

August 12, 2015

To: UDC Committee

From: McKenzie Place Design Team

RE: McKenzie Placing planning meetings

Over the past several months the Owner, development representative and members of the Plunkett Raysich design team Have been meeting with City and public groups about the upcoming project. The purpose of these meetings have been to keep everyone informed and to solicit comments as the deign was being completed. Below is a brief list of the meetings attended along with a couple comments.

### **Project Public Milestone Meetings**

1. Concept for the project was studied since 2013 in various forms. In 2015 the corner property at Sherman and Fordem Avenues was placed under contract allowing the design team to create a project with a good neighborhood presence and to best meet the planning goals of a mixed use development.
2. Introductory meeting held with City Staff. Design team was asked to attend a meeting of the EEEPY Neighborhood Association.
3. Attended EEEPY Neighborhood Association regular meeting. First look at the similar combined goals of the planning effort and the current project discussed.
4. Met with Alderman Larry Palm on the project site. Toured site and buildings.
5. Attended the Developer Assistance Team (DAT) meeting and presented the project
6. Neighborhood meeting. Attended by Alderman Larry Palm, City Planner Heather Stouder, The McKenzie Place design team and approximately 50 – 60 neighborhood residents.
7. Meeting with City Staff as required in advance of a submittal to the Plan Commission. Jay Wentz requested project also be submitted to Urban Design Commission for Advisory review.
8. July 15<sup>th</sup> – Project documents submitted for August 24<sup>th</sup> Plan Commission meeting.
9. July 17<sup>th</sup> – Project submitted for August 12<sup>th</sup> UDC advisory review.
10. *August 12<sup>th</sup> UDC Advisory review meeting.*
11. *August 24<sup>th</sup> Plan Commission*

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**ALTERNATIVE OPTION April 8<sup>th</sup> – retail/commercial may be flipped to Fordem frontage on northernmost building**



**Emerson  
East  
Eken  
Park  
Yahara  
Neighborhood Plan**

**Key Area #5**

**Draft**

**Site Statistics**

**SITE - (Approx. 2.74 Acres)**  
 93 Multi Family Res. Units  
 3 Stories  
 116 Parking Stalls Req'd  
 116 Parking Stalls Shown  
 (84 Underground, 32 surface)  
 25,600 sf Retail/Office  
 1 Story  
 64 Parking Stalls Req'd  
 75 Parking Stalls Shown

**Total**  
 93 Res. Units  
 4 Stories  
 34 Units an Acre

**SITE - 2 (Approx. 0.62 Acres)**  
 Webcarriers Parking  
 71 Existing Parking Stalls  
 63 Parking Stalls Shown



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