

Detailed Plan Development

For the development that is known as Alter Trading generally located on the east and west side of South 16th Street, bounded by the Soo Line Railroad to the north and generally along West Bruce Street to the south

May13, 2019

Alter Trading, formerly known as Miller Compressing, is submitting file number 190056 – Minor Modification to the Detailed Planned Developments (DPD) - to allow for a new building to be constructed at the 1800-1942 West Bruce Street portion of the development.

The new 22,535 S.F. building will house equipment for a new nonferrous processing plant. The building will be 54.4 feet in height and be constructed of IMP insulated metal panels on a 6 foot tall reinforced concrete base.

The site statistics established in the original DPD noted the maximum square footage of land to be covered by buildings, and gross floor area of the buildings. Buildings within the DPD have been removed over the years and there is a net available balance of land square footage that can be covered with buildings.

Water:

Water Review Comments for Alter Trading (Miller Compressing) at 1640 West Bruce Street; Proposed new reclamation building shown near northwest corner of site:

- This company is served by a private water system, with source water from two meter pits.
 - Meter pits are connected to the public water system just west of the intersection of West Bruce Street and West Reynolds Place.
 - Property owner is aware of this; confirmed at meeting with Owner, Designer, DNS, DPW and Water in April 2019.

- Any additional fire protection required for new building will be private.

Environmental:

There are no City of Milwaukee Sewers available to serve the property. However there are Milwaukee Metropolitan Sewage District (MMSD) sewers located within the property limits. MMSD should be contacted by the owners to obtain their comments or concerns.

Our Storm Water Section has no comments.