

Project Description and Plan of Operations:

**PROPOSED INDUSTRIAL BUILDINGS FOR ABB Inc.
LOCATED AT 18200 WEST LINCOLN AVENUE, NEW BERLIN, WISCONSIN:**

Submission information for:

Application for Use Approval Construction and Consideration for approval of proposed connector.

Submitted on September 17, 2021, for November 1, 2021, Plan Commission Meeting

Agent:

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

Property Owner and c/o Applicant:

For Lot 1 (South)
TDC Lincoln LLC (landlord)
Attn: Sam Dickman Jr.
626 East Wisconsin Avenue, Suite 1200
Milwaukee, WI 53202
(414) 271-6100
Applicant: ABB Logistics Partner - Tenant

Property Owner and c/o Applicant:

For Lot 2 (North)
Geipel Holdings LLC
Attn: Jerry Geipel
19000 West Lincoln Avenue
New Berlin, WI 53146
(262) 542-2270
Applicant: ABB Inc. Motion Business

Site Data:

Zoned - 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 and Proposed Land Use:

Current land was used for a sod farm and is currently vacant.

Proposed southern Lot 1 shall be developed for Industrial/Warehouse land use.

Proposed northern Lot 2 shall be developed for Industrial (office and R&D lab) land use.

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 potential developer'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:

Lot 1 (south)

We propose to build one primary/principal 309,474 SF structure and no accessory structures as part of the proposed development. The new industrial building internally will have related light industrial users, 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 for ABB's logistics partner. The northeast corner of the building will be planned for support offices as part of the overall industrial use. Limited to one Roof Top mounted equipment serving the office will be screened by the 3 feet tall parapets provided. The remainder and majority of the building will accommodate warehousing and distribution uses in support of ABB's motion business.

Lot 2 (north)

We propose to build one primary/principal 270,800 SF structure and a 7,160 SF connector building, which will tie the north manufacturing and corporate office and lab portion of ABB to the logistics portion in the south building which will be occupied by ABB's logistics partner. The proposed building will have an approximately 55,000 SF mezzanine level with additional offices and support labs.

The exterior of the proposed new buildings 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 754 total car parking stalls (204 - south lot and 550 -

north lot) on an asphalt paved lot with accessible parking stalls prided to meet code requirements and landscaping as required. We provide two main building entries to serve the offices for both the south and north building. We are potentially currently looking at a single industrial user who take the entire building.

The north end will have a storm water pond and appropriately landscaped asphalt paved drive connecting the east and west paved areas for fire safety and code compliance. The south end will have an appropriately landscaped asphalt paved drive connecting the east and west paved areas with the inclusion of the two main access drive off 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 access drive will be for trucking only and the east access drive will be for car employee and visitor parking only. Both of the access drives will be designed in accordance with the findings on the traffic study. Controls will be added to control the flow of traffic as identified in the report and we will work with city to maintain safe and efficient traffic conditions onto Lincoln Avenue. The mutually agreed to restrictions will be incorporated into ABB policies.

The west side of the buildings and site will feature (30) 9X10 loading dock style overhead doors (south building) and (18) 9X10 loading dock style overhead doors (north building) with the potential for additional expansion as needed in the future. The west side of both buildings will also feature two 14X14 at grade overhead doors each for both the north and south buildings and service doors as required by code and the proposed building user as well as flexibility for future needs. We do not include a trash or recycling enclosure for either building. If ABB decides to locate trash outside, we will provide an enclosure for each building and the capability to provide additional enclosures in the future similarly designed and placed to meet the needs when required for future.

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:
We have provided a detailed traffic study which identifies frequency and duration of activities. We have included two exhibits from ABB for both the south and north buildings further spelling number of employees, shifts and hours of operations, etc.

Existing Site:

Total area is 3,367,075 SF (77.297 acres) Combined.
Total area of proposed development south Lot 1 site is 978,789 SF (22.470 acres).
Total area of remaining Lot 2 site is 2,355,610 SF (54.077 acres).
Refer to civil site plans as well.

Lot 1 (south)

Building Overall Area: 309,474 SF
Building Footprint: 309,474 SF
Roof height is 43.6" feet tall

Lot 2 (north)

Building Overall Area: 270,800 SF
Building Footprint: 215,800 SF
Roof height is 38" feet tall

Connector Considered part of Lot 2

Building Overall Area: 7,160 SF
Building Footprint: 7,160 SF
Roof height is 29' feet tall

Parking Proposed:

We are proposing 204 parking stalls for the south building and 550 parking stalls for the north building.

Green space ratio:

Lot 1: Total Impervious area = 600,541 SF or 13.76 Acres and Green space area = 378,248 SF or 8.683 Acres.

Based on the impervious areas, we are indicating an initial green space provided of 39% which is greater than the 30% Minimum Green Space required per ordinance.

Lot 2: Total Impervious area = 630,393 SF or 14.472 Acres and Green space area = 1,757,893 SF or 40.356 Acres.

Based on the impervious areas, we are indicating an initial green space provided of 74% which is greater than the 30% Minimum Green Space required per ordinance.

Traffic Generation:

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

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 buildings 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 users.

Exterior Building Materials and landscape:

We propose to construct a new Industrial/Warehouse buildings 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. The landscaping reflects contemporary design features and meets the requirements of city for screening as well as using landscape to enhance and soften the building architecture.

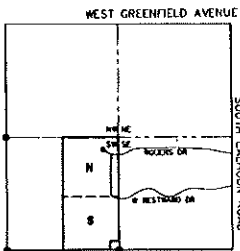
Project Schedule:

We intend to proceed with this project as the pace of municipal approval allow. We are scheduled for state plan review early 2022. 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 in Spring of 2022. Additional information on project schedules to be shared with the city as we moved forward in the approval process.



CERTIFIED SURVEY MAP NO. 12174

BEING A REDIVISION OF PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN



VICINITY MAP
SECTION 4, T6N, R20E

- INDICATES IRON PIPE FOUND
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

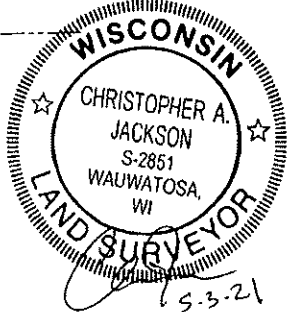
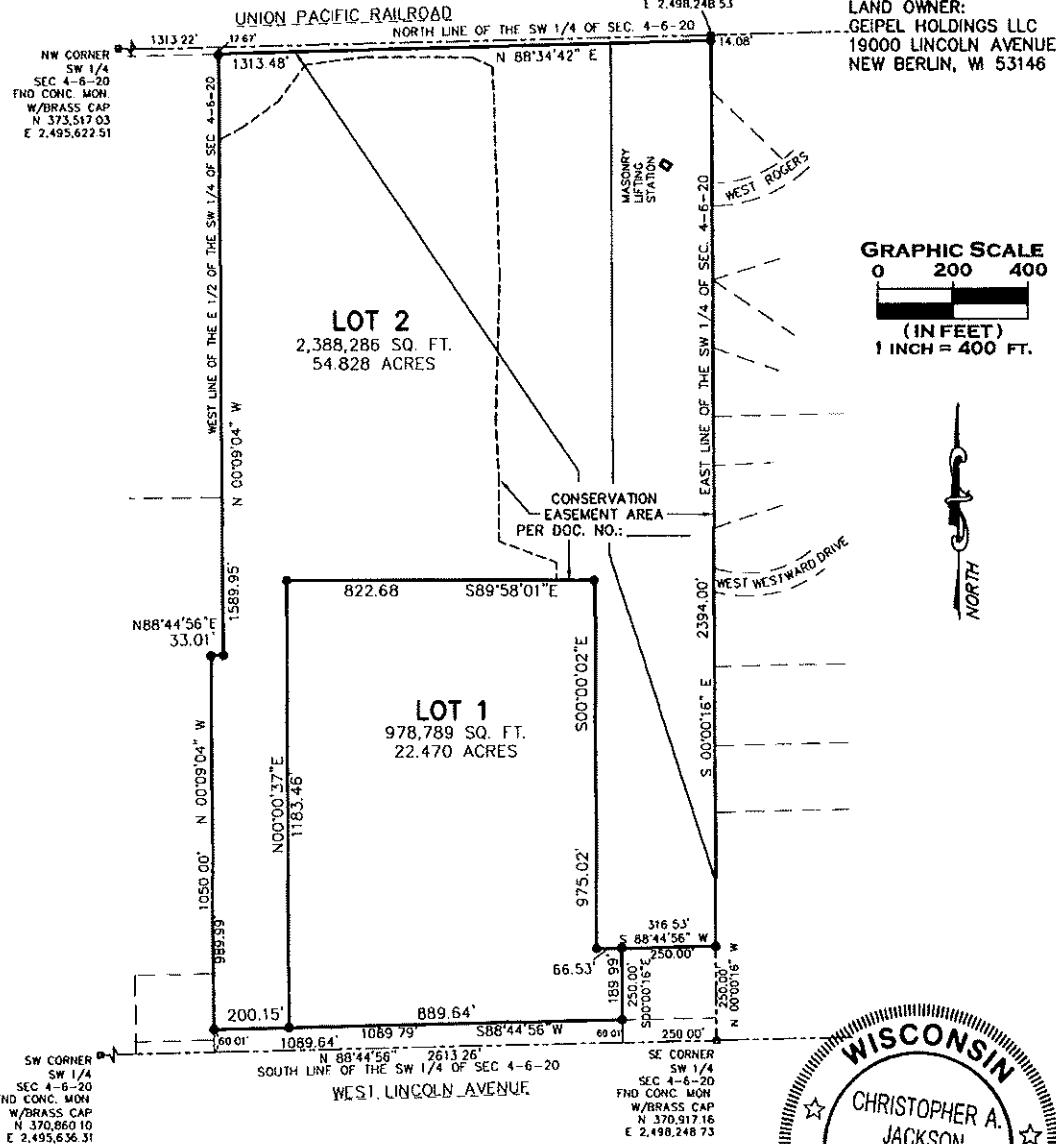
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARING REFER TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4-6-20 WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) (NAD-27) BEARING OF N 88°44'56" E.

LANDS SHALL BE RESERVED FOR A FUTURE ROAD/ACCESS PURPOSES ALONG THE WEST LOT LINE OF LOT 2.

CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

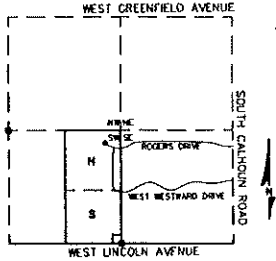
LAND OWNER:
GEIPEL HOLDINGS LLC
19000 LINCOLN AVENUE
NEW BERLIN, WI 53146



275

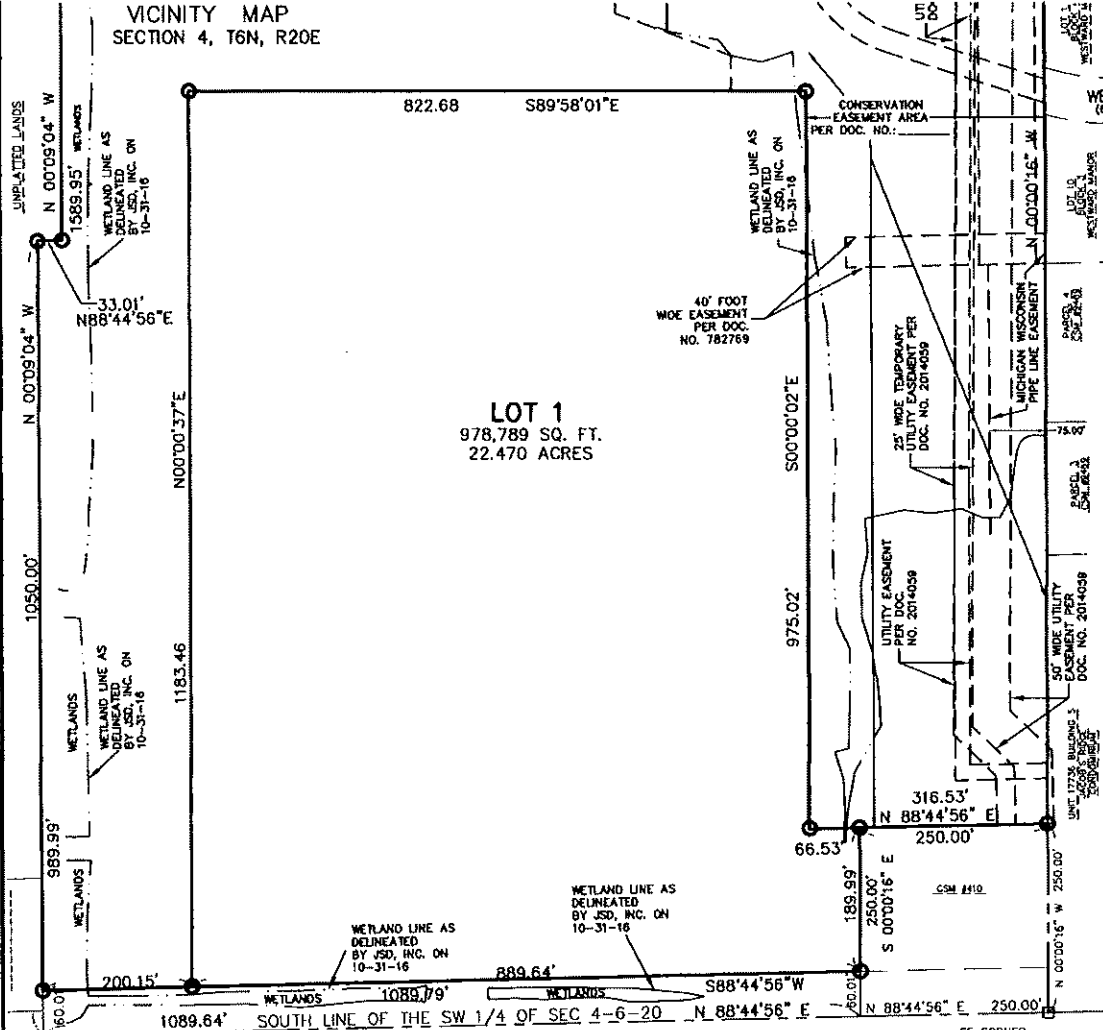
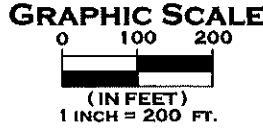
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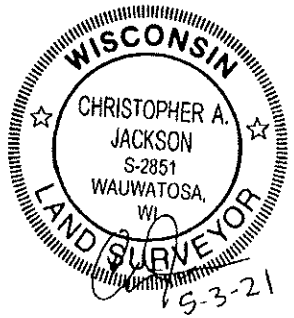
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LOT 1
978,789 SQ. FT.
22.470 ACRES

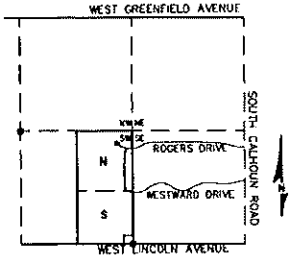
SE CORNER SW 1/4 SEC 4-6-20 FND CONC MON W/BRASS CAP N 370,917.16 E 2,498,248.73



CERTIFIED SURVEY MAP NO.

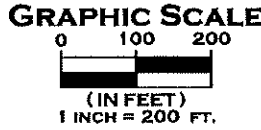
12174

BEING A REDIVISION OF PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN



VICINITY MAP
SECTION 4, T6N, R20E

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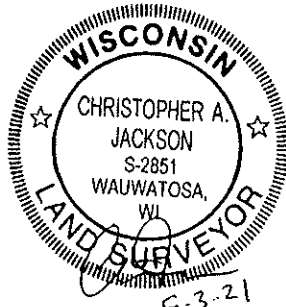
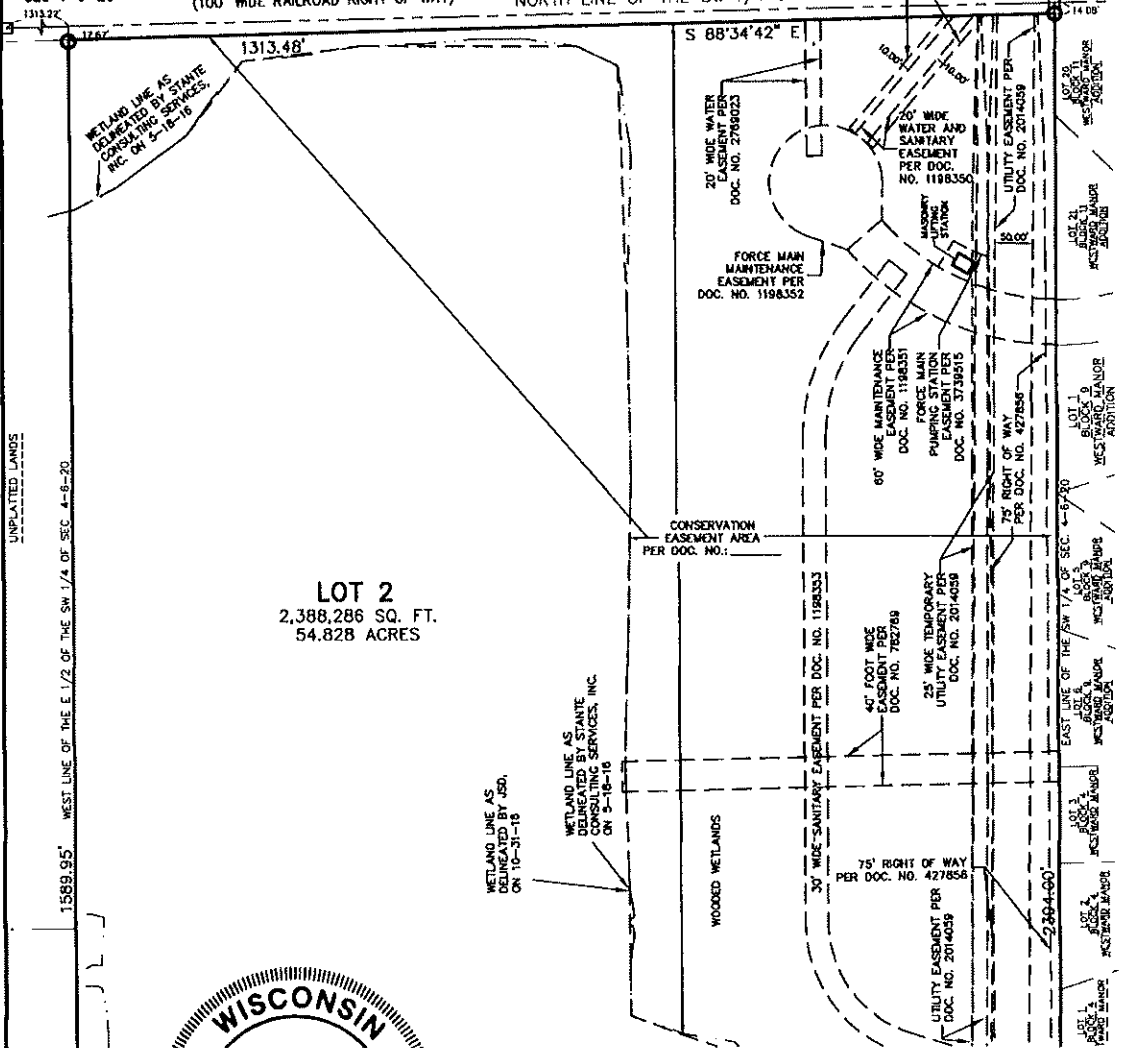


NW CORNER
SW 1/4
SEC 4-6-20
131322

UNION PACIFIC RAILROAD
(100' WIDE RAILROAD RIGHT OF WAY)

NORTH LINE OF THE SW 1/4 OF SEC. 4-6-20

10' WIDE TEMPORARY LIMITED EASEMENT PER DOC. NO. 1198350
NE CORNER SW 1/4 SEC 4-6-20 FND CONC. MDH. W/BRASS CAP



CERTIFIED SURVEY MAP NO.

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BEING A REDIVISION OF PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 4, THENCE N 00°00'16" W 250.00 FEET ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE S 88°44'56" W, 250.00 FEET; THENCE S 00°00'16" E 189.99 FEET; THENCE S 88°44'56" W 1089.79 FEET; THENCE N 00°09'04" W 989.99 FEET; THENCE N 88°44'56" E 33.01 FEET; THENCE N 00°09'04" W 1589.95 FEET; N 88°34'42" E 1313.48 FEET; THENCE S 00°00'16" E 2394.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 3,367,075 SQUARE FEET (77.297 ACRES).

THAT I HAVE MADE SUCH SURVEY AND MAP BY THE DIRECTION OF GEIPEL HOLDINGS, LLC OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 235 OF THE MUNICIPAL CODE OF THE CITY OF NEW BERLIN IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 3rd DAY OF MAY, 2021.



CHRISTOPHER A. JACKSON, R.L.S.
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN



4584023

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

May 13, 2021 03:08 PM
James R Behrend
Register of Deeds

3 PGS
TOTAL FEE: \$30.00
TRANS FEE: \$0.00

Book 124 Page 275-279

CERTIFIED SURVEY MAP NO.

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CORPORATE OWNER'S CERTIFICATE

GEIPEL HOLDINGS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 235 OF THE MUNICIPAL CODE OF THE CITY OF NEW BERLIN.

GEIPEL HOLDINGS, LLC, DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN FOR APPROVAL OR OBJECTION: CITY OF NEW BERLIN

IN WITNESS WHEREOF, THE SAID GEIPEL HOLDINGS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GERALD GEIPEL, MEMBER DATED THIS 6 DAY OF May, 2021.

GEIPEL HOLDINGS, LLC

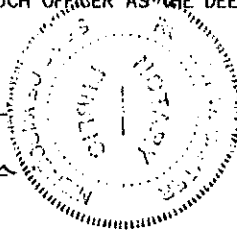
Gerald Geipel
GERALD GEIPEL, MEMBER

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

PERSONALLY CAME BEFORE ME THIS 6 DAY OF May, 2021, GERALD GEIPEL, MEMBER, OF THE ABOVE NAMED GEIPEL HOLDINGS, LLC, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE MEMBER OF THE COMPANY, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE COMPANY, BY ITS AUTHORITY.

Randy Ament

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: is perm



COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON THIS 22nd DAY OF September, 2020

David A. Ament
DAVID A. AMENT, MAYOR

Georgia Stanford
GEORGIA STANFORD, CLERK

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NEW BERLIN ON THIS DAY 31st OF August, 2020

David A. Ament
DAVID A. AMENT, CHAIRPERSON

Nikki Jones
NIKKI JONES, SECRETARY

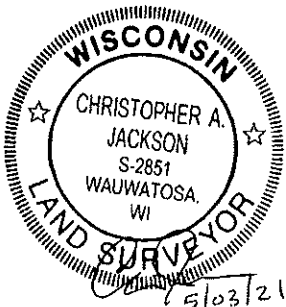


ABB Plan of Operations

Lincoln Avenue Site

1. The proposed use of Land, building and/or structures.
 - a. Motion Business US Office and Manufacturing Headquarters
2. Activities to occur both inside and outside all principle and accessory buildings.
 - a. Primary office space for Motion US business operations
 - b. Customer Experience and Training Center
 - c. Research and Development Laboratories
 - d. Customer Service Center
 - e. Failure Analysis
 - f. Manufacturing and Assembly plant
3. The frequency and duration of all activities, including season, days, and hours of operation.
 - a. Facility operates year round
 - b. Office hours: 8AM-6PM
 - c. Manufacturing
 - i. First Shift Hours: 6AM-2:30PM
 - ii. Second Shift Hours: 2:45PM-11:15PM
 - iii. Third Shift Hours: 9:15PM-5:45AM
4. The total number of employees and number of employees in largest work shift
 - a. Total Number of Projected 2025 Employees- 694
 - b. First shift (Largest work shift office and manufacturing)- 591
 - i. Office count 419- Hours 8AM-6PM
 - ii. Manufacturing Count 172- Hours 6AM-2:30PM
5. ~~The estimated number of occupants of a multifamily residential use~~ N/A
6. The number, size, and type of all vehicles associated with the use.
 - a. Based on ABB guidelines for number of workstations/ sharing ratio's the following would be the most expected personal vehicles at the facility on the first shift. All Trucking will be reflected in the Lot 1 Tenant plan of operations.

- i. Office- 349
 - ii. Manufacturing- 172
- 7. Number of trips or Traffic Impact Analysis.
 - a. Traffic Impact Analysis is being performed.
- 8. The expected start and completion dates of construction.
 - a. Start- March 2022
 - b. Completion- October 2023
- 9. The proposed phasing of the project, if appropriate.
 - a. Construction will be continuous from start to finish.
 - i. Moving of office and manufacturing will be phased based on production requirements and readiness of the new facility.
- 10. Resolution or mitigation of any hazards or impacts
 - a. Retention ponds for water collection
 - b. Building positioned toward the West (non-residential) side of the property along with truck courts and truck entrances/exits
 - c. Trees and natural screening from the East (residential) side
 - d. Potential for a covenant to direct truck traffic away from residential roads
 - e. The overall objective is to provide the site with a reliable resource and procedure for handling spills, leaks, and exposures such as fuel spill, hazardous and non-hazardous material spill, damaged or undelivered dangerous goods. ABB HSE will provide clean-up contractor referral and dispatch, regulatory reporting as required by local, state, and federal agencies act as environmental claim management services, including disposal arrangements in accordance with Commodity requirements.

Lot 1- Tenant

§275-24C(2) Plan of Operation

- The proposed use of the land, building and/or structures.
 - The facility will be used to receive, store and ship ABB product.
- Activities to occur both inside and outside all principal and accessory buildings
 - All the activities will be related to receiving, storing, and shipping (or transferring) ABB product. These will include the unload of inbound materials, storage of materials in pallet rack, bin, and shelf locations as well as the preparation of customer shipments and Kanban deliveries to the adjacent ABB plant.
- The frequency and duration of all activities, including the season, days, and hours of operation
 - Activities will take place year-round 24 hours a day, Monday thru Friday with weekend work as required.
- The total number of employees and number of employees in largest work shift
 - The total number of employees is estimated to be 100 FTE for the entire operation with the peak shift containing 50 heads.
- The estimated number of occupants of a multifamily residential use
 - N/A
- The number, size and type of all vehicles associated with the use
 - No vehicles will be owned or leased specifically related to the building or operation. All traffic will be employee and shipment related.
- Number of vehicle trips or Traffic Impact Analysis, if required by §275-58C
 - Estimated to be approximately 3,600 inbound deliveries annually and 3,000 outbound shipments annually
- The expected starting and completion dates of construction
 - Construction is expected to start in Q4 of 2021 with completion scheduled for Q4 of 2022
- The proposed phasing of the project, if appropriate
 - The facility construction will take place in a single phase
- Resolution or mitigation of any hazards or adverse impacts
 - Retention ponds for water collection
 - Building positioned toward the West (non-residential) side of the property along with truck courts and truck entrances/exits
 - Trees and natural screening from the East (residential) side
 - Potential for a covenant to direct truck traffic away from residential roads
 - The overall objective is to provide the site with a reliable resource and procedure for handling spills, leaks, and exposures such as fuel spill, hazardous and non-hazardous material spill, damaged or undelivered dangerous goods. The Spill Center will provide clean-up contractor referral and dispatch, regulatory reporting as required by local, state, and federal agencies act as environmental claim management services, including disposal arrangements in accordance with Commodity requirements.