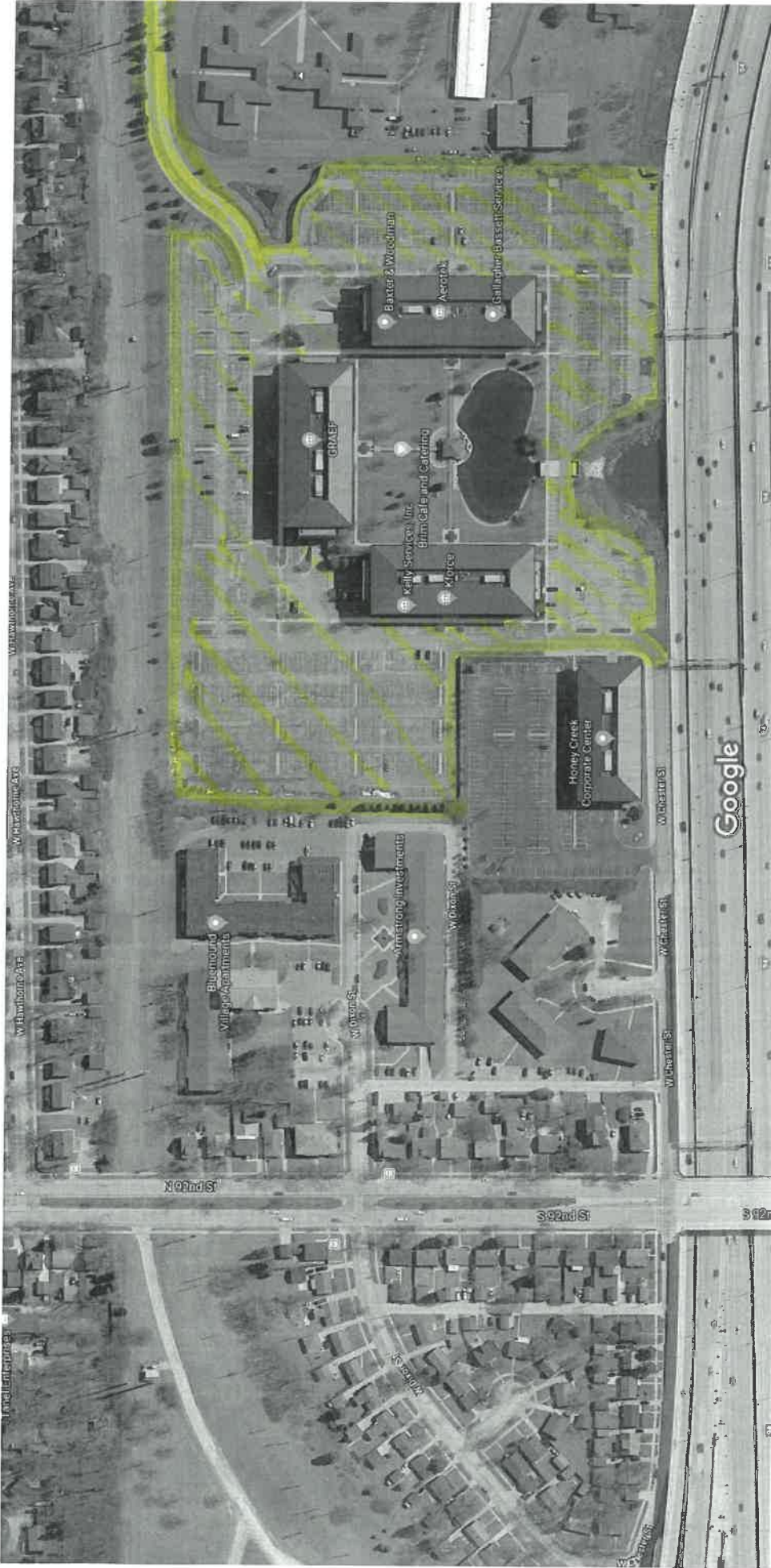
Now, the owners of the site are requesting a minor modification to the DPDs to eliminate some of the parking around the perimeter of the lot and replace it with a mix of grass and shrubs. The reason for this request is due to the overage of parking stalls and the demand for more green space. Sod will be put into these areas along with small plantings near curbed areas. The owners reserve the right to restore the parking (provided the limits are within what was previously approved) at any point in the future.

Specifically, the following is being requested:

| | 115 S. 84 th Street | 125 S. 84 th Street | 135 S. 84 th Street | Total |
|---|--------------------------------|--------------------------------|--------------------------------|--|
| # of parking spaces to be removed | 82 parking spaces | 50 parking spaces | 55 parking spaces | 187 spaces removed |
| Square footage of open space to replace the parking areas | 14,760 square feet | 9,000 square feet | 9,900 square feet | 33,600 square feet of added open space |

All other aspects of the DPDs remain unchanged.

Google Maps



Imagery ©2018 DigitalGlobe, U.S. Geological Survey, Map data ©2018 Google 100 ft

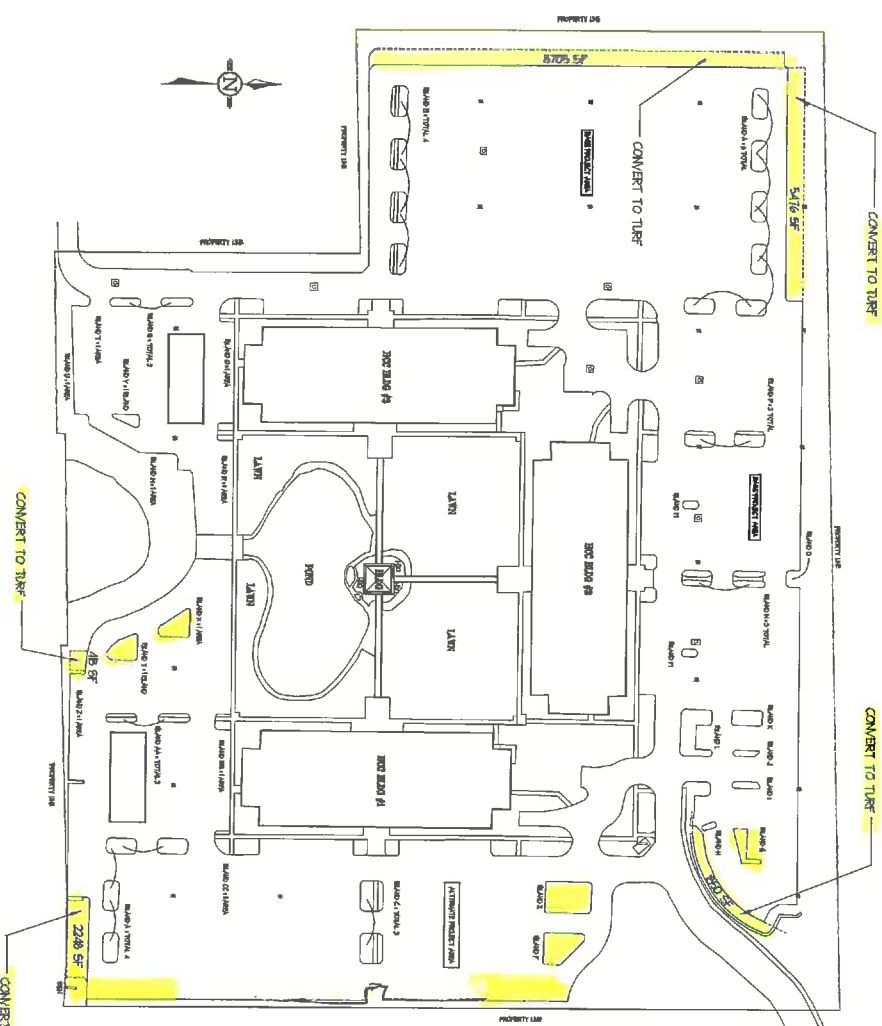
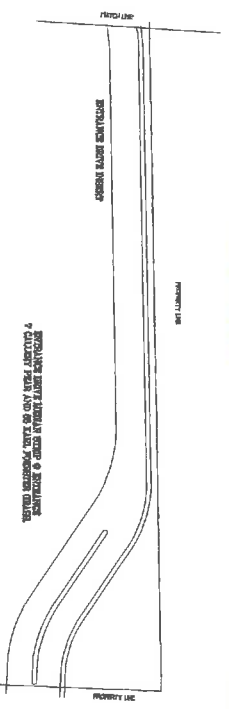
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CONVERT TO TURF

CONVERT TO TURF

CONVERT TO TURF

CONVERT TO TURF

1" = 20' 0"

ADDED TURF FROM PREVIOUS PLAN = 18,697 SF

ADDED GREEN SPACE
(PLANTING) @ ISLANDS = 2,178 SF

GRAND TOTAL TURF & GREEN SPACE ADDED = 20,875 SF

Landscape Plan

| | | | |
|----------------------------|---------------|----------------|--|
| HONEY CREEK SITE | | 43.1, 42.25-B | |
| South Oak Street | | 42.1, 42.25-B | |
| Madison, WI 53704 | | 41.1, 42.25-B | |
| Scale: 1" = 40' Feet | Date: 3-29-05 | Sheet: 1 of 29 | |
| Drawn: M.S. P.A., A.S.L.A. | Checked: C.C. | | |

Sheet Size: 36" x 48"

CONSULTANTS:

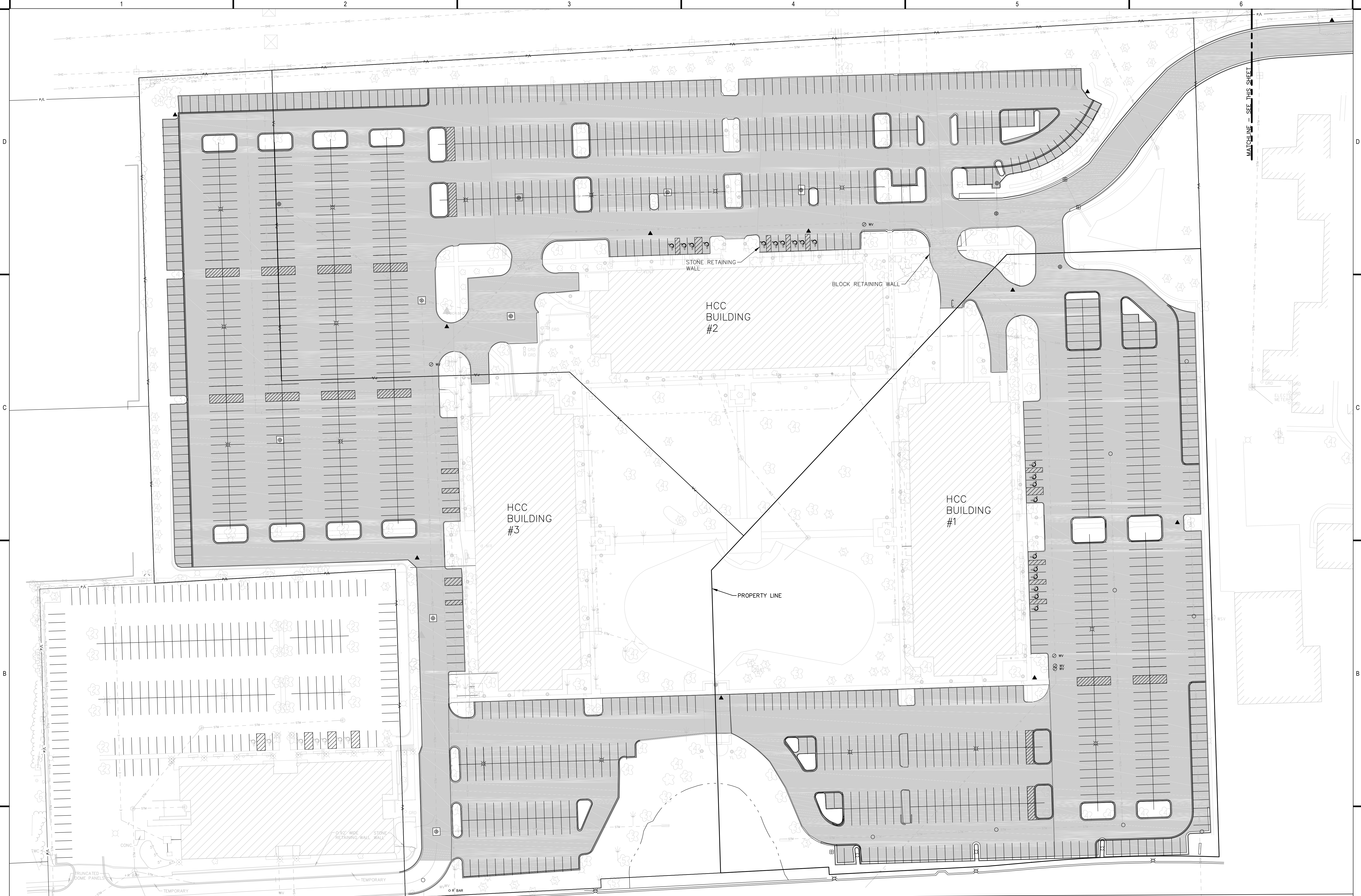
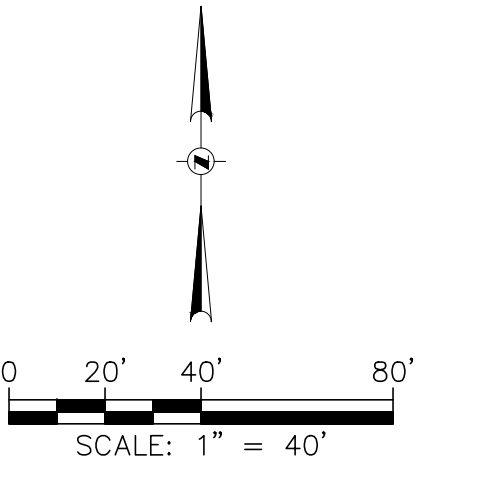
| |
|--------------|
| Consultant 1 |
| Consultant 2 |
| Consultant 3 |
| Consultant 4 |

PROJECT TITLE:
 HONEY CREEK PAVING

HONEY CREEK CORPORATE
 CENTER MILWAUKEE, WI 53214

ISSUE:

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
| | | | |
| | | | |
| | | | |



LEGEND

| | |
|--|----------------------------|
| | -PROPOSED ASPHALT PAVEMENT |
| | -PROPOSED CURB AND GUTTER |

| CATEGORY | HCC #1 | HCC #2 | HCC #3 |
|-------------------------|---------------|---------------|---------------|
| | 115 S 84TH ST | 125 S 84TH ST | 135 S 84TH ST |
| PARKING STALLS EXISTING | 470 | 491 | 387 |
| PARKING STALLS PROPOSED | 465 | 481 | 382 |
| ADA STALLS EXISTING | 10 | 12 | 12 |
| ADA STALLS PROPOSED | 10 | 12 | 12 |

NOTICE:
 In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
 The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

PROJECT INFORMATION:

| | |
|-----------------|-----------|
| PROJECT NUMBER: | 2016-0092 |
| DATE: | 5/30/18 |
| DRAWN BY: | MDS |
| CHECKED BY: | JS |
| APPROVED BY: | JH |
| SCALE: | AS SHOWN |

SHEET TITLE:
 SITE LAYOUT

SHEET NUMBER: