

Detailed Plan Development

For the development that is known as Park Place, Stage 25 located at the southwesterly portion of Park Place bounded by West Park Place, North 110th Street and adjacent to State Highway 145

July 14, 2017

Irgens, on behalf of WAPP II Development Partners, LLC, is requesting to amend the Detailed Plan Development (DPD) for the land site at 11000 West Park Place. The site 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 (11002 West Park Place), a single-story office building completed in 2004. For Phase II of Park Place, Stage 25, Irgens intends to develop an approximately 43,000 SF class-A facility.

11000 West Park Place is an approximately 4.18-acre land site located in the Park Place Planned Development at the northeast corner of I-41/US-45 and West Good Hope Road.

The site will have two points of ingress/egress. The first access point is located directly on West Park Place. The plans anticipate a modification to the existing West Park Place median for a new curb cut and taper lane to enable a left turn into the site and a right turn out of the site. The second access point is located to the east of the site in a private driveway easement area.

The site will have approximately 90 surface parking stalls. Public sidewalk along West Park Place and North 110th Street will be installed. Adequate access for pedestrians and private vehicles shall be provided. Interior and exterior bicycle parking minimum requirements will be incorporated into the building and site.

Water:

Water Review Comments for Park Place, Stage 25 (11000 West Park Place):

- MWW has a 16” water main in the easement available to serve the subject development.
 - Location of proposed 8” branch in Utility Plan Sheet C300 & Foundation Plumbing Plan P0.01
- Proposed Water Service Lateral as noted on plans would be designated as a “Branch” by MWW and Development Center for permitting and recording purposes

- Any proposed water mains or fire protection shown on the site will be private.
- Mr. Burgess McMillian of DNS Plan Exam (286-3116) can be contacted for water branch and possible fire protection requirements.
- Water permit information and standards/specifications can also be found online<
<http://city.milwaukee.gov/water/PermitsSpecs>>

Environmental:

1. There is an existing 48-inch diameter storm sewer in West Park Place, a 54-inch diameter storm sewer in West Park Place, and an 18-inch sanitary sewer in a sewer easement (SE 2342) to serve the development.
2. Storm Water Management Plan (SWMP) is required and is currently under review. No building permit shall be issued until a SWMP has been approved by the city engineer.

Street Lighting:

Street Lighting has facilities at the median island on West Park Place. Based on the preliminary drawing of Water II at Park Place development and the island revision on West Park Place, one of the existing street lights will be impacted and relocation and re-cabling are needed. The current cost estimate to do the above work is \$9,500.

Contractor/builder is to support the cable running behind the curb during construction. Contact Digger's Hotline to locate the exact location.

In addition, contractor is to contact Street Lighting so new conduit can be installed prior to the restoration of any disturbed ground. Contact Dennis Miller at 414-708-4251 three business days before the restoration.

If there are any impacts to City of Milwaukee Street Lighting facilities not foreseen on the preliminary plans, contractor shall pay service fee for alterations required to be done by the city and/ or pay for any damages to City Street Lighting facilities. Report damages to Street Lighting Shop at (414) 286-3015.

Underground Conduit:

There are no existing or proposed CUC facilities located within the proposed development.

Traffic:

A TIA is not required for the project.

As part of the preliminary review, a request was made to relocate the driveway on Park Pl. to the west and provide a left turn lane at the new opening and remove the left turn lane further east. Lastly, sidewalk was requested adjacent to the property on the north side of the street.

All of these comments have been addressed.

Signals:

There are no impacts to the existing traffic signal facilities.

Planning:

A wooden dumpster corral is shown in the northwesterly parking area.

Bicycle parking must be provided per city ordinance.

Plans show sidewalk and curb ramps will be constructed along W Park Place.