

**INTENDED USE**  
**FOR PROPOSED 36,546 SQUARE FOOT NEW BUILDING FOR:**  
**BRELIE GEAR**  
**PLAN COMMISSION BUILDING, SITE AND OPERATION PLAN SUBMITTAL:**

DECEMBER 10, 2018

**Petitioner & Agent:**

Steve Janke  
Brelie Gear  
2715 S Gladstone Place  
Milwaukee, WI 53207

**Property Owner:**

Steve Janke  
Brelie Gear  
2715 S Gladstone Place  
Milwaukee, WI 53207

**Architects:**

Christopher Wenzler & Domenico Ferrante  
Briohn Design Group, LLC  
3885 N. Brookfield Road, Suite 200  
Brookfield, Wisconsin 53045  
(262)790-0500

**Engineer:**

Christopher A. Jackson, PE, PLS  
President  
CJ Engineering  
9205 W. Center Street, Suite 214  
Milwaukee, WI 53222  
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**Existing Zoning District:**

M-3 Limited Business and Industrial Park

**Current Land Use:**

Vacant

**Proposed Land Use:**

Light manufacturing and assembly fits in with excepted uses with in the M-3 zoning district

**Proposed Use:**

Light manufacturing and assembly

**Description of Existing Environmental Features:**

The site has a general gradual sloping topography with a screening berm on the West side of the site that separates the Business Park use from Medium Density Residential to the West.

**Projected number of Employees and or customers:**

16 employees currently. 40 customers.

**Existing Site Area:**

Total area is 189,885 SF and 4.3591 acres.

**Proposed Building Area:**

36,546 SF

**Proposed Pavement Area:**

38,006 SF

**Total Impervious Area:**

74,552 SF (1.711 acres)

**Proposed Green Space Area:**

115,333 SF (2.648 acres) 60.7%

**Operational Considerations relating to hours of operation, water and sanitary usage:**

Operate Monday thru Thursday 5:30am to 3:30pm. Friday 5:30am to 1pm. Overtime as needed. We currently use about 12,000 gallons of water per quarter.

**Traffic Generation:**

Traffic levels are anticipated to be minimal. The occurrence of onsite generated peak levels are intended to coincide with normal peak levels currently experienced in the vicinity and the surrounding area. The proposed new users will not create a significant amount of additional new traffic. Anticipated customer visitations are anticipated to be low for the typical perspective tenant (user).

**Operational Considerations relating to potential nuisance:**

We operate one shift during normal business hours. We do not produce a lot of noise during our machining process. We produce small components, many weighing less than 1lb. We don't store anything outside. All steel and other raw materials are kept inside the building.

**Material safety Data Sheets (MSDS):**

This will be the responsibility the owner to be in compliance with the limitations as set forward by either the local zoning ordinances or general building and life safety codes.

**Exterior building and fencing materials:**

Please refer to the plans submitted as well as this brief description.

We propose to construct new 36,500 SF building with 12'-0" wide painted precast wall panels that are approximately 24-6" high. There will be steel sun shades on both the East and North facades (painted blue) as well as an entry canopy on the Northeast corner of the building to be clad in prefinished metal fascia to match the blue sun shades. The glazing is to have clear anodized frames and a blue tinted 1" thermally broken, low-e glass.

**Possible future expansion and related implications:**

A potential phase 2 addition (to be constructed at a later date) would be located to the South, constructed of the same 12'-0" wide painted precast wall panels approximately 24-6" high. Additional clerestory windows would be located on the West and South and East Facades, and additional overhead doors to the West in keeping with the design of Phase 1.

**Additional information pertaining to the proposed re-development:**

Refer to the specific referenced attached materials to this report as well as the other drawings and materials included in the overall submittal package.

**REQUEST:**

We respectfully offer our proposed parking and future building development submittal to Planning, Engineering, Building inspection, Fire and other City of Waukesha staff and departments who are actively involved with reviewing and offering a recommendation for approval as well as the Plan Commission and Common Council to review our proposal and approve this project to allow us to build this new facility for our respected client Brelie Gear.