



BRIOHN BUILDING CORPORATION

Plan of Operation for 192,800 SF Industrial Spec Building at 16555 West Small Road, New Berlin, WI 53151 Submitted for November 4, 2019 New Berlin Plan Commission Meeting

Proposed Use of the Land, Building and/or Structures

We propose to build a single 192,800 SF industrial spec building on the proposed 21.0 acre site located at 16555 West Small Road in New Berlin. We are combining four (4) properties via two (2) CSMs; that approval process is already in progress.

The proposed development is virtually identical to the development we recently constructed at 16250 West Woods Edge Drive.

The building could eventually have a one to four industrial tenants, but no tenants are currently committed to the building. Our development pro forma estimates approximately 16,000 SF of the building will be finished out for office space in the future.

The building is designed with forty (40) dock spaces, but not all will be installed during the original construction process. Parking for up to fifty-one (51) trailers will also be provided on the site. Car parking for up to 175 vehicles will be built in the initial construction phase. This quantity is not necessarily based on anticipated vehicle or employee counts, but to provide future tenant flexibility and proximity to future entrances. For example, ECM occupies the entire building at 16250 West Woods Edge Drive; ideally, parking would be more concentrated toward their main entrance at the south end of that building than it currently is. Depending on future tenant needs, some of the trailer parking area may also be convertible to additional employee car parking.

Activities to Occur Both Inside and Outside All Principal and Accessory Buildings

Anticipated inside activities will likely consist of warehousing, distribution, light manufacturing and associated office support services. The outside activities shall be limited to shipping and receiving operations in the back (east side) of the building, with employee and visitor parking in the front (west side) and n/s ends of the building.

Frequency and Duration of all Activities, Including Season, Days and Hours of Operation

Without a specific tenant, hours of operation are unknown and we would like to keep all options available to us in bringing businesses to New Berlin. It is possible that 24 hour operation may be required in the future; however, we have oriented the building with the office to the west to keep trucking and loading operations away from the adjacent residential properties – essentially creating a common truck court with Buy Seasons to the east – to minimize any negative impact on the surrounding community.

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

DEVELOPMENT

PROPERTY
MANAGEMENT

Total Number of Employees and Number of Employees in Largest Work Shift

Again, without a defined tenant, this information is not available. The building will support up to four (4) future tenants, will have up to forty (40) dock positions, and will have 175 car parking spaces for employee and visitor vehicles.

The Number, Size, and Type of all Vehicles Associated with the Use

Again, without a defined tenant, this information is not available. The building will support up to four (4) tenants, will have up to forty (40) dock positions, and will have 175 car parking spaces.

Number of Vehicle Trips or Traffic Impact Analysis

Traffic Analysis and Design, Inc. published a Traffic Impact Analysis for the Section 34/35 Development Area on 8/26/2016. An amended report was published on July 25, 2017 for the first Westminster building. A new TIA, dated October 4, 2019 and including updated traffic counts, was recently issued and submitted to the City of New Berlin and Waukesha County.

We met with Waukesha County on Thursday, October 17 to discuss the TIA and our anticipated impacts on the surrounding County roads and intersections. The County staff stated that they would recommend approval of our development to the City of New Berlin.

Expected Starting and Completion Dates of Construction

We intend to break ground as early as possible in Spring 2020, with substantial completion in late 2020. If possible, tenant build-outs will fall within that timeframe.

Proposed Phasing of the Project

The building site and shell will be completed in one phase. Interior office build-outs will follow tenant leases.

Resolution or Mitigation of any Hazardous or Adverse Impacts

We do not anticipate the need to resolve or mitigate any hazardous or adverse impacts due to our proposed development. Small wetlands are delineated in areas around the perimeter of the site, as shown in the attached documentation, but we will not be encroaching on any City wetland setbacks.

Other Topics: Public and Private Access and Utility Easements

There are a handful of utility and cross-access easements to be finalized once the final plans are confirmed:

- A public water easement will be established connecting to the existing easements on the property at 16250 West Woods Edge Drive. Sanitary sewer will be connected to Woods Edge Drive via a private easement; the City did not request that line to be public.
- A cross access easement will be established providing a secondary means of access and egress through the property at 16250 West Woods Edge Drive.