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August 31, 2015

VIA E-MAIL

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Ms. Jennifer Andrews

Community Development Director

City of Waukesha

201 Delafield Street, Room 200

Waukesha, WI 53188

ROBERT H. FRIEBERT
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EMERITUS
JOHN D. FINERTY

OF COUNSEL
THOMAS W. ST. JOHN

RE: HSA Commercial/City of Waukesha, WI - Development of an Industrial and/or
Distribution Facility at 901 Northview Road – Modification Request

Common Council Agenda Reports No. 9 – ID# 15-3263

Dear Jennifer:

In connection with the request pending before the Common Council for approval of a modification to the 90 foot limit in overall width of driveways at one site, you have asked me to provide a statement from the project engineer. Pinnacle Engineering Group of Brookfield has been working on this project since its inception and they provided the following information and the attached Truck Turning Exhibit to me for filing.

The proposed development abuts two public roads, Northview Road and Aviation Drive. The facility is designed for manufacturing and/or distribution uses and will include truck courts and loading docks located on both the west and east side of the site. A total of 3 driveways are proposed but they are along the two separate roads: 1 is on Northview Road and 2 are on Aviation Drive where the north one will align with the existing access point and the south one will align with the existing median opening.

The driveway locations are designed to facilitate proper traffic flow to and from the public roads, as well as within the site itself, primarily for trucks involved with the operations at the facility. Even so, some of the truck turning movements entering the site will require the entire driveway to be clear which means cars or trucks will need to vacate the exit lane to allow the truck entering the site to complete the turn (*see* attached truck turning movement exhibits). The location, number and width of the driveways are designed to avoid problems for trucks entering and vehicles exiting the site.

Finally, the County's Northview Road (CTH FT) driveway access permit prohibits outbound left turns from the site to travel west on Northview. The restriction of that movement enhances the need for the other driveway locations and the widths as designed.

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Based on all of these factors, we respectfully request that the Common Council approve the modification to the 90 foot limit in overall width of driveways for the proposed development.

Please do not hesitate to contact me should you have any questions, wish to discuss this request or need anything further from us in that regard.

Thank you for your attention to this matter.

Very truly yours,

FRIEBERT, FINERTY & ST. JOHN, S.C.



Brian C. Randall
bcr@ffsj.com

BCR:sjf
Attachment

cc: Mr. Eric E. Ogden – HSA Commercial (Via E-Mail) (w/ Attachment)
Mr. Matt A. Carey – Pinnacle Engineering (Via E-Mail) (w/ Attachment)