

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD, GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, October 14, 2019 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room

- I. **CALL TO ORDER** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES** September 23, 2019
- V. **NEW BUSINESS**
 - A. The Sigma Group, Inc., Agent for Glue Dots International and the Ellsworth Corporation, Property Owner - N117 W18711 Fulton Drive, W186 N11687 Morse Drive and W188 N11614 Maple Road. Conditional Use Permit (CUP) for Storage of Hazardous Chemicals within a Groundwater Protection Overlay Zoning District, Site Plan Review for a 68,387 sqft Industrial Building Expansion & a Certified Survey Map (CSM) to Combine Parcels [**PUBLIC HEARING & ACTION**]
 - B. Clean Harbors Industrial Services, Inc., Agent for Veolia ES Industrial Services Inc., Property Owner - N104 W13275 Donges Bay Road. Conditional Use Permit (CUP) for Storage of Chemicals, Flammable Liquids and Gaseous Substances; and Recycling Collection and Processing. [**PUBLIC HEARING**]
 - C. Andrew Schott for Reflective Contracting Services LLC, Agent for Thomas H. & Gina L. Lange, Property Owners - N96 W16042 County Line Road. Conditional Use Permit (CUP) for "Construction Services/Contractor Shop & Site Plan Review for Building Improvements. [**PUBLIC HEARING**]
 - D. Community Development Department – Proposed Zoning Code Text Amendments (Section 17.51 regarding Public Notification Procedures and Protest Petitions). [**PUBLIC HEARING & ACTION**]
 - E. Ryan Rahl, Agent for Rahl & Associates and Apex Hotel Investments, Property Owner of Country Inn & Suites by Radisson. Site Plan Review for Exterior Building Renovations and Sign Review [**ACTION**]
 - F. David Leszczynski for Germantown Acquisition LLC, Property Owner - W124 N11749 Wasaukee Road, 29.41 Acres. Final Subdivision Plat for the 12-Lot Woodland Ponds Estates Development. [**ACTION**]
 - G. Michaels Signs & FASTSIGNS of Racine, Agents for Towne Realty, D/B/A Zilber Property Group & TI Investors of Germantown I LLC, Property Owner - W210 N12805 and W210 N12855 Gateway Crossing. Sign Review [**ACTION**]
 - H. Village of Germantown Public Works Department, Agent for the Village of Germantown, Property Owner - N114 W14421 Wrenwood Court. Site Plan Review for a Lift Station. [**ACTION**]
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

PLAN COMMISSION MINUTES

September 23, 2019

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 pm.

ROLL CALL: Chairman Dean Wolter, Trustee David Baum, Commissioners Peter Nilles, Matt Kimmler, Tony Laszewski and Bob Williams were present. Commissioner Bill Shadid was absent and excused. Also present were Associate Planner Emily Zandt and Planning Assistant Lori Johnson. Community Development Director Jeff Retzlaff was absent and excused.

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Baum second Nilles to Approve the minutes from 9-9-19.

MOTION to Amend Baum second Nilles to correct page 4, the motion to reconsider the Gehl Foods PDD, carried 5-2.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

MOTION Baum second Laszewski to go to Agenda Items B & C first.

MOTION carried unanimously.

Shaun & Amanda Farrell - W167 N10994 Western Avenue. The property owners are seeking approval to install a fence within an existing drainage easement. Associate Planner Zandt summarized the proposal.

MOTION Baum second Kimmler to Approve the zoning permit application to install a 4'-6' fence be located approximately 8' into the existing 20'-wide drainage easement on the north side of the property and 10' into the 10'-wide drainage easement on the east side of the property located at W167 N10994 Western Avenue with the following conditions:

- 1. An agreement between the property owner and Village shall be recorded stating that if for ANY reason the Village needs to access the easement to maintain or replace the infrastructure, the property owner is responsible for the cost of removal and/or replacement of the fence and/or any other improvements which encroach into the easement. The property owner shall be responsible for the cost of preparing and recording said agreement.***
- 2. Diggers hotline shall be called prior to work to identify the location of the pipe in that immediate area. The fence shall stay a minimum of 2 feet away from any marked infrastructure.***

Discussion followed. Chairman Wolter explained that because there is a sewer located on the north property line, the fence may need to be removed if there is a break or if work needs to be done to fix an issue. Ms. Farrell said she was OK with the conditions.

MOTION carried unanimously.

Top Leaf Development, agent for Harvest Hills Subdivision LLC - Southeast corner of Freistadt Road and Harvest Ridge Road. The request is for approval of a monument ground sign for the Harvest Hills Subdivision. Associate Planner Zandt summarized the proposal.

MOTION Baum second Nilles to Approve the proposed permanent real estate sign for the Harvest Hills Subdivision with the following condition:

- 1. The proposed sign and landscaping must be located within the designated Landscape and Sign Easement as shown on the approved Harvest Hills Subdivision final plat and must be a minimum of 5 feet from the road right-of-way.***

Shari Waggoner, Top Leaf Development, explained the vision triangles had been eliminated and were not on the final plat recorded at the County. The vision triangle is located in the right-of-way.

MOTION to Amend Baum second Kimmler to add a 2nd Condition that staff clarify the final location with the Engineering Department.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Gehl Foods - N116 W15970 Main Street. Site Plan application for a 22,500 sqft addition and parking lot expansion to the production facility. Associate Planner Zandt summarized the proposal.

Discussion followed. Commissioner Kimmler questioned the type of street tree to be planted along the stamped concrete at the south elevation and asked how tall the electrical wires were there. He said this wasn't an ideal spot for trees and suggested planting an ornamental type tree like a Japanese Tree Lilac or Crabapple.

MOTION Kimmler second Laszewski to Approve the site development & building plans for the proposed 22,500 sqft building addition and 49-stall parking lot expansion to the Gehl Foods production facility located at N116 W15970 Main Street subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural & engineering plan sheets dated 9-18-19, the landscaping plan sheets dated 9-18-19 and 7-18-19 unless said plan sheets are revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission.***
- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. Gehl Foods shall obtain building/raze permits as necessary prior to any demolition work on the existing residential structures to be removed in the location of the proposed building expansion. Gehl Foods is advised to contact the building inspector and water & sanitary sewer utility departments to discuss decommissioning requirements for the remaining utility services serving any structures to be razed.***
- 4. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 5. All technical issues and plan corrections identified by the Public Works Director (see September 20, 2019 memo from the Public Works Director) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit.***
- 6. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.***
- 7. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***

MOTION to Amend Kimmler second Baum that the trees planted on the south elevation are Japanese Tree Lilacs or something similar, an ornamental tree that that won't be a problem with the wires in the future and survive that type of environment.

Craig Lemieux, CEO Gehl Foods, said he would commit to upkeeping the trees and replace the dead trees. He thanked the Plan Commission for moving this forward and wanted to reassure them that under his watch the company will walk the talk in regard to company engagement. He explained a new project was started that will reduce traffic coming in and the offloading of nitrogen. Additionally other commitments include removing a smaller silo on Main Street, 2 street trees east of the railroad tracks will be replaced, the chain link fence south of the east parking lot will be maintained, 5 feet of green space will be added along the east parking lot, and the fence line on Hwy. 145 will be cleaned and maintained. He said under this management team and his direction, they want to be a better a partner with the Village, good stewards of the company and also the neighbors.

Trustee Baum said other things were brought up at the neighborhood meeting including the shared parking lot on Main Street. He said parking was allowed on the south side of Main Street but then the no parking signs went up. He asked what can be done to get that parking back again. Mr. Lemieux said when the lots were open to the public, the employees would try to park there but they were full. He agreed that was a conflict that should have been brought forward for discussion. Trustee Baum said the residents agreed to the Gehl expansion because of the other things that were discussed including additional parking on Church Street or on the apartment property. Robert Garcia, Plant Manager for Gehl's, stated they want to involve the neighbors that live on the street regarding the use of the parking spaces and make sure they are OK with letting bar patrons access the parking lot including the possible repercussions with that. Alex Kerr, Gehl Foods, said there are other things they still want people's opinions on including the use of parking after business hours with proper signage, the store and how it will look and the mural corner.

Trustee Baum stated he wants to see all the details regarding the things discussed at the neighborhood meetings that got people to agree to the expansion before the approval moves forward. Chairman Wolter said Resolution 55-2019 does have some of those improvements listed but parking that is not controlled by Gehl's is a Village discussion with business owners. He said in regard to the site plan we have indicated that we would like them to give us public shared use of the parking lot located on the office building property after hours and on the weekends. The other shared parking got out of hand and Gehl's people couldn't park there and then the signs went up.

Mr. Lemieux said he wants to be a better steward of the community, but they can't do everything right away. Chairman Wolter stated he likes the way it looks. Trustee Baum said a lot of other stuff was said and he wants to see that including what we are getting. Discussion continued.

Mr. Lemieux said they're up against the clock and that they'll keep working through the process. He said they have taken a fair amount of criticism and asked to give the company some credit for reaching out. He said he has a budget and concerns but wants to make it look good. The expansion is a step forward. Trustee Baum agreed that a lot was done in a short amount of time.

Chairman Wolter said he liked the views of the corner adding he thought it helps to enhance the corner and address the concerns of the neighbors. He appreciates that Main Street will get a readdress in this area. And he appreciates the old look of the history of the silo area and looks forward to the plans across the street and bringing new life and purpose to the building. He said he believes the CEO will follow through with reinforcement and commitment to Gehl's and to Germantown.

MOTION carried unanimously.

Anderson Brothers Construction - W188 N10707 Maple Road. The property owner is seeking approval of a site plan for façade improvements to the existing multi-tenant retail building. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the building plans submitted for the proposed façade improvements for the existing multi-tenant commercial building located at W188 N10707 Maple Road subject to the following conditions:

- 1. The façade improvements shall be extended a minimum of 20 feet on at the north and south building elevations (or at least as far as needed to include the window and door elements on those elevations).***
- 2. The stone veneer pillars and EIFS panels should be constructed to provide some degree of articulation and not simply be or appear as “flat” elements on the exterior wall. The amount of EIFS proposed should be reduced by adding additional stone veneer or other building elements, including but not limited to a decorative roof feature above the northernmost entrance (shown as the Grand Appliance entrance).***
- 3. Additional landscaping along/within the front (west) yard shall be installed, including street/shade trees along the internal driveway (in an amount equal to one tree per 25’ of street frontage with a min. planted size of 3” dia) and a prominent landscape element comprised of ornamental trees and deciduous and evergreen shrubs around the base of the pylon sign in the street yard. A landscape plan showing these features shall be submitted to the Village Planner for review/approval prior to occupancy. Landscaping installation may be deferred until spring 2020.***
- 4. If any new exterior lighting is proposed, a lighting plan shall be prepared consistent with the Village’s Outdoor Lighting Guidelines and be submitted to the Village Planner for review/approval prior to installation.***
- 5. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission. Temporary signs also require sign permits from the Community Development Department.***
- 6. The parking lot on the north side of the building shall be paved and marked consistent with the Village’s parking requirements within six (6) months after plan approval.***
- 7. The standard occupancy bond requirement (\$20,000) shall be required at the time of building permit issuance and returned upon successful completion of the approved site development, building and landscaping improvements.***

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:55 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

**CERTIFIED SURVEY MAP (CSM),
CONDITIONAL USE PERMIT & SITE PLAN APPLICATIONS**
10/14/19 Plan Commission Meeting

**JAKnetter Architects, Inc. / Harwood Engineering /
The Sigma Group, Inc / Glue Dots International**

Village Planner Report

Germantown, Wisconsin

Summary

Tom Olenjniczak, Harwood Engineering, agent for Glue Dots International, is requesting approval of a Certified Survey Map (CSM) to combine three parcels into one; Robert Peschel, PE, The Sigma Group, Inc, agent for Glue Dots International is requesting approval of a Conditional Use Permit (CUP); and Jay Knetter, JAKnetter Architects, Inc, agent for Glue Dots International is requesting approval of Site Development and Building plans for the property located at W186 N11676 Morse Drive in the Germantown Industrial Park.

Location: East of Maple Road, south of Fulton Drive, and west of Morse Drive
N117 W18711 Fulton Drive & W186 N11676 Morse Drive, Germantown

Property Owner: Glue Dots International
Erica Roberts
N117 W18711 Fulton Drive
Germantown, WI

Current Zoning: M-1: Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Institutional (Fire Station)	I
East	Industrial	M-1
West	Industrial	M-1



Background/Proposal

Glue Dots International is requesting approval of a Certified Survey Map (CSM) to combine three parcels into one, approval of a Conditional Use Permit (CUP), and approval of Site Development and Building plans for the expansion of the property located at W186 N11676 Morse Drive in the Germantown Industrial Park.

Glue Dots International is a subsidiary of Ellsworth Adhesives and a specialty manufacturer focused on pressure sensitive and hotmelt adhesives, converting services, and instant adhesive products for the industrial, commercial, and consumer market. This project will combine three existing Ellsworth Adhesives companies (Glue Dots International, The Glue Factory, and Heartland Adhesives) into one campus. Glue Dots International currently has 50 employees operating Monday through Friday. The proposed expansion would allow for 10 additional positions to be added. Details of each application are provided below.

Certified Survey Map (CSM)

The proposed CSM combines three parcels into one 7.8951-acre parcel. This will allow the existing building on the north side of the property to be enlarged with an addition on to the south.

Conditional Use Permit (CUP)

Glue Dots International is requesting a CUP for the storage of Hazardous Chemicals within a Groundwater Protection Overlay Zoning District (as required by Chapter 17.40.11). The Germantown Groundwater Technical Review Committee met on September 10, 2019. The Glue Dots International Site is located within the Wellhead Protection Area for Well #5 and Well #7, which are recharge areas for municipal water supply wells. Application documents submitted include:

- a) A site plan map with all building and structure footprints, driveways, sidewalks, parking lots, stormwater management structures, groundwater monitoring wells, and 2-foot ground elevation contours.*
- b) A business plan and/or other documentation which describes in detail the use, activities, and structures proposed.*
- c) An environmental assessment report prepared by a licensed environmental engineer which details the risk to, and potential impact of, the proposed use, activities, and structures on groundwater quality.*
- d) An operational safety plan, which details the operational procedures for material processes and containment, best management practices, stormwater runoff management, and groundwater monitoring.*
- e) A contingency plan which addresses in detail the actions that will be taken should a contamination event caused by the proposed use, activities, or structures occur.*

Site Development & Building Plans

Detailed site development and building plans have been prepared for the proposed 68,387-square foot addition to the existing building on the north portion of the property. This project will include the demolition of an existing 12,163-square foot facility located on the property (The Glue Factory). As detailed in the plans, the site and building will have the following characteristics:

Site Improvements

- Construction of parking along the west side of the proposed addition, totaling 129 spaces on the entire site, including 5 ADA Compliant spaces near the entrance to the new office area
- A right-turn only access drive off of Maple Road, with signage
- New driveway access off of Morse Drive for access to an overhead door on the east façade of the proposed building
- Construction of a stormwater basin in the southwest corner of the site
- Installation of a retaining wall near the west property line, east of Maple Road, and along the northeast edge of the stormwater basin, and landscaping near the parking lot and building foundation
- Tanker off-load station
- Exterior Dust Collection and Chiller
- Exterior Nitrogen Storage Tank on the east side of the proposed addition

Building Improvements

- 68,387-square foot two-story addition (resulting in a 129,639-square foot building footprint) including:
 - o 2-story office area (totaling 12,006 square feet)
 - o 2,150-square foot mezzanine
- Painted load-bearing precast panels which match the painting scheme of the existing building pre-cast concrete wall panels w/ smooth finish (29' parapet and 32' max wall height)
- Decorative metal panels
- Six (6) elevated shipping docks and two (2) overhead doors (south elevation)
- At-grade overhead door along east elevation of proposed addition
- Roof-mounted and screened mechanicals

Storm Water Management. A total of 88,949.52 square feet of impervious surfaces are proposed to be added to the site as part of the proposed site improvements. The total area of impervious surface on the site will be 5.196 acres or 226,338 square feet or 66.5% of the total 7.814 acres leaving 33.5% of the site as pervious surface/open space. A wet detention basin is proposed for the southwest corner of the site, along Maple Road. Storm sewer, catch basins, overflow routes, and outlet control are provided with connections to this basin. A total of 4.451 acres of area will be disturbed for this project. The submitted Erosion Control Plan includes silt filter fence, erosion control matting in graded areas and swales, and soil stabilization.

Landscaping & Buffering. Landscaping is proposed along the east, west and south sides of the proposed building addition. To the extent possible existing trees will be maintained. and within the parking area. Plantings include a variety of deciduous street and shade trees, ornamental trees, evergreen trees, deciduous and evergreen shrubs, perennial plantings and ornamental grasses.

Lighting. Additional exterior lighting of the site and building includes:

- (9) LED cut-off style pole-mounted fixtures mounted on a 22' pole with 3' base (total height: 25') for parking lot illumination
- (8) LED cut-off style wall-mounted fixtures illuminating the loading dock area
- (6) LED Downlight & Wall Wash under canopy at the primary employee/visitor

entrance.

- (5) LED Bollard style (cut-off) light fixtures near the office entrance
- (7) LED cut-off style wall pack on west, south, and east sides of the building
- (2) LED landscaping/sign illuminating fixtures

Signage. A monument sign “placeholder” is shown in the west side of the site along Maple Road. A separate sign permit application, meeting the requirements of Chapter 17.46, shall be submitted for all proposed signage.

Staff Comments

Community Development: Planning & Zoning

The Village’s Wellhead Protection regulations (Section 17.40 of the Zoning Code) were adopted in 2010. With respect to existing businesses located within a Wellhead Protection Zone, as in the case of Glue Dots International, the Glue Factory and Heartland Adhesives (all existing businesses to be combined into one facility), the Village is effectively obligated to issue a CUP provided such businesses provide a business plan, environmental assessment, operational safety plan, and a contingency plan (including spill prevention/containment) to the Village. As indicated in the CUP application materials, Geotechnical Soil Borings were completed on the Glue Dots Site on September 13, 2019. At this time, the environmental assessment report is not complete, but will be following completion of the building expansion design and the geotechnical report. The operational safety and contingency plans will need to be approved by the Fire Department.

Additional landscaping along the west, south, and southeast property lines was requested by Planning staff and provided in a revised set of drawings.

The proposed parking spaces should be a minimum of 180 square feet in size. The site plan should be updated to reflect compliance with this requirement.

Final specifications for the proposed nitrogen tank (current estimated height is 10’6”), chiller and dust collector systems have not been submitted. This information must be submitted prior to approval of a building permit. The proposed screening for this area will include a 7’ tall privacy fence with landscape screening on the east side of the tanker off-load access drive.

Public Works/ Village Engineer/Village Surveyor

The Village Engineer and Public Works Department staff have identified several technical issues and plan revisions that need to be resolved or otherwise addressed by the Developer prior to commencing construction activities and issuance of a building permit. Consequently, Staff is recommending conditional approval of the site development and building plans subject to all of the outstanding items and issues identified in the following review memos being resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to commencing any site construction and prior to issuance of a building permit for the proposed Glue Dots facility:

- August 26, 2019 memo from Village Surveyor
- September 30, 2019 memo from Village Engineer

Fire & Police Departments

1. One approved fire hydrant per village water utility standards shall be installed in the SE corner of the trucking lot.
2. Location of FDC to be approved by GFD.
3. Additional fire alarm annunciator may be required. Fire alarm equipment locations to be approved by GFD.
4. H-3 occupancy locations require emergency operational plan prior to occupancy.
5. Backup emergency power or communications may be required in H-3 areas.
6. Additional Knox box required at new fire protection room.
7. A Knox Box shall be installed at a location to be determined by GFD.
8. Fire sprinkler and alarms are required by IBC based on occupancy class.
9. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access.

Community Development: Inspection Services

Inspection Services has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond.

VILLAGE PLANNER RECOMMENDATION*Conditional Use Permit (CUP)*

APPROVE a Conditional Use Permit for Glue Dot International to allow the storage of Hazardous Chemicals within a Groundwater Protection Overlay Zoning District subject to the following conditions:

1. The applicant shall submit a final Environmental Assessment to the Village upon completion of the building expansion design and the geotechnical report.
2. The applicant shall submit a final business, operational and contingency plan to the Fire Department for review and approval within ninety (90) days after CSUP approval.

VILLAGE PLANNER RECOMMENDATION:*Certified Survey Map (CSM)*

APPROVE the Certified Survey Map (CSM) to create the 7.895-acre parcel subject to the following conditions:

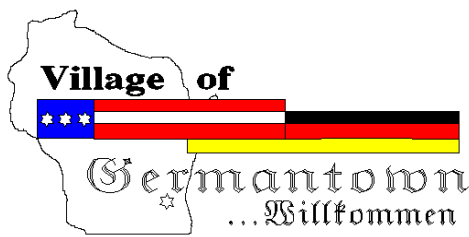
1. The CSM shall be revised to reflect the Village Surveyor comments contained in the August 26, 2019 review memo prior to recording the CSM.

VILLAGE PLANNER RECOMMENDATION:

Site Development & Building Plans

APPROVE the site development and building plans for the 7.8951-acre Ellsworth (Glue Dots International) property and the 68,387-square foot addition to the existing building located at N117 W18711 Fulton Drive subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
 - a. *Architectural and civil plans for Glue Dots International submitted October 10, 2019 (revised);*
 - b. *Landscaping plans dated October 10, 2019 (revised);*
 - c. *Lighting plans dated October 10, 2019 (revised).*
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
4. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to commencing construction or issuance of a building permit for the Glue Dots International facility addition.
 - a. *September 30, 2019 memo from Village Public Works Director*
5. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
6. Prior to the issuance of a building permit, a revised site plan shall be submitted to show compliance with the parking stall minimum size of 180 square feet.
7. Final specifications for the proposed nitrogen tank, chiller and dust collector systems shall be submitted prior to the issuance of a building permit.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: August 26, 2019

Re: Glue Dots CSM

Jeff,

Here are my review comments for the CSM received 8-20-2019.

Certified Survey Map

Applicant or Owner: Glue Dots International

Land Surveyor/Firm: Mike Berry, PLS – Capitol Survey Enterprises

1. A notary signature block is required for all signatures including Village plan commission and Board approval certificates. Please add the notary signature blocks as needed.
2. Incorrect Planning Commission Secretary's name on the Village Planning Commission Certificate. The correct secretary's name is Laura A. Johnson.
3. Add the name and title of the corporate officer signing the Corporate Owner's Certificate.
4. There are two (2) misspelling of the word "Germantown" in the Corporate Owner's Certificate. These need to be replaced.
5. What will the status of the existing masonry building be located at W186 N11687? Will that building be razed or absorbed into the new addition? Please place the new status of the building on Sheet 1 of 3.
6. Show original lot lines of Lot 1 of Certified Survey Map No. 3266, Lot 1 and Outlot 1 of Certified Survey Map No.4116 as a screened or dashed linetype.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 on compact disk (CD) or via email to the Village Surveyor.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map or Final Subdivision Plat, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.

September 16, 2019

Project Reference #18858

Via email: jretzlaff@village.germantown.wi.us

Groundwater Technical Review Committee
c/o Mr. Jeff Retzlaff, Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

**Subject: Environmental Assessment Report
Glue Dots International Building Expansion
N117W18711 Fulton Drive
Germantown, WI 53022**

Dear Committee Members:

The Glue Dots International (GDI) facility located at N117W18711 Fulton Drive, Germantown, WI, submitted their proposed building expansion project to the Village of Germantown Plan Commission on August 19, 2019. After submitting to the Plan commission, GDI was informed by the Village of Germantown that GDI is subject to the Wellhead Protection Ordinance because the facility is located within the Village's Groundwater Protection Overlay District for Well #5 and Well #7 and because the facility uses Hazardous chemical identified by OSHA criteria, 40 CFR 370. Accordingly, a Conditional Use Permit (CUP) is required.

In accordance with Village of Germantown City Ordinance #15-10 Wellhead Protection 17.40 established by the Wisconsin Legislature in § 62.23(7)(a) and (c), Wisconsin Statue, on behalf of Glue Dots International (GDI), The Sigma Group, Inc. (Sigma) has prepared a Conditional Use Permit (CUP) Application including supporting documentation defined in 17.40.11(3) for the proposed GDI building expansion project. Supporting documentation defined in 17.40.11(3) includes the following:

- a) *A site plan map with all building and structure footprints, driveways, sidewalks, parking lots, stormwater management structures, groundwater monitoring wells, and 2-foot ground elevation contours.*
- b) *A business plan and/or other documentation which describes in detail the use, activities, and structures proposed.*
- c) *An environmental assessment report prepared by a licensed environmental engineer which details the risk to, and potential impact of, the proposed use, activities, and structures on groundwater quality.*
- d) *An operational safety plan, which details the operational procedures for material processes and containment, best management practices, stormwater runoff management, and groundwater monitoring.*
- e) *A contingency plan which addresses in detail the actions that will be taken should a contamination event caused by the proposed use, activities, or structures occur.*

The Site Plan Map was previously submitted on August 19, 2019 as the part of the Plan Commission Submittal; C1.20 – Grading Plan C1.50 – Existing Survey are provided as attachments to this CUP application to satisfy item 17.40.11(3)(a).

Sigma has prepared a Business, Operational Safety, and Contingency Plan to satisfy items 17.40.11(3)(b), (d), and (e). Sigma has also prepared a draft Environmental Assessment Report to satisfy item 17.40.11(3)(c). The Business, Operational safety, and Contingency Plan and the draft Environmental Assessment Report are included in the CUP application.

Currently, GDI is working with engineering and architectural consultants to finalize design details and conduct a geotechnical evaluation. Geotechnical soil borings were completed at the Site on September 13, 2019. GDI is currently waiting to receive the geotechnical report. GDI intends to finalize building expansion project design by mid-November. Additionally, Sigma is working on retrieving well construction information for Well #7. Therefore, Sigma will not finalize the environmental assessment report, included in the CUP Application until all the proposed building expansion design is finalized and the geotechnical report is reviewed.

Per conversation with the Village of Germantown Groundwater Technical Review Committee on September 10, 2019, the draft CUP is to be submitted by September 18, 2019 and is to be finalized within 90 days of draft submittal.

Please call or contact us should you have any questions or require additional information.

Respectfully submitted,

THE SIGMA GROUP, INC.



Robert Peschel, PE
Senior Project Manager
414.643.4150
rpeschel@thesigmagroup.com



Morgan Schroeder
Staff Engineer
414. 643.4103
mschroeder@thesigmagroup.com

cc: Erica Roberts – Glue Dots International

Attachment: Conditional Use Permit Application



Village of



Fee must accompany application

☒ \$1460 Paid _____ Date 9/16/19

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

Robert Peschel, PE

The Sigma Group, Inc

1300 West Canal Street

Milwaukee, WI

Phone (414) 643-4150

Fax (414) 643-4210

E-Mail rpeschel@thesigmagroup.com

PROPERTY OWNER

Erica Roberts

Glue Dots International

W186 N11676 Morse Drive

Germantown, WI

Phone (262) 437-7885

eroberts@gluedots.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Glue Dots International

3 PROPERTY ADDRESS

W186 N11676 Morse Drive, Germantown, WI

TAX KEY NUMBER

212972; 212955; 212996

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

The GDI site currently includes three parcels and two buildings; the 61,252 SF GDI facility, located at N117W18711 Fulton Drive, Germantown, WI and the 12, 163 SF Glue Factory building located at W186N11687 Morse Drive, Germantown. GDI is an adhesive manufacturer with 50 employees at the current GDI facility. The GDI facility operates Monday through Friday.

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

Chemical Manufacturers (Standard Industrial Classification major Group 28)

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations. GDI's site currently includes three parcels to be combined into one Certified Survey Map. It is proposed that the Glue Factory building will be demolished and the existing GDI facility be expanded to include a 68,387 SF building addition. The GDI building expansion project would result in a total footprint of 129,639 SF The proposed expansion will employ 10 additional employees and will operate Monday through Friday.

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

N117W18711 Fulton Drive, Germantown
Tax Parcel ID number: 212972
4.35-acres
PT of NW CSM 3266 Lot 1 V1412 P348

W186N11687 Morse Drive, Germantown
Tax Parcel ID number: 212955
2.62-acres
PT of SW NW Lot 1 CSM 4298 V1424 P447

W188N11614 Maple Road, Germantown
Tax Parcel ID number: 212996
1.00-acres
PT of SW NW DOC 1435599

SUPPORTING DOCUMENTATION:

7

- ☒ Site plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere
- ☒ Draft Environmental Assessment Report
- ☒ Business, Operational Safety, and Contingency Plan

READ AND INITIAL THE FOLLOWING:

8

EIR I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

EIR I will notify the Village if any aspect of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

EIR I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

Robert Rosch 9/16/2019
Applicant Date

Erica K. Rold 9/16/19
Owner Date

**GLUE DOTS INTERNATIONAL
GERMANTOWN, WISCONSIN
LEGAL DESCRIPTION**

September 2019

N117W18711 FULTON DRIVE, GERMANTOWN

LOT 1 OF CERTIFIED SURVEY MAP NO. 3266, PART OF THE NW 1/4 OF SECTION 21, T9N, R20E, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

4.35-ACRES

TAX PARCEL ID NUMBER: 212972

W186N11687 MORSE DRIVE, GERMANTOWN

LOT 1 OF CERTIFIED SURVEY MAP NO. 4116, PART OF THE NW 1/4 OF SECTION 21, T9N, R20E, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

2.62-ACRES

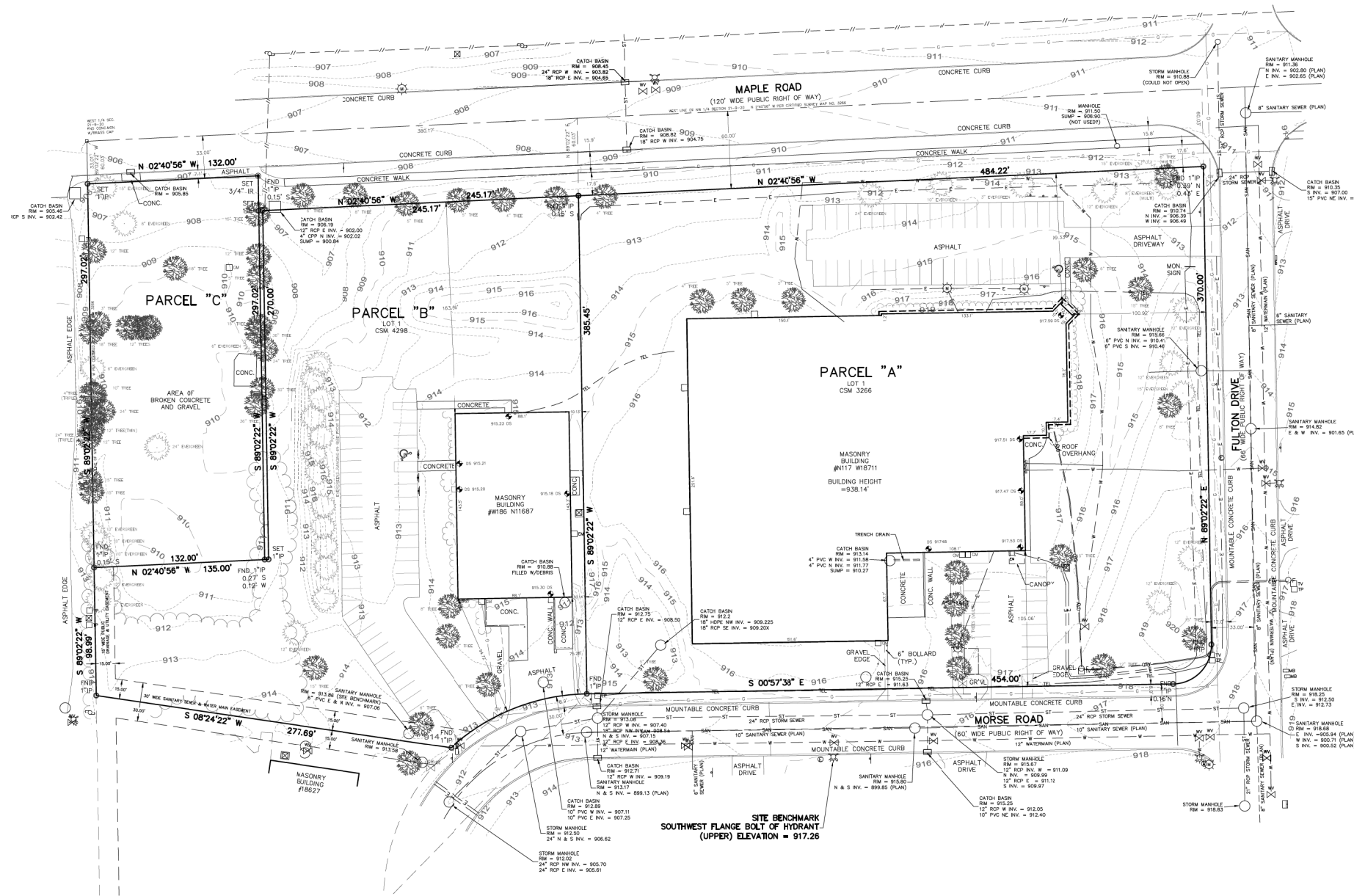
TAX PARCEL ID NUMBER: 212955

W188N11614 MAPLE ROAD, GERMANTOWN

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 21, T9N, R20E, AS DESCRIBED IN DOCUMENT NO. 1435599, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

1.00-ACRES

TAX PARCEL ID NUMBER: 212996



LEGAL DESCRIPTION:

PARCEL "A"

LOT 1 OF CERTIFIED SURVEY MAP NO. 3266, PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CONTAINING 189,887 SF, 4.36 ACRES

PARCEL "B"

LOT 1 OF CERTIFIED SURVEY MAP NO. 4116, PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CONTAINING 114,016 SQUARE FEET, OR 2.62 ACRES

PARCEL "C"

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, AS DESCRIBED IN DOCUMENT NO. 1435959, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CONTAINING 39,189 SQUARE FEET, OR 0.8996 ACRES

NOTES:

1. LEGAL DESCRIPTION FROM WASHINGTON COUNTY PUBLIC RECORDS.

2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 50131C0367D, WITH A DATE OF IDENTIFICATION OF 11/20/2013. IN COMMUNITY NO. 550472, VILLAGE OF GERMANTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. PROJECT BENCHMARK - REFERENCE BENCHMARK FOR THE WEST CORNER OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, CIRCLED CROSS SET IN EAST SIDE OF TOP OF HYDRANT, 3' ABOVE GRADE ELEVATION = 908.86.

5. SITE BENCHMARK - SOUTHWEST FLANGE BOLT OF HYDRANT = 917.26 (AS SHOWN).

LEGEND	
— SAN —	SANITARY SEWER
— ST —	STORM SEWER
— W —	WATER MAIN
— E —	ELECTRIC GAS LINE
— TEL —	BURIED TELEPHONE LINE
— E —	BURIED ELECTRIC LINE
— F —	BURIED FIBER OPTIC LINE
— U —	UTILITY FILE
— C —	CONCRETE UTILITY LINE
— CO —	CONCRETE UTILITY LINE
— M —	METAL FENCE
— P —	EDGE OF TREES AND BRUSH
— D —	DOOR SILL ELEVATION
— F —	FREE DEPARTMENT CONNECTION
— E —	ELECTRIC TRANSFORMER
— E —	ELECTRIC METER
— E —	ELECTRIC FEEDER
— E —	TELEPHONE BOX AT GRADE
— E —	TELEPHONE FEEDER
— E —	TV FEEDER
— E —	CABLE TV
— E —	AIR CONDITIONER
— E —	UTILITY POLE
— E —	WOOD SIGN
— E —	METAL SIGN
— E —	FLUOR PLATE
— E —	BOLLARD
— E —	YARD LIGHT
— E —	HYDRANT
— E —	WATER VALVE
— E —	GAS VALVE
— E —	MANHOLE
— E —	STORM MANHOLE
— E —	CATCH BASIN
— E —	CURB INLET
— E —	METAL LIGHT POLE
— E —	CONCRETE LIGHT POLE
— E —	WOOD LIGHT POLE
— E —	WOOD SIGN
— E —	FIBER OPTIC WAREHOUSE
— E —	DUTY WIRE

PLAT OF SURVEY WITH TOPOGRAPHY
FOR

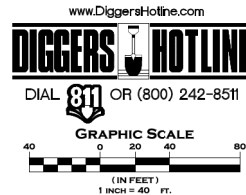
GLUE DOTS
W186 N11687 MORSE DRIVE
GERMANTOWN, WI

DRAWN BY:	NJF	DATE:	APRIL 30, 2019
CHECKED BY:	MJB	DRAWING NO.:	P - 1
CSE JOB NO.:	12 - 064	SHEET	1 OF 1

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREIN, WITHIN ONE (1) YEAR FROM DATE THEREOF.

APRIL 30, 2019
DATE

MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
REGISTERED LAND SURVEYOR S-2545



CONSULTANT



PROJECT INFORMATION:

GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

PLAN COMMISSION
SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
---	------	-------------

19 AUGUST 2019

PROJECT NUMBER PROJECT MANAGER

EXISTING SURVEY

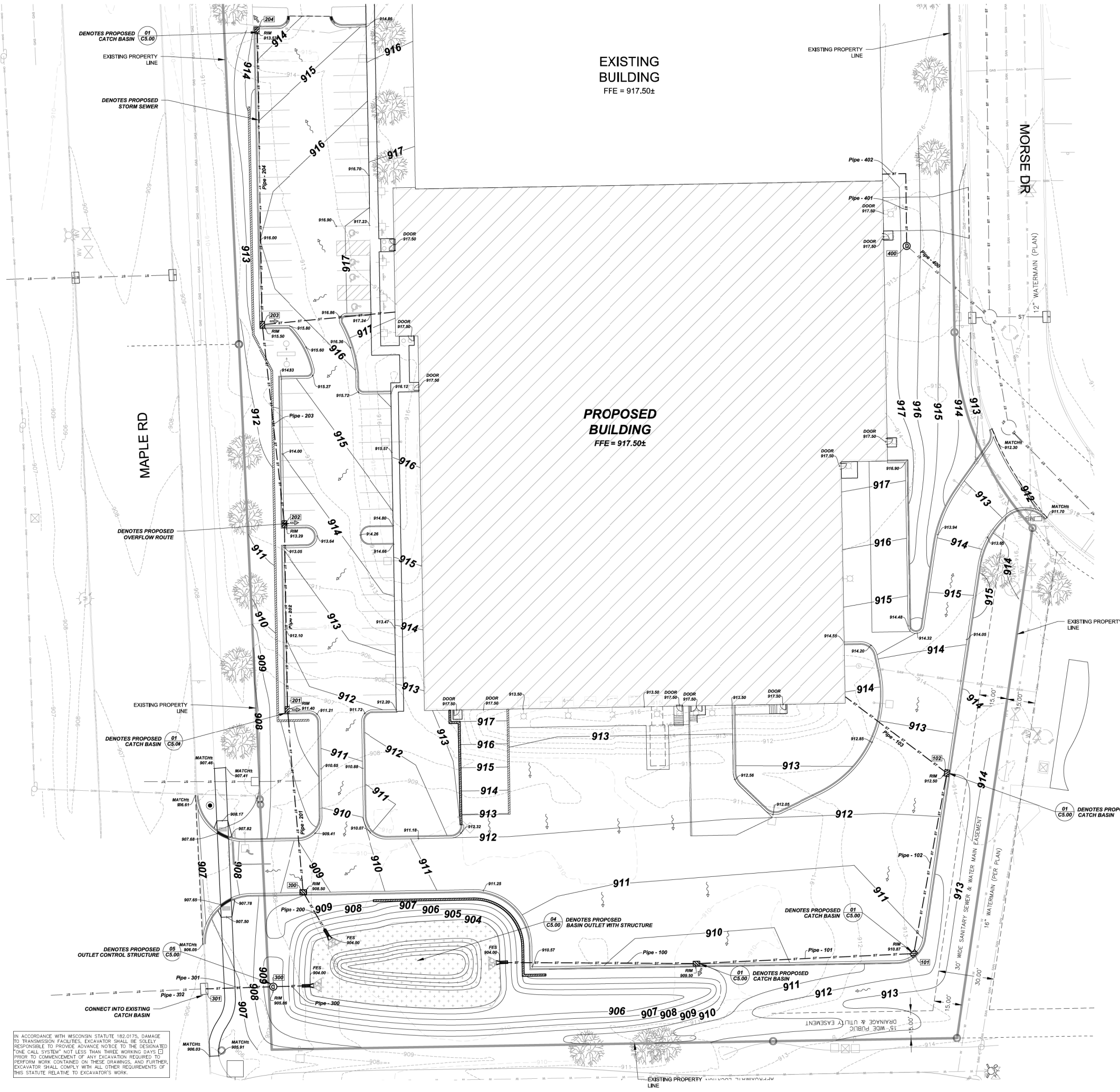
SCALE: 1" = 40'

C1.50

©JAKnetter
Architects

North





Storm Structure Table	
#	Structure Details
100	CATCH BASIN - CURB RIM = 906.50 Pipe - 101 = 905.06 Pipe - 100 = 905.06
101	CATCH BASIN - CURB RIM = 910.87 Pipe - 102 = 906.23 Pipe - 101 = 906.23
102	CATCH BASIN - CURB RIM = 912.50 Pipe - 102 = 907.22 Pipe - 103 = 907.22
200	CATCH BASIN - CURB RIM = 908.50 Pipe - 201 = 904.27 Pipe - 200 = 904.27
201	CATCH BASIN - CURB RIM = 911.40 Pipe - 202 = 905.26 Pipe - 201 = 905.26
202	CATCH BASIN - CURB RIM = 913.29 Pipe - 203 = 906.26 Pipe - 202 = 906.26
203	CATCH BASIN - CURB RIM = 915.50 Pipe - 204 = 907.34 Pipe - 203A = 905.34 Pipe - 203 = 907.34
204	CATCH BASIN - CURB RIM = 913.53 Pipe - 204 = 908.92
300	OUTLET CONTROL STRUCTURE (SEE DETAIL) RIM = 906.90 Pipe - 300 = 904.00 Pipe - 301 = 904.00
301	EXISTING CATCH BASIN - CURB RIM = 905.95 Pipe - 301 = 903.00 Pipe - 302 = 902.10
400	CATCH BASIN (STOA) RIM = 912.26 Pipe - 400 = 909.02 Pipe - 401 = 909.89

Storm Pipe Table				
Pipe Name	Size	Material	Length	Slope Description
Pipe - 100	12	PVC	106	1.00%
Pipe - 101	12	PVC	117	1.00%
Pipe - 102	12	PVC	99	1.00%
Pipe - 103	12	PVC	68	1.00%
Pipe - 200	12	PVC	27	1.00%
Pipe - 201	12	PVC	99	1.00%
Pipe - 202	12	PVC	100	1.00%
Pipe - 203	12	PVC	108	1.00%
Pipe - 203A	12	PVC	72	3.70%
Pipe - 204	12	PVC	158	1.00%
Pipe - 300	12	PVC	20	0.00%
Pipe - 301	12	PVC	37	2.88%
Pipe - 302	24	RCP	34	1.00% Existing Pipe
Pipe - 400	18	RCP	55	0.95% Existing Pipe
Pipe - 401	18	PVC	39	1.00%
Pipe - 402	18	PVC	13	1.00%



N116 W23217 STONE RIDGE DRIVE, SUITE 300
WALKESSHA, WI 53188 | www.jaknetter.com
office 262.513.9800 | fax 262.513.9815



CONSULTANT



PROJECT INFORMATION:

GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

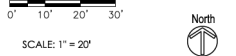
PLAN COMMISSION
SUBMITTAL

REVISIONS		
#	DATE	DESCRIPTION

19 AUGUST 2019

PROJECT NUMBER PROJECT MANAGER

GRADING PLAN



C1.20

©JAKnetter
Architects



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE-CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

September 16, 2019

Project Reference #18858

Groundwater Technical Review Committee
c/o Mr. Jeff Retzlaff, Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

**Subject: Draft Environmental Assessment Report
Glue Dots International Building Expansion
N117W18711 Fulton Drive
Germantown, WI 53022**

Dear Committee Members:

On behalf of Glue Dots International (GDI), The Sigma Group, Inc. (Sigma) has prepared this Draft Environmental Assessment Report for the proposed GDI Building Expansion project at the above-referenced property (the "Site").

The Site is located within the Wellhead Protection Area (WPA) for Village of Germantown Well #5 and Well #7 as established by Section 17.40, Germantown Code "Wellhead Protection Ordinance" (copy provided in **Attachment A**). Additionally, the site is also located in proximity to Village of Germantown Well #3.

Accordingly, a Conditional Use Permit (CUP) from the Village of Germantown is required for the proposed building addition construction. This document is intended to satisfy Section 17.40.11(3)(c) of the Germantown Code ("An environmental assessment report prepared by a licensed environmental engineer which details the risk to, and potential impact of, the proposed use, activities, and structures on groundwater quality.") and to be incorporated and submitted with other documents required in the Code to obtain the CUP for this project.

BACKGROUND INFORMATION

Project Site

The Site is located in the southwest ¼ of the northwest ¼ of Section 21, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin. Please see attached **Figure 1 Site Location Map** and **Figure 2 Site Plan Map**.

The GDI site is located within the Wellhead Protection Area for Well #5 and Well #7, an area of the Village of Germantown that lies within the recharge areas for municipal water supply wells, as defined in subsection 17.40.05 of City Ordinance #15-10 Wellhead Protection. Therefore, the GDI facility is subject to the regulations specified in the Wellhead Protection Ordinance, as previously stated. Please see **Attachment B - Village of Germantown Figure 1 – Wellhead Protection Areas**.

Figure 3 – Site Vicinity Map shows the location of Germantown Well #3, Well #5, and Well #7 in relation to the location of the GDI site. Well #5 and Well #7 are adjacent to each other and are located approximately

6,000 feet southeast of the Site. Well #3 is located approximately 2,100 feet east of the Site, and but it not located within its wellhead protection area.

Geology & Hydrogeology

Well #5: originally constructed on December 22, 1987 to a depth of 405 feet below grade. The geology encountered during the drilling of Well #5 is representative of the regional geology, although shallow unconsolidated soil deposits may vary locally. According to the Well Constructor's Report, the static water level is at a depth of 19 feet below grade. At Well #5, the geology included:

- 0 to 385 feet: Limestone
- 385 to 405 feet: Shale

Well #7: Information about Well #7 is pending. Sigma has requested this information from the Village.

Well #3: originally constructed in 1967 to a depth of 1,282 feet below grade and was reconstructed on August 10, 2018. Reconstruction of Well #3 involved abandonment from 965 to 1,286 feet below grade. The uppermost 531 feet of the well is sealed with steel casing such that groundwater originates from the deeper dolomite and sandstone formations between 531 feet and 965 feet below grade; the static water level is at a depth of 265 feet below grade. The geology encountered during the drilling of Well #3 is representative of the regional geology, although shallow unconsolidated soil deposits may vary locally. At Well #3, the geology included:

- 0 to 12 feet: Clay
- 12 to 375 feet: Outwash
- 275 to 510 feet: Shale
- 510 to 725 feet: Limestone/ Dolomite (well casing terminates in this unit)
- 725 to 1,282: Sandstone

Copies of the well construction reports and geologic log as provided by the Wisconsin Department of Natural Resources are included in **Attachment C – Well Construction Reports**.

Geotechnical soil borings are scheduled to be completed at the Site on September 13, 2019 to evaluate physical soil conditions and develop geotechnical recommendations for building, pavement and stormwater management system construction. Sigma will evaluate the findings when the report becomes available and summarize our findings in a subsequent submittal to the Village.

PROPOSED BUILDING EXPANSION PROJECT

GDI is a specialty manufacturer focused on pressure sensitive and hotmelt adhesives, converting services, and instant adhesive products for the industrial, commercial, and consumer use. GDI plans to upgrade and expand their existing facility in the Germantown Business Park to include a 68,387 SF building expansion. This building expansion will include the demolition of their adjacent facilities, The Glue Factory, in order to maximize usable area and connectivity of resources within a single building. The Glue Dots International expansion will be the next step in creating a single campus industrial facility that will merge three businesses together, GDI, The Glue Factory, and Heartland Adhesives.

The GDI site currently includes three parcels to be combined into one Certified Survey Map (CSM). This site has two buildings, the GDI facility, located at N117W18711 Fulton Drive, Germantown, WI and the Glue Factory building located at W186N11687 Morse Drive, Germantown. In an effort to maximize

usable area and connectivity of resources, it is proposed that the existing Glue Factory building will be demolished and the GDI facility be expanded. A pre-demolition hazardous materials inspection has been conducted by Sigma in accordance with United States Environmental Protection Agency (USEPA) and Wisconsin Department of Natural Resources (WDNR) regulations for the demolition of Glue Factory building with results pending analysis and interpretation.

Facility Design

Proposed architectural and civil engineering drawings are included in the CUP application package. Following is a brief overview of the relevant plan drawings as related to potential risks and impacts of the proposed Site development and operations.

- During construction, erosion control measures consistent with industry standards and regulatory requirements are specified on the civil engineering plans. No adverse affects to surface waters or groundwater are expected so long as the erosion control features are installed and maintained per the civil engineering plans.
- The 68,387 SF building expansion footprint is located within the 4.897-acre site which includes three parcels to be combined into one CSM. The building expansion will create a two-story facility that will merge GDI, The Glue Factory, and Heartland Adhesives.

The two-story building will have the following functional areas:

- o First Floor-Interior
 - Bulk Chemical Storage with secondary containment
 - Dry storage racks chemical/product
 - Adhesive process
 - Hot Melt Adhesive Process
 - Water-based Adhesive Process
 - Research and Development Lab
 - Electrical Room
 - Office Area
 - Fork Truck Charging
 - Maintenance Shop
 - Container Washroom
 - Compressor Room
 - Boiler Room
 - Shipping and Receiving Office
 - Liquid Nitrogen Bulk Storage
- o Second Floor-Interior
 - Office Area
 - Mezzanine
- o Exterior
 - Liquid Nitrogen Delivery curbed pad
 - Containment dock for delivery of chemicals
 - Loading and Unloading Truck Docks
 - Trash Compactor

- Dust Collection System
- Stormwater management system

Note: The design of the proposed building addition and related manufacturing processes is currently being finalized and is in expected to be completed by mid-November, 2019. At that time additional information will be provided to the Village.

Delivery/Transfer

Chemicals/product at the GDI facility are handled and transferred following written standard operating procedures. All vehicles entering the site for delivery will enter the GDI site (west side of site) off of Maple Road. Once entering the site, vehicles will back into the appropriate delivery/transfer area. Upon completion of delivery vehicles will exit to Morse Drive (east side of site). To ensure safety and line-of-sight, GDI will remove necessary trees along Maple Road. Delivery/transfer areas are described below.

- A containment dock will be located along the southeast corner of the building for bulk container deliveries. The maximum containment capacity for the containment dock is yet to be determined but is expected to be approximately 6,000 gallons. The containment valve will be shut during deliveries and will remain open at all other times. Stormwater collected in this area will be directed to the wet retention pond.
- Totes, drums, and pallets will be delivered using the loading dock area along the southern face of the building at the overhead doors. The overhead doors will be protected with a canopy cover.
- A tanker load area with concrete pad and curb will be located along the eastern edge of the building for liquid nitrogen deliveries. The maximum capacity of deliveries is yet to be determined but is expected to be less than 5,000 gallons.

Chemical/Product Storage

The GDI facility uses variety of hydrocarbon resins, oil and petroleum distillate products, and plasticizers in the manufacturing and ancillary processes. Chemicals/product used at the GDI facility are included in GDI's **Business, Operational Safety, and Contingency Plan** provided in the CUP application package. These materials will be in containers (tanks, totes, drums, etc.) that are compatible with their contents and will be stored in the following areas and in individual containers located at the point of use. The building expansion project will have the following chemical/product storage areas accompanied with necessary engineering controls and containment.

- Bulk containers are stored in an interior room, designed to provide secondary containment.
- Dry storage racks storing chemical/product containers will be contained by the building; floor drains are not located in the dry storage area.
- Liquid Nitrogen is stored in along the east side of the building in a tank.

As required, under the Emergency Planning and Community Right-to-Know Act (EPCRA), GDI will submit a SARA 302 notification should there be any Extremely Hazardous Substances (EHS) over the Threshold Planning Quantity (TPQ) located onsite and will submit SARA 313 Tier 2 Emergency and Hazardous

Chemical Inventory Forms as appropriate annually in accordance with the deadlines set forth in the regulation.

Additionally, GDI has a corporate Chemical Spill Procedure that describes the required response actions for both 'incidental spills' (i.e. less than 1 gallon) and those that require notification of their internal emergency response team and in accordance with 40 CFR 112 Spill Prevention, Control, and Countermeasure (SPCC) Regulation, GDI will prepare a SPCC Plan.

GDI's **Business, Operational Safety, and Contingency Plan** provides specific chemical/product storage information and is included in the associated CUP application package.

Stormwater Management

A stormwater management analysis was conducted by Harwood Engineering Consultants, dated August 19, 2019, and is included as **Attachment D – Stormwater Management Report**, for the 4.897-acre site. The report follows Village of Germantown, Milwaukee Metropolitan Sewerage District (MMSD), and WDNR requirements.

Proposed watershed conditions outlined in the attached Stormwater Management Report utilize a wet retention basin located in the southwest portion of the site, that will collect stormwater from the roof, south, and west portions of the site; this area accounts for approximately 3.816 acres, 78 percent of the Site. The wet retention basin will manage stormwater quantity and quality from the site. Precipitation that falls on the ground surface, pavements and green space surfaces, will follow ground surface topography and be directed to either storm sewer catch basins that discharge to the wet retention pond or local storm sewer. Municipal water and sanitary sewer utilities are present in the adjacent road right-of-ways to serve the Site in the future, as are other subsurface utilities (e.g., electric and communication lines).

The wet retention basin will manage stormwater quantity and quality from the site. The wet retention basin will be constructed using a clay liner to prevent seepage from the wet retention basin to the surrounding environment and groundwater; to ultimately protect the wellhead protection area. Stormwater runoff will generally be directed towards the wet retention basin and stormwater catch basins in the adjacent streets.

The Proposed Drainage Area Map for the building expansion project, included the associated CUP application package, shows the areas of the site and whether they will be directed to the wet retention pond or local storm sewer. The area of the site where delivery/transfer will occur will be constructed with a combination of concrete and heavy-duty asphalt with curb and storm sewer will capture and convey stormwater and any inadvertent spills of material to the wet retention basin in the southwest corner of the site.

The GDI facility operations are classified as Standard Industrial Classification (SIC) code: 28910200, adhesives . In accordance with NR 216, the facility will either obtain a general WPDES permit for stormwater associated with industrial activity or will apply for a 'No Exposure' exclusion. A Storm Water Pollution Prevention Plan (SWPPP) will be developed that will include Best Management Practices (BMPs) if a WPDES permit is issued. In addition, GDI will follow the Village of Germantown's Stormwater Maintenance Manual for Private Facilities.

Process Wastewater

The main sanitary sewer lateral will connect the new addition with the municipal system in Morse Drive at the southeast corner of the building and a sampling manhole will be installed immediately outside of the building for facility process wastewater sampling activities.

The floor drain system services the two new process, hot melt adhesives and water-based adhesives, included in the proposed building expansion project. The floor drain system also services the container washroom, constructed with a sloped floor directed to a floor drain. The floor drain system connects along the eastern area of the building interior. Any spills within the new addition, other than within the bulk storage containment area, would be contained within the building walls and collected at the sanitary sewer floor drains.

GDI's process wastewater is generated from the water-based adhesive process and wash operations and are subject to the Milwaukee Metropolitan Sewerage District's Rules, Chapter 11. Accordingly, the GDI will submit a Notice of Intent (NOI) to the District for authorization to discharge process wastewater from the facility. Chapter 11 also requires notification of any spills that are collected and conveyed to the sanitary sewer.

Further information about the facility operations is included in the associated CUP application package.

ENVIRONMENTAL ASSESSMENT EVALUATION

It is understood that all material handling and manufacturing operations will take place within the proposed building; the only outdoor operations will include bulk raw product delivery/transfer at the containment dock located along the southeast wall of the building, the curbed transfer location for liquid nitrogen along the east side of the building, and the overhead door delivery station located along the south side of the building. Sigma understands that GDI has a proven materials management track record and that these same raw and finished product handling practices will continue to be used in the expanded facility.

No adverse effects to surface waters or groundwater are expected so long as the storm sewer features are installed per the civil engineering plans and maintained.

It is understood that GDI will comply with all local, regional, state, and federal legislation as outlined in their **Business, Operational Safety, and Contingency Plan**, included in the associated CUP application package.

Therefore, it is Sigma's professional opinion that to the extent feasible, based upon scientific, engineering and economic factors, the proposed GDI building expansion project employs designs and technologies which are state of the art, such that they diminish the potential for wellhead contamination.

This document has been prepared by Robert Peschel, P.E., a licensed Professional Engineer in the State of Wisconsin. Mr. Peschel has over 30 years of experience as an environmental engineer and has completed numerous environmental site investigation, remediation, and brownfield redevelopment projects in Wisconsin. The document was also reviewed by Sigma's Geosciences Group Leader, Mr. Randy Boness, P.G.

Please call or contact us should you have any questions or require additional information.

Sincerely,

THE SIGMA GROUP, INC.

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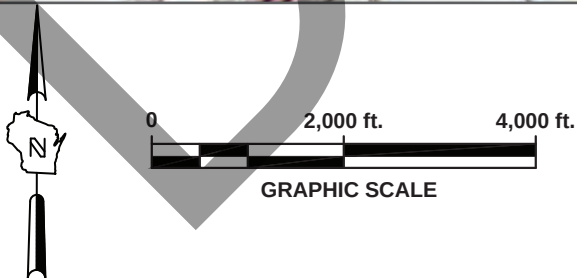
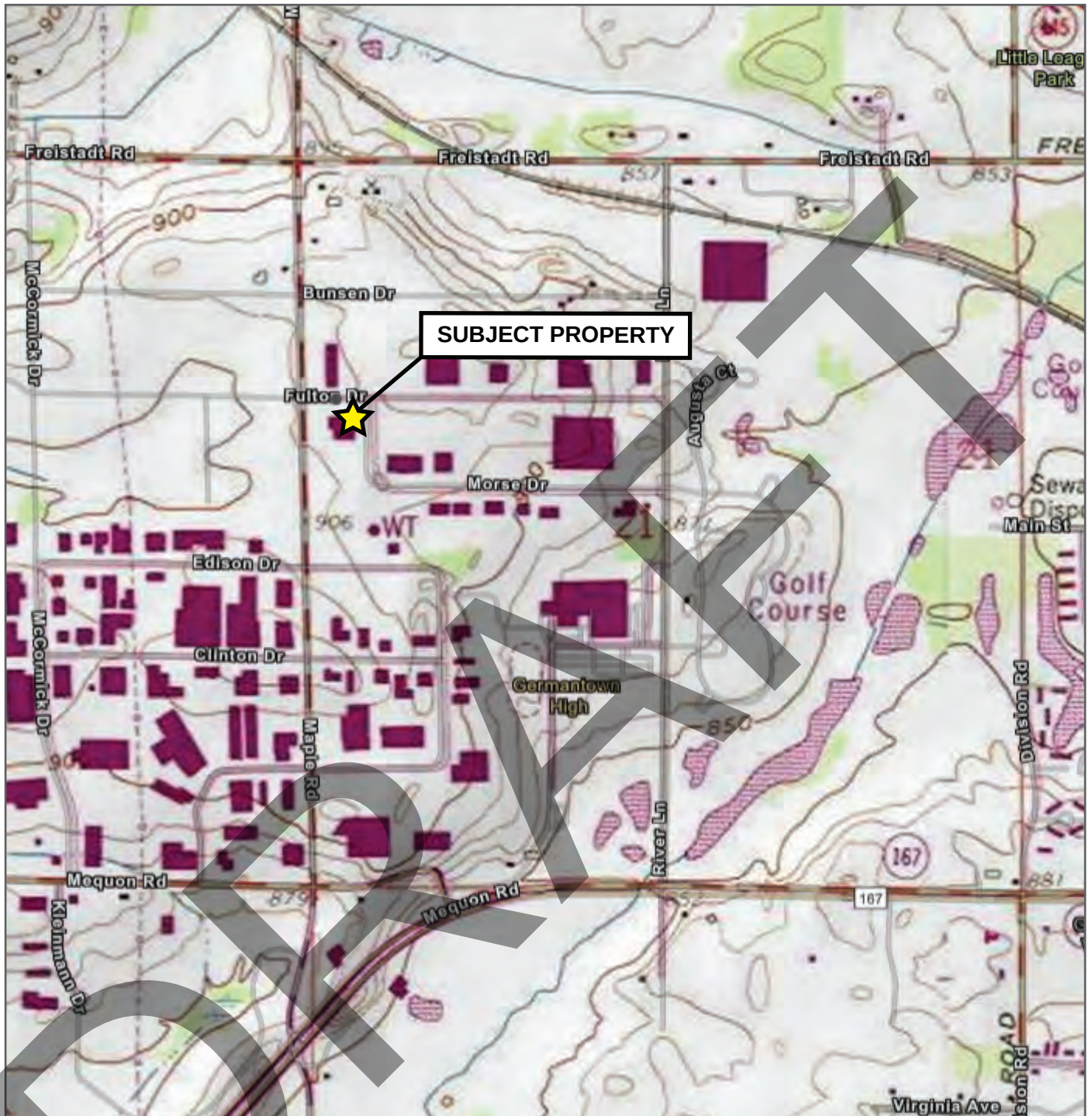
Enclosures:

Figure 1 - Site Location Map
Figure 2 - Site Plan Map
Figure 3 – Site Vicinity Map
Attachment A - Section 17.40, Germantown Code "Wellhead Protection Ordinance"
Attachment B - Village of Germantown Figure 1 – Wellhead Protection Areas
Attachment C – Well Construction Reports
Attachment D – Stormwater Management Report

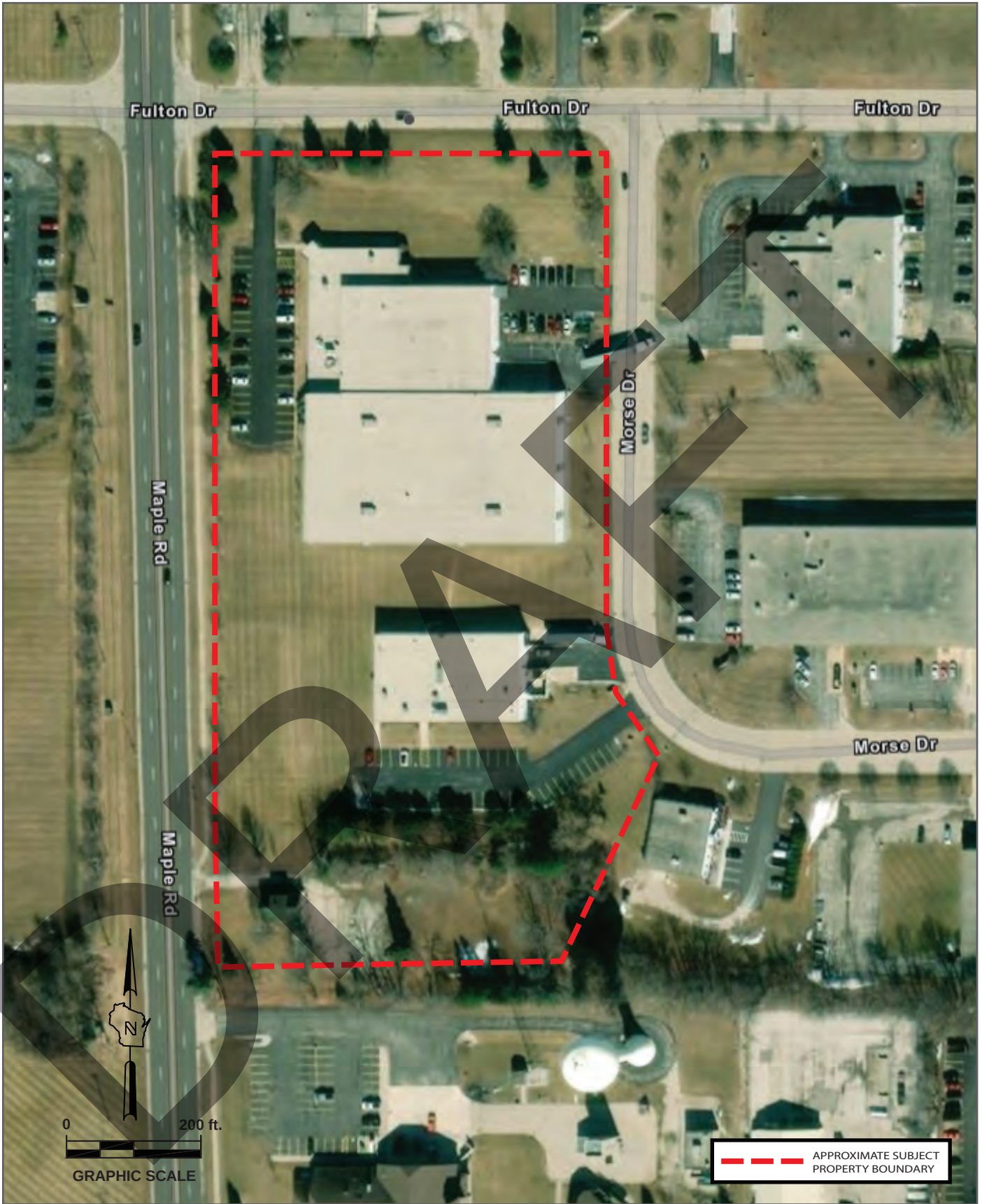
cc: Erica Roberts – Glue Dots International
Ric Miller – MC Group
Randy Boness, P. G. – The Sigma Group

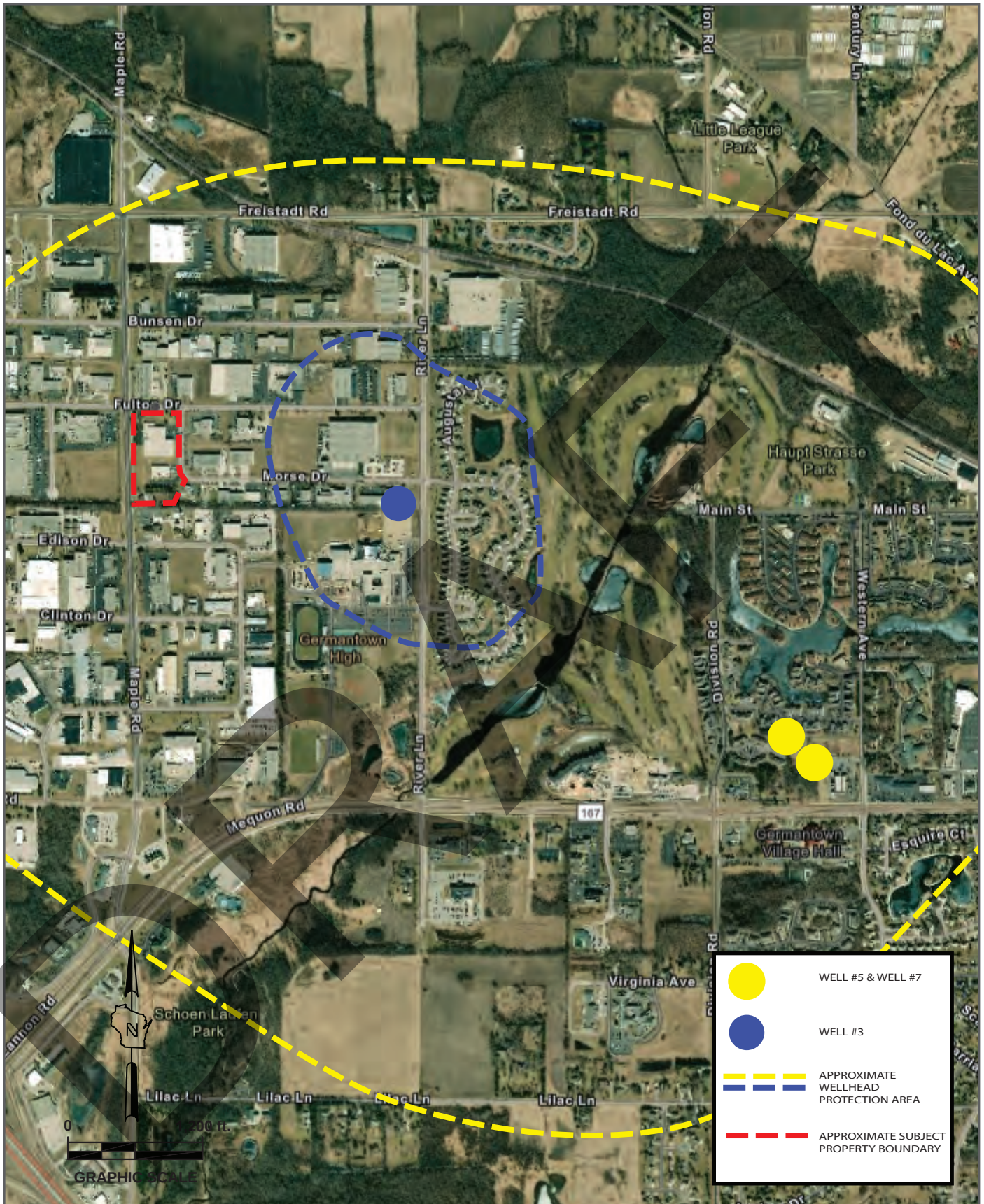
DRAFT

FIGURES



Located in the SW 1/4 of the NW 1/4, Section 21, T9N, R20E
 Germantown USGS MAP Quadrangle
 7.5 minute, 1 : 24,000 Topographic Map Collection





ATTACHMENT A

SECTION 17.40, GERMANTOWN CODE "WELLHEAD PROTECTION ORDINANCE"

17.40 - WELLHEAD PROTECTION. (Cr. Ord. #15-10)

17.40.01 PURPOSE AND AUTHORITY.

- (1) Purpose. The residents of the Village of Germantown depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of this Wellhead Protection Ordinance is to institute land use regulations and restrictions protecting the municipal water supply of the Village of Germantown and promote the public health, safety and general welfare of the residents.
- (2) Authority. Statutory authority of the Village to enact these regulations was established by the Wisconsin Legislature in §62.23(7)(a) and (c), Wis. Stats. Under these statutes, the Village has the authority to enact this ordinance to encourage the protection of groundwater resources.

17.40.02 APPLICATION OF REGULATIONS. The regulations specified in this Wellhead Protection Ordinance shall apply to those areas of the Village of Germantown that lie within the recharge areas for municipal water supply wells as defined in subsection 17.40.05, and are in addition to the requirements in the underlying zoning district, if any. If there is a conflict between this ordinance and the zoning ordinance, the more restrictive provision shall apply.

17.40.03 DEFINITIONS.

- (1) Aquifer. A saturated, permeable geologic formation that contains and will yield significant quantities of water.
- (2) Cone of Depression. The area around a well, in which the water level has been lowered at least 1/10 of a foot by pumping of the well.
- (3) Facilities. A general term referring to land uses, business operations, activities, developed property, or material stored.
- (4) Five-Year Time of Travel. The recharge area upgradient of the cone of depression, the outer boundary of which it is determined or estimated that groundwater will take 5 years to reach a pumping well.
- (5) Municipal Water Supply. The municipal water supply of the Village of Germantown.
- (6) Person. An individual, partnership, association, corporation, municipality or state agency, or other legal entity.
- (7) Recharge Area. The area which encompasses all areas or features that, by surface infiltration of water that reaches the zone of saturation of an aquifer, supplies groundwater to a well.
- (8) Thirty-Day Time of Travel. The recharge area upgradient of a well, or its cone of depression, the outer boundary of which it is determined or estimated that groundwater will take 30 days to reach a pumping well.
- (9) Well Field. A piece of land used primarily for the purpose of locating wells to supply a municipal water system.
- (10) Well. A boring into the earth for the purpose of extracting groundwater for supply to the municipal water supply.
- (11) Zone of Saturation. The area of unconsolidated, fractured or porous material that is saturated with water and constitutes groundwater.

17.40.04 GROUNDWATER TECHNICAL REVIEW COMMITTEE.

- (1) The Germantown Groundwater Technical Review Committee shall consist of all of the following:
 - (a) The Village Planner/Zoning Administrator.
 - (b) The Village Public Works Director.

- (c) The Village Engineer
- (d) The Fire Chief.
- (e) The Superintendent of the Water Utility.

(2) The purpose of the Germantown Groundwater Technical Review Committee is to provide objective and scientific technical review of requests for conditional use permits and make recommendations to the Plan Commission and ultimately to the Village Board to grant or deny conditional use permits based upon the facts discovered in that review, to make recommendations on any and all conditions placed on a conditional use permit, and to give advice on matters concerning groundwater.

(3) Professional Services. The Village may retain the services of professional consultants (including engineer, environmental specialist, hydrologist, and other experts) to assist the Village in the Village's review of a proposal or submittal coming before the Germantown Water Technical Review Committee. The submittal of a proposal by a petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Village may apply the charges for these services to the petitioner along with an administrative fee. Review fees which are applied to the petitioner, but which are not paid, may be assigned by the Village as a special assessment to the subject property.

17.40.05 GROUNDWATER PROTECTION OVERLAY DISTRICT. A Groundwater Protection Overlay District may be created to institute land use regulations and restrictions within a defined area which contributes water directly to a municipal water supply and thus promotes public health, safety, and welfare. The district is intended to protect the groundwater recharge area for the existing or future municipal water supply from contamination.

17.40.06 SUPREMACY OF THIS DISTRICT. The regulations of an overlay district will apply in addition to all other regulations which occupy the same geographic area. The provisions of any zoning districts that underlay this overlay district will apply except when provisions of the Groundwater Protection Overlay District are more stringent.

17.40.07 GROUNDWATER PROTECTION OVERLAY DISTRICTS BOUNDARIES. The boundaries of the Groundwater Protection Overlay Districts are referenced as being part of the Germantown zoning map being an overlay district to the zoning map. The locations and boundaries of the zoning districts established by this ordinance are set forth on the Village of Germantown Municipal Wellhead Protection Areas Map which is incorporated herein and hereby made a part of this ordinance. Said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this ordinance as though fully set forth and described herein.

17.40.08 PERMITTED USES.

(1) Subject to the conditions for existing uses listed in subsection 17.40.12 the following are the only permitted uses within the groundwater protection overlay district.

- (a) Public and private parks, and playgrounds provided there are no on-site wastewater disposal systems or holding tanks.
- (b) Wildlife and natural and woodland areas.
- (c) Biking, hiking, skiing, nature, equestrian and fitness trails.
- (d) Residential which is municipally sewered and free of flammable and combustible liquid underground storage tanks.
- (e) Agricultural uses in accordance with the county soil conservation department's best management practices guidelines.
- (f) Single-family residences on a minimum lot of 20,000 square feet with a private on-site sewage treatment system receiving less than 8,000 gallons per day, which meets the County and State health standards for the effluent, and free of flammable or combustible liquid underground storage tanks.

- (g) Commercial, institutional, industrial or office establishments which are municipally sewerage subject to the prohibited and conditional uses listed in subsections 17.40.10 and 17.40.11.

17.40.09 SEPARATION DISTANCE REQUIREMENTS.

- (1) The following separation distances as specified in § NR 811.16(4)(d), Wis. Adm. Code, shall be maintained. Measurements shall be from the well head to the specified structure, facility, edge of landfill or storage area as described in items (a) through (f) below.
 - (a) Fifty feet between a public water supply well and a stormwater sewer main or any sanitary sewer main constructed of water main materials and joints which is pressure tested in place to meet current AWWA 600 specifications. NOTE: Current AWWA 600 specifications are available for inspection at the office of the Wisconsin Department of Natural Resources, the Secretary of State's office and the office of the Revisor of Statutes.
 - (b) Two hundred feet between a public water supply well and any sanitary sewer main not meeting the above specifications, any sanitary sewer lift station or single-family residential fuel oil tank.
 - (c) Four hundred feet between a public water supply well and a septic system receiving less than 8,000 gallons per day, or a stormwater detention, retention, infiltration or drainage basin.
 - (d) Six hundred feet between a well and any gasoline or fuel oil storage tank installation that has received written approval from the Wisconsin Department of Commerce (hereafter Commerce) or its designated agent under § COMM 10.10, Wis. Adm. Code.
 - (e) One thousand feet between a well and land application of municipal, commercial or industrial waste; industrial, commercial or municipal waste water lagoons or storage structures; manure stacks or storage structures; and septic tanks or soil adsorption units receiving 8,000 gallons per day or more.
 - (f) Twelve hundred feet between a well and any solid waste storage, transportation, transfer, incineration, air curtain destructor, processing, wood burning, one-time disposal or small demolition facility; sanitary landfill; coal storage area; salt or deicing material storage area; gasoline or fuel oil storage tanks that have not received written approval from Commerce or its designated agent under § COMM 10.10, Wis. Adm. Code; bulk fuel storage facilities; and pesticide or fertilizer handling or storage facilities.

17.40.10 PROHIBITED USES.

- (1) The following uses are prohibited:
 - (a) Buried hydrocarbon, petroleum or hazardous chemical storage tanks. (Hazardous chemicals are identified by OSHA criteria under 40 CFR Part 370.)
 - (b) Radioactive waste facilities.
 - (c) Coal storage.
 - (d) Industrial lagoons, pits or natural or manmade containment structures, primarily of earthen materials used for storage or treatment of wastewater, fermentation leachates or sludge.
 - (e) Landfills and any other solid waste facility, except post-consumer recycling.
 - (f) Manure and animal waste storage except animal waste storage facilities regulated by the County.
 - (g) Pesticide and fertilizer dealer.
 - (h) Railroad yards and maintenance stations.
 - (i) Rendering plants and slaughterhouses.

- (j) Salt or deicing material storage for the purpose of distribution.
- (k) Septage or sludge spreading.
- (l) Septage, wastewater, or sewage lagoons.
- (m) Motor vehicular filling stations.
- (n) Wood preserving operations.

17.40.11 CONDITIONAL USES.

- (1) Any person may request a conditional use permit for certain uses, activities and structures within the Groundwater Protection Overlay District not prohibited in subsection 17.40.10.
- (2) The uses, activities, and structures that may be conditionally allowed are:
 - (a) Jewelry plating and metal plating.
 - (b) Machine or metal working shops as the principal business.
 - (c) Commercial, institutional, or office establishments utilizing a private on-site wastewater treatment system.
 - (d) Cemeteries.
 - (e) Chemical manufacturers (Standard Industrial Classification Major Group 28).
 - (f) Dry cleaners.
 - (g) Nonmetallic earthen materials extraction or sand and gravel pits.
 - (h) Salvage or junk yards.
 - (i) Stockyards and feedlots.
 - (j) Research labs, universities and hospitals.
 - (k) Exposed hydrocarbon, petroleum or hazardous chemical storage tanks. (Hazardous chemicals are identified by OSHA criteria under 40 CFR Part 370.) This shall not apply to residential LP gas tanks which are permitted under subsection 17.40.08(1)(i).
 - (l) Storage or processing of extremely hazardous substances, radioactive materials or substances listed in Table 1, Ch. NR 140, Wis. Adm. Code (Extremely hazardous substances are identified by SARA/EPCRA criteria under 40 CFR Parts 302 and 355.)
 - (m) Septage or sludge storage or treatment
 - (n) Motor vehicular service stations, repair, renovation and body working.
- (3) All requests for a conditional use permit shall be submitted in writing to the Germantown Village Planning and Zoning Department, and shall include all of the following:
 - (a) A site plan map with all building and structure footprints, driveways, sidewalks, parking lots, stormwater management structures, groundwater monitoring wells, and 2-foot ground elevation contours.
 - (b) A business plan and/or other documentation which describes in detail the use, activities, and structures proposed.
 - (c) An environmental assessment report prepared by a licensed environmental engineer which details the risk to, and potential impact of, the proposed use, activities, and structures on groundwater quality.
 - (d) An operational safety plan, which details the operational procedures for material processes and containment, best management practices, stormwater runoff management, and groundwater monitoring.

- (e) A contingency plan which addresses in detail the actions that will be taken should a contamination event caused by the proposed use, activities, or structures occur.
- (4) All applicants submitting a request for a conditional use permit shall reimburse the Village for all consultant fees and expenses and technical review committee expenses associated with this review, plus administrative costs and processing fees.
- (5) All conditional use permits granted shall be subject to conditions that will include environmental and safety monitoring determined necessary to afford adequate protection of the public water supply. These conditions shall include all of the following:
 - (a) Provide current copies of all federal, state and local facility operation approval or certificates and on-going environmental monitoring results to the Village.
 - (b) Establish environmental or safety structures/monitoring to include an operational safety plan, material processes and containment, operations monitoring, best management practices, stormwater runoff management, and groundwater monitoring.
 - (c) Replace equipment or expand in a manner that improves the environmental and safety technologies in existence.
 - (d) Prepare, file and maintain a current contingency plan which details the response to any emergency which occurs at the facility, including notifying municipal, county and state officials. Provide a current copy to the Village.
- (6) The Germantown Village Board shall decide upon a request for a conditional use permit only after full consideration of the recommendations made by the Germantown Groundwater Technical Review Committee. Any conditions above and beyond those specified in conditional uses, subsection (5) herein that are recommended by the Germantown Groundwater Technical Review Committee may be applied to the granting of the conditional use permit.

17.40.12 REQUIREMENTS FOR EXISTING FACILITIES REQUIRING A CONDITIONAL USE OR LISTED AS A PROHIBITED USE. Existing facilities within the Groundwater Protection Overlay District at the time of enactment of such district which require a conditional use or are listed as a prohibited use in subsection 17.40.11 or subsection 17.40.10 all of which are incorporated herein as if fully set forth.

- (1) The owners or operators of such facilities as above which exist within the district at the time of enactment shall, within 45 days of enactment, provide copies of all current, and within 30 days of receipt, revised or new Federal, State and local facility operation approvals, permits or certificates; operational safety plan and on-going environmental monitoring results to the Village.
- (2) The owners or operators of such facilities as above which exist within the district at the time of enactment of a district shall have the responsibility of devising, filing and maintaining, with the Village, a current contingency plan which details how they intend to respond to any emergency which may cause or threaten to cause environmental pollution that occurs at their facility, including notifying municipal, county and state officials.
- (3) In the event of casualty loss causing damage or destruction to building improvements exceeding 50% of the assessed valuation thereof, or the desire to expand or enlarge building improvements, the cost of which will reasonably be anticipated to exceed 50% of the assessed valuation thereof, the owners or operators of such facilities shall be granted a conditional use permit, in accordance with this Code, and subsection 17.40.11 above, to repair, rebuild, or expand such facilities, provided that the conditions imposed shall generally require that:
 - (a) To the extent feasible, based upon scientific, engineering and economic factors, the building improvements shall be repaired, restored or rebuilt employing designs and technologies which are state of the art, such that they diminish the potential for wellhead contamination, and

- (b) To the extent feasible, based upon scientific, engineering, and economic factors, the replacement or augmentation of equipment and machinery and the installation thereof, which diminishes potential for wellhead contamination. This section does not apply to normal maintenance or minor repairs.

17.40.13 **CHANGING TECHNOLOGY.**

- (1) The uses prohibited by this district are prohibited based upon the combined pollution experience of many individual uses, and the technology generally employed by a particular use considered to be of a high risk for pollution to the groundwater resource. As the technology of other uses change to low or non-risk materials or methods, upon petition from such use, after conferring with the Groundwater Technical Review Committee or other expert opinion, and after appropriate public notice and hearing, the Village through appropriate procedures and actions to change these provisions of the Germantown Municipal Code may remove from the designated prohibited uses such uses as are demonstrated convincingly that they no longer pose a groundwater pollution hazard.
- (2) In dealing with uses which attempt to become permissible, under the terms of this district, by continuing to utilize pollutant materials but altering their processing, storage and handling, it is not the intention to accept alternate or reduced hazards as the basis for making a use permissible. It is the intention to continue a prohibition on such uses until the technology of the use removes reliance upon the pollutant materials or processes deemed to be a groundwater hazard.

17.40.14 **ENFORCEMENT AND PENALTY.**

- (1) Penalty. Any person who violates, neglects or refuses to comply with any of the provisions of this ordinance shall be subject to a penalty as provided in section 17.40 of this Municipal Code.
- (2) Injunction. The Village of Germantown may, in addition to any other remedy, seek injunction or restraining order against the party alleged to have violated the provisions herein, the cost of which shall be charged to the defendant in such action.
- (3) Cleanup Costs. As a substitute for, and in addition to any other action, the Village of Germantown may commence legal action against both the person who releases the contaminants and the owner of the facility whereupon the contaminants were released to recover the costs, together with the costs of prosecution. Any person who causes the release of any contaminants which may endanger or contaminate the municipal water supply system associated with a Groundwater Protection Overlay District shall immediately cease such discharge and immediately initiate cleanup satisfactory to the Village of Germantown and the other State and Federal regulatory agencies.

The person who releases such contaminants and the person who owns the facility whereon the contaminants have been released shall be jointly and severally responsible for the cost of cleanup, consultant, or other contractor fees, including all administrative costs for oversight, review and documentation, including the Village employees, equipment, and mileage.

17.40.15 **CONFLICT, INTERPRETATION AND SEVERABILITY.**

- (1) Conflict and Interpretation of Provisions. If the provisions of the different chapters of this Code conflict with or contravene each other, the provisions of each chapter shall prevail as to all matters and questions arising out of the subject matter of such chapter. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum and are not deemed a limitation or repeal of any other power granted by Wisconsin Statutes. Where any terms or requirements of this ordinance may be inconsistent or conflicting, the most restrictive requirements or interpretations shall apply.
- (2) Severability of Code Provisions. If any section, subsection, sentence, clause or phrase of the Code is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase or portion thereof. The Village Council hereby declares

that they would have passed this Code and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions may be declared invalid or unconstitutional.

ATTACHMENT B

VILLAGE OF GERMANTOWN FIGURE 1 – WELLHEAD PROTECTION AREAS

Figure 1

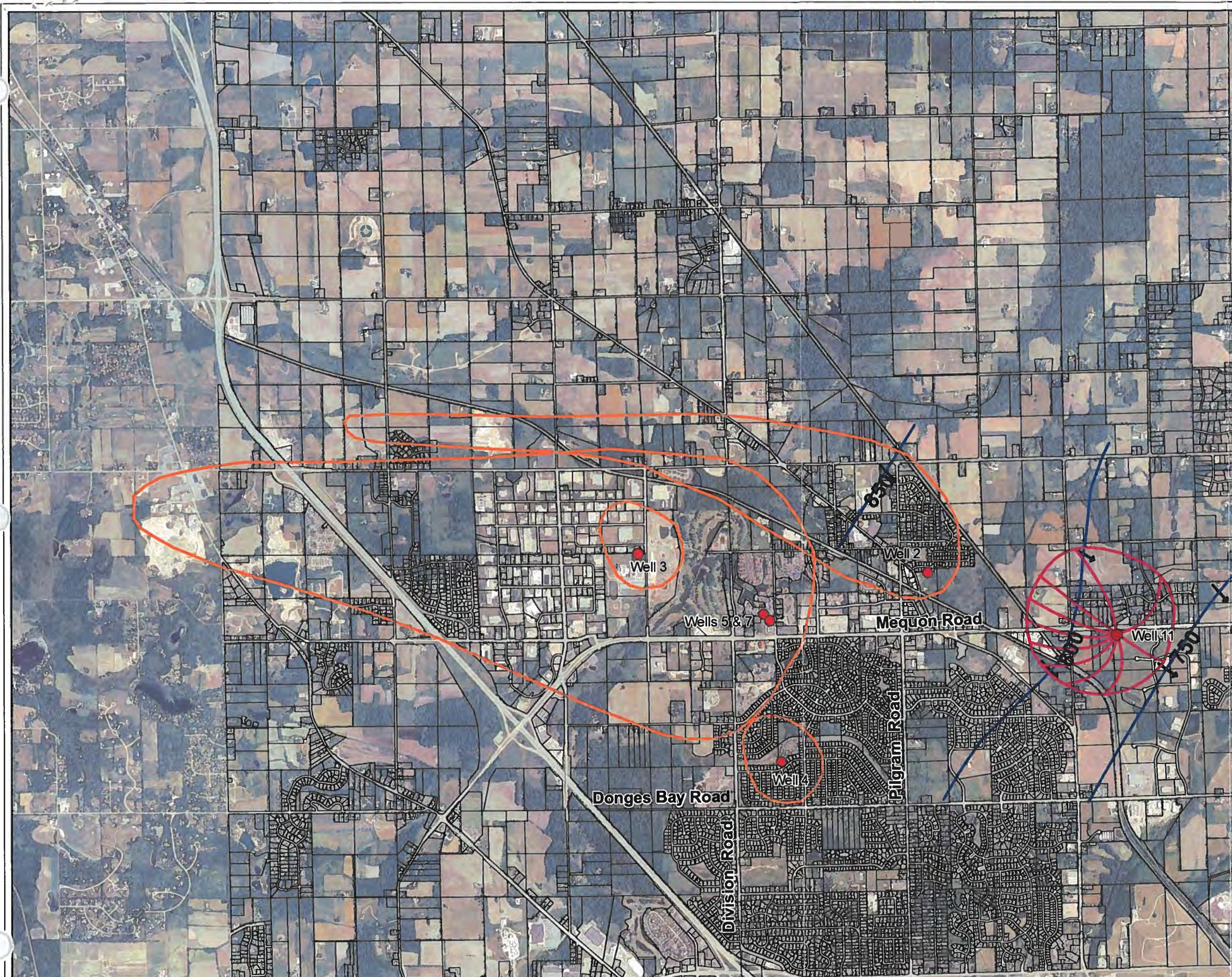
**Wellhead Protection Areas for
Germantown Well No. 11***

**Village of Germantown
Washington County, Wisconsin**

*WHPA for Well 11 delineated by
Ruekert-Mielke, 2010 in Amendment
No. 1 to Wellhead Protection Plan for
Municipal Well Nos. 2, 3, 3, 5, & 7
delineated by Graef, 2008

Legend

- Village Well Sites
- Direction of Groundwater Flow
- 800 Potentiometric Surface Elevation of
Sandstone Aquifer (Static Condition)
- Wellhead Protection Area
Well 11 (Based on 5-Year TOT)
- Graef Wellhead Protection Areas
Wells 2-5 & 7 (Based on 5-Year TOT)



ATTACHMENT C

WELL CONSTRUCTION REPORTS

Well #5

NOTE:

White Copy - Division's Copy
Green Copy - Driller's Copy
Yellow Copy - Owner's Copy

WELL CONSTRUCTOR'S REPORT

Form 3300-13 Rev. 5-85

JAN 5 1988

WN-938-G

1. COUNTY <u>Washington</u>		CHECK (✓) ONE: ☐ Town ☒ Village ☐ City		Name <u>Germantown</u>							
2. LOCATION <u>NW, NW, NW</u> <u>SE, SW, SW</u>		Section <u>22</u>	Township <u>9N</u>	Range <u>20E</u>	3. NAME ☒ OWNER ☐ AGENT AT TIME OF DRILLING CHECK (✓) ONE						
OR - Grid or Street No. <u>Western Ave + Mequon</u>		Street or Road Name		ADDRESS <u>P.O. Box 337</u>							
AND - If available subdivision name, lot & block No. <u>Well Location Enclosed</u>		POST OFFICE <u>Germantown WI</u>		ZIP CODE <u>53022</u>							
4. Distance in feet from well to nearest: (Record answer in appropriate block)		Building	Sanitary Bldg. Drain	Sanitary Bldg. Sewer	Floor Drain Connected To:	Storm Bldg. Drain	Storm Bldg. Sewer				
			C.I. Other	C.I. Other	C.I. Sewer Other Sewer	C.I. Other	C.I. Other				
Street Sewer		Other Sewers	Foundation Drain Connected to:	Sewage Sump	Clearwater Sump	Septic Tank	Holding Tank	Sewage Absorption Unit	Manure Hopper or Retention or Pneumatic Tank		
San.	Storm	C.I. Other	Sewer	Clearwater Dr.	Clearwater Sump	Nothing in		Seepage Pit	Seepage Bed	Seepage Trench	
Privy	Pet Waste Pit	Pit: Nonconforming Existing	Subsurface Pump/Room	Barn Gutter	Animal Barn Pen	Animal Yard	Silo With Pit	Glass Lined Storage Facility	Silo w/o Pit	Earthen Silage Storage Trench Or Pit	Earthen Manure Basin
Temporary Manure Stack or Platform		Watertight Liquid Manure Tank or Basin	Manure Pressure Pipe	Subsurface Gasoline or Oil Tank	Waste Pond or Land Disposal Unit (Specify Type)	Manure Storage Basin		Other (Describe)			
						Concrete Floor Only		<u>Well No. 5</u>			
						Concrete Floor and Partial Concrete Walls					
5. Well is intended to supply water for: <u>Village</u>						9. FORMATIONS					
						Kind	From (ft.)	To (ft.)			
6. DRILLHOLE											
Dia. (in.)	From (ft.)	To (ft.)	Dia. (in.)	From (ft.)	To (ft.)						
<u>18</u>	<u>Surface</u>	<u>100</u>	<u>12</u>	<u>100</u>	<u>405</u>	<u>Line stone</u>	<u>Surface</u>	<u>385</u>			
						<u>Schale</u>	<u>385</u>	<u>405</u>			
						<u>Virtually no soil over</u>					
7. CASING, LINER, CURBING AND SCREEN						the Niagara					
Material, Weight, Specification											
Dia. (in.)	Mfg. & Method of Assembly		From (ft.)	To (ft.)							
<u>12 I.D. new pipe</u>			<u>Surface</u>	<u>102'-5"</u>							
<u>49.56 ASTM A. 53B</u>						<u>DNR permanent</u>					
<u>12 3/4 X 375</u>						<u>Well # 87933</u>					
<u>Hydro tested 1540 psi.</u>											
<u>2.5.P.</u>											
8. GROUT OR OTHER SEALING MATERIAL						10. TYPE OF DRILLING MACHINE USED					
Kind						From (ft.)	To (ft.)				
<u>Cement & Water</u>						<u>Surface</u>	<u>100</u>				
<u>127 bags</u>						<u>750 gal Water</u>					
						Well construction completed on <u>12-22</u> 19 <u>87</u>					
11. MISCELLANEOUS DATA						Well is terminated <u>24</u> inches ☒ above final grade ☐ below					
Yield Test: <u>96</u> Hrs. at <u>800</u> GPM						Well disinfected upon completion ☒ Yes ☐ No					
Depth from surface to normal water level <u>1</u> Ft.						Well sealed watertight upon completion ☒ Yes ☐ No					
Depth of water level when pumping <u>19</u> Ft. Stabilized ☒ Yes ☐ No											
SP. CAP. = <u>44.4 gpm/ft</u> <u>S.L.H.</u>						laboratory on <u>12-18</u> 19 <u>87</u>					
Water sample sent to <u>5.L.H.</u>											
Your opinion concerning other pollution hazards, information concerning difficulties encountered, and data relating to nearby wells, screens, seals, method of finishing the well, amount of cement used in grouting, blasting, etc., should be given on reverse side.											
Signature <u>Maver Hofen</u>						Business Name and Complete Mailing Address <u>N 9899 Hwy 23</u> <u>WI, Wells</u> <u>53965</u>					
cc: SED 365 WELL LOG BOOK Registered Well Driller											

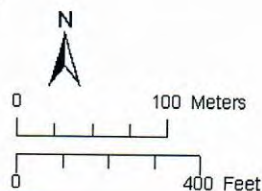
Figure 3

GERMANTOWN WATER UTILITY

Wisconsin Unique Well Number (WUWN): BH246 (Well # 3)



- Selected Public Water Supply Well
- Other Water Supply Wells (Public or Private)
- Source Water Assessment Area
- Potential Contaminant Source
- Potential Contaminant Source
- Potential Contaminant Source
- Municipalities



The specific locations of drinking water wells and surface water intakes are sensitive information. To prevent misuse of this information DNR staff may not provide this information outside of the Department. Information requests should be directed to Jeff Helmuth, (608) 266-5234, jeffrey.helmuth@dnr.state.wi.us

Tuesday, April 15, 2003

Well Construction Report				ZR551		Drinking Water and Groundwater - DG/5 Form 3300-077A			
WISCONSIN UNIQUE WELL NUMBER						Department of Natural Resources, Box 7921			
Property Owner GERMANTOWN, VILLAGE OF				Phone #		1. Well Location			
Mailing Address MEQUON RD PO BOX 337						Fire # (if avail.)			
City GERMANTOWN				State WI		Street Address or Road Name and Number			
				Zip Code 53022		RIVER LANE			
County		Co. Permit #		Notification #		Completed		Subdivision Name	
Washington						08-10-2018			
Well Constructor (Business Name)				Lic. #		Facility ID # (Public Wells)		Latitude / Longitude in Decimal Degree (DD)	
C T W CORP				364		267010590		43.2286 °N -88.1332 °W	
				Well Plan Approval #		SE NW		Section Township Range	
						or Govt Lot #		21 9 N 20 E	
Address 21500 W GOOD HOPE RD LANNON WI 53046-9720				Approval Date (mm-dd-yyyy)		2. Well Type Reconstruction			
						of previous unique well # BH246 constructed in 1967			
Hicap Permanent Well #		Common Well #		Specific Capacity		Reason for replaced or reconstructed well ?			
87902		3		300		WATER QUALITY			
3. Well serves # of MUNICIPALITY				Hicap Well ? Yes					
Municipal/Community				Hicap Property ? No					
Heat Exchange _____ # of drillholes				Hicap Potable ? No		Construction Type Other			
4. Potential Contamination Sources - ON REVERSE SIDE									
5. Drillhole Dimensions and Construction Method						Geology Codes		8. Geology Type, Caving/Noncaving, Color, Hardness, etc...	
Dia. (in.)	From (ft.)	To (ft.)	Upper Enlarged Drillhole		Lower Open Bedrock				
20	Surface	9	<u>No</u> Rotary - Mud Circulation		<u>No</u>	C		C-CLAY	Surface 12
19.30	9	531	<u>Yes</u> Rotary - Air		<u>Yes</u>	O		O-OUTWASH	12 375
13.30	531	1282	<u>No</u> Rotary - Air & Foam		<u>No</u>	H		H-SHALE	375 510
			<u>No</u> Drill-Through Casing Hammer			L		L-LIMESTONE/DOLOMITE	510 725
			<u>No</u> Reverse Rotary			N		N-SANDSTONE	725 1282
			<u>No</u> Cable-tool Bit ____ in. dia...		<u>No</u>				
			<u>No</u> Dual Rotary		<u>No</u>				
			<u>No</u> Temp. Outer Casing ____ in. dia						
			<u>No</u> Removed? ____ depth ft. (If NO explain on back side)						
6. Casing, Liner, Screen						9. Static Water Level		11. Well Is	
Dia. (in.)	Material, Weight, Specification			From (ft.)	To (ft.)	265 ft. below ground surface		12 in. above grade	
	Manufacturer & Method of Assembly					10. Pump Test		Developed ? Yes	
20	EXISTING BLACK STEEL			Surface	9	Pumping level 405 ft. below surface		Disinfected ? Yes	
14	EXISTING BLACK STEEL			0	531	Pumping at 700 GP H for 8 Hrs.		Capped ? Yes	
Dia. (in.)	Screen type, material & slot size			From (ft.)	To (ft.)	Pumping Method ? Test Pump			
						12. Notified Owner of need to fill & seal ?		No	
7. Grout or Other Sealing Material									
Method TREMIE PIPE - PUMPED									
Kind of Sealing Material		From (ft.)	To (ft.)	# Sacks Cement		Filled & Sealed Well(s) as needed?		No	
NEAT CEMENT GROUT		Surface	531	0					
						13. Constructor / Supervisory Driller		Lic #	Date Signed
						TS		364	09-10-2018
						Drill Rig Operator		Lic or Reg #	Date Signed

4a. Potential Contamination SourcesIs the well located in floodplain ? No**Comment:**

WELL WAS ABANDONED WITH 810CU FT CHLORINATED PEA STONE FROM 965' TO 1282'. 60 CU FT OF TREMIE PIPE PUMPED NEAT GROUT FROM 925' TO 965'. 324CU FT OF CHLORINATED PEA STONE FROM 912' TO 925'. 54CU FT OF TREMIE PIPE PUMPED NEAT CEMENT GROUT FROM 891' TO 912'.

Water Quality Text:

Water Quantity Text:

Difficulty Text:

Abandonment Type	Abandonment Date	Procedure	Reason
Permanent	08/10/2018	CHLORINATED PEA STONE/NEAT CEMENT	WATER QUALITY

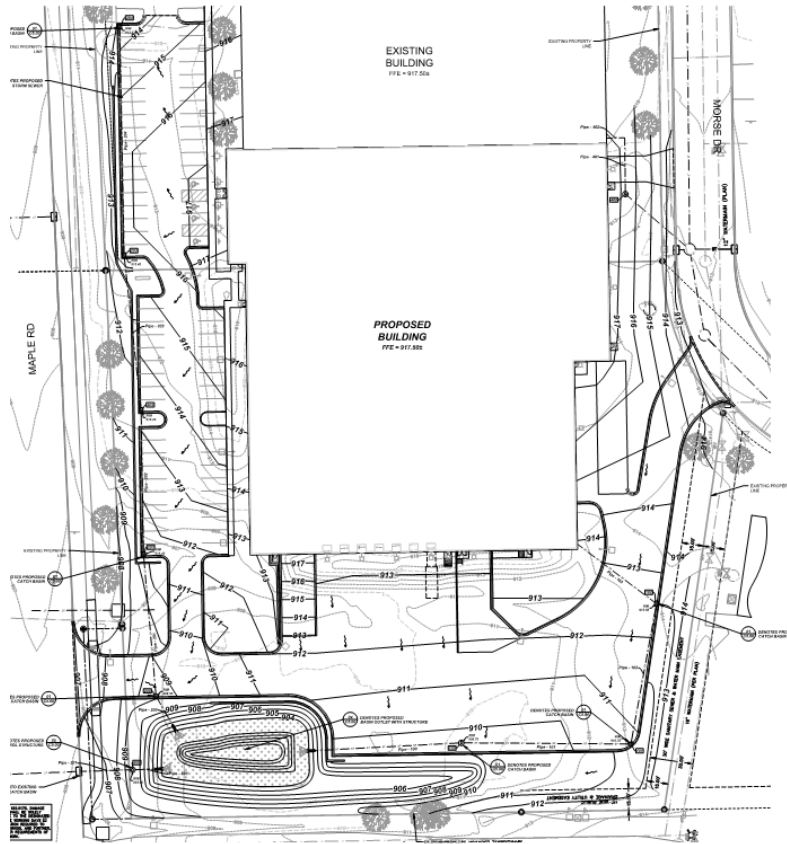
Created On: 09-04-2018**Created by:** TROYSIMONAR**Updated On:** 09-17-2018**Updated by:** TROYSIMONAR

ATTACHMENT D

STORMWATER MANAGEMENT REPORT

STORMWATER MANAGEMENT REPORT

FOR



Glue Dots International

Date: August 19, 2019

Prepared By: **Harwood Engineering Consultants, Ltd.**



Nathan F. Schmit, P.E.
255 North 21st Street
Milwaukee, WI 53233
Ph: 414-475-5554

Reviewed By: Thomas B. Olejniczak, P.E., LEED AP
Project Number: 19-1115.00

Introduction

Glue Dots International is located at N117W18711 Fulton Dr in the Village of Germantown, Wisconsin. This stormwater management report describes the practices that were used to meet the Village of Germantown, MMSD, and Wisconsin Department of Natural Resources (WDNR) stormwater management requirements.

Method of Analysis and Requirements

- Stormwater quantity management analysis was completed using HydroCAD-10.0 modeling software. Runoff curve numbers were determined from the NRCS tables within the TR-55 handbook. The rainfall events used in this analysis were based on NRCS values for Washington County for 2-YR and 100-YR, 24-hour events (2.65 inches and 6.41 inches, respectively).
- Stormwater quality analysis was completed utilizing WinSLAMM V.10.2.0. The on-site water quality design was completed using the 1969 Milwaukee rainfall files provided by WinSLAMM modeling software as well as the data ranges required by WDNR NR151.
- On-site storm sewer calculations were completed utilizing the Rational Method and Manning's equation, as well as, the Atlas 14 rainfall values.
- The stormwater quantity requirements for this site are dictated by the Village of Germantown, MMSD, and the WDNR. The volumetric design procedure will be used to meet the requirements of chapter 13.
- Stormwater quality requirements are dictated by the WDNR and require that this project achieve a reduction of 40% total suspended solids (TSS) for parking and roadway areas on the site, when compared with using no controls at all. The **Water Quality Summary** section summarizes the water quality methods and results on-site.

Soils Information

A geotechnical exploration is currently being completed on the site. This section will be updated with the final report when the results are received.

Infiltration

This project is a re-development and exempt from infiltration requirements per NR 151.

Existing Watershed Conditions (See Existing Conditions Exhibit)

The existing site includes the existing Glue Dots industrial building along with the associated parking and drive aisles. The existing terrain of the property slopes downward away from the building.

This report will analyze 4.897 acres of the site. The existing site was split in two drainage areas.

EX-1 – This area includes the West and South portions of the site that drain to existing site sewer in Maple Road. It includes paved, roofed and greenspace areas.

EX-2 - This area includes the East portions of the site that drain to existing site sewer in Morse Road. It includes paved, roof and greenspace areas.

The table below summarizes the existing watershed characteristics.

Existing Conditions Summary:

Sub-Area Name	Area (acres)	Curve Number	Time of Concentration (min)
EX-1	4.174	81	27.6
EX-2	0.723	82	11.0
Total	4.897		

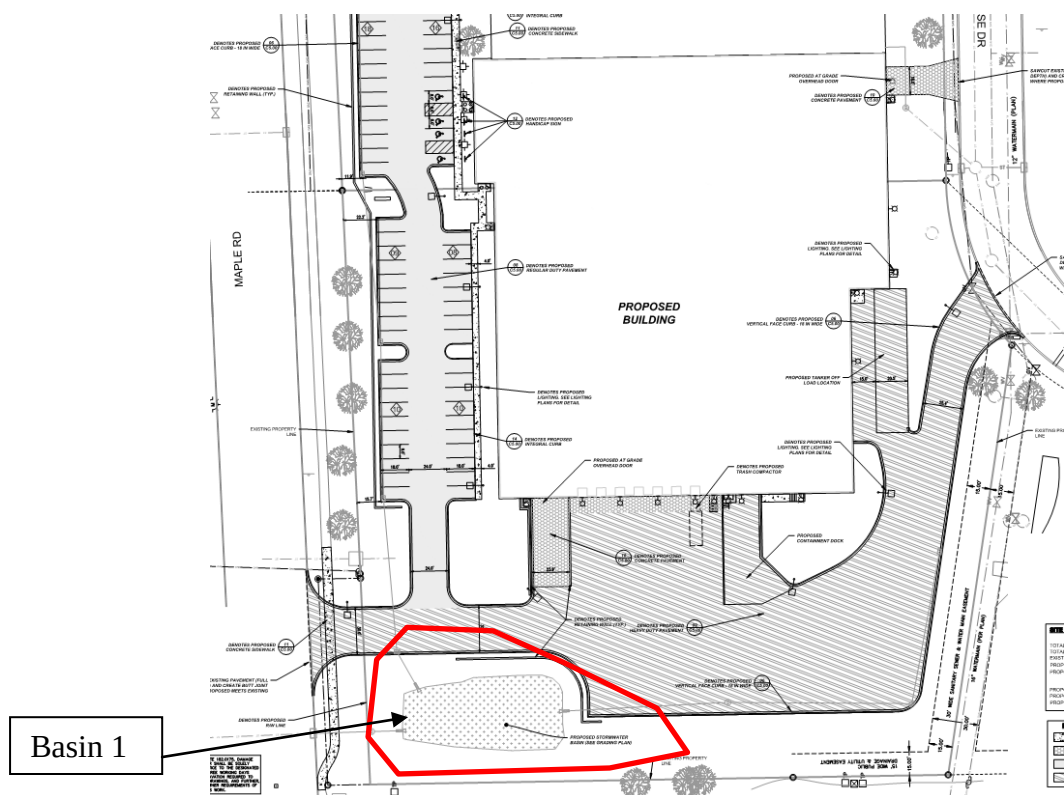
Existing Site Release Rate Summary:

Storm Event	Total Existing Release (cfs)
2-yr	4.52
10-yr	8.64
100-yr	18.55

Proposed Watershed Conditions

The proposed site improvements include 1 building addition to the existing building to the North, totaling roughly 68,387 SF. Along with the building addition, the parking lot, drives and site utilities will be reconfigured and re-constructed.

The proposed condition analyzes the same 4.897 acres as the existing conditions. A wet retention basin will be constructed to manage the stormwater quantity and quality from the site. It will be located on the southwest portion of the site.



The site was split into four drainage areas as described below:

PR-1 – Includes a portion of the proposed roof and the South portions of the site that are tributary to the stormwater basin.

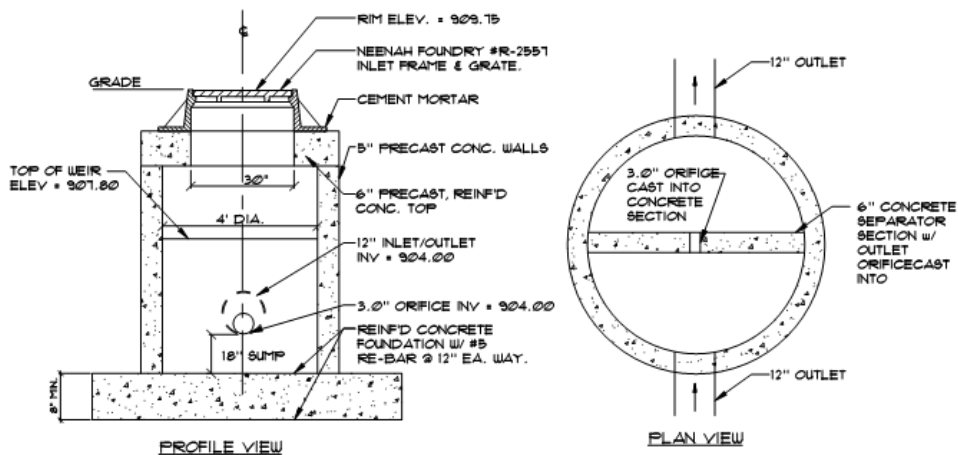
PR-2 – Includes a portion of the proposed roof and the West portions of the site that are tributary to the stormwater basin.

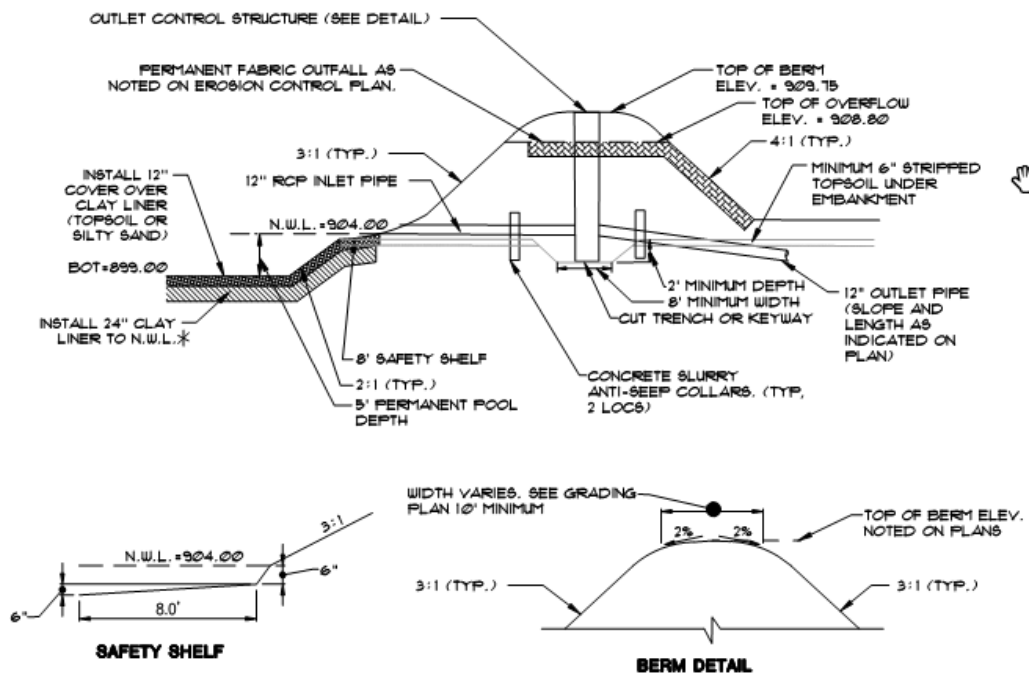
UD-1 – This area includes the portions of the West side of the site that will be released undetained. It includes paved and greenspace areas.

UD-2 – This area includes the portions of the East, side of the site that will be released undetained. It includes paved and greenspace areas.

Proposed Conditions Summary:

Sub-Area Name	Area (acres)	Curve Number	Time of Concentration (min)
PR-1	2.338	91	18.1
PR-2	1.478	96	6.0
UD-1	0.701	85	6.0
UD-2	0.380	78	6.0
Total	4.897		





*NOTE: FOR AREAS WHERE THE IN-SITU SOILS ARE NOT SUITABLE AS A LINER (PER A GEOTECHNICAL REPRESENTATIVE), THE CONTRACTOR SHALL INSTALL A LINER PER THE DETAIL WITH THE FOLLOWING PROPERTIES:

CLAY LINER TO HAVE THE FOLLOWING PROPERTIES: PI > 12 : LL ≥ 25
MOISTURE CONTENT = 0-2% ABOVE OPTIMUM

PLACE LINER IN 9" LIFTS, COMPACT TO 90% MODIFIED PROCTOR

04 BASIN OUTLET WITH STRUCTURE
NTS

Stormwater Basin 1 Summary:

Storm Event	Elevation	Release Rate (cfs)
2-yr	906.68	0.38
10-yr	907.78	0.45
100-yr	908.46	7.30

Overall On-Site Stormwater Volume Comparison Summary:

The volumetric design procedure was used for this project to show the site meets the requirements of MMSD chapter 13. The volumetric design procedure analyzes the volume of water leaving the site for both the existing and proposed conditions. Based on MMSD chapter 13 requirements, the volume during the critical time period for the proposed conditions must be less than the volume for the critical time period under the existing condition.

This site is located in the Menomonee River watershed. The length of the critical time period for the Menomonee River Watershed is 9.5 hours. The critical time starts at 11.75 hours and ends at 21.25 hours.

The table below summarizes the volume from the study area under both the existing and proposed conditions and shows the volume under the proposed conditions is less than the existing conditions during the critical time period, meeting the requirements of MMSD chapter 13. Additional tables and hydrographs supporting this summary can be found in the **Proposed Conditions** section of the report.

Storm Event	Existing Volume (ac-ft)*	Proposed Volume (ac-ft)*	% Volume Reduction (Proposed vs. Existing)
2-yr	0.414	0.367	11.35
100-yr	1.563	1.205	22.90

*During the critical time period of 11.75 hours to 21.25 hours.

Water Quality and Analysis

The proposed development was modeled using the water quality software WinSLAMM (Ver. 10.2.0). Wisconsin Department of Natural Resources requires this redevelopment site to provide a 40% TSS reduction for the new roadway and parking areas as compared to using no runoff management controls.

The stormwater basin has been modeled in WinSLAMM and show that the site exceeds the 40% requirements. See the **Water Quality** section for exhibits and calculations that demonstrate that the site meets the 40% reduction requirement.

Erosion Control Plan

Approximately 4.5 acres of the existing site will be disturbed for this project. The Erosion Control Plan shows the methods and locations proposed to stabilize the site during and after the development project.

Prior to initiating construction onsite, the silt filter fence and the construction entrance tracking pad shall be installed in an effort to minimize sediment travelling offsite.

Construction activities shall be staged, as much as possible, to limit the combined disturbed area.

Upon completing the grading and swales, the erosion control matting shall be installed. Silt fencing shall be maintained throughout the construction process and repaired and replaced as needed.

Sediment tracking shall be minimized to the maximum extent practicable. Roadways are to be swept of debris at the end of each work day, as needed.

Disturbed areas shall be stabilized as soon as grading is completed. Restoration and seeding methods shall follow the landscaping plans and Town standards.

Dust control shall be maintained onsite with the use of a water truck if substantial dust becomes airborne.

During construction, the site shall be inspected by the contractor weekly and after every 0.5" or greater rainfall to evaluate the conditions of the erosion control practices and resolve any issues. The inspections shall be documented and maintained onsite and follow Wisconsin Department of Commerce Chapter Comm. 60.

After the site work has been substantially completed and the areas have become stabilized, the stormwater management basins, inlet and outlets, and outlet control structure shall be inspected and cleaned if necessary to

remove all sediment deposits transported during construction. After all areas have been stabilized, the temporary erosion control methods should be removed permanently

Operation and Maintenance

Routine inspection and maintenance is required to maximize the long term water quantity and quality benefits provided by the stormwater management basins.

Culverts and inlets/outlets should be visually inspected after any large event and at a minimum of once per year. The outlet control structure should also be inspected after any large event, as well as, a minimum of twice per year (remove any debris that might create a blockage, including the grate on flared end section).

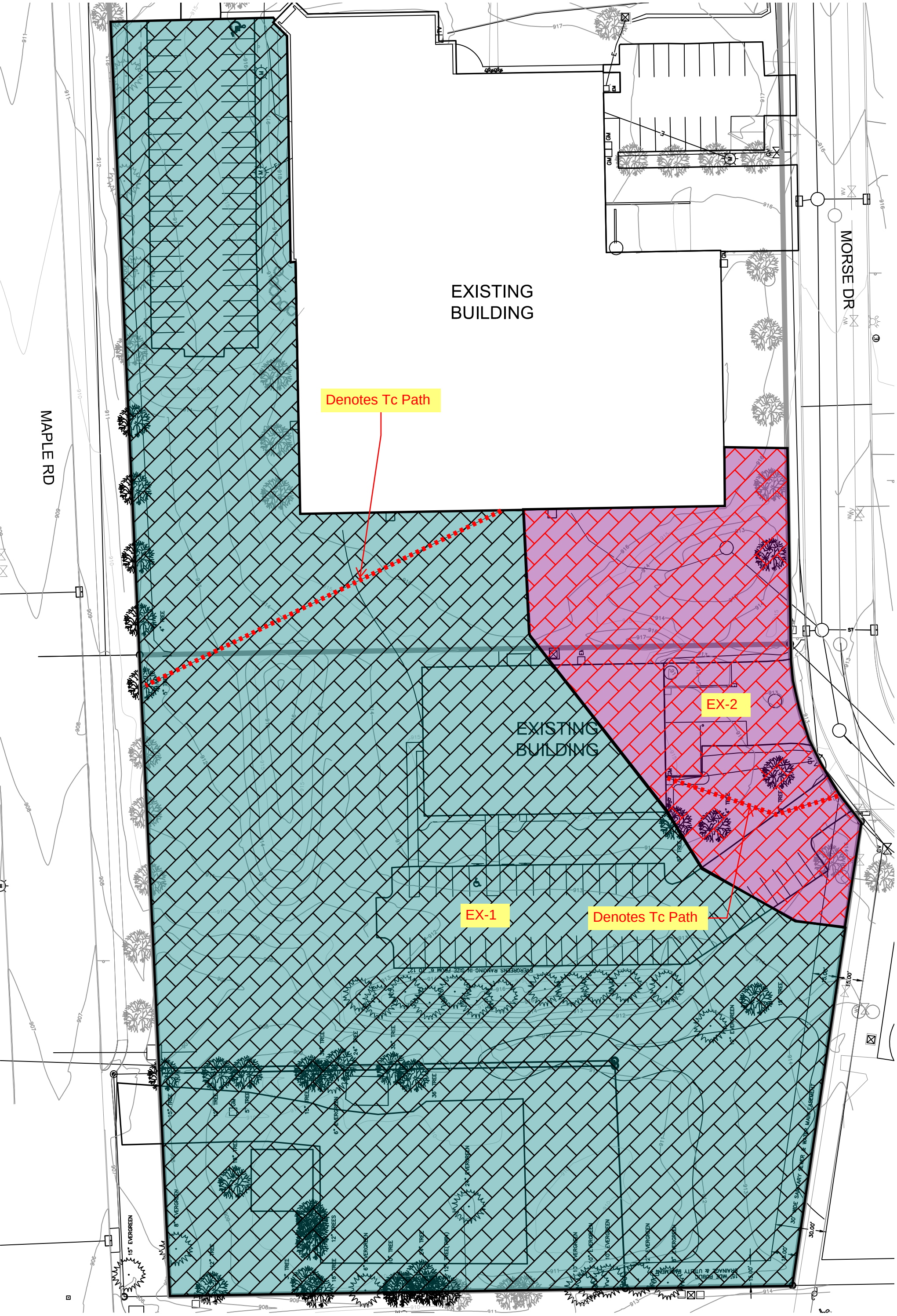
In regards to the stormwater management basins controlling weeds in areas within the basin, as well as, the side slopes is required throughout the life of the basin. Weed control should be accomplished through spot applications of herbicides only, not broadcast or sprayed. Herbicide applications should be performed by trained professionals with proper equipment and understanding of herbicide properties. A healthy stand of turf grass in areas above the basin serves as an additional sediment filter. Areas of bare soil shall be reseeded and mulched as needed. Tree seedlings within the areas upslope of the basin can be removed and/or controlled with a routine mowing schedule.

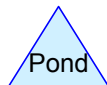
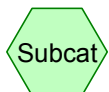
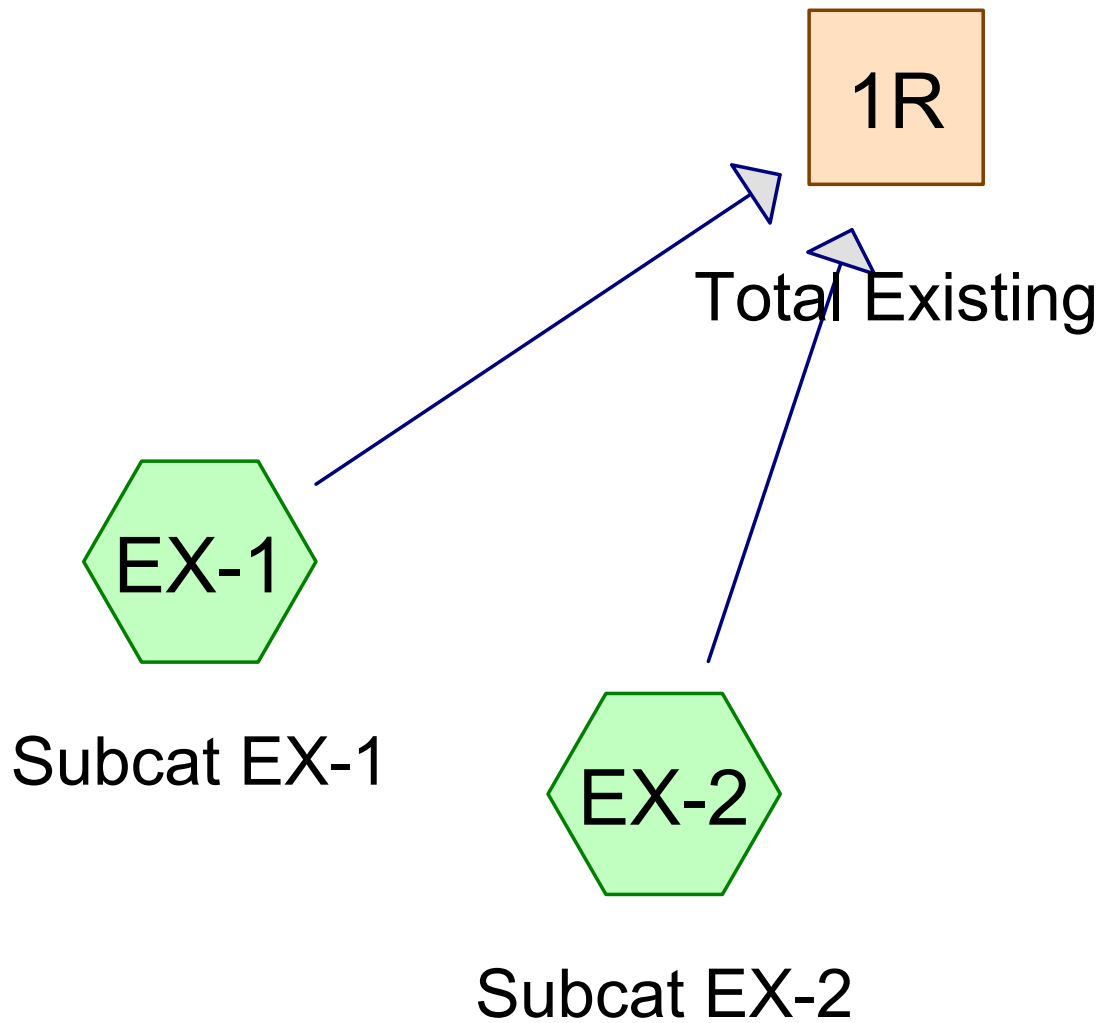
The basin area shall be routinely inspected for litter, floating debris, weeds and tree seedlings, and sediment build up. Sediment within the basin bottom shall be safely removed and disposed of on an as needed basis to maintain water quality functions.

A copy of inspections performed, as well as, any preventative and/or required maintenance shall be logged and kept on site or with the property owner.

Conclusion

The proposed stormwater management features for the Glue Dots International Building Addition has been designed to meet the requirements of the Village of Germantown and Wisconsin Department of Natural Resources with respect to stormwater quantity, quality, and erosion control.





Existing*MSE 24-hr 3 2-Year Rainfall=2.65"*

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Time span=11.75-23.75 hrs, dt=0.01 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentEX-1: Subcat EX-1

Runoff Area=4.174 ac 28.02% Impervious Runoff Depth>1.04"
Flow Length=230' Slope=0.0251 '/' Tc=27.6 min CN=81 Runoff=4.04 cfs 0.361 af

SubcatchmentEX-2: Subcat EX-2

Runoff Area=0.723 ac 32.68% Impervious Runoff Depth>1.08"
Flow Length=103' Tc=11.0 min CN=82 Runoff=1.20 cfs 0.065 af

Reach 1R: Total Existing

Inflow=4.52 cfs 0.426 af
Outflow=4.52 cfs 0.426 af

Total Runoff Area = 4.897 ac Runoff Volume = 0.426 af Average Runoff Depth = 1.04"
71.29% Pervious = 3.491 ac 28.71% Impervious = 1.406 ac

Existing

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MSE 24-hr 3 2-Year Rainfall=2.65"

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Summary for Subcatchment EX-1: Subcat EX-1

Runoff = 4.04 cfs @ 12.42 hrs, Volume= 0.361 af, Depth> 1.04"

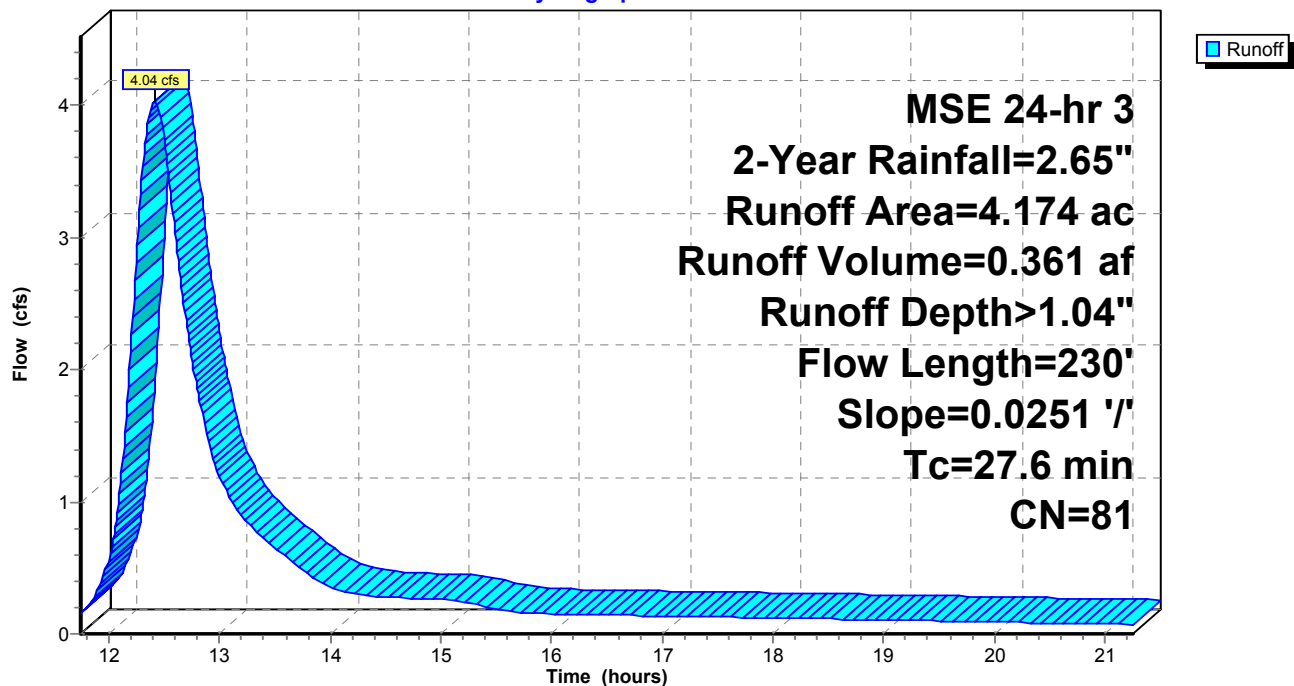
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.65"

Area (ac)	CN	Description
3.004	74	>75% Grass cover, Good, HSG C
0.887	98	Paved parking, HSG C
0.254	98	Roofs, HSG C
0.029	98	Sidewalks, Good, HSG C
4.174	81	Weighted Average
3.004		71.98% Pervious Area
1.169		28.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.6	230	0.0251	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.70"

Subcatchment EX-1: Subcat EX-1

Hydrograph



Existing

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MSE 24-hr 3 2-Year Rainfall=2.65"

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Summary for Subcatchment EX-2: Subcat EX-2

Runoff = 1.20 cfs @ 12.19 hrs, Volume= 0.065 af, Depth> 1.08"

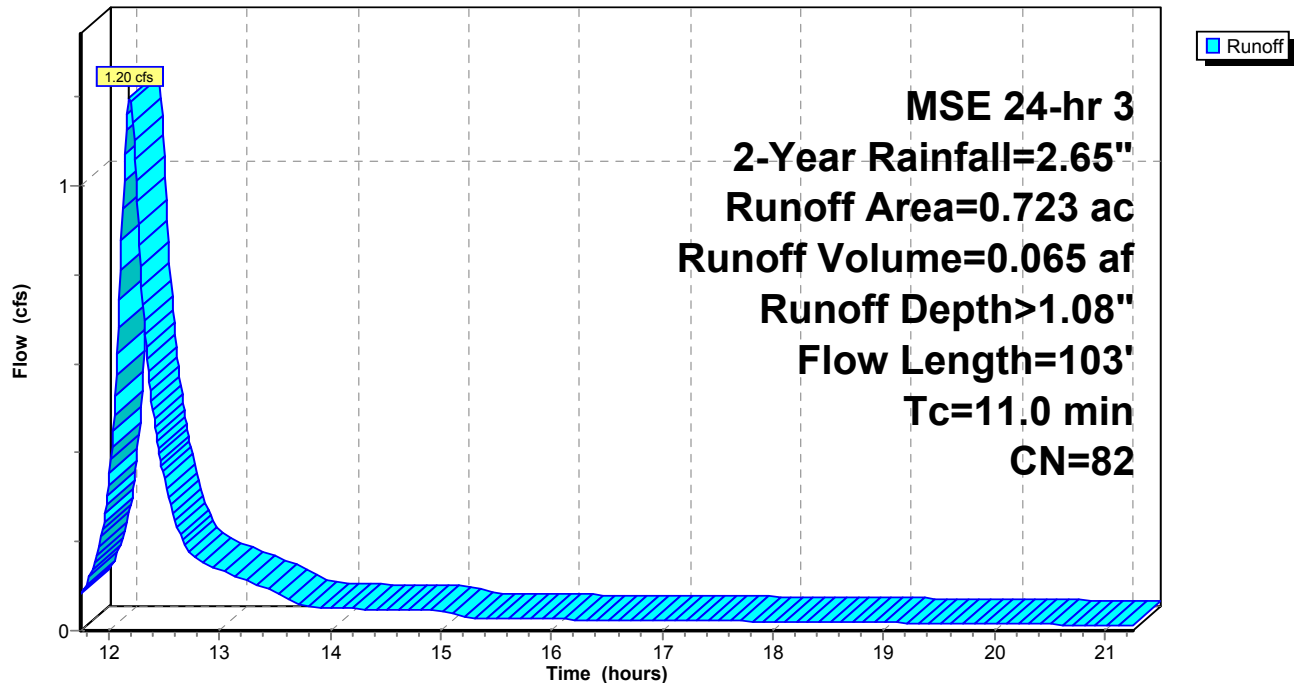
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.65"

Area (ac)	CN	Description
0.487	74	>75% Grass cover, Good, HSG C
0.168	98	Paved parking, HSG C
0.067	98	Roofs, HSG C
0.001	98	Sidewalks, Good, HSG C
0.723	82	Weighted Average
0.487		67.32% Pervious Area
0.236		32.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	37	0.0200	0.09		Sheet Flow, Grass: Dense n= 0.240 P2= 2.70"
4.0	66	0.1000	0.27		Sheet Flow, Grass: Short n= 0.150 P2= 2.70"
11.0	103	Total			

Subcatchment EX-2: Subcat EX-2

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.65"

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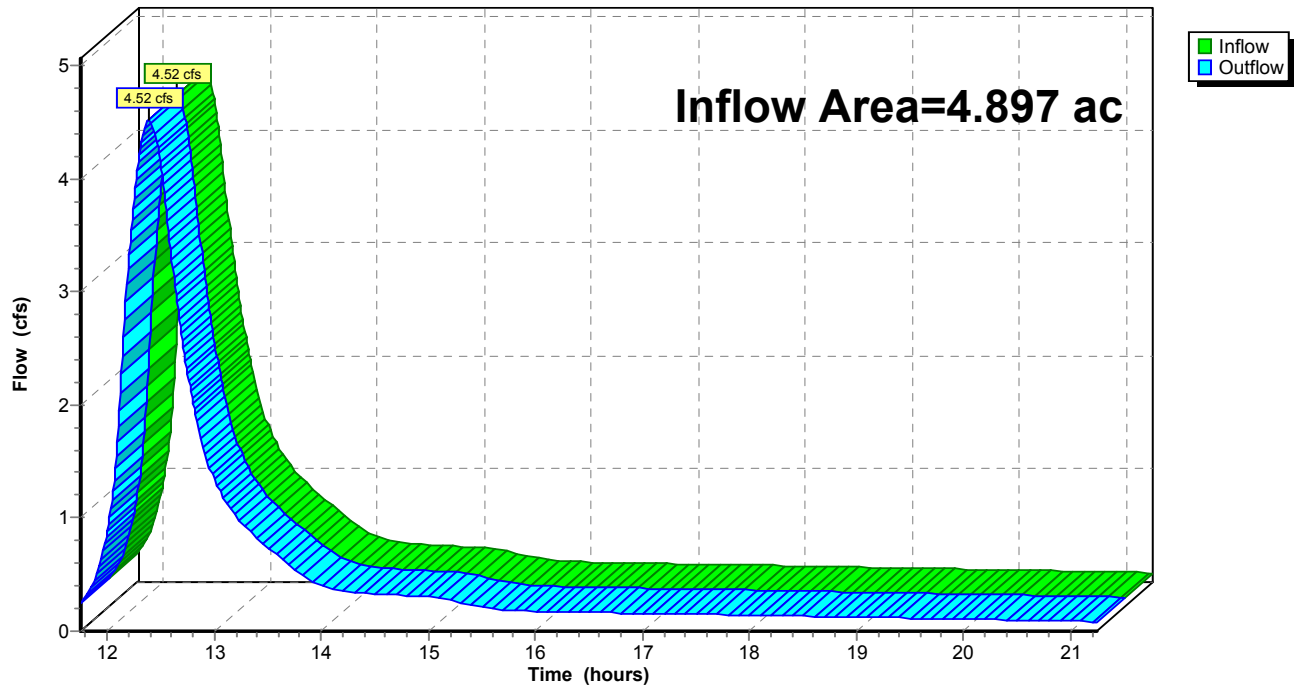
Summary for Reach 1R: Total Existing

Inflow Area = 4.897 ac, 28.71% Impervious, Inflow Depth > 1.04" for 2-Year event
Inflow = 4.52 cfs @ 12.39 hrs, Volume= 0.426 af
Outflow = 4.52 cfs @ 12.39 hrs, Volume= 0.426 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs

Reach 1R: Total Existing

Hydrograph



Existing*MSE 24-hr 3 10-Year Rainfall=3.82"*

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Time span=11.75-23.75 hrs, dt=0.01 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentEX-1: Subcat EX-1

Runoff Area=4.174 ac 28.02% Impervious Runoff Depth>1.90"
Flow Length=230' Slope=0.0251 '/' Tc=27.6 min CN=81 Runoff=7.71 cfs 0.662 af

SubcatchmentEX-2: Subcat EX-2

Runoff Area=0.723 ac 32.68% Impervious Runoff Depth>1.93"
Flow Length=103' Tc=11.0 min CN=82 Runoff=2.23 cfs 0.116 af

Reach 1R: Total Existing

Inflow=8.64 cfs 0.778 af
Outflow=8.64 cfs 0.778 af

Total Runoff Area = 4.897 ac Runoff Volume = 0.778 af Average Runoff Depth = 1.91"
71.29% Pervious = 3.491 ac 28.71% Impervious = 1.406 ac

Existing

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MSE 24-hr 3 10-Year Rainfall=3.82"

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Summary for Subcatchment EX-1: Subcat EX-1

Runoff = 7.71 cfs @ 12.40 hrs, Volume= 0.662 af, Depth> 1.90"

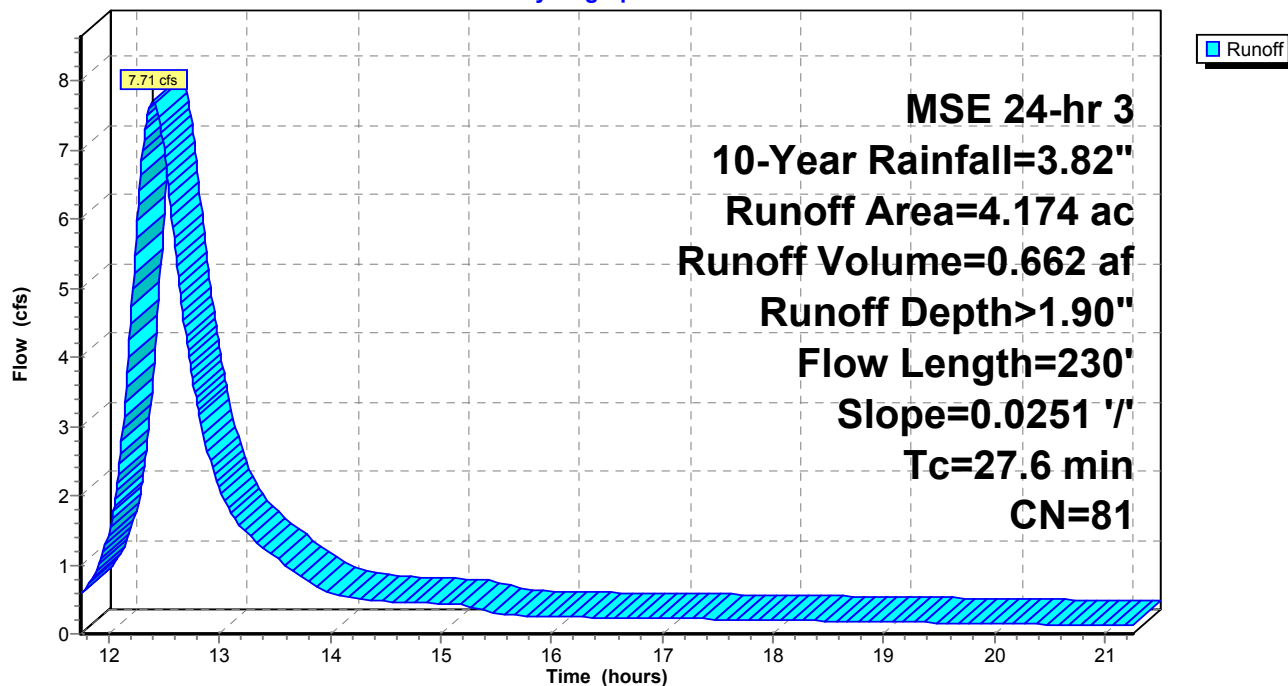
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=3.82"

Area (ac)	CN	Description
3.004	74	>75% Grass cover, Good, HSG C
0.887	98	Paved parking, HSG C
0.254	98	Roofs, HSG C
0.029	98	Sidewalks, Good, HSG C
4.174	81	Weighted Average
3.004		71.98% Pervious Area
1.169		28.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.6	230	0.0251	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.70"

Subcatchment EX-1: Subcat EX-1

Hydrograph



Existing

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MSE 24-hr 3 10-Year Rainfall=3.82"

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Summary for Subcatchment EX-2: Subcat EX-2

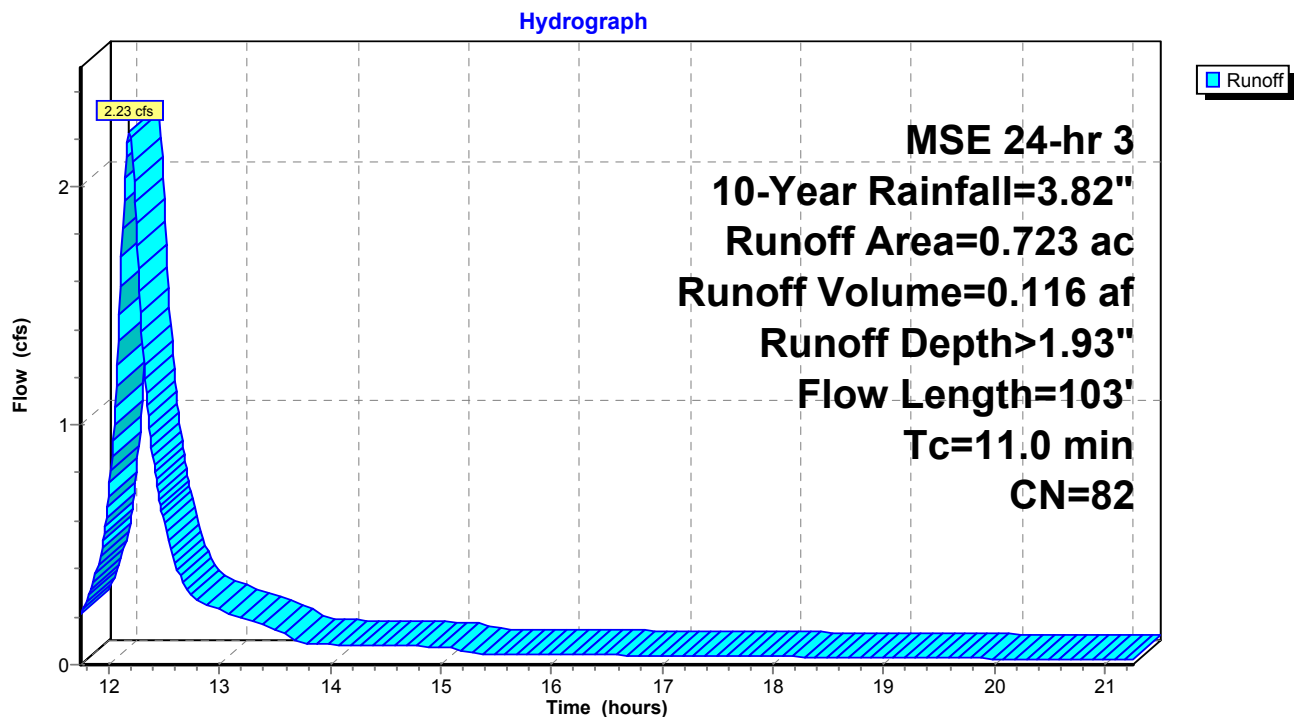
Runoff = 2.23 cfs @ 12.19 hrs, Volume= 0.116 af, Depth> 1.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=3.82"

Area (ac)	CN	Description
0.487	74	>75% Grass cover, Good, HSG C
0.168	98	Paved parking, HSG C
0.067	98	Roofs, HSG C
0.001	98	Sidewalks, Good, HSG C
0.723	82	Weighted Average
0.487		67.32% Pervious Area
0.236		32.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	37	0.0200	0.09		Sheet Flow, Grass: Dense n= 0.240 P2= 2.70"
4.0	66	0.1000	0.27		Sheet Flow, Grass: Short n= 0.150 P2= 2.70"
11.0	103	Total			

Subcatchment EX-2: Subcat EX-2



Existing

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MSE 24-hr 3 10-Year Rainfall=3.82"

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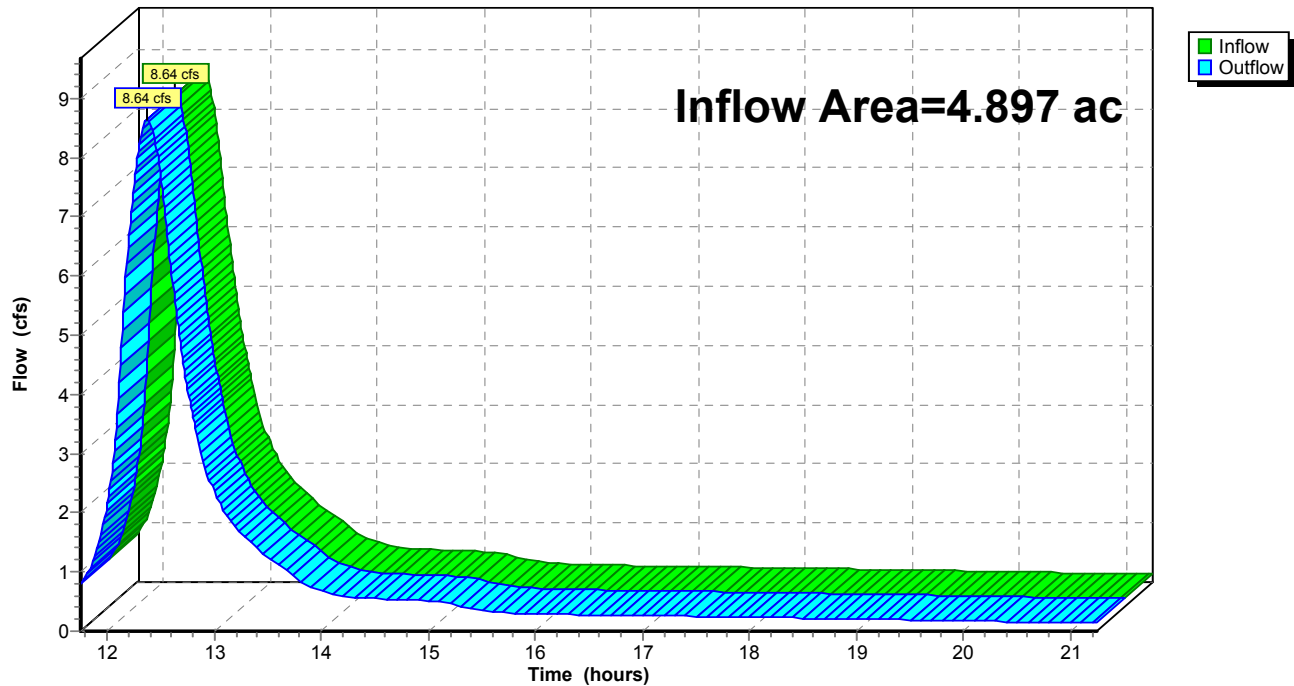
Summary for Reach 1R: Total Existing

Inflow Area = 4.897 ac, 28.71% Impervious, Inflow Depth > 1.91" for 10-Year event
Inflow = 8.64 cfs @ 12.36 hrs, Volume= 0.778 af
Outflow = 8.64 cfs @ 12.36 hrs, Volume= 0.778 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs

Reach 1R: Total Existing

Hydrograph



Existing*MSE 24-hr 3 100-Year Rainfall=6.41"*

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Time span=11.75-23.75 hrs, dt=0.01 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentEX-1: Subcat EX-1

Runoff Area=4.174 ac 28.02% Impervious Runoff Depth>3.95"
Flow Length=230' Slope=0.0251 '/' Tc=27.6 min CN=81 Runoff=16.59 cfs 1.373 af

SubcatchmentEX-2: Subcat EX-2

Runoff Area=0.723 ac 32.68% Impervious Runoff Depth>3.90"
Flow Length=103' Tc=11.0 min CN=82 Runoff=4.65 cfs 0.235 af

Reach 1R: Total Existing

Inflow=18.55 cfs 1.608 af
Outflow=18.55 cfs 1.608 af

Total Runoff Area = 4.897 ac Runoff Volume = 1.608 af Average Runoff Depth = 3.94"
71.29% Pervious = 3.491 ac 28.71% Impervious = 1.406 ac

Existing

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MSE 24-hr 3 100-Year Rainfall=6.41"

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Summary for Subcatchment EX-1: Subcat EX-1

Runoff = 16.59 cfs @ 12.39 hrs, Volume= 1.373 af, Depth> 3.95"

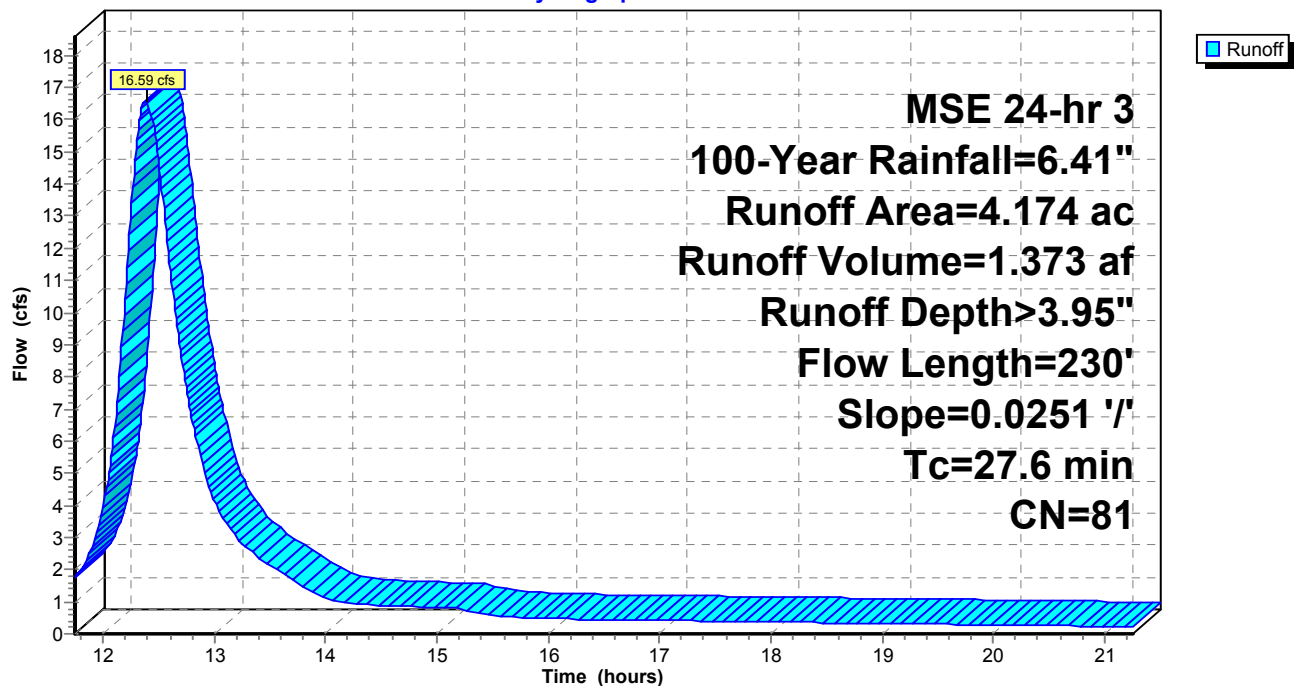
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=6.41"

Area (ac)	CN	Description
3.004	74	>75% Grass cover, Good, HSG C
0.887	98	Paved parking, HSG C
0.254	98	Roofs, HSG C
0.029	98	Sidewalks, Good, HSG C
4.174	81	Weighted Average
3.004		71.98% Pervious Area
1.169		28.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.6	230	0.0251	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.70"

Subcatchment EX-1: Subcat EX-1

Hydrograph



Existing

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MSE 24-hr 3 100-Year Rainfall=6.41"

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Summary for Subcatchment EX-2: Subcat EX-2

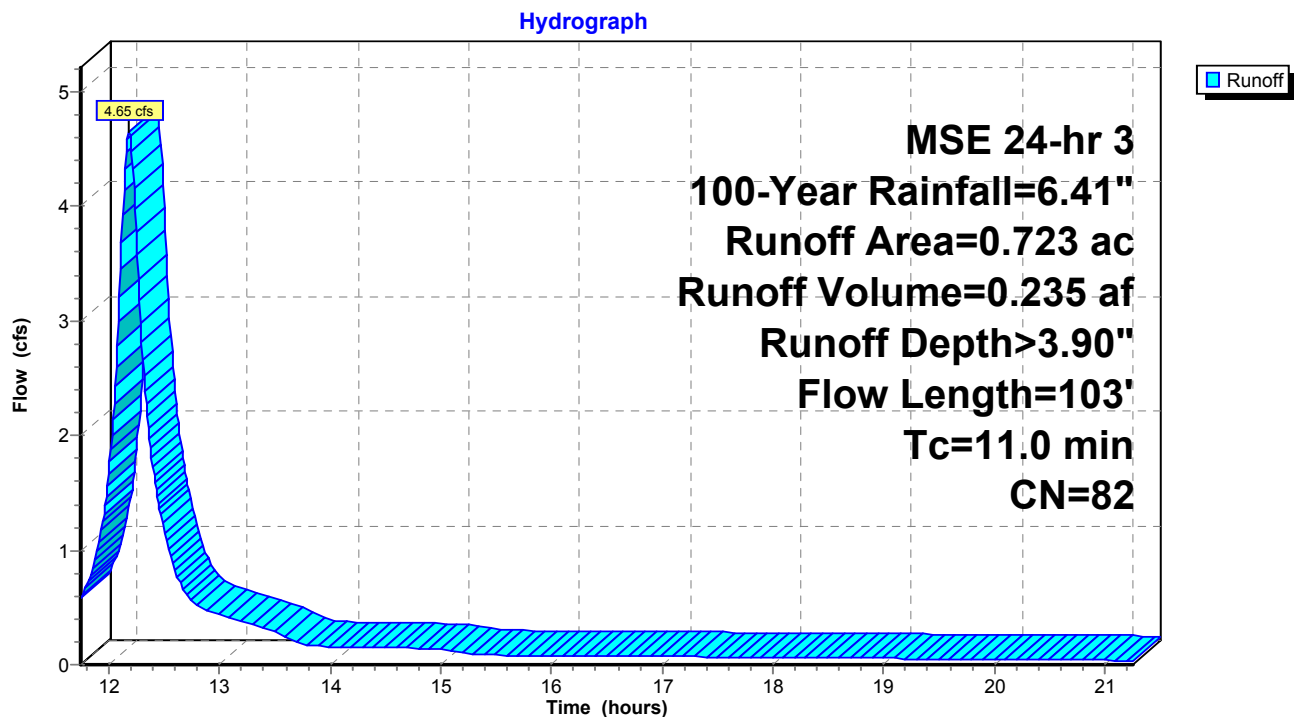
Runoff = 4.65 cfs @ 12.18 hrs, Volume= 0.235 af, Depth> 3.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=6.41"

Area (ac)	CN	Description
0.487	74	>75% Grass cover, Good, HSG C
0.168	98	Paved parking, HSG C
0.067	98	Roofs, HSG C
0.001	98	Sidewalks, Good, HSG C
0.723	82	Weighted Average
0.487		67.32% Pervious Area
0.236		32.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	37	0.0200	0.09		Sheet Flow, Grass: Dense n= 0.240 P2= 2.70"
4.0	66	0.1000	0.27		Sheet Flow, Grass: Short n= 0.150 P2= 2.70"
11.0	103	Total			

Subcatchment EX-2: Subcat EX-2



Existing

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MSE 24-hr 3 100-Year Rainfall=6.41"

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Summary for Reach 1R: Total Existing

Inflow Area = 4.897 ac, 28.71% Impervious, Inflow Depth > 3.94" for 100-Year event

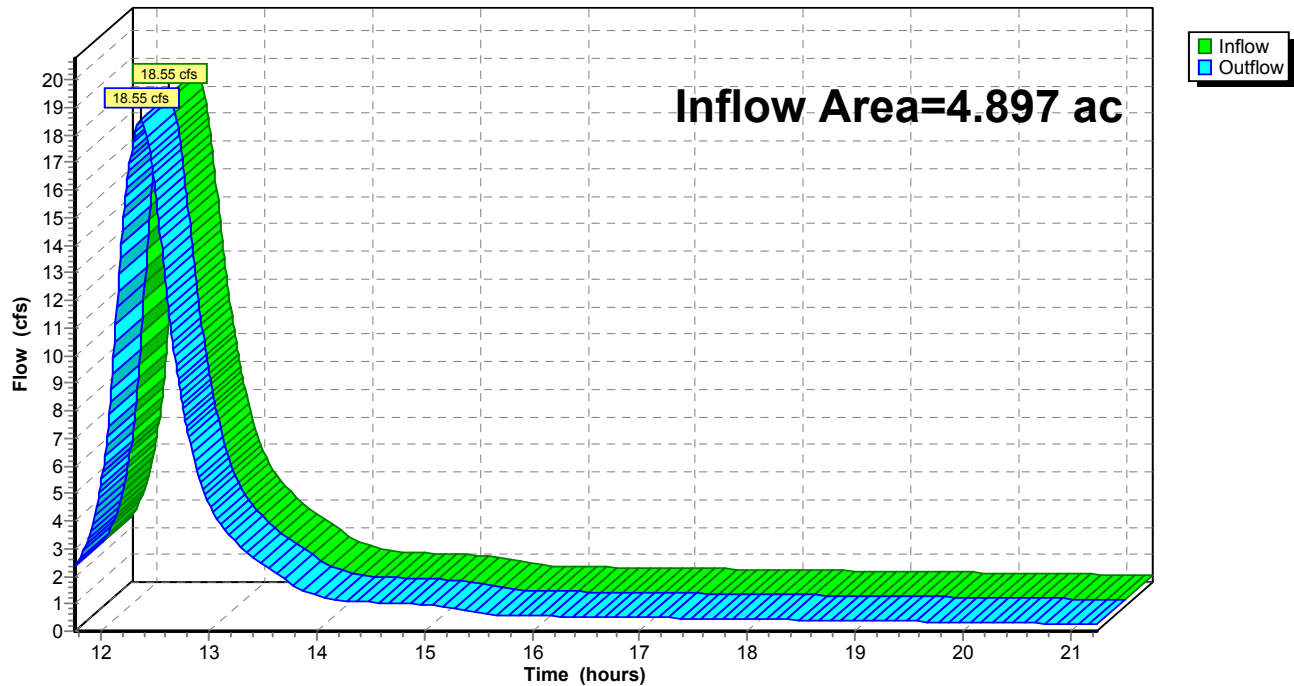
Inflow = 18.55 cfs @ 12.36 hrs, Volume= 1.608 af

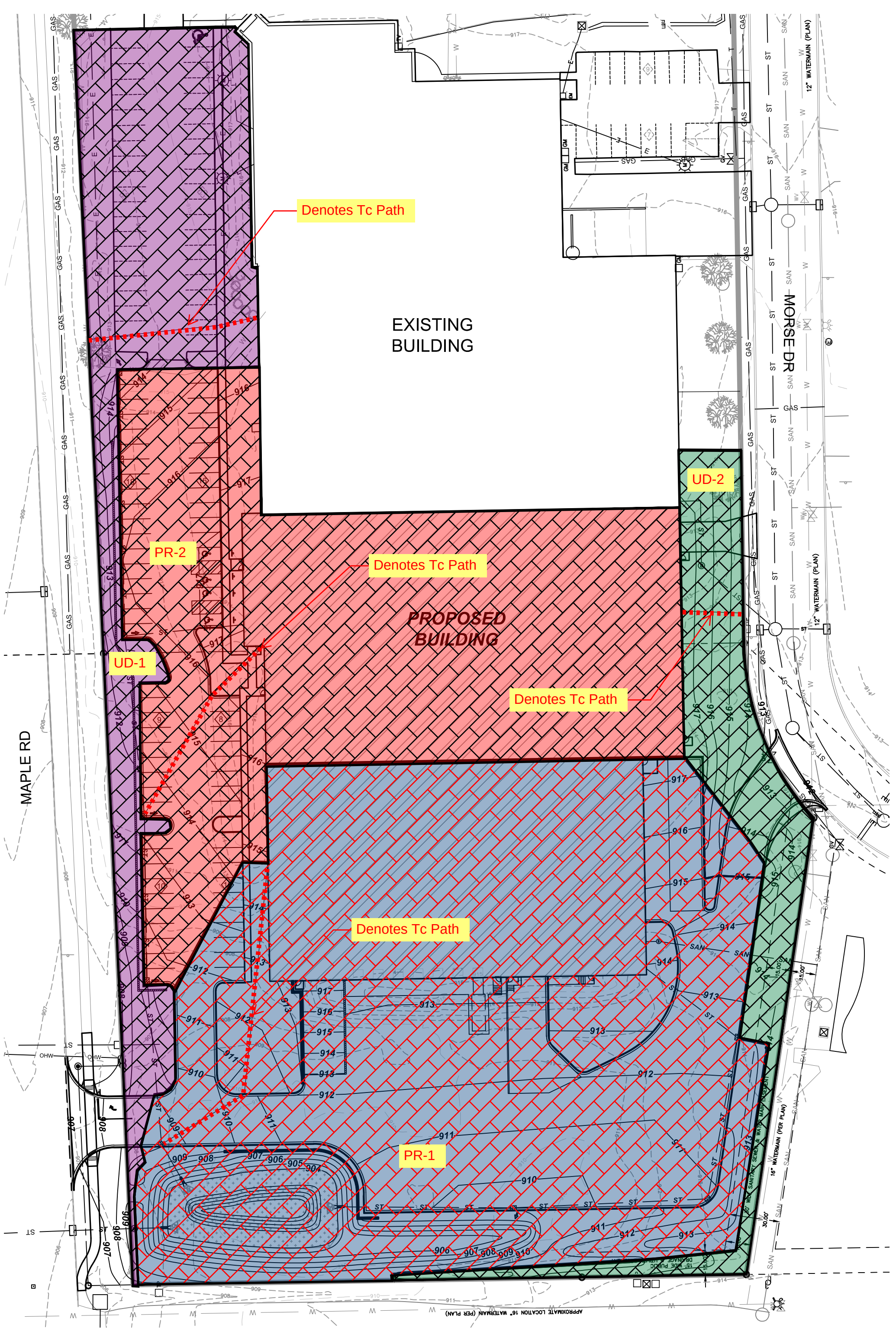
Outflow = 18.55 cfs @ 12.36 hrs, Volume= 1.608 af, Atten= 0%, Lag= 0.0 min

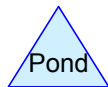
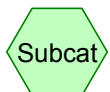
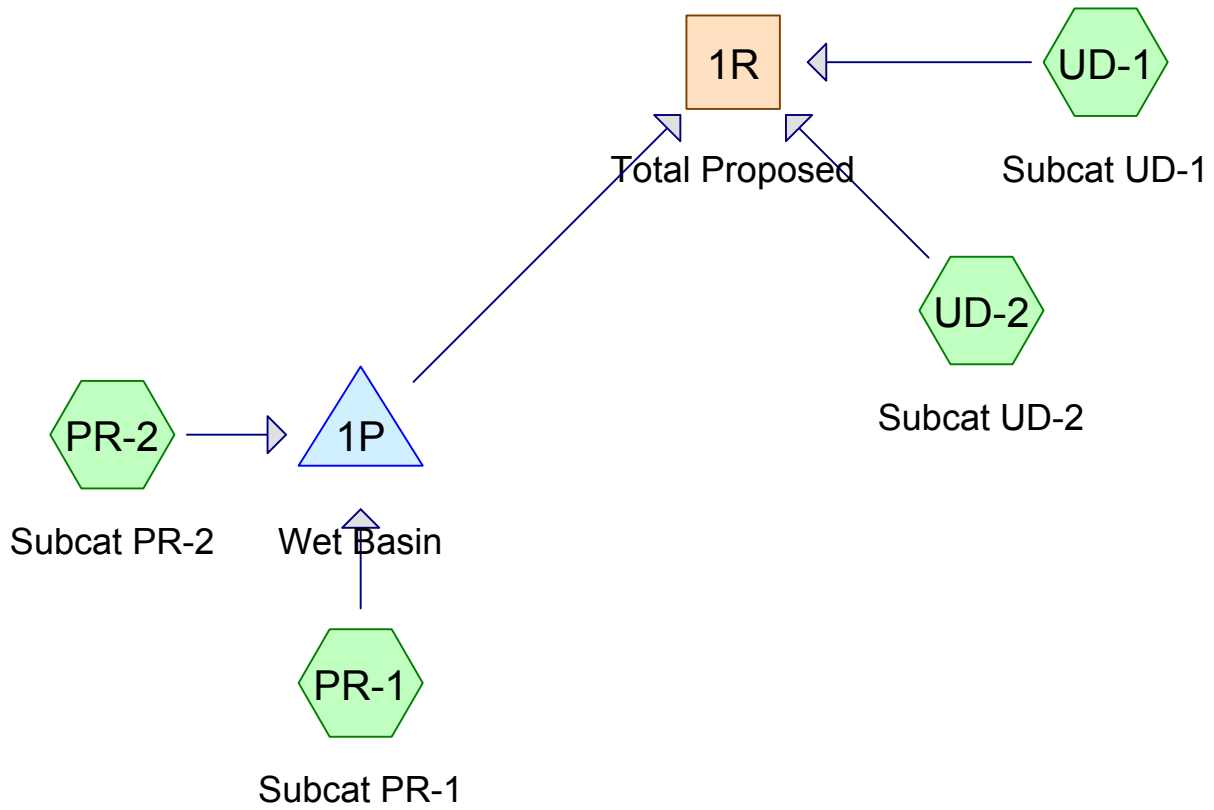
Routing by Stor-Ind method, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs

Reach 1R: Total Existing

Hydrograph







Proposed

MSE 24-hr 3 2-Year Rainfall=2.65"

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Time span=11.75-23.75 hrs, dt=0.01 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentPR-1: Subcat PR-1 Runoff Area=2.338 ac 71.95% Impervious Runoff Depth>1.60"
Flow Length=150' Slope=0.0306 '/' Tc=18.1 min CN=91 Runoff=4.78 cfs 0.312 af

SubcatchmentPR-2: Subcat PR-2 Runoff Area=1.479 ac 93.11% Impervious Runoff Depth>1.80"
Flow Length=249' Tc=6.0 min CN=96 Runoff=5.53 cfs 0.222 af

SubcatchmentUD-1: Subcat UD-1 Runoff Area=0.701 ac 45.24% Impervious Runoff Depth>1.20"
Tc=0.0 min CN=85 Runoff=2.04 cfs 0.070 af

SubcatchmentUD-2: Subcat UD-2 Runoff Area=0.380 ac 17.34% Impervious Runoff Depth>0.87"
Tc=0.0 min CN=78 Runoff=0.81 cfs 0.027 af

Reach 1R: Total Proposed Inflow=3.12 cfs 0.434 af
Outflow=3.12 cfs 0.434 af

Pond 1P: Wet Basin Peak Elev=906.68' Storage=23,681 cf Inflow=8.59 cfs 0.534 af
Outflow=0.38 cfs 0.336 af

Total Runoff Area = 4.898 ac Runoff Volume = 0.632 af Average Runoff Depth = 1.55"
29.72% Pervious = 1.456 ac 70.28% Impervious = 3.442 ac

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MSE 24-hr 3 2-Year Rainfall=2.65"

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Summary for Subcatchment PR-1: Subcat PR-1

Runoff = 4.78 cfs @ 12.27 hrs, Volume= 0.312 af, Depth> 1.60"

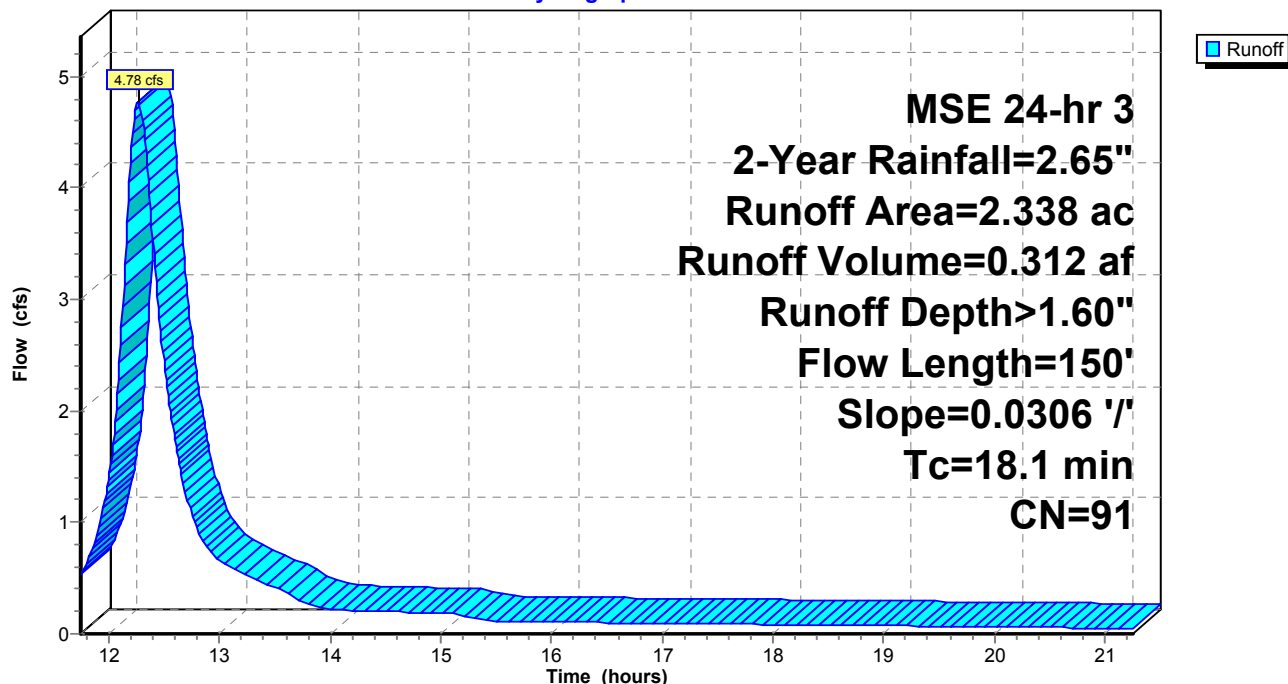
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.65"

Area (ac)	CN	Description
0.656	74	>75% Grass cover, Good, HSG C
0.995	98	Paved parking, HSG C
0.676	98	Roofs, HSG C
0.012	98	Sidewalks, Good, HSG C
2.338	91	Weighted Average
0.656		28.05% Pervious Area
1.682		71.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.1	150	0.0306	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.70"

Subcatchment PR-1: Subcat PR-1

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.65"

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Summary for Subcatchment PR-2: Subcat PR-2

Runoff = 5.53 cfs @ 12.13 hrs, Volume= 0.222 af, Depth> 1.80"

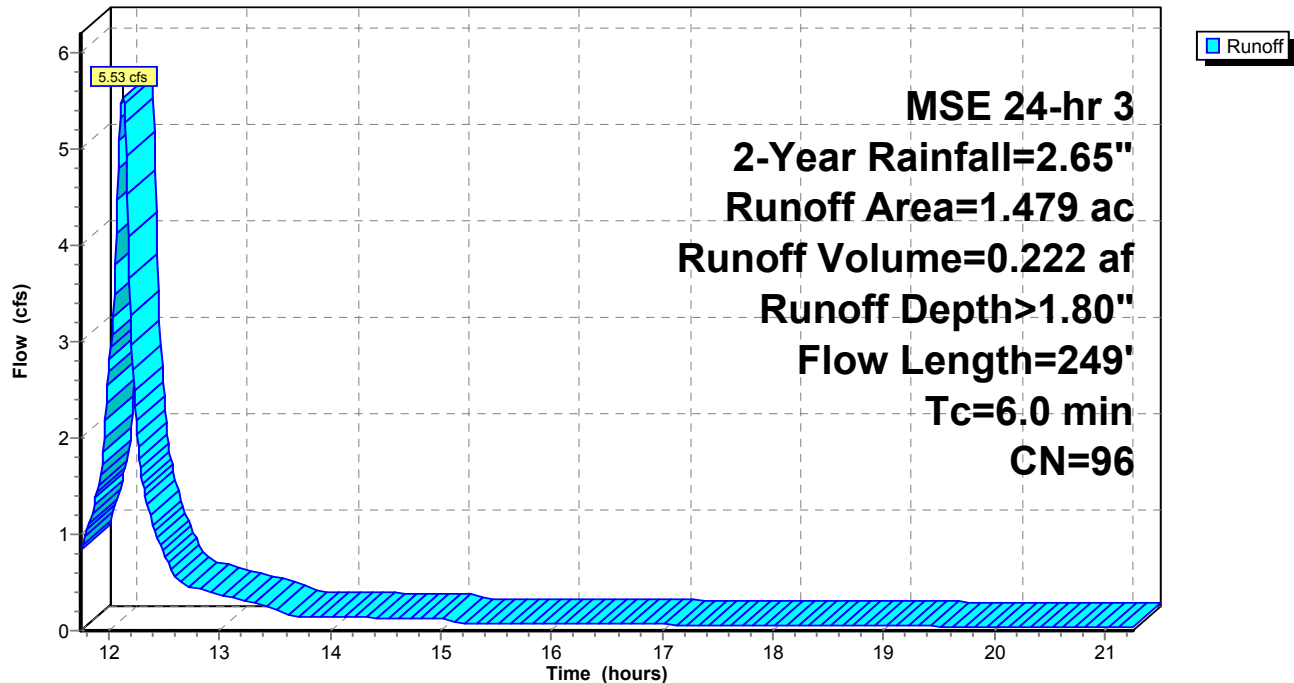
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.65"

Area (ac)	CN	Description
0.102	74	>75% Grass cover, Good, HSG C
0.447	98	Paved parking, HSG C
0.894	98	Roofs, HSG C
0.036	98	Sidewalks, Good, HSG C
1.479	96	Weighted Average
0.102		6.89% Pervious Area
1.377		93.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	66	0.0228	1.23		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.70"
0.9	183	0.0273	3.35		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.8	249	Total, Increased to minimum Tc = 6.0 min			

Subcatchment PR-2: Subcat PR-2

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.65"

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Summary for Subcatchment UD-1: Subcat UD-1

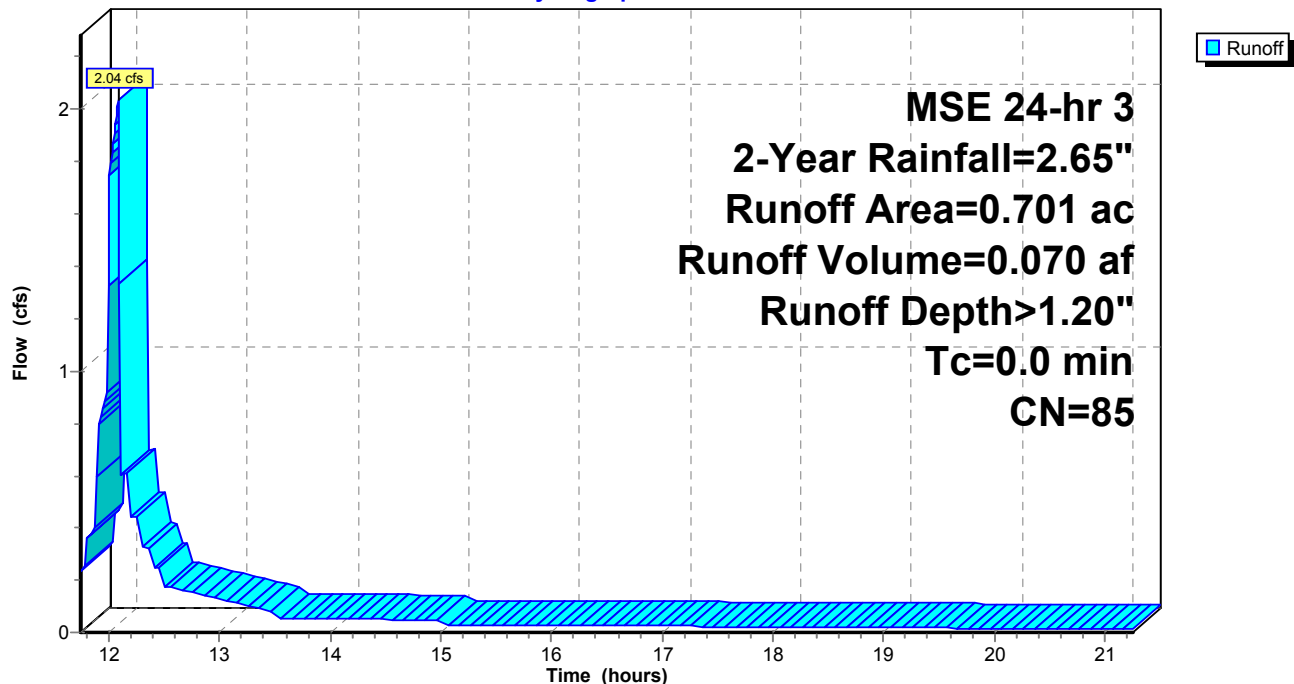
Runoff = 2.04 cfs @ 12.09 hrs, Volume= 0.070 af, Depth> 1.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.65"

Area (ac)	CN	Description
0.384	74	>75% Grass cover, Good, HSG C
0.294	98	Paved parking, HSG C
0.000	98	Roofs, HSG C
0.024	98	Sidewalks, Good, HSG C
0.701	85	Weighted Average
0.384		54.76% Pervious Area
0.317		45.24% Impervious Area

Subcatchment UD-1: Subcat UD-1

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.65"

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Summary for Subcatchment UD-2: Subcat UD-2

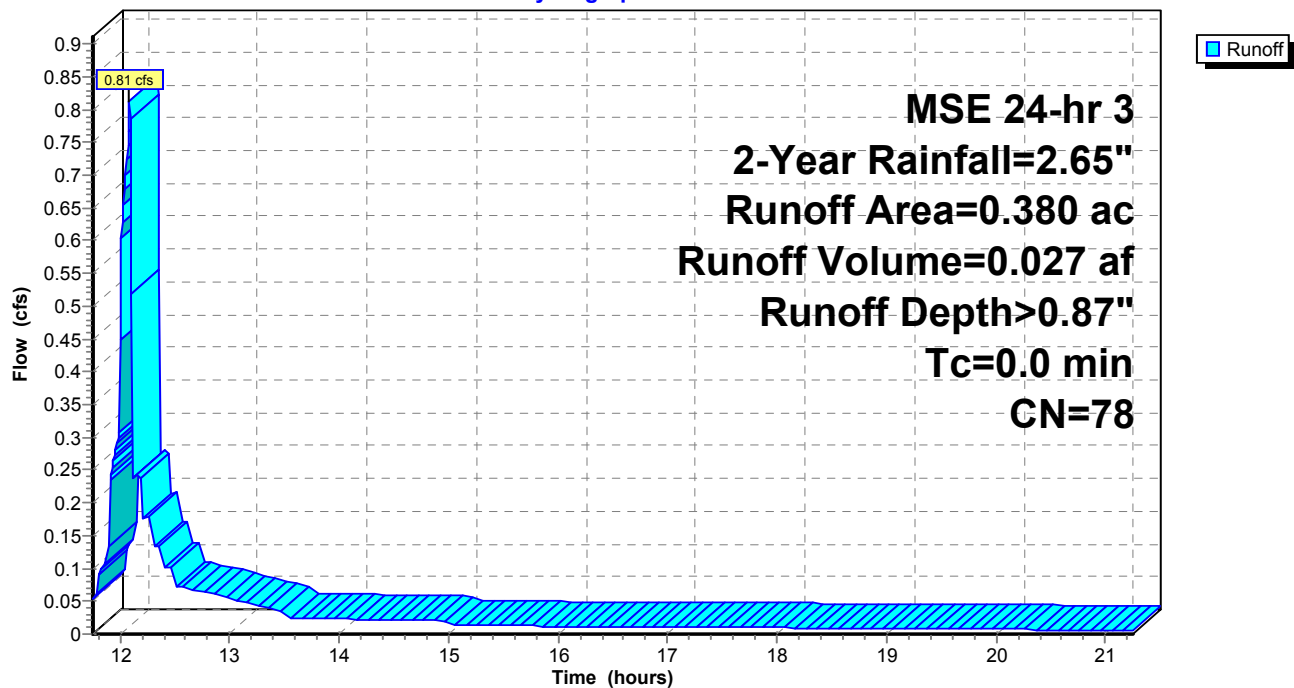
Runoff = 0.81 cfs @ 12.09 hrs, Volume= 0.027 af, Depth> 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.65"

Area (ac)	CN	Description
0.314	74	>75% Grass cover, Good, HSG C
0.065	98	Paved parking, HSG C
0.001	98	Sidewalks, Good, HSG C
0.380	78	Weighted Average
0.314		82.66% Pervious Area
0.066		17.34% Impervious Area

Subcatchment UD-2: Subcat UD-2

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.65"

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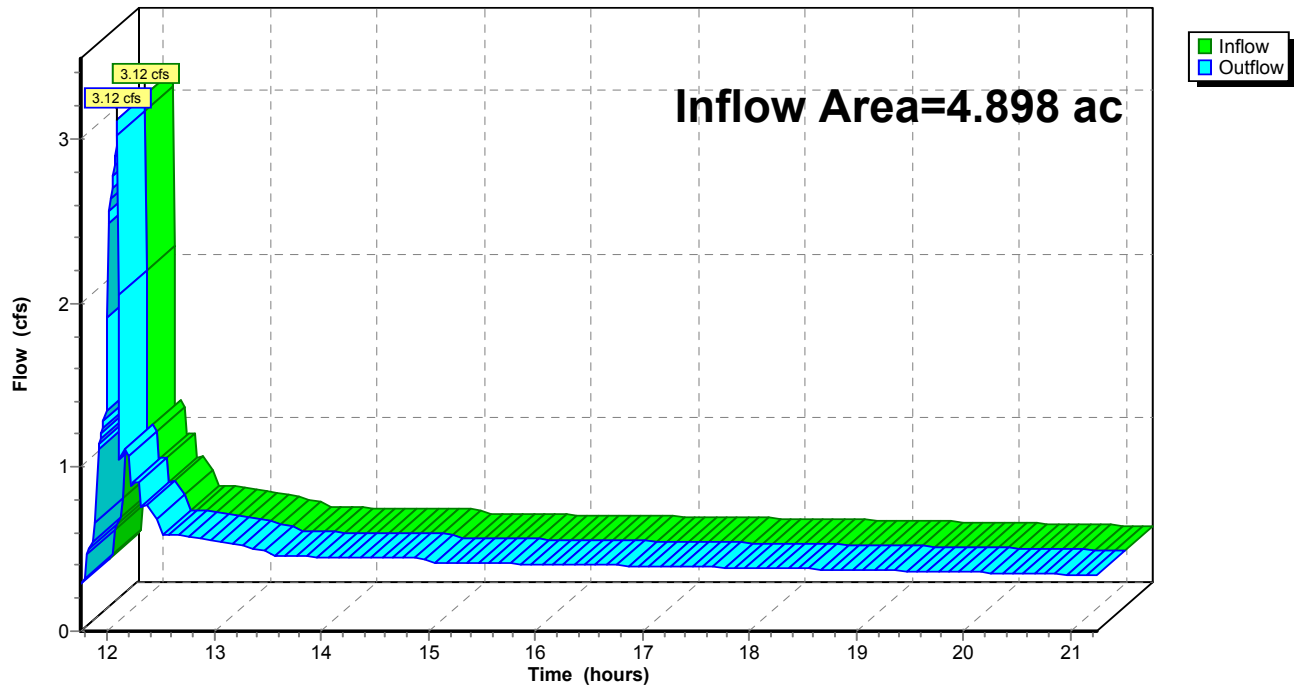
Summary for Reach 1R: Total Proposed

Inflow Area = 4.898 ac, 70.28% Impervious, Inflow Depth > 1.06" for 2-Year event
Inflow = 3.12 cfs @ 12.09 hrs, Volume= 0.434 af
Outflow = 3.12 cfs @ 12.09 hrs, Volume= 0.434 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs

Reach 1R: Total Proposed

Hydrograph



Proposed

MSE 24-hr 3 2-Year Rainfall=2.65"

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Summary for Pond 1P: Wet Basin

Inflow Area = 3.817 ac, 80.15% Impervious, Inflow Depth > 1.68" for 2-Year event
 Inflow = 8.59 cfs @ 12.14 hrs, Volume= 0.534 af
 Outflow = 0.38 cfs @ 13.91 hrs, Volume= 0.336 af, Atten= 96%, Lag= 106.1 min
 Primary = 0.38 cfs @ 13.91 hrs, Volume= 0.336 af

Routing by Stor-Ind method, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs

Starting Elev= 904.00' Surf.Area= 4,312 sf Storage= 7,887 cf

Peak Elev= 906.68' @ 13.91 hrs Surf.Area= 7,967 sf Storage= 23,681 cf (15,794 cf above start)

Plug-Flow detention time= 526.3 min calculated for 0.154 af (29% of inflow)

Center-of-Mass det. time= 254.3 min (1,062.2 - 807.9)

Volume	Invert	Avail.Storage	Storage Description
#1	899.00'	54,909 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
899.00	530	0	0
900.00	834	682	682
901.00	1,170	1,002	1,684
902.00	1,534	1,352	3,036
903.00	1,928	1,731	4,767
904.00	4,312	3,120	7,887
905.00	5,159	4,736	12,623
906.00	6,910	6,035	18,657
907.00	8,475	7,693	26,350
908.00	10,012	9,244	35,593
909.00	11,448	10,730	46,323
909.75	11,448	8,586	54,909

Device	Routing	Invert	Outlet Devices
#1	Primary	904.00'	12.0" Round Culvert L= 24.0' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 904.00' / 903.76' S= 0.0100 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.79 sf
#2	Device 1	904.00'	3.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	907.80'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#4	Primary	908.80'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.38 cfs @ 13.91 hrs HW=906.68' (Free Discharge)

1=Culvert (Passes 0.38 cfs of 6.81 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.38 cfs @ 7.69 fps)
 3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)
 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Proposed

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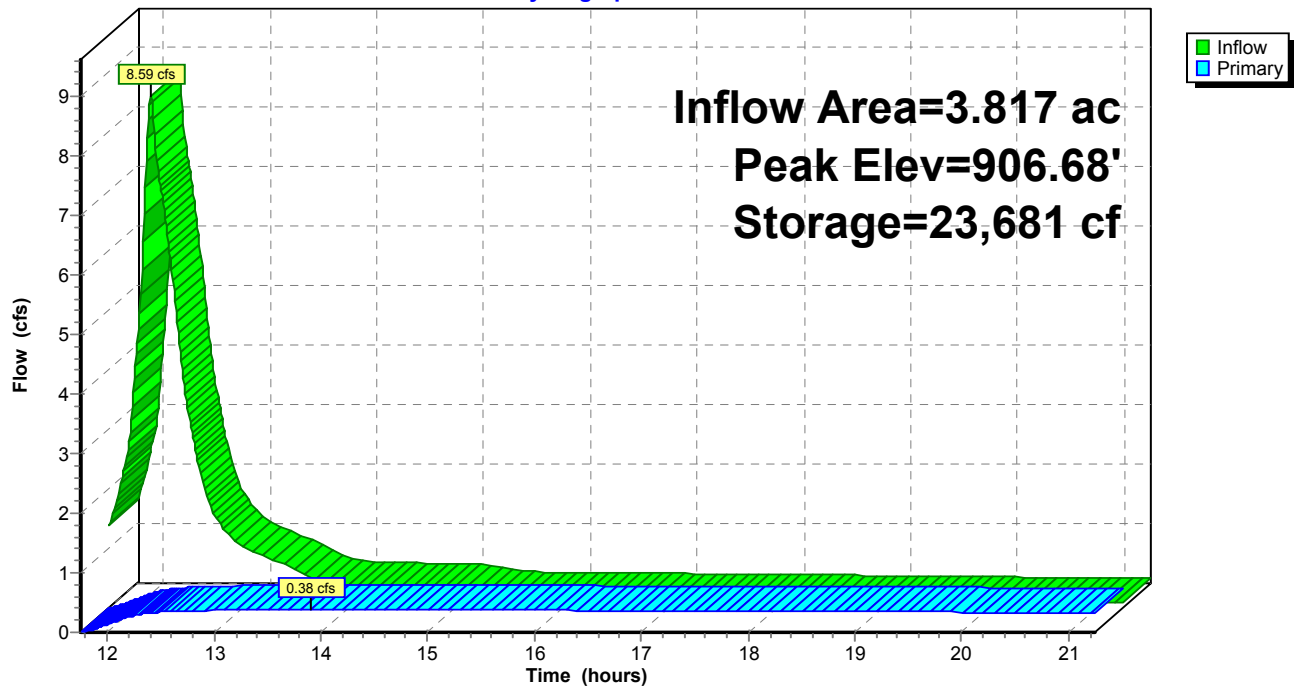
MSE 24-hr 3 2-Year Rainfall=2.65"

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Pond 1P: Wet Basin

Hydrograph



Proposed*MSE 24-hr 3 10-Year Rainfall=3.82"*

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Time span=11.75-23.75 hrs, dt=0.01 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentPR-1: Subcat PR-1 Runoff Area=2.338 ac 71.95% Impervious Runoff Depth>2.52"
Flow Length=150' Slope=0.0306 '/' Tc=18.1 min CN=91 Runoff=7.64 cfs 0.491 af

SubcatchmentPR-2: Subcat PR-2 Runoff Area=1.479 ac 93.11% Impervious Runoff Depth>2.67"
Flow Length=249' Tc=6.0 min CN=96 Runoff=8.19 cfs 0.329 af

SubcatchmentUD-1: Subcat UD-1 Runoff Area=0.701 ac 45.24% Impervious Runoff Depth>2.04"
Tc=0.0 min CN=85 Runoff=3.46 cfs 0.119 af

SubcatchmentUD-2: Subcat UD-2 Runoff Area=0.380 ac 17.34% Impervious Runoff Depth>1.64"
Tc=0.0 min CN=78 Runoff=1.50 cfs 0.052 af

Reach 1R: Total Proposed Inflow=5.21 cfs 0.588 af
Outflow=5.21 cfs 0.588 af

Pond 1P: Wet Basin Peak Elev=907.78' Storage=33,385 cf Inflow=13.24 cfs 0.820 af
Outflow=0.45 cfs 0.417 af

Total Runoff Area = 4.898 ac Runoff Volume = 0.990 af Average Runoff Depth = 2.43"
29.72% Pervious = 1.456 ac 70.28% Impervious = 3.442 ac

Proposed

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MSE 24-hr 3 10-Year Rainfall=3.82"

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Summary for Subcatchment PR-1: Subcat PR-1

Runoff = 7.64 cfs @ 12.26 hrs, Volume= 0.491 af, Depth> 2.52"

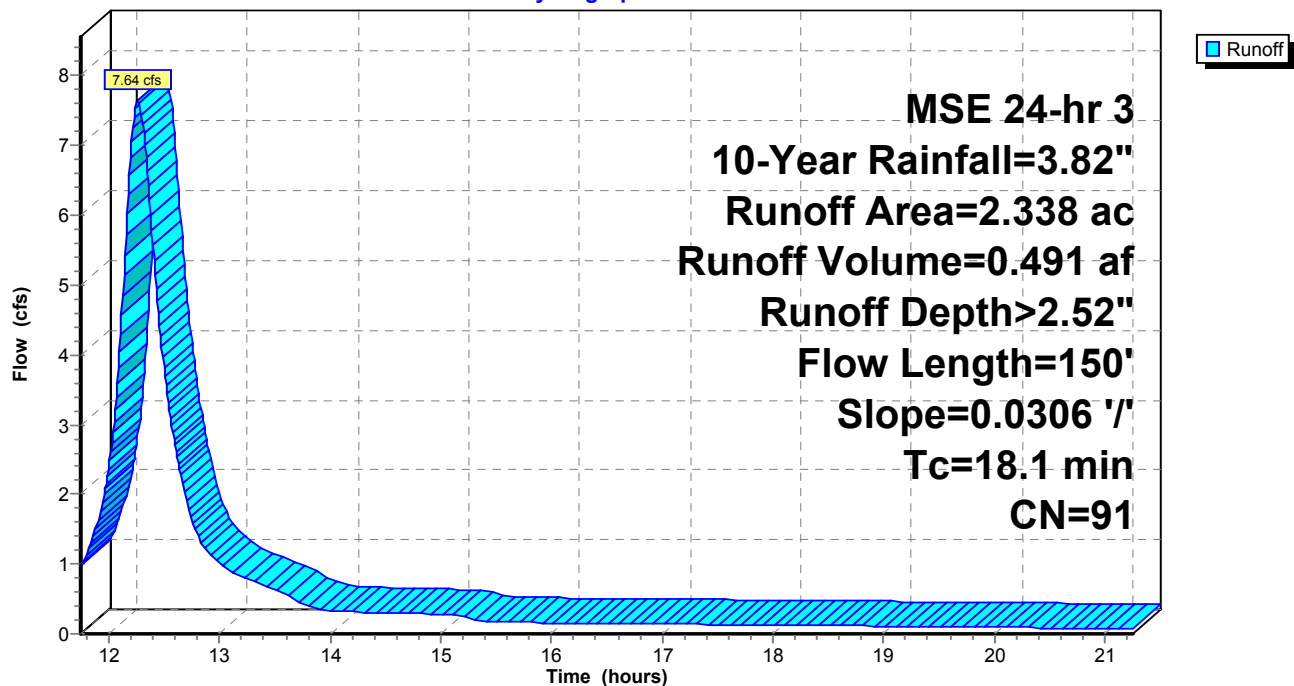
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=3.82"

Area (ac)	CN	Description
0.656	74	>75% Grass cover, Good, HSG C
0.995	98	Paved parking, HSG C
0.676	98	Roofs, HSG C
0.012	98	Sidewalks, Good, HSG C
2.338	91	Weighted Average
0.656		28.05% Pervious Area
1.682		71.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.1	150	0.0306	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.70"

Subcatchment PR-1: Subcat PR-1

Hydrograph



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MSE 24-hr 3 10-Year Rainfall=3.82"

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Summary for Subcatchment PR-2: Subcat PR-2

Runoff = 8.19 cfs @ 12.13 hrs, Volume= 0.329 af, Depth> 2.67"

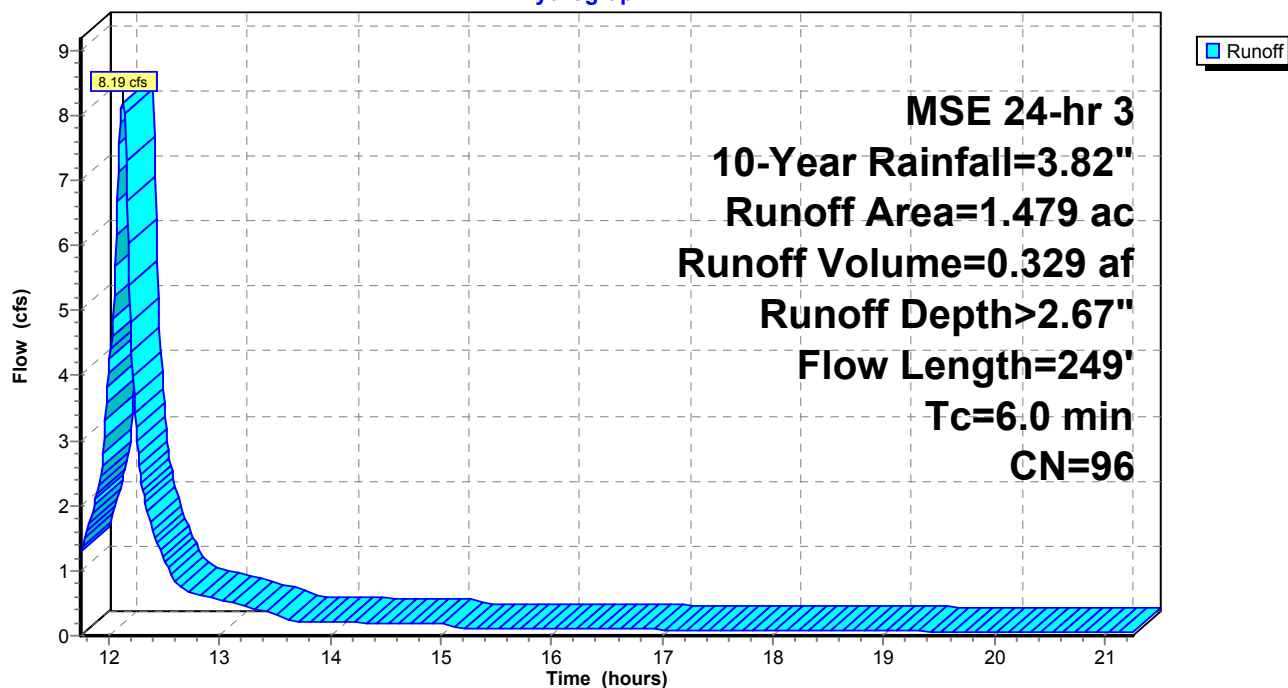
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=3.82"

Area (ac)	CN	Description
0.102	74	>75% Grass cover, Good, HSG C
0.447	98	Paved parking, HSG C
0.894	98	Roofs, HSG C
0.036	98	Sidewalks, Good, HSG C
1.479	96	Weighted Average
0.102		6.89% Pervious Area
1.377		93.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	66	0.0228	1.23		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.70"
0.9	183	0.0273	3.35		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.8	249	Total, Increased to minimum Tc = 6.0 min			

Subcatchment PR-2: Subcat PR-2

Hydrograph



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MSE 24-hr 3 10-Year Rainfall=3.82"

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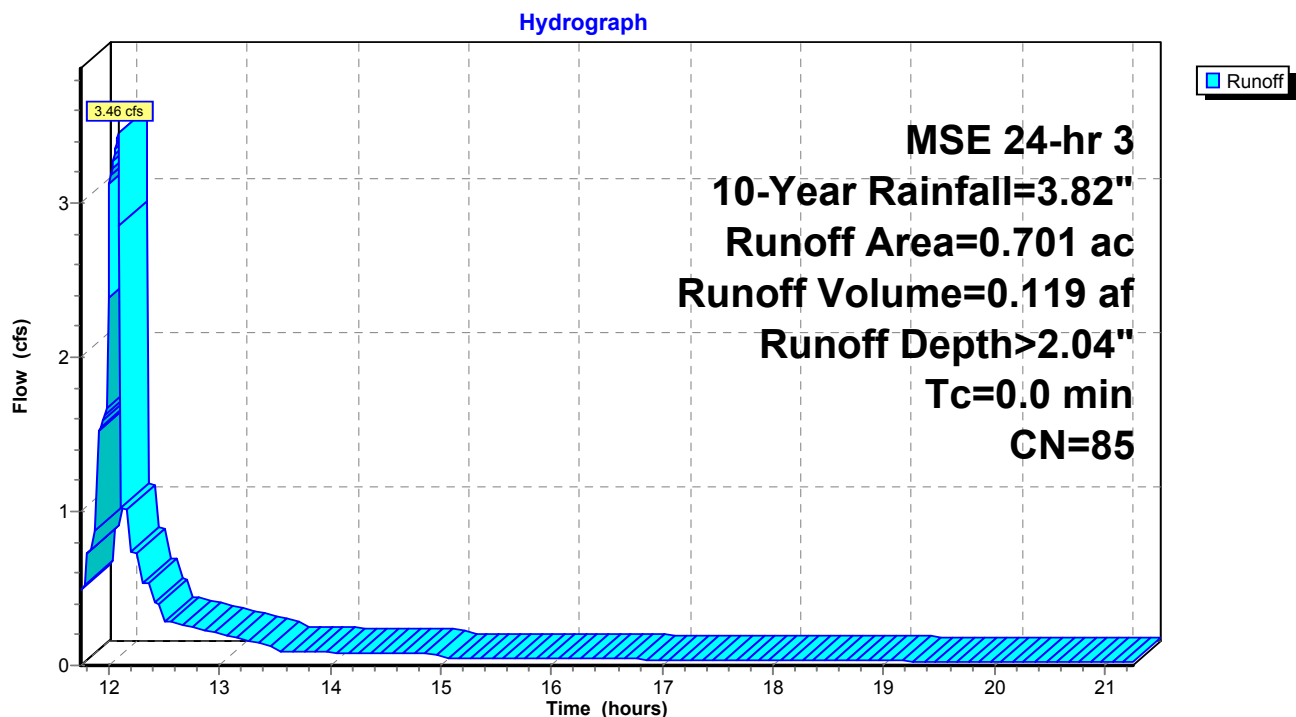
Summary for Subcatchment UD-1: Subcat UD-1

Runoff = 3.46 cfs @ 12.09 hrs, Volume= 0.119 af, Depth> 2.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=3.82"

Area (ac)	CN	Description
0.384	74	>75% Grass cover, Good, HSG C
0.294	98	Paved parking, HSG C
0.000	98	Roofs, HSG C
0.024	98	Sidewalks, Good, HSG C
0.701	85	Weighted Average
0.384		54.76% Pervious Area
0.317		45.24% Impervious Area

Subcatchment UD-1: Subcat UD-1



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MSE 24-hr 3 10-Year Rainfall=3.82"

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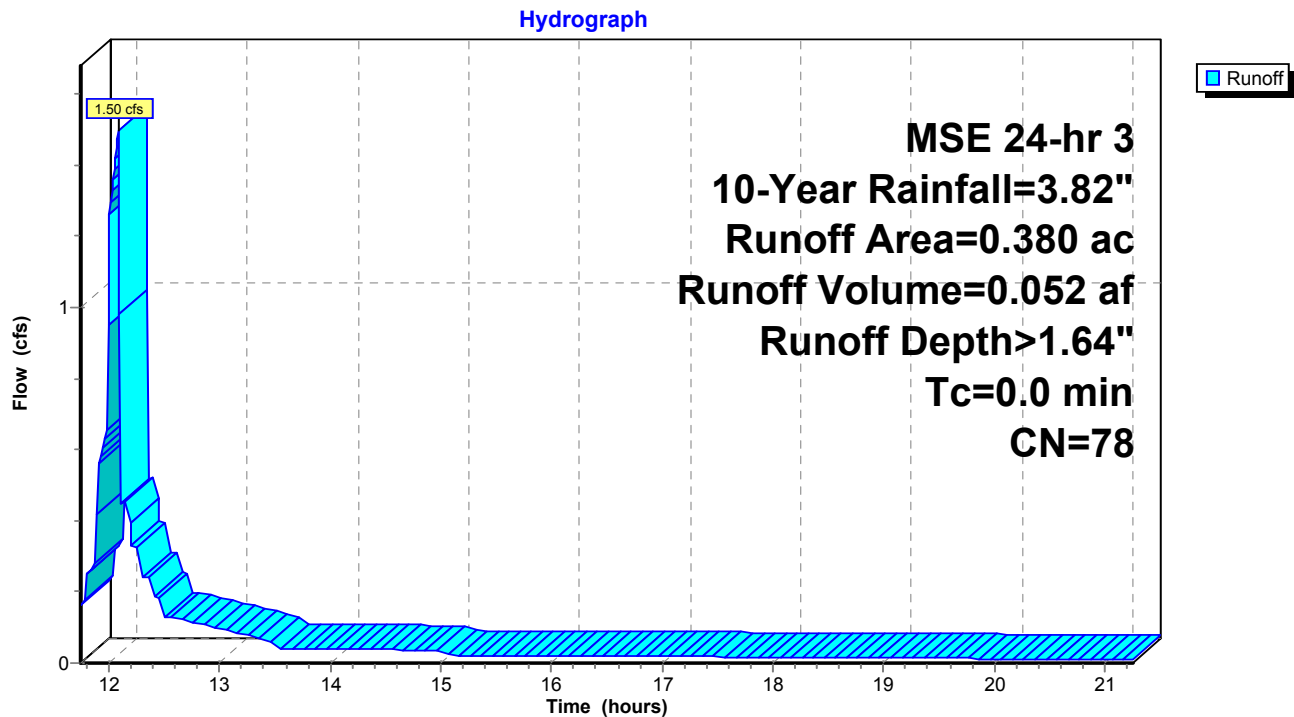
Summary for Subcatchment UD-2: Subcat UD-2

Runoff = 1.50 cfs @ 12.09 hrs, Volume= 0.052 af, Depth> 1.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=3.82"

Area (ac)	CN	Description
0.314	74	>75% Grass cover, Good, HSG C
0.065	98	Paved parking, HSG C
0.001	98	Sidewalks, Good, HSG C
0.380	78	Weighted Average
0.314		82.66% Pervious Area
0.066		17.34% Impervious Area

Subcatchment UD-2: Subcat UD-2



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MSE 24-hr 3 10-Year Rainfall=3.82"

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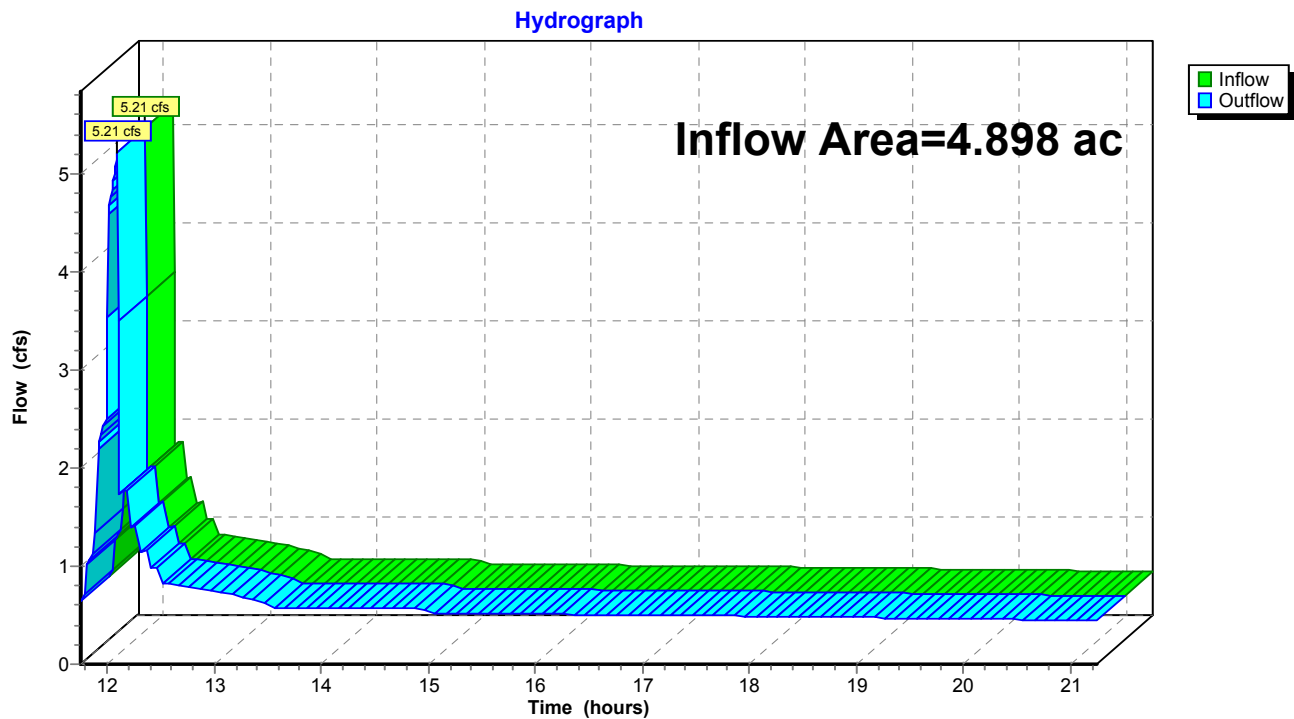
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Summary for Reach 1R: Total Proposed

Inflow Area = 4.898 ac, 70.28% Impervious, Inflow Depth > 1.44" for 10-Year event
Inflow = 5.21 cfs @ 12.09 hrs, Volume= 0.588 af
Outflow = 5.21 cfs @ 12.09 hrs, Volume= 0.588 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs

Reach 1R: Total Proposed



Proposed

MSE 24-hr 3 10-Year Rainfall=3.82"

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Summary for Pond 1P: Wet Basin

Inflow Area = 3.817 ac, 80.15% Impervious, Inflow Depth > 2.58" for 10-Year event
 Inflow = 13.24 cfs @ 12.14 hrs, Volume= 0.820 af
 Outflow = 0.45 cfs @ 15.05 hrs, Volume= 0.417 af, Atten= 97%, Lag= 174.6 min
 Primary = 0.45 cfs @ 15.05 hrs, Volume= 0.417 af

Routing by Stor-Ind method, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs

Starting Elev= 904.00' Surf.Area= 4,312 sf Storage= 7,887 cf

Peak Elev= 907.78' @ 15.05 hrs Surf.Area= 9,667 sf Storage= 33,385 cf (25,498 cf above start)

Plug-Flow detention time= 497.1 min calculated for 0.234 af (29% of inflow)

Center-of-Mass det. time= 262.6 min (1,068.1 - 805.5)

Volume	Invert	Avail.Storage	Storage Description
#1	899.00'	54,909 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
899.00	530	0	0
900.00	834	682	682
901.00	1,170	1,002	1,684
902.00	1,534	1,352	3,036
903.00	1,928	1,731	4,767
904.00	4,312	3,120	7,887
905.00	5,159	4,736	12,623
906.00	6,910	6,035	18,657
907.00	8,475	7,693	26,350
908.00	10,012	9,244	35,593
909.00	11,448	10,730	46,323
909.75	11,448	8,586	54,909

Device	Routing	Invert	Outlet Devices
#1	Primary	904.00'	12.0" Round Culvert L= 24.0' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 904.00' / 903.76' S= 0.0100 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.79 sf
#2	Device 1	904.00'	3.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	907.80'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#4	Primary	908.80'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.45 cfs @ 15.05 hrs HW=907.78' (Free Discharge)

1=Culvert (Passes 0.45 cfs of 8.55 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.45 cfs @ 9.20 fps)
 3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)
 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Proposed

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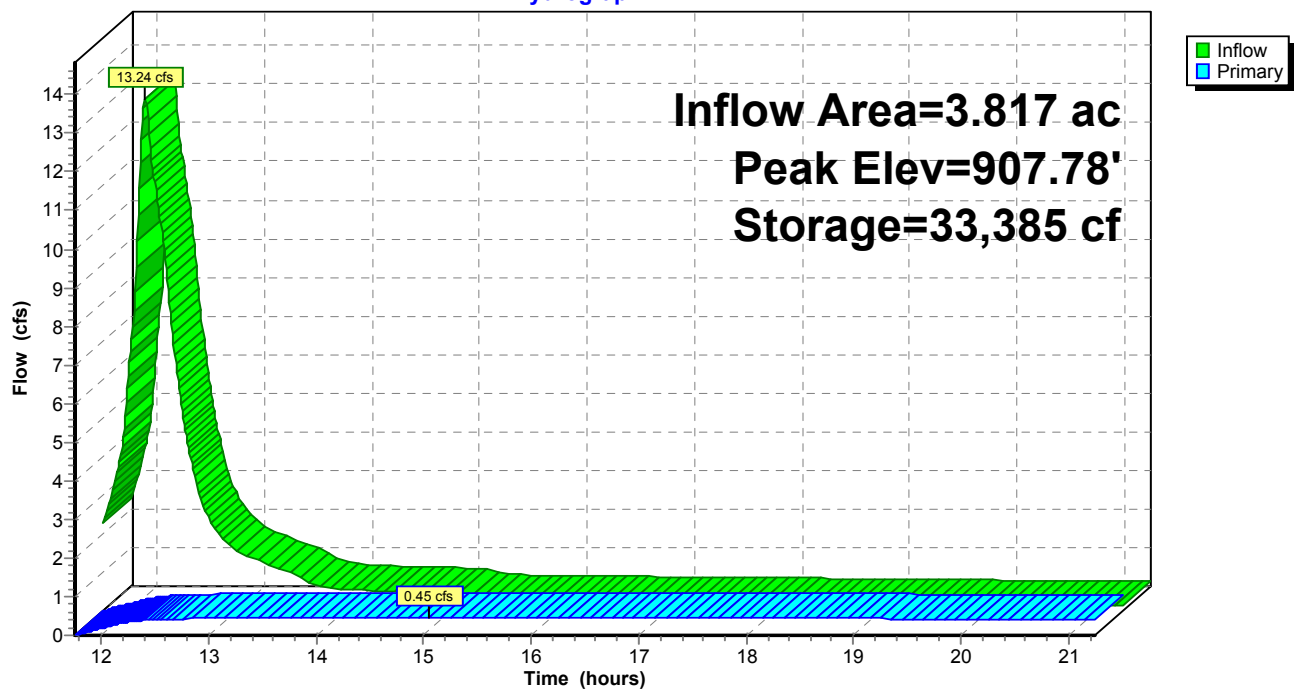
MSE 24-hr 3 10-Year Rainfall=3.82"

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Pond 1P: Wet Basin

Hydrograph



Proposed*MSE 24-hr 3 100-Year Rainfall=6.41"*

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Time span=11.75-23.75 hrs, dt=0.01 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentPR-1: Subcat PR-1 Runoff Area=2.338 ac 71.95% Impervious Runoff Depth>4.54"
Flow Length=150' Slope=0.0306 '/' Tc=18.1 min CN=91 Runoff=13.94 cfs 0.885 af

SubcatchmentPR-2: Subcat PR-2 Runoff Area=1.479 ac 93.11% Impervious Runoff Depth>4.56"
Flow Length=249' Tc=6.0 min CN=96 Runoff=14.02 cfs 0.562 af

SubcatchmentUD-1: Subcat UD-1 Runoff Area=0.701 ac 45.24% Impervious Runoff Depth>3.92"
Tc=0.0 min CN=85 Runoff=6.64 cfs 0.229 af

SubcatchmentUD-2: Subcat UD-2 Runoff Area=0.380 ac 17.34% Impervious Runoff Depth>3.48"
Tc=0.0 min CN=78 Runoff=3.20 cfs 0.110 af

Reach 1R: Total Proposed Inflow=10.17 cfs 1.303 af
Outflow=10.17 cfs 1.303 af

Pond 1P: Wet Basin Peak Elev=908.46' Storage=40,366 cf Inflow=23.47 cfs 1.447 af
Outflow=7.30 cfs 0.964 af

Total Runoff Area = 4.898 ac Runoff Volume = 1.786 af Average Runoff Depth = 4.38"
29.72% Pervious = 1.456 ac 70.28% Impervious = 3.442 ac

Proposed

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MSE 24-hr 3 100-Year Rainfall=6.41"

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Summary for Subcatchment PR-1: Subcat PR-1

Runoff = 13.94 cfs @ 12.26 hrs, Volume= 0.885 af, Depth> 4.54"

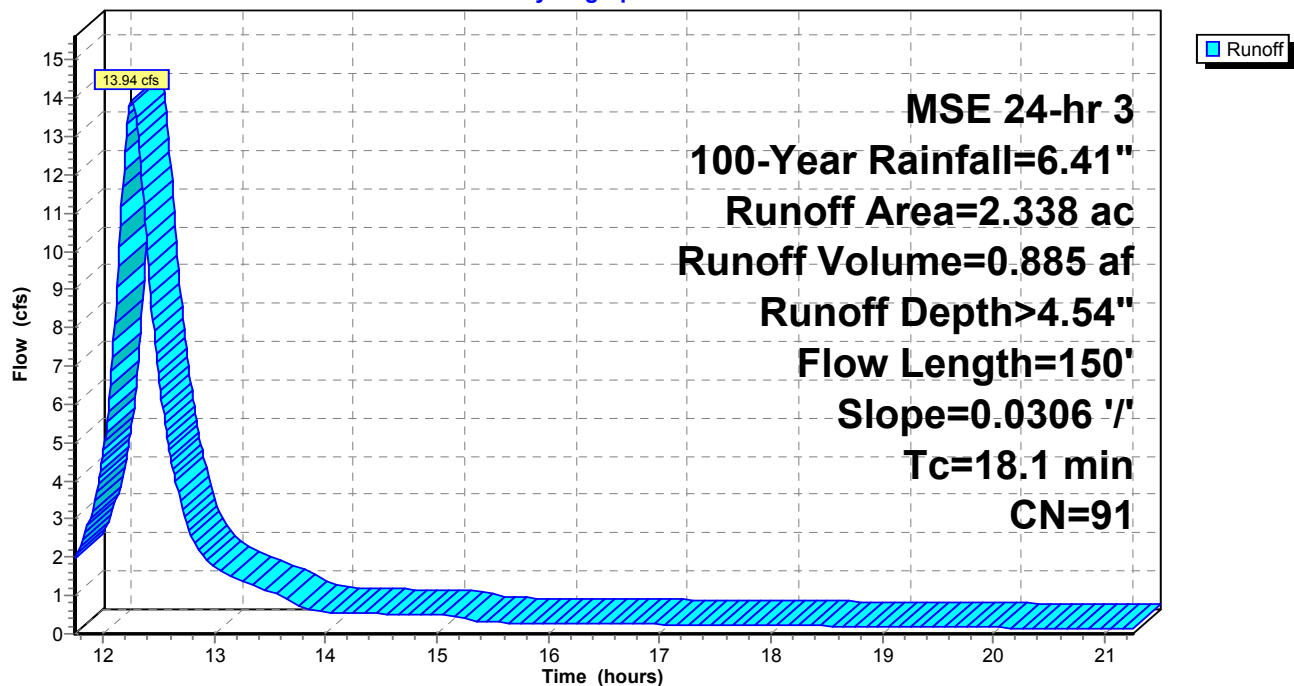
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=6.41"

Area (ac)	CN	Description
0.656	74	>75% Grass cover, Good, HSG C
0.995	98	Paved parking, HSG C
0.676	98	Roofs, HSG C
0.012	98	Sidewalks, Good, HSG C
2.338	91	Weighted Average
0.656		28.05% Pervious Area
1.682		71.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.1	150	0.0306	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.70"

Subcatchment PR-1: Subcat PR-1

Hydrograph



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MSE 24-hr 3 100-Year Rainfall=6.41"

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Summary for Subcatchment PR-2: Subcat PR-2

Runoff = 14.02 cfs @ 12.13 hrs, Volume= 0.562 af, Depth> 4.56"

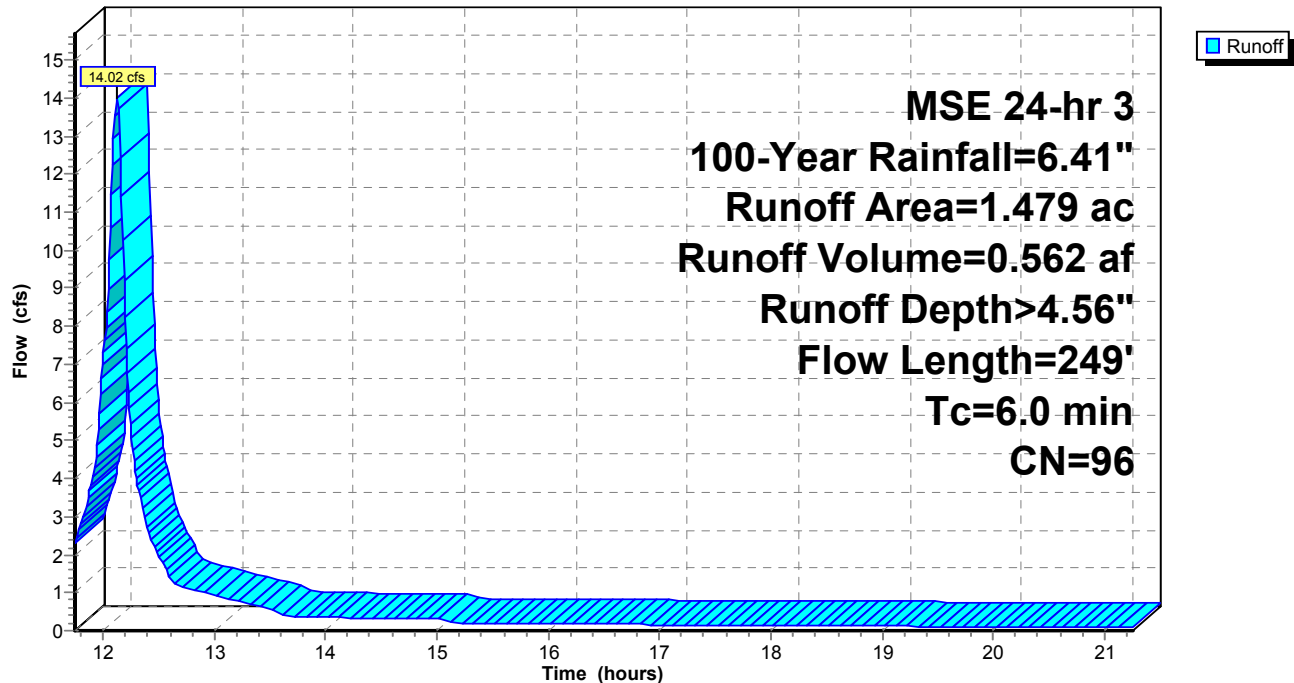
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=6.41"

Area (ac)	CN	Description
0.102	74	>75% Grass cover, Good, HSG C
0.447	98	Paved parking, HSG C
0.894	98	Roofs, HSG C
0.036	98	Sidewalks, Good, HSG C
1.479	96	Weighted Average
0.102		6.89% Pervious Area
1.377		93.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	66	0.0228	1.23		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.70"
0.9	183	0.0273	3.35		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.8	249	Total, Increased to minimum Tc = 6.0 min			

Subcatchment PR-2: Subcat PR-2

Hydrograph



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MSE 24-hr 3 100-Year Rainfall=6.41"

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Summary for Subcatchment UD-1: Subcat UD-1

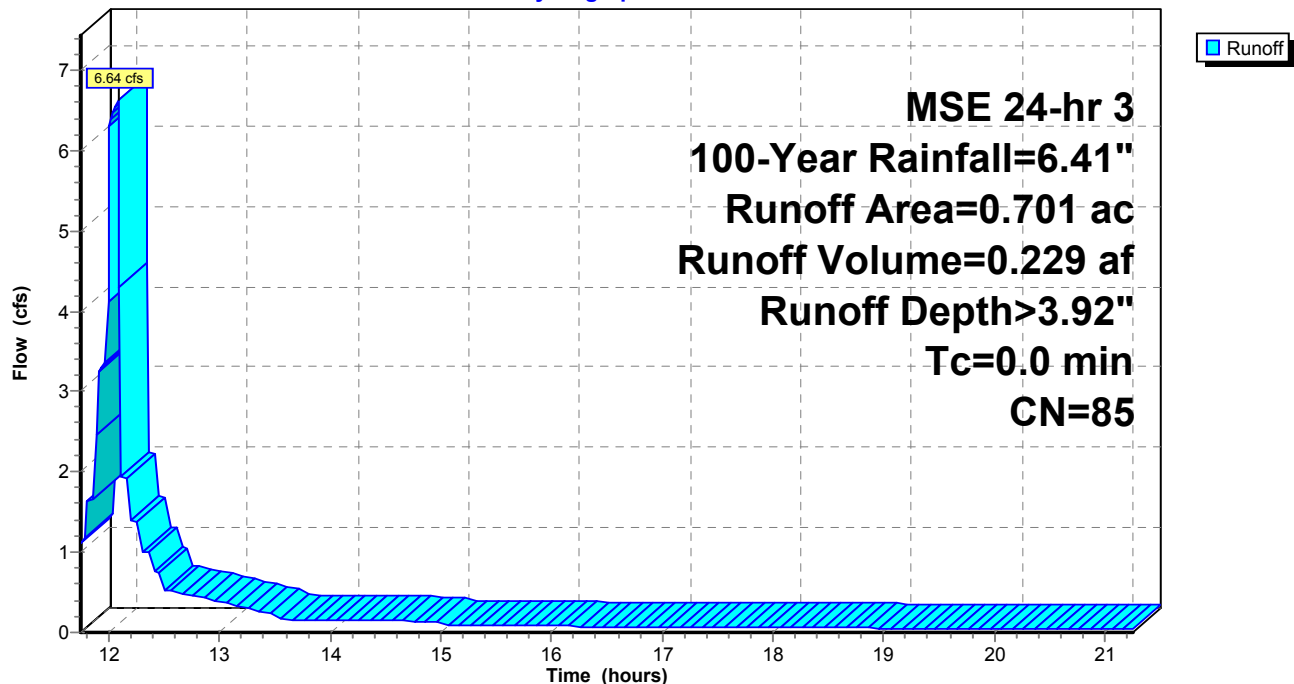
Runoff = 6.64 cfs @ 12.09 hrs, Volume= 0.229 af, Depth> 3.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=6.41"

Area (ac)	CN	Description
0.384	74	>75% Grass cover, Good, HSG C
0.294	98	Paved parking, HSG C
0.000	98	Roofs, HSG C
0.024	98	Sidewalks, Good, HSG C
0.701	85	Weighted Average
0.384		54.76% Pervious Area
0.317		45.24% Impervious Area

Subcatchment UD-1: Subcat UD-1

Hydrograph



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MSE 24-hr 3 100-Year Rainfall=6.41"

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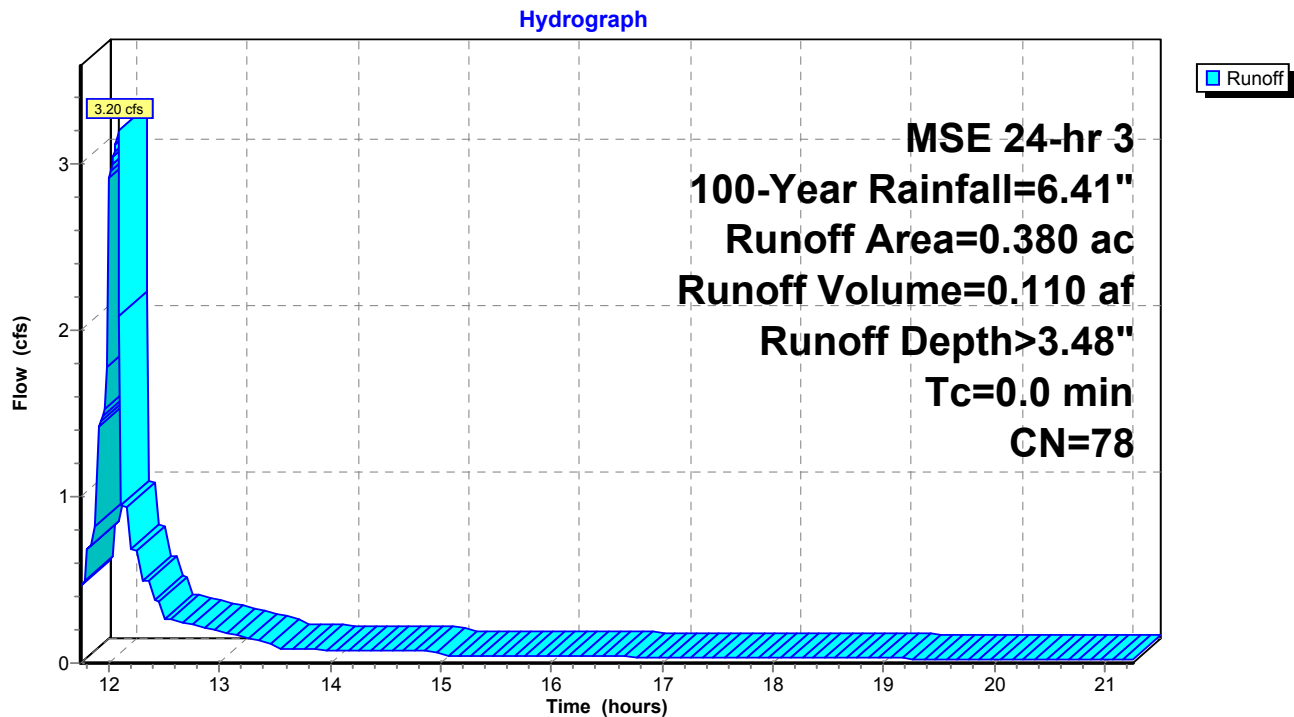
Summary for Subcatchment UD-2: Subcat UD-2

Runoff = 3.20 cfs @ 12.09 hrs, Volume= 0.110 af, Depth> 3.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=6.41"

Area (ac)	CN	Description
0.314	74	>75% Grass cover, Good, HSG C
0.065	98	Paved parking, HSG C
0.001	98	Sidewalks, Good, HSG C
0.380	78	Weighted Average
0.314		82.66% Pervious Area
0.066		17.34% Impervious Area

Subcatchment UD-2: Subcat UD-2



Proposed

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MSE 24-hr 3 100-Year Rainfall=6.41"

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Summary for Reach 1R: Total Proposed

Inflow Area = 4.898 ac, 70.28% Impervious, Inflow Depth > 3.19" for 100-Year event

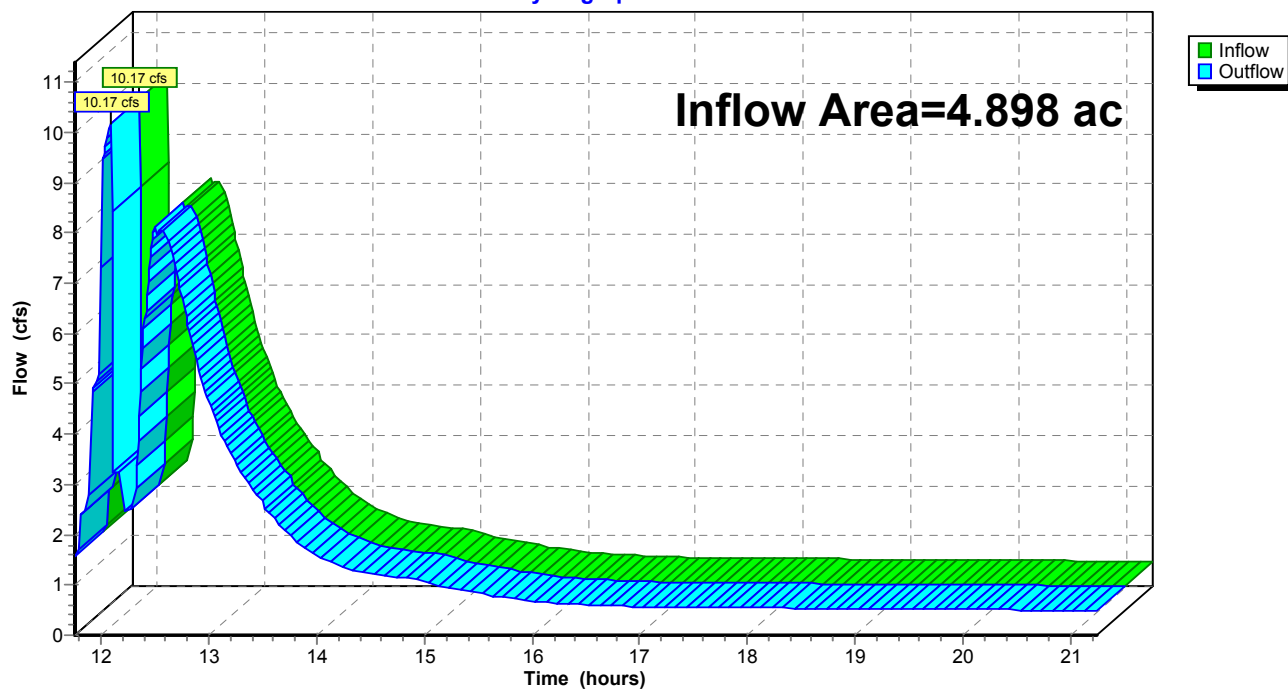
Inflow = 10.17 cfs @ 12.09 hrs, Volume= 1.303 af

Outflow = 10.17 cfs @ 12.09 hrs, Volume= 1.303 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs

Reach 1R: Total Proposed

Hydrograph



Proposed

MSE 24-hr 3 100-Year Rainfall=6.41"

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Summary for Pond 1P: Wet Basin

Inflow Area = 3.817 ac, 80.15% Impervious, Inflow Depth > 4.55" for 100-Year event
 Inflow = 23.47 cfs @ 12.14 hrs, Volume= 1.447 af
 Outflow = 7.30 cfs @ 12.56 hrs, Volume= 0.964 af, Atten= 69%, Lag= 24.6 min
 Primary = 7.30 cfs @ 12.56 hrs, Volume= 0.964 af

Routing by Stor-Ind method, Time Span= 11.75-23.75 hrs, dt= 0.01 hrs

Starting Elev= 904.00' Surf.Area= 4,312 sf Storage= 7,887 cf

Peak Elev= 908.46' @ 12.56 hrs Surf.Area= 10,675 sf Storage= 40,366 cf (32,479 cf above start)

Plug-Flow detention time= 225.8 min calculated for 0.780 af (54% of inflow)

Center-of-Mass det. time= 112.8 min (916.2 - 803.4)

Volume	Invert	Avail.Storage	Storage Description
#1	899.00'	54,909 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
899.00	530	0	0
900.00	834	682	682
901.00	1,170	1,002	1,684
902.00	1,534	1,352	3,036
903.00	1,928	1,731	4,767
904.00	4,312	3,120	7,887
905.00	5,159	4,736	12,623
906.00	6,910	6,035	18,657
907.00	8,475	7,693	26,350
908.00	10,012	9,244	35,593
909.00	11,448	10,730	46,323
909.75	11,448	8,586	54,909

Device	Routing	Invert	Outlet Devices
#1	Primary	904.00'	12.0" Round Culvert L= 24.0' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 904.00' / 903.76' S= 0.0100 '/' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.79 sf
#2	Device 1	904.00'	3.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	907.80'	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#4	Primary	908.80'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=7.29 cfs @ 12.56 hrs HW=908.46' (Free Discharge)

1=Culvert (Passes 7.29 cfs of 9.47 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.49 cfs @ 10.03 fps)
 3=Sharp-Crested Rectangular Weir (Weir Controls 6.80 cfs @ 2.66 fps)
 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Proposed

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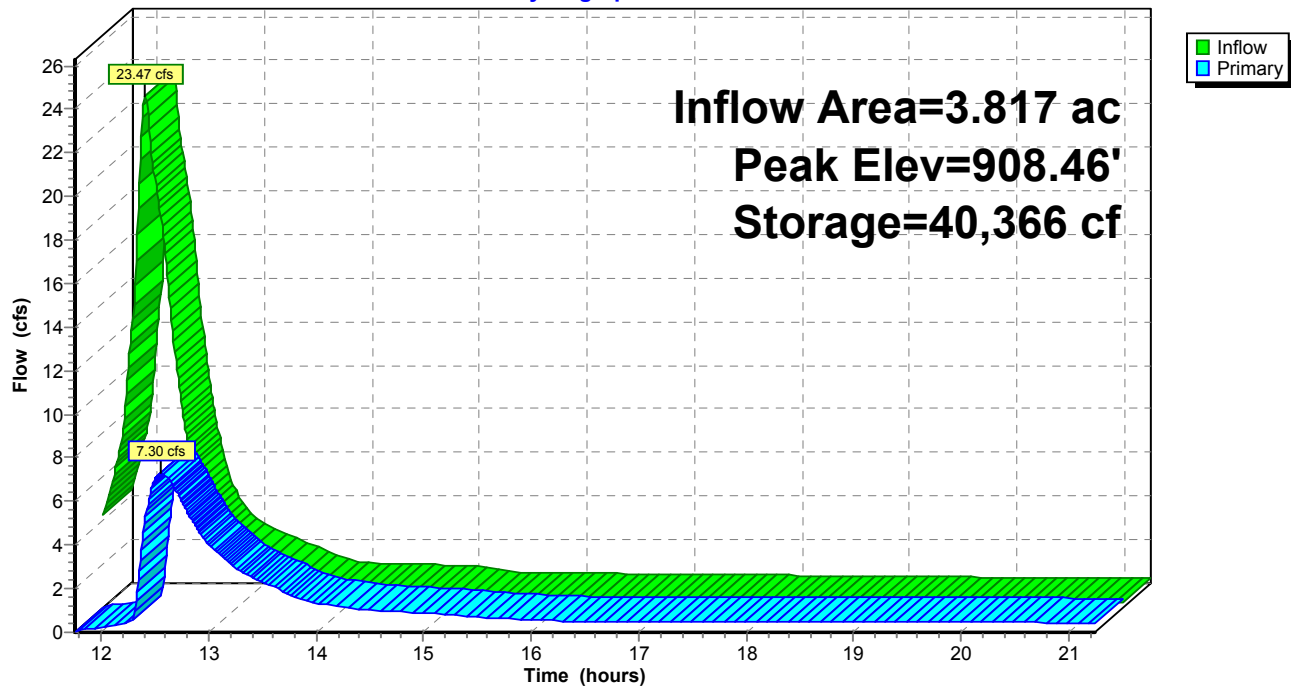
MSE 24-hr 3 100-Year Rainfall=6.41"

Printed 8/19/2019

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Pond 1P: Wet Basin

Hydrograph



Proposed Pvmt Only - InputData.txt

Data file name: H:\DWGS\2019\19-1115.00 - Glue Dots - Glue Factory Addition - Preliminary Design\C\Engineering\Stormwater\SLAMM\Proposed Pvmt Only.mdb
WinSLAMM Version 10.2.0

Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdX

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/05/69

Study period ending date: 12/31/69

Start of Winter Season: 12/02

End of Winter Season: 03/12

Date: 08-19-2019

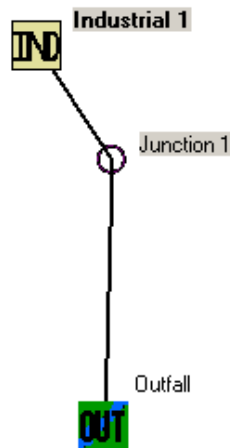
Time: 08:42:08

Site information:

LU# 1 - Industrial: Industrial 1 Total area (ac): 1.494

13 - Paved Parking 1: 1.494 ac. Connected Source Area PSD File:

C:\WinSLAMM Files\NURP.cpz



File Name:

H:\DWGS\2019\19-1115.00 - Glue Dots - Glue Factory Addition - Preliminary Design\C\Engineering\Stormwater\SLAMM\Proposed Pymt Only.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	118007		0.66	250.0	1842	
Outfall Total with Controls	118007	0.00 %	0.66	250.0	1842	0.00 %
Current File Output: Annualized Total After Outfall Controls	119646	Years in Model Run:		0.99	1867	

Print Output
Summary to Text
File

Print Output
Summary to .csv
File

Total Area Modeled (ac)

1.494

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall
Flow Duration
Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff

(CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.66	Poor
With Controls	0.66	Poor

The proposed pavement area with no controls produces 1842 lbs of solids. The proposed site controls will need to remove at least 40% of this which comes to 736.8 lbs.

Proposed - InputData.txt

Data file name: H:\DWGS\2019\19-1115.00 - Glue Dots - Glue Factory Addition - Preliminary Design\C\Engineering\Stormwater\SLAMM\Proposed - Wet Basin.mdb
WinSLAMM Version 10.2.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppd
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Date: 08-19-2019 Time: 08:30:01
Site information:

LU# 1 - Industrial: PR-1 Total area (ac): 2.339
1 - Roofs 1: 0.676 ac. Flat Connected Source Area PSD File:
C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.995 ac. Connected Source Area PSD File:
C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.012 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.656 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Industrial: UD-1 Total area (ac): 1.082
13 - Paved Parking 1: 0.359 ac. Connected Source Area PSD File:
C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.025 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.698 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Industrial: PR-2 Total area (ac): 1.479
1 - Roofs 1: 0.894 ac. Flat Connected Source Area PSD File:
C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.447 ac. Connected Source Area PSD File:
C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.036 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.102 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

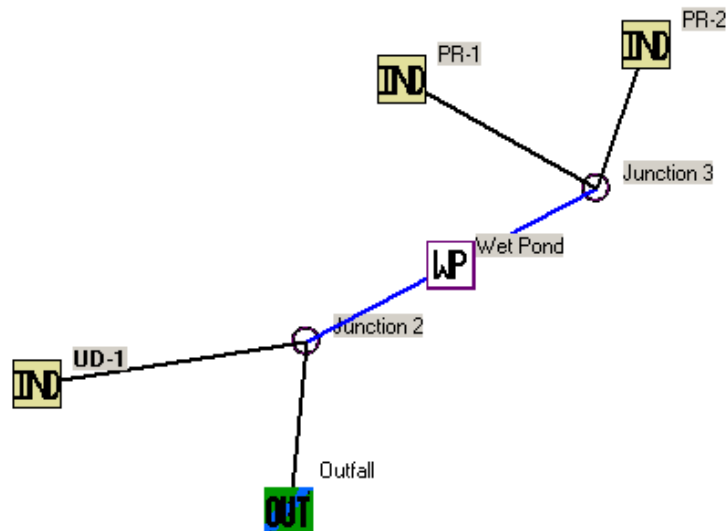
Control Practice 1: Wet Detention Pond CP# 1 (DS) - Wet Pond

Proposed - InputData.txt
 Particle Size Distribution file name: Not needed - calculated by program
 Initial stage elevation (ft): 5
 Peak to Average Flow Ratio: 3.8
 Maximum flow allowed into pond (cfs): No maximum value entered
 Outlet characteristics:
 Outlet type: Sharp Crested weir
 1. Sharp crested weir length (ft): 4
 2. Sharp crested weir height from invert: 1.95
 3. Sharp crested weir invert elevation above datum (ft): 8.8

outlet type: Orifice 1
 1. Orifice diameter (ft): 0.25
 2. Number of orifices: 1
 3. Invert elevation above datum (ft): 5

outlet type: Broad Crested Weir
 1. Weir crest length (ft): 10
 2. Weir crest width (ft): 10
 3. Height from datum to bottom of weir opening: 9.8

(cfs)	Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow
0.00	0	0.00	0.0000	0.00	
0.00	1	0.01	0.0121	0.00	
0.00	2	1.00	0.0191	0.00	
0.00	3	2.00	0.0270	0.00	
0.00	4	3.00	0.0350	0.00	
0.00	5	4.00	0.0440	0.00	
0.00	6	5.00	0.0990	0.00	
0.00	7	6.00	0.1180	0.00	
0.00	8	7.00	0.1590	0.00	
0.00	9	8.00	0.1950	0.00	
0.00	10	9.00	0.2300	0.00	
0.00	11	10.00	0.2630	0.00	
0.00	12	10.75	0.2630	0.00	



Wet Detention Control Device

Pond Number 1
Drainage System Control Practice

Select Particle Size Distribution File

Not needed - calculated by program

Initial Stage Elevation (ft): 5.00

Peak to Average Flow Ratio: 3.80

Maximum Inflow into Pond (cfs)

Enter 0 or leave blank for no limit:

Copy Pond Data

Paste Pond Data

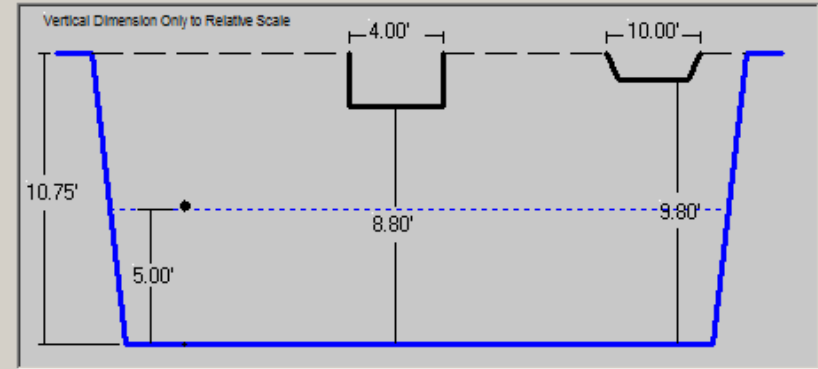
Enter fraction (greater than 0) that you want to modify all pond areas by and then select 'Modify Pond Areas' button

0.00

Modify Pond Areas

	Stage (ft)	Area (acres)	Cumulative Volume (ac-ft)
0	0.00	0.0000	0.000
1	0.01	0.0121	0.000
2	1.00	0.0191	0.016
3	2.00	0.0270	0.039
4	3.00	0.0350	0.070
5	4.00	0.0440	0.109
6	5.00	0.0990	0.181
7	6.00	0.1180	0.289
8	7.00	0.1590	0.428
9	8.00	0.1950	0.605
10	9.00	0.2300	0.817
11	10.00	0.2630	1.064
12	10.75	0.2630	1.261
13			
14			
15			
16			
17			

Recalculate Cumulative Volume



Delete Pond

Cancel

Continue

Control Practice #: 1 CP Index #: 1

Remove Sharp Crested Weir

Weir Length (ft) 4.00

Height from datum to bottom of weir opening (ft) 8.80

Add V-Notch Weir

Weir Angle (<180 degrees)

Height from datum to bottom of weir opening (ft)

Number of V-Notch weirs

Remove Orifice Set 1

Orifice Diameter (ft) 0.25

Invert elevation above datum (ft) 5.00

Number of orifices in set 1

Add Orifice Set 2

Orifice Diameter (ft)

Invert elevation above datum (ft)

Number of orifices in set

Add Orifice Set 3

Orifice Diameter (ft)

Invert elevation above datum (ft)

Number of orifices in set

Add Stone Weeper

Width at bottom of weeper (ft)

Weeper side slope (H:1V)

Upstream side slope (H:1V)

Downstream side slope (H:1V)

Horizontal flow path length at top of weeper (ft)

Average rock diameter (ft)

Distance from bottom to top of weeper (ft)

Height from datum to bottom of weeper (ft)

Add Vertical Stand Pipe

Pipe diameter (ft)

Height above datum (ft)

Month	Evaporation (in/day)	Water Withdraw Rate (ac-ft/day)
Jan	0.00	0.000
Feb	0.00	0.000
Mar	0.00	0.000
Apr	0.00	0.000
May	0.00	0.000
Jun	0.00	0.000
Jul	0.00	0.000
Aug	0.00	0.000
Sep	0.00	0.000
Oct	0.00	0.000
Nov	0.00	0.000
Dec	0.00	0.000

Stage (ft)	Natural Seepage Rate (in/hr)	Other Outflow Rate (cfs)
0.00	0.00	0.000
0.01	0.00	0.000
1.00	0.00	0.000
2.00	0.00	0.000
3.00	0.00	0.000
4.00	0.00	0.000
5.00	0.00	0.000

Remove Broad Crested Weir (Required)

Weir crest length (ft) 10.00

Weir crest width (ft) 10.00

Height from datum to bottom of weir opening (ft) 9.80

Add Seepage Basin

Infiltration rate (in/hr)

Width of device (ft)

Length of device (ft)

Invert elevation of seepage basin inlet above datum (ft)

File Name:

H:\DWGS\2019\19-1115.00 - Glue Dots - Glue Factory Addition - Preliminary Design\C\Engineering\Stormwater\SLAMM\Proposed - Wet Basin.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	279478		0.48	145.2	2533	
Outfall Total with Controls	279109	0.13 %	0.47	56.74	988.6	60.97 %
Current File Output: Annualized Total After Outfall Controls	282985	Years in Model Run:		0.99	1002	

Print Output
Summary to Text
File

Print Output
Summary to .csv
File

Total Area Modeled (ac)

4.900

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall
Flow Duration
Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff (CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.48	Poor
With Controls	0.47	Poor

The wet pond removed 1544 lbs of solids which is greater than the 736.8 lbs needed

BUSINESS, OPERATIONAL SAFETY, AND CONTINGENCY PLAN

Glue Dots International, Inc.
Germantown, WI

September 2019

DRAFT

BUSINESS, OPERATIONAL SAFETY, AND CONTINGENCY PLAN

Glue Dots International, Inc.

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Figure 1 - Facility Operations

Attachment A - Architectural Site Plan

Attachment B - GDI SDS Summary of Raw Materials

Attachment C - Stormwater Management Report

1. INTRODUCTION

Glue Dots International's (GDI) site currently includes three parcels which are to be combined into one Certified Survey Map (CSM). This site has two buildings, the GDI facility, located at N117W18711 Fulton Drive, and the Glue Factory building located at W186N11687 Morse Drive. In an effort to maximize usable area and connectivity of resources, GDI intends to demolish the Glue Factory building and expand the GDI facility.

Please see **Attachment A – Architectural Site Plan**.

The GDI site is located within an area of the Village of Germantown that lies within the recharge areas for municipal water supply wells as defined in subsection 17.40.05 of City Ordinance #15-10 Wellhead Protection. Therefore, the GDI facility is subject to the regulations specified in the Wellhead Protection Ordinance.

This Business, Operational Safety, and Contingency Plan (Plan) has been prepared in accordance with City Ordinance #15-10 Wellhead Protection 17.40 established by the Wisconsin Legislature in § 62.23(7)(a) and (c), Wisconsin Statute.

2. PURPOSE

It is understood that the residents of the Village of Germantown depend exclusively on groundwater for a safe drinking water supply. The purpose of this Plan is to comply with the City Ordinance #15-10 Wellhead Protection and to ensure the protection of the municipal water supply of the Village of Germantown.

3. OPERATIONS

The existing GDI facility conducts adhesive processing (described below in section 3.1). The building expansion project will incorporate two new processes, a hot melt adhesive process and a water-based adhesive process (described below in sections 3.2 and 3.3).

3.1 Adhesive Processing

The existing GDI building will continue to perform its current manufacturing operations which consist of converting raw material in a solid form, delivered in drums and/or boxes, to a product form by heating and shaping/molding. This process is located in **Area A of Figure 1 – Facility Operations**.

3.2 Hot Melt Adhesive Process

GDI's hot melt adhesive process involves Tackifier Resins, Styrenic Block Copolymers, and Liquid Plasticizers that are added to a mixing vessel and heated to 350 °F. These raw materials are either added as liquid and piped in from bulk storage tanks, or as solids that are contained in 55-lb bags and hand loaded into the mixing vessels. After the raw materials are added, the vessel is put under a vacuum and allowed to mix for a given amount of time that is specified for the product. After the adhesive is created, it is pumped to the packaging area where it can be packaged as 55-gallon drums or onto smaller packaging lines which use a water-wax mixture to create small eighth-inch diameter pellets, and a water bath system to create 2-pound pillows of adhesives. While the product is being pumped out of the mixing vessel for packaging, a nitrogen blanket is pumped into the tank to reduce oxidation. This process is located in **Area B of Figure 1 – Facility Operations**.

3.3 Water-Based Adhesive Process

GDI's water-based adhesive process involves solid raw materials that are dispersed in water to create adhesive. The dispersion/mixing process can occur at a range of temperatures from ambient to 200 °F. The raw materials are mostly powders and are weighed out to specific amounts prior to being added to the mixing kettles. After the batch is dispersed it is packaged into a range of containers including totes, drums pails, and gallon jugs. Each disperser/mixer is then rinsed out with water in a wash station. **Area C of Figure 1 – Facility Operations.**

3.4 Container Washing

Various manufacturing process containers will be washed in the designated washroom. The area has sloped floor and floor drain connected to the municipal sanitary sewer system.

Please see **Attachment B - GDI SDS Summary of Raw Materials.**

4. OPERATIONAL SAFETY

4.1 Operational Procedures for Material Processes and Containment

GDI's standard operating procedures include the following with respect to material management and containment:

Bulk Material Management

- Bulk unloading of chemical/product occurs at the containment dock, located at the southeast corner of the facility. The containment dock is designed to provide containment for spills. The capacity for the containment dock has yet to be determined but is expected to be approximately 6,000 gallons. This area is shown as **Area D of Figure 1 – Facility Operations.**
- GDI has a written standard operating procedure for receiving bulk chemical/product deliveries, which includes verifying capacity of receiving containers prior to transfer of chemical/product.
- Bulk containers are stored in an interior room, designed to provide secondary containment. This area is shown as **Area E of Figure 1 – Facility Operations.**

Dry Storage Material Management

- Dry storage racks storing chemical/product containers will be contained by the building; floor drains are not located in the dry storage area. This area is shown as **Area F of Figure 1 – Facility Operations.**
- Certain chemical/product containers are kept on secondary containment pallets where appropriate to minimize the risk of incompatible interaction.
- Chemical/product containers are kept closed/sealed when not in use.

Liquid Nitrogen Storage

Nitrogen is received in bulk and stored in a cryogenic tank. Should there be a leak from the tank it would result in a release to the atmosphere. This area is shown as **Area G of Figure 1 – Facility Operations.**

4.2 Best Management Practices

GDI implements the following best management practices as part of their operations.

- Standard operating procedures are followed for a number of activities including adhesive blending/production, wash operations, and shipping/receiving.
- General good housekeeping practices are maintained (i.e. organized, labeled, clean, etc.).
- Safety/good housekeeping inspections will be conducted.

4.3 Stormwater Runoff Management

A stormwater management analysis was conducted by Harwood Engineering Consultants, dated August 19, 2019, and is included as **Attachment C – Stormwater Management Report**, for the 4.897-acre site. The report follows Village of Germantown, Milwaukee Metropolitan Sewerage District (MMSD), and Wisconsin Department of Natural Resources requirements. GDI's Proposed Building Expansion Project includes the construction of a wet retention basin, located in the southwest portion of the site. The wet retention basin will manage stormwater quantity and quality. The wet retention basin will be constructed using a clay liner to prevent seepage from the wet retention basin to the surrounding environment and groundwater; to ultimately protect the wellhead protection area. Stormwater runoff will generally be directed towards the wet retention basin and stormwater catch basins in the adjacent streets.

In accordance with NR 216, the facility will either obtain a general WPDES permit for storm water associated with industrial activity or will apply for a 'No Exposure' exclusion. A Storm Water Pollution Prevention Plan (SWPPP) will be developed if a permit is issued.

In addition, GDI will follow the Village of Germantown's Stormwater Maintenance Manual for Private Facilities.

4.4 Groundwater Monitoring

There are currently no groundwater monitoring structures at the GDI site. There are no plans for groundwater monitoring structures to be included in the proposed Building Expansion Project.

5. CONTINGENCY PLAN

5.1 Description of Discharges

GDI's process wastewater is generated from the water-based adhesive process and from container wash operations. GDI will submit a Notice of Intent (NOI) to the MMSD for authorization to discharge process wastewater from the facility.

5.2 Description of Chemicals Used

GDI uses a variety of hydrocarbon resins, oil and petroleum distillate products, and plasticizers in the manufacturing and ancillary processes. These materials are maintained in containers (tanks, totes, drums, etc.) that are compatible with their contents. A summary of chemicals is included in **Attachment B - GDI SDS Summary of Raw Materials**.

Chemicals/product are stored in the following areas and in individual containers located at the point of use throughout the facility.

- Bulk containers are stored in an interior room with a recessed floor, designed to provide secondary containment. This area is shown as **Area E of Figure 1 – Facility Operations**.
- Chemical/product containers in the dry storage rack area will be contained by the building; floor drains are not located in the dry storage area. This area is shown as **Area F of Figure 1 – Facility Operations**.
- Liquid Nitrogen is stored along the east side of the building in a cryogenic tank. This area is shown as **Area G of Figure 1 – Facility Operations**.

As required, under the Emergency Planning and Community Right-to-Know Act (EPCRA), GDI will submit a SARA 302 Emergency Planning Notification (EPN) should there be any Extremely Hazardous Substances (EHS) over the Threshold Planning Quantity (TPQ) located onsite and will submit SARA 312 Tier 2 Emergency and Hazardous Chemical Inventory reports as appropriate for chemicals onsite over the reporting thresholds.

5.3 Procedures to Prevent Adverse Impact from Accidental Spills

Inspection and Maintenance of Storage Areas

GDI maintains good housekeeping practices for employee safety and product quality requirements. Oil and chemical storage and usage areas are routinely observed as part of daily operations. In addition, regular safety/good housekeeping inspections are conducted.

Handling and Transfer of Materials

Materials are handled and transferred following written standard operating procedures. Chemical/product will be delivered to three areas where transfer operations will be conducted.

- A containment dock will be located along the southeast corner of the building for bulk material deliveries. The containment dock is designed with curbing to provide a secondary containment. Capacity for the containment dock has yet to be determined but is expected to be approximately 6,000 gallons. The curbing is designed with a valve to allow stormwater to be discharged from the containment area. The valve will be shut during deliveries and will remain open at all other times. Stormwater collected in this area will be directed to the wet retention pond. This area is shown as **Area D of Figure 1 – Facility Operations**.
- Totes and pallets will be delivered using the loading area along the southern face of the building where overhead doors will be located. This area is shown as **Area H of Figure 1 – Facility Operations**.
- A tanker loading area with concrete pad and curb will be located along the eastern edge of the building for liquid nitrogen deliveries. This area is shown as **Area G of Figure 1 – Facility Operations**.

Employee Training

All members of the GDI Emergency Response Team are trained annually. All GDI employees working in the immediate area of chemicals with the potential of a spill, participate in a general spill cleanup/control orientation and are trained annually.

Containment Structures/Equipment

Spills that occur at the facility will be contained by structures, the building, or active response measures to prevent the material from being released to the environment (open sewer, pervious surface, groundwater well, ditch, etc.).

- Bulk unloading of chemical/product occurs at the containment dock, located at the southeast corner of the facility. The containment dock is designed to provide containment for spills. Capacity for the containment dock has yet to be determined but is expected to be approximately 6,000 gallons. This area is shown as **Area D of Figure 1 – Facility Operations.**
- Bulk containers are stored in an interior room with a recessed floor, designed to provide secondary containment. This area is shown as **Area E of Figure 1 – Facility Operations.**
- Chemical/product containers in the dry storage rack area will be contained by the building; floor drains are not located in the dry storage area. This area is shown as **Area F of Figure 1 – Facility Operations.**
- Certain chemical/product containers are kept on secondary containment pallets where appropriate to minimize the risk of incompatible interaction.

Spill Response Procedure and Equipment

GDI has a corporate Chemical Spill Procedure that describes the required response actions for both ‘incidental spills’ (i.e. less than 1 gallon) and those that require notification of their internal emergency response team and/or notification of external agencies or response contractors for assistance.

GDI has spill response kits containing sorbent materials and equipment to control, contain, and clean-up spills.

In accordance with 40 CFR 112 Spill Prevention, Control, and Countermeasure (SPCC) Regulation, GDI will prepare a SPCC Plan. The SPCC Plan will describe the measures in place to prevent oil spills and to control and respond to a spill if one should occur.

Collection and Disposal of Spilled Material

Should a spill occur, trained members of the spill response team will engage in clean-up activities under direct supervision of the area manager and utilizing the appropriate level of PPE required for the spilled material. Chemical SDSs will be consulted and recommendations will be adhered to. Recovered material and wastes generated during cleanup (e.g. PPE, sorbents, etc.) will be containerized, labeled, and managed offsite as appropriate.

6. SPILL NOTIFICATION PROCEDURE

In the event of a spill, the employee observing the spill will immediately alert others in the area, notify the supervisor, and contact a member of the Emergency Response Team. The Emergency Response Team member will conduct an initial assessment to determine the appropriate external notification, if necessary.

EMERGENCY TELEPHONE NUMBERS

Internal Notification			
Contact		Office	Cell
Emergency Response Team Coordinator:	Erica Roberts	(262) 437-7885	(262) 422-3883
Alternative Emergency Response Team Member:	Jackie Flood	(262) 509-8799	(262) 352-5404
External Notification			
Agency		Emergency	Non-emergency
Fire Department:	Germantown Fire Dept.	911	(262) 253-7795
Police Department:	Germantown Police Dept.	911	(262) 253-7780
Hospital:	Community Memorial	---	(262) 251-1000
Environmental Contractor:	One Step Environmental	(262) 284-8950	---
	The Sigma Group	(414) 643-4200	(414) 643-4200
Germantown Water Utility:	Paul Haugen	(262) 808-7464	(262) 253-8254
National Response Center (NRC):		(800) 424-8802	---
U.S. EPA Region 5:		(312) 353-2318	---
Local Emergency Planning Committee (LEPC):		(262) 548-7580	---
Wisconsin Spill Hotline:		(800) 943-0003	---

The following releases to the environment (i.e. to a sewer, water body, or pervious surface) must be reported:

Release	Report to
1 gallon or more of gasoline	Wisconsin Spill Hotline
5 gallons or more of other petroleum products	Wisconsin Spill Hotline
A Reportable Quantity (RQ) or more of a hazardous substance	NRC, Wisconsin Spill Hotline, and LEPC
A Reportable Quantity (RQ) or more of an Extremely Hazardous Substance (EHS)	NRC, Wisconsin Spill Hotline and LEPC

7. CERTIFICATION STATEMENT

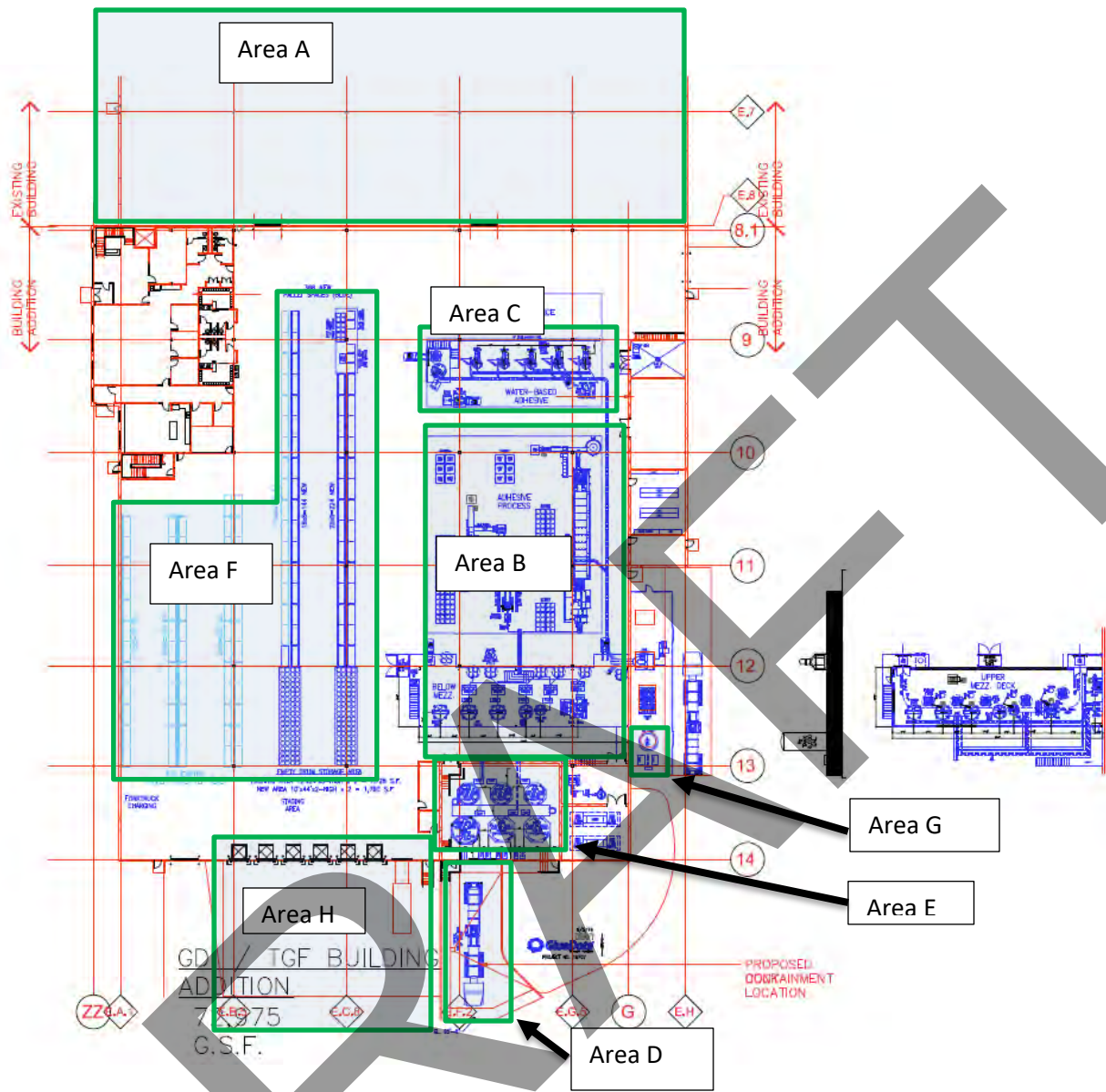
“Based on my inquiry of the person or persons directly responsible for managing compliance with the pretreatment standard for Total Toxic Organics (TTO), I certify that, to the best of my knowledge and belief, no dumping of concentrated toxic organics into the wastewaters has occurred since filing the last discharge monitoring report. I further certify that this facility is implementing the Toxic Organics Management Plan submitted to the control authority.”

Name and Title

Date

FIGURE 1
FACILITY OPERATIONS

DRAFT



ATTACHMENT A
ARCHITECTURAL SITE PLAN

DRAFT



N16 W23217 STONE RIDGE DRIVE, SUITE 300
WALKEISHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815



PROJECT INFORMATION:

GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

PLAN COMMISSION
SUBMITTAL

REVISIONS		
#	DATE	DESCRIPTION

19 AUGUST 2019

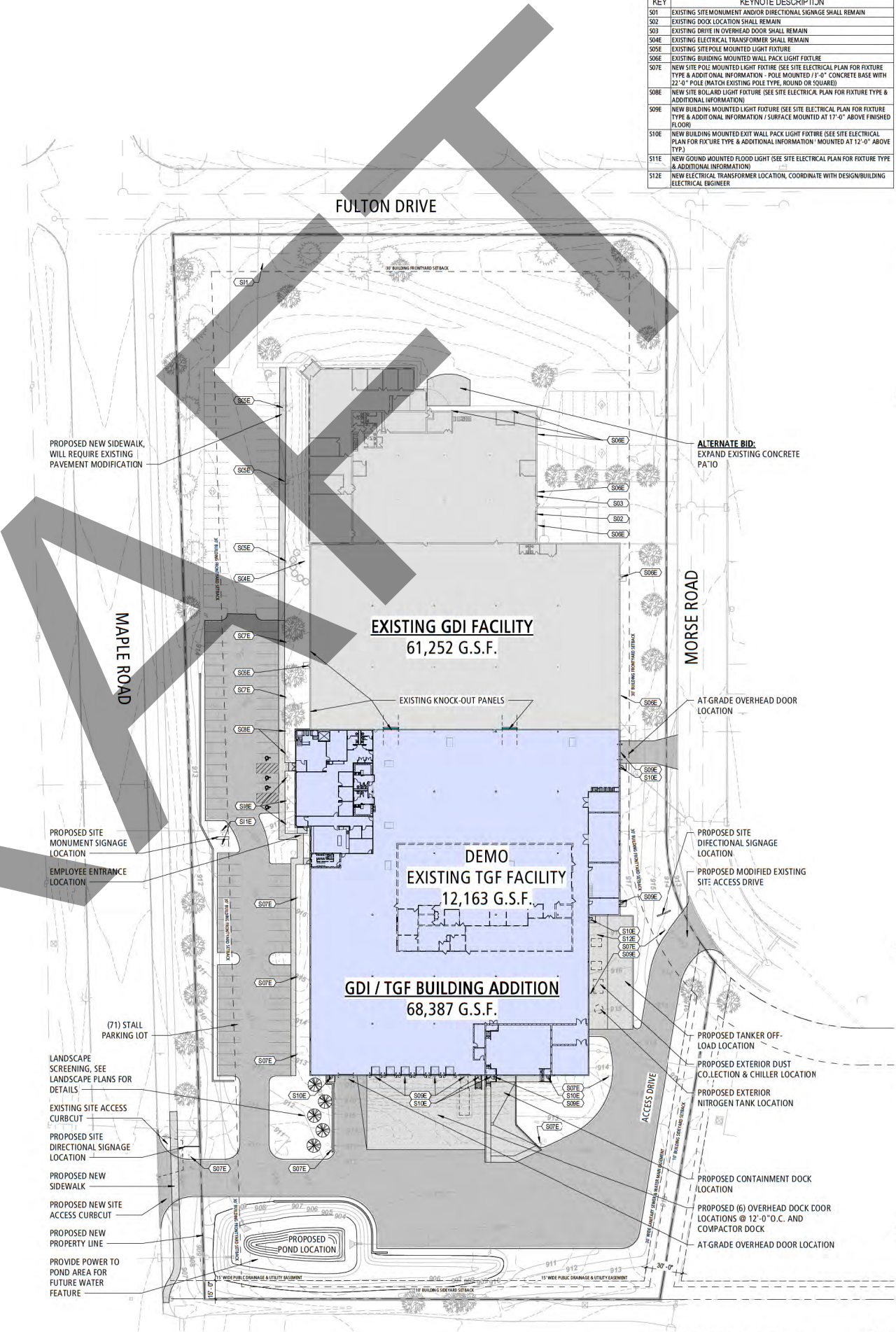
PROJECT NUMBER	PROJECT MANAGER
19013-01	DK

ARCHITECTURAL SITE
PLAN

AS100

© JAKnetter Architects

KEYNOTES - SITE PLAN	
KEY	KEYNOTE DESCRIPTION
S01	EXISTING SITE MONUMENT AND/OR DIRECTIONAL SIGNAGE SHALL REMAIN
S02	EXISTING DOCK LOCATION SHALL REMAIN
S03	EXISTING DRIVE IN OVERHEAD DOOR SHALL REMAIN
S04E	EXISTING ELECTRICAL TRANSFORMER SHALL REMAIN
S05E	EXISTING SITE POLE MOUNTED LIGHT FIXTURE
S06E	EXISTING BUILDING MOUNTED WALL PACK LIGHT FIXTURE
S07E	NEW SITE POLE MOUNTED LIGHT FIXTURE (SEE SITE ELECTRICAL PLAN FOR FIXTURE TYPE & ADDITIONAL INFORMATION - POLE MOUNTED 1'-0" CONCRETE BASE WITH 22'-0" POLE (MATCH EXISTING POLE TYPE, ROUND OR SQUARE))
S08E	NEW SITE BOLLARD LIGHT FIXTURE (SEE SITE ELECTRICAL PLAN FOR FIXTURE TYPE & ADDITIONAL INFORMATION)
S09E	NEW BUILDING MOUNTED LIGHT FIXTURE (SEE SITE ELECTRICAL PLAN FOR FIXTURE TYPE & ADDITIONAL INFORMATION / SURFACE MOUNTED AT 1'-0" ABOVE FINISHED FLOOR)
S10E	NEW BUILDING MOUNTED EXIT WALL PACK LIGHT FIXTURE (SEE SITE ELECTRICAL PLAN FOR FIXTURE TYPE & ADDITIONAL INFORMATION / MOUNTED AT 12'-0" ABOVE TYPE)
S11E	NEW GROUND MOUNTED FLOOD LIGHT (SEE SITE ELECTRICAL PLAN FOR FIXTURE TYPE & ADDITIONAL INFORMATION)
S12E	NEW ELECTRICAL TRANSFORMER LOCATION, COORDINATE WITH DESIGN/BUILDING ELECTRICAL ENGINEER



ATTACHMENT B

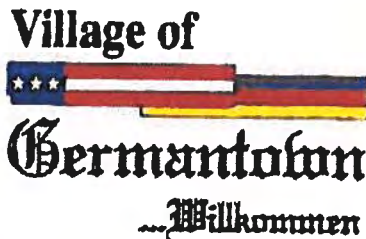
GDI SDS SUMMARY OF RAW MATERIALS

DRAFT

GLUEDOTS
CHEMICAL HAZARD AND CLASS (LIQUIDS)

Process	CHEMICAL NAME	SUPPLIER	DESCRIPTION	2018 USAGE (POUNDS)	TANKER SIZE (GALLONS)	MAX. AMOUNT ON-SITE AT ONE TIME (LBS)	STORAGE CONTAINER SIZE	STORAGE CONTAINER TYPE/MTL.	STORAGE LOCATION	FLASH POINT (F)	HEATED TEMP. (F)	BOILING POINT (F)	LIQUID CLASS	TOXIC OR OTHER HAZARD	NFPA 704			COMMENTS
															HEALTH	FLAMM.	REACTIVITY	
Adhesive	Wingtack EXTRA Molten	Craw Valley	Hydrocarbon Resin	268,185	5,400	96,000 (12,000 gal)	13,500 gal	C.S. Tank	Tank Farm	437	350-400	N/A	Class IIIB	Not Classified	1	1	0	
Adhesive	Wingtack 10	Total	Hydrocarbon Resin	106,398	5,400	(5,500 gal)	6,200 gal	C.S. Tank	Tank Farm	266	250-350	N/A	Class IIIB	Not Classified	1	1	0	
Adhesive	Krystol 380	Petro-Canada	White Oil	108,840	5,400	39,969 (5,500 gal)	6,200 gal	C.S. Tank	Tank Farm	482	350	N/A	Class IIIB	Toxic or Possibly Highly Toxic (1)	1	1	0	Replaced by Drakeol 35
Adhesive	Drakeol 35	Calumet	White Mineral Oil	0	5,400	39,877 (5,500 gal)	6,200 gal	C.S. Tank	Tank Farm	233.6	350	424.4	Class IIIB	Toxic or Possibly Highly Toxic (2)	Not classified			
Adhesive	INDOPOL H100	INEOS Oligomers	Polybutene	25,805		10,000	275 gal	Totes	Pallet Racking	257	350	N/A	Class IIIB	No Data	0	1	0	
Adhesive	Calsol 5550	Calumet	Petroleum Distillate	?			275 gal	Totes	Pallet Racking	429.8	350	1382	Class IIIB	Toxic or Possibly Highly Toxic (3)	Not classified			
Adhesive	Agitan 299	Munzing	Defoamer	132		132			Pallet Racking	>212	60		Class IIIB					
Adhesive	Dee Fo 215	Munzing	Defoamer	1,600		450	55 gal	Drum	Pallet Racking	>300	60		Class IIIB					
Adhesive	Indopol L-14	INEOS Oligomers	Polybutene	397		450	55 gal	Drum	Pallet Racking	>239	350		Class IIIB		1	1	0	
Adhesive	Luba-print 280W	Munzing	wax additive	0					Pallet Racking						1	1	0	
Adhesive	Brightener repitan 00003	REPI LLC	Optical Brightener	0					Pallet Racking									
Adhesive	TPC 1285	TPC Group	Liquid Plasticizers	0					Pallet Racking	>410	350		Class IIIB	Eye irritant 2B	1	1	0	
Adhesive	TPC 1160	TPC Group	Liquid plasticizers	7,700		7,700	55 gal	Drum	Pallet Racking	>410	350		Class IIIB		0	1	0	
Adhesive	TPC 1105	TPC Group	Polyisobutylene	0					Pallet Racking	170 Open Cup.	350		Class IIIB		0	2	0	
Water Based	Acrysol 6038-A	Dow	Emulsion	450		450	55 gal	Drum	Pallet Racking		200	212			Not Classified			
Water Based	Acticide GA	THOR	Biocidal	1,350		450	55 gal	Drum	Pallet Racking	NA	100	212			3	0	0	
Water Based	Acticide OTW	THOR	Biocidal	120		450	55 gal	Drum	Pallet Racking		100	212			3	0	0	
Water Based	Aqua Ammonia 26	Tanner Industries	Ammonium Hydroxide	450		450	55 gal	Drum	Pallet Racking					Serious Eye Damage, Corrosive to sk	3	1	0	
Water Based	Aquabead 525-E	MPI	Aqueous Solution	450		450	55 gal	Drum	Pallet Racking						Not classified			
Water Based	Aquamix 115	Polyone Corp	Water based mixture	40		40	5 gal	Pail	Pallet Racking						Not classified			
Water Based	Aquamix 125	Polyone Corp	Water based mixture	600		300	5 gal	Pail	Pallet Racking						Not classified			
Water Based	Aquamix 129	Polyone Corp	Water based mixture	1		40	5 gal	Pail	Pallet Racking						Not classified			
Water Based	Aquamix 132	Polyone Corp	Water based mixture	800		400	5 gal	Pail	Pallet Racking						Not classified			
Water Based	Black 43190	Ruscoe Company	Colouring Agent	5		40	5 gal	Pail	Pallet Racking	392					Not classified			
Water Based	Black LFD4343	Sun Chemical Corp	Colouring Agent	150		150	5 gal	Pail	Pallet Racking			212			1	0	0	
Water Based	Caustic 50	Westlake Chemical	Sodium Hydroxide	2,000		1,000	55 gal	drum	Pallet Racking			298		Corrosive to skin	Not classified			
Water Based	Covinax 210-00	Franklin International	Liquid adhesive	450		450	55 gal	Drum	Pallet Racking	>200		210			1	1	0	
Water Based	Covinax 383-00	Franklin International	Liquid adhesive	40		40	5 gal	Pail	Pallet Racking	>200		210			0	0	0	
Water Based	Diethylene Glycol	Sigma-Aldrich	Diethylene Glycol	10		40	5 gal	Pail	Pallet Racking	289		473			0	1	0	
Water Based	Disperoll C-74	Covestro LLC	Rubber Aqueous Solution	12,000		4,000	475 gal	Totes	Pallet Racking			212			Not classified			
Water Based	Dur-o-set C-310	Celanese	Polyvinyl Acetate Homopolymer	2,000		2,000	475 gal	Totes	Pallet Racking			212			1	0	0	
Water Based	Dur-o-set E-200	Celanese	Vinyl Acetate Ethylene Copolymer	6,000		2,000	476 gal	Totes	Pallet Racking			212			Not classified			
Water Based	Dur-o-set E-351	Celanese	Vinyl Acetate Ethylene Copolymer	4,000		2,000	477 gal	Totes	Pallet Racking			212			1	0	0	
Water Based	Elvace 737	HB Fuller	Water based mixture	8,000		2,000	478 gal	Totes	Pallet Racking			212			0	0	0	
Water Based	Flexbond 165	Ashland	Emulsion	10,000		2,000	479 gal	Totes	Pallet Racking	175 (calculated)		212		Combustible Liquid	1	1	0	
Water Based	Flexbond AV-190	Ashland		450		450	55 gal	Drum	Pallet Racking	>212		212		Not considered Hazardous	1	1	0	
Water Based	Glycerin	Pricetech Group	Glycerin	<450		450	55 gal	Drum	Pallet Racking	405		580			0	1	0	
Water Based	Hystretch V-43	Lubrizol	Modified Acrylic Polymer	<40		40	5 gal	Pail	Pallet Racking			212			1	1	0	
Water Based	Inchremez PR-65	InChem Corp	Butylated Phenolic Resin	10		450	55 gal	Drum	Pallet Racking	90		240		Flammable	Not classified			
Water Based	Joncryl 74-A	BASF	Water based mixture	<450		450	55 gal	Drum	Pallet Racking	>212		212			Not classified			
Water Based	Latex Low (Belchem 407)	Belmont Chemical C	Rubber Aqueous Solution	<40		40	5 gal	Pail	Pallet Racking			212			Not classified			
Water Based	Leucophor T4	Clariant	Fluorescent Brightener	2		40	5 gal	Pail	Pallet Racking			205			1	1	0	
Water Based	Propylene Glycol	Barton Solvents	Propylene Glycol	<450		450	55 gal	Drum	Pallet Racking	217.4		369			0	1	0	
Water Based	Rhodoline 999	Solvay USA	Defoamer	<300		450	475gal	Totes	Pallet Racking	511		199-572			2	1	0	
Water Based	RV-0122 White	Chromaflor	Colouring Agent	<250		40	5 gal	Pail	Pallet Racking				Class IIIB		Not classified			
Water Based	RV-0262 Black	Chromaflor	Colouring Agent	<250		40	5 gal	Pail	Pallet Racking				Class IIIB		Not classified			
Water Based	RV-0313 Blue	Chromaflor	Colouring Agent	<250		40	5 gal	Pail	Pallet Racking				Class IIIB		Not classified			
Water Based	RV-60085 Orange	Chromaflor	Colouring Agent	<250		40	5 gal	Pail	Pallet Racking				Class IIIB		Not classified			
Water Based	RV-80199 Lemon	Chromaflor	Colouring Agent	<250		40	5 gal	Pail	Pallet Racking				Class IIIB		Not classified			
Water Based	S-1505P-L	SNP Inc	Polyvinyl Alcohol	1,200		4,000	475	Totes	Pallet Racking			212			Not classified			
Water Based	SA-200 (Synthbond)	Stynthomer	Styrene Acrylic Copolymer	14,000		4,000	475	Totes	Pallet Racking	>212		212		es Eye Irritation and organ damage through pro	Not classified			
Water Based	Surfynol 420	Evonik	Surfactant	<40		40	5 gal	Pail	Pallet Racking	>230		552		Eye Damage and Skin Sensitization	Not classified			
Water Based	Surfynol TG	Evonik	Surfactant	1,000		1,000	5 gal	Pail	Pallet Racking	>237		>399		Eye Damage and Skin Sensitization, Acute	Not classified			
Water Based	Tertigol NP-9	Barton Solvents	Alkyl Aryl Polyglycol ether	<5		40	5 gal	Pail	Pallet Racking	230					2	1	0	
Water Based	Vinac DPN890	Celanese	Water based mixture	<450		450	55 gal	Drum	Pallet Racking			212			1	0	0	
Water Based	Vinnapas EAF68	Vinnapas	aqueous polymer dispersion	900		900	55 gal	Drum	Pallet Racking			212			Not classified			
Water Based	Vinnapas EP 7000	Vinnapas	aqueous polymer dispersion	<450		450	55 gal	Drum	Pallet Racking			212		Not Hazardous	Not classified			
Water Based	Vtac 9001	Valpac	Tackifier Dispersion	6,000		3,000	55 gal	Drum	Pallet Racking			212			1	0	0	
Water Based	White E-18091	Akrochem Corp	Colouring Agent	<40		40	5 gal	Pail	Pallet Racking						Not classified			
Water Based	White E-18811	Akrochem Corp	Colouring Agent	<40		40	5 gal	Pail	Pallet Racking						2	1	0	

= Material is heated above its flashpoint.
(1) LC50(inhalation dust/mist) > 5.2 mg/l in 4 hrs = >1.3 mg/l in 1 hr
(2) LC50(inhalation dust/mist) > 5.0 mg/l in 4 hrs = >1.25 mg/l in 1 hr
(3) LC50(inhalation dust/mist) > 5.7 mg/l in 4 hrs = >1.425 mg/l in 1 hr



Fee must accompany application

- ☐ \$700 Minor Addition
- ☐ \$1,240 Construction <10,000 SF
- ☐ \$2,095 Construction 10,000 SF to 50,000
- ☒ \$3,460 Industrial Construction >50,000 SF
- ☐ \$3,460 Commercial Construction >50,000
- ☐ \$200 Plan Commission Consultation
- ☐ \$125 Fire Department Plan Review

PAID

DATE

8.19.19

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1

APPLICANT OR AGENT

Jay Knetter
JKnetter Architects, Inc.
N16 W29217 Stone Ridge Dr.
Suite 300
Waukesha, WI. 53188

Phone (262) 278-4383

E-Mail jayk@jaknetter.com

PROPERTY OWNER

Eric Roberts
Glue Dots International
W186 N11676 Morse Drive
Germantown, WI. 53022

Phone (262) 437-7885

E-Mail eroberts@gluedots.com

2

PROPERTY ADDRESS

W186 N11676 Morse Drive | Glue Dots International

3

NEIGHBORING USES - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North	South	East	West
Multi-spec Industrial	Germantown Fire Dept.	KLH Industries Inc.	Mess Industrial

4

READ AND INITIAL THE FOLLOWING:

jk

I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

jk

I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

jk

I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5

SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date



N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

August 19, 2019

Jeff Retzlaff
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

**RE: Proposed Glue Dots International Building Expansion Design Narrative
W186 N11676 Morse Drive**

Jeff,

On behalf of Glue Dots International (an Ellsworth Company) we are submitting a Site Plan design package to the Village of Germantown for review and approval at the October 14th Plan Commission meeting. Glue Dots International (GDI) has made a commitment to upgrading and expanding their existing facility in the Germantown Business Park to include a 68,387 SF building expansion. This building addition expansion will include the demolition of one of their adjacent facilities, The Glue Factory, in order to maximize usable area and connectivity of resources within a single building. As a result, there will be the need to combine (3) parcels into one CSM. The Glue Dots International expansion will be the next step in creating a single campus industrial facility that will merge (3) businesses together (GDI, The Glue Factory and Heartland Adhesives) while promoting the Ellsworth Adhesives model of good design aesthetics to showcase their expertise in the marketplace. GDI is a specialty manufacturer with 50 employees focused on pressure sensitive and hotmelt adhesives, converting services, and instant adhesive products for the industrial, commercial and consumer marketplace.

The building expansion will maintain painted load-bearing precast panels in a contextual manner with the same painting scheme as the current building. There will be a new central office area that will house the operations team and utilize a second floor mezzanine. Decorative horizontal metal panel will be utilized to help identify the office area and provide additional interest in breaking up the long façade. The south end of the addition will provide a secluded loading dock area necessary for raw and finish good deliveries and shipping. This dock area will provide on-site maneuvering of trucks with a right turn only access drive off of Maple Road. Additionally, this will assist in fire department access. Additional car parking will be extended along Maple Road with landscaping and site lighting.

Please feel free to contact me directly with any questions at 262-751-0840.

Sincerely,

JAKnetter ARCHITECTS, Inc.

Jay Knetter, AIA
President



SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

This checklist provides a summary of requirements found in the Municipal Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations. (Revised 1/02)

GENERAL INFORMATION

- ☒ Provide Completed Checklist with submittal
- ☒ Names and addresses of owner/developer/designer
- ☒ Graphic scale, north arrow
- ☒ Location sketch
- ☒ Size of site (gross and net acreage)
- ☒ Existing zoning
- ☒ Adjacent zoning and uses
- ☐ Number of residents (subdivisions)
- ☒ Number of employees *50 employees @ 601.*

EXISTING SITE INFORMATION

- ☒ Dimensions of site and lot lines (pipes found, pipes set, monuments)
- ☒ Existing grades (2' contours minimum)
- ☒ Adjacent property grades (within 10' minimum of property lines)
- ☒ Adjacent structures (within 20' minimum of property lines)
- ☒ Drainage systems and structures
- ☒ Natural features (woods, streams, lakes, ponds, outcroppings)
- ☒ Wetland boundaries (provide date of staking) *N.A.*
- ☒ Floodplain elevation and boundaries
- ☒ Environmental concerns (underground tanks, etc)
- ☒ Roads, curbs, parking lots, pavement areas
- ☒ Structures (location, size)
- ☒ Rights-of-Way (existing/ultimate)
- ☒ Easements (drainage, utility)
- ☒ Existing utilities (sanitary, water, electric, gas, telephone)
- ☒ Benchmark locations and elevations
- ☒ Location of fences, wells, borings, etc.

ARCHITECTURAL PLANS

- ☒ Existing building location
- ☒ Existing building elevations/materials
- ☒ Proposed use (use list from Section 17.45) *# 10*
- ☒ Statement of design intent (narrative)
- ☒ Proposed floor plans (dimension)
- ☒ Square footage (total and individual rooms/stores)
- ☒ Proposed elevations (dimension)
- ☒ Proposed building height

- ☒ Proposed materials and colors (material sample board required for new construction) *will bring to meeting*
- ☒ Proposed signage (elevations, color, square footage, height, construction material, lighting)
- ☒ Details of any special features

PROPOSED SITE PLAN

- ☒ Grading and spot elevations
- ☒ Erosion control measures (silt fencing, hay bales, rip-rap, tracking mat, stockpile locations)
- ☒ Stormwater management
 - stormwater management design report
 - general drainage pattern
 - swales w/ arrows for direction of flow
 - pond design with outfalls
 - culverts (location/size)
- ☒ Utilities (size, invert elevations, length, slope, etc.)
 - sanitary
 - water
 - stormsewer
- ☒ Building location (dimension)
- ☒ Building elevation (finished grade)
- ☒ Location of proposed signage
- ☒ Details of outside storage (including trash receptacles)
- ☒ Setbacks (clearly marked and dimensioned)
- ☒ Vehicular entrances (dimension to centerline of nearest intersection)
- ☒ Streets (dimension and direction for one-ways)
- ☒ Curve radii
- ☒ Sidewalks (dimension)
- ☒ Parking areas (show striping/spot elevations)
- ☒ Parking setback from property line
- ☒ Loading areas (dimension)
- ☒ Lot coverage
 - Square footage total
 - Impervious surfaces total (%)
 - Green space total (%)
 - Percent permitted (over/under %)
- ☒ Municipal utility connections
 - Sanitary sewer (pipe size/elevations)
 - Water (size, valve location, elevations)
 - Location of hydrants
- ☒ Easement for public water mains

LIGHTING PLAN

- ☒ Major improvements for context
- ☒ Location/nature of existing fixtures
- ☒ Location of proposed fixtures
- ☒ Photometric report (to scale on plan)
- ☒ Manufacturers cut-sheets of all fixtures
- ☒ Lighting schedule
 - key to plan
 - number/type of fixtures
 - output (wattage)
- ☒ Installation details as appropriate

LANDSCAPING PLAN

- ☒ Major improvements for context (building, drives, walks)
- ☒ Proposed outdoor amenities (benches, paths, etc.)
- ☒ Existing vegetation
 - Species
 - Size
 - Approximate canopy in plan
- ☒ Vegetation to be destroyed
 - List and show location
- ☒ Proposed method of saving existing vegetation during construction
- ☒ Proposed landscape features (berms, fountains)
- ☒ Existing/proposed lighting
- ☒ Irrigation/watering systems (locate outlets)
- ☒ Plant lists or schedules
 - Keyed to plan
 - Number of each species
 - Size when planted (caliper)
- ☒ Installation details/staking

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

1. Cover / Title Page
2. Existing Conditions Survey
3. General Site Plan
4. Grading, Paving & Erosion Control Plan
5. Utility Plan
6. Site Details (curbing, catch basins, detention ponds, pavement, erosion control and sign details)
7. Landscape Plan
8. Landscape details (planting schedule, berming cross-sections, method of installation)
9. Lighting Plan
10. Floor Plan
11. Exterior Building Elevations
12. Building Material Sample Board

In addition to the items on this list, Village Staff and/or the Plan Commission may require additional drawings and data to be submitted for approval.

If any public improvements or work is to be done in the Public Right-of-Way, the Village will require that a Developer's Agreement be submitted and approved by the Village Board.



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October 10, 2019

Jeffrey W. Retzlaff, Village Planner & Zoning Administrator
Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

Re: Glue Dots International (GDI) Building Expansion
N117W18711 Fulton Drive
Germantown, WI 53022
Architect No. 19013-01

Jeff,

Enclosed are response items relating to the Village of Germantown review comments (RE: Conditional Use Permit (CUP), Certified Survey Map (CSM) & Site Plan Applications Staff Review Comments; October 7, 2019) for the Glue Dots International (GDI) Building Expansion dated August 19, 2019. Listed below are the comments from your letter with our formal response in bold form to facilitate a quick response for your re-review. As is usual and customary, JAK Architects will continue to work with the Village of Germantown at a staff level as required to satisfactorily meet any outstanding design concerns.

Village Staff has reviewed the applications and supporting plans submitted for the proposed manufacturing building expansion, parcel combination and conditional use permit and has identified the following outstanding items/issues that need to be addressed before we can schedule the plans for Plan Commission review/approval. Please provide the requested information, corrections, revisions, etc. as soon as possible. If necessary, Village staff can meet to discuss specific comments prior to you submitting response and/or revised plans or supplemental information.

Community Development Department

1. Site Plan: The proposed landscaping needs to be addressed:
 - a. Additional street trees are required along Maple Road to replace those removed in an amount equal to 1 tree per 50 feet of frontage. Said trees can be planted in groupings or spaced equally across the frontage. The Village Forester will review the plans and is likely to point out the need to plant the trees as close to the ROW line as possible. It is understood that the retaining wall location may preclude installing trees along the edge; however, trees may be installed within the ROW if necessary.
RESPONSE: Street trees have been added to the plan, spaced approx. 40' o.c. to match those that were removed.

- b. Additional landscaping is needed along the retaining wall on Maple road; the retaining wall height should be called out better with top & bottom wall elevations.
RESPONSE: Shrub massing has been added along the base of the retaining wall. Elevations & wall heights are as indicated on the Civil plans.
 - c. The plant schedule should be completed with quantities listed.
RESPONSE: Plant schedule quantities can be confirmed with Village staff if needed as a condition of approval. Calculation of final plant quantities are typically the contractor's responsibility.
 - d. All landscaping is required to meet a minimum planted size of 2.5' to 3" for deciduous trees and 6'-8' for evergreen trees.
RESPONSE: Tree sizes meet Village minimums.
 - e. Additional plantings are needed along the south side of the new parking area along the south and southeast property lines.
RESPONSE: Additional trees & shrubs have been located along the south & east property lines.
2. A materials board is required. It can be delivered to the Planning & Zoning counter at Village Hall any time before, or brought with you to, the Plan Commission meeting.
RESPONSE: Material samples will be brought to the Plan Commission meeting on October 14, 2019.
3. No details for the nitrogen, chiller and dust collection equipment are provided as called out on Sheets A100 & A140. What are the dimensions and capacities? How will screening be accomplished?
RESPONSE: The nitrogen tank, chiller and dust collection equipment and systems are still being designed / vetted / determined by the Owner. Equipment depicted in our drawings and dashed on our exterior elevations is dimensionally accurate to reflect the "best educated guess" of what the equipment will be and how it will be located. We have revised the height of the nitrogen tank to be approximately 10'-6" tall based on recent information. We have made a conscious effort of consolidating equipment into a recessed notch of the building, set back from Morse Drive to assist in screening. The equipment area will be screened by 7' tall privacy fencing (vinyl or chain link with privacy slats) and have Landscape screening on the East side of the proposed tanker off-load access drive.



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4. No details for a dumpster/trash enclosure are provided. Village guidelines for dumpster enclosures are as follows:
- The enclosure area shall be large enough to accommodate the dumpster and be located on the lot with adequate space for access and maneuverability by the collection service. Generally, an enclosure should be located in the rear or side yard of a lot. There shall not be any type of enclosure or container(s) stored in the front yard.
 - The enclosure shall be placed on a concrete pad with a minimum concrete depth of four inches (4").
 - The enclosure area shall be screened on three (3) sides by a wall from view from public streets and abutting properties.
 - The walls shall be constructed in a durable fashion of brick, stone or other masonry materials compatible with the principal building. The gate shall be an opaque type material of either wood, concrete, vinyl or chain link with privacy slats (wooden fencing must be of the "shadow box" design).
 - The height of the enclosure shall fully enclose the container(s) and should generally not exceed eight feet (8') in height (unless necessitated by the height of the container).
 - The enclosure shall be constructed in such a manner that all structural members, including braces, posts, poles and other projections, shall be on the interior side of the fence.
 - Drains that connect to the sanitary system are not permitted within an enclosure area. Drains that connect to a storm water drainage system may be allowed; contact the Village Engineer.
 - All enclosure areas shall include landscaping comprised of evergreen and deciduous trees & shrubs. Said landscaping shall be integrated with landscaping of the entire lot and included in the overall landscape plan for the lot.

RESPONSE: Since the original Plan Commission submittal (8/19/19), the Owner has added the requirement for a trash container enclosure; see the revised plans for the location in the truck court area. The enclosure is designed to accommodate a single 10-Yard container. The enclosure will be constructed on (3) sides by painted Precast Concrete wall panels with reveals to match the building and have a thickened concrete slab and approach (sheet draining to the Storm Sewer). There will be (2) swinging gates on the East side (facing away from Maple Road) that shall be constructed with privacy fencing (vinyl or chain link with privacy slats). See the revised Landscaping plans & details for this area that will additionally screen the container enclosure from view.



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5. Signage is not adequately addressed. Please indicate if signage will be handled under a separate and future sign permit application. A sign “placeholder” for directional signage is noted at the south driveway onto Maple road. If the owner intends to get approval for a monument sign with the site plans, a separate application with more detailed information needs to be provided:
 - a. Confirm location meets minimum 5’ setback from property line
 - b. The sign is required to be mounted on a base of same/similar materials as the primary building
 - c. Minimum 5” height of address coordinates
 - d. Details on external lighting (flood lights require shielding and screening)
 - e. Landscaping required; current landscape plan shows one street tree nearby and in front of sign placeholder shown on site plan

RESPONSE: Any annotation to signage in our documents is for conceptual design intent at this time. All new site signage will be handled under a separate future sign permit application. Consider the locations indicated in our current plans as “placeholders” for a future signage submittal to the Village.

6. Site Plan: The proposed mounting height of fixtures on the poles in the parking area is unclear. The maximum fixture height allowed is 25’ including any concrete bases. The lighting plan needs to be revised accordingly.

RESPONSE: Acknowledged. Please see revision drawing for updated notation.

Fire Department

7. One approved fire hydrant per village water utility standards shall be installed in the SE corner of the trucking lot.

RESPONSE: A fire hydrant per village water utility standards has been added to the plan.

8. Location of FDC to be approved by GFD.

RESPONSE: The indicated FDC location is a “placeholder” to be coordinated with the GFD for final approval. It is understood that on-site coordination and meetings will be conducted with the Design / Build Fire Protection contractor and GFD as required.

9. Additional fire alarm annunciator may be required. Fire alarm equipment locations to be approved by GFD.

RESPONSE: Acknowledged. It is understood that on-site coordination and meetings will be conducted with the Design / Build Fire Protection contractor and GFD as required.

10. H-3 occupancy locations require emergency operational plan prior to occupancy.

RESPONSE: Our original submittal drawings eluded to the potential for an H-3 area in the building addition. The intent of this building expansion is to consolidate the current adhesive processes and storage functions occurring at The Glue Factory and Heartland Adhesives under one roof. We are

currently evaluating all raw materials and finished goods that will be present in the building expansion and believe we will fall under the IBC designations of moderate-hazardous Factory (F-1) and moderate-hazard Storage (S-1) occupancies. With that said, we are taking additional measures of isolating rooms with inherent concerns and areas with 2-hour fire-rated barriers as necessary in order to provide a safe environment. GDI has engaged their insurance company as well in order to gain insight into their design and process-related concerns as it relates to NFPA. It is understood that GDI and the GFD will continue to communicate and implement any necessary emergency operational plan prior to occupancy and the project team will solicit information as necessary thru the design and construction phase in order to meet expectations.

11. Backup emergency power or communications may be required in H-3 areas.
RESPONSE: It is understood that emergency power or communications may be required in areas identified as H-3. At this time, H-3 designations are still be reviewed and considered. GDI has committed to having a back-up generator for the building.
12. Additional Knox box required at new fire protection room.
RESPONSE: Understood. The GDI project team will coordinate the preferred location of the Knox Box with the GFD as is typically done.

Public Works/Village Engineer/Village Surveyor

13. Comments from the Village Surveyor regarding the CSM are contained in a separate review memo dated August 26, 2019 (copy attached). **RESPONSE:** *comments are included herein for simplicity & inclusion*

Here are my review comments for the CSM received 8-20-2019.

Certified Survey Map

Applicant or Owner: Glue Dots International

Land Surveyor/Firm: Mike Berry, PLS – Capitol Survey Enterprises

- i. A notary signature block is required for all signatures including Village plan commission and Board approval certificates. Please add the notary signature blocks as needed.
RESPONSE: Understood and updated.
- ii. Incorrect Planning Commission Secretary's name on the Village Planning Commission Certificate. The correct secretary's name is Laura A. Johnson.
RESPONSE: The correct name has been updated.

- iii. Add the name and title of the corporate officer signing the Corporate Owner's Certificate.

RESPONSE: This has been added as requested.

- iv. There are two (2) misspelling of the word "Germantown" in the Corporate Owner's Certificate. These need to be replaced.

RESPONSE: Misspelled typos have been corrected.

- v. What will the status of the existing masonry building be located at W186 N11687? Will that building be razed or absorbed into the new addition? Please place the new status of the building on Sheet 1 of 3.

RESPONSE: The existing masonry building has been noted to be razed.

- vi. Show original lot lines of Lot 1 of Certified Survey Map No. 3266, Lot 1 and Outlot 1 of Certified Survey Map No.4116 as a screened or dashed linetype.

RESPONSE: Understood and updated.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

RESPONSE: Understood.

This includes the CADD file.

RESPONSE: Understood.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

RESPONSE: Understood.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

RESPONSE: Understood.

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 on compact disk (CD) or via email to the Village Surveyor.

RESPONSE: Understood.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

RESPONSE: Understood.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

RESPONSE: Understood.

Prior to Recording the Certified Survey Map or Final Subdivision Plat, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.

RESPONSE: Understood.

14. Comments regarding storm water management, roads, and utilities are contained in a separate memo prepared by the Village Engineer dated September 30, 2019 (copy attached). **RESPONSE:** *comments are included herein for simplicity & inclusion*

Included you will draft review comments pertaining to the Glue Dots proposed expansion. The comments are in addition to staff's review comments.

i. Sanitary comments

1. Every effort should be made to reuse the existing connection for the building being raised. Mainline sewer is 12"VCP, will be very

difficult to get a factory Wye to work for a tap. If not, existing sanitary will need to be abandoned at the main, existing sample manhole removed, and record drawings updated to reflect the changes.

RESPONSE: The sanitary lateral has been revised to connect into the existing sanitary sampling manhole.

2. On plan sheet C5.0, the sanitary sampling manhole is to be replaced with the updated detail. The correct detail is dated October 12, 2017 and can be found on Germantown's website under the Engineering Department's standard details.

RESPONSE: The detail of the sanitary sampling manhole has been updated with the most up to date detail from the Germantown website.

ii. Water comments

1. On Sheet AS100-Architectural site plan, if the water lateral to this building is not being reused it needs to show abandonment of the water lateral to this building at the water main connection per our abandonment code section.

RESPONSE: The existing water main lateral shall be modified for reuse and not abandoned, see the revised Architectural Site Plan (AS100) for note indicating such.

iii. Engineering comments

1. Please electronic files of the storm water management plan so that they may be submitted to MMSD for their review and approval per Chapter 13 requirements.

RESPONSE: Electronic files of the SWMP have been provided to the Village Engineer.

2. It is important to note that the access onto Maple Road is to be right-in and right-out. Thank you for formally calling out the sign on Sheet C1.11.

RESPONSE: As Noted

3. A stormwater maintenance agreement is required for the wet detention pond.

RESPONSE: A stormwater maintenance agreement will be prepared and provided to the Village Engineer.



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When submitting revised plans or additional information, please submit (1) digital plan set and fifteen (15) full-size, hard-copy plan sets set to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

RESPONSE: Acknowledged. Please see included one (1) digital plan set and fifteen (15) sets of revised plans with all revisions clouded and tagged as referenced in this letter.

I hope this response letter satisfies your requirements for approval. Please feel free to contact me directly with any questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read 'Jay A. Knetter', is located below the 'Regards,' text.

Jay A. Knetter
JAKnetter Architects
262.751-0840



REVISED PLAN COMMISSION SUBMITTAL FOR: GLUE DOTS INTERNATIONAL BUILDING EXPANSION

W186N11676 MORSE DRIVE
GERMANTOWN, WI 53022



N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815



PROJECT INFORMATION:

GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

REVISED PLAN
COMMISSION
SUBMITTAL

REVISIONS		
#	DATE	DESCRIPTION

ISSUANCES

VILLAGE OF GERMANTOWN PLAN COMMISSION SUBMITTAL	19 AUGUST 2019
EXTERIOR PRECAST CONCRETE PANEL RFP DRAWINGS	6 SEPTEMBER 2019
MEP DESIGN ASSIST RFP DRAWINGS	13 SEPTEMBER 2019
BID PACKAGE #1: CORE & SHELL DOCUMENTS	3 OCTOBER 2019
REVISED PLAN COMMISSION SUBMITTAL	10 OCTOBER 2019

10 OCTOBER 2019

PROJECT NUMBER	PROJECT MANAGER
19013-01	DK

COVER

TS100

[illegible]

	OWNER GLUE DOTS INTERNATIONAL W186N11676 MORSE DRIVE GERMANTOWN, WI 53022 PHONE: (262) 437-7885 PROJECT CONTACT: DIRECT PHONE: EMAIL ADDRESS: PROJECT CONTACT: DIRECT PHONE: EMAIL ADDRESS: ERICA ROBERTS, VP (262) 422-3883 eroberts@gluedots.com BILL HOGAN bhogan@gluedots.com
	OWNER'S REP MC GROUP N19W24200 RIVERWOOD DRIVE WAUKESHA, WI 53188 PHONE: (262) 522-7000 PROJECT CONTACT: DIRECT PHONE: EMAIL ADDRESS: RIC MILLER (262) 227-4895 ricmiller@mcgroup-gbs.com
	GENERAL CONTRACTOR MIRON CONSTRUCTION 10700 RESEARCH DRIVE, STE 100 MILWAUKEE, WI 53226 PHONE: (414) 308-1510 FAX: (414) 308-0933 PROJECT CONTACT: DIRECT PHONE: EMAIL ADDRESS: ANDRE LORENZEN (414) 308-1523 andre.lorenzen@miron-construction.com

SHEET INDEX		
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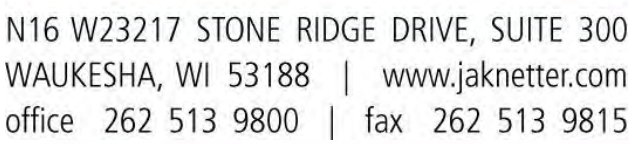
255 NORTH 21ST STREET MILWAUKEE, WI 53233 PHONE: (414) 475-5554 FAX: (414) 773-9240	PROJECT CONTACT: TOM OLEJNICZAK, PE DIRECT PHONE: (414) 918-1240 EMAIL ADDRESS: tom.olejniczak@hecl.com
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255 NORTH 21ST STREET MILWAUKEE, WI 53233 PHONE: (414) 475-5554 FAX: (414) 773-9240	PROJECT CONTACT: TOM DISALVO, ASLA DIRECT PHONE: (414) 918-1454 EMAIL ADDRESS: tom.disalvo@hecl.com
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255 NORTH 21ST STREET MILWAUKEE, WI 53233 PHONE: (414) 475-5554 FAX: (414) 773-9240		PROJECT CONTACT: ERIK KOPP DIRECT PHONE: (414) 918-1234 EMAIL ADDRESS: Erik.Kopp@hecl.com
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N16 W23217 STONE RIDGE DRIVE, STE 300 WAUKESHA, WI 53188 PHONE: (262) 518-9800	PROJECT CONTACT: DIRECT PHONE: EMAIL ADDRESS: PROJECT CONTACT:	JAY KNETTER, AIA (262) 278-4383 jayk@jaknetter.com DENNIS KLINGEMANN
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PROJECT DATA		BUILDING DESCRIPTION AND INFORMATION
OWNER	GLUE DOTS INTERNATIONAL (AN ELLSWORTH COMPANY)	1. THIS 68,387 SF BUILDING ADDITION HAS BEEN DESIGNED WITH THE INTENT OF SUPPORTING THE EXISTING INDUSTRIAL WAREHOUSE & ADHESIVES PROCESS OF GOODS FOR GLUE DOTS INTERNATIONAL. 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODES. MAINTAIN CODE REQUIRE FIRE RESISTANCE RATINGS AND ENCLOSURES. 3. ALL EGRESS DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE. 4. THIS BUILDING IS COMPLETELY SPRINKLERED. 5. ALL CONTRACTORS AND TRADES TO REFER TO ALL SHEETS OF THE SET FOR INFORMATION TO COMPLETE THEIR WORK. 6. ALL CONSTRUCTION AND/OR TRADES MUST COORDINATE THEIR WORK AND LOCATION WITH OTHER CONTRACTORS AND/OR TRADES. 7. ANY DISCREPANCIES OR UNUSUAL EXISTING CONDITIONS SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF JAK ARCHITECTS FOR FURTHER DIRECTION. DO NOT SCALE DRAWINGS. 8. THIS BUILDING WILL HAVE EXIT LIGHT SIGMAGE, EMERGENCY LIGHTING, SMOKE DETECTORS, FIRE ALARM, STROBES, AND FIRE EXTINGUISHERS AS REQUIRED BY CODE. 9. THIS PROJECT WILL HAVE DESIGN/BUILD MEPF DESIGN. EACH RESPECTIVE DESIGN/BUILD MEP SUBCONTRACTOR WILL BE REQUIRED TO PROVIDE FINAL DESIGN DOCUMENTS FOR STATE REVIEW AND APPROVAL AND MEET ALL APPLICABLE CODES, AS THEY WILL BE CONSIDERED DESIGNER OF RECORD.
LOCATION		
MUNICIPALITY:	GERMANTOWN	
COUNTY:	WASHINGTON	
STATE:	WISCONSIN	
APPLICABLE BUILDING CODES	WISCONSIN COMMERCIAL BUILDING CODE 2015 IBC AS MODIFIED BY CHAPTERS SPS 361-366 2015 INTERNATIONAL EXISTING BUILDING CODE VILLAGE OF GERMANTOWN M-1 LIMITED INDUSTRIAL DISTRICT.	
CONSTRUCTION CLASSIFICATION	IIB	
OCCUPANCY GROUP	(B) BUSINESS, (S-1) MODERATE-HAZARD STORAGE, (F-1) MODERATE-HAZARD FACTORY	
PROJECT TYPE	BUILDING ADDITION	
NUMBER OF STORIES	1 + MEZZANINE	
BLDG ADDITION GROSS AREA (SQ FT)	68,387 SF, W/ 6,003 SF OFFICE MEZZANINE AND 2,500 SF STORAGE MEZZANINE	
FIRE PROTECTION	COMPLETE	
FIRE ALARM	COMPLETE	
FIRE SUPPRESSION	COMPLETE	
MONITORING TYPE	REMOTE SUPERVISION	
NFPA STANDARD USED	13	
FIRE RESISTIVE RATINGS		
STAIR ENCLOSURES	1 HOUR	
ELEVATOR ENCLOSURES	1 HOUR	
FLOORS	0 HOUR	
ROOFS	0 HOUR	
EXTERIOR WALLS	0 HOUR	
ELEVATOR EQUIPMENT ROOMS	1 HOUR	
NON-SPRINKLERED PRIMARY ELECTRICAL ROOM	2 HOUR	



W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

REVISD PLAN
COMMISSION
SUBMITTAL

REVISIONS		
#	DATE	DESCRIPTION
1	10/10/19	REVISED P.C.

PROJECT NUMBER	PROJECT MANAGER
19013-01	DK

TS101



CONSULTANT

PROJECT INFORMATION:

GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

REVISED PLAN
COMMISSION
SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

LEGEND:

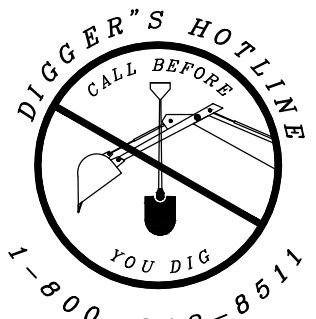
UTILITY	GRADING	SITE
EXISTING: — W — W — WATERMAIN — E — E — BURIED ELECTRIC — OHW — OHW — OVERHEAD WIRE — GAS — GAS — GAS LINE — SAN — SAN — SANITARY SEWER — ST — ST — STORM SEWER UTILITY POLE LIGHT POLE SANITARY MANHOLE FIRE HYDRANT WATER VALVE STORM SEWER STRUCTURE PROPOSED: — W — W — WATERMAIN — E — E — ELECTRICAL LINE — GAS — GAS — GAS LINE — SAN — SAN — SANITARY SEWER — ST — ST — STORM SEWER WATER VALVE STORM SEWER STRUCTURE FLARED END SECTION	EXISTING: 160' — MAJOR CONTOUR 160' — MINOR CONTOUR EXIST 100.00' — EXISTING SPOT ELEVATION PROPOSED: 160' — MAJOR CONTOUR 160' — MINOR CONTOUR 100.00' — SPOT ELEVATION (T/C - TOP OF CURB, E/P - EDGE OF PAVEMENT) DOOR 100.00' — DOOR ELEVATION GR 100.00' — GROUND GRADE AT BUILDING 100.50T/C 100.00E/P — SPOT ELEVATION (T/W - TOP OF WALL, B/W - GROUND GRADE AT BOTTOM) 100.50T/W 100.00B/W — RETAINING WALL SPOT ELEVATION (PIPE SIZE, INVERT ELEVATION) 12" FES 100.00B/W — DRAINAGE FLOW DIRECTION EMERGENCY OVERFLOW ROUTE	EXISTING: EXISTING PARKING COUNT EXISTING SIGN EXISTING ADA PARKING SPACE PROPOSED: PARKING COUNT ADA PARKING SPACE SIGN TRUNCATED DOMES PAVEMENT MARKING DIRECTIONAL ARROWS

GENERAL NOTES AND SPECIFICATIONS:

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
- ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT., AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL PROPOSED WATERMAIN SHALL BE: PVC SDR 18, CLASS 150, AWWA C900 WITH ELASTOMERIC JOINTS.
- PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212.
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0715(2R) OF THE STATE STATUTES.
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

CIVIL SHEET INDEX:

C1.10	SITE PLAN - OVERALL
C1.11	SITE PLAN - DETAILED SOUTH
C1.12	SITE PLAN - DETAILED NORTH
C1.20	GRADING PLAN
C1.30	EROSION CONTROL PLAN
C1.40	DEMOLITION PLAN
C1.50	EXISTING SURVEY
C5.00	CONSTRUCTION DETAILS



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS. AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

10 OCTOBER 2019

PROJECT NUMBER PROJECT MANAGER

SITE PLAN -
OVERALL

0' 100' 120' 220'
SCALE: 1" = 120'



C1.10

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CONSULTANT



PROJECT INFORMATION:

GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

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REVISIONS		
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	10/10/19	REVISED P.C.

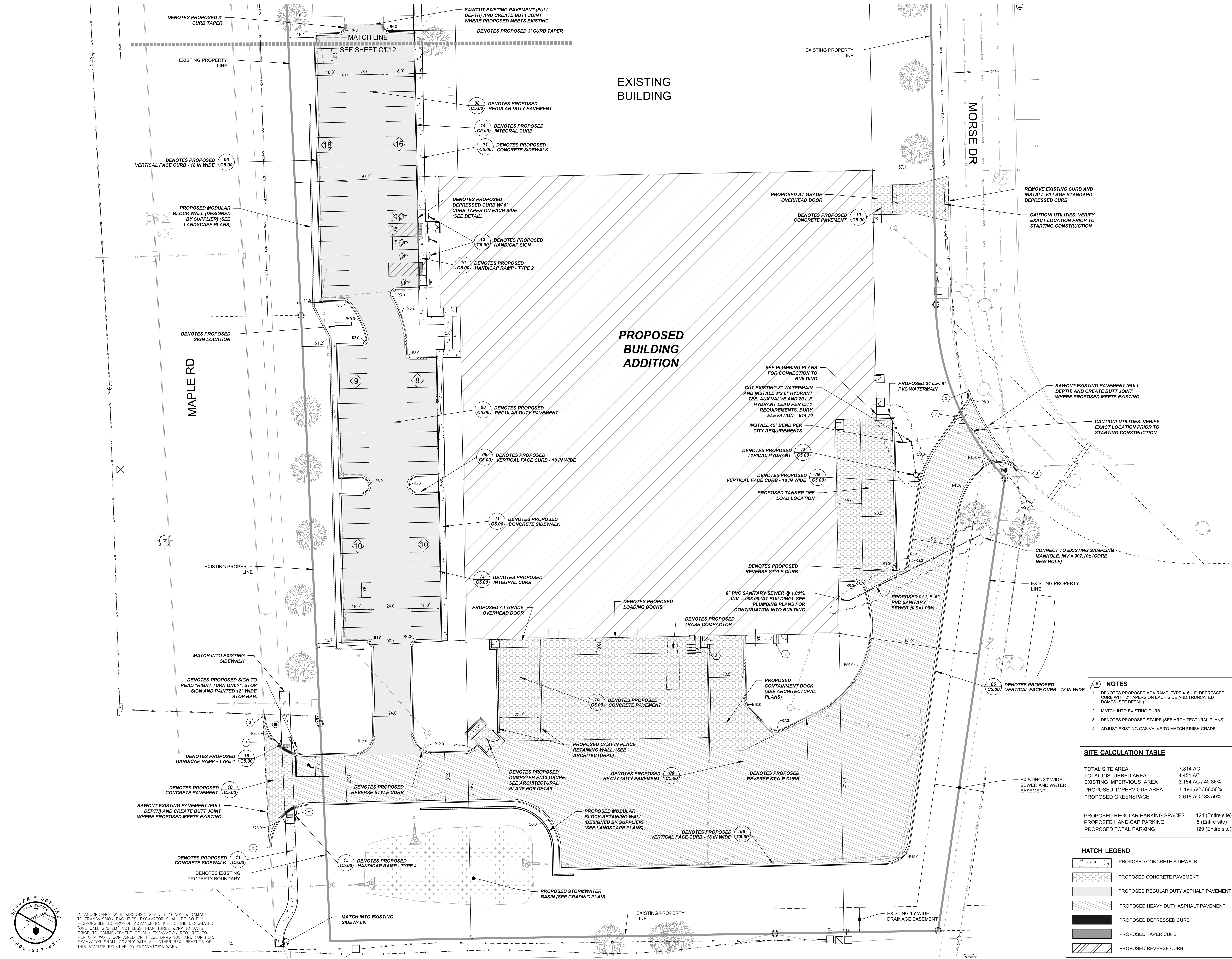
10 OCTOBER 2019

PROJECT NUMBER PROJECT MANAGER

SITE PLAN -
DETAILED SOUTH

0' 10' 20' 30'
SCALE: 1" = 20'

C1.11
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- NOTES**
- DENOTES PROPOSED ADA RAMP TYPE 4, 6 L.F. DEPRESSED CURBS WITH 2" TAPERS ON EACH SIDE AND TRUNCATED DOMES (SEE DETAIL)
 - MATCH INTO EXISTING CURB
 - DENOTES PROPOSED STAIRS (SEE ARCHITECTURAL PLANS)
 - ADJUST EXISTING GAS VALVE TO MATCH FINISH GRADE

SITE CALCULATION TABLE	
TOTAL SITE AREA	7.814 AC
TOTAL DISTURBED AREA	4.451 AC
EXISTING IMPERVIOUS AREA	3.154 AC / 40.36%
PROPOSED IMPERVIOUS AREA	5.196 AC / 66.50%
PROPOSED GREENSPACE	2.618 AC / 33.50%
PROPOSED REGULAR PARKING SPACES	124 (Entire site)
PROPOSED HANDICAP PARKING	5 (Entire site)
PROPOSED TOTAL PARKING	129 (Entire site)

HATCH LEGEND	
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED DEPRESSED CURB
	PROPOSED TAPER CURB
	PROPOSED REVERSE CURB



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

CONSULTANT



PROJECT INFORMATION:

**GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION**

**W186N11676 MORSE DR
GERMANTOWN, WI
53022**

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COMMISSION
SUBMITTAL**

REVISIONS

#	DATE	DESCRIPTION

10 OCTOBER 2019

PROJECT NUMBER PROJECT MANAGER

**SITE PLAN -
DETAILED NORTH**

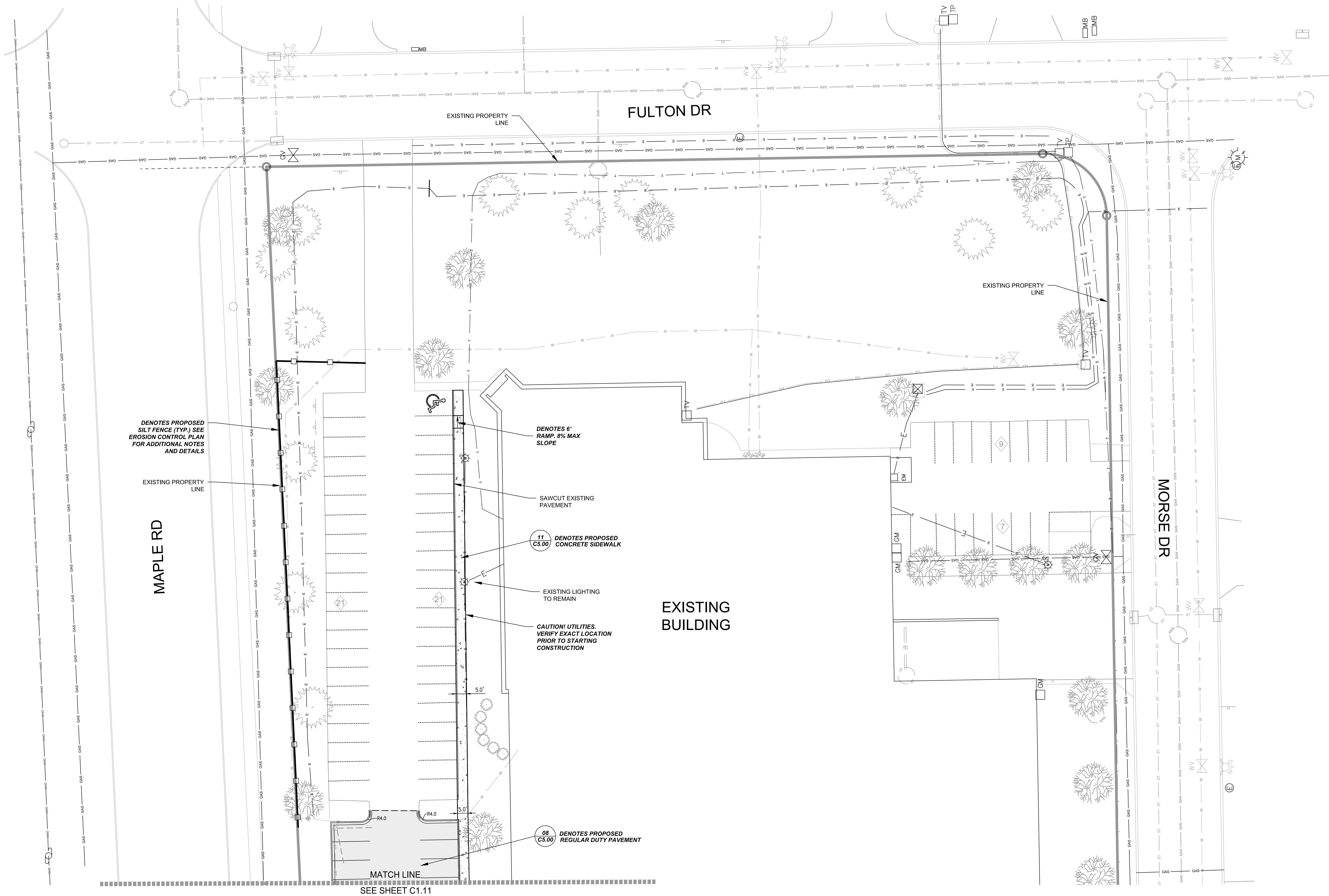
0' 10' 20' 30'

SCALE: 1" = 20'



C1.12

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HATCH LEGEND	
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

CONSULTANT



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53022

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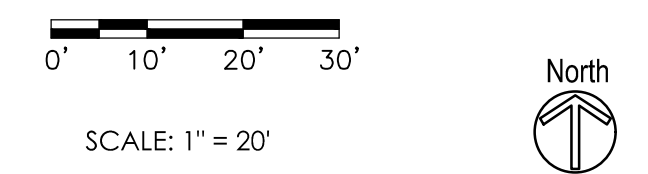
REVISIONS

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10 OCTOBER 2019

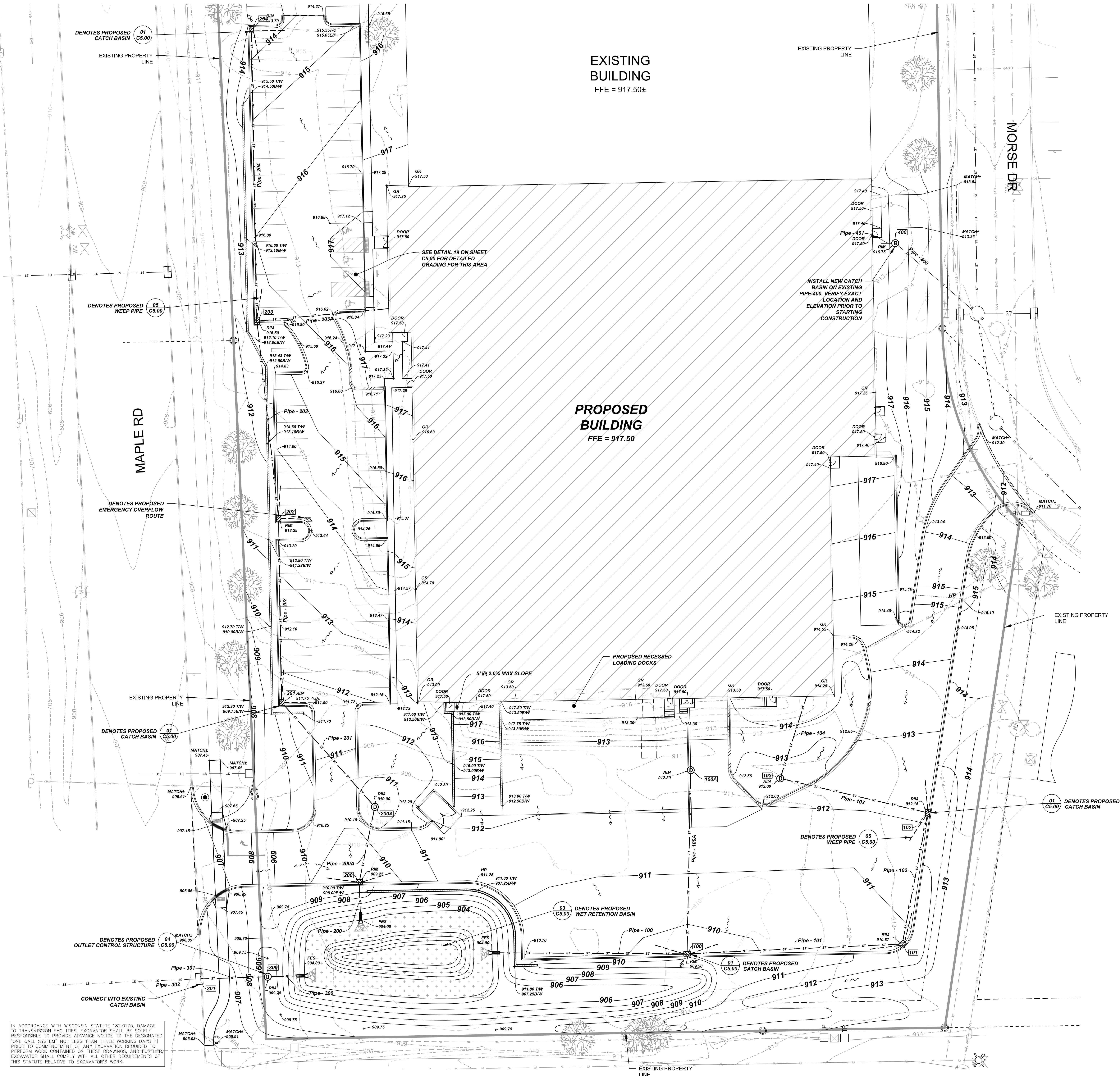
PROJECT NUMBER PROJECT MANAGER

GRADING PLAN



C1.20

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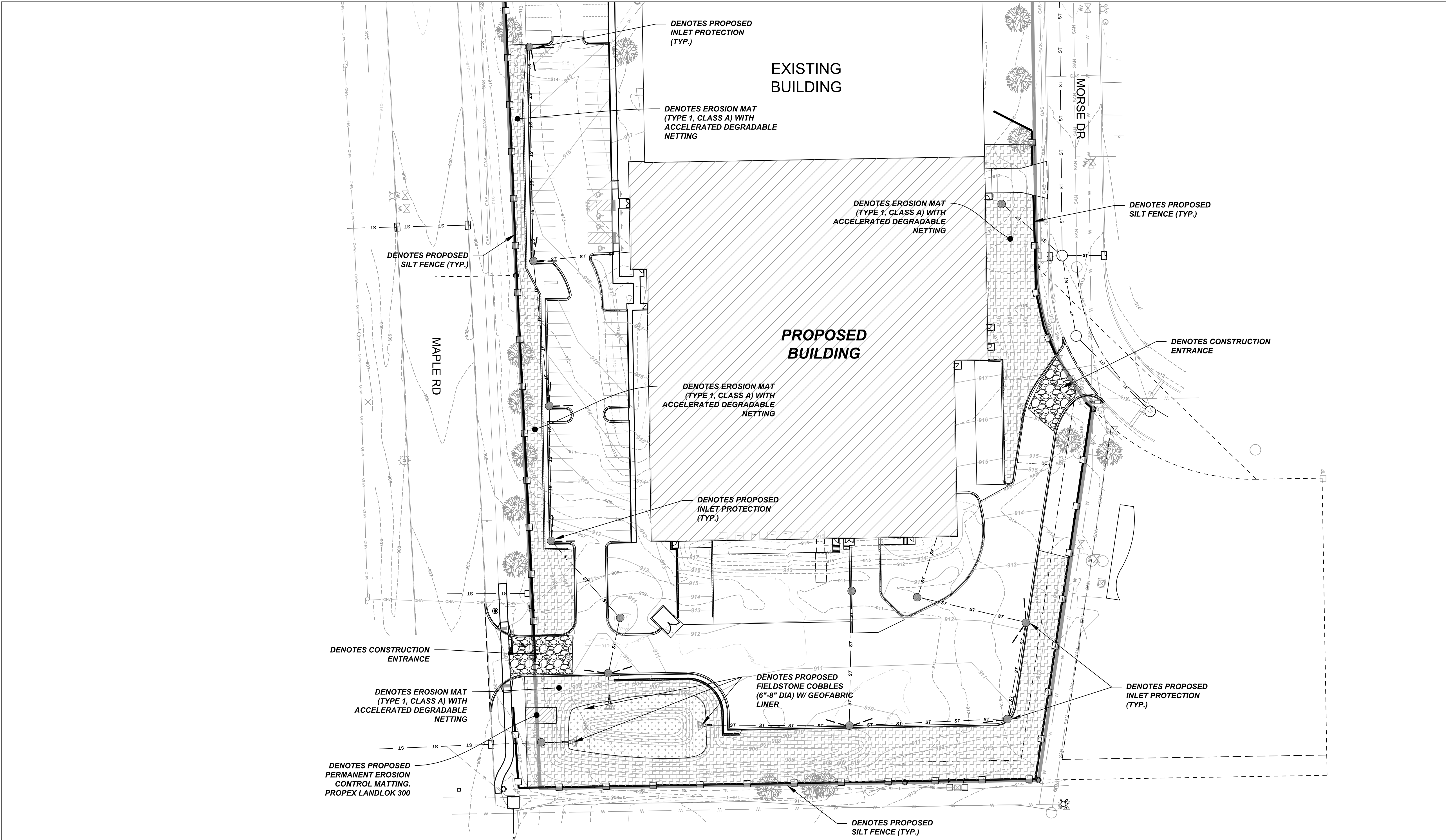


Storm Structure Table	
#	Structure Details
100	CATCH BASIN - CURB W/ WEIR PIPES RIM = 909.50 Pipe - 101 = 905.06 Pipe - 100A = 907.00 Pipe - 102 = 905.06
100A	CATCH BASIN W/ SHUTOFF VALVE RIM = 912.50 Pipe - 100A = 908.00
101	CATCH BASIN - CURB W/ WEIR PIPES RIM = 910.67 Pipe - 102 = 908.23 Pipe - 101 = 906.23
102	CATCH BASIN - CURB W/ WEIR PIPES RIM = 912.15 Pipe - 102 = 906.96 Pipe - 103 = 906.96
103	CATCH BASIN (3' DIA) RIM = 912.00 Pipe - 103 = 907.78 Pipe - 104 = 907.78
200	CATCH BASIN - CURB W/ WEIR PIPES RIM = 909.25 Pipe - 200A = 904.21 Pipe - 200 = 904.21
200A	CATCH BASIN (3' DIA) RIM = 910.00 Pipe - 200A = 904.62 Pipe - 201 = 904.62
201	CATCH BASIN - CURB W/ WEIR PIPES RIM = 911.75 Pipe - 202 = 905.38 Pipe - 201 = 905.38
202	CATCH BASIN - CURB W/ WEIR PIPES RIM = 913.25 Pipe - 203 = 908.38 Pipe - 202 = 906.39
203	CATCH BASIN - CURB W/ WEIR PIPES RIM = 915.50 Pipe - 204 = 907.46 Pipe - 203A = 907.46 Pipe - 203 = 907.46
204	CATCH BASIN - CURB W/ WEIR PIPES RIM = 913.70 Pipe - 204 = 909.05
300	OUTLET CONTROL STRUCTURE (SEE DETAIL) RIM = 902.75 Pipe - 300 = 904.00 Pipe - 301 = 904.00
301	EXISTING CATCH BASIN RIM = 903.00 Pipe - 302 = 902.10
400	CATCH BASIN RIM = 916.75 Pipe - 400 = 909.02 Pipe - 401 = 909.17

Storm Pipe Table					
Pipe Name	Size	Material	Length	Slope	Description
Pipe - 100	18	HDPE	106	1.00%	W/ RCP FES
Pipe - 100A	6	PVC	100	1.00%	
Pipe - 101	15	PVC	117	1.00%	
Pipe - 102	15	PVC	73	1.00%	
Pipe - 103	15	PVC	82	1.00%	
Pipe - 104	12	PVC	47	1.00%	
Pipe - 200	18	HDPE	21	1.00%	W/ RCP FES
Pipe - 200A	15	PVC	42	1.00%	
Pipe - 201	15	PVC	76	1.00%	
Pipe - 202	15	PVC	100	1.00%	
Pipe - 203	15	PVC	108	1.00%	
Pipe - 203A	12	PVC	72	3.53%	
Pipe - 204	8	PVC	156	1.00%	
Pipe - 300	12	HDPE	20	0.00%	W/ RCP FES
Pipe - 301	12	PVC	37	2.68%	
Pipe - 302	24	RCP	34	1.00%	EXISTING PIPE
Pipe - 400	18	RCP	55	0.95%	EXISTING PIPE
Pipe - 401	18	PVC	8	0.40%	

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL" SYSTEM, NOT LESS THAN THREE WORKING DAYS (3) PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.





EROSION CONTROL NOTES AND PHASING

1. WDNR PERMIT COVERAGE IS REQUIRED. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE ENGINEER AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE. MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT <http://dnr.wisconsin.gov/topic/water/WaterQuality/StormwaterConstructionTechnicalStandards.pdf>
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD FOR ROCK CONSTRUCTION ENTRANCES.
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DEWATERING #1061.
13. COMPLETE AND STABILIZE WET POND PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1058. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
15. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALL LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
17. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
18. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
19. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
20. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE WDNR MUNICIPALITY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
21. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
22. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
23. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1 OR GREATER (OR AS SHOWN ON THE PLAN), PROVIDE CLASS I TYPE TYPE A (WITH ACCELERATED DEGRADABLE NETTING) EROSION CONTROL MATTING. SELECT EROSION MATTINGS FROM WDNR'S PRODUCT ACCEPTABILITY LIST (PAL). INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
24. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS (OR AS SHOWN ON THE PLANS), PROVIDE NORTH AMERICAN GREEN SO100 (OR APPROVED EQUAL) EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
25. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
26. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY WDNR MUNICIPALITY.
27. NOTICE OF TERMINATION: WHEN THE SITE HAS BEEN FULLY STABILIZED AND ALL STORMWATER DISCHARGES FROM THE SITE AUTHORIZED UNDER THE NOI PERMIT HAVE BEEN ELIMINATED, A NOTICE OF TERMINATION SHALL BE FILED WITH THE DNR. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION APPLICATION IN ACCORDANCE WITH THE PERMIT REQUIREMENTS TO THE SITE OWNER FOR EXECUTION PRIOR TO FINAL PAYMENT.

CONSULTANT

PROJECT INFORMATION:

GLUE DOTS INTERNATIONAL BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

REVISED PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERMIT REQUIREMENTS OR THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR W/REVERSE BAYAGE WITH THE ENDS POINTING UP-SLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

1. CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

2. PERMIT 14 GAGE WIRE REQUIRED: FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.

3. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

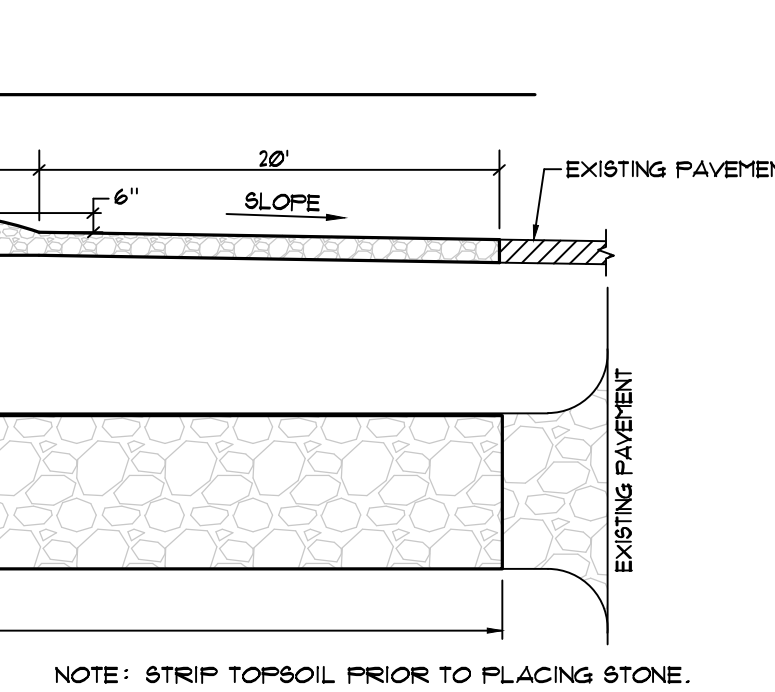
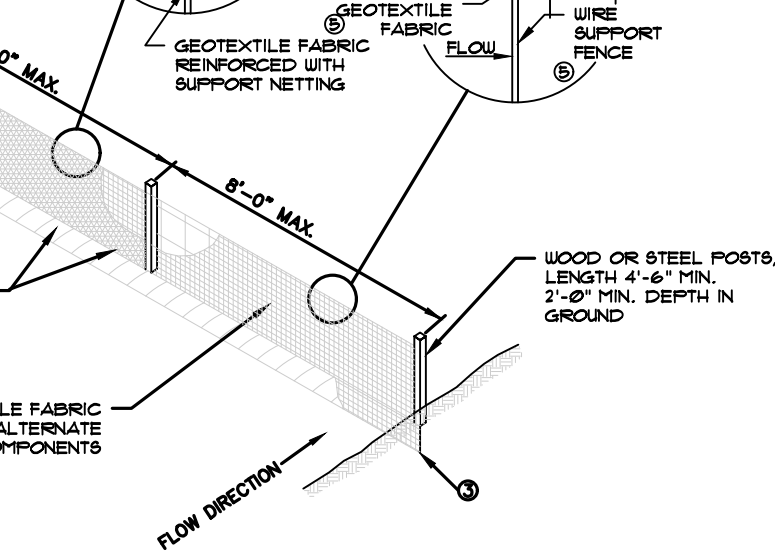
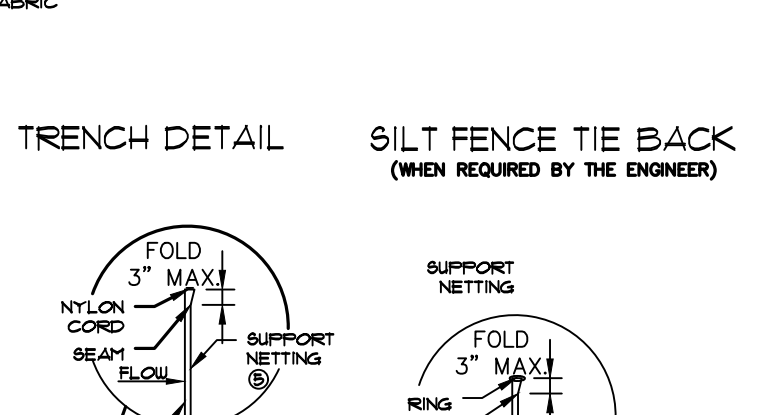
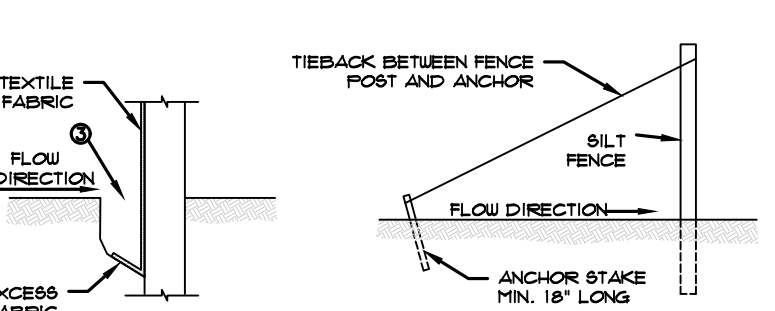
4. USE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOODEN WIRE WITH A MINIMUM TENSILE STRENGTH OF 300 LBS. SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C.

5. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A TENSILE STRENGTH OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TARP SUPPORT GORD OR EQUIVALENT IS REQUIRED.

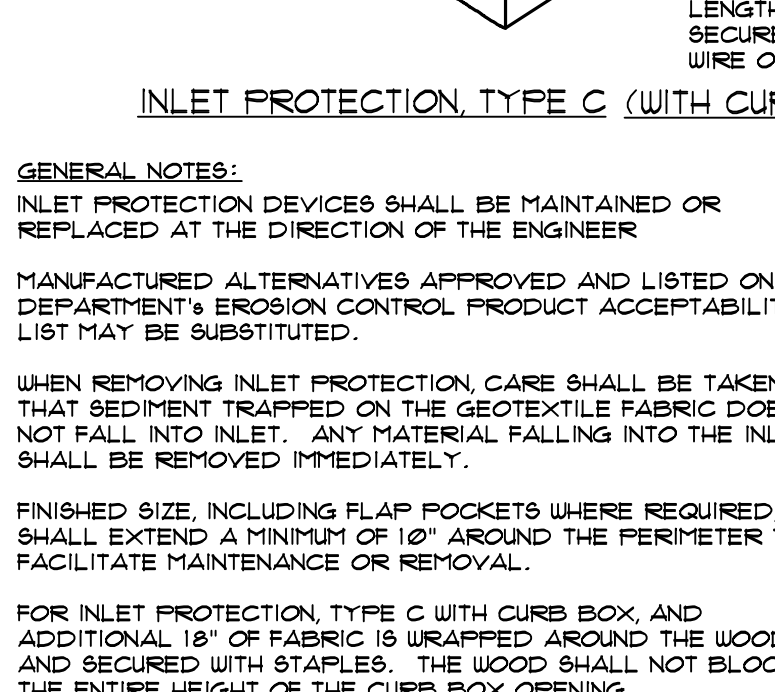
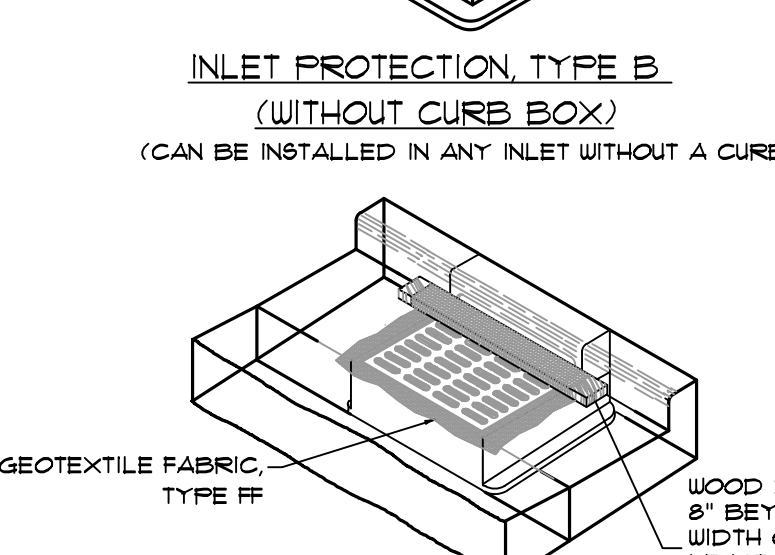
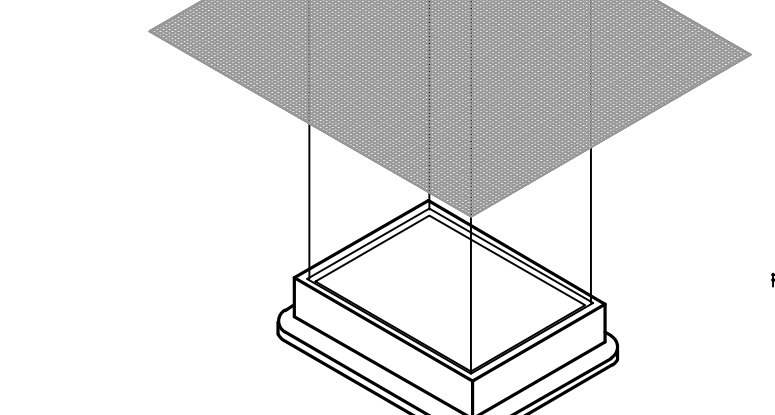
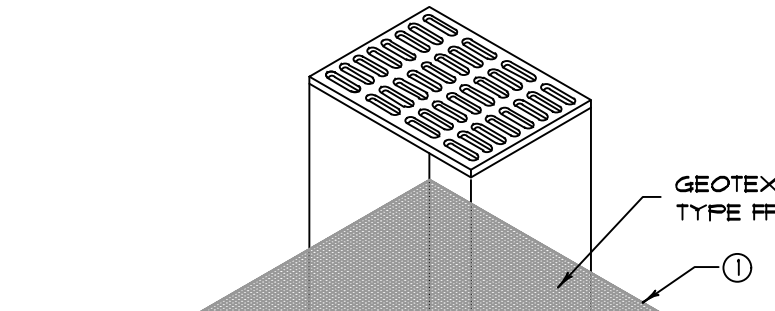
6. STEEL POSTS SHALL BE 6" DIA. OR 8" DIA. WITH A MINIMUM 2" DIA. OR 2.5" DIA. (WITHOUT ANCHORS). AN ANCHOR IS REQUIRED TO BE 2" DIA. OR 2.5" DIA. (WITHOUT ANCHORS). AN ANCHOR IS REQUIRED TO BE 2" DIA. OR 2.5" DIA. (WITHOUT ANCHORS). AN ANCHOR IS REQUIRED TO BE 2" DIA. OR 2.5" DIA. (WITHOUT ANCHORS).

7. ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.

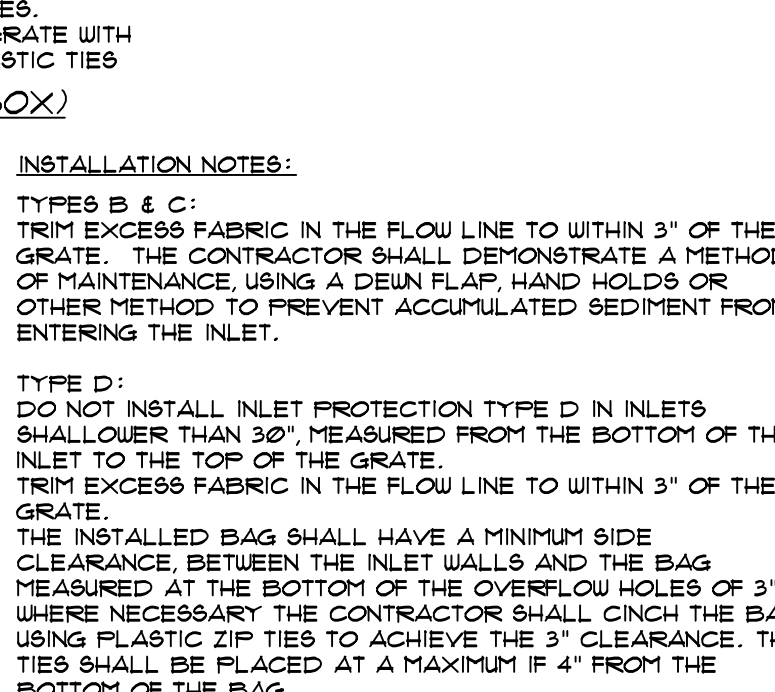
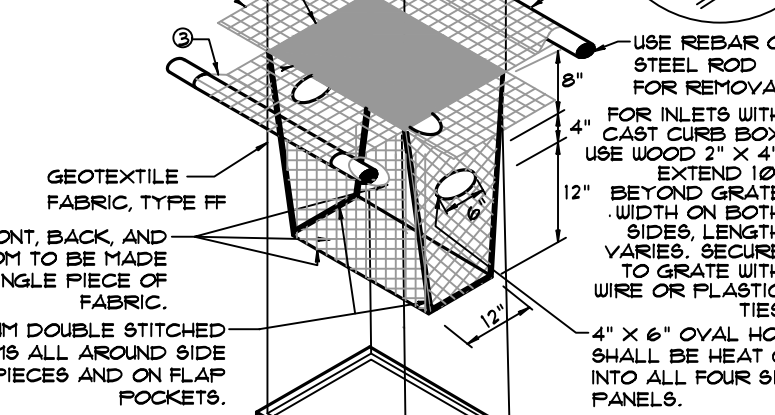
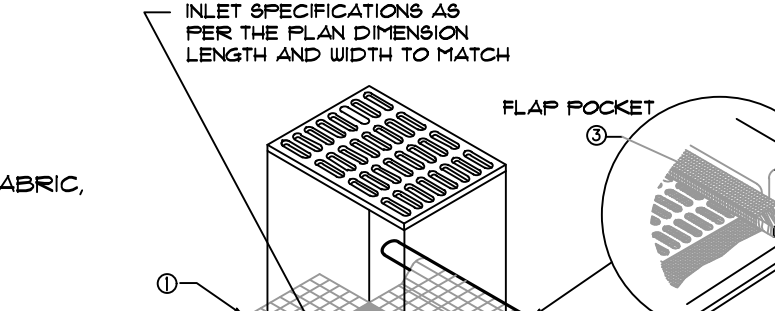
NOTE: ADDITIONAL ROOT DEPTH ON THE BAGS MAY BE REQUIRED IN UNSTABLE SOILS.



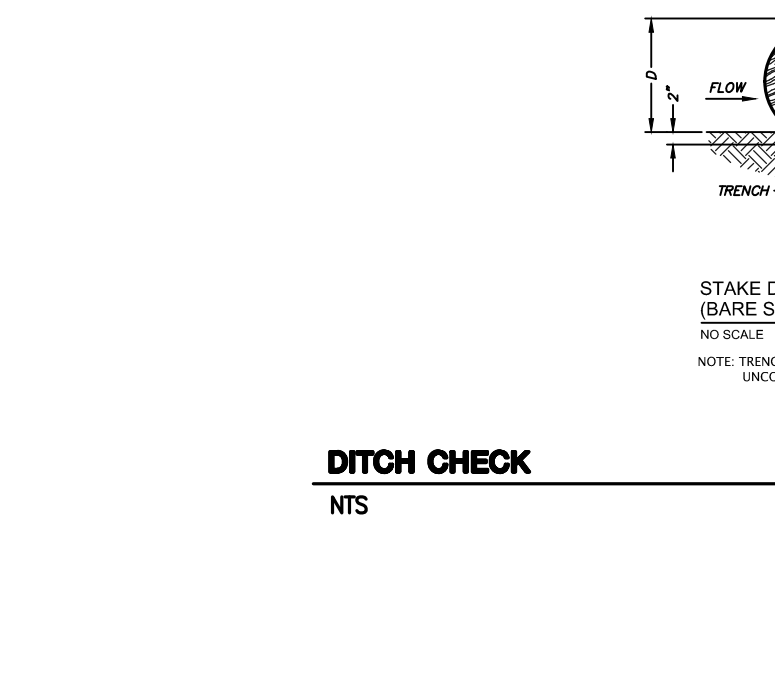
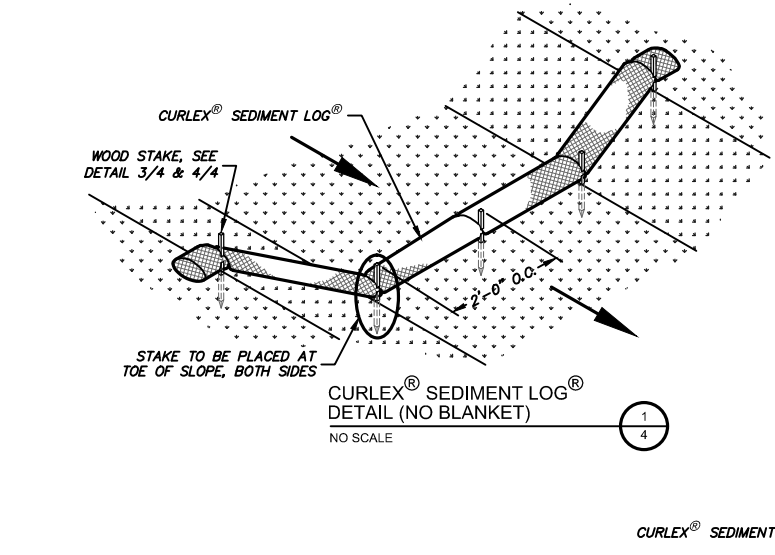
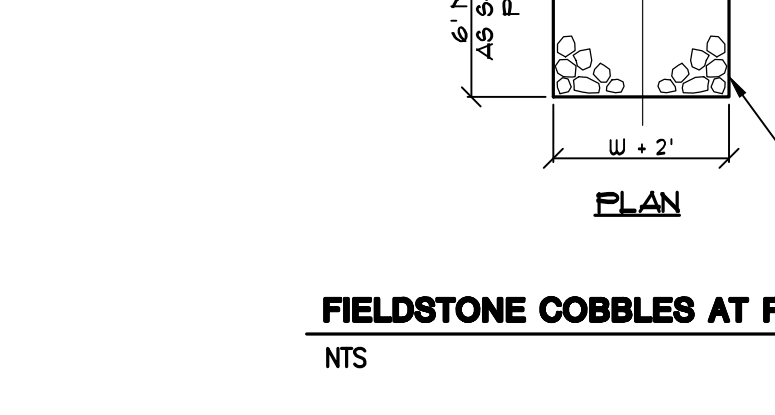
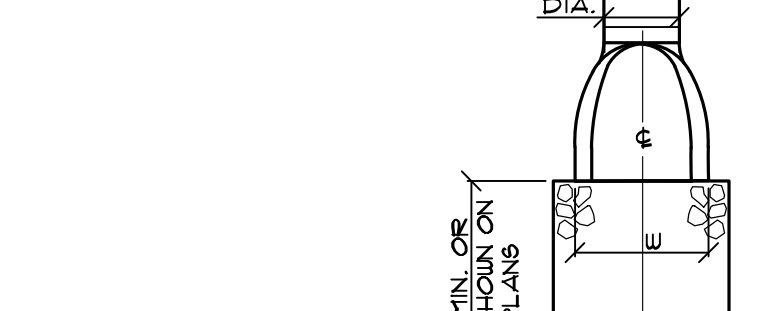
NOTE: STRIP TOPSOIL PRIOR TO PLACING STONE.



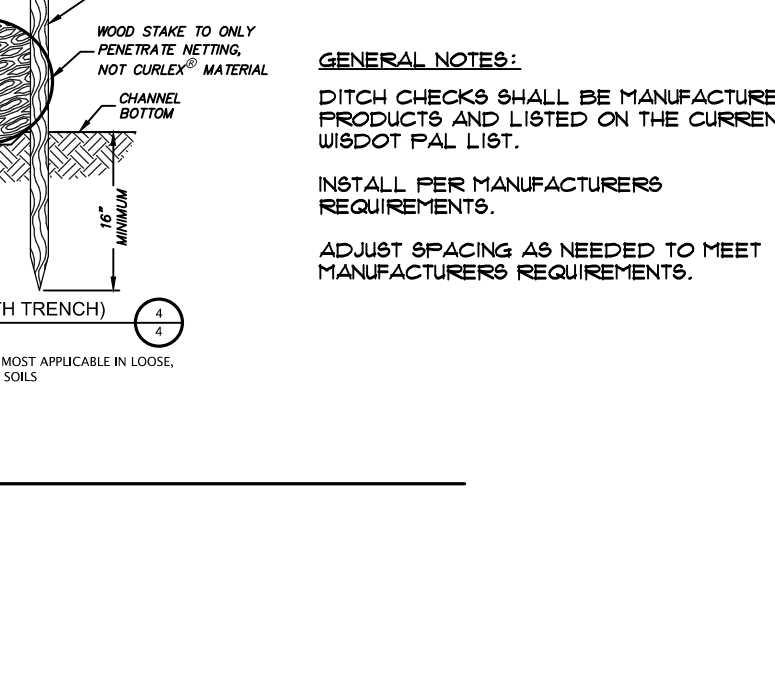
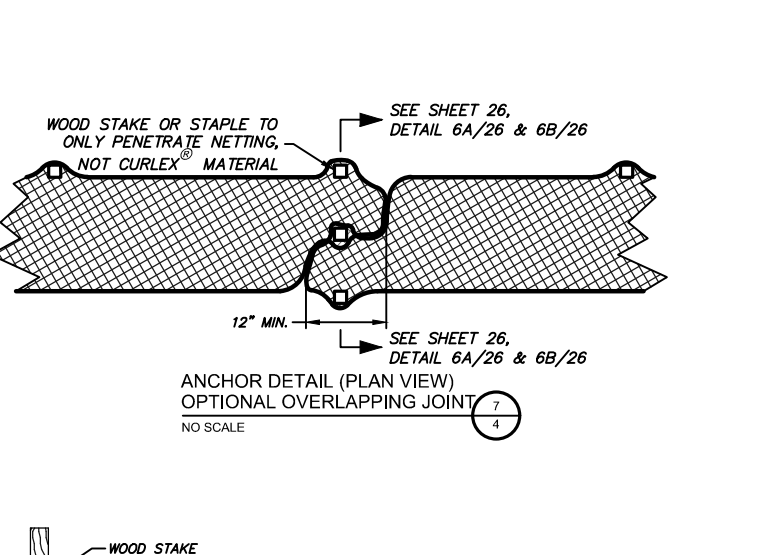
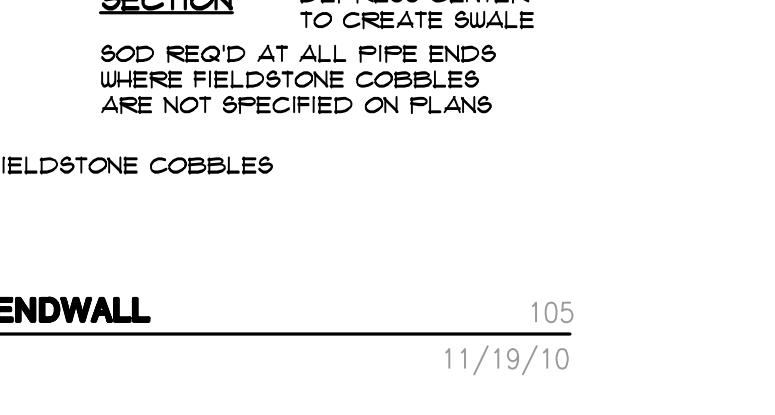
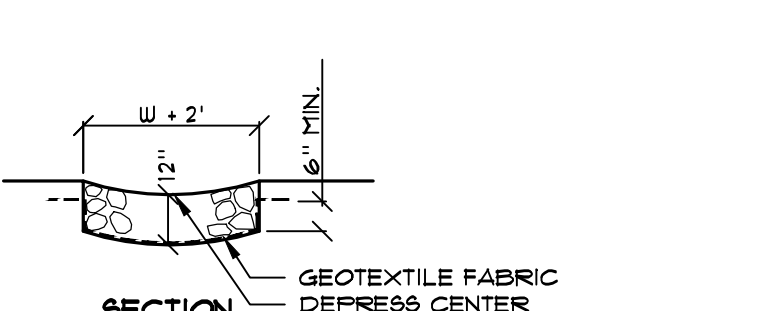
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NOTE: STRIP TOPSOIL PRIOR TO PLACING STONE.



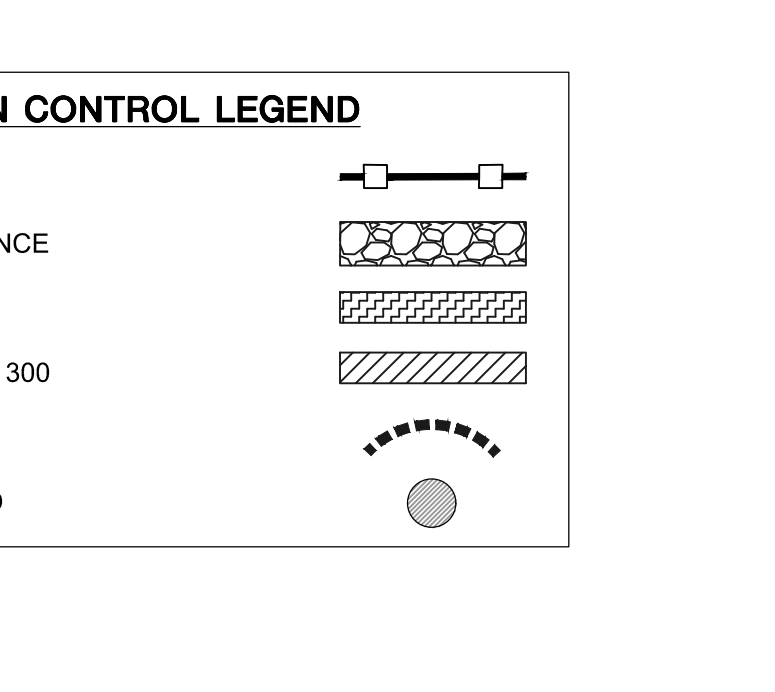
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NOTE: STRIP TOPSOIL PRIOR TO PLACING STONE.



NOTE: STRIP TOPSOIL PRIOR TO PLACING STONE.



NOTE: STRIP TOPSOIL PRIOR TO PLACING STONE.

CONSTRUCTION ENTRANCE AND TRACKING PAD DETAIL

NTS

INLET PROTECTION

NTS

EROSION CONTROL LEGEND

SILT FILTER FENCE	
CONSTRUCTION ENTRANCE	
EROSION MAT	
EROSION MAT LANDLOK 300	
DITCH CHECK	
INLET SEDIMENT GUARD	

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

C1.30

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CONSULTANT

PROJECT INFORMATION:

**GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION**

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

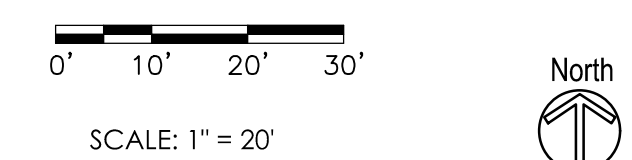
**REVISED PLAN
COMMISSION
SUBMITTAL**

REVISIONS

#	DATE	DESCRIPTION

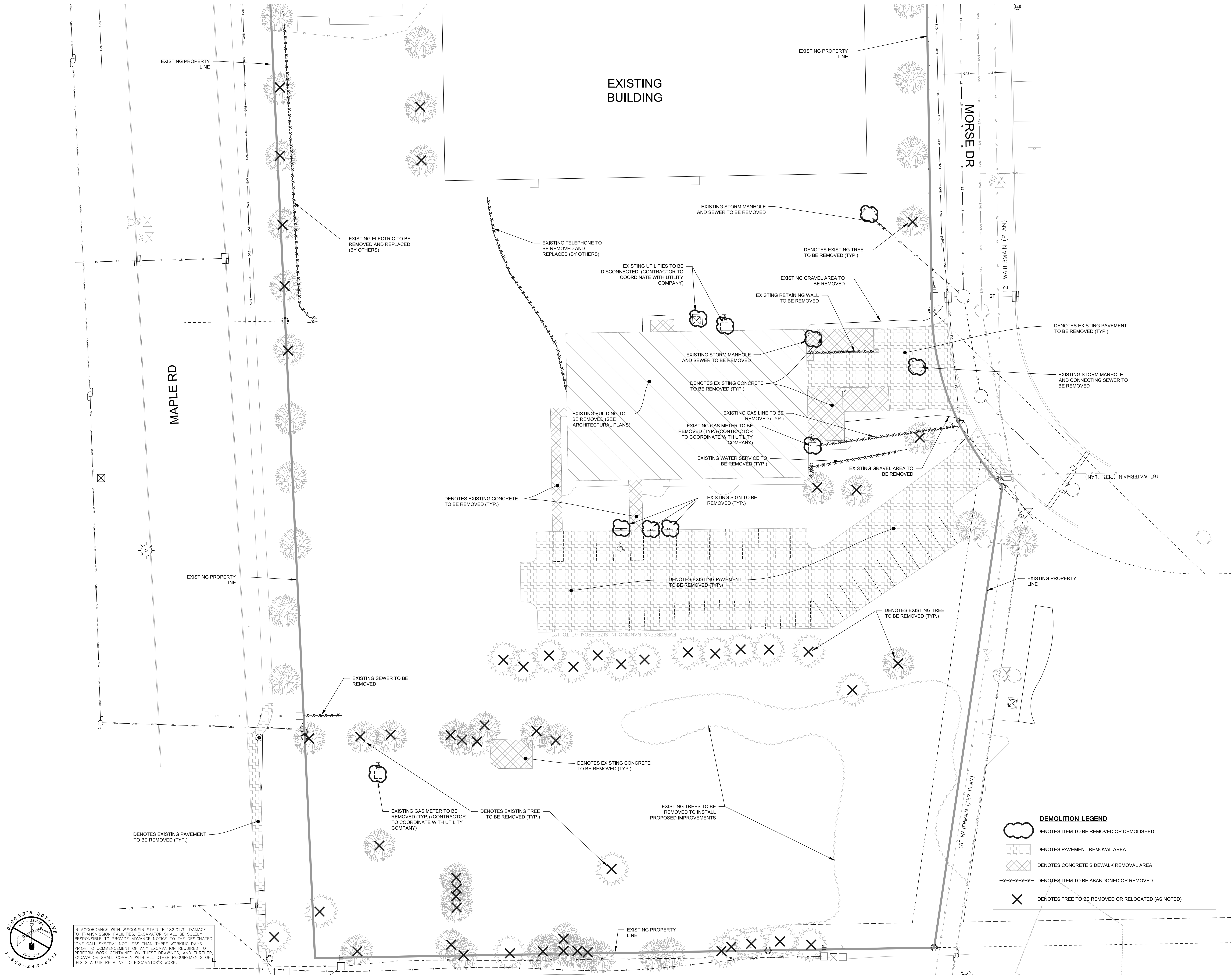
10 OCTOBER 2019

PROJECT NUMBER PROJECT MANAGER

DEMOLITION
PLAN

C1.40

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#	DATE	DESCRIPTION

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM



LEGAL DESCRIPTION:
PARCEL "A"
LOT 1 OF CERTIFIED SURVEY MAP NO. 3266, PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.
CONTAINING 189,887 SF, 4.36 ACRES
PARCEL "B"
LOT 1 OF CERTIFIED SURVEY MAP NO. 4116, PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.
CONTAINING 114,016 SQUARE FEET, OR 2.62 ACRES
PARCEL "C"
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, AS DESCRIBED IN DOCUMENT NO. 1435599, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.
CONTAINING 39,189 SQUARE FEET, OR 0.8996 ACRES

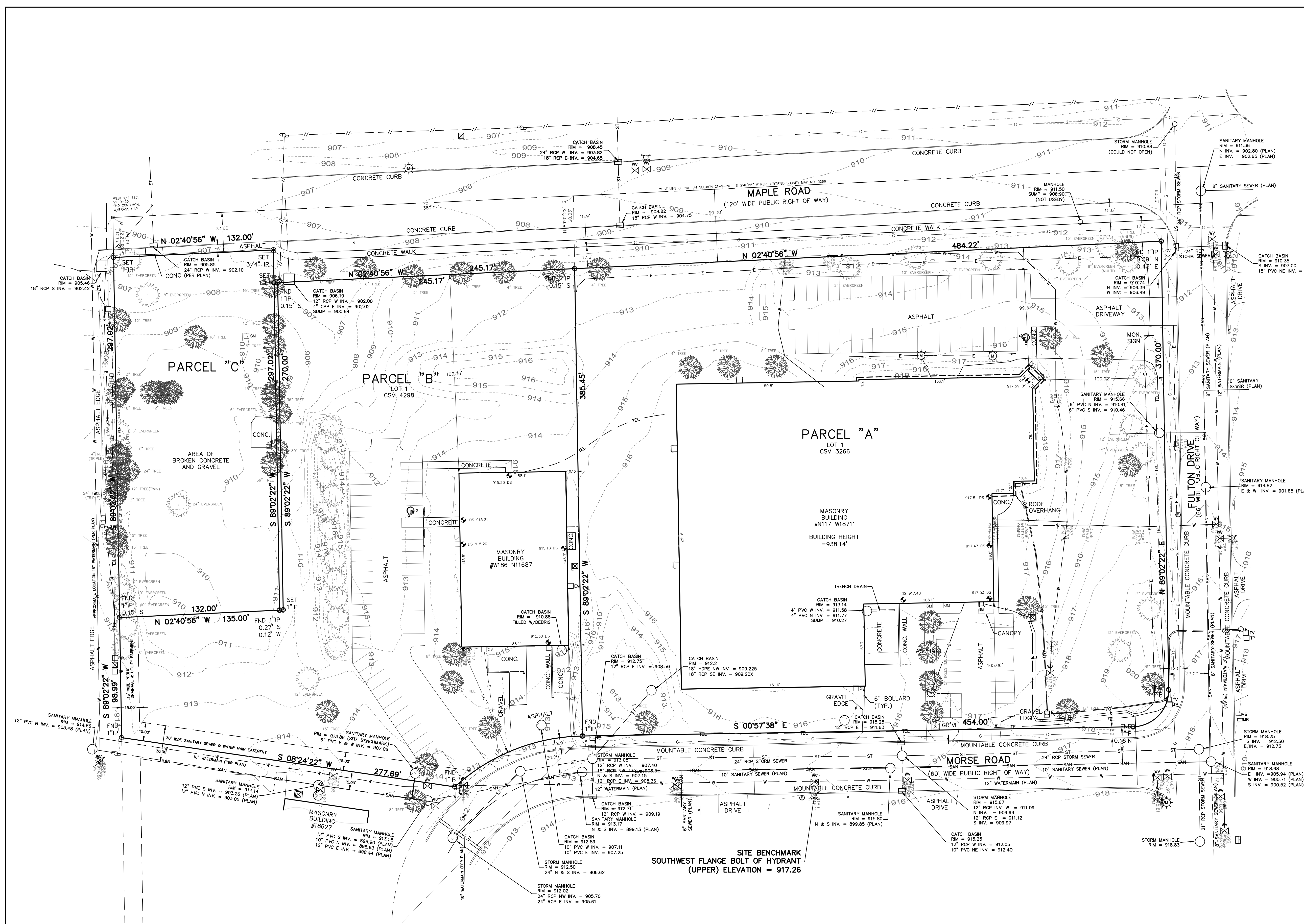
NOTES:
1. LEGAL DESCRIPTION FROM WASHINGTON COUNTY PUBLIC RECORDS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55131C0357D, WITH A DATE OF IDENTIFICATION OF 11/20/2013, IN COMMUNITY NO. 550472, VILLAGE OF GERMANTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
4. PROJECT BENCHMARK - REFERENCE BENCHMARK FOR THE WEST CORNER OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST; CHISELED CROSS SET IN EAST SIDE OF TOP OF HYDRANT, 3' ABOVE GRADE ELEVATION = 908.86.
5. SITE BENCHMARK - SOUTHWEST FLANGE BOLT OF HYDRANT = 917.26 (AS SHOWN).

LEGEND			
— SAN	SANITARY SEWER	— E	ELECTRIC TRANSFORMER
— ST	STORM SEWER	— EM	ELECTRIC METER
— W	WATER MAIN	— EP	ELECTRIC PEDESTAL
— G	BURIED GAS LINE	— EB	ELECTRIC BOX AT GRADE
— TEL	BURIED TELEPHONE LINE	— TP	TELEPHONE BOX AT GRADE
— E	BURIED ELECTRIC LINE	— TP	TELEPHONE PEDESTAL
— FO	BURIED FIBER OPTIC LINE	— GM	GAS METER
—	OVERHEAD UTILITY LINES	— AC	AIR CONDITIONER
— CATV	BURIED CABLE TELEVISION LINES	— UP	UTILITY POLE
— COMB	COMBINATION SEWER	— WS	WOOD SIGN
— WF	WOOD FENCE	— M	METAL SIGN
—	EDGE OF TREES AND BRUSH	— FL	FLAG POLE
—	DOOR SILL ELEVATION	— P	PLANT
—	FIRE DEPARTMENT CONNECTION	— BL	BOLLARD
—		— ML	METAL LIGHT POLE
—		— WL	WOOD LIGHT POLE
—		—	FIBER OPTIC MARKER
—		—	DOT MARK

PLAT OF SURVEY WITH TOPOGRAPHY
FOR

GLUE DOTS
W186N11676 MORSE DRIVE
GERMANTOWN, WI

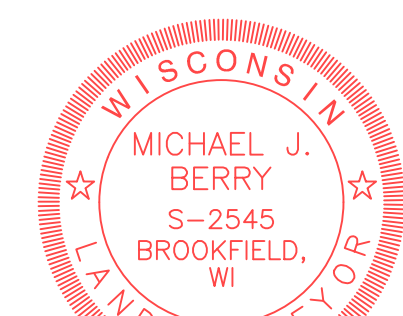
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CHECKED BY:	MJB	DRAWING NO.	P - 2
CSE JOB NO.:	12-064	SHEET	1 OF 1



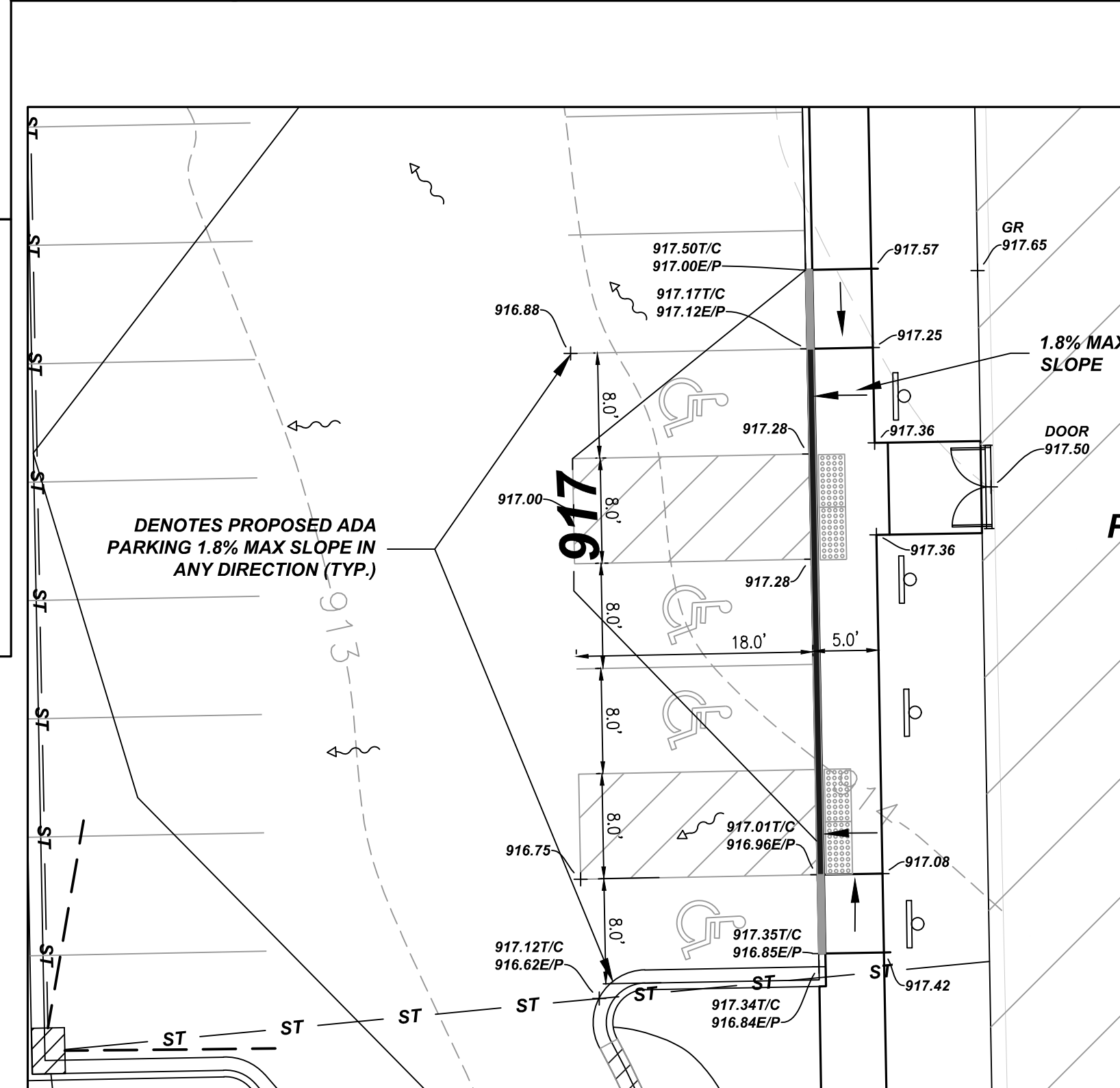
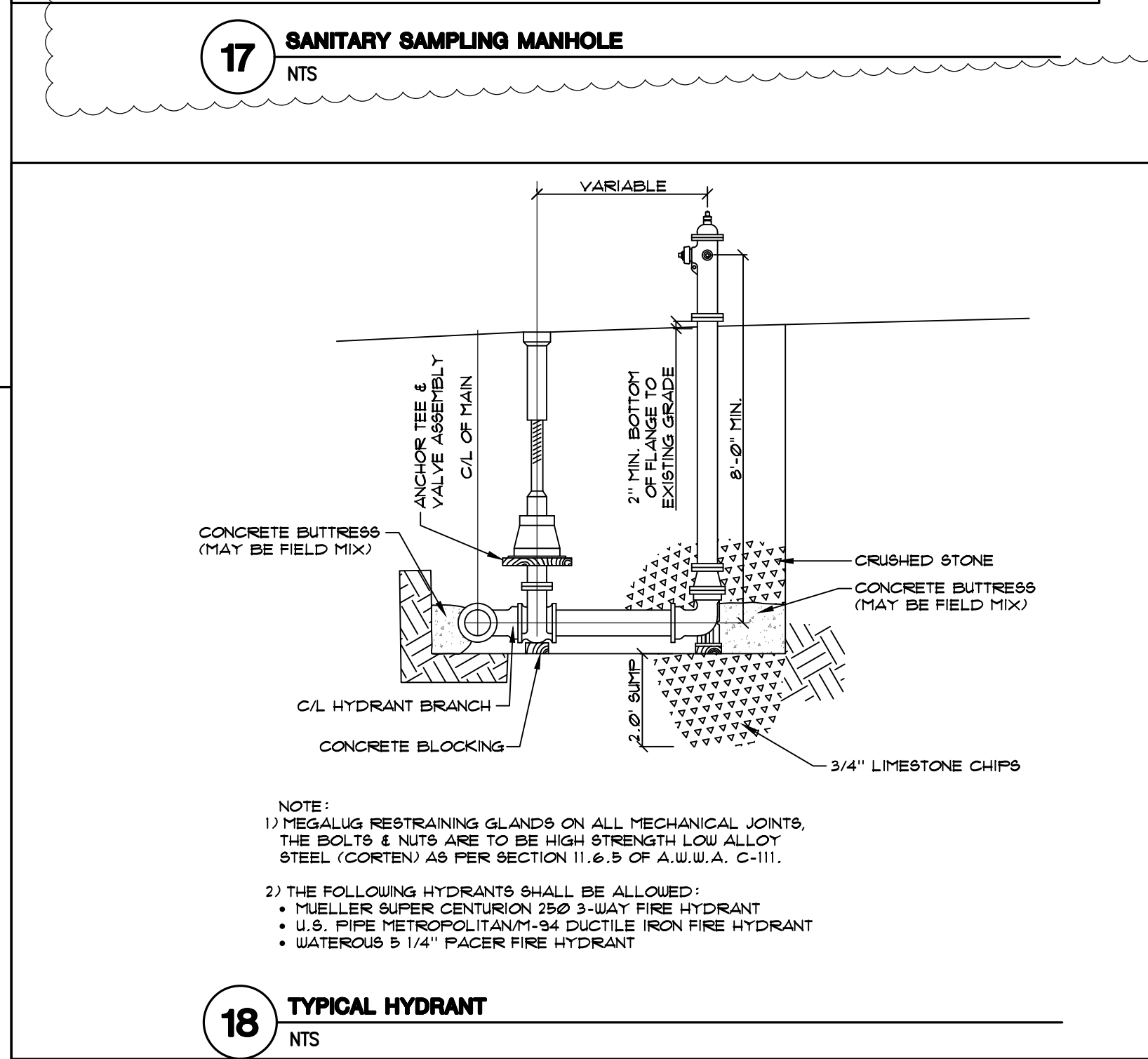
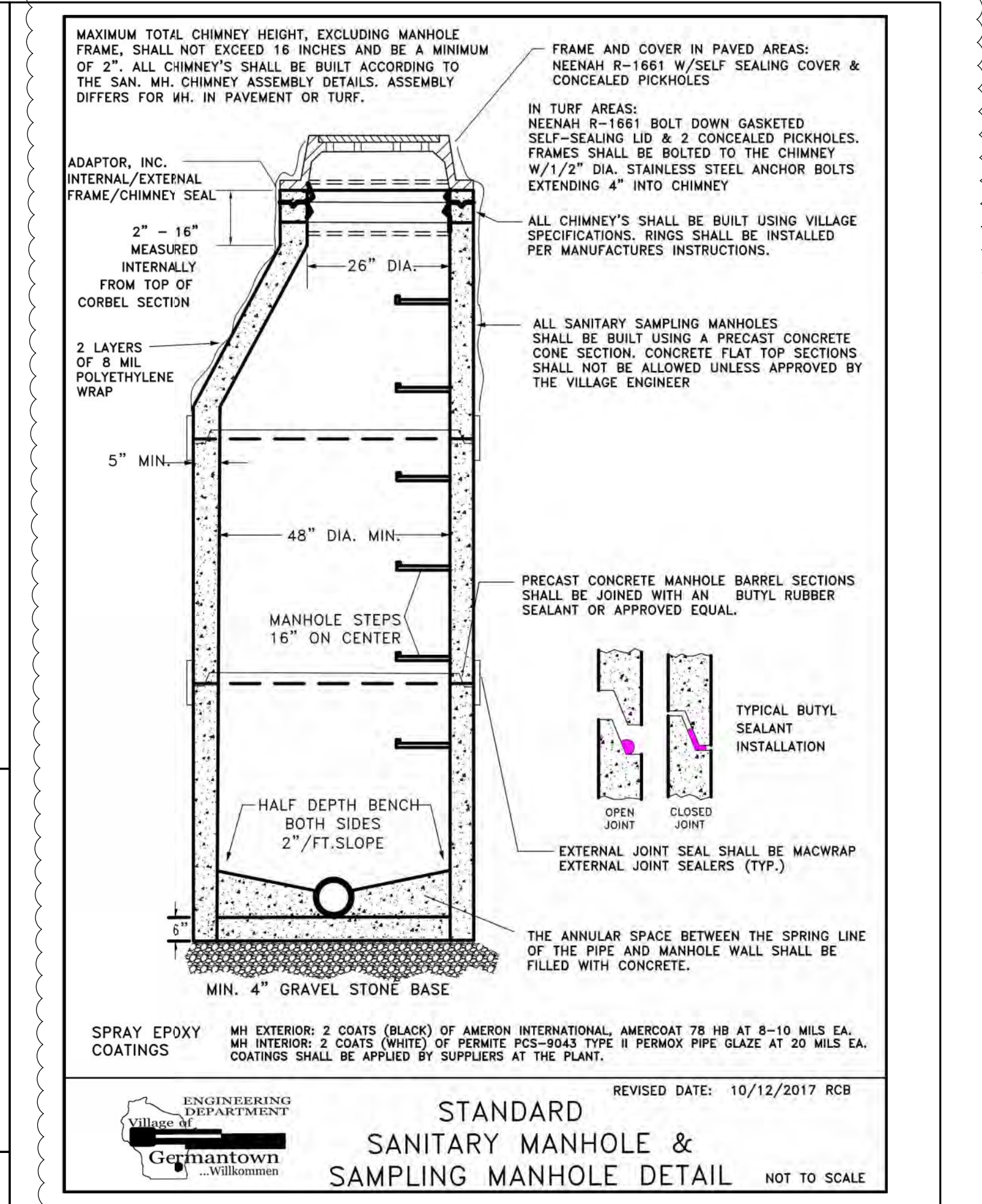
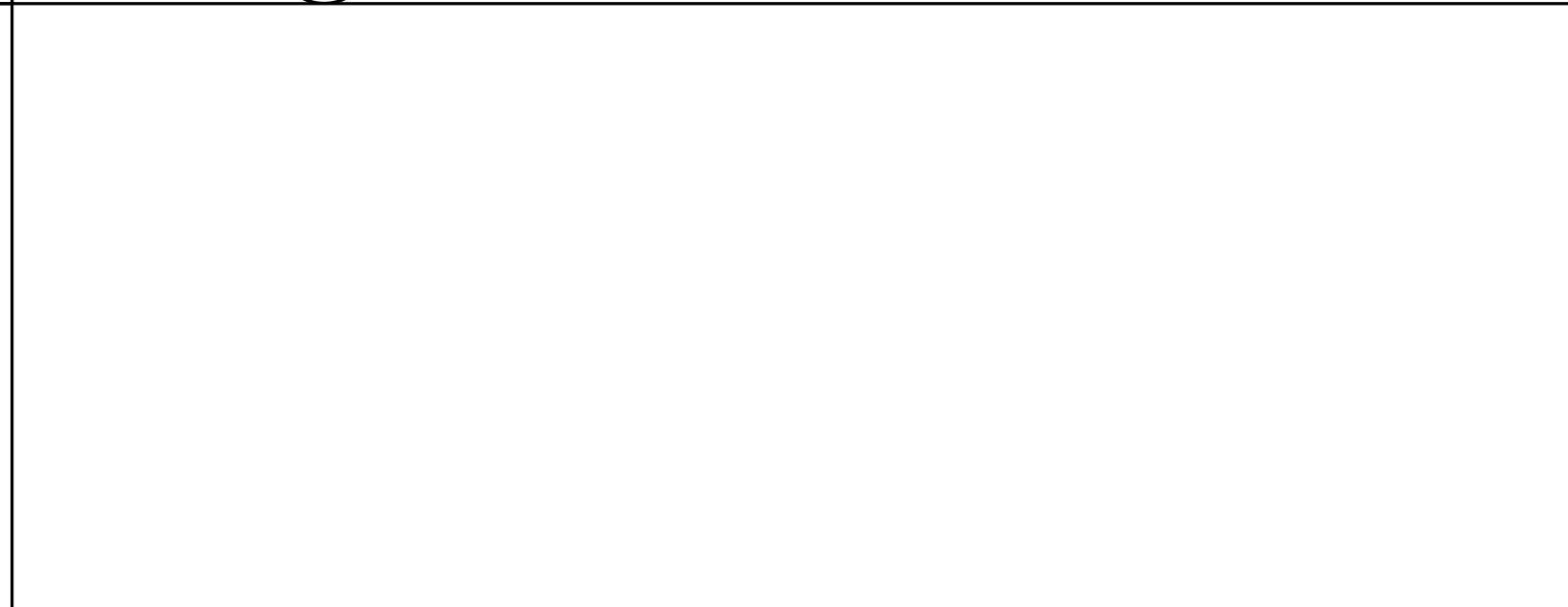
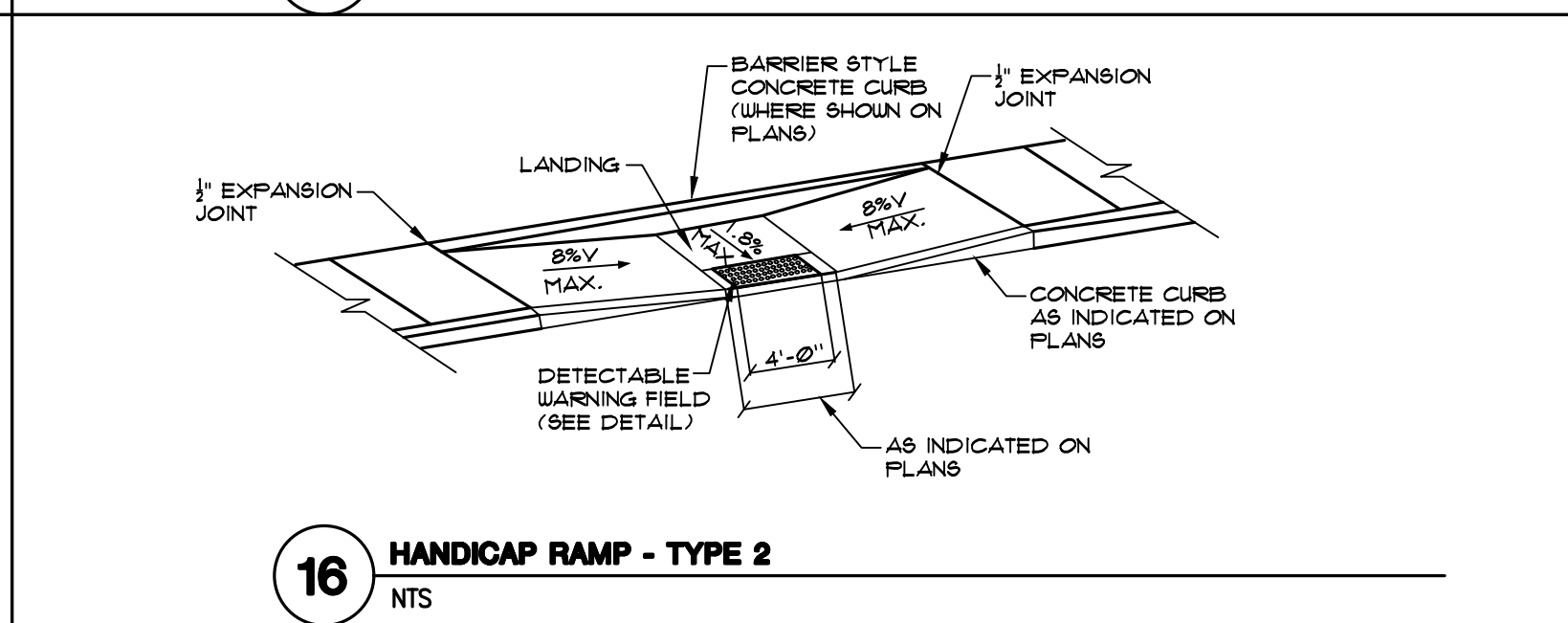
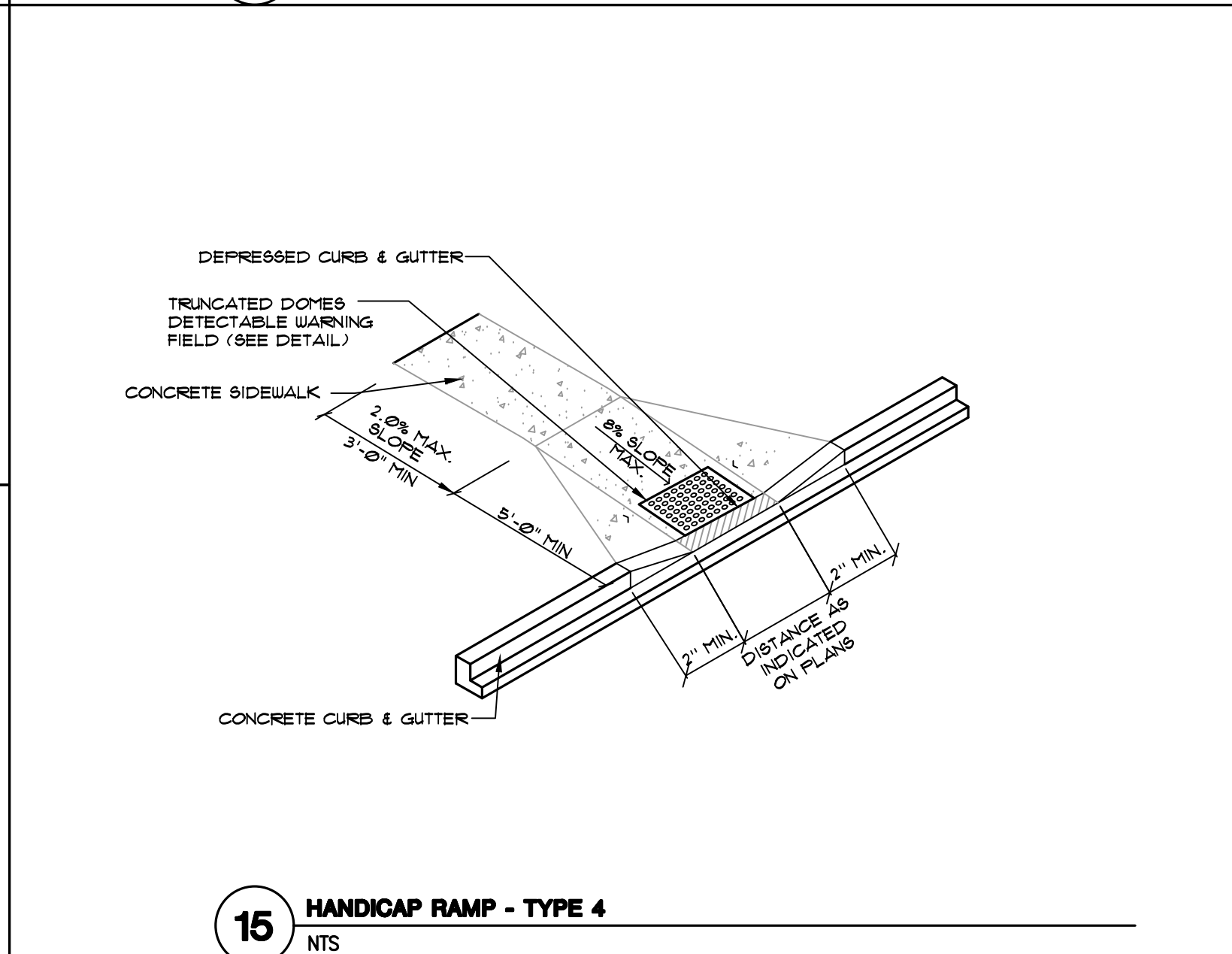
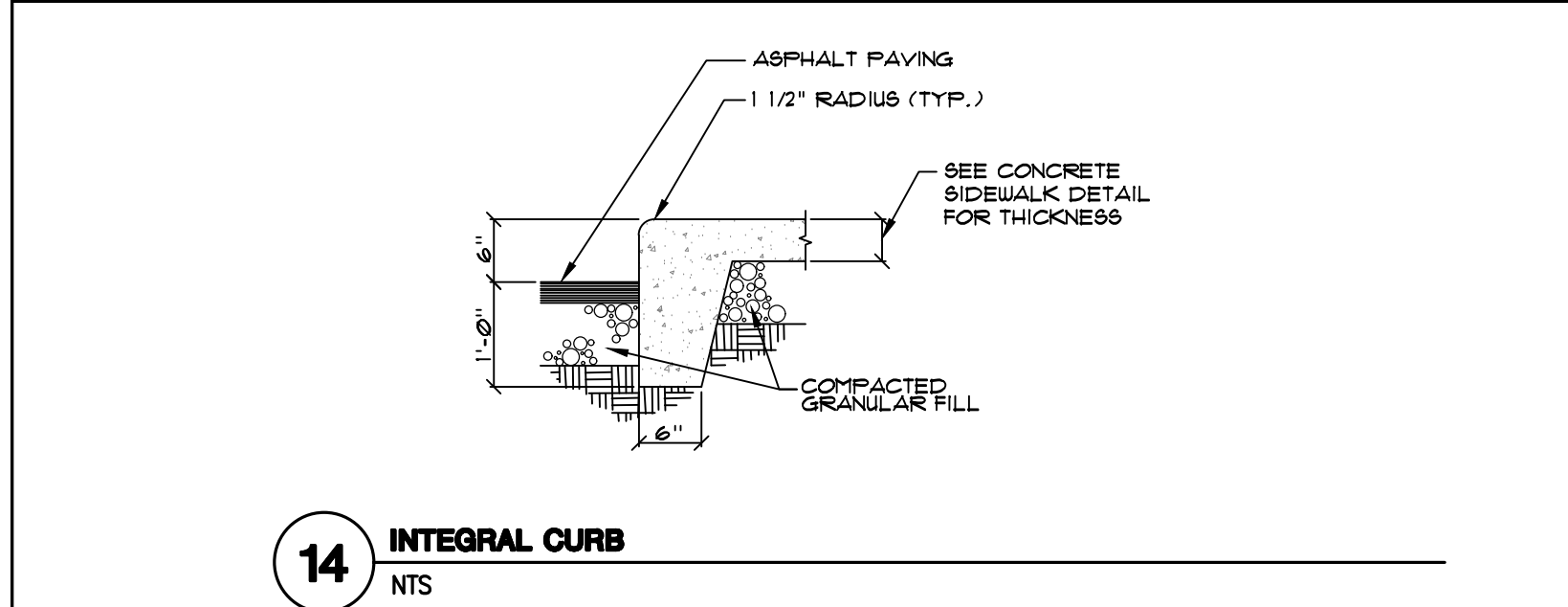
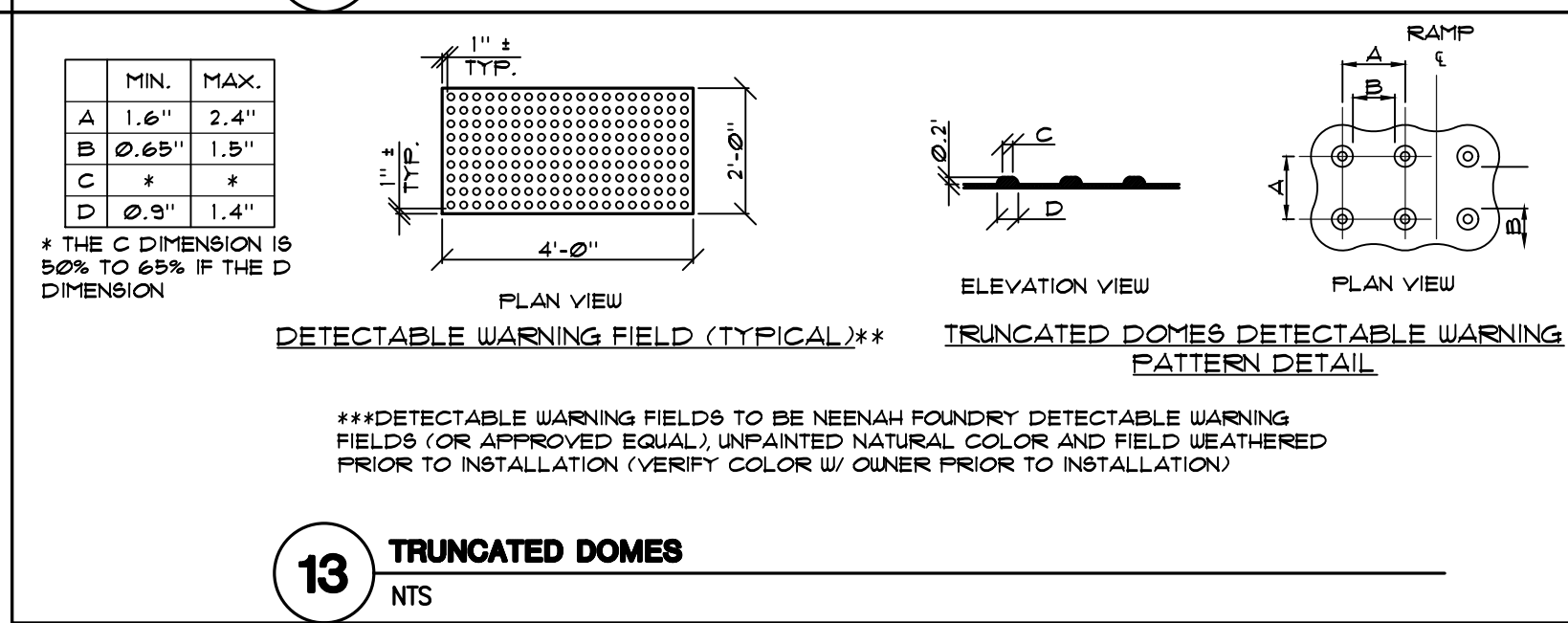
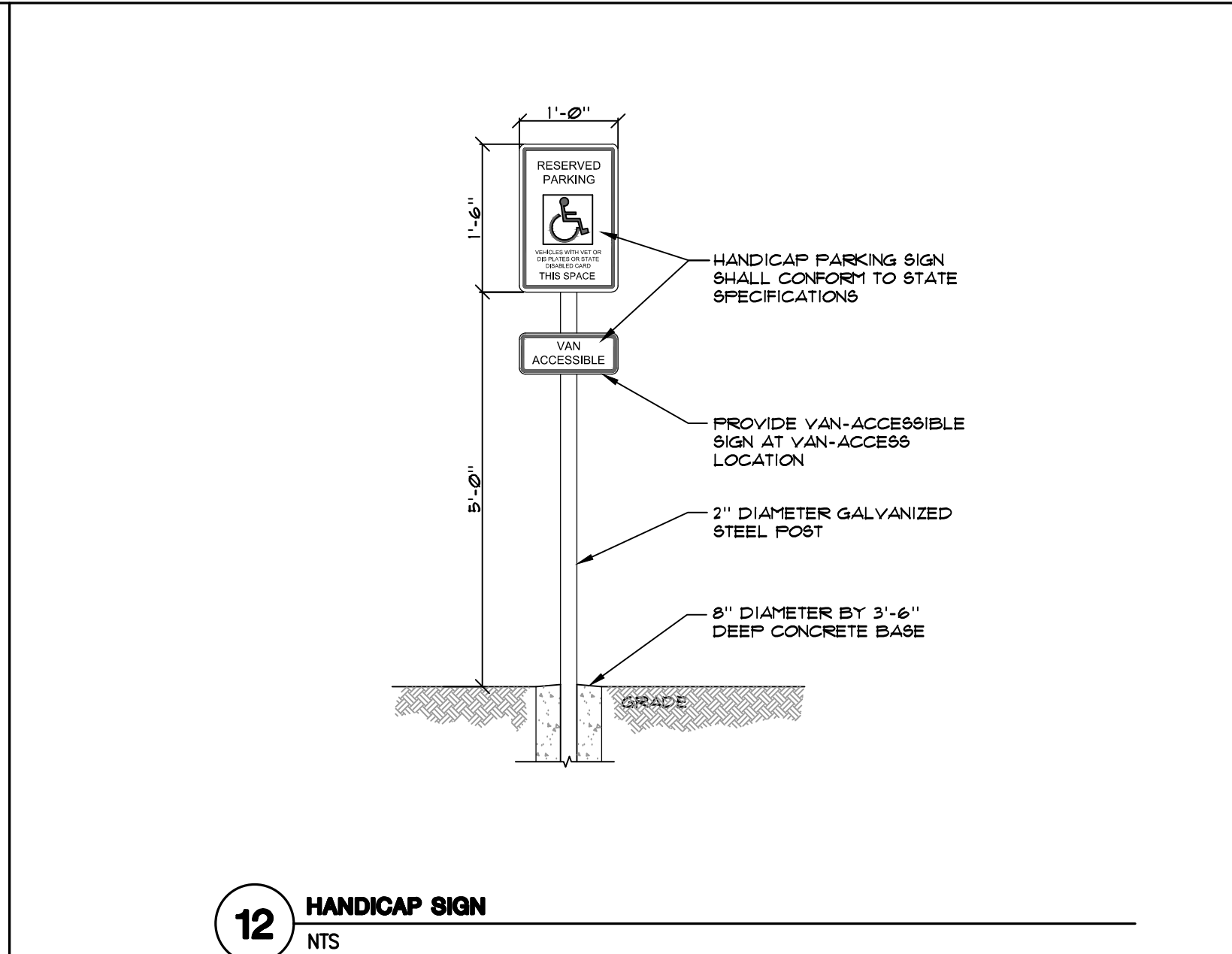
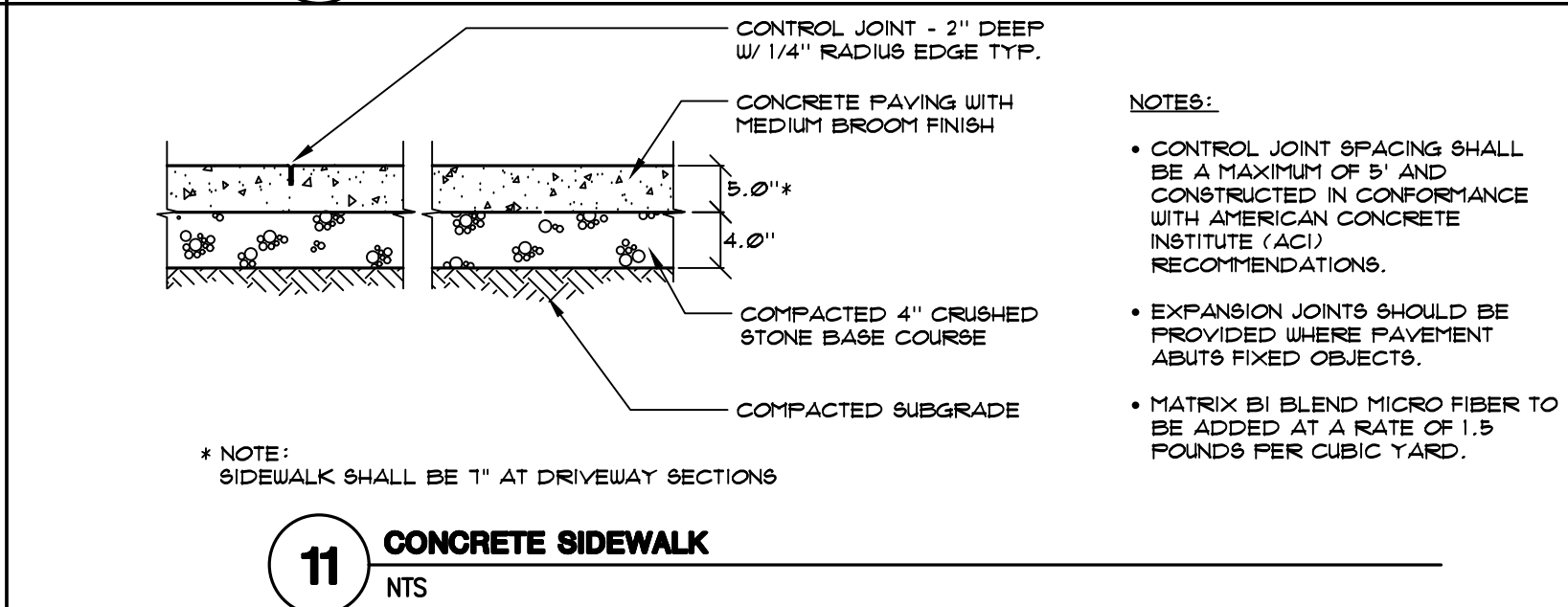
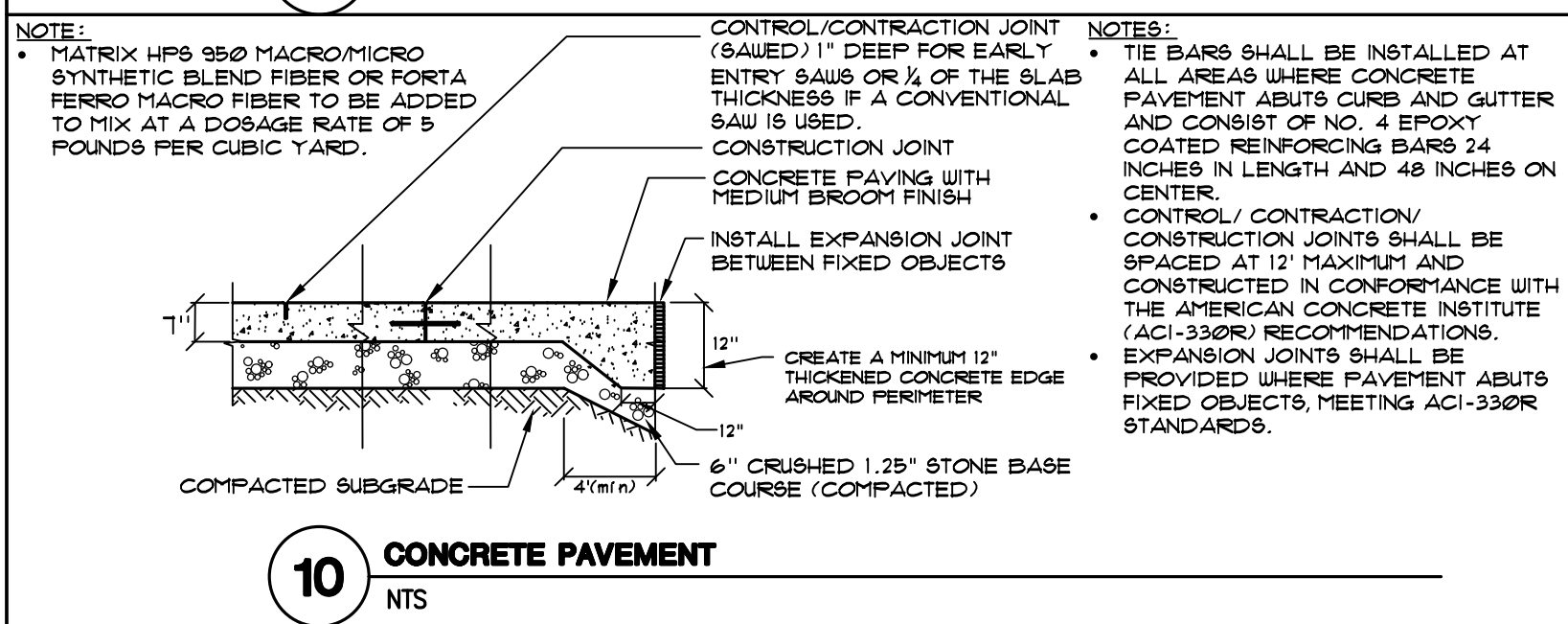
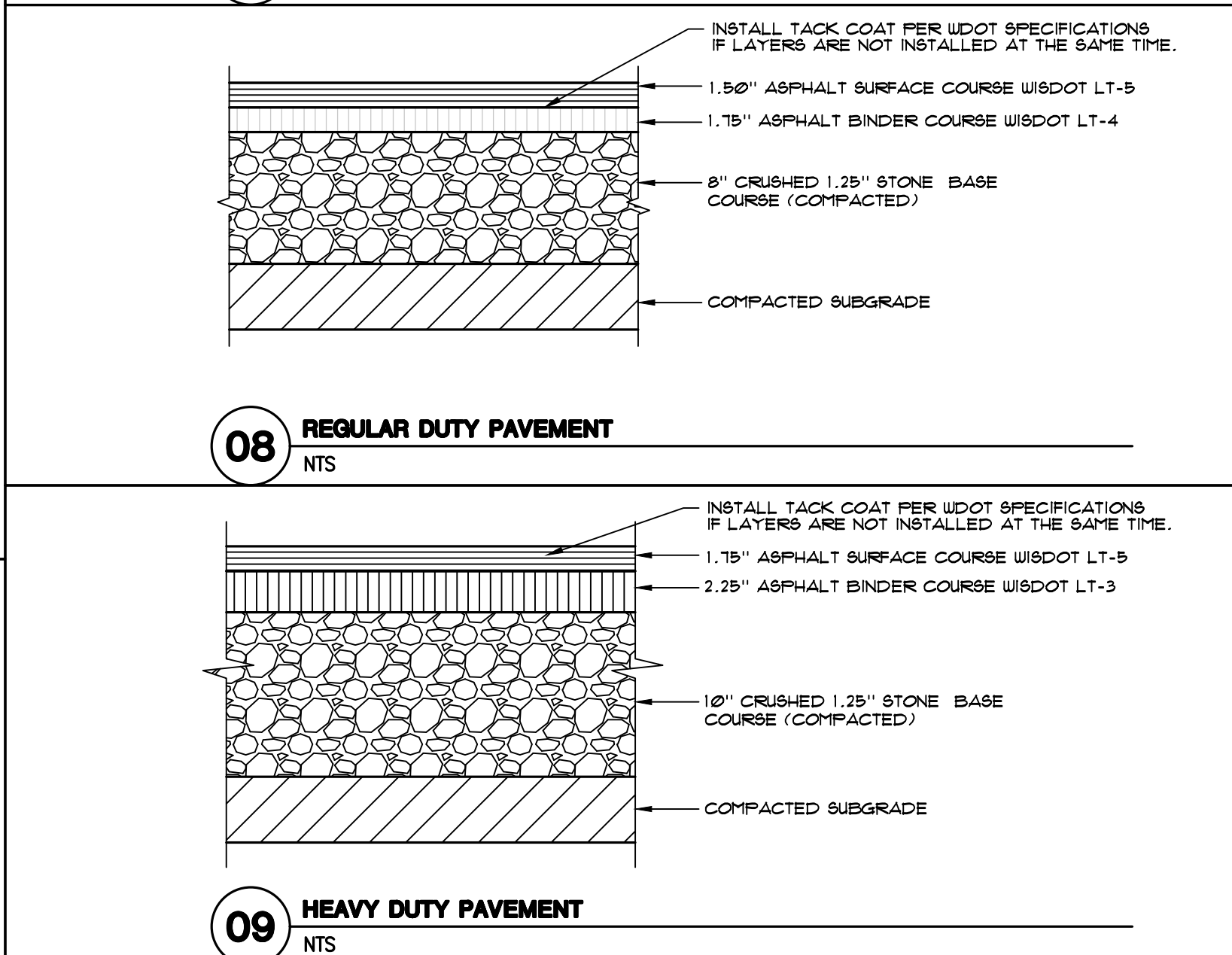
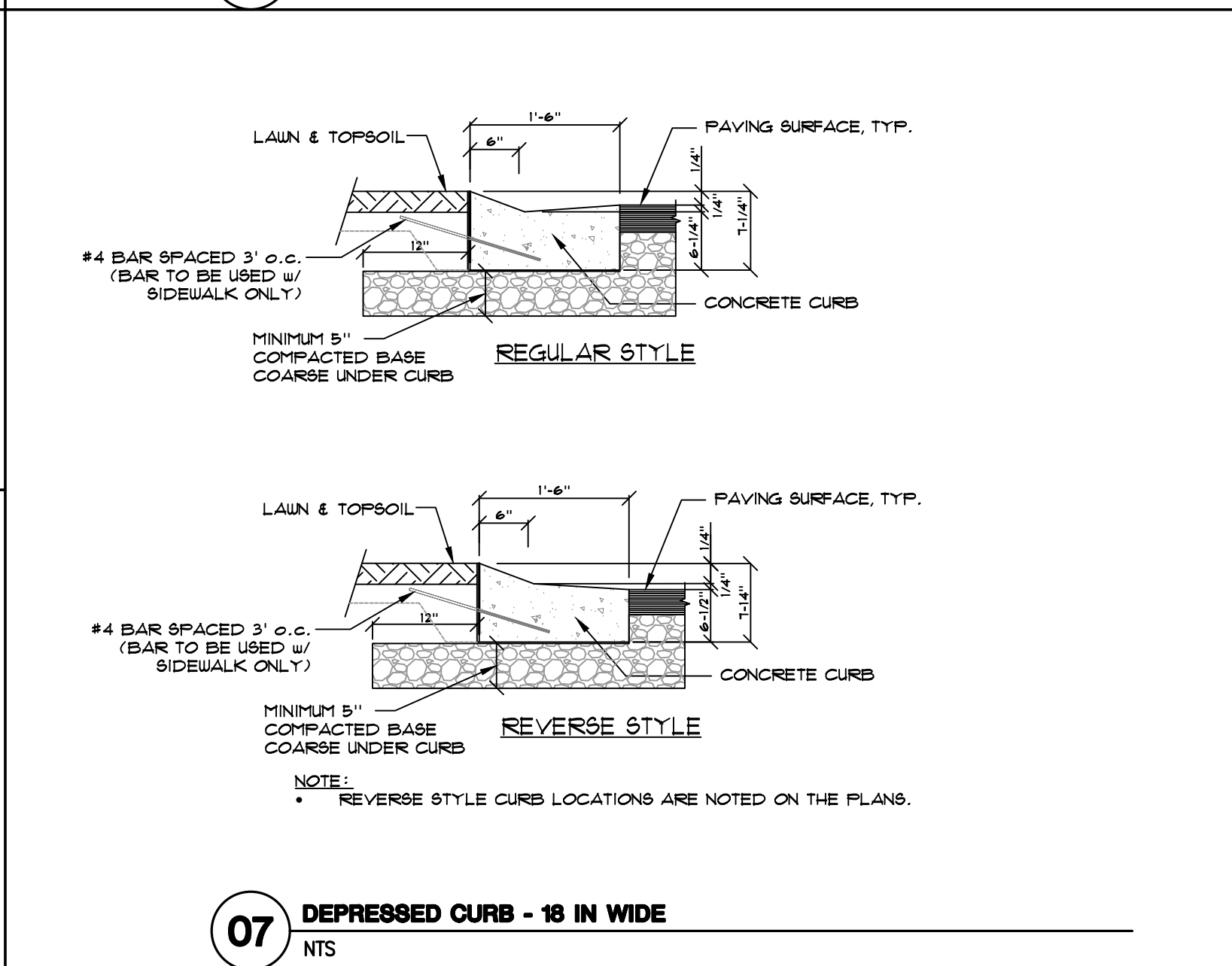
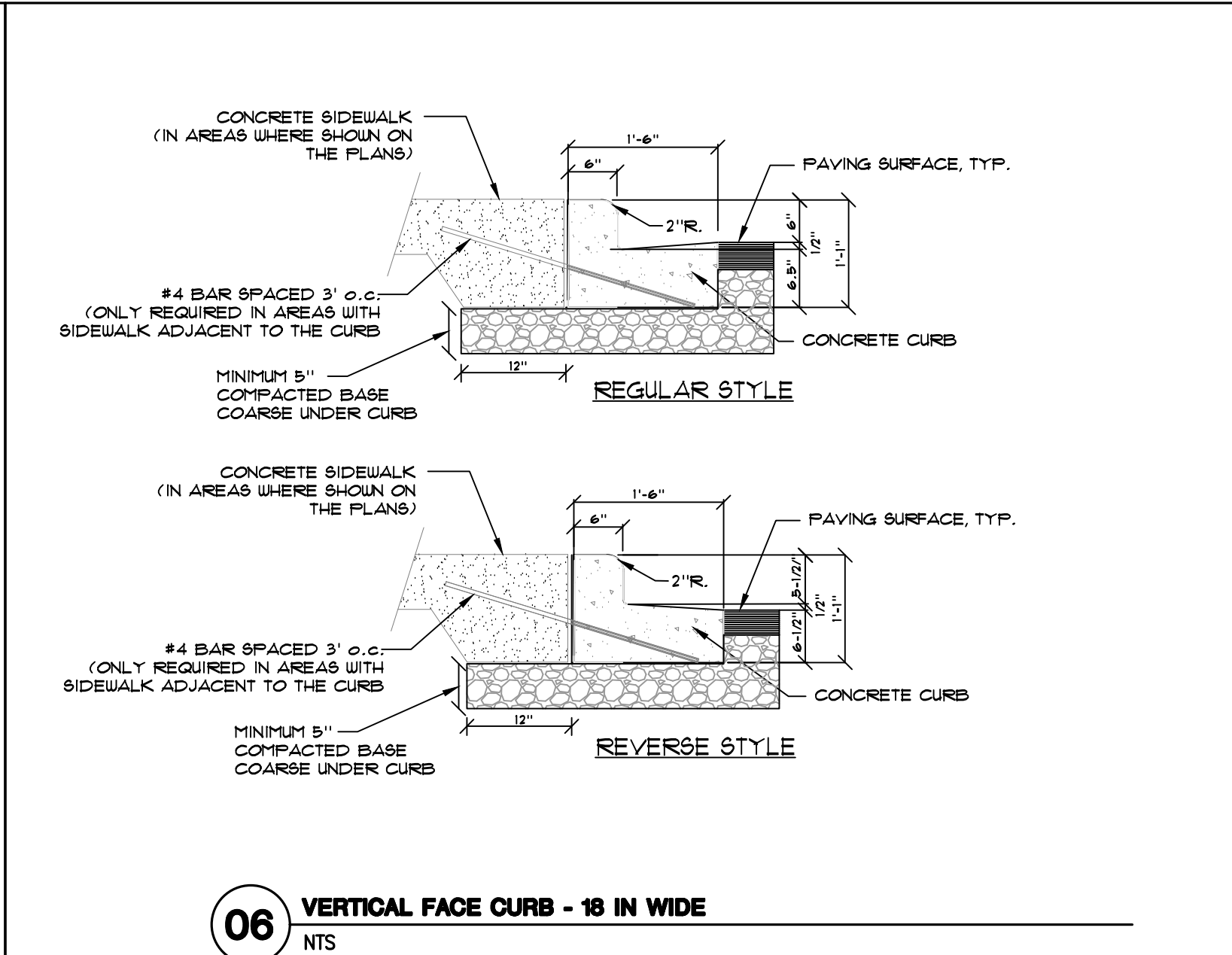
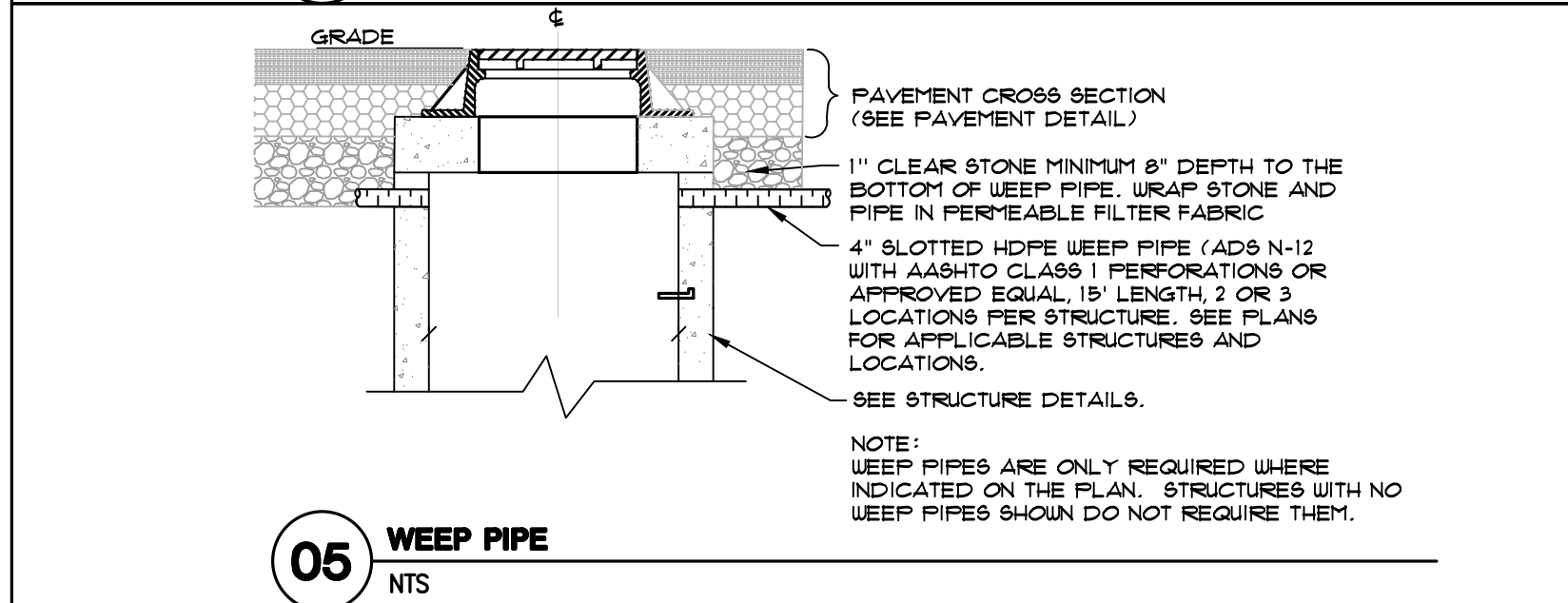
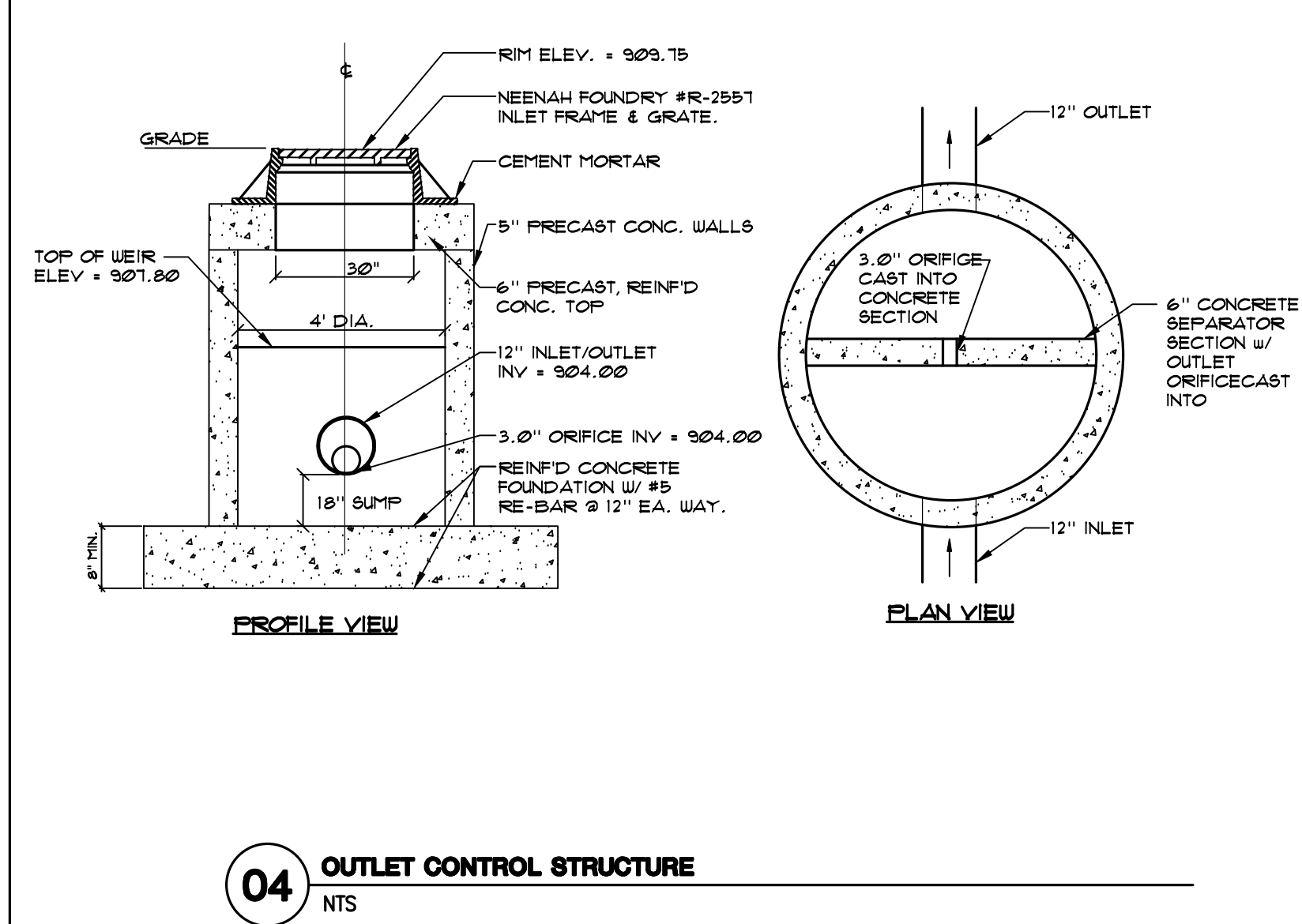
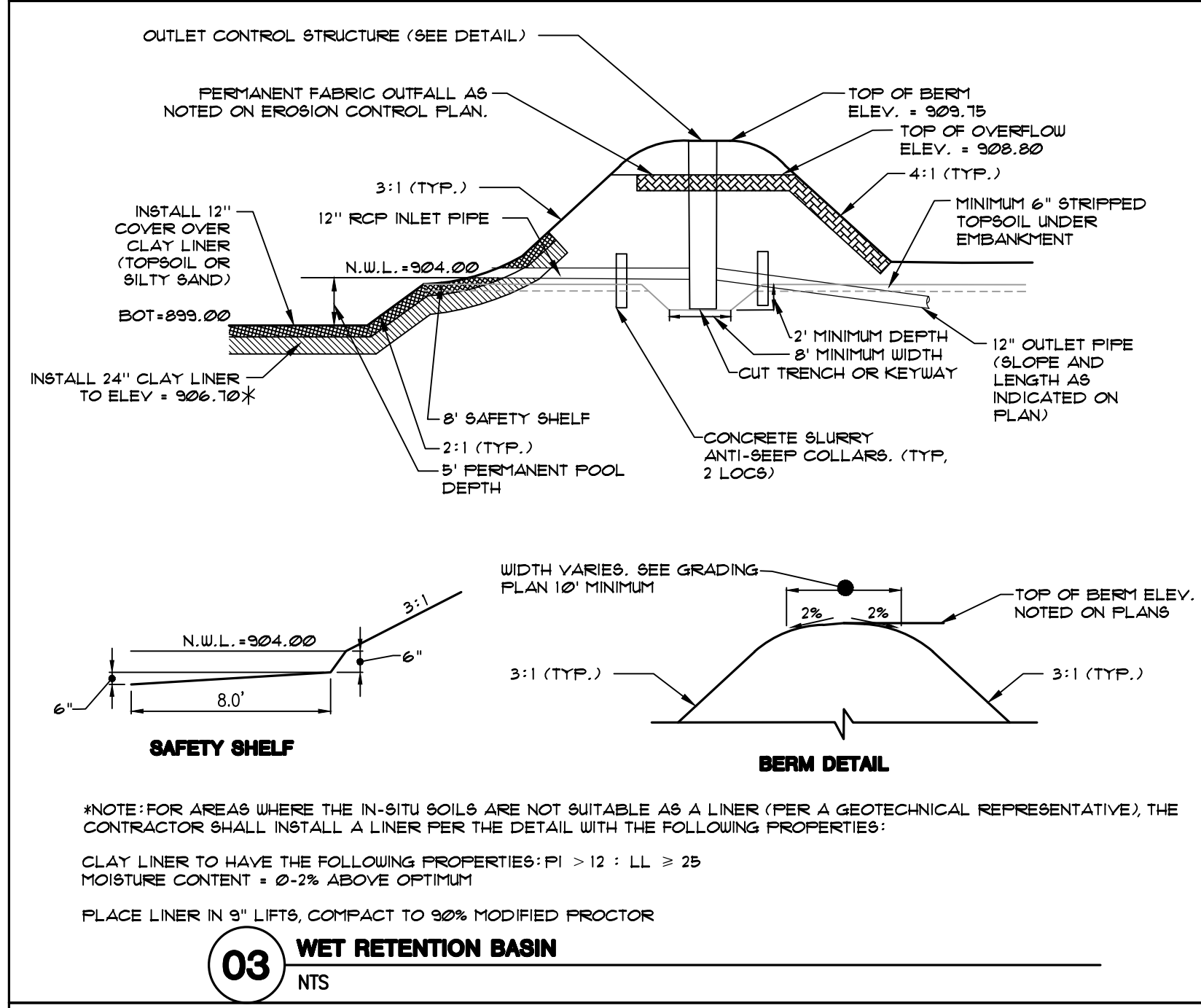
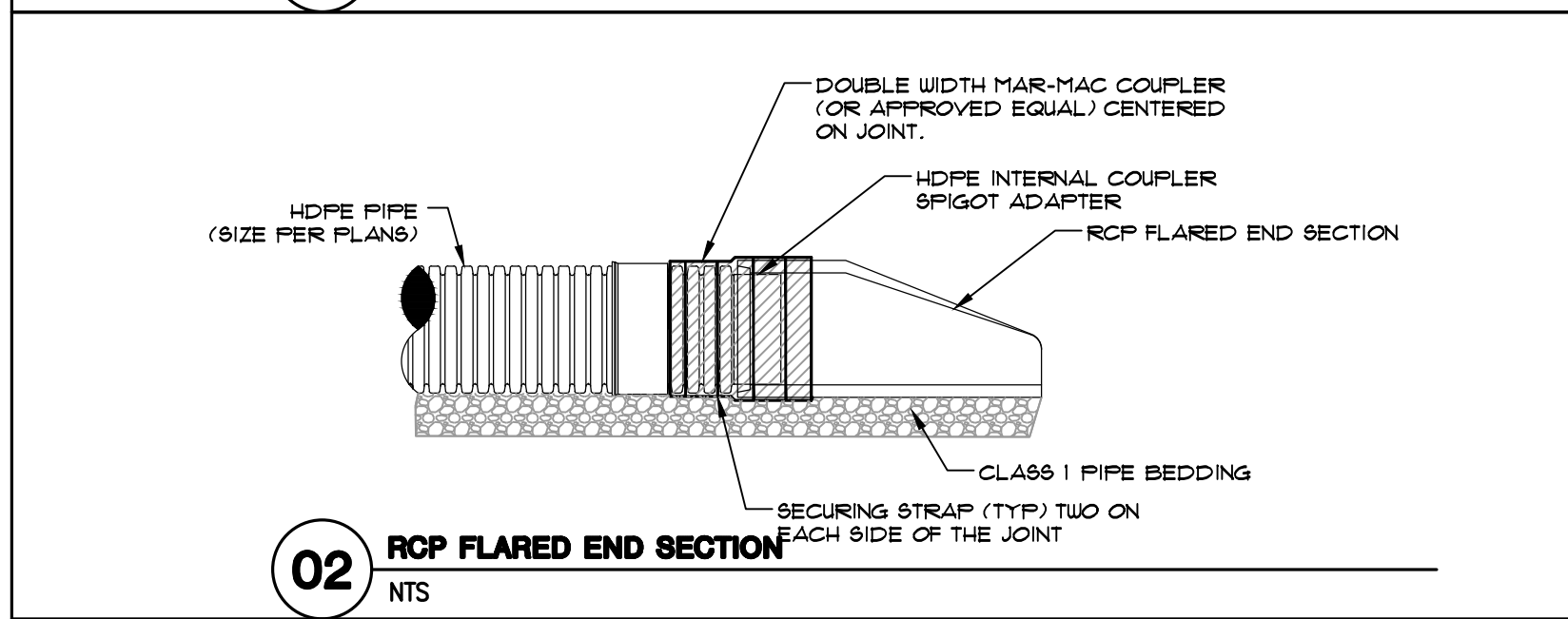
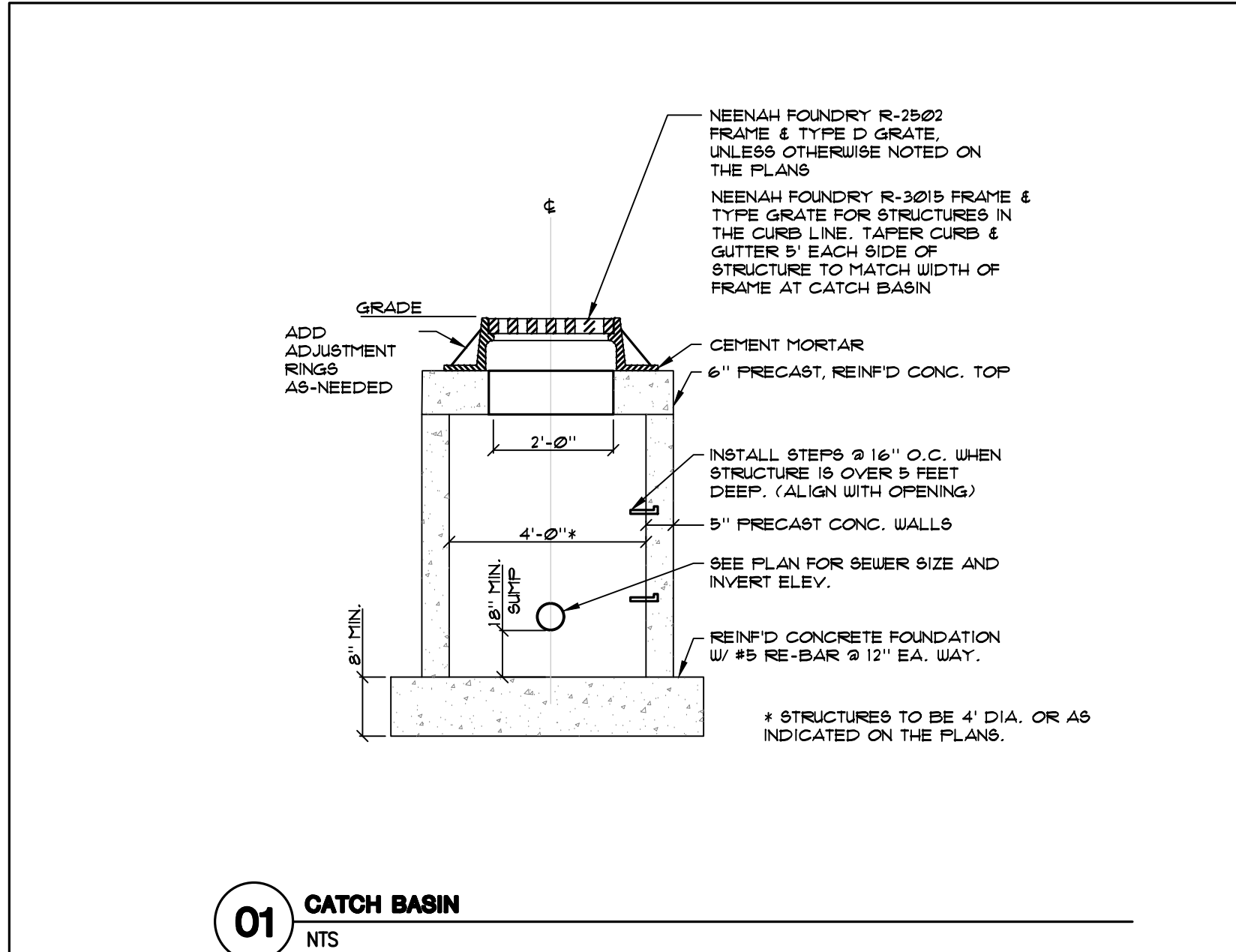
I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROWS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERE TO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

APRIL 30, 2019
DATE

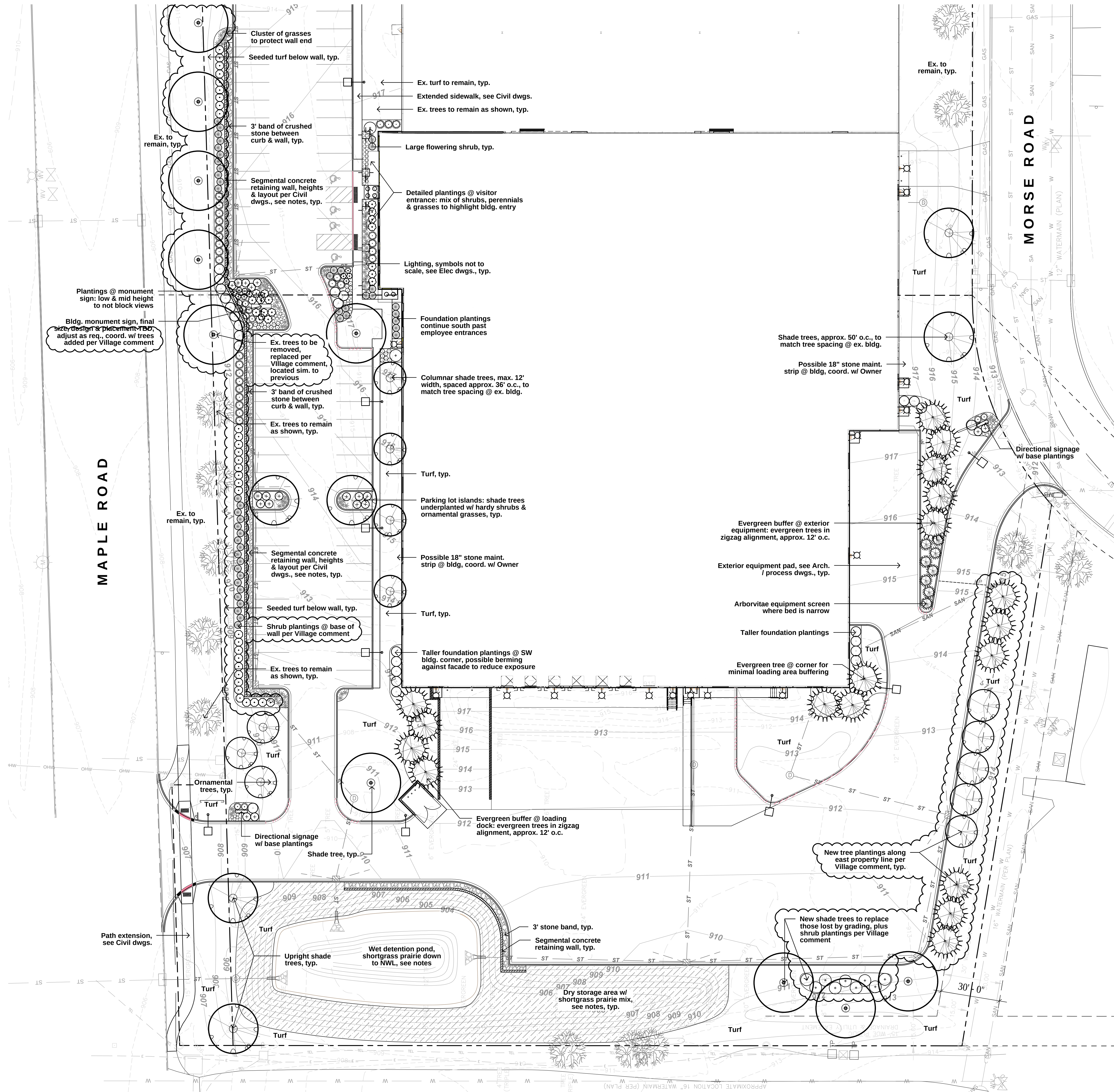
Michael J. Berry
MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545



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DIAL 811 OR (800) 242-8511
GRAPHIC SCALE
1 INCH = 40 FT.



#	DATE	DESCRIPTION
1	10/10/19	REVISED P.C.
2		
3		



CONSULTANT



PROJECT INFORMATION:

GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

REVISED PLAN
COMMISSION
SUBMITTAL

REVISIONS		
#	DATE	DESCRIPTION
	10/10/19	REVISED P.C.

10 OCTOBER 2019

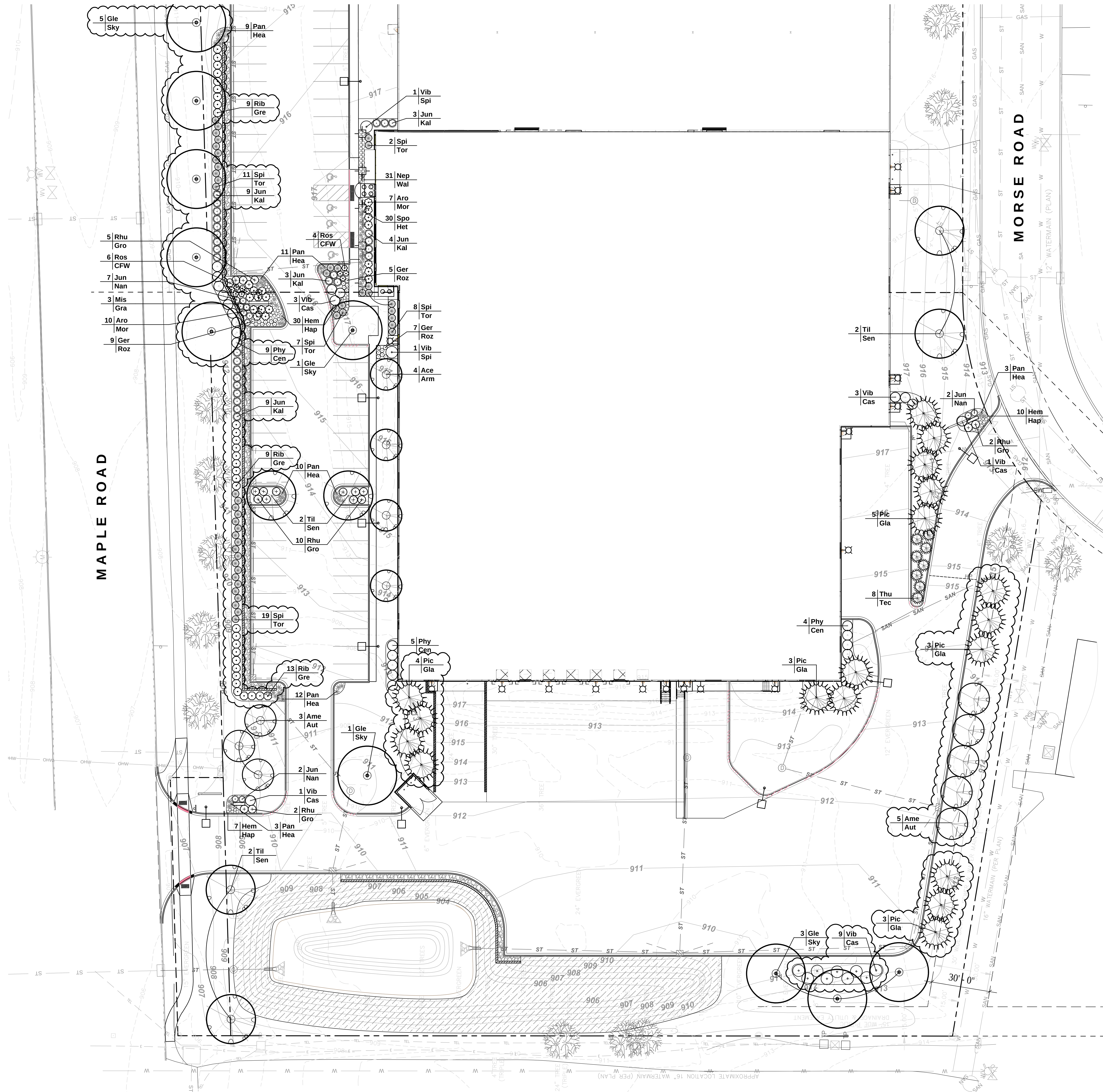
PROJECT NUMBER PROJECT MANAGER

LANDSCAPE
PLAN

SCALE: 1" = 20'

L1.00

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CONSULTANT



PROJECT INFORMATION:

GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

REVISED PLAN
COMMISSION
SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
	10/10/19	REVISED P.C.

10 OCTOBER 2019

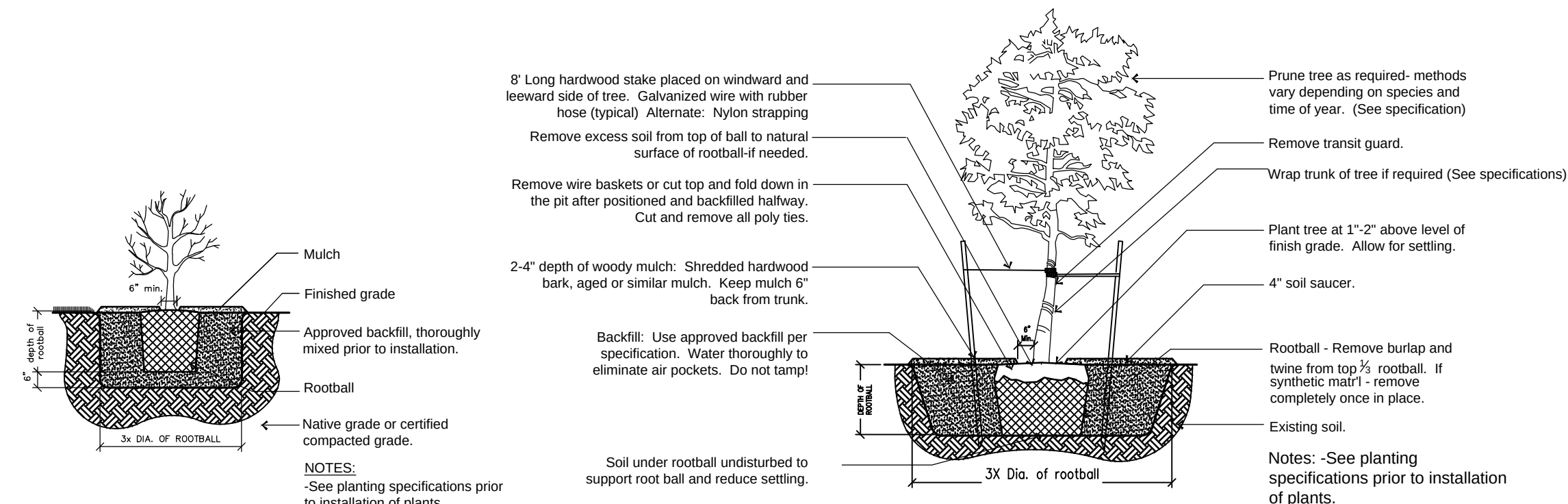
PROJECT NUMBER PROJECT MANAGER

LANDSCAPE
DETAILS
SCHEDULES &
NOTES

SCALE: 1" = 20'



L5.00



2 Shrub Planting Detail
Not To Scale

1 Tree Planting Detail
Not To Scale

General Notes

- 01 All landscape installation & maintenance to conform with all applicable local codes & ordinances, including (but not limited to) select portions of Village of Germantown Municipal Code.
- 02 See Site dwgs. for work limits, scope of construction, hardscape, dimensions &/or construction notes. See Civil dwgs. for all hardscape, grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, site amenities, details, schedules, notes. See Architectural dwgs. for all construction. See Electrical drawings for all power, circuiting, lighting & access control.
- 03 Contractor shall provide shop drawings and material submittals of **all** hardscape & landscape construction elements shown in plan set for Landscape Architect review prior to construction, including (but not limited to) ornamental fencing & all access control equipment.
- 04 Contractor to provide samples for Landscape Architect's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.
- 05 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
- 06 Contractor to verify hardscape layout prior to construction. Contact Landscape Architect if discrepancies are found.
- 07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See Civil drawings for limits of disturbance.
- 08 Existing trees to remain on site shall be protected. Contractor shall erect snow fencing @ 15' R from trunk or @ tree driplines, whichever is farther. All construction traffic, storage, compaction, parking or other disturbance within protection zones shall be prevented for the duration of construction, except to complete work specifically indicated in the site plans.
- 09 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

Landscape Notes

- 01 Rough grading & topsoil import/spreading are to be completed by others. Finish grading, seed area and ornamental planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.
- 02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types & locations, see specifications for materials & installation.
- 03 Contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys except where noted in the plant schedule. Contractor shall forward a material list to the Landscape Architect prior to construction identifying all quantities, species, sizes & plant sources to be used on the project.
- 04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004. The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- 05 The Owner's representative shall be allowed to inspect and approve trees at the nursery prior to delivery to the site.
- 06 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Landscape Architect. Untagged materials will be assumed to be deficient.
- 07 All planting beds shall contain screened blended topsoil mix to a min. depth of 18". All turf, low-mow & shortgrass prairie areas shall have min. 6". Suitable existing soil may be used & mixed if previously approved. Subgrade shall be tilled and/or scarified prior to placement of topsoil. Contractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but is not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Remove excessive clay, gravel & stones detrimental to healthy plant growth. Remove all debris greater than 1" diameter.
- 08 Contractor shall be responsible for ensuring that all tree pits & planting areas drain properly. Notify Landscape Architect if drainage or moisture problems are encountered while planting.
- 09 Contractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix shall be provided by Liesener Soils, Cedarburg WI, or approved equal.
- 10 All perennial and groundcover areas shall receive a 3" layer of plant starter mix and perennial starter fertilizer, rototilled into the top 6" of blended topsoil in beds.
- 11 Unless otherwise shown, all perennials & shrubs to be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.
- 12 Stone mulch areas shall include 1-2" of decomposed / crushed granite installed over woven geotextile fabric & contained w/ metal edging.
- 13 Bed edging shall be as follows:
 - Metal edging shall be installed at the building maint. strip. Edging shall be 3/16" x 4" alum. mill-finish. Permaloc "CleanLine" or "ProSlide", or approved equal.
 - 6" deep shovel-cut edging shall be installed at all other locations, typ.
- 14 Contractor shall provide positive drainage away from all structures for a minimum of 10'.
- 15 Contractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for one year after installation. Work shall include all watering, weeding, pruning, fertilizing, pest management & spring / fall clean-ups. Prior to beginning installation, the contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities.

Seeding Notes & Mixes

- 01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.
- 02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.
- 03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be performed at the sole responsibility and expense of the contractor. For dormant seeding, a min. of one over-seed application in the following season will be required.
- 04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.
- 05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, silt-seeder, drop spreader or broadcast spreader) are the only accepted methods. No hand-broadcasting of seed.
- 06 No seeding shall occur if the wind exceeds 12 MPH.
- 07 Coordinate erosion control and/or mulching with Civil dwgs:
 - In sloped areas steeper than 4:1, erosion matting shall be installed by others. Landscape installation shall be coordinated with the erosion control contractor.
 - In areas with slopes between 4:1 and 8:1, landscape contractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area.
 - Lightweight E.C. matting and/or hydromulch will be accepted as a no-cost alternate if approved by Landscape Architect prior to application.
- 08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.
- 09 Contractor shall b e responsible for obtaining soil tests for all seeded areas. Soil testing results shall include (but is not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Remove excessive clay, gravel & stones detrimental to healthy plant growth. Remove all debris greater than 1" diameter. If necessary, supply soil amendments required for specified seed mixes and/or coordinate alternate mixes if soils cannot be properly conditioned.
- 10 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed & maintained per supplier's specifications.

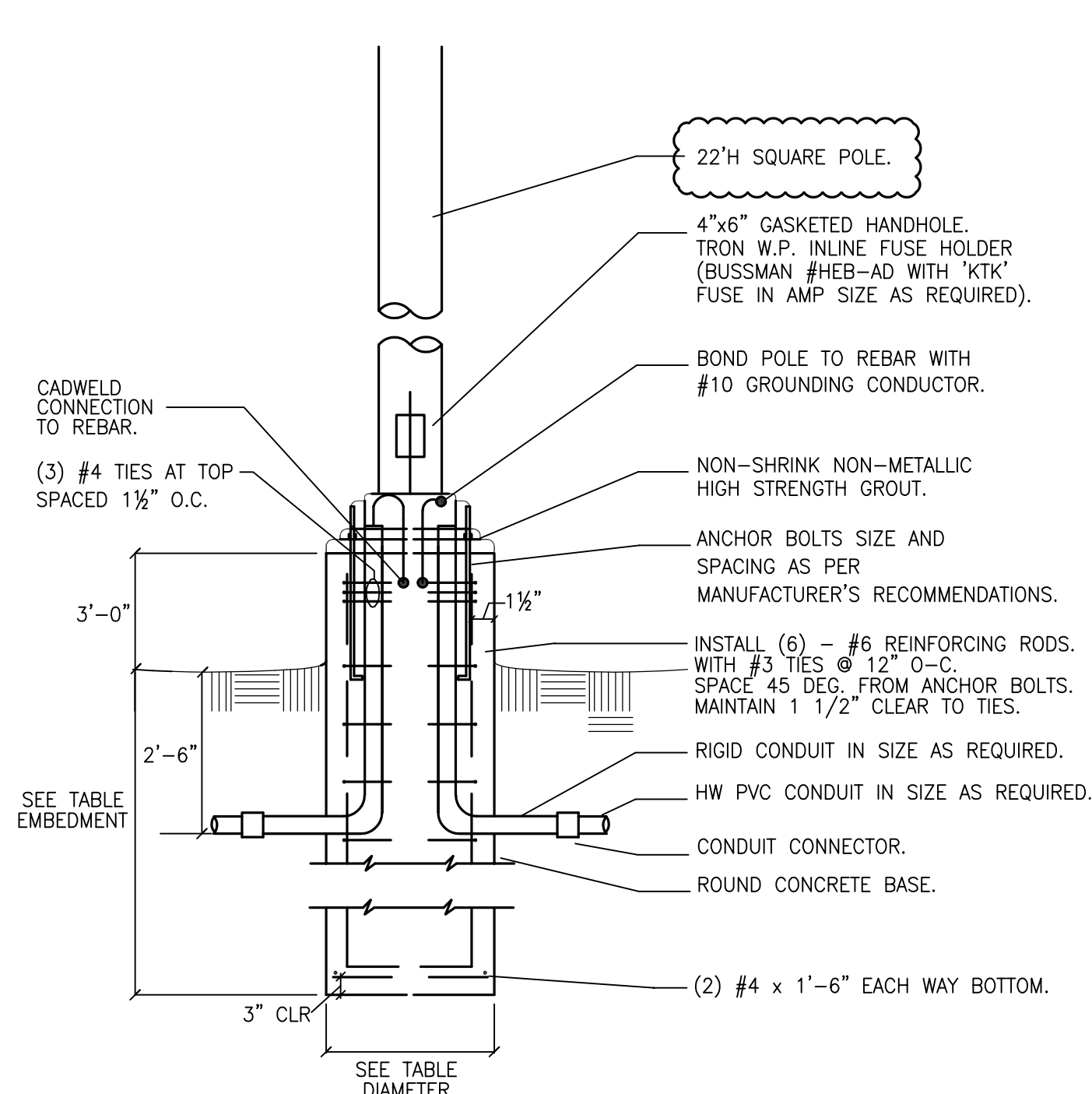
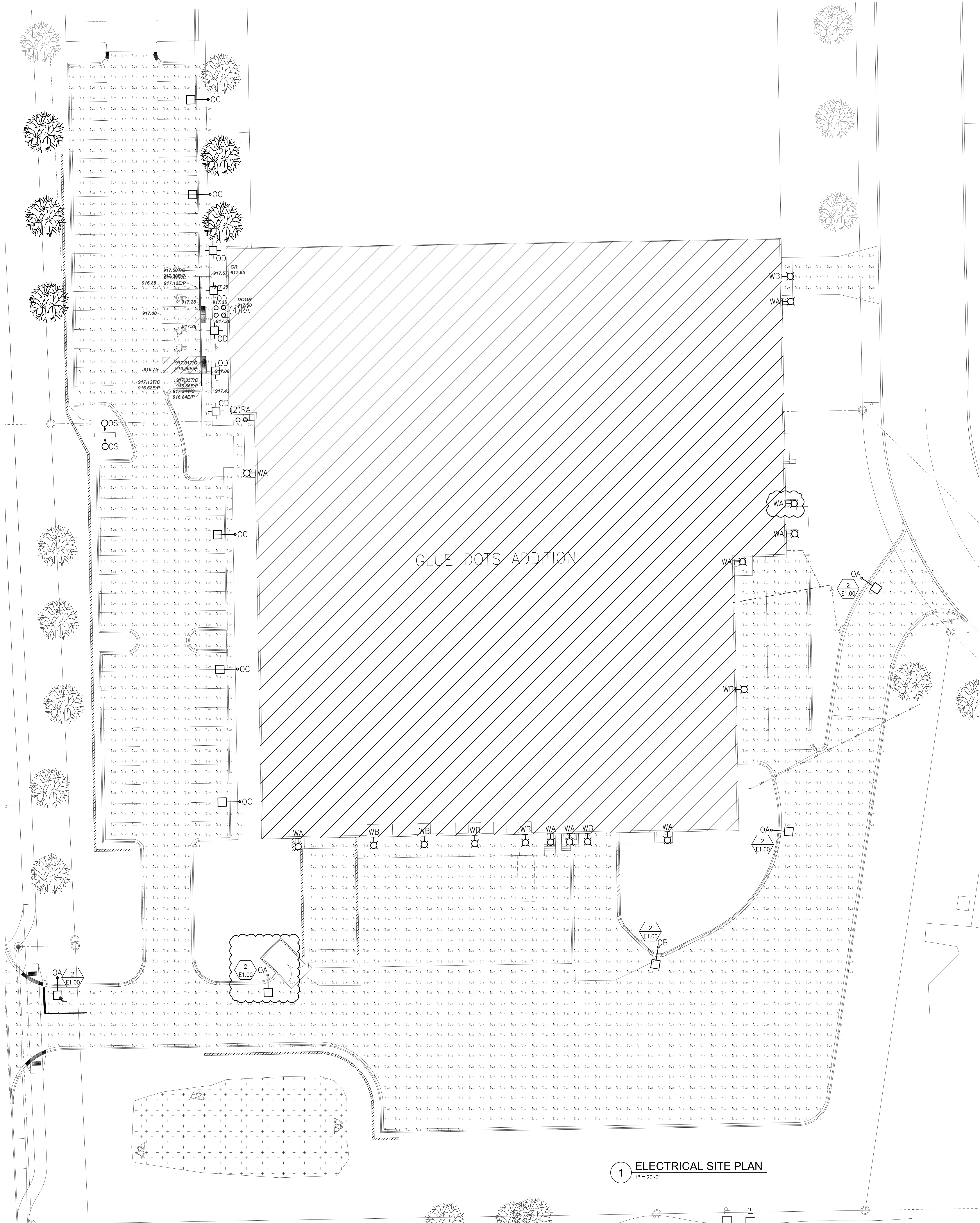
BLUEGRASS MIX:
"Deluxe 50 Mix" shall be supplied by Reinders, Elm Grove WI, 262-786-3300. Apply @ 6 lbs per 1000 GSF.

SHORTGRASS PRAIRIE MIX:
"Shortgrass Prairie For Dry Soils" shall be supplied by Prairie Nursery, Westfield WI, 800-476-9453. Apply @ 10 lbs per AC, plus Annual Rye cover crop @ 5 lbs / AC in spring or 15 lbs / AC in fall.

- 11 Contractor shall be responsible for providing base bid comprehensive seed area establishment, maintenance and warranty care for all seeded areas:
 - Bluegrass areas shall be for one full season after installation. Work shall include all watering, weeding, fertilizing & mowing. Assume 24 mowings per season. Re-seed any bare areas larger than 1 sq. ft. after 60 days of establishment.
 - All other seed areas shall be for two seasons after installation. Work shall include all watering, weeding (both spot herbicide and/or hand-pulling, depending on necessity), spring / fall clean-up & mowing. Assume 4-5 mowings in the first season, then 3-4 mowings in the second season. All mowings shall be timed to cut weeds but not desirable species. Re-seed any bare areas larger than 1 sq. ft. after 60 days of establishment.
 - Prior to beginning installation, the contractor shall submit a 24-month calendar for review/approval including all anticipated maintenance activities.

Hardscape / Amenity Notes

- 01 Segmental concrete retaining walls: Construct as shown. Provide fully detailed shop drawings for review, stamped by a Wisconsin-licensed structural engineer. Color shall be TBD, selected from standard range. See Civil dwgs. for wall layout & TOW / BOW elevations. System shall be from the following options, or approved equal:
 - Keystone 'Compac' straight split-face
 - Unilock 'Pisa2'
 - Versalok 'Standard'
- 02 Monument & directional signage: By Owner.

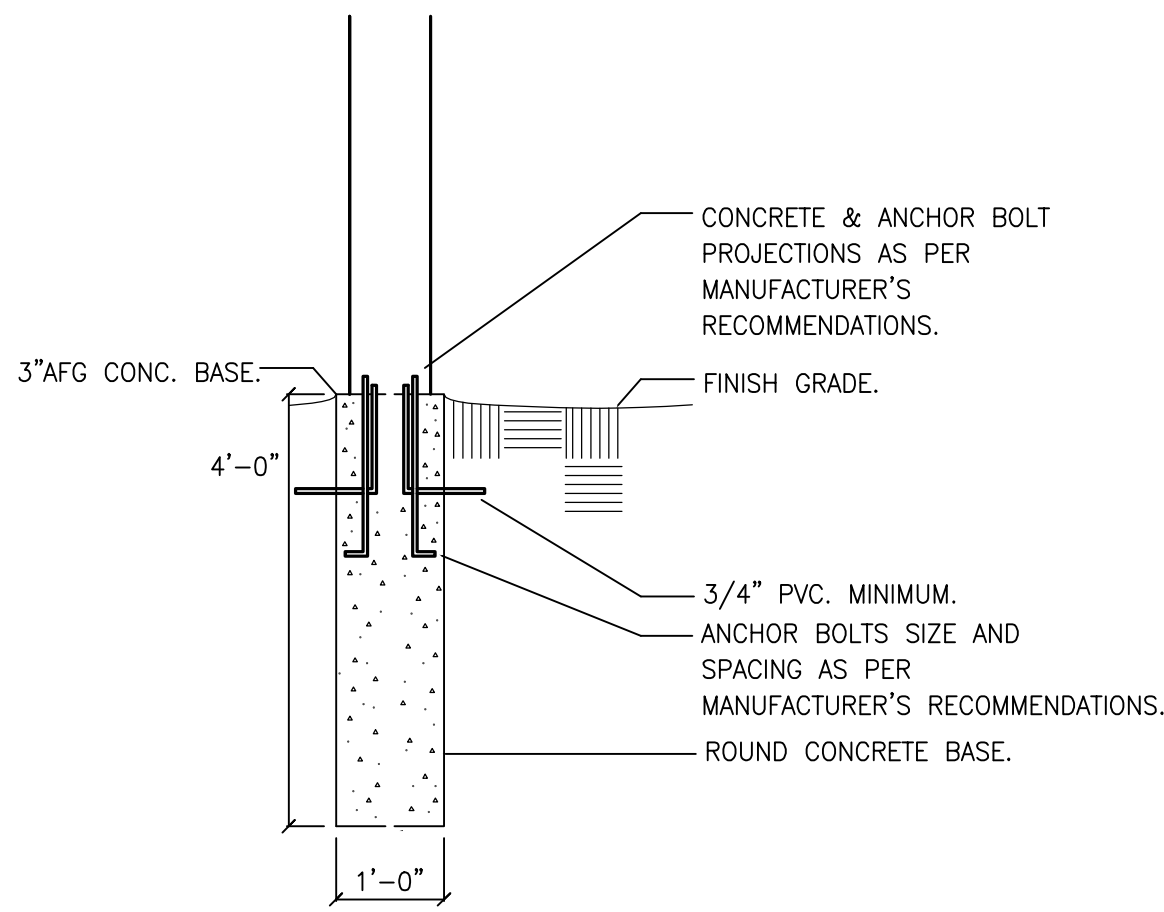


7 POLE BASE DETAIL
NO SCALE

NOTES:
1. DIMENSIONS GIVEN ARE MINIMUM. PROVIDE POLE BASE DIAMETER AND DEPTH AS REQUIRED IN ACCORDANCE WITH LOCAL SOIL AND WIND VELOCITY CONDITIONS.
2. ALL LIGHTING POLE CONCRETE BASES SHALL BE LOCATED A MINIMUM OF 12 INCHES OFF THE FACE OF THE CURBING EDGE OF SIDEWALK OR CENTERED WITHIN AN ISLAND. IN ALL CASES, HOWEVER, FINAL LOCATIONS OF LIGHTING POLES MUST BE VERIFIED WITH THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
3. ALL DIMENSIONS POLE BASE ARE FOR BIDDING ONLY. POLE BASE SHALL MATCH THOSE AT EXISTING POLES, IF APPLICABLE.

POLE HEIGHT	BASE EMBEDMENT/DIAMETER			
	1 HEAD	2 HEAD	3 HEAD	4 HEAD
15'-0"	6'-5 1/2'-0"	6'-5 1/2'-0"	6'-5 1/2'-0"	6'-5 1/2'-0"
20'-0"	6'-5 1/2'-0"	6'-5 1/2'-0"	8'-0 1/2'-0"	8'-0 1/2'-0"
25'-0"	6'-5 1/2'-0"	8'-0 1/2'-0"	9'-0 1/2'-0"	10'-0 1/2'-0"
30'-0"	8'-0 1/2'-6"	9'-0 1/2'-6"	10'-0 1/2'-6"	10'-0 1/2'-6"

NOTES:
1. TABLE IS BASED ON SOIL BEARING PRESSURE OF 3000 PSF. AND A LATERAL BEARING PRESSURE OF 200 PSF/FT.



8 BOLLARD BASE DETAIL
NO SCALE

NOTES:
1. DIMENSIONS GIVEN ARE MINIMUM. PROVIDE BOLLARD BASE DIAMETER AND DEPTH AS REQUIRED IN ACCORDANCE WITH LOCAL SOIL AND WIND VELOCITY CONDITIONS.
2. ALL BOLLARD CONCRETE BASES SHALL BE LOCATED A MINIMUM OF 6 INCHES OFF THE FACE OF THE CURBING OR CENTERED WITHIN AN ISLAND. IN ALL CASES, HOWEVER, FINAL LOCATIONS OF BOLLARDS MUST BE VERIFIED WITH THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.



2 TYPES OA / OB / OC / WB / WC
NO SCALE

NOTES:
1. Type OA - Lumark PRV-A40-D-UNV-T2-SA-BK Series on 22H Pole/3H AFG Base
2. Type OB - Lumark PRV-A40-D-UNV-T4-SA-BK Series on 22H Pole/3H AFG Base
3. Type OC - Lumark PRV-A40-D-UNV-T4-SA-BK Series on 22H Pole/3H AFG Base
4. Type WB - Lumark PRV-A40-D-UNV-T4-WM-BK Series (Wall Mt., Type I Dist.)
5. Type WC - Lumark PRV-A40-D-UNV-T4-WM-BK Series (Wall Mt., Type IV Dist.)



3 TYPE OD
NO SCALE

NOTES:
1. Type OD - Targett MB-B41-42-360-L3-40-FE Series



4 TYPE RA
NO SCALE

NOTES:
1. Type RA - Halo HC4-15-D010-HM-12-840-41-MD-H Series



5 TYPE WA
NO SCALE

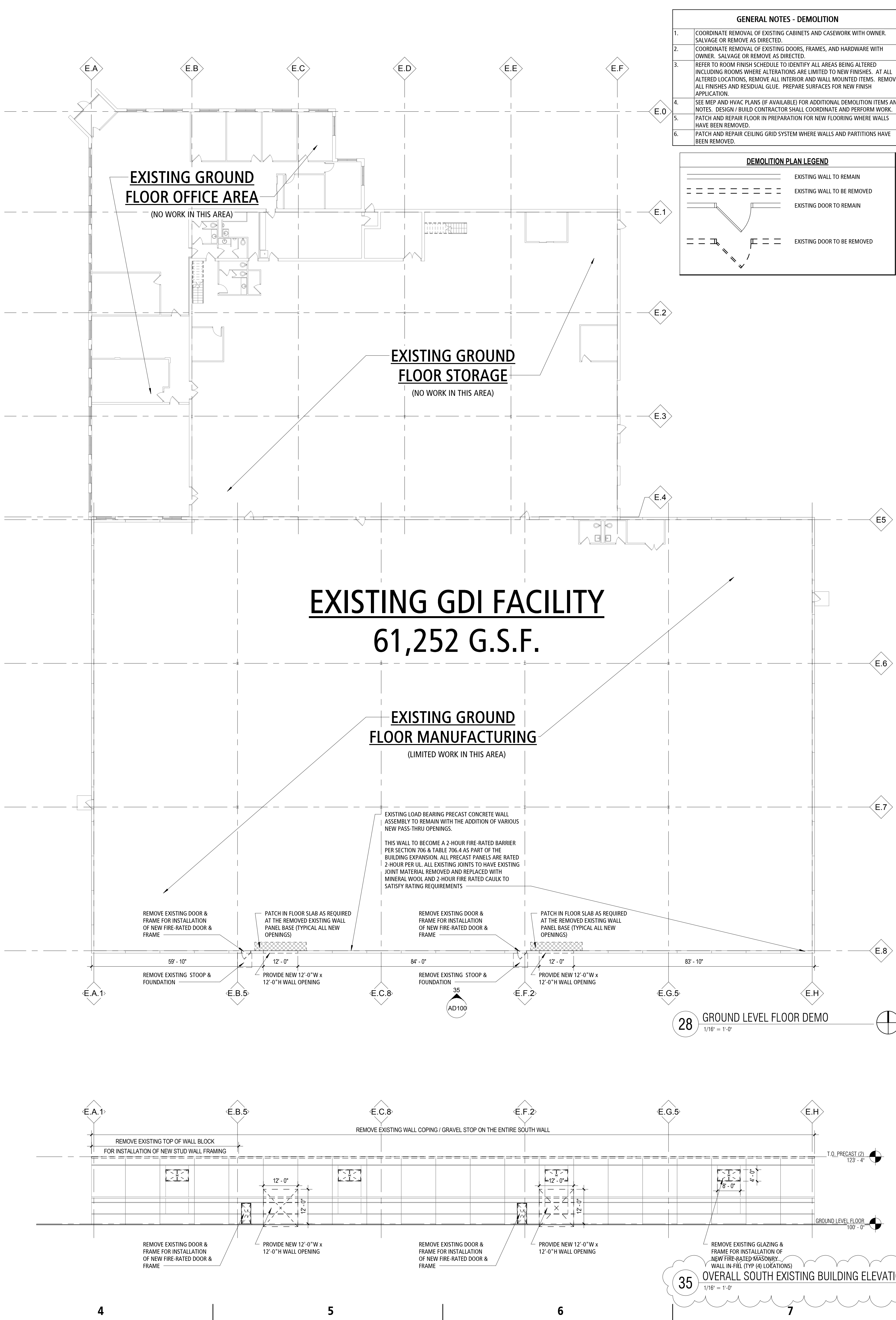
NOTES:
1. Type WA - Lumark AXCS3A SERIES



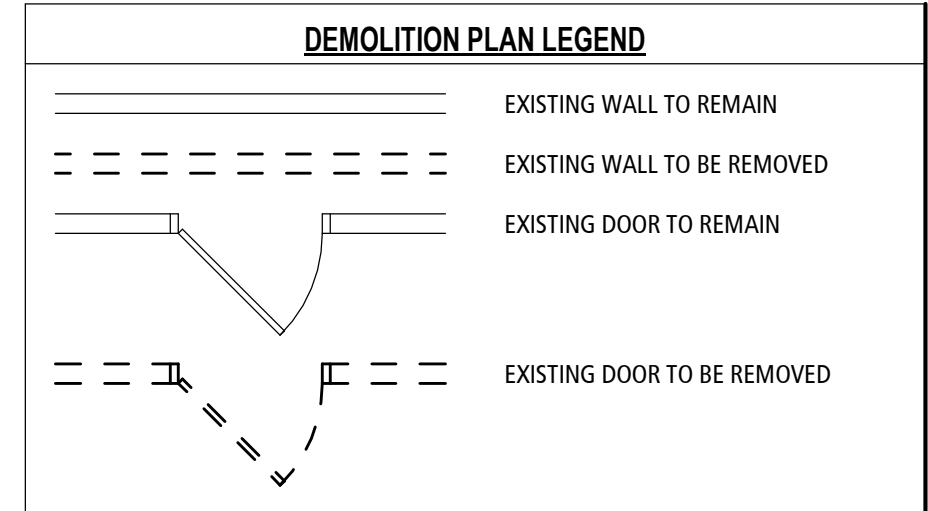
6 TYPE OS
NO SCALE

NOTES:
1. Type OS - Lumark NFELD-S SERIES

#	DATE	DESCRIPTION
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- GENERAL NOTES - DEMOLITION**
- COORDINATE REMOVAL OF EXISTING CABINETS AND CASEWORK WITH OWNER. SALVAGE OR REMOVE AS DIRECTED.
 - COORDINATE REMOVAL OF EXISTING DOORS, FRAMES, AND HARDWARE WITH OWNER. SALVAGE OR REMOVE AS DIRECTED.
 - REFER TO ROOM FINISH SCHEDULE TO IDENTIFY ALL AREAS BEING ALTERED INCLUDING ROOMS WHERE ALTERATIONS ARE LIMITED TO NEW FINISHES. AT ALL ALTERED LOCATIONS, REMOVE ALL INTERIOR AND WALL MOUNTED ITEMS. REMOVE ALL FINISHES AND RESIDUAL GLUE. PREPARE SURFACES FOR NEW FINISH APPLICATION.
 - SEE MEP AND HVAC PLANS (IF AVAILABLE) FOR ADDITIONAL DEMOLITION ITEMS AND NOTES. DESIGN / BUILD CONTRACTOR SHALL COORDINATE AND PERFORM WORK.
 - PATCH AND REPAIR FLOOR IN PREPARATION FOR NEW FLOORING WHERE WALLS HAVE BEEN REMOVED.
 - PATCH AND REPAIR CEILING GRID SYSTEM WHERE WALLS AND PARTITIONS HAVE BEEN REMOVED.



N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815



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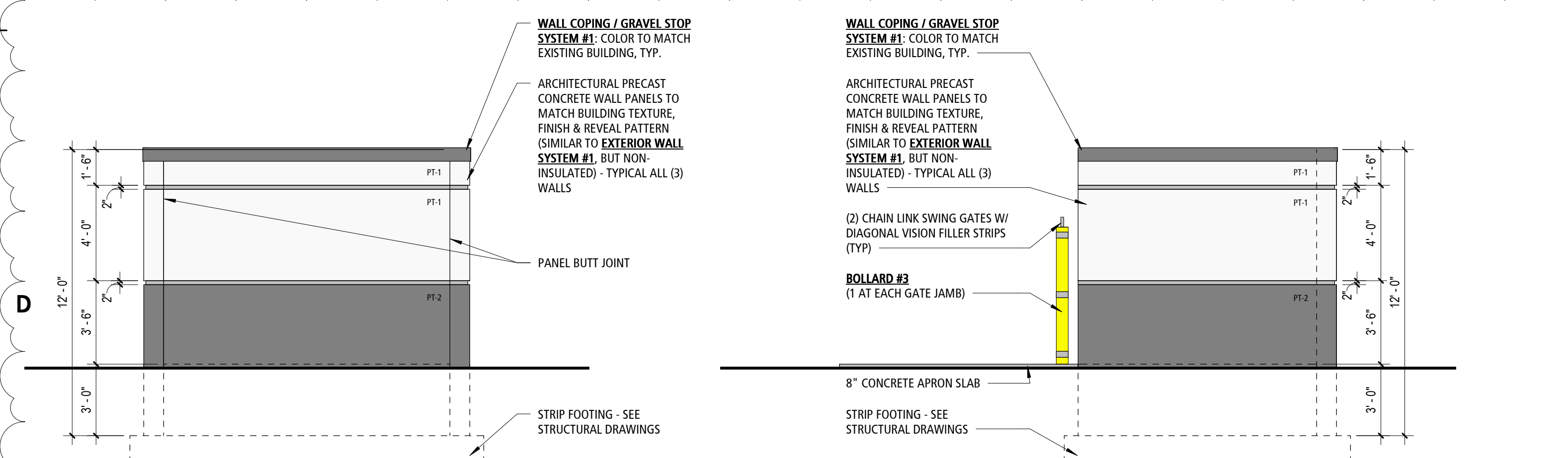
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PROJECT NUMBER	PROJECT MANAGER
19013-01	DK

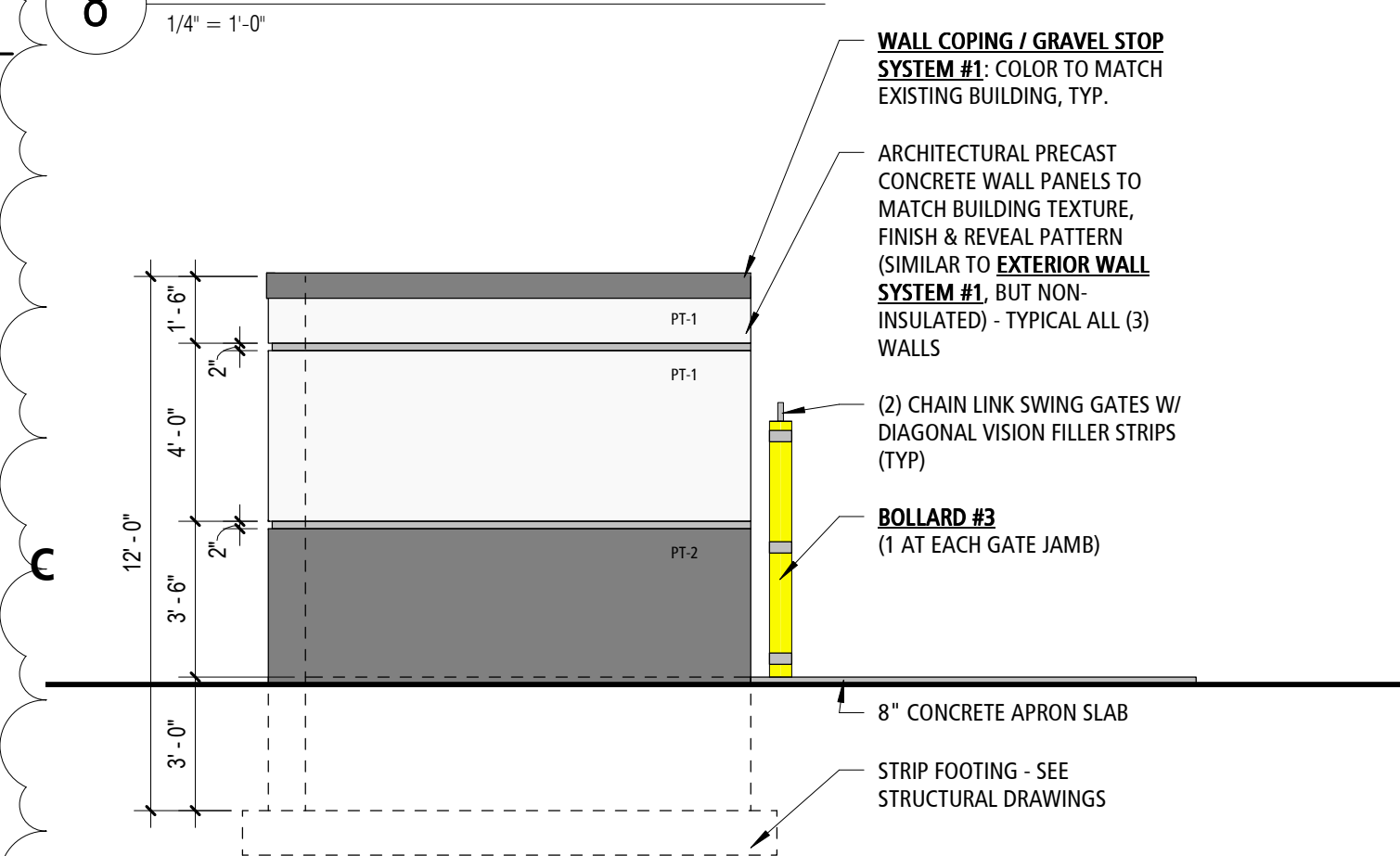
DEMOLITION FLOOR
PLAN

AD100

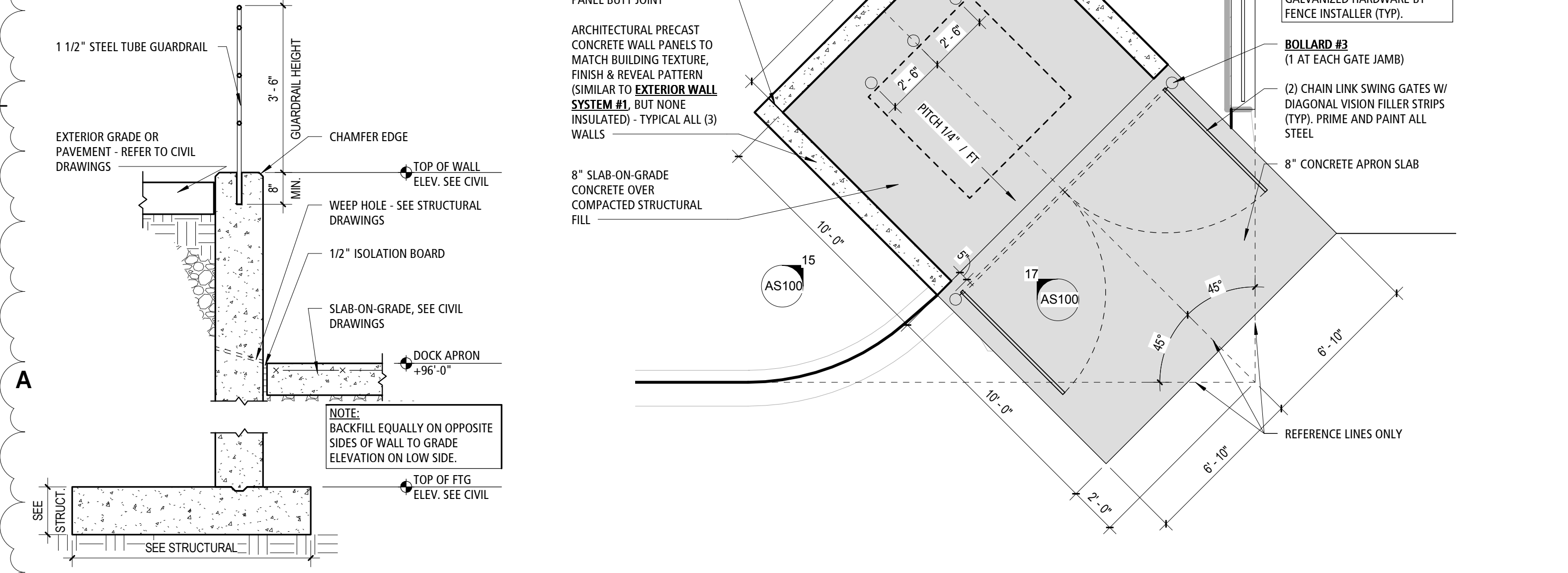
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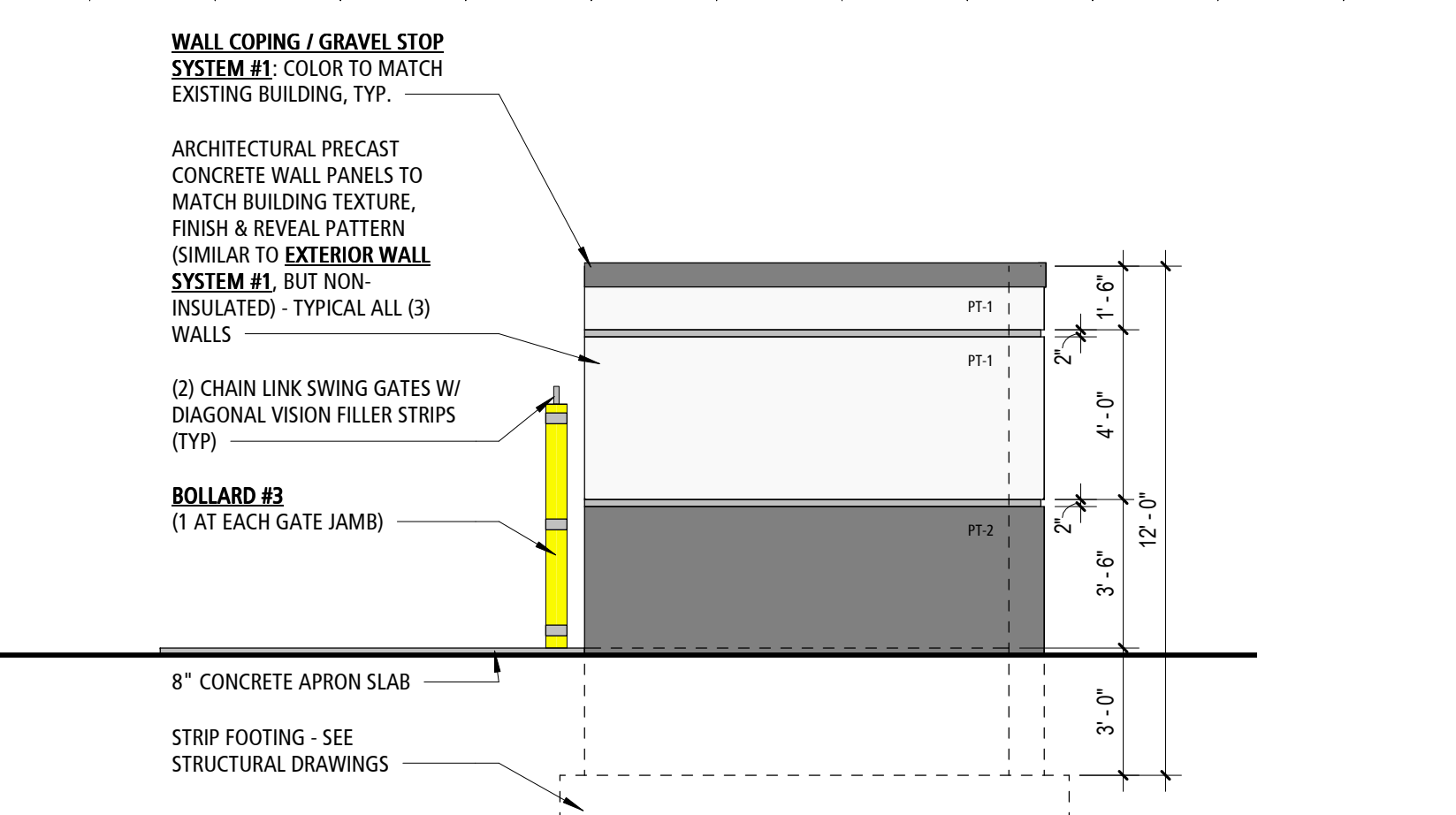
ENCLOSURE NORTH ELEVATION



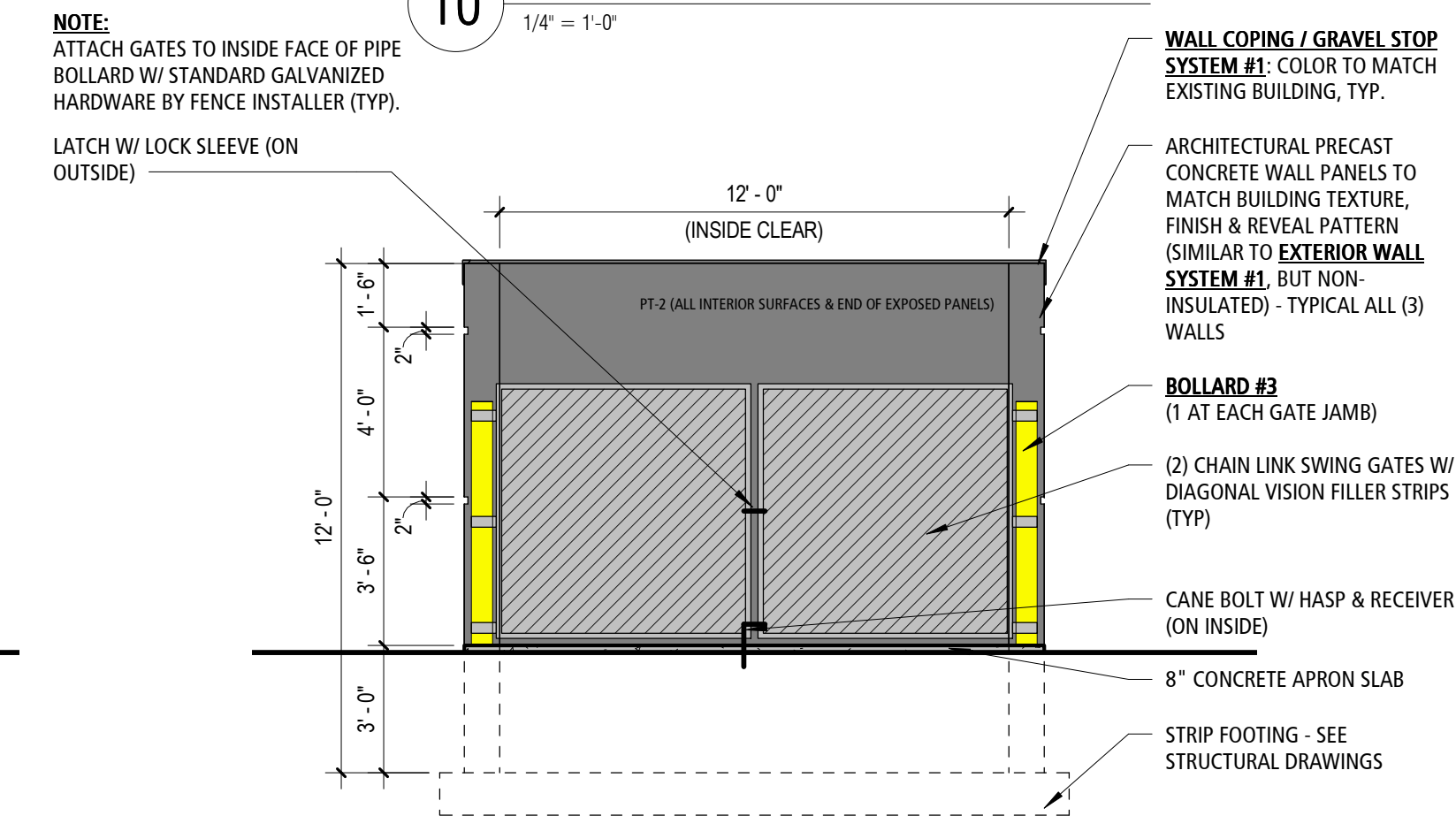
15 ENCLOSURE WEST ELEVATION



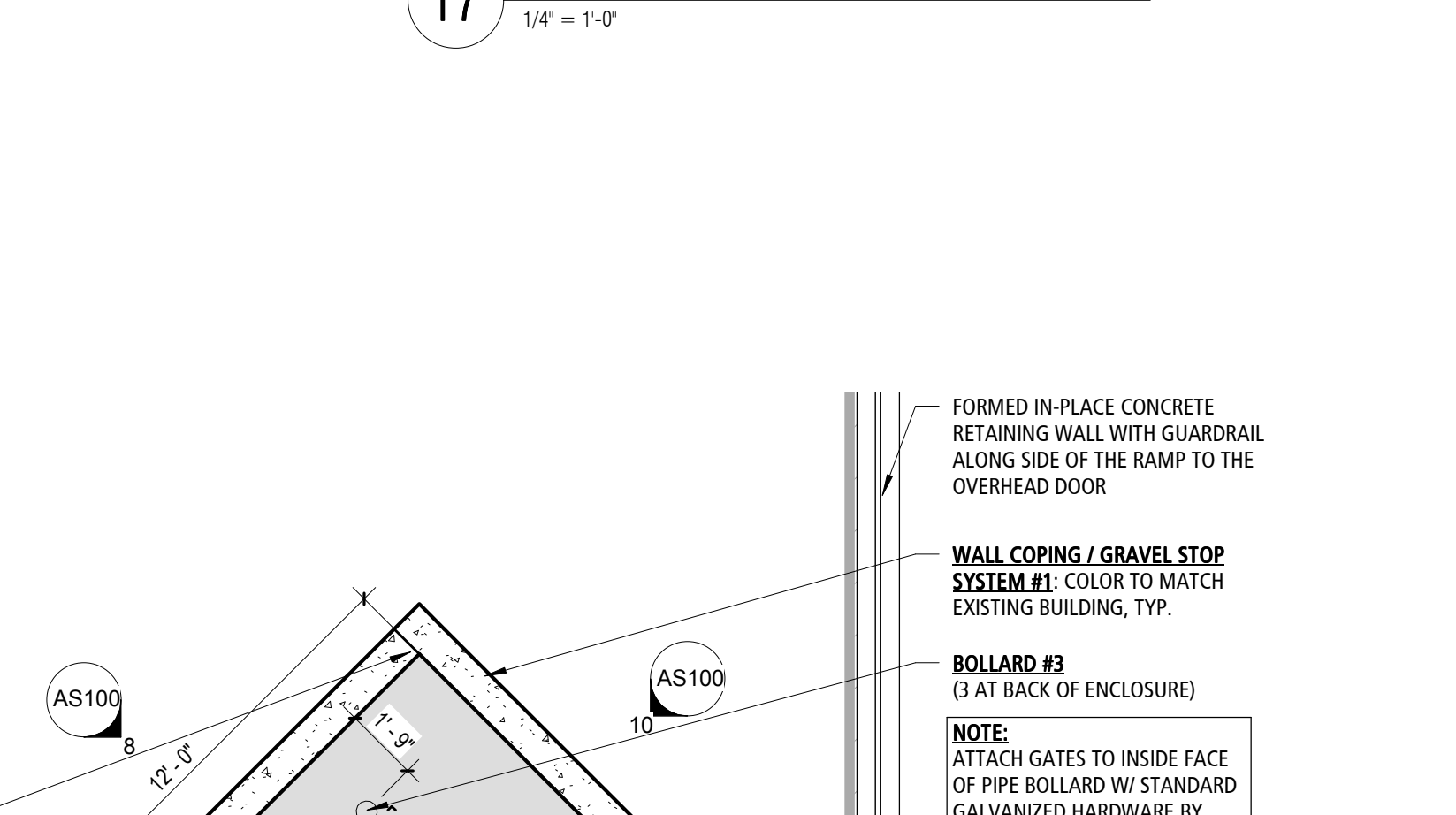
29 RETAINING WALL GUARDRAIL



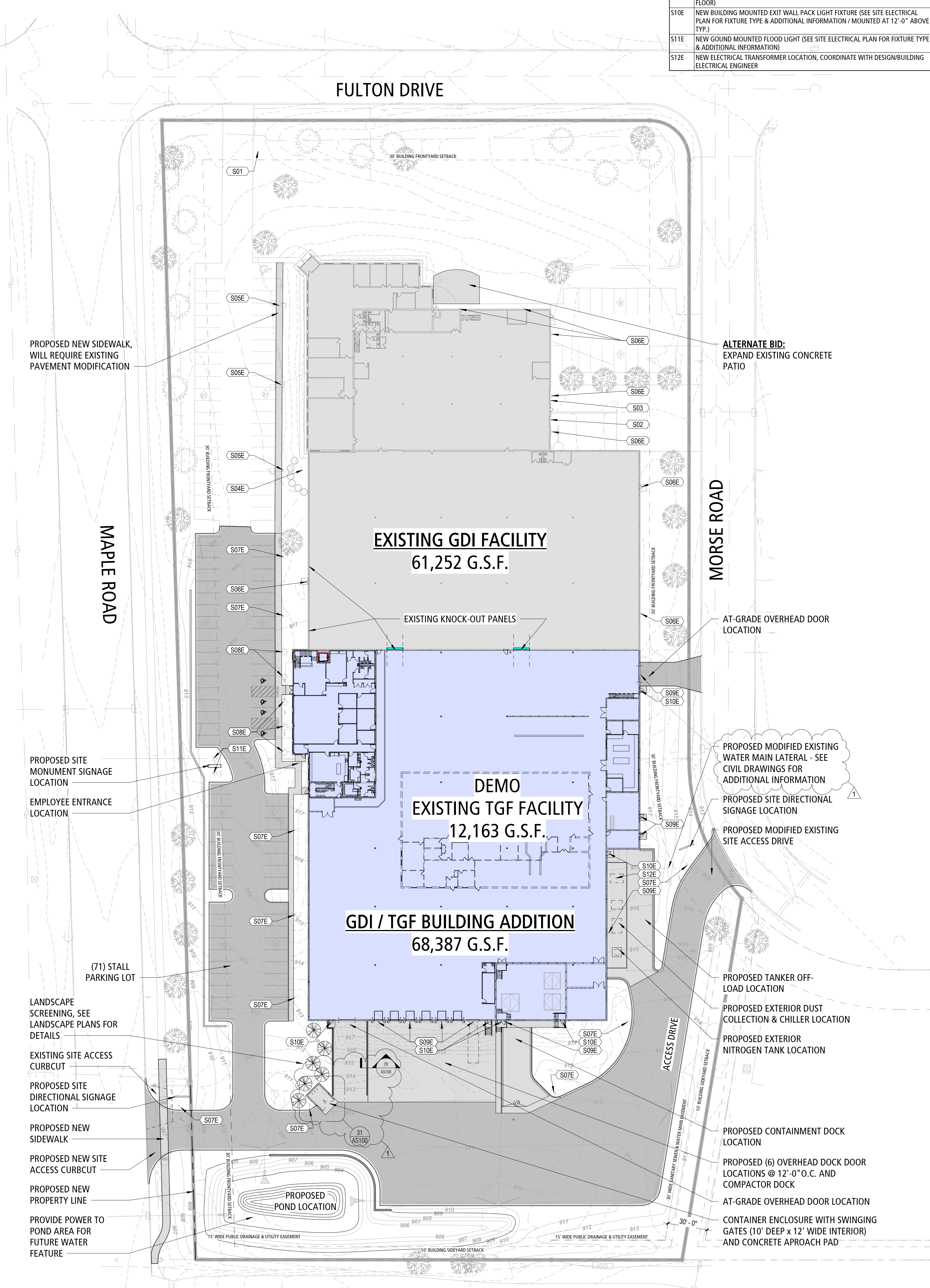
10 ENCLOSURE EAST ELEVATION



17 ENCLOSURE SOUTH ELEVATION



31 ENLARGED ARCHITECTURAL SITE PLAN



35 ARCHITECTURAL SITE PLAN

KEYNOTES - SITE PLAN	
KEY	KEYNOTE DESCRIPTION
S01	EXISTING SITE MONUMENT AND/OR DIRECTIONAL SIGNAGE SHALL REMAIN
S02	EXISTING DOCK LOCATION SHALL REMAIN
S03	EXISTING DRIVE IN OVERHEAD DROD SHALL REMAIN
S04E	EXISTING ELECTRICAL TRANSFORMER SHALL REMAIN
S05	EXISTING SITE POLE MOUNTED LIGHT FIXTURE
S06E	EXISTING BUILDING MOUNTED WALL PACK LIGHT FIXTURE
S07E	NEW SITE POLE MOUNTED LIGHT FIXTURE (SEE SITE ELECTRICAL PLAN FOR FIXTURE TYPE & ADDITIONAL INFORMATION - POLE MOUNTED 13' 0" CONCRETE BASE WITH 22' 0" POLE (MATCH EXISTING POLE TYPE, ROUND OR SQUARE))
S08E	NEW SITE SOLLARD LIGHT FIXTURE (SEE SITE ELECTRICAL PLAN FOR FIXTURE TYPE & ADDITIONAL INFORMATION)
S09E	NEW BUILDING MOUNTED LIGHT FIXTURE (SEE SITE ELECTRICAL PLAN FOR FIXTURE TYPE & ADDITIONAL INFORMATION / SURFACE MOUNTED AT 17' 0" ABOVE FINISHED FLOOR)
S10E	NEW BUILDING MOUNTED EXT WALL PACK LIGHT FIXTURE (SEE SITE ELECTRICAL PLAN FOR FIXTURE TYPE & ADDITIONAL INFORMATION / MOUNTED AT 12' 0" ABOVE TYP.)
S11E	NEW GROUND MOUNTED FLOOD LIGHT (SEE SITE ELECTRICAL PLAN FOR FIXTURE TYPE & ADDITIONAL INFORMATION)
S12E	NEW ELECTRICAL TRANSFORMER LOCATION, COORDINATE WITH DESIGN/BUILDING ELECTRICAL ENGINEER



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ARCHITECTURAL SITE PLAN

AS100



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10 OCTOBER 2019

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19013-01 DK

OVERALL FLOOR PLANS

A100

32 OVERALL MEZZANINE LEVEL FLOOR
1" = 30'-0"

35 OVERALL GROUND LEVEL FLOOR
1" = 30'-0"

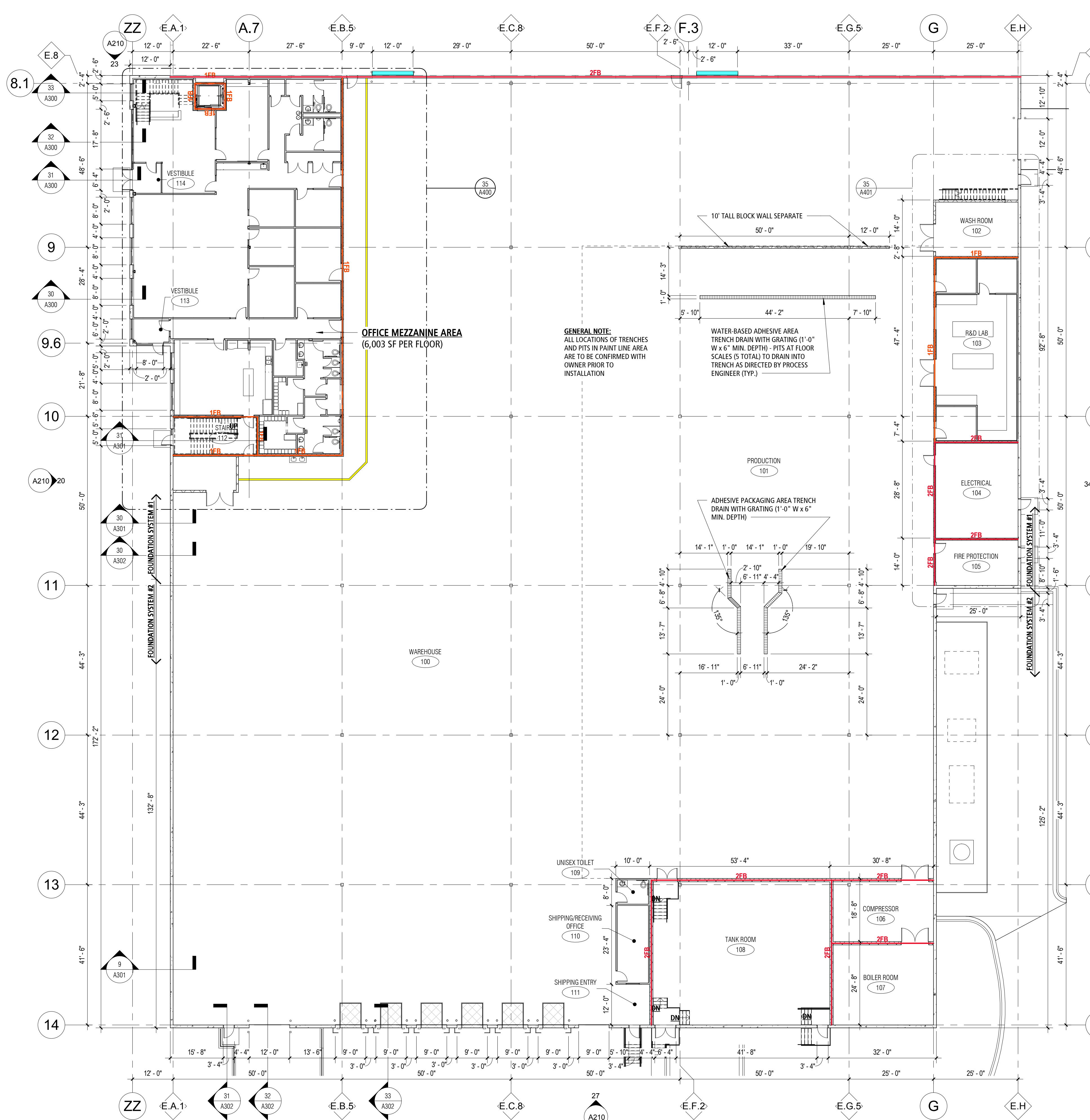
E

D

C

B

A



FLOOR PLAN LEGEND

EXISTING WALL TO REMAIN
NEW WALL CONSTRUCTION
DOOR - NEW CONSTRUCTION
DOOR NUMBER - REFER TO DOOR SCHEDULE
WALL TYPE - REFER TO SHEET A000
KEYNOTE - REFER TO KEYNOTE LEGEND
FIRE EXTINGUISHER (WALL / COLUMN J-HOOK CONNECTION)
ACADEMY, CLEAR ALUMINUM VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1 (TYPICAL)
REINFORCED, FORMED POURED-IN-PLACE CONCRETE FOUNDATION WALL AT BUILDING PERIMETER. PROVIDE 2" RIGID INSULATION (R-10 MIN) 4'-0" MINIMUM VERTICAL ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. TOP OF FOUNDATION WALL SHALL BE 1'-0" BELOW FINISH FLOOR LEVEL. PROVIDE AND INSTALL 2" RIGID INSULATION HORIZONTALLY FROM INSIDE FOUNDATION WALL. HIGH DENSITY RIGID INSULATION TO BE USED HORIZONTALLY IN WAREHOUSE AREA. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)
FOUNDATION SYSTEM #2 (EXPOSED)
SMOOTH FACED REINFORCED, FORMED POURED-IN-PLACE CONCRETE RETAINING FOUNDATION WALL. PROVIDE 2" RIGID INSULATION (R-10 MIN) 4'-0" MINIMUM VERTICAL ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. TOP OF FOUNDATION WALL SHALL BE 1'-0" BELOW FINISH FLOOR LEVEL. PROVIDE AND INSTALL 2" RIGID INSULATION HORIZONTALLY FROM INSIDE FOUNDATION WALL. HIGH DENSITY RIGID INSULATION TO BE USED HORIZONTALLY IN WAREHOUSE AREA. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.) EXTERIOR SURFACE TO MATCH EXTERIOR SURFACE OF PRECAST CONCRETE WALL PANELS AND BE PREPARED FOR FINISH PAINTING.
STOOP #1
5" SLAB-ON-GRADE CONCRETE STOOP WITH POSITIVE SLOPE AWAY FROM THE DOOR, OVER FORMED-IN-PLACE FROST RESISTANT 4'-0" BELOW GRADE CONCRETE FOUNDATION WALL WITH STONE (2" - 3" ROCK) MATERIAL BACKFILL. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)
FLOOR SYSTEM #1 (TYPICAL - PRODUCTION)
REINFORCED STRUCTURAL FIBER POURED-IN-PLACE CONCRETE SLAB-ON-GRADE AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE 15-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE IN ALL FINISHED WAREHOUSE LOCATIONS THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE SLAB. PROVIDE PRE-MOLDED JOINT FILL (VERSA FLEX) AT COLUMNS, CMU WALLS, AND PERIMETER. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION.)
FLOOR SYSTEM #2 (TYPICAL - OFFICE)
POURED-IN-PLACE CONCRETE SLAB-ON-GRADE WITH STEEL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE 10-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE IN ALL FINISHED "OFFICE AREA" LOCATIONS THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE SLAB. PROVIDE PRE-MOLDED JOINT FILL (VERSA FLEX) AT COLUMNS, CMU WALLS, AND PERIMETER. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION.)
FLOOR SYSTEM #3 (OFFICE MEZZANINE)
NORMAL WEIGHT CONCRETE ON COMPOSITE DECK WITH SHEAR STUDS OVER WIDE FLANGE BEAM AND COLUMN STRUCTURAL FLOOR SYSTEM. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)
FLOOR SYSTEM #4 (STORAGE MEZZANINE)
HOLLOW CORE PRECAST CONCRETE PLANK WITH BONDED CONCRETE TOPPING SET ON W-FLANGE STEEL BEAM AND STRUCTURAL LOAD BEARING MASONRY CONSTRUCTION. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)
EXTERIOR WALL SYSTEM #1
10" NOMINAL FORMED INSULATED PRECAST CONCRETE (2.5"/3"/3.5") R-13 MIN, WET CAST SMOOTH FACED LOAD-BEARING ARCHITECTURAL PANELS WITH 1/2" DEEP FORMED HORIZONTAL REVEALS AND SMOOTH FINISH AS DEPICTED IN EXTERIOR ELEVATIONS. EXTERIOR FACE OF PANELS TO BE PAINTED WITH HALLMAN UNDESEY GRIP TITE 66 ACRYLIC MASONRY PRIMER AND (2) COATS WEATHERGUARD V16, FLAT, 100% ACRYLIC PAINT. ALL DOORS AND WINDOW OPENINGS TO BE FORMED INTEGRAL GRIP AT THE HEAD OF THE OPENING AND POSITIVE SLOPED SILL. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL JOINTS (INTERIOR AND EXTERIOR). SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS, PANEL ARTICULATIONS AND WALL PANEL LAYOUT. REFER TO EXTERIOR MATERIAL SCHEDULE FOR PAINT COLOR SELECTION.
EXTERIOR WALL SYSTEM #2
PROVIDE & INSTALL 24 GAUGE 36" WIDE PREFINISHED RIBBED DEEP-DECK CORRUGATED METAL WALL PANELS, INSTALLED HORIZONTALLY IN 4'-10" LENGTHS APPROXIMATELY, WITH STANDARD CONCEALED FASTENER WITH NEOPRENE WASHERS AND INTO THROUGH THE VERTICAL WALL FRAMING MEMBERS BELOW. 5/8" GLASS MAT GYPSUM SHEATHING BOARD WITH AIR & MOISTURE BARRIER ("DENSELEMENT BARRIER SYSTEM SHEATING" OR COMPARABLE PRODUCT), ASTM C 1177/C 1177M, WITH FIBERGLASS MAT LAMINATED TO BOTH SIDES AND WITH MANUFACTURER'S STANDARD EDGES. INSTALL EXTERIOR SHEATHING ON 6" STRUCTURAL STEEL STUDS 16" O.C. WITH BATT INSULATION AND 5/8" GYPSUM BOARD INTERIOR FINISH. PROVIDE CONTROL JOINTS AS REQUIRED PER STRUCTURAL REQUIREMENTS.
GLAZING SYSTEM #1
"TRIFAB 451T SYSTEM" BY KAWNEER. THIS IS A CENTER GLAZED STOREFRONT SYSTEM: 2" WIDE X 4.5" DEEP IN BRONZE ANODIZED ALUMINUM FRAME (MATCH EXISTING). REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF MULLION. 1" INSULATED LOW-E, BRONZE TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHINGS, EXTERIOR METAL CLOSERS AND SHIMS ATTACHED TO OPENINGS AS INDICATED. ALL FULL-LITE GLASS ALUMINUM DOORS TO BE MEDIUM STYLE FRAMES. PROVIDE TEMPERED GLAZING AS REQUIRED. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.
GLAZING COMPOSITION
INSULATED GLASS: 1" BRONZE TINTED INSULATED GLASS UNIT IN THERMALLY BROKEN ANODIZED ALUMINUM FRAME, 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING ON BRONZE TINTED (MATCH EXISTING). PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.
CANOPY STRUCTURE #1
PRIMED EXTERIOR HORIZONTAL STEEL CHANNEL AND TUBE STEEL STRUCTURAL SUPPORTS AND FRAMING. SKELETON FRAME ATTACHED TO BUILDING FACADE WITH EMBED PLATES AND CONNECTIONS TO THE STRUCTURAL STEEL FRAME AND PRECAST WALL PANELS OF THE BUILDING. FRAME UNDERLIES DECK OF CANOPY WITH METAL STUDS, AND ALUMINUM METAL PANELS (OR SIMILAR) FOR SOFFIT AND FASCIA CONDITIONS. PROVIDE AND INSTALL ADHERED EPDM MEMBRANE WITH TAPERED RIGID INSULATION SLOPED TO SIDES OF CANOPY WITH SCRIPPER OPENINGS. REFER TO EXTERIOR MATERIAL SCHEDULE FOR SELECTED COLORS.
ROOF SYSTEM #1 (BALLASTED)
WASHED STONE BALLAST (NOMINAL RATE OF 10#/SF IN FIELD, 12#/SF AT THE PERIMETER AND 15#/SF IN THE CORNER AREAS) OVER 60-MIL EPDM MEMBRANE ON (2) LAYERS OF 2-6" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS WITH FELT OR GLASS-FIBER MAT FASTER ON BOTH MAJOR SURFACES AND MINIMUM R-26. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES AND POSITIVE DRAINAGE. 20-GA. MINIMUM METAL PANELS OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO FIT TO INSULATED ROOF DRAINS. INSTALL INSULATED OVERFLOW ROOF DRAINS THAT WILL EXTEND TO THE ADJACENT EXTERIOR WALL AS DEPICTED ON THE ROOF PLAN AND DROP VERTICALLY TO DAYLIGHT SCUPPER AT 18" A.F.F. PROVIDE PREFINISHED THRU-WALL STEEL PIPE DRAIN WITH FINISHED TRIM AT EXTERIOR PRECAST WALL PENETRATION. (SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING, PITCH AND OTHER SPECIFIC INFORMATION.)
ROOF SYSTEM #2 (ADHERED)
PROVIDE & INSTALL 60-MIL EPDM MEMBRANE FULLY ADHERED AND ASSOCIATED 60-MIL EPDM FLASHINGS. A MECHANICALLY FASTENED BASE LAYER OF 2-6" POLYISOCYANURATE ROOF INSULATION BOARD AT A RATE OF 8 PER BOARD IN THE FIELD, 16 PER BOARD AT THE PERIMETER, AND 24 PER BOARD AT 18" DIA. ROOF DRAINS, AND A FULLY ADHERED TOP LAYER OF 2-6" POLYISOCYANURATE ROOF INSULATION BOARD IN INSULATION ADHESIVE. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES. POLYISOCYANURATE ROOF INSULATION BOARD SHOULD CONFORM TO ASTM C1289, TYPE 2, CLASS 2, GRADE 2 WITH A COATED GLASS FASER. OFFSET INSULATION JOINTS A MINIMUM OF SIX INCHES (6"). ALL MATERIALS AND DETAILS MUST BE ACCEPTABLE TO THE MANUFACTURER OF THE ROOF MEMBRANE SYSTEM & INSULATION & FOLLOW THE MANUFACTURER'S CURRENT APPLICATION INSTRUCTIONS. (SEE STRUCTURAL DRAWINGS FOR INFORMATION ON STRUCTURALLY SLOPED METAL ROOF DECK OVER STRUCTURAL STEEL JOISTS.)
EXPANSION JOINT SYSTEM #1
PROVIDE & INSTALL CONTINUOUS 3" HOLLOW FOAM BACKER ROD WITH 24" WIDE EPDM FLASHING STRIP. ADHERE TO ROOFING SYSTEM & NEW BASE OF WALL BLOCKING AS REQUIRED.
WALL COPING / GRAVEL STOP SYSTEM #1
PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2X WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF EXTERIOR WALL SYSTEM AT 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. REFER TO EXTERIOR MATERIAL SCHEDULE FOR COLOR SELECTIONS (MATCH EXISTING). PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA.
GUTTER / DOWNSPOUT #1
CONTINUOUS 24 GAUGE PREFINISHED METAL GUTTER WITH SUPPORT STRAPS & BRACKETS AS REQUIRED. PROVIDE 24 GAUGE PREFINISHED METAL ENCLOSUREBOX DOWNSPOUTS WITH BRACKETS AS REQUIRED. DOWNSPOUT LOCATIONS AS RECOMMENDED BY ROOFING CONTRACTOR. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.
FLASHING SYSTEM #1
AT CANOPY STRUCTURE #1 PROVIDE PREFINISHED, 22-GA. METAL COUNTER FLASHING PER CODE AT LINTELS OF OPENING. ADHESIVE BACKED OVER STAINLESS STEEL SILL DRIP EDGE REGLET SAN CUT INTO PRECAST WALL PANEL OR RETURN AND TERMINATE TO ALUMINUM SYSTEM. INSTALL SEALANT A METAL FLASHING AND EXTERIOR MATERIAL.
ROOF HATCH #1
PROVIDE TYPE "NB" SIZE 2'-6" WIDE X 8'-0" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING. HATCH IS PRIMED AND PAINTED TO MATCH WALL COPING / GRAVEL STOP SYSTEM #1.
ROOF HATCH #2
PROVIDE TYPE "BRHE-D" (SIZED PER ROOF PLAN) EQUIPMENT ROOF HATCH, DOUBLE LEAF BY BARCOCK DAVIS ON STRUCTURALLY FRAMED OPENING. HATCH TO BE ALL ALUMINUM SINGLE INSULATED COVER & WALL CURB CONSTRUCTION IN MILL FINISH.
ROOF LADDER #1
PROVIDE AND INSTALL EXTERIOR STEEL ROOF ACCESS LADDER FOR ROOF ACCESS PER OSHA REQUIREMENTS, FROM MAIN ROOF TO THE HIGH ROOF OF OFFICE AREAS. PRIME AND FINISH PAINT DARK GRAY. PROVIDE WITH INTEGRAL GUARDRAIL EXTENSIONS.
EXIT MAN DOOR #1
14-GA. GALVANIZED INSULATED LAMINATED CORE FOLLOW METAL DOOR (FLUSH AND/OR NARROW LITE), PAINTED. REFER TO EXTERIOR MATERIAL SCHEDULE FOR SELECTED COLORS, PRIME & PAINT. INSULATED HOLLOW METAL FRAMES WITH THRESHOLD, WEATHER STRIPPING AND DRIP CAP HEAD.
OVERHEAD DOOR #1 (DRIVE THRU)
12'-0" WIDE X 16'-0" HIGH HEAVY DUTY INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND ELECTRIC OPERATOR, VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.
OVERHEAD DOOR #2 (TYPICAL DOCK)
9'-0" WIDE X 10'-0" HIGH HEAVY DUTY INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND WEATHER STRIPPING, VERTICAL TRACK ASSEMBLY AND FRAME TO HAVE GALVANIZED FINISH. ELECTRIC OPERATOR WITH 40" SWING ARM DOCK LIGHT. PROVIDE DOCK SEAL, VERIFY SEALER/SEALERS AND OTHER REQUIREMENTS WITH MANUFACTURER. PROVIDE 35,000# MECHANICAL DOCK LEVELER OR 7'x8", 50,000# AIR-BAG DOCK LEVELER (RITE HITE OR EQUAL) AT RECESSED DOCK DOOR LOCATIONS - VERIFY PIT DIMENSIONS WITH DOCK LEVELER MANUFACTURER. PROVIDE RUBBER BUMPERS WITH 3/4" DIAMETER GALVANIZED EXPANSION BOLTS FOR ANCHORING. INTERIOR AND EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE. PROVIDE DOKLOK & RED / GREEN SAFETY LIGHTS.
OVERHEAD DOOR #3 (INTERIOR)
12'-0" WIDE X 12'-0" HIGH HIGH SPEED COILING RAPID ROLL DOOR WITH ALUMINUM PROFILE WITH HEAVY DUTY WIND RIB REINFORCEMENTS AND SELF-REPAIRING BREAKAWAYS. VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. MOTOR HOUSING ASSEMBLY TO BE PREFINISHED WITH DOOR PREFINISHED WHITE.
ELEVATOR #1
SCHINDLER 3300 MRL TRACTION ELEVATOR WITH FREQUENCY CONTROLLED DRIVE WITH 3,500# CAPACITY. STANDARD TWO SPEED LEFT FRONT OPENING, WOOD GRAIN PLASTIC LAMINATE INTERIOR WALLS, BRUSHED STAINLESS STEEL CAR DOOR AND FRONT, CEILING AND HANDRAIL. PIT DETAILS AND SHAFT SIZE TO BE VERIFIED WITH ELEVATOR MANUFACTURER.
STAIR #1 (OFFICE)
PAINTED STEEL CHANNEL STRINGER WITH CONCRETE FILLED PAN TREAD UNDER RUBBER TREAD MATERIAL. PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENTS OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.
STAIR #2 (MEZZANINE)
PAINTED STEEL CHANNEL STRINGER WITH CONCRETE FILLED PAN TREAD. PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENT OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.
STAIR #3 (SHIP'S LADDER)
PAINTED STEEL CHANNEL STRINGER WITH BAR GRATE TREADS, 68 DEGREE STEEP INCLINE STAIR WITH 1'-0" MAX. RISERS AND 6" DEEP TREADS. PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENT OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.
STAIR #4 (DOCK ACCESS)
GALVANIZED EXTERIOR/INTERIOR STEEL STAIR WITH C-CHANNEL STRINGERS BOLTED TO CONCRETE SLAB AND PRECAST CONCRETE WALL PANEL AT DOOR LANDING LOCATION. PROVIDE TS SUPPORT COLUMN AT LANDING CORNER. 7" HIGH RISERS AND 11" DEEP TREADS. STAIR TREADS TO HAVE 1 1/2" WIDE X 1 1/2" STEEL CHECKER PLATE WELDING WELDED TO STEEL GRATE TREADS. (MCMCHOLS BAR GRATE TREADS ACCEPTABLE) TREADS TO BE BOLTED OR WELDED TO C-CHANNEL STRINGERS. HANDRAILS BOTH SIDES PER CODE WITH 3'-6" GUARDRAIL AT LANDING WITH (2) HORIZONTAL BARS.
HANDRAIL #1
PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENT OF 1'-0" PAST THE NOSE OF THE TREAD AT TOP AND BOTTOM OF STAIR. PRIME AND PAINT GRAY. PROVIDE WALL MOUNTED SINGLE LINE HANDRAIL ON EXTERIOR WALL. CORE AND PLACE RAILING IN PLACE, GROUT SOLID AND CAULK.
BOLLARD #1 (TYPICAL)
6" DIAMETER, 4'-0" TALL CONCRETE FILLED PIPE BOLLARD, EXTEND DOWN 4'-0" BELOW SLAB. CROWN TOP OF CONCRETE. PAINT "SAFETY YELLOW."
BOLLARD #2 (MECH. MOUNTED)
6" DIAMETER, 4'-0" TALL CONCRETE FILLED PIPE BOLLARD, MECHANICALLY MOUNTED TO FLOOR SLAB. CROWN TOP OF CONCRETE. PAINTED "SAFETY YELLOW."
BOLLARD #3
6" DIAMETER, 6'-0" TALL CONCRETE FILLED PIPE BOLLARD, EXTEND DOWN 4'-0" BELOW SLAB. CROWN TOP OF CONCRETE. PAINT "SAFETY YELLOW."



N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815



PROJECT INFORMATION:

**GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION**

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

**REVISED PLAN
COMMISSION
SUBMITTAL**

REVISIONS

#	DATE	DESCRIPTION
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10 OCTOBER 2019

PROJECT NUMBER PROJECT MANAGER

19013-01 DK

**GROUND LEVEL
ADDITION FLOOR PLAN**

A101

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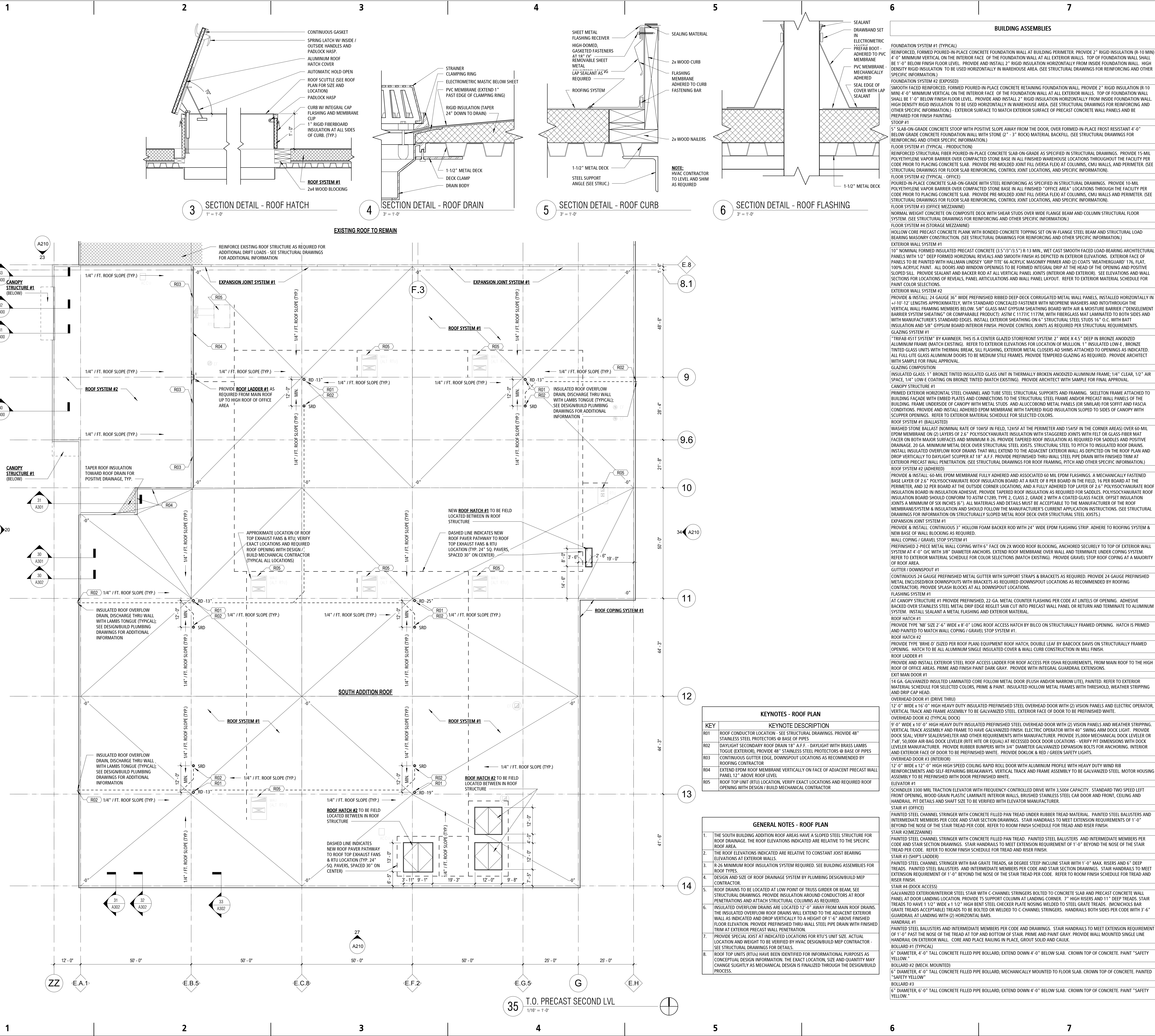
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N16 W23217 STONE RIDGE DRIVE, SUITE 300
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PROJECT INFORMATION:

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INTERNATIONAL
BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

REVISED PLAN
COMMISSION
SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
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B

10 OCTOBER 2019

PROJECT NUMBER PROJECT MANAGER

19013-01 DK

ADDITION ROOF PLAN

A121

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53022

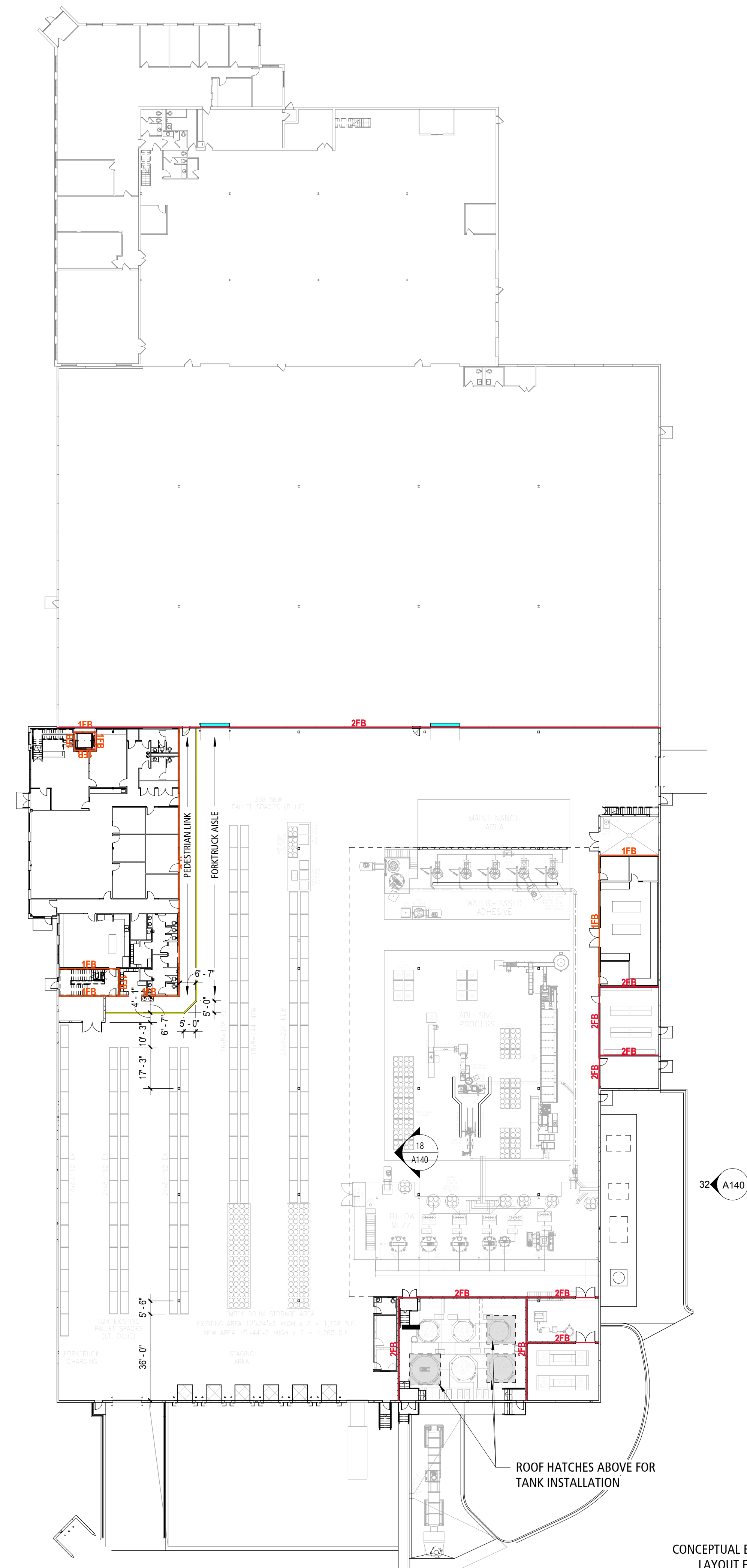
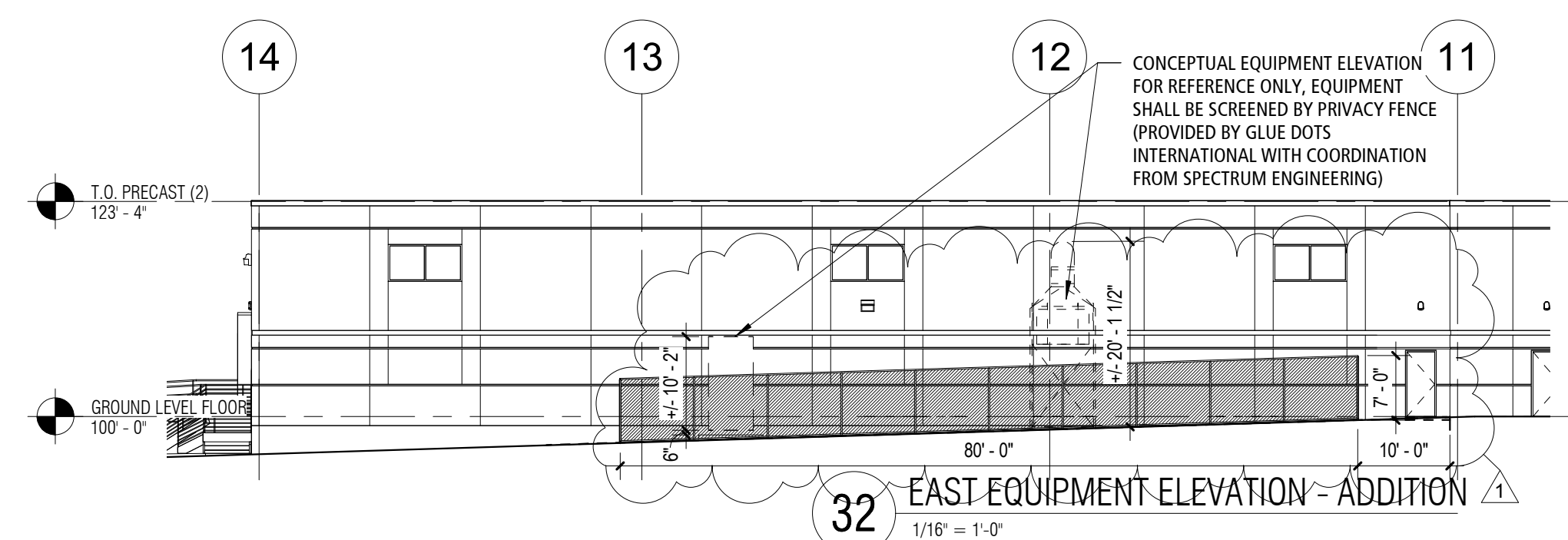
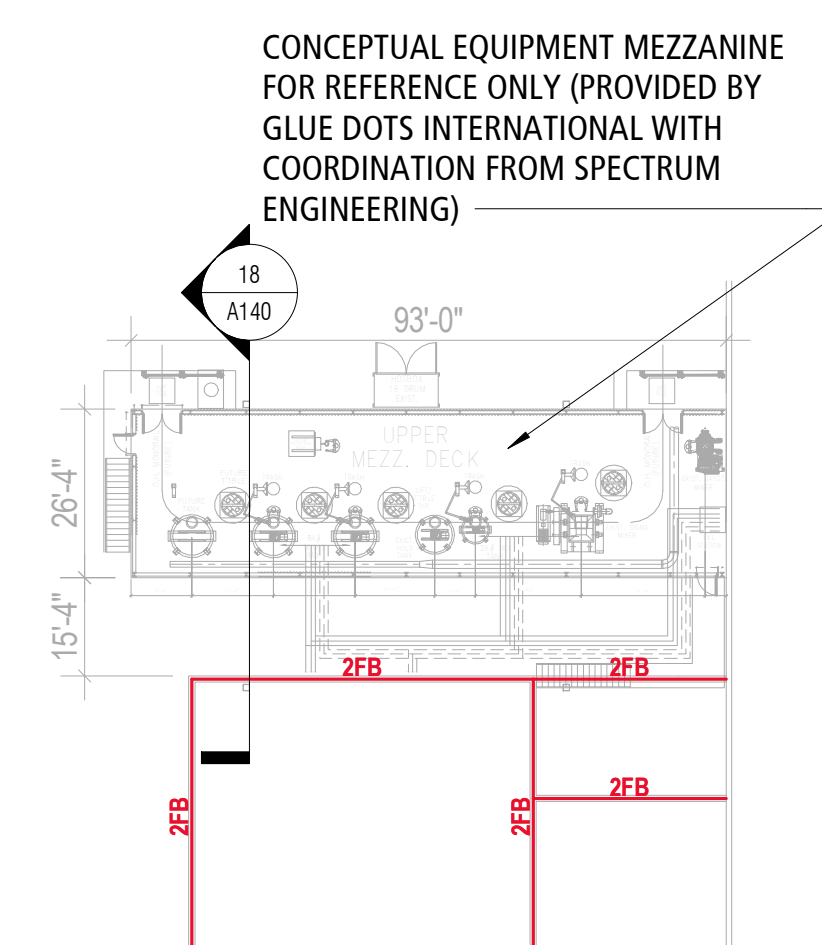
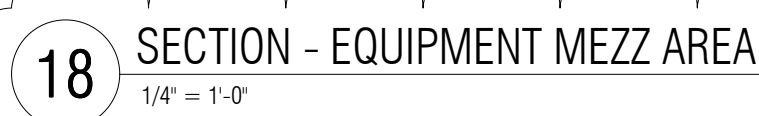
DRAWING ISSUANCE: _____

REVISD PLAN
COMMISSION
SUBMITTAL

#	DATE	DESCRIPTION
1	10/10/19	REVISED P.C.

PROJECT NUMBER	PROJECT MANAGER
19013-01	DK

A140



CONCEPTUAL EQUIPMENT AND RACKING
LAYOUT FOR REFERENCE ONLY
(PROVIDED BY GLUE DOTS
INTERNATIONAL WITH COORDINATION
FROM SPECTRUM ENGINEERING)

35 GROUND LEVEL EQUIPMENT PLAN
1" = 30'-0"

E

D

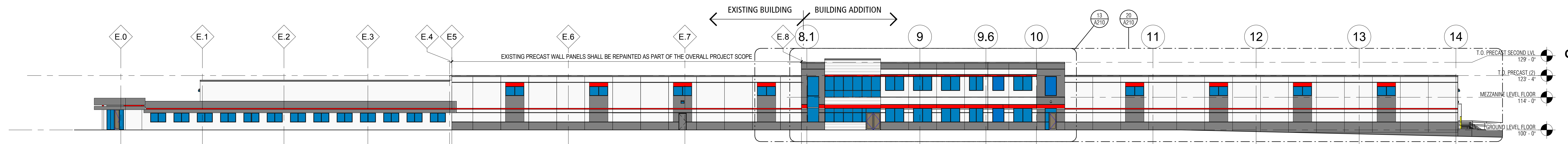


10 NW VIEW OF ENTRANCE



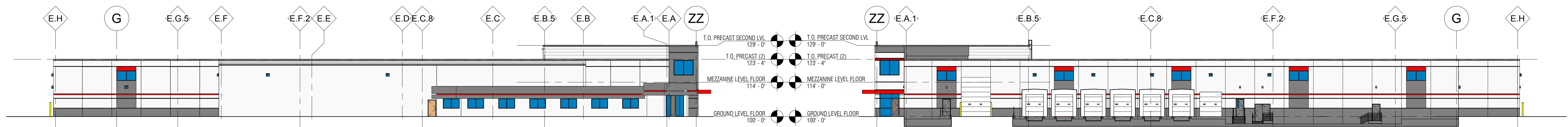
14 SW VIEW OF ENTRANCE

C



21 OVERALL WEST BUILDING ELEVATION
1" = 20'-0"

B

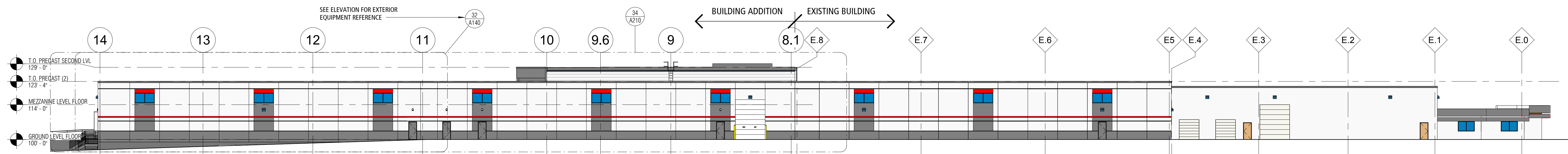


24 OVERALL NORTH BUILDING ELEVATION
1" = 20'-0"

B

28 OVERALL SOUTH BUILDING ELEVATION
1" = 20'-0"

A



35 OVERALL EAST BUILDING ELEVATION
1" = 20'-0"

A

E

D

C

B

A

1

2

3

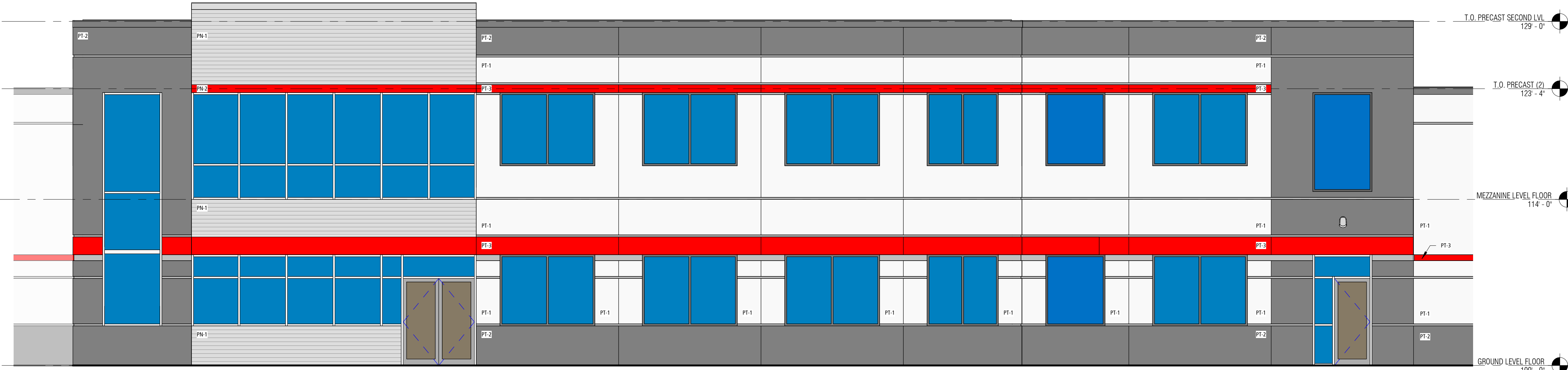
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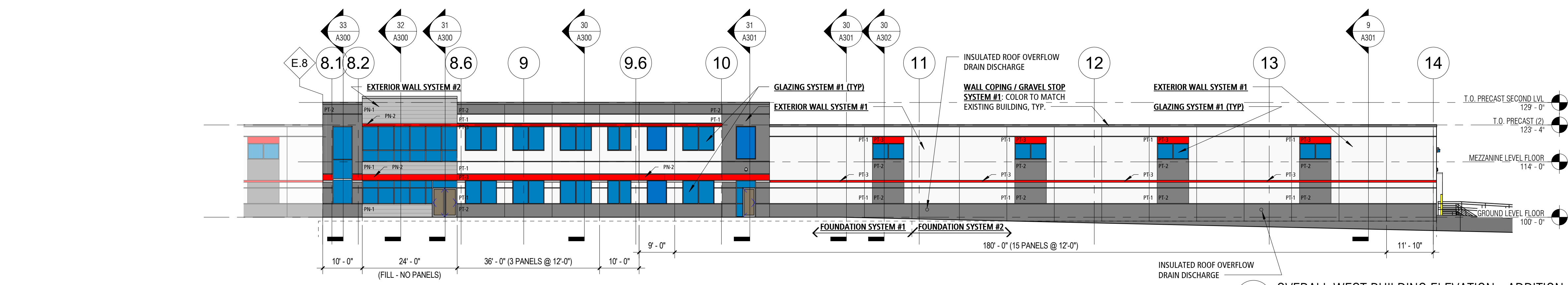
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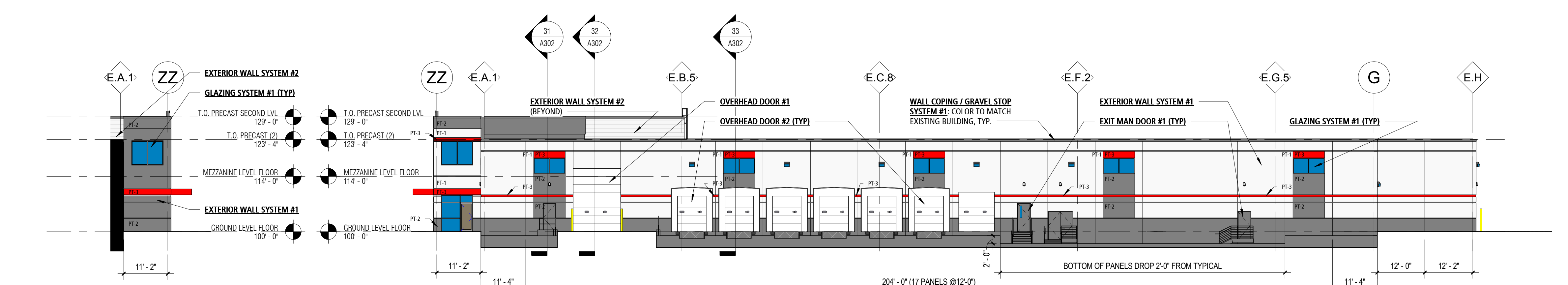
EXTERIOR MATERIAL FINISH SCHEDULE		
EXTERIOR ALUMINUM WINDOW / DOOR FINISH	BRONZE ALUMINUM - THERMALLY BROKEN GLAZING SYSTEM W/ 1" INSULATED LOW-E BRONZE ANNEAL TINTED GLASS.	PAINT INFORMATION
GLASS	1" BRONZE LOW-E GLASS BY PPG - REFER TO BUILDING ASSEMBLIES FOR MORE INFORMATION	COLOR 1 (PT-1): 'WHITE' TBD #
		COLOR 2 (PT-2): 'GREY' TBD #
PREFINISHED METAL FLASHING, COPING, ETC.	PREFINISHED METAL COPING. MATCH EXISTING, COLOR: MATCH EXISTING	COLOR 3 (PT-3): 'RED' TBD #
METAL TRIM / CANOPY	PREFINISHED METAL PANEL. COLOR: 'RED' FASCIA AND 'GREY' SOFFIT	METAL PANEL 1 (PW-1): HORIZONTAL ACCENT PANEL 'LIGHT GREY' RIBBED, TBD #
NOTES:	1. PROVIDE SEALANT COLOR SAMPLES TO ARCHITECT FOR APPROVAL. 2. PROVIDE COPING, BREAK METAL, PAINT DRAW DOWNS, ETC. SAMPLES TO ARCHITECT FOR APPROVAL.	METAL PANEL 2 (PW-2): ALUCCOROND 'RED' FLUSH



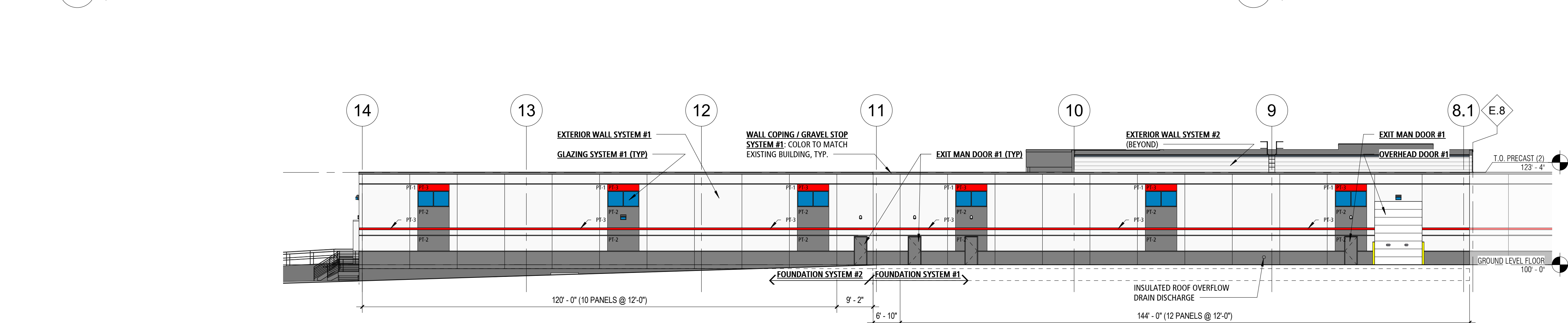
13 ENLARGED WEST BUILDING ELEVATION - ADDITION
3/16" = 1'-0"



20 OVERALL WEST BUILDING ELEVATION - ADDITION
1/16" = 1'-0"



23 PARTIAL NORTH BUILDING ELEVATION - ADDITION
1/16" = 1'-0"



27 OVERALL SOUTH BUILDING ELEVATION - ADDITION
1/16" = 1'-0"

1

2

3

4

5

6

7

34 OVERALL EAST BUILDING ELEVATION - ADDITION
1/16" = 1'-0"

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1 (TYPICAL)

REINFORCED, FORMED POURED-IN-PLACE CONCRETE FOUNDATION WALL AT BUILDING PERIMETER. PROVIDE 2" RIGID INSULATION (R-10 MIN) 4'-0" MINIMUM VERTICAL ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. TOP OF FOUNDATION WALL SHALL BE 1'-0" BELOW FINISH FLOOR LEVEL. PROVIDE AND INSTALL 2" RIGID INSULATION HORIZONTALLY FROM INSIDE FOUNDATION WALL. HIGH DENSITY RIGID INSULATION TO BE USED HORIZONTALLY IN WAREHOUSE AREA. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FOUNDATION SYSTEM #2 (EXPOSED)

SMOOTH FACED REINFORCED, FORMED POURED-IN-PLACE CONCRETE RETAINING FOUNDATION WALL. PROVIDE 2" RIGID INSULATION (R-10 MIN) 4'-0" MINIMUM VERTICAL ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. TOP OF FOUNDATION WALL SHALL BE 1'-0" BELOW FINISH FLOOR LEVEL. PROVIDE AND INSTALL 2" RIGID INSULATION HORIZONTALLY FROM INSIDE FOUNDATION WALL. HIGH DENSITY RIGID INSULATION TO BE USED HORIZONTALLY IN WAREHOUSE AREA. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.) EXTERIOR SURFACE TO MATCH EXTERIOR SURFACE OF PRECAST CONCRETE WALL PANELS AND BE PREPARED FOR FINISH PAINTING

STOOP #1

5" SLAB-ON-GRADE CONCRETE STOOP WITH POSITIVE SLOPE AWAY FROM THE DOOR, OVER FORMED-IN-PLACE FROST RESISTANT 4'-0" BELOW GRADE CONCRETE FOUNDATION WALL WITH STONE (2" - 3" ROCK) MATERIAL BACKFILL. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FLOOR SYSTEM #1 (TYPICAL - PRODUCTION)

REINFORCED STRUCTURAL FIBER POURED-IN-PLACE CONCRETE SLAB-ON-GRADE AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE 15-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE IN ALL FINISHED "OFFICE AREA" LOCATIONS THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE SLAB. PROVIDE PRE-MOLDED JOINT FILL (VERSAS FLEXI) AT COLUMNS, CMU WALLS, AND PERIMETER. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION.)

FLOOR SYSTEM #2 (TYPICAL - OFFICE)

POURED-IN-PLACE CONCRETE SLAB-ON-GRADE WITH STEEL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE 10-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE IN ALL FINISHED "OFFICE AREA" LOCATIONS THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE SLAB. PROVIDE PRE-MOLDED JOINT FILL (VERSAS FLEXI) AT COLUMNS, CMU WALLS, AND PERIMETER. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION.)

FLOOR SYSTEM #3 (OFFICE MEZZANINE)

NORMAL WEIGHT CONCRETE ON COMPOSITE DECK WITH SHEAR STUDS OVER WIDE FLANGE BEAM AND COLUMN STRUCTURAL FLOOR SYSTEM. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FLOOR SYSTEM #4 (STORAGE MEZZANINE)

HOLLOW CORE PRECAST CONCRETE PLANK WITH BONDED CONCRETE TOPPING SET ON W-FLANGE STEEL BEAM AND STRUCTURAL LOAD BEARING MASONRY CONSTRUCTION. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

EXTERIOR WALL SYSTEM #1

10" NOMINAL FORMED INSULATED PRECAST CONCRETE (2.5"x3"x5") R-13 MIN., WET CAST SMOOTH FACED LOAD-BEARING ARCHITECTURAL PANELS WITH 1/2" DEEP FORMED HORIZONTAL REVEALS AND SMOOTH FINISH AS DEPICTED IN EXTERIOR ELEVATIONS. EXTERIOR FACE OF PANELS TO BE PAINTED WITH HALLMAN UNISEY GRIP TITE 66 ACRYLIC MASONRY PRIMER AND (2) COATS WEATHERGUARD 176, FLAT, 100% ACRYLIC PAINT. ALL DOORS AND WINDOW OPENINGS TO BE FORMED INTEGRAL DRIP AT THE HEAD OF THE OPENING AND POSITIVE SLOPED SILL. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL JOINTS (INTERIOR AND EXTERIOR). SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS, PANEL ARTICULATIONS AND WALL PANEL LAYOUT. REFER TO EXTERIOR MATERIAL SCHEDULE FOR PAINT COLOR SELECTIONS.

EXTERIOR WALL SYSTEM #2

PROVIDE & INSTALL 24 GAUGE 36" WIDE PREFINISHED RIBBED DEEP-DECK CORRUGATED METAL WALL PANELS, INSTALLED HORIZONTALLY IN 4'-0" 12" LENGTHS APPROXIMATELY, WITH STANDARD CONCEALED FASTENER WITH NEOPRENE WASHERS AND INTO THROUGH THE VERTICAL WALL FRAMING MEMBERS BELOW. 5/8" GLASS MAT OPSYUM SHEATHING BOARD WITH AIR & MOISTURE BARRIER ("DENSELEUM BARRIER SYSTEM SHEATING" OR COMPARABLE PRODUCT; ASTM C 1177/C 1177M, WITH FIBERGLASS MAT LAMINATED TO BOTH SIDES AND WITH MANUFACTURER'S STANDARD EDGES. INSTALL EXTERIOR SHEATHING ON 6" STRUCTURAL STEEL STUDS 16" O.C. WITH BATT INSULATION AND 5/8" OPSYUM BOARD INTERIOR FINISH. PROVIDE CONTROL JOINTS AS REQUIRED PER STRUCTURAL REQUIREMENTS.

GLAZING SYSTEM #1

"TRIFAB 451T SYSTEM" BY KAWNEER. THIS IS A CENTER GLAZED STOREFRONT SYSTEM: 2" WIDE X 4.5" DEEP IN BRONZE ANODIZED ALUMINUM FRAME (MATCH EXISTING). REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF MULLION. 1" INSULATED LOW-E, BRONZE TINTED GLASS UNITS WITH THERMAL BREAK, SLIP FLASHINGS, EXTERIOR METAL CLOSERS AND SHIMS ATTACHED TO OPENINGS AS INDICATED. ALL FULL-LITE GLASS ALUMINUM DOORS TO BE MEDIUM STYLE FRAMES. PROVIDE TEMPERED GLAZING AS REQUIRED. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.

GLAZING COMPOSITION

INSULATED GLASS: 1" BRONZE TINTED INSULATED GLASS UNIT IN THERMALLY BROKEN ANODIZED ALUMINUM FRAME, 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING ON BRONZE TINTED (MATCH EXISTING). PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.

CANOPY STRUCTURE #1

PRIMED EXTERIOR HORIZONTAL STEEL CHANNEL AND TUBE STEEL STRUCTURAL SUPPORTS AND FRAMING. SKELETON FRAME ATTACHED TO BUILDING FACADE WITH EMBED PLATES AND CONNECTIONS TO THE STRUCTURAL STEEL FRAME AND/OR PRECAST WALL PANELS OF THE BUILDING. FRAME UNDERSIDE OF CANOPY WITH METAL STUDS AND ALUCCOROND METAL PANELS (OR SIMILAR) FOR SOFFIT AND FASCIA CONDITIONS. PROVIDE AND INSTALL ADHERED EPDM MEMBRANE WITH TAPERED DRIP INSULATION SLOPED TO SIDES OF CANOPY WITH SCUPPER OPENINGS. REFER TO EXTERIOR MATERIAL SCHEDULE FOR SELECTED COLORS.

ROOF SYSTEM #1 (BALLASTED)

WASHED STONE BALLAST (NOMINAL RATE OF 10#/SF IN FIELD, 12#/SF AT THE PERIMETER AND 15#/SF IN THE CORNER AREAS) OVER 60-MIL EPDM MEMBRANE ON (2) LAYERS OF 2.6" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS WITH FELT OR GLASS-FIBER MAT FASTER ON BOTH MAJOR SURFACES AND MINIMUM R-26. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES AND POSITIVE DRAINAGE. 20 GA. MINIMUM METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO INSULATED ROOF DRAINS. INSTALL INSULATED OVERFLOW ROOF DRAINS THAT WILL EXTEND TO THE ADJACENT EXTERIOR WALL AS DEPICTED ON THE ROOF PLAN AND DROP VERTICALLY TO DAYLIGHT SCUPPER AT 18" A.F.F. PROVIDE PREFINISHED THRU-WALL STEEL PIPE DRAIN WITH FINISHED TRIM AT EXTERIOR PRECAST WALL PENETRATION. (SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING, PITCH AND OTHER SPECIFIC INFORMATION.)

ROOF SYSTEM #2 (ADHERED)

PROVIDE & INSTALL 60-MIL EPDM MEMBRANE FULLY ADHERED AND ASSOCIATED 60-MIL EPDM FLASHINGS. A MECHANICALLY FASTENED BASE LAYER OF 2.6" POLYISOCYANURATE ROOF INSULATION BOARD AT A RATE OF 8 PER BOARD IN THE FIELD, 16 PER BOARD AT THE PERIMETER, AND 32 PER BOARD OUTSIDE CORNER LOCATIONS, AND A FULLY ADHERED TOP LAYER OF 2.6" POLYISOCYANURATE ROOF INSULATION BOARD IN INSULATION ADHESIVE. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES. POLYISOCYANURATE ROOF INSULATION BOARD SHOULD CONFORM TO ASTM C1289, TYPE 2, CLASS 2, GRADE 2 WITH A COATED GLASS FASER. OFFSET INSULATION JOINTS A MINIMUM OF SIX INCHES (6"). ALL MATERIALS AND DETAILS MUST BE ACCEPTABLE TO THE MANUFACTURER OF THE ROOF MEMBRANE SYSTEM & INSULATION. FOLLOW THE MANUFACTURER'S CURRENT APPLICATION INSTRUCTIONS. (SEE STRUCTURAL DRAWINGS FOR INFORMATION ON STRUCTURALLY SLOPED METAL ROOF DECK OVER STRUCTURAL STEEL JOISTS.)

EXPANSION JOINT SYSTEM #1

PROVIDE & INSTALL CONTINUOUS 3" HOLLOW FOAM BACKER ROD WITH 24" WIDE EPDM FLASHING STRIP. ADHERE TO ROOFING SYSTEM & NEW BASE OF WALL BLOCKING AS REQUIRED.

WALL COPING / GRAVEL STOP SYSTEM #1

PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2X WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF EXTERIOR WALL SYSTEM AT 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. REFER TO EXTERIOR MATERIAL SCHEDULE FOR COLOR SELECTIONS (MATCH EXISTING). PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA.

GUTTER / DOWNSPOUT #1

CONTINUOUS 24 GAUGE PREFINISHED METAL GUTTER WITH SUPPORT STRAPS & BRACKETS AS REQUIRED. PROVIDE 24 GAUGE PREFINISHED METAL ENCLOSED DRAIN DOWNSPOUTS WITH BRACKETS AS REQUIRED (DOWNSPOUT LOCATIONS AS RECOMMENDED BY ROOFING CONTRACTOR). PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.

FLASHING SYSTEM #1

AT CANOPY STRUCTURE #1 PROVIDE PREFINISHED 22-GA. METAL COUNTER FLASHING PER CODE AT LINTELS OF OPENING. ADHESIVE BACKED OVER STAINLESS STEEL METAL DRIP EDGE REGLET SAN CUT INTO ROOFER WALL PANEL OR RETURN AND TERMINATE TO ALUMINUM SYSTEM. INSTALL SEALANT A METAL FLASHING AND EXTERIOR MATERIAL.

ROOF HATCH #1

PROVIDE TYPE 'NB' SIZE 2'-6" WIDE X 8'-0" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING. HATCH IS PRIMED AND PAINTED TO MATCH WALL COPING / GRAVEL STOP SYSTEM #1.

ROOF HATCH #2

PROVIDE TYPE 'BRHE-D' (SIZED PER ROOF PLAN) EQUIPMENT ROOF HATCH, DOUBLE LEAF BY BARCOCK DAVIS ON STRUCTURALLY FRAMED OPENING. HATCH TO BE ALL ALUMINUM SINGLE INSULATED COVER & WALL CURB CONSTRUCTION IN MILL FINISH.

ROOF LADDER #1

PROVIDE AND INSTALL EXTERIOR STEEL ROOF ACCESS LADDER FOR ROOF ACCESS PER OSHA REQUIREMENTS, FROM MAIN ROOF TO THE HIGH ROOF OF OFFICE AREAS. PRIME AND FINISH PAINT DARK GRAY. PROVIDE WITH INTEGRAL GUARDRAIL EXTENSIONS.

EXIT MAN DOOR #1

14 GA. GALVANIZED INSULATED LAMINATED CORE FOLLOW METAL DOOR (FLUSH AND/OR NARROW LITE), PAINTED. REFER TO EXTERIOR MATERIAL SCHEDULE FOR SELECTED COLORS, PRIME & PAINT. INSULATED HOLLOW METAL FRAMES WITH THRESHOLD, WEATHER STRIPPING AND DRIP CAP HEAD.

OVERHEAD DOOR #1 (DRIVE THRU)

12'-0" WIDE X 16'-0" HIGH HEAVY DUTY INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND ELECTRIC OPERATOR. VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

OVERHEAD DOOR #2 (TYPICAL DOCK)

9'-0" WIDE X 10'-0" HIGH HEAVY DUTY INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND WEATHER STRIPPING. VERTICAL TRACK ASSEMBLY AND FRAME TO HAVE GALVANIZED FINISH. ELECTRIC OPERATOR WITH 40" SWING ARM DOCK LIGHT. PROVIDE DOCK SEAL, VERIFY SEAM/DOCK ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE. (INCHPOUNTS BAR GRATE TREADS ACCEPTABLE) TREADS TO BE BOLTED OR WELDED TO C-CHANNEL STRINGERS. HANDRAILS BOTH SIDES PER CODE WITH 3'-6" GUARDRAIL AT LANDING WITH (2) HORIZONTAL BARS.

OVERHEAD DOOR #3 (INTERIOR)

12'-0" WIDE X 12'-0" HIGH HIGH SPEED COILING RAPID ROLL DOOR WITH ALUMINUM PROFILE WITH HEAVY DUTY WIND RIB REINFORCEMENTS AND SELF-REPAIRING BREAKAWAYS. VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. MOTOR HOUSING ASSEMBLY TO BE PREFINISHED WITH DOOR PREFINISHED WHITE.

ELEVATOR #1

SCHINDLER 3300 MRL TRACTION ELEVATOR WITH FREQUENCY-CONTROLLED DRIVE WITH 3,500# CAPACITY. STANDARD TWO SPEED LEFT FRONT OPENING. WOOD GRAIN PLASTIC LAMINATE INTERIOR WALLS, BRUSHED STAINLESS STEEL CAR DOOR AND FRONT, CEILING AND HANDRAIL. PIT DETAILS AND SHAFT SIZE TO BE VERIFIED WITH ELEVATOR MANUFACTURER.

STAIR #1 (OFFICE)

PAINTED STEEL CHANNEL STRINGER WITH CONCRETE FILLED PAN TREAD UNDER RUBBER TREAD MATERIAL. PAINTED STEEL BALLUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENTS OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

STAIR #2 (MEZZANINE)

PAINTED STEEL CHANNEL STRINGER WITH CONCRETE FILLED PAN TREAD. PAINTED STEEL BALLUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENT OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

STAIR #3 (SHIP'S LADDER)

PAINTED STEEL CHANNEL STRINGER WITH BAR GRATE TREADS, 68 DEGREE STEEP INCLINE STAIR WITH 1'-0" MAX. RISERS AND 6" DEEP TREADS. PAINTED STEEL BALLUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENT OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

STAIR #4 (DOCK ACCESS)

GALVANIZED EXTERIOR INTERIOR STEEL STAIR WITH C-CHANNEL STRINGERS BOLTED TO CONCRETE SLAB AND PRECAST CONCRETE WALL PANEL AT DOOR LANDING LOCATION. PROVIDE TS SUPPORT COLUMN AT LANDING CORNER. 7" HIGH RISERS AND 11" DEEP TREADS. STAIR TREADS TO HAVE 1'-2" WIDE X 1'-2" HIGH BENT STEEL CHECKER PLATE WOSING WELDED TO STEEL GRATE TREADS. (INCHPOUNTS BAR GRATE TREADS ACCEPTABLE) TREADS TO BE BOLTED OR WELDED TO C-CHANNEL STRINGERS. HANDRAILS BOTH SIDES PER CODE WITH 3'-6" GUARDRAIL AT LANDING WITH (2) HORIZONTAL BARS.

HANDRAIL #1

PAINTED STEEL BALLUSTERS AND INTERMEDIATE MEMBERS PER CODE AND DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENT OF 1'-0" PAST THE NOSE OF THE TREAD AT TOP AND BOTTOM OF STAIR. PRIME AND PAINT GRAY. PROVIDE WALL MOUNTED SINGLE LINE HANDRAIL ON EXTERIOR WALL. CORE AND PLACE RAILING IN PLACE, GROUT SOLID AND CAULK.

BOLLARD #1 (TYPICAL)

6" DIAMETER, 4'-0" TALL CONCRETE FILLED PIPE BOLLARD, EXTEND DOWN 4'-0" BELOW SLAB. CROWN TOP OF CONCRETE. PAINT "SAFETY YELLOW."

BOLLARD #2 (MECH. MOUNTED)

6" DIAMETER, 4'-0" TALL CONCRETE FILLED PIPE BOLLARD, MECHANICALLY MOUNTED TO FLOOR SLAB. CROWN TOP OF CONCRETE. PAINTED "SAFETY YELLOW."

BOLLARD #3

6" DIAMETER, 6'-0" TALL CONCRETE FILLED PIPE BOLLARD, EXTEND DOWN 4'-0" BELOW SLAB. CROWN TOP OF CONCRETE. PAINT "SAFETY YELLOW."



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PROJECT INFORMATION:

GLUE DOTS INTERNATIONAL BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

REVISED PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
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10 OCTOBER 2019

PROJECT NUMBER	PROJECT MANAGER
19013-01	DK

ENLARGED ELEVATIONS

A210

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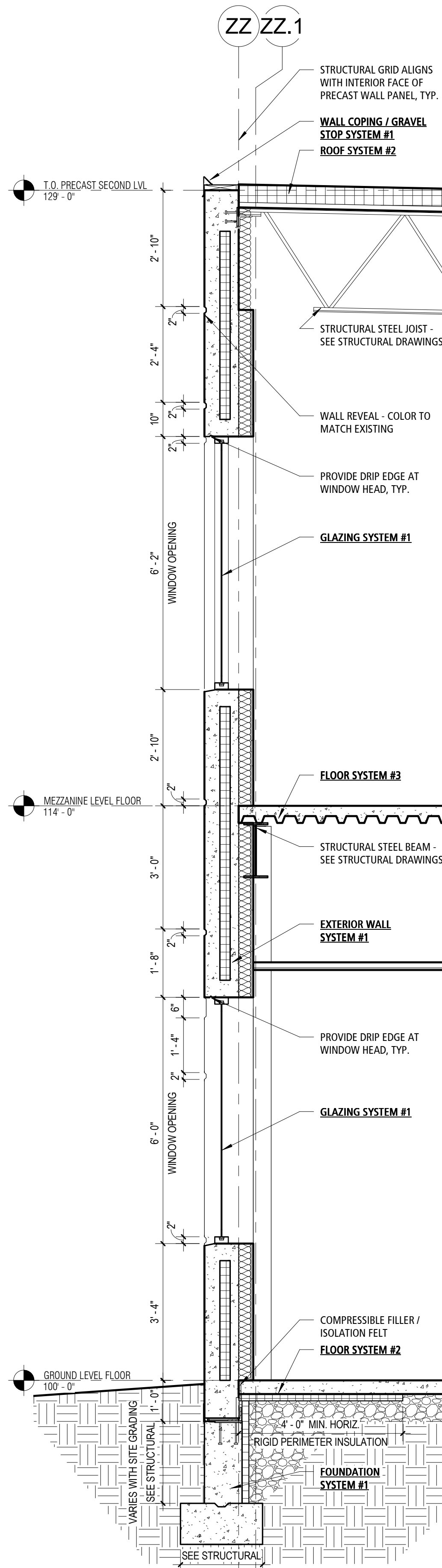
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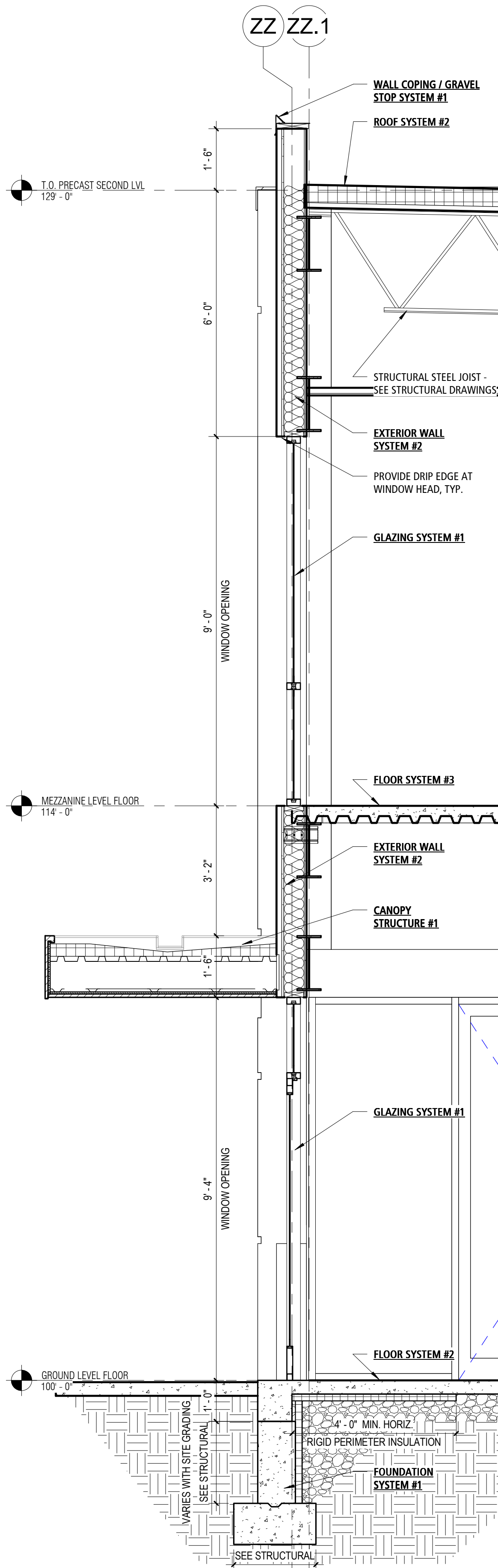
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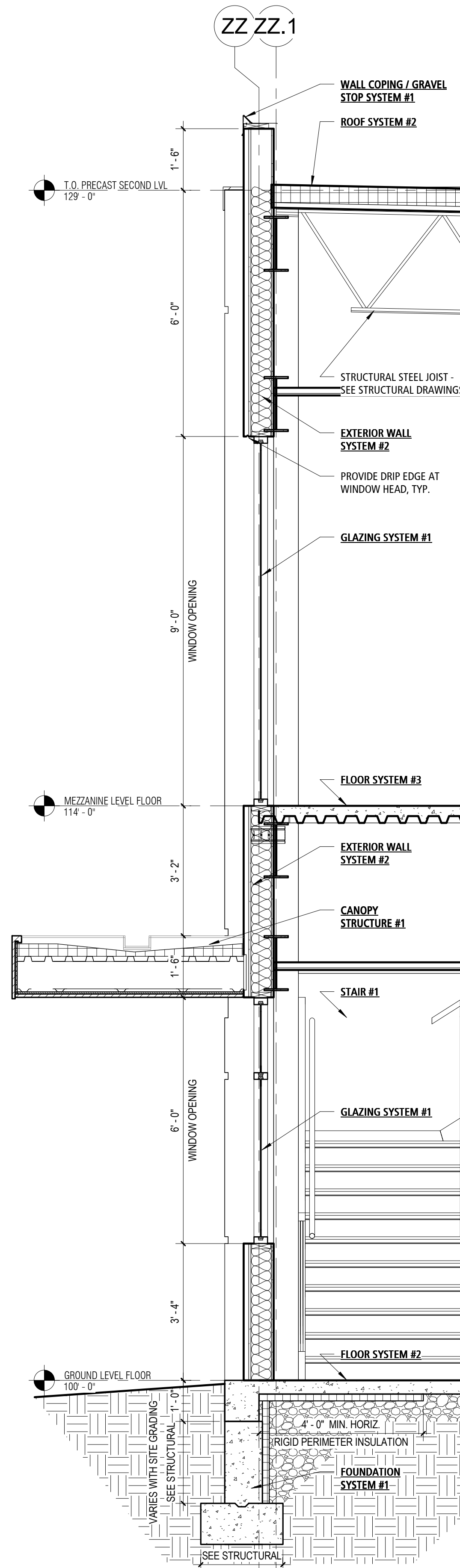
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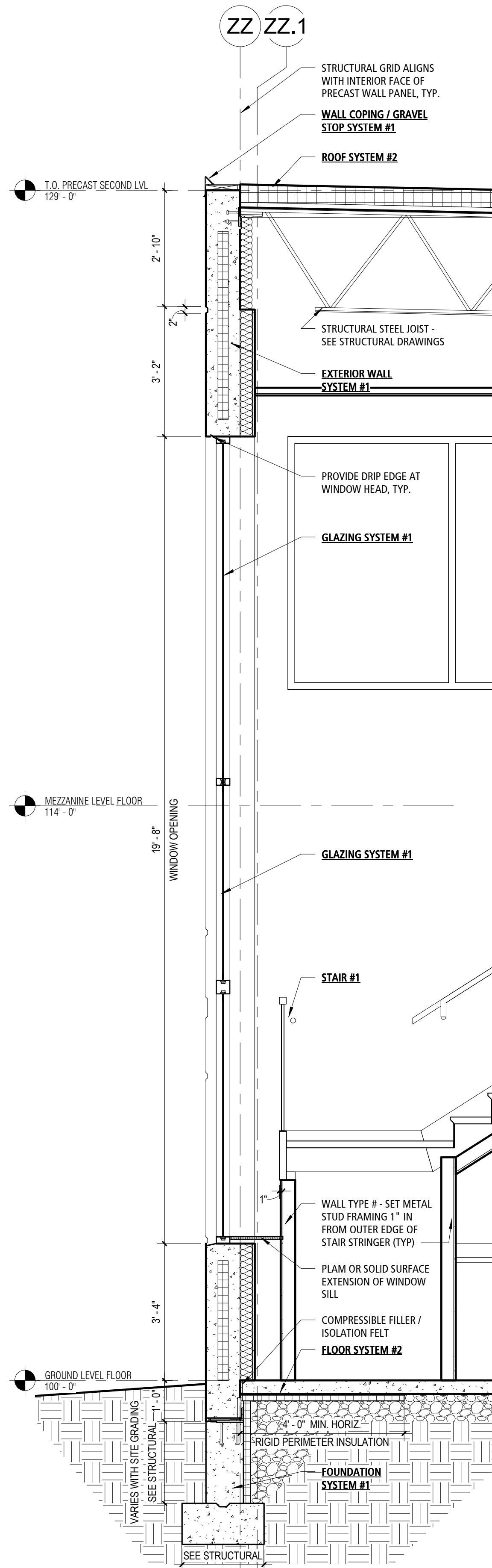
30 SECTION - TYPICAL OFFICE AREA
1/2" = 1'-0"



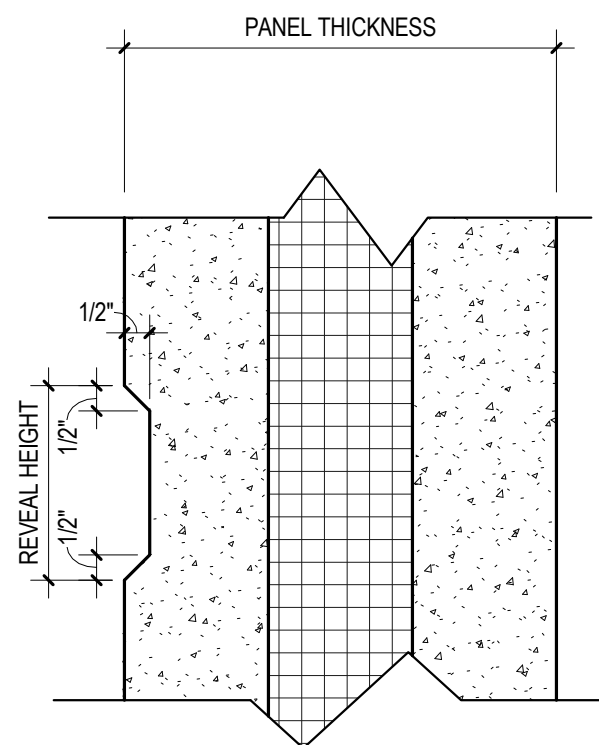
31 SECTION - VISITOR ENTRY
1/2" = 1'-0"



32 SECTION - OFFICE ENTRY
1/2" = 1'-0"



33 SECTION - LOBBY STAIR E-W
1/2" = 1'-0"



5 PRECAST REVEAL DETAIL (TYPICAL)
3" = 1'-0"

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1 (TYPICAL)
REINFORCED, FORMED POURED-IN-PLACE CONCRETE FOUNDATION WALL AT BUILDING PERIMETER. PROVIDE 2" RIGID INSULATION (R-10 MIN) 4'-0" MINIMUM VERTICAL ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. TOP OF FOUNDATION WALL SHALL BE 1'-0" BELOW FINISH FLOOR LEVEL. PROVIDE AND INSTALL 2" RIGID INSULATION HORIZONTALLY FROM INSIDE FOUNDATION WALL. HIGH DENSITY RIGID INSULATION TO BE USED HORIZONTALLY IN WAREHOUSE AREA. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FOUNDATION SYSTEM #2 (EXPOSED)
SMOOTH FACED REINFORCED, FORMED POURED-IN-PLACE CONCRETE RETAINING FOUNDATION WALL. PROVIDE 2" RIGID INSULATION (R-10 MIN) 4'-0" MINIMUM VERTICAL ON THE INTERIOR FACE OF THE EXTERIOR WALLS. TOP OF FOUNDATION WALL SHALL BE 1'-0" BELOW FINISH FLOOR LEVEL. PROVIDE AND INSTALL 2" RIGID INSULATION HORIZONTALLY FROM INSIDE FOUNDATION WALL. HIGH DENSITY RIGID INSULATION TO BE USED HORIZONTALLY IN WAREHOUSE AREA. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.) EXTERIOR SURFACE TO MATCH EXTERIOR SURFACE OF PRECAST CONCRETE WALL PANELS AND BE PREPARED FOR FINISH PAINTING.

STOOP #1
5" SLAB-ON-GRADE CONCRETE STOOP WITH POSITIVE SLOPE AWAY FROM THE DOOR, OVER FORMED-IN-PLACE FROST RESISTANT 4'-0" BELOW GRADE CONCRETE FOUNDATION WALL WITH STONE (2" - 3" ROCK) MATERIAL BACKFILL. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FLOOR SYSTEM #1 (TYPICAL - PRODUCTION)
REINFORCED STRUCTURAL FIBER POURED-IN-PLACE CONCRETE SLAB-ON-GRADE AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE 15-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE IN ALL FINISHED WAREHOUSE LOCATIONS THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE SLAB. PROVIDE PRE-MOLDED JOINT FILL (VERSA FLEX) AT COLUMNS, CMU WALLS, AND PERIMETER. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION.)

FLOOR SYSTEM #2 (TYPICAL - OFFICE)
POURED-IN-PLACE CONCRETE SLAB-ON-GRADE WITH STEEL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE 10-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE IN ALL FINISHED "OFFICE AREA" LOCATIONS THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE SLAB. PROVIDE PRE-MOLDED JOINT FILL (VERSA FLEX) AT COLUMNS, CMU WALLS, AND PERIMETER. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION.)

FLOOR SYSTEM #3 (OFFICE MEZZANINE)
NORMAL WEIGHT CONCRETE ON COMPOSITE DECK WITH SHEAR STUDS OVER WIDE FLANGE BEAM AND COLUMN STRUCTURAL FLOOR SYSTEM. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FLOOR SYSTEM #4 (STORAGE MEZZANINE)
HOLLOW CORE PRECAST CONCRETE PLANK WITH BONDED CONCRETE TOPPING SET ON W-FLANGE STEEL BEAM AND STRUCTURAL LOAD BEARING MASONRY CONSTRUCTION. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

EXTERIOR WALL SYSTEM #1
10" NOMINAL FORMED INSULATED PRECAST CONCRETE (2.5"/3"/3.5") R-13 MIN, WET CAST SMOOTH FACED LOAD-BEARING ARCHITECTURAL PANELS WITH 1/2" DEEP FORMED HORIZONTAL REVEALS AND SMOOTH FINISH AS DEPICTED IN EXTERIOR ELEVATIONS. EXTERIOR FACE OF PANELS TO BE PAINTED WITH HALLMAN UNSEY GRIP TITE 66 ACRYLIC MASONRY PRIMER AND (2) COATS WEATHERGUARD 176, FLAT, 100% ACRYLIC PAINT. ALL DOORS AND WINDOW OPENINGS TO BE FORMED INTEGRAL DRIP AT THE HEAD OF THE OPENING AND POSITIVE SLOPED SILL. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL JOINTS (INTERIOR AND EXTERIOR). SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS, PANEL ARTICULATIONS AND WALL PANEL LAYOUT. REFER TO EXTERIOR MATERIAL SCHEDULE FOR PAINT COLOR SELECTION.

EXTERIOR WALL SYSTEM #2
PROVIDE & INSTALL: 24 GAUGE 36" WIDE PREFINISHED RIBBED DEEP-DECK CORRUGATED METAL WALL PANELS, INSTALLED HORIZONTALLY IN 4'-10 1/2" LENGTHS APPROXIMATELY WITH STANDARD CONCEALED FASTENER WITH NEOPRENE WASHERS AND INTO THROUGH THE VERTICAL WALL FRAMING MEMBERS BELOW. 5/8" GLASS MAT GYPSUM SHEATHING BOARD WITH AIR & MOISTURE BARRIER ("DENSELEMENT BARRIER SYSTEM SHEATING" OR COMPARABLE PRODUCT) ASTM C 1177/1177M, WITH FIBERGLASS MAT LAMINATED TO BOTH SIDES AND WITH MANUFACTURER'S STANDARD EDGES. INSTALL EXTERIOR SHEATHING ON 6" STRUCTURAL STEEL STUDS 16" O.C. WITH BATT INSULATION AND 5/8" GYPSUM BOARD INTERIOR FINISH. PROVIDE CONTROL JOINTS AS REQUIRED PER STRUCTURAL REQUIREMENTS.

GLAZING SYSTEM #1
"TRIFAB 451T SYSTEM" BY KAWNEER. THIS IS A CENTER GLAZED STOREFRONT SYSTEM: 2" WIDE X 4.5" DEEP IN BRONZE ANODIZED ALUMINUM FRAME (MATCH EXISTING). REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF MULLION. 1" INSULATED LOW-E, BRONZE TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSERS AND SHIMS ATTACHED TO OPENINGS AS INDICATED. ALL FULL-LITE GLASS ALUMINUM DOORS TO BE MEDIUM SILE FRAMES. PROVIDE TEMPERED GLAZING AS REQUIRED. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.

GLAZING COMPOSITION
INSULATED GLASS: 1" BRONZE TINTED INSULATED GLASS UNIT IN THERMALLY BROKEN ANODIZED ALUMINUM FRAME, 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING ON BRONZE TINTED (MATCH EXISTING). PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.

CANOPY STRUCTURE #1
PRIMED EXTERIOR HORIZONTAL STEEL CHANNEL AND TUBE STEEL STRUCTURAL SUPPORTS AND FRAMING. SKELETON FRAME ATTACHED TO BUILDING FACADE WITH EMBED PLATES AND CONNECTIONS TO THE STRUCTURAL STEEL FRAME AND/OR PRECAST WALL PANELS OF THE BUILDING. FRAME UNDERSIDE OF CANOPY WITH METAL STUDS, AND ALUMINUM METAL PANELS OR SIMILAR FOR SOFFIT AND FASCIA CONDITIONS. PROVIDE AND INSTALL ADHERED EPDM MEMBRANE WITH TAPERED RIGID INSULATION SLOPED TO SIDES OF CANOPY WITH SCUPPER OPENINGS. REFER TO EXTERIOR MATERIAL SCHEDULE FOR SELECTED COLORS.

ROOF SYSTEM #1 (BALLASTED)
WASHED STONE BALLAST (NOMINAL RATE OF 10#/SF IN FIELD, 12#/SF AT THE PERIMETER AND 15#/SF IN THE CORNER AREAS) OVER 60-MIL EPDM MEMBRANE ON (2) LAYERS OF 2-6" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS WITH FELT OR GLASS-FIBER MAT FASTER ON BOTH MAJOR SURFACES AND MINIMUM R-26. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES AND POSITIVE DRAINAGE. 20 GA. MINIMUM METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO INSULATED ROOF DRAINS. INSTALL INSULATED OVERFLOW ROOF DRAINS THAT WILL EXTEND TO THE ADJACENT EXTERIOR WALL AS DEPICTED ON THE ROOF PLAN AND DROP VERTICALLY TO DAYLIGHT SCUPPER AT 18" A.F.F. PROVIDE PREFINISHED THRU-WALL STEEL PIPE DRAIN WITH FINISHED TRIM AT EXTERIOR PRECAST WALL PENETRATION. (SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING, PITCH AND OTHER SPECIFIC INFORMATION.)

ROOF SYSTEM #2 (ADHERED)
PROVIDE & INSTALL: 60-MIL EPDM MEMBRANE FULLY ADHERED AND ASSOCIATED 60 MIL EPDM FLASHINGS. A MECHANICALLY FASTENED BASE LAYER OF 2-6" POLYISOCYANURATE ROOF INSULATION BOARD AT A RATE OF 8 PER BOARD IN THE FIELD, 16 PER BOARD AT THE PERIMETER, AND 32 PER BOARD AT THE OUTSIDE CORNER LOCATIONS, AND A FULLY ADHERED TOP LAYER OF 2-6" POLYISOCYANURATE ROOF INSULATION BOARD IN INSULATION ADHESIVE. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES. POLYISOCYANURATE ROOF INSULATION BOARD SHOULD CONFORM TO ASTM C1289, TYPE 2, CLASS 2, GRADE 2 WITH A COATED GLASS FASER. OFFSET INSULATION JOINTS A MINIMUM OF SIX INCHES (6"). ALL MATERIALS AND DETAILS MUST BE ACCEPTABLE TO THE MANUFACTURER OF THE ROOF MEMBRANE SYSTEM & INSULATION SHOULD FOLLOW THE MANUFACTURER'S CURRENT APPLICATION INSTRUCTIONS. (SEE STRUCTURAL DRAWINGS FOR INFORMATION ON STRUCTURALLY SLOPED METAL ROOF DECK OVER STRUCTURAL STEEL JOISTS.)

EXPANSION JOINT SYSTEM #1
PROVIDE & INSTALL: CONTINUOUS 3" HOLLOW FOAM BACKER ROD WITH 24" WIDE EPDM FLASHING STRIP. ADHERE TO ROOFING SYSTEM & NEW BASE OF WALL BLOCKING AS REQUIRED.

WALL COPING / GRAVEL STOP SYSTEM #1
PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2X WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF EXTERIOR WALL SYSTEM AT 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. REFER TO EXTERIOR MATERIAL SCHEDULE FOR COLOR SELECTIONS (MATCH EXISTING). PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA.

GUTTER / DOWNSPOUT #1
CONTINUOUS 24 GAUGE PREFINISHED METAL GUTTER WITH SUPPORT STRAPS & BRACKETS AS REQUIRED. PROVIDE 24 GAUGE PREFINISHED METAL ENCLOSURE/DROK DOWNSPOUTS WITH BRACKETS AS REQUIRED. DOWNSPOUT LOCATIONS AS RECOMMENDED BY ROOFING CONTRACTOR; PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.

FLASHING SYSTEM #1
AT CANOPY STRUCTURE #1 PROVIDE PREFINISHED, 22-GA. METAL COUNTER FLASHING PER CODE AT LINTELS OF OPENING. ADHESIVE BACKED OVER STAINLESS STEEL METAL DRIP EDGE REGLET. METAL CUT INTO PRECAST WALL PANEL OR RETURN AND TERMINATE TO ALUMINUM SYSTEM. INSTALL SEALANT A METAL FLASHING AND EXTERIOR MATERIAL.

ROOF HATCH #1
PROVIDE TYPE "NB" SIZE 2'-6" WIDE X 8'-0" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING. HATCH IS PRIMED AND PAINTED TO MATCH WALL COPING / GRAVEL STOP SYSTEM #1.

ROOF HATCH #2
PROVIDE TYPE "BRHE-D" (SIZED PER ROOF PLAN) EQUIPMENT ROOF HATCH, DOUBLE LEAF BY BARCOCK DAVIS ON STRUCTURALLY FRAMED OPENING. HATCH TO BE ALL ALUMINUM SINGLE INSULATED COVER & WALL CURB CONSTRUCTION IN MILL FINISH.

ROOF LADDER #1
PROVIDE AND INSTALL EXTERIOR STEEL ROOF ACCESS LADDER FOR ROOF ACCESS PER OSHA REQUIREMENTS, FROM MAIN ROOF TO THE HIGH ROOF OF OFFICE AREAS. PRIME AND FINISH PAINT DARK GRAY. PROVIDE WITH INTEGRAL GUARDRAIL EXTENSIONS.

EXIT MAN DOOR #1
14 GA. GALVANIZED INSULATED LAMINATED CORE FOLLOW METAL DOOR (FLUSH AND/OR NARROW LITE), PAINTED. REFER TO EXTERIOR MATERIAL SCHEDULE FOR SELECTED COLORS, PRIME & PAINT. INSULATED HOLLOW METAL FRAMES WITH THRESHOLD, WEATHER STRIPPING AND DRIP CAP HEAD.

OVERHEAD DOOR #1 (DRIVE THRU)
12'-0" WIDE X 16'-0" HIGH HEAVY DUTY INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND ELECTRIC OPERATOR, VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

OVERHEAD DOOR #2 (TYPICAL DOCK)
9'-0" WIDE X 10'-0" HIGH HEAVY DUTY INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND WEATHER STRIPPING, VERTICAL TRACK ASSEMBLY AND FRAME TO HAVE GALVANIZED FINISH. ELECTRIC OPERATOR WITH 40" SWING ARM DOCK LIGHT. PROVIDE DOCK SEAL, VERIFY SEALER/SHEETER AND OTHER REQUIREMENTS WITH MANUFACTURER. PROVIDE 35,000# MECHANICAL DOCK LEVELER OR 7'x8", 50,000# AIR-BAG DOCK LEVELER (RITE HITE OR EQUAL) AT RECESSED DOCK DOOR LOCATIONS - VERIFY PIT DIMENSIONS WITH DOCK LEVELER MANUFACTURER. PROVIDE RUBBER BUMPERS WITH 3/4" DIAMETER GALVANIZED EXPANSION BOLTS FOR ANCHORING. INTERIOR AND EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE. PROVIDE DOKLOK & RED / GREEN SAFETY LIGHTS.

OVERHEAD DOOR #3 (INTERIOR)
12'-0" WIDE X 12'-0" HIGH HIGH SPEED COILING RAPID ROLL DOOR WITH ALUMINUM PROFILE WITH HEAVY DUTY WIND RIB REINFORCEMENTS AND SELF-REPAIRING BREAKAWAYS. VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. MOTOR HOUSING ASSEMBLY TO BE PREFINISHED WITH DOOR PREFINISHED WHITE.

ELEVATOR #1
SCHINDLER 3300 MRL TRACTION ELEVATOR WITH FREQUENCY CONTROLLED DRIVE WITH 3,500# CAPACITY. STANDARD TWO SPEED LEFT FRONT OPENING, WOOD GRAIN PLASTIC LAMINATE INTERIOR WALLS, BRUSHED STAINLESS STEEL CAR DOOR AND FRONT, CEILING AND HANDRAIL. PIT DETAILS AND SHAFT SIZE TO BE VERIFIED WITH ELEVATOR MANUFACTURER.

STAIR #1 (OFFICE)
PAINTED STEEL CHANNEL STRINGER WITH CONCRETE FILLED PANT TREAD UNDER RUBBER TREAD MATERIAL. PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENTS OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

STAIR #2 (MEZZANINE)
PAINTED STEEL CHANNEL STRINGER WITH CONCRETE FILLED PANT TREAD. PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENT OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

STAIR #3 (SHOPS LADDER)
PAINTED STEEL CHANNEL STRINGER WITH BAR GRATE TREADS, 68 DEGREE STEEP INCLINE STAIR WITH 1'-0" MAX. RISERS AND 6" DEEP TREADS. PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENT OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

STAIR #4 (DOCK ACCESS)
GALVANIZED EXTERIOR/INTERIOR STEEL STAIR WITH C-CHANNEL STRINGERS BOLTED TO CONCRETE SLAB AND PRECAST CONCRETE WALL PANEL AT DOOR LANDING LOCATION. PROVIDE ITS SUPPORT COLUMN AT LANDING CORNER. 7" HIGH RISERS AND 11" DEEP TREADS. STAIR TREADS TO HAVE 1 1/2" WIDE, CHECKER PLATE WELDING WELDED TO STEEL GRATE TREADS. (MCMCHOLS BAR GRATE TREADS ACCEPTABLE) TREADS TO BE BOLTED OR WELDED TO C-CHANNEL STRINGERS. HANDRAILS BOTH SIDES PER CODE WITH 3'-6" GUARDRAIL AT LANDING WITH (2) HORIZONTAL BARS.

HANDRAIL #1
PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENT OF 1'-0" PAST THE NOSE OF THE TREAD AT TOP AND BOTTOM OF STAIR. PRIME AND PAINT GRAY. PROVIDE WALL MOUNTED SINGLE LINE HANDRAIL ON EXTERIOR WALL. CORE AND PLACE RAILING IN PLACE, GROUT SOLID AND CAULK.

BOLLARD #1 (TYPICAL)
6" DIAMETER, 4'-0" TALL CONCRETE FILLED PIPE BOLLARD, EXTEND DOWN 4'-0" BELOW SLAB. CROWN TOP OF CONCRETE. PAINT "SAFETY YELLOW."

BOLLARD #2 (MECH. MOUNTED)
6" DIAMETER, 4'-0" TALL CONCRETE FILLED PIPE BOLLARD, MECHANICALLY MOUNTED TO FLOOR SLAB. CROWN TOP OF CONCRETE. PAINTED "SAFETY YELLOW."

BOLLARD #3
6" DIAMETER, 6'-0" TALL CONCRETE FILLED PIPE BOLLARD, EXTEND DOWN 4'-0" BELOW SLAB. CROWN TOP OF CONCRETE. PAINT "SAFETY YELLOW."

REVISIONS		
#	DATE	DESCRIPTION

10 OCTOBER 2019

PROJECT NUMBER	PROJECT MANAGER
19013-01	DK

WALL SECTIONS

A300

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N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815



PROJECT INFORMATION:

GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

REVISED PLAN
COMMISSION
SUBMITTAL



E

D

C

B

A

30 SECTION - CLERESTORY WINDOW
1/2" = 1'-0"

31 SECTION - EXIT MAN DOOR
1/2" = 1'-0"

32 SECTION - DRIVE THRU DOOR
1/2" = 1'-0"

33 SECTION - TYPICAL DOCK
1/2" = 1'-0"

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1 (TYPICAL)
REINFORCED, FORMED POURED-IN-PLACE CONCRETE FOUNDATION WALL AT BUILDING PERIMETER. PROVIDE 2" RIGID INSULATION (R-10 MIN) 4'-0" MINIMUM VERTICAL ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. TOP OF FOUNDATION WALL SHALL BE 1'-0" BELOW FINISH FLOOR LEVEL. PROVIDE AND INSTALL 2" RIGID INSULATION HORIZONTALLY FROM INSIDE FOUNDATION WALL. HIGH DENSITY RIGID INSULATION TO BE USED HORIZONTALLY IN WAREHOUSE AREA. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FOUNDATION SYSTEM #2 (EXPOSED)
SMOOTH FACED REINFORCED, FORMED POURED-IN-PLACE CONCRETE RETAINING FOUNDATION WALL. PROVIDE 2" RIGID INSULATION (R-10 MIN) 4'-0" MINIMUM VERTICAL ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. TOP OF FOUNDATION WALL SHALL BE 1'-0" BELOW FINISH FLOOR LEVEL. PROVIDE AND INSTALL 2" RIGID INSULATION HORIZONTALLY FROM INSIDE FOUNDATION WALL. HIGH DENSITY RIGID INSULATION TO BE USED HORIZONTALLY IN WAREHOUSE AREA. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.) EXTERIOR SURFACE TO MATCH EXTERIOR SURFACE OF PRECAST CONCRETE WALL PANELS AND BE PREPARED FOR FINISH PAINTING.

STOOP #1
5" SLAB-ON-GRADE CONCRETE STOOP WITH POSITIVE SLOPE AWAY FROM THE DOOR, OVER FORMED-IN-PLACE FROST RESISTANT 4'-0" BELOW GRADE CONCRETE FOUNDATION WALL WITH STONE (2" - 3" ROCK) MATERIAL BACKFILL. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FLOOR SYSTEM #1 (TYPICAL - PRODUCTION)
REINFORCED STRUCTURAL FIBER POURED-IN-PLACE CONCRETE SLAB-ON-GRADE AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE 15-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE IN ALL FINISHED WAREHOUSE LOCATIONS THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE SLAB. PROVIDE PRE-MOLDED JOINT FILL (VERSA FLEX) AT COLUMNS, CMU WALLS, AND PERIMETER. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION.)

FLOOR SYSTEM #2 (TYPICAL - OFFICE)
POURED-IN-PLACE CONCRETE SLAB-ON-GRADE WITH STEEL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE 10-MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED STONE BASE IN ALL FINISHED "OFFICE AREA" LOCATIONS THROUGHOUT THE FACILITY PER CODE PRIOR TO PLACING CONCRETE SLAB. PROVIDE PRE-MOLDED JOINT FILL (VERSA FLEX) AT COLUMNS, CMU WALLS, AND PERIMETER. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS, AND SPECIFIC INFORMATION.)

FLOOR SYSTEM #3 (OFFICE MEZZANINE)
NORMAL WEIGHT CONCRETE ON COMPOSITE DECK WITH SHEAR STUDS OVER WIDE FLANGE BEAM AND COLUMN STRUCTURAL FLOOR SYSTEM. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

FLOOR SYSTEM #4 (STORAGE MEZZANINE)
HOLLOW CORE PRECAST CONCRETE PLANK WITH BONDED CONCRETE TOPPING SET ON W-FLANGE STEEL BEAM AND STRUCTURAL LOAD BEARING MASONRY CONSTRUCTION. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER SPECIFIC INFORMATION.)

EXTERIOR WALL SYSTEM #1
10" NOMINAL FORMED INSULATED PRECAST CONCRETE (2.5" / 3.5" / 5") R-13 MIN, WET CAST SMOOTH FACED LOAD-BEARING ARCHITECTURAL PANELS WITH 1/2" DEEP FORMED HORIZONTAL REVEALS AND SMOOTH FINISH AS DEPICTED IN EXTERIOR ELEVATIONS. EXTERIOR FACE OF PANELS TO BE PAINTED WITH HALLMAN UNDESEY GRIP TITE 66 ACRYLIC MASONRY PRIMER AND (2) COATS WEATHERGUARD V16, FLAT, 100% ACRYLIC PAINT. ALL DOORS AND WINDOW OPENINGS TO BE FORMED INTEGRAL DRIP AT THE HEAD OF THE OPENING AND POSITIVE SLOPED SILL. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL JOINTS (INTERIOR AND EXTERIOR). SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS, PANEL ARTICULATIONS AND WALL PANEL LAYOUT. REFER TO EXTERIOR MATERIAL SCHEDULE FOR PAINT COLOR SELECTIONS.

EXTERIOR WALL SYSTEM #2
PROVIDE & INSTALL: 24 GAUGE 36" WIDE PREFINISHED RIBBED DEEP-DECK CORRUGATED METAL WALL PANELS, INSTALLED HORIZONTALLY IN +1'-0" TO +12' LENGTHS APPROXIMATELY, WITH STANDARD CONCEALED FASTENER WITH NEOPRENE WASHERS AND INTO THROUGH THE VERTICAL WALL FRAMING MEMBERS BELOW. 5/8" GLASS MAT GYPSUM SHEATHING BOARD WITH AIR & MOISTURE BARRIER ("DENSELEMENT BARRIER SYSTEM SHEATHING" OR COMPARABLE PRODUCT), ASTM C 1177/C 1177M, WITH FIBERGLASS MAT LAMINATED TO BOTH SIDES AND WITH MANUFACTURER'S STANDARD EDGES. INSTALL EXTERIOR SHEATHING ON 6" STRUCTURAL STEEL STUDS 16" O.C. WITH BATT INSULATION AND 5/8" GYPSUM BOARD INTERIOR FINISH. PROVIDE CONTROL JOINTS AS REQUIRED PER STRUCTURAL REQUIREMENTS.

GLAZING SYSTEM #1
"TRIFAB 451T SYSTEM" BY KAWNEER. THIS IS A CENTER GLAZED STOREFRONT SYSTEM: 2" WIDE X 4.5" DEEP IN BRONZE ANODIZED ALUMINUM FRAME (MATCH EXISTING). REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF MULLION. 1" INSULATED LOW-E, BRONZE TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHINGS, EXTERIOR METAL CLOSERS AND SHIMS ATTACHED TO OPENINGS AS INDICATED. ALL FULL-GLASS ALUMINUM DOORS TO BE MEDIUM STYLE FRAMES. PROVIDE TEMPERED GLAZING AS REQUIRED. PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.

GLAZING COMPOSITION
INSULATED GLASS: 1" BRONZE TINTED INSULATED GLASS UNIT IN THERMALLY BROKEN ANODIZED ALUMINUM FRAME, 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING ON BRONZE TINTED (MATCH EXISTING). PROVIDE ARCHITECT WITH SAMPLE FOR FINAL APPROVAL.

CANOPY STRUCTURE #1
PRIMED EXTERIOR HORIZONTAL STEEL CHANNEL AND TUBE STEEL STRUCTURAL SUPPORTS AND FRAMING. SKELETON FRAME ATTACHED TO BUILDING FACADE WITH EMBED PLATES AND CONNECTIONS TO THE STRUCTURAL STEEL FRAME AND/OR PRECAST WALL PANELS OF THE BUILDING. FRAME UNDERSIDE OF CANOPY WITH METAL STUDS AND ALUMINOID METAL PANELS (OR SIMILAR) FOR SOFFIT AND FASCIA CONDITIONS. PROVIDE AND INSTALL ADHERED EPDM MEMBRANE WITH TAPERED RIGID INSULATION SLOPED TO SIDES OF CANOPY WITH SCRIPPER OPENINGS. REFER TO EXTERIOR MATERIAL SCHEDULE FOR SELECTED COLORS.

ROOF SYSTEM #1 (BALLASTED)
WASHED STONE BALLAST (NOMINAL RATE OF 10#/SF IN FIELD, 12#/SF AT THE PERIMETER AND 15#/SF IN THE CORNER AREAS) OVER 60-MIL EPDM MEMBRANE ON (2) LAYERS OF 2.6" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS WITH FELT OR GLASS-FIBER MAT FASTER ON BOTH MAJOR SURFACES AND MINIMUM R-26. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES AND POSITIVE DRAINAGE. 20 GA. MINIMUM METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO INSULATED ROOF DRAINS. INSTALL INSULATED OVERFLOW ROOF DRAINS THAT WILL EXTEND TO THE ADJACENT EXTERIOR WALL AS DEPICTED ON THE ROOF PLAN AND DROP VERTICALLY TO DAYLIGHT SCUPPER AT 18" A.F.F. PROVIDE PREFINISHED THRU-WALL STEEL PIPE DRAIN WITH FINISHED TRIM AT EXTERIOR PRECAST WALL PENETRATION. (SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING, PITCH AND OTHER SPECIFIC INFORMATION.)

ROOF SYSTEM #2 (ADHERED)
PROVIDE & INSTALL: 60-MIL EPDM MEMBRANE FULLY ADHERED AND ASSOCIATED 60 MIL EPDM FLASHINGS. A MECHANICALLY FASTENED BASE LAYER OF 2.6" POLYISOCYANURATE ROOF INSULATION BOARD AT A RATE OF 8 PER BOARD IN THE FIELD, 16 PER BOARD AT THE PERIMETER, AND 32 PER BOARD AT CORNERS. AND A FULLY ADHERED TOP LAYER OF 2.6" POLYISOCYANURATE ROOF INSULATION BOARD IN INSULATION ADHESIVE. PROVIDE TAPERED ROOF INSULATION AS REQUIRED FOR SADDLES. POLYISOCYANURATE ROOF INSULATION BOARD SHOULD CONFORM TO ASTM C1289, TYPE 2, CLASS 2, GRADE 2 WITH A COATED GLASS FASER. OFFSET INSULATION JOINTS A MINIMUM OF SIX INCHES (6"). ALL MATERIALS AND DETAILS MUST BE ACCEPTABLE TO THE MANUFACTURER OF THE ROOF MEMBRANE SYSTEM & INSULATION & FOLLOW THE MANUFACTURER'S CURRENT APPLICATION INSTRUCTIONS. (SEE STRUCTURAL DRAWINGS FOR INFORMATION ON STRUCTURALLY SLOPED METAL ROOF DECK OVER STRUCTURAL STEEL JOISTS.)

EXPANSION JOINT SYSTEM #1
PROVIDE & INSTALL: CONTINUOUS 3" HOLLOW FOAM BACKER ROD WITH 24" WIDE EPDM FLASHING STRIP. ADHERE TO ROOFING SYSTEM & NEW BASE OF WALL BLOCKING AS REQUIRED.

WALL COPING / GRAVEL STOP SYSTEM #1
PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2X WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF EXTERIOR WALL SYSTEM AT 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. REFER TO EXTERIOR MATERIAL SCHEDULE FOR COLOR SELECTIONS (MATCH EXISTING). PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA.

GUTTER / DOWNSPOUT #1
CONTINUOUS 24 GAUGE PREFINISHED METAL GUTTER WITH SUPPORT STRAPS & BRACKETS AS REQUIRED. PROVIDE 24 GAUGE PREFINISHED METAL ENCLOSURE DOWNSPOUTS WITH BRACKETS AS REQUIRED. DOWNSPOUT LOCATIONS AS RECOMMENDED BY ROOFING CONTRACTOR. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.

FLASHING SYSTEM #1
AT CANOPY STRUCTURE #1 PROVIDE PREFINISHED, 22-GA. METAL COUNTER FLASHING PER CODE AT LINTELS OF OPENING. ADHESIVE BACKED OVER STAINLESS STEEL METAL DRIP EDGE REGLET SAW CUT INTO RECESSED WALL PANEL OR RETURN AND TERMINATE TO ALUMINUM SYSTEM. INSTALL SEALANT A METAL FLASHING AND EXTERIOR MATERIAL.

ROOF HATCH #1
PROVIDE TYPE "NB" SIZE 2'-6" WIDE X 8'-0" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING. HATCH IS PRIMED AND PAINTED TO MATCH WALL COPING / GRAVEL STOP SYSTEM #1.

ROOF HATCH #2
PROVIDE TYPE "BRHE-D" (SIZED PER ROOF PLAN) EQUIPMENT ROOF HATCH, DOUBLE LEAF BY BARCOCK DAVIS ON STRUCTURALLY FRAMED OPENING. HATCH TO BE ALL ALUMINUM SINGLE INSULATED COVER & WALL CURB CONSTRUCTION IN MILL FINISH.

ROOF LADDER #1
PROVIDE AND INSTALL EXTERIOR STEEL ROOF ACCESS LADDER FOR ROOF ACCESS PER OSHA REQUIREMENTS, FROM MAIN ROOF TO THE HIGH ROOF OF OFFICE AREAS. PRIME AND FINISH PAINT DARK GRAY. PROVIDE WITH INTEGRAL GUARDRAIL EXTENSIONS.

EXIT MAN DOOR #1
14 GA. GALVANIZED INSULATED LAMINATED CORE FOLLOW METAL DOOR (FLUSH AND/OR NARROW LITE), PAINTED. REFER TO EXTERIOR MATERIAL SCHEDULE FOR SELECTED COLORS, PRIME & PAINT. INSULATED HOLLOW METAL FRAMES WITH THRESHOLD, WEATHER STRIPPING AND DRIP CAP HEAD.

OVERHEAD DOOR #1 (DRIVE THRU)
12'-0" WIDE X 16'-0" HIGH HEAVY DUTY INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND ELECTRIC OPERATOR, VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

OVERHEAD DOOR #2 (TYPICAL DOCK)
9'-0" WIDE X 10'-0" HIGH HEAVY DUTY INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND WEATHER STRIPPING, VERTICAL TRACK ASSEMBLY AND FRAME TO HAVE GALVANIZED FINISH. ELECTRIC OPERATOR WITH 40" SWING ARM DOCK LIGHT. PROVIDE DOCK SEAL, VERIFY SEALERS/SHIELDER AND OTHER REQUIREMENTS WITH MANUFACTURER. PROVIDE 3,500# MECHANICAL DOCK LEVELER OR 7'x8", 50,000# AIR-BAG DOCK LEVELER (RITE HITE OR EQUAL) AT RECESSED DOCK DOOR LOCATIONS - VERIFY PIT DIMENSIONS WITH DOCK LEVELER MANUFACTURER. PROVIDE RUBBER BUMPERS WITH 3/4" DIAMETER GALVANIZED EXPANSION BOLTS FOR ANCHORING. INTERIOR AND EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE. PROVIDE DOKLOK & RED / GREEN SAFETY LIGHTS.

OVERHEAD DOOR #3 (INTERIOR)
12'-0" WIDE X 12'-0" HIGH HIGH SPEED COILING RAPID ROLL DOOR WITH ALUMINUM PROFILE WITH HEAVY DUTY WIND RIB REINFORCEMENTS AND SELF-REPAIRING BREAKAWAYS. VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. MOTOR HOUSING ASSEMBLY TO BE PREFINISHED WITH DOOR PREFINISHED WHITE.

ELEVATOR #1
SCHINDLER 3300 MRL TRACTION ELEVATOR WITH FREQUENCY-CONTROLLED DRIVE WITH 3,500# CAPACITY. STANDARD TWO SPEED LEFT FRONT OPENING, WOOD GRAIN PLASTIC LAMINATE INTERIOR WALLS, BRUSHED STAINLESS STEEL CAR DOOR AND FRONT, CEILING AND HANDRAIL. PIT DETAILS AND SHAFT SIZE TO BE VERIFIED WITH ELEVATOR MANUFACTURER.

STAIR #1 (OFFICE)
PAINTED STEEL CHANNEL STRINGER WITH CONCRETE FILLED PANT TREAD UNDER RUBBER TREAD MATERIAL. PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENTS OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

STAIR #2 (MEZZANINE)
PAINTED STEEL CHANNEL STRINGER WITH CONCRETE FILLED PANT TREAD. PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENT OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

STAIR #3 (SHIP'S LADDER)
PAINTED STEEL CHANNEL STRINGER WITH BAR GRATE TREADS, 68 DEGREE STEEP INCLINE STAIR WITH 1'-0" MAX. RISERS AND 6" DEEP TREADS. PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENT OF 1'-0" BEYOND THE NOSE OF THE STAIR TREAD PER CODE. REFER TO ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

STAIR #4 (DOCK ACCESS)
GALVANIZED EXTERIOR INTERIOR STEEL STAIR WITH C-CHANNEL STRINGERS BOLTED TO CONCRETE SLAB AND PRECAST CONCRETE WALL PANEL AT DOOR LANDING LOCATION. PROVIDE TS SUPPORT COLUMN AT LANDING CORNER. 7" HIGH RISERS AND 11" DEEP TREADS. STAIR TREADS TO HAVE 1 1/2" WIDE X 1 1/2" HIGH BENT STEEL CHECKER PLATE WELDING WELDED TO STEEL GRATE TREADS. 1/4" INCHES BAR GRATE TREADS ACCEPTABLE) TREADS TO BE BOLTED OR WELDED TO C-CHANNEL STRINGERS. HANDRAILS BOTH SIDES PER CODE WITH 3'-6" GUARDRAIL AT LANDING WITH (2) HORIZONTAL BARS.

HANDRAIL #1
PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENT OF 1'-0" PAST THE NOSE OF THE TREAD AT TOP AND BOTTOM OF STAIR. PRIME AND PAINT GRAY. PROVIDE WALL MOUNTED SINGLE LINE HANDRAIL ON EXTERIOR WALL. CORE AND PLACE RAILING IN PLACE, GROUT SOLID AND CAULK.

BOLLARD #1 (TYPICAL)
6" DIAMETER, 4'-0" TALL CONCRETE FILLED PIPE BOLLARD, EXTEND DOWN 4'-0" BELOW SLAB. CROWN TOP OF CONCRETE. PAINT "SAFETY YELLOW."

BOLLARD #2 (MECH. MOUNTED)
6" DIAMETER, 4'-0" TALL CONCRETE FILLED PIPE BOLLARD, MECHANICALLY MOUNTED TO FLOOR SLAB. CROWN TOP OF CONCRETE. PAINTED "SAFETY YELLOW."

BOLLARD #3
6" DIAMETER, 6'-0" TALL CONCRETE FILLED PIPE BOLLARD, EXTEND DOWN 4'-0" BELOW SLAB. CROWN TOP OF CONCRETE. PAINT "SAFETY YELLOW."



N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815



PROJECT INFORMATION:

GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

REVISED PLAN
COMMISSION
SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
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10 OCTOBER 2019

PROJECT NUMBER PROJECT MANAGER

19013-01 DK

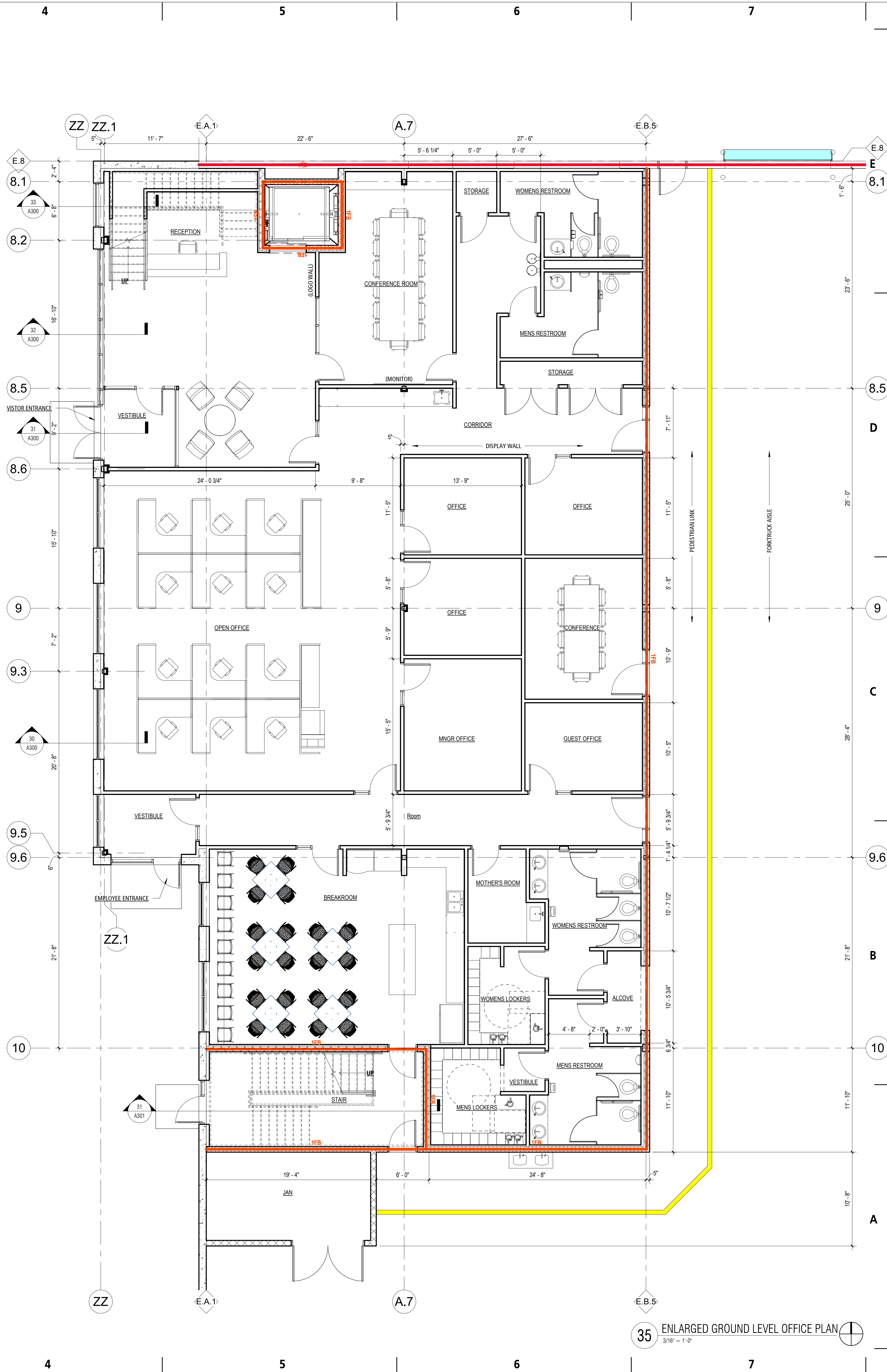
WALL SECTIONS

A302

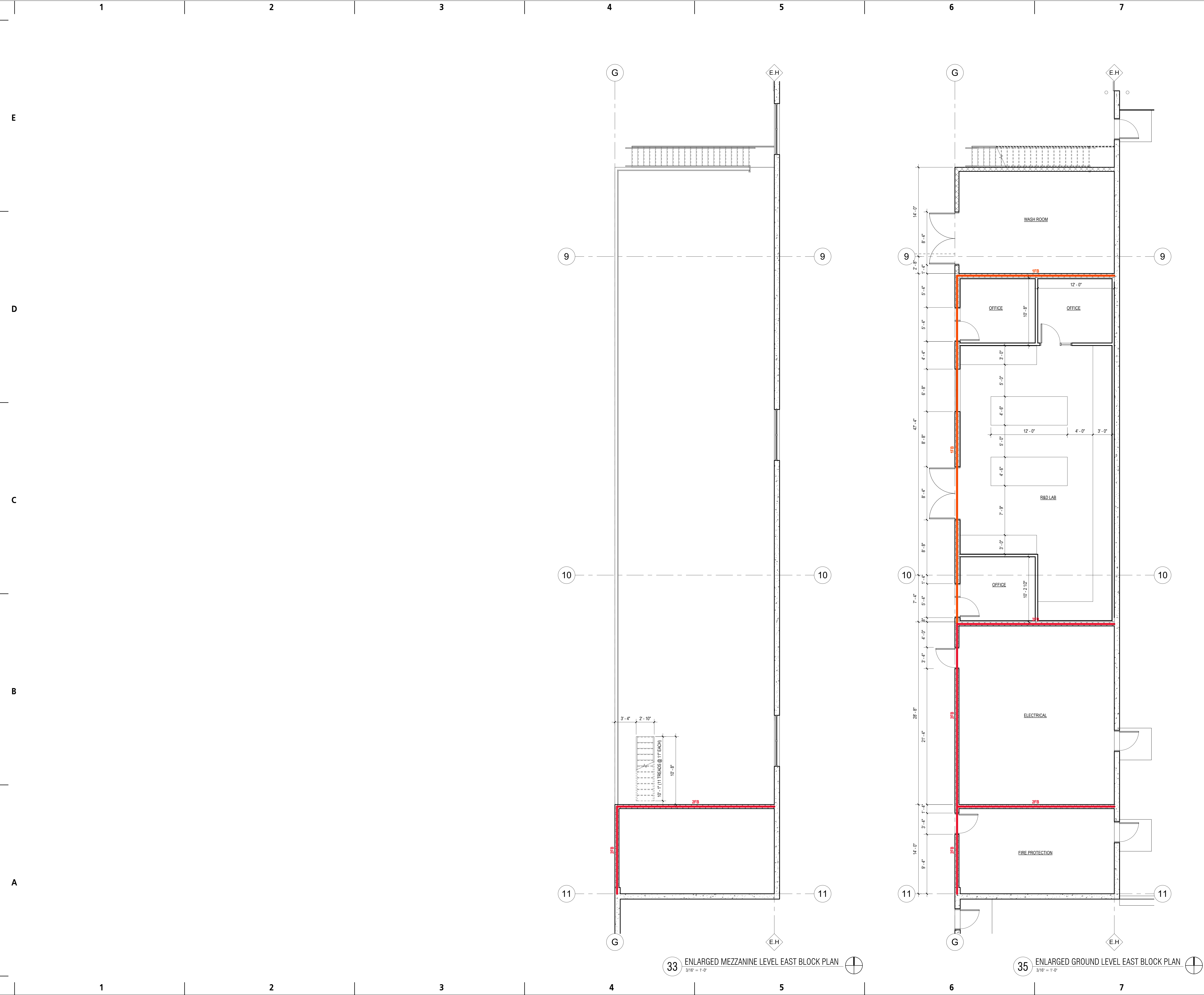
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31 ENLARGED MEZZANINE LEVEL OFFICE PLAN
3/16" = 1'-0"



35 ENLARGED GROUND LEVEL OFFICE PLAN
3/16" = 1'-0"



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GLUE DOTS
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W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

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COMMISSION
SUBMITTAL

REVISIONS		
#	DATE	DESCRIPTION

10 OCTOBER 2019

PROJECT NUMBER	PROJECT MANAGER
19013-01	DK

ENLARGED EAST BLOCK
AREA

A401

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Village of
Germantown
...Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid JP Date 8-20-19

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

Tom Olejniczak

Harwood Engineering

255 N 21st Street, Milwaukee WI 53233

Phone (414) 918-1240

Fax ()

E-Mail tom.olejniczak@hecl.com

PROPERTY OWNER

Erica Roberts

Glue Dots International

N117W18711 Fulton Dr, Germantown WI 53022

Phone (262) 437-7885

E-Mail eroberts@gluedots.com

2 PROPERTY ADDRESS OR GENERAL LOCATION TAX KEY NUMBER

N117W18711 Fulton Dr, Germantown WI 53022

212972, 212955, 212996

3 PURPOSE OF LAND SPLIT

Building addition to the existing Glue Dots International building

Will the land split require rezoning?

No

From

To

4 READ AND INITIAL THE FOLLOWING:

T.O. I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

T.O. I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

To. I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

T.O. I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date

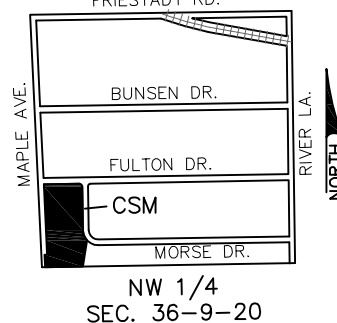
LOT 1 OF CERTIFIED SURVEY MAP NO. 3266, LOT 1 AND OUTLOT 1
OF CERTIFIED SURVEY MAP NO. 4116, AND LANDS IN THE SOUTH
WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH,
RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,
WISCONSIN.



CAPITOL SURVEY ENTERPRISES
220 REGENCY CT STE 210
BROOKFIELD, WI 53045
PH: (262)-786-6600
WWW.CAPITOLSURVEY.COM

PREPARED FOR:
ELLSWORTH CORPORATION
N117 W18711 FULTON DRIVE
GERMANTOWN, WI 53022

VICINITY MAP
1" = 2000'
FRIESTADT RD.



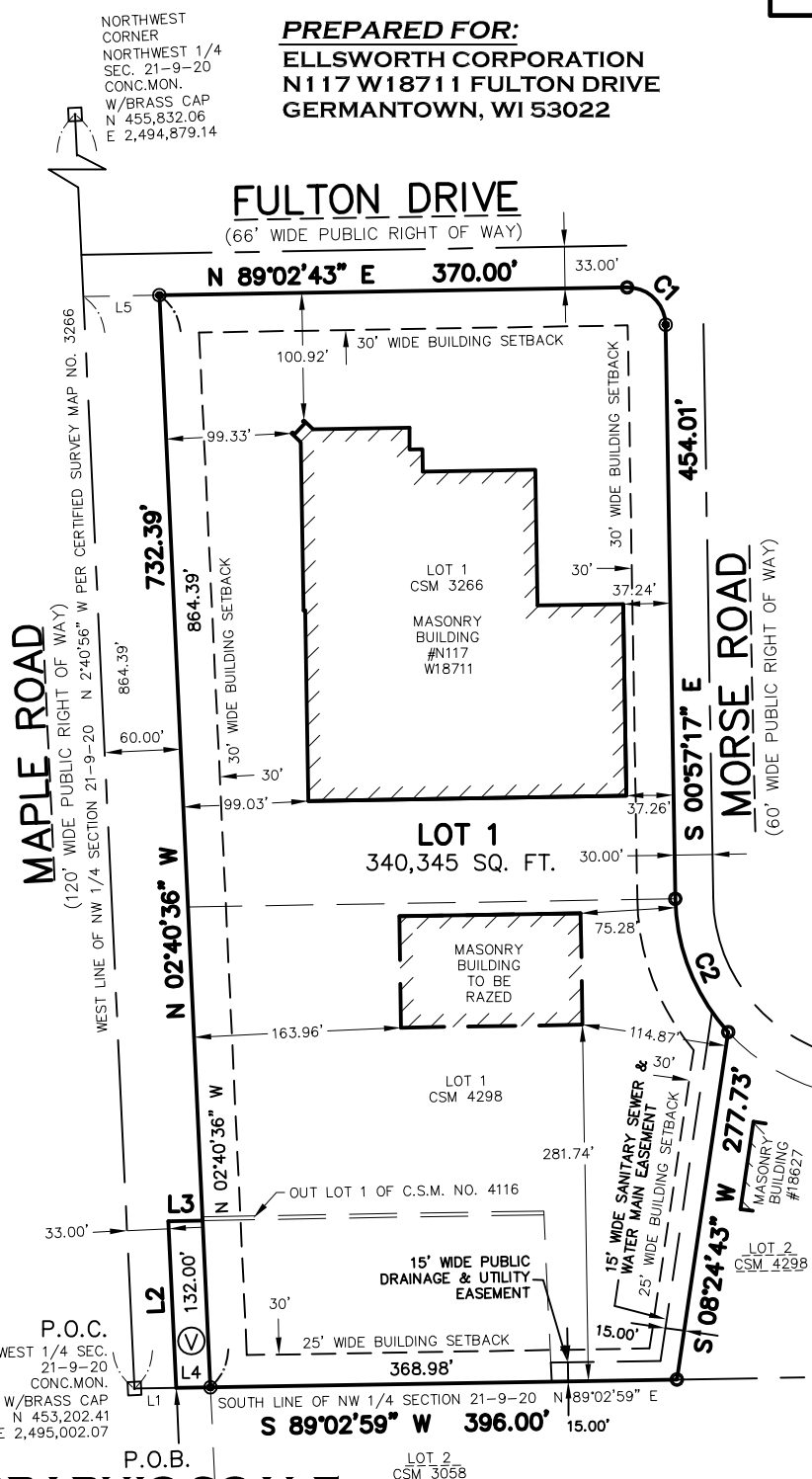
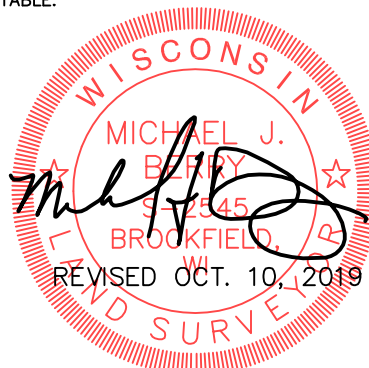
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.
- INDICATES 1 INCH DIA. IRON PIPE, FOUND.
- ⑤ 3,565 SQUARE FEET DEDICATED TO MAPLE ROAD.

SUBJECT PROPERTY IS LOCATED
WITHIN AN AREA HAVING A ZONE
DESIGNATION X: AREAS DETERMINED
TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOOD PLAIN, PER
INFORMATION FROM THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
(FEMA), ON FLOOD INSURANCE RATE
MAP NO. 55131C0357D, WITH A DATE
OF IDENTIFICATION OF NOVEMBER 20,
2013, IN COMMUNITY NO. 550472,
VILLAGE OF GERMANTOWN, WHICH IS
THE COMMUNITY IN WHICH THE
SUBJECT PROPERTY IS SITUATED.

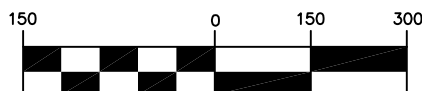
SUBJECT PROPERTY ZONED:
M-1 LIMITED BUSINESS DISTRICT

SETBACKS FOR AREAS ZONE M-1:
FRONT = 30'
SIDES = 25'
REAR = 25'

SEE SHEET 2 FOR LINE AND CURVE
TABLE.



GRAPHIC SCALE


$$1 \text{ inch} = 150 \text{ ft.}$$

ALL BEARINGS REFER TO
THE WEST LINE THE
NORTHWEST 1/4 OF
SECTION 21-9-20, WHICH
HAS A BEARING OF
N 02°40'56" W.

NORTH

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 3266, LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4116, AND LANDS IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, MAPPED, AND DEDICATED, LOT 1 OF CERTIFIED SURVEY MAP NO. 3266, LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4116, AND LANDS IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION;
THENCE N 89°02'59" E 33.01 FEET ALONG THE SOUTH LINE OF SAID 1/4 SECTION;
THENCE N 02°40'35" W 132.00 FEET; THENCE N 89°02'43" E 27.02 FEET TO THE EAST LINE OF MAPLE ROAD; THENCE N 02°40'36" W 732.39 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF FULTON DRIVE; THENCE N 89°02'43" E 370.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTHEASTERLY 47.13 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 30.00 FEET, AND WHOSE CHORD BEARS S 45°57'34" E 42.43 FEET; THENCE S 00°57'17" E 454.01 FEET; THENCE SOUTHEASTERLY 115.87 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 160.00 FEET; AND WHOSE CHORD BEARD S 21°42'09" E 113.36 FEET; THENCE S 08°24'43" W 277.73 FEET TO THE SOUTH LINE OF SAID 1/4 SECTION; THENCE S 89°02'59" W 396.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 343,910 SQUARE FEET OR 7.8951 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, MAP AND DEDICATION BY THE DIRECTION OF ELLSWORTH CORPORATION, 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 18 OF THE VILLAGE OF GERMANTOWN CODE OF ORDINANCES IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 19TH DAY OF AUGUST, 2016.


MICHAEL J BERRY
PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°02'59" E	33.01'
L2	N 02°40'35" W	132.00'
L3	N 89°02'43" E	27.02'
L4	S 89°02'59" W	27.02'
L5	S 89°02'59" W	60.03'

CURVE TABLE					
CURVE	ARC	RADIUS	BEARING	CHD. LENGTH	DELTA
C1	47.13'	30.00'	S 45°57'34" E	42.43'	90°00'35"
C2	115.87'	160.00'	S 21°42'09" E	113.36'	41°29'38"



CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 3266, LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4116, AND LANDS IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

ELLSWORTH CORPORATION, A COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP, AND SUBMITTED TO THE VILLAGE OF GERMANTOWN AS REQUIRED IN ACCORDANCE WITH THE ORDINANCES OF THE VILLAGE OF GERMANTOWN.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BILL HOGAN, ITS CONTROLLER, AT _____, WISCONSIN, THIS _____ DAY OF _____, 2019.

BILL HOGAN
CONTROLLER, ELLSWORTH CORPORATION

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019 _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS DAY _____ OF _____, 2019.

DEAN WOLTER, VILLAGE PRESIDENT

DATE

LAURA A. JOHNSON, PLAN COMMISSION SECRETARY

DATE

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, DEAN WOLTER, VILLAGE OF GERMANTOWN PRESIDENT, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, LAURA A. JOHNSON, VILLAGE OF GERMANTOWN PLAN COMMISSION SECRETERY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:



CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 3266, LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4116, AND LANDS IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3266, LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4116, AND LANDS IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN. HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS _____ DAY OF _____, 2019.

DEAN WOLTER, VILLAGE PRESIDENT

DATE

DEANNA BRAUNSCHWEIG, VILLAGE CLERK

DATE

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, DEAN WOLTER, VILLAGE OF GERMANTOWN PRESIDENT, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, DEANNA BRAUNSCHWEIG, VILLAGE OF GERMANTOWN CLERK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:



CONDITIONAL USE PERMIT (CUP)

10/14/19 Plan Commission Meeting

Clean Harbors Industrial Services Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Vincent Van Engelenburg, Agent for Clean Harbors Industrial Services Inc., property owner, is requesting approval of a Conditional Use Permit (CUP) to operate a facility used for the collection, transportation and temporary storage of non-hazardous, hazardous and infectious waste from the 6.0-acre property located at N104 W13275 Donges Bay Road.

Location: N104 W13275 Donges Bay Road

Agent/

Property Owner: Vincent Van Engelenburg
Clean Harbors Industrial Services Inc.
633 East 138th Street
Dolton, IL 60419

Clean Harbors Industrial
42 Longwater Drive
Norwell, MA 02061

Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1



Proposal

Vincent Van Engelenburg, Agent for Clean Harbors Industrial Services Inc., property owner, is requesting approval of a Conditional Use Permit (CUP) to operate a facility used for the collection, transportation and temporary storage of non-hazardous, hazardous and infectious waste from the 6.0-acre property located at N104 W13275 Donges Bay Road.

As stated in the application and supporting documents, Clean Harbors (formerly Veolia Industrial Services Inc.) is seeking permit approval under Section 17.33(3)(a) and (d) to operate a “truck-to-truck” facility where waste materials will be collected using box trucks and tractor trailers from various commercial and industrial customers off-site, brought back to the property in enclosed waste containers, off-loaded in a concrete area on the property, consolidated (not comingled) and moved onto out-going trucks/trailers for off-site delivery elsewhere. The temporary storage of waste materials on trucks, trailers or in the staging area will not exceed a period of ten (10) days. Containers will not be opened nor will there be any processing of waste material on the property.

Clean Harbors currently has 20 employees (up to 25 proposed) and intends to operate Monday to Friday, 7:00am to 5:00pm from the subject property.

Staff Comments

Consistency with Village’s 2020 Land Use Plan & M-1 Zoning District.

The 2020 Land Use Plan map classifies this property as “Industrial/Office”. The current zoning of the property (and all adjacent properties) is M-1: Limited Industrial. Conditional use approval for this type of facility can be granted under Section 17.33(3) of the Zoning Code:

- (a) Buildings, structures or underground storage tanks used for the storage of chemicals, flammable liquids and gaseous or vaporous substances;
- (b) Recycling collection/processing center

At this time, staff does not have sufficient information about the proposed operation to issue a full report & recommendation. Additional information addressing review questions and comments from Village staff and the Fire Department was provided late last week (and included in your packet). However, at the time of this writing, staff has not had sufficient time to review the supplemental information and cannot provide a complete report and recommendation at this time.

Ordinarily, under these circumstances an application would not be put on the Plan Commission agenda. However, this item is on the agenda in an effort to keep the process moving forward and to accommodate the public hearing process since advertising and public hearing notices have already been published and mailed to the surrounding property owners. For that reason, we are obligated to open the public hearing on Monday, October 14 as posted.

The Plan Commission can either close the hearing or continue it to a future meeting date in order to give staff adequate time to review and respond to the supplemental information provided by the applicant in order to better understand the proposal and render a complete review and report to the Plan Commission. As is stands, there is not sufficient information to determine if the proposed operation would/can be compliant and with what specific requirements or conditions given the unique circumstances of this operation and property.

For this reason, staff recommends that the public hearing be opened, public comment received, and the public hearing, consideration and action be kept open and tabled/continued until the November 11 Plan Commission meeting.

Village Planner Recommendation

TABLE consideration of and action on the conditional use permit (CUP) application for Clean Harbors Industrial Services Inc. for the operation of a facility for the collection, transportation and temporary storage of non-hazardous, hazardous and infectious waste from the 6.0-acre property located at N104 W13275 Donges Bay Road.



Community Development Department
Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
Telephone: (262) 250-4735 Website: www.village.germantown.wi.us
FAX: (262) 253-8255 E-mail: jretzlaff@village.germantown.wi.us

October 7, 2019

Vinnie Vanengelenburg
Clean Harbors Industrial Services Inc.
633 East 138th Street
Dolton, IL 60419

RE: Conditional Use Permit (CUP) Application; Staff Review Comments

Village Staff has reviewed the application submitted for the proposed hazardous/non-hazardous waste collection operation and has identified the following outstanding items/issues that need to be addressed. Please provide the requested information, corrections, revisions, etc. as soon as possible. If necessary, Village staff can meet to discuss specific comments prior to you submitting response and/or revised plans or supplemental information.

Community Development Department

1. The Washington County Property Lister identifies Veolia ES Industrial Services Inc. as the property owner. Please explain who the current owner is and what the relationship is with Clean Harbors. Identify who the authorized agents are for the applicant and property owner and who signed the application form.
2. A scaled site plan of the property is required with existing and proposed buildings, features, etc. identified on the site where the various activities will occur. A more detailed description of the operation is needed.
3. The brief description doesn't provide the level of detail necessary to clearly understand what the operation is all about, what happens on the site, what materials or equipment are brought to/from and kept on the site, etc. Please address the following:
 - a. What supplies, equipment and other materials will be stored on the property? In what quantities, for how long, etc.
 - b. Provide a detailed list of all liquid, solid and/or gaseous hazardous and non-hazardous waste material that will be or could be brought to and stored on the property. Where kept on site?
 - c. What type of containers (5 to 350 gal) will be used? Material? Where kept on site?
 - d. How will the materials be consolidated... be specific. Where on site?
 - e. Will different types of materials be co-mingled with other materials as part of the consolidation process?
 - f. What are covered bulk bins? What materials will be kept in the bins? How covered? Size and capacity? Where kept on site?
 - g. What are Frac tanks? Size and capacity? Where kept on site? How will they be cleaned... be specific.
 - h. Is water used in the process of cleaning containers? How is run-off managed and disposed of?
4. Provide a list of the DNR and other agency permits, licenses or approvals required to operate this type of facility and the status of obtaining those items.

5. What measures will be taken to protect the groundwater and nearby wetlands and navigable waterway from run-off? Is there a spill containment plan?

Fire Department

6. Clean Harbor needs to provide list and quantity of Hazardous waste materials to be keep on site. As a starting point does site comply with IFC chapter 50 Hazardous Materials?
7. Copies of current licensing from DNR or DOT for site related to waste or transportation.
8. Statement of current operations on site. How will this additional CUP change the use of the property? Will all existing business activities remain on site? Statement of intended operations after they receive all required approvals.
9. Safety plan for handling hazardous materials. Spill plan for hazardous materials. How will they prevent spills from groundwater contamination? Is this area within well-head protection district?
10. What are frac tanks? How large are frac tanks? Do they need licensing? Do they carry hazardous materials? Where will these activities take place?
11. How will frac tanks be cleaned? What waste can be generated from cleaning process by frac tanks and customer rented containers? Is the truck to truck transfer Hazardous containers or hazardous liquids or both?
12. How long will the waste be stored on site? Where will it be stored? Will fire protection be required? Only one building has fire sprinkler protection. Outside trailers being used to for storage may need to meet fire safety codes if they are actively storing flammable materials.
13. Will the wastes be transferred or received directly from adjoining waste transfer facilities? Will site become drop off location for hazardous materials directly by public?
14. Create site plan for property detailing above. Is additional FD water supply required within site? Property is gated with FD Knox box access currently, creating arrival delay.
15. There was no mention of infectious waste in the CUP application. But they supplied the GFD with a "draft application to DNR" for permitting infectious materials as supporting document. Nothing for Hazardous materials. This document was supplied after site visit by Chief Delian and myself, September 11 with Clean Harbors staff and site manager.

A public hearing of the application is scheduled for the October 14 Plan Commission meeting. In light of the outstanding information listed above, we will hold the hearing but likely will table action by the Plan Commission.

When additional information, please submit (1) digital plan set and fifteen (15) full-size, hard-copy plan sets set to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid further delay.

Respectfully,
Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

Copy: Eric Nitschke, Village Engineer



ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: _____

\$175 Application Fee Received By: _____

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

Name: Clean Harbors Industrial Services, Inc.
Address: 633 East 138th Street, Dolton, Illinois 60419
Phone: 316 - 269 - 7485
Fax: 608 - 221 - 9685
E-Mail: vanengelenburg.vincent@cleanharbors.com

PROPERTY or Business OWNER:

Name: Clean Harbors Industrial Services, Inc.
Address: 42 Longwater Drive, Norwell, MA 02061
Phone: 781 - 792 - 5000
Fax: 781 - 792 - 5903
E-Mail: Kelly.Taylor@safety-kleen.com

PROPERTY ADDRESS OR Tax Parcel ID#:

N104 W13275 Donges Bay Road, Germantown, WI 53022

DESCRIPTION OF PROPOSED USE (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

Clean Harbors collects hazardous and nonhazardous solid wastes from generators (our customers). Containers of wastes (5 Gallon – 350 Gallon) are managed under a truck-to-truck transfer where the wastes are collected by Clean Harbors' employees in collection vehicles, transported to the Germantown site where these wastes will be consolidated on a staged outbound trailer for offsite shipment. Covered bulk bins may also be stored temporarily prior to shipment for offsite disposal. Clean Harbors will also be cleaning various types of rented Containers and Frac Tanks before returning to Owner. The facility typically operates Monday through Friday, from 6 a.m. to approximately 6 p.m. Approximately 20 employees work at the property and there are three structures on site.

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself by sufficient cause to deny the petition.
- ☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

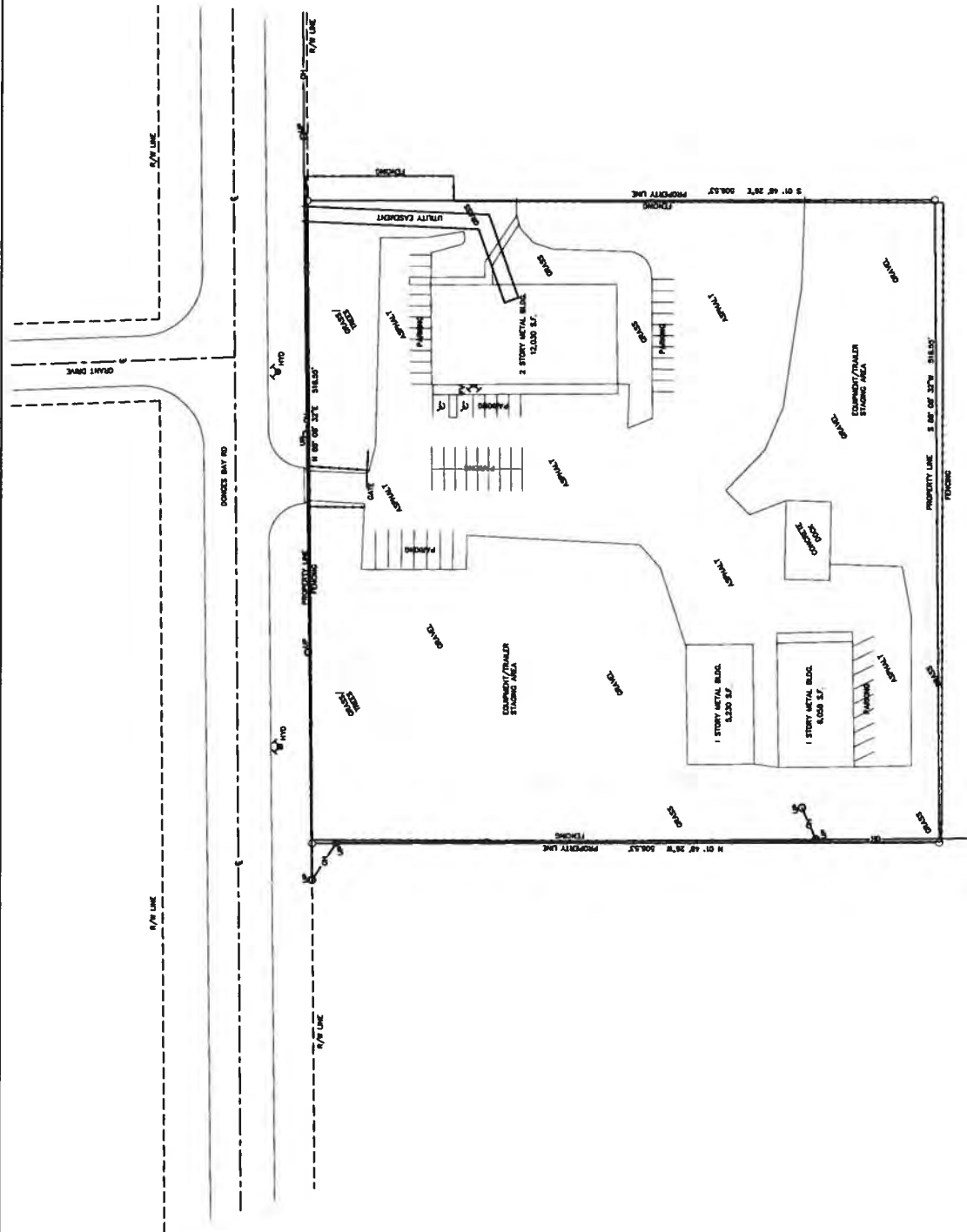
INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ☐ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☐ \$175 Application Fee
- ☐ Other Information required by Zoning Administrator

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Mon. Joranson 2-6-19
Applicant Date
Mon. Joranson 2-6-19
Property Owner Date

VILLAGE USE ONLY	
APPROVED	
☒ Building/Arch Plan	☐ Site Plan
☒ Landscaping Plan	☐ Sign Plan
☒ Lighting Plan	☒ Zoning Permit
<u>[Signature]</u> Village Planning/Zoning Administrator	<u>7-2-19</u> Date Approved
☒ Approved Conditions apply as noted below	
SEE LETTER DATED 7-2-19	
FOR REQUIREMENTS AND	
CONDITIONS OF APPROVAL	





CleanHarbor
ENVIRONMENTAL SERVICES, INC.
MEMPHIS, TN 38115

WVG-SP00-001

1" = 40'

DATE: 10/24/18

NEW ISSUE FOR REVIEW

DATE: 10/24/18

REFERENCE DRAWINGS

DATE: 10/24/18

SCALE OF FEET

DATE: 10/24/18

SCALE OF FEET

DATE: 10/24/18

Jeff Retzlaff

From: Jeff Retzlaff
Sent: Tuesday, October 23, 2018 4:22 PM
To: Kelly.taylor@safety-kleen.com
Cc: Lori Johnson
Subject: Clean Harbors ES Industrial Service; N104 W13275 Donges Bay Road
Attachments: Zoning Compliance Permit Application 10-15-09.pdf

COPY

I am responding to your email sent to Lori Johnson earlier today regarding the above-cite property.

Not knowing anything more than what information you provided in your email, I would say that depending on the specific activities conducted as part of each, it is very likely that the proposed solid and medical waste storage facilities would violate, i.e. NOT be in compliance with) the Village's Zoning Code without either one or both of the following: (1) rezoning the property from M-1: Limited Industrial to M-2: General Industrial or M-3: Special Use Industrial; or (2) obtaining a conditional use permit (CUP) from the Village.

We do not have a current Zoning/Occupancy Permit for the most recent operation on this property. Our records indicate that that last use of the property is/was for storage of equipment related to the collection of solid waste and/or recycling, e.g. bins, etc.

To help us determine zoning compliance, you will need to submit a detailed explanation of what the property will be used for, what activities will be conducted, services or products offered, what type of items will be stored, produced, processed, and in what quantities, etc. What would be extremely helpful is to get a copy of your license/permit applications required under NR502 and NR526. Once received, we will review and process. If necessary, we will identify any other permits, approvals, etc. that may be required in order to obtain/maintain compliance with the Village's Zoning Code.

Please provide this information along with the attached Zoning Compliance/Occupancy Permit application to Planning & Zoning Services at Village Hall. Coordinate your submittal with Lori Johnson.

Thanks.

*Jeffrey W. Retzlaff, AICP
Community Development Director
Zoning Administrator
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4735
jretzlaff@village.germantown.wi.us*

Village of



Community Development Dept.
Planning & Zoning
Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
(262) 250-4735

COPY

February 20, 2018

CDS Commercial Due Diligence Services
3550 W. Robinson Street, Third Floor
Norman, OK 73072

Attn: Cody Carter

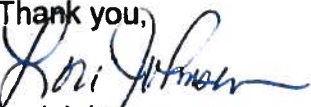
RE: N104 W13275 Donges Bay Road, Germantown, WI

I am in receipt of your request for a Zoning Verification letter for the property listed above located in the Village of Germantown. I could not locate a property file and therefore neither a survey or site plan is available showing the relative location of the existing structures on the subject property. As a result, I am unable to determine if the existing structures comply with the Village's current Zoning Code requirements, e.g. building setbacks, etc. Also, because I don't have any information on this property or the business that is operating there, I am unable to confirm if the use is in compliance with the Zoning Code. Please contact me if you wish to discuss further.

To the best of my knowledge, I can make the following statements:

- The zoning for the property is M-1: Limited Industrial Zoning District, Section 17.33 of the Municipal Code (see attached).
- Certificates of Occupancy are attached.
- There are no outstanding zoning or building code violations
- The adjacent property zoning designations are: North: M-1
South: M-1
East: M-1
West: M-1

Please contact me if you have any questions or concerns at (262) 250-4735 or by e-mail at ljohnson@village.germantown.wi.us.

Thank you,

Lori Johnson
Planning Assistant

Enc.



Community Development Department

Jeffrey W. Retzlaff, AICP, Director

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

Telephone: (262) 250-4735

FAX: (262) 253-8255

Website: www.village.germantown.wi.us

E-mail: jretzlaff@village.germantown.wi.us

July 2, 2019

Vincent Van Engelenburg, District Manager
Clean Harbors Industrial Services Inc.
633 East 138th Street
Dolton, IL 60419

RE: N104 W13275 Donges Bay Road; Zoning Permit Application
Hazardous & Non-Hazardous Solid Waste Collection & Consolidation Facility

The zoning permit application for a hazardous & non-hazardous solid waste collection, consolidation & recycling facility at the above cited property has been approved subject to the conditions listed below. Subject to satisfying all of the conditions below, the proposed use would comply with the M-1: Limited Industrial Zoning District regulations applicable to the subject property.

Be advised that the M-1 Zoning District within which the property is located does not allow the proposed use as a "permitted principal use" but does allow such a use with a conditional use permit (CUP) granted by the Village Board. To that end, I am including a CUP application packet for your information and use. Because a CUP application for the type of facility proposed would be processed under a separate procedure, including public hearings before the Village's Plan Commission and Village Board, you can discuss the details of that process with our department staff separately. Notwithstanding, as part of applying for and obtaining A CUP from the Village for the proposed uses, you will be required to document compliance with applicable state licensing and other applicable requirements, including but not limited to Wis. Stats. Chap 289 and Admin Code NR 502.

In the meantime, unless and until a CUP for the proposed hazardous & non-hazardous solid waste collection, consolidation & recycling facility is granted, the property and buildings may be used in a manner consistent with how and what the property has been used historically according to our records and observations, i.e. storage of equipment used for and/or related to the collection of solid waste and recyclables, e.g. bins, roll-off containers, dumpsters, trailers, etc., but excluding the actual collection, consolidation, processing, recycling and/or transporting of solid, liquid or gaseous waste and materials to/from the property.

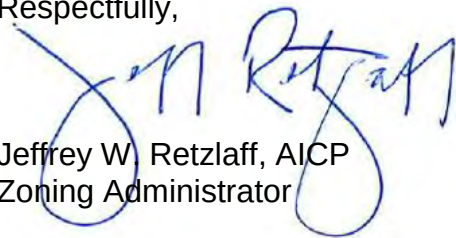
CONDITIONS OF APPROVAL:

1. The proposed use as described in the application, i.e. hazardous & non-hazardous solid waste collection, consolidation & recycling facility, is only allowed in the M-1: Limited Industrial Zoning District if a conditional use permit (CUP) is granted by the Village Board. No uses or activities other than the on-site storage of equipment used for and/or related to the collection of solid waste and recyclables are permitted (e.g. bins, roll-off containers, dumpsters, trailers, etc., but excluding the actual collection, consolidation, processing, recycling and/or transporting of solid, liquid or gaseous waste and materials to/from the property).

2. Village building permits are required for all interior and exterior improvements and renovations (construction, electrical and/or plumbing). Contact Mike Guttman, Building Inspector, to discuss any proposed improvements, permit & inspection requirements, and any state (Department of Safety and Professional Services) commercial building plan approval requirements. Contact Holly in Inspection Services for information about permit applications. Both can be reached at 262-250-4760.
3. Prior to occupancy or commencement of use, an occupancy inspection shall be conducted in coordination with the Village Fire Department and Inspection Services. Please contact the Fire Department and Inspection Services to arrange an inspection at 262-502-4701.
4. If required by the Fire Department or Inspection Services as part of the initial or future occupancy inspections, the owner/operator shall install and/or update necessary fire safety measures, emergency management and/or other improvements to ensure fire and building code compliance for the type of occupancy/use proposed.
5. All exterior signs, temporary and permanent, requires a sign permit. Contact Lori Johnson regarding proposed signs, and the Village's sign regulations and permit requirements at 262-250-4735.
6. The Village's Utility Code requires all commercial and industrial users discharging wastes into the sewer system to construct and maintain sampling and metering manholes in suitable and accessible positions on public property or easement to facilitate the observation, measurement and sampling of all wastes or wastewater. These manholes are required to be located, constructed and maintained in a manner approved by the Village Engineer/Wastewater Utility Superintendent. Therefore, the property owner is required to contact Tim Zimmerman, Superintendent of Wastewater Utility 262-253-7765 to coordinate an inspection of the sanitary sampling manhole, and, make any/all necessary corrections or repairs to the sampling manhole and appurtenances thereto to ensure ongoing compliance with the Village's Utility Code.

If you have any questions or concerns regarding this matter, feel free to contact me at (262) 250-4735 or Inspection Services at (262) 250-4760.

Respectfully,



Jeffrey W. Retzlaff, AICP
Zoning Administrator

Copies:

Brian Sajdak, Village Attorney
John Delain, Fire Chief

17.33 - M-1 LIMITED INDUSTRIAL DISTRICT .

The M-1 Industrial District is intended to provide for warehousing, manufacturing or fabrication operations which, on the basis of physical and operational characteristics, would not be detrimental to the immediate surrounding area or to the Village as a whole by reason of smoke, odor, noise, dust, flash, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably insure compatibility with the surrounding area in this respect. All uses in this District must meet the State of Wisconsin industrial standards.

(1) **PERMITTED PRINCIPAL USES.**

- (a) Building and yards for the storage and wholesale of goods and materials other than chemical, flammable, liquid, gaseous, vaporous or explosive substances where such goods or materials are temporarily stored inside a building or within an open area visually screened from public streets or highways and adjacent nonindustrial uses.
- (b) All uses involving the manufacture and fabrication of goods within the confines of a building and in which any smoke, noise, dust, flash or odor produced in the manufacturing process is confined within the building.
- (c) All uses involving the provisions of a service which is either manufacturing-related or fabrication-related and not permitted in business districts confined within a building, and in which smoke, dust, flash, heat, noise or odor produced by such service uses is confined within the building.
- (d) Commercial self-storage buildings where all storage is conducted within an enclosed building or individual units within a building. (Cr. Ord. #09-16)

(2) **PERMITTED ACCESSORY USES.**

- (a) Enclosed as well as screened areas for the storage of materials other than explosive or flammable materials or substances used in the manufacturing or fabrication process.
- (b) Offices normally auxiliary to the principal use.
- (c) Garages for the storage of vehicles used in conjunction with the operation of the warehouse or industrial use.
- (d) Auxiliary power generators.
- (e) Off-street parking and loading areas.
- (f) One aboveground storage tank (maximum 5,000 gallon capacity) for storage of flammable materials, subject to compliance with section 11.071 of this Code. (Cr. Ord. #30-97)

(3) **CONDITIONAL USES.** (Rep. & Recr. Ord. #30-97)

- (a) Buildings, structures or underground storage tanks used for the storage of chemicals, flammable liquids and gaseous or vaporous substances.
- (b) Two or more aboveground storage tanks (over 5,000 gallon capacity) for storage of flammable materials, subject to compliance with section 11.071 of this Code.
- (c) Yards and structures used for the temporary storage or holding of animals not for slaughter.
- (d) Recycling collection/processing center.
- (e) Commercial self-storage buildings where storage is conducted within an enclosed building, individual units within a building, or outside of a building but within a secure area screened from view. (Cr. Ord. #09-16)
- (f) Secondhand stores greater than 5,000 square feet in area, subject to all other requisite approvals applicable to conditional use and subject to the Plan Commission determining reasonable regulations for the collection, warehousing, sorting and repair of materials in the course of operation of such secondhand stores.

- (g) Child care, day care centers or preschool centers licensed by the State and in continuous compliance with all applicable State and local regulations. (Cr. Ord. #34-97)
 - (h) Commercial activities permitted in the B-2, Community Business District when the Plan Commission finds that the activity will directly support the businesses of the industrial park and can be integrated into an overall plan for the industrial park. (Cr. Ord. #11-00)
 - (i) Agricultural and dairy product silos, cooling towers, and other accessory structures whose height exceeds 45 feet. (Cr. Ord. #23-03; Am. Ord. #31-07)
 - (j) Principal buildings exceeding a height of 45 feet provided that: (Cr. Ord. #31-07)
 - 1. A new or expanded building should normally not exceed the height of any existing principal building(s) on an adjacent or opposing property (across the street) if the height of the new building will be greater than twice the height of the nearest, tallest existing building;
 - 2. The site design and architecture of the new or expanded building includes additional setback, and, variation or articulation of the wall and roof components of the new or expanded building to provide a transition in height; and
 - 3. The new or expanded building is not on property that is adjacent to a residential zoning district or other established residential area.
- (3a) **TEMPORARY USES.** (Cr. Ord. #32-91) Any use listed as a permitted use within the district of a limited duration as established in section 17.07(2a) of this chapter and as defined in section 17.08(83) of this chapter.

(4) **LOT, YARD AND BUILDING REQUIREMENTS.**

Lot frontage at setback	Minimum 120 ft.
Lot area	Minimum 30,000 sq. ft.
Principal building:	
Front yard	Minimum 30 ft.
Side yards	Minimum 10 ft.
Rear yard	Minimum 25 ft.
Building height	Maximum 45 ft.
Percentage of coverage, including parking and loading	Maximum 80%

(5) **PARKING AND LOADING REQUIREMENTS.** See section 17.45 of this chapter.

(6) **SITE PLAN APPROVAL REQUIRED.** See section 17.43 of this chapter.



Fee must accompany application

☐ \$1460 Paid _____ Date _____

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

Phone () _____
Fax () _____
E-Mail _____

PROPERTY OWNER

Phone () _____

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

--

3 PROPERTY ADDRESS

TAX KEY NUMBER

--	--

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

--

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

--

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

SUPPORTING DOCUMENTATION:

7

- ☐ Site plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere

☐ _____

☐ _____

READ AND INITIAL THE FOLLOWING:

8

_____ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

_____ I will notify the Village if any aspect of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

_____ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

Applicant

Date

Owner

Date



Planning Department
Jeff Retzlaff, Village Planner
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
(262) 250-4735 direct line
(262) 253-8255 fax

CONDITIONAL USE PERMITS

Pursuant to Section 17.51 of the Municipal Code

The Zoning Code prescribes permitted and *conditional* uses within each zoning district. As the name implies, conditional uses may be appropriate under certain conditions and inappropriate in others. For example, a bank may be permitted in the B-1 zoning district in all situations, while a gas station may be appropriate on major thoroughfares but not in a residential neighborhood. A special permit, approved by the Village Board, is required to operate a conditional use. The Village Board may impose certain restrictions on a conditional use to ensure that surrounding properties are not adversely affected. The Conditional Use Process is summarized as follows:

Initial Consultation: Recommended but not mandatory.

Submission to Plan Commission: See Plan Commission Meeting Dates & Deadlines (approximately 5 weeks prior to meeting).

Internal Review by Planning, Engineering, Fire and Police Departments: Modifications to plans may be required after review.

Plan Commission Meeting: The Plan Commission makes a non-binding recommendation to the Village Board. The applicant should attend this meeting to answer questions.

A Public Hearing is scheduled (typically within 4-6 weeks) – A Class II Public Notice is Published.

Village Board Meeting: Village Board Action after Public Hearing.

THE CONDITIONAL USE PROCESS

The Village recognizes that some uses of property are more intensive than others, and therefore, may require special consideration before being approved. Before a Conditional Use Permit is issued, a public hearing is held to give neighbors and concerned citizens an opportunity to voice their opinion and have it documented in the permanent Village record. The public hearing notice is published in local papers and is posted in Village Hall. On the night of the public hearing, the petitioner may address the Board and present any supporting documentation and plans for the proposed use. Typically, the Board will vote on the Conditional Use Permit on the same evening as the public hearing.

GETTING ON THE SCHEDULE

To initiate the Conditional Use Permit process, the applicant must submit the following:

- APPLICATION FEE (\$1,460)
- SIGNED AND DATED APPLICATION
- METES AND BOUNDS LEGAL DESCRIPTION
- SUPPORTING DOCUMENTATION

All submissions must be complete and received in the Planning Department by 4:00 PM on the deadline date.

HOW LONG WILL IT TAKE?

Because the Conditional Use Permit requires a public hearing, a Class II Legal Notice is required. Typically, after the Plan Commission considers the merits of a conditional use application, a public hearing can be scheduled within a month, although it may take longer depending on the number of requests pending. Applicants should expect a six to eight week time frame to complete the Conditional Use Permit process. Because a new permit is often associated with new construction, the applicant should allow ample time for Site Plan Review as well.

HOW MUCH WILL IT COST?

Conditional Use Permits cost \$1460 per property. This application fee helps defray the cost of staff review and publishing legal notices. An applicant may request a partial refund if an application is withdrawn before a public hearing notice is published, although the applicant's intention to withdraw must be made in writing within one week of the initial Plan Commission meeting.

WHERE DO I APPLY?

All applications to the Plan Commission are submitted to the Planning Department at the Germantown Village Hall. Submissions may be made in person or by mail.

PRELIMINARY CONSULTATION?

The Village encourages applicants to schedule a brief meeting with Village staff to go over their applications and get feedback, especially if the applicant is new to the Germantown development process. This meeting is not mandatory, however, staff can help save time and frustration by guiding the applicant through the necessary approvals a project will require. An appointment should be scheduled before coming in.

CAN I APPEAL A DECISION?

The vote of the Village Board is final and binding. While an applicant may reapply for rezoning and supplement an application with additional information, a decision of the Board must be appealed through the courts.

HOW MANY COPIES?

The Village Plan Commission requires (17) full size sets of all application materials; including a digital (PDF) of the entire submittal.

WHAT WILL THE PERMIT ADDRESS?

In issuing a Conditional Use Permit, the Board will consider the nature of the proposed operation in conjunction with its affects on the surrounding neighborhood. The size of the operation, number of employees, hours of operation and overall design will be taken into consideration. Certain restrictions will typically be included in the permit to ensure minimal impacts.

CAN A CUP BE TRANSFERRED?

A Conditional Use Permit is issued to a particular property, and unless specifically issued as "non-transferable," will run with the property and not the owner. Non-transferable permits are often issued to uses that are owner specific, and may need to be reevaluated if ownership changes.

SUPPORTING DOCUMENTATION?

The applicant is responsible for building a case for the CUP. While the Village may not require supporting documentation, an applicant may wish to show the Board how a property will operate if a permit is issued, i.e. site plan, architectural renderings, photos of similar projects, etc. All documentation is public information and is made available for review at the Planning Department.

CAN THE PERMIT BE REVOKED?

A Conditional Use Permit is valid as long as it meets the conditions outlined in the permit. If the scope of the operation changes substantially, an amended CUP may be required. Likewise, if the conditions of the permit are not met, the permit may be revoked without notice. The Village generally reviews its CUP's every other year to evaluate compliance.

CAN I REAPPLY?

An applicant may reapply for a Conditional Use Permit as often as necessary.

QUESTIONS? Contact the Village Planner at:

Village of Germantown
N112 W17001 Mequon Road
P.O. Box 337
Germantown, WI 53022-0337

Phone: (262) 250-4735

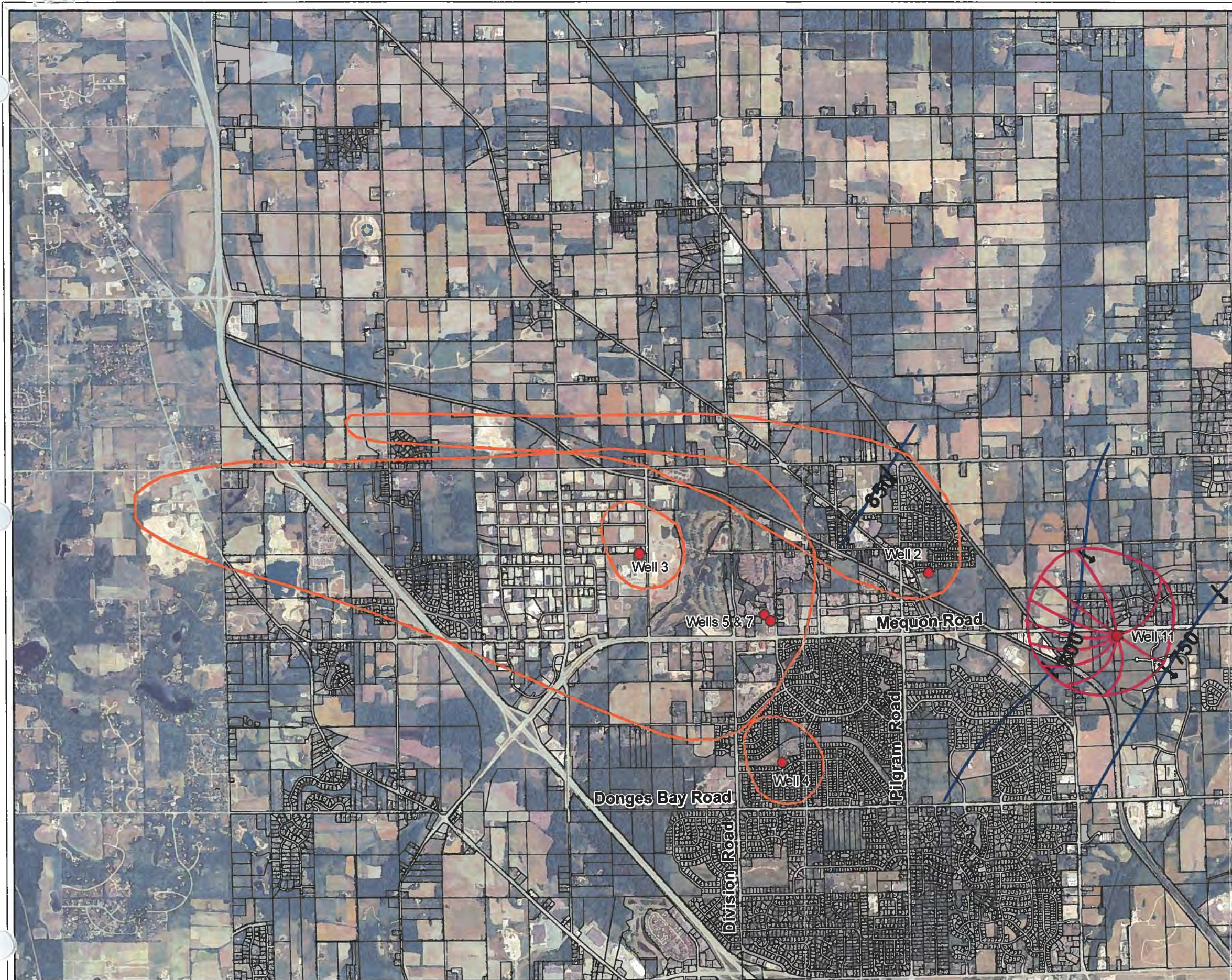


Figure 1

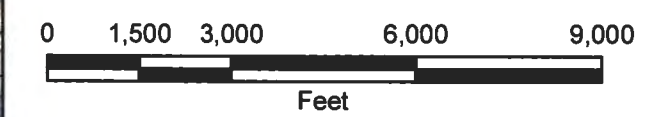
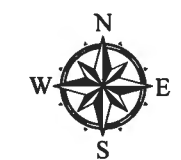
**Wellhead Protection Areas for
Germantown Well No. 11***

**Village of Germantown
Washington County, Wisconsin**

*WHPA for Well 11 delineated by
Ruekert-Mielke, 2010 in Amendment
No. 1 to Wellhead Protection Plan for
Municipal Well Nos. 2, 3, 3, 5, & 7
delineated by Graef, 2008

Legend

- Village Well Sites
- Direction of Groundwater Flow
- 800 Potentiometric Surface Elevation of Sandstone Aquifer (Static Condition)
- Wellhead Protection Area Well 11 (Based on 5-Year TOT)
- Graef Wellhead Protection Areas Wells 2-5 & 7 (Based on 5-Year TOT)





Village of

Germantown
Willkommen

Fee must accompany application

☐ **\$1460** Paid _____ Date _____

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

Clean Harbors Industrial Services, Inc.

633 East 138th Street

Dolton, Illinois 60419

Phone (316) 269 - 7485

Fax (608) 221 - 9685

E-Mail vanengelenburg.vincent@cleanharbors.com

PROPERTY OWNER

Clean Harbors Industrial Services, Inc.

42 Longwater Drive,

Norwell, MA 02061

Phone (781) 792 - 5000

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Clean Harbors Industrial Services, Inc.

3 PROPERTY ADDRESS

N104 W13275 Donges Bay Road, Germantown, WI 53022

TAX KEY NUMBER

GTNV 362992

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Storage of Supplies, Equipment, and Other Materials, along with General Office Space. Property is about 6 acres in total and there are three structures on site. There are approximately 20 employees currently and hours are Monday-Friday, 7am - 5pm

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

M1, Limited Industrial Zoning District, Section 17.33 of the Municipal Code, Section 3: Conditional Use (a) Buildings, structures or underground storage tanks used for the storage of chemicals, flammable liquids and gaseous or vaporous substances and (d) recycling collection/processing center.

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

Clean Harbors collects hazardous and nonhazardous solid wastes from generators (our customers). Containers of wastes

(5 Gallon -350 Gallon) are managed under a truck-to-truck transfer where the wastes are collected by Clean Harbors' employees in collection vehicles, transported to the Germantown site where these wastes will be consolidated on a staged outbound trailer for offsite shipment. Covered bulk bins may also be stored temporarily prior to shipment for offsite disposal. Clean Harbors will also be cleaning

various types of rented Containers and Frac Tanks before returning to Owner. Approximately 25 employees will work at the site and hours will be Monday-Friday, 7AM - 5PM. At no time, will any waste containers be opened onsite nor will there be any waste processing of any kind.

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

Attached

SUPPORTING DOCUMENTATION:

7

- ☐ Site plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere

☐ _____

☐ _____

READ AND INITIAL THE FOLLOWING:

8

MIB I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

MIB I will notify the Village if any aspect of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

MIB I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

MIBattle

8/19/19

Applicant

Date

Clean Harbors Industrial Services, Inc.

MIBattle

8/19/19

Owner

Date

Clean Harbors Industrial Services, Inc.

METES AND BOUNDS DESCRIPTION

Lot 1 of Certified Survey Map No. 4324 recorded in the office of the Register of Deeds for Washington County on May 19, 1994 in Volume 28 of Certified Survey Maps, Pages 264-267, as Document No. 668027, being a Redivision of Lot 1 of Certified Survey Map Number 3036 recorded in the office of the Register of Deeds for Washington County on April 8, 1987 in Volume 17 of Certified Survey Maps, Pages 201-204, as Document No. 509138 in the Northeast 1/4 of the Northwest 1/4 of Section 36 and unplatted land in the Northwest and Southwest 1/4 of the Northeast 1/4s of Section 36, all in Township 9 North, Range 20 East in the Village of Germantown, County of Washington and State of Wisconsin.

CleanHarbors®





October 11, 2019

Jeffrey W. Retzlaff, AIOP
Village Planner & Zoning Administrator
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022-0337

Dear Mr. Retzlaff;

Clean Harbors is providing responses to your October 7, 2019 Staff Review Comments letter sent to Vinnie VanEngelenburg. The Review comments are repeated in this letter, followed by Clean Harbors' response.

Community Development Department

1. The Washington County Property Listed identifies Veolia ES Industrial Services Inc. as the property owner. Please explain who the current owner is and what the relationship is with Clean Harbors. Identify who the authorized agents are for the applicant and property owner and who signed the application form.

Clean Harbors' Response:

Clean Harbors Industrial Services, Inc. is the current property owner. On February 23, 2018 Clean Harbors purchased all outstanding shares of Veolia ES Industrial Services, Inc. On May 11, 2018 the name of Veolia ES Industrial Services, Inc. was changed to Clean Harbors ES Industrial Services, Inc. On January 1, 2019, Clean Harbors ES Industrial Services, Inc. was merged into Clean Harbors Industrial Services, Inc. Please refer to the attached Certificate of Amendment for the name change and the attached Certificate of Merger for further information.

2. A scaled site plan of the property is required with existing and proposed buildings, features, etc. identified on the site where the various activities will occur. A more detailed description of the operation is needed.

Clean Harbors' Response:

A scaled site plan (to be printed as an 11" x 17" document) is provided with this response. All waste transfer activities will occur at the concrete dock. Large containers ('frac tanks' and bulk bins) will be staged in the areas described as equipment/trailer staging areas on the site plan.

3. The brief description doesn't provide the level of detail necessary to clearly understand what the operation is all about, what happens on the site, what materials or equipment are brought to/from and kept on the site, etc. Please address the following:

a. What supplies, equipment and other materials will be stored on the property? In what quantities, for how long, etc.

Clean Harbors' Response:

Supplies stored onsite would be empty containers such as drums, pails, totes and other packaging materials such as absorbents to be sold to customers for packaging their wastes at their facilities or for use at the site. Personal protective equipment (gloves, safety glasses, etc.) will also be stored onsite.

It's anticipated there will be two 26' straight box trucks and three 53' tractor-trailer units based at the facility for waste activity. Clean Harbors transport vehicles for customer pickups will be dispatched from the facility each day. The trucks are completely enclosed box trucks/trailers. Throughout the day, the drivers of these trucks collect containerized wastes from numerous industrial and commercial facilities located throughout the state. The vehicles will return to the facility at the end of the day. The trucks will be backed up to the concrete loading dock, and the waste containers will be transferred from the incoming transport vehicles to a trailer that is staged at the dock. The waste containers will be moved using ramps, forklifts, drum carts, or handcart, or by hand if the weight of the container allows. At no time are the containers opened. They remain closed at all times. The closed containers in the staged tractor-trailer may be held on-site for up to ten days awaiting delivery to the ultimate destination facility. All vehicles used for picking up the wastes from our customers and for the temporary storage/outbound shipments are DOT compliant. The number of trucks may vary due to business needs. Traffic that will be generated by these operations will not have a major impact of the traffic volume of adjacent and nearby roadways. Non-DOT compliant trailers may be used onsite only for the storage of equipment and supplies and will not be used for temporary storage of any wastes.

b. Provide a detailed list of all liquid, solid and/or gaseous hazardous and non-hazardous waste material that will be or could be brought to and stored on the property. Where kept on site?

Clean Harbors' Response:

Clean Harbors is authorized and permitted to transport DOT hazard classes 2-9, except for Class 7-radioactive materials. The maximum amount of waste to be stored at any time will be the volume of the three tractor trailers and the two box trucks or three hundred twenty-eight (328) 55-gallon drum equivalents. All wastes will be stored on transport vehicles for a maximum of 10 days. There is no onsite disposal. All wastes are shipped offsite for disposal/processing.

c. What type of containers (5 to 350) will be used? Material? Where kept on site?

Clean Harbors' Response:

Waste containers will be metal, plastic, or fiberboard and will vary in size from small boxes to 350-gallon totes or cubic yard boxes. All waste containers will be DOT approved and are compatible with the contents. These waste containers are not opened or mixed while on-site.

All waste containers are properly labeled/marked in accordance with USEPA and USDOT requirements. The waste labels include the generator's name and address, manifest document number, and a description of the waste. All waste materials will be staged on the box trucks or the tractor-trailers at the loading dock.

d. How will the materials be consolidated..be specific. Where on site?

Clean Harbors' Response:

All containers are transferred from the incoming route vehicles to a staged trailer for offsite shipment. All waste containers remain closed, with there being no waste consolidation conducted on site.

e. Will different types of materials be co-mingled with other materials as part of the consolidation process?

Clean Harbors' Response:

No wastes will be co-mingled or consolidated while onsite.

f. What are covered bulk bins?

Clean Harbors' Response:

Covered bulk bins are twenty or thirty-yard rolloffs that typically have a hard plastic cover or a fabric tarp. There are used to containerize larger volumes of soils or other solids. They will be parked on pavement at the site.

g. What are Frac Tanks?

Clean Harbors' Response:

A frac tank is a 22,000-gallon portable tank used to containerize water or other liquids on a customer's site. There are also sometimes called by the commercial name of a "Baker Tank". The frac tank cannot be transported when it is full. Clean Harbors has made the decision that it will no longer seek the ability to clean frac tanks as part of this CUP application. Therefore, if frac tanks are present at the site, they would either be empty or only contain slight residuals while awaiting return to their owners. Frac tanks would be parked on pavement at the until they are returned.

h. Is water used in the process of cleaning containers?

Clean Harbors' Response:

Clean Harbors is abandoning the part of this CUP application for cleaning containers onsite. Therefore, no water will be used for container cleaning.

4. Provide a list of the DNR and other agency permits, licenses or approvals required to operate this type of facility and the status of obtaining those items.

A copy of the following transportation permits are provided.

License/Permit #	Issuing Agency	Type
12102	Wisconsin DNR	Hazardous Waste Transport Service License
15167	Wisconsin DNR	Infectious Waste Transportation License
14741	Wisconsin DNR	Solid Waste Transportation License
062117 553 058ZB	US DOT PHMSA	Hazardous Materials Certificate of Registration

Hazardous Waste transfer activities are covered under the WI DNR-issued Hazardous Waste Transport Service License #12102.

As required by Wisconsin Administrative Code, Clean Harbors will be submitting an application to the WI DNR to operate a Solid Waste Transfer Facility license (WAC NR 502) and Infectious Waste Transfer Facility license (WAC NR 526) after the CUP is approved by the Village of Germantown.

5. What measures will be taken to protect the ground and nearby wetlands and navigable waterway from run-off? Is there a spill containment plan?

Clean Harbors' Response:

All waste remains in-transit and any releases would be managed under protocols established in Clean Harbors' In-Transit Emergency Response Procedures. An example of this document is attached for reference.

Clean Harbors is a spill response organization and has equipment and personnel to respond to any onsite releases. The trailers storing the transfer wastes are parked on a concrete pad so any release would likely be contained on the pad. If the CUP is approved and permitting moves forward with the WI DNR, that Clean Harbors will place a berm around the concrete pad. The distance from where the transfer wastes will be stored to the south/southeast property line is over 450' and the wetlands is approximately 100' beyond the property line. There will be a very low potential for any onsite release to affect the wetlands.

Fire Department

6. Clean Harbors needs to provide list and quantity of hazardous waste materials to be kept onsite. As a starting point, does site comply with IFC chapter 50 Hazardous Materials?

Clean Harbors' Response:

Please refer to 3.b above for the materials to be handled. The truck to truck operation would be exempted from IFC Chapter 50 as off-site transportation of hazardous materials under Section 5001.1.4. However, Clean Harbors intends to operate the off-site transportation operation in conformance with the general safety precautions found in 5003.9 to 5003.9.2 including training, written procedures, fire department liaison and security. In addition, if the CUP is approved, berms will be added to the trailer pad such that containment for the largest contain (350 gallon tote) and the 24-hour rainfall for a 25-year storm will be contained pursuant to 5004.2.2.4.

7. Copies of current licensing from DNR or DOT for site related waste or transportation.

Clean Harbors' Response:

Reference 4 (above)

8. Statement of current operations on site. How will this additional CUP change the use of the property? Will all existing business activities remain onsite? State of intended operations after they receive all required approvals.

Clean Harbors' Response:

The current operations will continue at the site. The CUP will allow the proposed Solid Waste and Infectious Medical Waste containerized waste truck-to-truck transfer activities.

9. Safety plan for handling hazardous materials. Spill plan for hazardous materials. How will they prevent spills from groundwater contamination? Is this area within well-head protection district?

Clean Harbors' Response:

In addition to information provided in 5 (above), Clean Harbors has a Transfer Facility Compliance Manual. A draft of this document is provided for reference. The facility is not located within the well-head district.

10. What are frac tanks?

Clean Harbors' Response:

Reference 3.g. (above)

11. How will frac tanks be cleaned?

Clean Harbors' Response:

As set forth in 3.h above, Clean Harbors is no longer pursuing the cleaning of frac tanks on the site as part of this CUP application.

12. How long will waste be stored onsite? Where will be stored? Will fire protection be required? Only one building has fire sprinkler protection. Outside trailers being used for storage may need to meet fire safety codes if they are actively storing flammable materials.

Clean Harbors' Response:

All wastes will be stored on transport vehicles for a maximum of 10 days. Fire protection will not be required for this in-transit staging of waste on vehicles.

13. Will the wastes be transferred or received directly from adjoining waste transfer facilities? Will site become drop off location for hazardous materials directly by public?

No wastes will be transferred or received from adjoining transfer facilities. The site will not be a drop off location for hazardous materials by the public.

14. Create site plan for property detailing above. Is additional FD water supply required within site? Property is gated with FD Knox box access currently, creating arrival delay.

Clean Harbors' Response:

A site plan is provided (reference 2 above). Additional water supply is not required within the site. Clean Harbors is required to maintain site security and safety to prevent access to the facility by the public. The FD Knox Box allows for easy access by the FD in the event of an emergency while maintaining site security.

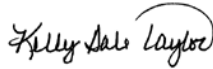
15. There was no mention of infectious waste in the CUP application. But they supplied the GFD with a "draft application to DNR" for permitting infectious materials as supporting document. Nothing for Hazardous Materials. This document was supplied after site visit by Chief Delain and myself, September 11 with Clean Harbors staff and site manager.

Clean Harbors' Response:

Clean Harbors intends to obtain licensing from the WI DNR as a Solid Waste Storage and Infectious Medical Waste Storage facility. All materials would be transferred off-site before they could reach a putrescible state. Hazardous Waste transfer activities are covered under the WI DNR-issued Hazardous Waste Transport Service License #12102.

Clean Harbors trusts the information presented satisfies the Village of Germantown's requests. If questions remain or if additional information is needed, please contact Vincent (Vinnie) VanEngelenburg.

Regards,

A handwritten signature in black ink that reads "Kelly Dale Taylor". The signature is written in a cursive, flowing style.

Kelly Dale Taylor, CHMM
Compliance Specialist
Safety-Kleen Systems, Inc.

**UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION**



**HAZARDOUS MATERIALS
CERTIFICATE OF REGISTRATION
FOR REGISTRATION YEAR(S) 2017-2020**

Registrant: CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Attn: RITA POWERS
PO BOX 9149
NORWELL, MA 02061-9149

This certifies that the registrant is registered with the U.S. Department of Transportation as required by 49 CFR Part 107, Subpart G.

This certificate is issued under the authority of 49 U.S.C. 5108. It is unlawful to alter or falsify this document.

Reg. No: 062117 553 058ZB Effective: 07/01/2017 Expires: 06/30/2020

HM Company ID: 007987

Record Keeping Requirements for the Registration Program

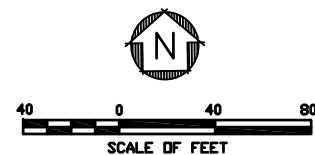
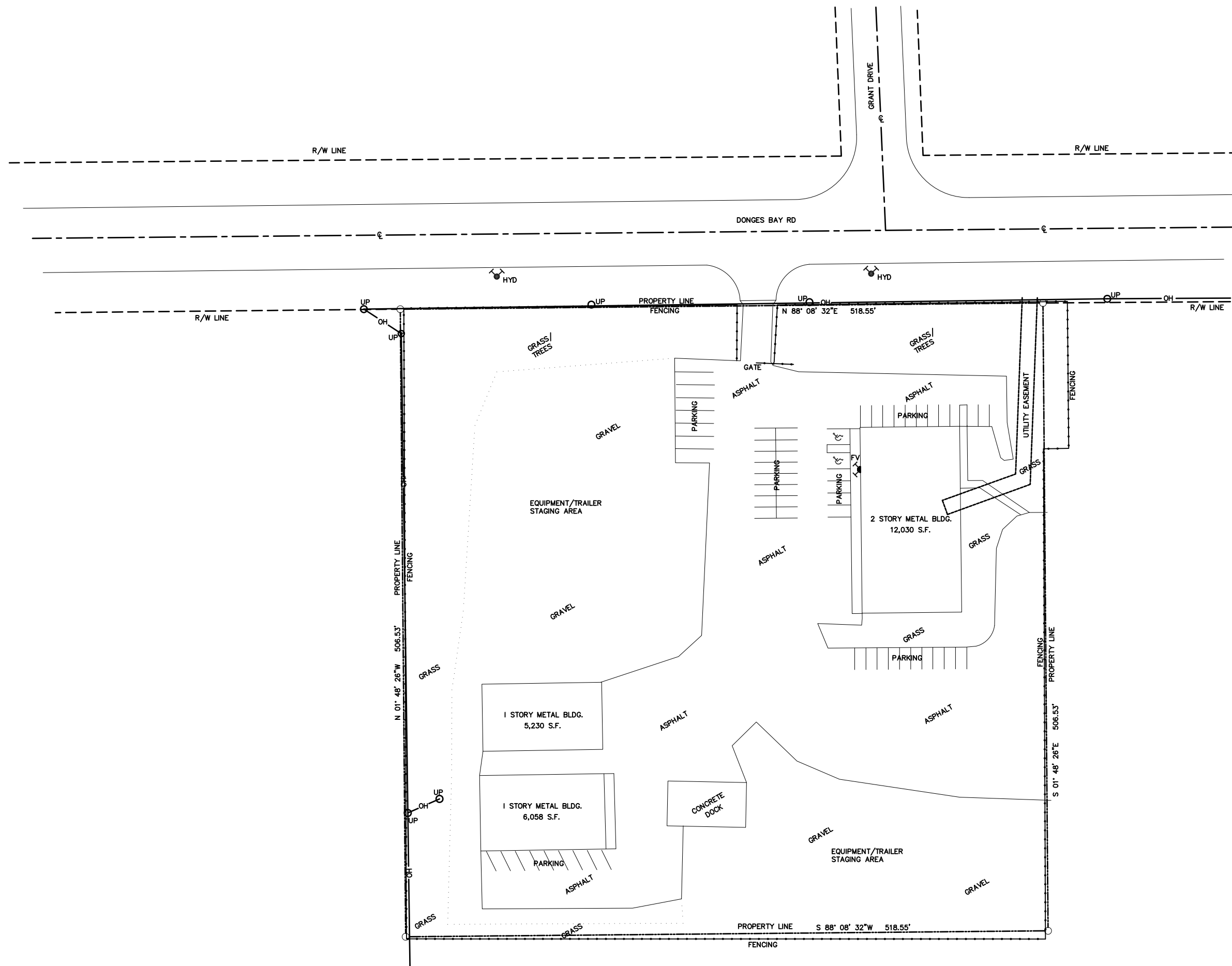
The following must be maintained at the principal place of business for a period of three years from the date of issuance of this Certificate of Registration:

- (1) A copy of the registration statement filed with PHMSA; and
- (2) This Certificate of Registration

Each person subject to the registration requirement must furnish that person's Certificate of Registration (or a copy) and all other records and information pertaining to the information contained in the registration statement to an authorized representative or special agent of the U. S. Department of Transportation upon request.

Each motor carrier (private or for-hire) and each vessel operator subject to the registration requirement must keep a copy of the current Certificate of Registration or another document bearing the registration number identified as the "U.S. DOT Hazmat Reg. No." in each truck and truck tractor or vessel (trailers and semi-trailers not included) used to transport hazardous materials subject to the registration requirement. The Certificate of Registration or document bearing the registration number must be made available, upon request, to enforcement personnel.

For information, contact the Hazardous Materials Registration Manager, PHH-52, Pipeline and Hazardous Materials Safety Administration, U.S. Department of Transportation, 1200 New Jersey Avenue, SE, Washington, DC 20590, telephone (202) 366-4109.



NOTE:

							 CLEAN HARBORS ENVIRONMENTAL SERVICES, INC. MENOMONEE FALLS, WI. SITE PLAN	THIS DRAWING IS THE PROPERTY OF CLEAN HARBORS. IT IS TO BE KEPT IN CONFIDENTIALITY AND NOT REPRODUCED OR USED WITHOUT WRITTEN PERMISSION OF CLEAN HARBORS.					
		A	NEW ISSUE FOR REVIEW	JEK				DRAWN	CHECKED	SCALE	DATE	DRAWING NO.	REV.
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**IN-TRANSIT EMERGENCY RESPONSE PROCEDURES
(USA and Canada)**



**IN-TRANSIT EMERGENCY RESPONSE PROCEDURES
(USA and Canada)**

**Clean Harbors 24 hour Emergency Operations Centre
1-800-645-8265**



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

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IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

PURPOSE

This Transportation Emergency Response Procedure was developed by **Clean Harbors** for its affiliated carriers.

This procedure is intended to describe the equipment, management procedures and notification guidelines for responding to any release of Dangerous or Hazardous goods/wastes, petroleum oil or other materials that may pollute during the course of transportation over public roadways.

***Note:** This procedure is designed to initiate procedures to mitigate or prevent the release of petroleum oil and other hazardous materials/wastes to the environment while waiting for the arrival of an emergency response crew. The information provided by the driver will dictate the level of response needed to effectively respond to the release. Clean Harbors has the internal personnel & equipment to respond to spills from its transport vehicles in addition to a network of third party approved subcontractors*



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

IDENTIFICATION OF HAZARDOUS WASTE AND HAZARDS

Hazardous Waste Type/Class	Physical Properties	Chemical Properties	Toxicological Properties	Human Health Risks	Environmental Risks
Class 2.1 Flammable Gases (eg natural gas, acetylene, butane, ethylene, hydrogen, LPG)	May be compressed and/or liquefied—please refer to SDS or NIOSH guide for specific vapor density, flashpoint and LEL/UEL data.	Reacts with strong oxidizers. Please refer to SDS or NIOSH guide for specific incompatibilities.	Please refer to SDS or NIOSH guide for product specific toxicological properties.	Flammable gases under pressure may cause cold exposure injuries (frost-bite). Respiratory protection may be required. Flash fire is a significant risk. Ensure no ignition sources are present. Refer to SDS or NIOSH guide for product specifics.	Gas/ Vapor cloud may migrate significant distances to reach an ignition source. Dependent on vapor density, product may rise and dissipate or pool in low lying areas or vertical accesses. Refer to SDS or NIOSH guide for specifics.
Class 2.2 Non-flammable/ Non-toxic Gases (eg. nitrogen, CO2, helium)	May be compressed, liquefied or pressurized cryogenic. Please refer to SDS or NIOSH guide for product specifics.	Heat or water may vigorously vaporize the product.	N/A.	Possible asphyxiant due to the exclusion of oxygen.	N/A
Class 2.3 Toxic Gases (eg. chlorine, fluorine, hydrogen cyanide, ammonia)	May be compressed, liquefied or pressurized cryogenic. Please refer to SDS or NIOSH guide for product specifics.	May react with water, oxidizers, acids, organic compounds or other substances. Please refer to SDS or NIOSH guide for specific incompatibilities.	Known or presumed to be toxic or corrosive to humans as to pose a hazard to health. Please refer to SDS or NIOSH guide for product specifics.	Significant inhalation risk. Respiratory protection may be required. Refer to SDS or NIOSH guide for product specifics.	Gas/ Vapor cloud may migrate significant distances or pool in low lying areas or vertical accesses dependent on vapor density and pose a significant hazard to flora, fauna and other forms of life.
Class 3 Flammable Liquids (eg. Petrol, kerosene, solvents, dry-cleaning fluid)	Liquid, mixtures of liquids, liquids containing solids in solution or suspension that give off flammable vapor at temperatures below 37.8C or 100.04F	Please refer to SDS or NIOSH guide for product specifics. Regard should be given regarding solubility, specific gravity and incompatibilities.	Poses possible inhalation, ingestion, and absorption risks. Please refer to SDS or NIOSH guide for product specifics.	Poses possible inhalation, ingestion, and absorption risks. Please refer to SDS or NIOSH guide for product specifics.	Please refer to SDS or NIOSH guide for product specifics. Regard should be given regarding solubility, specific gravity. Poses a risk to flora, fauna and other forms of life
Class 4.1 Flammable Solids (eg. magnesium, naphthalene)	Solid substances that are easily ignited and readily combustible. May be powdered, granular or pasty substances.	Please refer to SDS or NIOSH guide for specific incompatibilities.	Poses possible inhalation, ingestion, and absorption risks. Please refer to SDS or NIOSH guide for product specifics.	Poses possible inhalation, ingestion, and absorption risks. Please refer to SDS or NIOSH guide for product specifics	Normal extinguishing agents (CO2 or water) may increase the hazard. Decomposition, particularly if no ignition occurs, may result in the evolution of toxic gases or vapors. Runoff from fire control may be corrosive.



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

Class 4.2 Spontaneously Combustible (eg. phosphorous)	Solid substances that ignite spontaneously when exposed to air	Reacts with air, oxidizers and halogens. Please refer to SDS or NIOSH guide for specific incompatibilities	Poses possible inhalation, ingestion, and absorption risks. Please refer to SDS or NIOSH guide for product specifics	Poses possible inhalation, ingestion, and absorption risks. Please refer to SDS or NIOSH guide for product specifics	Products are pyrophoric or exothermic. Runoff from fire control may be corrosive or toxic.
Class 4.3 Water reactive (eg. sodium, calcium, potassium, calcium carbide)	Solid substances that emit a flammable gas when wet or react violently with water.	Emits flammable gas when wet or reacts violently with water. Please refer to SDS or NIOSH guide for specific incompatibilities.	Please refer to SDS or NIOSH guide for product specifics.	Poses possible inhalation, ingestion, and absorption risks. Please refer to SDS or NIOSH guide for product specifics.	Possibly hazardous short term degradation products are not likely. However, long term degradation products may arise.
Class 5.1 Oxidizing Substances (eg. calcium hypochlorite, ammonium nitrate, hydrogen peroxide)	Solid or liquid that may, generally by yielding oxygen, cause or enhance the combustion of other materials. Please refer to SDS or NIOSH guide for product specifics.	Please refer to SDS or NIOSH guide for specific incompatibilities.	May be toxic to lungs and mucous membranes. Please refer to SDS or NIOSH guide for product specifics.	Poses possible inhalation and ingestion risks. Please refer to SDS or NIOSH guide for product specifics.	Please refer to SDS or NIOSH guide for product specifics.
Class 5.2 Organic Peroxides	Solid (usually fine powder), liquid or paste. Please refer to SDS or NIOSH guide for product specifics.	Do not expose to combustible materials. Please refer to SDS or NIOSH guide for specific incompatibilities.	May be toxic or corrosive. Please refer to SDS or NIOSH guide for product specifics.	Poses possible inhalation, ingestion, and absorption risks. Please refer to SDS or NIOSH guide for product specifics.	For liquid spills/releases, dilution is recommended. Please refer to SDS or NIOSH guide for product specifics.
Class 6.1 Toxic Substances (eg, sodium cyanide, potassium cyanide, mercuric chloride)	Solid (may be powder or flakes), liquid or paste that is liable to cause death, serious injury or harm to human health if swallowed, inhaled or comes into contact with human skin. Please refer to SDS or NIOSH guide for product specifics.	Please refer to SDS or NIOSH guide for specific incompatibilities.	Known or presumed to be toxic or corrosive to humans as to pose a hazard to health. Please refer to SDS or NIOSH guide for product specifics.	Possible significant risk via all routes of entry. Respiratory protection may be required. Refer to SDS or NIOSH guide for product specifics.	Please refer to SDS or NIOSH guide for product specifics. Regard should be given regarding solubility, specific gravity. Poses a risk to flora, fauna and other forms of life.
Class 6.2 Infectious Substances (eg. regulated medical waste, forensic materials, used health care products)	Substances or material infected by pathogens may exist in any form of matter.	Please refer to SDS or NIOSH guide for specific incompatibilities.	Poses possible inhalation, ingestion, injection and absorption risks. Please refer to SDS or NIOSH guide for product specifics.	Possible significant risk via all routes of entry. Respiratory protection may be required. Refer to SDS or NIOSH guide for product specifics.	Please refer to SDS or NIOSH guide for product specifics. Regard should be given regarding solubility, specific gravity. Poses a risk to flora, fauna and other forms of life.
Class 8 Corrosives (eg. sulfuric acid, hydrochloric acid)	Liquid or solid that can dissolve organic tissue or severely corrode certain metals. Please refer to SDS or NIOSH guide for product specifics	This class includes both acids and bases. Incompatible material may react violently if mixed. Please refer to SDS or NIOSH guide for specific	Poses possible inhalation, ingestion, and absorption risks. Please refer to SDS or NIOSH guide for product specifics	Possible significant risk via all routes of entry. Respiratory protection may be required. Refer to SDS or NIOSH guide for product specifics	Please refer to SDS or NIOSH guide for product specifics. Regard should be given regarding solubility, specific gravity. Poses a risk to flora, fauna and other forms of life



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

		incompatibilities.			
Class 9 Miscellaneous	Please refer to SDS or NIOSH guide for product specifics.	Please refer to SDS or NIOSH guide for product specifics.	Please refer to SDS or NIOSH guide for product specifics.	Please refer to SDS or NIOSH guide for product specifics.	Please refer to SDS or NIOSH guide for product specifics.
Waste Oil	Viscous liquid or sludge	Not soluble in water. Please refer to SDS or NIOSH guide for product specifics	Used oil contaminants may include lead, cadmium, chromium, arsenic, dioxins, benzene and polycyclic aromatics	Poses possible inhalation, ingestion, and absorption risks. May be carcinogenic. Please refer to SDS or NIOSH guide for product specifics	Poses a risk to flora, fauna and other forms of life
Waste Pest Control Products	Please refer to SDS or NIOSH guide for product specifics	Please refer to SDS or NIOSH guide for product specifics	Please refer to SDS or NIOSH guide for product specifics	Please refer to SDS or NIOSH guide for product specifics	Please refer to SDS or NIOSH guide for product specifics
Leachable Toxic Waste	Please refer to SDS or NIOSH guide for product specifics	Please refer to SDS or NIOSH guide for product specifics	Please refer to SDS or NIOSH guide for product specifics	Please refer to SDS or NIOSH guide for product specifics	Please refer to SDS or NIOSH guide for product specifics
Waste Containing Tetrachloroethylene (dry cleaning fluid)	Colorless liquid with sweet detectable odor.	Please refer to SDS or NIOSH guide for product specifics	Group 2A carcinogen	Product dissolves fats from skin, potentially resulting in skin irritation. May increase risk of developing Parkinson's.	Presents as a dense nonaqueous phase liquid (immiscible and specific gravity over 1).



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

CONTINGENCY PLAN FOR IN-TRANSIT RELEASES

1. REFERENCE DOCUMENTS (Available to driver and/or response personnel)

- a. Current Emergency Response Guidebook ERG (2016)
- c. Shipping Document (Manifest, Bill of Lading)
- d. On-line waste profile information & Safety Data Sheets (Accessed via 24 hour emergency response operator).
- e. NIOSH Pocket Guide to Chemical Hazards (Responder)

2. GENERAL RESPONSE PROCEDURES

In the event of a release or the threat of a release from a vehicle, the following procedures are to be followed to mitigate or prevent the release of petroleum oil or other hazardous materials/wastes to the environment.

A. Secure the Area

1. Halt/shut down the operation, for example
 - a. Loading or unloading
 - b. Transporting
2. Keep unauthorized people away from the release area by using physical barriers (i.e. caution tape, pylons) or with the assistance of local officials on the scene.
3. Stay upwind.
4. Eliminate any ignition sources.

B. Identify the Magnitude of the Situation

1. Determine the type of material/waste that may be involved by reviewing the shipping paper(s).
2. Refer to the current Emergency Response Guidebook for properties of the material including any potential evacuation distances, potential fire or explosion hazards, potential health hazards, and/or potential personnel protective equipment that first responders may need.



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

3. When deploying spill containment control materials (i.e. poly sheeting, suitable absorbent material spill containment pail to catch inconsequential drips) ensure that you don your protective Tyvec suit, chemical resistant gloves, hard hat and protective eyewear as a precaution (refer to SDS for full list of required PPE). Please note that your initial role is to simply secure the vehicle, keep unauthorized individuals away from the scene and deploy, if safe to do so, necessary initial spill containment controls to protect sensitive areas (storm drains, culverts, pervious surfaces). Remember you are not to attempt to remediate the release or to enter the cargo space of a waste hauling vehicle to identify the source of a suspected release. Take those steps that are necessary to secure the scene and initiate notification procedures and have all available shipping papers and related documents needed for first responders to safely determine a response plan.
4. Attempt to locate the source of the release and the extent of the contamination.
5. Determine the volume and rate of release (e.g. slow leak up to a catastrophic failure).
6. Identify which category the release falls into:
 - a. **Category 1:**
 - Minor release (e.g. faulty valve)
 - 0-5 gallons (0-23L)
 - includes those inconsequential incidental slops & drips of material characteristic to daily servicing of Safety Kleen clients and which can readily and safely be managed by the respective driver with no adverse effect or requirement to make notification to the regulatory agency.
 - b. **Category 2:**
 - Serious release (e.g. container failure)
 - 5-55gallons. (23 – 250L)
 - All Dangerous Goods Class 2,3,4,5, 6, 8 and 9.
 - Any release requiring an immediate notification to Agency, see section D “Notification Procedures”.
 - c. **Category 3:**
 - Major release (e.g. tank failure)
 - 55-8500 gallons (250 – 39,000L)



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

REMEMBER: The first priority of any emergency response is life & health. If you do not have adequate information or personnel protective equipment, do not approach the release. Do not enter the material/waste hauling portion of the vehicle under any circumstances. These areas may be defined as a "confined space" and require specific Health & Safety safeguards before entering the space.

C. Contain the Release

Category 1 – Minor

1. Undertake initial response actions to halt the release of the oil or other material and contain its spread using absorbent material, physical barriers, containment pail, etc. if it is safe to do so.
2. Look for storm drains, manhole covers and other vertical access points and dike off or dam to prevent material from entering these areas.
3. Take those actions to protect public health, safety and the environment that can be taken without compromising your safety or the safety of others.
4. Initiate notification procedures.

Category 2 - Serious

1. Undertake initial response actions to halt the release of the oil or other material and contain its spread using absorbent materials, physical barriers, containment device, etc.
2. Look for storm drains, manhole covers and other vertical access points and dike off or dam to prevent material from entering these areas.
3. Take those actions to protect public health, safety and the environment that can be taken without compromising your safety or the safety of others.
4. Initiate notification procedures.



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

Category 3 - Major

1. Look for storm drains, manhole covers and other vertical access points and dike off or dam to prevent material from entering these areas.
2. Take those actions to protect public health, safety and the environment that can be taken without compromising your safety or the safety of others.
3. Initiate notification procedures.

D. Notification Procedures

1. The driver is to immediately notify Clean Harbors Dispatcher at his/her home office and provide his/her name, address & phone number. If after hours, initial notification is to be made to the Clean Harbors 24-hour emergency response phone number. The driver is to provide the following information:
 - a. Exact location of release;
 - b. Identity of material being released;
 - c. Type of vehicle involved in release along with type of container (s). If a tank is involved, provide volume contained within the vessel;
 - d. Estimated amount of material released, flow rate & current weather conditions on scene;
 - e. Area material was released to (i.e. asphalt, soil, storm drain, etc.);
 - f. Name and address of shipper;
 - g. Shipping document and or manifest numbers.
 - h. Actions taken prior to notification.

Note: If required by the respective jurisdiction, the driver must make an immediate report to the applicable agency (i.e. In British Columbia report to Provincial Emergency Program, PEP, 1-800-663-3456).

2. Home Dispatcher is then to notify the Clean Harbors' Transportation Compliance Department who will then make appropriate notifications to local, state, provincial, and federal agencies (including National Emergency Response Center when applicable) listed in Appendix 1-3.
3. Home dispatcher will then dispatch necessary equipment and personnel from the closest Clean Harbors service center to the scene.



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

3. Priority Phone Numbers

A. 24 HOUR EMERGENCY RESPONSE Numbers:

Clean Harbors 1-800-483-3718
or
Safety- Kleen 1-800-468-1760

B. Home Terminal Dispatcher:

C. If the driver is unable to contact his home dispatcher or the Clean Harbor's/Safety Kleen's 24-Hour emergency response phone number for any reason, he/she will be required to contact the following:

- Local fire and police - (911)
- Applicable state and provincial authorities (See Appendix 1 & 2 & 3).
- USA - National Emergency Response Center (If release exceeds the U.S. DOT reportable quantity. amount): 1-800-424-8802

The National Response Center & Director of the Office of Hazardous Materials Regulations, Materials Transportation Bureau, Department of Transportation, Washington DC must be notified via telephone as soon as practical but no later than 12 hours after an occurrence in which:

- A person is killed or requires hospitalization due to injuries.
- Carrier or property damages exceeds \$50,000
- Accident/spill involved radioactive materials or infections/etiological agents.
- The general public is evacuated for one hour or more.
- A major transportation artery or facility is closed for one hour or more.
- The operational flight plan or routine of an aircraft is altered.
- A release of a marine pollutant in excess of 119 gallons for a liquid or 882 pounds for a solid, Or
- A situation exists in which a continuing danger to life exists at the scene of the incident.



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

National Emergency Response Center
1-800-424-8802

1-800-232-0124 (Center for Disease Control – to be called
if infectious items are involved).

1-800-424-9300 CHEMTREC

- Canada – **CANUTEC** 1-613-996-6666
- Generator contact (From Manifest or Bill of Lading)

D. Responsible Company Official

The company officials listed in Appendix 5 will be responsible for insuring that all required notifications are made, all required reports are generated and submitted, appropriate emergency response resources are dispatched to the incident scene, appropriate health and safety measures are taken throughout the duration of any response activity and all media involvement is handled in accordance with established company protocols.

NOTE: Clean Harbors will utilize internal spill response teams positioned throughout North America based on proximity to an incident scene. In the event local coverage is not feasible, a 3rd party suitably trained and competent subcontractor (CERCA member in Canada) will be engaged to represent Clean Harbors to address and respond to an incident.

4. SCENARIO CLEAN-UP PROCEDURES

The transporter is responsible for the clean-up of a release that occurred during the course of transportation. Therefore, it is the responsibility of the driver to monitor the scene and take any necessary actions to isolate, contain and control the release and prevent its spread. The driver is required to be in attendance (i.e. on-duty not driving) of the motor vehicle until such time that company personnel arrive to conduct the clean-up operation. At this time, the motor carrier will make the determination as to the duty status of the driver.



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

A. Actions

Once the emergency response crew arrives at the scene, the following actions will be taken if the release has stopped. If the release is ongoing, measures to transfer remaining product from the damaged or defective vessel to a receiving vessel will be conducted concurrent to the below actions. In the event of a fire resulting in a release, the extinguishing agent run-off will be treated as product contaminated.

1. Material that has been released to impervious surface (i.e. concrete or pavement) will be absorbed using a suitable absorbent such as speedy dry or diatomaceous earth. This material will then be containerized and sent to a fully licensed waste management facility for disposal.
2. Material that has reached any pervious surface such as soil will result in the remediation of the affected area to the extent that all contamination is removed. All material collected as a result of said remediation will be containerized and sent for disposal at a fully licensed waste management facility. In addition, analytical will be conducted by an approved lab (BTEX, PAH etc.) when necessary to determine that all contamination has been removed.
3. Material that has reached a water body such as a stream, river or lake will result in a remediation and mitigation of the affected area to facilitate the removal of all contamination possible through use of absorbents, booms, and physical/vacuum material recovery. All material collected as a result of said remediation will be containerized and sent for disposal at a fully licensed waste management facility. In addition, analytical will be conducted by an approved lab (BTEX, PAH etc) when necessary to determine that all contamination has been removed.
4. Prior to leaving any site, appropriate backfill will be used to replace any ground cover removed during the clean-up process.
5. Any damaged container involved in an incident will be placed into a suitable salvage drum and shipped to a fully licensed waste management facility for disposal.



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

B. Equipment Requirements

Every Hazardous Waste Vehicle must have the following equipment readily available and in working condition. Vehicles not found to be in 100% compliance with this part will be placed out of service until such time that the required equipment is secured.

1. (Mandatory) Two pound (rated at 10 B:C or more) fire extinguisher mounted in the cab of the motor vehicle.
2. (Optional) Twenty pound (B:C or more) fire extinguisher mounted outside of the cab. Each fire extinguisher must be inspected for a valid inspection date and to insure that it is fully charged.
Note: Extinguishers cannot be mounted inside the cargo-carrying portion of the vehicle.
3. Working flashlight.
4. Absorbent material.
5. Small shovel & broom.
6. Spare fuses and circuit breakers (as appropriate).
7. Five (5) gallon empty bucket w/cover.
8. Six (6) mil polysheet
9. Mounted Spill Kit (where feasible)
10. First aid kit with 16-ounce eyewash.
11. A One gallon container of germicide [bleach solution] for those vehicles transporting medical waste.



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

12. Personal Protective Equipment:
 - a. Chemical protective suit.
 - b. Chemical resistant gloves.
 - c. Inner surgical gloves.
 - d. Eye/face protection w/side shields.
 - e. Respirator with applicable cartridges (clean & bagged when not in use).
 - f. Extra respirator cartridges
 - g. Hard hat.
 - h. Disposable boots [i.e. "chicken boots"].
13. Working 2-way communication.
14. Set of 3 triangle reflectors (warning signals)
15. Chock block set.
16. Current copy of Clean Harbor's In-Transit Emergency Response Procedures. (This document)
17. Current DOT Emergency Response Guidebook (must be with the manifest at all times and within the reach of the driver while at the controls of the vehicle). (US/CAN)
18. Driver's Pocket Guide to Hazardous Materials. (US)
19. Federal Motor Carrier Safety Regulations. (US)
20. Applicable hazardous waste manifest or shipping document.

NOTE: Drivers & Dispatchers: Please be aware that it is your responsibility to ensure that the items on this list are available and in working order before each trip. If any item is missing, do not begin the trip until required equipment is secured.



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

5. FOLLOW-UP PROCEDURES

A. Decontamination

Decontamination of all contaminated vehicles, equipment and clothing will be conducted prior to departure from a spill site. Decontamination of a truck or trailer will be conducted by removing all visible liquid or solid contamination. In addition, a suitable decontamination solution will be used to prepare the vehicle for transport to a suitable facility for further decontamination if necessary. The primary goal of the on-site decontamination is to prevent additional material being released to the environment. Equipment used in the clean-up process will be decontaminated using a suitable decontamination solution.

All rinse-ate used in the process will be containerized and sent for disposal at a fully licensed waste management facility.

All contaminated clothing will be containerized and managed in the same manner as the rinse-ate collected from the decontamination of the vehicle and equipment involved in the clean-up procedure.

B. Written Notification

Canada Notification

If an immediate report was required to be made for an accidental release, a dangerous goods accident, or a dangerous goods incident, a follow-up report must be made as prescribed by TDG Regulations Part VIII, and sent to the Director General within 30 days after the occurrence.

USA Notification

Within 30 days of a discharge of a hazardous waste, a written report will be completed on the form prescribed by the U.S. DOT (DOT 5800.1 spill report) and sent to the Information Systems Manager, Office of Hazardous Materials Transportation, Research and Special Programs Administration, U.S. Department of Transportation, Washington, DC 20590. In addition, a copy of this report will be forwarded to the applicable state agency within each states specified time frame as noted in Appendix 1.



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

6. DOT/TDGA EMERGENCY RESPONSE GUIDEBOOK

A. Purpose of Guidebook

The current Emergency Response Guidebook is to be used to obtain initial response information (i.e. spill containment, personal protective equipment, first aid, evacuation information) while waiting for emergency response crew to arrive on scene. Federal Regulations require that each driver have this reference document available in the event of a release.

B. Four (4) Sections of the Guidebook

There are 4 Sections of the Guidebook:

Yellow

Reference Chemical
By UN/NA Number

Blue

Reference Chemical by Chemical

Orange

Response Information

Green

Evacuation Distances



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

APPENDIX 1: STATE & FEDERAL EMERGENCY RESPONSE PHONE NUMBERS

NATIONAL EMERGENCY RESPONSE CENTER:	1-800-424-8802 1-202-267-2675
CHEMTREC:	1-800-424-9300
Alabama:	Alabama Department of Environmental Management, Emergency Response Center 1-800-643-0699 (After Hrs) 1-334-271-7700
Alaska:	Dept. of Environmental Conservation Central 1-800-478-9300 (After Hrs.) Northern 1-907-269-3063 (Bus. Hrs) Southeastern 1-907-451-2121 (Bus. Hrs) 1-907-465-5340 (Bus. Hrs)
Arizona:	Department of Environmental Quality Emergency Response 1-602-771-2330 1-800-234-5677
Arkansas:	Department of Emergency Management 1-800-322-4012
California:	State Office of Emergency Services 1-800-852-7550 (In CA) 1-916-845-8911
Colorado:	Department of Public Health and Environment, Emergency Spill Reporting 1-877-518-5608
Connecticut:	Dept. of Environmental Protection 1-860-424-3338
Delaware:	Dept. of natural Resources & Environmental Control 1-302-739-5072 (24 Hr.) 1-800-662-8802 (In-State)
District of Columbia:	Emergency Management Office 1-202-727-6161
Florida:	Florida State Warning Point 1-800-320-0519 1-850-413-9911
Georgia:	Dept. of Natural Resources 1-800-241-4113
Hawaii:	Local Police 911
Idaho:	State Communications Board. 1-800-632-8000
Illinois:	Emergency management Agency 1-800-782-7860 1-217-782-7860 (24 Hr.)
Indiana:	Office of Emergency Response 1-800-451-6027 (In-State) 1-888-233-7745
Iowa:	Dep. Of Natural Resources Emergency Response 1-515-281-8694
Kansas:	Dept. of Health and Environment 1-785-296-1679 1-800-905-7521 HazMat Response 1-800-275-0297 1-785-296-8013
Kentucky:	Dept. of Natural Resources Environmental 1-502-564-2380 (24 Hr)



**IN-TRANSIT EMERGENCY RESPONSE PROCEDURES
(USA and Canada)**

Louisiana:	Response Team	1-800-928-2380
	HazMat Line	1-225-925-6595
		1-225-925-7500
	LA Homeland Security & Emergency	1-800-256-7036 (24 Hr.)
	Planning Department	
Maine:	Department of Environmental Protection	1-800-452-4664 (In-State)
		1-207-624-7000
		1-800-482-0777 (In-State)
Maryland	Department of the Environment	1-866-633-4686
Massachusetts:	Dept. of Environmental Protection	1-888-304-1133
Michigan:	Dept. of Environmental Quality	1-800-292-4706 (In-State)
		1-517-373-7660
Minnesota:	Minnesota Pollution Control Agency	1-800-422-0798
	Emergency Response Team	1-651-649-5451
Mississippi:	Department of Environmental Quality,	1-601-352-9100
	Emergency Management Agency	1-800-222-6362
Missouri:	Dept. of Natural Resources	1-573-634-2436
Montana:	Emergency & Disaster Service	1-406-444-0379
Nebraska:	Dept. of Environmental Quality	1-402-471-2186 (Bus. Hrs)
	State Highway	1-402-471-4545 (After Hrs)
Nevada:	Dept. of Environmental Protection	1-888-331-6337 (In State)
		1-702-687-4240 (Bus. Hrs)
New Hampshire:	Dept. of Environmental Services	
	HazMat	1-603-271-3899 (Bus. Hrs)
	Oil (Petroleum)	1-603-271-3644 (Bus. Hrs)
	State Police (Off-Hours)	1-800-346-4009 (In State)
		1-603-223-4381 (Out of State)
New Jersey:	Dept. of Environmental Protection	1-877-927-6337
New Mexico:	Department of Environment	1-505-827-9329
New York:	Dept. of Environmental Conservation	1-800-457-7362 (in State)
		1-518-457-7362 (Out State)
North Carolina:	Division of Env. Management	1-800-662-7956
		1-800-858-0368 (24 Hrs.)
North Dakota:	Emergency Management Agency	1-800-472-2121
Ohio:	Environmental Protection Agency	1-800-282-9378
Oklahoma:	Hazardous Materials Emergency Response	1-800-522-0206
Oregon:	Emergency Response Team	1-800-452-0311



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

Pennsylvania:	Dept of Env. Protection	
	Southeast	1-484-250-5900
	Northeast	1-570-826-2511
	Southcentral	1-717-705-4741
		1-877-333-1904 (After Hours)
	Northcentral	1-570-327-3636
	Southwest	1-412-442-4000
	Northwest	1-814-332-6945
		1-800-373-3398 (After Hours)
Puerto Rico:	Environmental Quality Board	1-787-766-2823
	Civil Defense	1-787-724-0124
Rhode Island:	Office of Compliance and Inspection	1-401-222-1360 (Bus. Hrs.)
	The Environmental Police	1-401-222-3070 (Off Hrs.)
South Carolina:	Dept. of Health & Environmental Control	1-888-481-0125
		1-803-253-6488 (24 Hr.)
South Dakota:	Dept. of Env. & Natural Resources	1-605-773-3231 (24 Hr.)
	State Radio Communications	1-605-773-3296 (Bus. Hrs.)
Tennessee:	Emergency Management Agency	1-800-262-3300
Texas:	Commission on Env. Quality	1-800-832-8224
Utah:	Dept. of Environmental Quality	1-801-536-4123
Vermont:	Agency of Natural Resources	1-800-641-5005 (24 Hr.)
		1-802-241-3888 (Bus. Hrs.)
Virginia:	Dept. of Emergency Services	1-804-897-6510 (Bus. Hrs.)
		1-804-674-2400 (Off Hrs)
Washington:	Dept. of Ecology	1-800-258-5990 (Main #)
		1-800-OIL-S911 (645-7911)
West Virginia:	Department of Homeland Sec. Division of Emergency Management Services	1-304-558-5380
Wisconsin:	Dept. of Natural Resources	1-800-943-0003
Wyoming:	Dept. of Environmental Quality	1-307-777-7781



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

APPENDIX 2: LOUISIANA REPORTING REQUIREMENTS

TRANSPORTATION RELEASE AND INCIDENT REPORTING CRITERIA

RS 32:1510. REPORTING OF INCIDENTS, ACCIDENTS, AND CLEANUPS

- A. Each person involved in an incident, accident, or the cleanup of an incident or accident during the transportation, loading, unloading, or related storage in any place of a hazardous material subject to this Chapter shall report immediately by telephone to the department if that incident, accident, or cleanup of an incident or accident involves:
- (1) A fatality due to fire, explosion, or exposure to any hazardous material.
 - (2) The hospitalization of any person due to fire, explosion, or exposure to any hazardous material.
 - (3)(a) A continuing danger to life, health, or property at the place of the incident or accident under any of the following circumstances:
 - (i) The incident or accident results in the release of a hazardous material, as defined in Title 49 of the Code of Federal Regulations.
 - (ii) As a result of the incident or accident, a bulk package of a regulated hazardous material as defined in Title 49 of the Code of Federal Regulations, comes to rest at an angle forty-five degrees or more from the upright position.
 - (iii) It is deemed necessary to transfer a hazardous material, as defined in Title 49 of the Code of Federal Regulations, from one bulk package to another bulk package on a public highway or within 500 feet of an inhabited building.
 - (b) Vehicles suffering mechanical failures completely unrelated to the transportation container or the material contained therein, shall not be required to notify under this Paragraph.
 - (4) An estimated property damage of more than ten thousand dollars.
- E. (1) Notwithstanding any other provision of law to the contrary, the provisions of this Section shall not apply to any incidents, accidents, or cleanup of incidents or accidents that occur within a facility that is subject to the release reporting requirements of R.S. 30:2373(B) and is engaged in activities defined or classified under one or more of the following subsectors, industry groups, or industries of the 1997 North American Industry Classification System (NAICS):
- (a) 211 (oil and gas extraction)



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

- (b) 22111 (electric power generation)
- (c) 3221 (pulp, paper, and paperboard mills)
- (d) 324 (petroleum and coal products manufacturing)
- (e) 325 (chemical manufacturing)f) 326 (plastics and rubber products manufacturing)
- (g) 331 (primary metal manufacturing)
- (h) 4953 (refuse systems)
- (i) 4212 (local trucking without storage)
- (j) 4789 (truckng without storage)

(2) Notwithstanding the provisions of Paragraph 1 of this Subsection, this Section shall apply to any carrier involved in any incident, accident, or cleanup of an incident or accident which occurs outside the perimeter of any facility exempted from this Section pursuant to Paragraph 1 of this Subsection.

Any emergency or release notification made to the Hazardous Materials Hotline must be received no later than one hour after the occurrence, depending on the exigency of the circumstances. This is a guideline which places the burden of immediate notification on the responsible party ensuring that timely notification to Local and State government occurs. The purpose of this immediate notification is to ensure the public safety.

LEPC Emergency Release Notification Information

Updated as of April 09, 2009

Parish	Day Contact			Night Contact		
	Agency	Phone	Agency	Phone		
1	Acadia	911 Dispatch	337-788-8772	911 Dispatch		337-788-8772
2	Allen	Oakdale Fire Dept	318-335-1155	Oakdale Fire Dept		318-335-2820
3	Ascension	Office of Emergency Preparedness	225-621-8360	Sheriff's Office		225-621-8300
4	Assumption	Sheriff's Office	985-369-2912	Sheriff's Office		985-369-2912
5	Avoyelles	Sheriff's Office	318-253-4000	Sheriff's Office		318-253-4000
6	Beauregard	Sheriff's Office	337-463-3281	Sheriff's Office		337-463-3281
7	Bienville	Sheriff's Office	318-263-2215	Sheriff's Office		318-263-2302
8	Bossier	Fire Department	318-741-8711	LEPC		318-425-5351
9	Caddo	Shreveport Fire Dept	318-675-2137	Office of Homeland Security & Emergency Preparedness		318-425-5351
10	Calcasieu	Office of Homeland Security & Emergency Preparedness	337-439-9911	911 Dispatch		337-439-9911
11	Caldwell	Sheriff's Office	318-649-2345	Sheriff's Office		318-649-2345
12	Cameron	Office of Emergency Preparedness	337-775-5111	Sheriff's Office		337-775-5111



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

13	Catahoula	Sheriff's Office	318-744-5411	Sheriff's Office	318-744-5411
14	Claiborne	Sheriff's Office	318-927-2011	Sheriff's Office	318-927-2011
15	Concordia	Police Jury	318-336-7151	Sheriff's Office	318-757-3162
16	De Soto	Sheriff's Office	318-872-3956	Sheriff's Office	318-872-3956
17	E Baton Rouge	FD Communications	225-389-2050	FD Communications	225-389-2050
18	E Carroll	Sheriff's Office	318-559-2800	Sheriff's Office	318-559-9911
19	E Feliciana	Sheriff's Office	225-683-5459	Sheriff's Office	225-683-5459
20	Evangeline	Sheriff's Office	337-363-2161	911 Dispatch	337-363-3345
21	Franklin	Office of Homeland Security & Emergency Preparedness	318-435-6247	Sheriff's Office	318-435-4505
22	Grant	Office of Homeland Security & Emergency Preparedness	318-627-3041	Sheriff's Office	318-627-3261
23	Iberia	Sheriff's Office	337-369-3711	Sheriff's Office	337-369-3711
24	Iberville	911 Dispatch	225-687-5140	Sheriff's Office	225-687-5140
25	Jackson	Sheriff's Office	318-259-9021	Sheriff's Office	318-259-9021
26	Jefferson	Office of Homeland Security & Emergency Preparedness	504-736-6211	Office of Homeland Security & Emergency Preparedness	504-736-6211
27	Jeff Davis	Jennings Fire Dept	337-821-5508	Sheriff's Office	337-821-2100
28	Lafayette	Office of Homeland Security & Emergency Preparedness	337-291-5075	Office of Homeland Security & Emergency Preparedness	337-291-5075
29	Lafourche	Office of Homeland Security & Emergency Preparedness	985-446-8427	Parish Government	985-446-8427
30	La Salle	Sheriff's Office	318-992-2151	Sheriff's Office	318-992-2151
31	Lincoln	Sheriff's Office	318-251-5111	Sheriff's Office	318-251-5111
32	Livingston	Office of Emergency Preparedness	225-686-3066	Sheriff's Office	225-686-2241
33	Madison	Office of Homeland Security & Emergency Preparedness	318-574-6911	Sheriff's Office	318-341-1697
34	Morehouse	Sheriff's Office	318-874-3907	Sheriff's Office	318-281-4141
35	Natchitoches	Sheriff's Office	318-352-6432	Sheriff's Office	318-352-6432
36	Orleans	Office of Homeland Security & Emergency Preparedness	504-658-8700	Office of Homeland Security & Emergency Preparedness	504-658-8725
37	Ouachita	Fire Department	318-343-1122	Fire Department	318-343-1122
38	Plaquemines	911 Dispatch	504-394-3541	Belle Chasse Fire Dept	504-394-3541
39	Pointe Coupee	Sheriff's Office	225-694-3737	Sheriff's Office	225-694-3737



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

40	Rapides	Office of Homeland Security & Emergency Preparedness	318-445-1418	911 Dispatch	318-445-1418
41	Red River	Sheriff's Office	318-932-5753	Sheriff's Office	318-932-4221
42	Richland	Sheriff's Office	318-728-2071	Sheriff's Office	318-728-2071
43	Sabine	Sheriff's Office	318-256-9241	Sheriff's Office	318-256-9241
44	St Bernard	Fire Department	504-278-4275	Fire Dispatch	504-279-1200
45	St Charles	Emergency Ops	985-783-5050	Emergency Ops	985-783-5050
46	St Helena	Sheriff's Office	225-222-4413	Office of Emergency Preparedness	985-517-3346
47	St James	Sheriff's Office	225-562-2200	Emergency Operator	225-562-2364
48	St John	Office of Homeland Security & Emergency Preparedness	985-652-2222	911 Dispatch	985-652-6338
49	St Landry	Office of Homeland Security & Emergency Preparedness	337-948-7177	Sheriff's Office	337-948-6516
50	St Martin	Sheriff's Office	337-394-2800	Sheriff's Office	337-394-2800
51	St Mary	Sheriff's Office	337-828-1960	Sheriff's Office	337-828-1960
52	St Tammany	LEPC	985-624-3120	Unified Dispatch	985-898-2338
53	Tangipahoa	911 Dispatch	985-748-8977	911 Dispatch	985-748-8959
54	Tensas	Sheriff's Office	318-766-3961	Sheriff's Office	318-766-3961
55	Terrebonne	Houma Police Dept	985-879-3568	Office of Emergency Preparedness	985-580-0911
56	Union	Sheriff's Office	318-368-3124	Sheriff's Office	318-368-3124
57	Vermilion	OHSEP	337-898-4308	OHSEP / 911	337-898-4308
58	Vernon	Sheriff's Office	337-238-1311	Sheriff's Office	337-238-1311
59	Washington	Office of Homeland Security & Emergency Preparedness	985-732-5200	Fire Department	985-732-5200
60	Webster	Sheriff's Office	318-377-1515	Sheriff's Office	318-377-1515
61	W B Rouge	Sheriff's Office	225-346-1577	Sheriff's Office	225-490-8599
62	W Carroll	Office of Homeland Security & Emergency Preparedness	318-428-8020	Sheriff's Office	318-428-2331
63	W Feliciana	Fire District # 1	225-635-4312	911 Dispatch	225-784-3136
64	Winn	Fire District # 3	318-628-1230	Sheriff's Office	318-628-4611



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

Appendix 3: EMERGENCY REPORTING - CANADA

1. Emergency Report - Initial

In the event of a Release or Anticipated Release of Dangerous Goods that do or may exceed quantities from table below, immediately make an **EMERGENCY REPORT** to any local authority that is responsible for responding to emergencies at the geographic location including **police or fire department**, and also the authorities shown below:

Table

Class	Packing Group or Category	Quantity
1	II	Any quantity
2	Not applicable	Any quantity
3, 4, 5, 6.1 or 8	I or II	Any quantity
3, 4, 5, 6.1 or 8	III	30 L or 30 kg
6.2	A or B	Any quantity
7	Not applicable	A level of ionizing radiation greater than the level established in section 39 of the "Packaging and Transport of Nuclear Substances Regulations, 2015"
9	II or III, or without packing group	30 L or 30 kg

2. Emergency Report – immediate additional report if the release or anticipated release resulted in,

- a. The death of a person;
- b. A person sustaining injuries that required immediate medical treatment by a health care provider;
- c. An evacuation of people or their shelter in place; or
- d. The closure of
 - i. A facility used in the loading and unloading of dangerous goods, or
 - ii. A road, a main railway line or a main waterway.
- e. A means of containment has been damaged to the extent that its integrity is compromised; or
- f. The centre sill or stub sill of a tank car is broken or there is a crack in the metal equal to or greater than 15cm (6 in.).



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

Immediate additional report to:

- CANUTEC, at 1-888-CANUTEC (1-888-226-8832) or 613-996-6666;
- The consignor or the dangerous goods;

3. Security Reports – Immediate report to Canutec at 1-888-CANUTEC (1-888-226-8832) or 613-996-6666 in event of Loss or Theft or Unlawful interference of dangerous goods listed in section 8.16 of TDG regulations.

Canadian Environmental and Transport Emergencies Notification		
Province	Office	Telephone Numbers
Newfoundland and Labrador	Newfoundland and Labrador Regional Office Canadian Coast Guard	709-772-2083 or 1-800-563-9089*
Prince Edward Island	Maritimes Regional Office Canadian Coast Guard	902-426-6030 or 1-800-565-1633*
Nova Scotia	Maritimes Regional Office Canadian Coast Guard	902-426-6030 or 1-800-565-1633*
New Brunswick	Maritimes Regional Office Canadian Coast Guard	902-426-6030 or 1-800-565-1633*
Quebec	Environmental Protection Operations Directorate- Quebec Environment Canada	514-283-2333 or 1-866-283-2333*
Ontario	Spills Action Centre Ontario Ministry of the Environment	416-325-3000 or 1-800-268-6060*
Manitoba	Manitoba Department of Conservation	204-944-4888
Saskatchewan	Saskatchewan Ministry of Environment	1-800-667-7525
Alberta	Alberta Ministry of Environment Transport Dangerous Goods (Immediate notification by Driver)	780-422-4505 or 1-800-222-6514* 1-800-272-9600
Northwest Territories	Department of Environment and Natural Resources Government of the Northwest Territories	867-920-8130
Nunavut	Department of Environment and Natural Resources Government of the Northwest Territories	867-920-8130
British Columbia	British Columbia Provincial Emergency Program Ministry of Public Safety and Solicitor General (Immediate Report by Driver) International Marine Oil Spill Reporting on the Pacific West Coast (for California, Oregon, Washington, and British Columbia)	1-800-663-3456 1-800-645-7911
Yukon	Yukon Department of Environment	867-667-7244

* Telephone number accessible only within the respective province. **Note:** In some jurisdictions Dangerous Goods Incidents and Environmental Incidents must be reported to separate phone numbers. Transportation and Environmental Compliance Staff can assist. Ensure that all notifications are promptly made.



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

Appendix 4: BRITISH COLUMBIA – SPILL REPORTING QUANTITIES

Item	Column 1 Substance spilled	Column 2 Specified amount
1	Class 1, Explosives as defined in section 2.9 of the Federal Regulations	Any quantity that could pose a danger to public safety or 50 kg
2	Class 2.1, Flammable Gases, other than natural gas, as defined in section 2.14 (a) of the Federal Regulations	10 kg
3	Class 2.2 Non-Flammable and Non-Toxic Gases as defined in section 2.14 (b) of the Federal Regulations	10 kg
4	Class 2.3, Toxic Gases as defined in section 2.14 (c) of the Federal Regulations	5 kg
5	Class 3, Flammable Liquids as defined in section 2.18 of the Federal Regulations	100 L
6	Class 4, Flammable Solids as defined in section 2.20 of the Federal Regulations	25 kg
7	Class 5.1, Oxidizing Substances as defined in section 2.24 (a) of the Federal Regulations	50 kg or 50 L
8	Class 5.2, Organic Peroxides as defined in section 2.24 (b) of the Federal Regulations	1 kg or 1 L
9	Class 6.1, Toxic Substances as defined in section 2.27 (a) of the Federal Regulations	5 kg or 5 L



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

10	Class 6.2, Infectious Substances as defined in section 2.27 (b) of the Federal Regulations	1 kg or 1 L, or less if the waste poses a danger to public safety or the environment
11	Class 7, Radioactive Materials as defined in section 2.37 of the Federal Regulations	Any quantity that could pose a danger to public safety and an emission level greater than the emission level established in section 20 of the "Packaging and Transport of Nuclear Substances Regulations"
12	Class 8, Corrosives as defined in section 2.40 of the Federal Regulations	5 kg or 5 L
13	Class 9, Miscellaneous Products, Substances or Organisms as defined in section 2.43 of the Federal Regulations	25 kg or 25 L
14	waste containing dioxin as defined in section 1 of the Hazardous Waste Regulation	1 kg or 1 L, or less if the waste poses a danger to public safety or the environment
15	leachable toxic waste as defined in section 1 of the Hazardous Waste Regulation	25 kg or 25 L
16	waste containing polycyclic aromatic hydrocarbons as defined in section 1 of the hazardous Waste Regulation	5 kg or 5 L
17	waste asbestos as defined in section 1 of the Hazardous Waste Regulation	50 kg
18	waste oil as defined in section 1 of the Hazardous Waste Regulation	100 L
19	waste containing a pest control product as defined in section 1 of the Hazardous Waste Regulation	5 kg or 5 L



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

20	PCB Wastes as defined in section 1 of the Hazardous Waste Regulation	25 kg or 25 L
21	waste containing tetrachloroethylene as defined in section 1 of the Hazardous Waste Regulation	50 kg or 50 L
22	biomedical waste as defined in section 1 of the Hazardous Waste Regulation	1 kg or 1 L, or less if the waste poses a danger to public safety or the environment
23	A hazardous waste as defined in section 1 of the Hazardous Waste Regulation and not covered under items 1 – 22	25 kg or 25 L
24	A substance, not covered by items 1 to 23, that can cause pollution	200 kg or 200 L
25	Natural gas	10 kg, if there is a breakage in a pipeline or fitting operated above 100 psi that results in a sudden and uncontrolled release of natural gas



**IN-TRANSIT EMERGENCY RESPONSE PROCEDURES
(USA and Canada)**

Appendix 5

**CLEAN HARBORS
TRANSPORTATION COMPLIANCE DEPARTMENT
INCIDENT/ACCIDENT REPORTING**

**24 Hour Emergency Response #
1-800-483-3718**

Company policy requires that a representative of the Transportation Compliance Department be contacted by phone when a company employee is involved in an accident on either public or private property or when there is a release of any material from a company vehicle in transit. In-transit includes loading, unloading, temporary storage and while being transported. In-transit does not include those times when the transporter is not present and a vehicle is being loaded and/or unloaded by the facility either accepting a shipment or preparing a shipment for transportation. In this scenario – the reporting is the responsibility of the facility not the transporter.

The expectation is for the responsible party to contact the Transportation Compliance Specialist assigned to the region where the accident/incident occurred. If the primary contact is unavailable, contact the 24 hour Emergency Response operator at the number identified above and you will be placed into contact with an alternate Transportation Compliance Specialist.

TRANSPORTATION COMPLIANCE

Mark Reynolds – Transportation Compliance Specialist - Canada
403-341-4930 (office)
587-877-0102 (cell)
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905-315-5602 (office)
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**STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
TRANSPORTATION SERVICE LICENSE**

License Number: 14741

TRANSPORTATION SERVICE LICENSE

Solid Waste Transporter - Solid Waste Only

Truck Count: 135

Licensee Name: CLEAN HARBORS ENVIRONMENTAL SERVICES INC

Effective Date: October 01, 2019

Expiration Date: September 30, 2020

Facility Information

FID: 999774050

CLEAN HARBORS ENVIRONMENTAL SERVICES INC

42 Longwater Dr

Norwell MA 02061-1612

DNR Region: SE

This license authorizes the licensee to operate the transportation service described above during the term specified, and is subject to and conditioned upon compliance with the provisions of chapter 287, and 289, Wis. Stats., and chapters NR 500-590, Wis. Adm. Code. Any exemptions from the requirements of chapters NR 500-590, Wis. Adm. Code, issued for this service are listed above.



**STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
INFECTIOUS WASTE TRANSPORTATION LICENSE**

License Number: 15167

INFECTIOUS WASTE TRANSPORTATION LICENSE

Infectious Waste Transporter

Truck Count: 61

Licensee Name: CLEAN HARBORS ENVIRONMENTAL SERVICES INC

Effective Date: October 01, 2019

Expiration Date: September 30, 2020

Facility Information

FID: 999774050

CLEAN HARBORS ENVIRONMENTAL SERVICES INC

42 Longwater Dr

Norwell MA 02061-1612

DNR Region: SE

This license authorizes the licensee to operate the transportation service described above during the term specified, and is subject to and conditioned upon compliance with the provisions of chapter 287, and 299, Wis. Stats., chapters NR 500-590, Wis. Adm. Code. Any exemptions from the requirements of chapters NR 500-590, Wis. Adm. Code, issued for this service are listed above.



**STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
HAZARDOUS WASTE TRANSPORT SERVICE LICENSE**

License Number: 12102

HAZARDOUS WASTE TRANSPORT SERVICE LICENSE

Hazardous Waste Transporter - Hazardous Waste - PCB

Truck Count: 1

Licensee Name: CLEAN HARBORS ENVIRONMENTAL SERVICES INC

Effective Date: October 01, 2019

Expiration Date: September 30, 2020

Facility Information

FID: 999774050

EPA ID: MAD039322250

CLEAN HARBORS ENVIRONMENTAL SERVICES INC

42 Longwater Dr

Norwell MA 02061-1612

DNR Region: SE

This license authorizes the licensee to operate the transport service described above during the term hereof except as modified by the Department. This license is subject to and conditioned on compliance with the provisions of chapters 291 and 292, Wis. Stats., all applicable hazardous waste requirements of chapters NR 660 to 679, Wis. Adm. Code, and the equipment operator qualifications in the U.S. Department of Transportation regulations in 49 CFR 177.816.

The Department may modify or revoke the license during its term, or its issuance or renewal may be denied for grievous and continuous failure of the licensee or equipment operator to comply with the provisions of chapters 291 and 292, Wis. Stats., or the applicable requirements of chapters NR 113, 204 or 660 to 679. This license does not convey any property rights of any sort, or any exclusive privileges. This license does not authorize entry or trespass upon the property of any person.



TRANSFER FACILITY COMPLIANCE MANUAL

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INTRODUCTION

This compliance and training handbook is intended to summarize important information regarding the transfer of hazardous and non-hazardous waste from one transport vehicle to another when the transfer is not occurring at the destination facility designated on the shipping papers. These locations are commonly referred to as Truck-To-Truck (TTT) locations.

These rules govern the management of containers when they are:

1. Transferred from one vehicle to another (non-bulk or intermediate bulk containers); and/or
2. Temporarily stored (drums and bulk) at a Clean Harbor's Service Center or a Facility.

"In-transit" refers to materials that are physically between the site of generation and the designated receiving facility.

Unless a TTT location is operated in accordance with an approved state permit, each Clean Harbor's location that conducts TTT transfers or temporary storage must comply with the following standard operation procedures. These TTT transfer guidelines are intended to ensure that each Clean Harbor's locations that conducts these activities is maintained in compliance with specific state, local, and federal regulations governing transportation and storage of hazardous, solid, and universal waste.

STANDARD OPERATING PROCEDURES

1.1 Transfer Coordinator:

Each authorized Clean Harbor's TTT location must designate one individual (TTT Coordinator) to be responsible for overseeing the transfer operation and ensuring that all activities are conducted safely, compliantly, and in accordance with these rules.

Each location's management must designate at least one individual to act as an Alternate who will be delegated the TTT coordinator's responsibility when the primary coordinator is not available to oversee the transfer operation.

At no time shall an outside "non-Clean Harbor's" transporter be allowed to deliver or pick-up a shipment at an in-transit location without the TTT coordinator or his/her alternate in attendance.

It is each region's General Manager's responsibility to ensure that each TTT location operates in compliance with all applicable policies, laws, and regulations.

1.2 Coordinator Training Requirements:

The coordinators and personnel responsible for TTT operations must receive appropriate training prior to conducting any activities discussed in the manual. The training must include both the applicable regulatory training and function specific training. At the minimum each individual must receive training covering the following subjects:

1. DOT Hazmat Employee training including but not limited to: general hazmat awareness, manifesting, labeling, marking, placarding, load segregation and securement, container closure and inspection.
2. Transportation security plan training.
3. In-transit spill and emergency response contingency plan review.

1.3 Storage Time:

The maximum time that a shipment of hazardous waste may be stored on-site for is 10 days. Other solid wastes may be stored longer than 10 days if outbound capacity dictates, but onsite storage time will not exceed 15 days.

Note that these storage time limits apply to the dates containers of waste were delivered to the facility. In addition, unless indicated otherwise, all time frames are in calendar days, not business days. The date the material is delivered to a location is day one.

1.4 Shipping Papers:

Location/Placement: Original or a photocopy of Hazardous Waste Manifests and/or Bills-of-Lading must be maintained in an accessible area. The shipping papers must be readily and safely accessible to the response personnel in case of emergency.

The TTT coordinators are responsible to ensure that all shipping papers are signed and dated in the appropriate location prior to any load leaving each site.

Continuation Sheets: If more than two continuing transporters participate in a shipment of manifested material, the TTT coordinator or his/her alternate is responsible for completing a continuation sheets for each manifest and ensuring that all required information and signatures are present on each shipping document.

Use of Special Permits: Whenever special permit is utilized for a shipment of hazardous materials, all terms and provisions of the special permit must be followed. It is the coordinators responsibility to apply the appropriate special permits when consolidation of separate shipments onto the same motor vehicles creates a situation where due to segregation or other requirements the shipment would not be otherwise possible. In addition, when applicable, a valid copy of all special permits must be enclosed with each shipment.

1.5 Container Management:

All containers delivered to a TTT location must be in full compliance with all applicable EPA and DOT rules and regulations. The containers must be properly Packaged, Marked, Labeled, and Segregated. Additionally, the containers must be in acceptable shipping condition, not bulging, leaking, deteriorated, grossly contaminated, or severely rusted. It is left at the discretion of the transfer coordinator to overpack the containers as seen fit. The coordinators are to inspect all incoming containers to ensure complete compliance. If any markings or labels are damaged during the transfer operation, they are to be appropriately replaced.

1. **Packaging** – Hazardous material containers must be stored and transported in packages that meet the performance based requirements specified by the U.S. Department of Transportation for the specific material being transported as specified in Column 8 of the shipping table in 49 CFR §172.101.
2. **Marking** – All containers must be marked with the appropriate DOT shipping name and all other marking requirements of U.S. DOT 49 CFR §172.300 and U.S. EPA 40 CFR §262.32. And any applicable special permits or approvals.
3. **Labeling** – All containers must display the appropriate DOT Hazard Class label(s) specified for each type of material. This includes any subsidiary class label(s) when required.
4. **Segregation** - Containers of hazardous materials must be segregated based on chemical compatibility and in accordance with DOT segregation table for hazardous materials 49 CFR §177.848 (see Chapter 3).

5. **Placarding** – When containers of hazardous material are stored in the vehicles or staged trailers, the outside of the vehicle or a trailer must be placarded accordingly. All rules that apply to hazardous materials in transit, apply to materials stored incidental to transportation.

In addition to the above requirements, the following container management rules apply.

1. Do not unpack closed containers, mix or pump material from one container or transport vehicle into another.
2. Do not open any containers or bulk transport vehicles for any reason, including sampling, transfer, treatment, or addition of absorbent.
3. Do not open, handle, or store containers or transport vehicles in a manner which may rupture the container or transport vehicle and cause it to leak.

1.6 Transport Unit and Carrier Management:

Prior to transloading a shipment, coordinators must ensure that the transport unit that is being loaded is in acceptable condition. This includes but not limited to the following:

1. The integrity of the vehicle floors and walls is not compromised.
 - a. No missing floor boards
 - b. No sharp or protruding defects
 - c. No large tears, gaps or holes on the walls and floors
2. Transport units are clean and free of any previous spill residues or vapors.
3. Transport unit is capable of being locked and secured

Only properly permitted and Clean Harbors' authorized transporters must be used. Clean Harbors National Transportation ensures that the transport unit and the transporter is in a possession of all applicable valid licenses and permits.

1.7 Security:

Each transfer facility security measures must be in accordance with Clean Harbor's transportation security plan as well as all state and local requirements. Box trucks and van trailers must be closed and locked when not in use, unless in a secure area. Gates must be secured and locked at all locations equipped with a fence. Unauthorized access to the vehicles and storage areas must be prevented. Vehicle keys must be stored in a secure location with limited access. Unless required by permits, keys may not be left inside any vehicle regardless if it is parked in a secure area or not.

1.8 Safety and Compliance:

All company Health and Safety policies and procedures must be followed at all times. This includes, but not limited to:

- Wearing appropriate company uniforms
- Wearing appropriate PPE (safety glasses, safety shoes, hardhat, hand protection)
- Placing jack stands under all trailers not attached to a power unit
- Chock and block wheels of all vehicles prior to loading or unloading
- Only qualified and trained individuals can operate forklifts In

addition the following compliance issues must be considered.

1. **Reactives & Ignitables:** Some states require containers of reactive and ignitable waste to be stored at least 50 feet from the facility's property line; these containers must be separated and protected from sources of ignition. Each transfer facility must comply

with all local ordinances and regulations.

2. **Incompatibles:** The Department of Transportation (DOT) has specific rules governing the transportation of incompatible hazardous materials. In some instances cyanides and acids or spontaneously combustible materials and corrosive liquids may not be stored or transported on the same motor vehicle. It is the responsibility of the Transfer Coordinators to ensure that shipments containing incompatible materials are not scheduled for transfer and consolidation on the same motor vehicle (See Chapter 3 for additional information). In addition, if storage of containers is permitted on the loading dock or a warehouse floor, all applicable segregation requirements must still be followed.
3. **Prohibited Materials:** Under no circumstance are Explosives (Class 1), Radioactive (Class 7) or any Temperature Controlled hazardous materials to be stored or transferred at a Clean Harbor's location.

PROCEDURES

This section outlines detailed procedures for handling loads, containers, and shipping papers from the arrival of materials to a TTT location to their departure.

Although it is the responsibility of the drivers and chemists at the time of the shipments to ensure that the material is being packaged, manifested and shipped in accordance with all applicable regulations, the TTT coordinator (or designate) must inspect all incoming loads to ensure complete compliance. If any issues are discovered, they are to be addressed prior to the material being re-offered for continuing transportation. At no time may a non-Clean Harbors load be offloaded without the presence of a TTT coordinator or his/her alternative.

The general lifecycle of materials and shipping papers from the arrival to a TTT location to its departure is outlined in Chart 1.

2.1 Load Arrival:

Upon arrival of a shipment at a TTT location copies of the shipping papers are to be given to the personnel responsible for offloading the vehicles. These copies are to be used to verify the piece count, destination, and proper marking and labeling of the containers.

2.2 Material Verification:

The offloading personnel must verify piece count, marking and labeling with the corresponding shipping papers. All discrepancies including count, drum condition, marking and labeling must be resolved prior to material being loaded on any awaiting trailers and re-offered for continued transportation. Any leaking containers must be properly overpacked, and when required an incident report must be initiated per current company procedures.

2.3 Transfer:

Depending on each location, the arrived material may be transferred directly to a staged trailer or temporarily stored on the loading dock, plant floor, or warehouse; collectively referred to as floor material.

If the transfer is occurring at a location that is also a permitted TSDF, at times the plant material may be added to the TTT material or vice versa.

NOTE: Staged trailers at TTT locations are considered to be in-transit; therefore all segregation and placarding rules are applicable. It is the coordinators responsibility to update required placards as materials are added or subtracted from the each storage trailer.

2.4 Load Departure:

On or prior to the permissible storage time limits the material must leave each location. Prior to the departure, the carrier is responsible to ensure that all material is properly loaded, segregated, and placarded. TTT coordinator is to provide the carrier original shipping papers for review and signature. The carrier is ultimately responsible to ensure that:

1. Cargo is properly loaded.
2. Cargo is properly secured to prevent shifting and falling.
3. The vehicle is properly placarded.
4. All shipping papers are signed and dated prior to departure.
5. Actual container count matches that of the shipping papers.

HAZARDOUS MATERIALS

SEGREGATION AND LOADING

3.1.1 Segregation of Hazardous Materials:

During transportation and storage incidental to transportation (TTT storage) non-bulk and intermediate bulk (IBC) packages require proper segregation. For highway transportation, DOT has published a segregation table in 49 CFR §177.848 that dictates appropriate segregation among different hazard classes of materials. The segregation table on the next page should be used when two or more different hazard classes are loaded onto one transport unit. Following are instructions for using the segregation table for hazardous materials.

- (1) The absence of any hazard class or division or a blank space in the Table indicates that no restrictions apply.
- (2) The letter "**X**" in the Table indicates that these materials may not be loaded, transported, or stored together in the same transport vehicle or storage facility during the course of transportation.
- (3) The letter "**O**" in the Table indicates that these materials may not be loaded, transported, or stored together in the same transport vehicle or storage facility during the course of transportation unless separated in a manner that, in the event of leakage from packages under conditions normally incidental to transportation, commingling of hazardous materials would not occur. Notwithstanding the methods of separation employed, Class 8 (corrosive) liquids may not be loaded above or adjacent to Class 4 (flammable) or Class 5 (oxidizing) materials; except that shippers may load *truckload** shipments of such materials together when it is known that the mixture of contents would not cause a fire or a dangerous evolution of heat or gas.

***NOTE:** The term "truckload" as used in this section means a shipment of hazardous materials loaded into a transport vehicle by a single shipper. Shipments of hazardous materials offered to a carrier by different shippers and loaded into a transport vehicle are not considered to be truckload shipments. Therefore, for segregation purposes only "truckload" shipments that arrived at a particular TTT location may leave as a "truckload" shipment assuming no additional material is added to that load.

CLASS

	COMBUSTIBLE LIQUIDS	IN BULK	
CLASS 3			C
CLASS 6.1	OTHER THAN INHALATION HAZARD, ZONES A or B 	1001 Lbs. 	D
CLASS 9	MISCELLANEOUS DTS 	1001 Lbs.	D

\$177.848 (e) INSTRUCTIONS FOR USING THE SEGREGATION TABLE FOR HAZARDOUS MATERIALS ARE AS FOLLOW:

- The absence of any hazard class or division or a blank space in the Table indicates that no restrictions apply.
- The letter "X" in the Table indicates that these materials may not be loaded, transported, or stored together in the same transport vehicle or storage facility during the course of transportation.
- The letter "O" in the Table indicates that these materials may not be loaded, transported, or stored together in the same transport vehicle or storage facility during the course of transportation unless separated in a manner or that, in the event of leakage from packages under normal conditions normally incident to transportation, comingling will not cause hazardous materials to occur. Note: This table does not address separation employed. Class 8 (corrosive) liquids may not be loaded above or adjacent to Class 4 (flammable) or Class 5 (oxidizing) materials; except that shippers may load truckload shipments of such materials together when it is known that the mixture of contents would not cause a fire or a dangerous evolution of heat or gas.
- The letter "A" in the Table indicates that segregation among different classes (explosives) materials is governed by the compatibility table in paragraph (f) of this section. (See note "A" in the third column of the Table means that, notwithstanding the requirements of the letter "X", ammonium nitrate (UN 1942) and ammonium nitrate fertilizer may be loaded or stored with Division 1.1 (Class A explosive) or Division 1.5 (blasting agents) materials.
- When the \$172.101 Table or \$172.402 of this subchapter requires a package to bear a subsidiary hazard label, segregation appropriate to the subsidiary hazard must be applied when that segregation is more restrictive than that required by the primary hazard. However, hazardous materials of the same class may be stowed together without regard to segregation requirements if secondary hazards of the materials are not capable of reacting dangerously with each other and causing combustion or dangerous evolution of heat, evolution of flammable, poisonous, or asphyxiant gases, or formation of corrosive or unstable materials.

	PLACARD NOT REQUIRED FOR ONLY	PLACARD PLACED FOR MIXED LOAD	
A. See § 177.848 (d)(5)			
B. For domestic transportation of oxygen, compressed oxygen rated bulk, in oxygen cylinder, place of NON FLAMMABLE GAS (172.504 (1)(7))			
C. No applicable segregation. Hazardous material (172.504 (1)(7))			
D. For domestic transportation, Class 9 placard is not required. A placard containing a Class 9 material must be marked with the following information: (1) UN number, (2) hazard class, (3) placard, and (4) net weight of the substance. Configuration N required by			
E. Placards with POISON or POISON INHALATION HAZARD label (or POISON label) (172.504 (1)(9))			
F. Placards with POISON or POISON INHALATION HAZARD label (or POISON label) (172.504 (1)(9))			
G. The old POISON GAS or TOXIC GAS placards must be replaced with the new POISON GAS placard (172.504 (1)(9))			
H. POISON or TOXIC placards may be used in highway and rail commerce until October 1, 2001			

Any hazardous material identified on

3.1.2 Segregation applicable to secondary hazard classes:

When the Hazardous Materials Shipping Table (HMT) 49 CFR §172.101 requires a package to bear a subsidiary hazard label, segregation appropriate to the subsidiary hazard must be applied when that segregation is more restrictive than that required by the primary hazard. However, hazardous materials of the same class may be stowed together without regard to segregation required for any secondary hazard if the materials are not capable of reacting dangerously with each other and causing combustion or dangerous evolution of heat, evolution of flammable, poisonous, or asphyxiating gases, or formation of corrosive or unstable materials.

3.1.3 Use of special permits (exemptions):

When Special Permits (SP) or special approvals are utilized all of the requirements of the permits must be met. This may include specified segregation or loading of the material, special packaging and marking requirements etc. When required, a copy of a SP must be enclosed with all shipping papers.

3.1.4 Segregation for cyanides and spontaneously combustible materials Division 4.2:

Unless packaged and loaded according to the following requirements, or in accordance with any applicable special permits, material capable of liberating Hydrogen Cyanide gas may not be transported with Class 8 liquid acids and Division 4.2 material may not be loaded and transported on the same motor vehicle with any Class 8 liquids.

For Cyanide mixtures and compounds:

- The waste cyanides or waste cyanide mixtures or solutions must be packaged in lab packs 49 CFR §173.12(b).
- The Class 8 acids must be packaged in lab packs or in authorized single packaging not exceeding **208 L** (55 gallons) capacity.
- Waste cyanides or waste cyanide mixtures may not exceed **2 kg** (4.4 pounds) per inner receptacle and may not exceed **10 kg** (22 pounds) per outer packaging; waste cyanide solutions may not exceed **2 L** (0.6 gallon) per inner receptacle and may not exceed **10 L** (3.0 gallons) per outer packaging.
- The waste cyanides or waste cyanide mixtures or solutions must be separated from the acids by a minimum horizontal distance of **1.2 m** (4 feet); and
- Loaded at least **100 mm** (4 inches) off the floor of the freight container, unit load device, transport vehicle or rail car.

For Division 4.2 Material:

- The waste Division 4.2 materials are packaged in lab packs 49 CFR §173.12(b).

- The Class 8 liquids are packaged in lab packs or in authorized single packaging not exceeding **208 L** (55 gallons) capacity.
- The waste Division 4.2 materials may not exceed **2 kg** (4.4 pounds) per inner receptacle and may not exceed **10 kg** (22 pounds) per outer packaging.
- The waste Division 4.2 materials must be separated from the Class 8 liquids by a minimum horizontal distance of **1.2 m** (4 feet).
- The waste Division 4.2 materials and the Class 8 liquids are loaded at least **100 mm** (4 inches) off the floor of the freight container, unit load device, transport vehicle or rail car.

3.2 Hazardous Materials Loading and Securement

3.2.1 General Loading:

When cargo is loaded onto a transport unit it must be loaded in such a manner to permit proper load bracing and placement of load securement devices without undue risk of personal injury, container damage, or hazardous material spill. In addition, heavy items must be loaded in such a way as to distribute the weight evenly and maintain the vehicle total gross and axle weights within legal limits.

3.2.2 Double Stacking:

Clean Harbors Environmental Services has adopted the following guidelines regarding double stacking of hazardous materials. In addition, the Transportation Compliance Department may grant a waiver to this policy on case-by-case basis.

A. Statement of Policy

1. Double stacking containerized hazardous and regulated waste materials in a transport vehicle is prohibited except for the following circumstances.
 - a. Labpacks packaged in accordance with 49 CFR §173.12 in Class and Divisions 3, 4.1, 5.1, 6.1 (except all poisonous by inhalation materials), 8 & 9.
 - b. Non-regulated solid materials (e.g. non RCRA and non DOT).
 - c. Empty containers including empty containers that contain residue of Class and Divisions 3, 4.1, 5.1, 6.1, 8, or 9 hazardous materials. **Note:** The same segregation requirements apply to containers that contain only the residue of

hazardous materials. However, the weight of empty containers does not need to be included in calculating placardable quantity.

- d. Non-bulk packages (other than labpacks) which contain solids in Class and Divisions 4.1, 5.1, 6.1 (other than poisonous by inhalation materials), 8 & 9.
- e. Packages containing aerosol cans packaged in accordance with the limited quantity exemption found in 49 CFR §173.306, or applicable special permits.
- f. Combination packages in hazard Class and Divisions 3, 4.1, 5.1, 6.1 (except all poisonous by inhalation materials), 8 & 9.
- g. Case-by-case basis for bulk packages, shipments by rail, shipment by vessel and special circumstances. (Contact Corporate Compliance Department).

B. Additional Requirements

When double stacking containers within a transport vehicle, the following requirements must be followed:

- 1. Containers may not be stacked more than 2 high.
- 2. Liquids (other than labpacks, or combination packaging) may not be stacked on top of other containers.
- 3. All double-stacked containers must be secured on pallets to facilitate safe off-loading.
- 4. U.S. Department of Transportation segregation requirements found in 49 CFR §177.848 must be followed. Under no circumstances may Class 8 material be loaded next to, adjacent to or above Class 4 or 5 materials.
- 5. Class and Divisions 2.1, 2.2, 2.3 (except for aerosols packaged in accordance with the limited quantity exemption found in 49 CFR 173.306, or applicable special permits) 4.2, 4.3, 5.2, 6.1 (poisonous by inhalation materials) and PCB's are prohibited from being double stacked.
- 6. All containers must be adequately blocked and braced to prevent any movement between containers. When possible shrink-wrap should be utilized to secure the containers.
- 7. Vehicle weight limits (both gross vehicle weight and axle weights) must be within regulatory limits.
- 8. No container may be double stacked which will crush or damage the container it is loaded above.

9. Flex bins may be double stacked on 4/55 gallon steel drums.
10. Only hard-walled cubic yard boxes may be stacked on each other.
11. Placement of packages 5 gallons or less on top of each other does not constitute double stacking; however, these packages must remain on the floor level of the transport vehicle and the material above and below must be compatible. Example: Placing a 5-gallon container of Division 4.3 material on top of a 5 gallon of Division 6.1 material is acceptable, and thus also accomplishes the requirement to keep Division 4.3 material 4 inches of the vehicle floor. Five-gallon containers may not be stacked more than three high, and must be properly secured and prevented from shifting and falling.

Lori Johnson

From: Woods, Bryan C <woods.bryan@cleanharbors.com>
Sent: Monday, August 19, 2019 10:08 AM
To: VanEngelenburg, Vincent J
Subject: Germantown Buildings: 1 of 2
Attachments: image001.jpg

Per your request, see below.

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Safety Starts with Me: Live It 3-6-5

















Lori Johnson

From: Woods, Bryan C <woods.bryan@cleanharbors.com>
Sent: Monday, August 19, 2019 10:10 AM
To: VanEngelenburg, Vincent J
Subject: Germantown Buildings: 2 of 2
Attachments: image001.jpg

2 of 2.

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Safety Starts with Me: Live It 3-6-5



















CONDITIONAL USE PERMIT (CUP)

10/14/19 Plan Commission Meeting

Reflective Contracting Services LLC / Thomas Lange

Village Planner Report

Germantown, Wisconsin

Summary

Andrew Schott, Reflective Contracting Services LLC, agent for Thomas Lange, property owner is requesting approval of a Conditional Use Permit (CUP) to operate a "construction services/contractor shop" business from the .32-acre property located at N96 W16042 County Line Road.

Location: N96 W16042 County Line Road (Colonial @ County Line Road)

Applicant/

Property Owner: Andrew Schott Thomas Lange
W176 N9830 Rivercrest 4849 Bellman Drive
Germantown, WI West Bend, WI

Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Commercial/Residential	B-3/Rs-4
South	Residential (Meno Falls)	N/A
East	Residential	Rs-4
West	Residential	Rd-2



Proposal

Andrew Schott, Reflective Contracting Services LLC, agent for Thomas Lange, property owner is requesting approval of a Conditional Use Permit (CUP) to operate a “construction services/contractor shop” business from the .32-acre property located at N96 W16042 County Line Road (formerly occupied by Lange Printing although vacant since July 2017).

As stated in the application, Schott and Reflective Contracting Services is a general contractor/construction business working primarily on commercial office remodeling projects. The business currently has (3) employees and intends to operate Monday to Friday, 8:00am to 4:00pm from the subject property.

As described in the project description and shown on the floor/site plan, Schott intends to completely remodel the building interior with new offices, restrooms and shop area. Exterior improvements include a new roof and additional doors and windows. Additional pavement will be added to the north side of the property enclosed with a 6' high cedar wood privacy fence & gate, along with a new dumpster enclosure.

Staff Comments

Consistency with Village's 2020 Land Use Plan & B-3 Zoning District.

The 2020 Land Use Plan map classifies this property as “Commercial”. The current zoning of the property (and adjacent property to the north) is B-3: General Business. “Construction services/contractor shop” may be permitted as a conditional use in the B-3 District (see Section 17.30(3)(j)).

At this time, staff does not have sufficient information about the proposed operation to issue a full report & recommendation. Staff questions regarding the operation have been sent to the applicant but no additional information addressing the staff review comments (see attached) has been provided to date. Ordinarily, under these circumstances an “incomplete” application would not be put on the Plan Commission agenda. However, this item is on the agenda in an effort to keep the process moving forward and to accommodate the public hearing process since advertising and public hearing notices have already been published and mailed to the surrounding property owners. For that reason, we are obligated to open the public hearing on Monday, October 14 as posted.

The Plan Commission can either close the hearing or continue it to a future meeting date in order to give the applicant additional time to respond to staff's questions and provide the additional information requested so that staff has a better understanding of the proposal and render a complete review and report to the Plan Commission. As is stands, there is not sufficient information to determine if the proposed “construction services/contractor shop” operation would/can be compliant and with what specific requirements or conditions given the unique circumstances of this operation and property.

For this reason, staff recommends that the public hearing be opened, public comment received, and the public hearing, consideration and action be kept open and tabled/continued until the November 11 Plan Commission meeting.

Village Planner Recommendation

TABLE consideration of and action on the conditional use permit (CUP) application for Andrew Schott, Reflective Contracting Services LLC, agent for Thomas Lange, property owner for the operation of a “construction services/contractor shop” business from the .32-acre property located at N96 W16042 County Line Road.



Community Development Department

Jeffrey W. Retzlaff, AICP, Director

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

Telephone: (262) 250-4735

Website: www.village.germantown.wi.us

FAX: (262) 253-8255

E-mail: jretzlaff@village.germantown.wi.us

October 7, 2019

Andrew Schott

Reflective Contracting Services, LLC

W176 N9830 Rivercrest Drive #102

Germantown, WI 53022

RE: Reflective Contracting Services, LLC Conditional Use Permit (CUP) Application
Staff Review Comments

Village Staff has reviewed the applications and supporting plans submitted for the proposed general contractor/construction services business to be located at N96 W16042 County Line Road and has identified the following outstanding items/issues that need to be addressed before we can schedule the plans for Plan Commission review/approval. Please provide the requested information, corrections, revisions, etc. as soon as possible. If necessary, Village staff can meet to discuss specific comments prior to you submitting response and/or revised plans or supplemental information.

Community Development Department

1. The proposed use(s) are what trigger the need for a CUP. However, your application materials also present proposed site and building improvements that also trigger the need for review and approval of site development and building plans as part of a "Site Plan" application. A Site Plan requires an additional application form, fee and supporting documents (most of which you have already included). Unlike the CUP application which requires review by both the Plan Commission and Village Board, the Site Plan application only requires Plan Commission review and approval. We can process both applications concurrently provided we receive the required supporting information and documents that will be further identified herein and in the attached Site Plan application packet. Supporting plans and information required as part of a Site Plan application that are not provided include: grading plan, utility plan, landscaping plan, lighting plan. If the additional plans cannot be provided this week (by 12 noon on Thursday, Oct 10), we could proceed with the CUP, but will need the other comments, information, etc. herein addressed by that deadline. If we do, the Site Plan application will be a condition of approval of the CUP (which goes on to the Village board), and would have to be submitted, reviewed and approved by the Plan Commission in November (or whenever the Site Plan application materials are submitted and deemed complete).
2. Please note that the site plan showing existing and proposed conditions needs to be accurate. The architectural plan submitted does not accurately show the grass area within the parking lot along County Line Road... unless you proposed to expand the grass area. Typically, a site plan is based on actual up-to-date survey information. In this case, it appears that the property line information was taken from the original CSM that created the lot and does not accurately reflect property line location. As

Andrew Schott, Reflective Contracting Services, LLC
Conditional Use Permit (CUP) Application
Staff Review Comments

shown in the attached aerial photo of the site taken from the Washington County GIS system, the south property line actually cuts through the three parking stalls and grassy area not depicted on the site plan submitted. The calculation of impervious and green space areas and the overall depiction of existing and proposed features needs to be accurate.

3. Other than the parking of one work truck mention in the description of your operation, no other details are provided about the outside paved area and fence enclosure. You need to provide more detail about how this paved/fenced area is intended to be used. If it's being created exclusively for the parking of one business-owned work truck then simply tell us that's all it will be used for and we will include that limitation in the permit. Otherwise, we need to know how it will be used, what other vehicles, equipment, materials, etc. will be kept within it, for how long, what if any noises, odors, lights, etc. will be associated with its use. The principle reason "construction services" requires the CUP is due to the wide variation and/or intensity of uses and potential impacts associated with such operations on the characteristics of the surrounding properties unique to the neighborhood where such operations are conducted. The subject property is unique given that it's surrounded by residential uses that have long existed prior to your proposed construction service use(s). The PC and VB need to be able to assess your proposed use(s) relative to the surrounding neighborhood, and, more importantly, include in the permit what uses and activities are permitted. In addition, please provide additional information on the daily operations. Will customers ever come to the site for meetings? Do employees check in on site in the morning? Do they come back during the day? At the end of the day? What will the shed on the north side of the property be used for?
4. The existing monument sign is non-conforming to current sign regulations. It can continue to be used "as is" but cannot have any structural changes or alterations. Only the face can be replaced, but any new face is also required to be code compliant. For example, any internally lit sign face on a cabinet is required to be opaque, or, have a dark background. Please provide more specific information on the proposed signage including, sign company, material specifications, lighting, etc. Alternatively, all proposed exterior signage, including monument and wall-mounted signs, may be reviewed and approved under a separate application by the Plan Commission in the future. Temporary signs also require sign permits from the Community Development Department.
5. As discussed above, a landscaping plan is required as part of a Site Plan application. As part of that plan, please provide detail and specifications on the proposed landscaping plantings proposed for the site. All landscaping is required to meet a minimum planted size of 2.5' to 3" for deciduous trees, 6'-8' for evergreen trees and 5 gal container for shrubs.
6. Similarly, detailed specifications are needed for the proposed fence as part of the Site Plan application. The proposed fence must be reviewed by the Plan Commission given that it is to be installed in a drainage easement.
7. How will the increased impervious surface on the northside of the building impact run off? The grading plan will need to show how & where run-off will be directed.
8. A color rendering and materials board for the exterior building improvements will be required as part of the Site Plan application. It can be delivered to Planning & Zoning

Andrew Schott, Reflective Contracting Services, LLC
Conditional Use Permit (CUP) Application
Staff Review Comments

Services at Village Hall any time before the Plan Commission meeting, or, brought with you to the meeting.

9. The change in use may also constitute a change in the "occupancy classification" under the Wis Commercial Building Code. It's likely that the internal improvements proposed will require state-approved building plans prepared, reviewed and approved by the Wis DSPS in addition to Village building permit approval and permits.
10. It appears that property taxes are outstanding on the property for 2017 & 2018. Village Code does not permit the approval of certain permits, including conditional use permits, when there are outstanding property taxes. The current owner will need to take care of that issue immediately. This application will not be advanced to the Village Board for consideration unless/until the taxes are paid.

Public Works/Engineering Department

11. Public Works has noted that the request involves installation of the fence within a drainage easement along the north property line. Fences in drainage easements are generally not allowed but can be approved by the Plan Commission. In this case, the drainage easement is there to protect existing storm sewer infrastructure that may in the ground or over land flow of run-off. This easement appears to have a number of trees in it. If this fence is approved the department has the following requirements.
 - a. Diggers hotline shall be called prior to work to identify the location of any underground utilities in that immediate area. The fence shall stay a minimum of 2 feet away from any marked infrastructure.
 - b. An agreement with the Village shall be made that if for ANY reason the Village has to access the easement to maintain or replace any infrastructure, the owner shall be responsible for any expense related to the removal or replacement of any encroachment in the easement. The applicant shall be responsible for the cost of preparing and recording said agreement. Typically, the Village Attorney can prepare such an agreement.
12. The sampling manhole is not code-compliant and shall have an adapter seal installed and the frame and lid replaced to meet current Village standards.

When submitting revised plans or additional information, please submit (1) digital plan set and fifteen (15) full-size, hard-copy plan sets set to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,



Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

Andrew Schott, Reflective Contracting Services, LLC
Conditional Use Permit (CUP) Application
Staff Review Comments

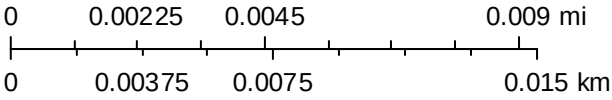
Copy: Eric Nitschke, Village Engineer



October 7, 2019

1:215

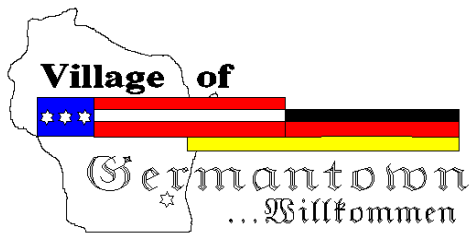
- Trails
- Public Open Spaces
- Current Parcel
- PLSS Monument
- Parcel Retired YTD
- Right-of-Way
- Text Leader Lines



Road Centerline I, USH
Road Centerline STH, CTH
RoadCenterline TWN, CVS, PVT

- Landhook
- Meander Line
- PLSS Boundary
- Plat
- Lot
- Parcels

Washington County
Washington County, Wisconsin



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : September 12, 2019
Re : Reflective Contracting

General Comments:

1. The engineering department has reviewed the request to place a fence within the drainage easement. The drainage easement there is to protect infrastructure that is in the ground. If this fence is approved the engineering department has the following requirements.
 - Diggers hotline shall be called prior to work to identify the location of any underground utilities in that immediate area. The fence shall stay a minimum of 2 feet away from any marked infrastructure.
 - An agreement with the Village shall be made that if for ANY reason the Village has to access the easement to maintain or replace the infrastructure the Village not incur any expense for the removal or replacement of any encroachment into the easement.
2. The sampling manhole shall have an adapter seal installed and the frame and lid replaced to match Village standards.



Village of



Fee must accompany application

☒ \$1460 Paid 8-16-19 Date

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

REFLECTIVE CONTRACTING SERVICES LLC

ANDREW SCHOTT

W14 N 9830 RIVERCREST DR 400

GERMANTOWN WI 53022

Phone (414) 403-2966

Fax ()

E-Mail REFLECTIVECONTRACTING@GMAIL.COM

PROPERTY OWNER

X THOMAS LANGE

X 4949 BELLMAN DR.

X WEST BEND, WI 53095

X Phone (262) 644-9686

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

REFLECTIVE CONTRACTING SERVICES LLC

3 PROPERTY ADDRESS

N96W16042 COUNTY LINE RD

53022

TAX KEY NUMBER

344271

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary

VACANT

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code

CONSTRUCTION SERVICES

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations

SEE ATTACHED DESCRIPTION

6

ATTACHED

7

- # ARCHITECTURAL DRAWINGS

- AS

✓ 8/15/19
Date



REFLECTIVE

CONTRACTING SERVICES LLC

Description of proposed operation

I am a small General Contractor, with 3 employees that would be in and out of the office building.

My intent of building would be to completely remodel the inside of the building to have a few office spaces along with using the existing shop area. The shop area would be used primarily for tool and job supply storage. Most of my work is commercial office remodels, meaning there will be very little if any work performed in the existing shop area (compared to how it was before- a printing shop). From the outside I would address some needed curb appeal with new painting, landscaping, roof, doors and windows. Added to the outside would be a nice cedar tone fence and small dumpster enclosure. My employees can take home their work vehicles which would leave one work truck left overnight parked in the fence area. As I stated before I mostly do office remodels, so there will not be yard waste outside or laying around the property. i.e. piles of concrete, dirt, large machines. There will be very little impact to surrounding properties.

Hours of operation are M-F 8am to 4pm, no weekends.

ANDREW SCHOTT

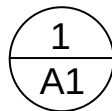


THESE DRAWINGS AND DESIGN THEREIN ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURAL DESIGNS, INC.. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF ARCHITECTURAL DESIGNS, INC. WILL RESULT IN LEGAL ACTION ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MEETING STATE AND LOCAL CODES. IF ANY VARIATIONS OCCUR FROM THE DRAWINGS THE CONTRACTOR SHALL NOTIFY ARCHITECTURAL DESIGNS, INC.

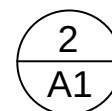


2,148 SQUARE FOOT FOOTPRINT

SCALE: 1/8" = 1'-0"



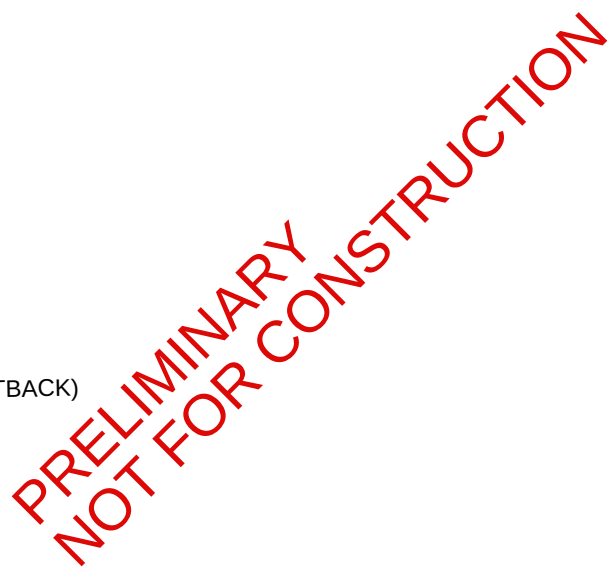
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



2,148 SQUARE FOOT FOOTPRINT



3 AUGUST 2019

For more information, visit www.pearsoned.com

VILLAGE OF GERMAN TOWN, WI 53022
ARCHITECTURAL DESIGNS INC. 7420

OF

ZONING CODE TEXT AMENDMENTS

10/14/18 Plan Commission Meeting

Germantown Community Development Department

Village Planner Report

Germantown, Wisconsin

Summary

The Community Development Department is proposing amendments to provisions under Section 17.51 of the Zoning Code regarding public hearing property owner notification requirements and protest petitions.

SECTION 1. That Section 17.51 (Changes and Amendments) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

(3) PETITIONS.

Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the Village Planner, describe the premises to be rezoned by a metes and bounds description or the regulations to be amended, list the reasons justifying the petition, specify the proposed use, and have attached the following:

- (a) Plot plan drawn to a legible scale of ~~one-inch equals 100 feet~~ with sufficient information showing the area and size (in both sqft and acres) proposed to be rezoned, its relative location within the Village, its dimensions, the boundaries location and classification of adjacent zoning districts, and the boundaries location and existing use of all abutting properties within 200 feet of the area proposed to be rezoned.
- (b) ~~Owners' names~~ List of all tax parcel numbers, and addresses and owners of all properties lying within the Village of Germantown and 1,000 300 feet outward from the exterior boundary of the area proposed to be rezoned in a digital form acceptable to the Village Planner, or, a written request seeking assistance from the Village Planner to compile said list (subject to the payment of an additional fee if applicable).
- (c) Additional information required by the Plan Commission or the Village Board.

STAFF COMMENTARY: *Section 1 contains changes to certain application information requirements for petitions to change zoning district boundaries (i.e. rezoning petitions). Section 1 includes an increase in the "buffer" area from 300 to 1,000 feet around a property subject of a rezoning petition for which parcel ID #'s (tax parcel or key numbers), addresses and ownership information is required. Section 1 requires an applicant to provide said list in a digital format, and, provides that an applicant can request assistance from Village staff to prepare said list subject to a fee.*

SECTION 2. That Section 17.51 (Changes and Amendments) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

(4) HEARINGS AND RECOMMENDATIONS.

The Plan Commission shall (and the Village Board may) hold a public hearing on the proposed changes and amendments and shall give notice as specified in section 17.53 of this chapter, and, provide notice of the proposed rezoning to the owners or occupants of the properties lying within the Village of Germantown and 1,000 feet outward from the exterior boundary of the area proposed to be rezoned. The Plan Commission shall review all proposed changes and amendments within the corporate limits and shall provide the Village Board with a recommendation and report as to whether the petition be granted as requested, modified or denied. The recommendation and report shall be made in writing to the Village Board (as presented by Village Planner or designee). If the Village Board does not receive recommendations and a report from the Plan Commission within 60 days of submitting the proposed amendments, the Village Board may hold hearings without first receiving the recommendations and report.

STAFF COMMENTARY: Section 2 contains changes to the public hearing & reporting procedures, including a requirement that notice of a proposed rezoning petition be provided to the owners or occupants of those properties located within the 1,000 feet “buffer” area around the subject of the rezoning petition. Historically (and somewhat surprisingly), the process of sending “courtesy” notices to owners & occupants of property surrounding a property subject of a rezoning petition has been done as a matter of practice vs. a specific code requirement. This amendment codifies the process as a requirement.

Also, Section 2 makes it clear that a public hearing of a zoning code amendment is mandatory before the Plan Commission but adds the option of a hearing before the Village Board. In 2018, this section of the code was changed to require public hearings be held before the Plan Commission. At that time, it was intended that public hearings would no longer be held before the Village Board. During the transition, we began holding public hearings before both the PC and VB (primarily because of the Veridian rezoning proposal that initially had a hearing before the VB and the desire was to be consistent with subsequent hearings as that proposal evolved). Since January 1, 2019, we have held hearings of all rezoning petitions before both the PC and VB. Staff would like to continue the transition to only holding hearings before the PC, but keep open the option of also holding a hearing before the VB.

SECTION 3. That Section 17.51 (Changes and Amendments) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

(7) PROTEST.

In the event of a protest against such district change or amendment to the regulations of this chapter, duly signed and acknowledged either by the owners of 20% or more of the areas of the land included in such proposed change, or by the owners of 20% or more of the land immediately adjacent to the land included in the proposed change, or by the owners of 20% or more of land extending 100 feet from the street frontage of such opposite land, such a change or amendment shall not become effective except by the favorable vote of $\frac{3}{4}$ of the ~~full~~ Village Board members in attendance and voting on the proposed rezoning.

STAFF COMMENTARY: Section 3 contain a change to the protest petition voting requirement from $\frac{3}{4}$ of the full Village Board to $\frac{3}{4}$ of the Board members in attendance and voting on a particular zoning code change in order for that change to be approved. The change eliminates the seemingly extraordinary requirement in the event two or more members are absent or declare a conflict of interest (as was the case with the Veridian proposal protest petition that eventually required a unanimous vote to pass when two members were absent).

As shown in Table 1 below, a requirement of $\frac{3}{4}$ of the members present/voting consistently requires 1 more vote than a simpler majority regardless of the number of members present. (Another common requirement of $\frac{2}{3}$ is shown only for illustrative purposes).

Table 1.

Voting Criteria	Village Board Members Present				
	5	6	7	8	9
Majority	3	4	4	5	5
$\frac{2}{3}$	3	4	5	5	6
$\frac{3}{4}$	4	5	5	6	7

Finally, as explained in the Village Attorney's September 16 letter concerning this topic (copy attached), the Wis. Stats. were revised in 2018 to delete a similar protest petition provision (effective as of January 1, 2019). The Attorney's recommendation to the Village has been and continues to be that the Village should also eliminate this provision from the Zoning Code.



Office of the Village Attorney

Private Office: 11402 W. Church Street, Franklin, WI 53132
414.529.8900

M E M O R A N D U M

To: Village President and Village Board of Trustees
From: Brian C. Sajdak, Village Attorney
Date: September 16, 2019
Re: Veridian Homes Rezoning – Objection to Protest Petition

As you will recall, I had previously provided you with a memo dated August 18, 2019 related to a protest petition filed by neighboring landowners to the Veridian Homes site along Donges Bay Road (south of Kinderberg Park). In that memo, I highlighted for you the fact that the statute statutes had been amended to remove the protest petition language. However, the Village code retains similar language, and it was that language which formed the basis for my opinion that the protest petition filed contesting the rezoning was valid, thereby triggering the $\frac{3}{4}$ supermajority voting requirement.

Attached you will find a letter from an attorney representing Veridian Homes. As you can see, Veridian believes that 2017 Wis. Act 243 not only repealed the protest petition provisions from the Wisconsin Statutes, but also preempted local governments from having their own provisions in this regard. After discussing this position with the attorney by phone and further consideration, I do not find Veridian's position persuasive, and continue to believe the Village's protest petition provisions are valid.

It is clear that the legislature understands the general rules regarding preemption of local authority. For example, Act 243 includes two sections that expressly provide that any existing local ordinances that are inconsistent with the statute "does not apply and may not be enforced." See 2017 Wis. Act 243 § 33 and § 49. Had the legislature intended to preempt local protest petition ordinances, it could have used the same language. Indeed, the Wisconsin Legislative Council's Act Memo on Act 243 identifies areas where the Act preempts local ordinances. The protest petition repeal is not listed as one of those sections.

When considering whether a local ordinance is otherwise logically conflicts with, or goes against the spirit of legislation, one has to consider the legislation as a whole. "The power to enact zoning ordinances is broadly construed in favor of the municipality." State ex rel. B'nai B'rith Found. v. Walworth Cnty. Bd. of Adjustment, 59 Wis.2d 296, 304, 208 N.W.2d 113 (1973). Under Wis. Stat. § 62.23(7)(am), the legislatures broad grant of zoning power to municipalities means that "any ordinance, resolution or regulation enacted or adopted under this section, shall be liberally construed in favor of the city and as minimum requirements adopted for the purposes stated."

In this case, the repeal only removed the requirement from the statutes such that there is no option to file a protest petition unless there is a local option. Veridian suggests that the Board's broad authority extends only to technical aspects of development (size, setback, etc.) and not to procedure. However, this is inconsistent with practice throughout the state. For example, one local procedural rule that is widely used throughout the state is prohibiting resubmission of the same application without a substantial change after denial of the original application. See League of Wisconsin Municipalities Legal Op, Zoning #351 (1976).

Notwithstanding this opinion, I also note that another municipal law firm has opined for their clients the opposite. Attorney Eric Larson, of the Municipal Law & Litigation Group, S.C. (F/K/A Arenz, Molter, Macy, Riffle, Larson & Bitar) provided the following to the Dane County Towns Association on the protest petition section of Act 243:

For decades, property owners located within a certain proximity of a zoning change had an ability to file a protest petition, which would trigger a super-majority requirement for the zoning amendment to pass. Many zoning codes include language very similar to the former State law, describing this ability to protest and to create a super-majority requirement. The statutory protest petition language is now repealed. If you continue to describe a protest petition in your zoning code, be advised, there is no statutory basis for that provision. A significant legal dispute could arise about how many votes are required for a zoning ordinance to pass, if your code maintains that super-majority requirement that has been repealed from the statute.

Recommendation: I recommend that DCTA members review their zoning code to determine whether it includes a protest petition or super-majority requirement, based upon the former statute. If so, I recommend that they repeal that provision of their zoning code, to maintain consistency with the statutory framework.

I note that there is no analysis to this statement. Accordingly, I think Attorney Larson may have been simply advocating for the removal of local provisions because it eliminates a large potential headache to rezoning approvals. While I typically do not rely on the opinions of other attorneys, and do not do so here, I highlight this for you to suggest that the Board may wish to address this at the meeting tonight. At the end of the day, I have provided my opinion that a valid protest petition exists. However, the Board is the ultimate decision maker on this point. Given the fact that a repeal of the local protest petition language was brought before you last year, I suspect that nothing has changed. However, if there was a desire to revisit the issue, it could be done by raising a Point of Order either before the vote (preferable because it allows everyone to know the voting rules before the vote) or at the time that the vote result is announced. Upon announcement of my determination as parliamentarian, a motion could be made to overrule that determination.

BCS

**AN ORDINANCE AMENDING CHAPTER 17 (ZONING CODE)
OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE**

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,
WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That Section 17.51 (Changes and Amendments) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

(3) PETITIONS.

Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the Village Planner, describe the premises to be rezoned by a metes and bounds description or the regulations to be amended, list the reasons justifying the petition, specify the proposed use, and have attached the following:

- (a) Plot plan drawn to a legible scale of one inch equals 100 feet with sufficient information showing the area and size (in both sqft and acres) proposed to be rezoned, its relative location within the Village, its dimensions, the boundaries location and classification of adjacent zoning districts, and the boundaries location and existing use of all abutting properties within 200 feet of the area proposed to be rezoned.
- (b) ~~Owners' names~~ List of all tax parcel numbers, and addresses and owners of all properties lying within the Village of Germantown and 1,000 300 feet outward from the exterior boundary of the area proposed to be rezoned in a digital form acceptable to the Village Planner, or, a written request seeking assistance from the Village Planner to compile said list (subject to the payment of an additional fee if applicable).
- (c) Additional information required by the Plan Commission or the Village Board.

SECTION 2. That Section 17.51 (Changes and Amendments) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

(4) HEARINGS AND RECOMMENDATIONS.

The Plan Commission shall (and the Village Board may) hold a public hearing on the proposed changes and amendments and shall give notice as specified in section 17.53 of this chapter, and, provide notice of the proposed rezoning to the owners or occupants of the properties lying within the Village of Germantown and 1,000 feet outward from the exterior boundary of the area proposed to be rezoned. The Plan Commission shall review all proposed changes and amendments within the corporate limits and shall provide the Village Board with a recommendation and report as to whether the petition be granted as requested, modified or denied. The recommendation and report shall be made in writing to the Village Board (as presented by Village Planner or designee). If the Village Board does not receive recommendations and a report from the Plan Commission within 60 days of submitting the proposed amendments, the Village Board may hold hearings without first receiving the recommendations and report.

**AN ORDINANCE AMENDING CHAPTER 17 (ZONING CODE)
OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE**

SECTION 3. That Section 17.51 (Changes and Amendments) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

(7) PROTEST.

In the event of a protest against such district change or amendment to the regulations of this chapter, duly signed and acknowledged either by the owners of 20% or more of the areas of the land included in such proposed change, or by the owners of 20% or more of the land immediately adjacent to the land included in the proposed change, or by the owners of 20% or more of land extending 100 feet from the street frontage of such opposite land, such a change or amendment shall not become effective except by the favorable vote of $\frac{3}{4}$ of the ~~full~~ Village Board members in attendance and voting on the proposed rezoning.

SECTION 4. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____

Adopted: _____, 2019

Vote: Ayes: _____
Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

SITE PLAN APPLICATION & SIGN REVIEW

10/14/19 Plan Commission Meeting

Rahl & Associates / APEX Hotel Investments / Clover Signs

Village Planner Report

Germantown, Wisconsin

Summary

Rahl & Associates, LLC, agent for APEX Hotel Investments and Clover Signs are requesting approval of a Site Plan Application (re-siding) and approval for two wall signs (one replacement) and the removal of directional signage and the existing pylon sign for the Country Inn & Suites located on 6.09 acres at W188 N11020 Maple Road.

Location: W188 N11020 Maple Road

Agent/

Property Owners: Rahl & Associates, LLC
311 Preserve Way
Colgate, WI 53017

APEX Hotel Investments
W188 N11020 Maple Road
Germantown, WI 53017

Zoning: B-5: Highway Business District

Adjacent Land Uses		Zoning
North	Commercial	B-3
South	Institutional	I
East	Commercial	B-5
West	Commercial	B-5



Background/Proposal

Rahl & Associates, LLC, agent for APEX Hotel Investments, is requesting approval of a Site Plan Application for the façade update to the existing Country Inn & Suites located at W188 N11020 Maple Road.

The façade update will include replacing the existing siding with 8" LP Smartside custom colored to Dorian Gray (light gray) and Guantlet Gray (dark gray) and Boral SW LedgeStone along the base of the building where the Dorian Gray siding is located. The existing shutters will be removed and new Architectural louver will cover the heating/air conditioning units for each room. The Germanic Gable accents will remain on the building.

Signage to be Removed

The existing pylon and directional signs located on the property will be removed and will not be replaced.

Wall Signage

- Approximately 8' x 15' (120 square feet), internally illuminated, made with aluminum and acrylic, and located on the front (northwest) façade of the building, directly above the main entrance.
- Approximately 6' x 12' (72 square feet) internally illuminated, made with aluminum and acrylic, and located on the west façade of the building (facing the Lannon Road/Maple Road intersection).

Staff Comments

The façade update will provide an updated, more modern façade for the Country Inn & Suites building. Staff recommends that the existing gable accents remain in place to maintain the "Germanic" detail that was originally approved for the building.

The pylon and directional signage are currently non-conforming with the Village sign ordinance and therefore cannot be replaced. The proposed wall signage meets the requirement of the Village sign ordinance.

Village Planner Recommendation

APPROVE the site plan application submitted by Rahl & Associates for the Country Inn & Suites located at W188 N11020 Maple Road with the following conditions:

1. The existing Germanic Gable accents shall remain with the new façade update.
2. The Boral SW LedgeStone shall extend along the north elevation of the building.
3. The construction equipment currently parked behind the building shall be removed from the property and properly stored.

APPROVE the proposed wall signs for the Country Inn & Suites property subject to the following conditions:

1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.



8-7-2019

Village of Germantown Site Plan Review
N112W17001 Mequon Rd
Germantown WI 53022

REF: Country Inn & Suites W188N11020 Maple Rd (GTNV 292988)

Owner: Apex Hotel Investments
311 Preserve Way
Colgate, WI 53017
Ryan J Rahl – President

Radisson Hotels Inc. has rolled out its global G4 initiative for the 429 Country Inn & Suites by Radisson hotels throughout the County. This includes an inviting new exterior design along with new signage. This design consists of three primary material finishes:

- 8" LP Smartside custom colored to Dorian Gray (Light Gray)
- 8" LP Smartside custom colored to Guantlet Gray (Dark Gray)
- Boral SW LedgeStone at first story where Dorian Gray is featured

Furthermore, the existing shutters and lattice PTAC covers will be removed. A new custom Architectural Louver will be manufactured and installed to color match the siding. The Germanic Gable accents will remain in place.

A Contractor has been secured for this scope of work with an anticipated start date of 9/16/19. It is estimated this project will take 6-8 weeks with full completion anticipated no later than the end of November.

Regards,

Ryan J Rahl

Subject:

FW: Country Inn & Suites; Site & Sign Applications; Staff Review Comments

From: Ryan J Rahl <ryan.rahl@rahlandassociates.com>**Sent:** Wednesday, October 9, 2019 10:36 AM**To:** Jeff Retzlaff <jretzlaff@village.germantown.wi.us>**Cc:** Emily Zandt <ezandt@village.germantown.wi.us>; Lori Johnson <ljohnson@village.germantown.wi.us>**Subject:** Re: Country Inn & Suites; Site & Sign Applications; Staff Review Comments

Jeff & company.

Attached is the revised design narrative with additional information related to the questions raised.

Additionally...

#2 - We accept the request to add cultured stone on the North elevation.

#3 - We are willing to leave the Gable accents that were originally intended to be removed. We will need this officially in writing to allow us to submit to Radisson Hotels Inc as they had requested this feature to be removed.

#4 - I can have the JCB Excavator permanently located to another property. (not in Germantown)

#5 - We are aware permits will be required.

Ryan J Rahl

President

Rahl & Associates, LLC



262-327-0505

ryan.rahl@rahlandassociates.comwww.rahlandassociates.com



Village of
Germantown
Willkommen

Community Development Department

Jeffrey W. Retzlaff, AICP, Director

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

Telephone: (262) 250-4735

FAX: (262) 253-8255

Website: www.village.germantown.wi.us

E-mail: jretzlaff@village.germantown.wi.us

October 7, 2019

Ryan Rahl
Rahl & Associates, LLC
311 Preserve Way
Colgate, WI 53017

RE: W188 N11020 Maple Road; Sign and Site Plan Applications; Staff Review Comment

Mr. Rahl:

Village Staff has reviewed the supporting materials submitted with the Sign Permit and Site Plan applications. Listed below are outstanding items/issues that need to be addressed before this item can be placed on the Plan Commission agenda for review/approval. Please provide the requested information, corrections and/or revisions as soon as possible.

Community Development Department

1. Can you provide a more accurate and detailed narrative explanation of what the proposed exterior changes are? Will the existing gable features remain or be removed? Will the shutters remain or be removed? Are there other existing exterior features proposed to be replaced or removed?
2. If I understand the hand-drawn legend correctly, the LedgeStone veneer will be added to all the elevations facing Mequon/Lannon Road except the north elevation. It's likely that staff will recommend this elevation also be re-sided with LedgeStone.
3. Country Inn & Suites is located within the Germanic Theme Corridor along Mequon Road. In 1996, when the building was constructed, the Plan Commission approved the Site Plan without "Germanic Architectural Components", as was required for the bank building to the north and the gas station to the southwest. The Plan Commission may require Germanic details to be added to the façade update. Are there any Germanic details that can be worked into the plans at this time?
4. The large yellow piece of construction equipment parked behind the building has been there for too long. It was moved from the adjacent Florian property over a year ago but remains a code violation. This equipment needs to be removed as originally requested and not simply shuffled from one property to the next or parked in the rear yard. Removal from the property prior to issuance of a building permit will be a recommended condition of any Site Plan or sign permit approval.
5. Required building and electrical permits shall be obtained prior to beginning work on the proposed signs.

Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,

Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator



- ☒ \$700 Minor Addition
☐ \$1,240 Construction <10,000 SF
☐ \$2,095 Construction 10,000 SF to 50,000
☐ \$3,460 Industrial Construction >50,000 SF
☐ \$3,460 Commercial Construction >50,000
☐ \$200 Plan Commission Consultation
☐ \$125 Fire Department Plan Review

PAID 8-7-19 DATE 8-7-19

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1

APPLICANT OR AGENT

Ryan Rahl
Rahl & Associates, LLC
311 Preserve Way
Colgate, WI 53017

Phone (262) 327-0505

E-Mail ryan.rahl@rahlassociates.com

PROPERTY OWNER

Apex Hotel Investments
1188 N 11020 Maple Rd.
Germantown WI 53022
Ryan Rahl - President

Phone () _____

E-Mail _____

2

PROPERTY ADDRESS

Country Inn & Suites by Radisson
1188 N 11020 Maple Rd.
Germantown, WI 53022

3

NEIGHBORING USES - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North <u>Vacant Bank</u> <u>Commercial</u>	South <u>Vacant wetland</u>	East <u>Florian Park</u> <u>Commercial</u>	West <u>Kwik Trip</u> <u>Commercial</u>
---	--------------------------------	--	---

4

READ AND INITIAL THE FOLLOWING:

RR I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

RR I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

RR I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5

SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

Ryan Rahl 8/7/19
Applicant Date

Ryan Rahl 8/7/19
Owner Date

8-7-2019

Village of Germantown Site Plan Review
N112W17001 Mequon Rd
Germantown WI 53022

REF: Country Inn & Suites W188N11020 Maple Rd (GTNV 292988)

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A Contractor has been secured for this scope of work with an anticipated start date of 9/16/19. It is estimated this project will take 6-8 weeks with full completion anticipated no later than the end of November.

Regards,

Ryan J Rahl

The name that built an industry

PSPI

Cultured Stone® by Boral®

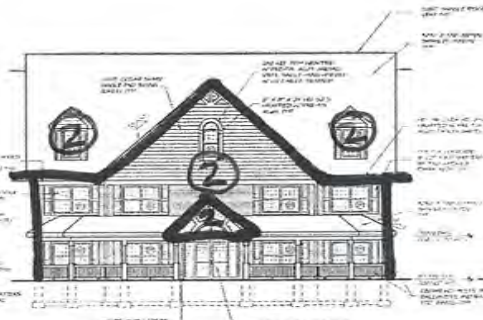
Southwest Pro-Fit® Ledgerstone



- ① 8" LP (Porlan Gray)
- ② 8" LP (Guantlet Gray)
- ③ Boral SW Ledgerstone



WEST ELEVATION
SCALE 3/32" = 1'-0"



NORTHWEST ELEVATION
SCALE 3/32" = 1'-0"

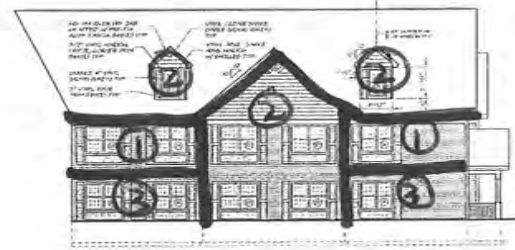


WEST ELEVATION
SCALE 3/32" = 1'-0"

NOTE:
ALL DOUBLE 4" VERTICAL SASH, WITH DOUBLE HUNG SASH, 20\"/>



NORTH ELEVATION
SCALE 3/32" = 1'-0"



NORTH ELEVATION
SCALE 3/32" = 1'-0"

REVISIONS:

DATE: 2/27/96

DESIGN NO.: E95255

SHEET

AI.0

OWNER:

PROJECT:

DATE:

DESIGN NO.:

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WINDOW SCHEDULE				
SYM-BOL	MANUFACTURER	SERIES NO.	DESCRIPTION	RE. CL. - & R. VERIFY IN MANUF.
①	HEAT-NETHELED OF DUNLOP	VISIONS 2001	PM2.5, 10µ, 2.5µ, 0.3µ, 0.1µ, 0.075µ, 0.05µ, 0.03µ, 0.02µ, 0.015µ, 0.01µ, 0.0075µ, 0.005µ, 0.003µ, 0.002µ, 0.001µ, 0.00075µ, 0.0005µ, 0.0003µ, 0.0002µ, 0.0001µ, 0.000075µ, 0.00005µ, 0.00003µ, 0.00002µ, 0.00001µ, 0.0000075µ, 0.000005µ, 0.000003µ, 0.000002µ, 0.000001µ, 0.00000075µ, 0.0000005µ, 0.0000003µ, 0.0000002µ, 0.0000001µ, 0.000000075µ, 0.00000005µ, 0.00000003µ, 0.00000002µ, 0.00000001µ, 0.0000000075µ, 0.000000005µ, 0.000000003µ, 0.000000002µ, 0.000000001µ, 0.00000000075µ, 0.0000000005µ, 0.0000000003µ, 0.0000000002µ, 0.0000000001µ, 0.000000000075µ, 0.00000000005µ, 0.00000000003µ, 0.00000000002µ, 0.00000000001µ, 0.0000000000075µ, 0.000000000005µ, 0.000000000003µ, 0.000000000002µ, 0.000000000001µ, 0.00000000000075µ, 0.0000000000005µ, 0.0000000000003µ, 0.0000000000002µ, 0.0000000000001µ, 0.000000000000075µ, 0.00000000000005µ, 0.00000000000003µ, 0.00000000000002µ, 0.00000000000001µ, 0.0000000000000075µ, 0.000000000000005µ, 0.000000000000003µ, 0.000000000000002µ, 0.000000000000001µ, 0.00000000000000075µ, 0.0000000000000005µ, 0.0000000000000003µ, 0.0000000000000002µ, 0.0000000000000001µ, 0.000000000000000075µ, 0.00000000000000005µ, 0.00000000000000003µ, 0.00000000000000002µ, 0.00000000000000001µ, 0.0000000000000000075µ, 0.000000000000000005µ, 0.000000000000000003µ, 0.000000000000000002µ, 0.000000000000000001µ, 0.00000000000000000075µ, 0.0000000000000000005µ, 0.0000000000000000003µ, 0.0000000000000000002µ, 0.0000000000000000001µ, 0.000000000000000000075µ, 0.00000000000000000005µ, 0.00000000000000000003µ, 0.00000000000000000002µ, 0.00000000000000000001µ, 0.0000000000000000000075µ, 0.000000000000000000005µ, 0.000000000000000000003µ, 0.000000000000000000002µ, 0.000000000000000000001µ, 0.00000000000000000000075µ, 0.0000000000000000000005µ, 0.0000000000000000000003µ, 0.0000000000000000000002µ, 0.0000000000000000000001µ, 0.000000000000000000000075µ, 0.00000000000000000000005µ, 0.00000000000000000000003µ, 0.00000000000000000000002µ, 0.00000000000000000000001µ, 0.0000000000000000000000075µ, 0.000000000000000000000005µ, 0.000000000000000000000003µ, 0.000000000000000000000002µ, 0.000000000000000000000001µ, 0.00000000000000000000000075µ, 0.0000000000000000000000005µ, 0.0000000000000000000000003µ, 0.0000000000000000000000002µ, 0.0000000000000000000000001µ, 0.000000000000000000000000075µ, 0.00000000000000000000000005µ, 0.00000000000000000000000003µ, 0.00000000000000000000000002µ, 0.00000000000000000000000001µ, 0.0000000000000000000000000075µ, 0.000000000000000000000000005µ, 0.000000000000000000000000003µ, 0.000000000000000000000000002µ, 0.000000000000000000000000001µ, 0.00000000000000000000000000075µ, 0.0000000000000000000000000005µ, 0.0000000000000000000000000003µ, 0.0000000000000000000000000002µ, 0.0000000000000000000000000001µ, 0.000000000000000000000000000075µ, 0.00000000000000000000000000005µ, 0.00000000000000000000000000003µ, 0.00000000000000000000000000002µ, 0.00000000000000000000000000001µ, 0.0000000000000000000000000000075µ, 0.000000000000000000000000000005µ, 0.000000000000000000000000000003µ, 0.000000000000000000000000000002µ, 0.000000000000000000000000000001µ, 0.00000000000000000000000000000075µ, 0.0000000000000000000000000000005µ, 0.0000000000000000000000000000003µ, 0.0000000000000000000000000000002µ, 0.0000000000000000000000000000001µ, 0.000000000000000000000000000000075µ, 0.00000000000000000000000000000005µ, 0.00000000000000000000000000000003µ, 0.00000000000000000000000000000002µ, 0.00000000000000000000000000000001µ, 0.0000000000000000000000000000000075µ, 0.000000000000000000000000000000005µ, 0.000000000000000000000000000000003µ, 0.000000000000000000000000000000002µ, 0.000000000000000000000000000000001µ, 0.00000000000000000000000000000000075µ, 0.0000000000000000000000000000000005µ, 0.0000000000000000000000000000000003µ, 0.0000000000000000000000000000000002µ, 0.0000000000000000000000000000000001µ, 0.000000000000000000000000000000000075µ, 0.00000000000000000000000000000000005µ, 0.000000	

Architectural drawing of the front elevation of the 'Dorset House' (Dorset House). The drawing shows a long, two-story building with a central entrance and two side entrances. The central entrance is marked with a '1' and the side entrances with '2'. The building is labeled 'Dorset House' and 'Dorset House'.

Architectural drawing of the exterior of the building. The drawing shows a long, low profile with a gabled roof. There are three small, square, gabled structures on the roof, each labeled with a circled number: 1, 2, and 3. The main building has a series of windows and doors. On the right side, there is a small entrance with a gabled roof, labeled with a circled number 1. The drawing includes annotations such as "GROUP 1 - 1ST FLOOR", "GROUP 2 - 2ND FLOOR", and "GROUP 3 - 3RD FLOOR".

1995 © EXCEL ENGINEERING INC.



2

Tools for Design

Materials & Textures

Ceramic



Carpet



Wallpaper



Paint



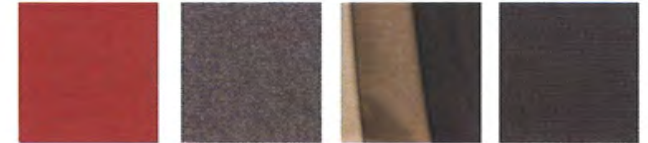
Wood



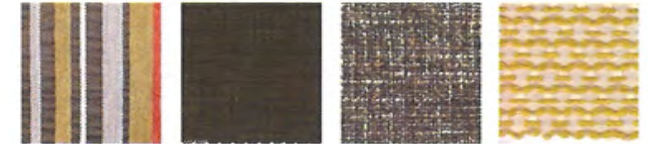
Ceramic/Stone



Fabrics



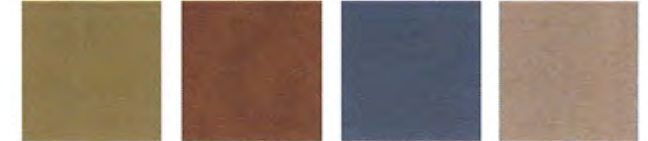
Fabrics



Fabrics



Vinyl



Wood



Flooring

Surfaces

Furniture



1

Brand Concept

Modern Country Warmth

We are Modern Country Warmth.

Three simple words that capture the essence of our brand and that mean, no matter where you go, you always have a place where you feel at home. The relatable nature of our positioning conveys a place where every traveler feels welcome, like they matter and like they belong.

Through our inviting design and spaces, genuine service and amenities that provide the comforts of home, Country Inn & Suites delivers a warm and personal experience for every guest and during every stay.



Brand Expressions

Signage & Wayfinding







COPY



Village of

Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

Clover Signs
932 N. National Ave.
Brazil, In 47834
Phone (312) 442-1446
Fax ()
E-Mail Carrie @ Clover Signs . Com

PROPERTY OWNER

Kahl + Associates LLC
Phone (262) 327-0505

2 PROPERTY ADDRESS OR GENERAL LOCATION

Country Inn & Suites W 188 N 11020 Maple Rd.

3 SIGN INFORMATION

Sign Dimensions _____ height x _____ width
Number of Sides _____
Total Square Footage of Sign (include all sides) _____
Total height of the Sign _____
Is the Sign to be illuminated _____ yes _____ no
Type of Sign Construction Materials _____
Distance to Closest Property Line _____

Single/Multi Tenant (circle one)
Building Frontage SF _____

Are there any existing signs on the property _____
If yes, what is the total Square Footage of existing signs _____

What are the intentions for the existing signs: Take down ☒ Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Carrie Mills 8-13-19
Applicant Date

[Signature] 8/13/19
Owner Date



Village of



Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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1 APPLICANT OR AGENT

Clover Signs
932 N. National Ave.
Brazil, In 47834
Phone (812) 442 7446
Fax ()
E-Mail Carmel @ Clover-sign.com

PROPERTY OWNER

Rahl & Associates LLC

Phone (262) 327-0505

2 PROPERTY ADDRESS OR GENERAL LOCATION

Country Inn & Suites W 188 N 11020 Maple Rd.

3 SIGN INFORMATION

Sign Dimensions _____ height x _____ width
Number of Sides _____
Total Square Footage of Sign (include all sides) _____
Total height of the Sign _____
Is the Sign to be illuminated _____ yes _____ no
Type of Sign Construction Materials _____
Distance to Closest Property Line _____

Single/Multi Tenant (circle one)
Building Frontage SF _____

Pylon
Sign
Not
Replacing

Are there any existing signs on the property _____
If yes, what is the total Square Footage of existing signs _____

What are the intentions for the existing signs: Take down ☒ Remain ☐

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Carmel Y. Miller 8-13-19
Applicant Date

[Signature] 8/13/19
Owner Date



Village of
Germantown
Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

Clover Signs
932 N. National Ave.
Brazil, Ind. 47834
Phone (812) 442 1144/6
Fax () _____
E-Mail Carrie @ Clover signs. com

PROPERTY OWNER

Rahl & Associates LLC

Phone (262) 327-0505

2 PROPERTY ADDRESS OR GENERAL LOCATION

Country Inn & Suites W 188 N 11020 Maple Rd.

3 SIGN INFORMATION

Sign Dimensions 5' 11 3/4" height x 11' 15 1/8" width Single/Multi Tenant (circle one)
Number of Sides _____ Building Frontage SF _____
Total Square Footage of Sign (include all sides) 56 sq ft
Total height of the Sign _____
Is the Sign to be illuminated ☒ yes ☐ no
Type of Sign Construction Materials Aluminum / Acrylic face
Distance to Closest Property Line _____

Side of
Building
Signage

Are there any existing signs on the property Yes
If yes, what is the total Square Footage of existing signs 252 sq ft

What are the intentions for the existing signs: Take down ☒ Remain ☐

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Carrie Miller 8-13-19
Applicant Date

[Signature] 8/13/19
Owner Date



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

Hoover Signs
932 W. National Ave
Brazil, In. 47834
Phone (812) 442 7446
Fax ()
E-Mail Carrie @ Hoover Sign. com

PROPERTY OWNER

Rahl & Associates LLC
Phone (262) 327-0505

2 PROPERTY ADDRESS OR GENERAL LOCATION

County Inn & Suites W 188 N 11020 maple Rd

3 SIGN INFORMATION

Sign Dimensions 7' 11 1/16" height x 14' 10 1/8" width Single/Multi Tenant (circle one)
Number of Sides _____ Building Frontage SF _____
Total Square Footage of Sign (include all sides) 99.50 sq ft
Total height of the Sign 7' 11 1/16"
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials Aluminum / Acrylic Face
Distance to Closest Property Line _____

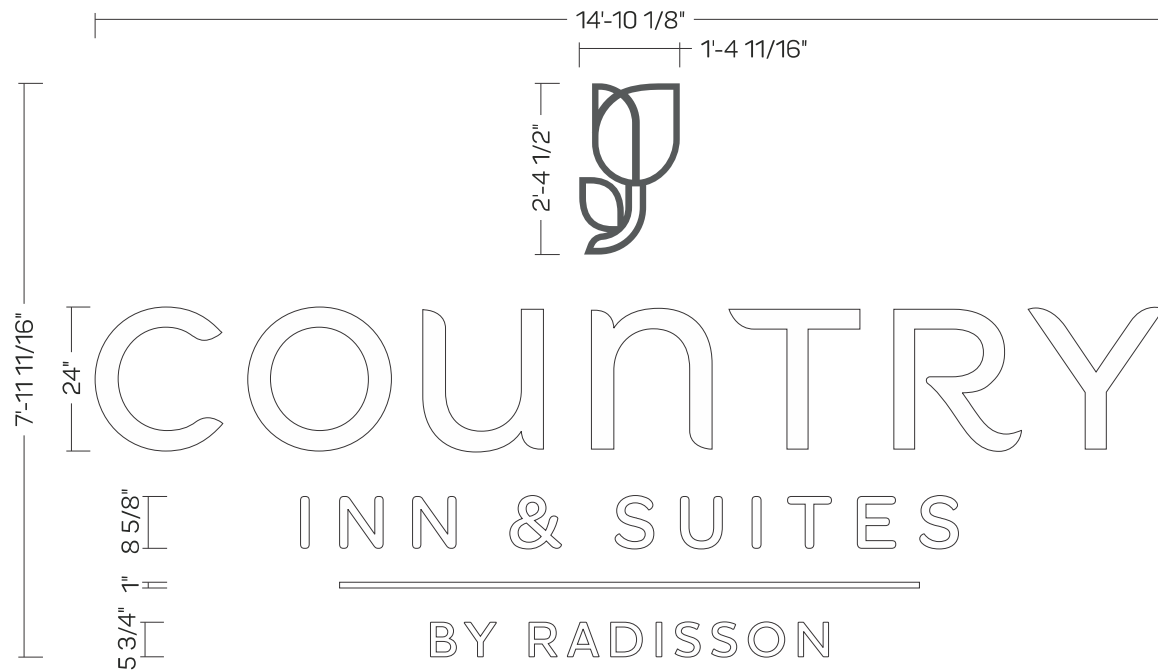
Are there any existing signs on the property Yes
If yes, what is the total Square Footage of existing signs 252.50 sq ft

What are the intentions for the existing signs: Take down ✓ Remain _____

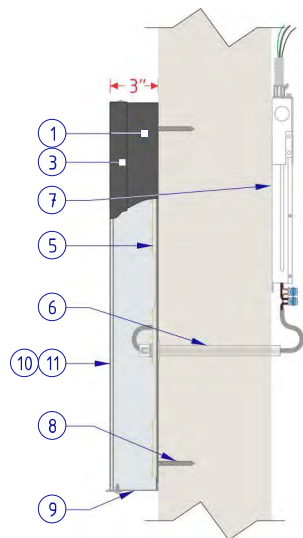
4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Carrie Hoover 8/13/19
Applicant Date

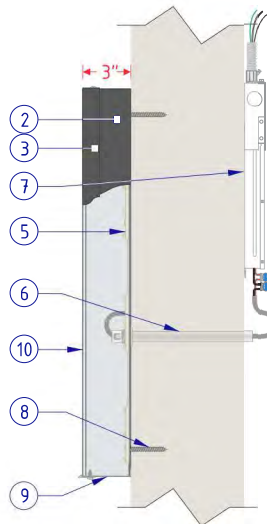
[Signature] 8/13/19
Owner Date



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"



LOGO & "COUNTRY" DETAIL
NOT TO SCALE



VERTICAL BAR, "INN & SUITES" &
"BY RADISSON" DETAIL
NOT TO SCALE

COUNTRY INN & SUITES CHANNEL LETTER SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	.050" X 5" ALUMINUM RETURNS PAINTED MP77399 DARK GRAY
2	.040" X 5" ALUMINUM RETURNS PAINTED MP77399 DARK GRAY
3	3/4" TRIM CAP PAINTED MP77399 DARK GRAY
4	.063" ALUMINUM BACK
5	GE 7100K WHITE LED'S AS REQUIRED
6	WALLBUSTER PASS-THRU CONDUIT
7	LED POWER SUPPLIES AS REQUIRED
8	MOUNTING HARDWARE AS REQUIRED BY SITE CONDITIONS
9	DRAIN HOLES AS REQUIRED.
10	1/8" 7328 WHITE ACRYLIC FACE
11	DIGITALLY PRINTED TRANSLUCENT FILM TO MATCH MP77399 DARK GRAY

NOTES:

- U.L. LISTED
- 120 VOLT STANDARD POWER.
- LETTER INTERIORS TO BE PAINTED REFLECTIVE WHITE

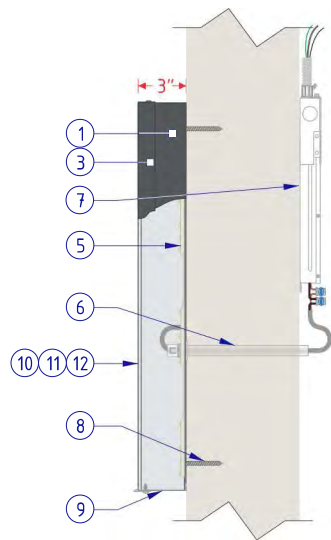
Customer: COUNTRY INN & SUITES	Date: 05/29/19	Prepared By: CM	MODEL BY: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: GERMANTOWN, WI	Item number: ----	File Name: 174017 - GERMANTOWN, WI - C-PRINTS		

persona
SIGNS | LIGHTING | IMAGE

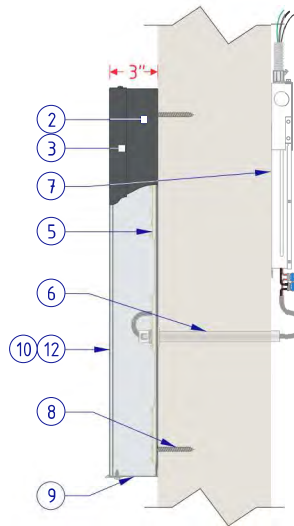
DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com



GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"



LOGO & "COUNTRY" DETAIL
NOT TO SCALE



VERTICAL BAR, "INN & SUITES" &
"BY RADISSON" DETAIL
NOT TO SCALE

COUNTRY INN & SUITES CHANNEL LETTER SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	.050" X 5" ALUMINUM RETURNS PAINTED MP77399 DARK GRAY
2	.040" X 5" ALUMINUM RETURNS PAINTED MP77399 DARK GRAY
3	3/4" TRIM CAP PAINTED MP77399 DARK GRAY
4	.063" ALUMINUM BACK
5	GE 7100K WHITE LED'S AS REQUIRED
6	WALLBUSTER PASS-THRU CONDUIT
7	LED POWER SUPPLIES AS REQUIRED
8	MOUNTING HARDWARE AS REQUIRED BY SITE CONDITIONS
9	DRAIN HOLES AS REQUIRED.
10	1/8" 7328 WHITE ACRYLIC FACE
11	DIGITALLY PRINTED TRANSLUCENT FILM TO MATCH MP77399 DARK GRAY
12	DIGITALLY PRINTED DUAL COLOR FILM TO MATCH MP77399 DARK GRAY

NOTES:

- U.L. LISTED
- 120 VOLT STANDARD POWER.
- LETTER INTERIORS TO BE PAINTED REFLECTIVE WHITE

Customer: COUNTRY INN & SUITES	Date: 05/29/19	Prepared By: CM	MODEL BY: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: GERMANTOWN, WI	Item number: ----	File Name: 174017 - GERMANTOWN, WI - C-PRINTS		

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

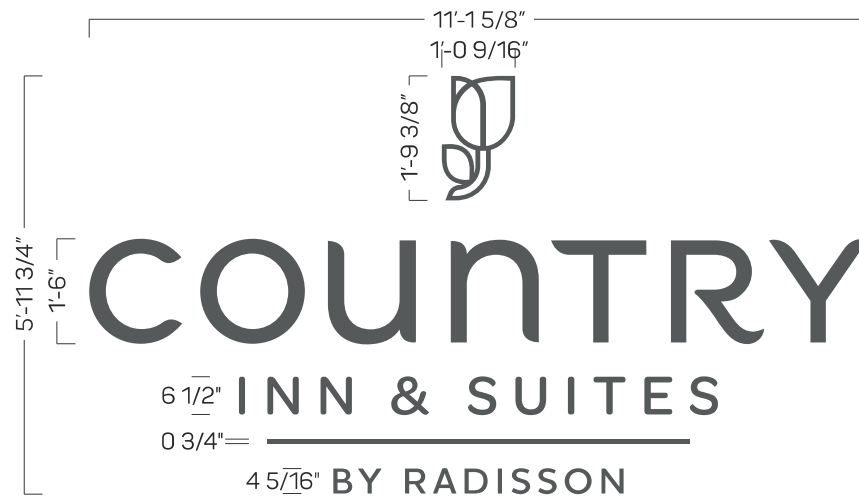
1



EXISTING:
6' 6" TALL SIGN



PROPOSED



STROKE WIDTH MODIFICATION
MAY BE REQUIRED IN ORDER TO LITE

GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COUNTRY INN & SUITES	Date: 7/17/19	Prepared By: KH/SC/AT	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 persona SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: GERMANTOWN, WI	File Name: 174017 - R6 - GERMANTOWN, WI	Eng: -			

2



EXISTING:
5'-7 1/4" X 12'-8"



PROPOSED

PYLON SIGN TO BE REMOVED - NOT REPLACED

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COUNTRY INN & SUITES	Date: 23APR19	Prepared By: KH/SC	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: GERMANTOWN, WI	File Name: 174017 - R6 - GERMANTOWN, WI		Eng: -		

3



DIRECTIONAL TO BE REMOVED - NOT REPLACED

EXISTING:
2'-9 5/8" X 4'-1"

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COUNTRY INN & SUITES	Date: 04/04/19	Prepared By: KH	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: GERMANTOWN, WI	File Name: 174017 - R6 - GERMANTOWN, WI		Eng: -		

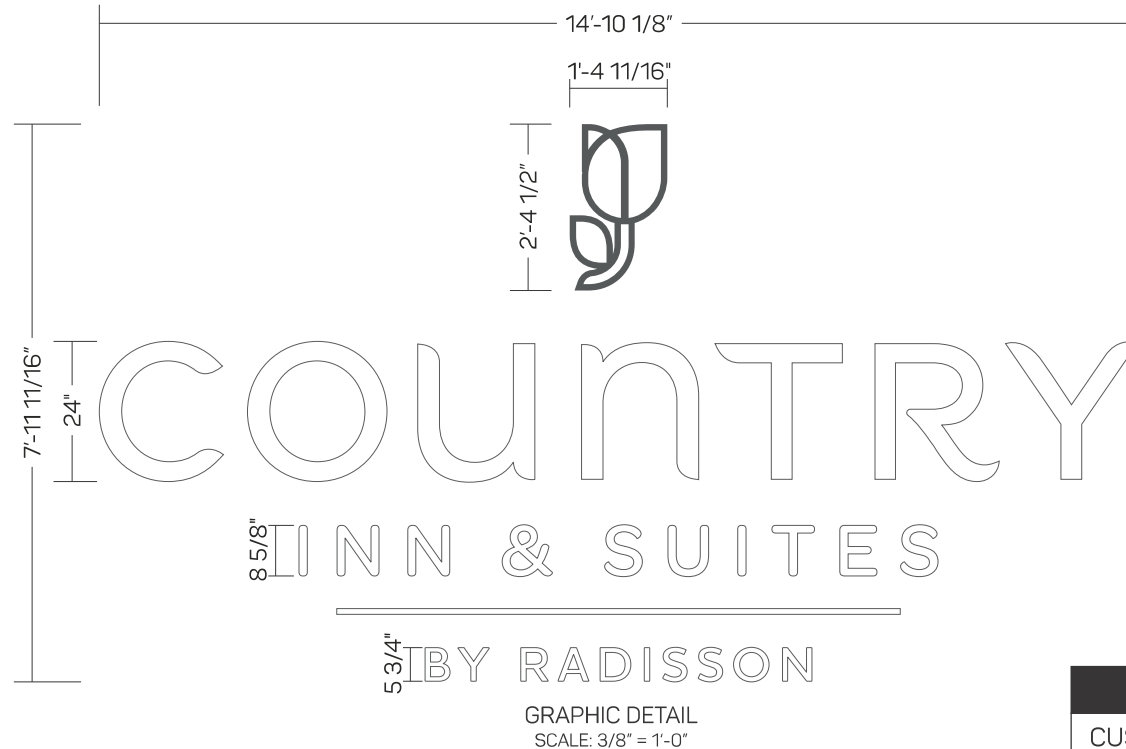
4



NOTE; SIDING CHANGING TO DARK COLOR

EXISTING:
AVAILABLE SPACE
13' X 13' 2"

PROPOSED



APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COUNTRY INN & SUITES	Date: 08/13/19	Prepared By: SC/JS/SC/KH	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: GERMANTOWN, WI	File Name: 174017 - R6 - GERMANTOWN, WI	Eng: -			

FINAL SUBDIVISION PLAT

10/14/19 Plan Commission Meeting

Woodland Ponds Estates / Germantown Acquisitions LLC

Village Planner Report

Germantown, Wisconsin

Summary

David Leszczynski, agent for Germantown Acquisition, LLC, property owner, is requesting approval of final subdivision plat for Woodland Ponds Estate, a 29.7-acre, 12-lot single-family residential development located north of Elm Lane and west of Wasaukee Road.

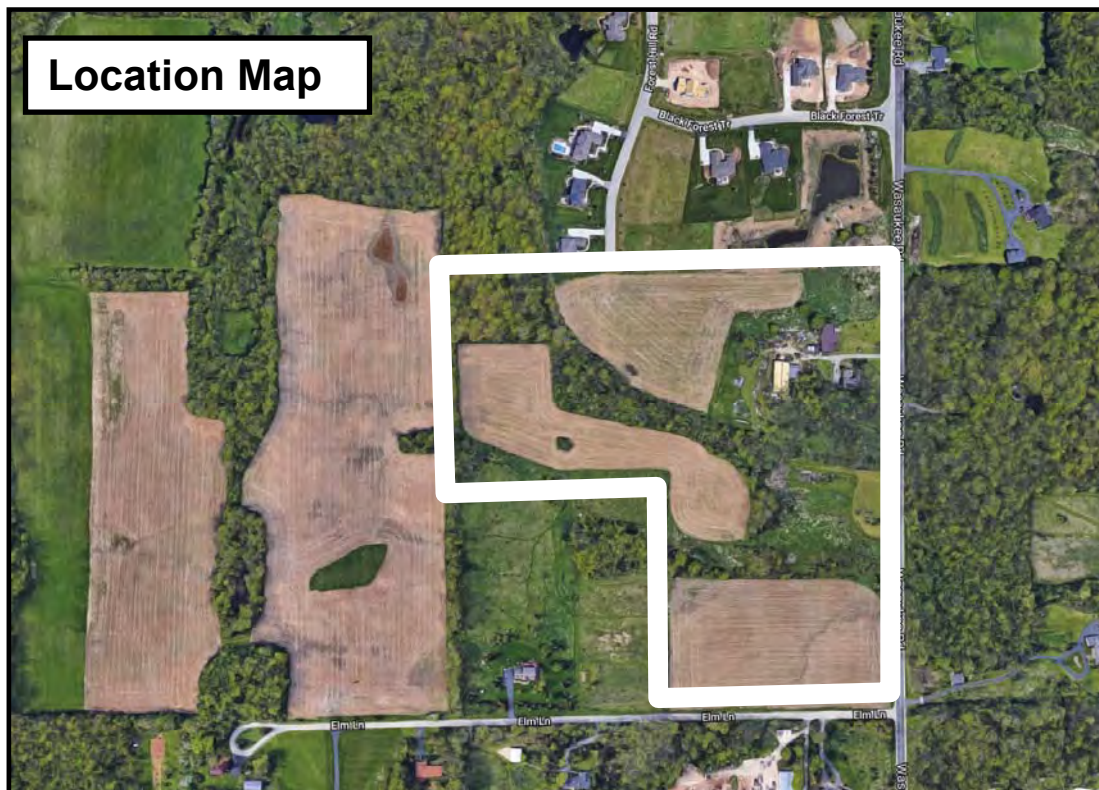
Property Location: Elm Lane @ Wasaukee Road

Applicant/

Property Owner: David Leszczynski, Germantown Acquisitions LLC
3223 Fleur Da Lis Drive
Mequon, WI

Zoning: Rs-3: Single-Family

Adjacent Land Uses		Zoning
North	Residential	Rs-3
South	Residential/Agricultural	Rs-2/A-2
East	Residential/Agricultural (Mequon)	Ag
West	Residential (Harvest Hills)	Rs-3



Background/Proposal

David Leszczynski, agent for Germantown Acquisitions LLC, property owner, is requesting approval of a final subdivision plat for Woodland Ponds Estates, a 12-lot, 29.7-acre single-family residential development located north of Elm Lane and west of Wasaukee Road.

In August 2018, following a positive recommendation from the Plan Commission, the Village Board approved rezoning the property from A-1 to Rs-3 and a 17-lot concept plan. The original proposal to create a Planned Development District (PDD) was abandoned in favor of an Rs-3 District development with 16 or 17 single-family lots, depending on whether or not the WisDNR would approve the filling of two small wetland areas located on the property.

In October 2018, the WisDNR denied the developer's application to fill the two wetland areas (located in what are now Outlot 2 and a portion of Outlot 3) but did grant permission to fill .007 acres (304 sqft) in Outlot 3 for driveway access purposes to serve proposed Lots #8 and #9. The approved wetland fill will allow the developer to replace an existing 15' culvert previously used for an agricultural access located across a narrow gap between the wetlands in Outlot 3 (see attached). As a result, the development has been reduced to a total of 16 lots; 9 lots with access to/from Forest Hill Road.

As previously proposed, the developer intends to develop the land in two phases. Phase I development will include the 12 lots shown in the final plat with 4 additional lots created in/from Outlot 4 in Phase 2. All lots will be served by individual wells and private on-site wastewater treatment systems ("POWTS" a.k.a. "septic systems"). Soil evaluations have been prepared and submitted that show all of the proposed lots (for both phases) can support the proposed POWTS (lot 3 will be served by an existing mound previously used by the existing farm house that will be removed).

As summarized below, the proposed development (Phase 1 only) has the following characteristics:

Staff	Woodland Ponds Estates Final Plat	
	Gross Area	29.68 acres
	Right-of-Way Area	4.56 acres
	Wetland Area	4.2 acres
	Net Area	20.92 acres
	Single-family Lots/Dwelling Units (DU)	12
	Gross Density (DU/gross acres)	0.40
	Net Density (DU/net acres)	0.57
	Open Space Area	13.29 acres (6 outlots)
	Avg. Lot Size	1.03 acres
	Range of Lot Sizes	1.0 acres to 1.13 acres

CommentsVillage Planner/Zoning Administrator

In March 2019, the Village Board approved a preliminary plat for Woodland Ponds Estates with ten (10) conditions. Some of these conditions have been met with the final plat submittal. The remaining conditions have been carried over as conditions of approval for the final plat.

In order to be eligible for approval by the Village, Wis. Stats. 236.11(1)(b) requires a final plat to “substantially conform” to the approved preliminary plat. Staff has determined that this requirement has been met.

The Developer has entered into a Development Agreement with the Village, which was recorded in June of 2019.

In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the final plat and forwarding a recommendation to the Village Board along with comments received from the official "objecting agencies". A letter of “no objection” has been received from Washington County (see attached) but not from the WI Department of Administration. This letter has been included as a condition of approval prior to recording the final plat.

The preliminary plat approval requires conformance of Lots 1-9 with the Woodland Ponds Homeowner's Association Covenants and conformance of Lots 10-12 with the Harvest Hills Homeowner's Association Covenants. In addition, the Developer must record restrictive covenants approved by the Village Attorney prior to selling any lots including the requirements set forth in Section 9.11 of the Woodland Ponds Estates Developer's Agreement Document.

The street trees have not yet been planted. The Developer has indicated that the trees will be planted this fall during the optimal planting timeframe and according to the approved landscape plan.

Village Surveyor

The Village Surveyor reviewed the proposed Final Plat and provided comments in a memorandum dated 8/6/2019. These comments have been addressed by the applicant and are reflected in the revised Final Plat.

Public Works Department/Village Engineer

As-built data for stormwater pond recertification has not yet been submitted. Final clean-up/restoration of all road ditches and drainage easements and a final lift of asphalt and road shouldering (as provided in the Developers Agreement) is still outstanding.

Village Planner Recommendation

APPROVE the Woodland Ponds Estates Final subdivision plat subject to the following conditions:

1. The street trees, as specified in the approved Landscaping Plan, shall be planted prior to the recording of the Final Plat.
2. The Developer shall ensure the following items are addressed/completed to the satisfaction of the Public Works Department prior to the recording of the final plat:
 - a. Complete and submit “as-built” data for the stormwater pond recertification
 - b. Complete clean-up/restoration of all road ditches and drainage easements
 - c. Complete final asphalt lift and road shouldering (as provided in the Developer’s Agreement)
3. The Developer must submit Village Attorney approved Restrictive Covenants that include the requirements of Section 9.11 of the Woodland Ponds Developer’s Agreement Document and a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).
4. A Letter of “no objection” from the WI Department of Administration (DOA) shall be submitted to the Village prior to recording the final plat.

Village of

Germantown

Willkommen

Fee must accompany application
Preliminary & Final Plat Fees Combined

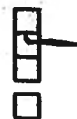
Under 10 lots \$4,575

11-25 lots \$5,600

26-50 lots \$6,625

Over 51 lots \$7,650

PAID 1-23-19 *[Signature]*



SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1

APPLICANT OR AGENT

David Leszczynski
3223 Fleur de Lis Dr
Medison WI 53092

Phone (414) 550 8087

Fax ()

E-Mail *dlesz2000@yahoo.com*

PROPERTY OWNER

GERMANTOWN ACQUISITION LLC
3223 Fleur de Lis Dr.
Medison WI 53092

David Leszczynski, AGENT

Phone (414) 550 8087

2

PROPERTY ADDRESS OR GENERAL LOCATION

11749 N. Wausauke Rd
Germantown WI 53022

TAX KEY NUMBER(S)

Multiple Attached
TAX BILL

3

READ AND INITIAL THE FOLLOWING:

[Initials] I understand that the Subdivision Plat is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

[Initials] If technical corrections to the Plat are required, I understand that the document will not be recorded until all corrections are made and approved by the Village.

[Initials] I understand that all applicable impact fees must be paid prior to recording. Failure to pay fees will delay recording and may ultimately result in the revocation of Village approval. I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

[Initials] I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

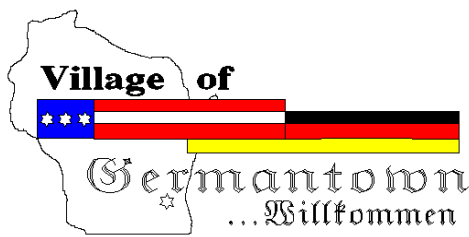
[Initials] I understand that a Developer's Agreement will be required prior to recording of the plat.

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER

David Leszczynski *1/23/19*
Applicant Date

David Leszczynski for *1/23/19*
Owner Date
Germantown Acquisition LLC



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: August 6, 2019

Re: Woodland Ponds Estates Subdivision Final Plat Review

Jeff,

Here are my review comments for the subdivision plat received 8-7-2019.

Subdivision Plat Review-Final

Applicant or Owner: Germantown Acquisitions, LLC Dave Leszczynski

Land Surveyor/Firm: Jim Schneider, PLS, North Shore Engineering

1. Add the adjoining platted lots from Harvest Hills Subdivision that are common to the west line of this plat.
2. On Lot 18 there were buildings to be razed but no building outlines are shown. Please add the basement or foundation lines on the map.
3. All construction and construction punch list items need to be completed and approved before the final plat is recorded at the County

No further review comments.

Document Approval and Recording

For this subdivision plat to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 on compact disk (CD) or via email to the Village Surveyor.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map or Final Subdivision Plat, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.



Village of



Germantown

Willkommen

Community Development Department

Jeffrey W. Retzlaff, AICP, Director
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
(262) 250-4735 direct line
(262) 253-8255 fax

August 26, 2019

Renee Powers, PLS
WI Dept of Administration-Plat Review
101 E. Wilson Street FL 9
P.O. Box 1645
Madison, WI 53703

RE: V. of Germantown, Washington County;
Woodland Ponds Estates Subdivision Plat; Private Street Ordinance

Ms. Powers:

As required under your department's Subdivision Plat Checklist, specifically Section 236.20(4)(d), I'm providing this letter as evidence that the Village of Germantown has an ordinance that allows subdivision lots to obtain access to a public street via a private street and/or shared-driveway easement. Section 18.07(1)(d) of the Village's Municipal Code provides for three types of "private streets" to serve up to 15 single-family platted lots in easements or outlots owned and maintained by the property owners and/or homeowner's association.

With respect to the Woodland Ponds Estates development, the subdivision plat was approved with Lot 8 & Lot 9 served by a 20' wide paved, shared driveway within a 30' wide easement pursuant to Section 28.07(1)(d).

Please contact me if you have questions or concerns.

Respectfully,

Jeffrey W. Retzlaff, AICP
Director, Community Development Department
Village Planner & Zoning Administrator

Copies: Bob Beilfuss, Village Surveyor
James Schneider, North Shore Engineering



Planning and Parks Department

Jamie Ludovic, Central Services Director

Debora Sielski, Deputy Planning and Parks Administrator

Paul Sebo, County Conservationist

Phil Gaudet, Land Resources Manager

Public Agency Center
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003
(262) 335-4445
Fax: (262) 335-6868
webplan@co.washington.wi.us
www.co.washington.wi.us/PPD

NOTIFICATION OF ACTION ON PROPOSED SUBDIVISION PLAT WASHINGTON COUNTY LAND USE & PLANNING COMMITTEE MEETING

09/30/2019

Department of Administration
Plat Review Unit
P O Box 1645
Madison WI 53701-1645

To Whom It May Concern:

This letter is to inform you that the Washington County Land Use & Planning Committee has considered the following subdivision plat pursuant to Wisconsin Statutes and applicable local Ordinances:

Date of Meeting: **09/26/2019**

Subdivision Name: **WOODLAND PONDS ESTATES**

// Pre-Preliminary Plat // Preliminary Plat / X/ Final Plat

Location: PART OF THE SE ¼ OF THE NE ¼, SECTION 24, VILLAGE OF GERMANTOWN
Municipality: VILLAGE OF GERMANTOWN
Subdivider: GERMANTOWN ACQUISITION, LLC - C/O DAVID LESZCZYNSKI
Surveyor: JAMES G. SCHNEIDER, NORTH SCHORE ENGINEERING, INC

Action taken: The Land Use & Planning Committee recommended no objection to the **WOODLAND PONDS** Final Plat Review as presented.

If you have any questions regarding this subdivision plat, please do not hesitate to contact me.

Sincerely,

Phil Gaudet, Land Resources Manager

cc: Municipal Clerk
Subdivider
Surveyor
Washington County, Land & Water Conservation Division
Washington County, Highway Department

"WOODLAND PONDS ESTATES"

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST,
IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

MAIN CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT BEARING IN	CHORD BEARING	TANGENT BEARING OUT	DELTA
A-NE	72.83'	70.00'	69.59'	S1°40'46"E	S31°29'05.5"E	S61°17'25"E	59°36'39"
A-CL	104.02'	100.00'	99.39'	S1°41'27"E	S31°29'26"E	S61°17'25"E	59°35'58"
A-SW	135.21'	130.00'	129.20'	S1°41'49"E	S31°29'37"E	S61°17'25"E	59°35'36"
B-NE	99.08'	570.00'	98.95'	S61°17'25"E	S66°16'11.5"E	S71°14'58"E	9°57'33"
B-CL	104.29'	600.00'	104.16'	S61°17'25"E	S66°16'11.5"E	S71°14'58"E	9°57'33"
B-SW	109.51'	630.00'	109.37'	S61°17'25"E	S66°16'11.5"E	S71°14'58"E	9°57'33"
C	40.30'	45.00'	38.97'	S71°14'58"E	N83°05'30"E	N57°25'58"E	51°19'04"
D	369.97'	75.00'	93.75'	N57°25'58"E	S18°45'02"W	N19°55'54"W	282°38'08"
E	40.30'	45.00'	38.97'	S71°14'58"E	S45°35'26"E	S19°55'54"E	51°19'04"
F	320.31'	75.00'	126.72'	N84°27'02"E	S26°48'06"W	N30°50'50"W	244°42'08"
G	30.20'	40.16'	29.49'	N1°39'05"W	N23°11'36.5"W	N44°44'08"W	43°05'03"
H	13.28'	30.00'	13.17'	N44°44'08"W	N57°25'07"W	N70°06'06"W	25°21'58"

LOT CURVE TABLE

LOT	ARC	RADIUS	CHORD	CHORD BEARING	DELTA
2	31.34'	75.00'	31.11'	N69°24'11"E	23°56'26"
OL 1	82.39'	75.00'	78.31'	S67°09'23.5"E	62°56'25"
3	91.31'	75.00'	85.77'	S0°48'31"E	69°45'20"
4	62.39'	75.00'	60.60'	S57°53'58.5"W	47°39'39"
5	102.54'	75.00'	94.74'	N59°06'03"W	78°20'18"
10	67.12'	75.00'	64.91'	S55°58'09"W	51°16'46"
11	88.41'	75.00'	83.38'	N64°37'09"E	67°32'38"
12	164.78'	75.00'	133.58'	S32°36'36"E	125°52'44"

LEGEND :

- - DENOTES #6 REBAR (FOUND)
- - DENOTES 1.315" STEEL PIPE (FOUND)
- ⊠ - DENOTES #10 REBAR (FOUND)
- - DENOTES #10 REBAR, WEIGHING 3.65 LBS. PER LINEAL FOOT, SET.
- () - DENOTES ALSO RECORDED AS DIRECTION OR DISTANCE

ALL OTHER LOT CORNERS 1.315"x18" STEEL PIPE WEIGHING 1.68 LBS. PER LINEAL FOOT (SET).

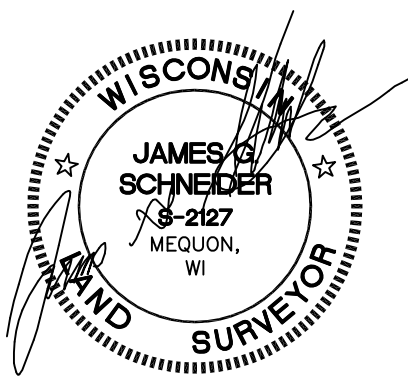
ALL DISTANCES ARE MEASURED TO THE NEAREST ONE HUNDREDTH (0.01') OF A FOOT.

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (NAD 27), THE EAST LINE OF THE NE 1/4 OF SECTION 24-9-20, WHICH BEARS N1°33'21"W.

- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND BOUNDARY
- DENOTES EASEMENT LINE
- DENOTES CENTERLINE
- DENOTES SECTION LINE

NOTES :

- LOTS IN THIS DEVELOPMENT WILL USE ON-SITE SOIL ABSORPTION SANITARY SEWERAGE DISPOSAL SYSTEMS AND PRIVATE WELLS.
- REFER TO SHEET 2 OF 3 FOR EASEMENT EXHIBIT
- ZONING IS R8-3 AND UNLESS NOTED OTHERWISE BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD = 45.0'
SIDE YARD = 20.0'
REAR YARD = 35.0'



Dated this 21st day of August, 2019

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

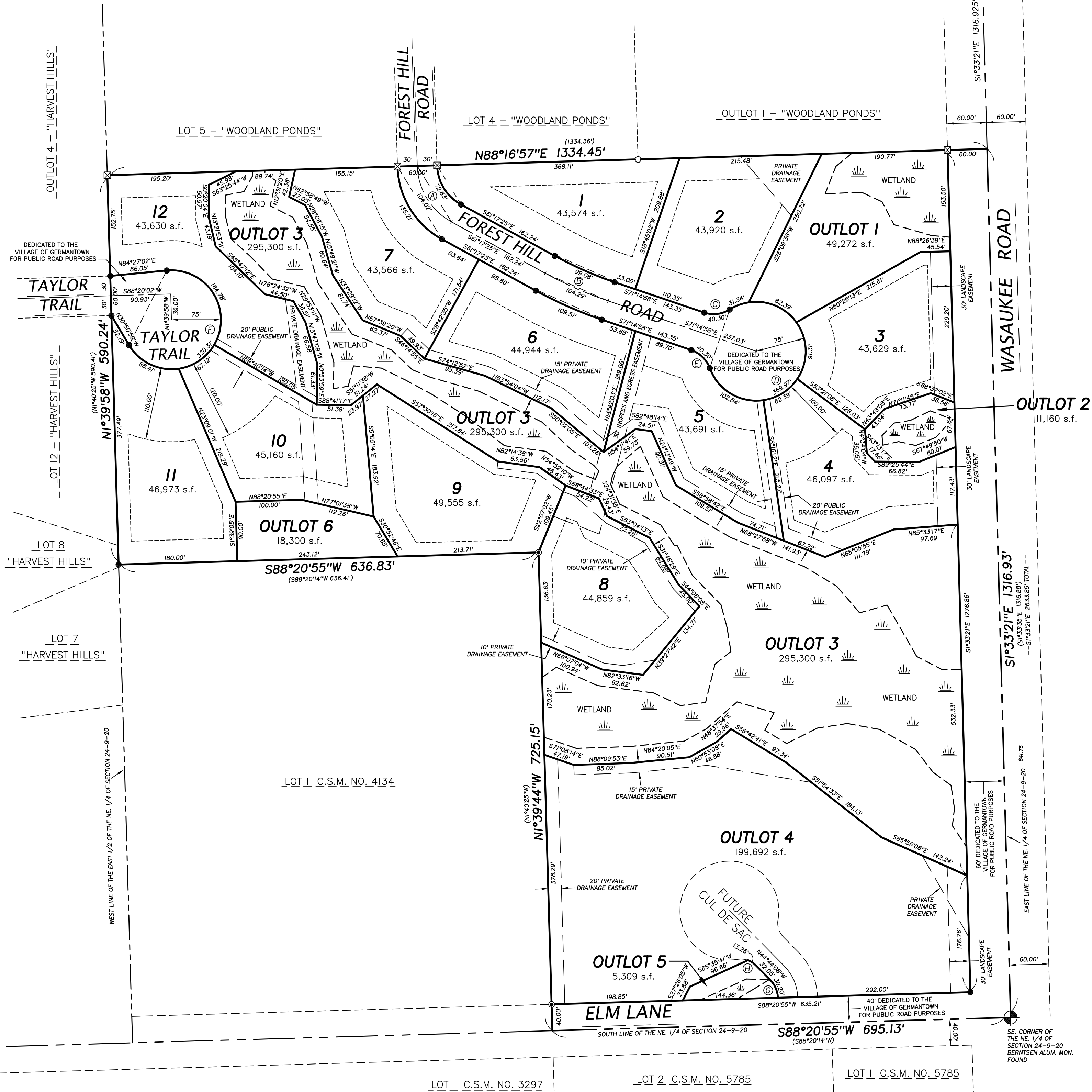
Department of Administration



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



"WOODLAND PONDS ESTATES"

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST,
IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

EASEMENT EXHIBIT

LEGEND :

- - DENOTES #6 REBAR (FOUND)
- - DENOTES 1.315" STEEL PIPE (FOUND)
- ☒ - DENOTES #10 REBAR (FOUND)
- - DENOTES #10 REBAR, WEIGHING 3.65 LBS. PER LINEAL FOOT, SET.
- () - DENOTES ALSO RECORDED AS DIRECTION OR DISTANCE

ALL OTHER LOT CORNERS 1.315"x18" STEEL PIPE WEIGHING 1.68 LBS. PER LINEAL FOOT (SET).

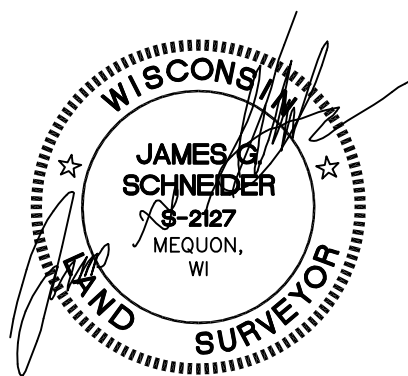
ALL DISTANCES ARE MEASURED TO THE NEAREST ONE HUNDREDTH (0.01') OF A FOOT.

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD 27), THE EAST LINE OF THE NE 1/4 OF SECTION 24-9-20, WHICH BEARS N1°33'21"W.

- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND BOUNDARY
- DENOTES EASEMENT LINE
- DENOTES CENTERLINE
- DENOTES SECTION LINE

NOTES :

1. MOST LOT LINE BEARINGS AND DISTANCES ARE NOT SHOWN ON THIS SHEET FOR CLARITY, REFER TO SHEET 1 OF 3.



Dated this 21st day of August, 2019



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

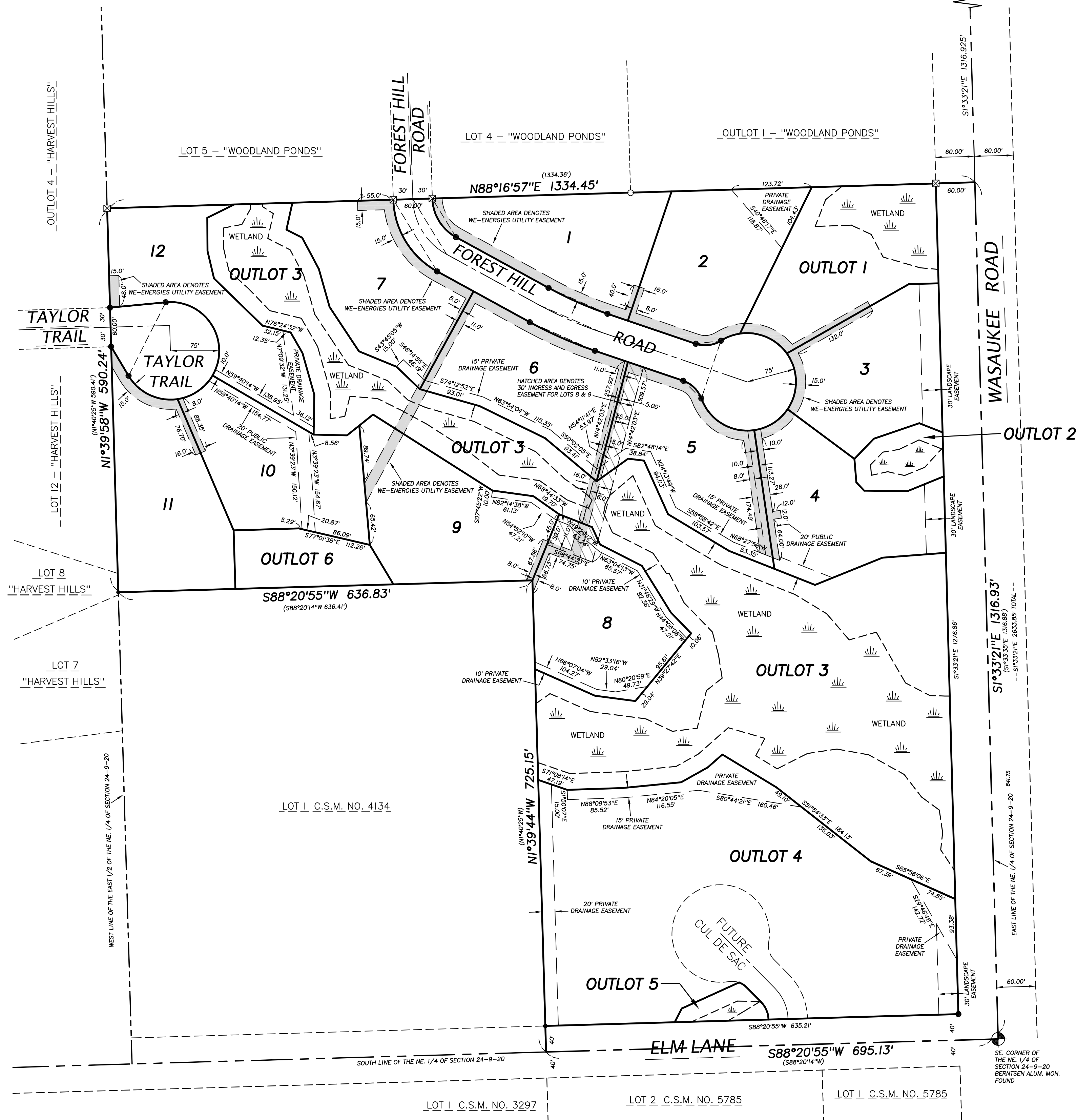
Department of Administration



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



SE CORNER OF THE NE 1/4 OF SECTION 24-9-20 BERTSEN ALUM. MON. FOUND

"WOODLAND PONDS ESTATES"

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST,
IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped the plat of "WOODLAND PONDS ESTATES",
bounded and described as follows:

All that part of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township
9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin,
bounded and described as follows:

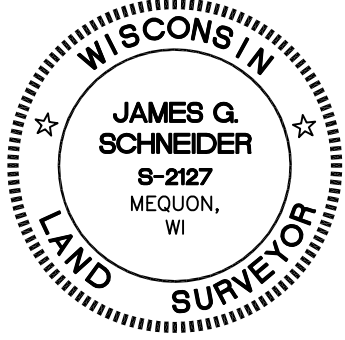
Beginning at the Southeast corner of the Northeast 1/4 of said Section 24;
running thence S88°20'55"W along the South line of said Northeast 1/4 and the
centerline of Elm Lane, 695.13 feet to the Southeast corner of Certified Survey
Map No. 4134, thence N1°39'44"W along the East line of Lot 1 of said Certified
Survey Map, 725.15 feet to the Northeast corner of said Lot 1; thence
S88°20'55"W along the North line of said Lot 1 and parallel with the South line
of said Northeast 1/4 Section, 636.83 feet to a point in the West line of the East
1/2 of said Northeast 1/4 Section; thence N1°39'58"W along said West line,
590.24 feet to a point in the North line of the Southeast 1/4 of the Northeast
1/4 of said Section 24; thence N88°16'57"E along said North line of the
Southeast 1/4 of said Northeast 1/4, said line also being the south line of
"Woodland Ponds", a recorded subdivision, 1,334.45 feet to a point in the East
line of the Northeast 1/4 of said Section 24 and the centerline of Wasaukee
Road; thence S1°33'21"E along said East line and the centerline of Wasaukee
Road, 1316.93 feet to the place of beginning.

Said lands containing 1,292,897 sq. ft./29.681 acres of land, more or less.
THAT I have made such survey, land division and plat at the direction of
GERMANTOWN ACQUISITIONS, LLC; the owner of said land.

THAT such plat is a correct representation of all the exterior boundaries
of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin
State Statutes and the Village of Germantown Subdivision Regulations.


James G. Schneider P.L.S No. S-2127



Dated this 21st day of August, 2019

CORPORATE OWNERS CERTIFICATE OF DEDICATION

Germantown Acquisitions, LLC, a corporation duly organized and existing under and by virtue of
the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused
the land described on this plat to be surveyed, divided, mapped and dedicated as represented
on this plat. As owners, we hereby dedicate that part of Wasaukee Road, Elm Lane, Taylor Trail
and Forest Hill Road to the Village of Germantown for public road purposes as represented on
Sheet 1 of 3 of this plat. We also certify that this plat is required by s.236.10 or s.236.12 of the
Wisconsin State Statutes to be submitted to the following for approval or objection:
1) Department of Administration, (2) Village of Germantown.

Witness the hand and seal of said owner this ____ day of _____, 20 ____.

GERMANTOWN ACQUISITIONS, LLC
BY: DAVID LESZCZYNSKI, MANAGING MEMBER

IN THE PRESENCE OF

WITNESS _____ DAVID LESZCZYNSKI, Managing Member

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this ____ day of _____, 20 ____, the above named David
Leszczynski, Managing Member of Germantown Acquisitions, LLC, a Wisconsin Corporation, to me
known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC—STATE OF WISCONSIN
My Commission expires _____, 20 ____

CONSENT OF CORPORATE MORTGAGEE

_____ BANK, existing under and by virtue of the laws of
the State of Wisconsin, mortgagee of the above described land does
hereby consent to the Surveying, Dividing, Mapping and Dedication of the land
described on this plat of "WOODLAND PONDS ESTATES" and does hereby
consent to the above certificate of GERMANTOWN ACQUISITIONS, LLC; OWNER.

IN witness whereof, the said _____ BANK has caused these
presents to be signed by _____, its
at _____, Wisconsin, this _____ day of _____, 20 ____.

IN THE PRESENCE OF:

WITNESS _____ (Signature) _____

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

I, Jane Merten, being duly elected, qualified and acting Treasurer
of the County of Washington, do hereby certify that the records in my
office show no unredeemed tax sales and no unpaid taxes or special
assessments as of _____, 20 ____, affecting the
lands included in the plat of "WOODLAND PONDS ESTATES".

Dated: _____, 20 ____.
JANE MERTEN, County Treasurer

VILLAGE TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

I, Kim E. Rath, Finance Director for the Village of Germantown,
do hereby certify that in accordance with the records in my
office, there are no unpaid taxes or unpaid special assessments
as of this ____ day of _____, 20 ____, on any
of the land included in the plat of "WOODLAND PONDS ESTATES".

Dated: _____, 20 ____.
KIM E. RATH, Finance Director/ Treasurer

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This plat is hereby approved by the Planning Commission of the Village of
Germantown on this ____ day of _____, 20 ____.

DEAN WOLTER, Chairman Date

LAURA A. JOHNSON, Secretary Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

Resolved that the plat known as "WOODLAND PONDS ESTATES" being a division
of a part of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 9
North, Range 20 East, Village of Germantown, Washington County, Wisconsin,
having been approved by the Planning Commission being the same, is hereby
approved and the dedication of Wasaukee Road, Elm Lane, Taylor Trail and
Forest Hill Road for public road purposes as shown on Sheet 1 of 3 is hereby
accepted by the Village Board of Trustees of the Village of Germantown on this
____ day of _____, 20 ____.

DEAN WOLTER, Village President Date

DEANNA BRAUNSCHWEIG, Village Clerk Date

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby
granted by GERMANTOWN ACQUISITIONS, LLC; Grantor, to
WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC,
Wisconsin corporations doing business as We Energies, Grantee,
Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin corporation, Grantee,
and TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee

their respective successors and assigns, to construct, install, operate, repair,
maintain and replace from time to time, facilities used in connection with
overhead and underground transmission and distribution of electricity and
electric energy, natural gas, telephone and cable TV facilities for such
purposes as the same is now or may hereafter be used, all in, over, under,
across, along and upon the property shown within those areas on the plat
designated as "Utility Easement Areas" and the property designated on the plat
for streets and alleys, whether public or private, together with the right to
install service connections upon, across within and beneath the surface of each
lot to serve improvements, thereon, or on adjacent lots; also the right to trim or
cut down trees, brush and roots as may be reasonably required incident to the
rights herein given, and the right to enter upon the subdivided property for all
such purposes. The Grantees agree to restore or cause to have restored, the
property, as nearly as is reasonably possible, to the condition existing prior to
such entry by the Grantees or their agents. This restoration, however, does not
apply to the initial installation of said underground and/or above ground
electric facilities, natural gas facilities, or telephone and cable TV facilities or
to any trees, brush or roots which may be removed at any time pursuant to the
rights herein granted. Structures shall not be placed over Grantees' facilities or
in, upon or over the property within the lines marked "Utility Easement Areas"
without the prior written consent of Grantees. After installation of any such
facilities, the grade of the subdivided property shall not be altered by more
than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the
heirs, successors and assigns of all parties hereto.

WOODLAND PONDS ESTATE SUBDIVISION

Wasaukee Rd. & Elm Lane

Germantown Wisconsin

January 22, 2019

Owner Developer - Germantown Acquisitions, LLC

Contact - Dave Leszczynski

3223 Fleur De Lis Drive

Mequon, WI 53092

Dlesz2000@yahoo.com

414-550-8087

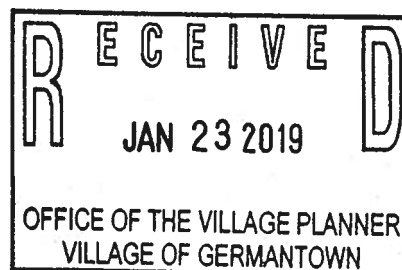
Engineering - North Shore Engineering, Inc.

James Hensel, P.E.

11433 N. Port Washington Road

Mequon, WI 53092

262-241-9400



SIGN REVIEW

10/14/19 Plan Commission Meeting

Michaels Signs / ZPG Development LLC

Village Planner Report

Germantown, Wisconsin

Summary

Michaels Signs and FASTSIGNS of Racine, agents for Zilber Property Group and ZPG Development LLC, are requesting approval for monument and wall signage for the two industrial buildings located in the Germantown Gateway Corporate Park known as "Zilber 2" and "Zilber 3" buildings.

Location: W210 N12805 Gateway Crossing (Zilber #2)
W210 N12855 Gateway Crossing (Zilber #3)
**Germantown Gateway Corporate Park Holy Hill Road ¼-mile east of US41*

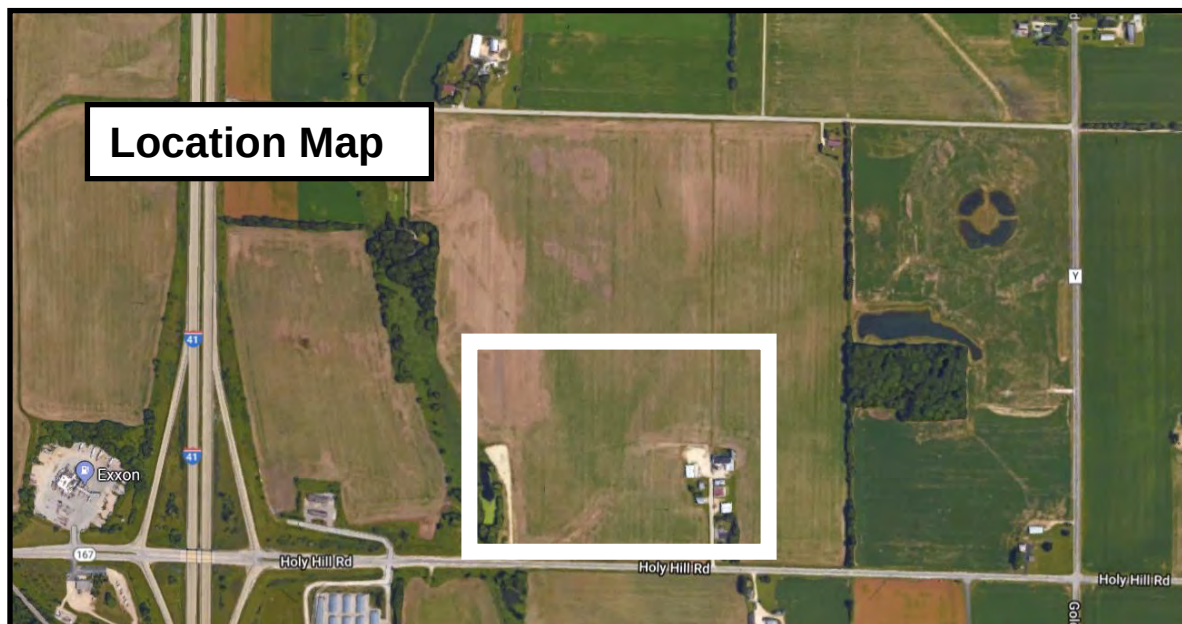
Agent/

Property Owners: Rosie Olle
Michaels Signs
3914 S. Memorial
Racine, WI

Frank Dekan
ZPG Development LLC
710 N. Plankinton Ave
Milwaukee, WI

Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial/Residential	M-1/Rs-1
South	Agricultural	A-1
East	Agricultural	A-1
West	Industrial	M-1



Background/Proposal

In April 2019, the Plan Commission approved site development and building plans for a two multi-tenant industrial buildings known as Zilber #2 (198,766 sqft) and Zilber #3 (204,373 sqft) west of the Briggs & Stratton building (a.k.a. the Zilber #1 building) located on a 33-acre parcel in the new 146.5-acre Germantown Gateway Corporate Park on Holy Hill Road east of US41.

At this time, Michaels Signs and FASTSIGNS of Racine, agents for Zilber Property Group and ZPG Development LLC, is requesting approval for the following monument and wall signage for the two industrial buildings located in the Germantown Gateway Corporate Park known as “Zilber 2” and “Zilber 3”:

Zilber #2 (W210 N12805 Gateway Crossing)

- 3’8” x 9’ (33 sqft per side; 66 sqft total) double-sided, non-illuminated monument sign w/ aluminum cabinet, stud-mounted dimensional graphics (“Germantown Gateway”) and removeable aluminum panel inserts w/ vinyl graphics (for tenants and address coordinates) located at the southeast corner of the site near the south driveway on Gateway Crossing;

Zilber #3 (W210 N12855 Gateway Crossing)

- 3’8” x 9’ (33 sqft per side; 66 sqft total) double-sided, non-illuminated monument sign w/ aluminum cabinet, stud-mounted dimensional graphics (“Germantown Gateway”) and removeable aluminum panel inserts w/ vinyl graphics (for tenants and address coordinates) located at the northeast corner of the site near the north driveway on Gateway Crossing;
- 3’ x 11.25’ (33.75 total sqft) “smart warehousing” wall sign w/ non-illuminated w/ acrylic letters flush-mounted on the north elevation at the northeast corner of the building facing Gateway Crossing;
- 2’4” x 3’ (7 sqft) monument sign panel insert for “smart warehousing”

Staff Comments

The proposed monument signs meet the Village’s sign requirements except for the monument base that is proposed to be aluminum w/ a painted texture finish. Monument signs are required to have a base material that is the same or similar as the primary building; in this case, some form of masonry. The sign base (for both monument signs) needs to be comprised of masonry that is compatible with the exterior wall material of the primary building. Landscaping plans for the two monument signs are provided.

Village Planner Recommendation

APPROVE the proposed monument and wall signs for the two industrial buildings located in the Germantown Gateway Corporate Park known as “Zilber 2” and “Zilber 3” buildings subject to the following conditions:

1. The sign base for both monument signs shall be revised to be comprised of masonry that is compatible with the exterior wall material of the primary building.
2. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

Michael's Signs
3914 S. Memorial
Racine, WI 53403

Phone 263 554 1606

Fax 263 554 0574

E-Mail rosele@michaelsigns.com

PROPERTY OWNER

ZPG Development LLC

Frank Dekan - Owner Rep

710 N. Plankinton Ave, Milwaukee, WI 53203

Phone (414) 234-1100

frank.dekan@zilber.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

W210 N12805 Gateway Crossing

3 SIGN INFORMATION

Sign Dimensions 9 height x 3'8" width Single/Multi Tenant (circle one) Multi Tenant
Number of Sides 2 Building Frontage SF 10505 25
Total Square Footage of Sign (include all sides) 66
Total height of the Sign 9'
Is the Sign to be illuminated yes X no
Type of Sign Construction Materials aluminum
Distance to Closest Property Line 9'

Are there any existing signs on the property NO
If yes, what is the total Square Footage of existing signs -

What are the intentions for the existing signs: Take down NA Remain -

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Rosele 9.24.19
Applicant Date

Frank Dekan 9/25/19
Owner Date

MONUMENT SIGN

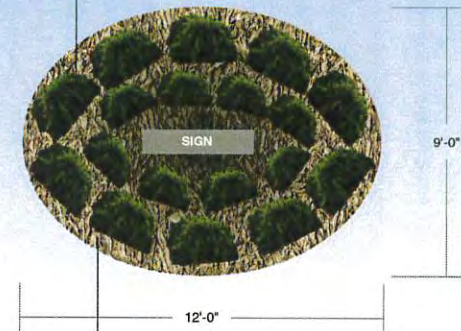


SIGN #2 - LOCATION : Z2

Groupings of Compact Andorra Juniper plants



Compact Andorra Juniper
 Mature Height: 2.0 ft
 Mature Width: 5.0 ft
 Growth rate: average
 Hardiness Zones: 3-8
 Sun Exposure: sun
 Soil Preference: average, well drained soils
 Foliage: Low growing, spreading evergreen. Green summer foliage turns reddish purple in fall and winter. It will grow well in any soil unless it is constantly wet.



Planting Bed: Oval bark mulched planting bed with a 12 inch rise, 12 feet long by 9 feet wide

ALL PLANTS SPACED NOT MORE THAN 3' APART FROM ONE ANOTHER

ZILBER / MONUMENT SIGN

ONE (1) DOUBLE SIDED, NON-ILLUMINATED MONUMENT SIGN
 CUSTOM FABRICATED ALUMINUM SIGN CABINET W/ MAP PAINTED FINISHES
 DIMENSIONAL 1/4" ALUMINUM LETTERS STOOD OFF SIGN FACE 1/2" W/ 1/4" STUDS
 "TENANTS" - REMOVABLE ALUMINUM PANELS W/ 3M VINYL LETTERING
 "ZILBER PROPERTY GROUP LOGO" - DIGITALLY PRINTED VINYL
 "ADDRESS," & "CORPORATE PARK" - 3M BLACK VINYL LETTERING
 BASE TO HAVE PAINTED TEXTURE FINISH
***DIGITAL VECTOR ARTWORK REQUIRED**

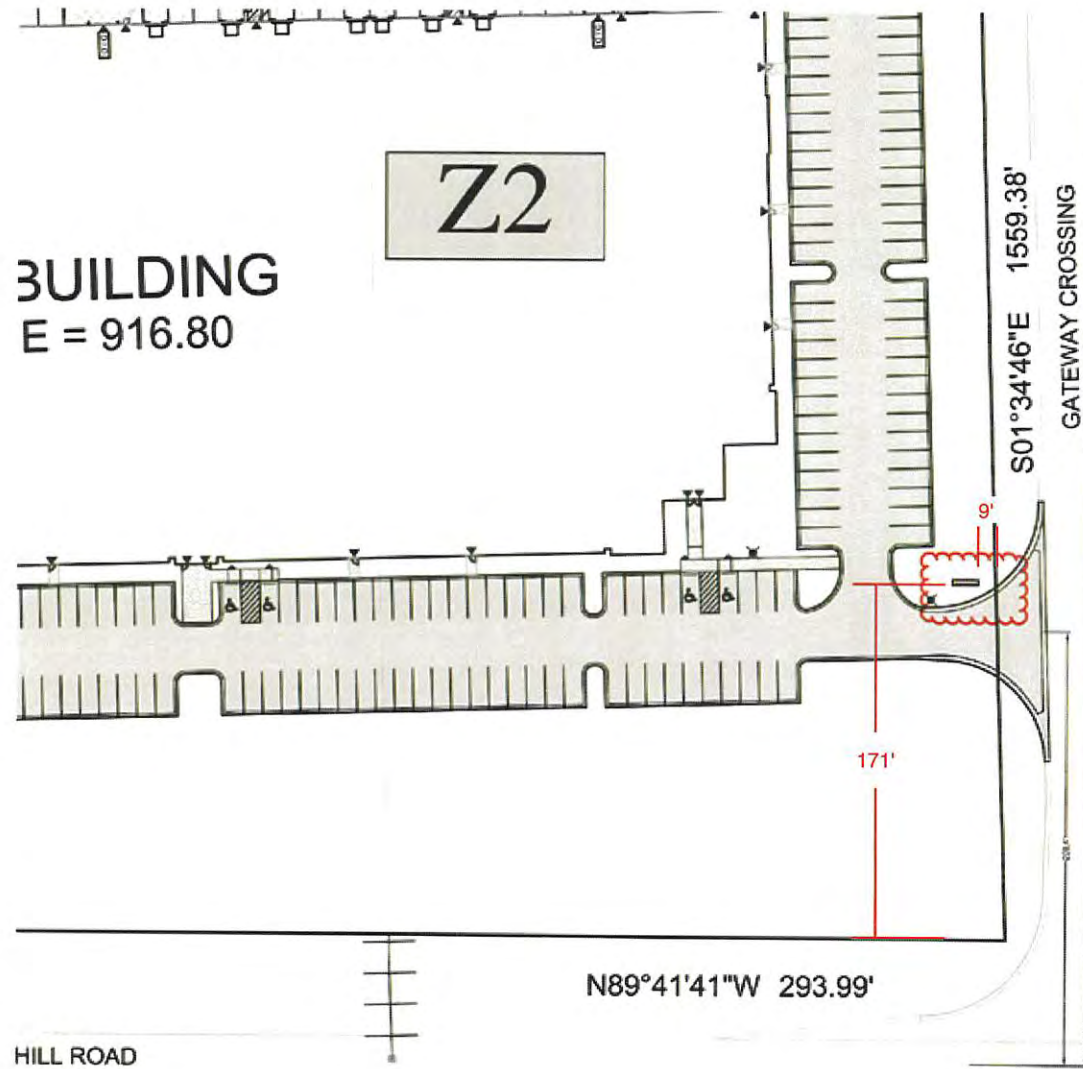
SIGN AREA: 66 SQ. FT.

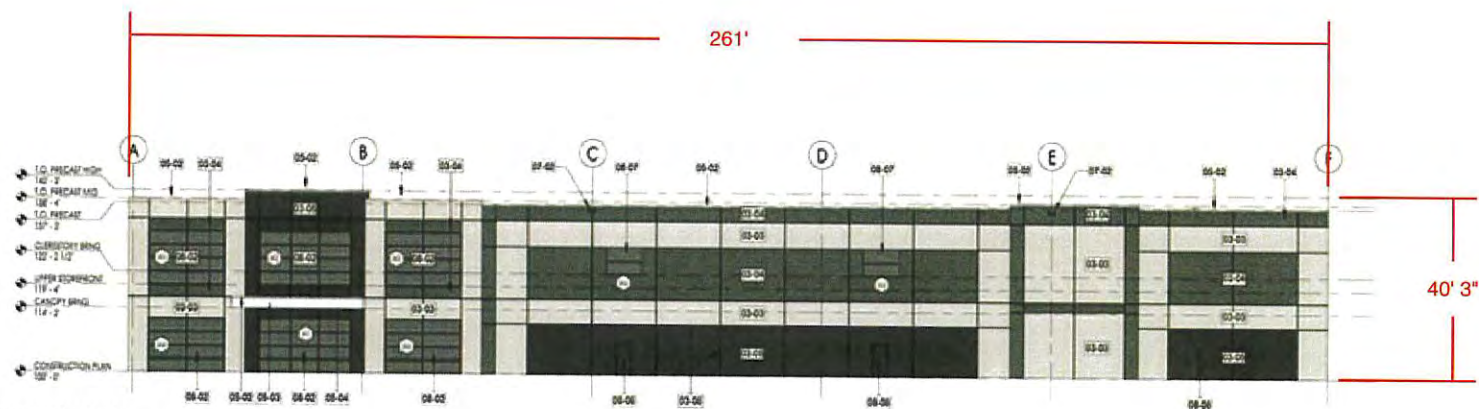


PH: (262) 554-8066
 TOLL FREE: (800) 554-8110

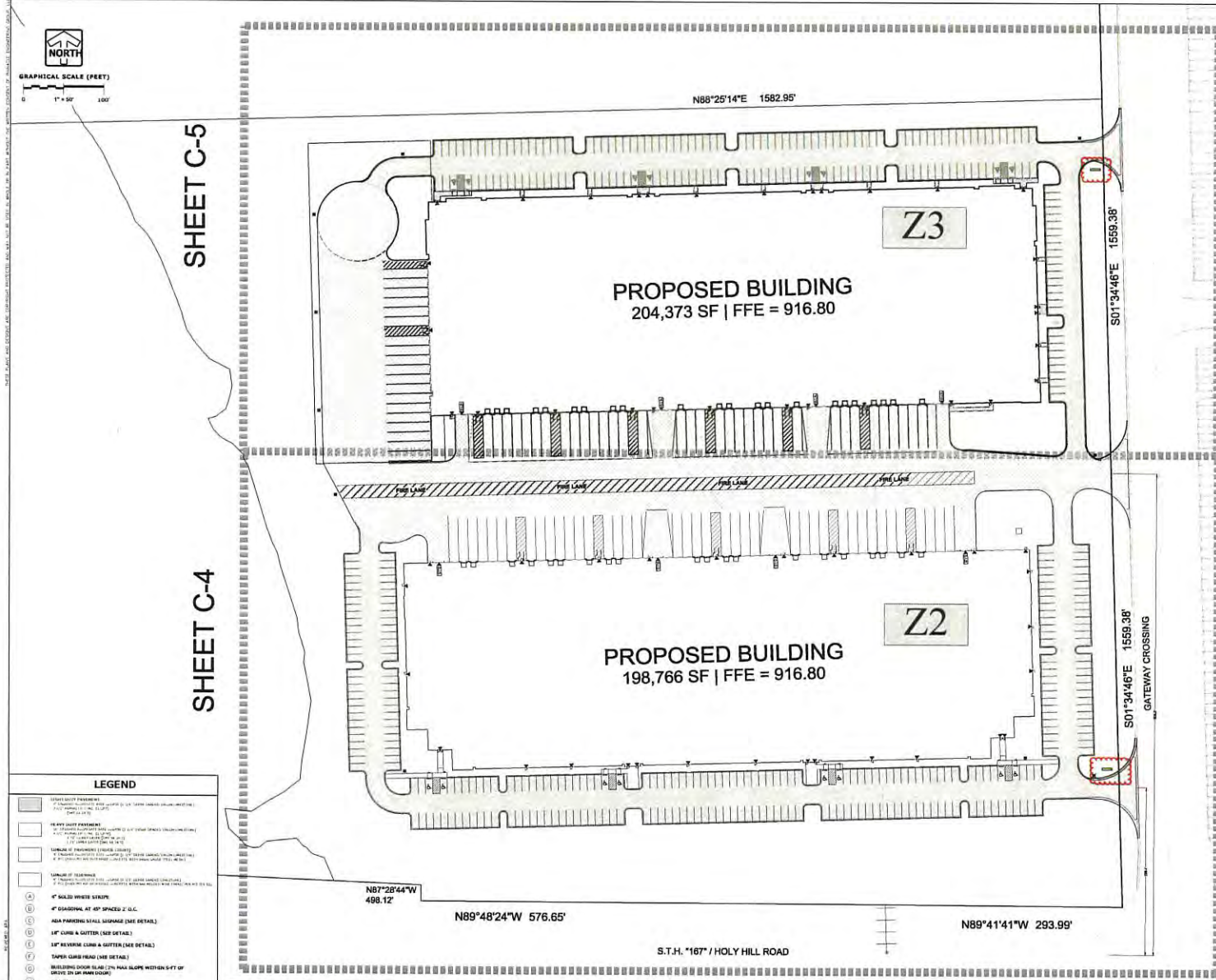
Client: ZILBER PROPERTY GROUP	Date: 9-25-19	REVISION		Illumination: ☒ NO ☐ YES ☐ TYPE	☐ SINGLE SIDED ☒ DOUBLE SIDED	Paint Colors (AkzoNobel): ☐ TO MATCH CANOPY FASCIA ☐ SW7015 REPOSE GRAY ☒ MAP BLACK ☐ SW 7046 ANONYMOUS	Vinyl Film Colors (3M Scotchcal): ☒ 3M BLACK ☐ PANTONE 355C ☐ PANTONE COOL GRAY 10C ☐ ☐ ☐ ☐	Client Signature: Signature _____ Date _____ NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
	Drawing #: 2L(1)	☒ 9-26-19 ☐	☐	Electrical Requirements: ☐ 120 ☐ 277	Quantity: 1			
Address: W210 N12805 GATEWAY CROSSING	Sheet: 1 of 1	☐	☐	Sign Specifications: NOTED ABOVE				
City, State: RICHFIELD, WI 53076	Scale: 1/2"=1'	☐	☐					
Sales Rep: STEPHEN PROCHASKA	Designer: KD/AM	☐	☐					

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.





4 EAST ELEVATION
SCALE



- SITE AND DIMENSIONAL PLAN NOTES**
1. ALL DIMENSIONS ARE GIVEN IN FEET. DIMENSIONS OF CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER FEATURES ARE GIVEN IN FEET AND INCHES. DIMENSIONS OF BUILDINGS ARE GIVEN IN FEET AND INCHES. DIMENSIONS OF PAVING ARE GIVEN IN FEET AND INCHES. DIMENSIONS OF OTHER FEATURES ARE GIVEN IN FEET AND INCHES.
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LEGEND

[Symbol]	4" SOLID WHITE STRIP
[Symbol]	4" DIAGONAL AT 45° SPACED 2" O.C.
[Symbol]	ADA PARKING WALL SIGNAGE (SEE DETAIL)
[Symbol]	18" CURB & GUTTER (SEE DETAIL)
[Symbol]	18" REVERSE CURB & GUTTER (SEE DETAIL)
[Symbol]	TAPER CURB FRAM (SEE DETAIL)
[Symbol]	BUILDING ELEVATION (SEE DETAIL)
[Symbol]	ADA STALL SIGNAGE
[Symbol]	ADA CURB RAMP (SEE DETAIL)
[Symbol]	STEEL STAIRS (SEE ARCHITECTURAL PLANS)
[Symbol]	BOLLARD (SEE DETAIL)
[Symbol]	PARKING CURB (FOR INFORMATION ONLY, NOT TO BE PAINTED)
[Symbol]	HANDICAP
[Symbol]	OVERHEAD SIGN

SITE DATA

SITE AREA:	1,455,433 S.F./33.5 AC
ZONING CLASSIFICATION:	T-8.0
BUILDING FOOTPRINT AREA:	403,021 S.F./9.25 AC/27.6%
PAVING AREA:	367,117 S.F./8.42 AC/25.2%
GREEN SPACE:	685,295 S.F./15.76 AC/47.2%
PARKING PROVIDED (9'x20')	446 (14 ADA)

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

Michaelis Signs
3914 S. Memorial
Racine, WI 53403
Phone 263 554 1606
Fax 263 554 0574
E-Mail rose@microsigns.com

PROPERTY OWNER

ZPG Development LLC
Frank Dekan - Owner Rep
710 N. Plankinton Ave, Milwaukee, WI 53203
Phone (414) 234-1100
frank.dekan@zilber.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

W210 N12855 Gateway Crossing

3 SIGN INFORMATION

Sign Dimensions 9 height x 3'8 width Single (Multi Tenant) (circle one)
Number of Sides 2 Building Frontage SF 10880
Total Square Footage of Sign (include all sides) 66
Total height of the Sign 9
Is the Sign to be illuminated _____ yes X no
Type of Sign Construction Materials aluminum
Distance to Closest Property Line 5'

Are there any existing signs on the property NO
If yes, what is the total Square Footage of existing signs _____

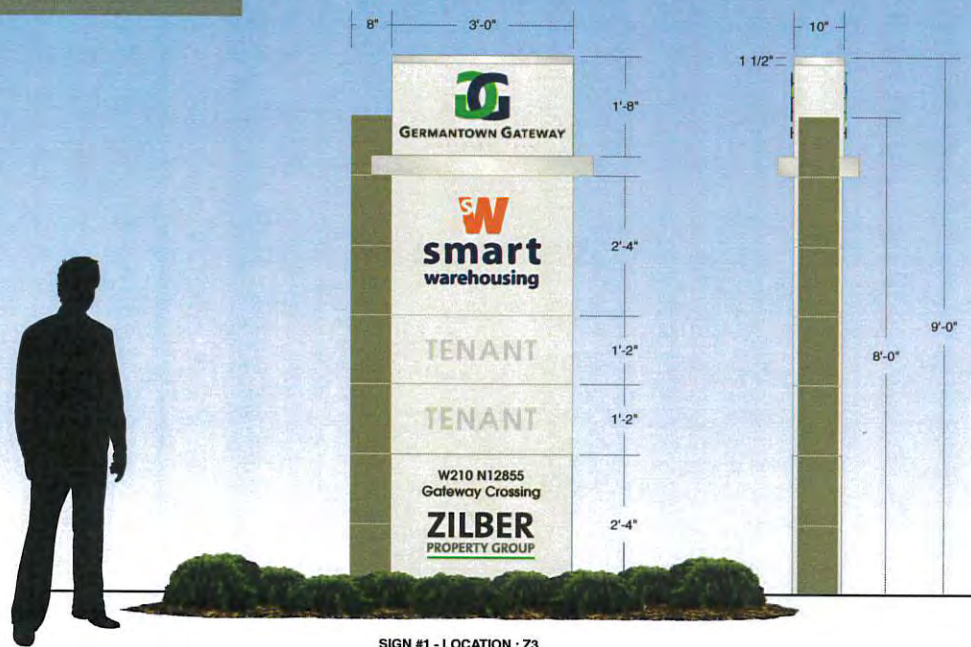
What are the intentions for the existing signs: Take down NA Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Rose Orr 9.24.19
Applicant Date

Frank Dekan 9/25/19
Owner Date

MONUMENT SIGN

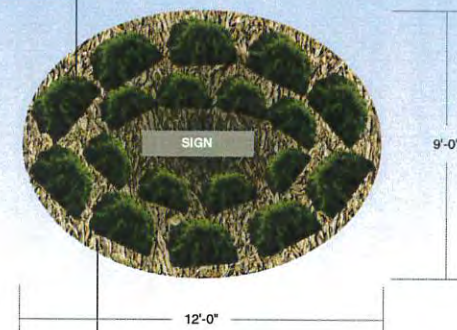


SIGN #1 - LOCATION : Z3

Groupings of Compact Andorra Juniper plants



Compact Andorra Juniper
 Mature Height: 2.0 ft
 Mature Width: 5.0 ft
 Growth rate: average
 Hardiness Zones: 3-8
 Sun Exposure: sun
 Soil Preference: average, well drained soils
 Foliage: Low growing, spreading evergreen. Green summer foliage turns reddish purple in fall and winter. It will grow well in any soil unless it is constantly wet.



Planting Bed: Oval bark mulched planting bed with a 12 inch rise, 12 feet long by 9 feet wide

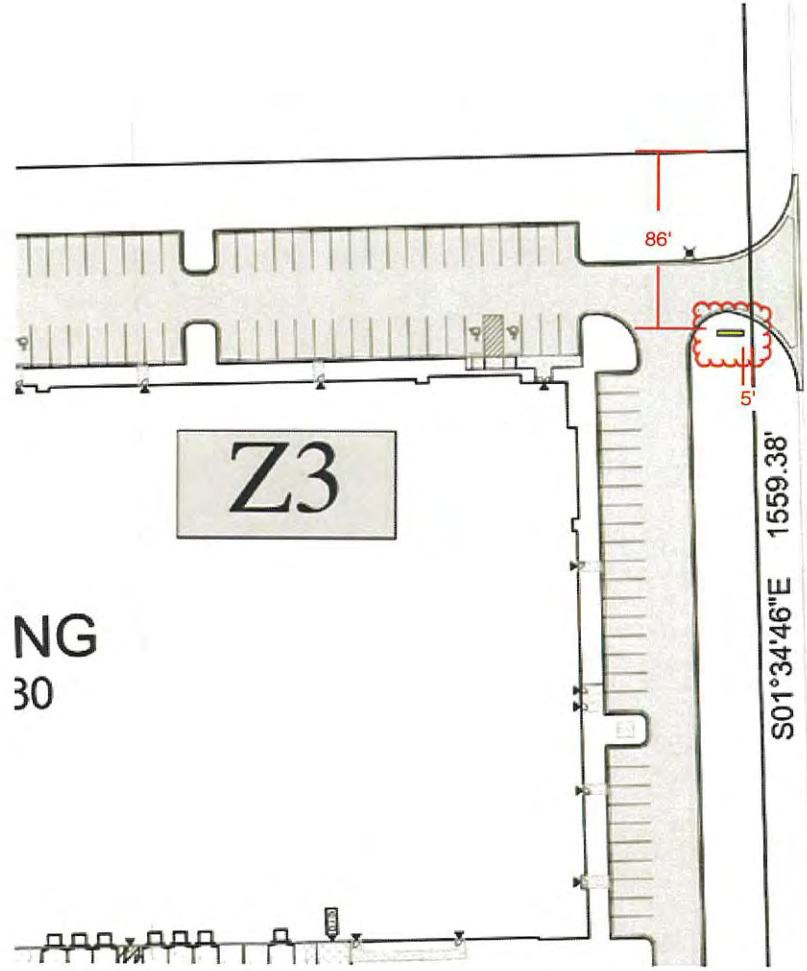
ALL PLANTS SPACED NOT MORE THAN 3' APART FROM ONE ANOTHER

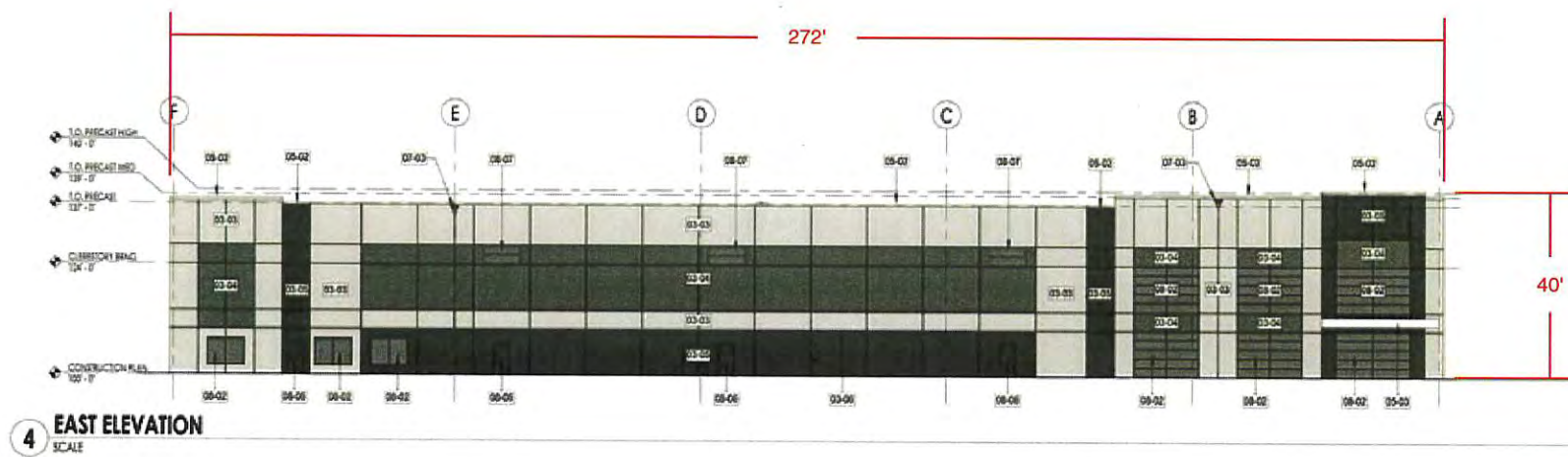
ZILBER / MONUMENT SIGN

ONE (1) DOUBLE SIDED, NON-ILLUMINATED MONUMENT SIGN
 CUSTOM FABRICATED ALUMINUM SIGN CABINET W/ MAP PAINTED FINISHES
 DIMENSIONAL 1/4" ALUMINUM LETTERS STOOD OFF SIGN FACE 1/2" W/ 1/4" STUDS
 "TENANTS" - REMOVABLE ALUMINUM PANELS W/ 3M VINYL LETTERING
 "SMART WAREHOUSING LOGO," AND "ZILBER PROPERTY GROUP LOGO" - DIGITALLY PRINTED VINYL
 "ADDRESS," & "CORPORATE PARK" - 3M BLACK VINYL LETTERING
 BASE TO HAVE PAINTED TEXTURE FINISH
***DIGITAL VECTOR ARTWORK REQUIRED**

SIGN AREA: 66 SQ. FT.

 "We Project Your Image" PH: (262) 554-5066 TOLL FREE: (800) 554-8110	Client: ZILBER PROPERTY GROUP Address: W210 N12855 GATEWAY CROSSING City, State: RICHFIELD, WI 53076 Sales Rep: STEPHEN PROCHASKA	Date: 9-25-19 Drawing #: 1L(1) Sheet: 1 of 1 Scale: 1/2"=1' Designer: KD/AM	REVISION 9-26-19 9-26-19 9-26-19 9-26-19	Illumination: ☒ NO ☐ YES ☐ TYPE Electrical Requirements: ☐ 120 ☐ 277 Sign Specifications: NOTED ABOVE	Quantity: 1 Paint Colors (AkzoNobel): ☐ TO MATCH CANOPY FASCIA ☐ SW7015 REPOSE GRAY ☒ MAP BLACK ☐ SW 7046 ANONYMOUS ☐ ☐ ☐	Vinyl Film Colors (3M Scotchcal): ☐ 3M BLACK ☐ TBD ☐ TBD ☐ TBD ☐ PANTONE 355C ☐ PANTONE COOL GRAY 10C ☐	Client Signature: Signature: _____ Date: _____ NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
	NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.						







Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

FASTSIGNS OF RACINE
1122 S. AIRLINE RD #103
RACINE, WI 53406
Phone (262) 977-7900
Fax () N/A
E-Mail jason.roetz@fastsigns.com

PROPERTY OWNER

ZPG Development LLC
Frank Dekan - Owner Rep
710 N. Plankinton Ave, Milwaukee, WI 53203
Phone (414) 234-1100
frank.dekan@zilber.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

W210 N12855 GATEWAY CROSSING

3 SIGN INFORMATION

Sign Dimensions 36" height x 135" width Single Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF 10,000 ft²
Total Square Footage of Sign (include all sides) 33.75 ft²
Total height of the Sign APPROX 33' ABOVE GRADE
Is the Sign to be illuminated yes X no
Type of Sign Construction Materials STUD MOUNTED ACRYLIC LETTERING
Distance to Closest Property Line Approx 92'

Are there any existing signs on the property NONE
If yes, what is the total Square Footage of existing signs _____

What are the intentions for the existing signs: Take down _____ Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature] 9/26/19
Applicant Date

[Signature] 9/26/19
Owner Date

2108-4989

REPRESENTATIVE

J. ROETZ

ADDRESS

FASTSIGNS of Racine
1122 South Airline Rd. #103
Racine, WI 53406

DATE

9/17/2019

SCALE

NOT TO SCALE

DRAWN BY

J. ROETZ

CUSTOMER

Riley Construction Company

REVISION

NOTES

1/2" Non-Illuminated
Acrylic Letters, Flush
Mounted.
Size: 36" x 135"

THIS DRAWING IS THE PROPERTY
OF FASTSIGNS OF RACINE.
THE BORROWER AGREES THAT IT
SHALL NOT BE REPRODUCED,
COPIED OR DUPLICATED IN ANY
WAY WITHOUT EXPRESS
WRITTEN PERMISSION.

EAST

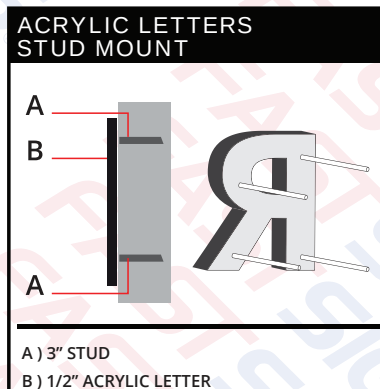


***APPROXIMATE SCALE**

135"
36" **SW smart** 19.5"
warehousing 9.75"

9" STROKE
4.5" STROKE
SW smart
warehousing 2" STROKE

Font: Segoe UI (Bold)



SIGN 01
QTY. 1 SET

APPROVAL
SIGNATURE
HERE

Please sign & return drawing(s) to FASTSIGNS of Racine
Signature below indicates approval of BOTH design and placement of sign(s)

X _____ Date: _____

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE
PRINTED ARTWORK COLORS ARE NOT ALWAYS
REPRESENTATIVE OF FINAL PRODUCT COLORS. PLEASE
REFER TO SPECIFICATIONS OR CONTACT FASTSIGNS FOR
ADDITIONAL INFORMATION.

SITE PLAN REVIEW

10/14/19 Plan Commission Meeting

Village of Germantown

Village Planner Report

Germantown, Wisconsin

Summary

The Germantown Public Works Department, agent for the Village of Germantown, property owner, is requesting approval for site development and building plans for a 900 sqft water sanitary sewer lift station on a .11-acre parcel (Outlot 5) located in the Wrenwood subdivision.

Location: Wrenwood Subdivision (Country Aire @ Mequon Road)

Agent/

Property Owner: Larry Ratayczak, Director, Public Works Department
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI

Existing Zoning: Rs-5: Single-Family Residential w/ Wrenwood Planned Development District (PDD)

Adjacent Land Uses		Zoning
North	Residential	Rs-5/PDD
South	Residential	Rs-5/PDD
East	Agricultural	A-1
West	Residential	Rs-5/PDD



Proposal

The Germantown Public Works Department, agent for the Village of Germantown, property owner, is requesting approval for site development and building plans for a 900 sqft sanitary sewer lift station on a .11-acre parcel (Outlot 5) in the Wrenwood subdivision.

As part of the Wrenwood development, the Village and developer have agreed to relocate the existing lift station located on Potomac Circle in the Green Meadow subdivision (west of the railroad) and increase capacity to accommodate the Wrenwood development and additional development in the area south of Freistadt Road and along Country Aire Drive. The lift station is under construction and is expected to be operational by spring, 2020.

The lift station will be comprised of a small 30'x30' (900 sqft) building designed to resemble a typical single-family accessory building to house the necessary mechanical equipment (e.g. force main, emergency generator, etc.). Apart from regular weekly or monthly visits by Village staff, the building will generate little if any noise, odor, traffic or other impacts on the adjacent residential lots to be developed as part of the Wrenwood neighborhood.

As presented in the attached plans and renderings, the building and site design are intended to be compatible with the general architectural style and appearance of a typical single-family residential neighborhood. The design and materials were present to and approved by the developer, Neumann Companies. The building will be comprised of a masonry base, fiber cement horizontal siding, and a 6:12 pitch, shingle roof.

Access & Parking. One new paved access driveway is proposed to the currently unnamed cul-de-sac.

Storm Water Management. Other than temporary construction site erosion control measures during construction, no permanent storm water management facilities are required or proposed.

Landscaping & Buffering. Landscaping on the site includes plantings comprised of ornamental grasses & shrubs near the driveway entrance and both deciduous and evergreen trees along the west and south property lines to form a visual buffer.

Lighting. No exterior site lighting is proposed.

Staff Comments

Community Development: Planning & Zoning

No comment.

Fire/Police Department

No comment.

Engineering/Public Works

No comment.

Village Planner Recommendation:
Site Development & Building Plans

APPROVE the site and building plans for the proposed 900 sqft lift station facility located on Outlot 5 of the Wrenwood Subdivision subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural, engineering and landscape plans dated August 23, 2019, unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.



NO.	REVISIONS	BY	DATE	DESIGNED BY:	SCALE:	  PIONEER ENGINEERING AND SURVEYING, LLC. CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS 3902 C.T.H. "B" JOHNSON CREEK, WI. 53038 E-MAIL: kalpioneereng@tds.net CELL: 414 651-0490 	WRENWOOD PRELIMINARY PLAT		MUNIC. PROJ. NO.	PIONEER PROJ. NO.
					1" = 60' HORIZ.					17-01
				DRAWN BY:	DATE:				VILLAGE OF GERMANTOWN APPROVED BY _____	PIONEER SHT. NO.
				K. K. KLIMECK	MAY 18, 2018					PAGE 3 OF 3
				CHECKED BY:					VILLAGE ENGINEER DATE	PIONEER FILE NO.
				K. K. KLIMECK			17-01			

PRELIMINARY PLAT

**Fee must accompany application**

- ☐ \$700 Minor Addition
- ☐ \$1,240 Construction <10,000 SF
- ☐ \$2,095 Construction 10,000 SF to 50,000
- ☐ \$3,460 Industrial Construction >50,000 SF
- ☐ \$3,460 Commercial Construction >50,000
- ☐ \$200 Plan Commission Consultation
- ☐ \$125 Fire Department Plan Review

PAID \$

DATE

10-4-19

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1**APPLICANT OR AGENT**

Village of Germantown
Larry Ratajczak - Director Public Works
1112 W17001 Mequon Rd.
Germantown, WI 53022

Phone () _____

E-Mail lratajczak@village.germantown.wi.us**PROPERTY OWNER**

Village of Germantown
Steve Kieklaw - Village Administrator
1112 W17001 Mequon Rd.
Germantown, WI 53022

Phone () _____

E-Mail skieklaw@village.germantown.wi.us**2****PROPERTY ADDRESS**

1114 W14421 Wrenwood Ct. OL #3

3**NEIGHBORING USES** - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North	South	East	West

4**READ AND INITIAL THE FOLLOWING:**

- _____ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- _____ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- _____ I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5**SIGNATURES** - ALL APPLICATION MUST BE SIGNED BY OWNER!

Lawrence Ratajczak 10/4/19

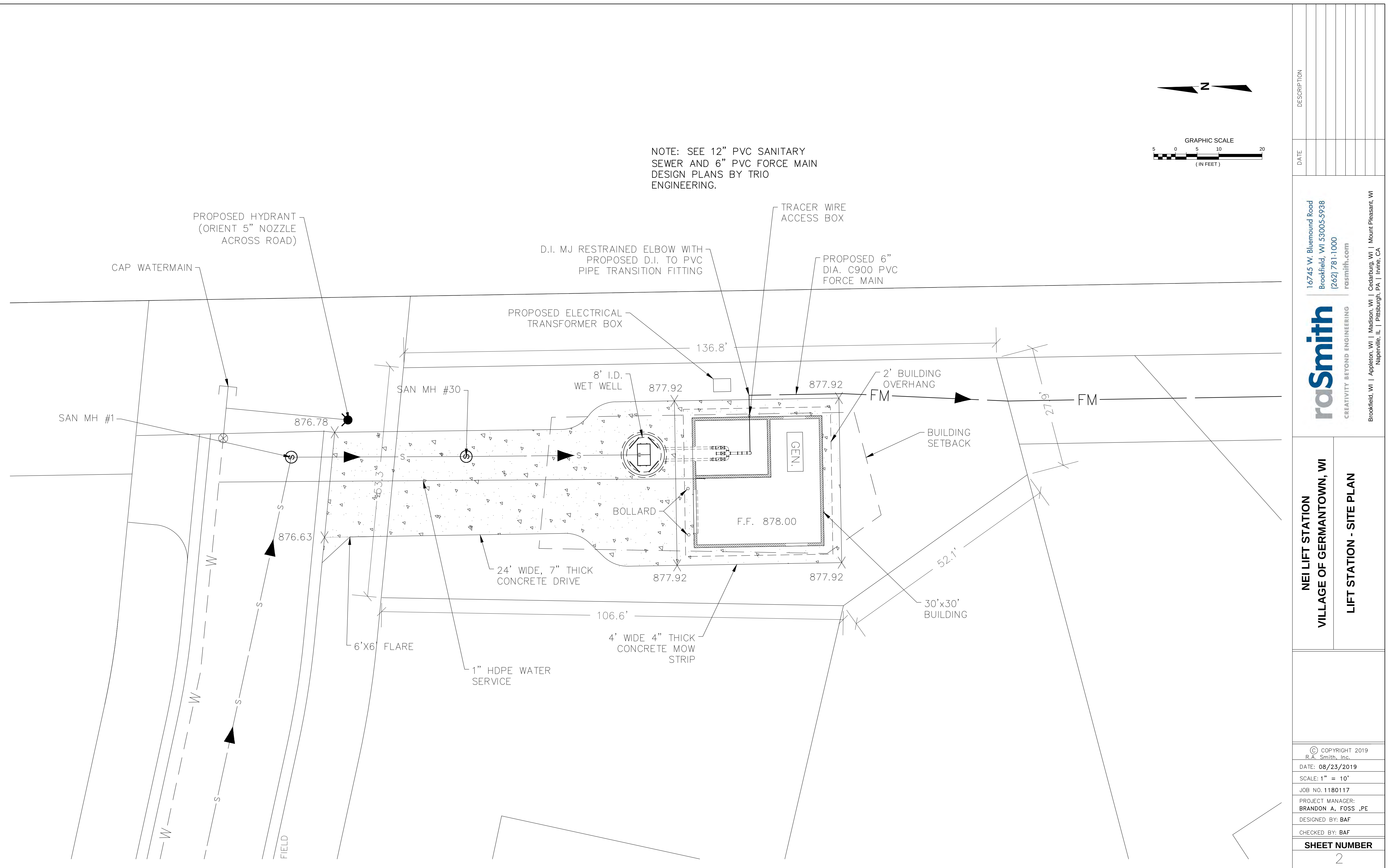
Applicant

Date

Steve Kieklaw 10-4-2019

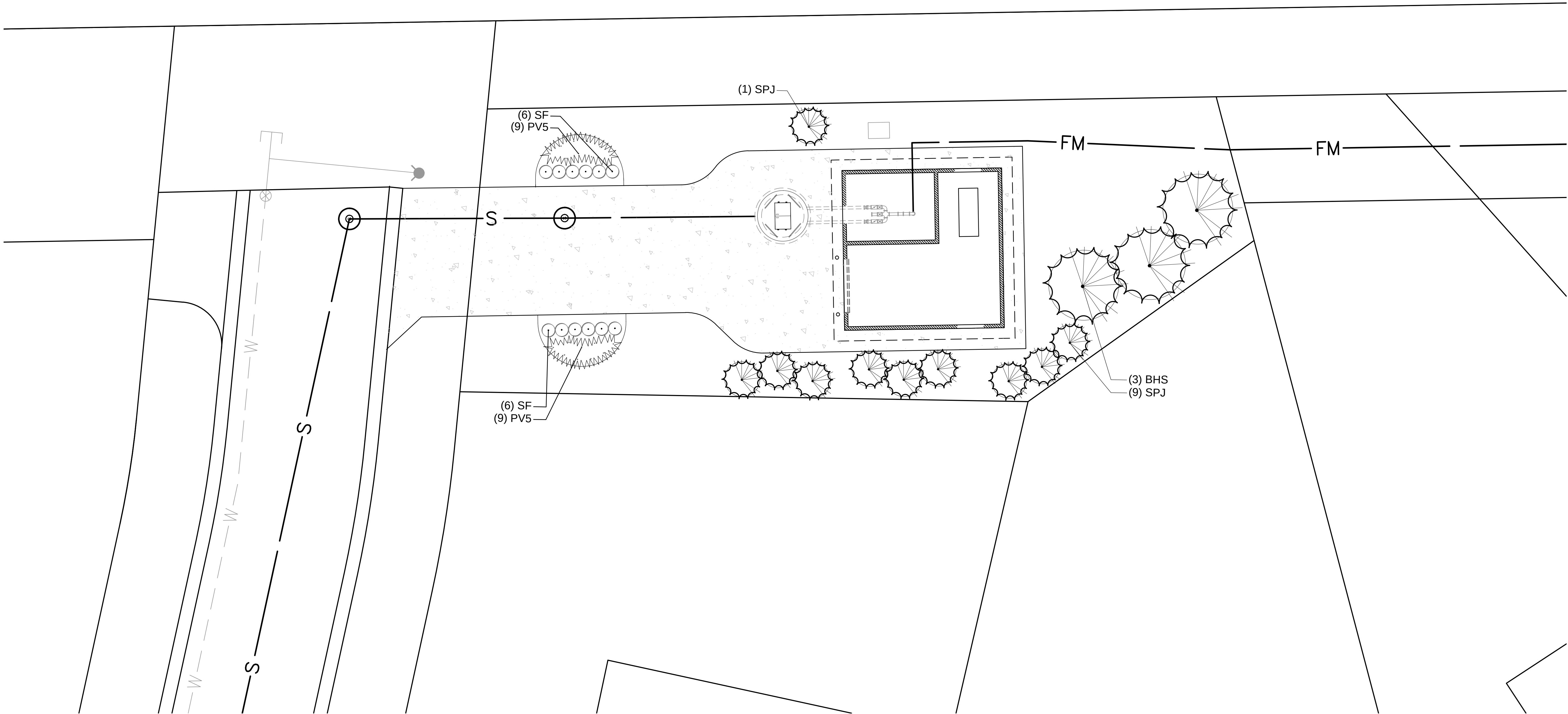
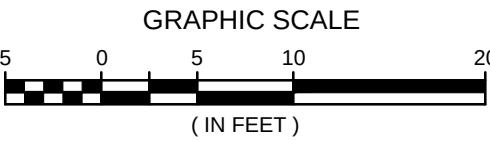
Owner

Date

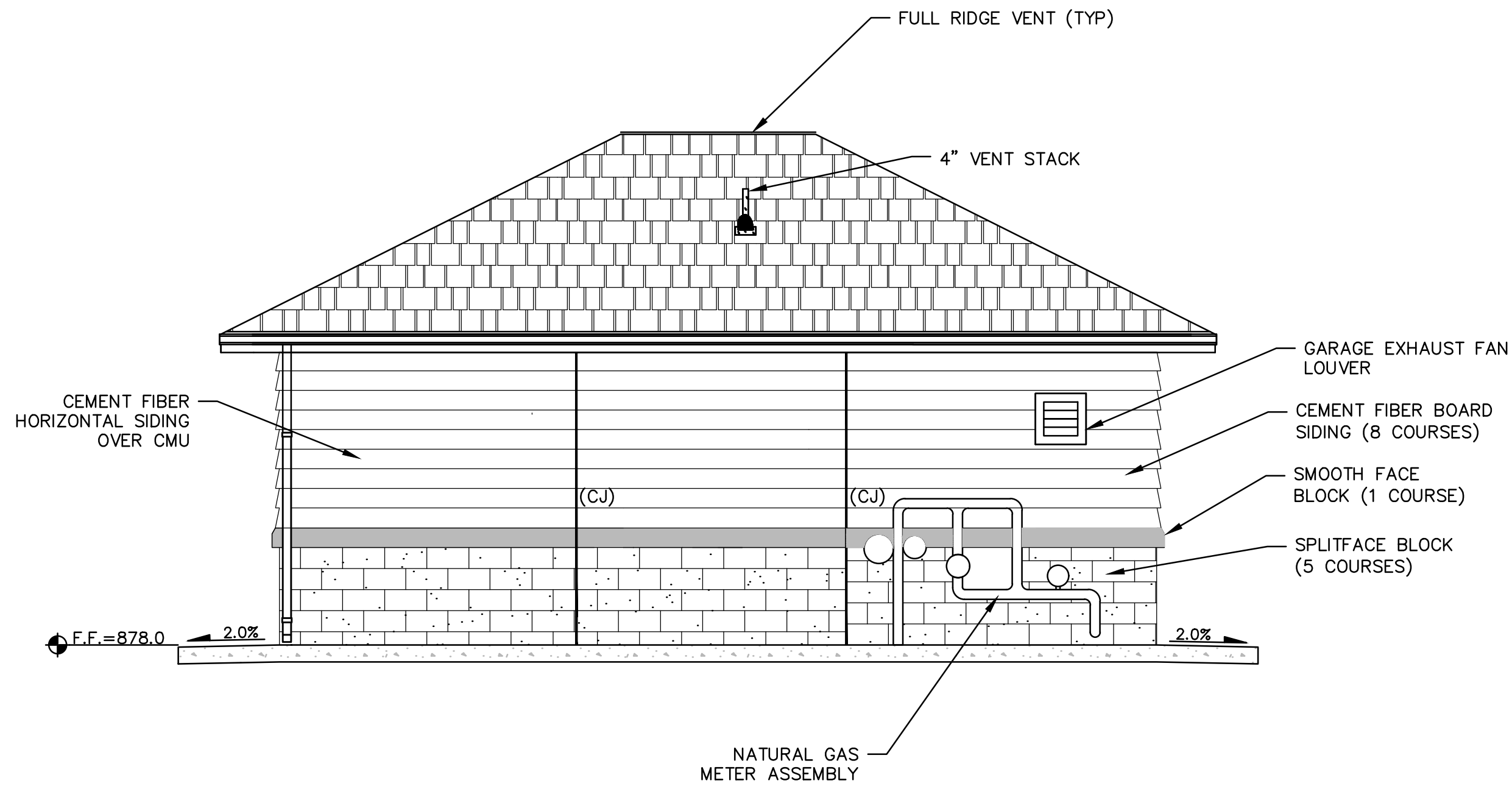


PLANT SCHEDULE

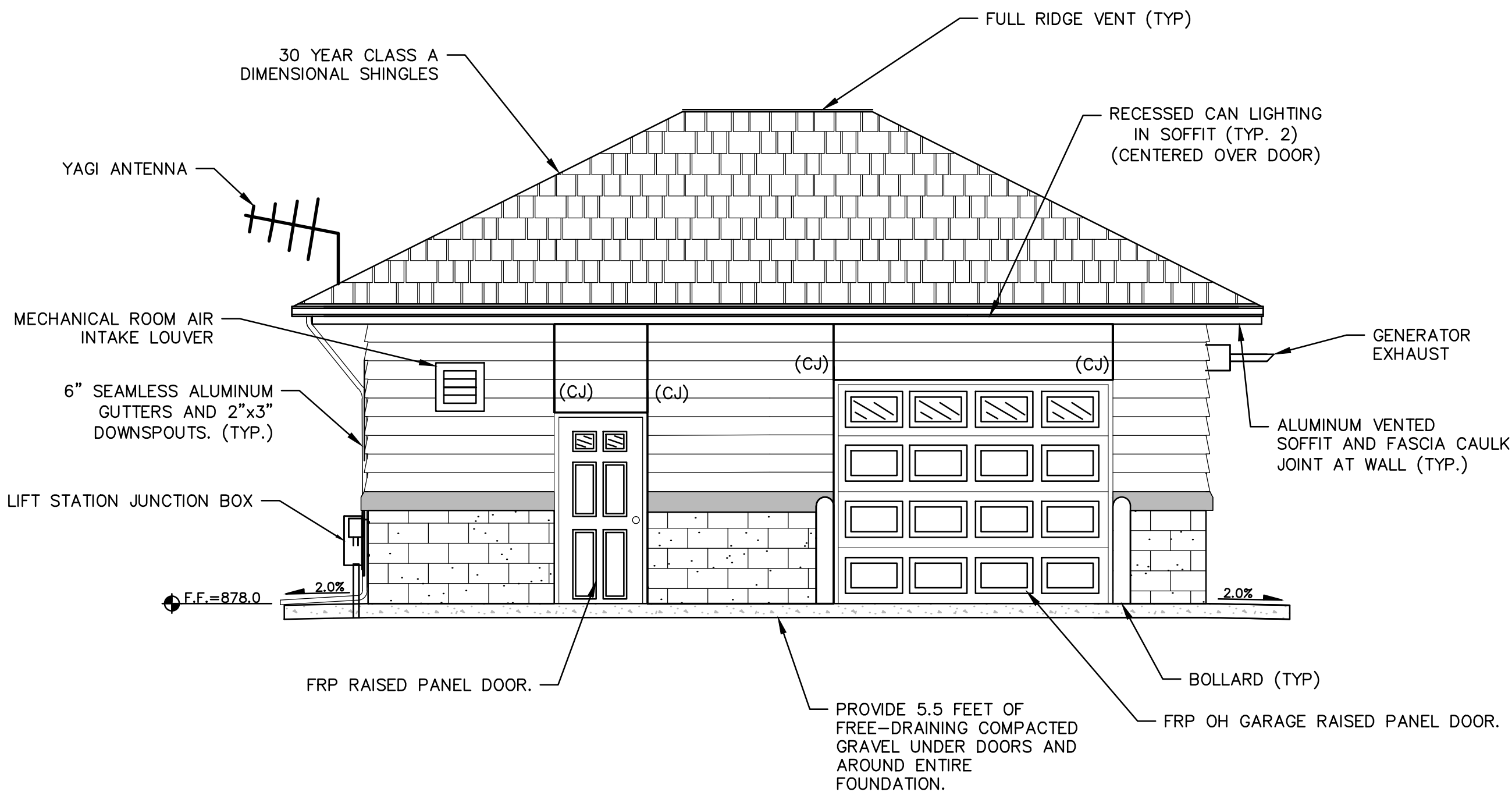
TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SPJ	10	Star Power Juniper	Juniperus x `J.N. Select` Star Power TM	6` HT	B&B	Semi-sheared, fully branched to ground
BHS	3	Black Hills Spruce	Picea glauca `Densata`	7` HT	B&B	Semi-sheared, fully branched to ground
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SF	12	Fritch Spirea	Spiraea fritschiana	15" HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PV5	18	Shenandoah Switch Grass	Panicum virgatum `Shenendoah`	1 GAL	POT	30" Spacing



DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI Naperville, IL Pittsburgh, PA Irvine, CA	
NEI LIFT STATION VILLAGE OF GERMANTOWN, WI	LANDSCAPE PLAN
© COPYRIGHT 2019 R.A. Smith, Inc. DATE: 08/23/2019 SCALE: 1" = 10' JOB NO. 1180117 PROJECT MANAGER: BRANDON A. FOSS ,PE DESIGNED BY: ALS CHECKED BY: BAF SHEET NUMBER 8	



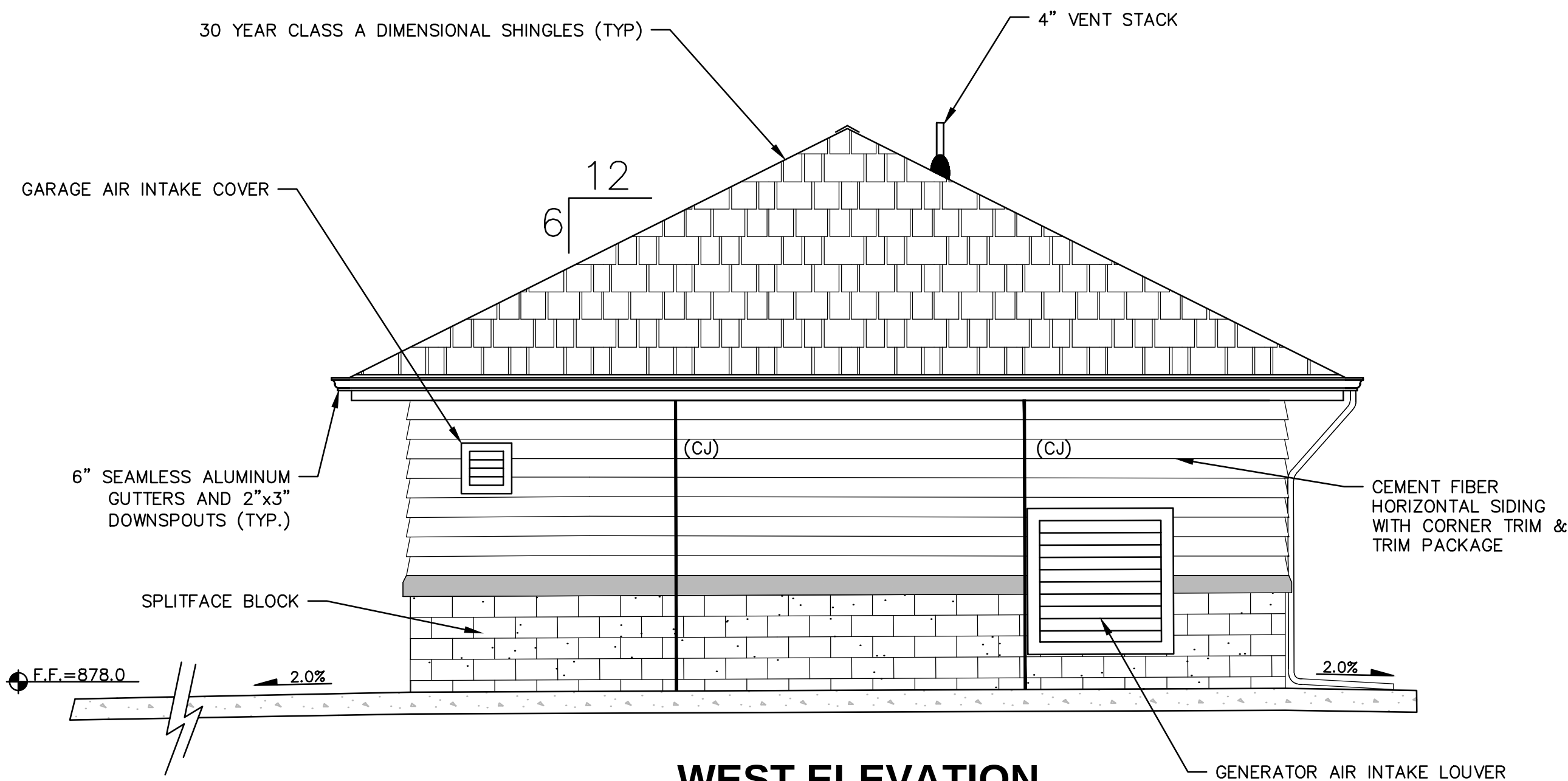
SOUTH ELEVATION
SCALE: 1/4"=1'



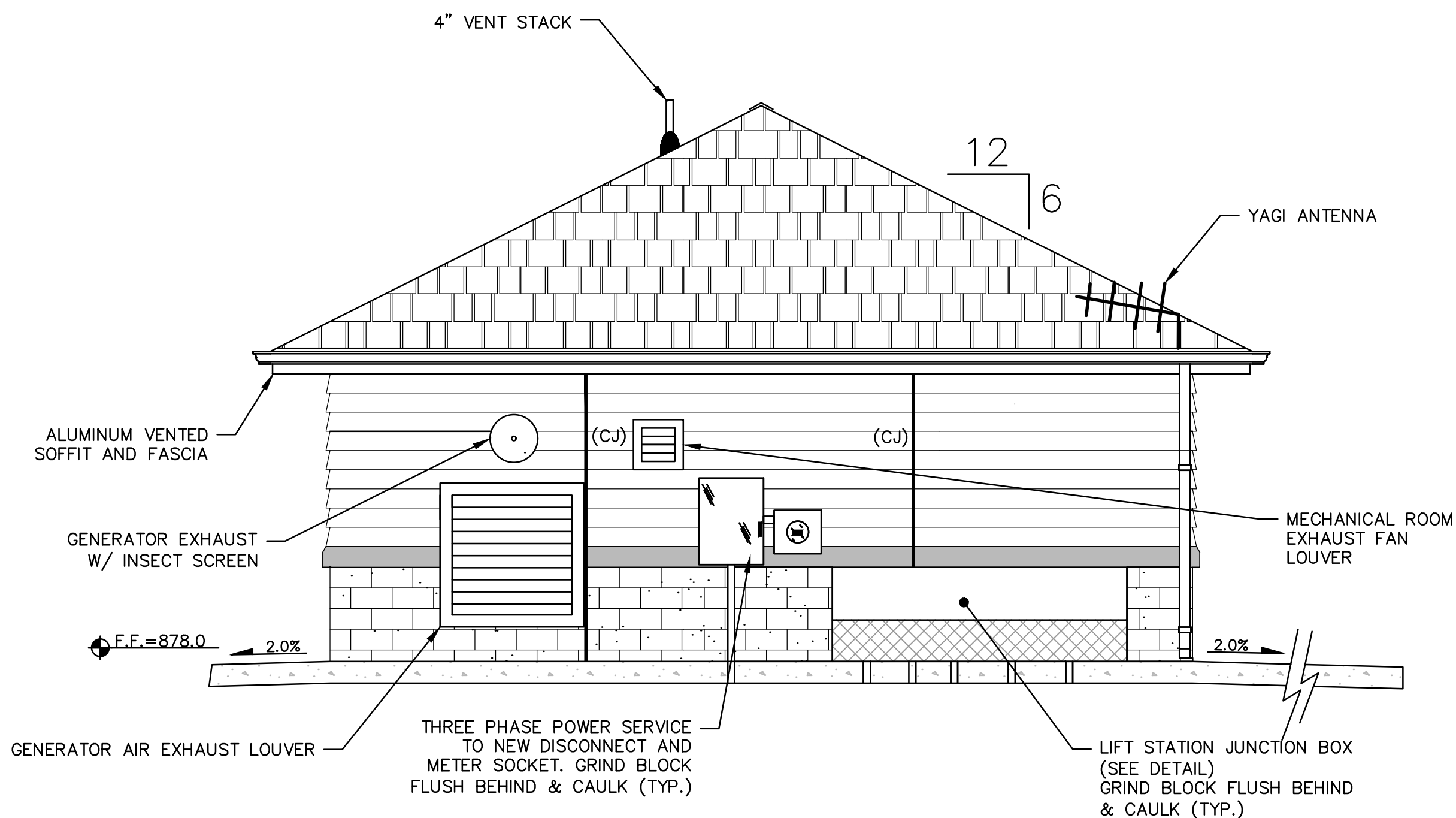
NORTH ELEVATION
SCALE: 1/4"=1'

NOTES:

1. PLACE STONE SILL UNDER ALL WALL OPENINGS.
2. INSTALL VERTICAL CONTROL JOINTS (CJ) IN BLOCK
3. ALL COLORS EXTERIOR AND INTERIOR SHALL BE CHOSEN BY OWNER.
4. CONTRACTOR TO REVIEW ELECTRICAL PLANS FOR ADDITIONAL WALL PENETRATIONS.



WEST ELEVATION
SCALE: 1/4"=1'



EAST ELEVATION
SCALE: 1/4"=1'

DESCRIPTION

DATE

16745 W. Blumound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

NEI LIFT STATION
VILLAGE OF GERMANTOWN, WI

BUILDING ELEVATIONS

© COPYRIGHT 2019
R.A. Smith, Inc.

DATE: 08/23/2019

SCALE: 3/8" = 1'

JOB NO. 1180117

PROJECT MANAGER:
BRANDON A. FOSS ,PE

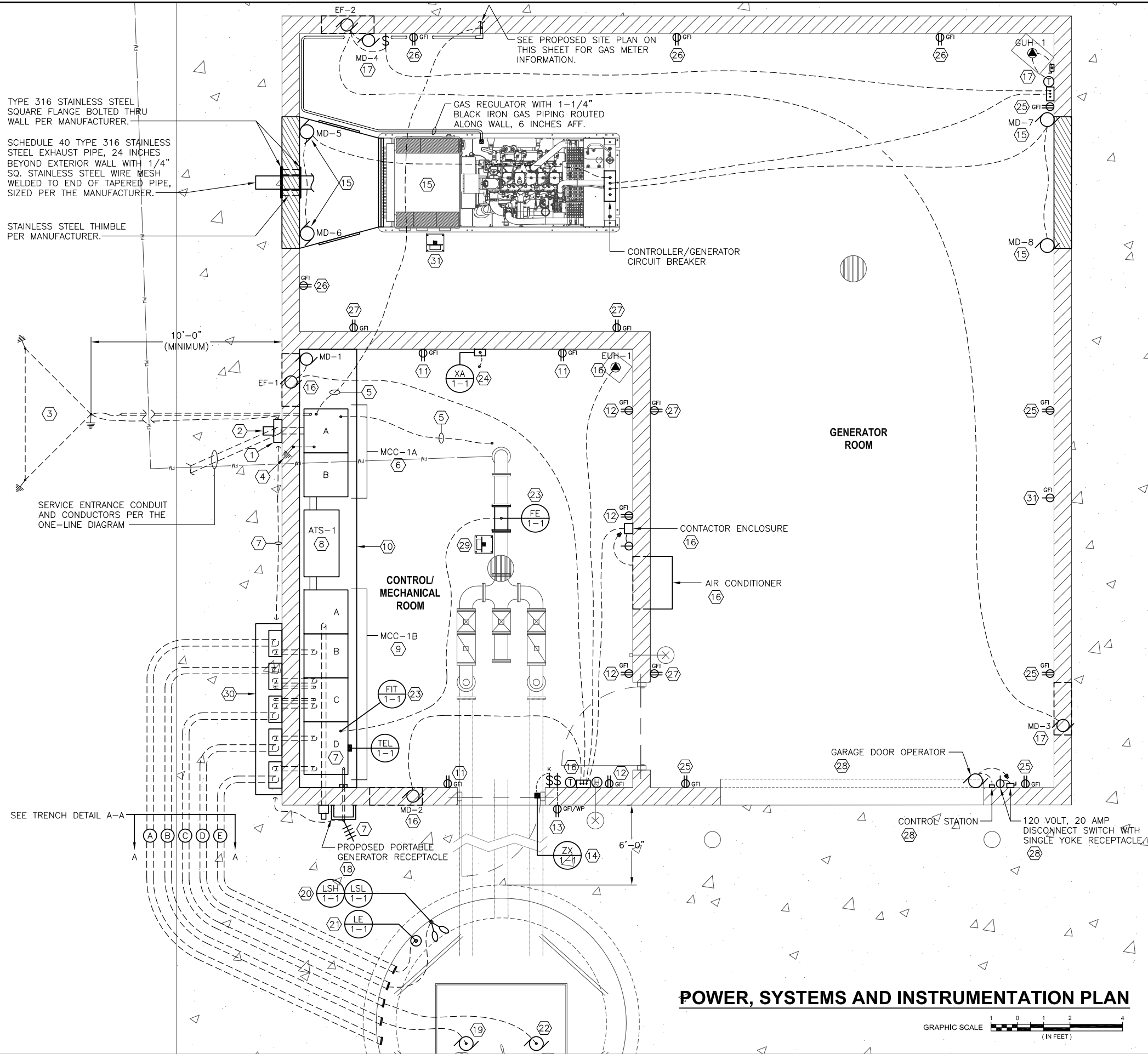
DESIGNED BY: BAF

CHECKED BY: BAF

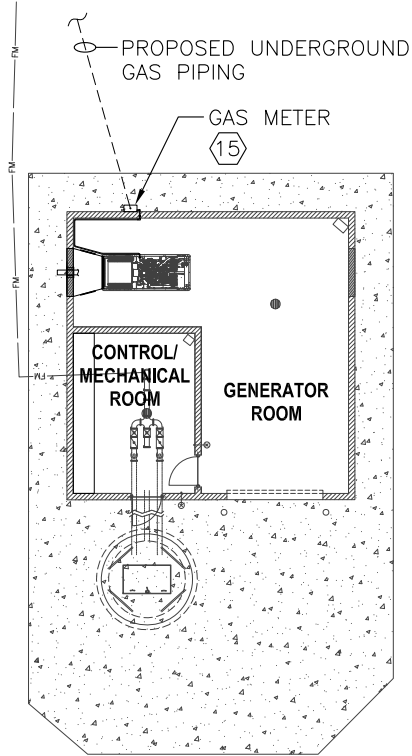
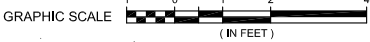
SHEET NUMBER

3

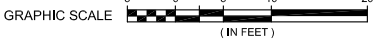
H:\PROJECTS\2461 - Germantown NEI Lift Station\Powrtek\E4_E7 - Electrical Power, Systems and Instrumentation Plan.dwg, 8/26/2019 6:50:19 AM, Adobe PDF - 11 X 17 pc3



POWER, SYSTEMS AND INSTRUMENTATION PLAN



PROPOSED SITE PLAN



NOTE:
SEE SHEETS E5, E6 AND E7 FOR KEYED
NOTES AND GENERAL CONSTRUCTION NOTES.

Powrtek
Engineering, Inc.
20711 WATERTOWN RD., SUITE C
WAUKESHA, WI 53186
VOICE: 262-827-9575
FAX: 262-827-9615

DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI Naperville, IL Pittsburgh, PA Irvine, CA	
NEI LIFT STATION VILLAGE OF GERMANTOWN, WI	
POWER, SYSTEMS AND INSTRUMENTATION PLAN	
© COPYRIGHT 2019 R.A. Smith, Inc. DATE: 08/09/2019 SCALE: AS SHOWN JOB NO. 1160367 PROJECT MANAGER: RICK BOYA DESIGNED BY: R.J.B. CHECKED BY: R.J.B.	
SHEET NUMBER E 4	



N.E.I. Lift Station - Village of Germantown
View Looking Southeast



N.E.I. Lift Station - Village of Germantown
View Looking Northwest