

## Detailed Planned Development

For the development that is known as Western Building Products located south of West Good Hope Road, bounded by the Menomonee River to the west, North 115th Street to the east and adjacent to State Highway 41

June 3, 2019

Western Building Products and Briohn Building Corporation are proposing to rezone the property at 7007 and 7007-R North 115th Street from RS2 to a Planned Development District to accommodate a new industrial building (FN 190159).

The proposed approximately 326,600 square foot facility will include 300,000 square feet of distribution, storage, light manufacturing and 26,600 square feet of office/sales functions. The majority of the space is for storage and distribution of doors and moulding products. There will be a number of value-added production spaces within the facility: a pre-finishing/painting shop, interior and exterior pre-hung door shops and a handful of other carpentry and maintenance/repair shops.

Employee and visitor automobile traffic will enter from 115th Street and be directed to the front parking lot. Truck traffic will enter and exit at the northern end of the site, closest to Good Hope Road – adjacent to the cellular tower and public park-and-ride, and furthest away from adjacent residential properties. A narrow drive is proposed along the south end of the property, but that drive will only be used for fire access or in case of emergency.

207 car parking spaces are proposed in the initial phase (0.63 per 1,000 GSF), expandable to 370 car parking spaces (0.91 per 1,000 GSF).

46 trailer/tractor parking spaces are proposed in the rear yard. Bicycle racks will be provided at the side employee entrance.

### **Water:**

Water review comments for Western Building products, N. 115th St. & W. Green Tree Road :

- MWW currently has no public mains available to serve the subject development. MWW has received a main extension submittal that is under review that would allow for connection into the public water main system.
  - An 8” branch is currently shown connecting to proposed water main extension that is currently under MWW review.

- Proposed service as noted on plans would be designated as a “Branch” by MWW and Development Center for permitting and recording purposes.
- Any proposed water mains or fire protection shown on the site will be private.
  - Private hydrants are required to be metered.
  - Metering can occur through a meter pit or in the building.
  - Private hydrant should be connected to water system after the metering device.
- If needed for development plumbing calculations, information regarding system water pressure or nearby flow tests on water system may be requested from [watflowtest@milwaukee.gov](mailto:watflowtest@milwaukee.gov).
- Exact requirements for future water branches, services, meter pit requirements, private fire hydrants, and/or fire branch hook up for the proposed buildings should be coordinated with Mr. Rich Davila, Meters & Services Manager of the Milwaukee Water Works (414) 286-8119.
- Mr. Burgess McMillian of DNS Plan Exam (414) 286-3116 can be contacted for water branch and possible fire protection requirements.
- Water permit information and standards/specifications can also be found online <http://city.milwaukee.gov/water/PermitsSpecs>
- The Utility Plan shows a proposed main extension.
  - MWW Engineering (Joshua Iwen, 286-3640) to be contacted for water main extension.
  - Plans to be prepared by Owner/Developer.
  - Utility Contractor to be hired by Owner/Developer.
    - Utility Contractor provides all required materials and labor.
  - Deposit by Owner/Developer will be required for MWW efforts (Engineering Design Review, Construction Material/Installation Inspection and Distribution Division Labor)

**Environmental:**

1. Currently there are no sanitary or storm sewers to serve this development. Sanitary sewers will be installed in N. 115th Street and will connect into a Milwaukee Metropolitan Sewerage District (MMSD) manhole located in West Appleton Avenue to the east of the bridge over the Menomonee River.

2. Private storm sewers network will be built within the site by the developer that will outlet into the Storm water detention pond at the site.
3. Currently we are working with the developer and the department of City Development (DCD) regarding the sanitary sewers installation.
4. A Storm Water Management Plan will be required for this property.
5. Flow allocation request to MMSD has been made.

### **Underground Conduit:**

There are no existing CUC facilities located within the area of the proposed development.

### **Street lighting:**

B.E.S. has overhead street lighting facilities along the length of North 115th Street (east side of the road).

Based on the preliminary drawing of the development, existing street lighting facilities will not be impacted. The developer is still responsible to apply permit for any driveway construction and/or sidewalk construction. Contact Mark MacRae at 414-708-0434 three (3) business days before concrete backfilling to check if Street Lighting needs to install any conduit.

If the construction conflicts with any existing street lighting facilities, the developer is responsible to: (1) design the temporary overhead removal, (2) design the permanent underground installation, (3) hire Wisconsin State licensed electrical contractor for the work, (4) submit the design plans to Street Lighting for approval.

Please contact Brittney Bembenek at (414) 286-2451 ten (10) business days in advance for the design guideline. Street Lighting will charge a fee for engineering review and field inspection.

Any planned tree/planter shall be kept at least 20' away from any existing light pole. In addition, if there is any desire for decorative street lighting within the project limit, contact Brittney Bembenek at 414-286-2451 for a cost estimate.

For any impact to City of Milwaukee Street Lighting facilities, contractor is responsible for the alteration and/or to pay for any damage to Street Lighting facilities. Report damages to Street Lighting Shop at (414) 286-3015.

**Traffic:****Traffic / Signals:**

Traffic would request that a short Traffic Impact Analysis (TIA) be completed to check the operation and storage capacity for northbound North 115th Street at West Good Hope Road. Any geometric and signal changes would have to be coordinated with WISDOT as they do not have any other projects at the signal until at least 2026.

Traffic does not have any concerns about the driveway locations. Per separate discussions we will be signing North 115th Street as 'No Trucking' from their south driveway to West Appleton Avenue to force deliveries to enter the site off of West Good Hope Road only.

**Planning:**

Per Zoning Code 295-404 under 'Storage, Recycling and Wholesale Trade Uses' – Sales Facility, no Long-term or Short-term bicycle spaces are required. Under 'Industrial – Light Manufacturing Uses' it is recommended that the minimum 2 bicycle spaces be provided for employee staff. Per zoning code under, 'Commercial and General Office Uses', a minimum of 5 rack spaces will be provided (1 per 6,000 SF of office space). In order to reduce costs it is suggested that a single multiple rack be used.

Dumpster enclosures with gates are planned at the north and south ends of the dock area with two (2) dumpsters each. No external trash storage areas with screening are specifically identified on the plans.