

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, November 11, 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** October 14, 2019
- V. **NEW BUSINESS**
 - A. Tom Howald for ALDI Inc., Agent for Germantown BB LLC, Property Owner - N96 W18838 County Line Road. Rezoning Application to Create a Planned Development District (PDD) and Rezone 7.25 acres from the B-1: Neighborhood Business District into the Planned Development District (PDD) and a Site Plan Application for a 3,685 sqft Building Addition to ALDI. **[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. **[ACTION]**
 - C. Haag Muller, Inc., Agent for McDonalds Corporation, Property Owner - N96 W17512 County Line Road. Site Plan & Sign Review Applications for a 6,095 sqft Commercial Building (McDonald's Re-construction). **[ACTION]**
 - D. Briohn Building Corporation, Agent for Goldendale Land Holdings, LLC, Property Owner - W204 N13125, W204 N13055 & W204 N13035 Goldendale Road. Site Plan Review for a 117,324 sqft Industrial Building and 3-Lot Certified Survey Map (CSM). **[ACTION]**
 - E. Rick Weissman, Property Owner, Weissman Automotive - W140 N10455 Fond du Lac Avenue. Sign Permit Application. **[ACTION]**
 - F. Signarama MKE, Agent for Rheocast Corporation, Property Owner - N114 W19250 Clinton Drive. Sign Permit Application. **[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

October 14, 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, Tony Laszewski and Bill Shadid. Commissioners Matt Kimmler and Bob Williams were absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT: Planner Retzlaff stated the applicant for Item C on the agenda for Reflective Contracting withdrew his CUP application and the public hearing was not necessary.

APPROVAL OF MINUTES:

MOTION Baum second Laszewski to Approve the minutes from 9-23-19.

MOTION carried unanimously.

PUBLIC HEARING & ACTION

Glue Dots International - N117 W18711 Fulton Drive, W186 N11687 Morse Drive and W188

N11614 Maple Road. Conditional Use Permit for the storage of hazardous chemicals within a groundwater protection overlay zoning district, Site Plan Review for a 68,387 sqft industrial building expansion and Certified Survey Map to combine parcels. Associate Planner Zandt summarized the proposal.

Public Hearing was opened at 6:40 pm.

Public Hearing was closed at 6:41 pm.

Discussion followed. Planner Retzlaff stated the Fire Department and Technical Advisory Committee reviewed the list of chemicals used in the various processes and felt the level of flammable, hazardous type chemicals were enough to justify a conditional use permit. Bob Peschel, The Sigma Group representing Glue Dots, explained the process for receiving materials and said the building is completely contained with its own floor drains which are conveyed to the sanitary sewer system and if a spill did occur outside it would be very localized. Planner Retzlaff said the safety report from the Fire Department has not been completed yet.

MOTION Baum second Shadid to Approve the 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 CUP approval.***

MOTION carried unanimously.

MOTION Baum second Laszewski to Approve the Certified Survey Map (CSM) to create the 7.895-acre parcel subject to the following condition:

- 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.***

MOTION carried unanimously.

MOTION Baum second Shadid to 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.**

Discussion followed regarding rooftop units and if they are required to be screened. Planner Retzlaff stated there is no requirement for screening, but a site line vision could be required and presented to staff for possible screening if necessary.

MOTION to Amend Baum second Shadid to add Condition #8 to work with staff to determine screening requirements of the rooftop units if needed based on the site line study.

MOTION to Amend carried 5-1 (Wolter).

Chairman Wolter thanked Glue Dots International and Ellsworth for their continued investment in Germantown.

MOTION to Approve as Amended carried unanimously.

PUBLIC HEARING

Clean Harbors Industrial Services - N104 W13275 Donges Bay Road. Request for approval of a Conditional Use Permit to operate a facility used for the collection, transportation and temporary storage of non-hazardous, hazardous and infectious waste from the 6-acre property. Planner Retzlaff summarized the proposal.

Vincent Van Engelenburg, Agent for Clean Harbors, explained the Clean Harbors operation. Discussion followed. Planner Retzlaff said the Fire Department has reviewed the application and visited the site which generated a number of questions. Clear Harbors has responded to the questions, but staff has not thoroughly reviewed the additional information provided and recommends that no action be taken on the CUP at this time. Chairman Wolter stated this facility was originally built for garbage handling and some recycling. He would like to see what will change on the site and what will be done to enhance it to help significantly reduce any possible runoff or spillage into the wetland area. Planner Retzlaff said the containers are sealed off site and not opened or co-mingled on site.

Public Hearing opened at 7:13 pm.

Public Hearing closed at 7:14 pm.

PUBLIC HEARING & ACTION

Community Development Department: Zoning Code Text Amendments to provisions under Section 17.51 of the Zoning Code regarding public hearing property owner notification requirements and protest petitions. Planner Retzlaff summarized the amendments.

Discussion followed. Trustee Baum had a concern regarding the buffer area for public hearing notification letters and where the 1000 foot buffer starts. He said when there is a parcel that is not residential and not owned by anyone and is large enough to create a void, should language be included that says you start from the edge of that property and then go out 1000 feet. Planner Retzlaff said language could be added to that effect but it would be hard to anticipate all the possible situations that might come up. He said he will come up with language to clarify that before the Village Board meeting.

Trustee Baum commented that no one reads their mail. He said other municipalities post a sign on the subject property stating the notice of public hearing to redevelop the property. He would like to see something like that also added. The cost of the sign would be the developers and should include where more information could be found. Planner Retzlaff said there needs to be further thought on how to update the procedure. Discussion continued. Chairman Wolter commented that it is difficult to force people to read what they get in the mail or to change people's perception of what's important. A sign would be helpful, but it still may not change what we see at public hearings. Planner Retzlaff said he will put something together in the coming months.

Public Hearing opened at 7:37 pm.

Terry Tschetter, W147 N10451 Wilson Drive, commented on the procedure for notification of public hearing notices.

Chairman Wolters said he would be open to using a different color envelope for notices and using a bold print to bring attention to the notice.

MOTION Baum second Shadid to forward the amendments to the Village Board as presented.

MOTION to Amend Baum second Shadid to add language to recognize those gaps between the subject property and affected property similar to Kinderberg Park by taking the 1000 feet from the end of the gap property line.

MOTION to Amend carried 4-1 (Nilles).

MOTION to Amend Baum second Shadid to add provisions with this document to include the requirement for a sign to be posted on the subject property as the developer's responsibility and that the sign be of the Village's criteria.

Discussion continued. Chairman Wolter agreed that more information needs to get out. But research needs to be done. Trustee Baum said he would do research to see what other communities do.

MOTION to Amend carried 3-2 (Nilles, Laszewski).

MOTION to Approve as Amended carried unanimously.

Country Inn & Suites by Radisson - W188 N11020 Maple Road. Request for approval of a Site Plan application to re-side the building and approval for two wall signs (one replacement) and the removal of directional signage and the existing pylon sign. Associate Planner Zandt summarized the proposal.

Discussion followed. Ryan Rahl, Rahl & Associates, LLC, explained where the proposed color changes and stone would be located.

MOTION Laszewski second Baum to 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 Ledge stone 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.***

And

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.***

Chairman Wolter said the color will give more contrast to the building. He liked that the gables will remain because they provide an acceptable level of Germanic theme in that corridor.

MOTION carried unanimously.

Germantown Acquisition LLC - W124 N11749 Wasaukee Road. Approval of the final subdivision plat for Woodland Ponds Estates, a 29.7 acre, 12-lot single family residential development. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to 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.**

MOTION carried unanimously.

Zilber Property Group - W210 N12805 & W210 N12855 Gateway Crossing. The request is for approval for a monument and wall signage for the two industrial buildings located in the Germantown Gateway Corporate Park known as Zilber 2 and Zilber 3. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to 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.**

Discussion followed.

MOTION carried unanimously.

Village of Germantown Public Works Department - N114 W14421 Wrenwood Court. Site Plan review for a Lift Station. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to 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.**

Discussion followed. Chairman Wolter asked about the possibility of noise adding it would be better if the building was brick. He said a filtration system could be installed to eliminate any smell. Trustee

Plan Commission

October 14, 2019

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Baum confirmed the building is solid brick, but that noise may come out through the louvers. Planner Retzlaff stated the site plan will be reviewed by the Building Construction Committee.

MOTION carried unanimously.

ANNOUNCEMENTS: Associate Planner Zandt stated the Community Wide Survey is available on the Village website and announced there is a Park Planning Party scheduled at the Germantown Senior Center on October 30th at 6:00 pm.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:30 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

PLANNED DEVELOPMENT DISTRICT (PDD) REZONING & SITE PLAN APPLICATIONS

11/11/19 Plan Commission Meeting

ALDI Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Tom Howald, agent for ALDI Inc. and Germantown BB LLC, property owner, is requesting approval to create a B-1: Neighborhood Business Planned Development District (B-1/PDD) for the 7.25-acre Germantown Plaza located at N96 W18838 County Line Road, and, Site Plan approval for a 3,685 sqft building expansion.

Location: N96 W18838 County Line Road

Applicant/

Property Owner: Tom Howald Craig Whitehead
ALDI Inc. Germantown BB LLC
9342 S 13th St 1564 Algonquin Road
Oak Creek, WI Hoffman Estates, IL

Current Zoning: B-1: Neighborhood Business

Adjacent Land Uses		Zoning
North	Commercial	B-2
South	Commercial (Meno Falls)	N/A
East	Commercial	B-2
West	Commercial	B-2



Background/Proposal

The Germantown Plaza retail center was granted site plan and conditional use permit approval in 2002 with development and occupancy in 2003. A conditional use permit (CUP #09-02) was necessary because the overall size of the retail center (approximately 63,800 sqft) exceeded the 20,000 sqft maximum building size in the B-1: Neighborhood Business Zoning District. ALDI, a German, family-owned discount supermarket chain, has been a tenant in the Germantown Plaza since 2003.

At this time, Tom Howald, agent for ALDI Inc. and Germantown BB LLC, property owner, is requesting approval to create a B-1: Neighborhood Business Planned Development District (B-1/PDD) for the 7.25-acre Germantown Plaza located at N96 W18838 County Line Road. ALDI intends to increase the size of the existing tenant space by approximately 3,685 sqft. However, the proposed building expansion to the west side of the building would move the building to a point 12 feet from the west property line, exceeding the minimum 20 feet setback requirement. The proposed PDD is intended to only modify the current side yard setback from 20 to 12 feet in order to accommodate the proposed expansion. No other changes to the basic B-1 District regulations are proposed.

As shown in the detailed site and building plans, ALDI intends to add an additional 3,685 sqft to the west side of the existing building and relocate the main entrance to the addition. The addition would increase ALDI's tenant space from 15,860 to 19,545 sqft. Three (3) parking stalls located along the west side of the building would be lost and an existing storm sewer and catch basin would be relocated to the west on the adjacent Germantown Plaza II parcel to the west.

Staff Comment

The building addition and how best to accommodate the resulting encroachment into the 20' side yard setback has been discussed with Village staff for some time. Despite the appearance that the two large retail centers Germantown Plaza (east) and Germantown Plaza II (west) are one large development, they are, in fact, two separate multi-tenant retail buildings on two separate parcels, each with its own minimum setback requirements. ALDI considered expanding to the south into the parking lot area, but the resulting impact on the vehicle circulation and proximity to the primary driveway in/out of the retail center was not ideal.

Other alternatives require some sort of amendment to the Zoning Code in one form or another:

1. Seek a variance from the Board of Zoning Appeals to reduce the minimum required side yard building setback from 20' to 12' (would affect only this parcel);
2. Propose an amendment to the B-1 Zoning District regulations to reduce the minimum side yard building setback from 20' to 12' (which would affect all B-1 zoned property in the Village); or
3. Create a new planned development district (PDD) for the property and create setbacks that are favorable to the proposed building addition (would affect only this parcel)

Similar to the recent proposal by Stonecast Products to create a PDD for purposes of reducing a setback requirement, one can reason that the stringent set of criteria needed to obtain a variance, including the burden of proving that the property could not reasonably be used without the variance, weighed in on the decision to not pursue a setback variance.

NOTE: Because the Village Board did not agree with the Staff and Plan Commission recommendation to require Stonecast Products to first apply for a variance before creating the proposed PDD for the exclusive purpose of reducing a setback requirement, Staff will not make the same recommendation in this case.

As mentioned previously, the Germantown Plaza development was granted a CUP in 2002 given the size of the building exceeded the 20,000 sqft limitation in the basic B-1 Zoning District regulations. Since a separate B-1 District is proposed for the Germantown Plaza property, an additional amendment to the B-1 District regulations should be to eliminate the CUP requirement for buildings over 20,000 sqft.

The owners of the Germantown Plaza and adjoining property to the west are aware of the proposal. Written documentation that both owners approve the proposed improvements will be required prior to issuance of a building permit.

Public Works Department/Utilities

The Village Engineer and Public Works Department staff have identified a few plan corrections and issues in an October 15, 2019 Public Works Director memo pertaining to storm sewer, ADA parking route, grading & erosion control. All items in this memo will need to be addressed and review/approved by the Village Engineer prior to commencing construction.

Fire Department

The Fire Department does not have any concerns with the proposed building addition and resulting accessibility provided the paved area west of the addition is marked as “no parking” (as shown in the proposed site plan).

VILLAGE PLANNER RECOMMENDATION:

Planned Development District (PDD) Proposal

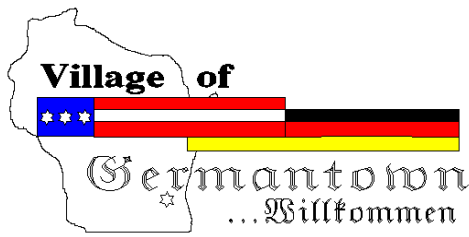
APPROVE the request to create a B-1: Neighborhood Business Planned Development District (B-1/PDD) for the 7.25-acre property located at N96 W18838 County Line Road to be known as the “Germantown Plaza PDD” subject to the following conditions:

1. The B-1: Neighborhood Business District regulations shall be the zoning restrictions affecting the use of and development on the subject property except for the following amendments:
 - a. Revise the minimum side yard building setback along the west property line from 20 to 12 feet;
 - b. Eliminate the conditional use permit requirement for buildings over 20,000 sqft.

VILLAGE PLANNER RECOMMENDATION:
Site Development & Building Plans

APPROVE the site and building plans for the proposed 3,685 sqft building addition to the Germantown Plaza located at N96 W18838 County Line Road 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 engineering plans dated April 15, 2019, and the architectural plans dated March 5, 2019, unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.
2. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see October 15, 2019 memo from the Public Works Director) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Village Engineer prior to issuance of a building permit.
3. State approved plans and a \$20,000 occupancy bond are required by Inspection services as part of the building permit application.
4. Written documentation shall be provided to the Village Planner from the owners of the Germantown Plaza and adjoining property to the west indicating final approval of the proposed improvements prior to issuance of a building permit.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : October 15, 2019
Re : Aldi – N96 W18838 County Line Road

Items Reviewed:

1. Civil Plan Set C1 – C6 (6 pages) Dated: 04-15-19

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
4. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
5. Contact Ryan Ehlerding, 262-250-4723 for a utility permit.
6. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

C-4 Site Dimension, Paving, and Utility Plan

1. Plans show the curb bumped out to the east and a new catch basin being installed on the neighboring property. Clarify the intent of the bump out in the curb and why the storm sewer is being installed over the property line. If storm sewer must be installed over the property line, confirm that the neighboring owner has approved this installation. An easement for the storm sewer may be required.
2. Please provide storm sewer calculations.
3. Provide truncated domes at the entrance per ADA requirements.
4. Confirm ADA route from ADA parking to the entrance. The existing striped crosswalk appears to lead to a non ADA complaint route (blocked by the bollards) Re-stripe as needed to provide ADA route to entrance.

C-5 Grading and Erosion Control Plan

1. The site currently appears to overtop to the north where the addition is being planned. Confirm that the site will still be able to overflow to the north around the building addition at an elevation no higher than the current overflow elevation.
2. Confirm grading near the entrance will meet ADA requirements. Currently the slope between the inlet and the concrete sidewalk appears to be greater than 5%.



Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

- ☐ \$200 Plan Commission Consultation
- ☐ \$1,085 Rezoning
- ☐ \$1,240 PDD < 5 acres
- ☐ \$2,095 PDD 5-20 acre site
- ☐ \$3,460 PDD > 20 acre site

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

Tom Howald

ALDI Inc.

9342 south 13th street,

Oak Creek, WI 53154

Phone (414) 570-1860 x 122

Fax (414) 570-1864

E-Mail Tom.Howald@aldi.us

PROPERTY OWNER

Craig Whitehead

Germantown BB LLC

1564 Algonquin Rd

Hoffman Estates, IL, 60192

Phone (847) 934-2525 Ext. 2

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

N96 W18838 County Line Rd, Germantown, WI 53022

324968

3

REZONING REQUEST

FROM

B-2

TO

B-2 W/ PDD OVERLAY

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Lot 1 of certified survey map 5589, recorded on march 5, 2003, in volume 40 of certified survey maps, on pages 159-162, as document no 978214, being part of the Southeast 1/4 of the Southeast 1/4 of section 32, town 9 north, range 20 East, in the village of Germantown, county of Washington, State of Wisconsin.

5

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

To minimize setbacks in current zoning of parcel in order to allow expansion of the Aldi store.

6 SUPPORTING DOCUMENTATION:

- ☒ Plat of Survey (1:100)
- ☒ Site Plan and elevations for new construction (can be conceptual)
- ☐ _____
- ☐ _____

7 READ AND INITIAL THE FOLLOWING:

- ☒ I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.
- ☒ I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- ☒ I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

 8/16/19
Applicant Date

 8/16/19
Owner Date

**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 _____

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**

Tom Howald

ALDI Inc

9342 south 13th street,

Oak Creek, WI, 53154

Phone (414) 570-1860 x 122

E-Mail Tom.Howald@aldi.us

PROPERTY OWNER

Craig Whitehead

Germantown BB LLC

1564 Algonquin Rd

Hoffman Estates, IL, 60192

Phone (847) 934-2525 Ext. 2

E-Mail craigwhitehead@crowngroup.com

2**PROPERTY ADDRESS**

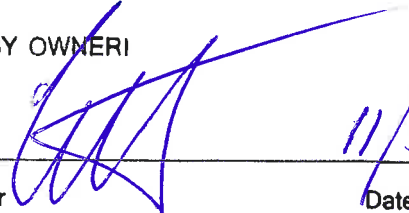
N96 W18838 County Line Rd, Germantown, WI 53022

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

North un-developed	South Bayer - Residential	East Petco - Commercial	West Sally Beauty - Commercial
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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!

 11/5/19
Applicant Date

 11/5/19
Owner Date

MANAGER
Germantown BB LLC

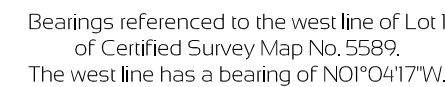
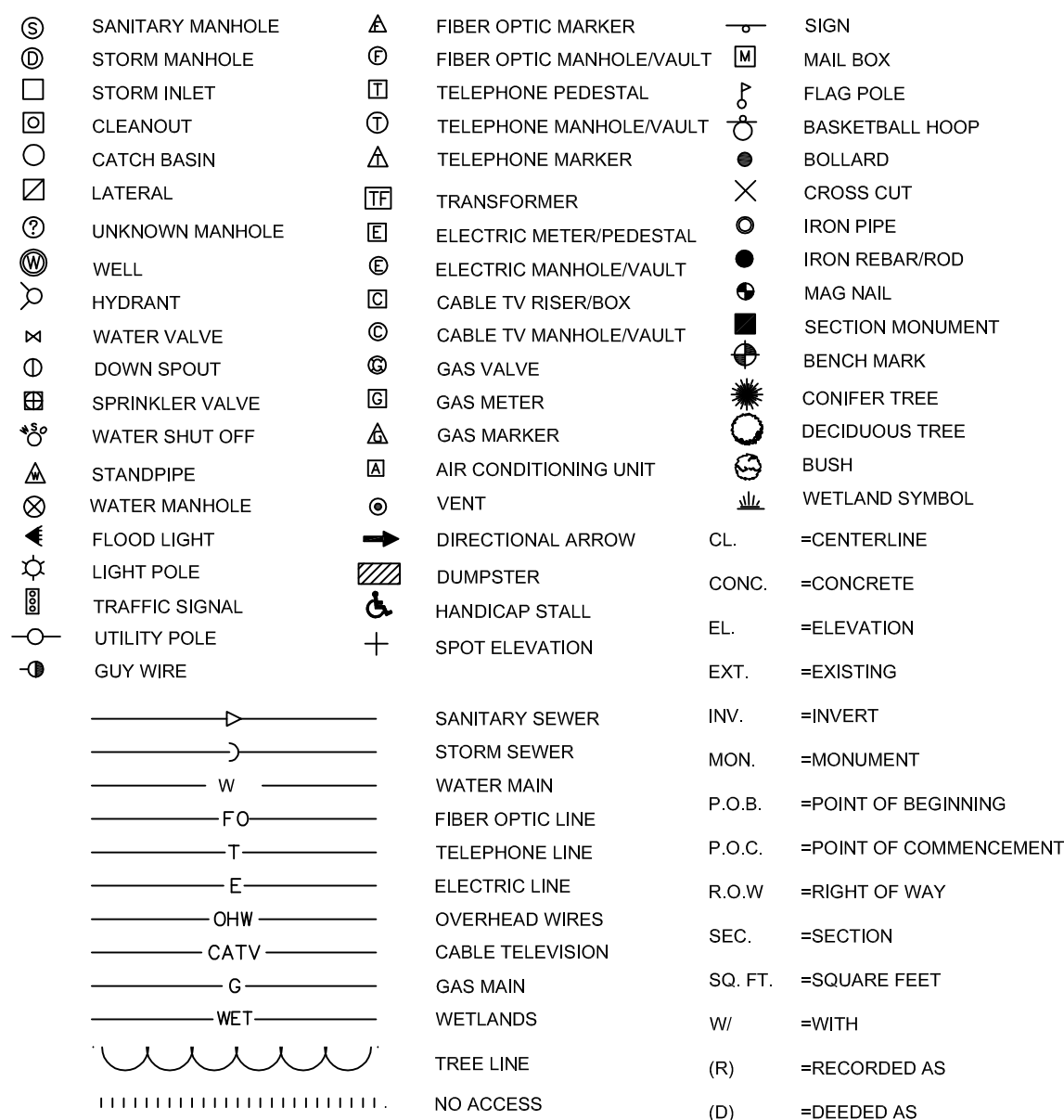
Lot 1 of Certified Survey Map No. 5589, recorded on March 5, 2003, in Volume 40 of Certified Survey Maps, on Pages 159-162, as Document No. 978214, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 32, Town 9 North, Range 20 East, and the Southwest 1/4 of the Southwest 1/4 of Section 33, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

That portion contained within Lot One (1) of Certified Survey Map No. 5589, recorded in the Washington County Registry on March 5, 2003 in Volume 40 of Certified Survey Maps on Pages 159-162, as Document No.978214 and being a part of the Southeast 1/4 of Section Thirty-two (32), Township Nine (9) North, Range Twenty (20) East located in the Village of Germantown, Washington County, Wisconsin bounded and described as follows:

Beginning at the southeast corner of said Section 32; thence North 01°04'01" West, 55.00 feet along the east line said Section 32 to the existing north right-of-way line of CTH Q; thence South 89°18'33" West, 68.75 feet along said north line, 67.65 feet to the point of beginning; thence continuing South 89°18'33" West, 68.75 feet along said north line, 196.35 feet; thence North 01°04'01" West, 605.00 feet to the north property line of said lands; thence North 89°18'33" East, 264.00 feet along said north line to the east line of said Section 32; thence South 01°04'01" East along said east line, 175.09 feet; thence South 73°58'46" West, 37.19 feet; thence South 00°00'16" West, 171.52 feet; thence North 89°59'44" West, 23.86 feet; thence South 00°00'16" West, 248.87 feet to the point of beginning.

1. Survey prepared for: ALDI, Inc.
2. Field work completed on MARCH 8, 2018.
3. Boundary based on Fidelity National Title Company Deed and Easement Report No. F-354080 dated MARCH 6, 2018.
4. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
5. At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
6. Flood Zone Classification: The property lies within in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0359D dated NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
7. Vertical Datum: National Geodetic Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap in the southeast corner of the Southeast 1/4 Section 32, Town 9 North, Range 20 East, Elevation = 879.10.
8. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20180903550 with a clear date of MARCH 5, 2018. The location and size of underground structures and utilities shown herein have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

SIGNED JOHN P. KONOPACKI,
PROFESSIONAL LAND SURVEYOR S-2461



WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

CHICAGO | MILWAUKEE : NATIONWIDE

LOT 1 OF C.S.M. NO. 5589, BEING A PART OF THE SE 1/4 OF THE SE 1/4 SEC. 32
AND THE SW 1/4 OF THE SW 1/4 SEC. 33, T9N, R20E, VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY, WISCONSIN

[illegible]EG JOB No. 1258.00

EG PM _____

DATE 03/16/18

SHEET

1
OF
1

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SURVEY

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REVIEWED: MTS
DESIGNED: ACT
DRAFTED: ACT

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN		
FIRE PROTECTION		
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE		
OVERHEAD WIRES		
GAS MAIN		
TELEPHONE LINE		
CAUTION EXISTING UTILITIES NEARBY		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
PRIMARY ENVIRONMENTAL CORRIDOR		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
MOUNTABLE CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
RETAINING WALL		

ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C & G	CURB AND GUTTER	PC	POINT OF CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
CL	CENTERLINE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
LEN	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE
NTS	NOT TO SCALE		

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

ALDI- GERMANTOWN #67

GERMANTOWN, WI

PLANS PREPARED
FOR

ALDI INC.

9342 SOUTH 13th STREET
OAK CREEK, WI 53154



LOCATION MAP
SCALE: 1" = 250'

GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- A GEOTECHNICAL REPORT HAS NOT YET BEEN PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

INDEX OF SHEETS

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C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS AND DEMOLITION PLAN
C-4	SITE DIMENSION, PAVING AND UTILITY PLAN
C-5	GRADING AND EROSION CONTROL PLAN
C-6	CONSTRUCTION DETAILS

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www.DiggersHotline.com

EXPIRATION DATE: JULY 21, 2020

PINNACLE ENGINEERING GROUP, LLC ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

REVISIONS

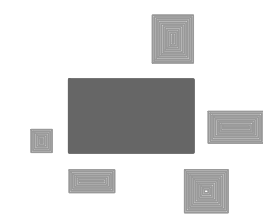
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PEC JOB NO. 1258.00
PEC PM MTS
START DATE 04/15/19
SCALE N.T.S.

SHEET

C-1

C-6



PINNACLE ENGINEERING GROUP
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ALDI-GERMANTOWN
COUNTY LINE RD, GERMANTOWN, WI 53022

COVER SHEET

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REVIEWER: MTS

DESIGNED: ACT

DRAWN: ACT

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 380, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-342-5611 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
13. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF GERMANTOWN CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF: PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) OF 30 AND 10, RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE DIRECTION AND SUPERVISION OF ALL FILL PLACEMENT SHALL BE THE RESPONSIBILITY OF THE ENGINEER. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-898) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL HAVE A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN +1 TO +3 PERCENT AND GRANULAR SOIL +3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY, DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT BE DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE CUT-IN TEE WITH SOLID SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL. WATER UTILITY REQUIRES A 48-HOUR NOTICE PRIOR TO WATER SHUT OFF.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12, WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE-CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
6. CLEANOUTS FOR SANITARY SEWER LATERALS SHALL BE PLACED AT MAXIMUM SEPARATION OF EVERY 90'.
7. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.
8. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH AN INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
9. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-400, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
10. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
12. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. TYPE 1T IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-5067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

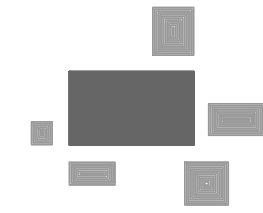
BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.

9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY BLANKETING FOR EROSION CONTROL. BLANKETING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES IN THE CONSTRUCTION DETAILS.

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY DEMOLITION.
3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES, BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
10. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.



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GENERAL NOTES

REVISIONS

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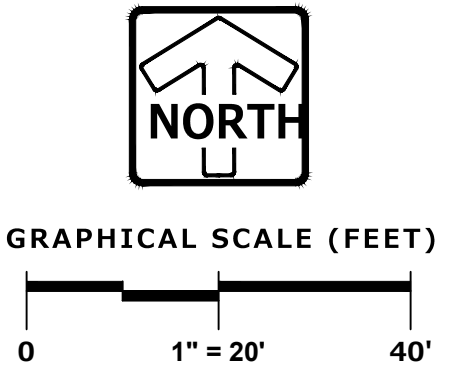
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PEG PM MTS
START DATE 04/15/19
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GENERAL NOTES

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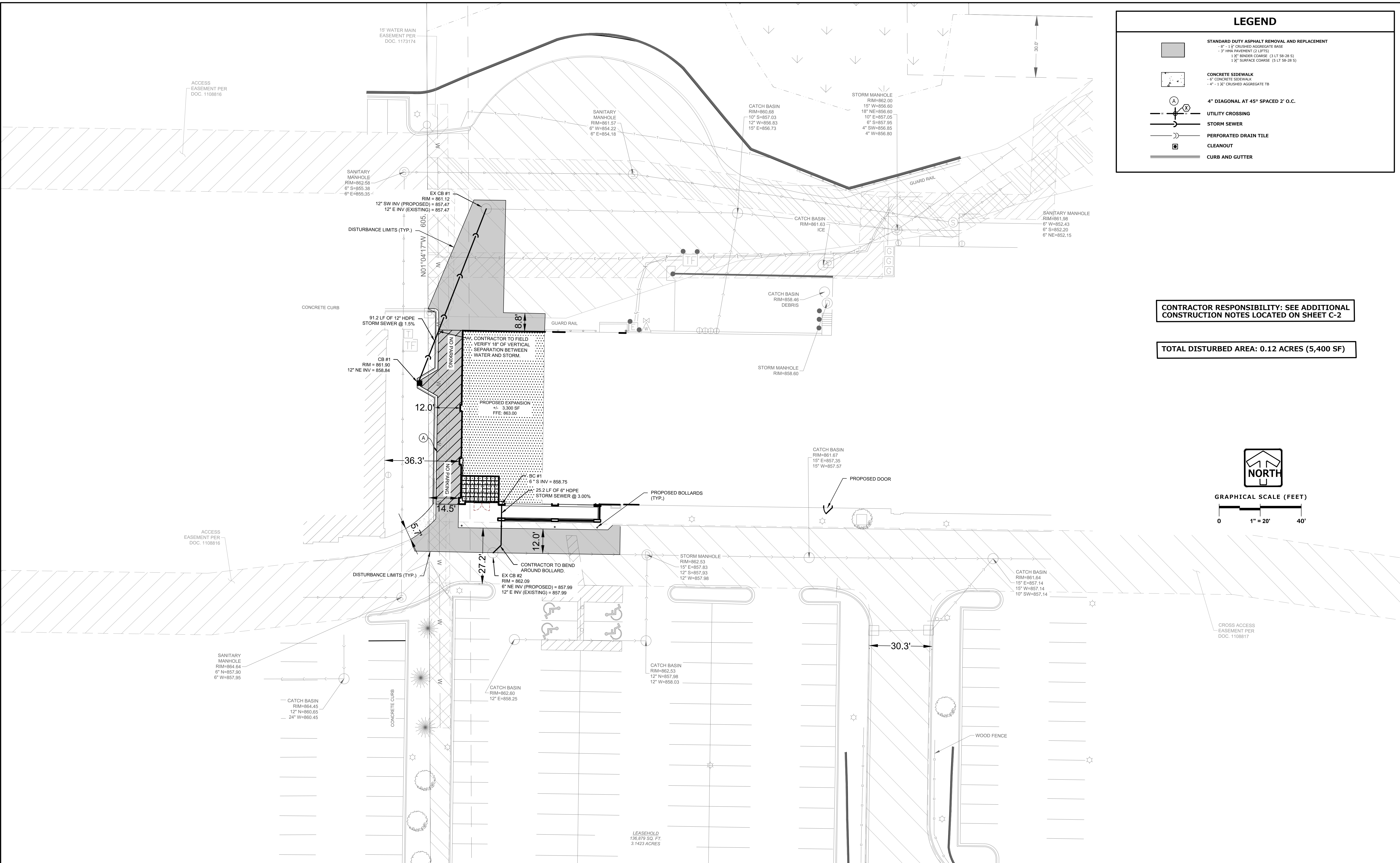


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REVIEWED: MTS

DESIGNED: ACT

DRAFTED: ACT



LEGEND

STANDARD DUTY ASPHALT REMOVAL AND REPLACEMENT

- 8" - 1 1/2" CRUSHED AGGREGATE BASE

- 3" HMA PAVEMENT (2 LIFTS)

- 1 1/2" SINDER COARSE (3 LT 58-28 S)

- 1 1/2" SURFACE COARSE (5 LT 58-28 S)

CONCRETE SIDEWALK

- 4" CONCRETE SIDEWALK

- 4" - 1 1/2" CRUSHED AGGREGATE TB

A

X

4" DIAGONAL AT 45° SPACED 2' O.C.

UTILITY CROSSING

STORM SEWER

PERFORATED DRAIN TILE

CLEANOUT

CURB AND GUTTER

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL
CONSTRUCTION NOTES LOCATED ON SHEET C-2

TOTAL DISTURBED AREA: 0.12 ACRES (5,400 SF)

NORTH

GRAPHICAL SCALE (FEET)

01" = 20'40'

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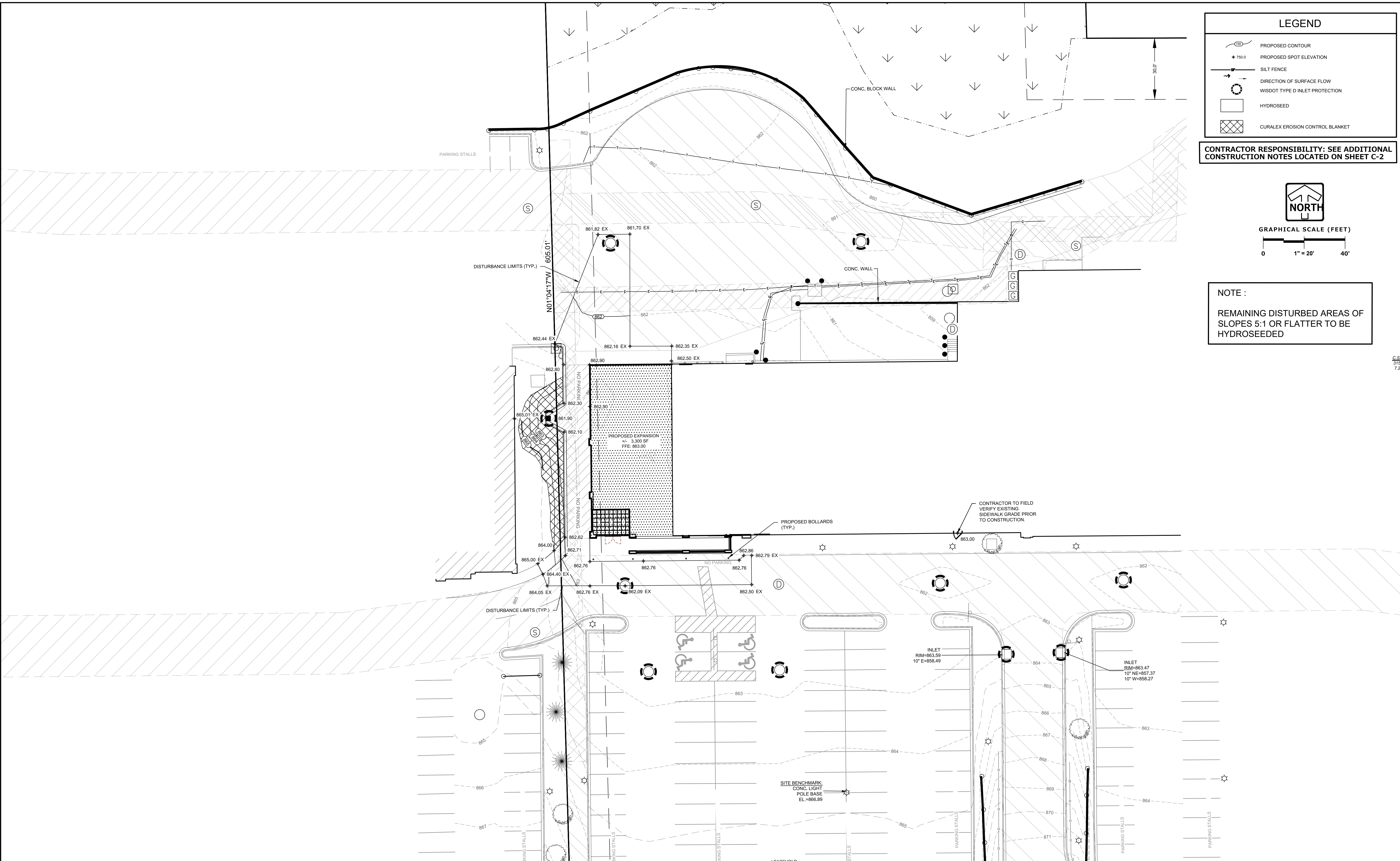
SITE DIMENSION, PAVING,
AND UTILITY PLAN

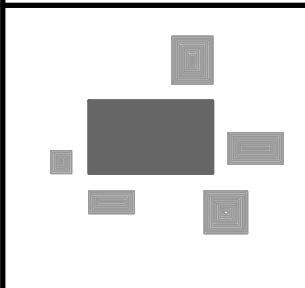
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PEG JOB No. 1258.00	MTS	SHEET
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START DATE 04/15/19	SCALE 1" = 20'	C-6

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GRADING AND EROSION CONTROL PLAN

REVISIONS			

PES JOB No. **1258.00**

PEG PM **MTS**

START DATE **04/15/19**

SCALE **1" = 20'**

SHEET

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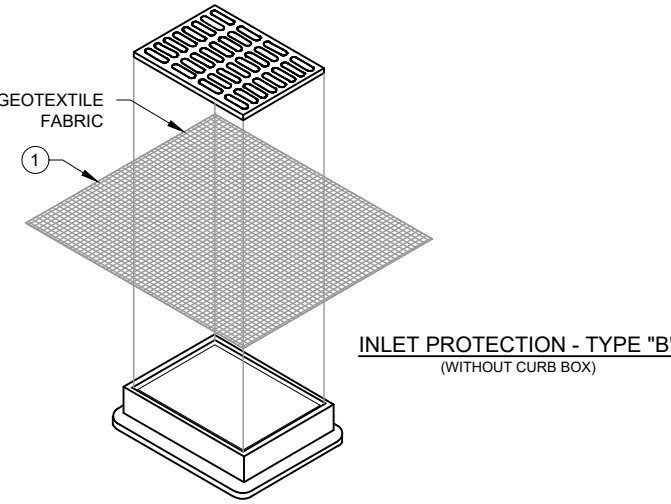
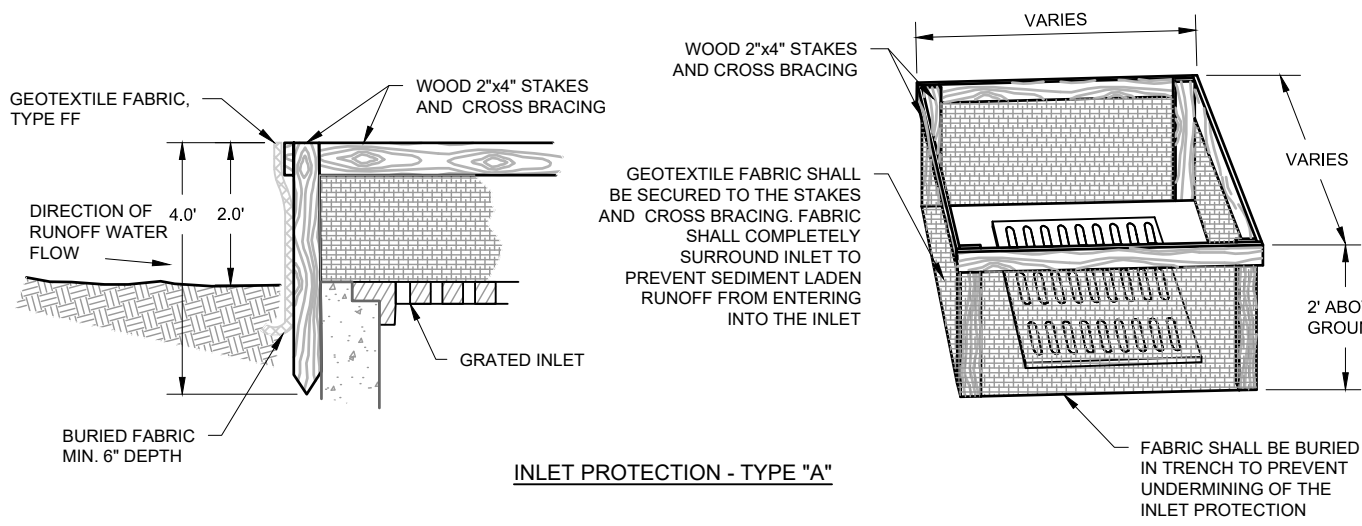
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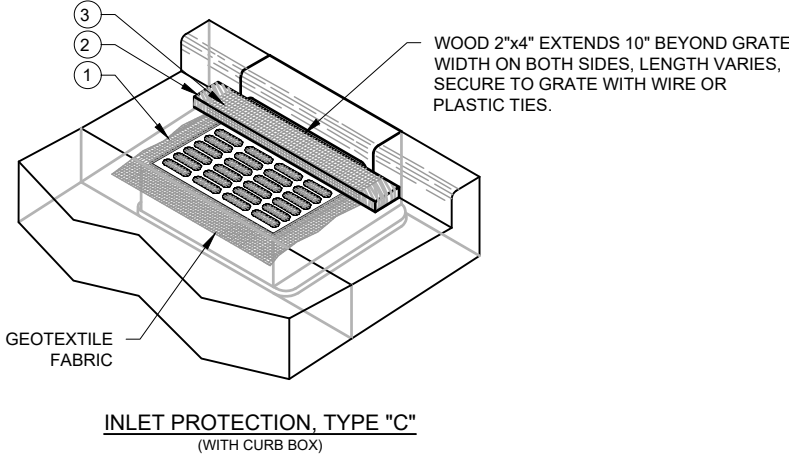


TYPE "B" & "C" INSTALLATION NOTES

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

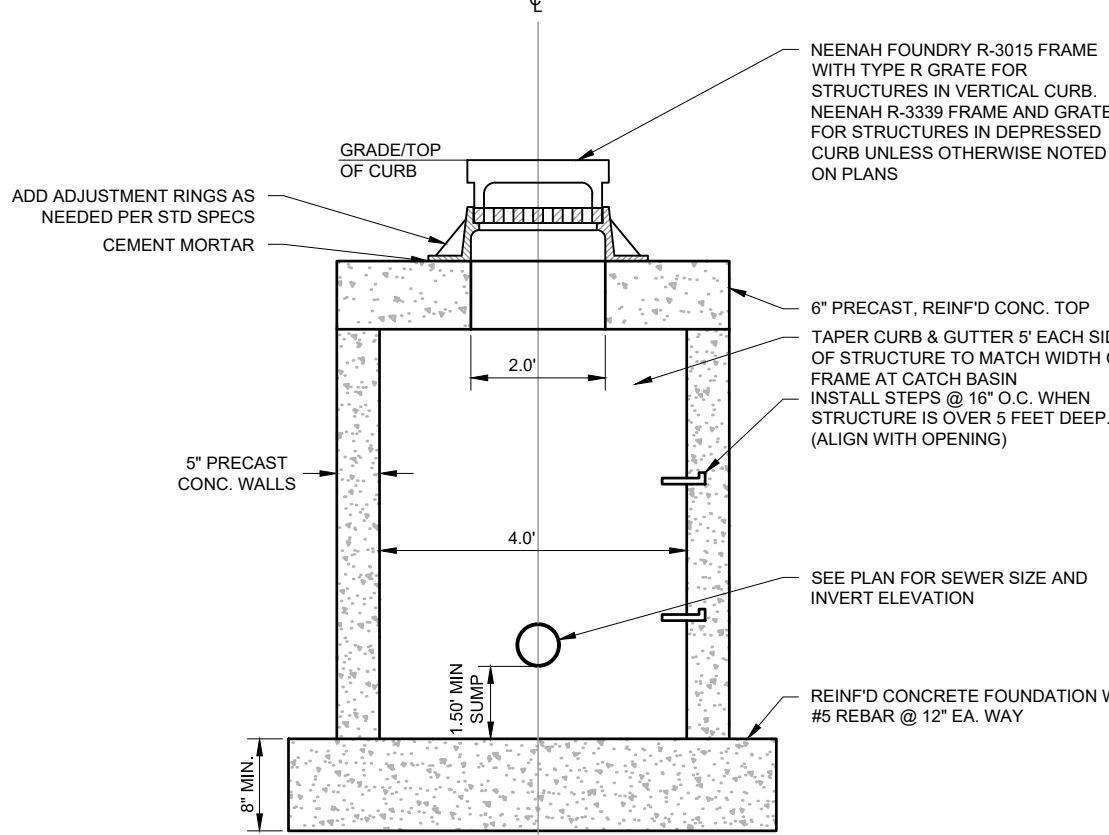
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEW FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

- NOTES:**
1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 502 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 15 FOR WOVEN.
 2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
 3. FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 4. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.



INLET PROTECTION

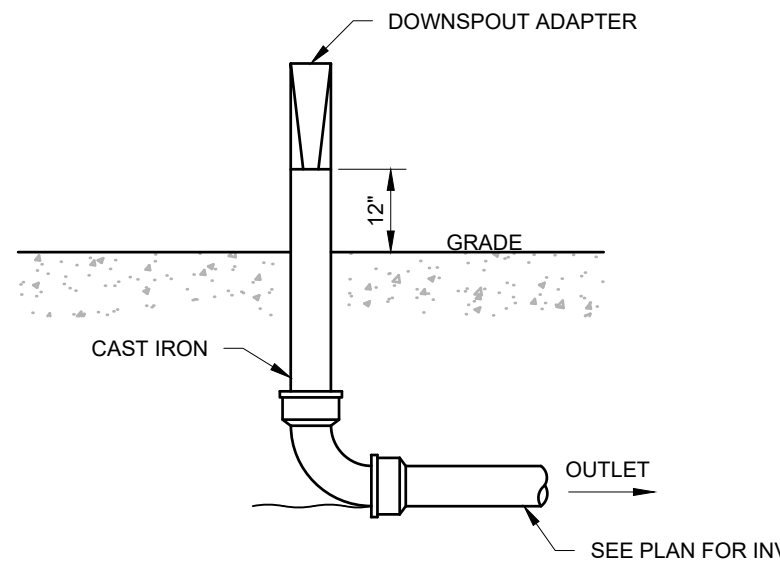
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- NOTES:**
1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
 2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
 3. STRUCTURES TO BE 4' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN - CURB

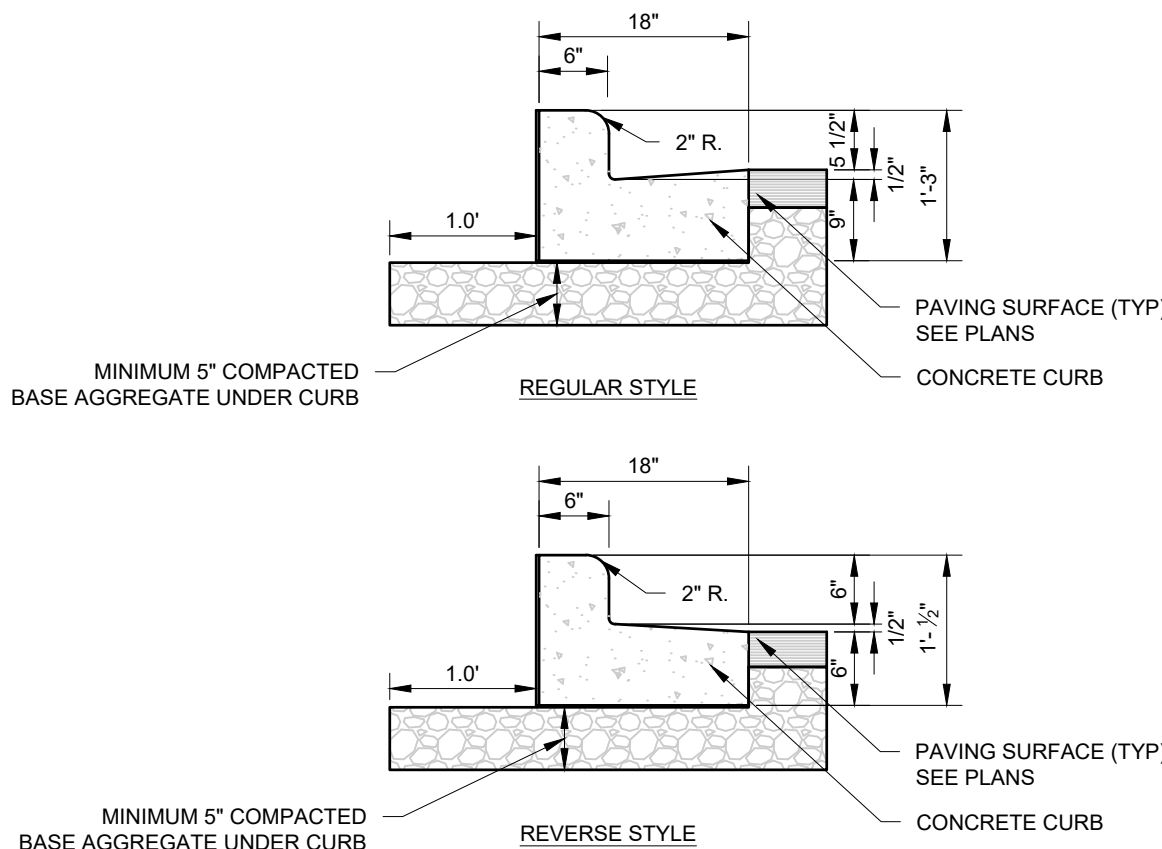
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DOWNSPOUT

8/19 6/10/13

FOR REFERENCE ONLY, MATCH EXISTING



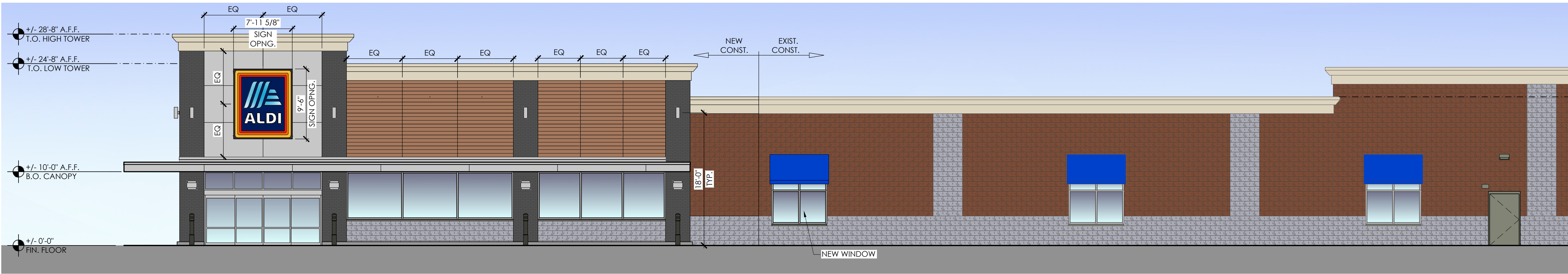
- NOTES:**
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
 2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
 3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
 4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" VERTICAL FACE CURB

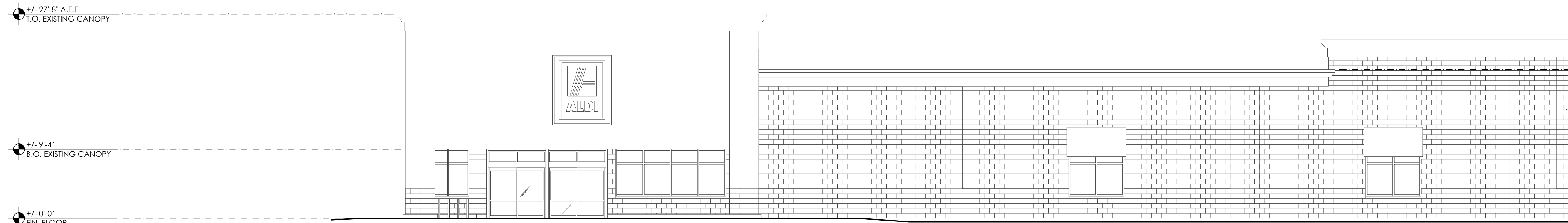
8/02 10-14-12

REVISIONS

_____	_____
_____	_____
_____	_____
_____	_____



4 Proposed Front Elevation
SCALE: 1/8" = 1'-0"



3 Existing Front Elevation
SCALE: 1/8" = 1'-0"

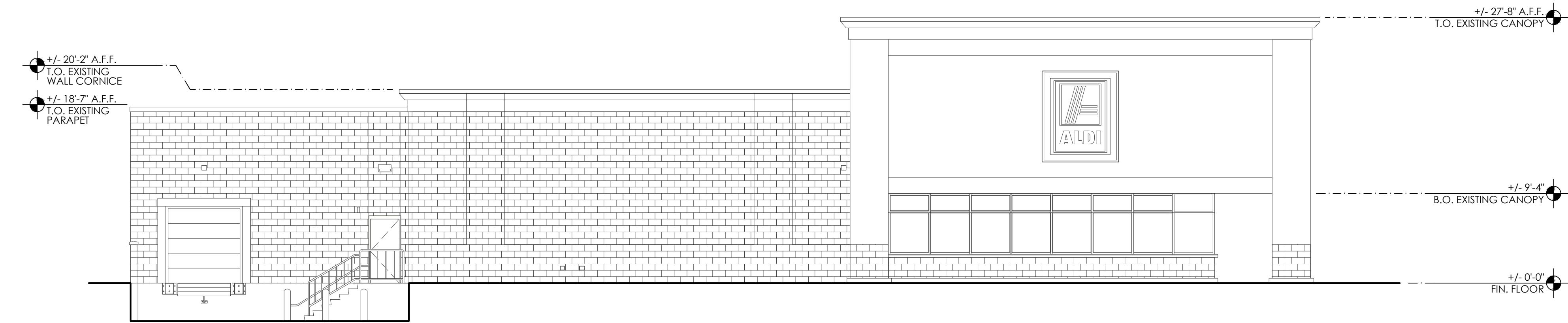
Signage			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTAL
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.



2 Proposed Side Elevation
SCALE: 1/8" = 1'-0"

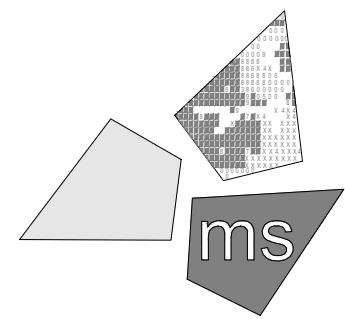


1 Existing Side Elevation
SCALE: 1/8" = 1'-0"

Issued:	Date:
Concept No. 2	03/05/19
Revisions:	Date:

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms consultants with any need for additional dimensions or clarifications.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY:
KTA / KNW / CGS

REVIEWED BY:
ACC

Seal

PRELIMINARY
- NOT FOR
CONSTRUCTION



ALDI Inc. Store #: 67
Germantown, WI
N96 W18838 County Line Road
Germantown, WI 53022
Washington County
Project Name & Location:

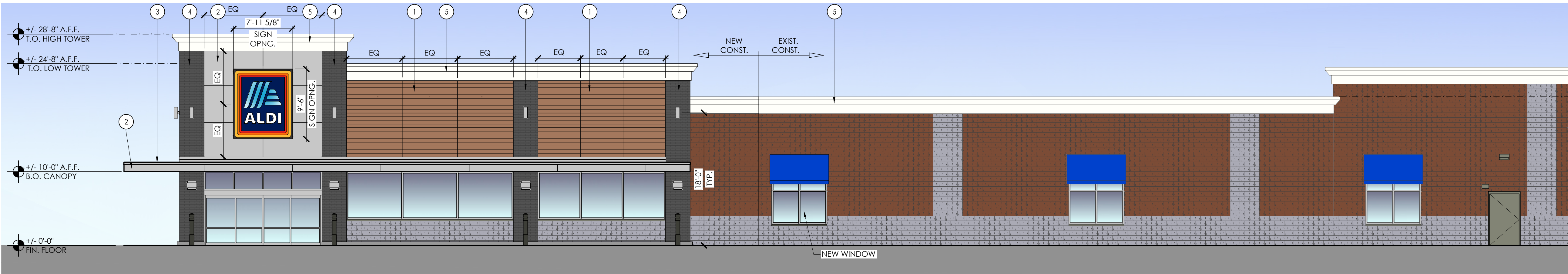
Exterior
Elevations
Drawing Name:

Prototype Rls. 12/10/18 Project No. 40321-87

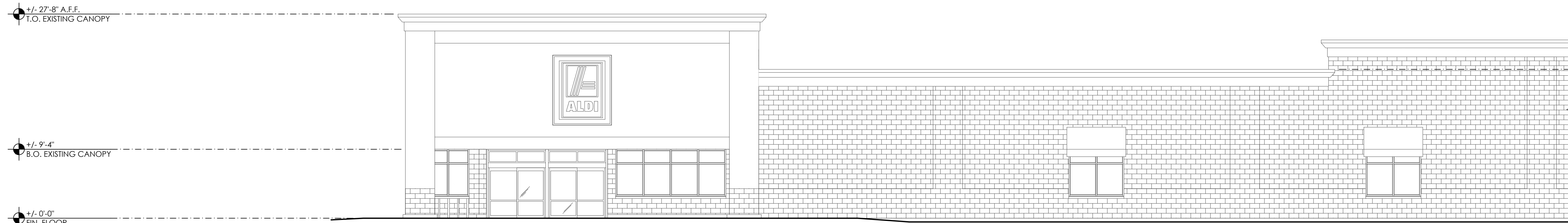
Type: V1.07 EXP

A-201

Scale: As Noted Drawing No.



4 Proposed Front Elevation
SCALE: 1/8" = 1'-0"



3 Existing Front Elevation
SCALE: 1/8" = 1'-0"

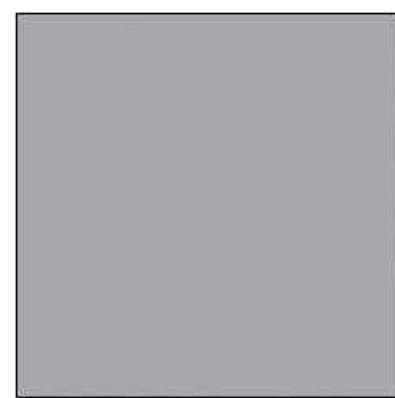
Signage			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTAL
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

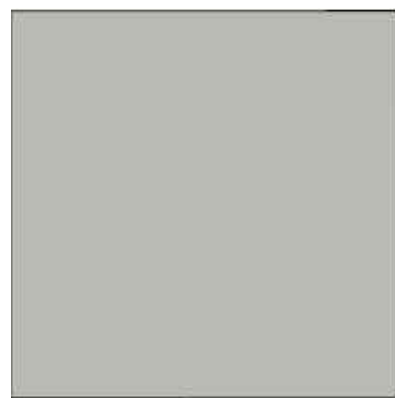
For review of actual colors, a material sample board should be created on a project specific basis.



1 NICHHA - CEDAR (VINTAGE WOOD) FIBER CEMENT BOARD



2 LAMINATORS INC. - BRIGHT SILVER ALUMINUM COMPOSITE PANEL



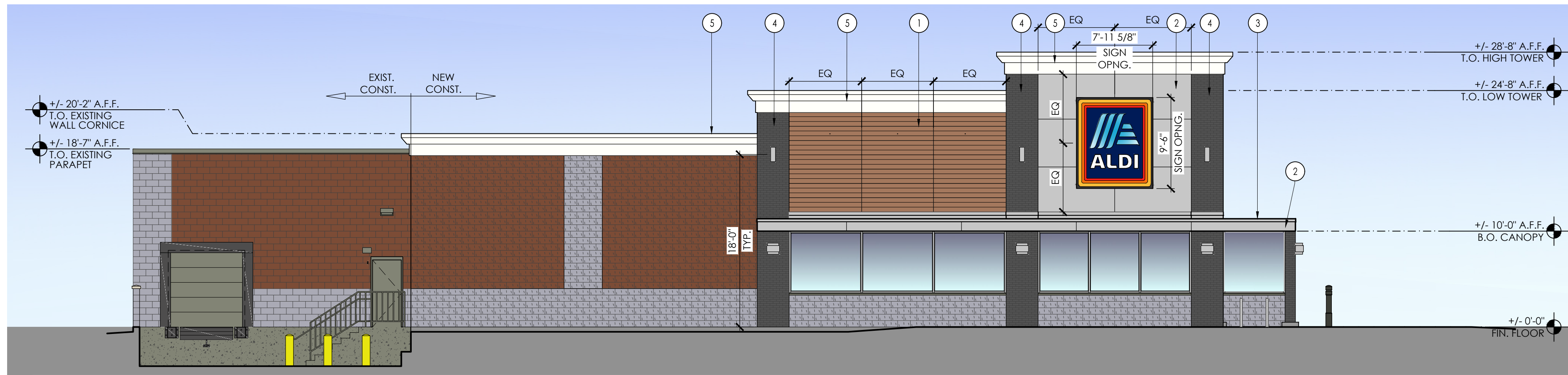
3 FIRESTONE - SILVER METALLIC



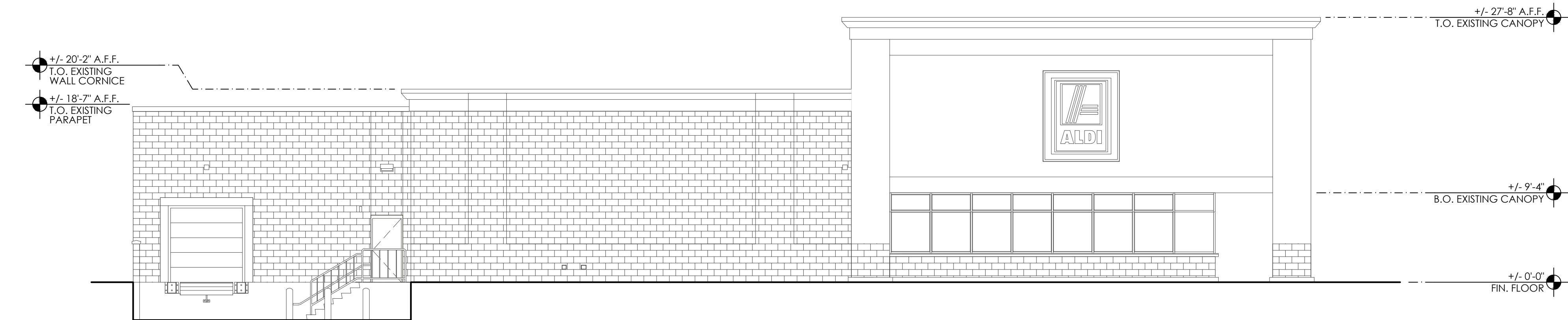
4 BELDEN BRICK - ASH RIDGE BLEND



5 EIPS CORNICE - CHINA WHITE (MATCH EXISTING)



2 Proposed Side Elevation
SCALE: 1/8" = 1'-0"

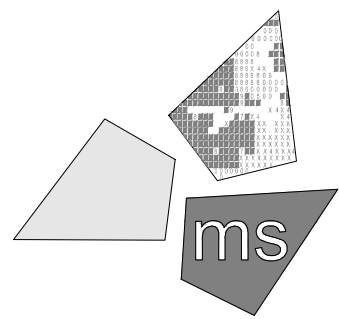


1 Existing Side Elevation
SCALE: 1/8" = 1'-0"

Issued:	Date:
Concept No. 2	11/07/19
Revisions:	Date:

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms consultants with any need for additional dimensions or clarifications.



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2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY:
KTA / KNW / CGS

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ACC

Seal

PRELIMINARY
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ALDI Inc. Store #: 67
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N96 W18838 County Line Road
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Washington County
Project Name & Location:

Exterior
Elevations
Drawing Name:

Prototype Rls. 12/10/18	Project No. 40321-87
Type: V1.07 EXP	
	A-201
Scale: As Noted	Drawing No.

CONDITIONAL USE PERMIT (CUP)

11/11/19 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 transfer facility used in the process of 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

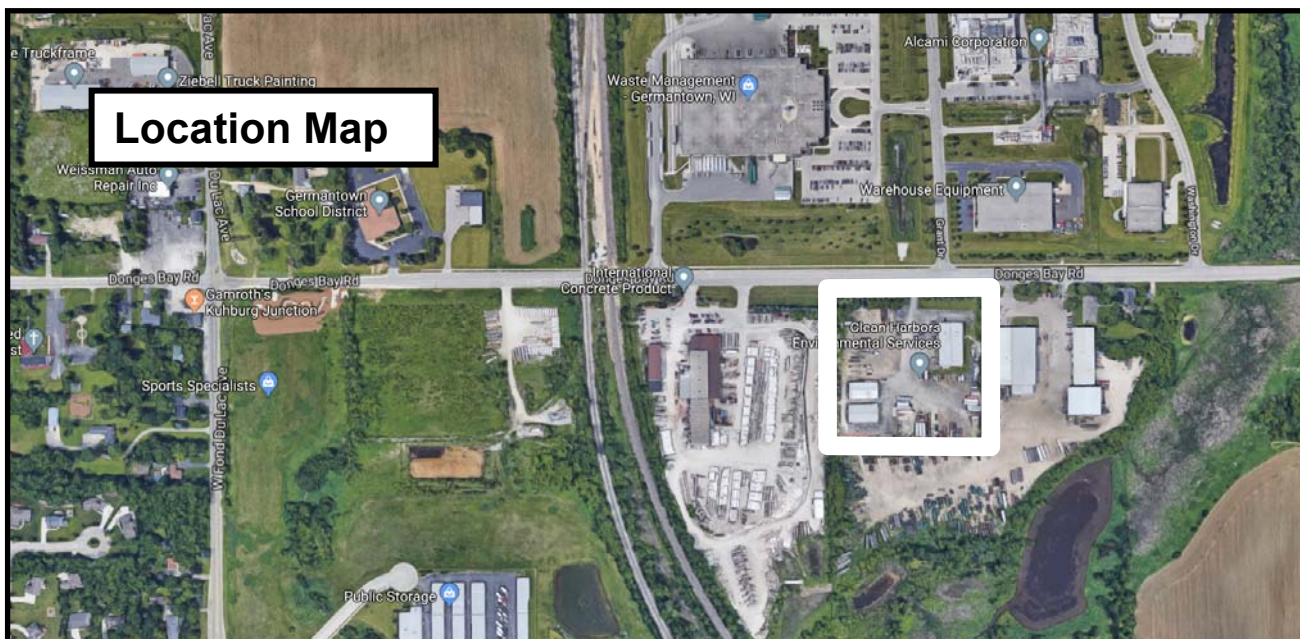
Agent/

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 transfer facility used in the process of 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” transfer 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 within an open-air concrete area on the property, consolidated (not comingled) by moving the containers 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 (cannot) exceed a period of ten (10) days. Containers will not be opened nor will there be any processing or long-term (more than 10 days) of waste material on the property.

Clean Harbors will have 20-25 employees at the site during business hours and intends to operate Monday to Friday 6:00am to 6:00pm from the subject property.

Additional details regarding the operation are provided in the Applicant’s responses to the Staff review questions found in the letter dated October 11 (copy attached).

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

In addition, Section 11.071 of the Village Code (Above-Ground Storage Facilities) requires a CUP for any use of land in the Village that applies as follows:

APPLICABILITY. (Am. Ord. #14-10) An aboveground storage facility (AGSF) operating permit is required whenever more than 1,000 gallons cumulative volume of a flammable, combustible, toxic or hazardous material is to be stored on site. This requirement applies to single tanks and to the accumulated volume of multiple small containers. In the case of multiple small containers, the determination of volume shall be based on the total volume of all flammable, combustible, toxic or hazardous materials stored on site.

Clean Harbors intends to seek State and Federal permits, licenses, etc. that would authorize it to transport waste that meets DOT hazard classes 2-9 (except for Class 7 radioactive materials). A list of what those classes of waste materials are is attached.

Historically, the subject property has been used for 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. However, the property was never authorized under applicable Village regulations to operate this type of hazardous waste transfer operation (nor has there been any such activity for last 10+ years according to Fire Department inspection records). The proposed hazardous waste transfer operation use represents an intensification of the solid waste & recycling type of operation that has occurred on the property.

It must be noted that the difference between the proposed transfer facility and the Enviro-Safe storage and processing facility located ½-mile away on Washington Drive in the Germantown Business Park is that this operation is being licensed and operated as an “in transit” or “transfer” facility where waste materials are only kept temporarily in the course and process of being transported between the generation source and the receiving facility for processing and/or disposal. According to State and Federal regulations, hazardous waste transporters like the Clean Harbors may hold waste without a storage permit in containers at a transfer facility for 10 days or less as long as the waste is manifested and kept in US DOT specification containers. Transfer facilities are considered to present less risk than storage & processing facilities and, therefore, are less stringently regulated by state (DNR) and federal (US DOT and EPA) agencies. Nevertheless, Clean Harbors is required to obtain both Wisconsin DNR and Federal EPA licenses for the operation and has provided copies of the licenses obtained to date (copies attached).

What isn't as clear is whether or not the same 10-day transfer facility “allowance” allows this operation to avoid regulation as an above-ground storage facility (AGSF) under Village Code Section 11.071. Staff's position is that Section 11.071 does apply and the requirements under 11.071 need to be satisfied, including requirements for a detailed Spill Prevention, Control and Countermeasure Plan (SPCC) reviewed and approved by the Fire Department.

The subject property is not located within a floodplain or designated wetland area; however, both are present within 500-1,000 feet to the south. The Nor-X-Way navigable waterway (located within and tributary to the Menomonee River watershed) has both 100-year floodplain and wetland areas associated with it south of the Clean Harbors property. Clean Harbors indicates that any potential release of hazardous material would be on the concrete pad where the trailers will be kept and off-loading taking place. Clean Harbors has committed to installing a berm around the concrete pad... presumably to create a secondary containment area. Any berm or other secondary containment area needs to be designed with adequate materials, capacity, etc. and should, therefore, have a design reviewed and approved by the Fire Department and Village Engineer.

VILLAGE PLANNER RECOMMENDATION

APPROVE a conditional use permit for the operation of a transfer facility used in the process of 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 subject to the following conditions:

1. This Subject to any restrictions or other limitations that are more stringent than those contained or required as a condition of approval for this permit that may be contained in a permit, license or other approval by another agency (e.g. WI DNR, US DOT, US EPA), this permit authorizes the uses, activities and facilities set forth in the conditional use permit application dated March August 19, 2019, and the supporting documents and plans made part of the application including: Clean Harbor letter dated October 11, 2019 containing responses to Village staff review comments and document attachments. All of the commitments made by the Applicant in the application and supporting documents cited herein are deemed conditions of approval.
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the use but are insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. All business operations and activities conducted on the subject property and by Clean Harbors while in the Village shall meet and continuously comply with the performance standards set forth in Zoning Code section 17.47, including, but not limited to odor, fire and explosive hazards, and water quality protection. In the event of a complaint substantiated by Village staff to the extent that a potential violation of or determination of non-compliance with one or more of the performance standards in Section 17.47 may have occurred or is occurring, the applicant shall be responsible for all costs for and resulting from the Village retaining a third party environmental expert capable of investigating and/or monitoring the site and operation. Said expert shall report its findings to the Village for subsequent use in investigating and enforcing said complaint or potential violation of the "performance standards" found in Section 17.47 of the Zoning Code.
4. The type and amount of material to be stored shall be limited to that which is proposed in the application materials including the documents referenced in Condition #1 herein. Any changes to the type, amount, location, and containers from that presented in the application materials and/or site development and building plans, or, any changes to the methods of storage, length of time materials are to be stored (i.e., not to exceed 10 days), the off-loading and on-site transportation shall be reported to the Village. Modifications to the approved CUP and/or site and building plans or conditions of said approvals may be required by the Village at that time.
5. Clean Harbors shall develop a closure plan similar to that which is required for solid waste storage facilities under WDNR NR 502.04 and submit said plan to the Village Fire Department and Village Engineer for review and approval prior to commencement of the hazardous waste transfer operation. Said plan shall include the submittal of a letter of credit or other financial guarantee acceptable to the Village Attorney that ensures the safe removal and/or clean-up of any remaining inventory can be accomplished by a third party environmental firm (if necessary) in the unanticipated event that Clean Harbors relocates from or ceases to exist in the Village.

-- Continued --

VILLAGE PLANNER RECOMMENDATION

6. The applicant is responsible for obtaining all applicable state, federal or other agency permits and approvals and continuously operating within the requirements and restrictions of said permits and approvals. Copies of all state and federal agency permits issued shall be provided to the Village Fire and Planning Department.
7. The overnight storage of containers of hazardous and non-hazardous materials that are not in a secure and protected environment is prohibited. Containers shall be kept off the ground and within an enclosed and secure building or trailer.
8. If it is determined that containers with hazardous or infectious waste is or has been kept at the transfer facility for more than 10 days, the transfer facility shall be deemed to have violated the terms of this conditional use permit and the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
9. Clean Harbors is required to comply with the provisions of Section 11.071 (Above-Ground Storage Facilities) of the Village Code.
10. The berm and/or other secondary containment area to be installed needs to be designed with adequate materials, capacity, etc. Plans and specifications for said berm shall be reviewed and approved by the Fire Department and Village Engineer prior to installation.
11. Any changes or improvements proposed to be made to the existing buildings or site shall require Site Plan approval by the Village Plan Commission.
12. 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.
13. Prior to commencement of the hazardous waste transfer operation, 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.
14. 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.
15. 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.
16. 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.



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



Village of
Germantown
Willkommen

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	

[illegible]

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.



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).

Vincent Van Engelenburg, District Manager, Clean Harbors Industrial Services Inc.
N104 W13275 Donges Bay Road
Zoning Permit Application
July 2, 2019
Page 2

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.

Figure 1

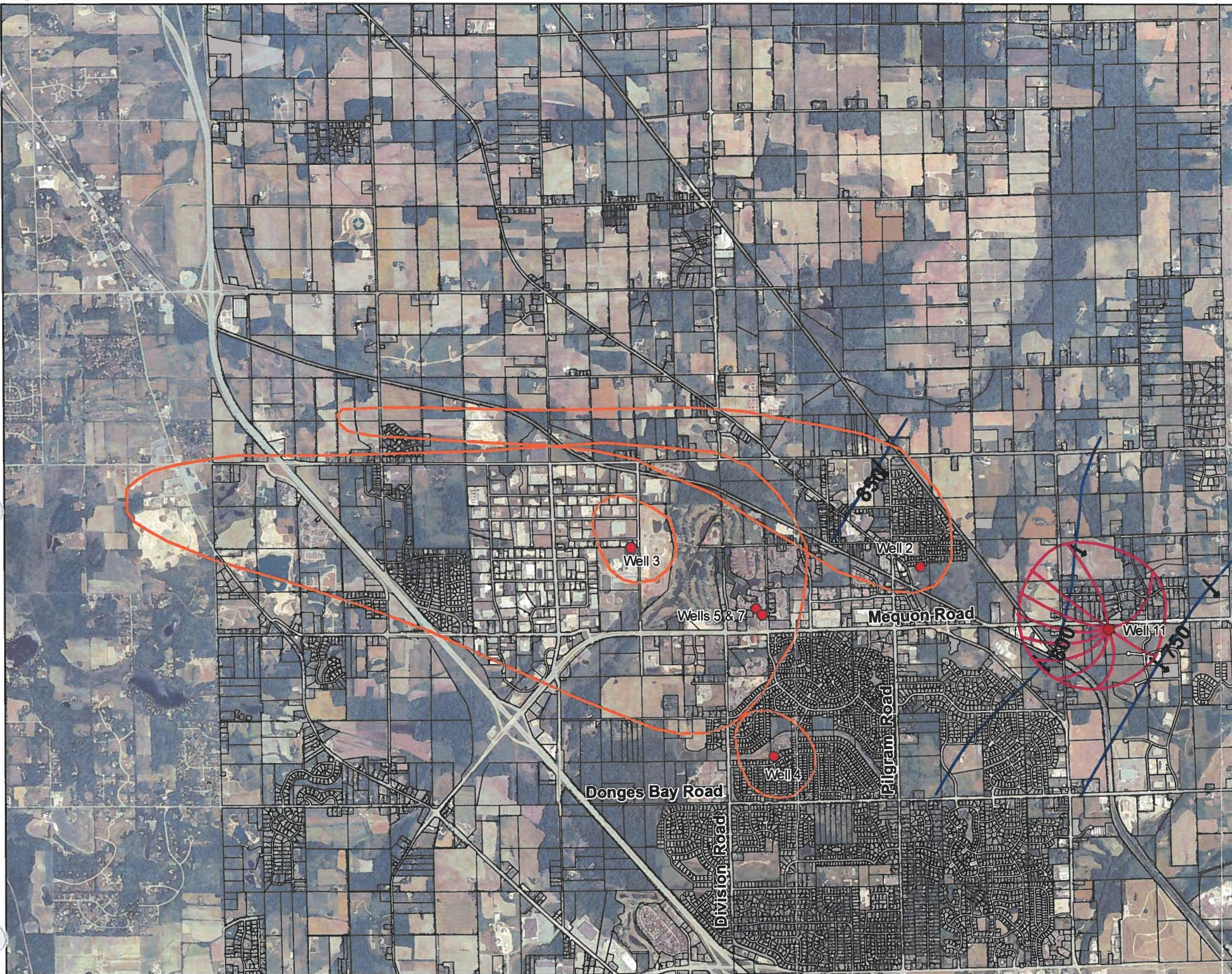
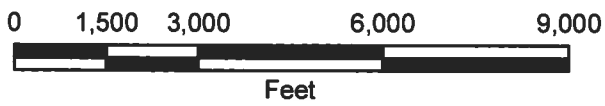
**Wellhead Protection Areas for
Germantown Well No. 11***

**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

Applicant

Clean Harbors Industrial Services, Inc.

8/19/19

Date

MIBattle

Owner

Clean Harbors Industrial Services, Inc.

8/19/19

Date

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.

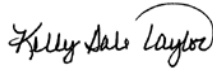
15. There was no mention of infectious waste in the CUP application. But they supplied the GFD with a "draft application to DNR" for permitting infectious materials as supporting document. Nothing for Hazardous Materials. This document was supplied after site visit by Chief Delain and myself, September 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 cursive script that reads "Kelly Dale Taylor".

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

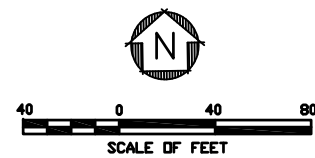
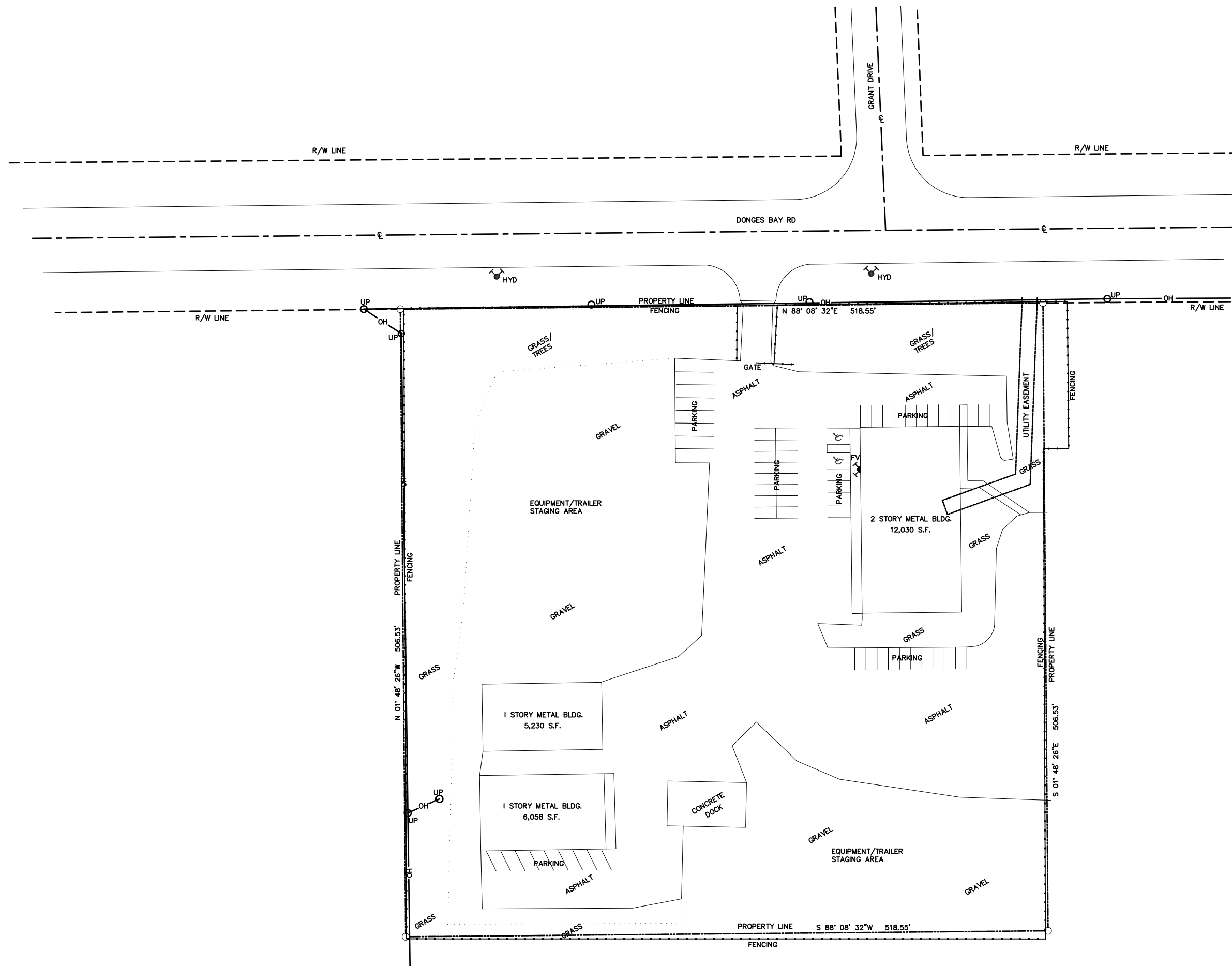
The following must be maintained at the principal place of business for a period of three years from the date of issuance of this Certificate of Registration:

- (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:

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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 Northern Southeastern	1-800-478-9300 (After Hrs.) 1-907-269-3063 (Bus. Hrs) 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 HazMat Response	1-785-296-1679 1-800-905-7521 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 (trucking 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,
- The death of a person;
 - A person sustaining injuries that required immediate medical treatment by a health care provider;
 - An evacuation of people or their shelter in place; or
 - The closure of
 - A facility used in the loading and unloading of dangerous goods, or
 - A road, a main railway line or a main waterway.
 - A means of containment has been damaged to the extent that its integrity is compromised; or
 - 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)
PROVINCES: **Alberta, British Columbia, Saskatchewan,**

Kevin Oberg- Transportation Compliance Specialist - Canada
403-237-6437 (office)
403-988-5443 (cell)
PROVINCES: **Alberta, British Columbia**

Jill Gibb - Transportation Compliance Specialist - Canada
905-315-5610 (Office)
289-230-1030 (Cell) **PROVINCES: Manitoba, Ontario, Quebec, New Brunswick,
Newfoundland/Labrador, Prince Edward Island, Nova Scotia.**



IN-TRANSIT EMERGENCY RESPONSE PROCEDURES (USA and Canada)

Dawn Hubbard - Transportation Compliance Specialist- USA
760-248-6929 (Office)
760-497-3808 (Cell)
STATES: **Alaska, Arizona, California, Hawaii, Nevada, Oregon**

Alphonse Joseph – Transportation Compliance Specialist-USA
225-400-7511 (Cell)
STATES: **Arkansas, Louisiana, Texas.**

Mike Perry – Transportation Compliance Specialist - USA
1-315-800-7907 (Cell)
STATES: **Alabama, Florida, Delaware, Georgia, Maryland, North Carolina, Puerto Rico, South Carolina, Virginia, West Virginia. Mississippi, Tennessee.**

Jay Sisley - Transportation Compliance Specialist - USA
330-474-6017 (Office)
330-298-8548 (Cell)
STATES: **Connecticut, Maine, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont.**

Karli Smith - Transportation Compliance Specialist- USA
385-219-8732 (Cell)
STATES: **Colorado, Idaho, Kansas, Montana, New Mexico, Nebraska, North Dakota, Oklahoma, South Dakota, Washington, Wyoming, Utah.**

Dave Tarvin - Transportation Compliance Specialist- USA
618-293-1885 (Office)
618-791-9705 (Cell)
STATES: **Iowa, Illinois, Indiana, Michigan, Minnesota, Missouri, Ohio, Wisconsin,**

Aaron Kelley –Director, Transportation Compliance
781-792-5762 (office)
702-379-3675 (cell)

Paul Thompson – Vice President, Transportation Compliance
905-315-5602 (office)
905-638-4746 (cell)

Tony Cellucci – Senior Vice President, Transportation Compliance
781-792-5760 (office)
781-858-4205 (cell)



**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

CLASS 3	COMBUSTIBLE LIQUIDS				IN BULK	C
CLASS 6.1	OTHER THAN INHALATION HAZARD, ZONES A or B			 POISON 6  TOXIC 6  PG III 6	1001 Lbs.	C D E
CLASS 9	MISCELLANEOUS				1001 Lbs.	C D

(1) The absence of any hazard class or division or a blank space in the Table indicates that you risk factors 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, LOI packages under conditions normally incident to transport, comingling will avoid any materials which would occur. Note that in the event of separation, employed Class 8 Corrosive liquids may not be loaded above or adjacent to Class 4 Flammable liquid or Class 6 (toxicity) 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.

(4) The "T" in the Table indicates that segregation is required in Class 1 (explosive) materials as governed by the compatibility label in paragraph (f) of this section.

(5) The "H" or "A" in the third column of the Table means that, notwithstanding the requirements of the letter "X", ammonium nitrate (UN 1942) and ammonium nitrate ternary may be loaded or stored with Division 1.1 (Class A explosive) or Division 1.5 (blasting agents) materials.

(6) When the §172.101 (Table A) or §172.402 of this subchapter requires a package bear a subsidiary hazard label, segregation appropriate to the subsidiary hazard must be applied whenever that hazard is present, regardless of whether the material is self-heating, highly flammable, extremely flammable, or otherwise hazardous. However, hazardous materials of the same class may be stowed together without regard to segregation requirements 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 asphyxiant gases, or form alone of corrosive or unstable materials.



3. CBM D.

ORM-D 11

Placard 454 kg (1001 lbs.) gross weight of two or more categories of hazardous materials listed in Table 2. A freight container, unit load device, transport vehicle, or rail car which contains one or more packages with two or more categories of hazardous materials that require different placards, as specified in Table 2, may be placarded with a DANGEROUS placard instead of the separate placarding specified for each of the materials in Table 2. However, when 1,000 kg (2,205 pounds) aggregate gross weight of more than one category of material is loaded therein at one loading load on a freight container, unit load device, transport vehicle, or rail car, the placard specified in Table 2 for that category must be applied.



Division 5.1
Division 5.2, other than Type 8,
liquid or solid,
temperature controlled
Division 6.1, other than
inhalation hazard,
Zone A or B
Class a
Class 9

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.



Solid Waste Storage License Application

Infectious Waste Storage Plan of Operation

Clean Harbors ES Industrial Service, Inc.
N104 W13275 Donges Bay Road
Germantown, Wisconsin

WIR000125302
FID267172700

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Attachments

Exhibit 1	Initial Site Inspection – WI DNR Form 4400-209
Exhibit 2	ER Review Verification Form
Exhibit 3	Site Storm Water Flow
Exhibit 4	Germantown Zoning Map
Exhibit 5	Area Traffic Map (typical)
Exhibit 6	Site Traffic Flow (typical)
Exhibit 7	FEMA Flood Plain Map
Exhibit 8	WI DNR Wetlands Map
Exhibit 9	Site Plan
Exhibit 10	Transfer Facility Guidance Manual
Exhibit 11	Clean Harbors Transporter Contingency Plan
Exhibit 12	Clean Harbors Medical & Infectious Waste Protocol
Exhibit 13	Example Manifest
Exhibit 14	Example Container Tracking
Exhibit 15	.25 Mile Radius Topographic Map

CERTIFICATION

I, William F. Connors, Senior Vice President, Compliance; hereby certify that I am the owner or authorized representative of the solid waste transfer facility; Clean Harbors ES Industrial Services, Inc. located at N104 W13275 Donges Bay Road in Germantown, WI; that I am aware of s. NR 502.07, Wis. Adm. Code, applicable to the facility; and that the facility is in compliance with the code.

Date _____
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Sr. Vice President, Compliance
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Facility Address: N104 W13275 Donges Bay Road
Germantown, WI 53022

Facility Telephone Number: 262.236.8130

US EPA Identification Number: WIR 000 125 302
Wisconsin Facility Identification Number: FID 267 172 700

NAICS Codes: 562112 (Primary)

This application is prepared in accordance with the following applicable Wisconsin Administrative Codes:

NR Chapter 502 Solid Waste Storage, Transportation, and Transfer - Sections 502.01 through 502.06. Clean Harbors is proposing to maintain a less than 50 ton/day storage facility for Solid Waste.

NR Chapter 526 Medical Waste Management – Sections NR 526.09 through NR 526.10. Clean Harbors is proposing to maintain an Infectious Medical Waste storage facility.

This facility also operates as a hazardous waste transfer facility under NR 663.12.

Facility Overview

Clean Harbors collects hazardous and nonhazardous solid wastes from generators (our customers). These wastes are generated through routine facility activities and may also result from emergency response to unplanned releases. Containers of wastes (5 gallon – 250 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.

The solid waste streams consist of numerous commercial, industrial wastes, and medical/infectious wastes. Examples of wastes are listed in the table on page 6 of this application. These wastes are stored in staged trailers at the dock. These materials are transported from the Germantown facility to a Clean Harbors recycle center, a contract reclaimer, or other permitted facility.

The facility typically operates Monday through Friday, from 6 a.m. to approximately 6 p.m. The Facility Operations Manager has the ultimate responsibility of the facility's operations. In the event of his/her absence, a qualified designate will assume the responsibility.

SOLID WASTE STORAGE FACILITY

NR 502.04 General Requirements

NR 502.04(1)(a)1-6 *Performance Standards*

This is an existing facility with no planned additional buildings.

- (1) The additional licensed activities will not result in a detrimental effect on any surface water.
- (2) The additional licensed activities will not create a significant adverse impact on wetlands.
- (3) The additional licensed activities will not create a detrimental effect on groundwater quality;
- (4) The additional licensed activities will not result in a take of an endangered or threatened species.
- (5) The additional licensed activities will not cause the migration and concentration of explosive gases in any facility structures.
- (6) The additional licensed activities will not cause the emission of any hazardous air contaminant exceeding the limitations for those substances contained in s. NR 445.07.

NR 502.04(1)(b) *Exemptions From The Requirements of par. (a) 4. To 6. (above)*

No exemptions are being requested.

NR 502.04(2)(a)1-9 *Initial Site Inspection*

NR 502.04(2)(b)1-6

NR 502.04(2)(c)

NR 502.04(2)(d)

Clean Harbors submitted a written request for an Initial Site Inspection (ISI) along with the Application (Form 4400-209) to the Wisconsin Department of Natural Resources (DNR) on xxxx. This form is included as Exhibit 1. The DNR conducted a Site Inspection on September 9, 2016.

NR 502.04(3) *Closure*

- (a) Within 5 calendar days after ceasing to accept waste at the facility, all putrescible waste will be removed from the facility.
- (b) Within 60 calendar days after ceasing to accept waste at the facility, all wastes will be removed from the facility.
- (c) Minimum requirements exemption request:
 1. This facility is not open to the public. Therefore, there will be no signage posted notifying the public. The Facility is requesting concurrence there is no signage required.

2. All wastes will be removed at closure, so no closure plan is required under this section. This is discussed in the Plan of Operation.

NR 502.04(4) *Environmental Review*

This is an existing facility, and this is continuing operation with no expansion. As such, this licensing qualifies as No/Low Impact. An ER Review Verification Form was submitted, reviewed, and filed with the Wisconsin Department of Natural Resources. A copy of this form is included as Exhibit 2.

NR 502.04(5) *Environmental Monitoring*

There is no required environmental monitoring at this facility. All wastes received at this facility are in containers. The containers are not opened while on site, and there is no onsite disposal or processing. All containers are shipped offsite for disposal or processing.

NR 502.04(6) *Financial Responsibility*

This section does not apply. Containers are typically stored onsite for less than one week. All waste containers will be removed at closure.

NR 502.05 STORAGE FACILITIES

NR 502.05(1)(a)-(h) *General*

- (a) This facility complies with the performance standards and closure requirements in NR 502.04(1) and (3)(a) and (b).
- (b) The facility complied with initial site inspection requirements in NR 502.04(2) and demonstrates compliance with the applicable locational criteria in sub. (4).
- (c) All waste will be stored in containers in compliance with the operational requirements for containerized storage facilities under sub. (5)
- (d) Wastes are stored only in containers. This section does not apply.
- (e) As this is an existing facility and no construction will occur due this licensing so there are no engineering plans or construction documentation. This section does not apply.
- (f) A solid waste storage facility operating license will be obtained from the department (DNR).
- (g) The facility will not store municipal solid waste combustor residues. This section does not apply.
- (h) This facility will operate in compliance with NR 526.09, for infectious waste storage.

NR 502.05(2) *Exemptions For Household Waste*

This facility does not manage household waste. This section does not apply.

NR 502.05(3)(a)-(l) Other Exemptions

These sections do not apply.

NR 502.05(3)(k) Containerized Storage Facility

1. This facility complies with performance standards and closure requirements in s. NR 502.04(1) and (3)(a) and (b).
2. The Clean Harbors submitted a written request for an Initial Site Inspection (ISI) along with the Application (Form 4400-209) to the Wisconsin Department of Natural Resources (DNR) on xxxx. This form is included as Exhibit 1. The DNR conducted a Site Inspection on September 9, 2016.
3. An operating license is being obtained from the Department.
4. The facility will accept a maximum of 50 tons of waste per day and store a maximum of 1,000 tons of waste at any one time.
5. The facility will comply with operational requirements for containerized storage facility in sub. (5).
6. The facility does not accept municipal solid waste combustor residue.
7. The required certification statement is provided with the initial license application.

NR 502.05(4)(a)2. To 7. Locational Criteria For Storage Facilities

All wastes are stored within a container or vehicle such that the waste is not exposed to the weather. This section does not apply. [NR 502.05.04(b)]

NR 502.05(5)(a)-(l) Operational Requirements For Containerized Storage

- (a) Storage containers will be durable, rust resistant, nonabsorbent, leak-proof, and able to effectively contain the stored waste. All containers have close-fitting, fly-tight covers.
- (b) Covers and containers will be maintained in good condition.
- (c) Municipal solid waste is not received from the public. Municipal solid waste generated by facility activities is regularly removed, typically once per week.
- (d) All weather access will be provided and maintained. Solid wastes will be stored in a trailer staged at the loading dock, or in other transportation vehicles.
- (e) No waste will be stored that attracts flies, rodents, and other vectors.
- (f) The facility will not store objects too large for containers.
- (g) The facility will be cleaned and maintained so to be nuisance-free and aesthetically pleasing.
- (h) The facility does not accept wastes from the public. There is no attendant at this facility. All access gates are locked when the facility is unoccupied.
- (i) All solid wastes stored at the facility are shipped offsite for disposal or management. There is no onsite disposal.
- (j) Solid wastes are not burned at the facility.

- (k) The facility is operated and maintained in a sanitary, nuisance-free manner so as to protect the environment and public health.
- (l) There is adequate storm water drainage on and around the facility. The trailers will be parked on either concrete or asphalt. A map of the facility storm water flow is included as Exhibit 3.

NR 502.05(6) *Operational Requirements for Noncontainerized Storage Facilities*

All solid wastes will be stored in containers. This section does not apply.

NR 502.05(7) *Operational Requirements for Municipal Solid Waste Combustor Residue Storage Facilities*

The facility does not store municipal solid waste combustor residues. This section does not apply.

NR 502.05(8)(a)-(n) *Plan of Operation*

(a) Legal Description of the Facility: NE ¼ of NW ¼ of Section 36, T9 N, R20 E
Washington County
43° 12' 20.10" N 88° 04' 27.30" W
Latitude: 43.206430 Longitude: -88.098010

(b) Facility Owner/Operator: Clean Harbors
42 Longwater Drive
Norwell, MA 02061
781.792.5000

(c) The facility is located on approximately 6 acres in the Village of Germantown. The facility is located in an area zoned M-1, Limited Industrial. All contiguous properties have the same zoning. A zoning map is included as Exhibit 4.

Approximately 4.5 acres are developed (includes buildings, pavement, graveled areas). The facility consists of:

- A 12,030 square foot building with office and warehouse/garage area
 - A 5,230 square foot building for storage of emergency response equipment
 - A 6,058 square foot building for the storage of emergency response equipment
 - A concrete loading dock with access for 4 route trucks/semi-trailers
- (d) This facility provides hazardous and non-hazardous waste services to hundreds of commercial and industrial generators. Site employees also provide emergency response to unplanned releases as well as routine facility maintenance (such as tank cleaning) at customer sites. The typical service area for the facility is statewide.
- (e) As this facility does not manage municipal solid wastes, this section does not apply. [Consistency of facility development with area wide solid waste plans and land use].

- (f) This is an existing facility. Areas prone to soil erosion are protected by means of seeded and maintained landscaping in the front of the facility and some ancillary areas. Wildlife present consists primarily of that typical to the area (i.e. rabbits).
- (g) All waste materials stored at the facility are shipped offsite for processing or disposal. The facility estimates the following solid / hazardous wastes and amounts will be handled annually. This list is not inclusive, but is representative of wastes to be managed through the facility. Total volumes will vary depending on current business demands.

Description of Waste Stream	Estimated Annual Volume (Lbs)
Industrial Liquid Wastes (Combustible Liquids, Corrosive Liquids, Non-RCRA Non DOT Regulated)	1,200,000
Industrial Solid (non-liquid) Wastes (absorbents, spill cleanup materials, sludges, paint booth filters)	150,000
IMW	150,000

- (h) Access to the facility is from Highway 41 to Hwy 167 east, to Hwy 145 south, to Donges Bay Road east; or from Highway 41 to County Line Road east, to Hwy 145 north, to Donges Bay Road east. An example area traffic map is included as Exhibit 5. The facility access point is from Donges Bay Road. There are no traffic lights associated with facility access or egress.

The facility's waste collection vehicles that deliver wastes to the facility are completely enclosed cargo-box straight trucks with a Gross Vehicle Weight (GVW) of 33,000 pounds (typically) or fully enclosed box trailers with a maximum GVW of 80,000 pounds. Waste containers are transported from the facility in completely enclosed box trailers. The facility is serviced by 18-wheel, 5-axle tractor-trailers with a maximum load of 80,000 pounds, with 13,00 lbs./axle attributed to the steering axle (axle 1), and approximately 34,000 lbs. maximum gross weight between axles 2 and 3, and 34,000 lbs. maximum gross weight between axles 4 and 5. These transport vehicles have a maximum GVW of 80,000 pounds. There are 7 collection vehicles based at the facility. There are typically 3 outbound shipments each week. Traffic generated by facility operations does not have a major impact on the traffic volume on adjacent and nearby roadways, or the routes the trucks travel. An example of the traffic flow pattern within the facility is included as Exhibit 6.

- (i) There will not be wastes containing free liquids resulting from storage of containerized solid wastes.
- (j) This is an existing facility and there is no anticipated facility construction. If required at a later time, any construction would be overseen by the Clean Harbors Engineering Department. Facility operations are overseen by the site Operations Manager.
- (k) This is an existing facility and there is no anticipated facility construction. During operations, surface and groundwater is protected by containers being stored in an enclosed area that is not subject to runoff or runoff. This facility is not located within a

FEMA-designated flood plain nor in a DNR designated wetland. A FEMA map is included as Exhibit 7; and a DNR wetlands map as Exhibit 8.

- (l) Operational hazards are typical to any container handling (i.e. releases due to poor container management; personnel injuries) activity. Proper handling of waste containers is ensured through proper training and use of proper equipment. Employees are trained on waste procedures during their initial training and then annually (or as required). When practicable, containers will be moved with a forklift, pallet jack, or drum dolly.
- (m) This is a small and simple transportation-based facility. A site plan is included as Exhibit 9. All waste drums are managed truck-to-truck, and are not opened, mixed, or disposed onsite. The incoming truck will back up to the concrete loading dock; drums will then be transferred onto a staged trailer. When sufficient quantities are accumulated on the trailer, it will be transported offsite to a Safety-Kleen, Clean Harbors, or other permitted facility for management (processing, reclamation, or disposal). There is no requirement for screening as all wastes are received and stored in containers.
- (n) There is no requirement for an operations and maintenance manual as there are no materials handled that could result in explosions, dust, fire, odors, or windblown materials. An example Transfer Facility Compliance Manual is included as Exhibit 10.

NR 502.05(9) *Engineering Plans*
NR 502.05(10) *Construction Documentation Report*

This is an existing facility. There is no new construction planned for the additional licensed activities.

NR 502.06(1)(a)-(c) *Collection and Transportation Services*

- (a) Solid waste transportation will be conducted in compliance with NR 502.04
- (b) Transportation will be conducted by transporters who have obtained a Solid Waste Transportation Service License issued by the Department.
- (c) Infectious waste transportation will be conducted by transporters who complying with NR 526.10 [Transportation and shipping].

NR 502.06(2)(a)-(k) *Exemptions*

This section does not apply.

NR 502.06(3)(a)-(e) *Operational Requirements for Transportation of Residue Produced by Burning Municipal Solid Waste*

This section does not apply.

NR 502.06(4) *General Operational Requirements*

- (a) Each vehicle will have "WDNR" followed by the license number lettered on the driver's door. The letters will be at least 2" high with a minimum 1/2" brush stroke. The lettering will contrast with the background so it is easy to read.
- (b) Solid waste will be transported only to a licensed or approved facility.
- (c) Vehicles used for transportation are leak-proof enclosed box-type trucks/trailers only. These are maintained in good repair.
- (d) Containers will be loaded and unloaded from vehicles in such a manner to prevent littering and spillage. If any spillage does occur, facility personnel will immediately clean up the material and clean the spill area.
- (e) (eg)-(er) The facility will not be transporting municipal solid wastes so these sections do not apply.
- (f) The facility will not be collecting and transporting recyclable materials. This section, requiring cleanliness of recycling materials, does not apply.
- (g) The facility will not be collecting and transporting recyclable materials. This section, requiring recordkeeping evidence of delivery of recyclables to brokers, processors, or end users does not apply.
- (h) The department will be notified at 30 days prior to ceasing transport services for an extended period.

NR 502.06(5) Responsibility

This facility will be responsible for collection and transportation of any solid wastes generated. All wastes will be characterized and proper disposal will be arranged.

Solid Waste Storage Facility Plan of Operation

Clean Harbors collects hazardous and nonhazardous solid wastes from generators and temporarily stores the wastes at the facility. All containers are transported from the facility to a recycle center, contract reclaimer, or other facility for processing or disposal.

Waste Management

The volume of waste entering the facility varies daily and is dependent upon the current business climate. The facility will not accept or store over 50 tons per day. When wastes are entering or leaving the facility, all containers are loaded and unloaded on or above paved areas. Containers are stored in an enclosed transport vehicle or a staged trailer. Materials will be stored onsite until such time as sufficient quantities are accumulated for shipment, typically 5 to 10 days.

Containers are handled to prevent rupture or leaking. Proper handling of waste is ensured through proper training. Employees are trained on waste handling procedures during their initial training and then annually thereafter, or as needed. When feasible, containers are moved using mechanical means such as drum carts, dollies, or fork trucks. Employees inspect each waste drum prior to transporting from the customers' location. In the event a container is found to be damaged, leaking, or not in good condition while in storage at the facility, it will be placed into an appropriate salvage container. The salvage container will be properly labeled and the entire packaging will be transported offsite per normal waste management protocols. When containers are being prepared for shipment, they will be moved with material handling equipment and/or palletized to maneuver and stack containers.

If containers 15 gallons or larger are stacked, a pallet will separate the layers. The maximum number of containers stored per pallet layer is: 24 5-gallon containers; 9 15-gallon containers, 5-30 gallon containers, and 4-55 gallon containers. Containers of hazardous waste will be stacked no more than two pallets high to ensure stability and safe material handling. The storage height of a double-stacked configuration is approximately 6'6".

All collected materials are properly labeled at the generator locations. Appropriate paperwork (i.e. a bill of lading, manifest) accompanies all shipments. All containers are tracked electronically in the Clean Harbors waste tracking system. A unique bar code tracking label is affixed to each waste container, allowing it to be tracked electronically through the facility; as well as movements from the facility to all subsequent company facilities. Use of the bar code labels ensures proper outbound routing of all containers.

All wastes will be removed at closure of the facility.

INFECTIOUS WASTE MANAGEMENT

NR 526 General Requirements

The facility will transport and temporarily store infectious medical wastes (IMW) as defined in NR 526.05(1), NR 526.05(2), NR 526.05(3) and NR 526.055. IMW stored at the facility may

include cultures and stocks, human pathological wastes, human blood and blood products, used and unused sharps, animal waste, isolation waste, and trace chemotherapy waste. This list is not inclusive but is provided as examples of the types of wastes that may be stored at the facility. Some of the IMW may also meet the definition of a RCRA hazardous waste; storage of this waste would be regulated under NR 663 (Hazardous Waste Transfer Facility). These wastes will be stored in the designated storage area (a staged trailer) for 10 days or less. Generators are expected to include hospitals, laboratories, and other medical facilities.

All containers will be marked and labeled to comply with 49 CFR 172. This labeling occurs at the generator location, prior to the waste being transported. The wastes will be packaged in DOT-approved containers by the generators. The containers will protect waste handlers, transporters and other persons from exposure to the infectious waste per NR 526.07. Containers are not opened at the facility.

NR 526.09(3) *Plan of Operation*

See narrative following section NR 526.10(4) for additional information.

NR 526.09(4) *Minimum Requirements*

- (a) The IMW will be stored in a transportation vehicle (truck or trailer) that is constructed of an impermeable surface (typically aluminum).
- (b) The storage area will be used for IMW and containers.
- (c) The storage area will be an enclosed vehicle so the IMW is not exposed to weather.
- (d) Access to the storage area is limited to trained facility personnel only. All access gates are locked when the facility is unoccupied. All facility employees are trained to be alert for the presence of non-authorized personnel or intruders, or for other breeches of the security system.
- (e) All IMW is received in sealed, closed containers, and the containers are not opened while onsite. Appropriate measures will be taken to prevent odors. If required, wastes will be stored in a refrigerated storage truck/trailer.
- (f) Off-site shipment will be conducted only by an infectious waste transporter licensed by the Department.
- (g) Containers of IMW will be stored onsite for 7-14 days (typically). Storage duration is dependent of waste volumes managed at the facility. Containers will not be stored over 30 days.
- (h) All containers of IMW are tracked manually (see Attachment I in Exhibit 10, or electronically in the company waste tracking system, See narrative following section NR 526.10(4) for additional details.

NR 526.09(5)(a)-(f) *Operating Requirements for Sharps Collection Stations*

This section does not apply. The facility will not operate a sharps collection station.

NR 526.10(1) *Transportation and Shipping (Licenses)*

All transporters will obtain an infectious waste transportation license from the department.

NR 526.10(2)(a)-(f) *Transportation and Shipping (Exemptions)*

This section does not apply. There are no exemptions being requested.

NR 526.10(3) *Minimum Requirements for Persons Transporting Infectious Waste*

- (a) The infectious waste will be transported in a container that protects waste handlers and other persons from exposure [NR 526.07].
- (b) The infectious waste will be handled to protect waste handlers from exposure to the waste [NR 526.08].
- (c) The vehicles used to transport the infectious waste are
 - 1. Completely enclosed, leak-resistant box-type trucks and trailers.
 - 2. Vehicles will be maintained in good repair.
 - 3. Vehicles will be cleaned as needed to prevent nuisances.
 - 4. Appropriate measures will be taken to prevent odors. If required, wastes will be transported in refrigerated trucks/trailers.
- (d) 1.-3. The infectious wastes will be transported to a facility licensed by the Department to store infectious wastes, or to a facility licensed by another state to store, incinerate, or treat infectious waste.

NR 526.10(4) *Operating Requirements for Licensed Infectious Waste Transporters*

- (a) Each vehicle will have “WDNR” followed by the license number lettered on the driver’s door. The letters will be at least 2” high with a minimum ½” brush stroke. The lettering will contrast with the background so it is easy to read.
- (b) The IMW will be in transportation vehicles (truck or trailer) that are constructed of a durable, impermeable surface (typically aluminum) that is easy to clean.
- (c) Each transportation vehicle carries a copy of Clean Harbors’ Transporter Contingency Plan. A copy of this Plan is included as Exhibit 11.
- (d) The portion of the vehicle where the infectious waste is placed will be cleaned and disinfected before transporting materials other than infectious waste, solid waste, or supplies related to managing waste. In the event decontamination is required, a solution of not less than 0.5% bleach in water will be used.
- (e) The person transporting the infectious waste will sign all manifests that accompany the waste. See narrative following this section for additional details.
- (f) If infectious waste is not accompanied by a waste manifest, the person transporting the waste will initiate a manifest for the waste.

NR 526.10(5) *Changes in Service-Transporters*

The Department will be notified in writing of all significant changes in service. The written notice will be given at least 30 days prior to the effective date of the change. If the change was not anticipated, the written notice will be sent within 30 days after the change first occurred.

Significant changes in service include:

- (a) Adding a vehicle.
- (b) Replacing a vehicle.
- (c) Changing the destination to which the infectious waste is hauled.
- (d) Expanding the service area into another county.
- (e) Terminating service

Infectious Medical Waste Plan of Operation

All containers of IMW received at, and/or shipped from the facility shall be in good condition with no severe rusting or apparent structural defects. The containers (e.g. drums, boxes) may be new, used, or reconditioned, and may vary in sizes up to 110 gallons. All of the containers shall be made of, or lined with, materials which will not react with, or are otherwise compatible with the IMW being stored. All containers will meet US Department of Transportation (DOT) packaging requirements if the contents meet the definition of a DOT hazardous material or hazardous substance as described in 49 CFR 173. All containers will be marked and labeled to comply with 49 CFR 172. This labeling occurs at the generator location, prior to the waste

being transported. If an accepted container shows signs of structural defects or leakage, facility personnel will undertake appropriate actions to immediately transfer the waste and/or the container into a structurally sound container or salvage drum.

All containers remain closed at all times. Closed-head (tight-head) must have bungs in place and they must be tightly secured. Open-top drums must have covers, gaskets, and rings. The covers must be tightly secured. Boxes must be securely taped closed. All containers shall be transported and stored in compliance with US DOT hazardous material segregation procedures as described in 49 CFR 177.848.

When containers of IMW are received at the facility, they will remain in storage on the transit vehicle, or will be transferred into a designated staged trailer. The trailer will be staged at the concrete dock indicated on the Site Plan, Exhibit 9. The trailer will provide protection from water, rain, snow, and wind. The containers may be stored in a refrigerated trailer if required to prevent odors.

Upon arrival at the facility, each container shipment is counted and inspected for proper packaging, labeling and marking to container piece-count and waste identification information (i.e. EPA waste codes, shipping descriptions) on the accompanying manifest. If feasible, the movement of containers from a transportation vehicle to the designated storage vehicle will be accomplished using fork trucks and hand trucks.

Infectious medical wastes are profiled prior to the initial pickup. The Clean Harbors Medical and Infectious Waste Protocol (included as Exhibit 12) ensures wastes are shipped to a facility that has the permits and processing capabilities to manage the wastes. This document also lists container acceptability for each facility, based on processing technologies.

In compliance with NR 526.14(b) all shipments of IMW will be documented on a uniform hazardous waste manifest. The TSDF or designated facility (section 8 of the manifest) will indicate the processing/disposal facility. The manifests will be signed and dated by the generator; the initial transporter, subsequent transporters as needed; and the TSDF. An example completed manifest (008761026FLE) is included as Exhibit 13

All containers are tracked electronically in the Clean Harbors waste tracking system. Upon arrival at the facility, a unique bar code tracking label is affixed to each waste container, allowing it to be tracked electronically through the facility; as well as movements from the facility to all subsequent company facilities. Use of the bar code labels ensures proper outbound routing of all containers. An example tracking screen for the above-referenced manifest is included as Exhibit 14.

The storage of IMW will be for thirty days or less. All containers of IMW are transported offsite from the facility for disposal at a permitted facility. There is no onsite disposal or processing.

All facility employees are trained to be alert for the presence of non-authorized personnel or intruders, or for other breeches of the security system.

Nine Classes of Hazardous Materials

Class 1: Explosives

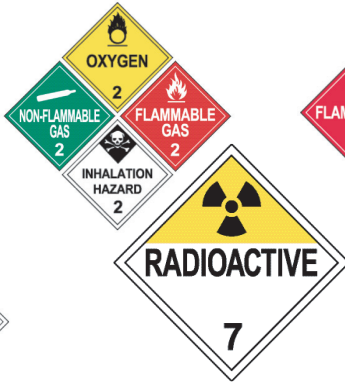
Divisions: 1.1, 1.2, 1.3, 1.4, 1.5, 1.6



Class 6: Poison (Toxic) and Poison Inhalation Hazard

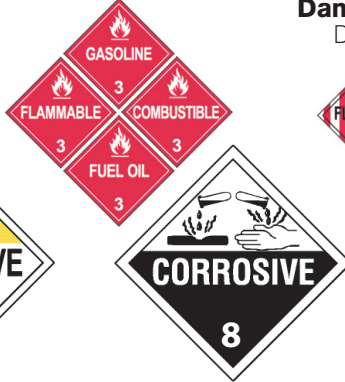
Class 2: Gases

Divisions: 2.1, 2.2, 2.3



Class 7: Radioactive

Class 3: Flammable Liquid and Combustible Liquid



Class 8: Corrosive

Class 4: Flammable Solid, Spontaneously Combustible, and Dangerous When Wet

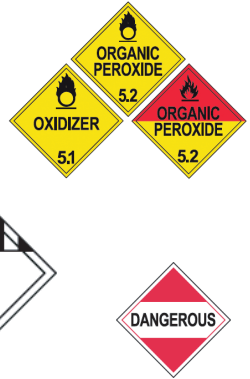
Divisions 4.1, 4.2, 4.3



Class 9: Miscellaneous

Class 5: Oxidizer and Organic Peroxide

Divisions 5.1, 5.2



Dangerous

Revised 04/13

Reporting Hazardous Materials Information

ACCURATE REPORTING SAVES LIVES

Data you collect is used to calculate risk assessment, determine response methods, and develop regulations. Vehicles carrying hazardous materials are required to carry shipping papers containing the HM Class and ID number (or name). Your Accident or Collision Report/Supplement may ask the following hazardous materials questions (exact wording will vary by State):

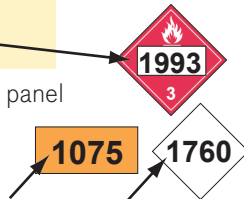
1. DOES THE VEHICLE HAVE A HAZARDOUS MATERIALS PLACARD? YES ☒ NO ☐

Placards should be on all four sides of the vehicle. For containers with bulk packages inside, if the required ID# marking is not visible, the transport vehicle must be marked on each side and each end.



2. ENTER THE FOUR-DIGIT NUMBER (OR NAME) FROM THE PLACARD 1 9 9 3

The four-digit number may be on an orange panel or a white "square-on-point" panel. If no four-digit number appears on the placard, enter the Placard Name.



3. ENTER THE HAZARDOUS MATERIALS CLASS NUMBER FROM THE BOTTOM OF THE PLACARD 3

The Class Number can be a one- or two-digit number with a decimal in the middle. 5.1 It is critical for identifying and studying various types of hazardous materials involved in traffic crashes.



4. WAS HAZARDOUS CARGO RELEASED? YES ☒ NO ☐

The intent of this question is to determine whether any of the placarded material was released or escaped from its transport container into the environment. Fuel or oil carried by the vehicle for its own use is NOT considered cargo and should not be reported in this section.

Hazard Classification

U.S. Department of Labor (DOL) – Occupational Safety and Health Administration (OSHA)

When one thinks of hazard classification, those of us in emergency response think of the U.S. Department of Transportation (DOT). After all we use DOT's "Emergency Response Guidebook" upon arrival to identify the chemical that necessitated our presence. But hazard classification begins with the U.S. Department of Labor's (DOL) "Occupational Safety and Health Administration" (OSHA)

Hazard Classification is a process required under paragraph (d) of 29 Code of Federal Regulations (CFR) 1910.1200 (OSHA's Hazardous Communication Standard). Paragraph (d) states: "...For each chemical, the chemical manufacturer or importer shall determine the hazard classes, and where appropriate, the category of each class that apply to the chemical being classified...Chemical manufacturers, importers and employers classifying chemicals shall identify and consider the full range of available scientific literature and other evidence concerning the potential hazards. There is no requirement to test the chemical to determine how to classify its hazards. Appendix A to 1910.1200 shall be consulted for classification of health hazards, and Appendix B to 1910.1200 shall be consulted for the classification of physical hazards".¹ Even though we receive OSHA's Hazard Communication training as emergency responders, we are more familiar with the physical hazard classifications, and since we use a DOT book we forget about OSHA's role in the process and don't consider the correlation.

Classification lists the specific Classes of hazards, s\for example "acute toxicity" or "flammable liquids". Within the Hazard Classes the degree of hazard is indicated with a category. The Category is usually a number (1-4) or letter (A, B, C), with 1 and A equaling the highest hazard and 4 equaling the least hazardous; although there are a few that are indicated with words. 1 indicates a greater hazard category than 2, and A is a greater hazard than B. Some of the numeric categories have subcategories, so Class 2A is more hazardous than Class 2B, for example. For gases and some reproductive toxins, the categories are listed by names rather than numbers and letters. **THIS IS NOT THE SAME AS THE NFPA 704 SYSTEM!**

In the classifications for physical hazards, not all hazard classes have entries 1-4; some have only category 1, some have 1-2, 1-3 or 1-4, and Explosives is broken into 6 divisions.

In a hazard classification, only the intrinsic (inherent) hazardous properties of chemicals are considered. The three steps involved are:

1. Identification of relevant data regarding the hazards of a chemical;
2. Subsequent review of those data to ascertain the hazards associated with the chemical;
3. Determination of whether the chemical will be classified as hazardous and the degree of hazard.

In a manufacturing or import setting, the following specific Health hazard criteria is reviewed:

- Acute Toxicity (Oral, Dermal and Inhalation), Categories 1-4
- Skin Corrosion / Irritation, Categories 1A, 1B, 1C, and 2
- Serious Eye damage / Eye Irritation, Categories 1, 2A, and 2B
- Respiratory or Skin Sensitization, Category 1A and 1B

¹ U.S. DOL-OSHA "Hazard Communication Standard" paragraph (d) 29CFR 1910.1200

- Germ Cell Mutagenicity, Categories 1A, 1B, and 2
- Carcinogenicity, Categories 1A, 1B, and 2
- Reproductive Toxicity, Categories 1A, 1B, 2; lactation
- Specific Target Organ Toxicity; single exposure, Categories 1-3
- Specific Target Organ Toxicity: repeated or prolonged exposure, Categories 1 and 2
- Aspiration Hazard, Category 1

In a manufacturing or import setting, the following specific Physical hazard criteria is reviewed:

- Explosives, Divisions 1.1-1.6
- Flammable Gases, Categories 1 and 2
- Flammable Aerosols, Categories 1 and 2
- Oxidizing Gases, category 1
- Gases under Pressure, Groups: Compressed, Liquefied, Dissolved, Refrigerated Liquid
- Flammable Liquids, Categories 1-4
- Flammable Solids, Categories 1 and 2
- Self-Reactive Chemicals, Types A-G
- Pyrophoric Liquids, Category 1
- Pyrophoric Solids, Category 1
- Self-Heating Chemicals, Categories 1 and 2
- Chemicals which, in Contact with Water, emit Flammable Gases, Categories 1-3
- Oxidizing Liquids, Categories 1-3
- Oxidizing Solids, Categories 1-3
- Organic Peroxides, Types A-G
- Corrosive to Metals, Category 1

U.S. Department of Transportation (DOT)

The mission of the U.S. Department of Transportation (DOT) is to serve the United States by ensuring a fast, safe, efficient, accessible and convenient transportation system that meets our vital national interests and enhances the quality of life of the American people, today, and into the future.²

Following and understanding OSHA classification standards, it is easy to see that many of DOT's regulations parallel or further define OSHA regulations regarding health and safety in the workplace. When first responders respond to a transportation incident it is an extension of the manufacturing workplace; just as it is an extension of the fire station worksite. A terrific summary of these is available from DOT on their web page titled "How to Comply with Federal Hazardous Materials Regulations". This document is a must-read for anyone who is shipping or transporting hazardous materials. First

² www.dot.gov

responders should read this document also because the hazardous materials regulations are applicable to the transportation of hazardous materials in commerce and their offering to:

- Interstate, intrastate, and foreign carriers by rail car, aircraft, motor vehicle and vessel.
- The representation that a hazardous material is present in a package, container, rail car, aircraft, motor vehicle or vessel.
- The manufacture, fabrication, marking, maintenance, reconditioning, repairing or testing of a package or container which is represented, marked, certified or sold for use in the transportation of hazardous materials (49 CFR 171.1(a)).

DOT's Hazardous Materials Regulations apply to the following (see: 49 CFR 171.1 (a)):

1. The offering of hazardous materials for transportation and transportation of hazardous materials in interstate, intrastate, and foreign commerce by rail car, aircraft, motor vehicle, and vessel.
2. The representation that a hazardous material is present in a package, container, rail car, aircraft, motor vehicle, or vessel.
3. The use of terms and symbols prescribed in 49 CFR 171.1 (a) for the marking, labeling, placarding, and description of hazardous materials and packages used in their transport.

DOT's Hazard Classification System

The hazard class of dangerous goods is indicated either by its class (or division) number or name. Placards are used to identify the class or division of a material. The hazard class or division number must be displayed in the lower corner of a placard and is required for both primary and subsidiary hazard classes and divisions, if applicable. For other than Class 7 placards, text indicating a hazard (for example, "CORROSIVE") is not required. Text is shown only in the U.S. The hazard class or division number and subsidiary hazard classes or division numbers placed in parentheses (when applicable), must appear on the shipping document after each proper shipping name.

The following is from Page 6, of the U.S. DOT – Pipeline and Hazardous Materials Safety Administration's (PHMSA) "Emergency Response Guidebook". It is this book that every first responders in the U.S. is trained on to assist in identifying a hazardous material during the first 15 minutes of an incident.

Class 1 – Explosives

- Division 1.1 Explosives which have a mass explosion hazard
- Division 1.2 Explosives which have a projection hazard but not a mass explosion hazard
- Division 1.3 Explosives which have a fire hazard and either a minor blast hazard or a minor projection hazard or both, but not a mass explosion hazard
- Division 1.4 Explosives which present no significant blast hazard
- Division 1.5 Very insensitive explosives with a mass explosion hazard
- Division 1.6 Extremely insensitive articles which do not have a mass explosion hazard

Class 2 – Gases

- Division 2.1 Flammable gases
- Division 2.2 Non-flammable, non-toxic* gases
- Division 2.3 Toxic* gases

Class 3 – Flammable liquids (and Combustible liquids [U.S.])

**Class 4 – Flammable solids; Substances liable to spontaneous combustion;
Substances which, on contact with water, emit flammable gases**

- Division 4.1 Flammable solids, self-reactive substances and solid desensitized explosives
- Division 4.2 Substances liable to spontaneous combustion
- Division 4.3 Substances which in contact with water emit flammable gases

Class 5 – Oxidizing substances and Organic peroxides

- Division 5.1 Oxidizing substances
- Division 5.2 Organic peroxides

Class 6 – Toxic* substances and Infectious substances

- Division 6.1 Toxic* substances
- Division 6.2 Infectious substances

Class 7 – Radioactive materials

Class 8 – Corrosive substances

Class 9 – Miscellaneous dangerous goods/hazardous materials and articles

*The words “poison” or “poisonous” are synonymous with the word “toxic”.³

³ Page 6 U.S. DOT-PHMSA “Emergency Response Guidebook”



































SITE PLAN APPLICATION & SIGN REVIEW

11/11/19 Plan Commission Meeting

McDonald's Corporation

Village Planner Report

Germantown, Wisconsin

Summary

Thomas Goode of Haag Muller, Inc. agent for Joe Coconato of McDonald's Corporation, property owner, is seeking approval of site development and building plans for a proposed complete tear down and rebuild of the McDonald's Restaurant located at N96 W17512 County Line Road. The proposed project is a part of a nationwide effort to modernize all McDonald's restaurants by 2020.

Property Location: N96 W17512 County Line Road

Applicant/

Property Owner:	Thomas W. Goode Haag Miller Inc. 101 East Grand Avenue, Suite 1 Port Washington, WI 53074	Joe Coconato McDonald's Corporation 110 North Carpenter Street Chicago, IL 60607
------------------------	--	---

Current Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Highway Business	B-5
South	Highway Business	B-5
East	Highway Business	B-5
West	Business/Residential	B-5/Rm-3

Location Map



Proposal

Thomas Goode of Haag Muller, Inc, Project Engineer and agent for Joe Coconato, McDonald's Corporation, property owner, is seeking approval of site development and building plans for a proposed complete tear down and rebuild of the McDonald's Restaurant located at N96 W17512 County Line Road. The proposed project is a part of a nationwide effort to modernize all McDonald's restaurants by 2020.

As detailed in the attached narrative and renderings, the proposal is to update the McDonald's site by tearing down and rebuilding the restaurant, which would include new asphalt, directional signage, and drive-thru equipment as well as additional landscaping, to enhance the site for customers. The new structure will be 6,095 square feet, an increase of 649 square feet, and be shifted toward the front lot line (Emmer Road) approximately 30' to accommodate the PlayPlace.

History of Property

McDonald's was permitted through a Conditional Use Permit in 1977. An indoor playland was constructed on the south side of the building in 1996. In 1997, the original Conditional Use Permit was revoked, as the zoning of the property permitted the use outright. A site plan update was submitted in 2005, which changed the location of the drive-thru board menus. A site plan update application and sign permit application were submitted in 2012. These applications were withdrawn, and no further improvements were made to the property.

Plan Commission Consultation

Information regarding the considerations for the proposed building design can be found in the Memo submitted by Haag Muller, Inc. dated June 5, 2019. Revised drawings and renderings were submitted to the Village as a part of the site plan application, incorporating input from the Plan Commission Consultation on July 8, 2019. Main concerns brought forward at the consultation include:

- Preference of stone or stone veneer over the wood-looking aluminum
 - o The applicant has provided a revised set of plans which include a revised façade with stone accents rather than wood-looking aluminum
- Including the optional patio on the site plan
 - o The patio has been added to the site plan
- Concern over the gray colors creating a stark environment and a bland building during winter months
 - o The applicant has provided a revised set of plans which include a revised façade with warmer colors, tan fiber cement lap siding and wood textured porcelain wall tile
- Use of spirea bushes in landscaping
 - o Spirea has been removed from the landscaping plan

Parking

Onsite parking will be reduced from 91 to 81 parking stalls. This number of stalls meets

the minimum zoning recommendation. According to the applicant, trends have shown more customers using the drive-thru, rather than parking and going into the restaurant.

Storm Water Management

The total impervious surface on the site will decrease from 76.5% (current) to 71.05% (proposed) with the proposed project. This is an increase of 4,658 square feet of pervious surface on the site. The total area to be disturbed by this project is 1.862 acres, which triggers the requirements of NR 151. A WRAPP/NOI for the project must be applied for, approved by the Wisconsin DNR, and provided to the village prior to the issuance of any building permits for the project.

Landscaping

The proposed landscaping for the site includes the preservation of 16 existing trees on site, and the addition of 22 canopy trees, 3 ornamental trees, 5 evergreen trees, 62 deciduous shrubs, 79 evergreen shrubs, and 55 perennials.

Signage

Details on all signage including directional signage have been submitted with the Site Plan Application materials. The signage should be approved with this application.

Lighting

The lighting for the McDonald's building will not change. The outdoor lighting on the site will be equivalent to the existing outdoor lighting.

Staff CommentCommunity Development: Planning & Zoning

Based on the Plan Commissions comments, staff is unsure the revised renderings and colors completely address the blandness of the previously proposed gray color scheme. Staff's opinion is that the revised color scheme is still rather bland and uninteresting.

It appears a few trees along the west parking area were removed in the last several years, likely due to disease. Staff recommends requiring that the applicant plant at least three additional street trees along the west property line. A corner feature of more prominent landscaping should be added to the southwest corner of the property, in the northeast corner of the Emmer Road/Rivercrest Drive intersection. Similarly, additional deciduous and evergreen shrubs should be planted along the south property line, to better buffer the patio area from the road.

As noted on the drawings, there is an access from the west side of the property that crosses an approximately 10' wide strip of land owned by Cracker Barrel Old Country Store Inc. There is no access easement across this portion of the Cracker Barrel parcel. This should be addressed through a recorded access easement between McDonald's and the Cracker Barrel within six (6) months of site plan approval. This is recommended as a condition of approval for the site plan.

Public Works/Engineering Department

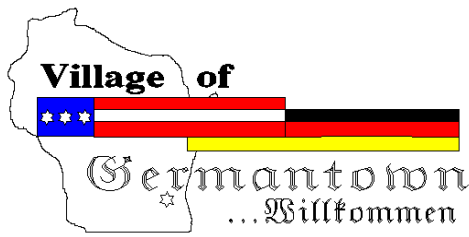
The Director of Public Works have identified plan corrections (see October 15, 2019 Public Works Director memo) pertaining to grading, utilities, erosion control, and construction details. All items in this memo have been addressed on the plan sheets which are awaiting final approval by the Village Public Works/Engineering Department Staff.

VILLAGE PLANNER RECOMMENDATION:

Site Development, Building Plans & Sign Review

APPROVE the site development, building plans and signs for the rebuild of the McDonald's Restaurant located at N96 W17512 County Line Road 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 McDonald's USA LLC submitted October 31, 2019 (revised);*
 - b. *Landscaping plans dated September 13, 2019.*
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 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 McDonald's USA LLC rebuild.
 - a. *October 15, 2019 memo from Village Public Works Director*
4. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
5. Additional landscaping as recommended by the Village Planner shall be added to the Landscape Plan and submitted to the Village Planner for review and approval prior to the issuance of a building permit. Additional landscaping shall include: three (3) deciduous street trees along Rivercrest Drive to replace the recently removed trees south of the west driveway; deciduous and evergreen shrubs and ornamental trees along the south property line between the two existing driveways; and a more prominent landscaping feature wrapping the southwest corner of the parking lot.
6. WRAPP/NOI for the project must be applied for, approved by the Wisconsin DNR, and provided to the village prior to the issuance of any building permits for the project.
7. An access easement shall be obtained and recorded within six (6) months of site plan approval across the approximately 10' wide strip on land along the west side of the McDonald's owned by Cracker Barrel Old Country Store Inc. The applicant will be responsible for the cost of drafting and recording the access easement. The Village will withhold the required occupancy bond (but not occupancy) until said easement is recorded and written proof provided to the Village.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : October 15, 2019
Re : McDonalds N96 W17512 County Line Road

Items Reviewed:

1. Civil Plan Set C001 – C501 (9 pages)

Dated: 09-16-19

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. The project will require DSPS plumbing system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. Contact Ryan Ehlerding, 262-250-4723 for a utility permit.

C-101 Site Layout Plan

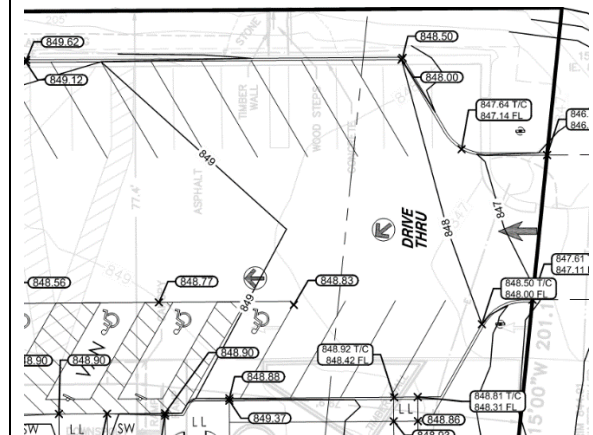
1. Add disturbed area to the site summary table. The site appears to disturb over 1 acre. If site disturbance is over 1 acre an NOI and stormwater management plan meeting the requirements of NR 151 is required.

C-002 Erosion Control Plan and Site Preparation Plan

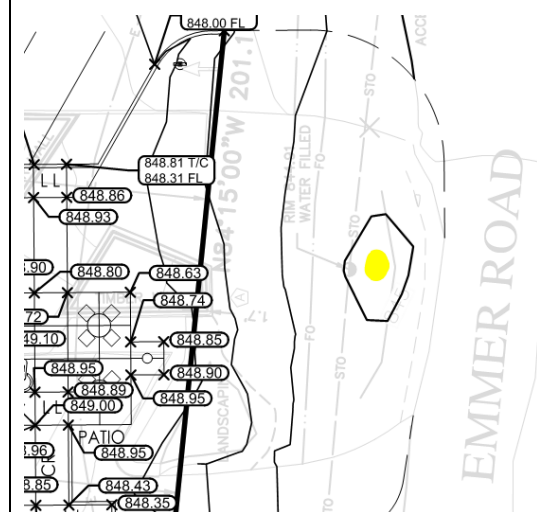
2. Show inlet protection for proposed inlets too.

C-200 Grading Plan

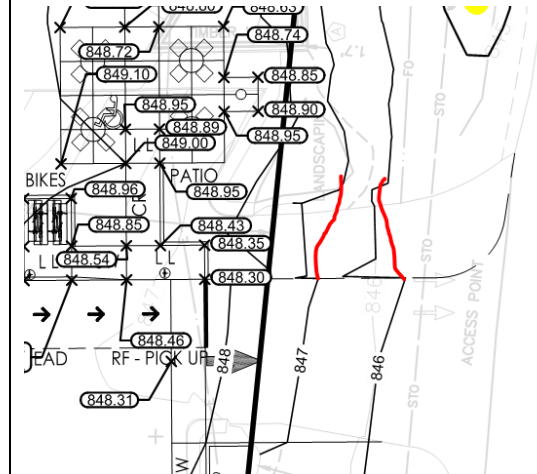
1. Review grades and contours in this area. Appears to be an 849 contour missing. Show and label high point.



2. Show and label emergency overflow route through the site. Site shall have an overflow route with a maximum elevation of 6" below the finished floor elevation.
3. There appears to be an inlet missing here. Show the inlet and label the rim elevation.



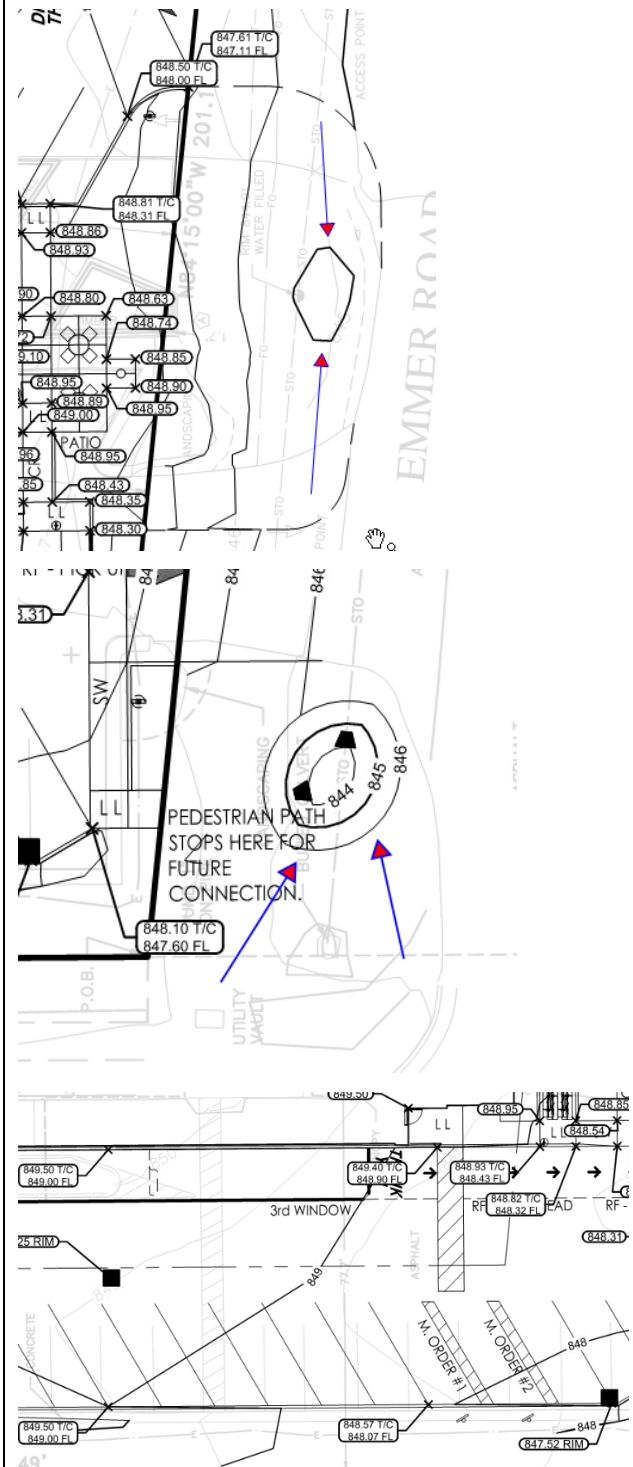
4. Smooth out contours in this area. Currently the contours indicate a 0.75' drop at the edge of the pavement.



- Adjust grading in this area to direct runoff towards the inlet and not out to the street. Provide existing spot elevations at the edge of the pavement.

- Review grading in this area. 846 contour connects back to itself. Adjust grading to direct runoff to the storm sewer and not out to the street.

- Review grading in this area. There appears to be an 849 contour missing. Show and label the high point.



C-300 Utility Plan

- Storm sewer in the ROW shall be public storm sewer. Label as public storm sewer. Add village standard inlet detail to the plan set.

2. A sampling manhole is required. Please add downstream on the grease trap wye, show and label on the plan.

C-401 Construction Details

1. Please add the following details to the plan.
 - Pavement cross sections
 - Concrete sections
 - ADA ramp details
 - Inlet details
 - Village standard inlet detail
 - Curb details
 - Drop manhole detail
2. Confirm that medium rip rap is appropriate for the proposed flows from the site.



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 _____

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

THOMAS W. GOODE
HAAG MULLER, INC.
101 EAST GRAND AVE, SUITE 1
PORT WASHINGTON, WI 53074

Phone (262) 268-1200

E-Mail TGOODE@HAAGMULLER.COM

PROPERTY OWNER

JOE COLONATO
MCDONALD'S CORP
110 N. CARPENTER STREET
CHICAGO, IL 60607-2101

Phone (630) 649-8330

E-Mail JOE.COLONATO@US.MCD.COM

2

PROPERTY ADDRESS

N92 W17512 COUNTY LINE RD., GERMANTOWN, WI 53022

3

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

North CRACKER BARREL COUNTRY STORE	South MENOMONEE RIVER RESIDENTIAL	East MOBIL GAS STATION	West WENDY'S
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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!

THOMAS W. GOODE 9/16/17

Applicant

Date

JOE COLONATO

Owner

9/10/19

Date



haag müller, inc.

Architecture • Engineering • Interiors
101 East Grand Avenue, Suite 1
Port Washington, Wisconsin 53074
262.268.1200 www.haagmuller.com



**McDonald's Restaurant Rebuild
N92 W17512 County Line Road
Germantown, WI 53022**

September 16, 2019

Project Description for Plan Commission Review.

This submittal is our follow-up based on comments received at the advisory Plan Commission meeting on July 8, 2019. (See attached Notification of Action by the Plan Commission.) Here is a quick bullet point summary of the comments received during the meeting:

SITE:

1. Prefer to have the patio (noted as optional) on the site plan.
2. Do not want Spirea used on the landscape plan.
3. A question by staff was asked about parking within the drive thru lane. (We sufficiently explained that this is a standard McDonald's site design practice for new and remodeled locations. It's been a design long tested and confirmed to work with both parked customers and drive thru users.)

BUILDING:

4. The planning staff and a few of the commissioners were not in favor of the vertical wood-like accent elements. They thought stone or faux stone would be more appropriate.
5. The abundance of gray, (in particular the portion of the building beyond the playplace) will make the "building bland", especially in fall and winter when the green landscaping is brown or covered in snow.
6. One commissioner noted the change in parapet height and was pleased to see that.

Utilizing the design advisories above, we are submitting our project as described below.

Site Considerations:

This project consists of a complete tear down of the existing restaurant and includes new asphalt, lighting, landscaping, directional signage and state-of-the-art drive-thru equipment enhancing the experience of a McDonald's destination.

Total green space on the site is increasing from its current 23.5% of coverage to 28.95% coverage. This is an increase of 4,638 square feet of green space on the site.

With the drive thru updates and historically increasing trends of more customers using the drive thru, total parking count is being reduced from 91 to 81 parking stalls. This still meets the minimum zoning requirements. (Note: The truck / bus / trailer parking spaces are being counted as two spaces for each 70 foot long lane.) This reduction of spaces will also allow us to include approved storm water management design features on-site.

And finally, the new site design keeps all significant built items outside of the multiple on-site easements and back beyond the zoning required building setbacks.

Building Considerations:

This all new restaurant is part of the nationwide effort to modernize all McDonald's restaurants by 2020. This updated design employs warmer colors and materials compared to the design reviewed in July. Traditional tan fiber cement lap siding and light colored, wood textured, porcelain wall tile complements the smooth fiber cement parapet panels and contemporary metal canopies to create a restaurant that fits well into the architectural vernacular of suburban Germantown. In contract, extra dark bronze window frames architecturally surround our clear low-E glass. We're utilizing a raised volume within the space that houses the front dining and kid's Playplace area. This larger volume up front helps provide a street-side focal point on the building and keeps visual interest by breaking up the linear lines of our rectangular main building.

Parapets shield all roof top equipment and at nighttime, well placed downlighting in the interest of dark skies accent the walls and doors.

The interior décor includes family tables with easy to move seating, and décor packages that blend well with the sophisticated high-tech world which is what McDonald's customers are currently seeking.

Thank you for considering this submittal for Plan Commission review. We're available to discuss these plans at anytime prior to the meeting.

Thank you,

stephen I. jeske

registered architect

haag müller, inc.



101 East Grand Avenue
Port Washington, WI 53074
office: 262.268.1200
cell: 262.483.4566



Village of



COMMUNITY DEVELOPMENT
PLANNING DEPARTMENT
N112 W17001 Mequon Road/ P O Box 337
Germantown WI 53022-0337
Phone: (262) 250-4735

July 30, 2019

NOTIFICATION OF ACTION BY THE PLAN COMMISSION

Meeting Date: July 8, 2019
Applicant: Haag Muller for McDonald's Corporation
Address of Property: N96 W17512 County Line Road

ACTION TAKEN:

Haag Muller, Agent for McDonalds Corporation, property owner – N96 W 17512 County Line Road. Site Plan Consultation for site and building improvements for a complete tear down and re-construction of the McDonalds restaurant. Associate Planner Zandt summarized the proposal.

Steve Jeske, Hag Muller Architects, said McDonalds goal is to remodel all their restaurants by 2020 with a more modern and contemporary architecture. He said he will bring comments back to the McDonalds Corporation and provide guidance on how to move things around on the building. He explained since 2009, all the building materials have changed to a higher level of materials that provide a high-quality architecture that blends inside and outside the building.

Commissioner Kimmmler did not like the vertical wood look aluminum and offered it be replaced with a stone veneer that may look better. Commissioner Laszewski said the building would look better with stone or a faux stone and not the slating. Mr. Jeske said the wood look is used to soften the design, but it is not wood. Planner Retzlaff asked if stone or brick could be used. Chairman Baum commented that all the gray colors make a very stark environment and a very bland building in the winter. He asked if a different design could be brought forward? Commissioner Laszewski asked that spirea not be used in the landscaping plan. Planner Retzlaff asked if they anticipate a parking problem with the side by side drive-thru lanes. Mr. Jeske replied that it would not be an issue. The remodel is being done to improve the drive-thru and McDonalds has used this design for years without an issue. Planner Retzlaff asked the optional patio be included in the landscape area. This item was for discussion only. No action was taken.

The above discussion is from the Plan Commission meeting minutes which will be formally approved at the next regularly scheduled meeting. If you have any questions or concerns regarding this matter, please feel free to contact me.

Sincerely,


Lori Johnson
Planning Assistant



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 23, 2019

Thomas W. Goode
Haag Muller, Inc.
101 East Grand Ave. Suite 1
Port Washington, WI 53074

RE: McDonalds Site Plan Review
Staff Review Comments

SEE RESPONSES HIGHLIGHTED BELOW.

Mr. Goode:

Village Staff has reviewed the application and supporting materials submitted for the site plan review request. Below are the identified 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. If necessary, Village staff would be happy to meet with you to discuss or clarify any of these items.

Community Development Department

1. No details for the dumpster/trash enclosure are provided. Village guidelines for dumpster enclosures are as follows:
 - a. 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.
 - b. The enclosure shall be placed on a concrete pad with a minimum concrete depth of four inches (4").
 - c. The enclosure area shall be screened on three (3) sides by a wall from view from public streets and abutting properties.
 - d. 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).
 - e. 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).
 - f. 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.
 - g. 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.

- h. 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.

SEE SHEET SD-401

2. Provide drawings/specifications of the proposed Directional Signage.
SEE 8 1/2 x 11 ENCLOSED WITH SUBMITTAL (7 PAGES)
3. Please provide detailed information on the existing trees and proposed landscape to be added. Which trees will be removed? Which will remain? Will foundation plantings be added to the site?
SEE SHEET L-101
4. Please verify that no new lighting will be added to the site.
NO SITE LIGHTING CHANGES AS PER "SITE PLAN REVIEW CHECKLIST."

DPW/Engineering Department

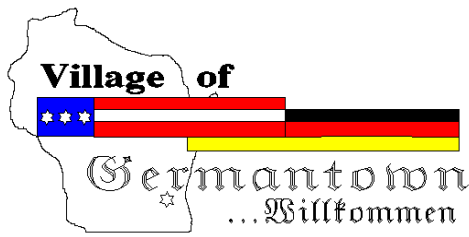
5. Please see the memorandum from the Director of Public Works dated October 15, 2019.

Additional questions/comments may follow. When submitting you plans and additional information, please submit (1) digital plan set and fifteen (15) full-size and (2) reduced-size plan sets (11x17) to the Planning 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,

A handwritten signature in blue ink, appearing to read "Jeff Retzlaff", is written over a faint, larger signature.

Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : October 15, 2019
Re : McDonalds N96 W17512 County Line Road

FOR THE FOLLOWING COMMENTS, PLEASE SEE ATTACHED PAGE FOR RESPONSES.

Items Reviewed:

1. Civil Plan Set C001 – C501 (9 pages) Dated: 09-16-19

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. The project will require DSPS plumbing system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. Contact Ryan Ehlerding, 262-250-4723 for a utility permit.

C-101 Site Layout Plan

1. Add disturbed area to the site summary table. The site appears to disturb over 1 acre. If site disturbance is over 1 acre an NOI and stormwater management plan meeting the requirements of NR 151 is required.

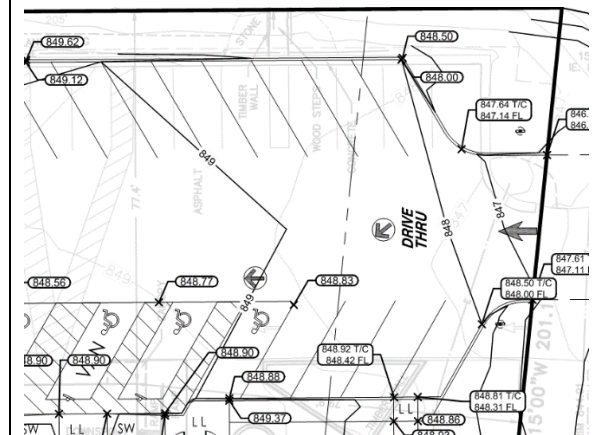
DISTURBED AREA IS LISTED IN SITE SUMMARY CHART ON C-101.

C-002 Erosion Control Plan and Site Preparation Plan

2. Show inlet protection for proposed inlets too.

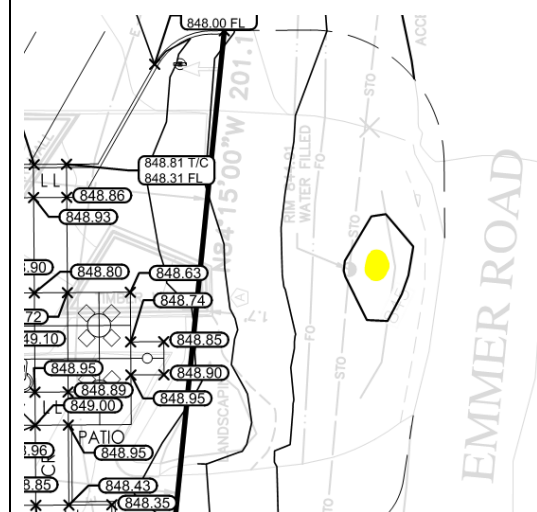
C-200 Grading Plan

1. Review grades and contours in this area. Appears to be an 849 contour missing. Show and label high point.

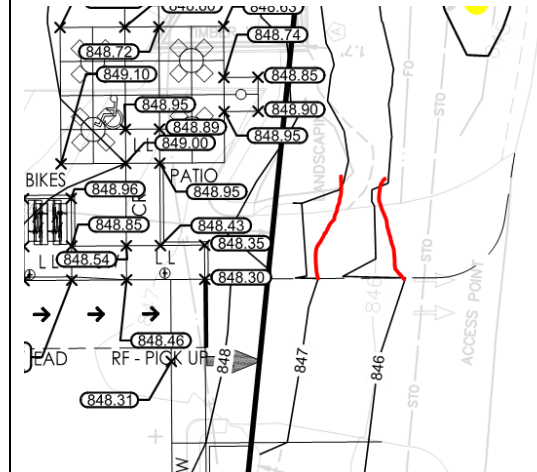


2. Show and label emergency overflow route through the site. Site shall have an overflow route with a maximum elevation of 6" below the finished floor elevation.

3. There appears to be an inlet missing here. Show the inlet and label the rim elevation.



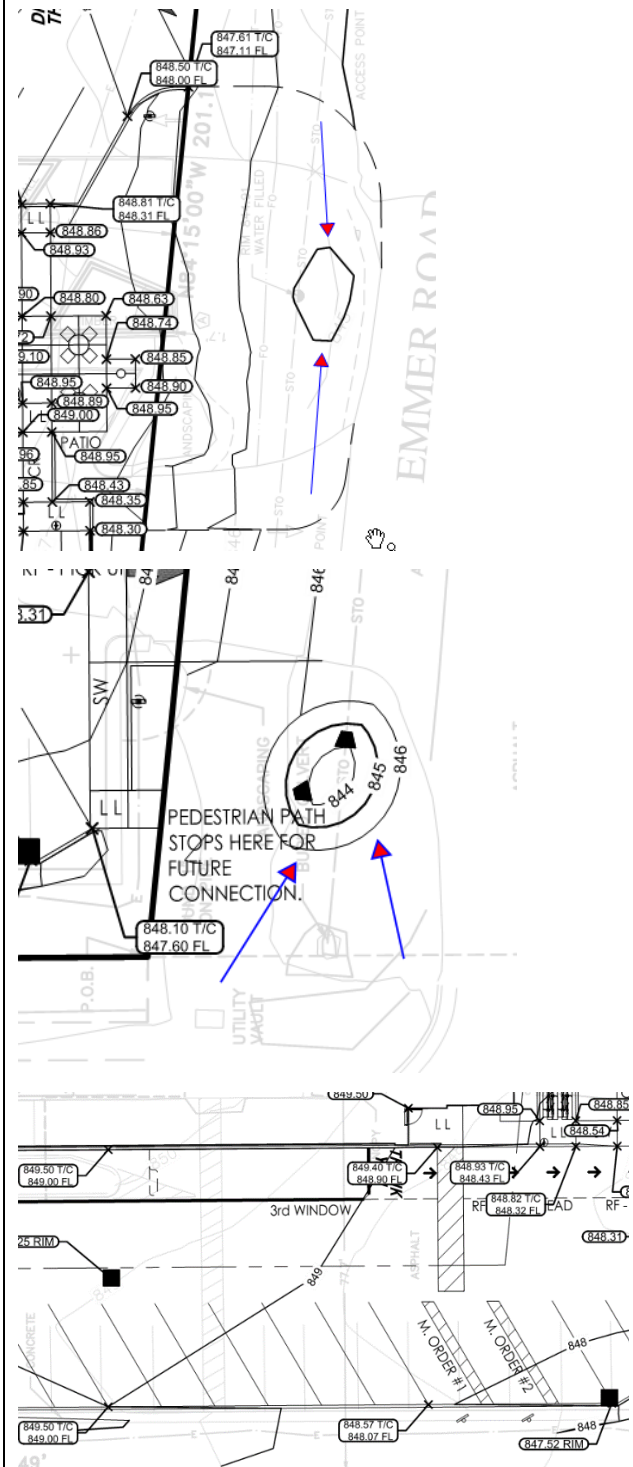
4. Smooth out contours in this area. Currently the contours indicate a 0.75' drop at the edge of the pavement.



- Adjust grading in this area to direct runoff towards the inlet and not out to the street. Provide existing spot elevations at the edge of the pavement.

- Review grading in this area. 846 contour connects back to itself. Adjust grading to direct runoff to the storm sewer and not out to the street.

- Review grading in this area. There appears to be an 849 contour missing. Show and label the high point.



C-300 Utility Plan

- Storm sewer in the ROW shall be public storm sewer. Label as public storm sewer. Add village standard inlet detail to the plan set.

2. A sampling manhole is required. Please add downstream on the grease trap wye, show and label on the plan.

C-401 Construction Details

1. Please add the following details to the plan.
 - Pavement cross sections SEE SHEET SD-301
 - Concrete sections SEE SHEET SD-301
 - ADA ramp details SEE SHEET SD-301
 - Inlet details
 - Village standard inlet detail
 - Curb details SEE SHEET SD-301
 - Drop manhole detail
2. Confirm that medium rip rap is appropriate for the proposed flows from the site.

Germantown McDonalds
10/23/19 Village Review Comments
Sigma Response – 10/29/19

DPW/Engineering Department (10/15/19 Engineering Dept. Memorandum)

General

1. Written responses are provided below.
2. Understood
3. A WRAPP/NOI for the project will be applied for and obtained and provided to the Village prior to final plan approval.
4. DSPS approval for site plumbing will be obtained and the DSPS approval will be provided to the Village.
5. It is understood that as-builts prepared to Village standards will be required and will be provided to the Village post-construction.
6. The plans have been stamped by a P.E.
7. Ryan Ehlerding will be contacted for a utility permit when permits for the project are being pulled.

C-101 Site Layout Plan (by Haag)

1. Add disturbance area: Haag to add to C-101 plan. Sigma to provide Haag with disturbance area.

C-002 Erosion Control Plan and Site Preparation Plan

2. Inlet protection for proposed inlets has been added to the plan.

C-200 Grading Plan

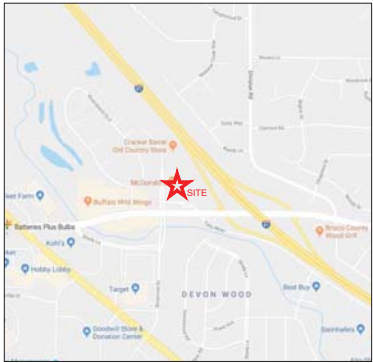
1. The 849 contour is shown and the 849 contour is the high point. Grade break arrows have been added to the plan to clarify grading in this area.
2. Emergency overflow route through the site has been added to the plan.
3. Due to grades an inlet is not feasible at this location as the public storm sewer is too shallow to accommodate an inlet. So rather than utilizing a storm inlet structure, flared end sections will be used. A localized low point was created to capture storm water in this area. The public storm sewer from the west will discharge to this low area through a flared end section and the flow will be picked up with the sewer to the east through a flared end section.
4. Contours at the edge of the drive have been smoothed out to eliminate apparent drop at edge of drive pavement.
5. Grading in this area has been adjusted to direct runoff towards the inlet and not to the street. Spot elevations at the edge of the existing pavement have been added.
6. Grading in this area has been adjusted to direct runoff to the storm sewer and not out to the street. Spot elevations at the edge of the existing pavement have been added.
7. The 849 contour is shown and the 849 contour is the high point. Grade break arrows have been added to the plan to clarify grading in this area.

C-300

1. Storm sewer in the ROW has been labeled as public storm sewer and the Village's standard inlet detail has been called out and added to the plan set.
2. A sampling manhole has been added downstream of the grease trap. The Village's standard sampling manhole detail has been added to the plan set.

C-401

1. McDonald's standard details for curbs, ADA ramps and pavements are included on Sht. SD-301 prepared by Haag Muller. Details for inlets and drop manhole have been added to Sht. C401.
2. Rip-rap sizing calculations were run using procedures outlined in Section 13-35-5 of the WisDOT Facilities Development Manual. Medium rip-rap was found to be adequate for the anticipated flows from the site.



VORITZ MAP - NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY

Known as N96 W172512 County Line Road, in the Village of Germantown, Washington County, Wisconsin.

That part of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, described as follows: Commencing at the Southeast corner of said Section 33; thence North 89° 51' West along the South line of said Section, 1321.30 feet; thence North 00° 24' West, 440.70 feet to the North line of the road and the place of beginning of this description; thence North 00° 24' West, 432.49 feet; thence South 84° 15' East, 201.16 feet; thence South 00° 24' East, 432.49 feet to the North line of the road; thence North 84° 15' West along the North right of way line of the road, 201.16 feet to the place of beginning.

Prepared for: McDonald's Real Estate Company

Survey No. 167949-RMK

A. Basis of Bearings

Bearings are based on the South line of the Southeast 1/4 of Section 33-9-20, which is assumed to bear North 89°51'00" West.

B. Title Commitment

This survey was prepared based on Merit Title, LLC and agent for Chicago Title Insurance Company title commitment number 191119 045-0110, effective date of June 25, 2019, Issue Date: June 28, 2019, which lists the following easements and/or restrictions from schedule B-1:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. **Visible evidence shown, if any.**
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years. **Not survey related.**
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the land, whether assessed or charged before or after the Date of Policy. **Not survey related.**
4. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. **Not survey related.**
5. Rights or claims of parties in possession not shown by the Public Records. **Not survey related.**
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **Visible evidence shown, if any.**
7. Easements or claims of easements not shown by the Public Records. **Visible evidence shown, if any.**
8. Any claim of adverse possession or prescriptive easement. **Visible evidence shown, if any.**
9. General taxes for the year 2019 and subsequent years. **Not survey related.**
10. Public or private rights, if any, in such portion of the subject property as may be presently taken, used, deeded or reserved for street, road or highway purposes. **Visible evidence shown, if any.**
11. Easement granted to Wisconsin Gas and Electric Company by an instrument dated January 10, 1928 and recorded on February 13, 1928, in Volume 104 of Deeds, Page 472, as Document No. 140784. **May affect site by location - it is unknown where Section Line Road was in 1904, general in nature, cannot be plotted.**
12. Easement granted to Wisconsin Electric Power Company by an instrument dated May 16, 1994 and recorded in Volume 1434, Page 385, as Document No. 669690. **Affects site by location - poor copy received, shown approximate.**
13. Sanitary Sewer and Water Main Easement granted to the Village of Germantown by an instrument dated April 14, 1982 and recorded in Volume 770, Page 196, as Document No. 443949. **Affects site by location - shown.**
14. Easement granted to Wisconsin Electric Power Company by an instrument dated August 17, 1977 and recorded in Volume 659, page 573, as Document No. 395410. **Affects site by location - poor copy received, shown approximate based on Document No. 669690 above.**

C. Flood Note

According to flood insurance rate map of the Village of Germantown, community panel number 55131C03590, effective date of November 11, 2013, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces

There are 87 regular and 4 handicapped parking spaces marked on this site.

E. Elevations

Elevations refer to NGVD 1929 Datum.

F. Municipal Zoning, information provided by surveyor

The zoning information listed below is taken from the Village of Germantown website - site is zoned B-5, Highway Business District

- Front setback - 40'
Side yard setback - 10'
Rear yard setback - 25'
Maximum height - 35'

G. Notes

There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There is no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork.

POSSIBLE VISIBLE ENCROACHMENTS

- (A) Timber wall along the South property line.
- (B) Wood steps and timber wall along East property line.
- (C) Easement runs through building.
- (D) Access point along the West property line cross adjacent land with no easement.

To: McDonald's Corporation, successor by merger to Franchise Realty Interstate Corporation, an Illinois corporation; McDonald's USA, LLC; McDonald's Real Estate Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The fieldwork was completed on August 7, 2019.

Date of Plat or Map: August 8, 2019

Michael J. Ratzburg

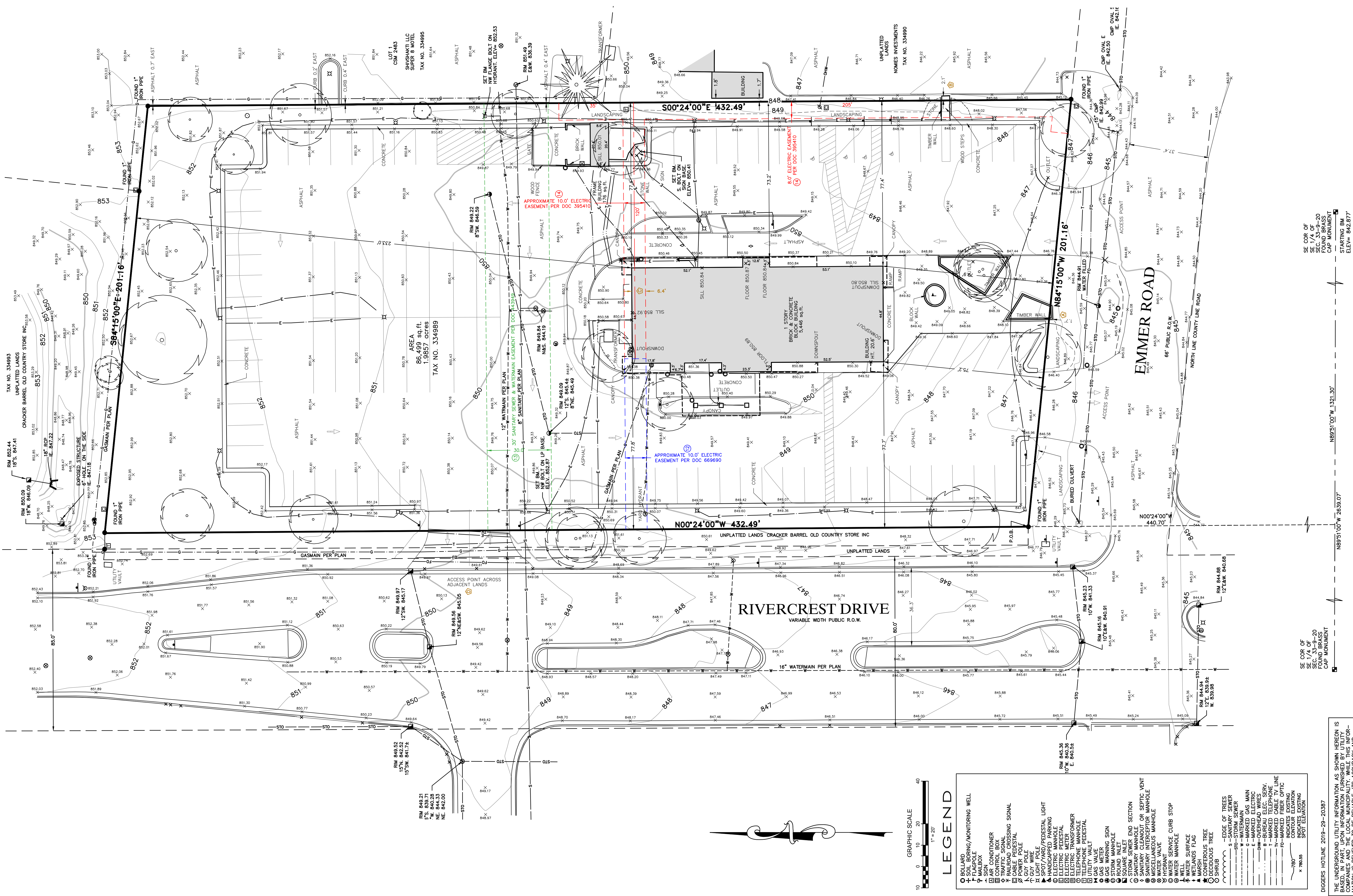
Michael J. Ratzburg
Professional Land Surveyor
Registration Number 2238
michael.ratzburg@rasmith.com



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

ALTA/NSPS LAND TITLE SURVEY



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

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

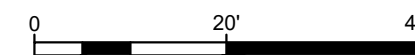
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rasmith.com

SHEET 1 OF 1



GRAPHIC SCALE



LEGEND:

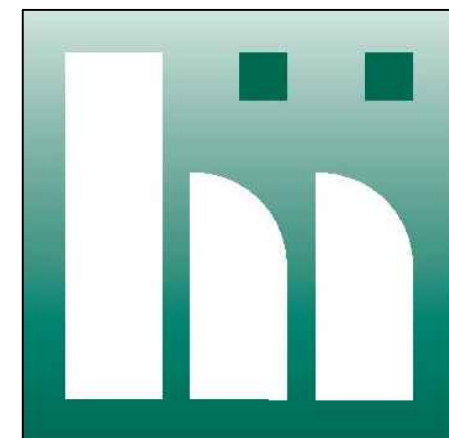
	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
	CHAIN LINK FENCE
	TREE LINE
OH _____ OH	OVERHEAD UTILITY LINE
E _____ E	ELECTRIC
T _____ T	TELEPHONE
FO _____ FO	FIBER OPTIC
CTV _____ CTV	CABLE TV
SAN _____ SAN	SANITARY SEWER
FM _____ FM	FORCE MAIN
ST _____ ST	STORM SEWER
W _____ W	WATER MAIN
G _____ G	GAS
	EXISTING CONTOUR

	MANHOLE		IRON PIPE FOUND/SET
	CATCH BASIN		REBAR FOUND/SET
	CATCH BASIN (ROUND)		CHISELED CROSS FOUND/SET
	ROOF DRAIN		PK NAIL FOUND/SET
	HYDRANT		SPIKE/NAIL
	WATER VALVE		MONUMENT
	GAS VALVE		BENCHMARK
	UTILITY POLE		SIGN
	GUY WIRE		DECIDUOUS TREE
	GAS METER		CONIFEROUS TREE
	ELECTRIC METER		BUSH
	UTILITY PEDESTAL		POST
	TRAFFIC SIGNAL		
	LIGHT POLE		
	SOIL BORING		
	MONITORING WELL		

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY R.A. SMITH NATIONAL, INC. ON AUGUST 7, 2019.
4. DATUM FOR THE PROJECT SURVEY IS NGVD 1929 DATUM. BENCHMARK FOR THE PROJECT SURVEY IS NW FLANGE BOLT ON THE HYDRANT LOCATED ADJACENT TO THE EASTERN PROPERTY LINE AT AN ELEVATION OF 852.53.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



haag müller, inc.

101 East Grand Avenue, Suite 1
Port Washington, Wisconsin 53074
262.268.1200 www.haagmuller.com

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SITE SURVEY

MCDONALD'S USA LLC - RESTAURANT REBUILD

McDONALD'S RESTAURANT (SITE ID # 480110)

N92 W17512 COUNTY LINE ROAD

VILLAGE OF GERMANTOWN, WISCONSIN

[illegible]

C001



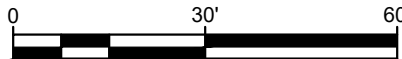
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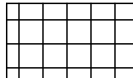
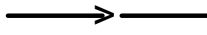
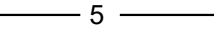
C002



GRAPHIC SCALE



LEGEND:

- 
 PROPOSED SILT FENCE
 
 PROPOSED INLET PROTECTION
 
 PROPOSED TRACKING PAD
 
 PROPOSED EROSION MATTING WISDOT
APPROVED CLASS 1 TYPE B
 
 PROPOSED STORM SEWER
- 
 EXISTING CONTOUR
 
 PROPOSED CONTOUR
 
 UTILITY REMOVAL
 
 STRUCTURE/TREE REMOVAL
 
 PAVEMENT REMOVAL
 
 PROPOSED STORM INLET
 
 PROPOSED STORM MANHOLE

GENERAL NOTES:

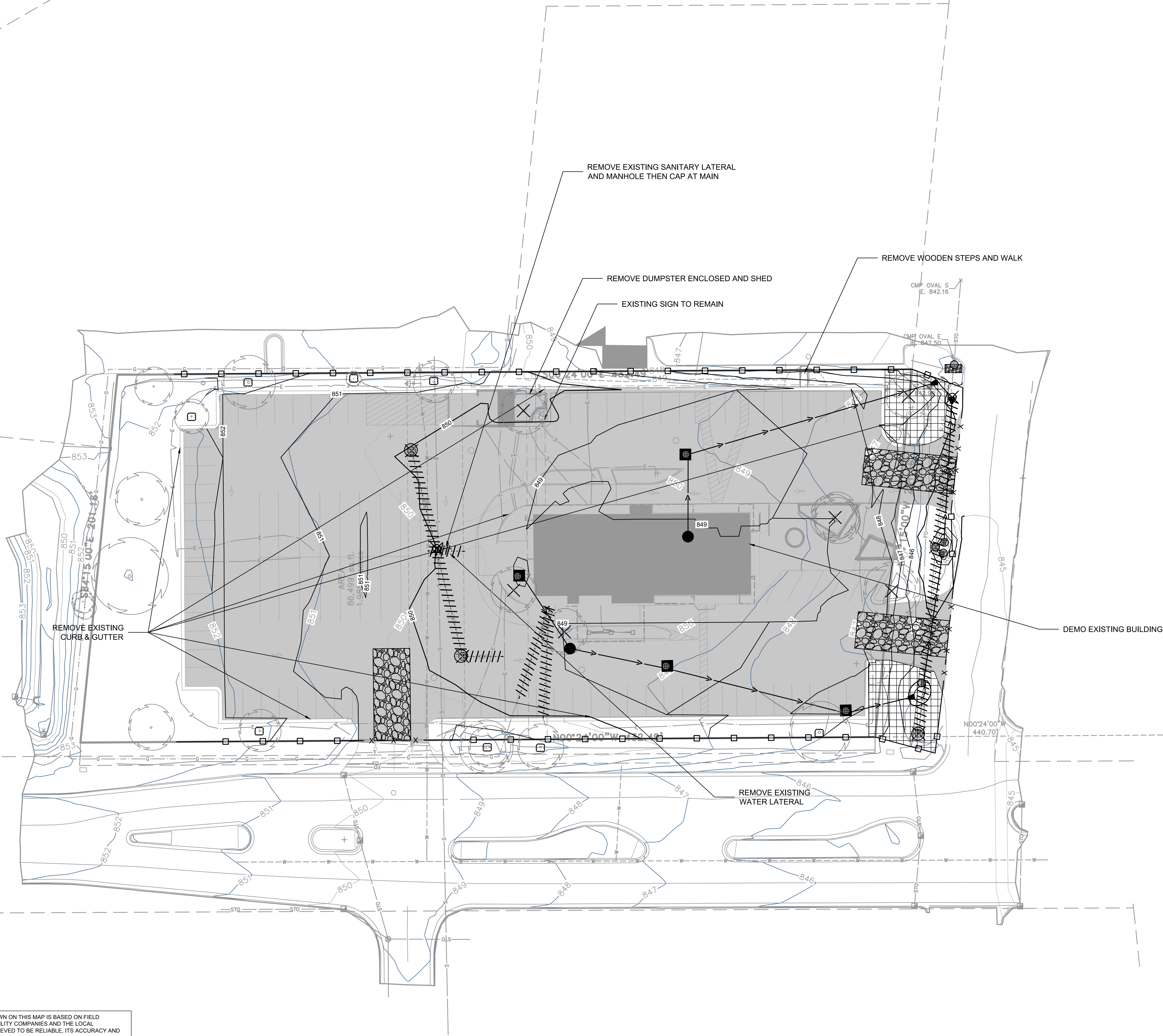
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CADD FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CADD FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C 400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

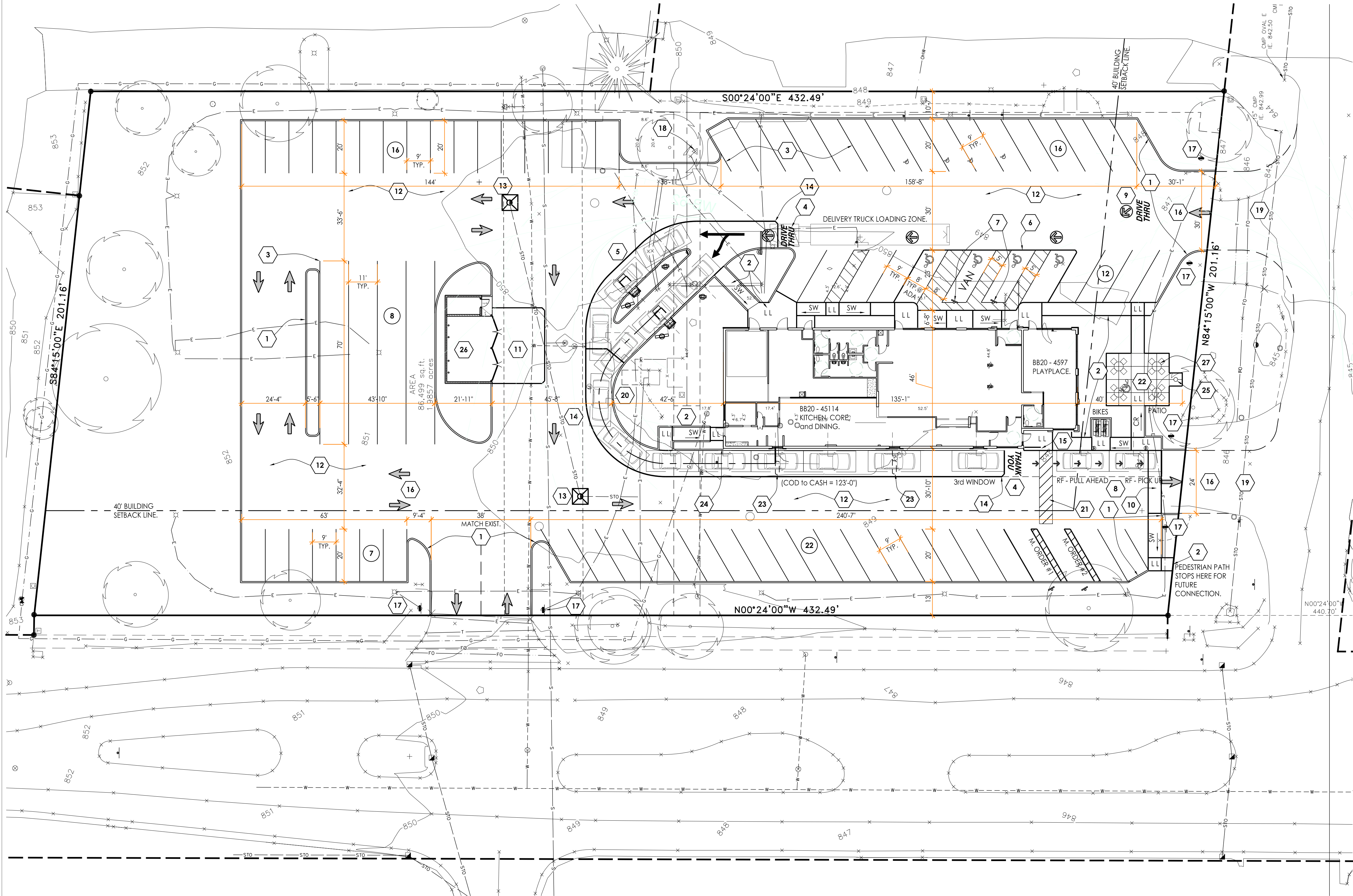


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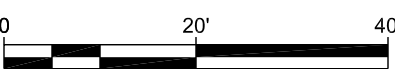
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.





REBUILD SITE LAYOUT PLAN

SCALE: 1" = 20'-0"



EXTERIOR CONCRETE WALK LEGEND

SLOPES INDICATED IN THIS CHART ARE MAXIMUM ONLY. SEE GRADING PLAN FOR FINAL SLOPE DESIGN.

L.L.	CONCRETE LEVEL LANDING: LEVEL LANDING SLOPE NOT TO EXCEED MAX OF 2.0% SLOPE IN ANY DIRECTION
C.R.	CONCRETE CURB RAMP: 8.3% MAX RUNNING SLOPE, 2.0% MAX CROSS SLOPE. NON-SLIP BROOM FINISH. PAINT PARKING LOT SIDE OF RAMP SAFETY YELLOW - 6" WIDE STRIPE. SEE DETAIL 13/SD-301. LANDING TO BE 2.0% MAX SLOPE ALL DIRECTIONS. (TOP LANDING ALWAYS REQUIRED. BOTTOM LANDING ONLY REQUIRED AT CHANGE OF DIRECTION.)
S.W.	CONCRETE SLOPED WALK: 5.0% MAX RUNNING SLOPE, 2.0% MAX CROSS SLOPE. NON-SLIP BROOM FINISH. PAINT PARKING LOT SIDE OF WALK SAFETY YELLOW WHERE WALK IS LESS THAN 6" ABOVE ADJACENT GRADE WITH A 6" WIDE STRIPE. (ALL NON-LABELLED FLAT WALKS TECHNICALLY FALL INTO THIS CATEGORY.)

SITE SUMMARY

SITE ZONING	B5
APPROX. PROPOSED SEAT COUNT	128
ZONING REQUIRES A MIN. OF (1) PARKING SPACE PER EVERY 150 S.F. OF GROSS FLOOR AREA 6095 \ 150 = 41. PLUS 1 SPACE FOR EACH 2 EMPLOYEES = 6. THEREFORE A MIN. OF (47) PARKING SPACES ARE REQUIRED. (81) PARKING SPACES ARE PROVIDED. ZONING REQUIRES SPACES TO BE 180 S.F. SPACES ARE 9 x 20 = 180.	
ADAAG REQUIRES ONE ADA SPACE FOR 1 TO 25 PARKING SPACES, TWO ADA SPACES FOR 26 TO 50 PARKING SPACES, THREE ADA SPACES FOR 51 TO 75 SPACES, AND FOUR ADA SPACES FOR 76 TO 100 SPACES. THEREFORE (4) ADA SPACES ARE REQUIRED.	
TOTAL PARKING EXISTING	91 SPACES (4 ACCESSIBLE)
TOTAL PARKING PROPOSED	81 SPACES (4 ACCESSIBLE)
OVERALL PROPERTY SIZE	86,165 S.F. = 1.978 AC.
DISTURBED AREA	1.862 ACRES
IMPERVIOUS LOT COVERAGE	LANDSCAPE COVERAGE
BEFORE REMODEL: 65,855 S.F. - 76.5%	BEFORE REMODEL: 20,310 S.F. - 23.5%
AFTER REMODEL: 61,217 S.F. - 71.04%	AFTER REMODEL: 24,948 S.F. - 28.95%

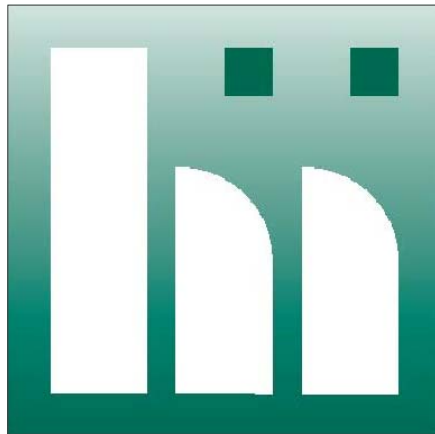
SITE DEMO AND LAYOUT PLAN
GENERAL NOTES

A.	STENCIL SUPPLIER FOR McDONALD'S PAVEMENT MARKERS (D.T., ROUND CIRCLE DIRECTIONAL ARROWS, 3-PIECE DBL. HEADED ARROW, THANK YOU, DRIVE-THRU) PAVEMENT STENCIL COMPANY - 1-800-250-5547
B.	CURRENT SIGN MFG. FOR D.T. SIGNAGE PACKAGE ARE: EVERBRITE (414-529-3500), PERSONA SIGNS, INC. (800-843-9888), OR DIVISION 8 PRODUCTS (715-327-4660)
C.	EXISTING UTILITIES TO REMAIN. CONTACT ARCHITECT IMMEDIATELY IF AN EQUIPMENT / UTILITY CONFLICT IS DISCOVERED.
D.	PARKING QUANTITIES ARE LISTED IN A CIRCLE SYMBOL () ON THE SITE LAYOUT PLAN.
E.	SEE "S" SHEETS FOR DOOR STOOP SIZING AND CONSTRUCTION DETAILS.
F.	ALL CRACK CONTROL / EXPANSION JOINTS IN CONCRETE PER DETAIL XX/XX-XXX.
G.	ALL SIDEWALK EDGES LESS THAN 6" IN HEIGHT ARE TO BE PAINTED SAFETY YELLOW - 6" WIDE STRIPE.
H.	G.C. TO PROVIDE A SEWER LATERAL VIDEO TO CITY FOR REVIEW AND APPROVAL. CONTACT THE CITY ENGINEERING DEPARTMENT FOR VIDEO FORMAT.

SITE LAYOUT PLAN KEYED NOTES:

THE FOLLOWING SITE LAYOUT PLAN KEYED NOTES ARE ENCLOSED WITH A (X) SYMBOL ON THE SITE LAYOUT PLAN

- CONCRETE CURBS. 6x18 PER DETAIL 2/SD-301. SEE SD-101 AND SD-102 FOR ENLARGED VIEWS AND CURBING LAYOUTS.
- EXTERIOR CONCRETE WALK, BROOM FINISH. 2.0% MAX CROSS SLOPE. SEE EXTERIOR WALK LEGEND THIS SHEET FOR ADDITIONAL INFORMATION ON MAXIMUM SLOPES. SEE SD SHEETS FOR DETAILS AND GRADING PLAN FOR FINAL ENGINEERED DESIGN SLOPES.
- PARKING LOT STRIPING AND ACCESSIBLE PARKING COLOR: WHITE. [EXCEPTION: DRIVE THRU. PULL FORWARD AND MOBILE ORDER ASSOCIATED MARKERS AND STRIPING TO BE YELLOW.]
- "DRIVE THRU" AND "THANK YOU" PAVEMENT MARKING. PAINT COLOR: SAFETY YELLOW. SEE DETAIL 9/SD-301. SEE GENERAL NOTE #A FOR STENCIL SUPPLIER. LOCATE "THANK YOU" 44' FROM THE CENTER LINE OF OF PRESENTER BOOTH WINDOW TO THE BOTTOM OF THE WORD "YOU".
- DRIVE THRU SYSTEM INCLUDES: DOUBLE ARM GATEWAY SIGN, DIGITAL MENU BOARDS, SPRINGBOARD CANOPY WITH MIC/SPEAKERS, DIGITAL PRE-BROWSE BOARDS & DRIVE THRU DETECTOR LOOPS. SEE SD SHEETS FOR LAYOUT DIMENSIONS & DETAILS.
- CONCRETE PAD AT ACCESSIBLE PARKING. OUTSIDE CORNERS OF PAD TO BE POURED AT 45 DEGS. 12" BACK, TO AVOID CRACKING OF CORNERS. DO NOT EXCEED 2.0% MAX SLOPE ANY DIRECTION.
- ACCESSIBLE PARKING SPACE SIGNAGE ATTACHED TO NEW 6" BOLLARD PER DETAIL 3/SD-205. MOUNT SIGNS SO AS BOTTOM OF LOWEST SIGN IS 5'-0" MINIMUM ABOVE PARKING GRADE. VERIFY WITH LOCAL MUNICIPALITY IF "FINE" SIGN IS REQ'D. ADD "VAN ACCESSIBLE" SIGN TO VAN SPACE NOTED ON PLAN.
- ROLL FORWARD PARKING SPOT, STRIPING, AND BOLLARD. STRIPING COLOR: YELLOW. SEE SHEET SD-201 FOR MORE INFORMATION. 3" BOLLARDS AT BUILDING. 6" BOLLARDS ELSEWHERE. G.C. OR SUPPLIER TO INSTALL. INSTALL IN NON-PAVED SURFACE WHERE POSSIBLE AS INDICATED ON PLAN.
- CIRCULAR DRIVE THRU DIRECTIONAL ARROW. PAINT COLOR: SAFETY YELLOW. SPACE EVERY 50'-0" TO 60'-0". SEE DETAIL 9/SD-301. SEE GENERAL NOTE #8 FOR STENCIL SUPPLIER.
- 5' WIDE CONCRETE ACCESSIBLE ROUTE. WHERE PAINTED, COLOR: WHITE. STRIPING AS INDICATED ON PLAN.
- CONCRETE PAD AT TRASH ENCLOSURE. SEE SD-401 FOR MORE INFORMATION.
- ASPHALT PAVING. GRIND, REMOVE AND REPLACE. SEE C SHEETS FOR SPEC.
- 6 FOOT SQUARE CONCRETE CATCH BASIN APRONS.
- CONCRETE DRIVE THRU LANE. SEE SD SHEETS FOR MORE INFORMATION.
- STAINLESS STEEL GUARD RAIL AT BUILDING PER DETAIL 4/SD-205. SEE FLOOR PLAN FOR LENGTH DIMENSIONS.
- LOT DIRECTIONAL ARROW. PAINT COLOR: WHITE. SEE DETAIL 9/SD-301. SEE GENERAL NOTE #A FOR STENCIL SUPPLIER.
- LOT DIRECTIONAL SIGNAGE. SEE SD SHEETS FOR MORE INFORMATION. THREE SIGNS ON EXISTING BASES. THREE SIGNS ON NEW CONCRETE BASES. VERIFY WITH SIGN MFG. ELECTRICAL REQUIREMENTS.
- EXISTING McDONALD'S HIGHWAY SIGN TO REMAIN AS IS.
- NEW SITE WORK OUTSIDE OF PROPERTY LINES, INCLUDING RE-ALIGNING NORTHEAST ENTRY DRIVE REQUIRES MUNICIPAL APPROVAL AND R.O.W. PERMITS.
- EXISTING TRANSFORMER CLEAR SPACE AT DOORS REQUIRED AND INDICATED BY DASHED LINES.
- 5' WIDE PEDESTRIAN ACCESS PAINT STRIPING. THIS IS FOR ACCESS TO MOBILE ORDER CUSTOMERS AND IS NOT PART OF AN ACCESSIBLE PATH.
- CONCRETE PATIO WITH BROOM FINISH. SET ENTIRE SLAB AT A MAX SLOPE OF 2%. CONTROL JOINTS PER THIS PLAN. CONCRETE PAD EXTENSION OFF OF PATIO NOT NEEDED IF FLAG OPTION NOT SELECTED.
- DETECTOR LOOPS AT DRIVE THRU WINDOWS. SEE DETAIL 2/SD-205.
- PIPE BOLLARD PER DETAIL 3/SD-205. COLOR: SAFETY YELLOW.
- ILLUMINATED FLAG POLE. OWNER OPTION. CONCRETE PAD EXTENSION OFF OF PATIO NOT NEEDED IF FLAG OPTION NOT SELECTED.
- TRASH ENCLOSURE WITH STORAGE SHED. SEE SHEET SD-401.
- PATIO SEATING PER OPERATOR. 5% OF TOTAL SEATS TO BE ACCESSIBLE. TABLE TOP HEIGHT, 34" MAX. KNEE HEIGHT 27" MIN., 19" DEEP, 30" WIDE x 48" LONG CLEAR FLOOR SPACE.



haag müller, inc.
Architecture • Engineering • Interiors

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SITE LAYOUT PLAN

McDONALD'S USA LLC - RESTAURANT REBUILD

McDONALD'S RESTAURANT (SITE ID # 480110)

N92 W17512 COUNTY LINE ROAD

VILLAGE OF GERMANTOWN, WISCONSIN

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 10-31-19

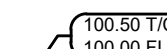
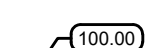
PROJ. NO: 1902104

DRAWN BY: SJ

SHEET

C-101

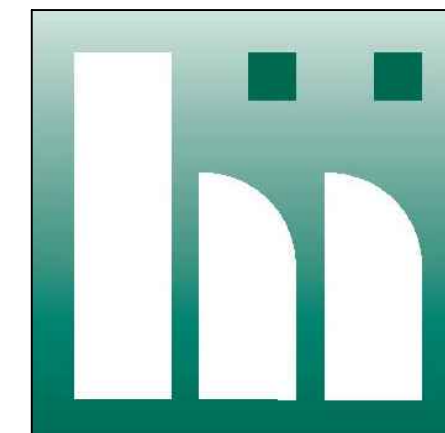


	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED CURB & GUTTER SPOT GRADE T/O: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE
	PROPOSED ASPHALT SPOT GRADE
	EXISTING SURFACE SPOT GRADE
	OVERLAND FLOW ROUTE
	GRADE BREAK

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
8. REFER TO SHEET SD301 FOR PAVEMENT, CONCRETE SECTIONS, CURB AND GUTTER, AND ADA RAMP DETAILS.
9. REFER TO ARCHITECTURAL SITE PLAN C101 ARCHITECTURAL DETAILS.

GRADING PLAN
McDONALD'S USA LLC - RESTAURANT REBUILD McDONALD'S RESTAURANT (SITE ID # 480110) N92 W17512 COUNTY LINE ROAD VILLAGE OF GERMANTOWN, WISCONSIN

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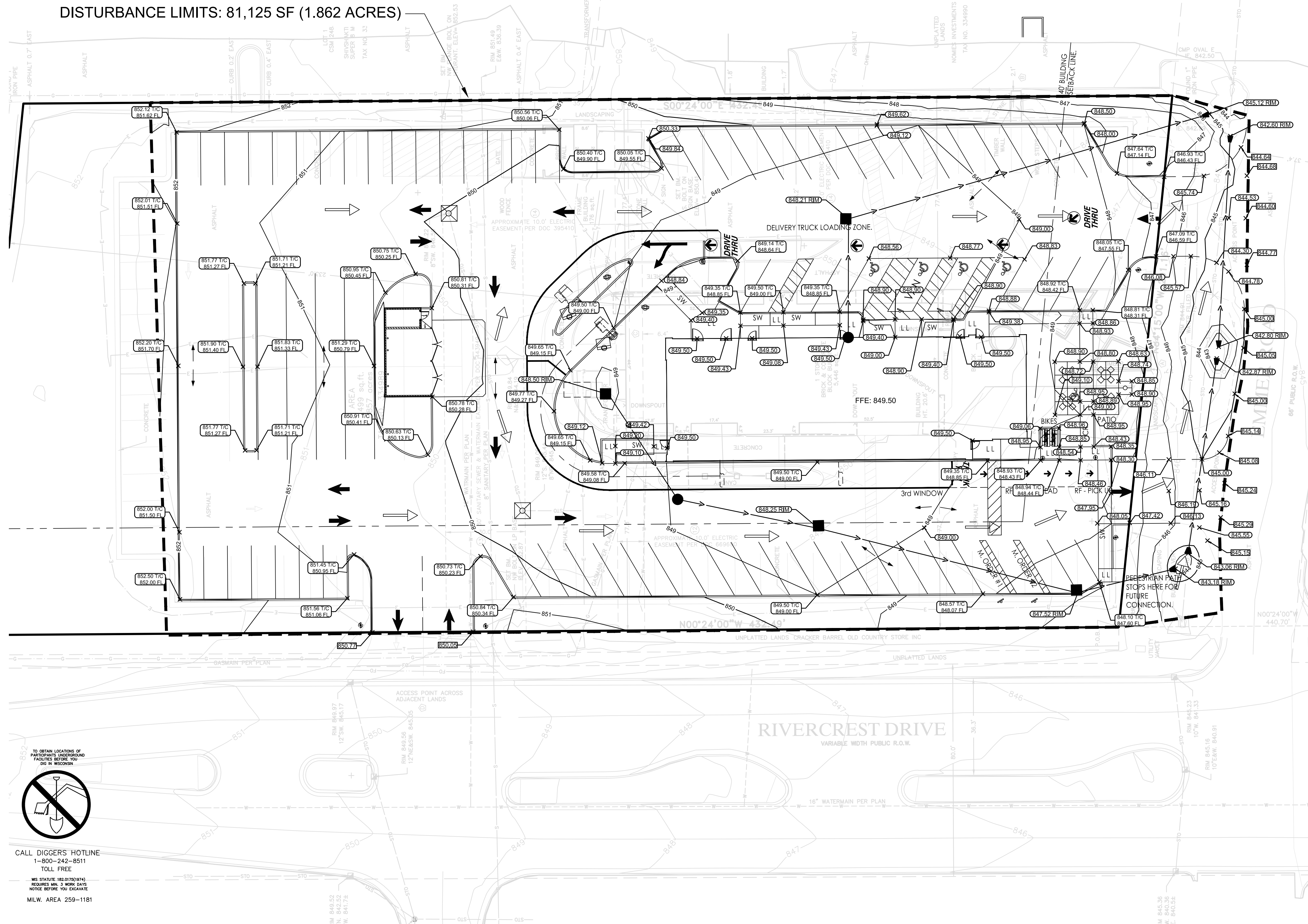
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Architecture ■ Engineering ■ Interiors

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Port Washington, Wisconsin 53074
262.268.1200 www.haagmuller.com

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DISTURBANCE LIMITS: 81,125 SF (1.862 ACRES)



852

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

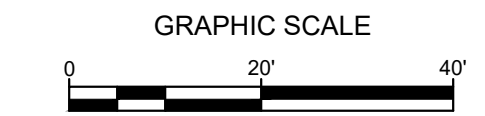
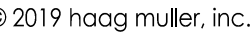
A circular prohibition sign with a diagonal slash over a line drawing of a shovel and a house. The sign is black and white, with the slash indicating that the action of digging is prohibited. The drawing shows a shovel with its handle and head, and a simple outline of a house with a chimney.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-118

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



	PROPOSED STORM INLET	
	PROPOSED STORM FLARED END STRUCTURE	
	PROPOSED SANITARY SAMPLING MANHOLE	
	PROPOSED SANITARY DROP MANHOLE	
	PROPOSED RIP-RAP	

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2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.

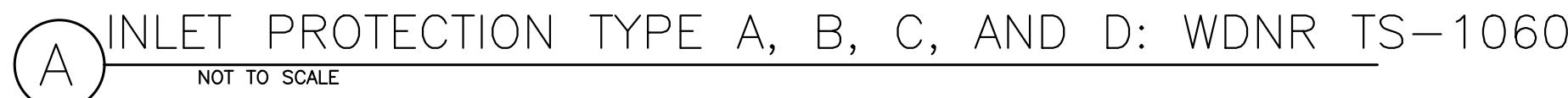
McDONALD'S USA LLC - RESTAURANT REBUILD
McDONALD'S RESTAURANT (SITE ID # 480110)
N92 W17512 COUNTY LINE ROAD
VILLAGE OF GERMANTOWN, WISCONSIN

C300

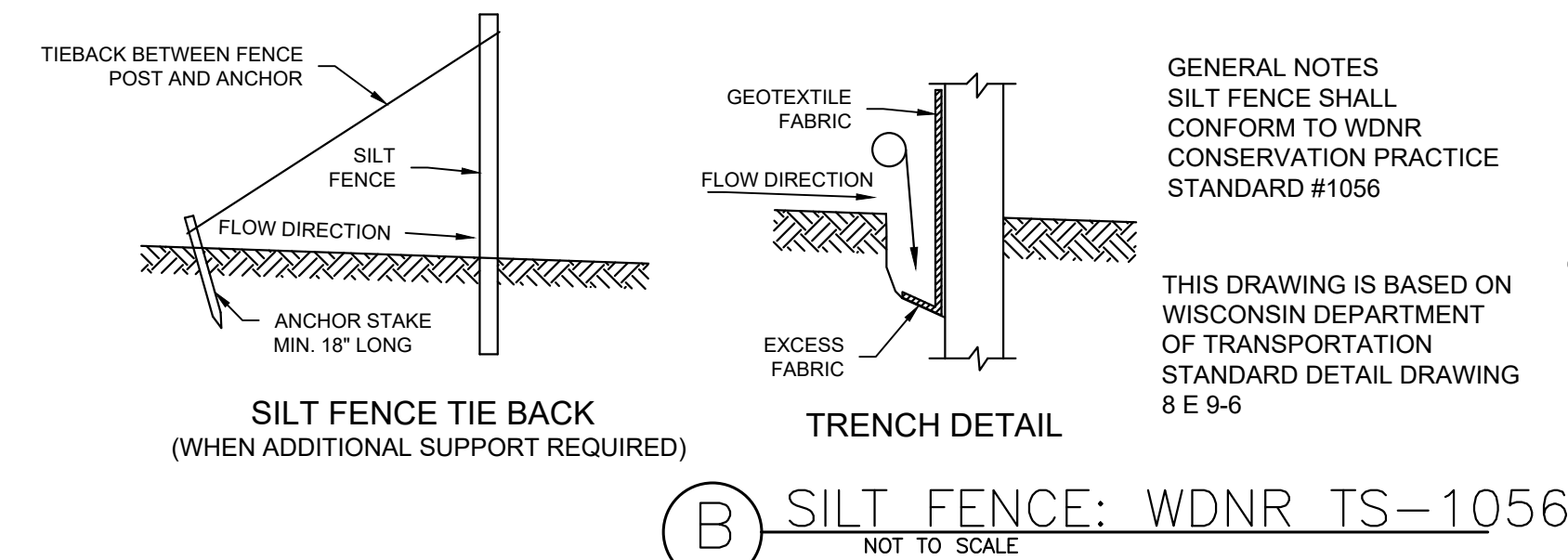
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



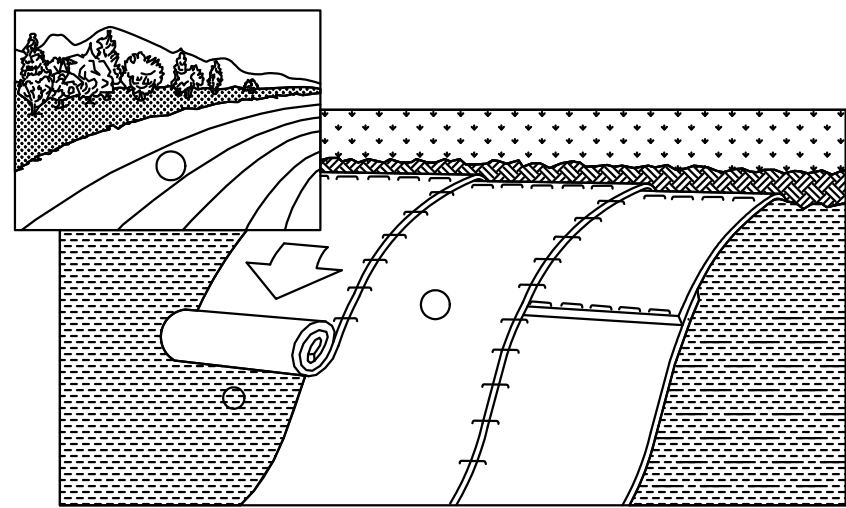
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- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE THAT FUTURE EROSION OF THE EROSION CONTROL STRUCTURE SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
- SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
- SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
- WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE VILLAGE OF GERMANTOWN, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
- SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
- NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
- REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
- CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
- CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
- WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
- CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
- PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
- IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY.

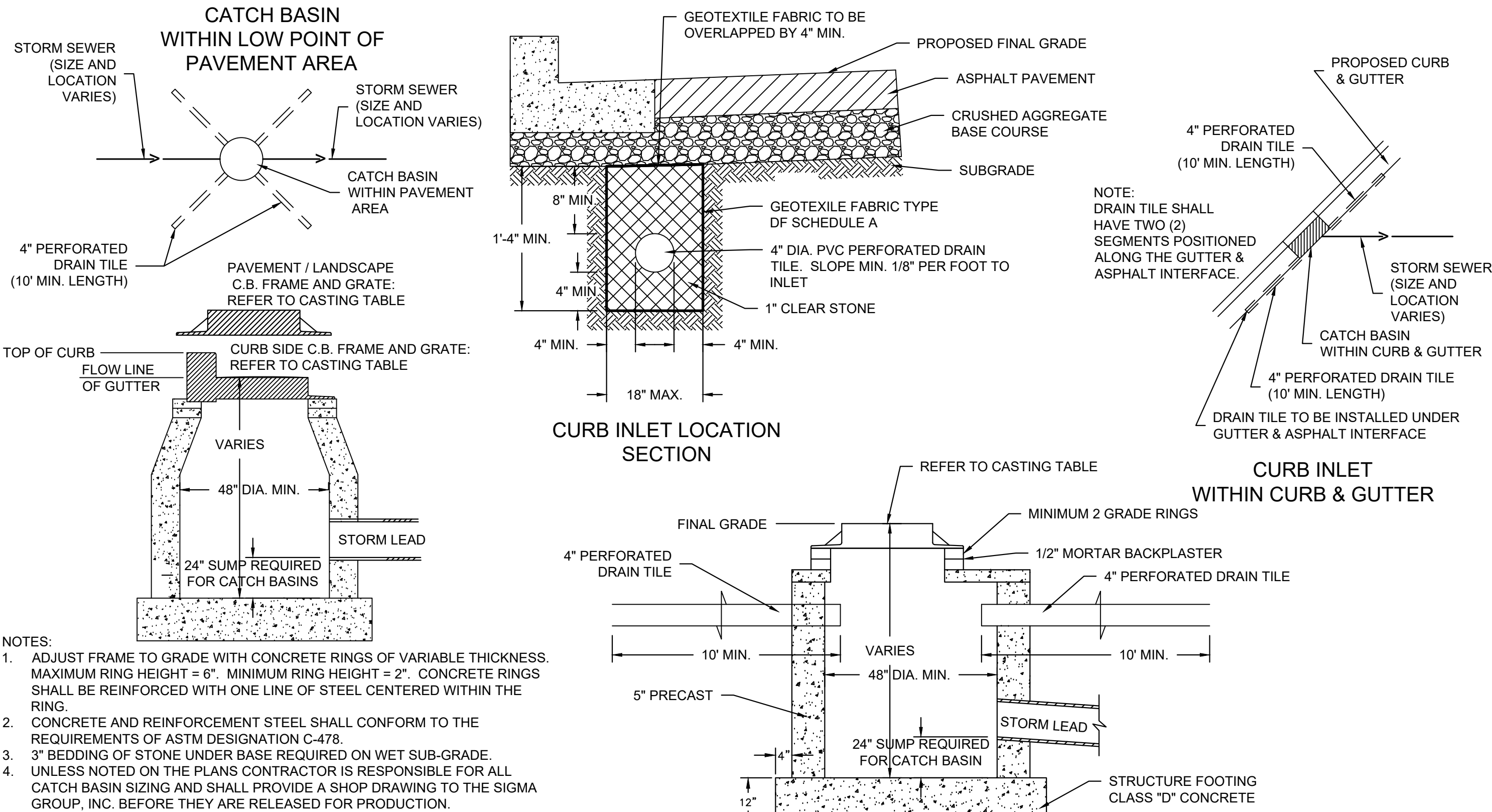


1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. DEMOLISH AND REMOVE EXISTING STRUCTURES AND PAVEMENTS.
4. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL BE RESEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
5. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
6. INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM DRAINAGE.
7. FINE GRADE SITE AND PLACE BASE COURSE AGGREGATE FOR NEW PAVEMENTS.
8. APPLY TOPSOIL TO LANDSCAPE AREAS, SEED, AND MULCH.
9. PLACE NEW PAVEMENTS.
10. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

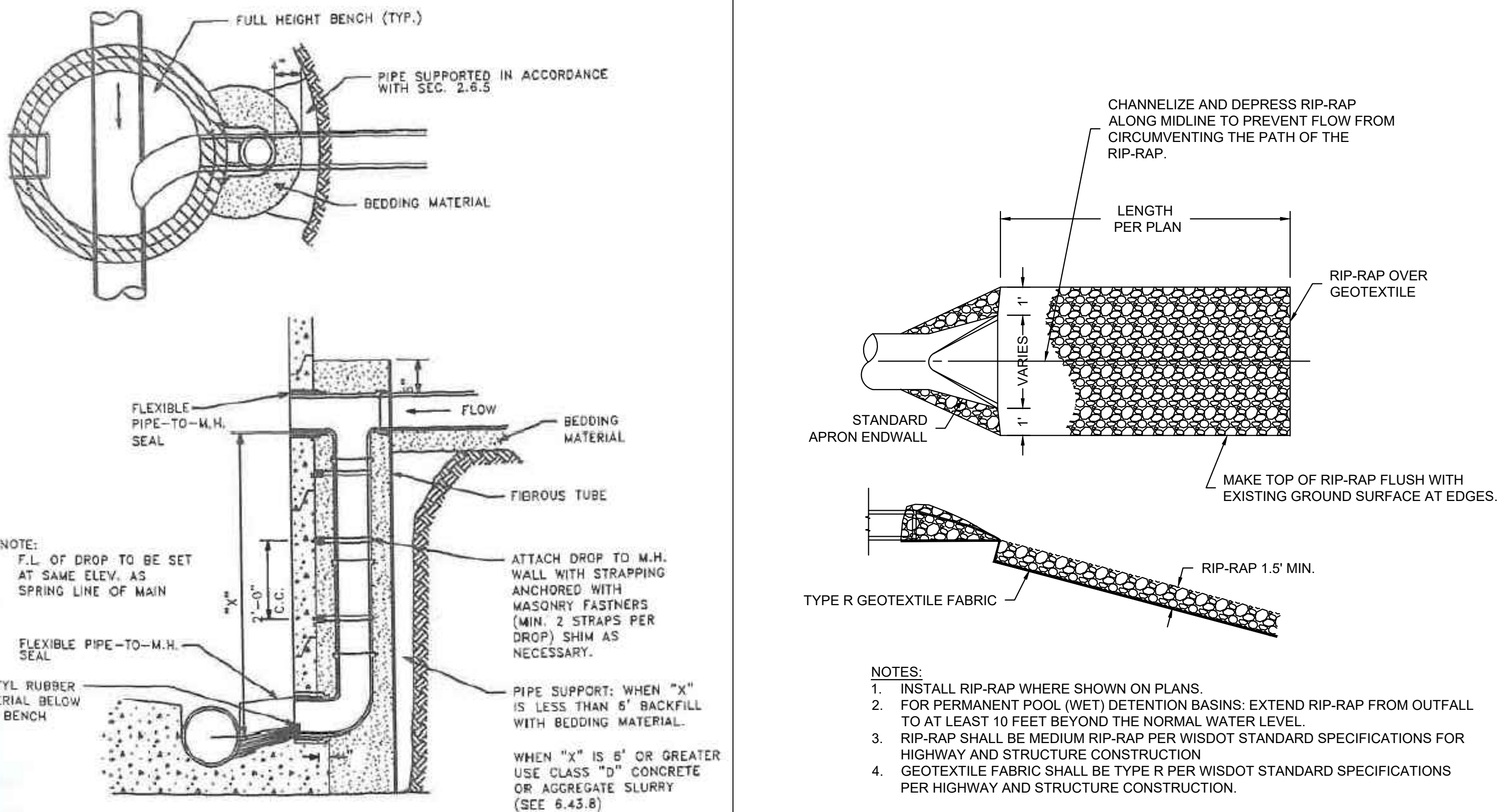


1. EROSION MATTING SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1052.
2. INSTALL PER MANUFACTURERS SPECIFICATIONS.

D EROSION MATTING: WDNR TS-1052
NOT TO SCALE



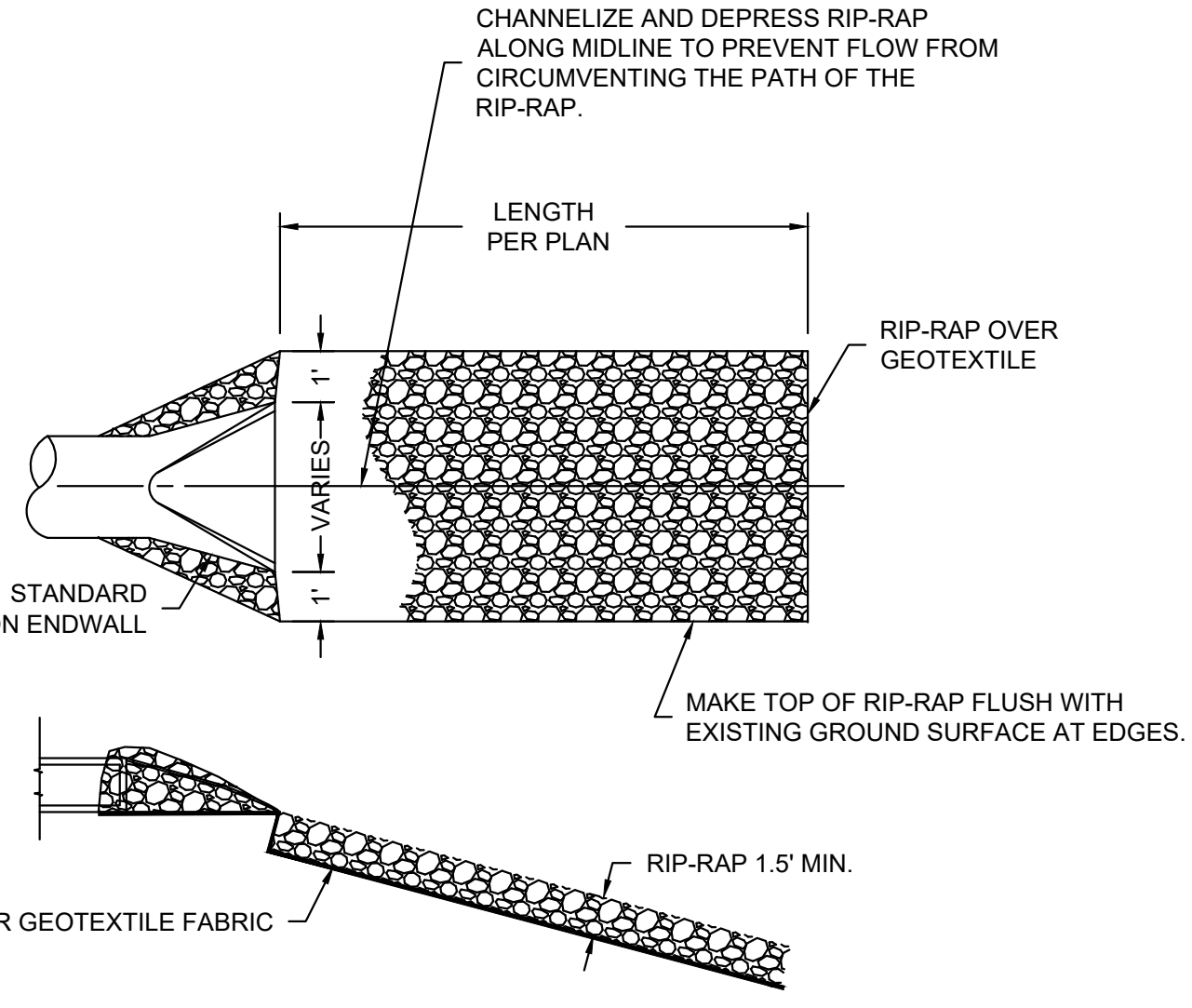
A INLET AND CATCH BASIN
NOT TO SCALE



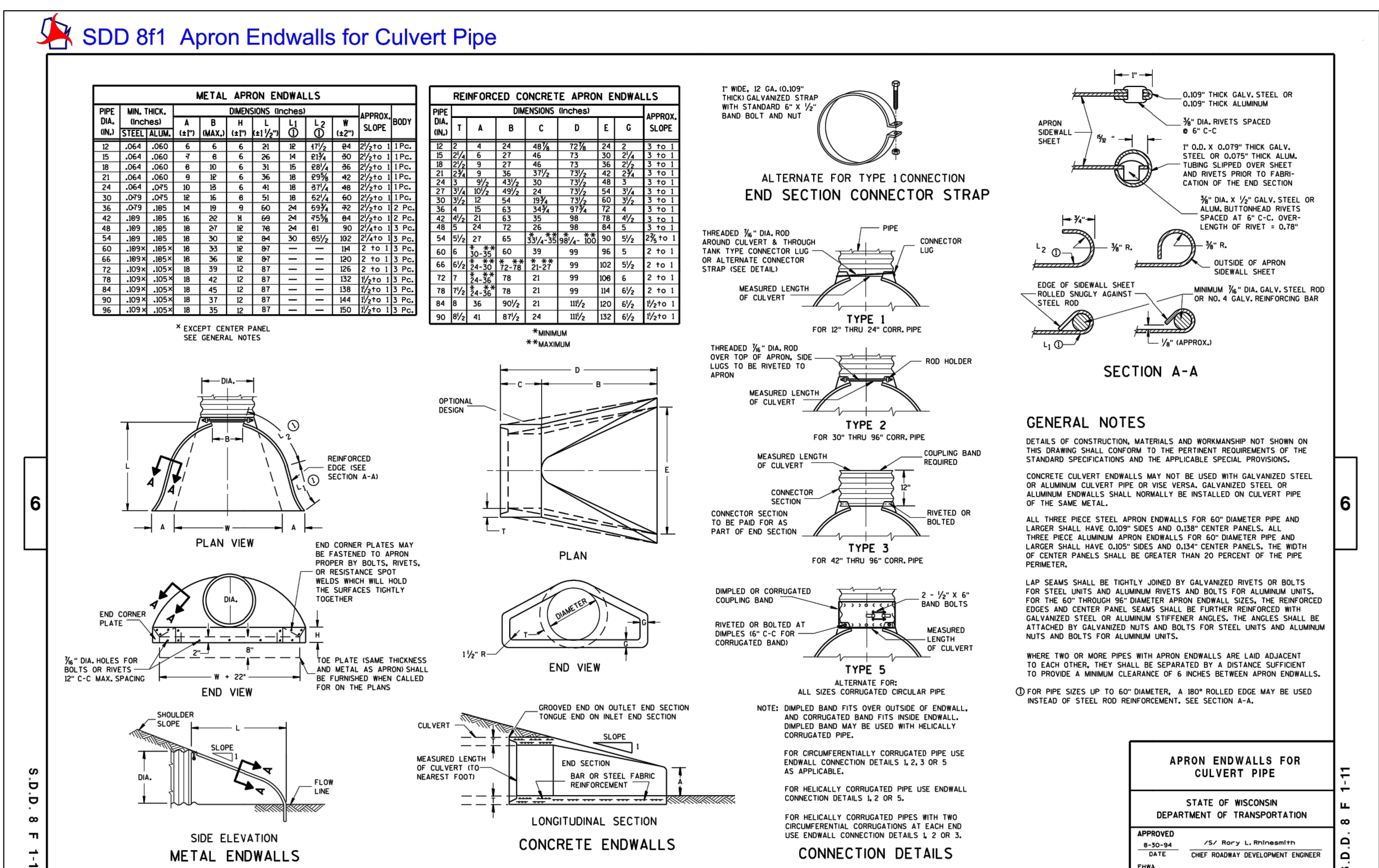
B PRECAST SAMPLING MANHOLE
NOT TO SCALE



C SANITARY DROP MANHOLE
NOT TO SCALE



D RIP-RAP DISCHARGE APRON
NOT TO SCALE



E APRON ENDWALL
NOT TO SCALE

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CONSTRUCTION DETAILS

McDONALD'S USA LLC - RESTAURANT REBUILD
McDONALD'S RESTAURANT (SITE ID # 480110)
N92 W17512 COUNTY LINE ROAD
VILLAGE OF GERMANTOWN, WISCONSIN

NO.	DATE	DESCRIPTION
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DATE: 10-31-19
PROJ. NO.: 1902104
DRAWN BY:
SHEET

C401

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

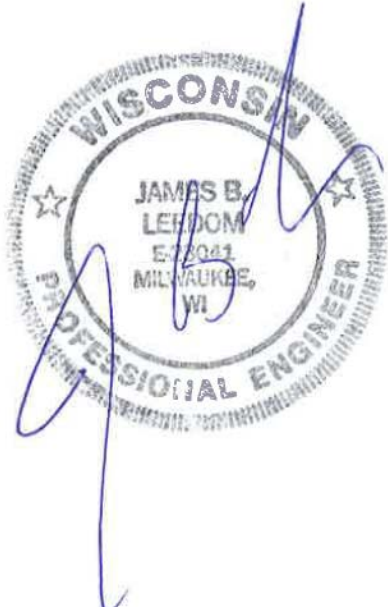
1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
5. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
6. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
7. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
8. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
9. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
10. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
12. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
13. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
14. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMINGLING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
15. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
16. SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMINGLING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

3. COMPLY WITH STANDARD SPECIFICATIONS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS GOVERN.
2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
3. WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY.
4. DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
 - a. CLASS 52
 - b. CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 51.8 OF AWWA C151.
 - c. PUSH-ON GASKET PIPE
 - d. PLAIN RUBBER GASKETS
 - e. BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
5. JOINTS FOR DUCTILE IRON PIPE: JOINTS SHALL BE RUBBER GASKET JOINTS; CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS (ANSI/AWWA C111/A21.11, LATEST EDITION)
6. FITTINGS FOR DUCTILE IRON PIPE: CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON AND GRAY IRON FITTINGS, 3" THROUGH 48" FOR WATER ANSI/AWWA C110/A21.10, LATEST EDITION; CLASS 250 MECHANICAL JOINT PIPE FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TARR'D; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBBER GASKETS, FLANGES, AND BOLTS.
7. PVC AWWA PIPE: AWWA C900, CLASS 200 WITH BELL END WITH GASKET AND WITH SPIGOT END AND MEETING REQUIREMENTS OF CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. FITTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 8.22.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. PUSH-ON-JOINT, DUCTILE IRON FITTINGS : AWWA C110 AND C111. MECHANICAL -JOINT, DUCTILE IRON FITTINGS: AWWA C153, DUCTILE-IRON COMPACT PATTERN. GLANDS, GASKETS AND BOLTS: AWWA C111, DUCTILE IRON GLANDS, RUBBER GASKETS AND STEEL BOLTS.
8. GATE VALVES: CONFORM TO AWWA C-500 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN SUITABLE FOR DIRECT BURY.
9. VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY.
12. GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.3.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
13. INSTALL DUCTILE-IRON, WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.4.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
14. ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE WITH CHAPTER 4.4.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PROCEDURES.
15. INSTALL PVC AWWA PIPE ACCORDING TO ASTM F645 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
16. INSTALL THRUST RESTRAINT AT ALL OFFSET FITTINGS USING MECHANICAL JOINT RESTRAINTS. CONCRETE THRUST BLOCKS MAY ONLY BE USED IF ALLOWED BY LOCAL WATER UTILITY.
17. INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6" OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.
18. BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 36 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TRENCH BACKFILL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION ON-SITE.

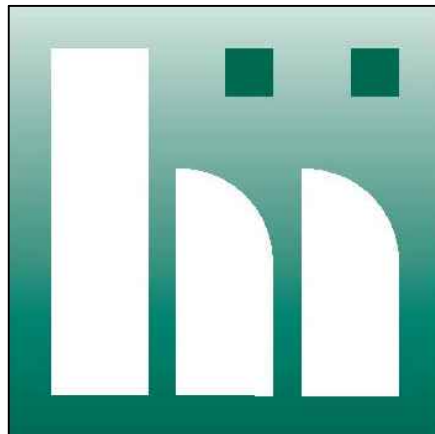
19. INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.
20. DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
21. PVC PIPING GASKETED JOINTS, USING JOINING MATERIALS ACCORDING TO AWWA C900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS.
22. CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
23. CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(8)(I) AND AWWA C651.

1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS. IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, JOINTS SHALL CONFORM TO ASTM D-3212.
4. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
5. MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
6. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(1)(I)H AND 382.36(7)D.
7. PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS. JOIN PVC SEWER PIPE ACCORDING TO ASTM D3212 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS
8. UNDEVELOP AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS. USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
9. CLASS B COMPACTED TRENCH SECTION (FILE NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
10. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL. IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS, COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
11. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
12. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(J)4 OF THE STANDARD SPECIFICATIONS. REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

3. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
5. HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
6. CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS, DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
7. FRAMES AND GRATES: AS INDICATED ON PLANS, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
8. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
9. MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
10. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.301(11)(H) AND 382.36(7)(D).
11. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
12. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
14. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
15. CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.
16. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(H)(4) OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.



1.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER RECOMMENDATIONS ARE FOUND IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.	 haag müller, inc. Architecture • Engineering • Interior 101 East Grand Avenue, Suite 1 Port Washington, Wisconsin 53074 262. 268.1200 www.haagmuller.com © 2019 haag müller, inc.
	2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.	
3.	CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.	 haag müller, inc. • CELEBRATING OVER 40 YEARS OF SERVICE •
	4. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.	
5.	FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.	SPECIFICATIONS MCDONALD'S USA LLC - RESTAURANT REBUILD MCDONALD'S RESTAURANT (SITE ID # 480110) NP2 W17512 COUNTY LINE ROAD VILLAGE OF GERMANTOWN, WISCONSIN
	6. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS, FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.	
7.	UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.	 haag müller, inc. • CELEBRATING OVER 40 YEARS OF SERVICE •
	8. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.	
9.	ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.	 haag müller, inc. • CELEBRATING OVER 40 YEARS OF SERVICE •
	10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.	
11.	DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.	 haag müller, inc. • CELEBRATING OVER 40 YEARS OF SERVICE •
	12. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.	
13.	PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.	 haag müller, inc. • CELEBRATING OVER 40 YEARS OF SERVICE •
	14. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.	
15.	SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.	 haag müller, inc. • CELEBRATING OVER 40 YEARS OF SERVICE •
	16. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.	
17.	PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDUM AXLE DUMP TRUCK OR RUBBER Tired VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INTO THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.	 haag müller, inc. • CELEBRATING OVER 40 YEARS OF SERVICE •
	18. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINPILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINPILES SHALL BE 0.5%.	
19.	CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.	 haag müller, inc. • CELEBRATING OVER 40 YEARS OF SERVICE •
	20. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.	
21.	EXISTING OLD FILL MATERIAL SHALL BE REMOVED BELOW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION.	 haag müller, inc. • CELEBRATING OVER 40 YEARS OF SERVICE •
	22. WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTERED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPENED TO COMPETENT BEARING SOIL AND THE FOOTING AND LOWER EXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCAVATION AND BACKFILL TREATMENT REQUIRES WIDENING THE DEEPENED EXCAVATION IN ALL DIRECTIONS AT LEAST 8 INCHES BEYOND THE EDGE OF THE FOOTING FOR EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OVEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 8 INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.	
23.	A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE MAT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).	 haag müller, inc. • CELEBRATING OVER 40 YEARS



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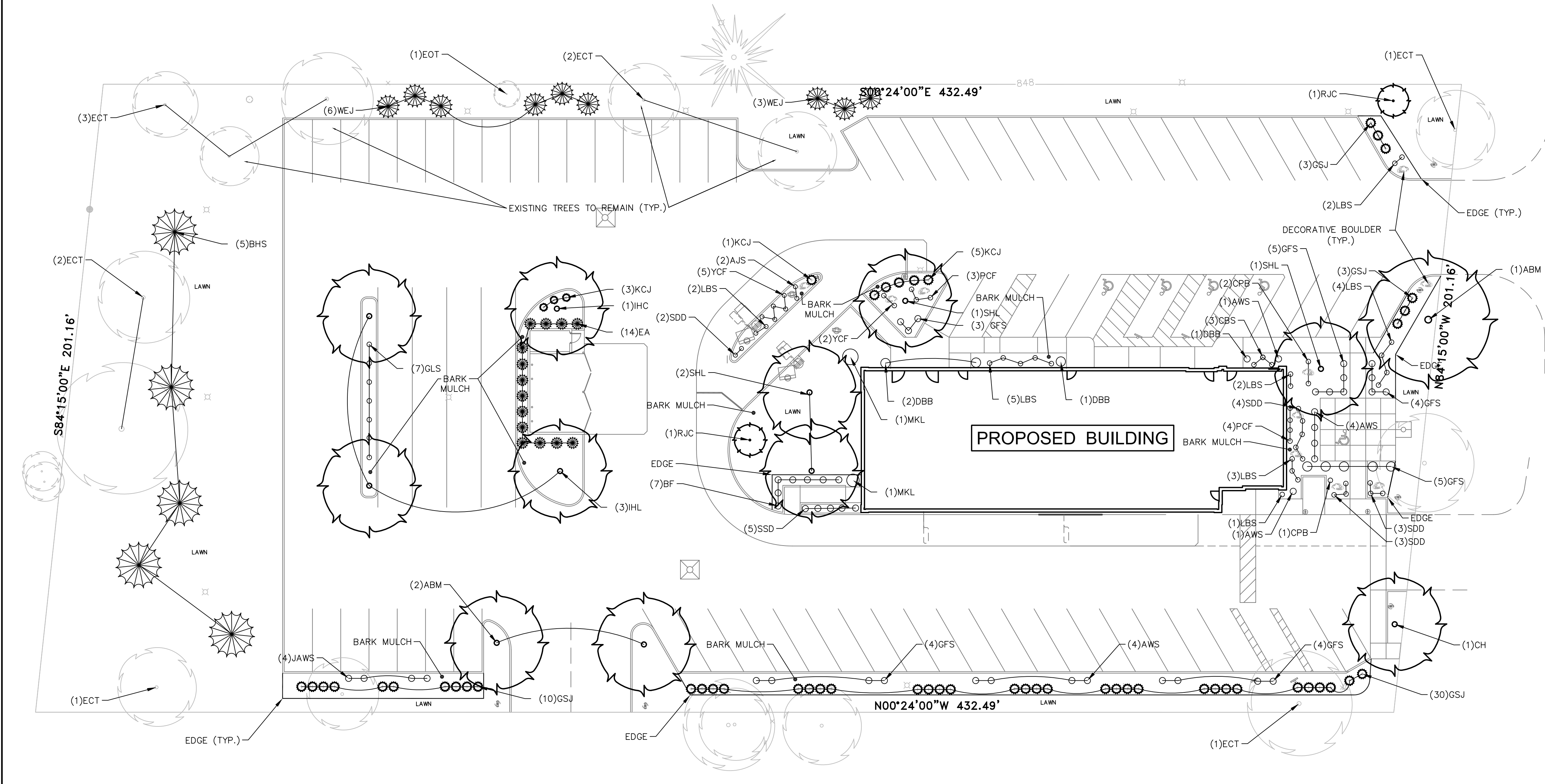
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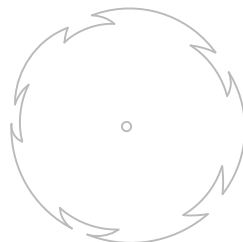
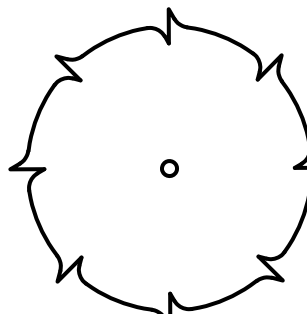
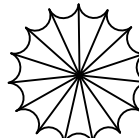
SPECIFICATIONS

McDONALD'S USA LLC - RESTAURANT REBUILD
 McDONALD'S RESTAURANT (SITE ID # 480110)
 N92 W17512 COUNTY LINE ROAD
 VILLAGE OF GERMANTOWN, WISCONSIN

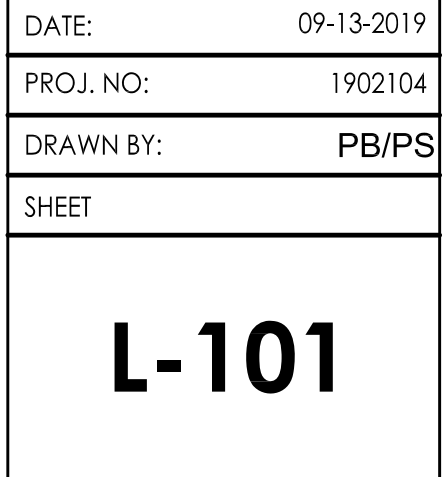
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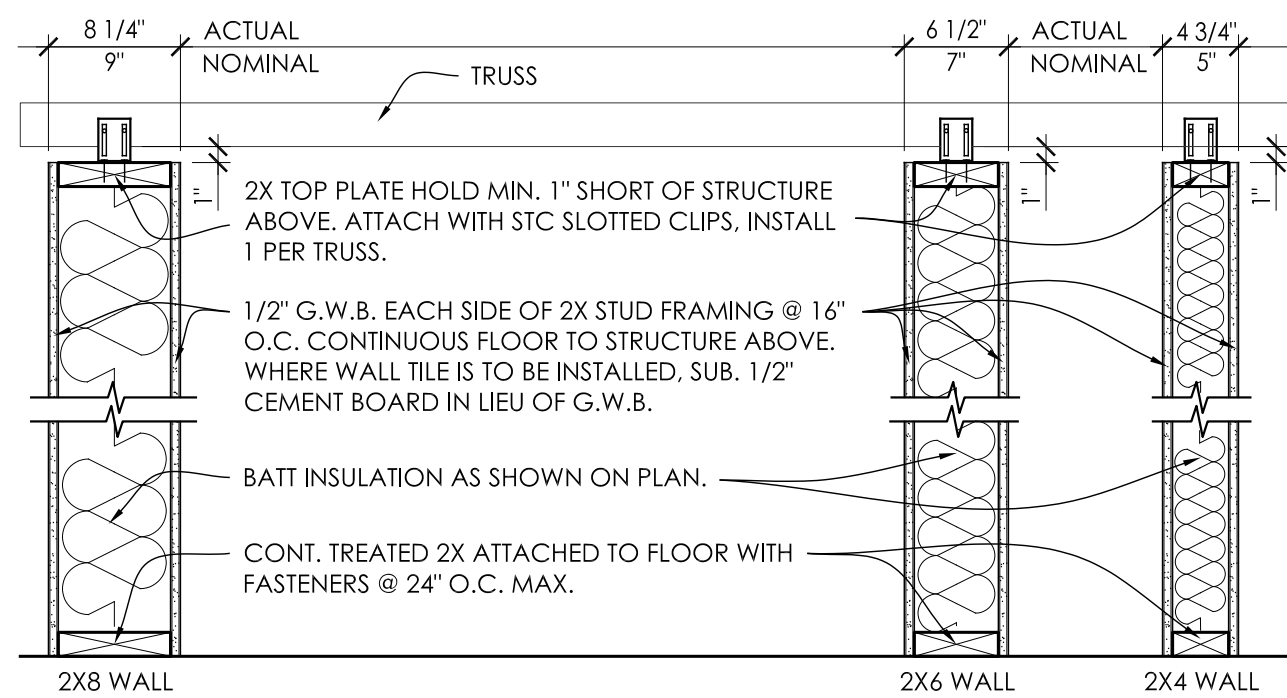
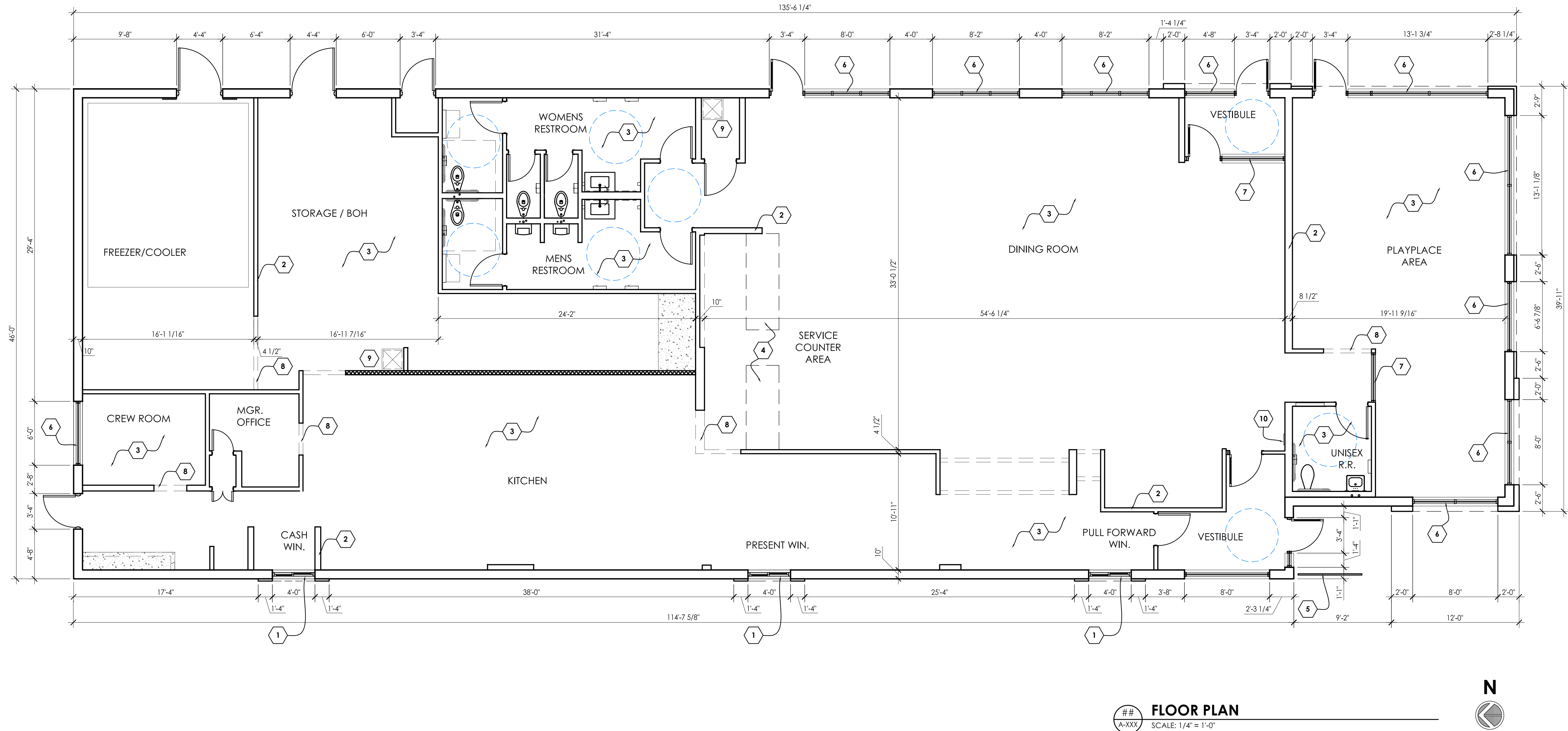


LANDSCAPE LEGEND

	EXISTING DECIDUOUS TREE
	PROPOSED DECIDUOUS TREE
	PROPOSED DECIDUOUS SHRUB
	PROPOSED PERENNIALS/VINES
	PROPOSED EVERGREEN SHRUB
	PROPOSED EVERGREEN TREES
	PROPOSED EVERGREEN SHRUB
	LANDSCAPE EDGING
	PROPOSED BOULDER

- S·P·S**
Skidmore Property Services, LLC
Paul Skidmore, ASLA
Owner
13 Red Maple Trail (608) 825-0032
Madison, WI 53717 (608) 335-1529 (c)
paulskidmore@tds.net





1 PARTITION TYPE
1"=1'-0"

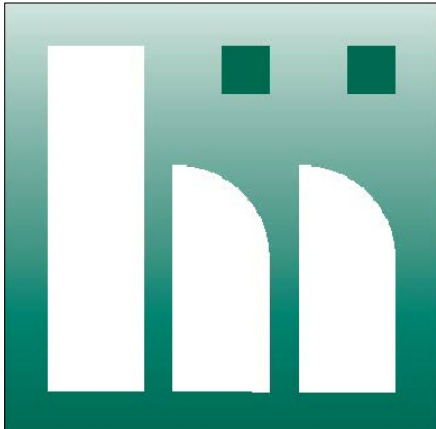
FLOOR PLAN GENERAL NOTES	
1.	ALL INTERIOR FINISHES TO BE PROVIDED BY INTERIOR DESIGNER - BY OTHERS.
2.	DECORATIVE MATERIALS SHALL BE FLAME RETARDANT.
3.	EXITS, EXIT LIGHTS, FIRE ALARM STATIONS, HOSE CABINETS, AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL.
4.	DIMENSIONS ON PLAN ARE NOMINAL. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
5.	CENTER DINING ROOM OUTLETS ON TABLES. SEE DECOR PLANS FOR TABLE LOCATIONS. SEE ELECTRICAL PLANS FOR MORE INFORMATION.
6.	SUPPLIER INFORMATION FOR McDONALD'S ACCESSIBILITY SIGN PACKAGE: FORREST PERMA-SIGNS, 92 FIRST STREET, P.O. BOX 588, NEW ROCHELLE, NY 10802, ATTN: TOM GIORDANO, OFFICE PH#: 800-214-8765, DIRECT PH#: 914-632-9892, FAX PH#: 914-632-7416.
(X)	SEE SHEET A-402 FOR DOOR SCHEDULE.

2015 IECC FENESTRATION U-FACTOR & SHGC REQ'TS			
VERTICAL FENESTRATION (PER TABLE C402.4)			
U-FACTOR - CLIMATE ZONE 6			
FIXED FENESTRATION			0.36
OPERABLE FENESTRATION			0.43
ENTRANCE DOORS			0.77
SOLAR HEAT GAIN COEFFICIENT (SHGC) - CLIMATE ZONE 6			
ORIENTATION	S-E-W	N	
PROJECTION FACTOR < 0.2	0.40	0.53	
0.2 ≤ P.F. < 0.5	0.48	0.58	
P.F. ≥ 0.5	0.64	0.64	

FLOOR PLAN KEYED NOTES:

THE FOLLOWING FLOOR PLAN KEYED NOTES ARE ENCLOSED WITH A SYMBOL ON THE FLOOR PLAN.

- CASH BOOTH WINDOW - #600 SINGLE PANEL (SELF CLOSING) DRIVE THRU WINDOW TYPICAL AT CASH BOOTH ONLY. OPENS RIGHT TO LEFT FROM INSIDE. SIZE: 47 1/2" X 43 1/2" (19" x 36" SERVICE OPENING WITH TRANSOM WINDOW ABOVE, BY OTHERS. TRANSOM TO BE ALUM. W/THERMAL BREAK FRAME AND 1" CLEAR LOW-E SOLARBAN 70XL INSULATED GLASS. FRAMES TO BE DARK BRONZE/SILVER ALUMINUM (MATCH EXISTING) WITH THERMAL BARRIER. FLASH, SHIM & SEAL HEAD AND JAMBS. NO SEALANT, FLASH ONLY, AT EXTERIOR SILL TO ALLOW FOR MOISTURE DRAINAGE. PROVIDE END DAM FLASHING. FLASHING COLOR TO MATCH FRAMES.
- INTERIOR WALL CONSTRUCTION. REFER TO PARTITION TYPE DETAILS ON THIS SHEET.
- FLOOR TILE IN DINING AREA, RESTROOMS, AND VESTIBULES. SEE INTERIOR DRAWINGS FOR MORE INFORMATION. REFER TO DETAIL 3/A-502 FOR MORE INFORMATION ON INSTALLATION AND CONTROL JOINTS.
- MODULAR SPLIT DUAL POINT FRONT COUNTER SYSTEM.
- NEW STAINLESS STEEL HAND RAIL. SEE FLOOR PLAN FOR LENGTH OF RAILING AND REQUIRED CLEARANCES.
- NEW EXTERIOR GLAZING: 1" CLEAR LOW-E INSULATED GLASS. FRAMES TO BE THERMALLY BROKEN. COLOR TO BE EXTRA DARK BRONZE ANODIZED ALUMINUM. LOCATION OF TEMPERED GLASS PER EXTERIOR ELEVATIONS. SEE 2015 IECC REQUIREMENTS THIS SHEET.
- NEW INTERIOR GLAZING: 1/4" CLEAR INSULATED GLASS. COLOR TO BE EXTRA DARK BRONZE ANODIZED ALUMINUM. (PROVIDE TEMPERED GLASS WHERE SILL HEIGHT IS LESS THAN 24" A.F.F.) SEE 2015 IECC REQUIREMENTS THIS SHEET.
- CASED OPENING.
- 24" X 24" MOP SINK.
- PROVIDE NEW OCCUPANT LOAD SIGN. SEE CODE REVIEW ON COVER SHEET FOR OCCUPANT LOAD NUMBER AND SIGN INFORMATION.



haag müller, inc.
Architecture • Engineering • Interiors

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Port Washington, Wisconsin 53074
262.268.1200 www.haagmuller.com

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FLOOR PLAN

McDONALD'S USA LLC - RESTAURANT REBUILD

McDONALD'S RESTAURANT (SITE ID # 480110)

N92 W17512 COUNTY LINE ROAD

VILLAGE OF GERMANTOWN, WISCONSIN

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 09-16-19

PROJ. NO: 1902104

DRAWN BY: AY

SHEET

A-101



VILLAGE OF GERMANTOWN, WISCONSIN

[illegible]

RECEIVED
SEP 26 2019
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN



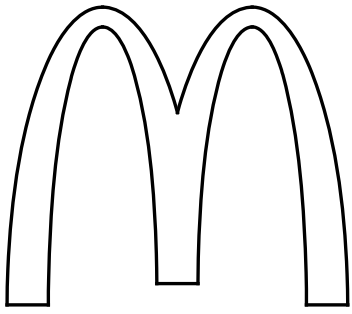


GERMANTOWN SIGNAGE SUMMARY

WALL LOGO

ELEVATION	PROPOSED SIGNAGE	SIGN COST	
NORTH	0.0 S.F.		
SOUTH	43.05 S.F.	\$608 + \$1,830 = \$2,438	
EAST	46.83 S.F.	\$608 + \$2,315 = \$2,923	
WEST	46.83 S.F.	\$608 + \$2,315 = \$2,923	
TOTAL	136.71 SF	Sub Total	\$8,284
SIGN QTY.	6		
DIRECTIONAL			
WELCOME	1 @ 2.60 S.F.	2.60 S.F.	\$148
PAY & PICKUP HERE	3 @ 2.50 S.F.	7.50 S.F.	\$249
LOT DIRECTIONAL	6 @ 7.67 S.F.	46.02 S.F.	\$3,870
RESERVED	4 @ 4.60 S.F.	18.40 S.F.	\$168
TOTAL		74.52 S.F.	\$12,719
SIGN QTY.	14		

SIGNAGE CALCS



OVERALL
AREA: 14 S.F.

3'-6"

4'-0"

playplace

OVERALL
AREA: 29.05 S.F.

2'-5 1/4"

11'-11"

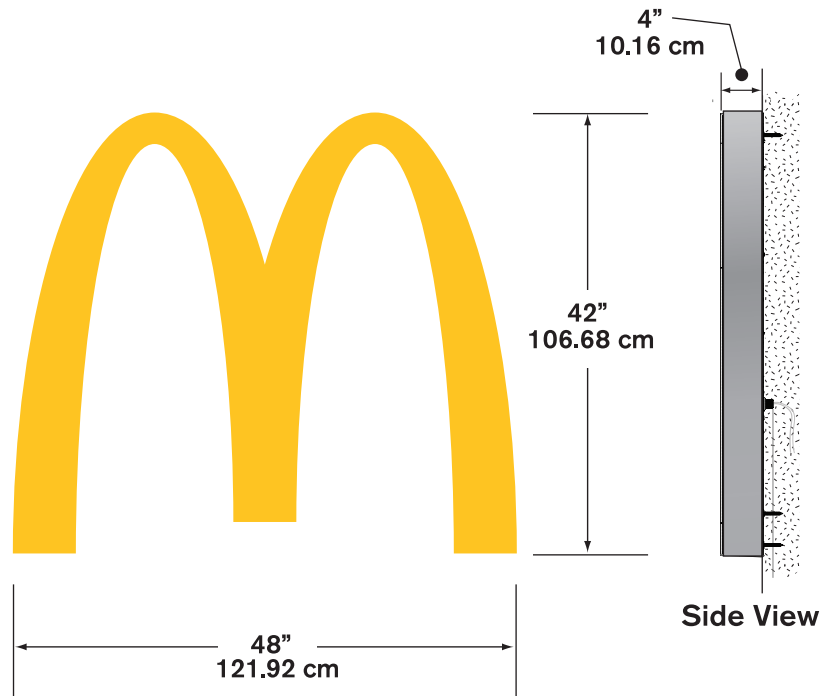
McDonald's®

OVERALL
AREA: 32.83 S.F.

2'-0"

16'-5"

42" NextGen Illuminated Building Arch - LED



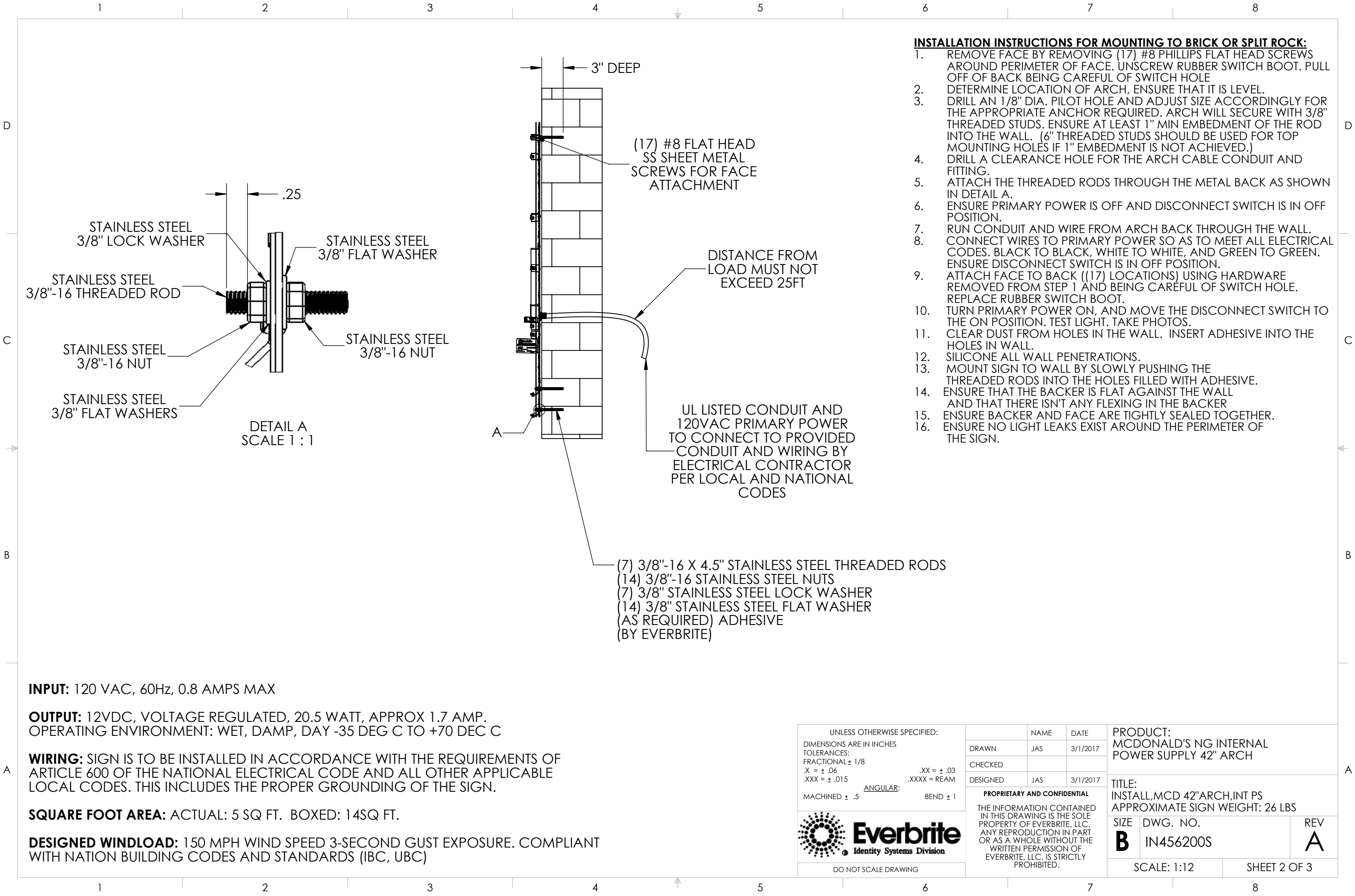
Illumination: LED

Electrical: .35 AMPS

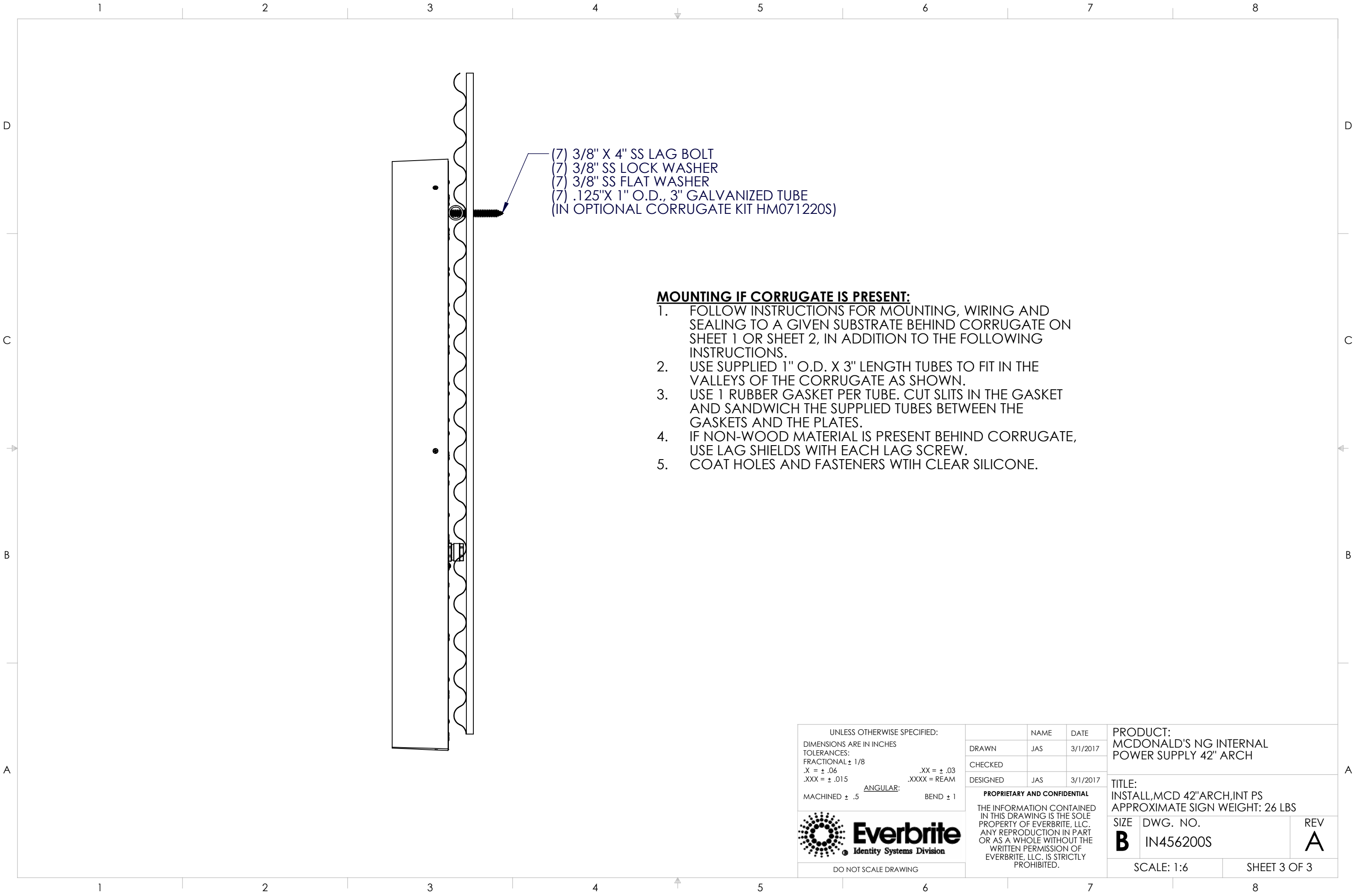
Ballast: (1) OSRAM OT75-120-277-24

Ship Weight:

3/15/2017 C:\EVB-EPDM\Items\E\030000-030999\E030926\IN456200S

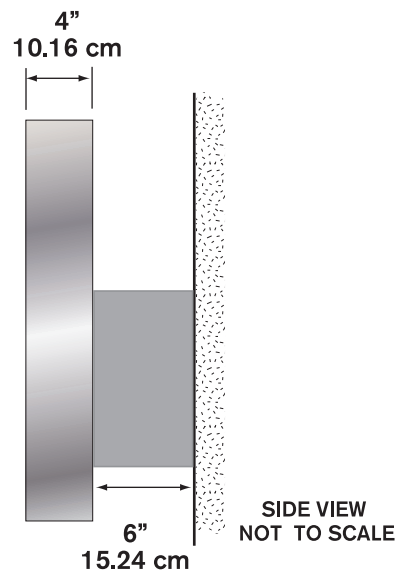
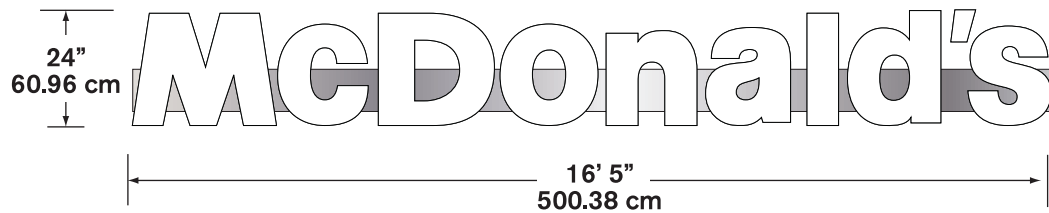


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- MOUNTING IF CORRUGATE IS PRESENT:**
- 1. FOLLOW INSTRUCTIONS FOR MOUNTING, WIRING AND SEALING TO A GIVEN SUBSTRATE BEHIND CORRUGATE ON SHEET 1 OR SHEET 2, IN ADDITION TO THE FOLLOWING INSTRUCTIONS.
 - 2. USE SUPPLIED 1" O.D. X 3" LENGTH TUBES TO FIT IN THE VALLEYS OF THE CORRUGATE AS SHOWN.
 - 3. USE 1 RUBBER GASKET PER TUBE. CUT SLITS IN THE GASKET AND SANDWICH THE SUPPLIED TUBES BETWEEN THE GASKETS AND THE PLATES.
 - 4. IF NON-WOOD MATERIAL IS PRESENT BEHIND CORRUGATE, USE LAG SHIELDS WITH EACH LAG SCREW.
 - 5. COAT HOLES AND FASTENERS WITH CLEAR SILICONE.

UNLESS OTHERWISE SPECIFIED:		NAME	DATE	PRODUCT:	
DIMENSIONS ARE IN INCHES		DRAWN	JAS	MCDONALD'S NG INTERNAL	
TOLERANCES:		CHECKED		POWER SUPPLY 42" ARCH	
FRACTIONAL ± 1/8		DESIGNED	JAS	TITLE:	
.X = ± .06			3/1/2017	INSTALL,MCD 42"ARCH,INT PS	
.XXX = ± .015				APPROXIMATE SIGN WEIGHT: 26 LBS	
<u>ANGULAR:</u>		PROPRIETARY AND CONFIDENTIAL		SIZE	DWG. NO.
MACHINED ± .5		THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC, IS STRICTLY PROHIBITED.		B	IN456200S
BEND ± 1				REV	
 Everbrite Identity Systems Division				A	
DO NOT SCALE DRAWING				SCALE: 1:6	
				SHEET 3 OF 3	



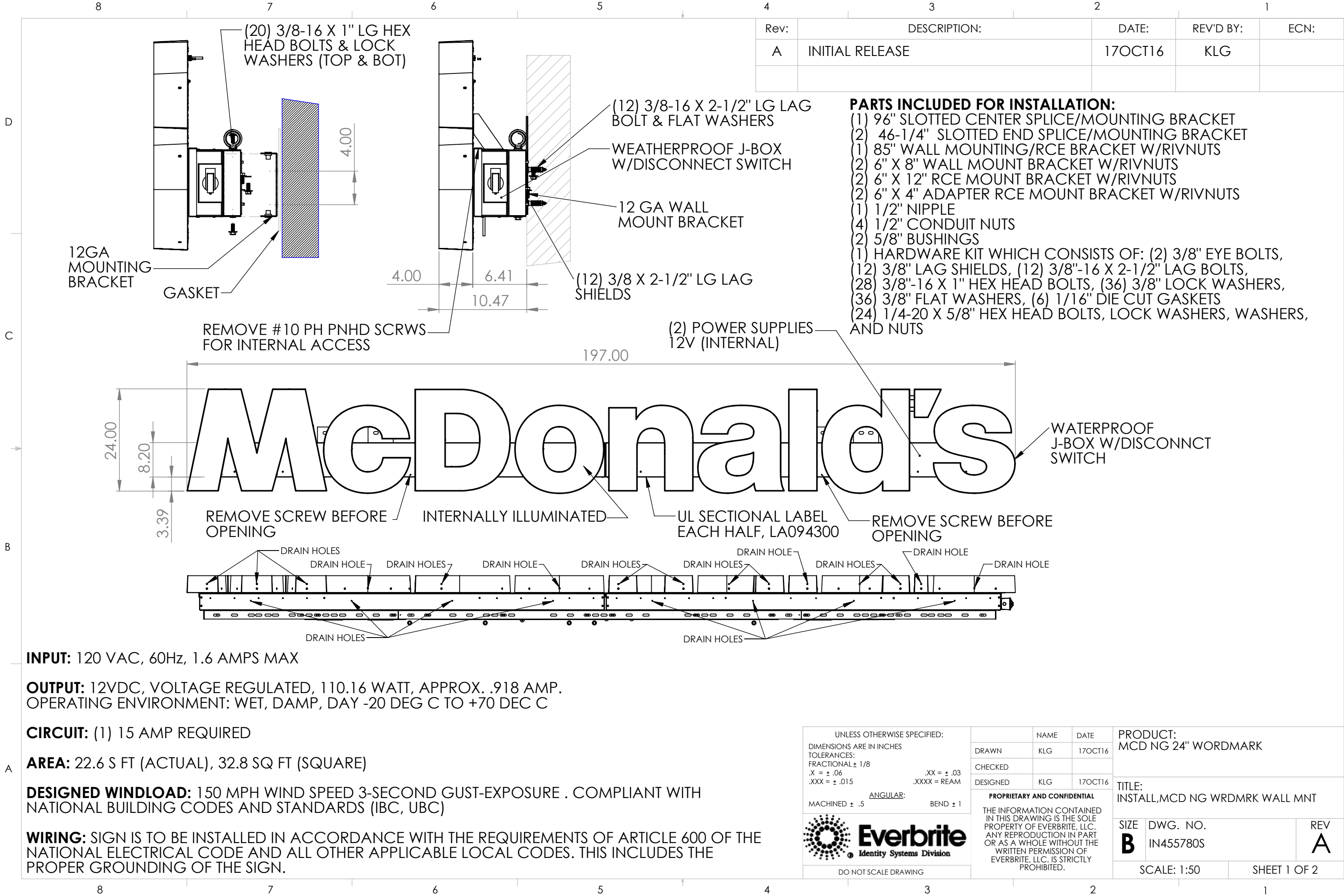
Illumination: LED

Electrical: 1.6 AMPS

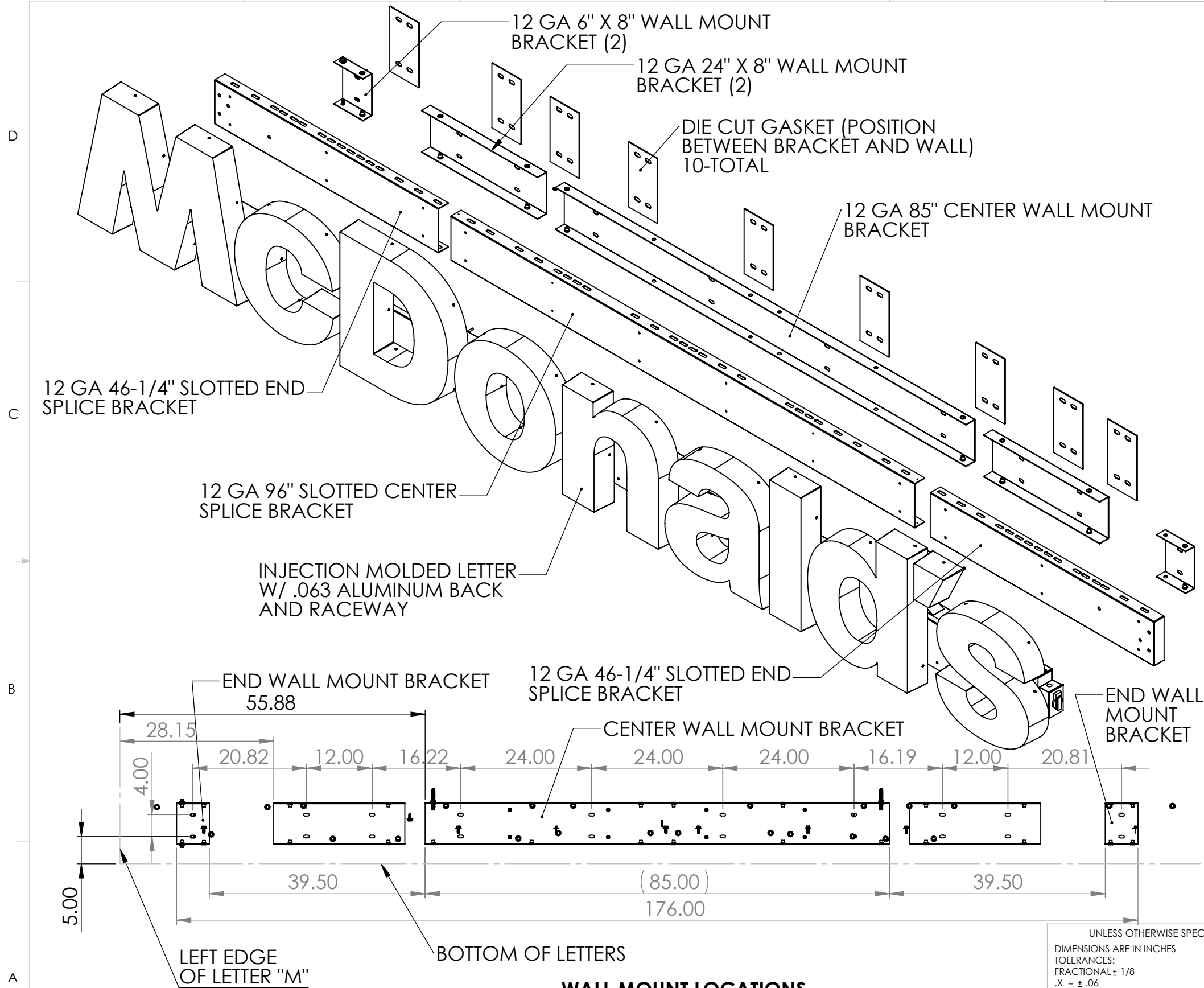
Power Supply: (1) Amperor ANP90-30P1

Ship Weight:

10/18/2016 S:\SECURE\SD\Engineering\Drawings\McDonald's\NEXT GEN 2011\LETTERS\Agilight Wordmark\IN455780S



10/18/2016 5:05:00 PM S:\SECURE\SD\Engineering\Drawings\1 Production Released Drawings\McDonald's\NEXT GEN 2011\LETTERS\Agilight Wordmark\IN455780S



- MOUNTING INSTRUCTIONS:**
1. LOCATE AND MARK THE WALL MOUNTING LOCATIONS ACCORDING TO THE ILLUSTRATION BELOW.
 2. DRILL 5/8" DIA.X 2-1/2" DEEP HOLES. (HOLE SIZE MAY VARY IF USING OTHER TYPE OF ANCHOR)
 3. MOUNT CENTER WALL MOUNT BRACKET USING 3/8" LAG BOLTS, WASHERS, AND SHIELDS (IF NECESSARY BY THE WALL MATERIAL). MAKE SURE THAT THE CHANNEL IS LEVEL AND THAT A DIE CUT GASKET IS PLACED BEHIND.
 4. MOUNT THE TWO 6" X 8" END WALL MOUNT BRACKETS AND THE TWO 24" X 8" WALL MOUNT BRACKETS, ENSURING THAT THE DIE CUT GASKET IS PLACED BEHIND. USE THE SAME HARDWARE AS PREVIOUS STEP, AND LEVEL WITH THE CENTER BRACKET.
 5. OPEN THE SIGN BY REMOVING THE #10 MACHINE SCREWS AT THE TOP OF THE RACEWAY COVER AND ON FRONT OF THE COVER BETWEEN THE C AND D AND THE L AND D. HINGE SIGN OPEN. USE CARE WHEN HANDLING LETTERS AND PROTECT THE SURFACE OF THE LETTER FROM DAMAGE.
 6. CONNECT RACEWAYS TOGETHER USING SUPPLIED 1/2" NIPPLE, 1/2" CONDUIT NUTS & 5/8" BUSHINGS.
 7. SECURE THE SLOTTED CENTER AND END SPLICE BRACKETS TO TH EBACK OF THE RACEWAY USING THE (24) 1/4-20 X 5/8" BOLTS, LOCK & FLAT WASHERS, AND HEX NUTS PROVIDED.
 8. CONNECT 12V LEAD FROM LEFT RACEWAY TO POWER SUPPLY (RED TO RED, BLACK TO BLACK). CLOSE AND SECURE SIGN WITH HARDWARE PREVIOUSLY REMOVED.
 9. LIFT SIGN ONTO THE MOUNTING BRACKETS AND POSITION LEFT TO RIGHT AS REQUIRED.
 10. SECURE SLOTTED BRACKETS ON BACK OF SIGN WITH BRACKETS MOUNTED TO WALL USING SUPPLIED (20) 3/8-16 X 1" BOLTS AND WASHERS.
 11. FINISH WIRING THE 120 VOLT PRIMARIES AT THE RIGHT END, LOCATED WITHIN THE SWITCH JUNCTION BOX.
 12. TEST LIGHT THE SIGN. LEAVE SWITCH ON.
 13. ENSURE BACKER AND FACE IS TIGHTLY SEALED TOGETHER.
 14. ENSURE NO LIGHT LEAKS EXIST AROUND THE PERIMETER OF THE SIGN.

WALL MOUNT LOCATIONS

UNLESS OTHERWISE SPECIFIED:		NAME		DATE		PRODUCT: MCD NG 24" WORDMARK	
DIMENSIONS ARE IN INCHES		DRAWN		KLG		17OCT16	
TOLERANCES:		CHECKED					
FRACTIONAL ± 1/8		DESIGNED		KLG		17OCT16	
.X = ± .06		PROPRIETARY AND CONFIDENTIAL					
.XXX = ± .015							
.XX = ± .03		THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC. IS STRICTLY PROHIBITED.					
.XXXX = REAM							
MACHINED ± .5		TITLE: INSTALL,MCD NG WRDMRK WALL MNT					
BEND ± 1							
		SIZE B		DWG. NO. IN455780S		REV A	
DO NOT SCALE DRAWING		SCALE: 1:50		SHEET 2 OF 2			

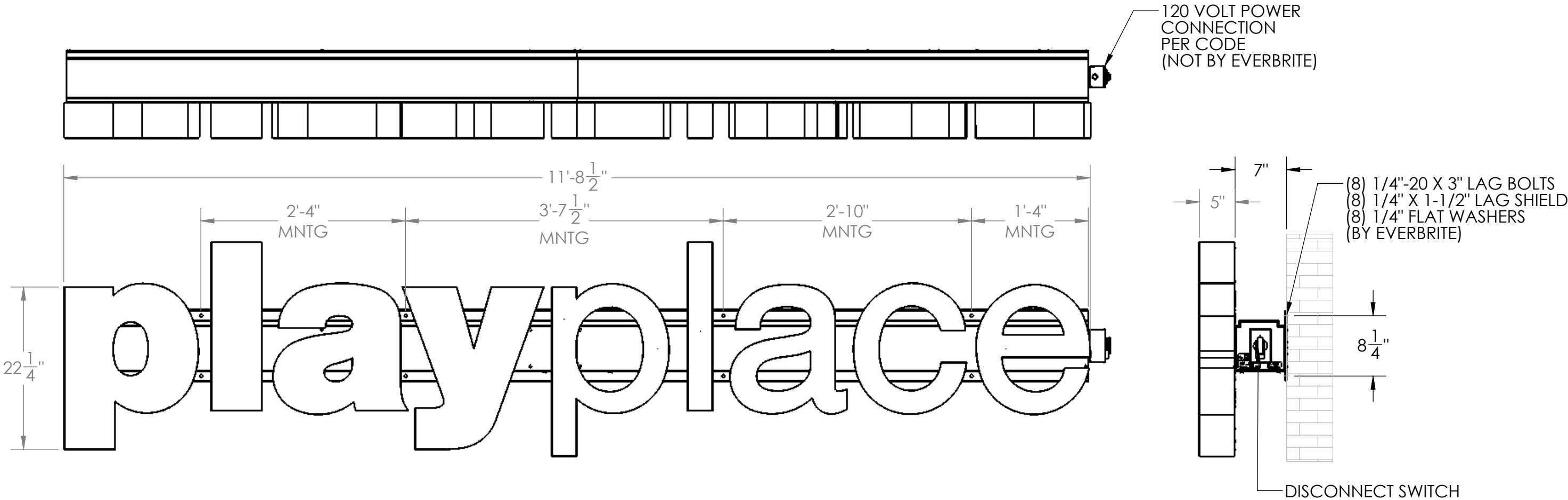
Playplace Sign - LED



Illumination:	LED
Electrical:	.5 amps 120V
Power Supply:	1 - 50 watt
Ship Weight:	350 lbs.

6/19/2015 5:\SECURE\SD\Engineering\Drawings\1 Production Released Drawings\McDonald's\Playplace\Next Gen PlayPlace\22.25in\IN451070S

Rev:	DESCRIPTION:	DATE:	REV'D BY:	ECN:
A	INITIAL RELEASE	28AUG14	KLN	
B	REVISED ELECTRICAL	19JUNE15	KLN	4807



INSTALL INSTRUCTIONS FOR MOUNTING TO BRICK:

1. DETERMINE LOCATION OF RACEWAY. ENSURE THAT RACEWAY IS LEVEL.
2. DRILL HOLES THRU THE CENTER OF EACH LOCATION. HOLE SIZE WILL VARY DEPENDING ON SUBSTRATE MOUNTING TO. DRILL AN 1/8" DIAMETER PILOT HOLE AND ADJUST SIZE ACCORDINGLY FOR THE APPROPRIATE ANCHOR REQUIRED. RACEWAY WILL SECURE WITH 1/4" LAG BOLTS.
3. DRILL 1" DIAMETER HOLE FOR WATER TIGHT CONNECTOR CLEARANCE.
4. OPEN COVER ON RACEWAY BY REMOVING (6) #10 SCREWS.
5. SILICONE CAULK ALL HOLES AND MOUNT RACEWAY TO WALL USING SUPPLIED LAG BOLTS, SHIELD ANCHORS AND WASHERS.
6. CONNECT LOW VOLTAGE BLACK TO BLACK AND RED TO RED.
7. RUN 12 VOLT CABLE INSIDE THE BUILDING TO THE DESIRED LOCATION AND CONNECT WIRES TO MEET ALL CODES.
8. TEST LIGHT SIGN AND CHECK FOR SHADOWS.
9. CLOSE COVER ON RACEWAY AND SECURE WITH (6) #10 SCREWS PREVIOUSLY REMOVED.
10. TAKE PICTURES.
11. CLEAN SITE OF ALL DEBRIS.

INPUT: 120 VAC, 60Hz, 1.4AMPS MAX

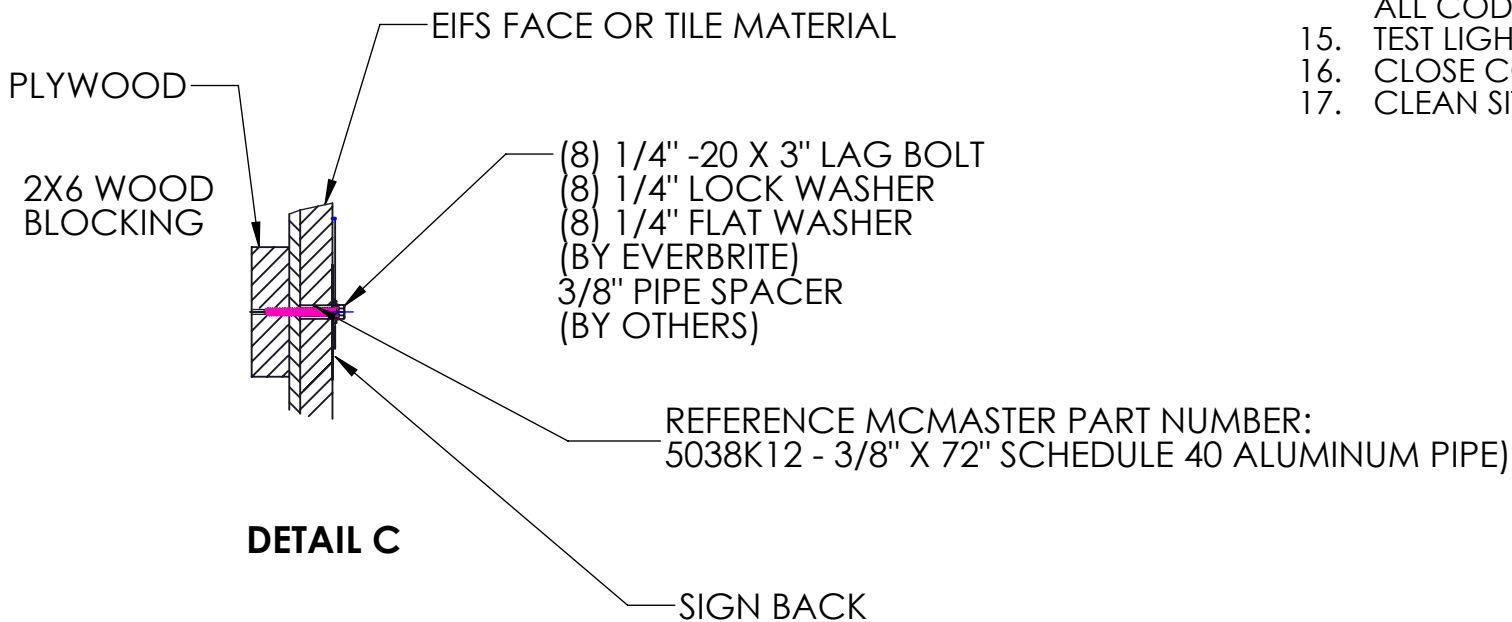
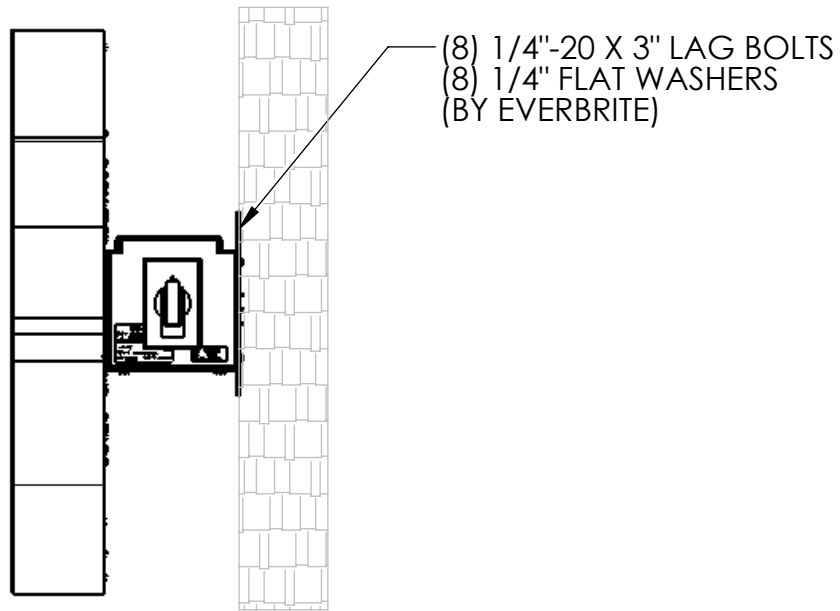
OUTPUT: 12VDC, VOLTAGE REGULATED, 93.84 WATT, APPROX 0.782 AMP.
OPERATING ENVIRONMENT: WET, DAMP, DAY -35 DEG C TO +70 DEC C

DIMENSIONS: SIGN WEIGHT: 80LBS SHIP WEIGHT: 100LBS SHIP DIMENSIONS: 150"X40"X20"

WIRING: SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES THE PROPER GROUNDING OF THE SIGN.

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/8 .X = ± .06 .XXX = ± .015 MACHINED ± .5		NAME KLN	DATE 28AUG14	PRODUCT: 22-1/4" PLAYPLACE ON RACEWAY	
.XX = ± .03 .XXXX = REAM ANGULAR: BEND ± 1		CHECKED		TITLE: INSTALL,MCD 22-1/4" PLYPLC RCW	
DESIGNED KLN		28AUG14		THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC, IS STRICTLY PROHIBITED.	
DO NOT SCALE DRAWING		PROPRIETARY AND CONFIDENTIAL		SIZE B	DWG. NO. IN451070S
				REV B	
				SCALE: 1:14	
				SHEET 1 OF 2	

6/19/2015 S:\SECURE\SD\Engineering\Drawings\1 Production Released Drawings\McDonald's\Playplace\Next Gen PlayPlace\22.25in\IN451070S



INSTRUCTIONS FOR MOUNTING TO EIFS OR TILE (DETAIL C):

1. DETERMINE LOCATION OF RACEWAY AND ENSURE THAT IT IS LEVEL.
2. MARK MOUNTING AND CABLE LOCATIONS.
3. IF EIFS IS PRESENT GO TO STEP 4. IF TILE IS PRESENT GO TO STEP 6.
4. USING A HOLE SAW, DRILL A 1" DIA. HOLE OUT OF THE EIFS WHERE EACH MOUNTING & CABLE LOCATION IS MARKED. DRILL THIS HOLE ONLY AS DEEP AS THE EIFS IS THICK. AT CABLE LOCATIONS THE HOLE NEEDS TO BE A MINIMUM OF 7/8" DEEP.
5. DRILL PROPER PILOT HOLES FOR THE LAG BOLTS THROUGH THE PLYWOOD BACKING AND WOOD BLOCKING. GO TO STEP 8.
6. USING CARBIDE TIPPED MASONRY DRILL BITS, DRILL 1" DIA. HOLES OUT OF THE TILE WHERE EACH MOUNTING & CABLE LOCATION IS MARKED. DRILL THE HOLES SLOWLY WITH LIGHT PRESSURE AND SPRAY WATER CONSTANTLY ON THE TILE TO KEEP THE BIT COOL. DON'T STOP THE BIT WHILE TURNING IN THE HOLE OR IT COULD BIND AND CRACK THE TILE.
7. DRILL PROPER PILOT HOLES FOR THE LAG BOLTS THROUGH THE PLYWOOD BACKING AND WOOD BLOCKING.
8. USING ALUMINUM HOLLOW PIPE WITH A MINIMUM INSIDE DIAMETER OF .493", (REFERENCE MCMASTER PART NUMBER: 5038K12 - 3/8" X 72" SCHEDULE 40 ALUMINUM PIPE) CUT PIPE SECTIONS THAT HAVE A LENGTH EQUAL TO THE THICKNESS OF THE TILE OR EIFS PLUS 1/8".
9. DRILL A 1" DIAMETER HOLE IN THE CABLE LOCATIONS FOR THE WATER TIGHT CONNECTOR.
10. OPEN COVER OF RACEWAY BY REMOVING (6) #10 SCREWS ALONG EDGE.
11. RUN WIRE FROM RACEWAY BACK THROUGH THE WALL.
12. SILICONE CAULK ALL HOLES AND MOUNT RACEWAY BACK TO WALL USING SUPPLIED LAG BOLTS, WASHERS AND CUT ALUMINUM PIPE.
13. CONNECT LOW VOLTAGE BLACK TO BLACK AND RED TO RED.
14. RUN 12 VOLT CABLE INSIDE THE BUILDING TO THE DESIRED LOCATION AND CONNECT WIRES TO MEET ALL CODES.
15. TEST LIGHT SIGN AND CHECK FOR SHADOWS.
16. CLOSE COVER AND SECURE WITH (6) #10 SCREWS PREVIOUSLY REMOVED.
17. CLEAN SITE OF ALL DEBRIS.

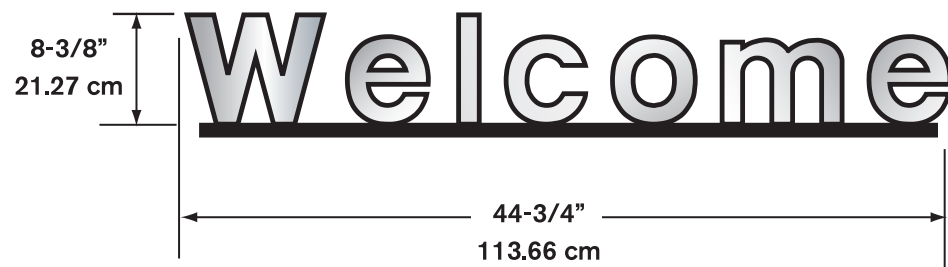
UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/8 .X = ± .06 .XXX = ± .015 MACHINED ± .5		NAME	DATE	PRODUCT: 22-1/4" PLAYPLACE ON RACEWAY	
	DRAWN	KLN	28AUG14		
	CHECKED				
	DESIGNED	KLN	28AUG14		
<u>ANGULAR:</u> BEND ± 1	PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC. IS STRICTLY PROHIBITED.			TITLE: INSTALL,MCD 22-1/4" PLYPLC RCW	
 DO NOT SCALE DRAWING				SIZE B	DWG. NO. IN451070S
				REV A	
				SCALE: 1:24	SHEET 2 OF 2

GERMANTOWN SIGNAGE SUMMARY

WALL LOGO

ELEVATION	PROPOSED SIGNAGE	SIGN COST	
NORTH	0.0 S.F.		
SOUTH	43.05 S.F.	\$608 + \$1,830 = \$2,438	
EAST	46.83 S.F.	\$608 + \$2,315 = \$2,923	
WEST	46.83 S.F.	\$608 + \$2,315 = \$2,923	
TOTAL	136.71 SF	Sub Total	\$8,284
SIGN QTY.	6		
DIRECTIONAL			
WELCOME	1 @ 2.60 S.F.	2.60 S.F.	\$148
PAY & PICKUP HERE	3 @ 2.50 S.F.	7.50 S.F.	\$249
LOT DIRECTIONAL	6 @ 7.67 S.F.	46.02 S.F.	\$3,870
RESERVED	4 @ 4.60 S.F.	18.40 S.F.	\$168
TOTAL		74.52 S.F.	\$12,719
SIGN QTY.	14		

Welcome Sign



Illumination:

N/A

Ship Weight:

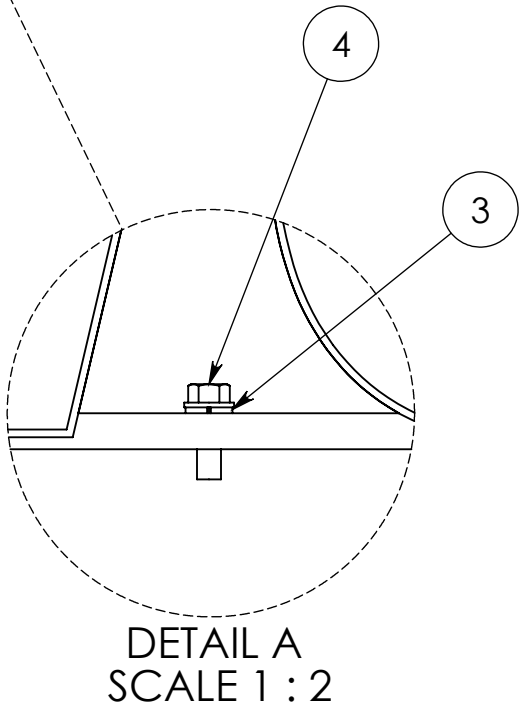
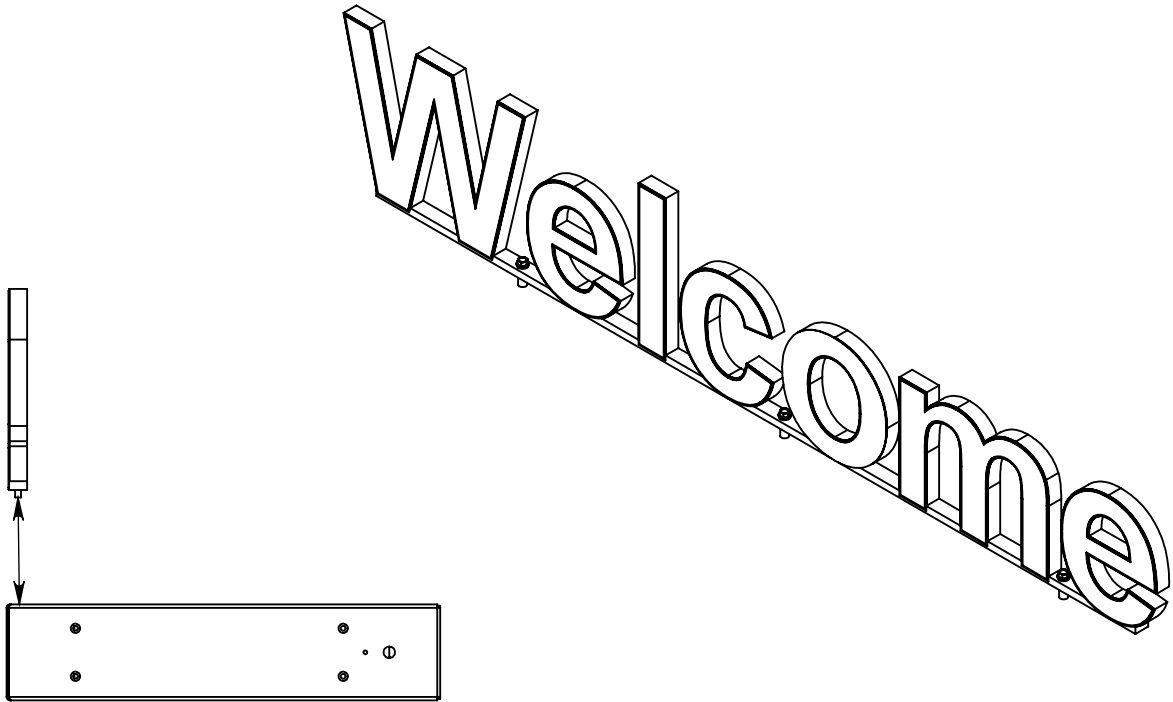
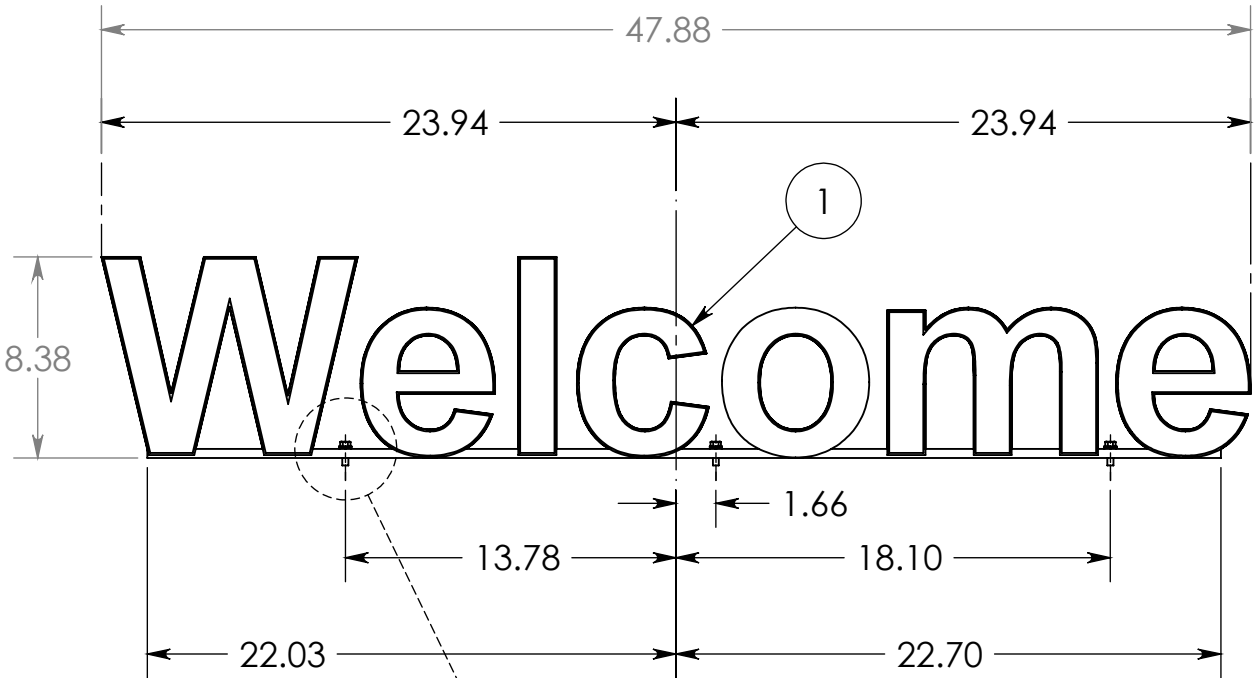
16 lbs.

Other:

3/4" thickness cutout
aluminum letters.

2/14/2011 S:\secure\ISD\Engineering\Drawings\1 Production Released Drawings\Signature Elements\IN449168S-rev C

Rev:	DESCRIPTION:	DATE:	APPROVED:
A	INITIAL RELEASE	4/24/07	
B	ADDED HEIGHT AND WIDTH DIMS	10FEB11	LMR
C	ADDED INSTRUCTIONS FOR TRELLIS MOUNT	14FEB11	LMR



1. INSTALL AWNING AND LIGHT BAR OR TRELLIS
2. SET LETTERS ON TOP OF LIGHT BAR OR TRELLIS
3. LINE UP THE (3) HOLES IN LETTER SET WITH THE (3) RIVNUTS IN THE LIGHT BAR OR CENTER OVER DOOR ON TRELLIS AND MATCH DRILL (#7) AND TAP (3) 1/4-20 HOLES
4. SECURELY FASTEN WITH HARDWARE PROVIDED:
(3) SC050300 ~ 1/4-20 X 1" IN HXHD MS BLACK
(3) WA000503 ~ 1/4" LOCK WASHER

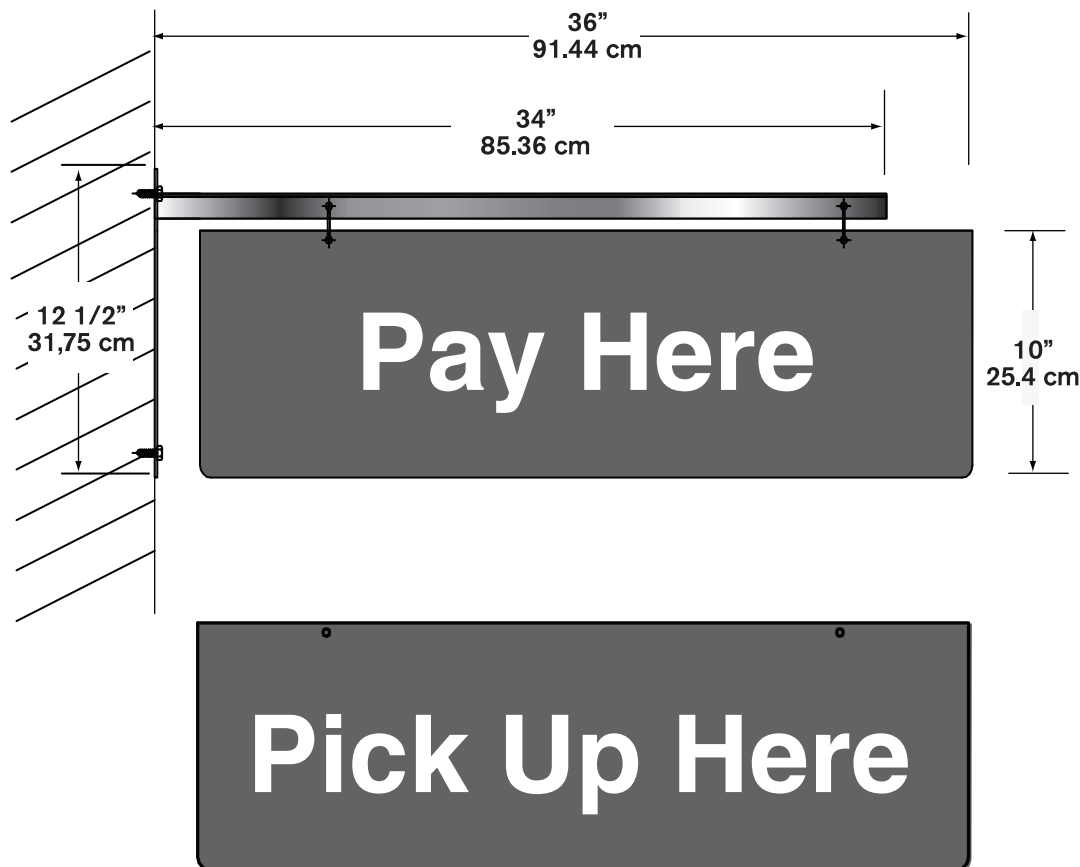
NOTES:

UNLESS OTHERWISE SPECIFIED:		NAME	DATE	PRODUCT: McDONALD'S WELCOME LETTERS	
DIMENSIONS ARE IN INCHES		DRAWN	TRS	TITLE: NON-ILLUM WELCOME LETTERS ON LIGHT BAR OR TRELLIS	
TOLERANCES:		CHECKED			
FRACTIONAL ± 1/8		DESIGNED	TRS		
.X = ± .06		CustServ			
.XXX = ± .015		ENG APPR.		SIZE DWG. NO. REV	
MACHINED ± .5°		PROPRIETARY AND CONFIDENTIAL		IN449168S C	
FINISH		THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC. IS STRICTLY PROHIBITED.		SCALE: 1:16 TYPE: INSTALL SHEET 1 OF 1	
 Everbrite Identity Systems Division					
DO NOT SCALE DRAWING					

NextGen Window Position Signs



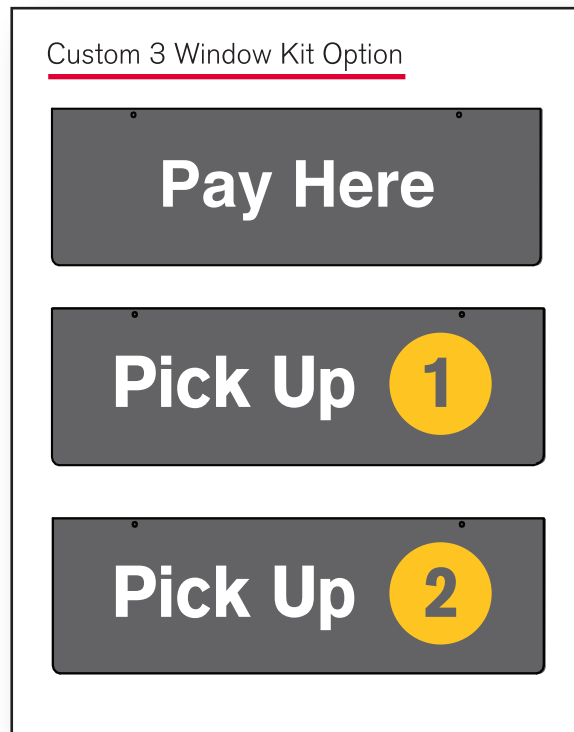
Standard 2 Window Kit



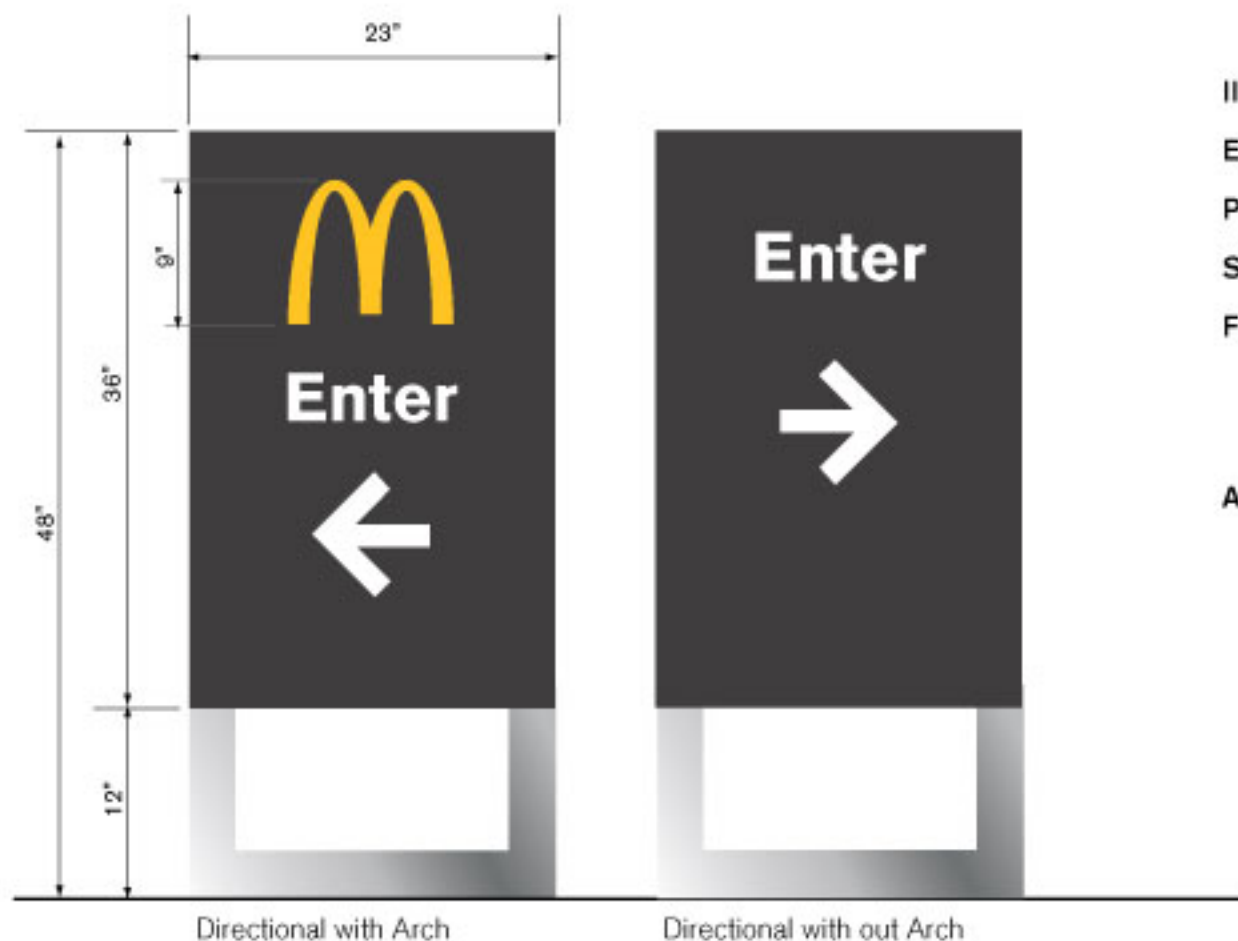
Illumination: N/A

Ship Weight:

Custom 3 Window Kit Option

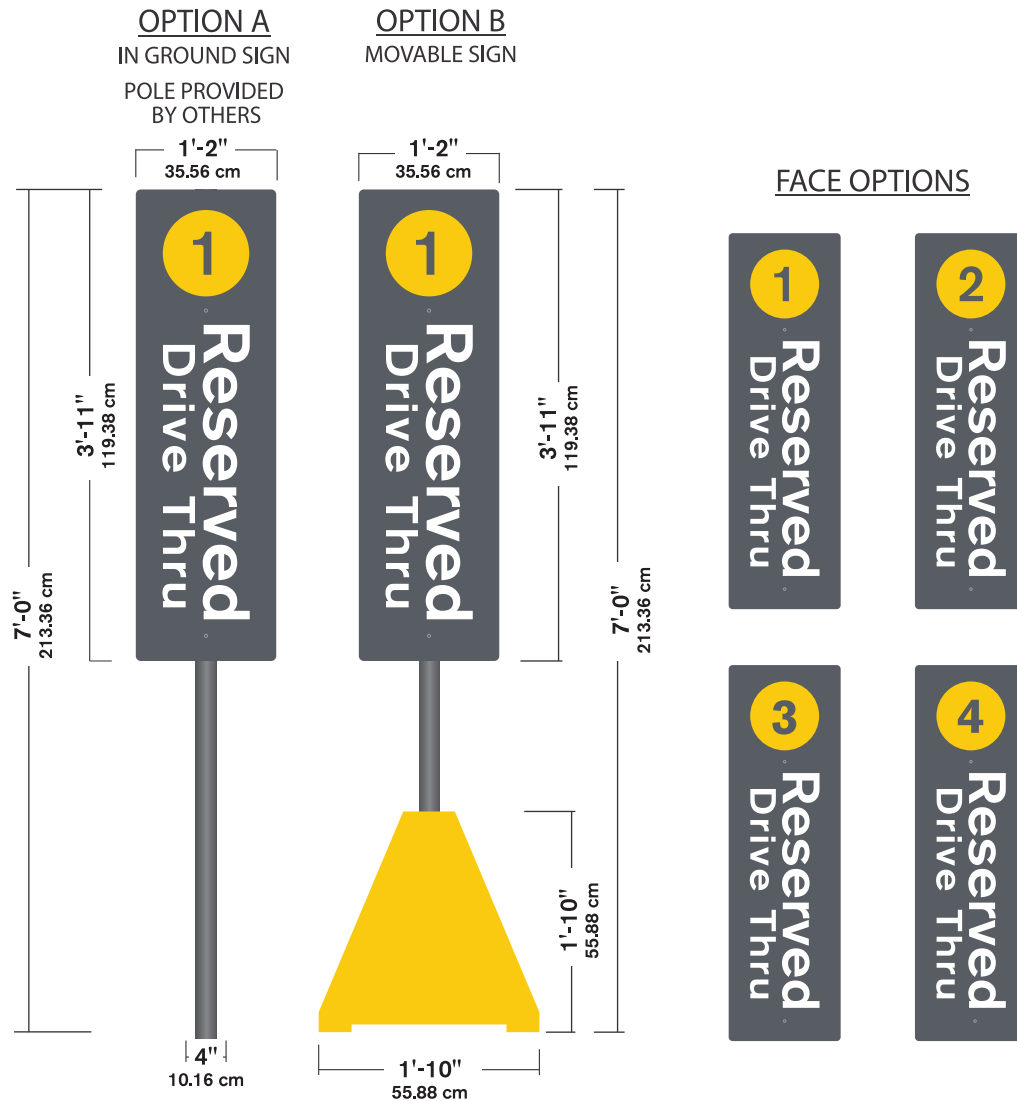


Next Gen Directional



Illumination:	LED
Electrical:	.25 amps
Power Supply:	Amperor ANP90-30P1
Ship Weight:	130 lbs.
Face Details:	Laser cut aluminum faces painted charcoal, white illuminated copy and arrow. Optional illuminated gold arch.
Available Copy:	Enter Exit Welcome Thank You Drive-Thru

Pull Forward Sign



Illumination:

N/A

Face Details:

- Pigmented ABS panel to match PMS 425C with matte finish screened white "Reserved Drive Thru" copy, yellow reflective vinyl circles

CERTIFIED SURVEY MAP (CSM) & SITE PLAN APPLICATION

11/11/19 Plan Commission Meeting

Briohn Building Corporation / Goldendale Land Holdings, LLC / CJ Engineering
Village Planner Report **Germantown, Wisconsin**

Summary

Briohn Building Corporation, agent for Goldendale Land Holdings, LLC, property owner, is requesting approval of a 3-lot Certified Survey Map (CSM) and Site Development and Building Plans for a 117,324-square-foot Industrial Building (proposed Lot 3).

Location: Rockfield Road @ Goldendale Road, 3/4-mile east of US Highway 41

Agent/

Property Owners: Dom Ferrante Goldendale Land Holdings, LLC
Briohn Building Corporation 626 E Wisconsin Ave, Suite 1020
3885 N Brookfield Rd, Suite 200 Milwaukee, WI 53202
Brookfield, WI 53045

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Industrial	M-1
East	Agricultural	A-1
West	Industrial/Residential	M-1 / Rs-1

Location Map



Background

At the July 15, 2019 meeting, the Village Board approved the rezoning of 45.46 acres (Lots 2, 3, and 4 of CSM 5959) from the A-1 Agricultural District to M-1 Limited Industrial District to accommodate the construction of three industrial buildings on the site located in the southwest corner of the Holy Hill Road/Goldendale Road intersection.

At the September 9, 2019 meeting, the Plan Commission recommended approval of a 2-lot CSM (CSM No. 6913) for the 45.46-acre property and approved the site development and building plans which included:

- A 240,468 square foot industrial building located toward the west side of the property to allow for a future addition of 75,000 square feet on the east side of the building
- A 130,324-square foot industrial building on the west half of Lot 2 and a future phase 117,324-square foot industrial building on the east half of Lot 2

The Village Board approved CSM No. 6913 at their September 16, 2019 meeting.

Proposal

The applicant has submitted an additional 3-lot CSM to divide Lot 2 of CSM No. 6913. This CSM will create separate lots for the southwest building, the southeast building, and an outlot, which will contain the stormwater pond.

The applicant is also requesting approval of site development and building plans for the southeast building which was previously labeled as proposed on the site plan. Since the original proposal, the developer has been approached by an interested tenant, which triggered the need to submit updated site and building development plans. Overall, the site and building plan for Lots 1 and 2 are generally consistent with the previously approved site plan with the following exception:

- The location of a few window units on the west elevation of the building to be constructed on proposed Lot 1 will be shifted a few feet to the west, with the addition of 4' of windows on both the 1st and 2nd floors. This modification will improve daylighting in the interior offices.

Site/Building Improvements for proposed Lot 3

- 117,324-square foot multi-tenant industrial building on proposed Lot 3
- 99 parking spaces
- 8 trailer parking stalls on east side were replaced with 100 car parking stalls
- 17 truck docks with concrete aprons
- Painted pre-cast concrete wall panels on all four sides of the building
- Insulated grey tinted glazing with clear anodized aluminum framing
- Façade painting uses 3 tones of gray (see renderings submitted with application materials)
- Trash and recycling enclosure will match the proposed building
- Roof top units (RTU's will be screened using a front and side wall parapet, which will extend four feet about the height of the building.
- Foundation Plantings

Site improvements for proposed Outlot 1

- Additional landscaping has been added to the south and east sides of the

stormwater pond to improve screening of the building on proposed Lot 3.

Access & Parking

Access to the proposed Lot 3 will be off Goldendale Road. A proposed 30' access easement will provide ingress/egress for the future building on proposed Lot 2. A separate Access Easement will need to be recorded through the Washington County Recorder's office.

Proposed Lot 3 has a total of 109 car parking stalls proposed and the space and potential for 96 additional stalls on site. Thirty-four (34) trailer parking spaces have also been detailed on the site plan.

Traffic Impact Analysis

As required by Washington County, a Traffic Impact Analysis for the proposed improvements was completed by Traffic Analysis & Design, Inc., which provided recommendations for future improvements in 2024 and 2029, as the site and the area continues to develop. No immediate improvements are recommended.

Storm Water Management

The subject property will be served by an onsite stormwater pond to be located within proposed Outlot 1. Upon full build-out, proposed Lot 1 will contain 67% impervious surface on the site. Proposed Lot 2 will contain 32% impervious surface and proposed Lot 3 will contain 73% impervious surface. All lots will meet the 80% maximum requirement for impervious surface on a site in the M-1 Limited Industrial District. A Stormwater Management plan has been submitted to the Village and is pending approval from the Department of Public Works.

Landscaping & Buffering

As previously approved, the site will be landscaped with berms of various heights (approximately 7-12 feet in height) along Rockfield Road and Goldendale Road, which will help to screen the proposed structures. A variety of trees and shrubs will be planted along Rockfield Road and Goldendale Road. Deciduous shade trees will line the parking lot on the north side of the property and evergreens and deciduous trees will be added to the existing tree line to the west, which will enhance the buffer between the proposed development and the existing residential district. Foundation plantings are also shown on the landscape plan on the north side of the building on Lot 1 and the south side of the buildings on proposed Lot 2 and 3. Additional landscaping has been added to the east and south sides of the stormwater pond located on proposed Outlot 1.

John Gall, of Wachtel Tree Science, reviewed the landscape plans for the proposed development and recommends the following substitutions:

1. State Street Miyabei Maple for Armstrong Red Maple
2. Autumn Fantasy Maple for Autumn Blaze
3. Redmon Linden for Greenspire Linden
4. Accolade Elm for Valley Forge Elm

Lighting

Exterior lighting on Lots 1 and 2 will remain as previously approved. Exterior lighting on Proposed Lot 3 includes:

- (15) 105W LED 5000K (cool) cut-off wall building-mounted fixtures at a height of 24' on the front and sides of the proposed buildings facing the parking areas;

-
- (9) 150W LED 5000K (cool) cut-off wall building-mounted fixtures mounted at a height of 24' on the rear of the proposed buildings facing the loading docks and trailer parking areas;
 - (10) 150W LED 5000K (cool) cut off pole-mounted fixtures at a height of 20' illuminating the access drives of the site.

Signage

A monument sign "placeholder" is shown in the north side of the site along Rockfield Road on the Landscaping Plans. Details of the monument sign and other wall signage will be provided in a separate Sign Permit Application reviewed by the Plan Commission.

Staff Comments

Planning & Zoning

The proposed 3-lot CSM is proposed to accommodate separate financing for the south two buildings. Submittal of a revised site plan was a condition of approval for the site plan approved in September 2019, in order to accommodate and review specifics of the proposed building and site improvements on proposed Lot 3.

Although proposed lot 2 does not have direct frontage onto a public right-of-way, the division can be approved under the Shared Driveway provision in Chapter 18.07 (Subdivision Code) provided access to Goldendale Road is provided with an access easement (minimum 30' wide). This access easement is shown on the CSM.

Planning & Zoning staff requested additional landscaping be added to the east and south edges of the stormwater pond in order to provide additional screening for the southeast building on proposed Lot 3. Foundation plantings were also included in the landscaping plan.

Engineering

The Village Engineer and Public Works Department staff have identified plan corrections (see October 17, 2019 Public Works Director memo) pertaining to storm water management, grading, utilities, and erosion control. All items in this memo have been addressed on the plan sheets which are awaiting final approval by the Village Engineering Department Staff.

Surveyor

The Village Surveyor has reviewed and approved the proposed 3-lot Certified Survey Map (CSM).

Fire Department

The Fire Department is recommending approval of the proposed Site and Architectural Plans subject to the following requirements:

1. Relocate the east fire hydrant on the south side of building approximately 240 feet east to other side of parking lot.
2. Knox box to be located at fire protection room entry door.
3. Fire alarm equipment/annunciation to be located at fire protection room. Fire evacuation alarms to be functioning all in tenant spaces.

These items have been addressed on the revised plans and are pending final approval by the Fire Department.

VILLAGE PLANNER RECOMMENDATION:*CSM Application*

APPROVE the 3-lot Certified Survey Map (CSM) for the 45.46 acres (Lot 2 of CSM 6913) owned by Goldendale Land Holdings, LLC located in the southwest corner of the Goldendale Road and Rockfield Road intersection.

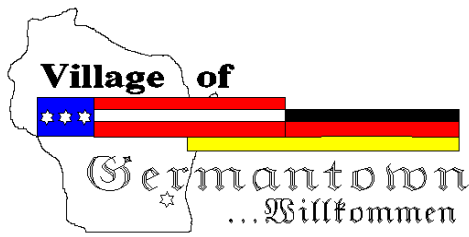
VILLAGE PLANNER RECOMMENDATION

APPROVE the site development and building plans submitted by Briohn Building Corporation for the proposed industrial building located on proposed Lot 3, in the southwest corner of the Goldendale/Rockfield Road Intersection 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 electrical plan sheets dated 10-31-2019 and the landscaping plan sheets dated 10-31-2019, unless said plan sheets are revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission.
2. Provide an updated landscaping plan with the tree species substitutions as recommended by the Village Arborist.
3. 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.
4. State approved plans and a \$20,000 occupancy bond are required by Inspection services as part of the building permit application.
5. The Developer shall enter into a Development Agreement with the Village pursuant to Chapter 17.43 of the Village Code (Site Plan Approval) as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to private access drives and storm water management facilities, master grading plan and erosion control, landscaping & street trees, open space, lighting and signage.
6. The submitted stormwater management plan shall be approved by the Department of Public Works/Engineering prior to commencing work onsite.
7. A separate ingress/egress easement shall be recorded on proposed Lot 3 for legal access to proposed Lot 2.
8. The Village Fire Department shall review and approve the proposed prefabricated liquid chemical storage enclosure (10' x 12') on the southwest side of the building prior to the issuance of a building permit.

--Continued--

9. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.
10. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see October 17, 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.
11. Knox boxes are required on all buildings at locations to be determined by GFD.
12. 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.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator

From : Lawrence Ratayczak, P.E., Director of Public Works

Date : October 17, 2019

Re : Central Land Company – Goldendale and Rockfield Road.

Items Reviewed:

- | | |
|--|-----------------|
| 1. Civil Plan Set C1.0 – C4.00 (8 pages) | Dated: 09-26-19 |
| 2. Stormwater Management Plan | Dated: 07-12-19 |

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. The project will require DSPS plumbing and infiltration system review and approval. Please provide a copy of the DSPS approval prior to engineering approval.
5. *The site includes potential wetlands per the WDNR surface water data viewer. Please provide a wetland determination / delineation for the site.*
6. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
7. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
8. Contact Ryan Ehlerding, 262-250-4723 for a utility permit.
9. A detailed civil site plan does not appear to be included in the plans. Please provide a plan showing dimensions, paving types, ADA access, curb, etc.
Architectural site plan has dimensions, but does not delineate pavement types and locations, ADA ramps, ADA and traffic signage, curb locations etc is not provided. Please provide a detailed site plan denoting these items stamped by a professional engineer.
10. *Provide an exhibit showing a WB-67 can turn into through and exit the site. Adjust driveways and radii as required.*
11. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

C2.0 Utility Plan

1. See utility plan comments provided by Larry under separate cover.
2. Please provide storm sewer calculations. **Storm sewer calculation use a 10 min Tc time. However, most of the site (roofs, parking areas, etc) likely have a Tc time of less than 6 mins. Please adjust to the minimum Tc of 6 minutes or provide Tc calculations showing 10 minutes is appropriate.**

C1.0 C1.1 & C1.2 Site Grading Plans

1. *Spot elevations in this area do not match the contours.*
2. *Revise stormwater basin to have an emergency overflow weir.*
3. *Consider adding sediment forebays to the wet retention basin.*
4. Show overland flow path through the site with large arrows.
Understood that the overflow route can be determined by looking at the contours, showing it with large arrows just aids in the review. In addition, it appears several areas of the site will not overflow to the south retention basin, but instead will either overtop to the north or to the southwest and bypass the basin. Please provide additional information on how this is accounted for in the stormwater management plan. Specifically, the area south of the southwest building, the drive lane west of the southwest building, the greenspace between the two south buildings, and the drive aisle east of the south buildings.
5. *Label door elevations and ground elevations around the buildings*
6. Add a level spreader at the outlet from the basin. Add a detail for the level spreader to the plan set.
Please revise the level spreader detail to show a depression in the center. The intention of the level spreader is to spread the flow into more a sheet flow coming out of the pipe. The current detail will not accomplish that.

C3.0 Site Erosion Control Plan

1. *Note reference the WisDOT PAL date 11/2/107, update date reference to the current date.*
2. *Construction schedule calls for the buffer area to be flagged. Clearly show the buffer area on the plans.*
3. *Slit fence does not work well out pipe outlets. Please revise to show other erosion control method at all pipe outlets.*
4. *Show outlet protection on all flared end sections.*

C4.0 Site Details

1. *Add village standard sanitary sewer manhole detail.*
2. *Add village standard hydrant detail.*
3. ADA Ramp detail does not appear to meet ADA requirements for many areas of the site. The detail shows 1' curb tapers on each side. ADA requires a max slope of the flared side of 1:10 if the ramp can be approached from the side. A 3' landing is also required at the top of the ramp. It appears the ramps in many areas of the site do not meet these requirements. Please clarify the details and clearly note the ramp types and locations on the plans.

Stormwater Management Plan

1. Soil survey for this site shows mostly type C soils with a small area of type B/D soils on the northeast corner. Revise curve number to match soils types per the soil survey. **Please add information to the report as to why a different hydraulic soil group is being used for this project to document the change from the soil survey for the site.**
2. Add information about the rainfall distribution used to the rainfall section. **MMSD requires the use of MSE rainfall distribution. Please revise the calculations to MSE3 distribution.**
3. A portion of the site (between the building expansion and Goldendale road appears to overtop north to the bio-retention basin, but it is included in the drainage area to the wet pond. Adjust grading to overtop south or revise hydrocad modeling to account for large events routing a different direction. **This area now overtops to the south and to the swale between the north and south building however it's not clear how this entire area between the buildings overtops and makes it into the stormwater pond on the south side of the site. Please show and label the overflow route through the site.**
4. Confirm that all the future improvements shown on the proposed exhibit are currently included within the stormwater management plan. Recommend creating a table to show total planned impervious verses what is currently being constructed. That table will greatly simplify future approvals. **It appears the future building is now proposed. Please update the report to reflect this.**
5. *Revise the hydrocad model to account for 27% voids in the engineered soil and 33% in the stone.*
6. The site appears to have bedrock and a high groundwater table. Provide information showing the bottom of the bio-retention basin meets the separation distance required by WDNR and DSPS. **WDNR and DSPS separation distance requirements are from the seasonal high groundwater elevations which may not be the groundwater elevations at the time of construction. Before approval of the stormwater management plan please provide information on the bedrock elevation, seasonal high groundwater elevation and how the separation distance is being met. Alternatively, a liner can be added to the basin and calculations revised to account for zero infiltration.**
7. The detail for the bio-retention basins shows a 10' wide spillway at 945.50. Where is that spillway located?
8. *Revise the pond detail to show the clay liner extending up to to 2 year water elevation.*
9. Provide a detail for the South pond outlet control structure. Detail shall show wall thickness, top and bottom thickness, sump, casting type, etc. **Please provide additional detail on the outlet structure. Wall thickness, base thickness, casting type, etc. Please also provide some information on what will secure the outlet and keep it upright? Currently the detail shows the structure sticking up in the air with only a few inches buried.**
10. *Provide anti-seep collars on the pond outlet pipe.*
11. *The green infrastructure section of the report appears to reference a City of Milwaukee Ordinance. The Village of Germantown requires new developments to meet the requirements of MMSD Chapter 13.*
12. Change the land use in WinSLAMM to industrial.
13. Adjust the winter season to the correct dates for Milwaukee. **Winter season dates are not correct. Please adjust to 12/6 and 3/28**
14. *Provide information on how the infiltration rate of 0.3 in/hr was chosen for the SLAMM model.*
15. *Revise the infiltration rate fraction side to 0.01 in the SLAMM model.*
16. *Adjust the engineered soil porosity to 0.27*
17. Include a map of the boring locations in the geotechnical section of the report.



Village of

Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☐ \$1,960 no public improvements

Paid _____ Date _____

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

Goldendale Land Holdings, LLC

By Dickman Development, LLC - Manager

3885 N. Brookfield Road, Suite 200

Brookfield, WI 53045

Phone (262) 790-0500

Fax (262) 790-0505

E-Mail tash@briohn.com

PROPERTY OWNER

Goldendale Land Holdings, LLC

By Dickman Development, LLC - Manager

3885 N. Brookfield Road, Suite 200

Brookfield, WI 53045

Phone (262) 790-0500

tash@briohn.com

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2

Goldendale Road (West Side) North of Holy Hill Road

3

PURPOSE OF LAND SPLIT

To create two buildable lots

Will the land split require rezoning?

No

From

To

4

READ AND INITIAL THE FOLLOWING:

X

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.

X

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.

X

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.

X

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

CERTIFIED SURVEY MAP
NO. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 6913, IN THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

- - INDICATES 1" IRON PIPE SET
- - INDICATES ¾" IRON ROD FOUND

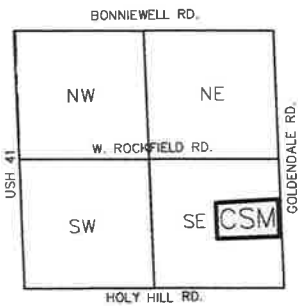
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE SE ¼ OF SECTION 7, T9N, R20E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

NW CORNER OF THE SE ¼ OF SECTION 7 T9N, R20E
CONCRETE MONUMENT W/
BRASS CAP FOUND
N 463,750.39
E 2,486,829.66

NE CORNER OF THE SE ¼ OF SECTION 7 T9N, R20E
CONCRETE MONUMENT
W/ BRASS CAP FOUND
N 463,729.94
E 2,489,471.00

- NOTES:
1. ACCESS TO C.T.H. "Y" ALLOWED PER WASHINGTON COUNTY ACCESS PERMIT ONLY.
 2. SETBACKS ARE BASED ON THE M-1 ZONING REQUIREMENTS AS OF 08-30-19.
 3. SEE SHEET 2 OF 5 FOR SETBACKS AND EASEMENT DETAILS

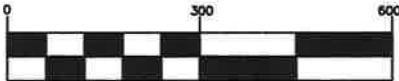


LOCATION MAP
SEC. 7-9-20
1" = 2000'

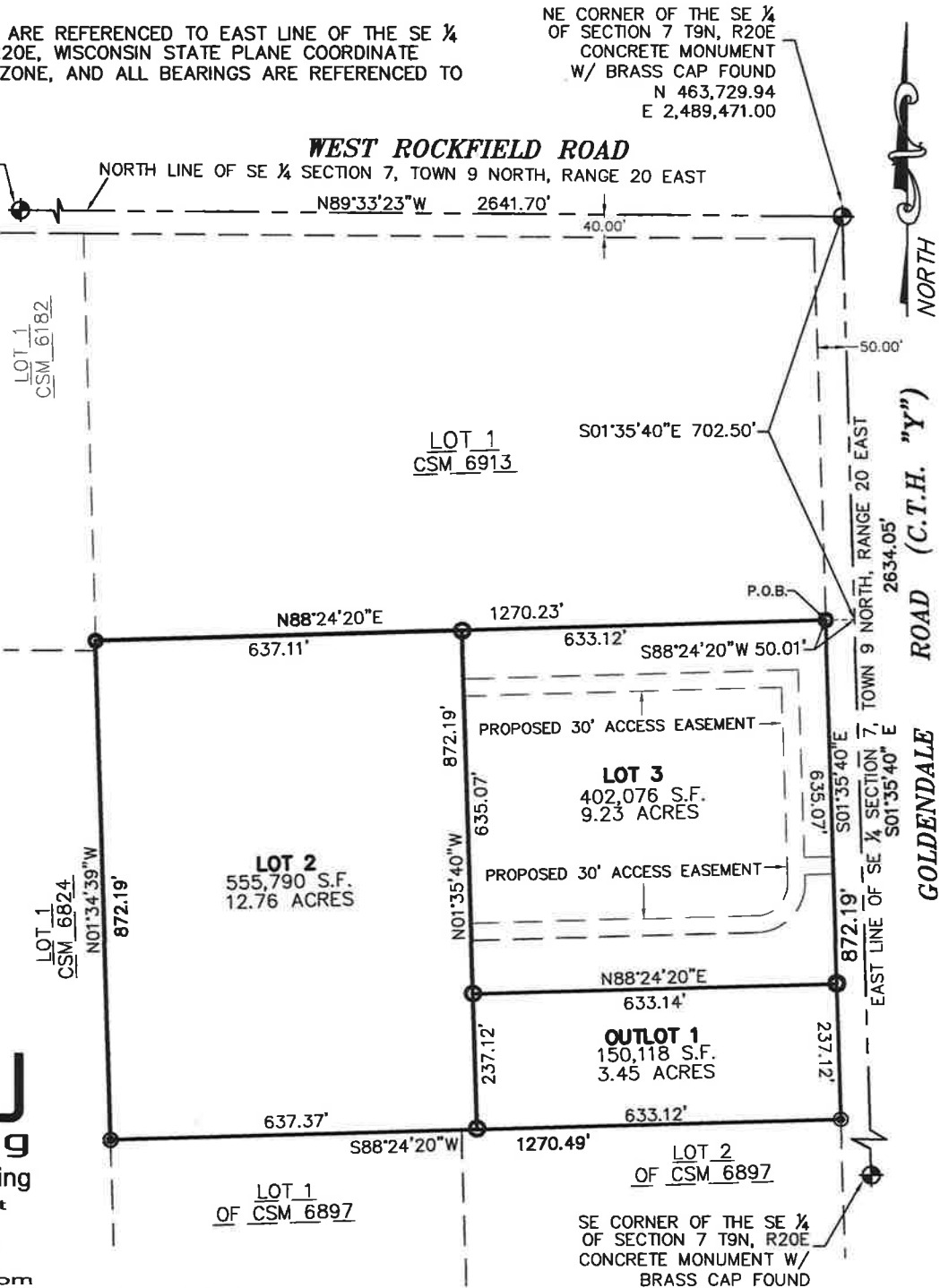
CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

PREPARED FOR:
GGWW, LLC
C/O GERMANTOWN PARTNERS, LLC
626 E WISCONSIN AVE.
MILWAUKEE, WI 53202
(414) 271-6100

GRAPHIC SCALE



1 INCH = 300 FT.

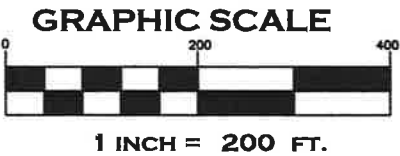
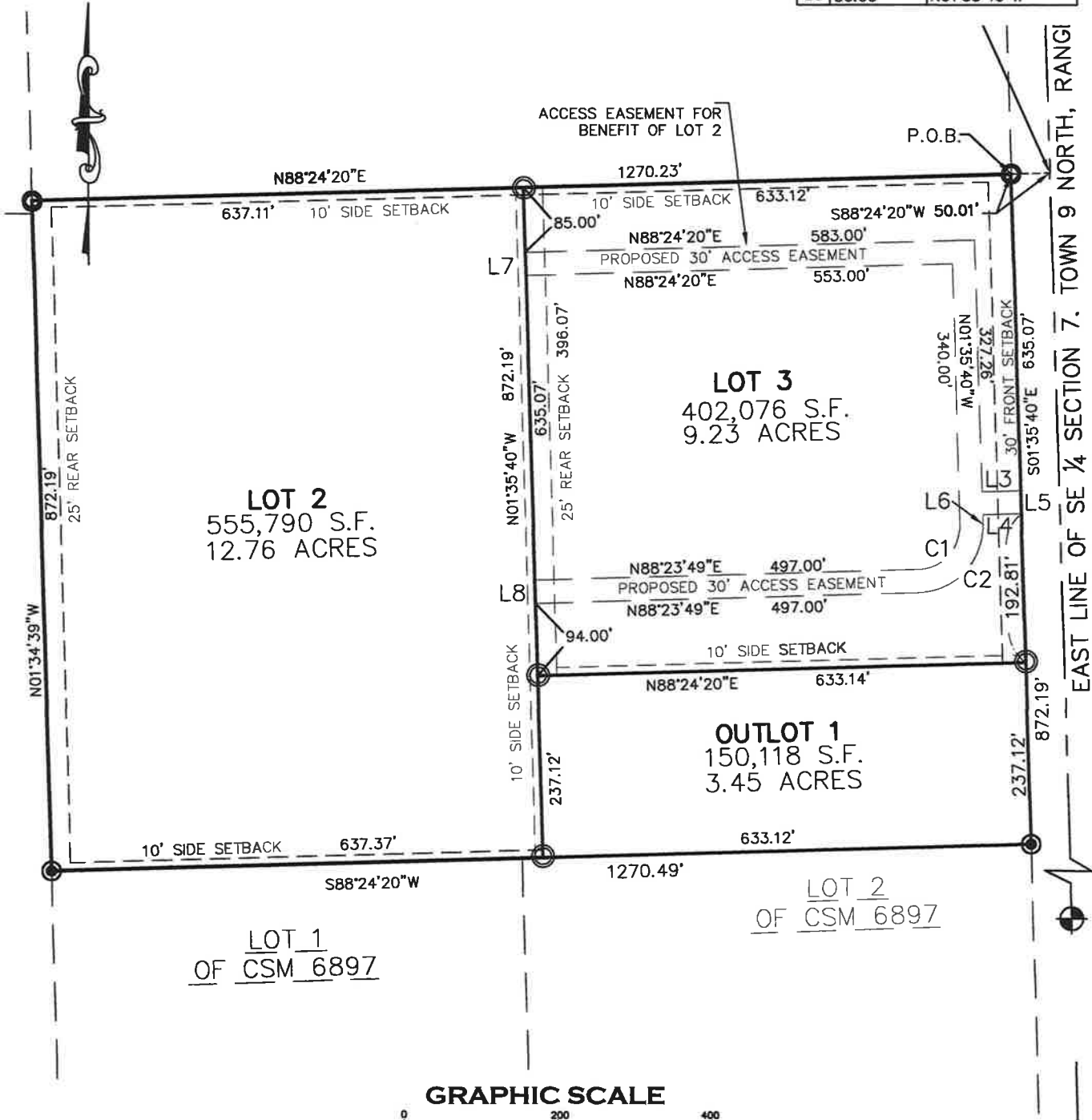


CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 6913, IN THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

CURVE TABLE	
C1.	L=87.97' R=56.01' CENT. ANGLE=89°59'29" CH. BRG.=N43°24'24" CHORD = 79.20'
C2.	L=135.09' R=86.01' CENT. ANGLE=89°59'24" CH. BRG.=N43°24'20"E CHORD = 121.62'

LINE TABLE	
LENGTH	BEARING
L3	50.12' S88°24'20"W
L4	50.12' S88°24'20"W
L5	30.00' S01°35'40"E
L6	12.74' N01°35'40"W
L7	30.00' N01°35'40"W
L8	30.00' N01°35'40"W



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SURVEYOR'S CERTIFICATE

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

THAT I HAVE SURVEYED, MAPPED AND DIVIDED A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 6913, IN THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST ¼ OF SECTION 7, THENCE S 01°35'40" E 702.50 FEET ALONG THE EAST LINE OF SOUTHEAST ¼ OF SECTION 7; THENCE S 88°24'20" W 50.01 FEET TO THE WEST R.O.W. LINE OF GOLDENDALE ROAD AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 01°35'40" E ALONG SAID WEST R.O.W. LINE OF GOLDENDALE 872.19 FEET; THENCE S 88°24'20" W 1270.49 FEET; THENCE N 01°34'39" W 872.19 FEET; THENCE N 88°24'20" E 1270.23 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,108,005 SQUARE FEET OR 25.436 ACRES

THAT I HAVE MADE SUCH SURVEY, MAP AND LAND COMBINATION BY THE DIRECTION OF GGWW, LLC., OWNERS OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF GERMANTOWN IN SURVEYING, MAPPING AND COMBINING THE SAME.

DATED THIS ____ DAY OF _____, 20 ____.

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

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 6913, IN THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

OWNER'S CERTIFICATE

GGWW LLC, A LIMITED LIABILITY COMPANY AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, GGWW LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM H WETTERAU, MANAGER, THIS _____ DAY OF _____, 20__.

WILLIAM H WETTERAU, MANAGER

STATE OF WISCONSIN) SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, WILLIAM H WETTERAU, TO ME KNOWN TO BE THE MANAGER OF GGWW, LLC. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID LLC AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20__

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VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP 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

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, DEAN WOLTER AND LAURA A. JOHNSON, TO ME KNOWN TO BE THE CHAIRMAN AND SECRETARY OF THE VILLAGE OF GERMANTOWN PLANNING COMMISSION. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20__

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF SE ¼ SECTION 7, 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 ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS ____ DAY OF _____, 20__.

DEAN WOLTER, VILLAGE PRESIDENT DATE

DEANNA BRAUNSCHWEIG, WCMC/CMC, VILLAGE CLERK DATE

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, DEAN WOLTER AND DEANNA BRAUNSCHWEIG, TO ME KNOWN TO BE THE PRESIDENT AND CLERK OF THE VILLAGE OF GERMANTOWN BOARD. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20__



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 _____

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

Dom. Ferrante
Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045

Phone (262) 790-0500

E-Mail dferrante@briohn.com

PROPERTY OWNER

Goldendale Land Holdings, LLC
626 E. Wisconsin Avenue, Suite 1020
Milwaukee, WI 53202

Phone (414) 271-6100

E-Mail sam@dickmanre.com

2 PROPERTY ADDRESS

Far North Building: W204 N13125 Goldendale Road
South West Building: W204 N13055 Goldendale Road
South East Building: W204 N13035 Goldendale Road

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

North	South	East	West
Agricultural	Industrial	Agricultural	Industrial

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!

Dom Ferrante 10/2/2019

Applicant

Date

Sam Dickman 10/2/2019

Owner

Date



BRIOHN DESIGN
GROUP, LLC

October 1, 2019

Jeffrey Retzlaff AICP, Director Village Planner
Village of Germantown
Community Development Department
N112 W17001 Mequon Road
Germantown, WI 53022-0337

Dear Jeff Retzlaff,

RE: Proposed amendments to the Development Project for The Dickman Germantown Development – Goldendale Road.

The proposed development building project addresses are as follows:

North Building – W204 N13125 Goldendale Road
Southwest Building – W204 N13055 Goldendale Road
Southeast building – W204 n13035 Goldendale Road

Once again, I want to thank you and the rest of the staff in Germantown with facilitating the approval process for our proposed development. We are resubmitting the revised drawing package for the November 11, 2019 Plan Commission to ask for and clarify a few proposed changes in reference to the proposed development located at the southwest corner of the Goldendale and Rockfield Roads intersection. This project is known as “The Dickman Germantown Development” – Goldendale Road.

We are not proposing any site related improvements to the north site, which is intended to house the new warehouse facility for Illing. Illing is a local plastics product distributor. The only modification proposed is that we shifted the location of a few glazing/window units a few feet on the west side elevation (office area) and added about 4 feet of width to two window units - an upper level and lower level window unit on the west side of the proposed north building. See attached elevation with area where change was made highlighted by a cloud. This enhancement is proposed to provide better alignment within the adjacent private offices and to ensure that all the exterior side offices have some access to natural daylight. We feel the change is minor and in general is an enhancement to the previously proposed elevation also included as part of the Exhibit A.

The main reason for the resubmittal involves proposed changes to the south site. The primary reason is to propose changing the status of the south east building to current proposed instead of future proposed. When we originally submitted in May and the July

follow up, we had asked for approval of the entire site north and south, but only direct or immediate Plan Commission approval of the proposed north and south west buildings. The south east building approval status was as future which would require the developer to come back for Plan Commission approval in the future when time to build the south east building. Since our earlier submittals the developer's have been approached with interested tenants who want to be a part of the south east building. This requires us to resubmit after consultation with you and staff.

In our resubmittal, we made revisions which include the following:

Re-designated the future 99 parking stalls to proposed and the reduced the number of loading dock berths from 22 to 17 in the loading dock area. Reduced one trash enclosure area since the building size of 117,000 SF is smaller than the adjacent 130,000 SF building. We are looking to have two tenants as occupants. The location of the two middle at grade overhead doors were shifted to accommodate anticipated tenants. Eliminated 8 trailer parking stalls on the east side and replaced with 10 car parking stalls to accommodate the anticipated tenant. Added additional pole mounted parking lights to serve the proposed south east building, see site plan. Adjusted the landscape plan by showing the foundation plantings around the south east building as well as required landscape for the south east building refer to landscape drawings dated September 26, 2019. The revised plans submitted do not significantly change the site plans and civil plans since we always intended for the south east building to be built eventually. I have included the new site plan A0.1 dated July 12, 2019 and the new proposed dated September 26, 2019 for reference. The plans submitted to Germantown on July 26th and recently resubmitted on October 1, 2019 can be referenced as well.

To summarize, we have made the necessary revisions to the plans which were spelled out in the Germantown Staff review letter dated including engineering comments, June 26, 2019. Most of these were addressed in the earlier Plan Commission resubmittal.

We are resubmitting a new application package as directed by Jeff Retzlaff to incorporate all three buildings as proposed and part of the Plan commission approval on the November 11th meeting. If you or staff have any questions, we will respond to you with an answer.

We respectfully submit this cover letter to your attention.

Sincerely,



Domenico M. Ferrante AIA
Brion Design Group LLC, Principal-In-Charge

C/c:

Sam Dickman, Dickman Real Estate

Sam Dickman Jr., Dickman Real Estate

Jeff Hook, Brion Building Corp, Project Manager

Chris Jackson PE, CJ Engineering, Surveyor and project civil engineer

**DESCRIPTION OF PROPOSAL AND PROJECT NARRATIVE
FOR SITE PLAN REVIEW INCLUDING USES AND BUILDING ARCHITECTURE OF A
NEW 210,522 SQUARE FEET SINGLE USER OR MULTI-TENANT BUILDING TO BE CONSTRUCTED
FOR THE DICKMAN COMPANY ON LAND LOCATED AT THE SOUTHWEST CORNER OF
ROCKFIELD AND GOLDENDALE ROADS INTERSECTION IN THE VILLAGE OF GERMANTOWN
WITH FUTURE EXPANSION OF TWO ADDITIONAL 130,324 SQUARE FOOT MUTI-TENANT
BUILDINGS LOCATED IMMEDIATELY SOUTH OF THE PROPOSED BUILDING**

July 1, 2019

Domenico Ferrante of Briohn Design Group, LLC
Jeff Hook of Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, Wisconsin 53045

SUBMITTED: On behalf of the current property owner GGWW, LLC, William Wetterau and Central Land Company III, LLC, developer Sam Dickman of The Dickman Company:

BRIOHN is submitting this "Description of Proposal or project narrative" on behalf of THE DICKMAN COMPANY.

Briohn Design Group LLC and Briohn Building Corp are acting as the representative applicant. The Dickman Company is the applicant. We are respectfully submitting a review package for Plan Consultation and Rezoning Request. In order to engage in this process with Plan Commission, we include a completed Rezoning & PDD application form, appropriate fees, plat of survey with legal description, site plans, building elevations, floor plans and 3D renderings depicting the proposed north building.

We are requesting for the entire three parcel site with the following legal description:

"Lot 2, 3 and 4 of CSM 5959, being a part of the East ½ of the Southeast ¼ of Section 7. Town 9 North, Range 20 east, Village of Germantown, Washington County, Wisconsin. Containing 45.46 acres

Parcels: GTNV 074988 (Lot 2), GTNV 074989 (Lot 3), CTNV 074990 (Lot 4)"

We asked for the property to be rezoned from A-1 Agricultural to M-1 Limited Industrial. We submitted this request to be placed on the agenda for the July 8, 2019 Plan Commission meeting.

At this time and in addition to the previous rezoning request, we are asking for Plan Commission approval for the proposed development at the site located on the southwest corner of the intersection of Rockfield Road and Goldendale Road. The proposed project entails

the construction of potentially two buildings starting construction this year and completing in 2020. The first building is located on the North site and will have a footprint area of 210,522 square feet with a 10,140 square foot mezzanine level. The proposed north site area will be 20.03 acres (872,456 SF). The new building will allow for an addition of approximately 75,000 square feet in the future.

We also ask for approval of the west and east buildings on the south site. The proposed size of the building is 130,324 square feet. The future phase proposed east building could happen potentially at the same time as the construction of the west building construction or in the future. The proposed south site area will be 25.44 acres (1,108,042 SF).

We are also asking for the approval of the CSM as it relates to the redivision of the current three lot property into two lots: north site and south site. The total of all three lots which are currently owned by the same owner, is 45.47 acres (1,980,498 SF).

The Description of the Proposal and preliminary concept Plan of Operation:

The Dickman Company proposes to construct a 210,522(220,662) square foot Multi-Tenant industrial/warehouse building with the potential for either 1-5 tenants of approximately equal size (area) or one large user to occupy the entire building. Our client is a light industrial type business with limited production and is mostly focused on office, warehouse and distribution.

The building will be constructed of painted concrete pre-cast insulated wall panels for all four sides of the proposed building. The principal façade or north elevation and side (east and west) elevations have insulated grey tinted glazing with clear anodized aluminum framing for all the fenestration. Note we have included large glazed entries for up to five possible tenants. The façade painting scheme uses three complimentary color tones with the two of the colors used as grey accents. The primary wall color will be a light grey off white color. We do include a red accent color as well. The rear or south elevation contains a 32-loading dock 9X10 overhead doors with 2 larger 14X16 grade level overhead doors. We also include man doors as needed to accommodate code required exiting. Note we have designed the south wall to have built-in flexibility to allow for relocation of the overhead doors as needed for future tenants as well as expansion for additional loading dock doors as need. Please see attached building architectural elevations.

Our client will have approximately 60-70 employees with the initial building proposed for development with up to potentially 100-110 employees on one daytime shift. The shift would be potentially between 7:00am and 6:00pm Monday through Friday with potentially Saturdays as well. Besides our current client, the possible tenant mix could include a variety of industrial types such as a general light industrial user or a warehouse distribution user or both.

The parking required is based on 90-110 employees overall with limited visitor parking. We have included 192 car parking stalls with the potential to expand car parking for additional 50 cars in the future... We also indicate 20 possible semi-trailer type parking stalls. The rear trailer

parking can be converted to car parking if the need for additional car parking increases in the future. This provides some built-in flexibility to accommodate future users which may differ from the current anticipated user or tenant mix.

Note we do not include any unscreened outside storage as part of this proposal. We have included one trash and recyclables enclosure which is located on the rear or south side of the building and site. The walls of the enclosure are the same as the painted concrete of the building walls. We also include prefinished gates on a steel frame as well. The future roof top units (RTU's) shall be screened by use of an extended front wall parapet and side wall parapets which is 4 feet higher than the roof plane. Since we are at the preliminary stage, we are not specifically identifying RTU locations until we submit for final approval.

The ultimate potential is to have flexibility for our client to expand the north building to accommodate an additional 75,000 square feet of building expansion on the east side of the north site. The developer would also like to have the flexibility to potentially develop two more buildings immediately south of the initial proposed north building, the two buildings to be located on the south side of the overall site would be potentially 130,324 square feet each. Ample parking is provided for either building. The architectural appearance of the proposed two south buildings would be complimentary to the north building, providing the feel of a cohesive campus. We ask for approval of the both buildings on the south site with the intent to build the west building first.

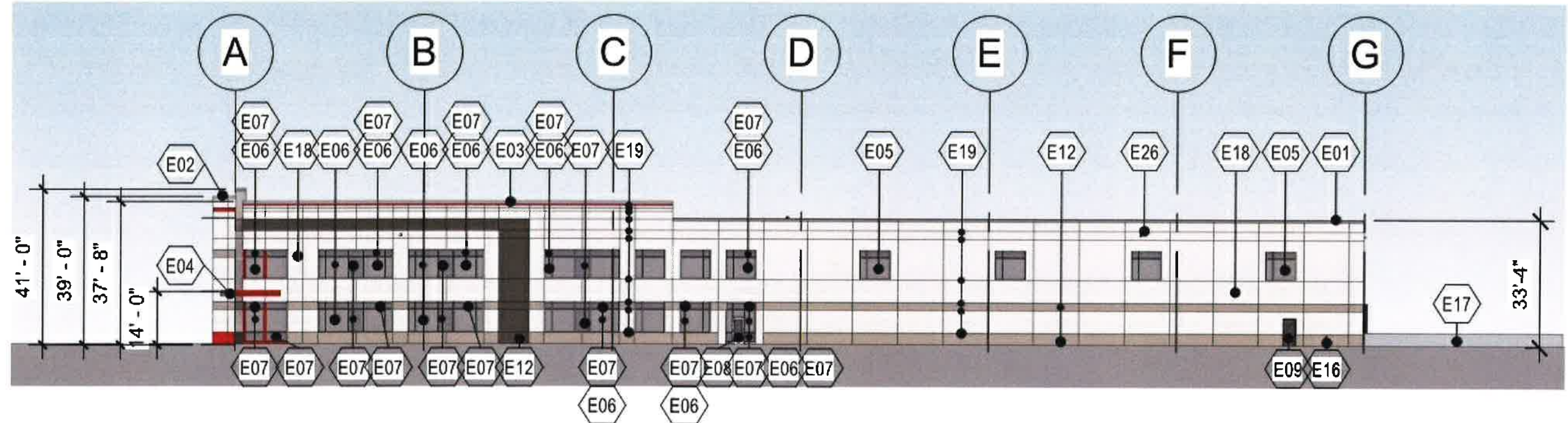
We have followed up with a detailed submittal package for all three buildings. We will include additional details and information as part of the project narrative. We also include the following: additional architectural drawings and details of all three proposed buildings; complete civil drawings and specifications for all three parcels, complete landscape plans and specifications for all three parcels and site lighting photo-metrics and cut sheets for the overall development. We include a request for a CSM as well to join the three lots into 2 lots. Our intent is to submit the items referenced above in order to be considered for placement on the agenda for the August 12, 2019 Plan Commission meeting. We know that this does not align with newest Plan Commission submittal schedule deadline, but we are asking if there is any chance to be heard on the August 12th Plan commission agenda, we would appreciate it. If this requires additional review fees, let us know. If this can't be arranged, we would want to be on the September 9, 2019 Plan Commission agenda. Based on receiving Plan commission recommendation for approval, we would ask for the village board to approve as well.

We respectfully ask the Village of Germantown, Plan Commission and village staff to review and evaluate our proposal including the submitted drawings and other support materials. We believe that the proposed new development will not only meet our client's needs and expectations but those of the Village of Germantown as well. We look forward to your comments, eventual approval and our continued mutual success and appreciate the assistance provided and afforded by the Village of Germantown in the Rezoning process as well as the eventual Plan Commission and Village Board approval process.

Please contact us if you have any questions or need additional information.

Sincerely,

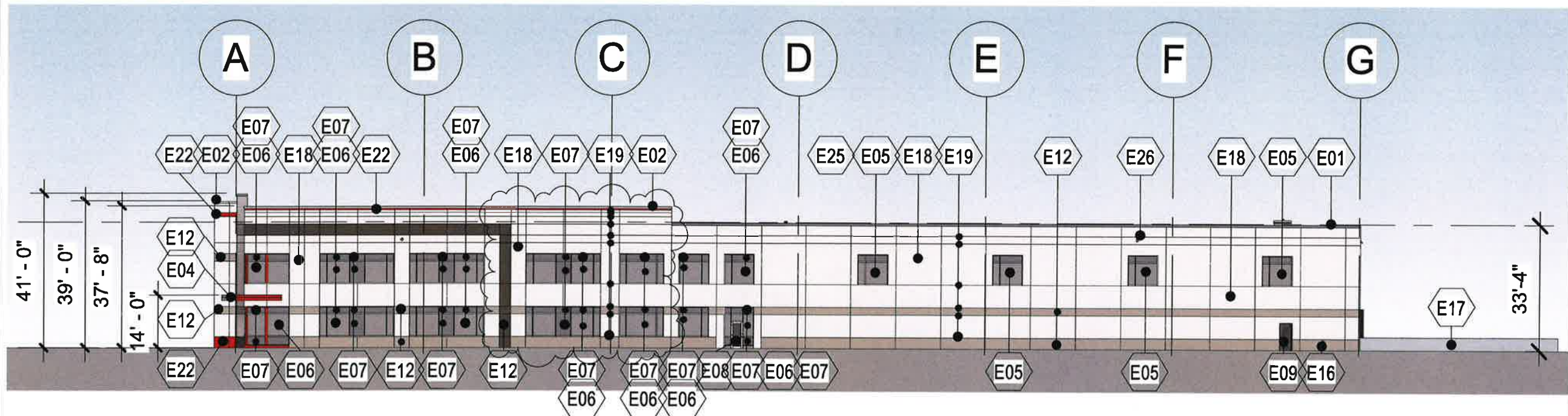
Domenico M. Ferrante AIA
Director of Architecture, Briohn Design Group LLC



2

WEST ELEVATION - NORTH BUILDING

1" = 40'-0"



1

PROPOSED WEST ELEVATION - NORTH BUILDING

1" = 40'-0"



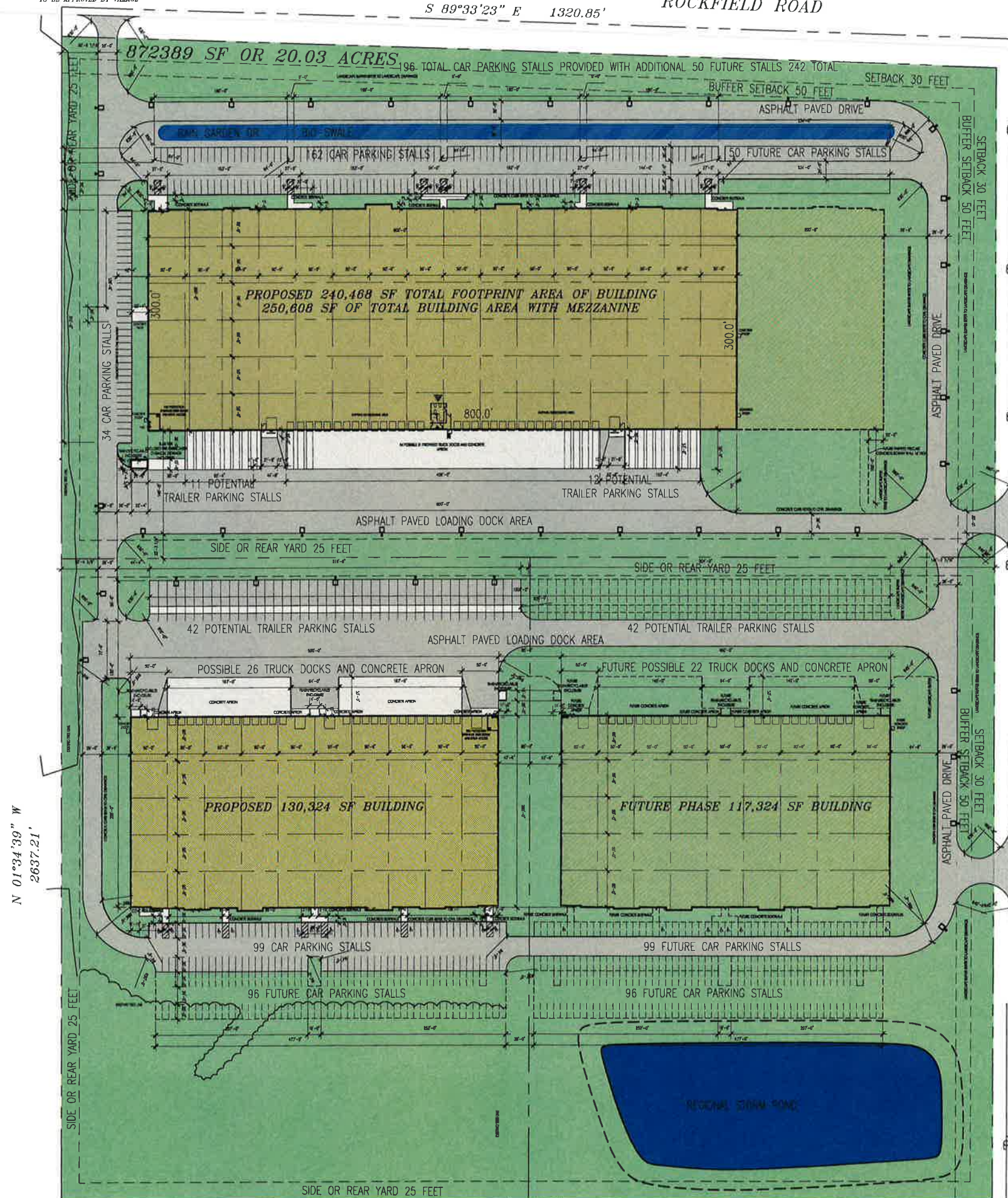
BRIOHN

www.briohn.com PHONE: 262.790.0500

EXHIBIT A

DICKMAN GERMANTOWN
10/02/2019

S 89°33'23" E 1320.85' ROCKFIELD ROAD



GOLDENDALE ROAD
ASPHALT PAVED DRIVE

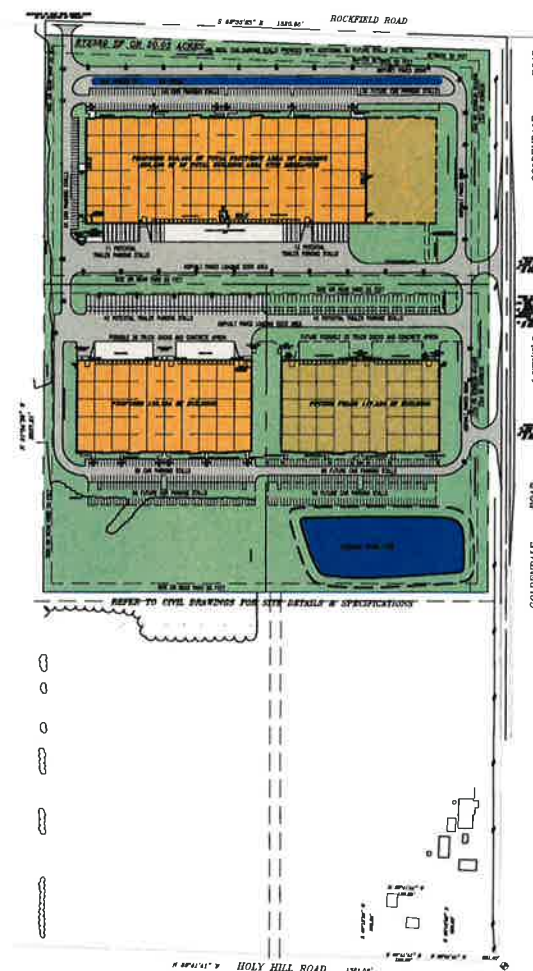
PROPOSED
30 FOOT WIDE
ACCESS DRIVE
TO BE APPROVED
BY COUNTY

REFER TO CIVIL
DRAWINGS
FOR FULL DESIGN
EXTENTS
OF ACCESS DRIVE
IMPROVEMENTS
REQUIRED BY THE
ROAD
TO BE APPROVED
BY COUNTY

01°35'40" E
2634.05'

PROPOSED
34 FOOT WIDE
ACCESS DRIVE
TO BE APPROVED
BY COUNTY

GOLDENDALE ROAD



OVERVIEW SITE PLAN
Scale: 1" = 200'-0"

GENERAL SITE STATISTICS:

SITE IS CURRENTLY ZONED AT 1 AGRICULTURAL.

WE PROPOSE AND HAVE SUBMITTED TO REZONE M1 LIMITED INDUSTRIAL.

TOTAL CURRENT OVERALL SITE AREA (LOT 2, 3 AND 4) AREA: 1,980,498 SF OR 45.47 ACRES.

PROPOSED NORTH LOT TOTAL AREA: 872,456 SF OR 20.03 ACRES.
PROPOSED BUILDING AREA 240,468 SF
PROPOSED PAVEMENT AREA 255,760 SF
PROPOSED TOTAL IMPERVIOUS AREA 496,228 SF
PROPOSED FUTURE BUILDING 40,034SF
PROPOSED FUTURE PAVEMENT 33,280 SF
PROPOSED FUTURE TOTAL IMPERVIOUS 93,314 SF
TOTAL IMPERVIOUS AREA 589,542 SF
TOTAL OPEN SPACE AREA 282,914 SF
GREEN SPACE PROVIDED IS 32.4%

NORTH PARKING:
REQUIRED AND PROVIDED 194 TOTAL 9X20 STALLS PROPOSED,
FUTURE PROVIDED 50 ADDITIONAL 9X20 STALLS AVAILABLE.
TRAILER PARKING 23 TOTAL 12x53 STALLS PROVIDED WITH 18 POSSIBLE FUTURE LOCATIONS.

PROPOSED SOUTH LOT TOTAL AREA: 1,108,042 SF OR 25.44 ACRES.
PROPOSED BUILDING AREA 330,324 SF
PROPOSED PAVEMENT AREA 198,483 SF
PROPOSED TOTAL IMPERVIOUS AREA 328,807 SF
PROPOSED FUTURE BUILDING 130,324 SF
PROPOSED FUTURE PAVEMENT 158,004 SF
PROPOSED FUTURE TOTAL IMPERVIOUS 288,330 SF
TOTAL IMPERVIOUS AREA 617,137 SF
TOTAL OPEN SPACE AREA 490,905 SF
GREEN SPACE PROVIDED IS 44.3%

SOUTH PARKING:
REQUIRED AND PROVIDED 99 TOTAL 9X20 STALLS PROPOSED AND PROVIDED,
FUTURE PROVIDED 291 ADDITIONAL 9X20 STALLS AVAILABLE.
TRAILER PARKING 42 TOTAL 12x53 STALLS PROVIDED WITH 42 FUTURE POSSIBLE LOCATIONS.

GENERAL SITE NOTE:
REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION AS WELL AS LANDSCAPE
DRAWINGS AND EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS AND LIGHTING CUT SHEETS
FOR SITE PLANTINGS PROPOSED.

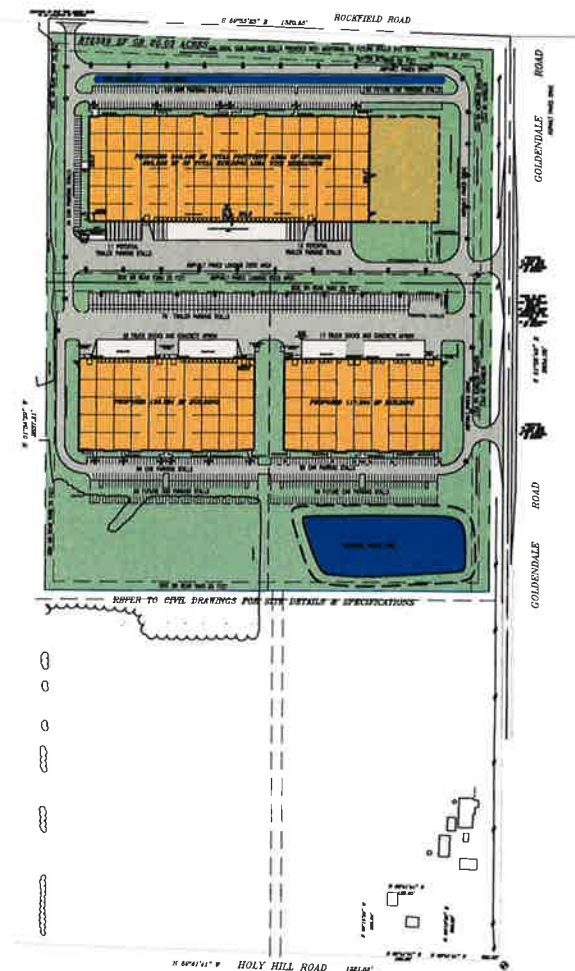
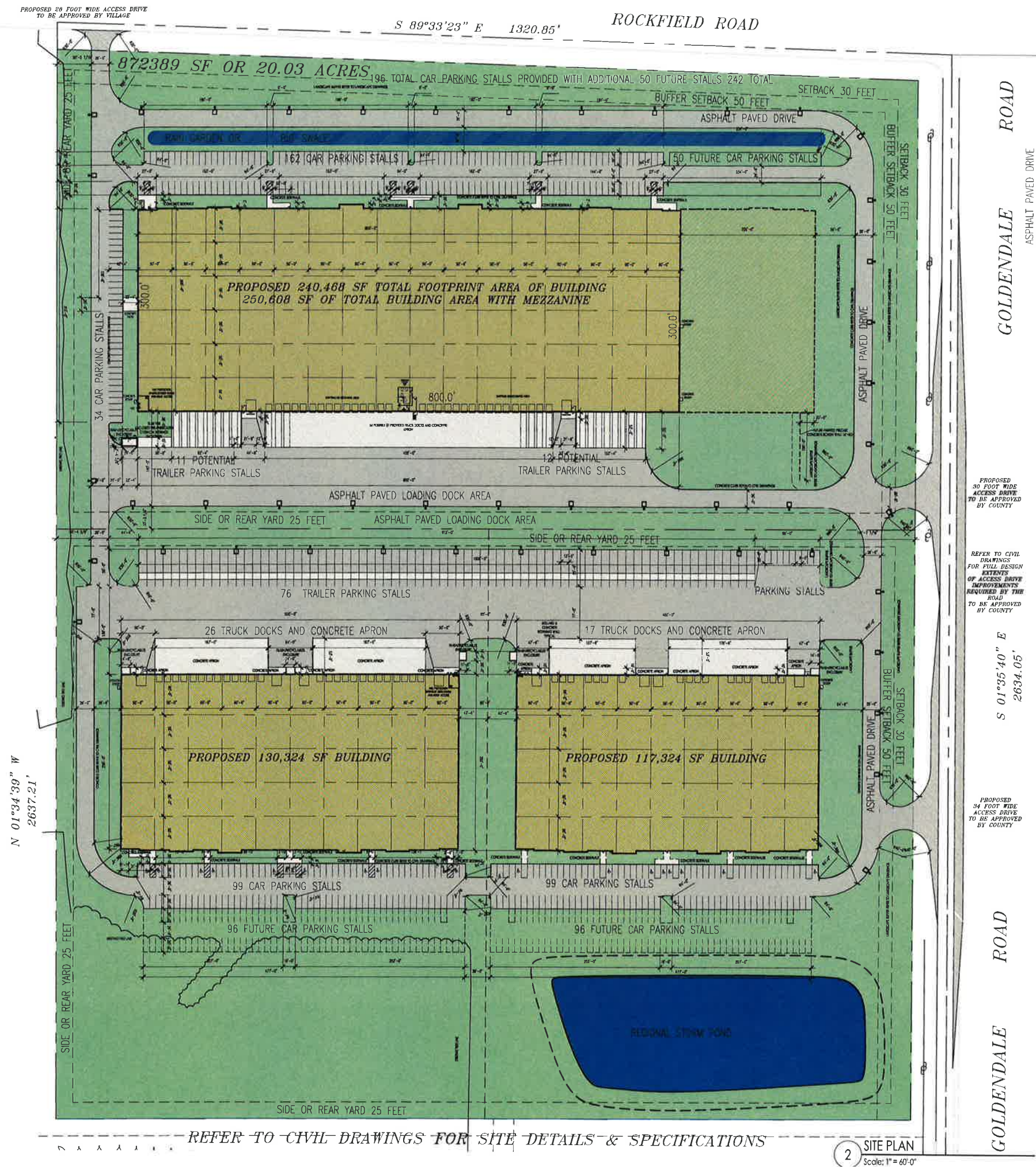
OVERALL SITE PLANS

PROPOSED BUILDING;
ILLING COMPANY, INC.
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

JOE:	31
DRAWN:	0
CHECKED:	0
DATE:	JULY 12, 201
SHEET:	

A0.1

S 89°33'23" E 1320.85' ROCKFIELD ROAD



 **OVERVIEW SITE PLAN**
Scale: 1" = 200'-0"

GENERAL SITE STATISTICS:

SITE IS CURRENTLY ZONED A1 AGRICULTURAL.

WE PROPOSE AND HAVE SUBMITTED TO REZONE M1 LIMITED INDUSTRIAL.

TOTAL CURRENT OVERALL SITE AREA (LOT 2, 3 AND 4) AREA: 1,980,498 SF OR 45.47 ACRES.

PROPOSED NORTH LOT TOTAL AREA: 872,456 SF OR 20.03 ACRES.

PROPOSED BUILDING AREA 240,468 SF

PROPOSED PAVEMENT AREA 255,740 SF

PROPOSED TOTAL IMPERVIOUS AREA 496,228 SF

PROPOSED FUTURE BUILDING 60,034SF

PROPOSED FUTURE PAVEMENT 33,280 SF

PROPOSED FUTURE TOTAL IMPERVIOUS 93,314 SF

TOTAL IMPERVIOUS AREA 589,542 SF

TOTAL OPEN SPACE AREA 282,914 SF

GREEN SPACE PROVIDED IS 32.4%

NORTH PARKING:
REQUIRED AND PROVIDED 196 TOTAL 9X20 STALLS PROPOSED,
FUTURE PROVIDED 50 ADDITIONAL 9X20 STALLS AVAILABLE.
TRAILER PARKING 23 TOTAL 12X53 STALLS PROVIDED.

PROPOSED SOUTH LOT TOTAL AREA: 1,108,042 SF OR 25.44 ACRES,
PROPOSED SOUTH WEST BUILDING AREA 130,324 SF
PROPOSED SOUTH WEST PAVEMENT AREA 198,483 SF
PROPOSED SOUTH WEST TOTAL IMPERVIOUS AREA 328,807 SF
PROPOSED SOUTH EAST BUILDING 130,324 SF
PROPOSED SOUTH EAST PAVEMENT 158,006 SF
PROPOSED SOUTH EAST TOTAL IMPERVIOUS 288,330 SF
TOTAL COMBINED IMPERVIOUS AREA 617,137 SF
TOTAL OPEN SPACE AREA 490,905 SF
GREEN SPACE PROVIDED IS 44.3%

SOUTH PARKING:
REQUIRED AND PROVIDED 99 TOTAL 9X20 STALLS PROPOSED AND PROVIDED - SOUTH WEST BUILDING.
REQUIRED AND PROVIDED 99 TOTAL 9X20 STALLS PROPOSED AND PROVIDED - SOUTH EAST BUILDING.
FUTURE PROVIDED FOR 192 ADDITIONAL 9X20 STALLS AVAILABLE.
TRAILER PARKING 76 TOTAL 12X53 STALLS PROVIDED WITH 8 FUTURE POSSIBLE LOCATIONS.

GENERAL SITE NOTE:
REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION AS WELL AS LANDSCAPE
DRAWINGS AND EXTERIOR LIGHTING PHOTOMETRIC DRAWING AND LIGHTING CUT SHEETS
FOR SITE PLANTINGS PROPOSED.



OVERALL SITE PLANS

PROPOSED BUILDING:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

JOB:	317
DRAWN:	D
CHECKED:	D
DATE:	SEPTEMBER 26, 2015
SHEET:	

A0.1

PROPOSED BUILDING:

DICKMAN GERMANTOWN

SW CORNER - ROCKFIELD RD. & GOLDENDALE RD.
GERMANTOWN, WISCONSIN 53022



1 AERIAL VIEW - LOOKING NORTH / NORTH WEST

NO SCALE



2 AERIAL VIEW - LOOKING NORTH EAST

NO SCALE



3 NORTH BUILDING - VIEW OF NORTH WEST CORNER LOOKING SOUTH / SOUTH EAST

NO SCALE



4 SOUTH WEST BUILDING - VIEW OF SOUTH WEST CORNER LOOKING NORTH EAST

NO SCALE

PLAN COMMISSION SUBMITTAL (PREVIOUSLY SUBMITTED ON SEPTEMBER 5, 2019)
SEPTEMBER 26, 2019 & OCTOBER 31, 2019 (RESUBMITTED FOR NOVEMBER 11, 2019 PLAN COMMISSION)

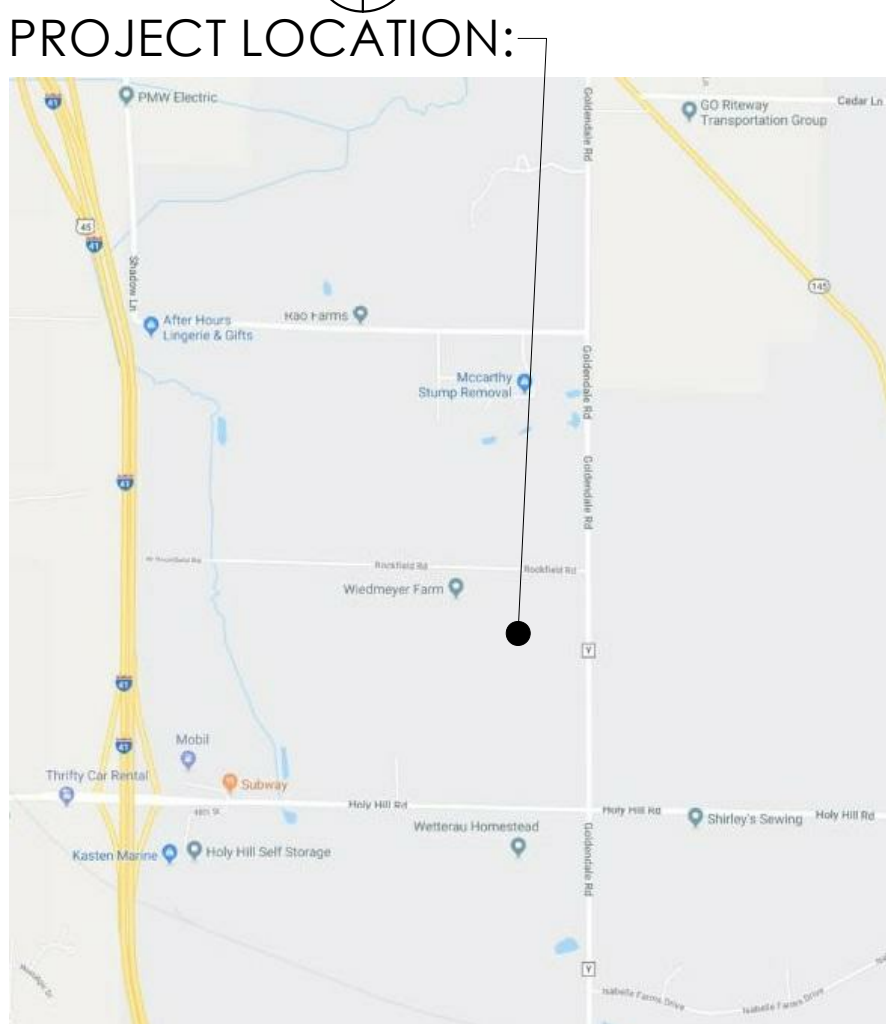
OWNER :		GENERAL CONTRACTOR :		ARCHITECT :		PROJECT INFORMATION: PROPOSED NORTH BUILDING		PROJECT INFORMATION: PROPOSED SOUTH BUILDING (WEST)		PROJECT INFORMATION: PROPOSED SOUTH BUILDING (EAST)	
THE DICKMAN COMPANY SAM DICKMAN JR.		BRIOHN BUILDING CORPORATION JEFF HOOK, PM		BRIOHN DESIGN GROUP LLC DOMENIC FERRANTE, AIA		CODE: SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015/2009, IEBC 2015, IMC 2015 AND IFGC 2009) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING		CODE: SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015/2009, IEBC 2015, IMC 2015 AND IFGC 2015) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING		CODE: SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015/2009, IEBC 2015, IMC 2015 AND IFGC 2015) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING	
626 EAST WISCONSIN AVE., SUITE 1020 MILWAUKEE, WI 53202		3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX		3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX		OCCUPANCY: PRIMARY S-1 (MODERATE HAZARD STORAGE) SECONDARY B (OFFICE/BUSINESS) TYPE 2B F-1 (MODERATE HAZARD STORAGE)		OCCUPANCY: PRIMARY F-1/S-1 (MANUFACTURING OR STORAGE) SECONDARY B (OFFICE/BUSINESS) TYPE 2B		OCCUPANCY: PRIMARY F-1/S-1 (MANUFACTURING OR STORAGE) SECONDARY B (OFFICE/BUSINESS) TYPE 2B	
CIVIL ENGINEER: CJ ENGINEERING CHRISTOPHER A. JACKSON, P.E.		LANDSCAPE ARCHITECT : HELLER & ASSOCIATES DAVID HELLER, ASLA		CLASS OF CONSTRUCTION: TYPE 2B		CLASS OF CONSTRUCTION: TYPE 2B		CLASS OF CONSTRUCTION: TYPE 2B		CLASS OF CONSTRUCTION: TYPE 2B	
9205 WEST CENTER STREET, SUITE 214 MILWAUKEE, WISCONSIN 53222 (414) 443-1312 PHONE (262) 443-1317 FAX		4715 JAMES AVENUE RACINE, WISCONSIN 53402 (262) 639-9733 PHONE (262) 639-9739 FAX		SPRINKLER SYSTEM: FULL - NFPA 13		SPRINKLER SYSTEM: FULL - NFPA 13		SPRINKLER SYSTEM: FULL - NFPA 13		SPRINKLER SYSTEM: FULL - NFPA 13	
FLOOR LEVELS: 2		FLOOR LEVELS: 1		FLOOR LEVELS: 1		FLOOR LEVELS: 1		FLOOR LEVELS: 1		FLOOR LEVELS: 1	
NUMBER OF STORIES 1+MEZZANINE		NUMBER OF STORIES 1		NUMBER OF STORIES 1		NUMBER OF STORIES 1		NUMBER OF STORIES 1		NUMBER OF STORIES 1	
TOTAL SITE AREA: 872,456 SF 20.03 ACRES (NORTH SITE)		TOTAL SITE AREA: 1,108,042 SF 25.44 ACRES (SOUTH SITE)		TOTAL SITE AREA: 1,108,042 SF 25.44 ACRES (SOUTH SITE)		TOTAL SITE AREA: 1,108,042 SF 25.44 ACRES (SOUTH SITE)		TOTAL SITE AREA: 1,108,042 SF 25.44 ACRES (SOUTH SITE)		TOTAL SITE AREA: 1,108,042 SF 25.44 ACRES (SOUTH SITE)	
TOTAL BUILDING AREA: 240,468 SF FOOTPRINT (MAIN LEVEL), 10,140 SF MEZZANINE = 250,608 SF		TOTAL BUILDING AREA: 130,324 SF		TOTAL BUILDING AREA: 130,324 SF		TOTAL BUILDING AREA: 130,324 SF		TOTAL BUILDING AREA: 130,324 SF		TOTAL BUILDING AREA: 130,324 SF	

SHEET INDEX	
0-GENERAL	
T1.1	TITLE SHEET
T1.2	EXTERIOR PERSPECTIVES NORTH BUILDING
T1.3	EXTERIOR PERSPECTIVES SOUTH BUILDINGS
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GS.1	SPECIFICATIONS
GS.2	SPECIFICATIONS
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SV1.0	ALTA / NSPS SURVEY
3-CIVIL	
CO.0	SITE GRADING PLAN
C1.0	SITE GRADING PLAN
C1.1	SITE GRADING PLAN
C1.2	SITE GRADING PLAN
C2.0	SITE UTILITY PLAN
C2.1	SITE UTILITY PLAN - NORTH
C2.2	SITE UTILITY PLAN - SOUTH
C2.3	PUBLIC SANITARY AND WATER MAIN PLAN & PROFILE
C2.4	PUBLIC WATER MAIN PLAN & PROFILE
C2.5	PUBLIC WATER MAIN PLAN & PROFILE
C3.0	SITE EROSION CONTROL PLAN
C4.0	SITE DETAILS
WB-67	SITE TRUCK ACCESS EXHIBIT
4-LANDSCAPING	
L1.0	OVERALL LANDSCAPE PLAN
L1.1	ENLARGED LANDSCAPE PLAN - NORTH SITE
L1.2	ENLARGED LANDSCAPE PLAN - SOUTH SITE
L1.3	ENLARGED LANDSCAPE PLAN - BUILDING FOUNDATIONS
L1.4	ENLARGED LANDSCAPE PLAN - BUILDING FOUNDATIONS
L1.5	LANDSCAPE DETAILS, NOTES & SCHEDULES
5-ARCHITECTURAL	
A0.1	OVERALL SITE PLANS
A0.2	NORTH SITE PLAN
A0.3	SOUTH SITE PLAN
A1.1	NORTH FLOOR PLAN LOWER LEVEL
A1.2	NORTH FLOOR PLAN UPPER LEVEL
A1.3	SOUTH WEST BLDG FLOOR PLAN TYPICAL FOR PROPOSED WEST BUILDING
A1.4	SOUTH EAST BLDG FLOOR PLAN TYPICAL FOR PROPOSED EAST BUILDING
AS.1	NORTH BUILDING ELEVATIONS & NOTES
AS.2	SOUTH WEST BUILDING ELEVATIONS & NOTES
AS.3	SOUTH EAST BUILDING ELEVATIONS & NOTES
5-ELECTRICAL	
E1.0	EXTERIOR PHOTOMETRIC LIGHTING PLAN
E2.0	LIGHTING CUT SHEETS
E2.1	LIGHTING CUT SHEETS



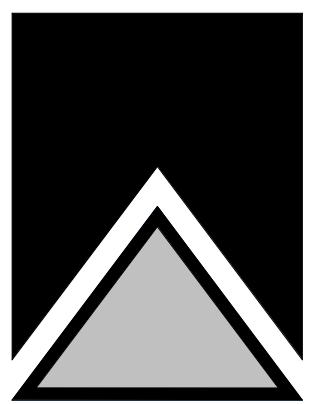
5 VICINITY MAP

3/4" = 1'-0"



SITE LOCATION MAP
SCALE: N.T.S.

BRIOHN



DESIGN GROUP
3885 N. BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1960
(262) 790-0500 PHONE
(262) 790-0505 FAX

TITLE SHEET

SHEET TITLE

PROPOSED BUILDING:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

JOB: 3172
DRAWN: CK
CHECKED: DF / KJ
DATE: 10/31/2019

SHEET:
T1.1

NOTE:
ALL MECHANICAL, ELECTRICAL,
PLUMBING AND FIRE SPRINKLER
ENGINEERING BY DESIGN-BUILD
CONTRACTORS



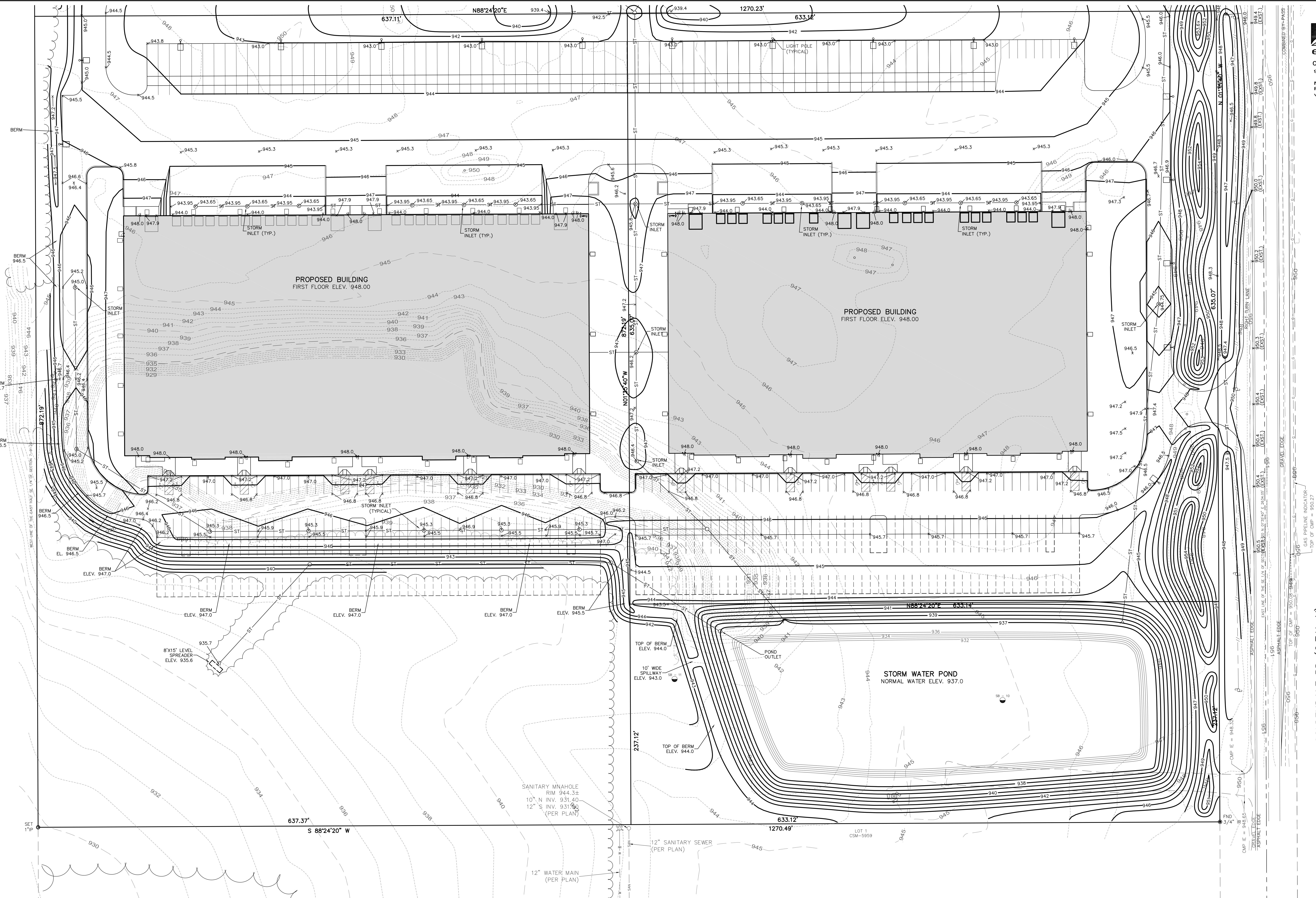
DICKMAN MULTI-TENANT DEVELOPMENT
GERMANTOWN, WISCONSIN

GOLDENDALE RD (C.T.H. Y)

CJE NO.: CJE1928-02R3
OCTOBER 31, 2019

C1.2

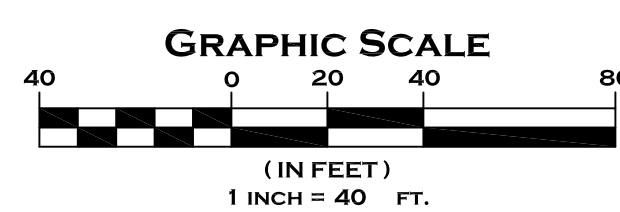
SHEET 4 OF 12



LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x 942.5	PROPOSED ELEVATION
---	PROPOSED STORM SEWER



NOTE:
1. TOTAL DISTURBED AREA = 41.11 ACRES
2. SPOT GRADES ALONG THE CURB ARE AT THE BOTTOM OF THE CURB.

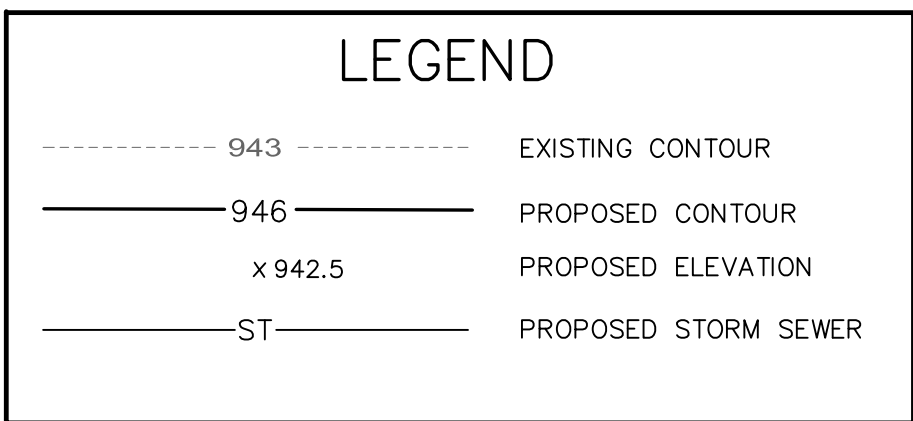


SITE GRADING PLAN

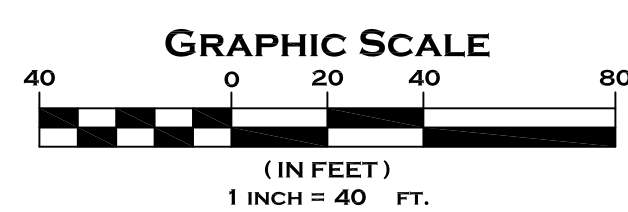
GERMANTOWN, WISCONSIN

C1.1

SHEET 3 OF 12



NOTE:
1. TOTAL DISTURBED AREA = 41.11 ACRES
2. SPOT GRADES ALONG THE CURB ARE AT THE BOTTOM OF THE CURB.



SITE GRADING PLAN

DICKMAN MULTI-TENANT DEVELOPMENT
GERMANTOWN, WISCONSIN

CJE NO.: CJE1928-02R3
OCTOBER 31, 2019

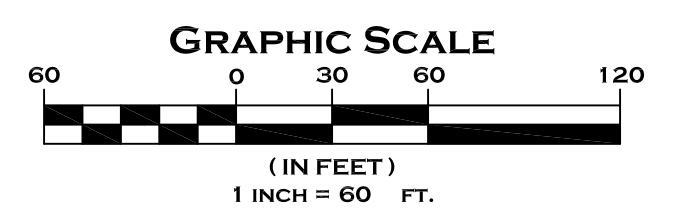
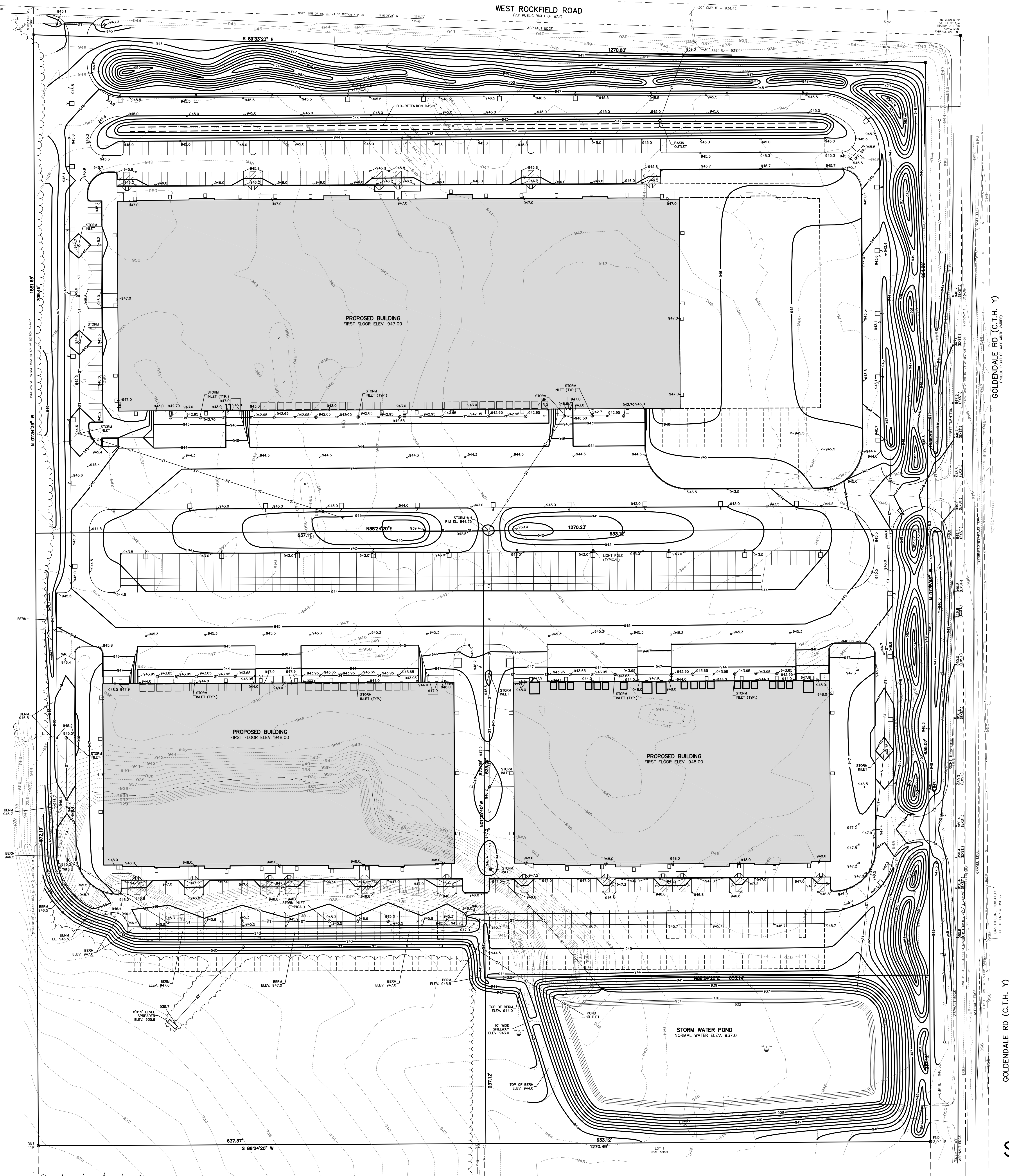
C1.0
SHEET 2 OF 12

SITE GRADING PLAN

- NOTES:
1. TOTAL DISTURBED AREA = 41.11 ACRES
2. SPOT GRADES ALONG THE CURB ARE AT THE BOTTOM OF THE CURB.

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

LEGEND	
— 94.3 —	EXISTING CONTOUR
— 94.6 —	PROPOSED CONTOUR
x 942.5	PROPOSED ELEVATION
— ST —	PROPOSED STORM SEWER

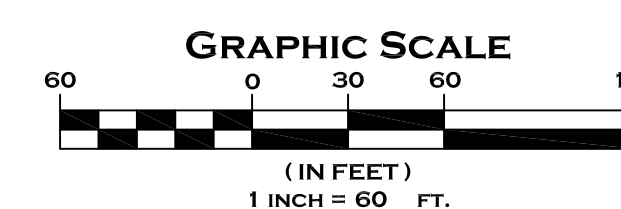


DICKMAN MULTI-TENANT DEVELOPMENT

GERMANTOWN, WISCONSIN

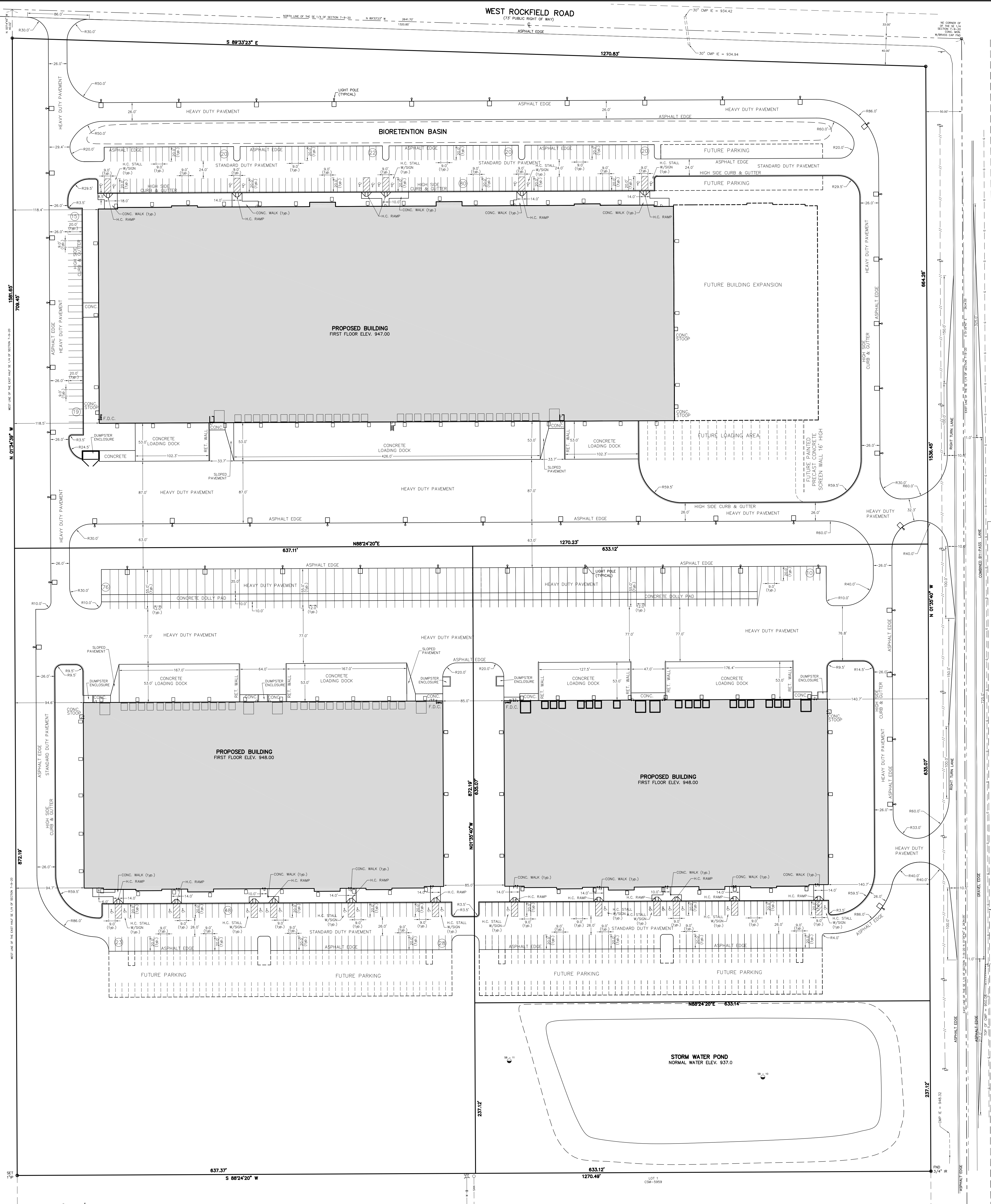
CJE NO.: CJE1928-02R3
OCTOBER 31, 2019

C0.0
SHEET 1 OF 12



GOLDENDALE RD (C.T.H. Y)
(PUBLIC RIGHT OF WAY WITH MARS)

GOLDENDALE RD (C.T.H. Y)
(PUBLIC RIGHT OF WAY WITH MARS)



- NOTE:
1. TOTAL DISTURBED AREA = 41.11 ACRES
2. SPOT GRADES ALONG THE CURB ARE AT THE BOTTOM OF THE CURB.

www.DiggersHotline.com



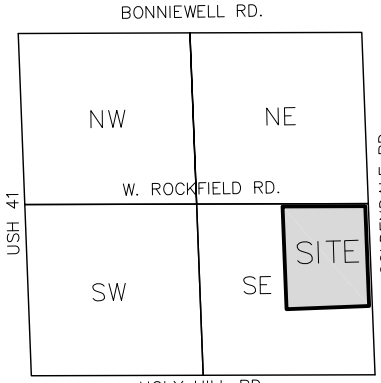
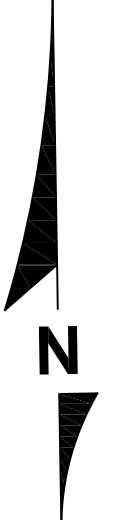
LEGEND

----- 943 -----	EXISTING CONTOUR
----- 946 -----	PROPOSED CONTOUR
x 942.5	PROPOSED ELEVATION
----- ST -----	PROPOSED STORM SEWER

DICKMAN GERMANTOWN DEVELOPMENT
ROCKFIELD RD & GOLDENDALE RD GERMANTOWN, WI

SVI.0
ALTA/NSPS SURVEY

CJE NO.: I928R0AL
JUNE 18, 2019
JULY 12, 2019



LOCATION MAP
SEC. 7-9-20
NOT TO SCALE

LEGAL DESCRIPTIONS:

Lots Two (2), Three (3) and Four (4) of CERTIFIED SURVEY MAP NO. 5959, recorded in the Washington County Registry on October 20, 2005 in Volume 44 of Certified Survey Maps on pages 75-78, as Document No. 1106265, and as corrected by Affidavit of Correction, recorded in said Register's Office on January 12, 2005, as Document No. 1115133 and being part of the Northeast 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4, Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

(Tax Key No. GTNV_074988).
(Tax Key No. GTNV_074989).
(Tax Key No. GTNV_074990).

CONTAINING: 1,980,404 SQUARE FEET OR 45.4638 ACRES.

SCHEDULE B-II EXCEPTIONS:

- ⑧ Restrictions, Conditions, Covenants, Easements and Notes contained in Certified Survey Map No. 5959, recorded in the Washington County Registry on October 20, 2005, in Volume 44 of Certified Survey Maps on pages 75-78, as Document No. 1106265, and as corrected by Affidavit of Correction, recorded in said Register's Office on January 12, 2005, as Document No. 1115133.
- AS SHOWN ON SURVEY

GENERAL NOTES:

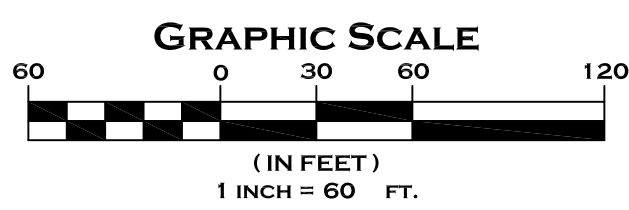
1. LEGAL DESCRIPTION FROM AND EASEMENT INFORMATION FROM FIRST AMERICA TITLE INSURANCE COMPANY COMMITMENT WB 83403, DATED MARCH 21, 2019.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. 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. 55079C0008E, WITH A DATE OF IDENTIFICATION OF 9/26/2008 AND FLOOD INSURANCE RATE MAP NO. 55079C00016E, WITH A DATE OF IDENTIFICATION OF 9/26/2008, IN COMMUNITY NO. 550278, CITY OF MILWAUKEE, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
4. PROJECT/SITE BENCHMARK - SEWRPC REFERENCE BENCHMARK FOUND 42.53 FEET NORTHWESTERLY OF CONCRETE MONUMENT WITH BRASS CAP FOUND AT THE NORTHEAST CORNER OF SECTION 7-9-20, RR SPIKE FND IN THE NE FACE OF PP NO. 01-03616 AT GRADE. ELEVATION = 943.643.
5. ELEVATIONS BASED ON INFORMATION FROM SEWRPC AND ARE AT NGVD 1929 DATUM.
6. EVIDENCE OF RECENT CONSTRUCTION OR EARTH MOVING WORK, AS NOTED ON SURVEY.
7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR CHANGES IN THE STREET RIGHT-OF-WAY LINES.

To: Central Land Company, LLC, GGWW, LLC and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 8, 11(b), 13, 16, 17 and 20 of Table A thereof. The field work was completed on May 30, 2019.

Date of Plat or Map: June 18, 2019

Christopher A. Jackson
Christopher A. Jackson
Registered Land Surveyor S-2851



LEGEND	
— SAN —	SANITARY SEWER
— ST —	STORM SEWER
— W —	WATER MAIN
— G —	BURIED GAS LINE
— TEL —	BURIED TELEPHONE LINE
— E —	BURIED ELECTRIC LINE
— FO —	BURIED FIBER OPTIC LINE
— CATV —	BURIED CABLE TELEVISION LINES
— COMB —	COMBINATION SEWER
— WOOD FENCE —	WOOD FENCE
— EDGE OF TREES AND BRUSH —	EDGE OF TREES AND BRUSH
— DOOR SILL ELEVATION —	DOOR SILL ELEVATION
— FIRE DEPARTMENT CONNECTION —	FIRE DEPARTMENT CONNECTION
— ELECTRIC TRANSFORMER —	ELECTRIC TRANSFORMER
— ELECTRIC METER —	ELECTRIC METER
— ELECTRIC PEDestal —	ELECTRIC PEDestal
— ELECTRIC BOX AT GRADE —	ELECTRIC BOX AT GRADE
— TELEPHONE BOX AT GRADE —	TELEPHONE BOX AT GRADE
— TELEPHONE PEDestal —	TELEPHONE PEDestal
— GAS METER —	GAS METER
— AIR CONDITIONER —	AIR CONDITIONER
— UTILITY POLE —	UTILITY POLE
— WOOD SIGN —	WOOD SIGN
— METAL SIGN —	METAL SIGN
— FLAG POLE —	FLAG POLE
— BOLLARD —	BOLLARD
— ROLL-UP LIGHT —	ROLL-UP LIGHT
— YARD LIGHT —	YARD LIGHT
— METAL LIGHT POLE —	METAL LIGHT POLE
— CONCRETE LIGHT POLE —	CONCRETE LIGHT POLE
— WOOD LIGHT POLE —	WOOD LIGHT POLE
— MAIL BOX —	MAIL BOX
— FIBER OPTIC MARKER —	FIBER OPTIC MARKER
— GUY WIRE —	GUY WIRE
— HYDRANT —	HYDRANT
— WATER VALVE —	WATER VALVE
— GAS VALVE —	GAS VALVE
— MANHOLE —	MANHOLE
— STORM MANHOLE —	STORM MANHOLE
— CURB INLET —	CURB INLET





1 SOUTH WEST BUILDING - VIEW OF SOUTH WEST CORNER LOOKING NORTH / NORTH EAST
NO SCALE



2 SOUTH EAST BUILDING - VIEW OF SOUTH EAST CORNER LOOKING NORTH / NORTH WEST
NO SCALE



3 SOUTH WEST BUILDING - VIEW OF SOUTH WEST CORNER LOOKING NORTH / NORTH EAST
NO SCALE



4 SOUTH EAST BUILDING - VIEW OF SOUTH EAST CORNER LOOKING NORTH / NORTH WEST
NO SCALE



1 NORTH BUILDING - VIEW OF NORTH WEST CORNER LOOKING SOUTH / SOUTH EAST
NO SCALE



2 NORTH BUILDING - VIEW OF NORTH EAST CORNER LOOKING SOUTH WEST
NO SCALE



3 NORTH BUILDING - VIEW OF NORTH EAST CORNER LOOKING SOUTH WEST
NO SCALE



4 NORTH BUILDING - VIEW OF EAST WALL LOOKING WEST
NO SCALE

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DO IN WISCONSIN

DIGGERSHOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8811
MID. AREA 242-1181
WS STATUTE 182.07(5)(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

STORMWATER SEED MIX

For Use on Stormwater Management Ponds (SMP) side slopes to Normal Water Line (NWL)

Zoning Classification: Industrial

Site Landscaping Requirements
Street trees shall be planted or payment in lieu of planting for developed and/or subdivided lands.
All yards sodded or seeded on at least 4" of topsoil.

	North Site	South Site
LF of Rockfield Rd. Frontage:	1,271 LF	0 LF
Street Trees Shown:	25 Trees	0 Trees

LF of Goldendale Rd. Frontage:	664 LF	872 LF
Street Trees Shown:	17 Trees	26 Trees

Parking Lot Landscaping
A minimum of 5% of the parking lot area to be landscaped. At a rate of 1 tree (2" cal.) per 10 spaces.
Perimeter screening shall be provided of at least 5' wide.
Evergreens shall be used adjacent to other lots.

	North Site	South Site
Area of Parking Lot:	55,020 SF	120,686 SF
Percent of Landscape Area:	5.0%	5.0%
Required Landscape Area:	2,751.0 SF	6,034.3 SF
Landscape Area Shown:	3,387.0 SF	6,875.0 SF

Number of Parking Spaces:	196 Spaces	198 Spaces
Required Number of Trees:	19.6 Trees	19.8 Trees
Number of Trees Shown:	25 Trees	20 Trees

CODE REQUIREMENTS STORMWATER SEED MIX: NORTH SITE

PLANT		PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME			
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
ARM	2	Acer xfreemanii 'Armstrong'	Armstrong Red Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
ABM	5	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
CH	1	Celtis occidentalis	Common Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
PPH	6	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SHL	3	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
AGM	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SWO	4	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
GSL	7	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
VFE	5	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES
ORNAMENTAL TREES (DECIDUOUS)						
TCH	26	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
AFC	10	Malus x 'Adams'	Adams Flowering Crabapple	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
RJFC	9	Malus x 'Jewelcole'	Red Jewel Flowering Crabapple	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
JTL	21	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		HEIGHT SIZE	ROOT	SPECIFICATION / NOTES
EVERGREEN TREES						
CF	36	Abies concolor	Concolor Fir	8'	B&B	Evenly shaped tree with branching to the ground
NS	78	Picea abies	Norway Spruce	8'	B&B	Evenly shaped tree with branching to the ground
BHS	53	Picea glauca 'densata'	Black Hills Spruce	8'	B&B	Evenly shaped tree with branching to the ground
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES
EVERGREEN SHRUBS						
SGJ	40	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" w	Cont.	Full rounded well branched shrub
GSI	8	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	#5	Cont.	Full rounded well branched shrub
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES
DECIDUOUS SHRUBS						
GD	14	Cornus racemosa	Gray Dogwood	48"	Cont.	Full, well rooted plant, evenly shaped
CRD	38	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	48"	Cont.	Full, well rooted plant, evenly shaped
CW	31	Hamamelis virginiana	Common Witchhazel	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance
TA	28	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	48"	Cont.	Full, well rooted plant, evenly shaped
MKL	31	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24"	Cont.	Full, well rooted plant, evenly shaped
MV	60	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
ORNAMENTAL GRASSES						
KFRG	258	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
HERBACEOUS PERENNIALS						
HRD	21	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped
Hardscape Materials						
154		Shredded Hardwood Mulch (3" depth)	Area: 16,650 SF	CY		Bark Mulch; apply Preemergent after installation of mulch
102		Soil Amendments (2" depth)	Area: 16,650 SF	CY		
102		Pulverized Topsoil (2" over bed areas)	Area: 16,650 SF	CY		
*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.						

PLANT & MATERIAL SCHEDULE: PERIMETER SCREENING

CARDNO / JF New, Inc. www.cardnofnew.com 128 Summit Drive Walkerton, Indiana 46574 Ph: 574-586-3400	6140 Cottonwood Road Suite A Fitchburg, Wisconsin 53719 Ph: 608-661-2965	6605 Steger Road Suite A Monee, Illinois 60449 Ph: 708-534-3450
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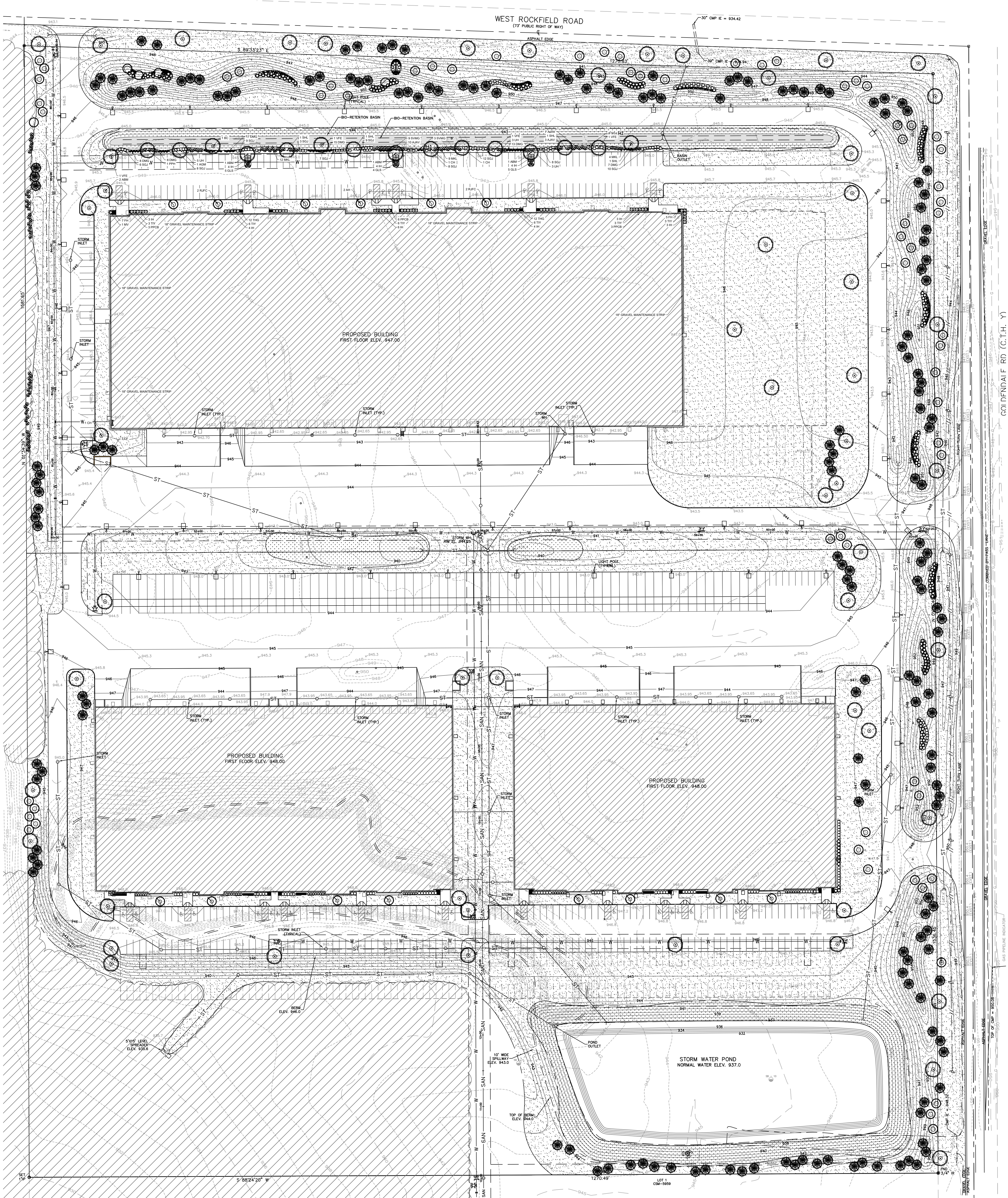
Stormwater Seed Mix
For Use on Stormwater Management Ponds (SMP) side slopes to Normal Water Line (NWL)

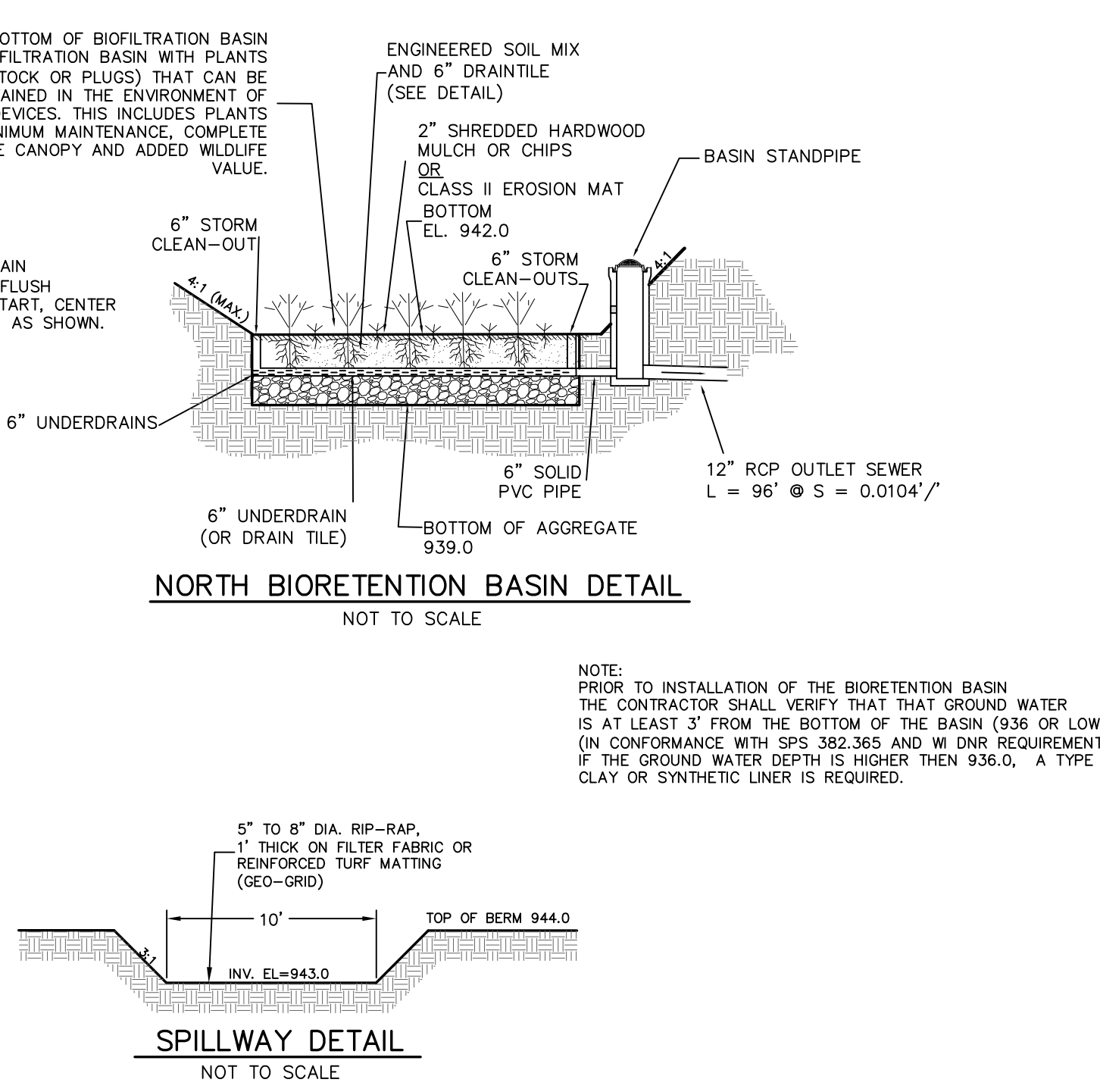
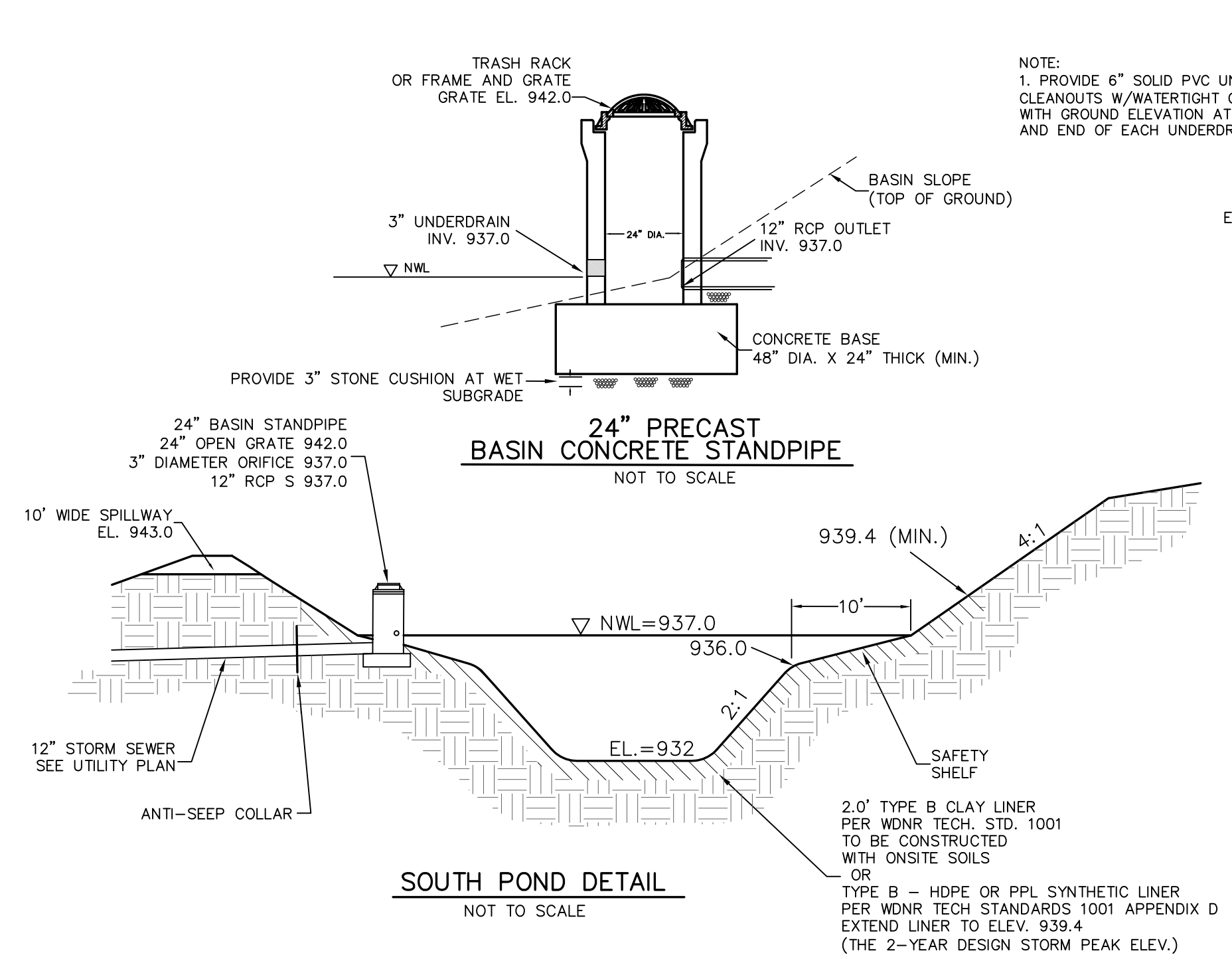
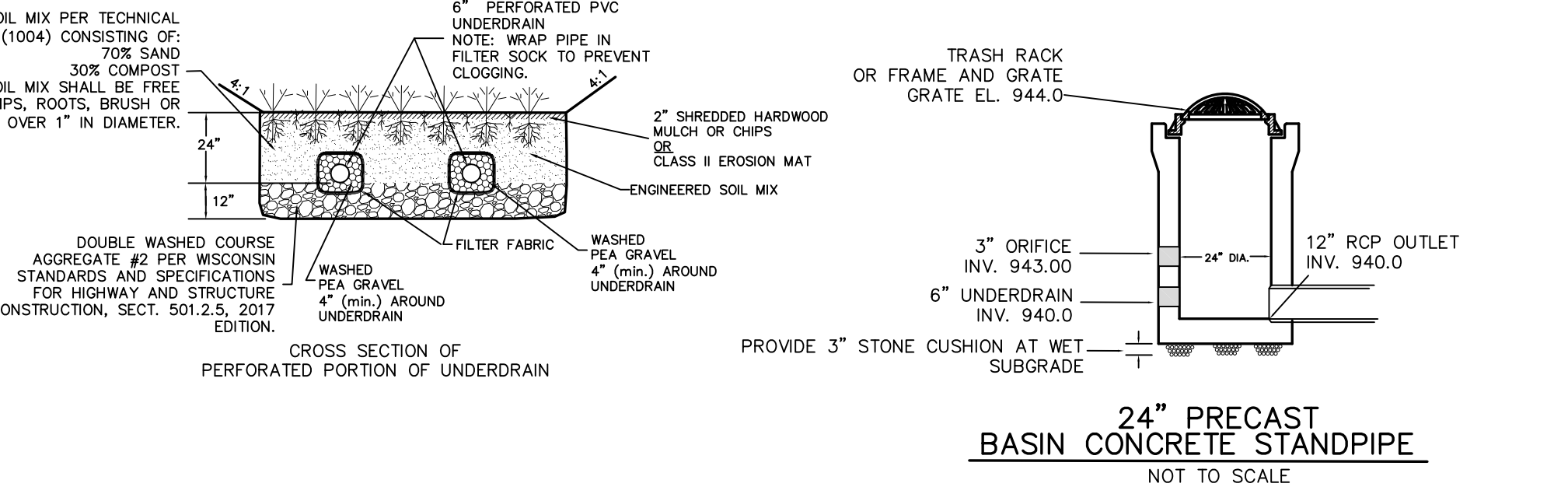
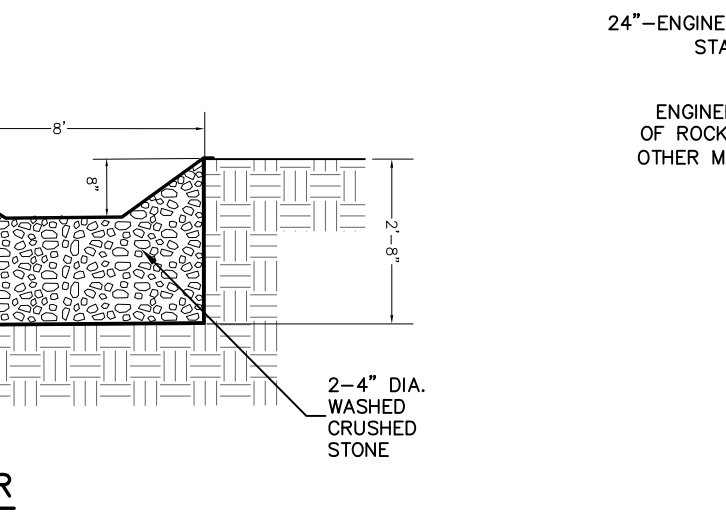
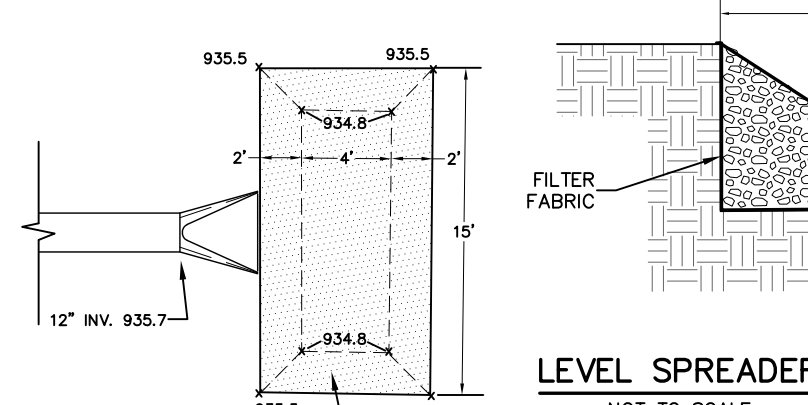
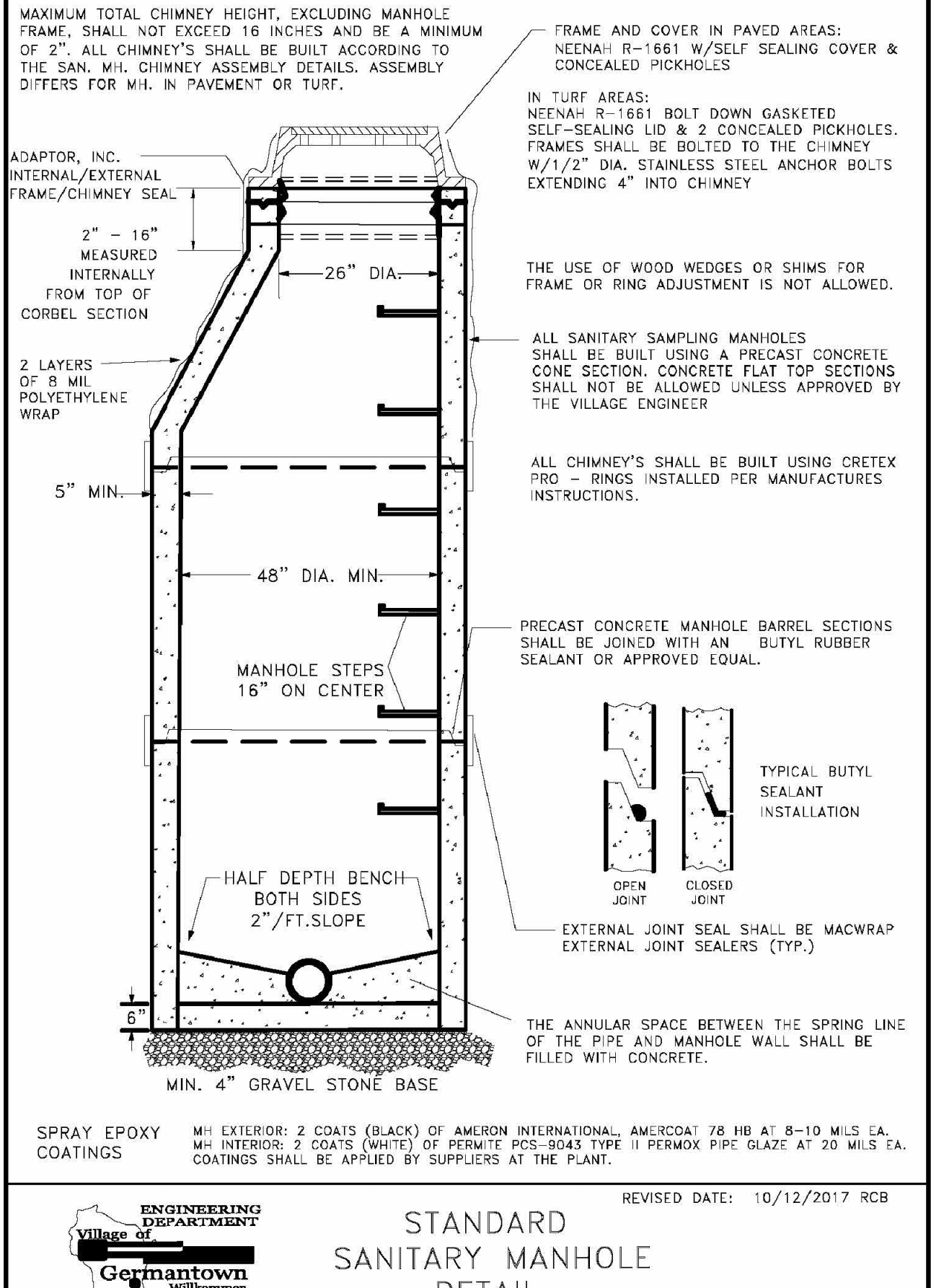
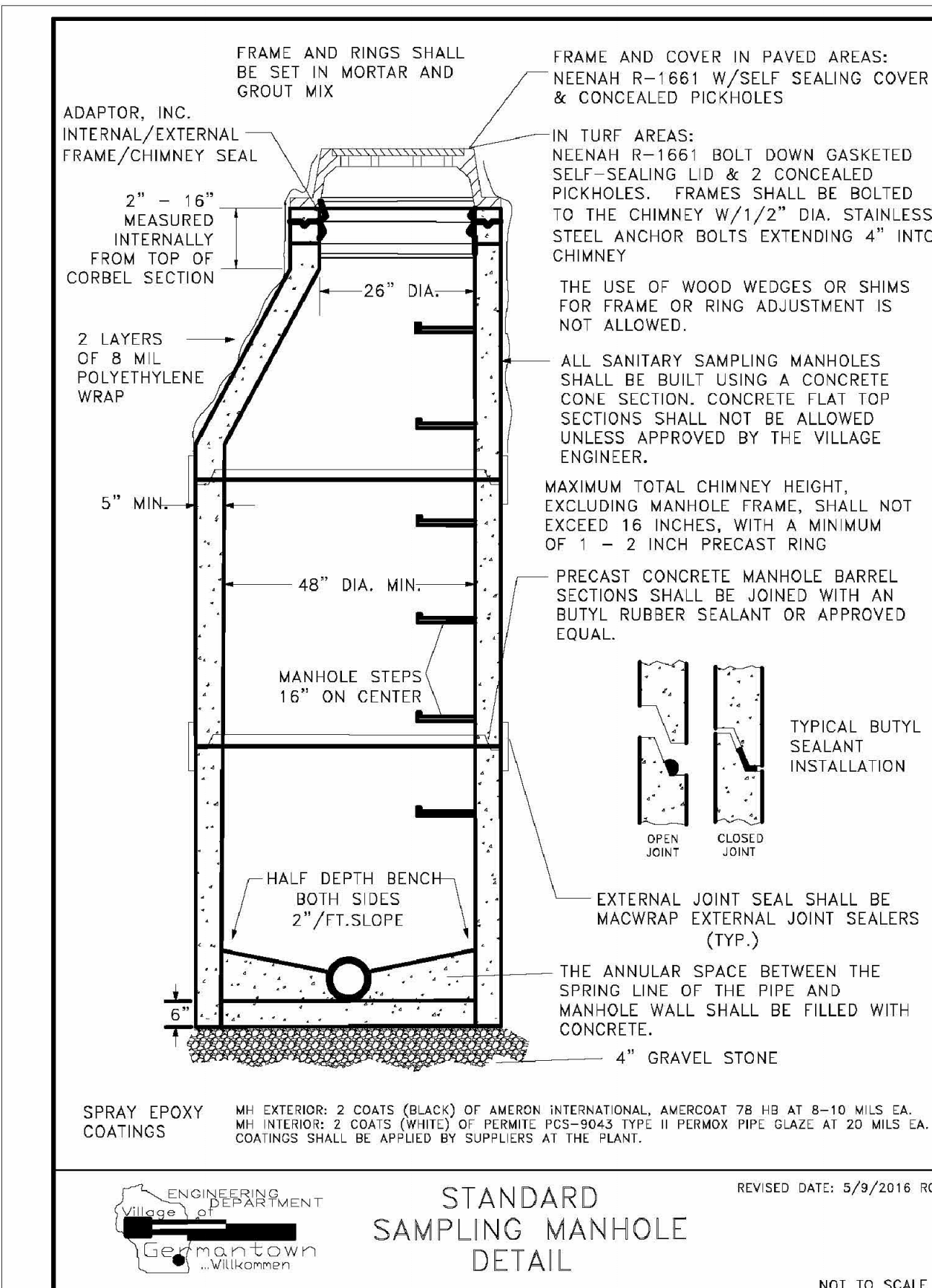
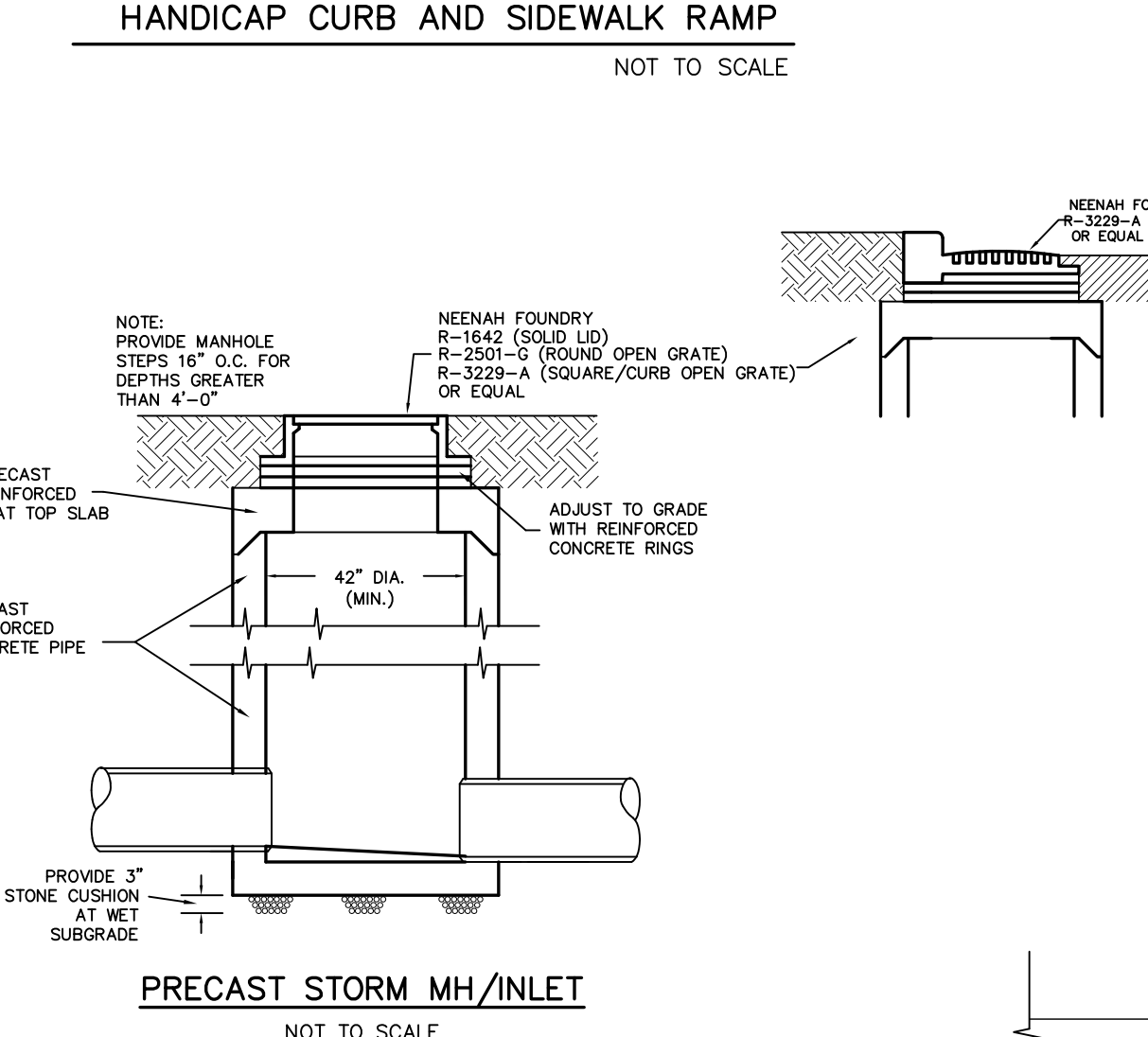
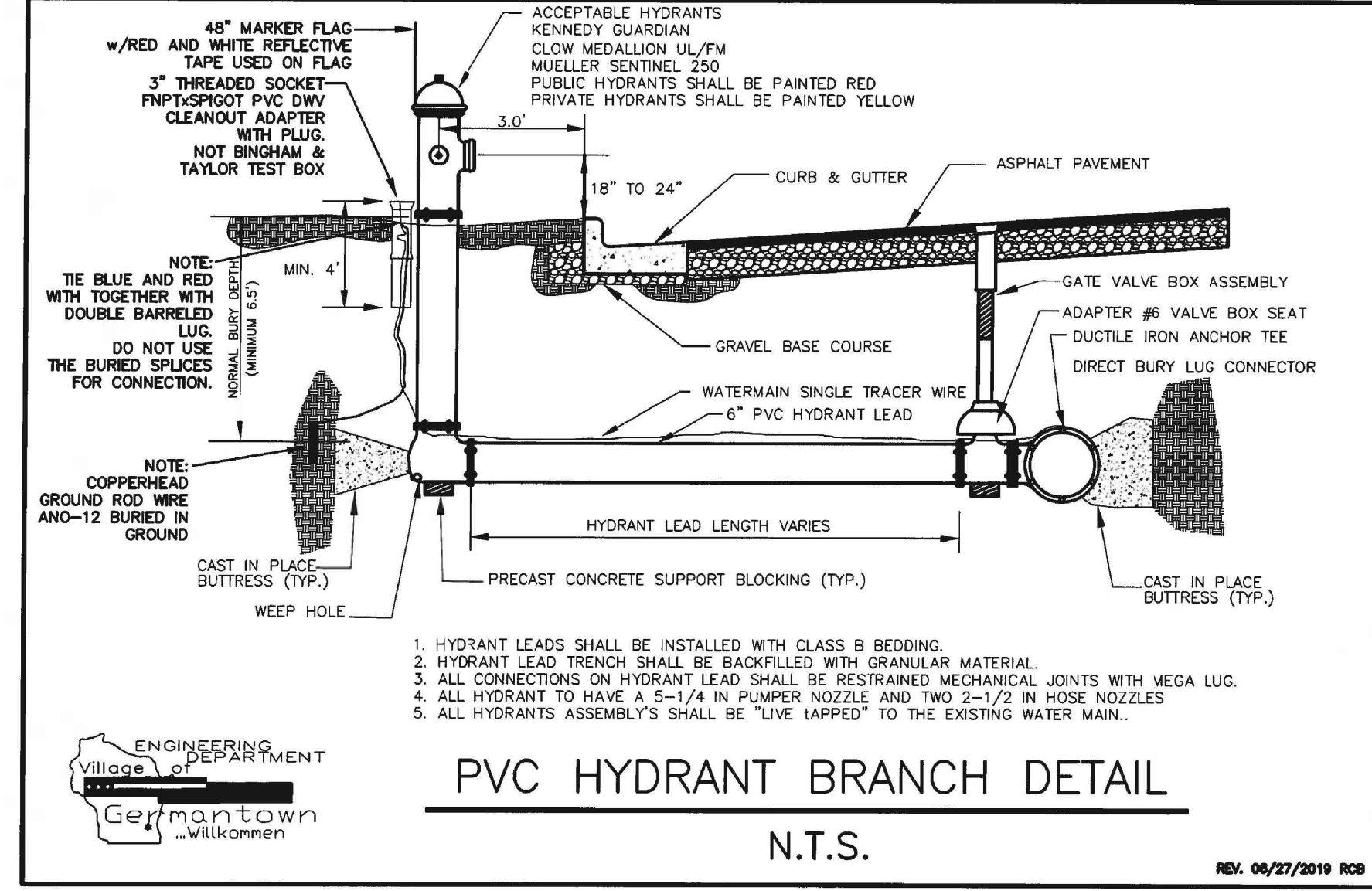
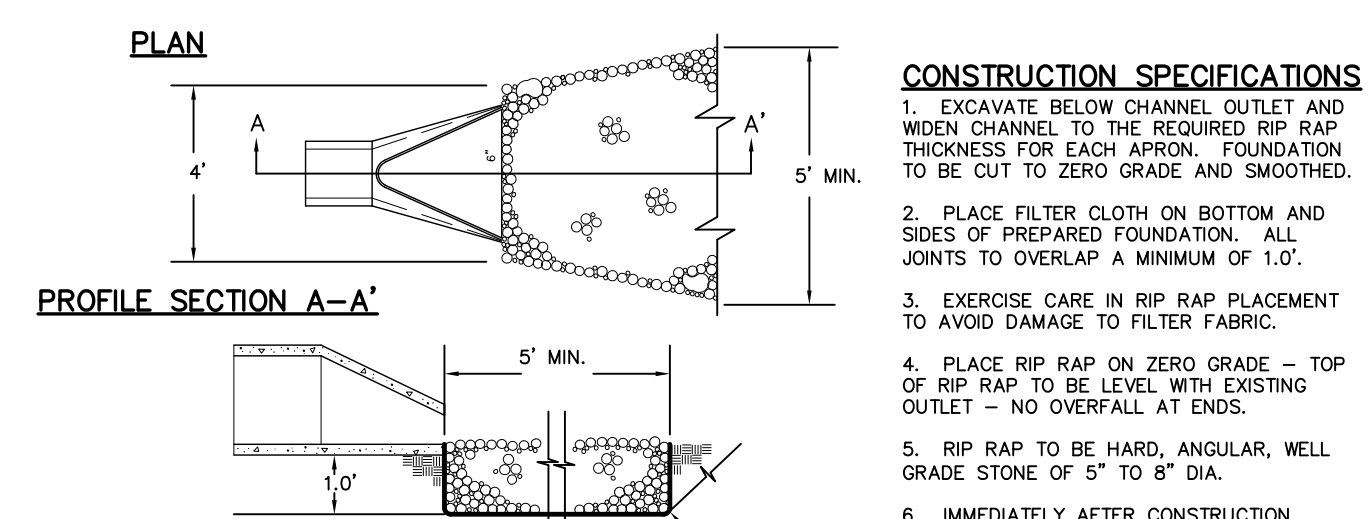
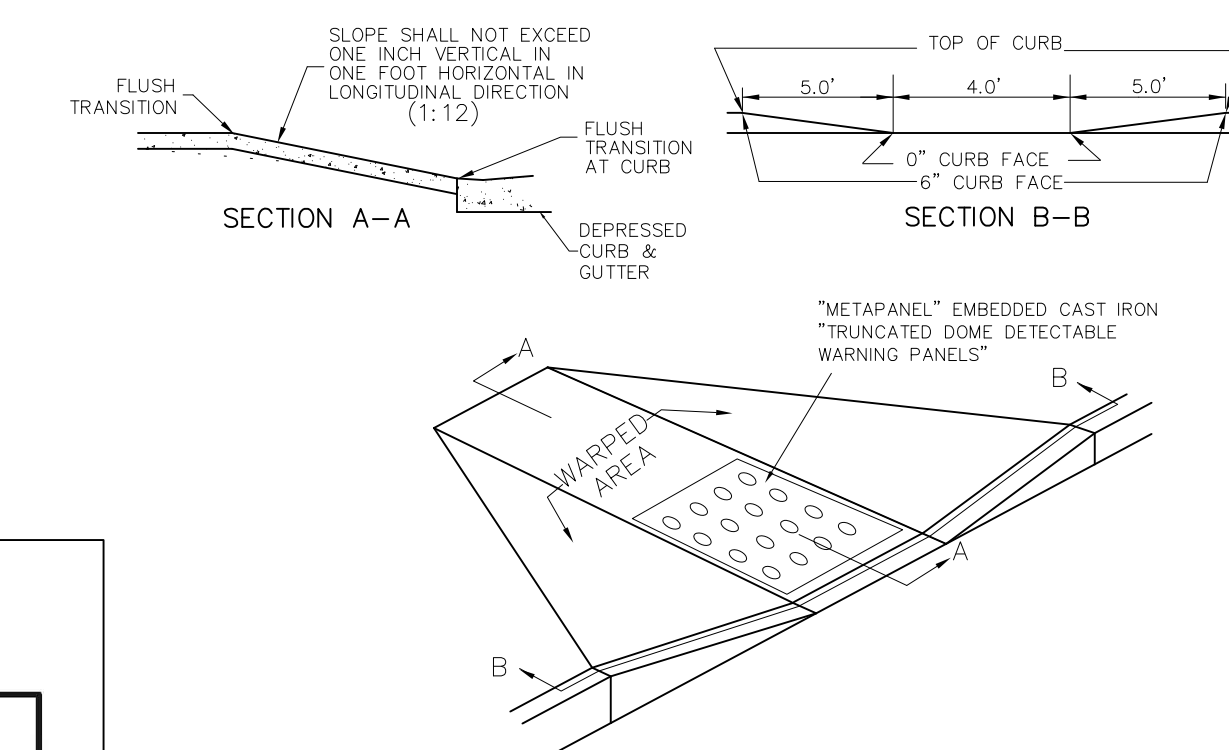
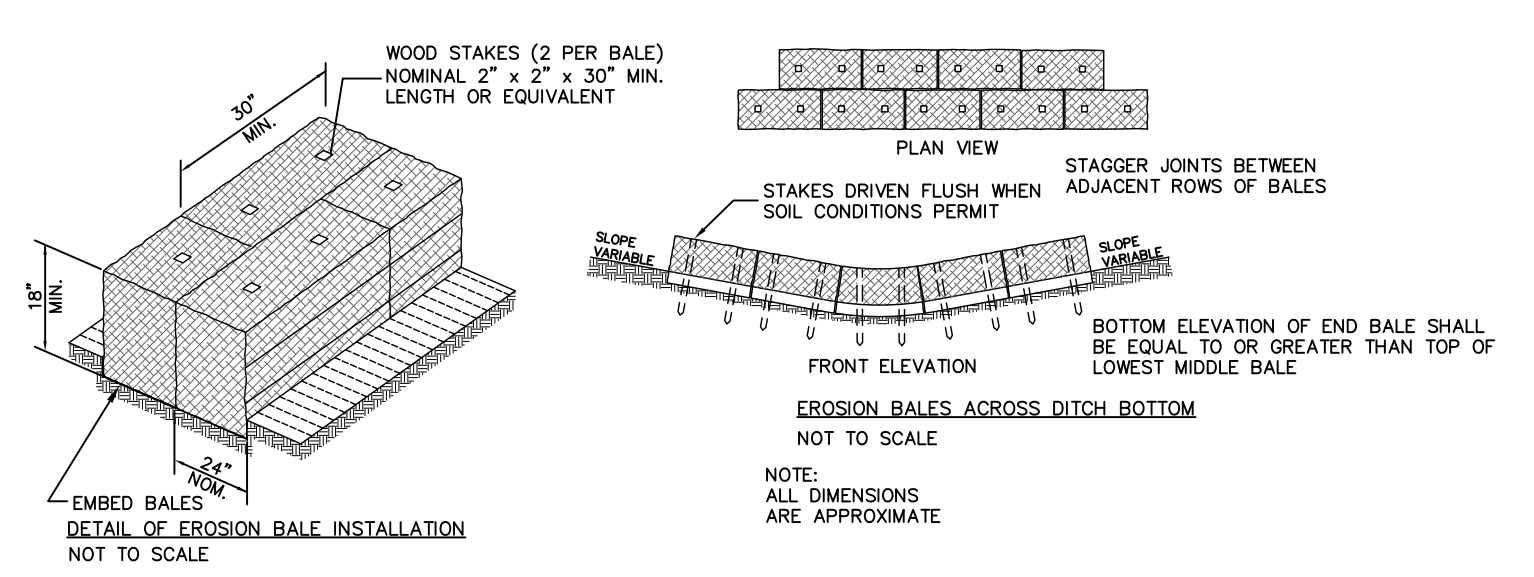
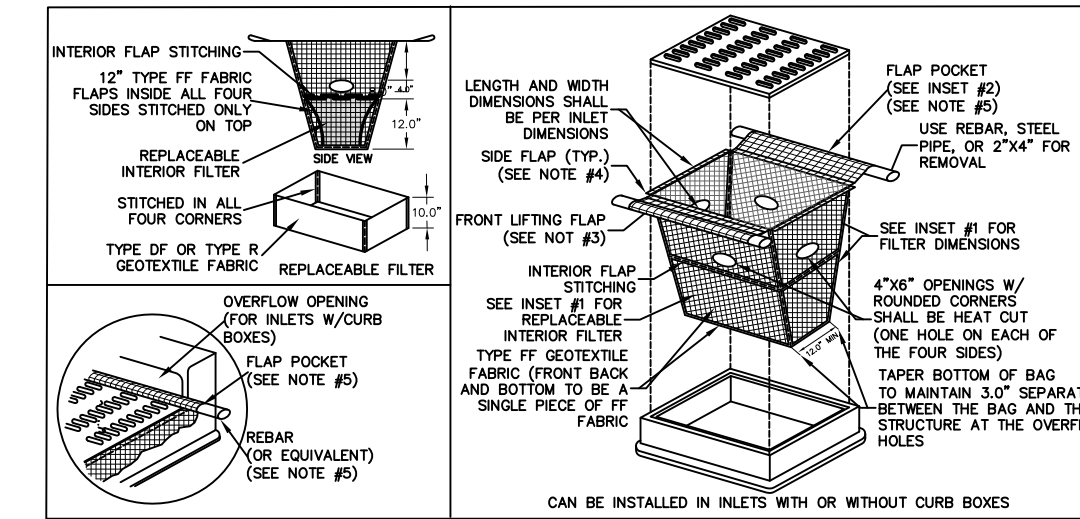
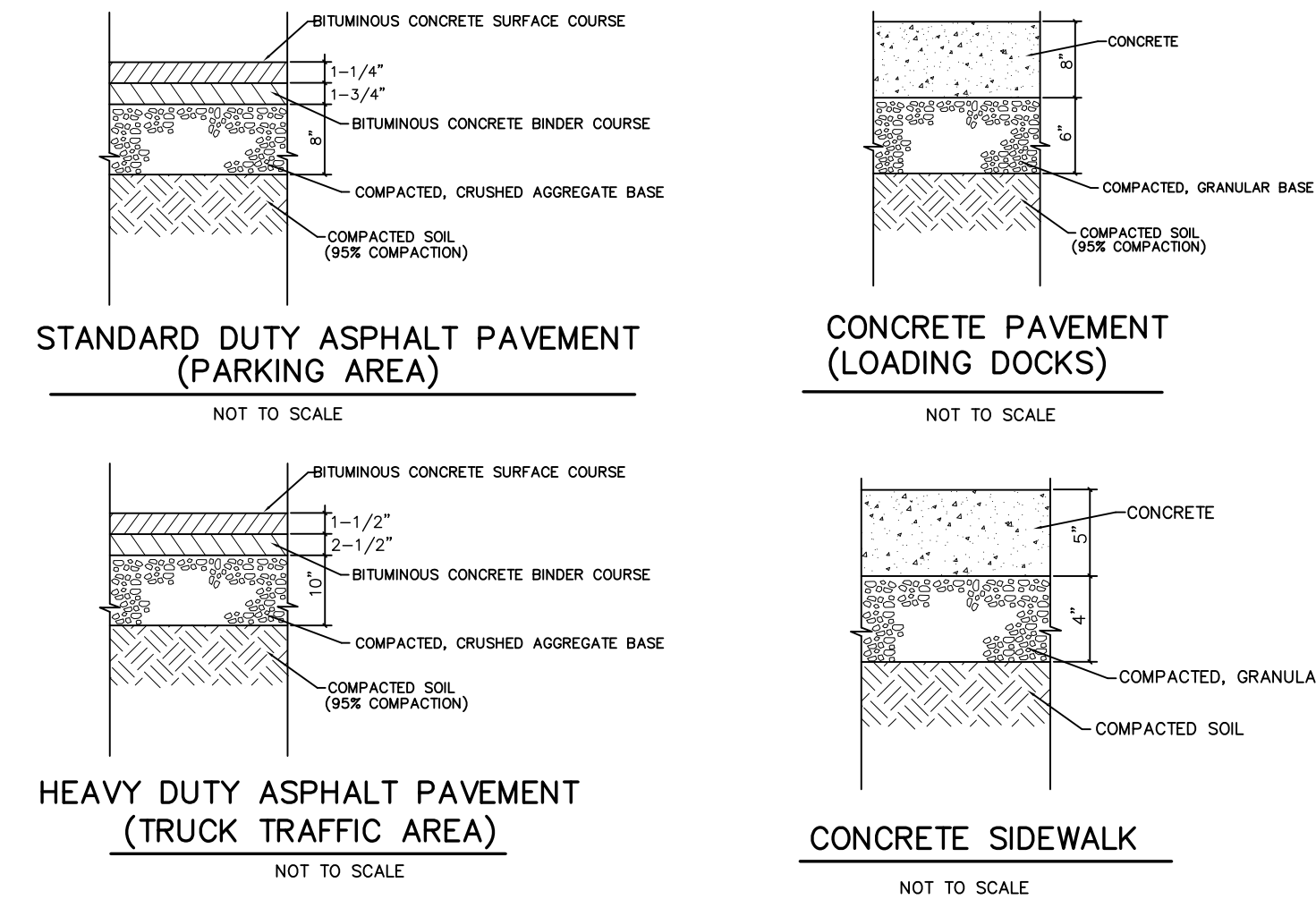
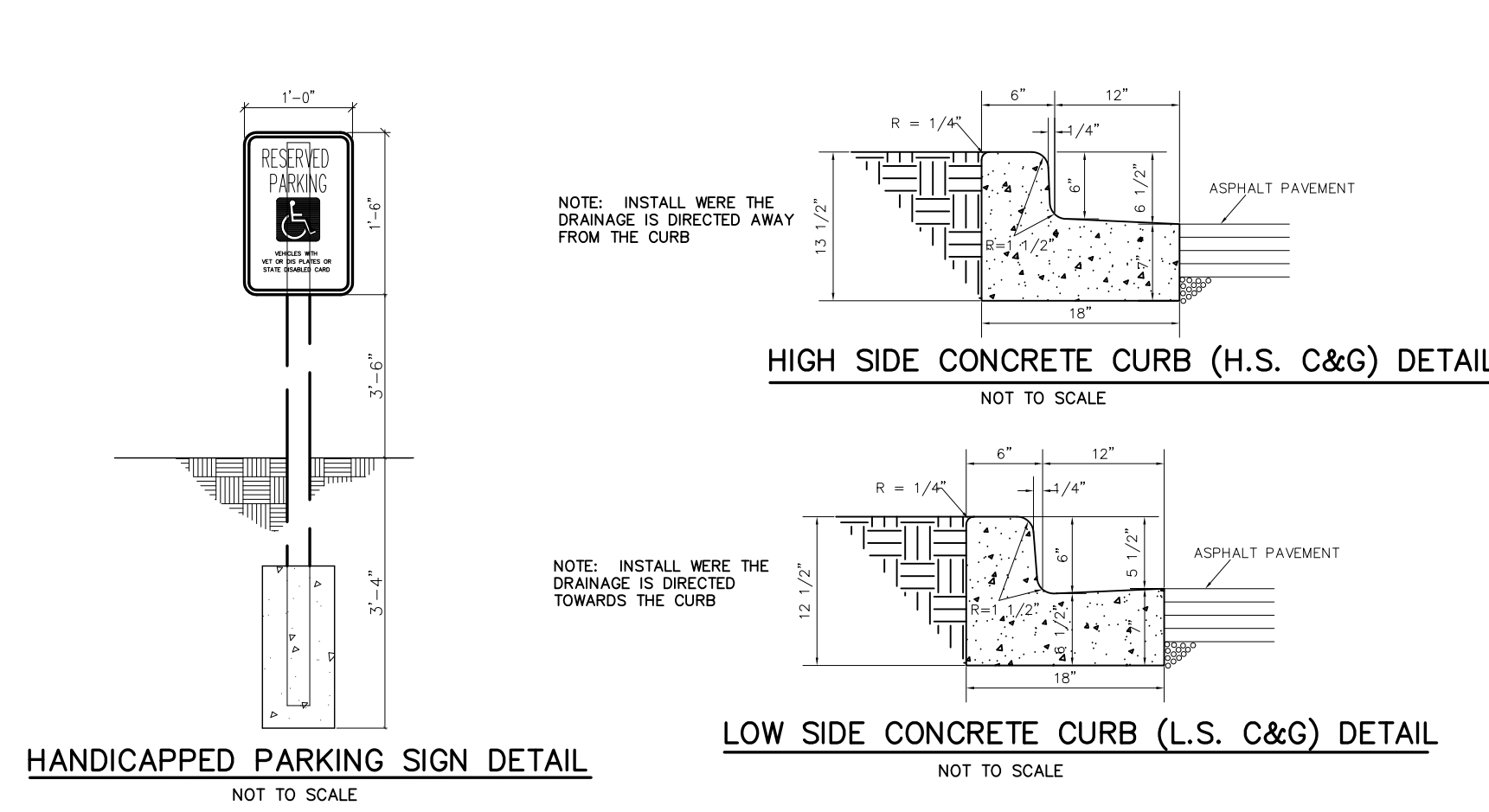
Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
Carex cristatella	Crested Oval Sedge	1.00
Carex frankii	Bristly Cattail Sedge	1.00
Carex lurida	Bottlebrush Sedge	2.00
Carex sparganioides v. cephaloides	Rough-Clustered Sedge	2.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Eleocharis ovata	Blunt Spike Rush	0.50
Elymus virginicus	Virginia Wild Rye	12.00
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	1.00
Juncus torreyi	Torrey's Rush	0.25
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Scirpus atrovirens	Dark Green Rush	1.00
Scirpus cyperinus	Scirpus cyperinus	0.50
Scirpus fluviatilis	River Bulrush	0.25
Scirpus validus	Great Bulrush	6.00
Total		45.75

Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	116.00
Total		476.00

Forbs:		
Alisma spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	3.00
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonewort	0.50
Polygonum pensylvanicum	Pinkweed	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Sagittaria latifolia	Broad-Leaf Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Thalictrum dasycarpum	Purple Meadow Rue	2.00
Total		21.25

Approximate area of coverage:		
Total area (SF) of coverage surrounding SWM ponds:		37,610
Total area (acres) of coverage surrounding SWM ponds:		0.86





CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT COMPLETE WITH PROPOSED CULVERTS AND HAY BALES.
3. INSTALL SILT FENCE.
4. INSTALL REMAINING HAY BALE DITCH CHECKS ALONG ROCKFIELD ROAD AND GOLDENDALE ROADSIDE DITCHES.
5. STRIP TOPSOIL FROM TEMPORARY SEDIMENTATION BASINS AND STOCKPILE AT LOCATION SHOWN.
6. INSTALL TEMPORARY SEDIMENT BASINS COMPLETE WITH OUTLET:
A. THE AREA OF THE PERMANENT BIO-RETENTION BASIN WILL BE USED AS TEMPORARY SEDIMENTATION BASIN DURING CONSTRUCTION. DO NOT INSTALL DRAINAGE, AGGREGATE OR ENGINEERED SOIL AT THIS STAGE.
B. ROUGH GRADE AND OVER EXCAVATE TO ELEVATION SHOWN.
7. INSTALL 6" PVC OUTLET PIPE AS SHOWN.
8. MATERIAL FROM PROPOSED SE POND TO BE USED TO FILL EXISTING STORM WATER POND.
9. INSTALL DIVERSION BERM/SWALE TO DIRECT CONSTRUCTION RUNOFF TO THE TEMPORARY SE SEDIMENTATION BASIN.
10. STRIP REMAINING TOPSOIL AND STOCKPILE AT LOCATION SHOWN OR OTHER APPROVED AREA.
11. BEGIN BUILDING CONSTRUCTION.
12. INSTALL PROPOSED UTILITIES.
13. INSTALL OUTLET PROTECTION AND ANY REMAINING HAY BALES.
14. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS.
15. PROVIDE IMMEDIATE TEMPORARY STABILIZATION (EXAMPLE: TEMPORARY SEEDING) OF ANY DISTURBED AREAS WHICH WILL REMAIN INACTIVE FOR A PERIOD EXCEEDING 14 DAYS.
16. INSTALL CURB, WALK AND BASE COURSE OF PAVEMENT.
17. REMOVE TEMPORARY SEDIMENT BASIN AND INSTALL PERMANENT BIO-RETENTION BASIN. DEWATER BASIN INTO DEWATERING BAG. INSTALL AGGREGATE, 6" DRAIN TILES AND OUTLET PIPES, ENGINEERED SOIL AND PLANTINGS.
18. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MOW ALL DISTURBED AREAS.
19. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
20. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
21. ESTIMATED TIME BEFORE FINAL STABILIZATION - 18 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 3" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDS AREAS WILL BE WATERED, FERTILIZED, RESEEDS AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST MOOT PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER MOOR TECHNICAL STANDARD 1050 AND THE MANUFACTURER'S SPECIFICATIONS.

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING
DURING GROWING SEASON (MAY 2 - OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Corn	95	97
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97
* Fall Seeding		

LAND APPLICATION OF ADDITIVES
DURING NONGROWING SEASON (NOVEMBER 1 - MAY 1) CONTRACTOR TO PROVIDE TYPE B SOL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST MOOT PAL (UPDATED 04/30/2019) - SEE MOOR TECHNICAL STANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

SITE DEWATERING

ESTABLISHING TO CONFORM WITH MOOR CONSERVATION PRACTICE STANDARD 1061.
ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO MOOR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE BAG SHALL BE PLACED ON A VEGETATED/STABILIZED GROUND PRIOR TO DISCHARGE.

EROSION CONTROL PRACTICES SCHEDULE

1. SILT FENCE
2. CONSTRUCTION EXIT
3. DIVERSION BERM
4. SEDIMENT BASIN
5. EROSION MAT
6. HAY BALE DITCH CHECK
7. INLET PROTECTION
8. OUTLET PROTECTION

EROSION MATTING

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER "WISDOT EROSION CONTROL PAM" IN ALL SWALES AND ON ALL SLOPES 4:1 OR GREATER.

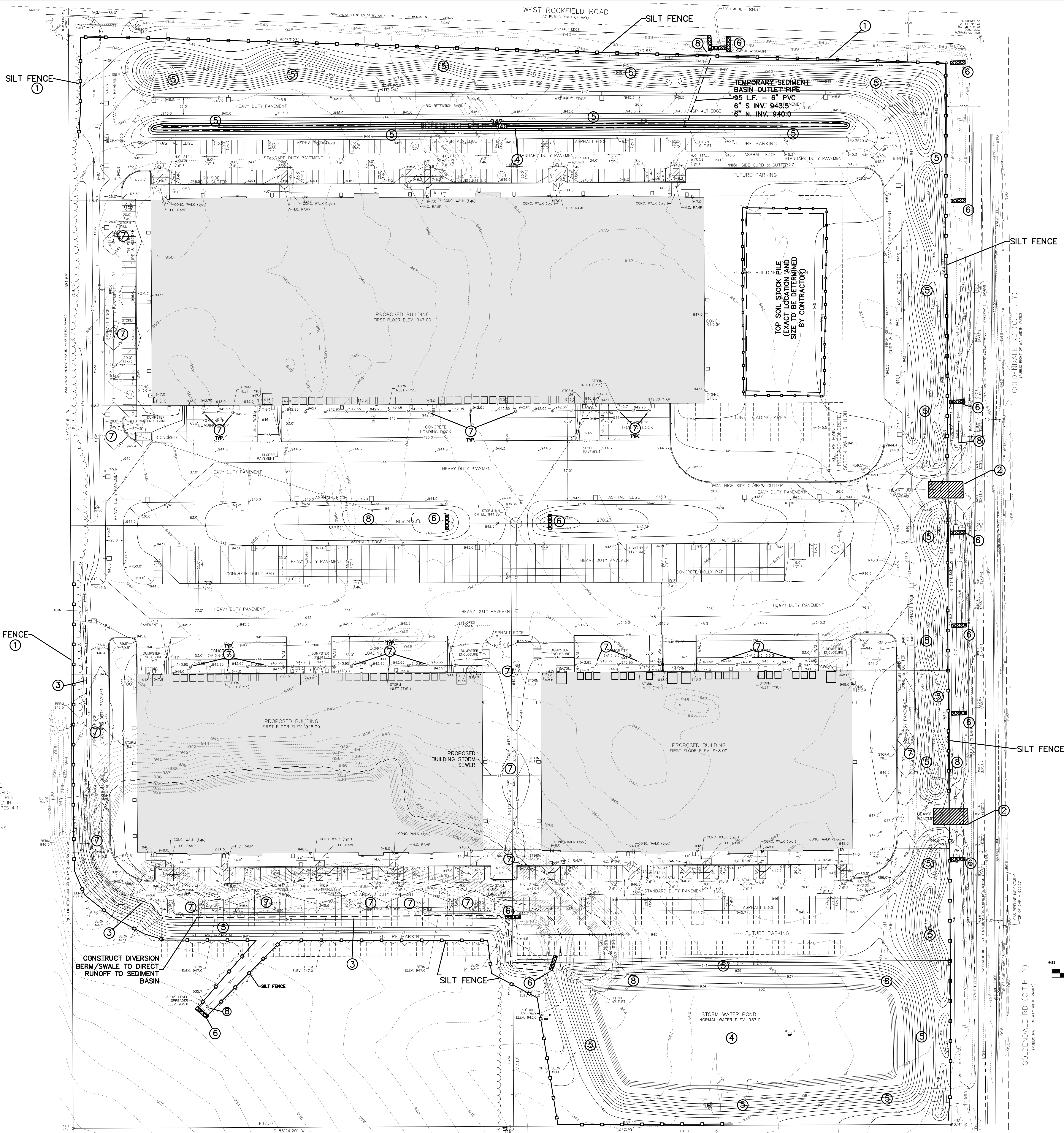
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

www.DiggersHotline.com



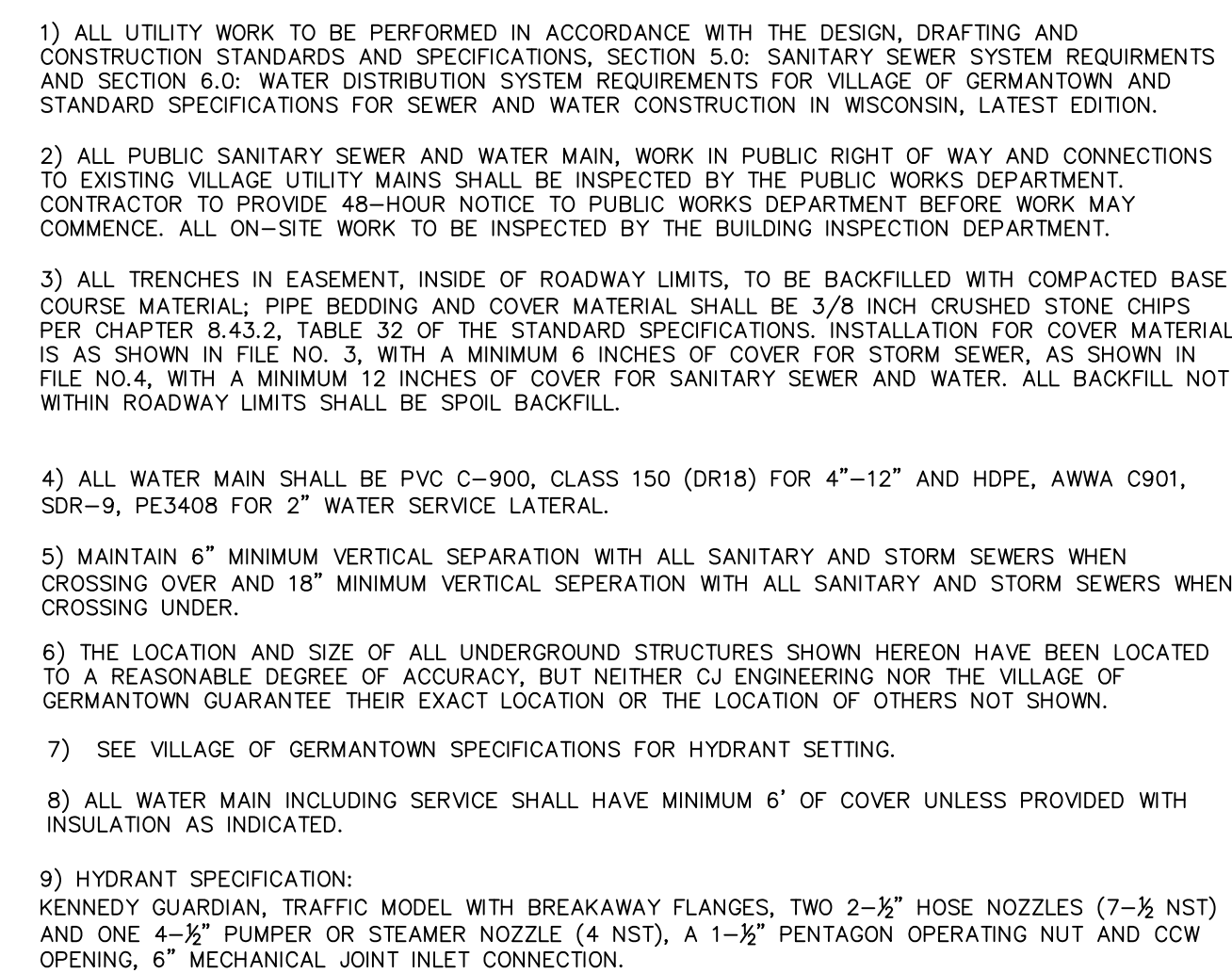
LEGEND

943	EXISTING CONTOUR
946	PROPOSED CONTOUR
942.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER



SITE EROSION CONTROL PLAN

GERMANTOWN, WISCONSIN



CJE NO.: CJE1928-02R3
OCTOBER 31, 2019

GERMANTOWN, WISCONSIN

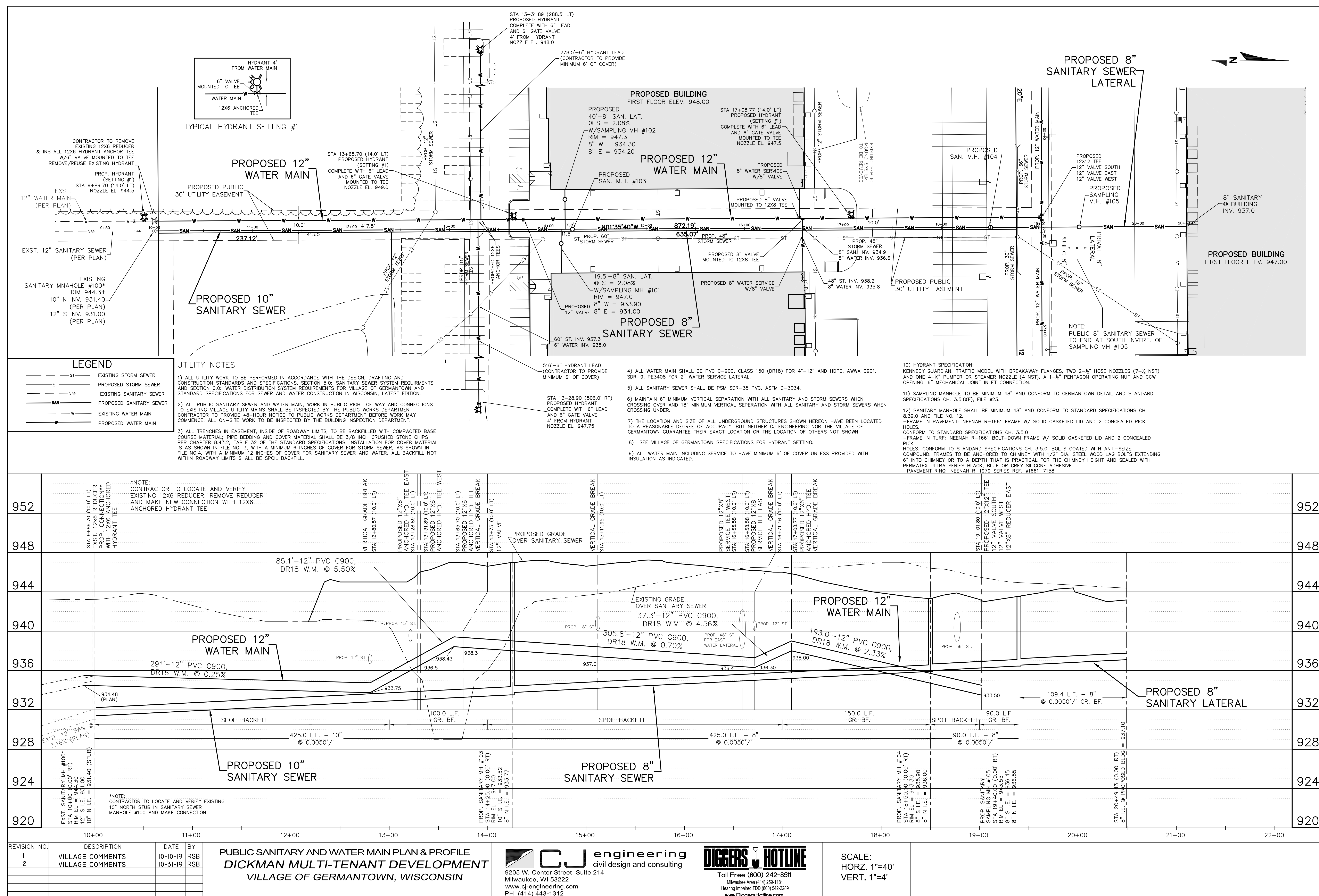
C2.4

SHEET 9 OF 12



DICKMAN MULTI-TENANT DEVELOPMENT

GERMANTOWN, WISCONSIN



CJE NO.: CJEI928-02R3
OCTOBER 31, 2019

PUBLIC SANITARY AND WATER MAIN PLAN & PROFILE

C2.3

SHEET 8 OF 12



DICKMAN MULTI-TENANT DEVELOPMENT

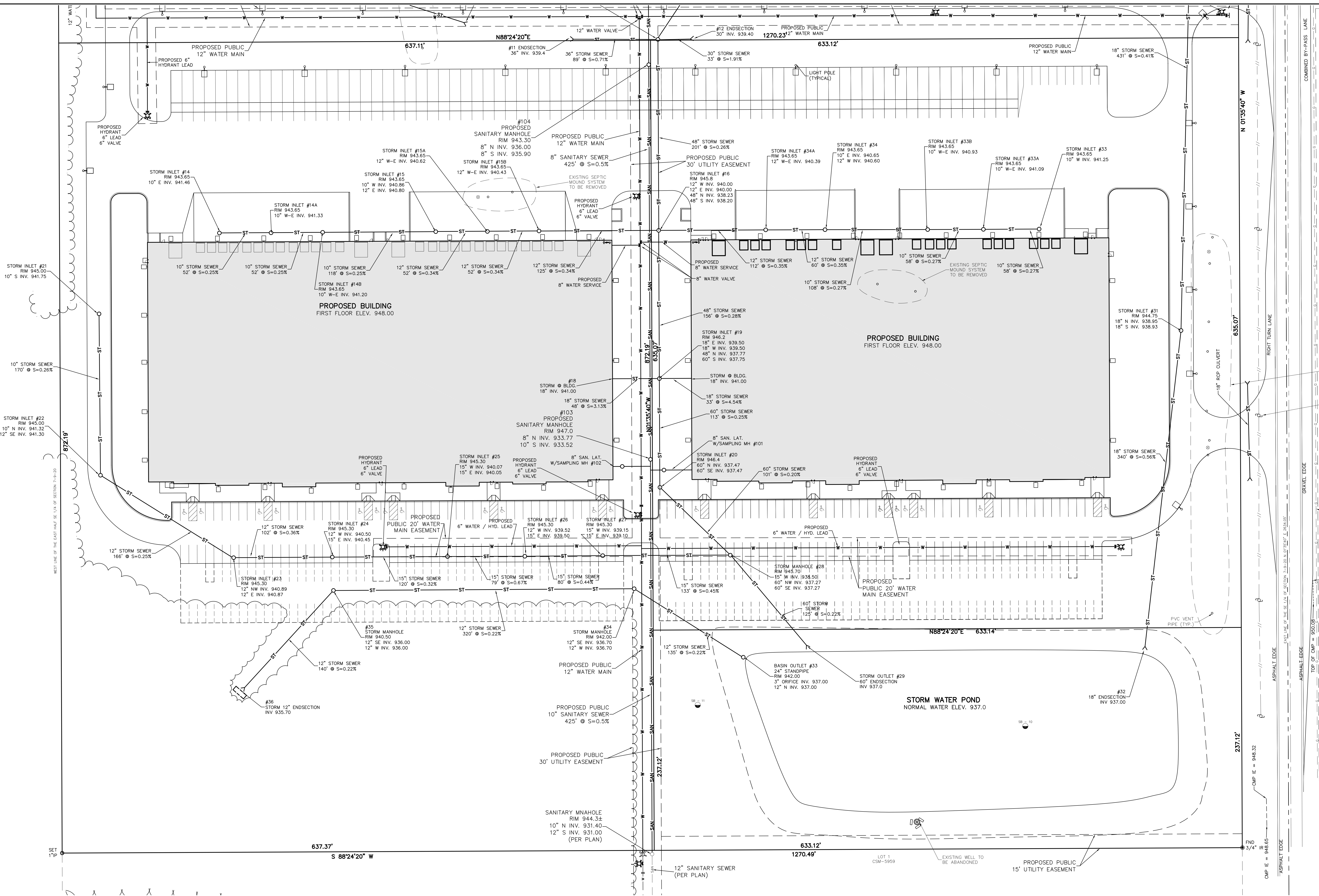
GERMANTOWN, WISCONSIN

GOLDENDALE RD (C.T.H. Y)
(PUBLIC RIGHT OF WAY WIDTH VARIES)

CJE NO.: CJEI928-02R3
OCTOBER 31, 2019

C2.2

SHEET 7 OF 12



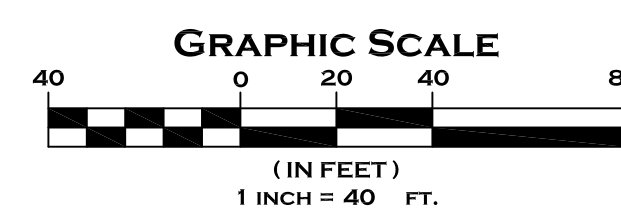
LEGEND

- ST — EXISTING STORM SEWER
- ST — PROPOSED STORM SEWER
- SAN — EXISTING SANITARY SEWER
- SAN — PROPOSED SANITARY SEWER
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- G — BURIED GAS MAIN
- E — OVER HEAD WIRE
- E — BURIED ELECTRIC
- U — UTILITY POLE

www.DiggersHotline.com

DIGGERS HOTLINE

DIAL 811 OR (800) 242-8511



SITE UTILITY PLAN - SOUTH



GERMANTOWN, WISCONSIN

C2.1

SHEET 6 OF 12

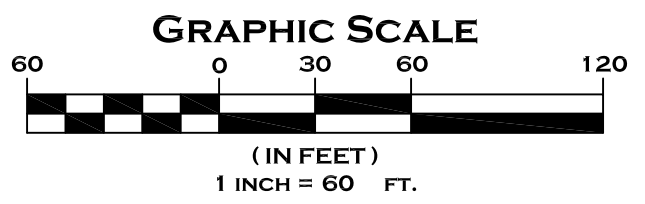


DICKMAN MULTI-TENANT DEVELOPMENT
GERMANTOWN, WISCONSIN

CJE NO.: CJEI928-02R3
OCTOBER 31, 2019

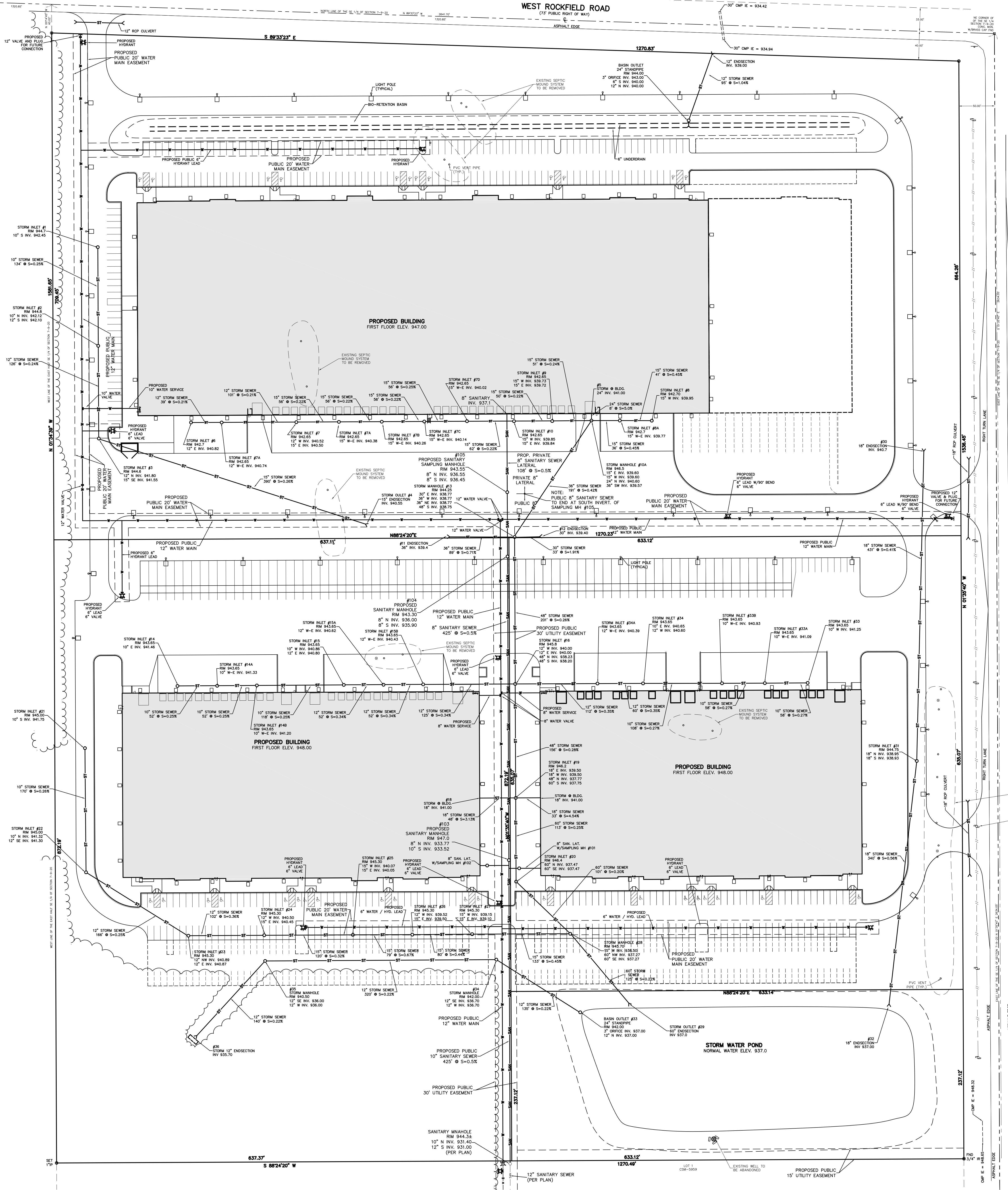
C2.0
SHEET 5 OF 12

SITE UTILITY PLAN



GOLDENDALE RD (C.T.H. Y)
(PUBLIC RIGHT OF WAY WITH MARS)

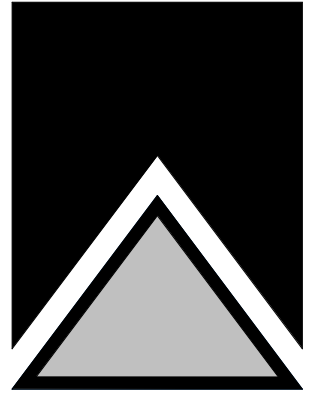
GOLDENDALE RD (C.T.H. Y)
(PUBLIC RIGHT OF WAY WITH MARS)



- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF GERMANTOWN REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.
 4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

LEGEND	
---	EXISTING STORM SEWER
ST---	PROPOSED STORM SEWER
SAN---	EXISTING SANITARY SEWER
SAN---	PROPOSED SANITARY SEWER
---	EXISTING WATER MAIN
W---	PROPOSED WATER MAIN
---	BURIED GAS MAIN
---	OVER HEAD WIRE
---	BURIED ELECTRIC
---	UTILITY POLE



NORTH FLOOR PLAN
UPPER LEVEL

SHEET TITLE

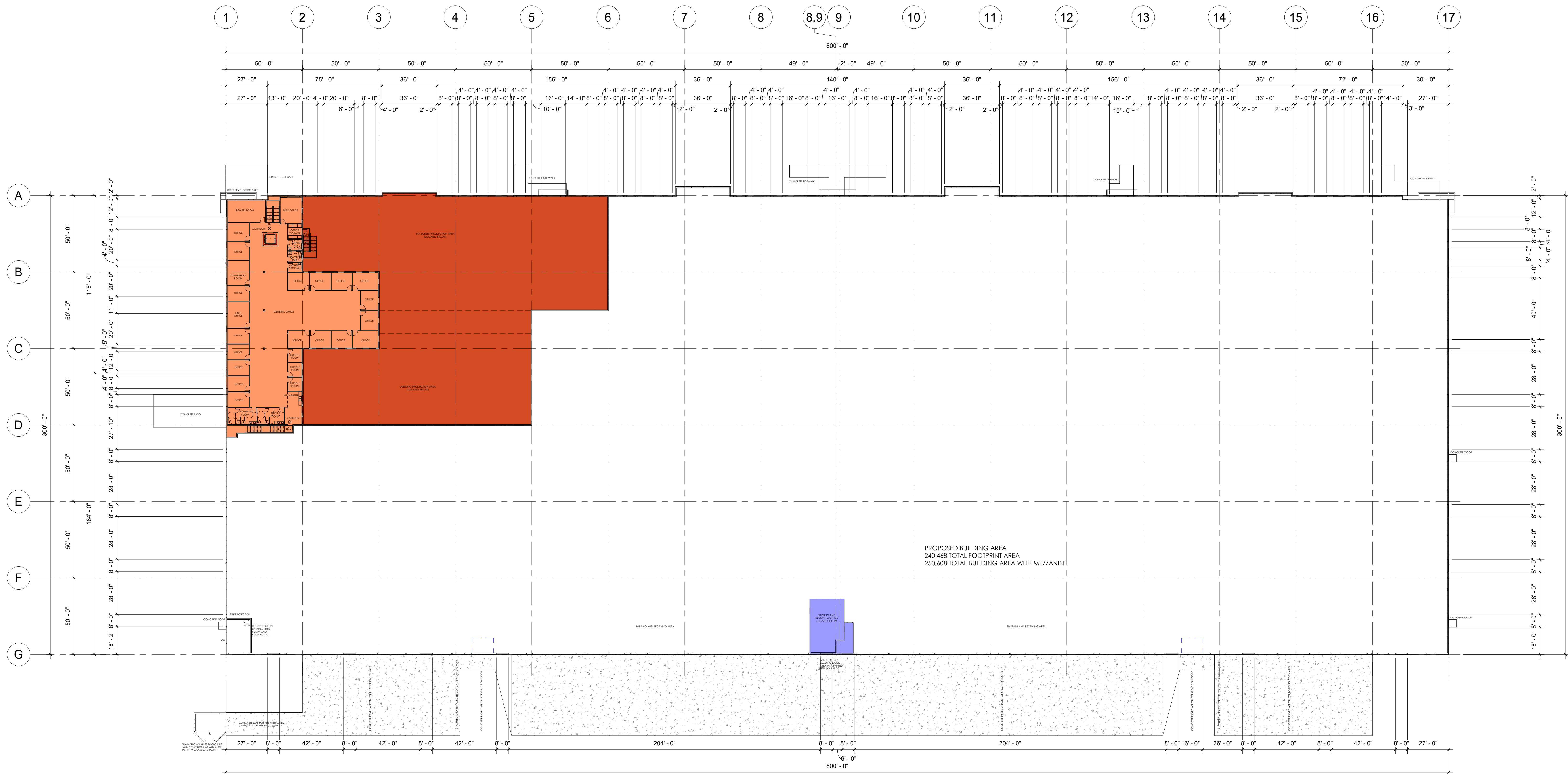
PROPOSED BUILDING:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDFIELD RD
GERMANTOWN, WI 53022

JOB: 3172
DRAWN: CK
CHECKED: DF / KJ
DATE: 10/31/2019
SHEET:

A1.2

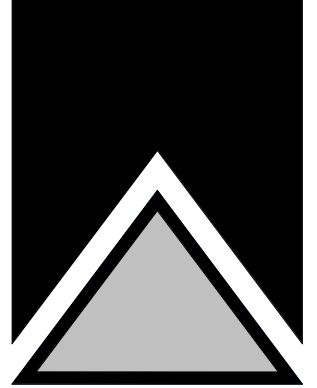


APPLICABLE
TO ALL
PLAN VIEWS



1 NORTH BUILDING UPPER LEVEL

1" = 30'-0"



NORTH FLOOR PLAN
LOWER LEVEL

SHEET TITLE

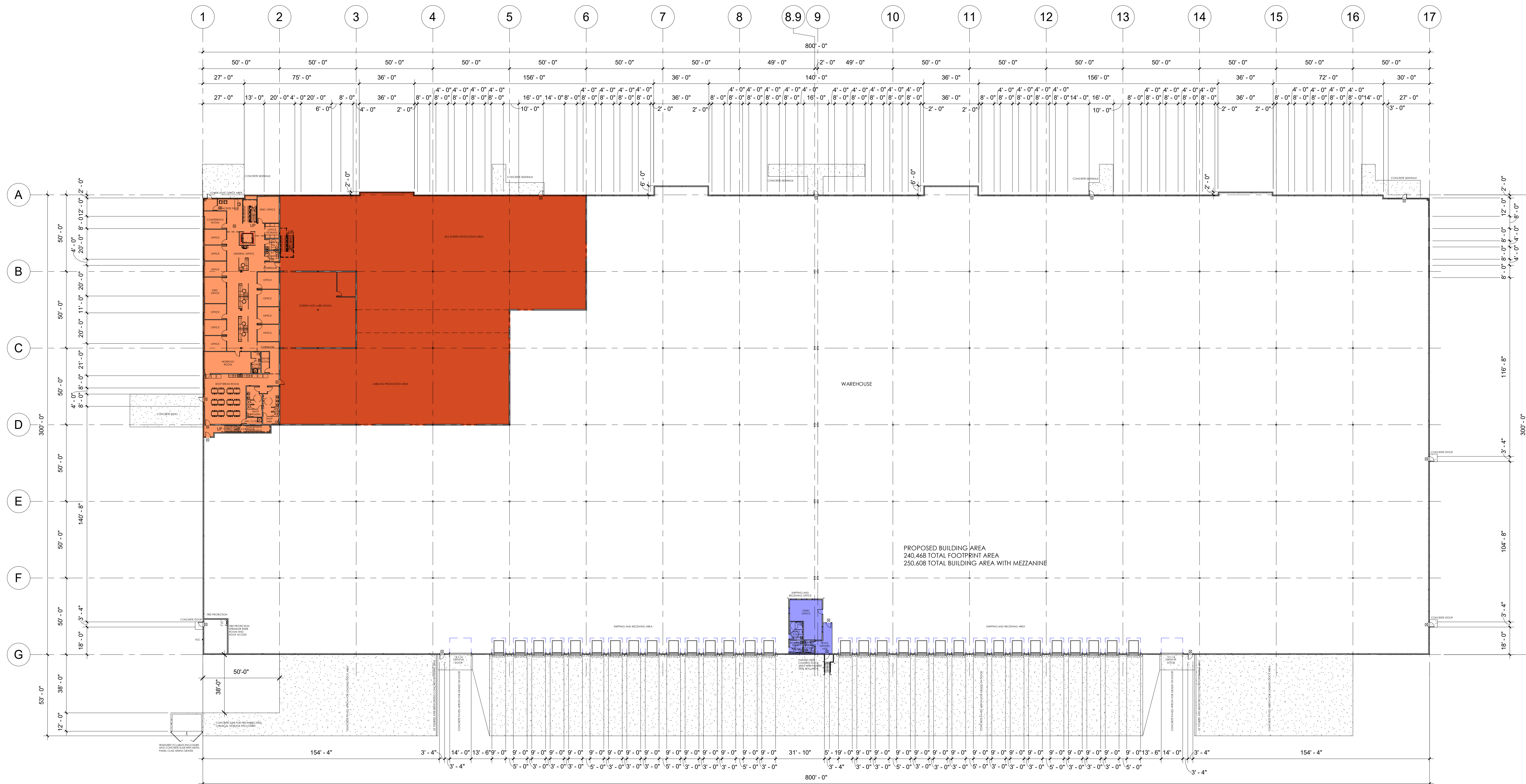
PROPOSED BUILDING:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

JOB: 3172
DRAWN: CK
CHECKED: DF / KJ
DATE: 10/31/2019

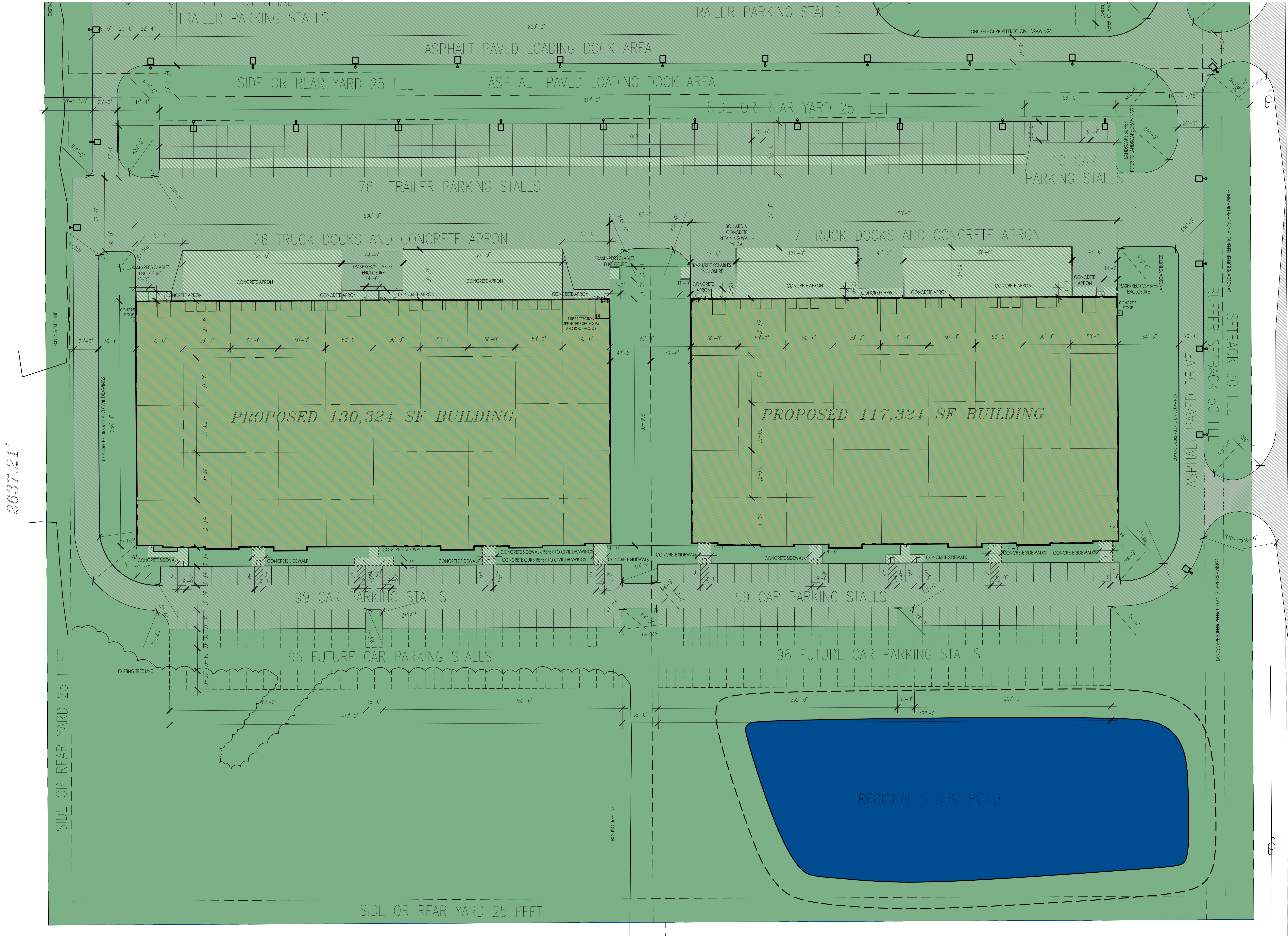
SHEET:
A1.1



APPLICABLE
TO ALL
PLAN VIEWS



1 NORTH BUILDING LOWER LEVEL
1" = 30'-0"



PROPOSED
30 FOOT WIDE
ACCESS DRIVE
TO BE APPROVED
BY COUNTY

REFER TO CIVIL
DRAWINGS
FOR FULL DESIGN
EXTENTS
OF ACCESS DRIVE
IMPROVEMENTS
REQUIRED BY THE
ROAD
TO BE APPROVED
BY COUNTY

S 01°35'40" E
2634.05'

PROPOSED
34 FOOT WIDE
ACCESS DRIVE
TO BE APPROVED
BY COUNTY

GOLDENDALE ROAD

PROPOSED 26 FOOT WIDE ACCESS DRIVE
TO BE APPROVED BY VILLAGE

S 89°33'23" E 1320.85'

ROCKFIELD ROAD

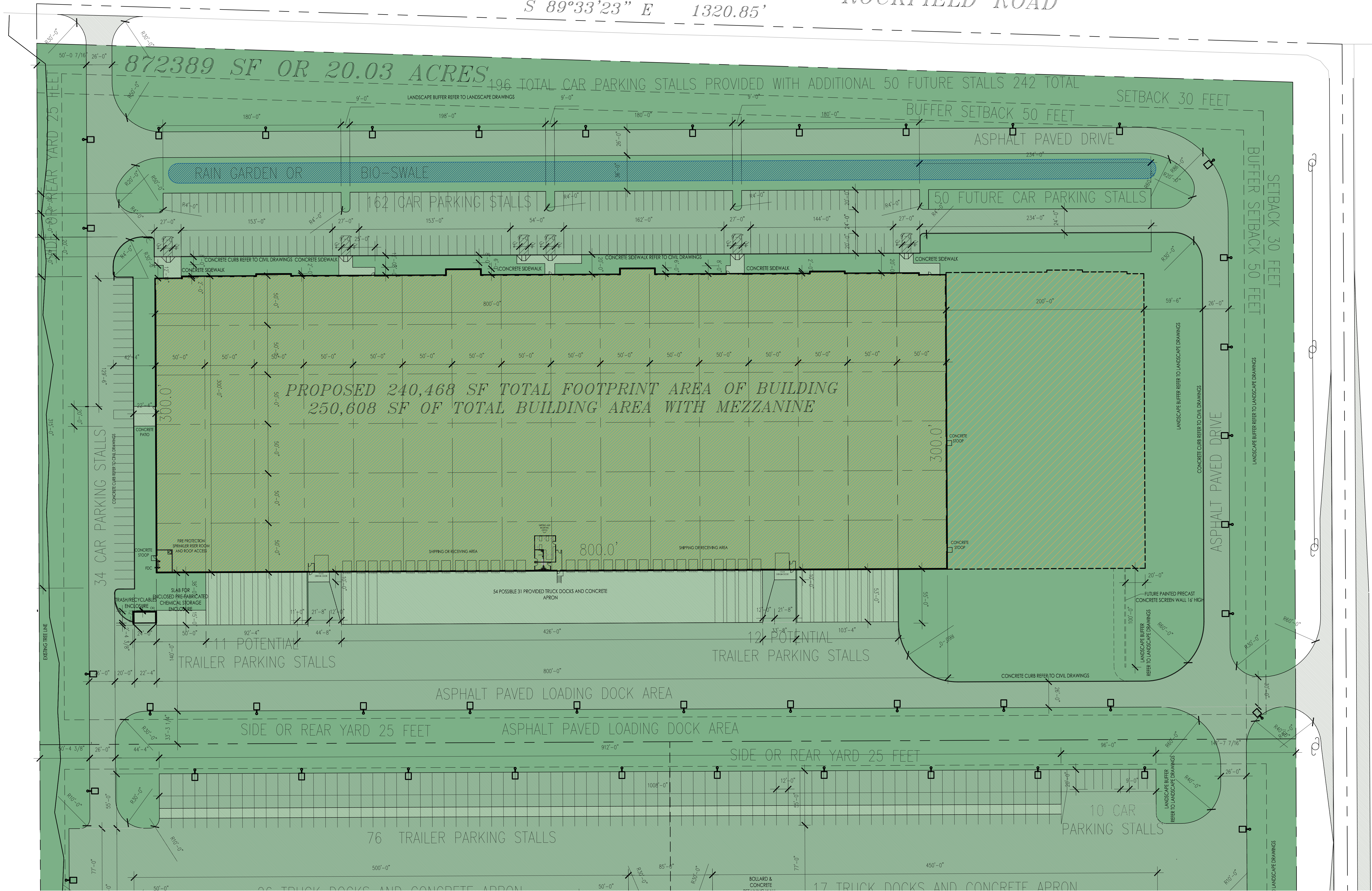
ROAD

GOLDENDALE

ASPHALT PAVED DRIVE

PROPOSED
30 FOOT WIDE
ACCESS DRIVE
TO BE APPROVED
BY COUNTY

REFER TO CIVIL
DRAWINGS
FOR FULL DESIGN
EXTENTS
OF ACCESS DRIVE
IMPROVEMENTS
REQUIRED BY THE
ROAD
TO BE APPROVED
BY COUNTY



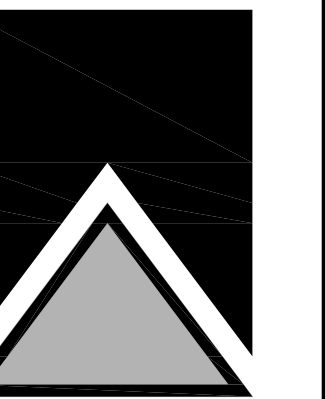
PROPOSED 30 FOOT WIDE ACCESS DRIVE
TO BE APPROVED BY VILLAGE

S 89°33'23" E 1320.85'

ROCKFIELD ROAD

REFER TO CIVIL DRAWINGS - CO.0 SITE PLAN

BRIORN



DESIGN GROUP
3805 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1660
(262) 784-0500 PHONE
(262) 784-0505 FAX

OVERALL SITE PLANS

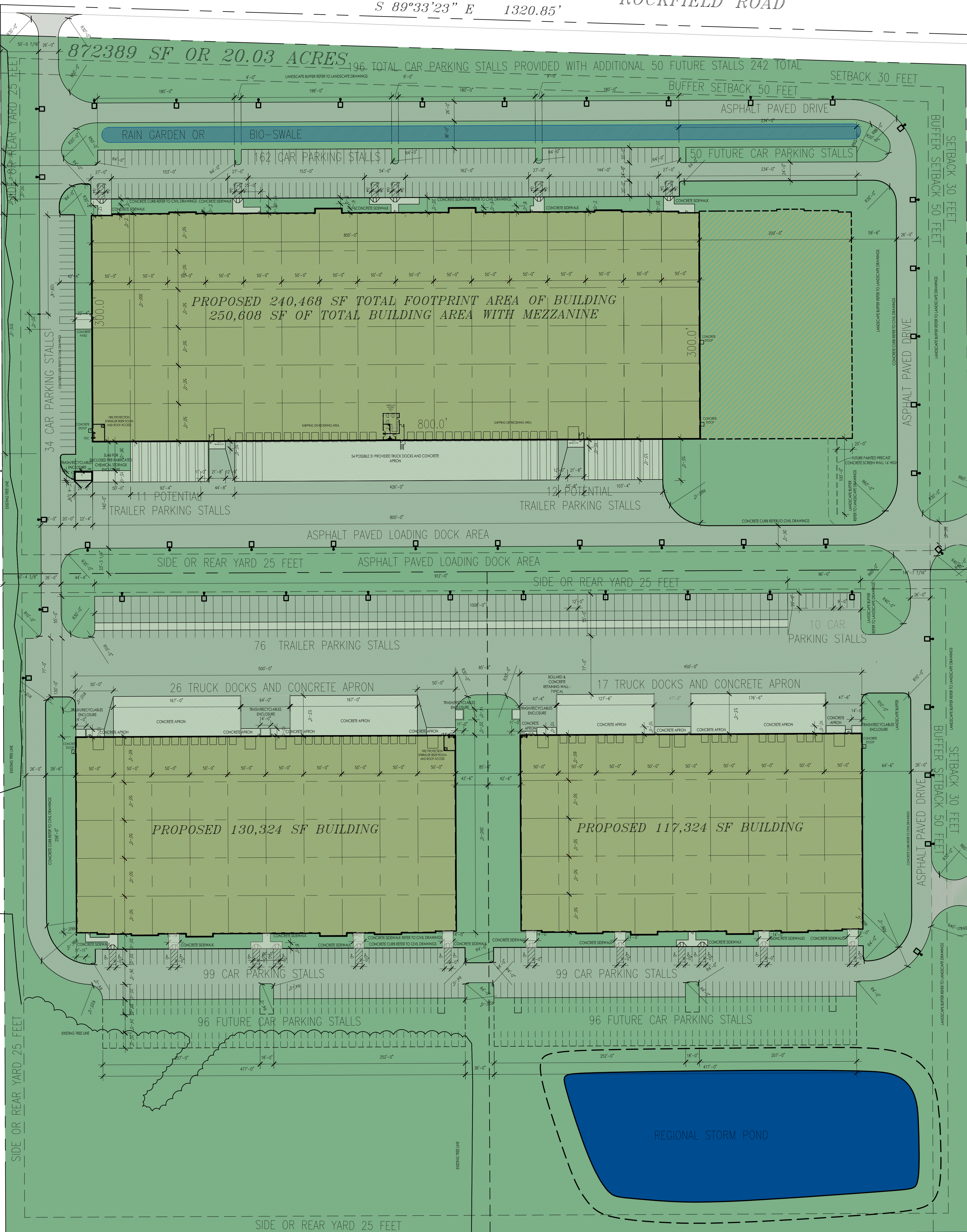
SHEET TITLE

PROPOSED BUILDING:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

JOB: 3172
DRAWN: DF
CHECKED: DF
DATE: OCTOBER 31, 2019
SHEET:

A0.1

N 01°34'39" W
2637.21'



REFER TO CIVIL DRAWINGS FOR SITE DETAILS & SPECIFICATIONS

2 SITE PLAN
Scale: 1" = 60'-0"

GOLDENDALE ROAD

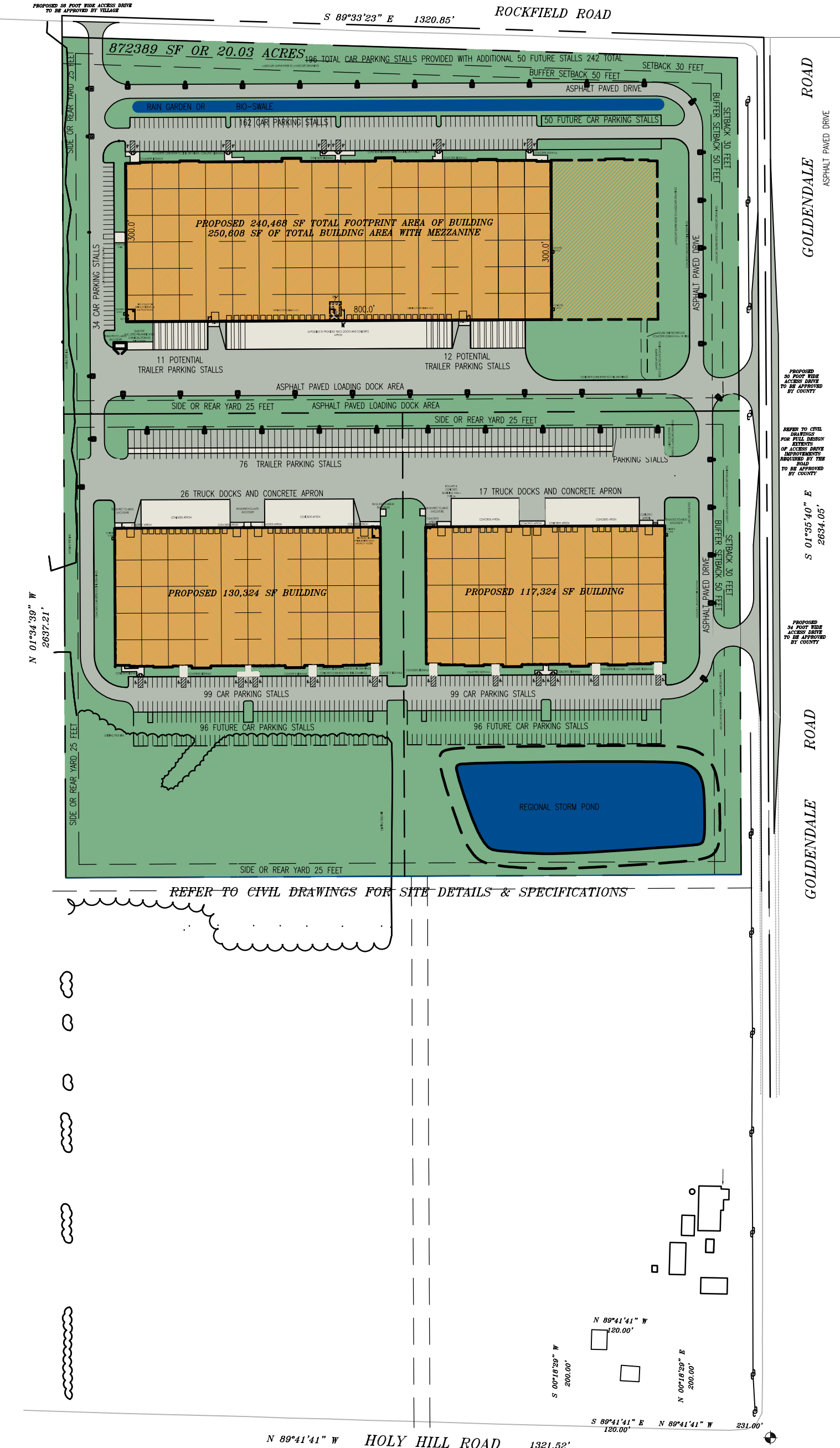
ASPHALT PAVED DRIVE

PROPOSED
30 FOOT WIDE
ACCESS DRIVE
TO BE APPROVED
BY COUNTY

REFER TO CIVIL
DRAWINGS
FOR FULL DESIGN
EXTENTS
OF ACCESS DRIVE
IMPROVEMENTS
REQUIRED BY THE
ROAD
TO BE APPROVED
BY COUNTY

S 01°35'40" E
2634.05'

GOLDENDALE ROAD



1 OVERVIEW SITE PLAN
Scale: 1" = 200'-0"

GENERAL SITE STATISTICS:

SITE IS CURRENTLY ZONED A1 AGRICULTURAL.

WE PROPOSE AND HAVE SUBMITTED TO REZONE M1 LIMITED INDUSTRIAL.

TOTAL CURRENT OVERALL SITE AREA (LOT 2, 3 AND 4) AREA: 1,980,498 SF OR 45.47 ACRES.

PROPOSED NORTH LOT TOTAL AREA: 872,456 SF OR 20.03 ACRES.

PROPOSED BUILDING AREA 240,468 SF

PROPOSED PAVEMENT AREA 255,760 SF

PROPOSED TOTAL IMPERVIOUS AREA 496,228 SF

PROPOSED FUTURE BUILDING 60,034 SF

PROPOSED FUTURE PAVEMENT 33,280 SF

PROPOSED FUTURE TOTAL IMPERVIOUS 93,314 SF

TOTAL IMPERVIOUS AREA 589,542 SF

TOTAL OPEN SPACE AREA 282,914 SF

GREEN SPACE PROVIDED IS 32.4%

NORTH PARKING:
REQUIRED AND PROVIDED 196 TOTAL 9X20 STALLS PROPOSED.

FUTURE PROVIDED 50 ADDITIONAL 9X20 STALLS AVAILABLE.

TRAILER PARKING 23 TOTAL 12X53 STALLS PROVIDED.

PROPOSED SOUTH LOT TOTAL AREA: 1,108,042 SF OR 25.44 ACRES.

PROPOSED SOUTH WEST BUILDING AREA 130,324 SF

PROPOSED SOUTH WEST PAVEMENT AREA 198,483 SF

PROPOSED SOUTH WEST TOTAL IMPERVIOUS AREA 328,807 SF

PROPOSED SOUTH EAST BUILDING 130,324 SF

PROPOSED SOUTH EAST PAVEMENT 158,006 SF

PROPOSED SOUTH EAST TOTAL IMPERVIOUS 288,330 SF

TOTAL COMBINED IMPERVIOUS AREA 617,137 SF

TOTAL OPEN SPACE AREA 490,905 SF

GREEN SPACE PROVIDED IS 44.3%

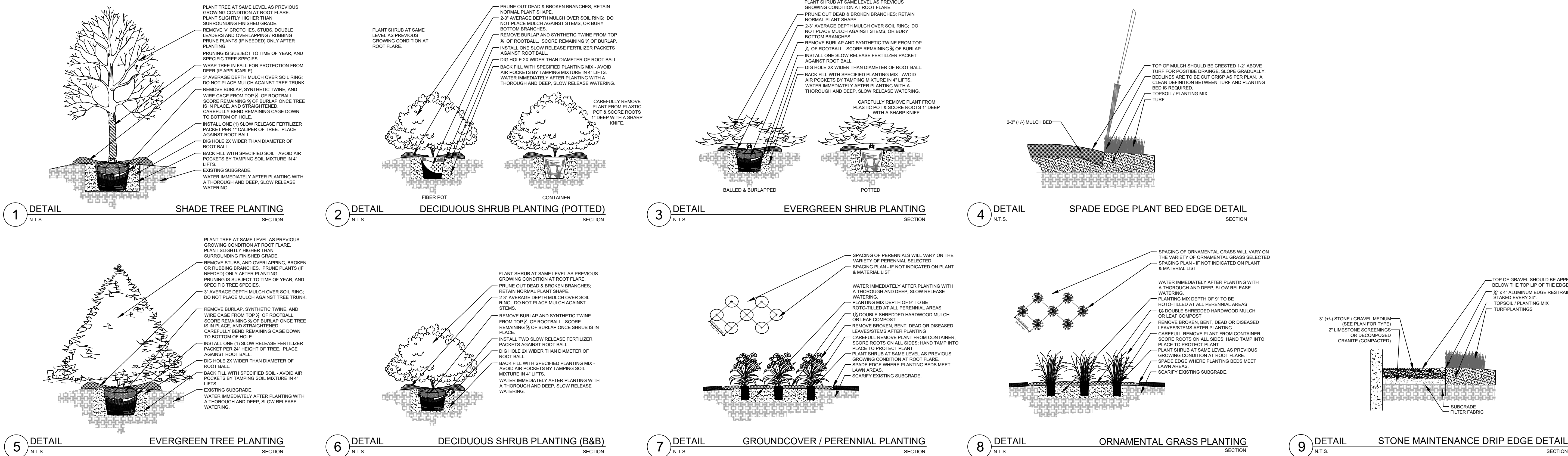
SOUTH PARKING:
REQUIRED AND PROVIDED 99 TOTAL 9X20 STALLS PROPOSED AND PROVIDED - SOUTH WEST BUILDING.

REQUIRED AND PROVIDED 99 TOTAL 9X20 STALLS PROPOSED AND PROVIDED - SOUTH EAST BUILDING.

FUTURE PROVIDED FOR 192 ADDITIONAL 9X20 STALLS AVAILABLE.

TRAILER PARKING 76 TOTAL 12X53 STALLS PROVIDED WITH 8 FUTURE POSSIBLE LOCATIONS.

GENERAL SITE NOTE:
REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION AS WELL AS LANDSCAPE DRAWINGS AND EXTERIOR LIGHTING PHOTOMETRIC DRAWING AND LIGHTING CUT SHEETS FOR SITE PLANTINGS PROPOSED.



PLANTING & HARDSCAPE DETAILS

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable burl wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{2}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{3}{4}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):

- $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
- $\frac{1}{4}$ CY blended/pulverized Topsoil
- $\frac{1}{4}$ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

- Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones $\frac{1}{2}$ " and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary as the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended topsoil is prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas
- No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807; or Prairie Nursery 608-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.
- Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.
- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
ABM	5	Acer xfreemani 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
CH	2	Celtis occidentalis	Common Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
PPH	1	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SHL	4	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
AGM	1	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
BC	1	Taxodium distichum	Bald Cypress	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
VFE	4	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
ORNAMENTAL TREES (DECIDUOUS)						
AH	2	Carpinus caroliniana	American Hornbeam	7-8'	B&B	Straight central leader, full and even crown. Prune only after planting
RJFC	4	Malus x 'jewelcole'	Red Jewel Flowering Crabapple	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
JTL	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		HEIGHT SIZE	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
EVERGREEN TREES						
CF	3	Abies concolor	Concolor Fir	8'	B&B	Evenly shaped tree with branching to the ground

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
EVERGREEN SHRUBS						
SGJ	81	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" w	Cont.	Full rounded well branched shrub
TIY	27	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24"	B&B	Full rounded well branched shrub

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
DECIDUOUS SHRUBS						
IH	35	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped
UH	11	Hydrangea paniculata 'Unique'	Unique Hydrangea	48"	Cont.	Full, well rooted plant, evenly shaped
GLS	14	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped
MKL	25	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24"	Cont.	Full, well rooted plant, evenly shaped
AJAV	20	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	48"	Cont.	Full, well rooted plant, evenly shaped
MV	1	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
ORNAMENTAL GRASSES						
THG	24	Deschampsia cespitosa	Tufted Hair Grass	#1	Cont.	Full, well rooted plant
DMG	68	Miscanthus sinensis 'Adagio'	Dwarf Maidengrass	#1	Cont.	Full, well rooted plant
SVMG	12	Miscanthus sinensis 'Morning Light'	Silver Variegated Maidengrass	#1	Cont.	Full, well rooted plant

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
HERBACEOUS PERENNIALS						
PPCB	12	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped
FH	12	Hosta fortunei 'Francee'	Francee Hosta	#1	Cont.	Full, well rooted plant, evenly shaped

PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
		SPECIFIED SEED MIX / SOD				
LAWN	41418	Lawn Establishment Area / Grading Area		SY		Reinder's Deluxe 50 Seed Mix (800-785-3301)
	410375	Erosion Matting for sloped seeded areas	see plan for area delineation	SF		EroTex D575 Erosion Control Blanket (or approved equal)
	4179	Stormwater Seed Mix	see plan for area delineation	SY		Cadno/ JF New Stormwater Seed Mix
Hardscape Materials						
	29	Heritage River Gravel Mulch (1.0-1.5" pieces)	Area: 2,100 SF	TN		2" depth
	1125	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish	LF		
	2100	Landscape Fabric	SF	SF		
	64	Shredded Hardwood Mulch (3" depth)	Area: 7,170 SF	CY		Bark Mulch; apply Preemergent after installation of mulch
	44	Soil Amendments (2" depth)	Area: 7,170 SF	CY		
	2525	Pulverized Topsoil (4" over lawn areas)	Area: 410,375 SF	CY		
	44	Pulverized Topsoil (2" over bed areas)	Area: 7,170 SF	CY		

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.

Seed Compositions:

Reinder's Deluxe 50 Seed Mix (800-785-3301):

- 20% Kentucky Bluegrass (Sod Quality)
- 15% Newport Kentucky Bluegrass
- 15% Ken Blue Kentucky Bluegrass
- 25% Creeping Red Fescue
- 15% Quebec Perennial Ryegrass
- 10% Fiesta III Perennial Ryegrass

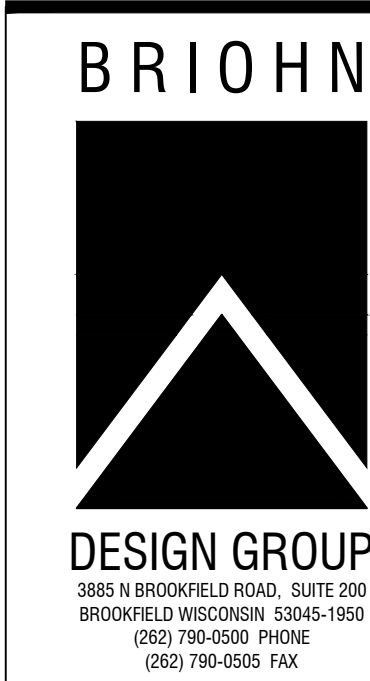
Seed at rate of 150-200# per acre

PLANT & MATERIAL SCHEDULE: NORTH BUILDING



P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@davidheller.com
www.davidheller.com

LANDSCAPE GENERAL NOTES



LANDSCAPE DETAILS, NOTES, & SCHEDULES

SHEET TITLE

PROPOSED BUILDINGS:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

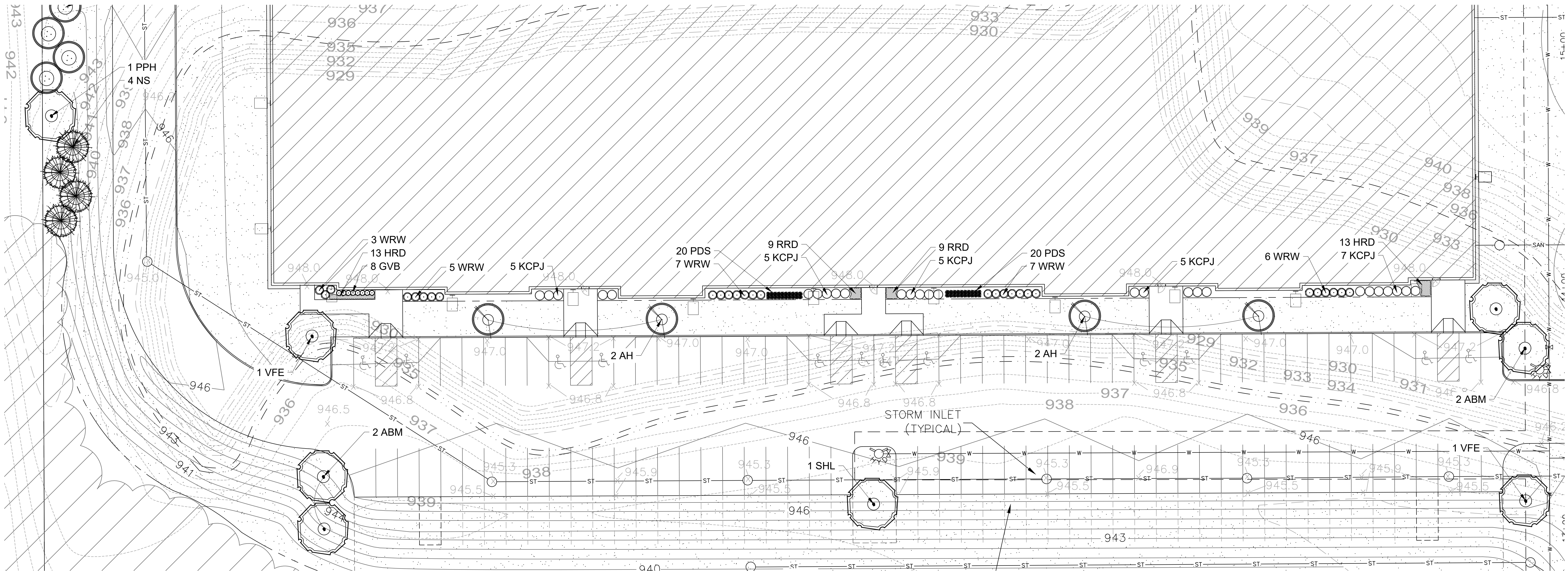
JOB: 3172
DRAWN: PCA
CHECKED: WDH
DATE: OCTOBER 31, 2019
SHEET:

L 1.5



TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DO ANY RESCUE

CALL DIGGERS HOTLINE
811 or 1-800-242-8811
MICH. A.C.A. 239-1187
WS STATUTE 182.075(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



FOUNDATION LANDSCAPE PLAN: SOUTHWEST BUILDING

Scale: 1" = 20'0"

SHADE TREES (DECIDUOUS)

- ABM Autumn Blaze Maple
- CH Common Hackberry
- SHL Skyline Honeylocust
- VFE Valley Forge American Elm

ORNAMENTAL TREES (DECIDUOUS)

- AH American Hornbeam
- PFC Prairie Fire Flowering Crabapple

EVERGREEN TREES

- NS Norway Spruce
- BHS Black Hills Spruce

EVERGREEN SHRUBS

- GVB Green Velvet Boxwood
- SGJ Sea Green Juniper
- KCPJ Kallay Compact Pfitzer Juniper

DECIDUOUS SHRUBS

- MKL Miss Kim Dwarf Lilac
- MV Mohican Viburnum
- WRW Wine & Roses Compact Weigela

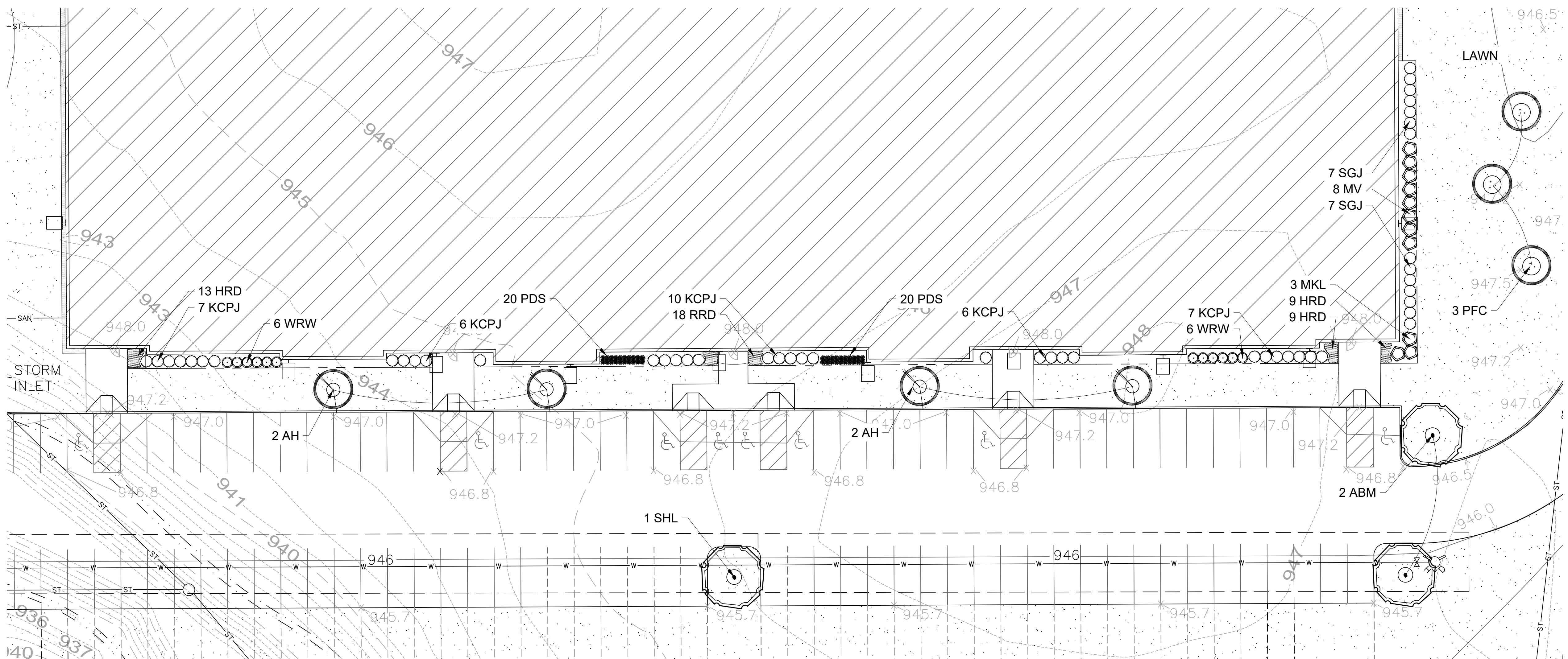
ORNAMENTAL GRASSES

- PDS Prairie Dropseed

HERBACEOUS PERENNIALS

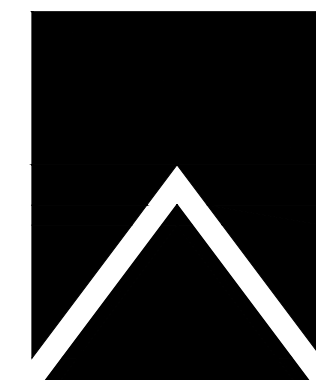
- HRD Happy Returns Daylily
- RRD Rosy Returns Daylily

PLANT ABBREVIATIONS



FOUNDATION LANDSCAPE PLAN: SOUTHEAST BUILDING

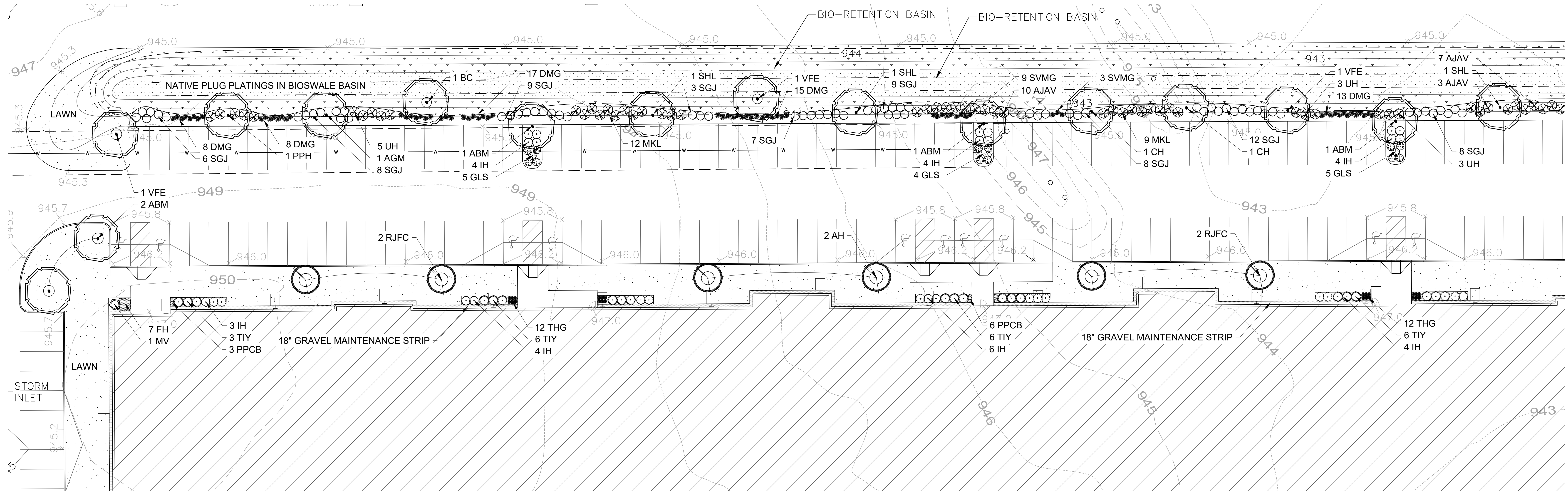
Scale: 1" = 20'0"





TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DO ANY WORK

CALL DIGGERS HOTLINE
811 or 1-800-242-8611
MILWAUKEE AREA 255-1881
WISCONSIN STATE 1-800-242-8611
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



FOUNDATION LANDSCAPE PLAN: NORTH BUILDING

Scale: 1" = 20'0"

SHADE TREES (DECIDUOUS)

- ARM Armstrong Red Maple
- ABM Autumn Blaze Maple
- CH Common Hackberry
- PPH Prairie Pride Hackberry
- SHL Skyline Honeylocust
- AGM Autumn Gold Maidenhair
- SWO Swamp White Oak
- BC Bald Cypress
- GSL Greenspire Linden
- VFE Valley Forge American Elm

ORNAMENTAL TREES (DECIDUOUS)

- AH American Hornbeam
- RJFC Red Jewel Flowering Crabapple
- JTL Ivory Silk Japanese Tree Lilac

EVERGREEN TREES

- CF Concolor Fir
- NS Norway Spruce

EVERGREEN SHRUBS

- SGJ Sea Green Juniper
- TIY Taunton Intermediate Yew

DECIDUOUS SHRUBS

- IH Incredible Hydrangea
- UH Unique Hydrangea
- GLS Gro Low Fragrant Sumac
- MKL Miss Kim Dwarf Lilac
- AJAV Autumn Jazz Arrowwood Viburnum
- MV Mohican Viburnum

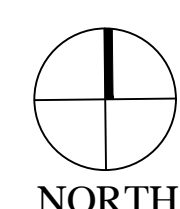
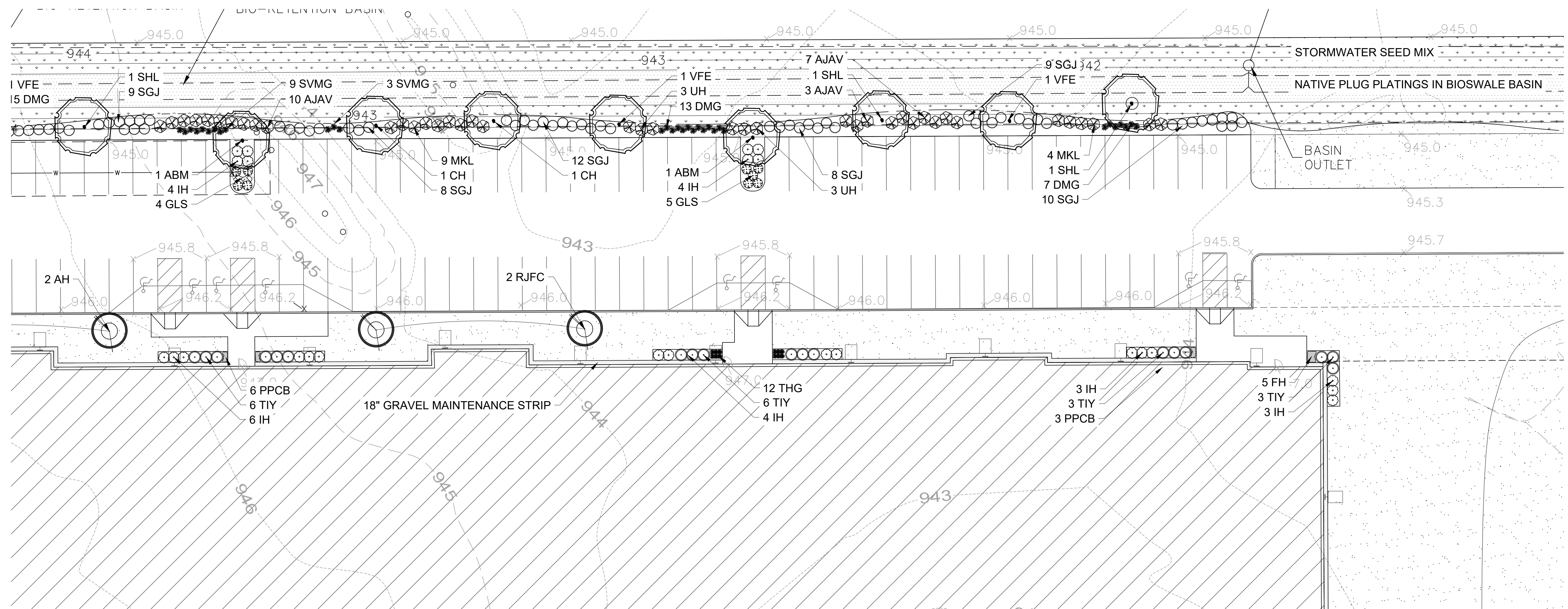
ORNAMENTAL GRASSES

- THG Tufted Hair Grass
- DMG Dwarf Maidengrass
- SVMG Silver Variegated Maidengrass

HERBACEOUS PERENNIALS

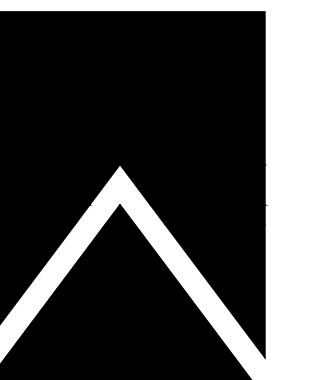
- PPCB Palace Purple Coralbells
- FH Franchise Hosta

PLANT ABBREVIATIONS



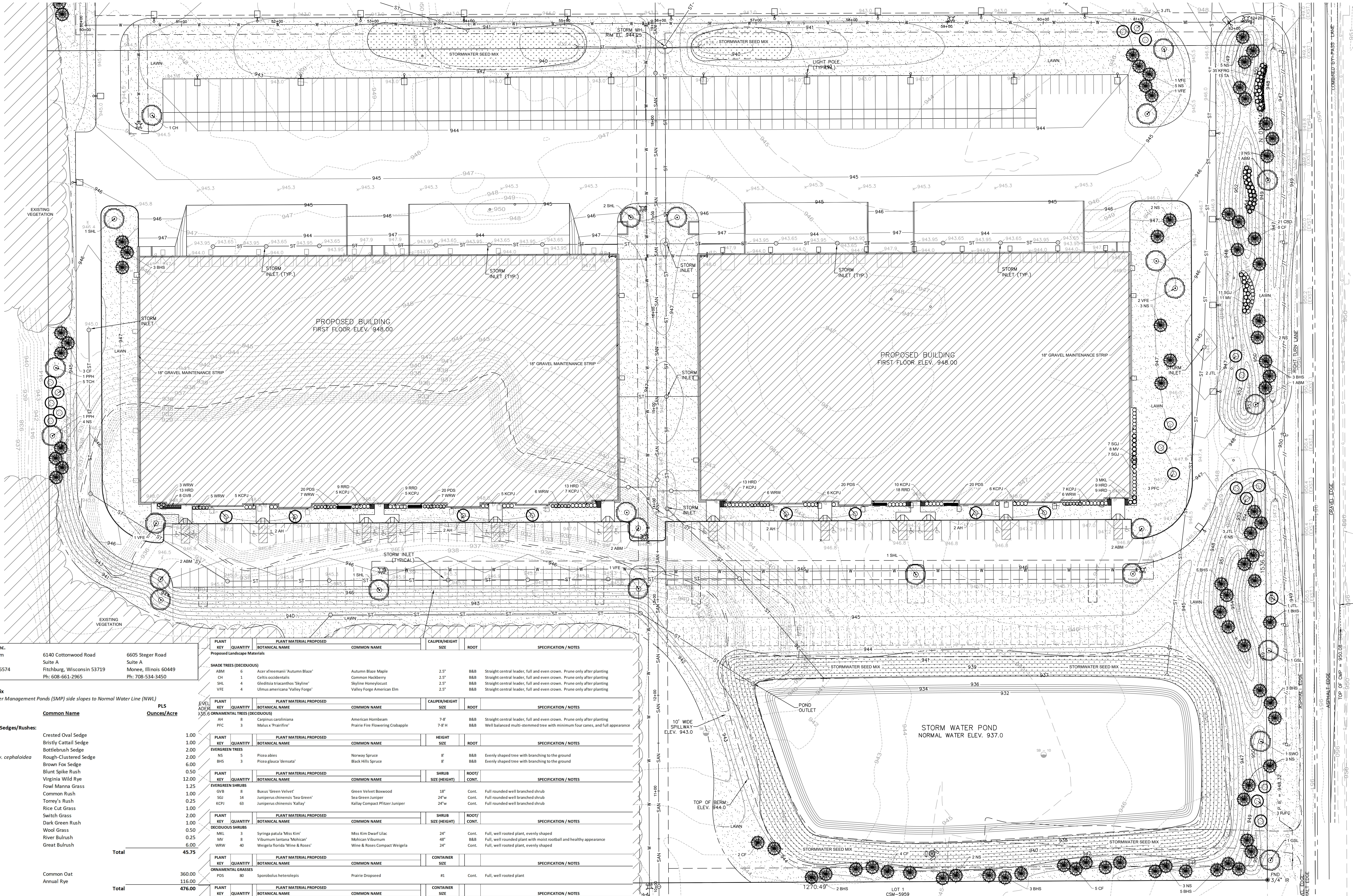
FOUNDATION LANDSCAPE PLAN: NORTH BUILDING

Scale: 1" = 20'0"





CALL DIGGERS HOTLINE
811 or 1-800-242-8811
NEED AREA 250'-180'
WS STATUTE 152.075(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



CARDNO / JF New, Inc.
www.cardnojnew.com
Juncus torreyi
Walkerton, Indiana 46574
Ph: 574-586-3400

6140 Cottonwood Road
Suite A
Fitchburg, Wisconsin 53719
Ph: 608-661-2965

6605 Steger Road
Suite A
Monee, Illinois 60449
Ph: 708-534-3450

Stormwater Seed Mix
For Use on Stormwater Management Ponds (SMP) side slopes to Normal Water Line (NWL)

Botanical Name Common Name PLS Ounces/Acre

Permanent Grasses/Sedges/Rushes:

Carex chistatella Crested Oval Sedge
Carex frankii Bristly Cattail Sedge
Carex lurida Bottlebrush Sedge
Carex sparganoides v. cephaloides Rough-Clustered Sedge
Carex vulpinoidea Brown Fox Sedge
Eleocharis ovata Blunt Spike Rush
Elymus virginicus Virginia Wild Rye
Glyceria striata Fowl Nanna Grass
Juncus effusus Common Rush
Juncus torreyi Torrey's Rush
Leersia oryzoides Rice Cut Grass
Panicum virgatum Switch Grass
Scirpus stramineus Dark Green Rush
Scirpus operinus Wood Grass
Scirpus fluvialis River Bulrush
Scirpus validus Great Bulrush

Temporary Cover:

Avena sativa Common Oat
Lolium multiflorum Annual Rye

Forbs:

Alisma spp. Water Plantain (Various Mix)
Asclepias incarnata Swamp Milkweed
Bidens spp. Bidens (Various Mix)
Helenium autumnale Sneezeweed
Mimulus ringens Monkey Flower
Penthorum sedoides Ditch Stonecrop
Polygonum pensylvanicum Pinkweed
Rudbeckia subtomentosa Sweet Black-Eyed Susan
Sagittaria latifolia Broad Leaf Arrowhead
Senna hebecarpa Wild Senna
Thalictrum dasycarpum Purple Meadow Rue

Approximate area of coverage:

Total area (SF) of coverage surrounding SWM ponds: 39,710
Total area (acres) of coverage surrounding SWM ponds: 0.91

PLANT MATERIAL PROPOSED				CALIPER/HEIGHT		SPECIFICATION / NOTES	
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT		
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ABM	6	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
CH	1	Celtis occidentalis	Common Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	4	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
VIF	4	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
EVERGREEN TREES							
NS	5	Picea abies	Norway Spruce	8'	B&B	Evenly shaped tree with branching to the ground	
BHS	3	Picea glauca 'densata'	Black Hills Spruce	8'	B&B	Evenly shaped tree with branching to the ground	
SHRUBS							
KEY	QUANTITY <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SHRUB SIZE (HEIGHT)</th> <th>ROOT/CONT.</th> <th colspan="2">SPECIFICATION / NOTES</th>	BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES	
GVB	8	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	Cont.	Full rounded well branched shrub	
SGJ	14	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	Cont.	Full rounded well branched shrub	
KCPJ	63	Juniperus chinensis 'Kallay'	Kallay Compact Juniper	24"	Cont.	Full rounded well branched shrub	
DECIDUOUS SHRUBS							
MKL	3	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24"	Cont.	Full, well rooted plant, evenly shaped	
MV	8	Viburnum lantana 'Molokai'	Molokai Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	
WRW	40	Weigela florida 'Vine & Rose'	Vine & Rose Compact Weigela	24"	Cont.	Full, well rooted plant, evenly shaped	
ORNAMENTAL GRASSES							
PDS	80	Sporobolus heterolepis	Prairie Droppeds	#1	Cont.	Full, well rooted plant	
HERBACEOUS PERENNIALS							
HRD	57	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	
RRD	36	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	
LAWN							
KEY	QUANTITY <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>CONTAINER SIZE</th> <th>SPECIFICATION / NOTES</th> <th colspan="2"></th>	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPECIFICATION / NOTES		
55117		Lawn Establishment Area / Grading Area			SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
280000		Erosion Matting for sloped seeded areas	see plan for area delineation		SF	EroTex D575 Erosion Control Blanket (or approved equal)	
4412		Stormwater Seed Mix	see plan for area delineation		SY	Cardno / JF New Stormwater Seed Mix	
Hardscape Materials							
20		Heritage River Gravel Mulch (1.0-1.5" pieces)	Area: 1,450 SF		TN	2" depth	
985		Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish		LF		
1400		Landscape Fabric	SF		SF		
47		Shredded Hardwood Mulch (1" depth)	Area: 5,040 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
31		Soil Amendments (2" depth)	Area: 5,040 SF		CY		
366		Pulverized Topsoil (4" over lawn areas)	Area: 315,710 SF		CY		
31		Pulverized Topsoil (2" over bed areas)	Area: 5,040 SF		CY		

*Landscape counts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.

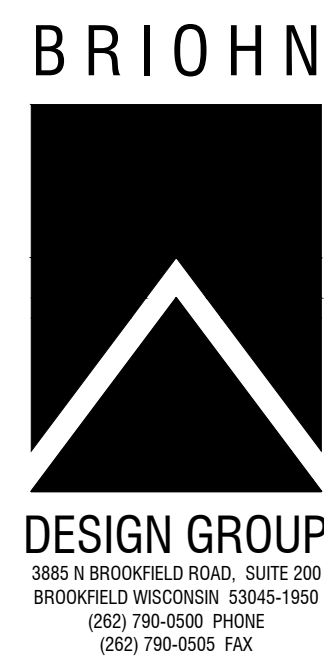
Seed Compositions:
Reinder's Deluxe 50 Seed Mix (800-785-3301):
20% Kentucky Bluegrass (Cool Season)
15% Newport Kentucky Bluegrass
15% Ken Blue Kentucky Bluegrass
25% Creeping Red Fescue

Seed at rate of 10-2000 per acre



P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PLANT & MATERIAL SCHEDULE: SOUTH BUILDINGS



ENLARGED LANDSCAPE PLAN - SOUTH SITE

PROPOSED BUILDINGS:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

JOB: 3172
DRAWN: PCA
CHECKED: WDH
DATE: OCTOBER 31, 2019
SHEET:

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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DO IN WISCONSIN
CALL DIGGERS HOTLINE
811 or 1-800-242-8811
MILWAUKEE AREA 226-1881
WIS. STATUTE 182.07(5)(974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

SHADE TREES (DECIDUOUS)

ARM Armstrong Red Maple
ABM Autumn Blaze Maple
CH Common Hackberry
PPH Prairie Pride Hackberry
SHL Skyline Honeylocust
AGM Autumn Gold Maidenhair
SWO Swamp White Oak
GSL Greenspire Linden
VEE Valley Forge American Elm

ORNAMENTAL TREES (DECIDUOUS)

TCH Thornless Cockspur Hawthorn
AFC Adams Flowering Crabapple
RJFC Red Jewel Flowering Crabapple
JTL Ivory Silk Japanese Tree Lilac

EVERGREEN TREES

CF Concolor Fir
NS Norway Spruce
BHS Black Hills Spruce

EVERGREEN SHRUBS

SGJ Sea Green Juniper
GSJ Green Sargent Juniper

DECIDUOUS SHRUBS

GD Gray Dogwood
CRD Cardinal Redtwig Dogwood
CW Common Witchhazel
TA Tardiva Hydrangea
MKL Miss Kim Dwarf Lilac
MV Mohican Viburnum

ORNAMENTAL GRASSES

KFRG Karl Foerster Feather Reed Grass

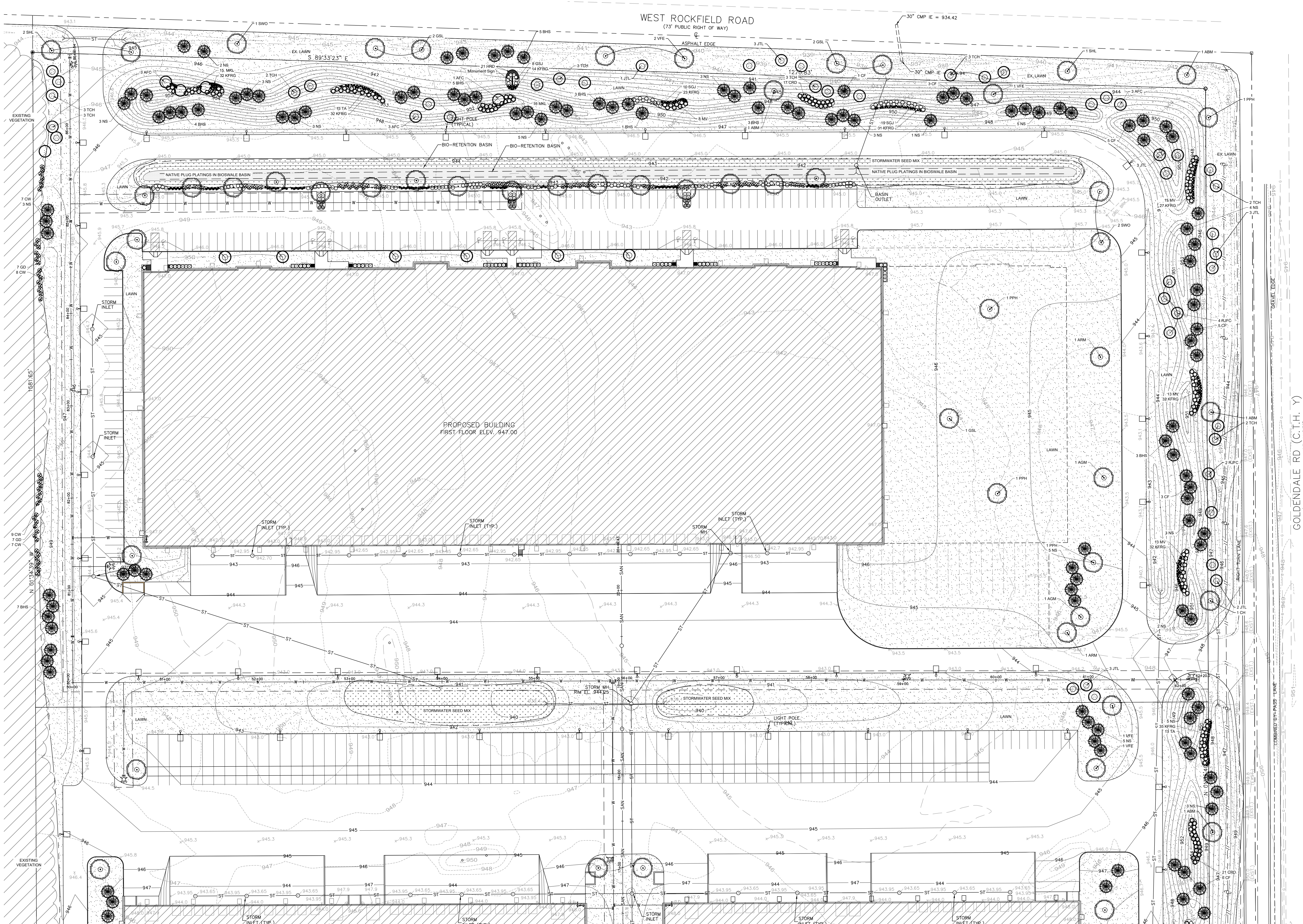
HERBACEOUS PERENNIALS

HRD Happy Returns Daylily

PLANT ABBREVIATIONS



P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com



BIOSWALE LIVE PLUG PLANTINGS

Plant Spacing: 18" on-center

Total Area: 12,507 SF Total Required Plants: 5559 Plants

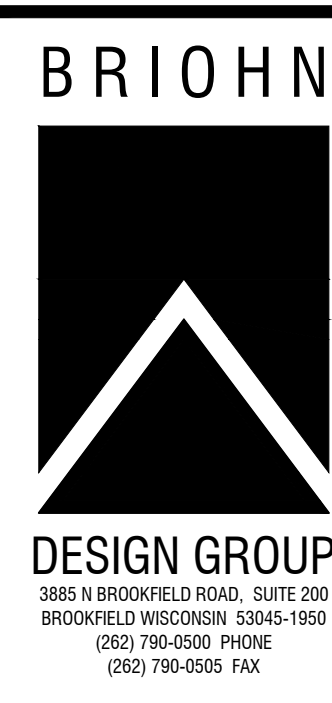
QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
926	<i>Aesclepias incarnata</i>	Swamp Milkweed	Qt.	18" o.c.	Full, well rooted plant, evenly shaped
926	<i>Aster nova-angliae</i>	New England Aster	Qt.	18" o.c.	Full, well rooted plant, evenly shaped
926	<i>Carex vulpinoidea</i>	Fox Sedge	Qt.	18" o.c.	Full, well rooted plant, evenly shaped
926	<i>Physostegia virginiana</i>	Obedient Plant	Qt.	18" o.c.	Full, well rooted plant, evenly shaped
926	<i>Spartina pectinata</i>	Prairie Cord Grass	Qt.	18" o.c.	Full, well rooted plant, evenly shaped
926	<i>Verbena hastata</i>	Blue Vervain	Qt.	18" o.c.	Full, well rooted plant, evenly shaped

BIOSWALE NATIVE PLANTINGS



ENLARGED LANDSCAPE PLAN

Scale: 1" = 40'0"



ENLARGED LANDSCAPE PLAN - NORTH SITE

PROPOSED BUILDINGS:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

JOB: 3172
DRAWN: PCA
CHECKED: WDH
DATE: OCTOBER 31, 2019
SHEET:

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Weight: 0.0 lbs

Project:

Type:

Prepared By:

Date:

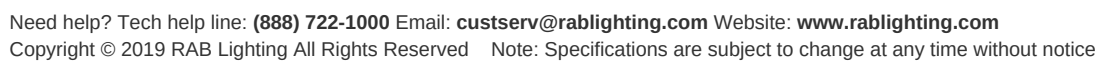
Technical Specifications

Other

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



WPLED4T105

TYPE: A

RAB Outdoor



Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	105W
120V	0.89A	Color Temp	5000K (Cool)
208V	0.58A	Color Accuracy	70 CRI
240V	0.50A	L70 Lifespan	100,000
277V	0.44A	Lumens	13,680
Input Watts	109.4W	Efficacy	125 LPW
Efficiency	96%		

LED Info

Type	Constant Current	Watts	105W
120V	0.89A	Color Temp	5000K (Cool)
208V	0.58A	Color Accuracy	70 CRI
240V	0.50A	L70 Lifespan	100,000
277V	0.44A	Lumens	13,680
Input Watts	109.4W	Efficacy	125 LPW
Efficiency	96%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001796

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

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WPLED4T150

TYPE: B

RAB Outdoor



Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.80A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	18,464
Input Watts	155.8W	Efficacy	118.5 LPW
Efficiency	96%		

LED Info

Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.80A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	18,464
Input Watts	155.8W	Efficacy	118.5 LPW
Efficiency	96%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000174K

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

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ALED4T150

TYPE: C

RAB Outdoor



Color: Bronze

Weight: 32.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.80A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	18,464
Input Watts	155.8W	Efficacy	118.5 LPW
Efficiency	96%		

LED Info

Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.80A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	18,464
Input Watts	155.8W	Efficacy	118.5 LPW
Efficiency	96%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000175F

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

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WPLED4T105

RAB Outdoor

Technical Specifications (continued)

Electrical

THD:

7.6% at 120V, 16.5% at 277V

Drivers:

Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents:

The design of WPLED105 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Buy American Act Compliance:

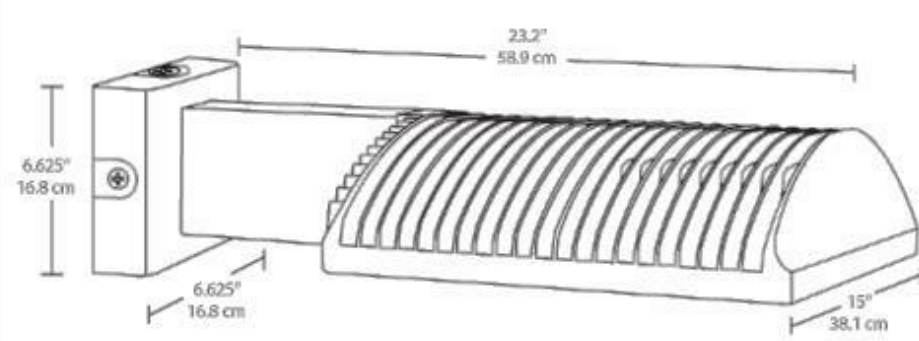
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Dimensions



Features

High performance LED light engine
Maintains 70% of initial lumens at 100,000-hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins
Replaces 400W MH
100 up to 277 Volts
5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	4T	105					
4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller	

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WPLED4T150

RAB Outdoor

Technical Specifications (continued)

Electrical

THD:

4.7% at 120V, 13.3% at 277V

Driver:

One Driver, Constant Current, Class 2, 2100mA, 100-277V, 50-60Hz, Power Factor 99%

Other

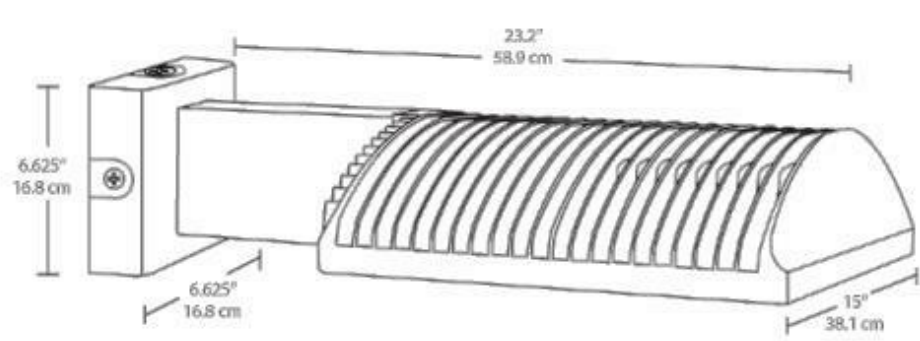
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents:

The design of WPLED150 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Dimensions



Features

High performance LED light engine
Maintains 70% of initial lumens at 100,000-hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins
Replaces 400W MH
100 up to 277 Volts
5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	4T	150					
4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PC52 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller	

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ALED4T150

RAB Outdoor

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

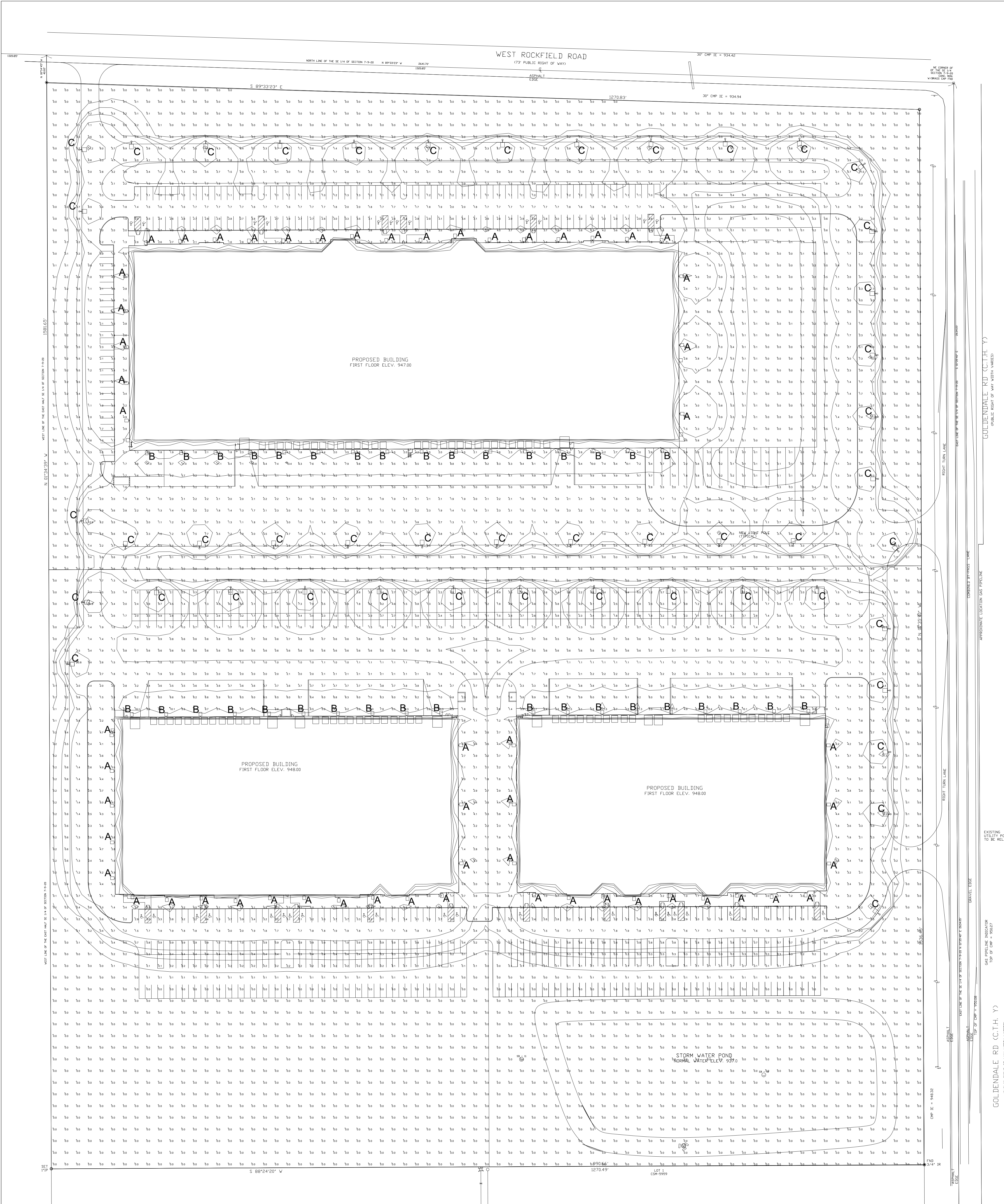
Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical



Luminaire Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps Wattage
	A	57	RAB LIGHTING, INC.	WPLED4T105 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	6 155.7
				Building Mounted at 24'		
	B	35	RAB LIGHTING, INC.	WPLED4T150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME.	6 155.7
				Building Mounted at 24'		
	C	47	RAB LIGHTING, INC.	ALED4T150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME.	6 155.7
20' pole mounted on a 2" base (Back light shields will be installed on all pole fixtures)						

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	1.1 fc	12.6 fc	0.0 fc	N/A	N/A	0.1:1

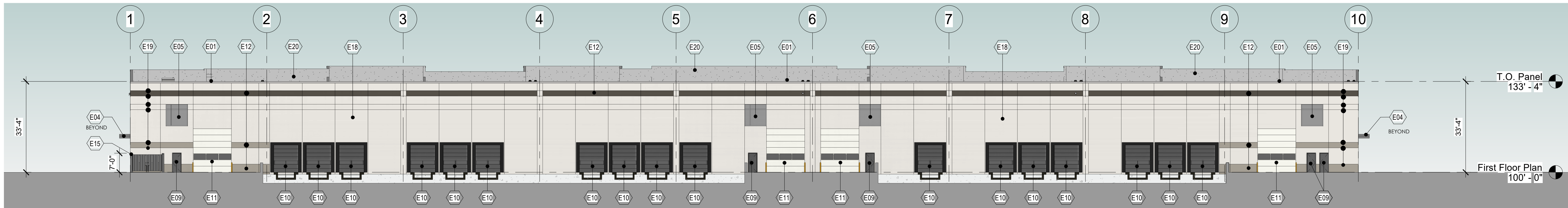
HFP electric
ELECTRICAL CONTRACTOR
RESIDENTIAL • COMMERCIAL • INDUSTRIAL
262-644-6940

GERMANTOWN INDUSTRIAL SITE

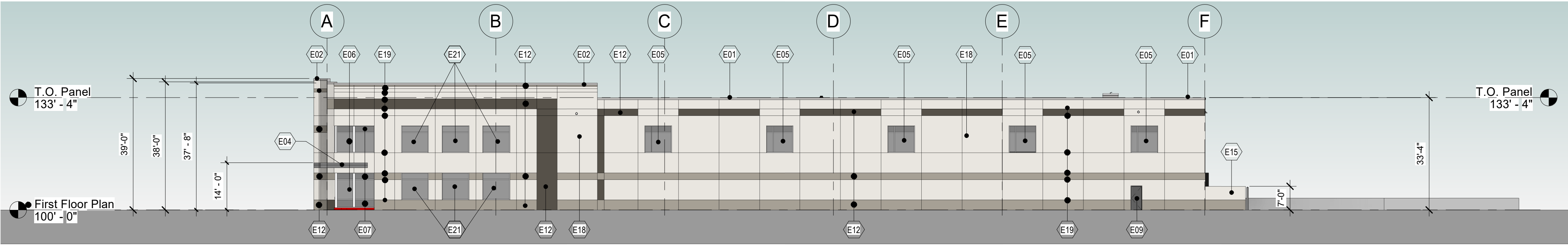
Exterior Photometric
Lighting Plan

DATE: 10-31-19

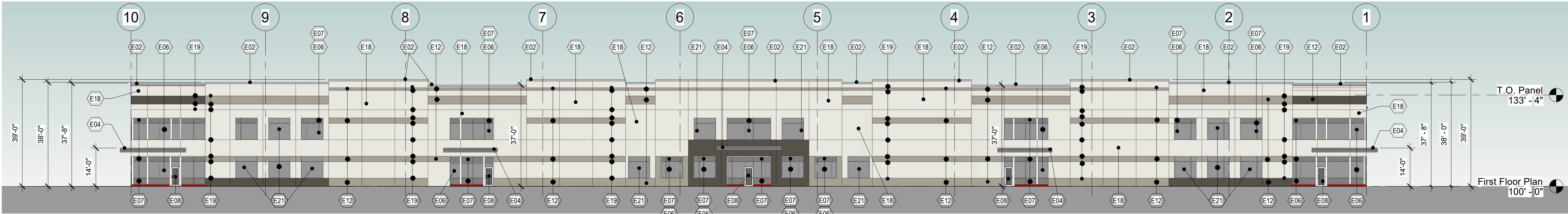
E-1.0



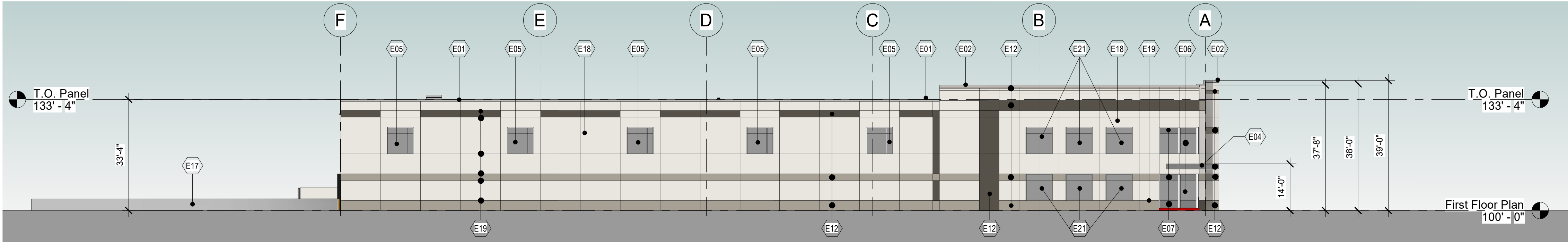
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 502) PER TABLE 502.2 (1). BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-25ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.
WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-15.37ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.
SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.
PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION
VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 13.45% ACTUAL PROVIDED. REQUIRED U-FACTOR .40; ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE.
PROPOSED BUILDING COMPLIES.
C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE.
PROPOSED BUILDING COMPLIES.
C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.
PROPOSED BUILDING COMPLIES.
C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE.
PROPOSED BUILDING COMPLIES.
C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES.
NOT APPLICABLE TO PROPOSED BUILDING.
C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED.
PROPOSED BUILDING COMPLIES.
C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS.
PROPOSED BUILDING COMPLIES.
C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, ON INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL AND ADJACENT PERSONNEL DOORS.
PROPOSED BUILDING COMPLIES.
C402.5.8 RECESSED LIGHTING.
NOT APPLICABLE TO PROPOSED BUILDING.

KEYNOTE LEGEND ELEVATION

MARK	ELEVATION CODED NOTES
E01	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
E02	PRE FINISHED METAL 24 GA. METAL CAP/COPING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH".
E04	PRE FINISHED METAL 24 GA. METAL CANOPY AND SOFFIT FINISH COLOR SHALL BE "RED OR GREY FINISH" AS INDICATED ON ELEVATIONS.
E05	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLERKSTORY WINDOWS UNITS.
E06	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - VISION.
E07	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - SPANDREL.
E08	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOW AND ENTRY UNITS.
E09	3'-0" x 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR.
E10	9'-0" x 10'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER-SEAL - PRE FINISHED COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE DOCK SEAL OR SHELTER.
E11	14'-0" x 16'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER-SEAL - PRE FINISHED COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE 6" DIA x 3'-6" H PAINTED STEEL BOLLARDS.
E12	PRE FINISHED METAL ACCENT BAND "COLOR TO MATCH COLOR KEY".
E15	TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10" WALLS "PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS".
E17	FREE STANDING POURED IN PLACE AND REINFORCED 12" CONCRETE WALLS EXTENDS TO 3'-6" OFF THE FINISH FLOOR FLANKING LOADING DOCK AREA WHERE SHOWN ON FLOOR PLAN.
E18	TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WALL PANELS "PAINT FINISH SHALL BE THREE COLORS WITH THE MAIN FIELD COLOR - OFF WHITE WITH THREE ACCENT COLORS AS INDICATED ON ELEVATIONS.
E19	TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WITH 1 1/2" REVEALS AS INDICATED ON ELEVATIONS".
E20	PARAPET WALLS LOCATED BEYOND.
E21	PAINTED WINDOW ACCENT - LIGHT GREY.

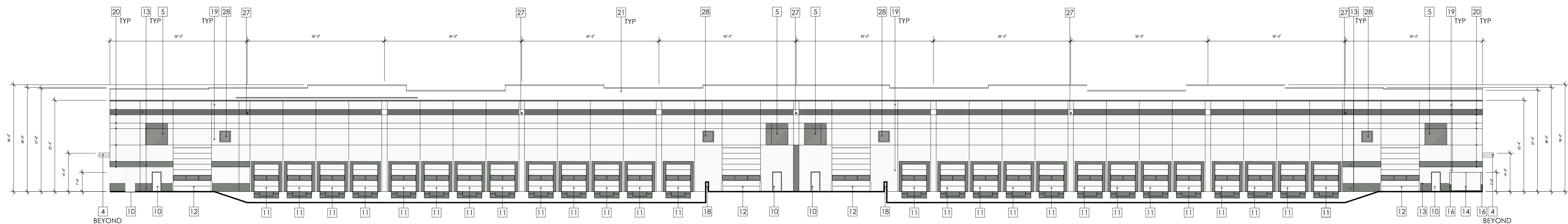
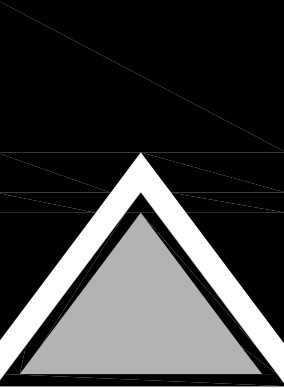
ELEVATION PAINT COLOR KEY:

	OFF WHITE BASE FIELD COLOR
	LIGHT GREY PRIMARY ACCENT COLOR
	MEDIUM GREY SECONDARY ACCENT COLOR
	RED SIGNATURE ACCENT COLOR

NOTE:
ALL EXTERIOR DOORS SHALL BE NUMBERED ON EXTERIOR SIDE
REQUIRED BY THE VILLAGE OF GERMANTOWN.

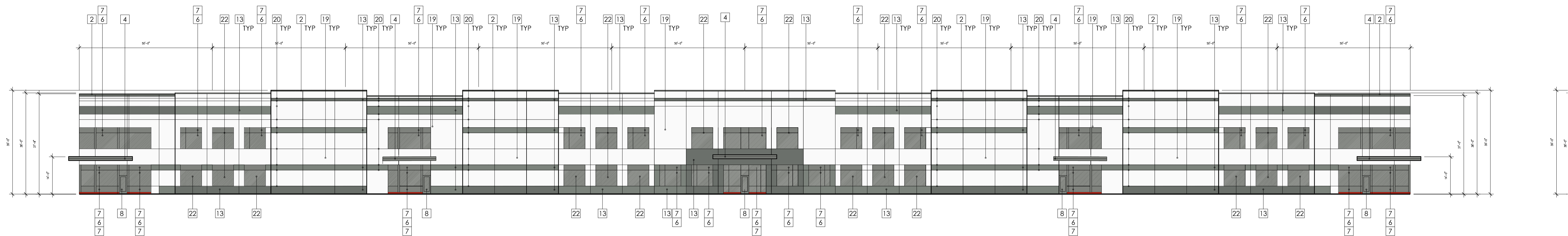
NOTE:
ALL WINDOWS SHALL BE LOW "E" COATED BRONZE-GREY TINTED 1" INSULATED GLAZING SET IN THERMALLY BROKEN "CLEAR" ANODIZED ALUMINUM WINDOW FRAMES WITH ACCENT METAL WHERE REFERENCED ON THE ELEVATIONS SHALL MATCH "CLEAR" COLOR. SPANDREL GLASS SHALL BE "BRONZE" TO COMPLEMENT VISION GLASS. U - VALUE / FACTOR - .29 WITH SH GC - .41

WINDOW TYPE NOTES:
SEE WINDOW TYPES ON SHEET A5.2 FOR INFORMATION ON SPECIFIED WINDOWS.



1 NORTH ELEVATION

Scale: 1" = 20'-0"



2 SOUTH ELEVATION

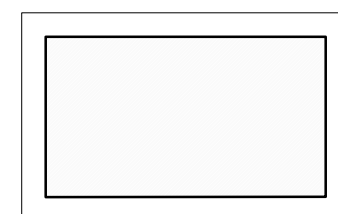
Scale: 1" = 20'-0"

ELEVATION CODED NOTES:

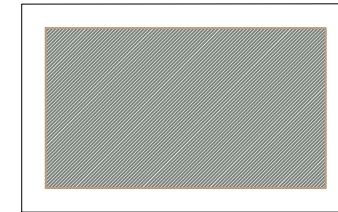
- 1 PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
- 2 PRE FINISHED METAL 24 GA. METAL CAP/CORING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH".
- 3 PRE FINISHED METAL 24 GA. METAL CAP/CORING FINISH COLOR SHALL BE "RED FINISH".
- 4 PRE FINISHED METAL 24 GA. METAL CANOPY AND SOFFIT FINISH COLOR SHALL BE "RED OR GREY FINISH" AS INDICATED ON THE ELEVATIONS.
- 5 FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLERESTORY WINDOW UNITS.
- 6 FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E GREY TINTED STANDARD WINDOW UNITS - VISION.
- 7 FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E GREY TINTED STANDARD WINDOW UNITS - SPANDREL.
- 8 FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E GREY TINTED WINDOW AND ENTRY UNITS.
- 9 NOT USED.
- 10 3'-0" x 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR.
- 11 9'-0" x 10'-0" INSULATED FACTORY PRE-FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER-SEAL - PRE-FINISH COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE SHELTER, FULL PANEL VISION LITES AND DOCK LEVELER.
- 12 1'-4" x 1'-2" INSULATED FACTORY PRE-FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER-SEAL - PRE-FINISH COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES, PROVIDE 6" DIA X 3'-6" H PAINTED STEEL BOLLARDS.
- 13 PRE-FINISHED PAINTED ACCENT BAND "COLOR TO MATCH COLOR KEY" (LIGHT GREY OR MEDIUM GREY).
- 14 PAINTED PRE-FINISHED METAL PANEL CLADDING ON GATES ATTACHED TO GALVANIZED STEEL FRAME AND 4" DIAMETER HINGED POSTS FOR SUPPORT "PAINT FINISH TO MATCH OFF WHITE COLOR OF WALL COLOR.
- 15 PRE-FINISHED PAINTED GALVANIZED STEEL GRATE STYLE STAIR AND LANDING WITH FRAMING, COLUMNS, GUARDRAILS AND HANDRAILS REQUIRED PER ADA CODE.
- 16 TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10' WALLS "PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS."
- 17 FDC FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY MENOMONEE FALLS FIRE DEPARTMENT.
- 18 FREE STANDING POURED IN PLACE AND REINFORCED 12" CONCRETE RETAINING WALLS EXTENDS TO 3'-6" ABOVE THE FINISH FLOOR FLANKING LOADING DOCK AREA WHERE SHOWN ON FLOOR PLAN.
- 19 TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WALL PANELS "PAINT FINISH SHALL BE THREE COLORS WITH THE MAIN FIELD COLOR - OFF WHITE WITH THREE ACCENT COLORS AS INDICATED ON ELEVATIONS."
- 20 TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WITH 1" REVEALS AS INDICATED ON ELEVATIONS."
- 21 PARAPET WALLS LOCATED BEYOND.
- 22 PAINTED WINDOW ACCENT - LIGHT GREY AND MEDIUM GREY.
- 23 PAINTED SIGNATURE ACCENT - RED. (NORTH BUILDING ONLY).
- 24 GAS METER & SERVICE NOT SHOWN LOCATION TO BE VERIFIED WITH GAS COMPANY (WE-ENERGIES).
- 25 ELECTRIC METER & SERVICE NOT SHOWN LOCATION TO BE VERIFIED WITH ELECTRIC COMPANY (WE-ENERGIES).
- 26 WALL MOUNTED LED LIGHT FIXTURES - NOT SHOWN - REFER TO EXTERIOR LIGHTING PLAN.
- 27 APPROXIMATE LOCATIONS OF PRE-FINISHED METAL ESCUTCHEON (LAMBS TONGUE STYLE) SECONDARY ROOF DRAINS AND COVERS.
- 28 APPROXIMATE LOCATIONS OF PRE-FINISHED METAL LOUVERS IF REQUIRED FOR AIR HANDLING.

NOTE:
ALL EXTERIOR DOORS SHALL BE NUMBERED ON THE EXTERIOR SIDE AS
REQUIRED BY THE VILLAGE OF GERMANTOWN.NOTE:
ROOF TOP UNITS SHALL BE INSTALLED BEHIND THE PARAPETS ON THE
ROOF TO PROVIDE SCREENING.NOTE:
ALL WINDOWS SHALL BE LOW "E" COATED BRONZE-GREY TINTED 1"
INSULATED GLAZING SET IN THERMALLY BROKEN "BRONZE" ANODIZED
ALUMINUM WINDOW FRAMES WITH ACCENT METAL WHERE
REFERENCED ON THE ELEVATIONS SHALL MATCH "CLEAR ANODIZED" OR
"RED" COLOR.
SPANDREL GLASS SHALL BE "GREY TINT" TO COMPLEMENT VISION GLASS.

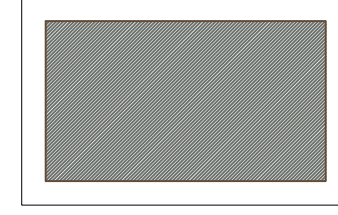
ELEVATION PAINT COLOR KEY:



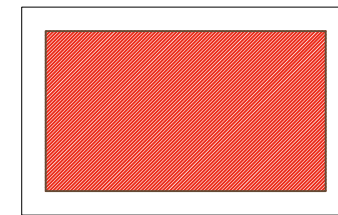
OFF WHITE BASE FIELD COLOR



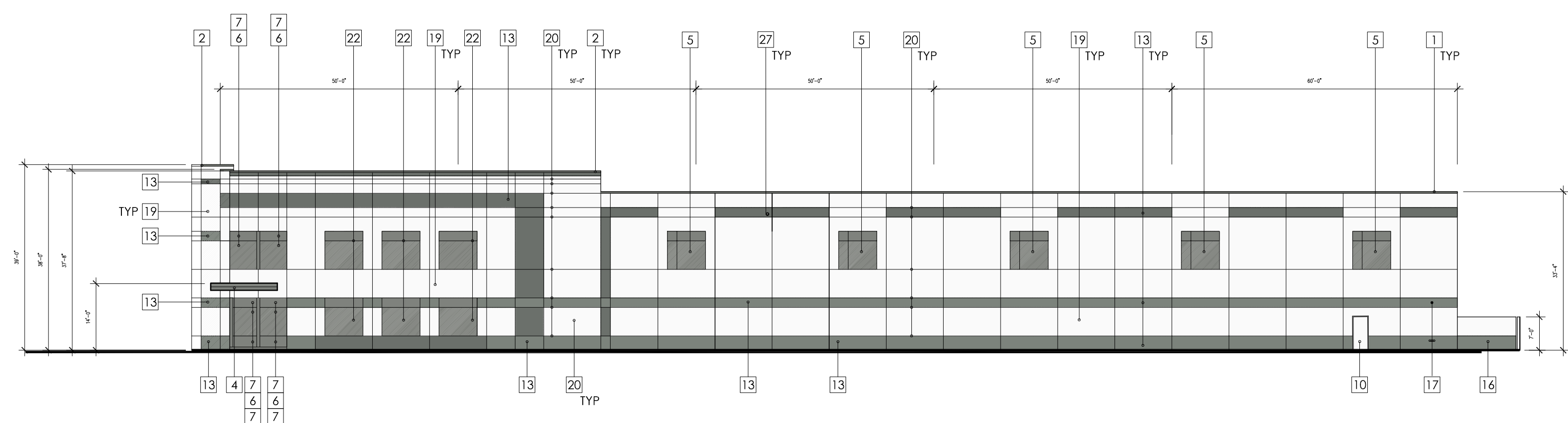
LIGHT GREY PRIMARY ACCENT COLOR



MEDIUM GREY SECONDARY ACCENT COLOR

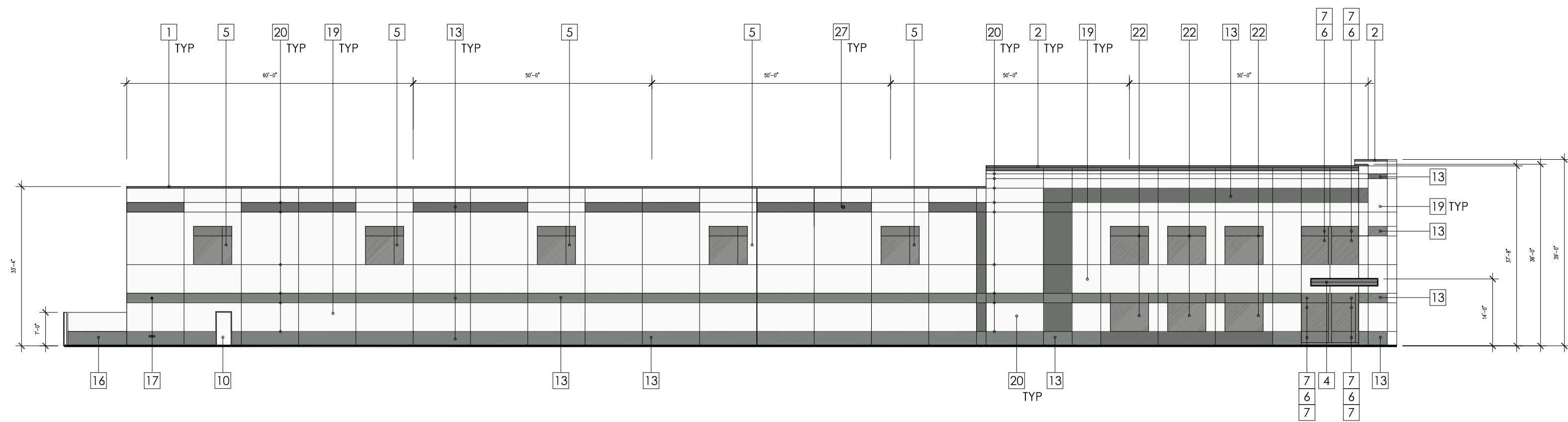


RED SIGNATURE ACCENT COLOR



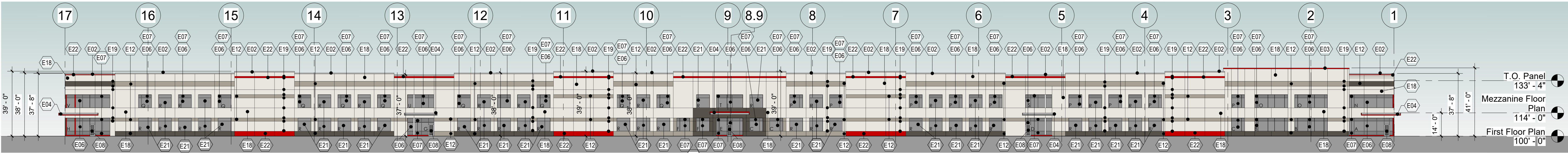
3 EAST ELEVATION

Scale: 1" = 20'-0"

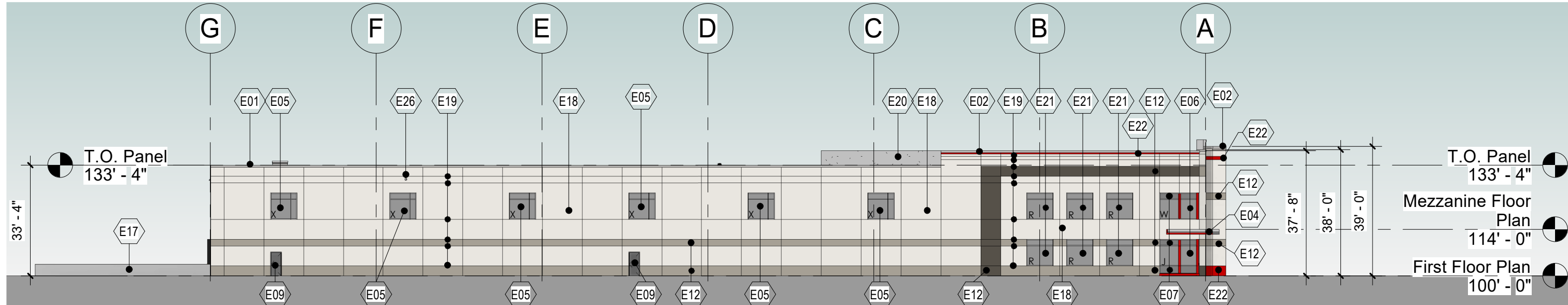


4 WEST ELEVATION

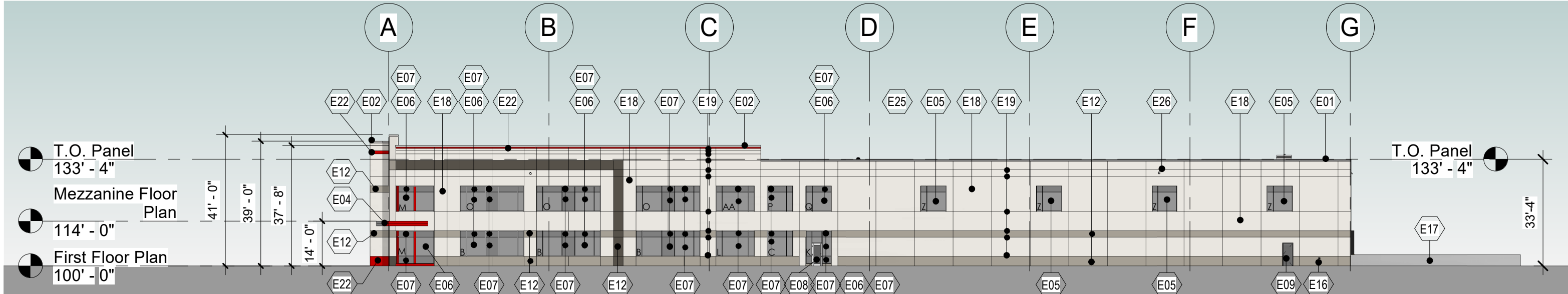
Scale: 1" = 20'-0"



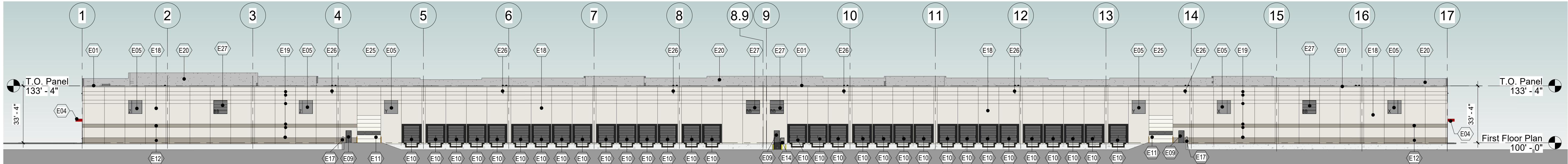
1 NORTH ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"



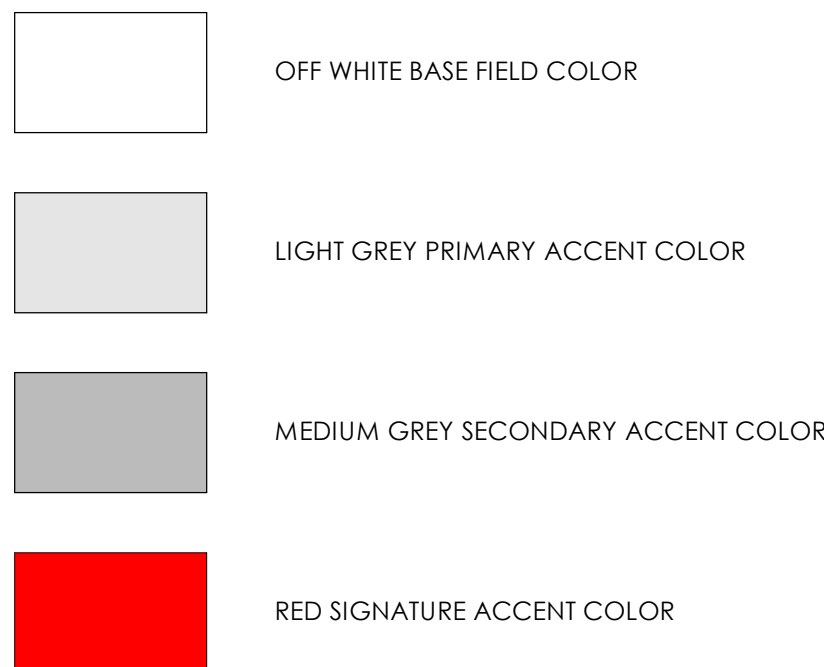
4 WEST ELEVATION
1" = 30'-0"



3 SOUTH ELEVATION
1" = 30'-0"

KEYNOTE LEGEND ELEVATION	
MARK	ELEVATION CODED NOTES
E01	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
E02	PRE FINISHED METAL 24 GA. METAL CAP/COPING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH".
E03	PRE FINISHED METAL 24 GA. METAL CAP/COPING FINISH COLOR SHALL BE "RED FINISH".
E04	PRE FINISHED METAL 24 GA. METAL CANOPY AND SLOPE FINISH COLOR SHALL BE "RED OR GREY FINISH" AS INDICATED ON ELEVATIONS.
E05	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLERESTORY WINDOWS UNITS.
E06	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - VISION.
E07	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - SPANDREL.
E08	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOW AND ENTRY UNITS.
E09	3'-0" x 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR.
E10	9'-0" x 10'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE DOCK SEAL OR SHELTER.
E11	14'-0" x 16'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE 6" DIA x 3'-6" H PAINTED STEEL BOLLARDS.
E12	PRE FINISHED METAL ACCENT BAND "COLOR TO MATCH COLOR KEY".
E14	PRE FINISHED PAINTED GALVANIZED STEEL GRATE STYLE STAIR AND LANDING WITH FRAMING. COLUMNS, GUARDRAILS AND HANDRAILS REQUIRED PER ADA CODE.
E16	IFC FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY MENOMONEE FALLS FIRE DEPARTMENT (KNOX BOX LOCATION TO BE VERIFIED WITH FIRE DEPARTMENT OFFICIAL).
E17	FREE STANDING POURED IN PLACE AND REINFORCED 12" CONCRETE WALLS EXTENDS TO 3'-6" OFF THE FINISH FLOOR FINISHING DOOR AREA WHERE SHOWN ON FLOOR PLAN.
E18	TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WALL PANELS "PAINT FINISH SHALL BE THREE COLORS WITH THE MAIN FIELD COLOR - OFF WHITE WITH THREE ACCENT COLORS AS INDICATED ON ELEVATIONS.
E19	TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WITH 1 1/2" REVEALS AS INDICATED ON ELEVATIONS.
E20	PARAPET WALLS LOCATED BEYOND.
E21	PAINTED WINDOW ACCENT - LIGHT GREY.
E22	PAINTED SIGNATURE ACCENT - RED.
E25	WALL MOUNTED LED LIGHT FIXTURES - NOT SHOWN - REFER TO EXTERIOR LIGHTING PLAN.
E26	APPROXIMATE LOCATIONS OF PRE-FINISHED METAL ESCUTCHEON (LAMB'S TONGUE STYLE) SECONDARY ROOF DRAINS AND COVERS.
E27	APPROXIMATE LOCATIONS OF PRE-FINISHED METAL LOUVERS IF REQUIRED FOR AIR HANDLING.

ELEVATION PAINT COLOR KEY:



NOTE:
ALL EXTERIOR DOORS SHALL BE NUMBERED ON EXTERIOR SIDE
REQUIRED BY THE VILLAGE OF GERMANTOWN.

NOTE:
ROOF TOP UNITS SHALL BE INSTALLED BEHIND THE PARAPETS ON
THE ROOF TO PROVIDE SCREENING.

NOTE:
ALL WINDOWS SHALL BE LOW "E" COATED BRONZE-GREY TINTED 1"
INSULATED GLAZING SET IN THERMALLY BROKEN "CLEAR" ANODIZED
ALUMINUM WINDOW FRAMES WITH ACCENT METAL WHERE
REFERENCED ON THE ELEVATIONS SHALL MATCH "CLEAR" COLOR.
SPANDREL GLASS SHALL BE "BRONZE" TO COMPLEMENT VISION GLASS.
U - VALUE / FACTOR - .29 WITH SH GC - .41

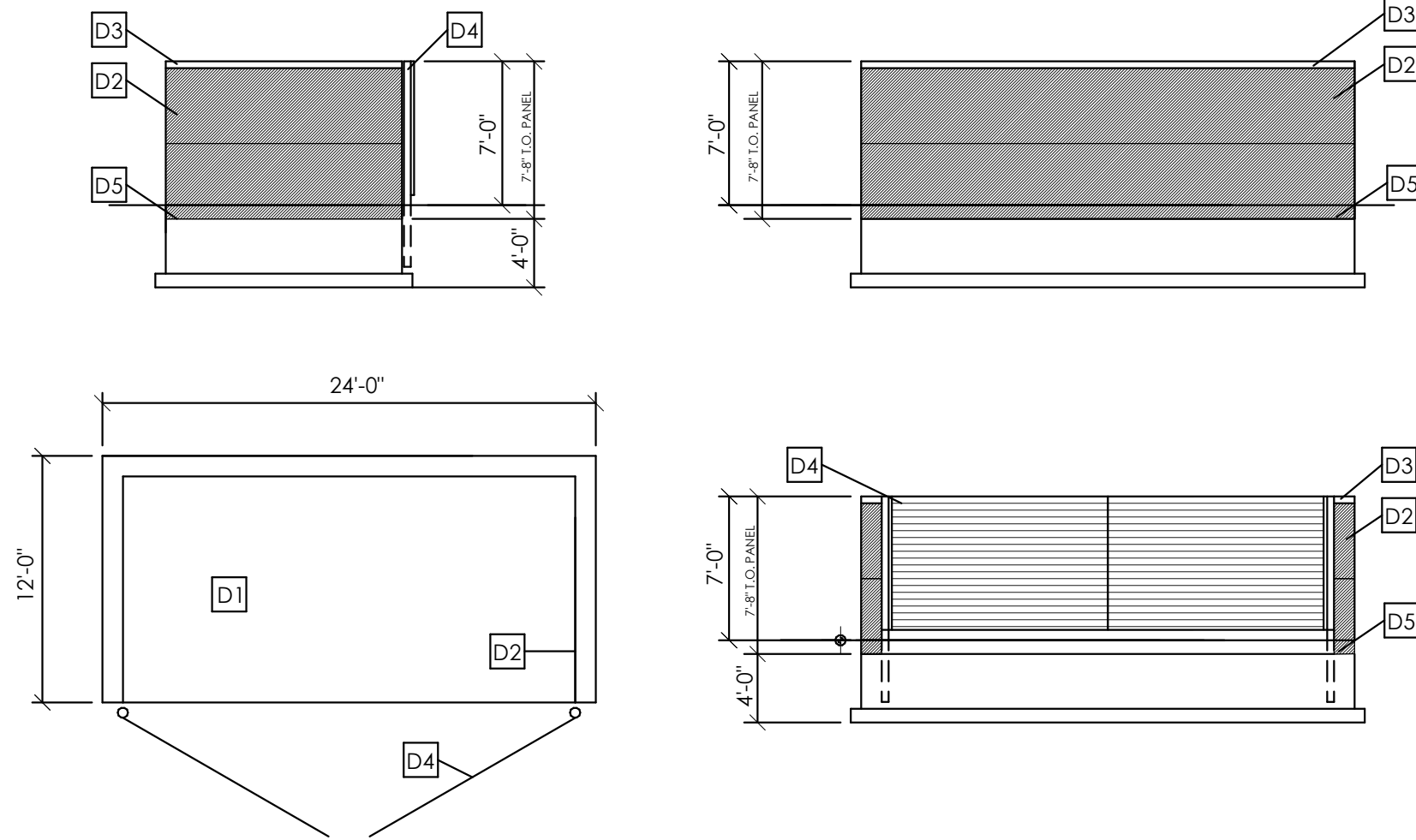
WINDOW TYPE NOTES:

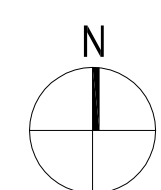
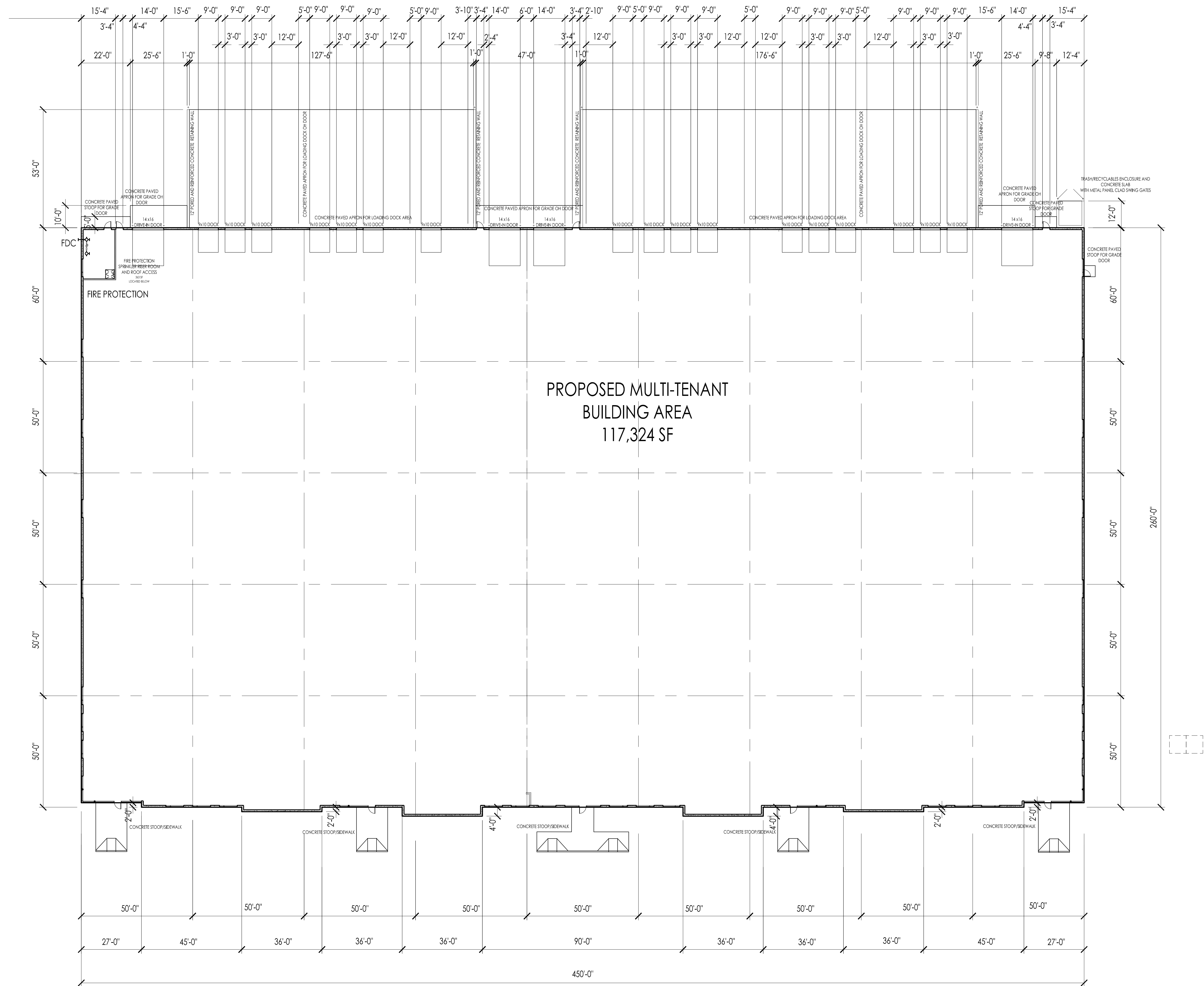
SEE WINDOW TYPES ON SHEET AS 2 FOR
INFORMATION ON SPECIFIED WINDOWS.

DUMPSTER ENCLOSURE CODED NOTES:

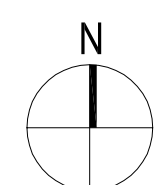
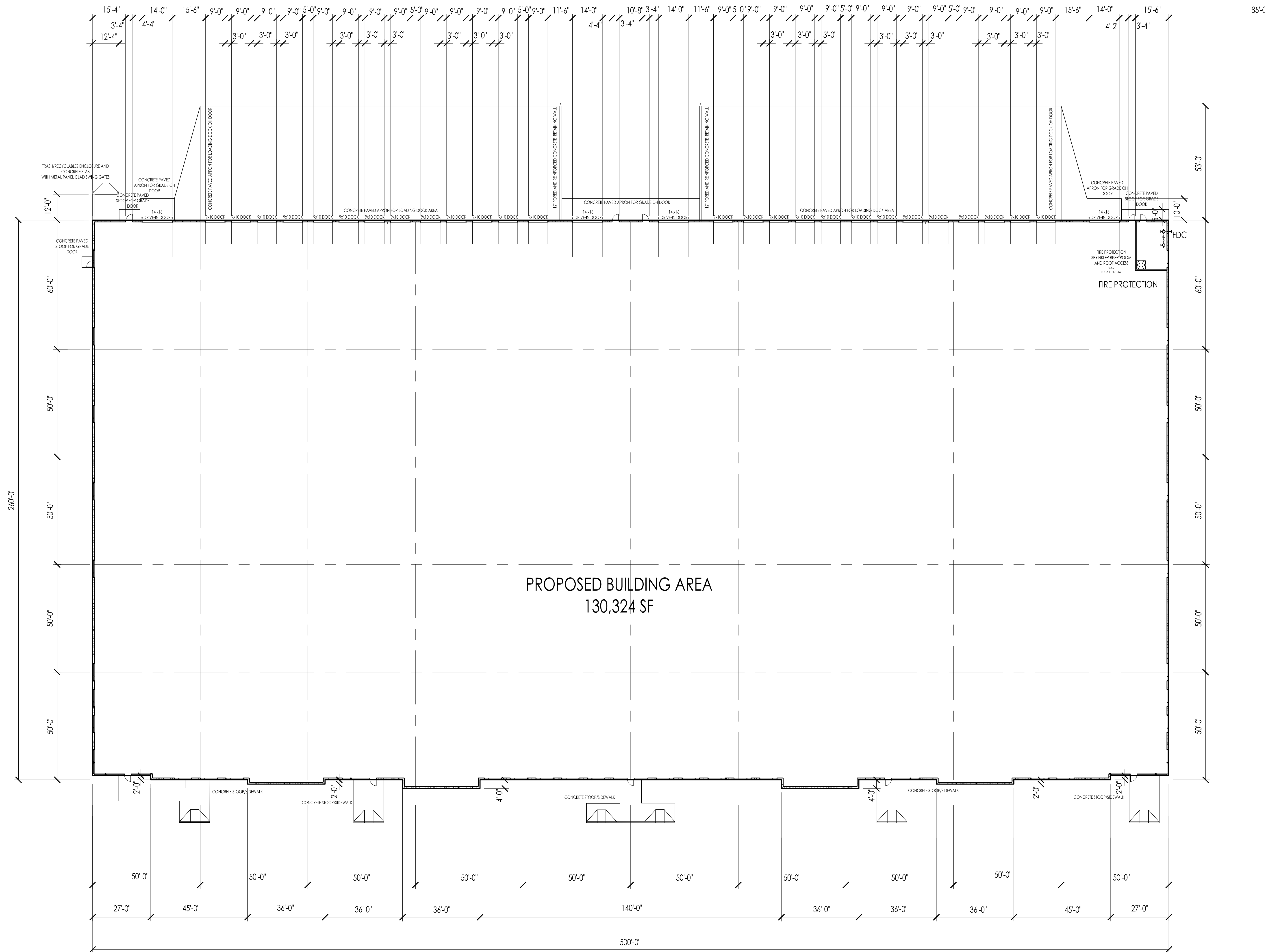
- D1 6" THICK CONCRETE REINFORCED FLOOR SLAB ON COMPACTED GRAVEL BASE.
- D2 PRECAST WALL PANELS FINISH AND COLOR TO MATCH BUILDING
- D3 PREFINISHED METAL COPING. (24 GA.) COLOR: TO MATCH WALL COLOR
- D4 HORIZONTAL COMPOSITE SLATS ON GALVANIZED STEEL GATE FRAME. SLAT COLOR: GREY TO MATCH WALL COLOR. PROVIDE GALVANIZED SUPPORT POSTS.
- D5 REINFORCED POURED CONCRETE FOUNDATION WALL AND FOOTING - REFER TO STRUCTURAL DRAWINGS

5 PROPOSED TRASH ENCLOSURE
1/8" = 1'-0"





1 SOUTH BUILDING FLOOR PLAN (EAST)
Scale: 1" = 20'-0"



1

SOUTH EAST BUILDING FLOOR PLAN
Scale: 1" = 20'-0"

SIGN PERMIT REVIEW

11/11/19 Plan Commission Meeting

Weissman Automotive

Village Planner Report

Germantown, Wisconsin

Summary

Rick Weissman, property owner/operator is requesting approval for monument and wall signage for the existing and recently remodeled auto repair facility located at W140 N10455 Fond du Lac Avenue.

Location: W140 N10455 Fond du Lac Avenue

Agent/

Property Owners: Rick Weissman
Weissman Automotive
W140 N10455 Fond du Lac Ave
Germantown, WI

Current Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Industrial	M-2
South	Business/Residential	B-3/Rs-4
East	Agricultural	A-1
West	Residential	Rs-6



Background/Proposal

In April 2019, the Plan Commission approved a rezoning, conditional use permit and site development and building plans needed in order to expand the existing auto repair operation and facility.

At this time, Rick Weissman, property owner/operator is requesting approval for monument and wall signage for the existing and recently remodeled auto repair facility located at W140 N10455 Fond du Lac Avenue:

Monument Sign

- 4' x 7'8" (31 sqft per side; 62 sqft total) double-sided, non-illuminated monument sign w/ aluminum sign panel w/ vinyl graphics and address coordinates located on a CMU block base to match the new addition located in the northeast corner of the site near the driveway on Fond du Lac Ave;

Wall Signs

- 3'2" x 3'11" (12.5 sqft) "WA" and a 1' x 13' (13 sqft) "WEISSMAN AUTO" wall signs w/ internally-illuminated channel letters raceway-mounted on the southeast corner of the building Fond du Lac Ave

Staff Comments

The proposed monument and wall signs meet the Village's sign requirements as proposed. A landscaping plan for the monument sign is provided.

VILLAGE PLANNER RECOMMENDATION

APPROVE the proposed monument and wall signs for the Weissman Auto repair facility located at W140 N10455 Fond du Lac Avenue subject to the following conditions:

1. 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 9-16-19

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

Weissman Automotive
W140 N10455 Fond du Lac
Av. Glouven

Phone (262) 255-5150

Fax (262) 255-6613

E-Mail Weissman.Repairs@SB&G-Global.net

PROPERTY OWNER

Rick Weissman

Phone ()

2 PROPERTY ADDRESS OR GENERAL LOCATION

W140 N10455 Fond du Lac Av

3 SIGN INFORMATION

Sign Dimensions 52" height x 13' width Single/Multi Tenant (circle one)

Number of Sides 1

Total Square Footage of Sign (include all sides) 50

Total height of the Sign 52"

Is the Sign to be illuminated X yes no

Type of Sign Construction Materials ALUMINUM / Acrylic

Distance to Closest Property Line 50'

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 Remain

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

9-13-19

Owner

Date

9-13-19



Village of

Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 8-13-19

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

Weissman Automotive
W140 N10455 Fond du
Lac Av Germantown

Phone (262) 255-5150

Fax (262)

E-Mail Weissman.Repair@SBCGlobal.net

PROPERTY OWNER

Rick Weissman

Phone ()

2 PROPERTY ADDRESS OR GENERAL LOCATION

W140 N10455 Fond du Lac Av Germantown

3 SIGN INFORMATION

Sign Dimensions 4' height x 8' width Single/Multi Tenant (circle one)

Number of Sides 2

Total Square Footage of Sign (include all sides) 64

Total height of the Sign 76"

Is the Sign to be illuminated yes

Type of Sign Construction Materials Stone Loran Vinyl (no)

Distance to Closest Property Line 100 Feet

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 — Remain —

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date



SIGNworks

CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

Monument Sign

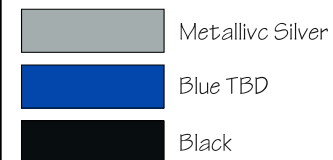
34
years
1985 - 2019



JOB DETAILS:

A - Non Illuminated-
Two Sided Aluminum Sign
With Premium Vinyl Graphics

B - Brick Base To Match
The Building Brick
Base By Others.



**! Actual Artwork
Needed**

- ☐ Customer Pickup
- ☐ Signworks Deliver
- ☒ Signworks Install
- ☐ Other _____
- ☐ Ship To _____

R1 11-5-2019

Quote Number:
TBD

Customer Name: Weissman Auto

Sales Representative: Jim Schaefer

Customer Address: W140 N10455 Fond du Lac Germantown

Designer: Jim

Job Location: Same

File: By Name: W/ Weissman Auto

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.



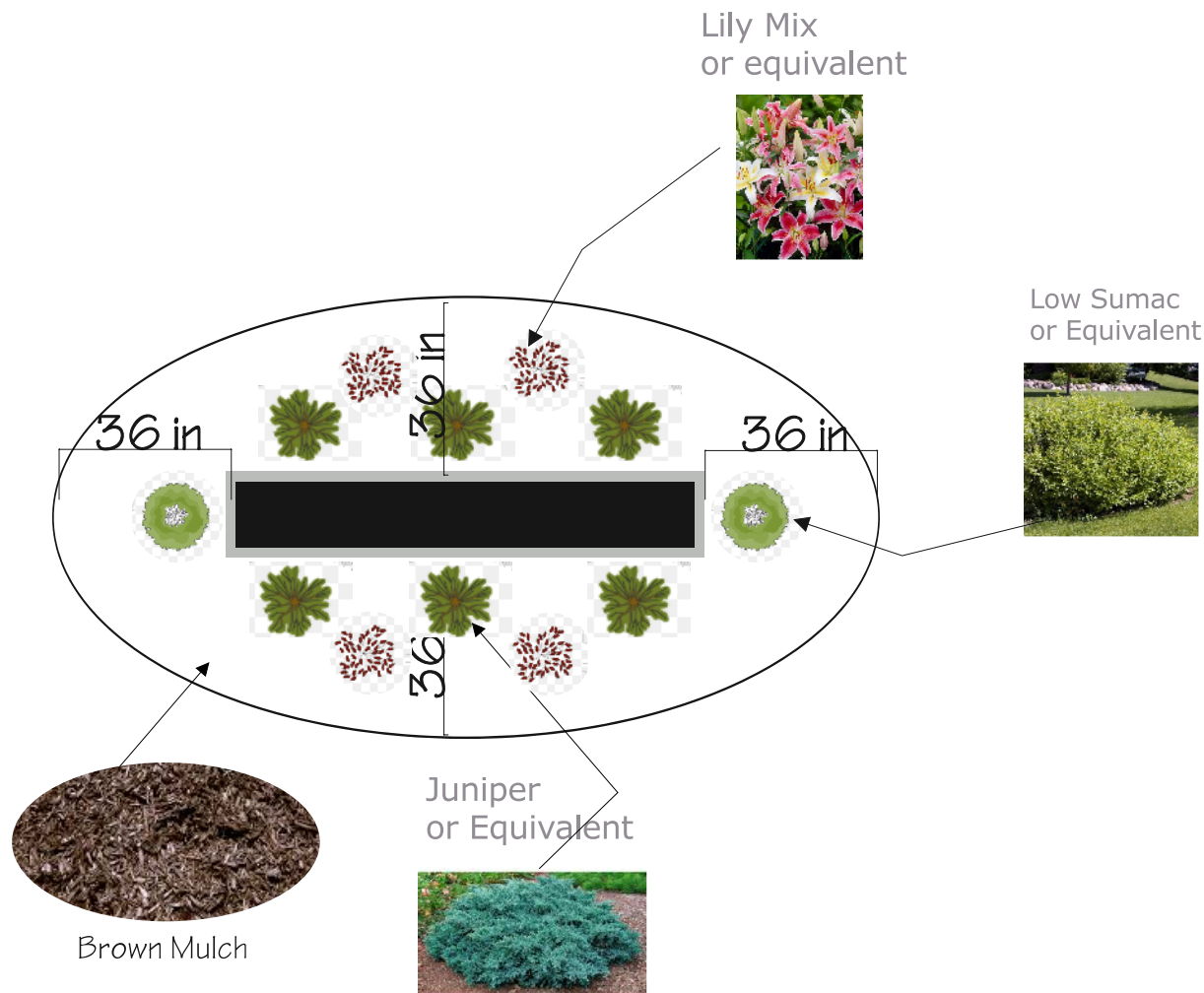
SIGNworks

CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

Monument Sign - Landscape

34
years
1985 - 2019



JOB DETAILS:

A - Non Illuminated-
Two Sided Aluminum Sign
With Premium Vinyl Graphics
Installrd In A Planting Bed.



**Plants shown
may change
to an equivalent
plant TBD**

- ☐ Customer Pickup
- ☐ Signworks Deliver
- ☐ Signworks Install
- ☒ Other By Others
- ☐ Ship To _____
- _____
- _____

R1

11-5-2019

Quote Number:
TBD

Customer Name: Weissman Auto

Sales Representative: Jim Schaefer

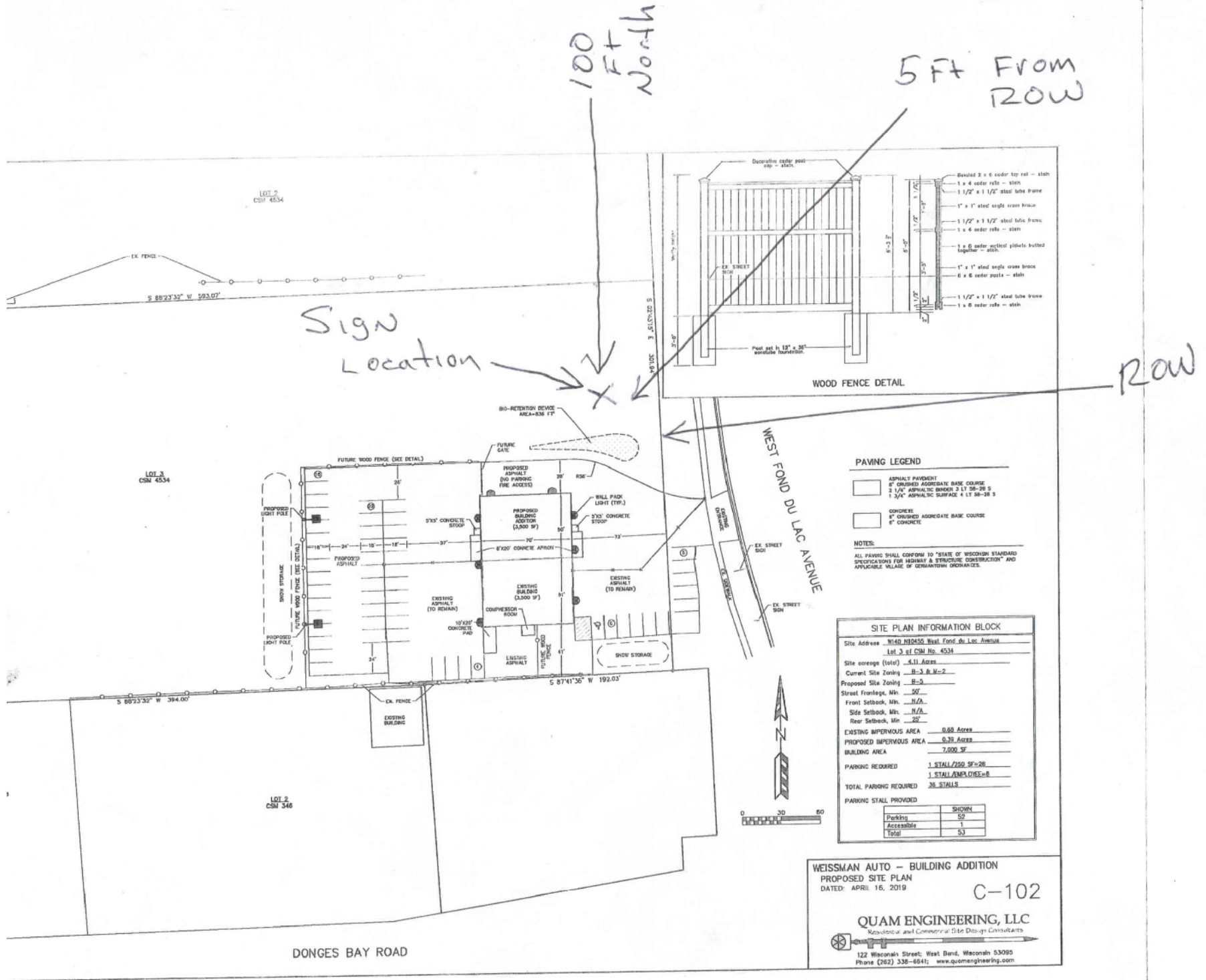
Customer Address: W140 N10455 Fond du Lac Germantown

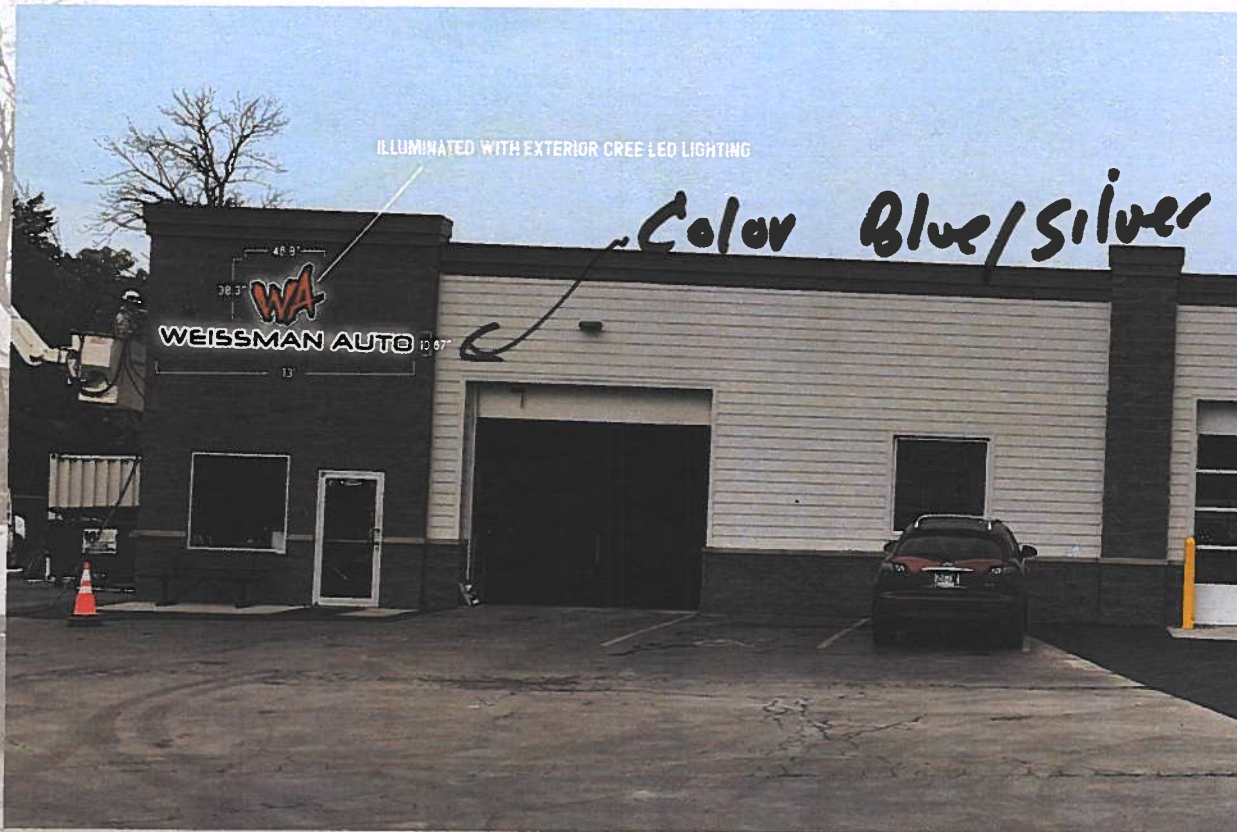
Designer: Jim

Job Location: Same

File: By Name: W/ Weissman Auto

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.





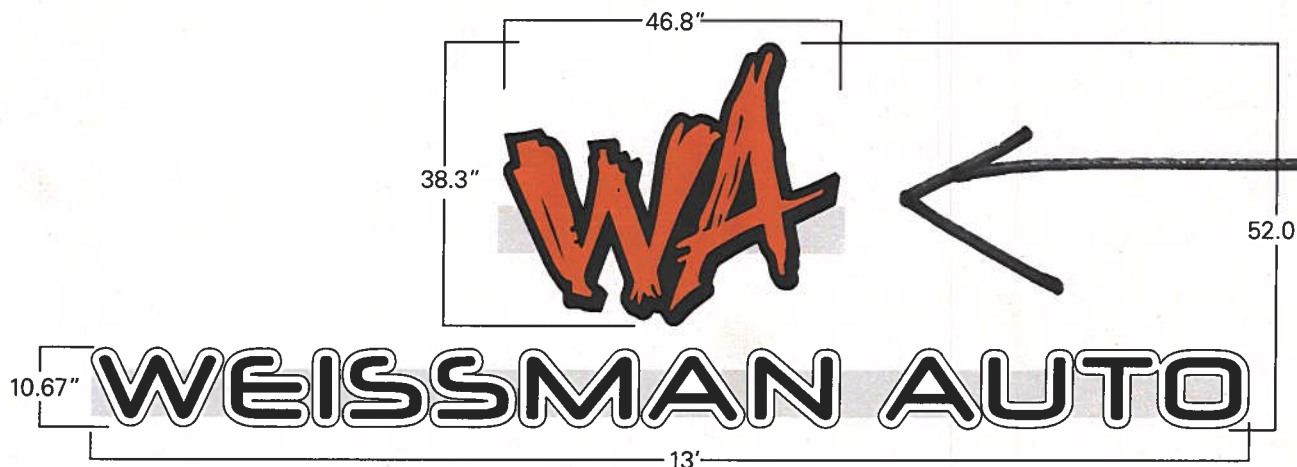
FULL UL LISTED CONSTRUCTION / COMPONENTS / CREE LED EXTERIOR LIGHT / POLYCARBONATE MATERIAL / 3 YEAR WARRANTY



Day



Night



Color
Blue/Silver



www.Innovative-Signs.com

Client

Weissman Automotive

EST/INV #

EST - 3555

Size

See Above

Quantity

1 2 3 4 5 88

Materials & Specs

Face Lit Channe Letters

- 5" x 3.5" Raceway Mounted
- Painted to Match Building Color
- White Acrylic Faces
- Block Out Black Vinyl
- Orange Translucent Vinyl with block out vinyl border

Colors

- Orange
- Block Out Black Vinyl
- Raceway Color

Revisions

- ☐ REVISION
- ☐ REVISION
- ☐ REVISION
- ☐ REVISION
- ☐ REVISION

Representative

Brad H.

Designer

Brian Harrigan
Date: 07/31/2019

SIGN REVIEW
11/11/19 Plan Commission Meeting

Signarama MKE/ Rheocast Company

Village Planner Report

Germantown, Wisconsin

Summary

Leah Perez, Signarama MKE, agent for Charlie Wright, Rheocast Company, is requesting approval of one (1) wall sign and four (4) directional signs to be located at the Rheocast properties at N114 W19250 Clinton Drive and N114 W19049 Clinton Drive in the Germantown Industrial Park.

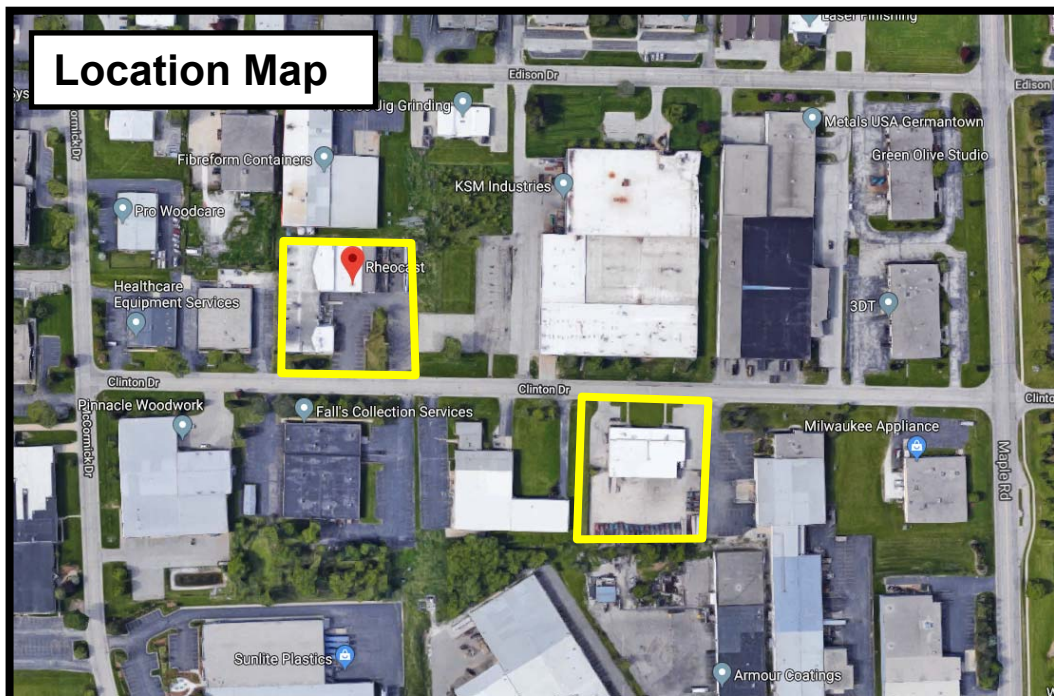
Location: N114 W19250 Clinton Drive
N114 W19049 Clinton Drive

Agent/

Property Owners:	Signarama MKE	Rheocast Company
	5061 W State Street	N114 W19250 Clinton Drive
	Milwaukee, WI 53208	Germantown, WI 53022

Zoning: M-1: Limited Industrial District

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1



Background/Proposal

Leah Perez, Signarama MKE, agent for Charlie Wright, Rheocast Company, is requesting approval of one (1) wall sign and four (4) directional signs to be located at the Rheocast properties at N114 W19250 Clinton Drive and N114 W19049 Clinton Drive in the Germantown Industrial Park.

N114 W 19049 Clinton Drive**Wall Signage**

- Approximately 3' x 6' (18 square feet), non-illuminated Medium Density Overlay (MDO) plywood with a printed vinyl face located on the front (north) façade (center) of the building at N114 W 19049 Clinton Drive. The existing address sign will be moved to the west.

Directional Signage

- One "Truck Entrance" sign, double-sided, two (2) square feet per side (four (4) square feet total), digital print applied to max metal faces with painted wood posts located south of the Clinton Drive right-of-way; overall height of 34"
- One "Truck Exit" sign, double-sided, two (2) square feet per side (four (4) square feet total), digital print applied to max metal faces with painted wood posts located south of the Clinton Drive right-of-way; overall height of 34"

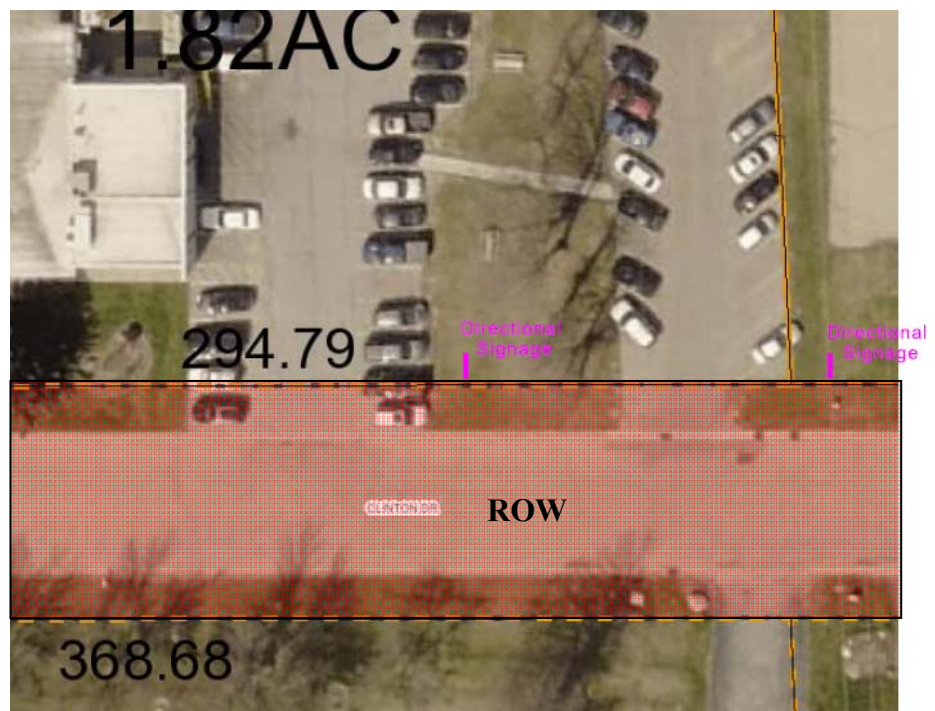
N114 W 19250 Clinton Drive**Directional Signage**

- One "Truck Entrance" sign, double-sided, two (2) square feet per side (four (4) square feet total), digital print applied to max metal faces with painted wood posts located north of the Clinton Drive right-of-way; overall height of 34"
- One "Truck Exit" sign, double-sided, two (2) square feet per side (four (4) square feet total), digital print applied to max metal faces with painted wood posts located north of the Clinton Drive right-of-way; overall height of 34"

Staff Comments

The proposed wall signage meets the requirement of the Village sign ordinance.

Aerial imagery and a site visit indicated that there is parking taking place within the road right-of-way (see image to right). Historical aerial photos show that this has been taking place for many years. It is unknown to staff at this time if parking here is an issue. If an issue is raised in the future, the Village has the right to prohibit parking within the road right-of-way.



Village Planner Recommendation

APPROVE the proposed wall sign for and directional signage for Rheocast Company for the properties located at N114 W19049 Clinton Drive and N114 W19250 Clinton Drive.



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

Signarama MKE - Leah Perez

Phone (414) 273-7446

Fax ()

E-Mail leah@milwaukee-signs.com

PROPERTY OWNER

Charlie Wright

Phone (262) 251-4942

2 PROPERTY ADDRESS OR GENERAL LOCATION

N114 W19049 Clinton Dr
Germantown, WI 53022

3 SIGN INFORMATION

Sign Dimensions 36" height x 72" width Single Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF _____

Total Square Footage of Sign (include all sides) 18 sqft total

Total height of the Sign 36"h

Is the Sign to be illuminated _____ yes X no

Type of Sign Construction Materials Single sided sign face, to be installed on front face of building

Distance to Closest Property Line 40'29"

Are there any existing signs on the property Yes

If yes, what is the total Square Footage of existing signs 8 sqft

What are the intentions for the existing signs: Take down X Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Leah Perez

Applicant

10/01/19

Date

Charlie Wright

Owner

10/01/19

Date



Rheocast Signage
Overall Size : 72"w x 36"h
Created using MDO with
Printed Vinyl Face.
Single Sided, Panel Sign
Qty : 1

CUSTOMER: Charlie Wright
COMPANY: Rheocast
SIGNVOX #:

SALESPERSON: Leah Perez
DESIGNER: Leah Perez
PROOF DATE:



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	PROPERTY OWNER
_____ Signarama MKE - Leah Perez _____ _____ Phone (414) 273-7446 Fax () _____ E-Mail leah@milwaukee-signs.com	_____ Charlie Wright _____ _____ Phone (262) 251-4942 _____

2 PROPERTY ADDRESS OR GENERAL LOCATION			
<table border="1"><tr><td>N114W19250 Clinton Dr Germantown, WI 53022</td><td>&</td><td>N114 W19049 Clinton Dr Germantown, WI 53022</td></tr></table>	N114W19250 Clinton Dr Germantown, WI 53022	&	N114 W19049 Clinton Dr Germantown, WI 53022
N114W19250 Clinton Dr Germantown, WI 53022	&	N114 W19049 Clinton Dr Germantown, WI 53022	

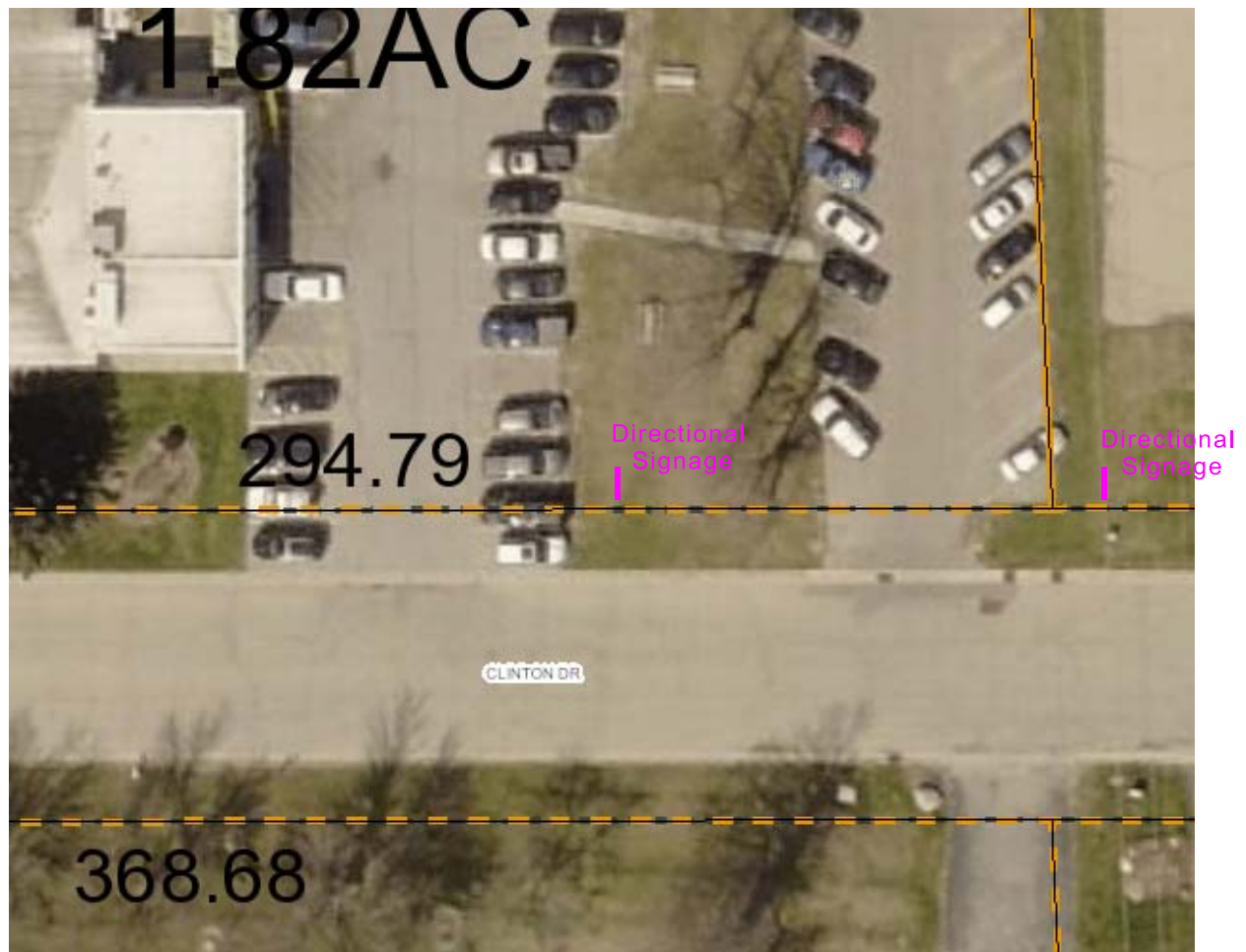
3 SIGN INFORMATION
Sign Dimensions <u>12"</u> height x <u>24"</u> width <u>Single</u> Multi Tenant (circle one)
Number of Sides <u>1</u> Building Frontage SF _____
Total Square Footage of Sign (include all sides) <u>2 sqft each side (total 4sqft)</u>
Total height of the Sign <u>34"h</u>
Is the Sign to be illuminated _____ yes <u>X</u> no
Type of Sign Construction Materials <u>Post & Panel Sign, digital print applied to max metal faces w/ painted wood posts</u>
Distance to Closest Property Line <u>5' (to be installed north of right-of-way line)</u>

Are there any existing signs on the property Yes
If yes, what is the total Square Footage of existing signs 8sqft

What are the intentions for the existing signs: Take down X Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!			
<u>Leah Perez</u> Applicant	<u>10/01/19</u> Date	<u>Charlie Wright</u> Owner	<u>10/01/19</u> Date

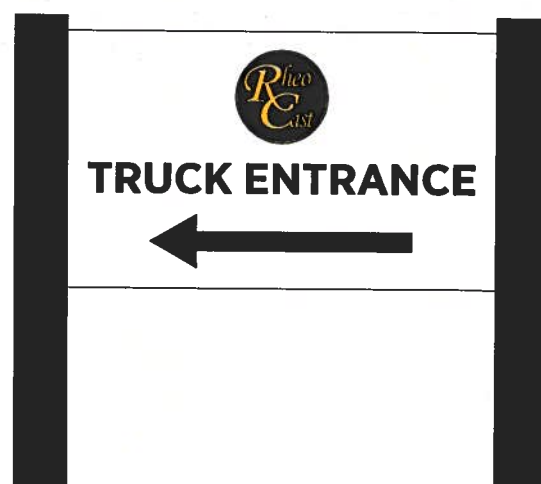
Site Plan : Plant 1



Site Plan : Plant 2



Directional Signage to be installed
north of the right-of-way.



Digital print applied to max metal
Double sided - Qty: 1
Overall Size : 24"w x 12"h

CUSTOMER: Rheocast
COMPANY:
SIGNVOX #:

SALESPERSON: Leah Perez
DESIGNER: Adam Zellmer
PROOF DATE:

Signarama Milwaukee
The way to grow your business.
www.milwaukee-signs.com
414.273.7446 414.273.7447
5061 W. STATE ST. MILWAUKEE, WI 53208

PLEASE CHECK ALL PROOFS FOR ACCURATE SPELLING, PUNCTUATION AND LAYOUT. Signarama Milwaukee will not be held responsible for correcting mistakes on approved artwork.