



File Number 180532

August 13, 2018

Second Amendment to the Detailed Planned Development (DPD) known as Park Place, Stage 25  
11002 W. Park Place

On behalf of The Waters at Park Place, LLC, Irgens is requesting the Second Amendment to the Detailed Plan Development (“DPD”) known as Park Place, Stage 25 for the site at 11002 W. Park Place in accordance with this submittal. The site is within the Park Place General Planned Development (“GPD”) and was rezoned to a DPD known as “Park Place, Stage 25” in 2003 as file number 021761. Phase I of Park Place, Stage 25 included the development and construction of The Waters at Park Place (“WAPP”), a single-story, approximately 31,546 square foot office building completed in 2004. In July 2017, the Common Council approved the First Amendment to the DPD (FN 170295) to permit construction of an office building at 11000 West Park Place (south parcel within Park Place, Stage 25).

In anticipation of a new tenant occupying WAPP, Irgens intends to increase the current on-site parking at 11002 West Park Place (north parcel of Park Place, Stage 25) from 144 stalls (including 6 handicap) to 190 stalls (including 6 handicap). Irgens intends to work with Poblocki Paving Corp. and achieve the increased spaces by a combination of demoing and repaving landscaped areas within and around the immediate vicinity of the parking lot. An amendment to the DPD is necessary because the amount of approved landscaped, open space will be reduced to accommodate the additional parking. Please see the attached proposal from Poblocki for further details.

#### **COMPLIANCE WITH DISTRICT STANDARDS**

The proposed plan complies with, or varies from, the standards prescribed by Section 295-907 of the Milwaukee Code of Ordinances in the following respects:

**USES (295-907.3.a)** | The building will continue to be used for office space and is in compliance with the Park Place Planned Development permitted uses for the site.

**DESIGN STANDARDS (295-907.3.b)** | Not applicable.

**DENSITY (295-907.3.c)** | Not applicable.

**SPACE BETWEEN STRUCTURES (295-907.3.d)** | Not applicable.

**SETBACKS (295-907.3.e)** | The existing building setbacks are in compliance with the Park Place GPD.

**SCREENING (295-907.3.f)** | The existing screening is in compliance with the Park Place GPD and no new screening is proposed.

**OPEN SPACES (295-907.3.g)** | Open space will decrease from approximately 2.00 acres to 1.83 acres.

**CIRCULATION, PARKING, LOADING (295-907.3.h)** | The majority of the existing circulation, parking, and loading plan remains unchanged. Irgens proposes to increase the total parking lot square footage from 54,220 to 61,376 in order to accommodate the additional stalls.

Please refer to the attached Poblocki Paving proposal for additional detail.

**LANDSCAPING (295-907.3.i)** | No existing landscaping will be altered with the exception of the demo of some parking lot islands and addition of new parking lot islands. Site landscaping standards will conform to Section 295-405, Milwaukee Code of Ordinances and all required vegetation shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

**LIGHTING (295-907.3.j)** | Existing site lighting standards conform to Section 295-409, Milwaukee Code of Ordinances and no new lighting is proposed.

**UTILITIES (295-907.3.k)** | Existing utilities are in compliance with the Park Place GPD and no new utilities are proposed.

**SIGNS (295-907.3.l)** | No signage is included in this submittal.

Please call me at (414) 443-2581 or email me at [dbudde@irgens.com](mailto:dbudde@irgens.com) with any questions or concerns.

Sincerely,



Dan Budde  
Manager, Design & Construction

Detailed Plan Development Statistical Sheet  
11002 W. Park Place

| Code Section    | Description  | Existing       |               |               |  | With parking lot expansion |               |               |  |
|-----------------|--|----------------|---------------|---------------|--|----------------------------|---------------|---------------|--|
|                 |  | Square Feet    | Acres         | %             |  | Square Feet                | Acres         | %             |  |
| 295-907.2.b-1.a | Gross Land Area  | 172,498        | 3.96          | 100% of Total |  | 172,498                    | 3.96          | 100% of Total |  |
| 295-907.2.b-1.b | Maximum amount of land covered by principal buildings                    | 31,546         | 0.72          | 18% of Total  |  | 31,546                     | 0.72          | 18% of Total  |  |
| 295-907.2.b-1.c | Maximum amount of land devoted to parking, drives and parking structures | 54,220         | 1.24          | 31% of Total  |  | 61,376                     | 1.41          | 36% of Total  |  |
| 295-907.2.b-1.d | Minimum amount of land devoted to landscaped open space                  | 86,732         | 2.00          | 51% of Total  |  | 79,576                     | 1.83          | 46% of Total  |  |
| 295-907.2.b-1.e | Total square footage devoted to non-residential uses                     | 172,498        | 3.96          | 100% of Total |  | 172,498                    | 3.96          | 100% of Total |  |
| 295-907.2.b-1.f | Proposed number of buildings   | Not applicable |               |               |  |                            |               |               |  |
| 295-907.2.b-1.g | Maximum number of dwelling units per building                            | Not applicable |               |               |  |                            |               |               |  |
| 295-907.2.b-1.h | Bedrooms per unit  | Not applicable |               |               |  |                            |               |               |  |
| 295-907.2.b-1.i | Parking spaces provided and ratio per 1,000 SF of building area          | 144 Stalls     | 4.56/1,000 SF |               |  | 190 Stalls                 | 6.02/1,000 SF |               |  |