

Project Description: Proposed New Lincoln Avenue Industrial Building

**PROPOSED ONE-STORY 301,320 SQUARE FOOT INDUSTRIAL BUILDING
LOCATED AT WEST LINCOLN AVENUE, NEW BERLIN, WISCONSIN:**

Submission information for:

**Application for Use Approval Construction Application to Petition for Rezoning
Application Wetland Registration Application for Land Division**

June 5, 2020 Revised July 9, 2020 Revised July 20, 2020

Applicant's Contact:

Person: Domenico
Ferrante, AIA
Briohn Design Group, LLC
3885 N. Brookfield Road, Suite 200
Brookfield, Wisconsin 53045
(262) 790-0500

Property Owner and Applicant:

Geipel Holdings LLC
Attn: Jerry Geipel
19000 West Lincoln Avenue
New Berlin, WI 53146
(262) 542-2270

Site Data:

Land to be rezoned from C-1 and M-1:

Property addresses: unassigned on West Lincoln Avenue
Tax key numbers: 1167990, 11677992, 1167993, 1167997, 1167998 and 1167999
Legal description: See attached legal description and property exhibit

Current Zoning District:

Property to be developed as part of this project are currently C-1

Current and Proposed Land Use:

Current land was used for a sod farm and is currently vacant.
Proposed southern lot shall be developed for Industrial Use and the remaining north lot shall remain vacant but planned for future Industrial Use as well

Description of Existing Environmental Features and resolution of potential impacts:

The existing six parcels which make up the overall property are bounded on the west by Starline an existing trucking business which is a commercial/industrial use and Certified Products which is a landscape materials provider (commercial business), on the north a railroad spur, on the east Westward Manor residential subdivision and a single family home on the southeast corner, and on the south Lincoln Avenue which has commercial uses across

the street as well.

The overall properties have existing wetlands which will remain on the north and east. These wetlands have existing trees associated with the wetlands and the proposed development will keep these trees in place as part of the proposed development. These trees provide currently and will continue to provide a good visual and sound barrier between the residential areas to the east. On the east side of the property there is an existing ditch and tree line running north and south, which will remain as part of this initial development.

We purposely sited the proposed new building not only to address the user's needs but to take advantage of this significant sound and visual buffer that the existing tree line offers.

Activities to occur both inside and outside of all principal structures:

We propose to build one primary/principal structure and no accessory structures as part of the proposed development. The new industrial building internally will have a light industrial user, distribution and warehousing, support offices and related uses which fit within the restrictions of M1 zoning. The intended user will be a warehouse with distribution. The east side of the building will be planned for support offices as part of the overall industrial use. Roof Top mounted equipment will be screened by the 4 feet tall parapets provided. The remainder and majority of the building will accommodate warehousing and distribution uses. The exterior of the proposed new building will have an asphalt paved loop drive and perimeter landscaping which meets the city requirements. On the east side of the building we propose to have approximately 184 car parking stalls on an asphalt paved lot with accessible parking stalls prided to meet code requirements and landscaping as required. We provide six potential main building entries to serve potential multi-tenant needs in the future. We are potentially currently looking at a single industrial user who take the entire building. The north end will have an appropriately landscaped asphalt paved drive connecting the east and west paved areas. The south end will have an appropriately landscaped asphalt paved drive connecting the east and west paved areas with the inclusion of the main access drive off of Lincoln Avenue which will be appropriately sized to manage on site traffic movements as well movement in and out of the site on to Lincoln Avenue. The west side of the building and site will feature (30) 9X10 loading dock style overhead doors with the potential for additional expansion as needed in the future. The west side will also feature two 14X14 at grade overhead doors and service doors as required by code and the proposed building user as well as flexibility for future similar users. We include a trash enclosure for one user on the north end and the capability to provide additional enclosures in the future similarly designed and placed to meet the needs when required for future

multi woods on the east side to continue to provide a visual barrier.

Frequency and duration of all activities and number of employees in the largest work shift:

Projected number of Employees and or customers and hours of operation:

Proposed new industrial building will have a total employment to be projected at 80-85 FTE (Full Time Employees). We plan to conduct a first and second shift Monday through Friday. The first shift will be from 5am to 2:30pm and second shift will be from 3pm to 12 (midnight) with limited weekend work, which is projected to occur a few times a year. The first will have 40 FTE initially and grow to 55 FTE. The second shift will have 25 FTE initially and potentially grow to 30 FTE. The first shift starts at 5am and the second shift starts at 3pm. We assume a total of 30 trucks initially per day both shipping and receiving products related to warehouse distribution facility. Maximum trucks per day is 45-50. The peak truck period will be from 6am to 10am. The typical type of truck will be WB-67 (52 feet long common trailer), which is a typical Semi type trucks. We do an hourly shuttle with one truck. The last truck leaves the facility at 11pm and is scheduled to be done by 11:30pm. The operation closes at midnight.

Existing Site:

Total area is 3,334,400 SF (76.547 acres) Combined.

Total area of proposed development south Lot 1 site is 978,789 SF (22.469 acres).

Total area of remaining Lot 2 site is 2,355,610 SF (54.077 acres).

Refer to civil site plans as well.

Building Overall Area: 301,320 SF

Building Footprint: 301,320 SF

Roof height is 40 feet tall

Parking Proposed:

We are proposing adding by striping 184 new parking stalls near the new building, which satisfies the needed amount of parking required for the new proposed industrial building.

Green space ratio:

Lot 1: Total Impervious area = 533,200 SF or 12.24 Acres and Green space area = 445,589 SF or 10.23 Acres.

Based on the impervious areas, we are indicating an initial green space provided of 45.5% which is greater than the 30% Minimum Green Space required per ordinance.

Lot 2: Is currently and will for this proposal remain as all green space.

Traffic Generation:

The occurrence of onsite generated peak traffic levels anticipated during typical weekday business hours are typical for industrial users per national standards.

Trip generation for this site was determined using the "Warehousing" land use trip rates and equations from the ITE Trip generation Manual, 10th Edition. At full buildout, 80 full-time employees (over two shifts) at the proposed 301,320 square-foot building are expected to generate 520 trips per weekday, with 60 trips during the weekday AM peak hour and 65 trips during the weekday PM peak hour. This is considered a conservatively high estimate of future peak hour trips as the warehouse shift changes are expected to occur outside of the peak time periods evaluated in the TIA report. Truck trips to and from the site are expected to be low, with about 30 trucks per weekday, with a maximum of about 4 trips in the weekday AM peak hour and PM peak hours (2 trucks in and 2 trucks out).

With these projected volumes, we don't anticipate any geometric changes at the Lincoln/Calhoun intersection."

We do not intend for the new proposed industrial building to add any significant additional traffic generation. Anticipated customer visitations are anticipated and continue to be very low during normal work hours. We do not plan on adding an additional access drive on Lincoln Avenue other than what we are currently proposing. The current proposed access (with acceleration and deceleration lanes on Lincoln Avenue as required by the city of New Berlin) is sufficient to meet the anticipated needs of the proposed new industrial user.

Exterior Building Materials and landscape:

We propose to construct a new single-story Industrial building with materials used in a contemporary architectural style. See building elevations for design and material concepts. The proposed building is sited more than the 40 feet minimum setback required on Lincoln Avenue.

Project Schedule:

We intend to proceed with this project as the pace of municipal approval allow. We are scheduled for state plan review August of this year. We intend to submit for building permit and engineering final reviews immediately afterward. We ideally anticipate that this would have us receiving permits and starting construction mid-September.