



Date: February 20, 2006

To: Sue Black, Parks Director  
Shawn Schmidt, Partnership and Policy Development Manager

From: Michael Raap, Landscape Architect III

**Subject: Summary of February 3, 2006 Meeting with Story Hill Investments Group and Dornbrook Construction – Story Hill Gardens Development Adjacent to Mitchell Boulevard Park**

Supervisor Lynne De Bruin started this meeting by covering the following key points:

- Damage to MBP site and the unauthorized removal of County owned chain link fence have created a problem to be corrected by the developer at no cost to the County
- A County Parks Department issued Right-of-Entry Permit is required before further work on MBP property is allowed
- Developer will be required to provide Parks Department with “up front funds” or a bond to ensure restoration of damaged MBP site and fence
- Any permanent easements, if required, will require approval of the County Board of Supervisors, which could delay the project’s construction time-line
- Concerns about grading along the shared property line were raised
- Restoration of MBP site to be completed to Parks Department’s approval/satisfaction
- Supervisor De Bruin stated that Parks Department staff must be “comfortable” with the ROEP provisions and the amount of the required bond, as this will form the foundation for the Supervisor’s level of comfort/acceptability

Other items discussed and/or agreed to:

- Amount of required restoration bond: \$50,000 was recommended by Lance Dornbrook (partner in Story Hill Investments Group); amount of bond not finalized at this meeting
- Site engineering and grading plans prepared by Justin Johnson of McClure Engineering; M. Raap to contact Justin Johnson to address concerns about site grading and storm water runoff, etc.
- Regarding concerns raised about the storm water management plan and the proposed dry detention basin, Lance Dornbrook stated that both Greg High and Julie Bastin of the County’s DTPW had been contacted regarding the project’s storm water management plan; M. Raap questioned if this was accurate, as it is his impression that they had not been recently contacted

- Project time line discussed; completion is tentatively scheduled for late fall/early winter 2006 (six-to-eight months)
- Story Hill Neighborhood architectural review has been done; developers will follow the guidelines developed with this local neighborhood group
- Dornbrook Construction will function as the prime/general contractor for the project
- Susie Devcich, Parks Department's North Region Manager, is the designated contact person; inquiries and calls from the developer/contractor related to this project are to go to her first
- Lance Dornbrook inquired what the ROEP fee would be; the fee to be charged for the required ROEP was not set at this meeting, as this will require input from the Parks Director
- Developer was given Gene Andrzejak's phone number for location of County owned site utilities
- Lance Dornbrook to provide M. Raap with a cost estimate for a replacement fence; Story Hill Investments desires a more aesthetically pleasing fence than the standard chain link fence; they are proposing a fence with a "wrought iron look" or character; height of replacement fence to be a minimum of four feet in height; replacement fence materials, height, style, color, etc. are to be approved in writing by the Parks Dept.; location of replacement fence shall be mutually approved

After meeting on-site with Justin Johnson on February 6, 2006, M. Raap requested two copies of the project's storm water management plan, which was received two days later. M. Raap reviewed this plan and forwarded a copy to Julie Bastin for her to review and comment on. Only during a 100-year storm event will water overtop the retaining wall containing the detention basin and be allowed to flow into MBP. This needs to be evaluated in more detail to determine possible impacts on MBP and if additional structural protections are needed. The AE&ES Division of DTPW will assist in the technical review and interpretation of the storm water management plan, etc

M. Raap asked Julie Bastin if McClure Engineering had contacted her. She said she spoke to him over 12 months ago while this project was being proposed as a multi-story condominium project. At that time she advised McClure not to direct storm water onto MBP and explained why. She was not contacted beyond that, nor was Greg High.

On Wednesday, February 15, 2006, the Parks Department and DTPW determined that the submitted Storm Water Management Plan for the Story Hill Garden development was properly prepared. The amount of storm water runoff directed onto MBP will be substantially reduced in all calculated storm events. This will benefit the storm water drainage in MBP and several private residences located immediately south of the proposed development. The City of Milwaukee has approved the developer's submitted Storm Water Management Plan and site demolition plan, issuing the required City permits. Demolition of the old green house complex has been started. M. Raap will proceed in preparing a draft Right-of-Entry Permit for the developer.