

# Detailed Planned Development & General Planned Development Amendment

For the development known as Park Place Technology Center, Phase 3 located at 11601-11745  
West Bradley Road (File Number 201471)

June 17, 2021

Park Place & Boardwalk LLC is requesting a 2<sup>nd</sup> Amendment to the General Planned Development (GPD) and the change in zoning from GPD to a Detailed Planned Development (DPD) known as Park Place Technology Center, Phase 3 on the southern portion of the site at 11601-11745 West Bradley Road. This zoning change will allow for development of a one-story light manufacturing building approximately 89,650 square feet in size with associated parking. The building will be a precast modern Class A light industrial space with up to 132 surface parking space and 22 truck docks and 4 drive-in doors. It is designed to be flexible to allow between one and four tenants.

Per the narrative, this development will conform to s. 295-404 Bicycle Parking. From the materials submitted, it is not clear where trash and recycling storage will be occurring.

## **Water:**

Water Review Comments for Park Place: 11601 West Bradley Road

- MWW has a 16” water main in W Bradley Rd. available to serve the subject development.
  - Proposed plan is to connect/extend the existing 8” branch from W Bradley Road.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed Private Watermain Service as noted on plans would be designated as a “Branch” by MWW and Development Center for permitting and recording purposes.
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
  - Bend shown in proposed branch for Proposed Building
  - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process
- Any proposed water mains or fire protection shown on the site will be private.
  - Private hydrants are required to be metered.

- Metering can occur through a meter pit or in the building.
- Private hydrant should be connected to water system after the metering device.
  
- Milwaukee Development Center (286-8210; <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (286-8208) can be contacted for the following:
  - water branch and service requirements
  - meter pit requirements
  - fire protection requirements
  - private fire hydrants and/or building fire department hook ups
  
- Water permit information and standards/specifications can also be found online <https://city.milwaukee.gov/water/PermitsSpecs>
  
- If needed for development plumbing calculations, information regarding system water pressure or nearby flow tests on water system may be requested from [watflowtest@milwaukee.gov](mailto:watflowtest@milwaukee.gov)

### **Environmental Engineering:**

A stormwater management plan (SWMP) is required for this development. No building permit will be issued until a SWMP is submitted and approved by the City Engineer.

A flow allocation application will have to be made by DPW Environmental Engineering Section to MMSD as part of this development. That will have to be approved by MMSD. The request will be made at the time of building permit review.

The Sewer Design Section will provide comments once a building permit application has been submitted.

### **Underground Conduit:**

There are no impacts to CUC facilities within the vicinity of the project as there are no CUC facilities out in that area.

### **Street Lighting:**

Street lighting has poles and underground circuitry behind the curb line on north and south side of W. Bradley Rd. Driveway modifications may impact existing Street Lighting facilities.

## **Planning & Development:**

Per the project narrative, this development will provide bicycle parking in compliance with s. 295-404 of the Milwaukee Code of Ordinances. The project does not provide for a pedestrian connection to the public right-of-way; however it should be noted that there is no paved public sidewalk along the West Bradley Road frontage.

It is not clear from the plans or narrative where trash and recycling containers will be stored on the site. Trash container storage must comply with Milwaukee Code of Ordinances s. 79-5-7 and recycling container storage must comply with Milwaukee Code of Ordinances s. 79-36.