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October 10, 2011

Mr. Craig C. Dillmann
Manager, Real Estate Services
Milwaukee County
2711 W. Wells Street, 5th Floor
Milwaukee, WI 53208

SUBJECT: Grading and Drainage Easements for
UWM Innovation Park

Dear Mr. Dillmann:

GRAEF has made revisions to the grading and drainage plans for the new public street being constructed by the City of Wauwatosa through the UWM Innovation Park development in order to address concerns expressed by Milwaukee County regarding the requested temporary and permanent easements. The grading and drainage plans have been revised to accomplish the following:

- Slopes along the east edge of the new street in the Parks property have been flattened to be compatible with the existing slopes in the Parks property. There will be no steep slopes or retaining wall along the border between the new street and the Parks property.
- Two existing high points, which currently accommodate viewing of the Milwaukee skyline have been recreated just east of the new street in the Parks property, and will be easily accessible by pedestrians.
- There will be no underdrain or overflow drainage from the bio-filtration basins or the new street into the Parks property. Only overland runoff from undeveloped areas adjacent to the Parks property will drain to the existing swales on the Parks property.
- The area draining to the Parks property from the UWM Innovation Park development will be less than under current conditions.

The attached exhibit shows the proposed grading along the new street, on Parks property. It also shows that there are no pipes discharging onto the Parks property. It is our understanding that Milwaukee County Parks can issue a Right of Entry permit to allow for execution of the grading work. Accordingly, no temporary grading easement or permanent drainage easement will be required.

2011-0066





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We appreciate the opportunity to work with you and Milwaukee County Parks staff to resolve this issue in a manner that is mutually beneficial.

Sincerely,

GRAEF

A handwritten signature in black ink, appearing to read 'John T. McCarthy', with a long horizontal flourish extending to the right.

John T. McCarthy, P.E., LEED AP
Principal

JTM:kp

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Attachment

cc: Sue Black – Director of Parks, Recreation, and Culture
Jack Takerian – Director of Transportation and Public Works
James Schmitt – County Supervisor, District 19
Bruce Block – UWM Real Estate Foundation
Curt Strang – UWM Real Estate Foundation
Dave Gilbert – UWM Real Estate Foundation
William Wehrley – City of Wauwatosa
Nancy Welch – City of Wauwatosa

