



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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February 16, 2016

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 151449 relates to the 1st Amendment to a Detailed Planned Development known as Good Hope Industrial Center for expansion of Hellermann-Tyton's facilities at 6701 West Good Hope Road, located on the south side of West Good Hope Road, west of North 60th Street, in the 9th Aldermanic District.

This amendment was requested by Hellermann-Tyton and will allow a third phase of building expansion with associated fire access lane, employee parking and loading dock areas. Hellermann-Tyton Corporation manufactures cable management identification and connectivity solutions for automotive, electrical and datacom markets, and has been at this location for 4 years. Hellermann-Tyton anticipates the expansion will create a minimum of 125 new manufacturing and technical jobs for the Milwaukee area in the next 5 years.

Specifically, a 2-story, 20,500 sq ft office addition will be located midway on the site, on the west side, behind the existing, 10,775 sq ft office, which sits on the north end of the site, along Good Hope Road. A 3-level, up to 339 stall parking structure is proposed on the west side of the site, behind the new office addition. The parking structure may be constructed in phases, and would accommodate surface parking until the structure is constructed. The structure is proposed to be an unheated, open air design with precast spandrel and wall panels. Currently, there are 241 parking spaces on the site, which are needed to accommodate shift changes and office staff. The 106,500 sq ft factory expansion will be located south of the existing building, on the southeast portion of the site. The height of the expansion will match the existing factory building. Consistent with the existing factory space, loading docks will be added to the west side of the factory addition.

On February 15, 2016, a public hearing was held and at that time, a Commissioner expressed concern regarding the proposal to fill in a portion of the wetlands that exist on the site. The architect explained that, given the expansion needs of Hellermann-Tyton and the current layout of the site, this is necessary in order for the additions to be feasible. Additionally, staff received two calls from adjacent residents to the south of the site. They were concerned about the early start time of construction that occurred during Phase II expansion and what type of landscape/berm buffer would remain after construction of Phase III. The constituent was provided with the Dept. of Neighborhood Services Inspector information and the architect explained that additional coniferous trees would be added to the south to further screen the site from the residential properties. Since the proposed amendment is consistent with the previously approved Detailed Planned Development and allows Hellermann-Tyton to expand its operations, the City Plan Commission at its regular meeting on February 15, 2016 recommended approval of the subject file conditioned on working with DCD staff on the final narrative and drawings to clarify staff's comments with respect to landscaping along the south edge of the site and site statistics.

.Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Puente

