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May 09, 2011

Milwaukee School of Engineering, MSOE

**Proposed Soccer & Parking Facility with Adjacent Publicly Accessible Park**

Lots 1 and 2 on Certified Survey Map

**Detailed Plan Project Description and Owners Statement of Intent:**

**1.0 Project Statement:**

- A. The Milwaukee School of Engineering (MSOE) respectfully requests approval of a Detailed Plan Development for the properties identified as "Lot 1" and "Lot 2" on the attached CSM and described as follows.
- B. Lot 1:
  1. Physical Description:
    - a. The project includes a practice and competition field sized for NCAA sanctioned soccer, Lacrosse and Rugby. The field is accessed by an at grade entrance on the corner of Knapp and Broadway and by internal stairs from the parking lot. The field surface is synthetic and the perimeter includes suspended netting to contain balls.
    - b. Under the field is a three level precast parking structure with entrances on Broadway and Market Streets. The enclosing walls are also precast concrete with brick inlays and fenestration details as shown on the enclosed drawings.
    - c. Glazed stairs, corner elements, signage, field lights and a fully functional public video board are all included as detailed on the attached drawings.
      - 1) Photometric calculations for the field lighting are included on the enclosed drawings.
      - 2) The park lights shown are intended to be +/- 14' tall harp lights per City specification.
    - d. Landscape is included as indicated on the enclosed plan.
  2. Operation:
    - a. Soccer / Lacrosse / Rugby Field:
      - 1) The primary purpose of the field is for MSOE athletics practice, games, and tournaments related to their Soccer, Lacrosse and Rugby programs. Intramural and competitive play is anticipated.

- 2) The field facility will be made available for use by other local youth and adult groups, clubs and leagues on a paid and non- interference basis with MSOE activities.
- 3) The field is proposed to include lighting per the enclosed documents. MSOE will limit the use of the lights to 10:00 PM on weekdays and 12:00 AM on weekends.
- 4) Occasional large attendance events such as graduation may be held on the field.

b. Parking Facility:

- 1) The primary purpose of the parking facility is to serve MSOE.
- 2) It is intended that the initial MSOE use will not be more than one of the three levels.
- 3) Parking spaces not needed to be reserved for MSOE will be offered for public fee parking.
- 4) Parking may be made available to patrons of the commercial spaces without a fee.

c. Commercial Space:

- 1) Approximately 12,000 square feet of commercial space will be dedicated on the level opening to the park.
- 2) Allowable uses for commercial space (as defined by 295-703-1).
  - a) Commercial and Office Uses
    - 1- Retail Establishment, General
  - b) Accommodation and Food Service Uses
    - 1- Tavern
    - 2- Restaurant- Sit Down
    - 3- Restaurant- Fast Food / Carry- Out
  - c) Temporary Uses
    - 1- Seasonal Market

C. Lot 2:

1. Physical Description:

- a. Lot 2 is being developed as a public open space, i.e. a park.
- b. The park includes the following amenities.
  - 1) Lawn areas with trees, walks and limited lighting of walk areas.
  - 2) A plaza area in front of and at grade to the commercial space for the placement of tables and chairs related to the commercial operations.

- 3) A clear pedestrian pathway between the commercial plaza and park proper to serve as a walking connection between Broadway and Market Streets.

2. Operation:

- a. The park will be operated and maintained at the sole expense of MSOE.
- b. The park will be available to the public with the exceptions listed below.
  - 1) MSOE shall have the right to use the park for MSOE planned events up to four times per calendar year, with each such event not to exceed 3 days. Any additional uses shall be subject to specific approval by the City and County of Milwaukee.

Respectfully Submitted,



**Dr. Hermann Viets,**  
President  
Milwaukee School of Engineering

Attachments: 2.0 Detailed Project Data  
Certified Survey Map, page 1  
E-1, Fixture Type A Cut Sheet  
E-2, Fixture Type A Cut Sheet

Enclosures: A-001 Cover  
C-102 Site Plan  
C-103 Site Geometric Plan  
C-104 Site Grading Plan  
C-105 Site Utility Plan  
E-100 Lighting  
E-101 Field Level Photometrics  
A-100 Lower Level  
A-101 Market Level Plan  
A-102 Broadway Level Plan  
A-103 Field Level Plan  
A-200 Elevations  
A-201 Signage  
A-300 Sections  
Rendering from North  
Rendering from South



April 14, 2011

Milwaukee School of Engineering, MSOE

**Proposed Soccer & Parking Facility with Adjacent Publicly Accessible Park**

Lots 1 and 2 on Certified Survey Map

**2.0 Detailed Project Data:**

A. Gross land area:

1. Lot 1:	104,649	square feet
Lot 2:	32,811	square feet
=	137,280	SF, or 3.087 acres

B. Maximum amount of land covered by principal buildings:

1. Lot 1:	100,650	square feet
Lot 2:	0	square feet
=	<u>100,650</u>	SF or 73.3%

C. Maximum amount of land devoted to parking, drives & sidewalks:

1. Lot 1:	1,869	square feet (excluding sidewalks in ROW)
Lot 2:	8,863	square feet (excluding sidewalks in ROW)
=	<u>10,552</u>	SF or 7.7%

D. Minimum amount of land dedicated to landscaped open space:

1. Lot 1:	2,130	square feet (excluding ROW)
Lot 2:	23,948	square feet (excluding ROW)
=	<u>26,078</u>	SF or 19%

E. Proposed parking:

1. Lot 1:	259	Lower Level
	244	Mid Level
	281	Upper level
Lot 2:	0	
=	<u>784</u>	Total

2. Parking use & dedication:

- a. MSOE: (281) in year one and (772) in future
- b. General Public Paid Parking: (491) in year one and (0) in future
- c. Dedicated for Commercial Patrons: (12) @ 1/1,000 SF per 295-403-2-a

F. Sign Standards:

- 1. All new Signs will conform to City of Milwaukee Zoning s. 295-505-5, unless specifically approved with this submittal.
- 2. See drawings for all locations and dimensions.

G. Landscape Standards:

- 1. General landscaping including trees, shrubs, gardens, lawn and will conform to Zoning s. 295-505-4.
- 2. See drawings for landscape design

H. Project Phasing:

- 1. All new developments shown will be constructed in a single continuous phase with completion anticipated to be completed within 18 months of DPD approval.

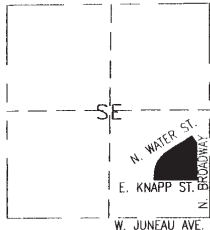
END

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**BEING A DIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, IN BLOCK 145, AND THE NORTHERLY 1/2 OF VACATED OGDEN AVENUE AND THAT PART OF VACATED MARKET STREET ADJOINING SAID BLOCK AND LOTS 1, 2, 3, 4, 5, 7, 8, 9, 10, 11 AND 12 IN BLOCK 149 AND THAT PORTION OF VACATED OGDEN AVENUE AND THAT PART OF VACATED MARKET STREET ADJOINING SAID BLOCK AND LOTS 1, 2, 3, 4, 5, 6, 10, 11 AND 12 IN BLOCK 150 AND THE SOUTHERLY 1/2 OF VACATED OGDEN AVENUE AND THE EASTERLY 1/2 OF VACATED MARKET STREET ADJOINING SAID BLOCK ALL LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.**

TOTAL AREA  
235,903 sq.ft.  
5.4156 acres

ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 20-7-22, WHICH IS ASSUMED TO BEAR S88°58'45"W, STATE PLANE COORDINATE SYSTEM SOUTH ZONE, DECEMBER 2005 DATUM.



**VICINITY MAP**  
SE 1/4 OF SECT. 20-7-22  
1" = 2000'

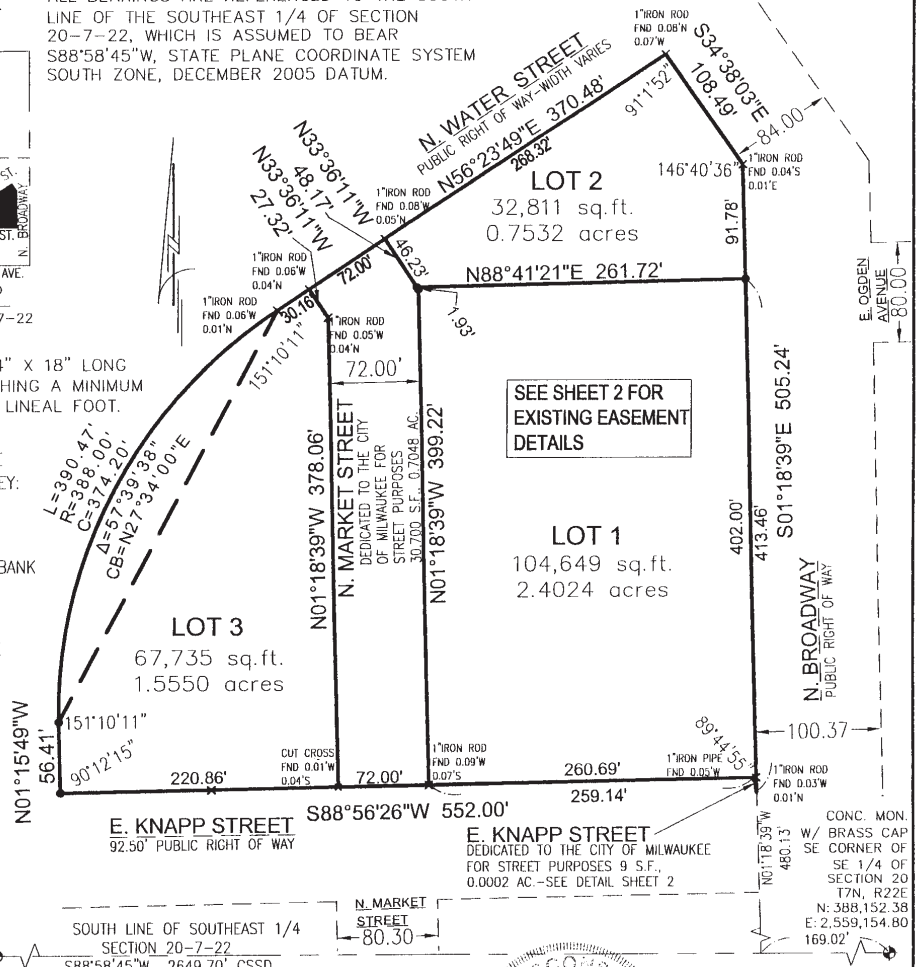
- - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING A MINIMUM OF 1.13 LBS PER LINEAL FOOT.

**OWNER:**  
MILWAUKEE COUNTY ACTIVE  
FRWY/HWY LANDS TAX KEY:  
3922065110  
ZONE CLASS: RED

**OWNER:**  
M&I MARSHALL & ILSLEY BANK  
TAX KEY: 3922096112  
ZONE CLASS: RED

**OWNER:**  
MILWAUKEE COUNTY ACTIVE  
FRWY/HWY LANDS  
TAX KEY: 3922081111  
ZONE CLASS: RED

**OWNER:**  
CITY OF MILWAUKEE  
TAX KEY: 3922075110  
ZONE CLASS: RED



SEE SHEET 2 FOR EXISTING EASEMENT DETAILS

CONC. MON. W/ BRASS CAP SW CORNER OF SE 1/4 OF SECTION 20 T7N, R22E N: 388,105.18 E: 2,556,505.74

SOUTH LINE OF SOUTHEAST 1/4 SECTION 20-7-22 S88°58'45"W 2649.70' CSSD

CONC. MON. W/ BRASS CAP SE CORNER OF SE 1/4 OF SECTION 20 T7N, R22E N: 388,152.38 E: 2,559,154.80 169.02'



2554 N. 100th STREET  
WAUWATOSA WI 53226  
PHN 414-257-2212  
FAX 414-257-2443

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 120 ft.

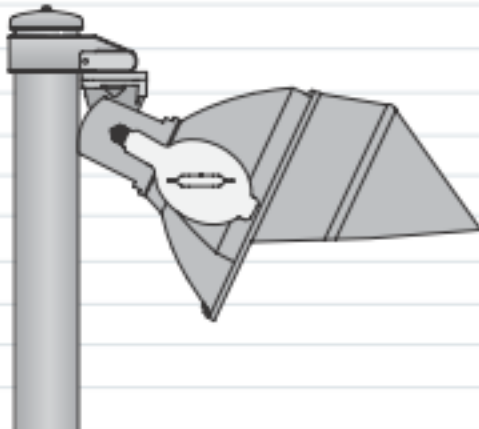


FREDERICK W. SHIBILSKI S - 1154



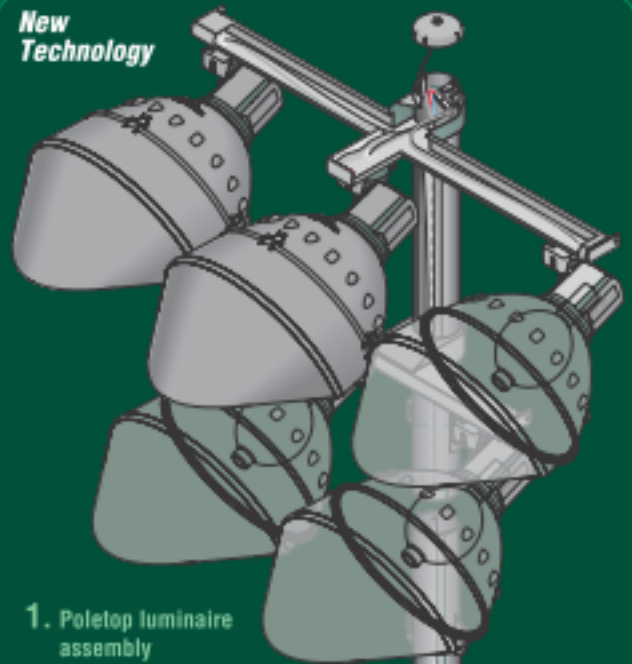
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This product or one of equal photometrics/characteristics will be utilized on this project.

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1. Poletop luminaire assembly

2. Wire Harness

3. Galvanized steel pole



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Title FIXTURE TYPE A CUT SHEET

Scale NTS

Project MSOE SOCCER / PARKING

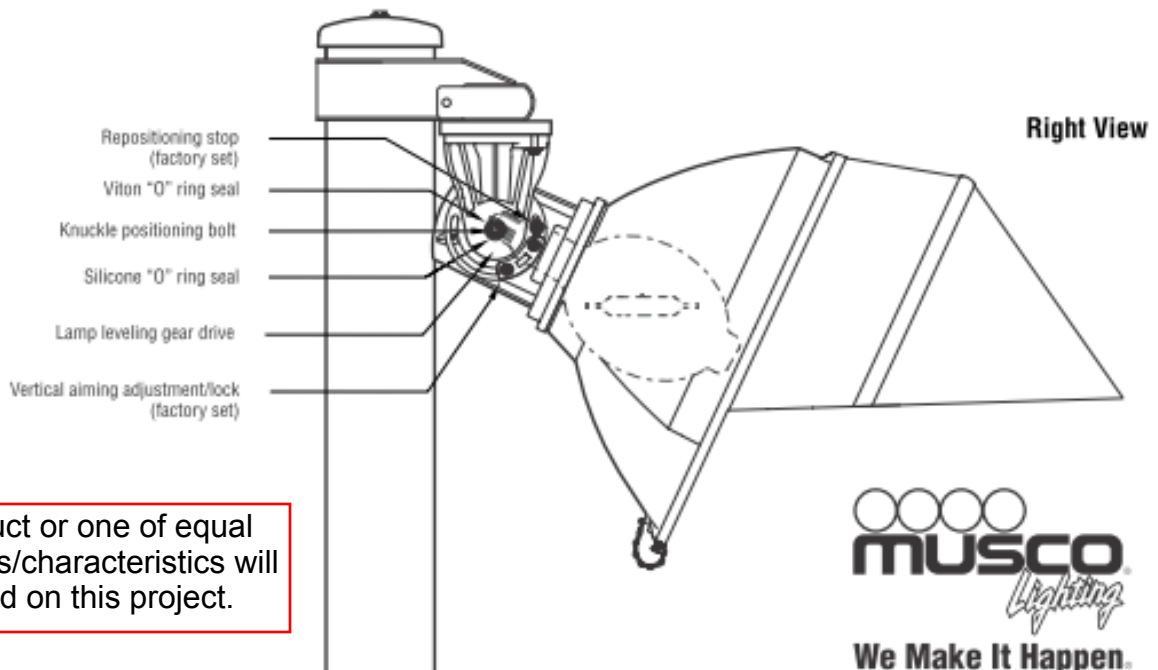
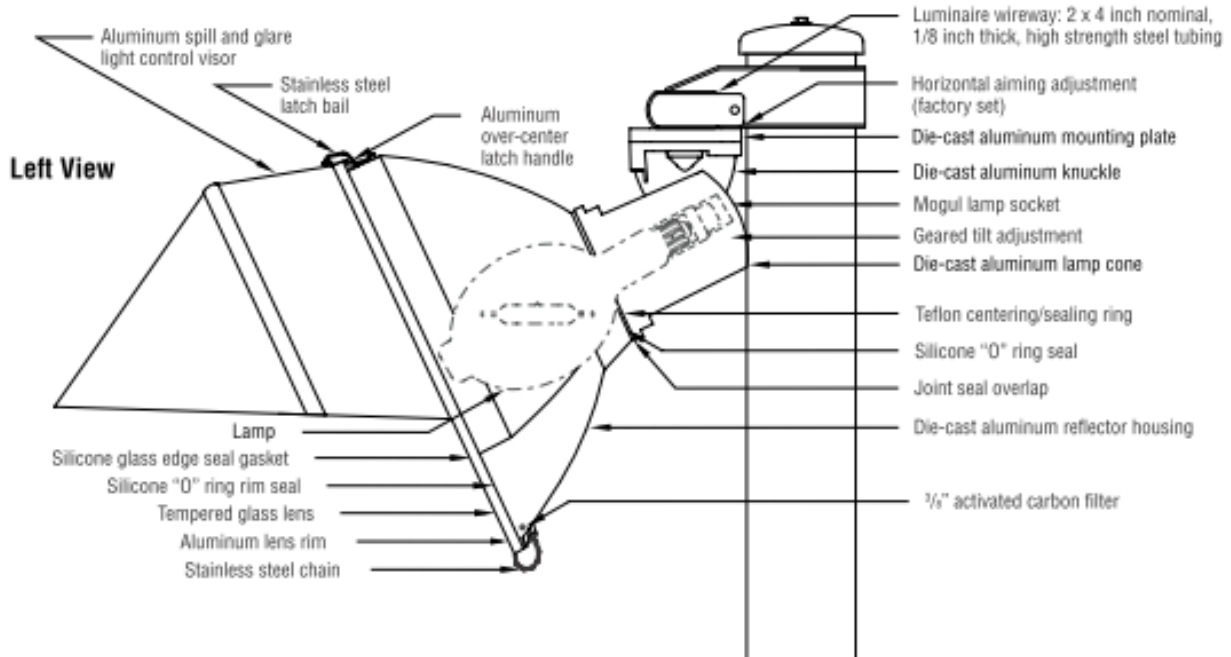
Project Number 09-117

Date MAY 09, 2011

Drawn By JRH

Drawing No.

**E-1**



This product or one of equal photometrics/characteristics will be utilized on this project.



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Musco products referenced or shown are protected by one or more of the following U.S. Patents: 4450507; 4729934; 4729977; 4611181; 4616974; 4947303; 4994718; 5012398; 5075828; 5134557; 5161883; 5311473; 5229681; 5377611; 5398478; 5423281; 5426577; 5686537; 5707143; 5794387; 5800048; 5816691; 5856721; 6006338; 6203176; 6250596; 6348790; 6386382; 6446408; 6662142; 0337168; 0353797; 0353911; 0411096. Australia Patents: 798912; Canada Patents: 73479; 73705; 74939; 89395; 2095749; 2026850; 2027033; 2035014; 2060585; 2110014; 2204958; 2266511; 2266615; 2217872; 2378279. EPC Patents: 440531; 821776. Germany Patents: 65601867.5. Mexico Patents: 170663; 183225. New Zealand Patents: 307705; 333806. South Korea Patents: 406147. Other patents pending.

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Title FIXTURE TYPE A CUT SHEET

Scale NTS

Project MSOE SOCCER / PARKING

Project Number 09-117

Date MAY 09, 2011

Drawn By JRH

Drawing No.

**E-2**