

**7676 N. 76 St.
Douglas Dynamics, Inc.**

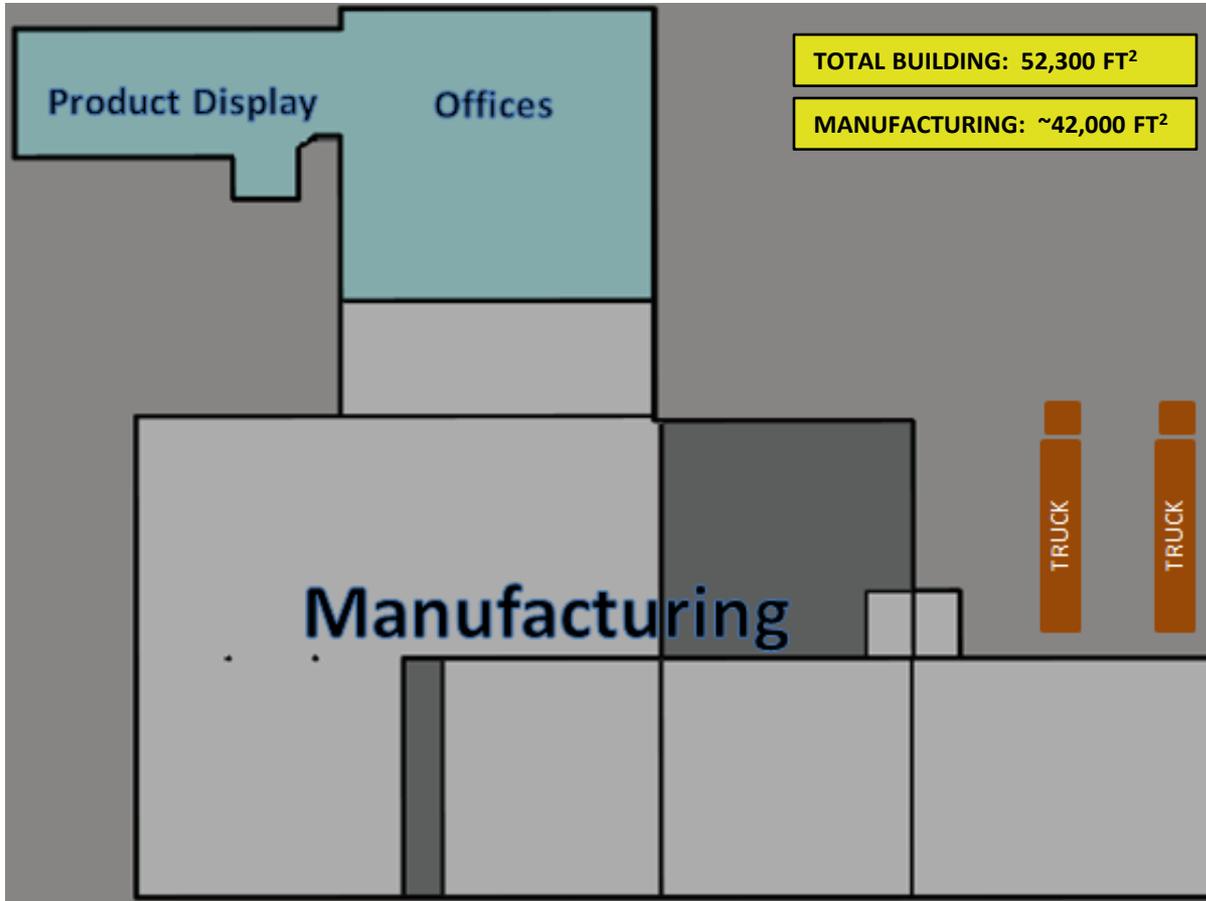
Proposed Future State Use

Aerial view – Current State



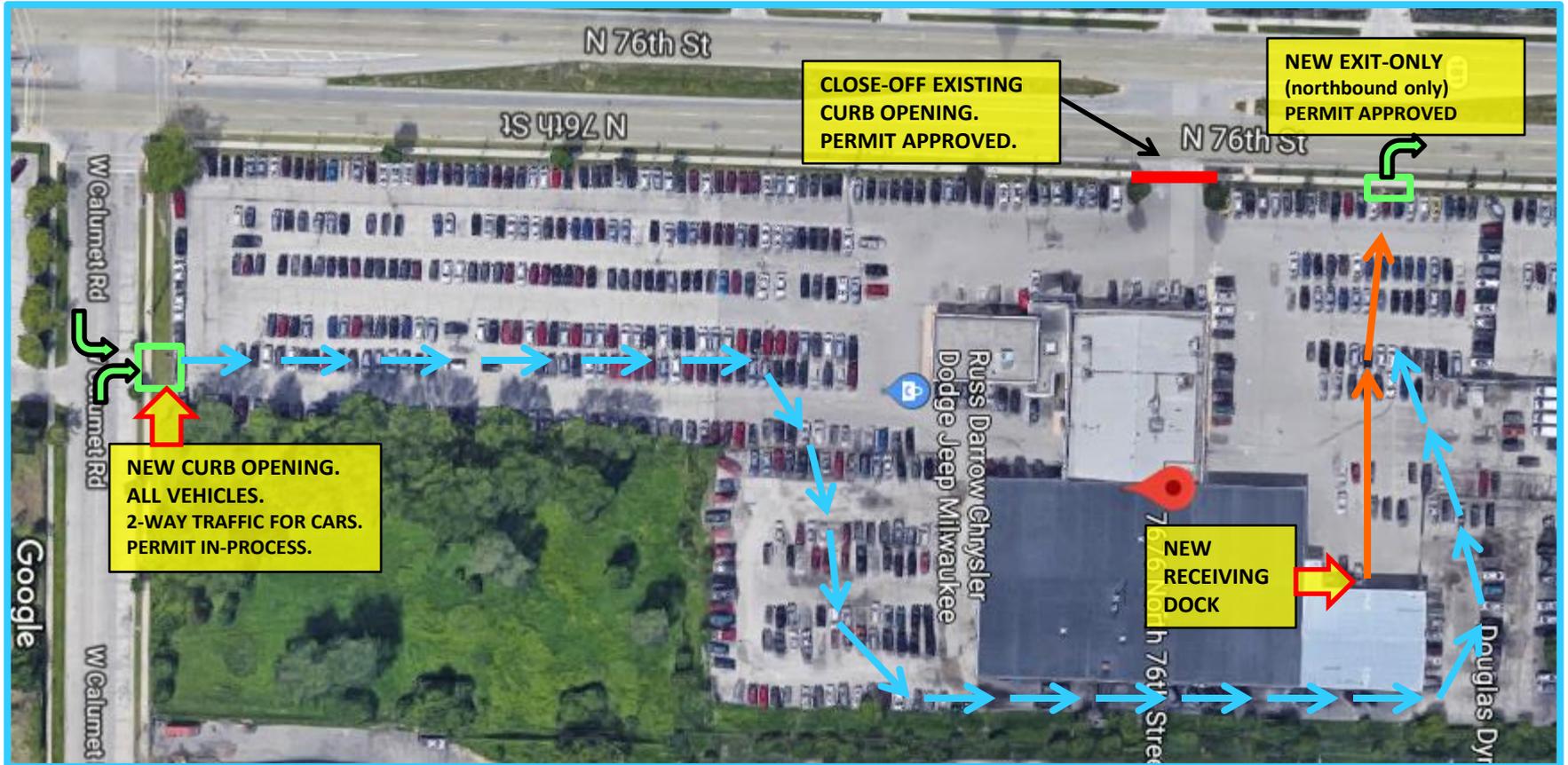
Existing and new properties

Light industrial manufacturing (requires change to IL1 zoning)



- Same usage as our 73rd St. facility (current IL1 zoning)
 - 50+ years at this location
- Commitment to growth in Milwaukee (District 9)
- Laser cutting machines & press brake metal fabrication
- Robotic weld cells
- Environmentally friendly powder coat paint system
 - MMSD recipient of “Significant Industrial User Honor Roll”
- Assembly/packaging cell
- Finished Goods storage and shipping
- Offices and product display areas

Traffic flow



- Minimize traffic impact to/from 76th St.
- Majority of truck flow to be setback from 76th St.
 - Traffic type: Flatbed/enclosed semi-trailers and box trucks (~ 6-10 total per day)

→ Truck traffic flow

→ Truck back-up to dock and exit drive-off

Exterior upgrades



- **Douglas Dynamics Corporate Office**
 - 7777 N. 73rd St
- **Professional transformation of current facility in 2015**



- **New Douglas Dynamics building**
 - 7676 N. 76th St.
- **Existing façade to be professionally painted in appealing color scheme**
- **New signage with Douglas Dynamics and brand logos**
- **Landscaping & plantings added to perimeter of front building**



Proposed property upgrades



- **New fence along northern property line**
- **Added landscape buffers**
- **Tree trimming and brush mitigation in existing green space**
- **New asphalt and striping for entire property (in phases)**

Appendix – current building upgrades



- **Douglas Dynamics Corporate Office**
 - 7777 N. 73rd St



Before



After (2015 remodel)

- **Douglas Dynamics Distribution Center**
 - 7611 N. 73rd St



Before



After (2014 remodel)