



May 19, 2023

City of New Berlin  
3805 S Casper Dr.  
New Berlin, WI 53151  
**RE:** DreamPak Addition

To Whom It May Concern,

DreamPak, LLC, a subsidiary of Gamay Holdings, LLC, was founded in 2000 by Dr. Aly Gamay to provide the marketplace with convenient, tasty and sustainable solutions for center-of-the-store. From humble beginnings as a liquid packager to a technology-driven manufacturer, DreamPak offers full-service solutions from concept development to distribution. DreamPak product lines include; boxed meals, sides, sauces, liquid water enhancers and coffee creamers.

DreamPak, LLC will be constructing a 48,278 sq. ft. Pre-engineered Metal Building (PEMB) and Insulated Metal Panel (IMP) Warehouse addition. This building is shown on the elevation plans and renderings supplied. The addition will be made up of a warehouse floor, loading docks, restroom and pre-weigh room for preparation raw material for product processing. This addition will allow DreamPak to utilize its existing facility to increase and modernize product production, improve product flow and consolidate its raw material and finished product in a single facility. As the business grows, DreamPak anticipates the construction of additional warehouse office space as well as a 33,650 sq. ft. future addition for further warehousing and production. Anticipated project schedule has construction commencing in the Early Fall of 2023 and completion in Late Spring of 2024.

Main Building Activities will be as follows:

- Manufacturing of food products
- Product shipping and receiving (avg. 5-7 trucks per day)
- Warehousing

Hours of Operations will be as follows:

- Two (2) Shifts: Monday – Friday from 5:00 AM – 11:00 PM
  - 1<sup>st</sup> Shift Employees: 35 Total
  - 2<sup>nd</sup> Shift Employees: 10 Total



DreamPak's parcel is 5.82 acres and is zoned M-1 Light Manufacturing. Following the construction of the addition, impervious surface will increase from 2.57 acres to 3.76 acres. Total green space will be 2.14 acres, which adheres to the city's green space requirements.

The addition will be located north of the existing building with the building connections located on the western side of the addition. The west elevation of the addition is designed as an expandable end wall in preparation for the future addition. The building addition will be served by a fire sprinkler system, and a firewall will be constructed between the existing building and addition to maintain compliance with building code. Existing public and private utilities will be extended to serve the addition.

Storm water infrastructure will be located on the southern half of the parcel to account for the added impervious surface from the addition and parking lot expansions. Roof water from the addition will be piped directly to the holding pond.

Wetlands are noted on the north and northeast portions of the parcel. The wetlands to the north will be temporarily disturbed for installation of the storm sewer. Restoration of this portion of wetland is noted for restoration following completion of this work.

DreamPak's parcel is heavily landscaped along both S. Calhoun Rd. and W. Ryerson Rd. Landscaping for this project is limited to reseeded as required in all disturbed areas. In order to install storm water infrastructure and construct the building addition, existing trees are required to be removed. Following a tree survey, nine (9) trees are noted for removal. These nine (9) trees will either be replaced on site or a fee will be paid in lieu of replacement.

All additional exterior lighting on site will be wall pack style fixtures installed on the warehouse addition itself. The exterior photometric plan and lighting specifications are provided for your review.

If any of the commission members, city planning department members, or the general public have any questions regarding DreamPak addition or site layout please feel free to contact Keller, Inc. at any time. Thank you all for your consideration of this project.



# Keller

## DreamPak Addition Narrative

---

**OWNER**

Gamay Holdings, LLC  
Waleed Gamay  
17100 W Ryerson Rd  
New Berlin, WI 53151

**ARCHITECT/  
BUILDER**

Keller, Inc.  
Luke Sebald (Project Manager)  
Chris Manske (Architect)  
W204 N11509 Goldendale Road  
Germantown, WI 53022  
(262) 250-9710 office  
(414) 397 0526 cell  
lsebald@kellerbuilds.com

**CIVIL**

Ruekert Mielke  
Colin Meisel  
1400 Lombardi Ave, Suite 101S  
Green Bay, WI 54304  
(920)-393-6551  
cmeisel@ruekert-mielke.com

