



*Oak Creek*

PLAN  
COMMISSION

CITY OF MILWAUKEE

2008 JUN 17 AM 11:58

RONALD D. LEONHARDT  
CITY CLERK

June 16, 2008

Ronald D. Leonhardt  
City Clerk  
Milwaukee City Hall, Room 205  
200 East Wells Street  
Milwaukee, WI 53202

**Re: US Post Office Milwaukee Processing and Distributing Facility**

Dear Ronald:

Enclosed are the preliminary general development plans for the US Post Office Processing and Distributing Facility proposed for the southwest corner of E. College Avenue and S. Pennsylvania in the City of Oak Creek. We are sending copies to all of the adjacent municipalities for review and comments. The request is to rezone the subject properties from B-4, Highway Business and A-1, Limited Agricultural to M-1, Manufacturing Planned Unit Development (PUD). The Plan Commission will review the initial rezoning request on June 24, 2008.

If you have any questions or comments regarding these plans, please feel free to contact me. I can be reached at (414) 768-6528 or via e-mail at [jfortin@oakcreekwi.org](mailto:jfortin@oakcreekwi.org).

Sincerely,

Jeff Fortin, AICP  
Planner

PLOT: INF.D. KYLE HOYNG J:\USPS\MILWAUKEE\CIVIL\DRAWINGS\C-1\DWG 06/03/08 8:45AM LIS: 05 PLS: 1

## JUNE 3, 2008 PRELIMINARY DEVELOPMENT PLAN USPS MILWAUKEE - SITE PLAN

### PARKING ANALYSIS

**EMPLOYEE & VISITOR PARKING REQUIREMENTS:**  
 OFFICIAL & VISITOR = 59 SPACES  
 EMPLOYEE = 923 SPACES  
 EMPLOYEE-ACCESSIBLE = 18 SPACES  
 EMPLOYEE-BICYCLE/MOTORCYCLE = 24 SPACES  
 INSPECTION SERVICE = 10 SPACES  
 BMEU CUSTOMER = 14 SPACES

TOTAL REQUIRED EMPLOYEE & VISITOR PARKING SPACES = 1048 SPACES

### TRUCK PARKING REQUIREMENTS:

TRACTOR = 20 SPACES  
 TRAILERS = 80 SPACES  
 TRUCKS - 9/11 TON = 11 SPACES  
 TRUCKS - 2 1/2 TON = 2 SPACES  
 MAINTENANCE VEHICLES = 37 SPACES

TOTAL REQUIRED TRUCK PARKING SPACES = 150 SPACES

### DOCKING REQUIREMENTS:

27" DOCKS = 2  
 30" DOCKS = 8  
 48" DOCKS = 80

TOTAL REQUIRED DOCKS = 90 SPACES

### BUILDING ANALYSIS

**PROCESSING AND DISTRIBUTION CENTER:**  
 GROSS FIRST STORY AREA = 759,077 SF  
 GROSS SECOND STORY AREA = 99,522 SF

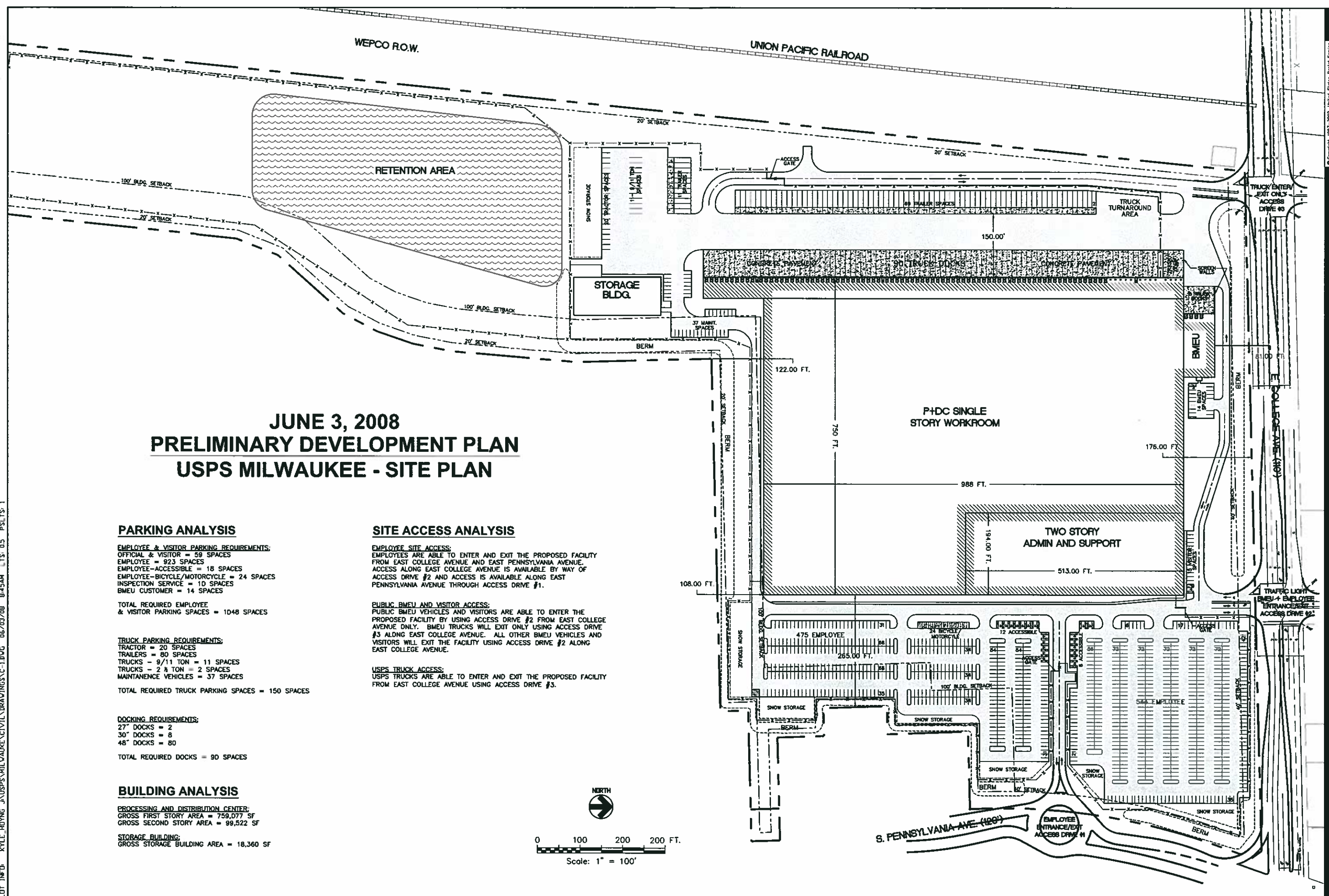
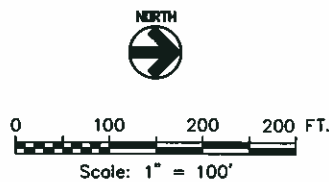
**STORAGE BUILDING:**  
 GROSS STORAGE BUILDING AREA = 18,360 SF

### SITE ACCESS ANALYSIS

**EMPLOYEE SITE ACCESS:**  
 EMPLOYEES ARE ABLE TO ENTER AND EXIT THE PROPOSED FACILITY FROM EAST COLLEGE AVENUE AND EAST PENNSYLVANIA AVENUE. ACCESS ALONG EAST COLLEGE AVENUE IS AVAILABLE BY WAY OF ACCESS DRIVE #2 AND ACCESS IS AVAILABLE ALONG EAST PENNSYLVANIA AVENUE THROUGH ACCESS DRIVE #1.

**PUBLIC BMEU AND VISITOR ACCESS:**  
 PUBLIC BMEU VEHICLES AND VISITORS ARE ABLE TO ENTER THE PROPOSED FACILITY BY USING ACCESS DRIVE #2 FROM EAST COLLEGE AVENUE ONLY. BMEU TRUCKS WILL EXIT ONLY USING ACCESS DRIVE #3 ALONG EAST COLLEGE AVENUE. ALL OTHER BMEU VEHICLES AND VISITORS WILL EXIT THE FACILITY USING ACCESS DRIVE #2 ALONG EAST COLLEGE AVENUE.

**USPS TRUCK ACCESS:**  
 USPS TRUCKS ARE ABLE TO ENTER AND EXIT THE PROPOSED FACILITY FROM EAST COLLEGE AVENUE USING ACCESS DRIVE #3.



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**URS GROUP, INC.**  
 ARCHITECTS & ENGINEERS  
 1000 W. WISCONSIN AVENUE  
 MILWAUKEE, WI 53233  
 TEL: 414.386.4000  
 FAX: 414.386.4000

**UNITED STATES POSTAL SERVICE**  
 MILWAUKEE PROCESSING AND DISTRIBUTION CENTER

**C1.00 SITE PLAN**  
 Scale: 1" = 100'  
 URS Project: 11070115  
 URS File Number:  
 NOT FOR CONSTRUCTION

Great Lakes Facilities Service Office, 62 Stratford Dr., Bloomington, IL 60117

PLOT INFO: KYLE HOYNG J:\USPS\MILWAUKEE\CIVIL\DRAWINGS\C-2.DWG 06/02/08 5:15PM LITS: 0.5 PLS: 1.1

# JUNE 3, 2008 PRELIMINARY DEVELOPMENT PLAN USPS MILWAUKEE - GRADING & DRAINAGE PLAN

## STORMWATER ANALYSIS

### STORMWATER DESIGN CRITERIA:

ON-SITE AREA = 64.00 ACRES  
2-YEAR STORM EVENT  
ALLOWABLE RELEASE RATE = 9.60 CFS  
100-YEAR STORM EVENT;  
ALLOWABLE RELEASE RATE = 25.80 CFS

### STORMWATER DESIGN VALUES:

2-YEAR STORM EVENT  
PEAK OUTFLOW = 1.15 CFS  
PEAK ELEVATION = 676.75  
PEAK STORAGE = 6.562 ACRE- FEET  
100-YEAR STORM EVENT;  
PEAK OUTFLOW = 21.15 CFS  
PEAK ELEVATION = 678.87  
PEAK STORAGE = 15.700 ACRE- FEET

### WATER QUALITY VOLUME CALCULATIONS:

WATER QUALITY VOLUME = 2.640 ACRE-FEET  
WATER QUALITY ELEVATION = 676.00

### OUTLET STRUCTURE:

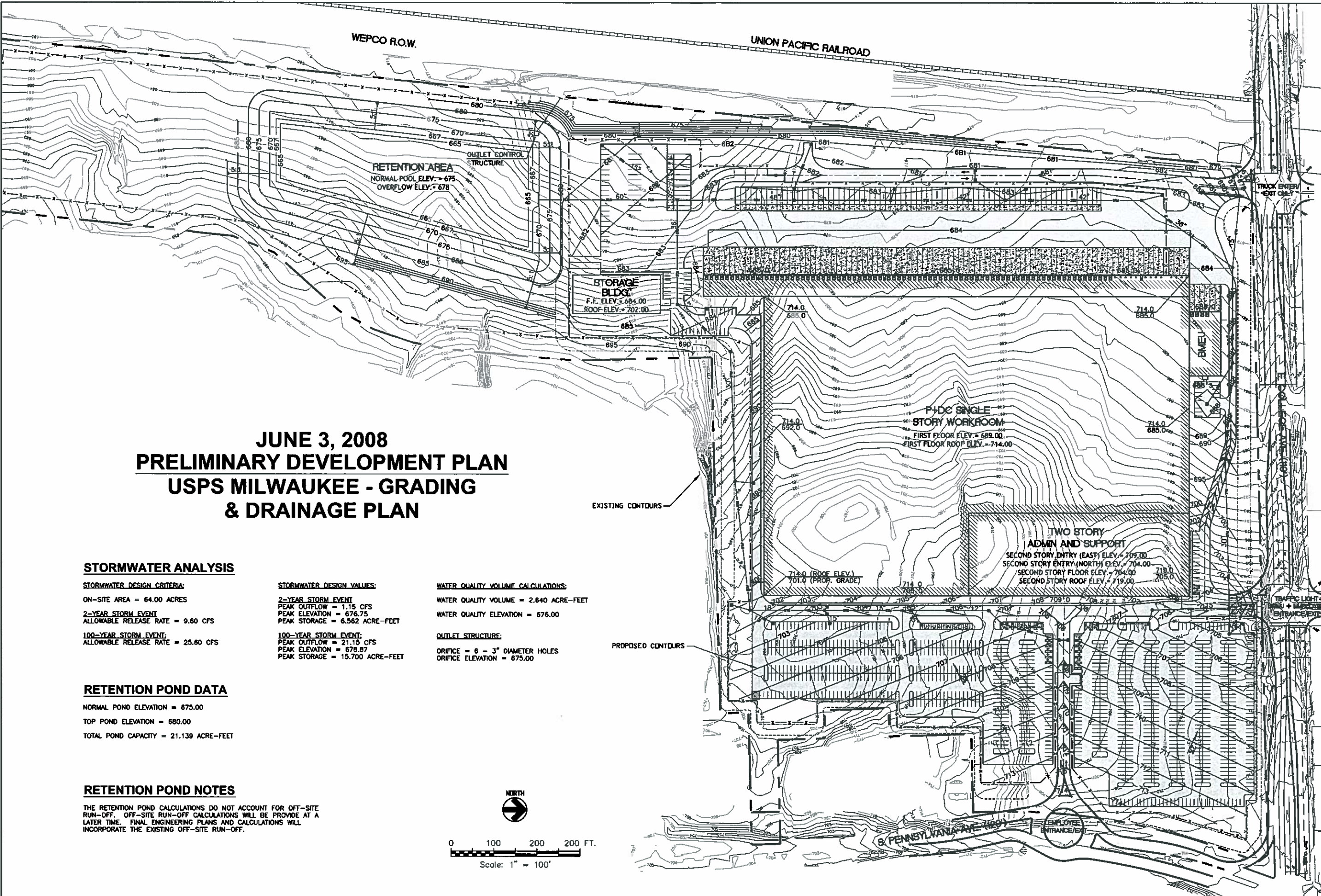
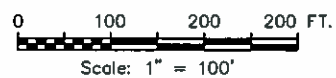
ORIFICE = 6 - 3" DIAMETER HOLES  
ORIFICE ELEVATION = 675.00

## RETENTION POND DATA

NORMAL POND ELEVATION = 675.00  
TOP POND ELEVATION = 680.00  
TOTAL POND CAPACITY = 21.139 ACRE-FEET

## RETENTION POND NOTES

THE RETENTION POND CALCULATIONS DO NOT ACCOUNT FOR OFF-SITE RUN-OFF. OFF-SITE RUN-OFF CALCULATIONS WILL BE PROVIDE AT A LATER TIME. FINAL ENGINEERING PLANS AND CALCULATIONS WILL INCORPORATE THE EXISTING OFF-SITE RUN-OFF.



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**UNITED STATES**  
**POSTAL SERVICE**  
MILWAUKEE PROCESSING  
AND DISTRIBUTION CENTER

**C2.00 GRADING AND DRAINAGE PLAN**  
Scale: 1" = 100' DATE: JUNE 3, 2008  
URS Project: 11070115  
USPS File Number:  
**NOT FOR CONSTRUCTION**

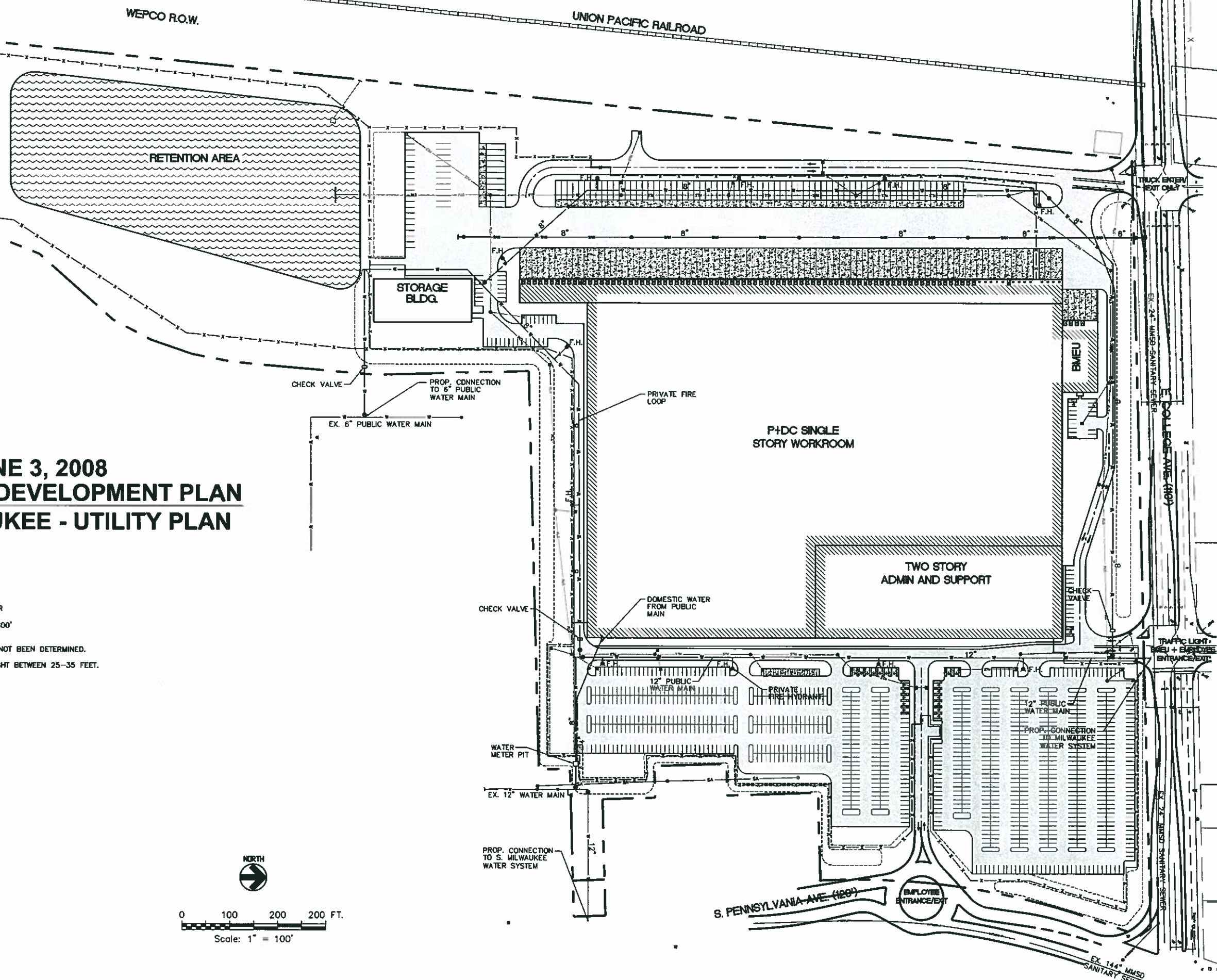
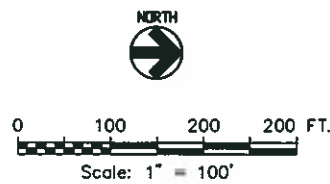
Great Lakes Facilities Service Office, 62 Stratford Dr., Bloomington, IL 60117

PLOT INFO: KY.E.HOYNG JANUSPS\MILWAUKEE\CIVIL\DRAWINGS\C-3.DWG 06/02/08 5:17PM L.TS.05 PSL.TS.1

# JUNE 3, 2008 PRELIMINARY DEVELOPMENT PLAN USPS MILWAUKEE - UTILITY PLAN

## UTILITY NOTES

FIRE LOOP MINIMUM DIAMETER = 8" DIAMETER  
MAXIMUM SPACING FOR FIRE HYDRANTS = 600'  
FOR INDUSTRIAL AREAS.  
METER SIZES AND BACKFLOW DEVICES HAVE NOT BEEN DETERMINED.  
ALL LIGHT POLES ON-SITE WILL HAVE A HEIGHT BETWEEN 25-35 FEET.



URS  
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FAX: 734.769.4000

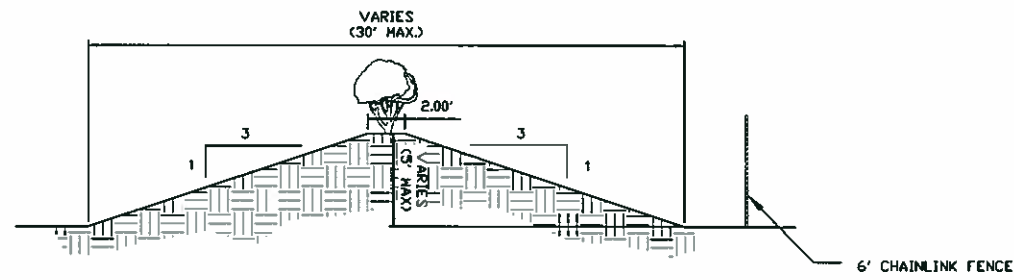
UNITED STATES  
POSTAL SERVICE  
MILWAUKEE PROCESSING  
AND DISTRIBUTION CENTER

C3.00 UTILITY PLAN  
Scale: 1" = 100'  
DATE: JUN 11, 2008  
TBS: Project: 11070715  
TBS: PLOT: UTILITY  
NOT FOR CONSTRUCTION

Great Lakes Facilities Service Office, 62 Stratford Dr., Bloomington, IL 60117

PLOT INFO: KYLE MOYING - J:\USPS\MILWAUKEE\CIVIL\DRAWINGS\L-1.DWG 06/03/08 8:20AM L1S:05 PLS:1-1

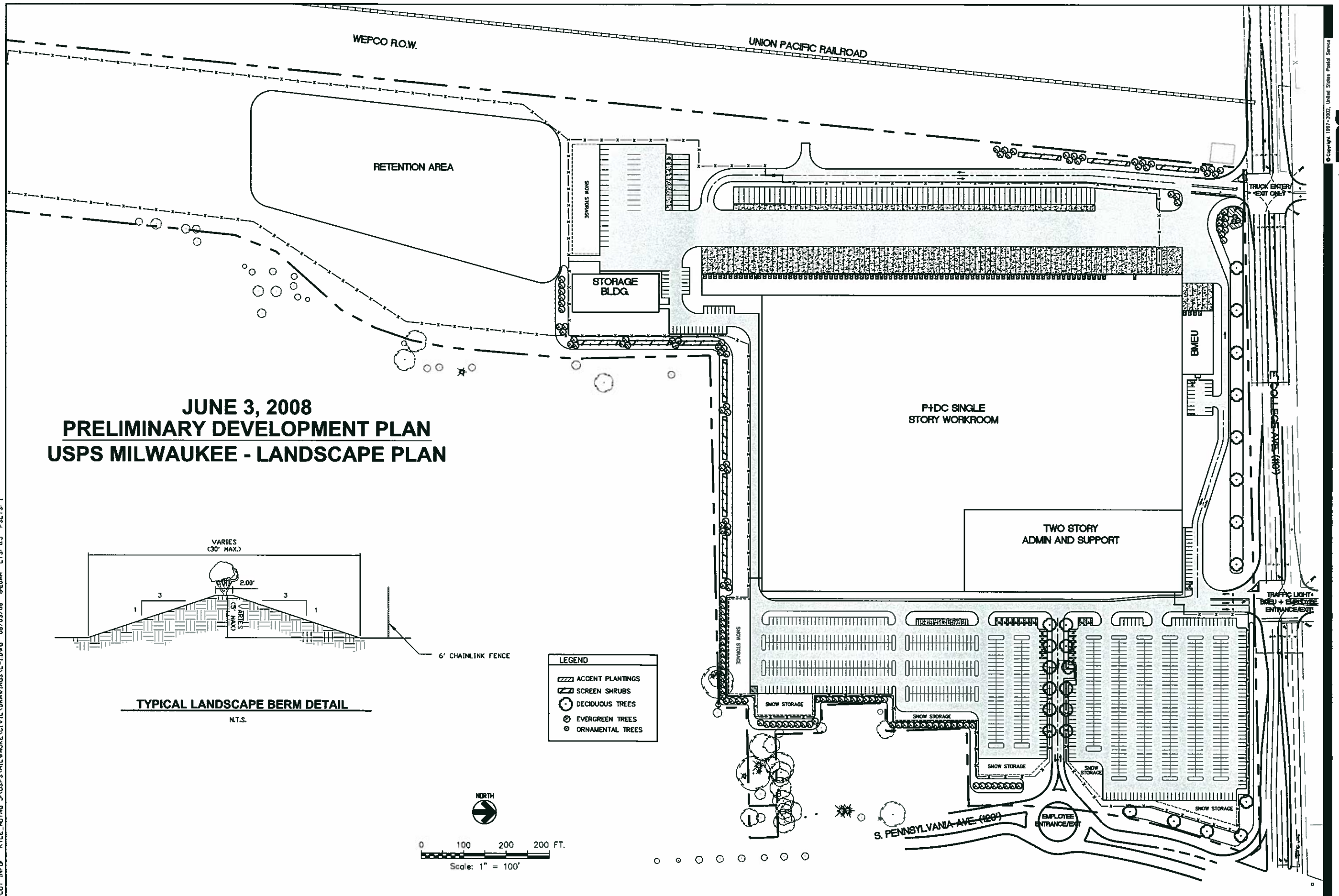
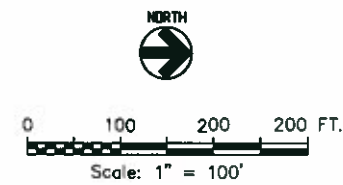
# JUNE 3, 2008 PRELIMINARY DEVELOPMENT PLAN USPS MILWAUKEE - LANDSCAPE PLAN



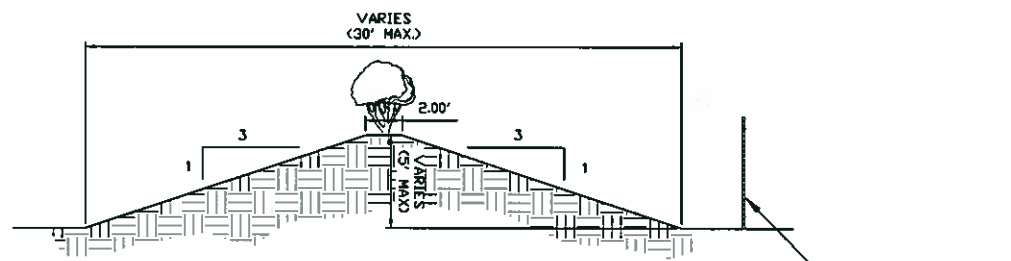
**TYPICAL LANDSCAPE BERM DETAIL**

N.T.S.

LEGEND	
	ACCENT PLANTINGS
	SCREEN SHRUBS
	DECIDUOUS TREES
	EVERGREEN TREES
	ORNAMENTAL TREES



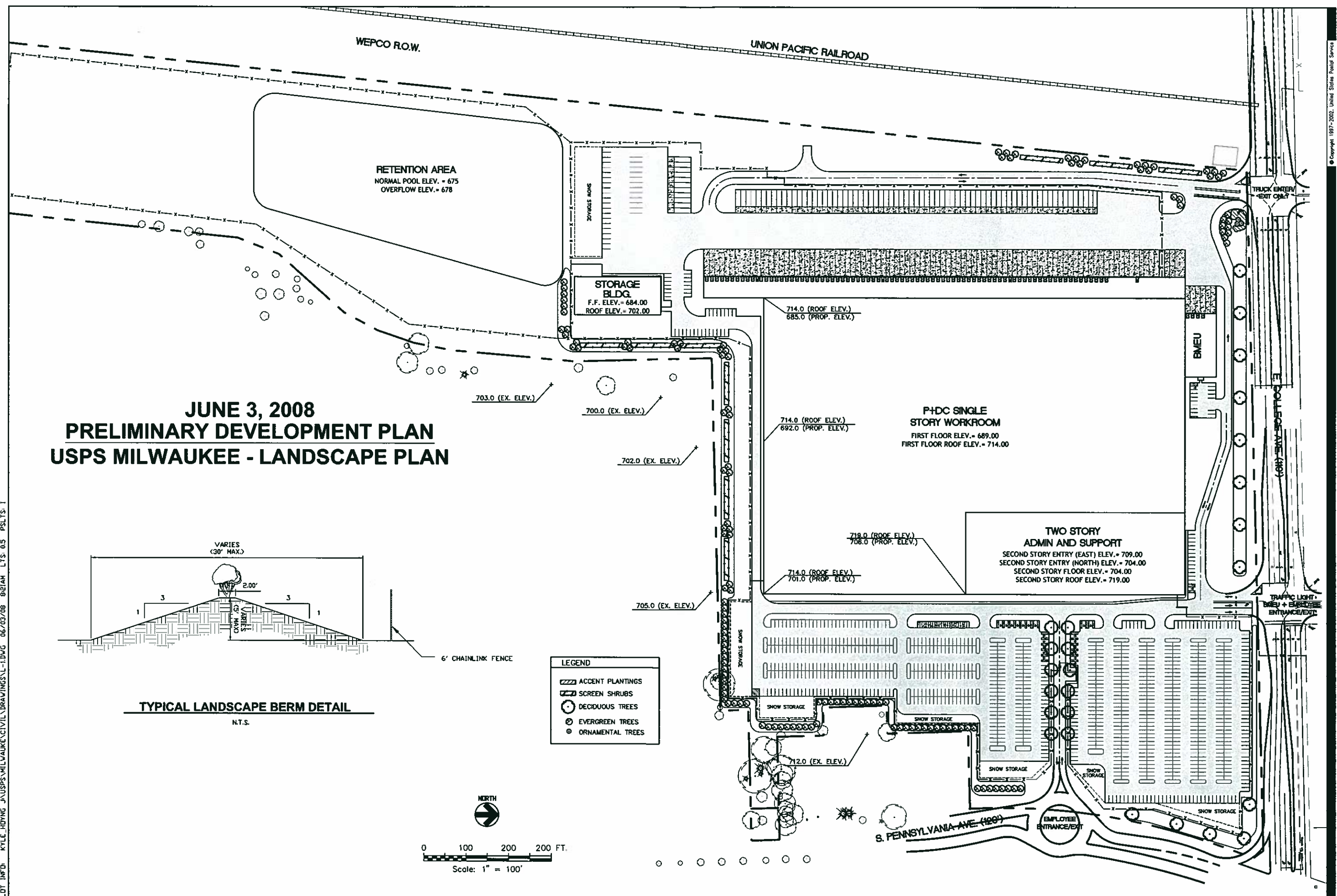
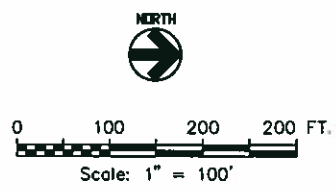
**JUNE 3, 2008  
PRELIMINARY DEVELOPMENT PLAN  
USPS MILWAUKEE - LANDSCAPE PLAN**



**TYPICAL LANDSCAPE BERM DETAIL**

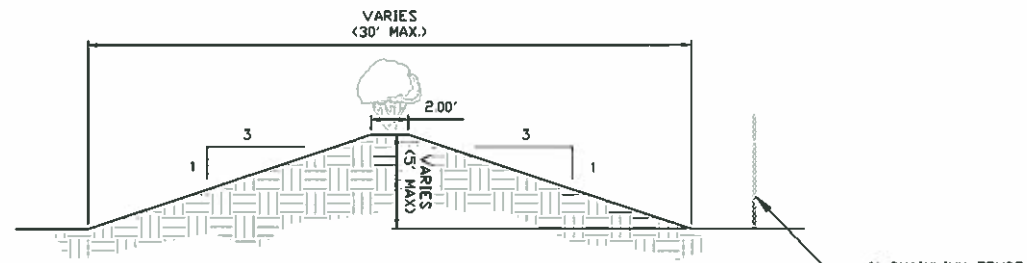
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	ACCENT PLANTINGS
	SCREEN SHRUBS
	DECIDUOUS TREES
	EVERGREEN TREES
	ORNAMENTAL TREES



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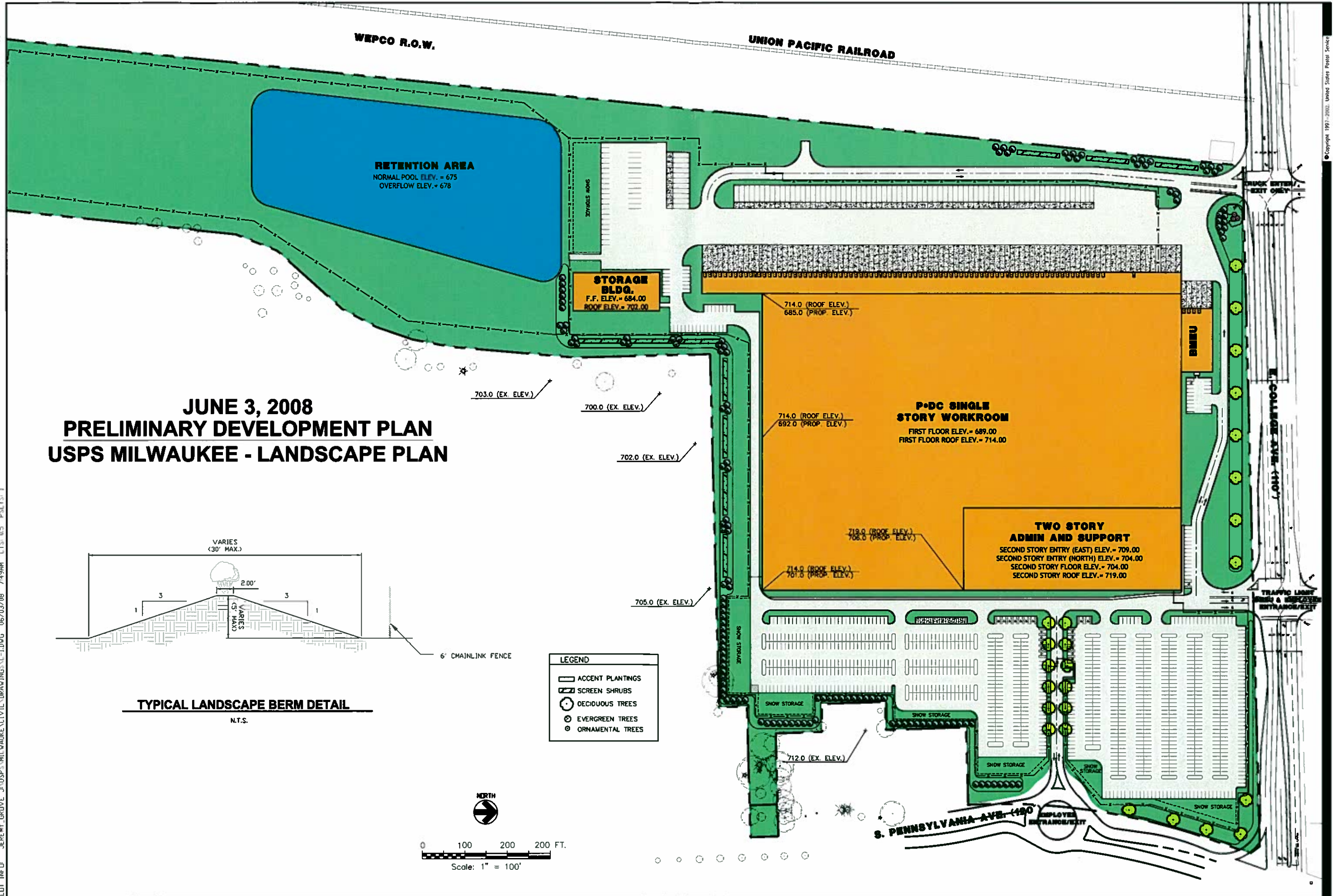
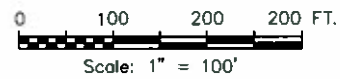
**JUNE 3, 2008  
PRELIMINARY DEVELOPMENT PLAN  
USPS MILWAUKEE - LANDSCAPE PLAN**



**TYPICAL LANDSCAPE BERM DETAIL**

N.T.S.

LEGEND	
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	SCREEN SHRUBS
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	EVERGREEN TREES
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**MILWAUKEE PROCESSING AND DISTRIBUTION CENTER**

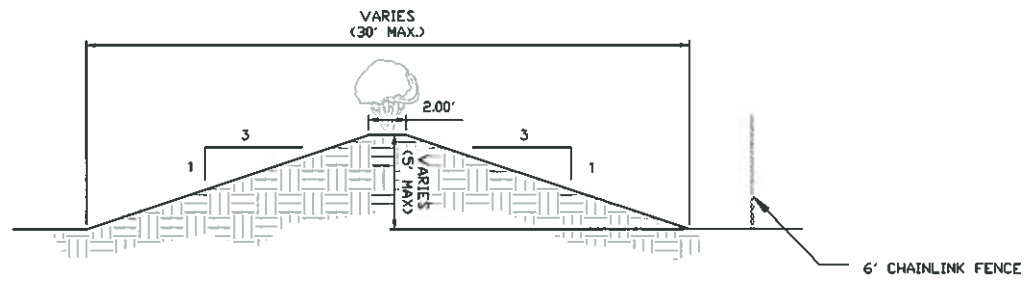
**UNITED STATES POSTAL SERVICE**

**L1.00 LANDSCAPE PLAN**  
Scale: 1" = 100' Date: JUNE 3, 2008  
USPS Project: 11070115  
USPS File Number:  
**NOT FOR CONSTRUCTION**

Great Lakes Facilities Service Office, 62 Stratford Dr., Bloomington, IL 60117

PLOT INFO: KYLE.HOYNG -\USPS\MILWAUKEE\CIVIL\DRAWINGS\L-DWG 06/03/08 817AM LTS-05 PSLTS.L

# JUNE 3, 2008 PRELIMINARY DEVELOPMENT PLAN USPS MILWAUKEE - LANDSCAPE PLAN



**TYPICAL LANDSCAPE BERM DETAIL**

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