

Community Development Authority MEETING AGENDA



July 6, 2023 - 8:00 AM
Council Chambers
3805 S. Casper Dr.

Published: 6/30/2023

AGENDA

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
 - A. May 4, 2023
4. **ADMINISTRATIVE REPORTS**
5. **NEW BUSINESS**
 - A. (2) KH LD-2301013 DreamPak - 17100 W. Ryerson Road – 1-Lot Certified Survey Map
 - B. (2) KH UA-2301014 DreamPak - 17100 W. Ryerson Road - Use, Site and Architectural Approval for a 48,278 square foot addition
6. **COMMUNICATIONS**
7. **ADJOURN**

Supplemental Information:

- The meeting agenda and agenda packet are available online at www.NewBerlin.org. The minutes are published online and are approved at the next regularly scheduled meeting.
- It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order.
- You may provide comments to the City Clerk via email at CitizenComments@NewBerlin.org. Comments will be forwarded to the Mayor and members of the governing body. Emailed comments are not read during the meeting.
- The City of New Berlin strives to host inclusive, accessible meetings that enable all individuals to engage and participate fully. Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible, please contact City Clerk Rubina R. Medina at (262) 786-8610 or via email at CityClerk@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. Efforts will be made to accommodate the needs of disabled individuals through appropriate aids and/or services.
- It is also possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to in the above notice.



Community Development Authority MEETING MINUTES

May 4, 2023 - 8:00 AM
Council Chambers
3805 S. Casper Dr.

Please note: Minutes are unofficial until approved at the next regular scheduled meeting.

MINUTES

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Community Development Authority meeting to order at 08:01 AM.

Mayor Ament led the Pledge of Allegiance.

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Deputy Clerk Godshall took the roll call as follows:

Present: Mayor Ament, Alderperson Horbinski, Alderperson Hopkins, Commissioner Felda, Commissioner Schulpilus

Excused: Commissioner Vaclav

Absent: Commissioner Patterson

Staff Present: DCD Director Greg Kessler, Principal Planner Kristen Hogan, City Attorney Mark Blum, Deputy City Clerk Megan Godshall

3. APPROVAL OF MINUTES

A. September 1, 2022

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Schulpilus
Second by: Alderperson Hopkins
Motion Passed 4-0

B. February 2, 2023

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Hopkins
Second by: Alderperson Schupius
Motion Passed 5-0

4. ADMINISTRATIVE REPORTS

The Community Development Authority meeting today is held at 8:00 AM, will continue to be held at 8:00 AM going forward.

5. NEW BUSINESS

- A.** (3) KH UA-2300599 Robert Gosse with the Sigma Group - 2400 S. Calhoun Road - Use, Site and Architecture approval for a 2,109 square foot addition for Denali Ingredients

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Hopkins
Second by: Alderperson Horbinski
Motion Passed 5-0

6. COMMUNICATIONS

None

7. ADJOURN

MOTION: Motion to Adjourn at 8:07 AM

VOTE: Motion by: Commissioner Schulpus
Second by: Alderperson Horbinski
Motion Passed 5-0

***Respectfully Submitted,
Megan Godshall, Deputy City Clerk***

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Colin Meisel with Ruekert Mielke, Inc. / 1-Lot Certified Survey Map

LOCATION: 17100 W. Ryerson Road and 2940 S. Calhoun Road

REQUEST: Approval of a 1-Lot Certified Survey Map

REVIEW SCHEDULE:

CSM Received:	5/19/2023
Completeness Determination:	5/19/2023
90-day time limit expires:	8/17/2023
Final Common Council Action:	7/25/2023

D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 1-Lot Certified Survey Map for the properties located at 17100 W. Ryerson Road and 2940 S. Calhoun Road, subject to the application, plans on file and the following conditions:

1. Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.
2. A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.
3. The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.
4. Applicant and/or property owner shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.

DETAILS IN ATTACHED STAFF REPORT:

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY DEVELOPMENT AUTHORITY STAFF REPORT

Meetings of July 6, 2023

Colin Meisel with Ruekert Mielke, Inc. / 1-Lot Certified Survey Map
17100 W. Ryerson Road and 2940 S. Calhoun Road

DATE STAFF REPORT CREATED: 6/15/23

APPLICANT / OWNER(S): Colin Meisel with Ruekert Mielke, Inc. / Gamay Holdings, LLC

REQUEST / DESCRIPTION OF PROJECT: Approval of a 1-Lot Certified Survey Map for the properties located at 17100 W. Ryerson Road and 2940 S. Calhoun Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/19/23

DATE OF COMPLETENESS DETERMINATION: 5/19/23

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 5/5/23, 9/3/22

Site Visit(s): 6/20/23

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 48,278 square foot building addition (see File #: UA-2301014) / 6.61 acres (after approval of 1-lot CSM)

CURRENT ZONING: M-1 SPO

CURRENT LAND USE: Industrial

PROPOSED ZONING: N/A

PROPOSED LAND USE: N/A

PROPOSED LOT SIZE: 6.61 acres (after approval of 1-lot CSM)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: M-1 SPO

Land Use: Light Industrial

South: Zoning: M-1 SPO

Land Use: Light Industrial

East: Zoning: M-1 SPO

Land Use: Light Industrial

West: Zoning: O-2, R-1/R-2

Land Use: Vacant

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 13: Neighborhood C: New Berlin Industrial Park: The submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies

Vision:

- *The New Berlin Industrial Park will continue to be a major economic engine and job center for the City. Public and private reinvestment should focus on upgrading both the infrastructure and building quality to ensure long-term viability. Whenever possible, sustainable development guidelines should be followed for new development and redevelopment as outlined in this Plan. The primary land use should continue to be business, with some limited retail and service businesses located along the eastern edge of the Industrial Park.*

Development Policies:

- *The Industrial Park should remain oriented to business and light industrial uses, attracting incubator businesses when possible.*
- *The City should develop standards that are designed to gradually upgrade the architectural quality and sustainability of the building stock as businesses expand or reconstruct in the future.*
- *The City should explore land coverage and density strategies for allowing building expansions in the Industrial Park.*

Land Use:

- *Future Land Use Map: Business Park Industrial*

ZONING CODE (Chapter 275): Yes, this request is consistent with §275-35B(4) and §275-39 of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Not for this application (see File #: UA-2301014)

Site Plan Required: Yes, see attached CSM.

Architectural Review Required: Not for this application (see File #: UA-2301014)

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: Wetlands were delineated by T. Stautz on 11/8/22. Wetlands shall be registered on the City's Zoning Map.

Conservancy Districts (C-1, C-2): No

NRCS Map Classification: Not Inventoried

Floodplain: Yes

Topography / Geologic: Site is flat with little grade change.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on plans (see File #: UA-2301014).

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Trees to be removed and trees to be protected during construction are identified on the plans.

STORM WATER MANAGEMENT / DRAINAGE: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. Applicant has submitted a stormwater management plan.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Sewer Shed Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: Will be reviewed at time of building permit.

TRAFFIC IMPACT: TIA is not required.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

6/18/1979 Plan Commission approval of U-63-79 for an Office and Warehouse

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant has simultaneously applied for a Use Approval Application (See File #: UA-2301014).
2. Per §275-35D of the Zoning Code, the minimum lot area is 40,000 square feet and the minimum lot width is 200' in the M-1 Zoning District. The proposed lot meets the minimum lot dimensions.
3. Wetlands were delineated by T. Stautz on 11/8/22. Wetlands shall be registered on the City's Zoning Map.

D.R.C. RECOMMENDATION:

Recommend to Common Council approval of a 1-Lot Certified Survey Map for the properties located at 17100 W. Ryerson Road and 2940 S. Calhoun Road, subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:

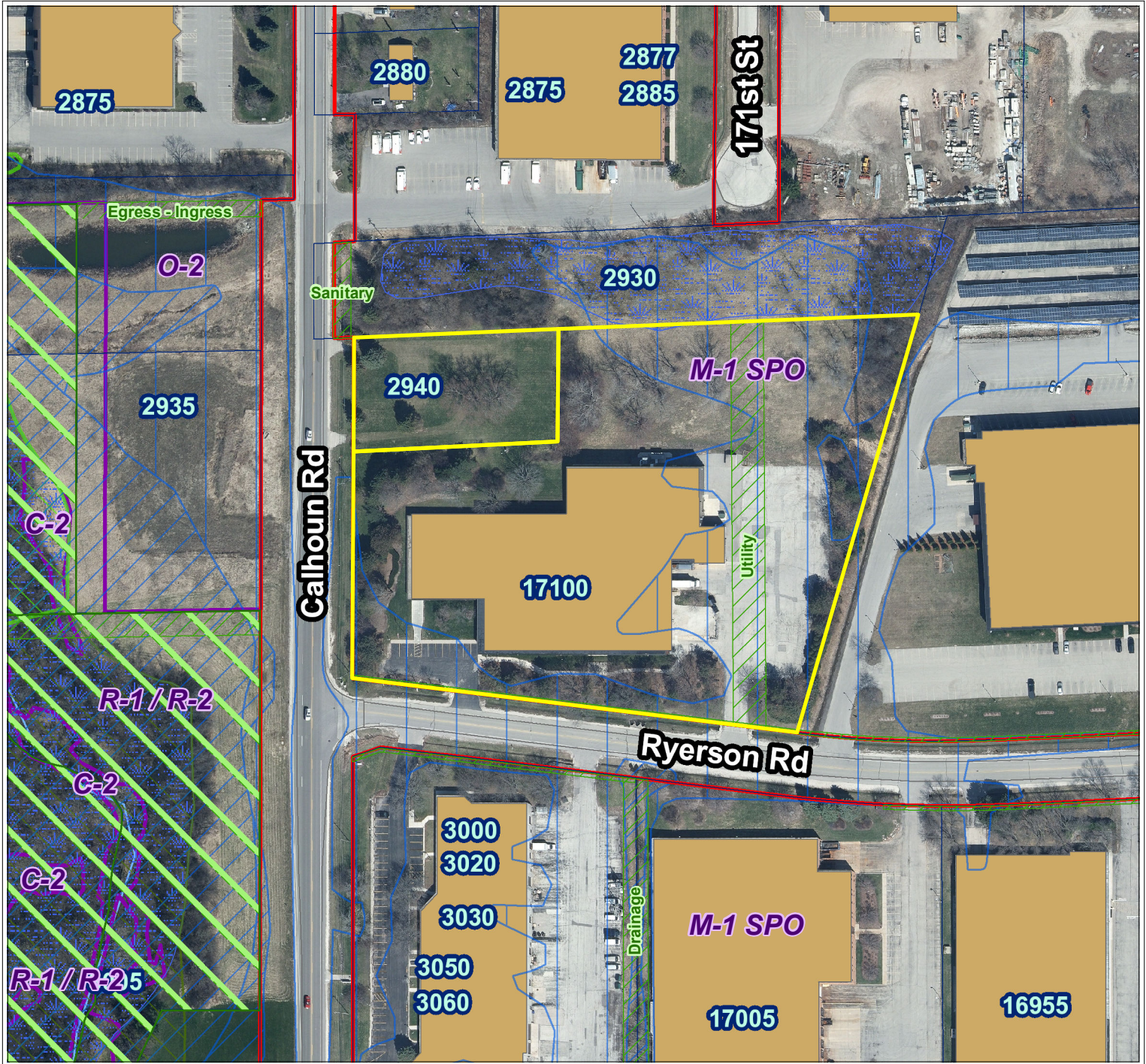
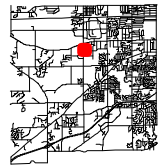
Location Map

CSM

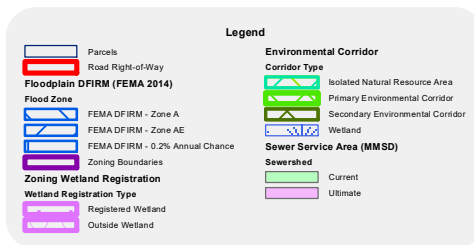
UA-2301014 & LD-2301013

Dreampak

17100 W Ryerson Road & 2940 S Calhoun Road



City of New Berlin
 Department of Community Development
 3805 S Casper Dr.
 New Berlin WI 53151
 (262) 797-2445
www.newberlin.org

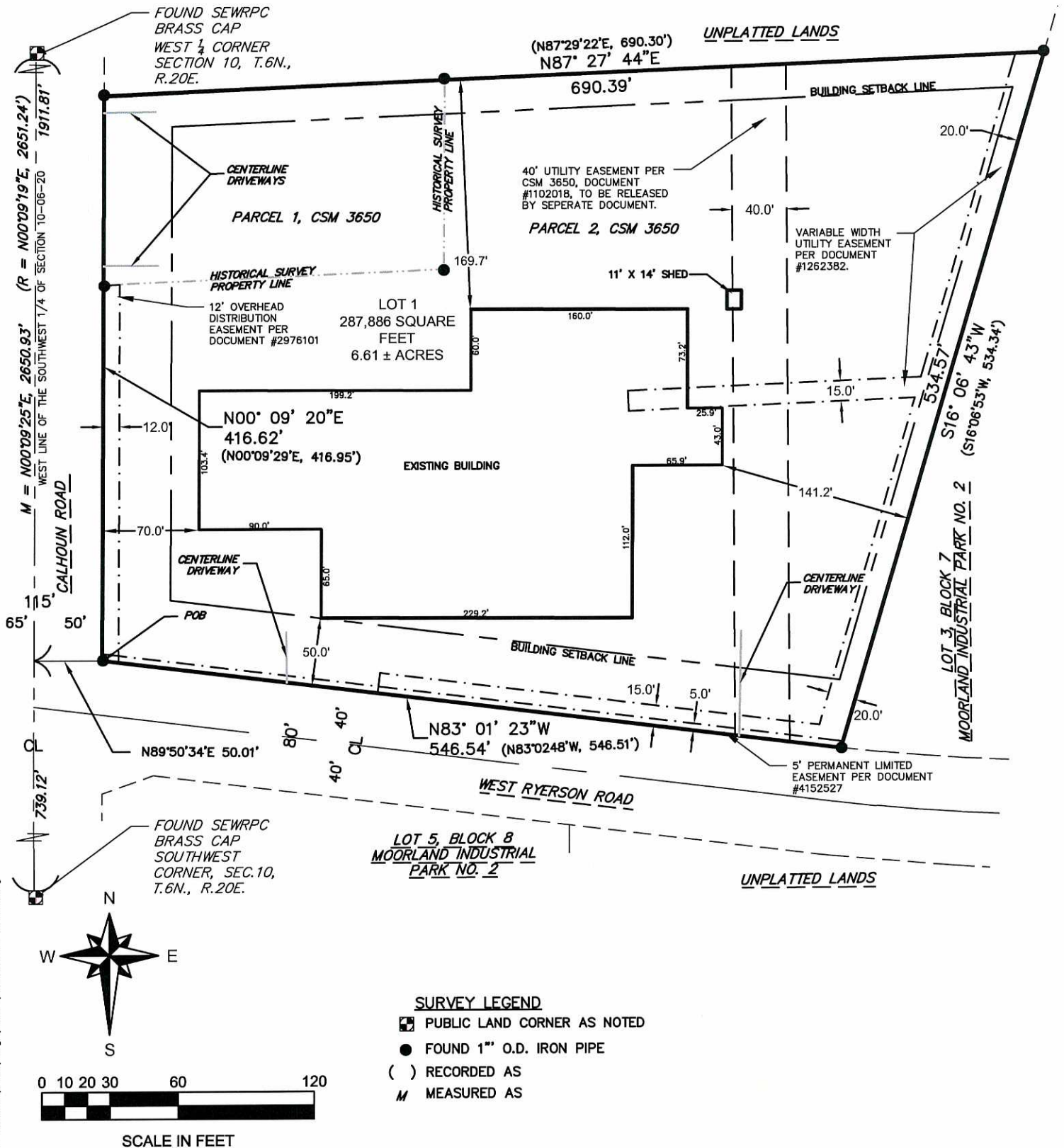


0 65 130 Feet

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CERTIFIED SURVEY MAP -

BEING ALL OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3650, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



OWNER/SUBDIVIDER:
Gamay Holdings LLC.
17100 W. Ryerson Road
New Berlin, WI 53151

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83), THE WEST LINE OF THE SW 1/4 OF SECTION 10-6-20 MEASURED TO BEAR N00°09'25"E.

Ruekert • Mielke
www.ruekertmielke.com

DRAFT

John M. Schulz, P.L.S. 3253

Dated this 16th day of May, 2023

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ, P.L.S (5/16/23)

SHEET 1 OF 4

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CERTIFIED SURVEY MAP - _____

BEING ALL OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3650, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, John M. Schulz, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of Gamay Holdings LLC., that I have surveyed, combined and mapped all of Parcels 1 and 2 of Certified Survey map No. 3650, located in the Southwest 1/4 of the Southwest 1/4 of Section 10, Town 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of Section 10, Township 6 North, Range 20 East; thence bearing N00°09'25"E along the West line of said Southwest 1/4, a distance of 739.12 feet; thence bearing N89°50'34"E, a distance of 50.01 feet to the Easterly Right-of-Way (ROW) line of Calhoun Road, also being the Point of Beginning (POB); thence bearing N00°09'20"E along said line, a distance of 416.62 feet; thence bearing N87°27'44"E, a distance of 690.39 feet to the Westerly line of Lot 3, Block 7 of Moorland Industrial Park No. 2, thence bearing S16°06'43"W along said line, a distance of 534.57 feet to the Northerly ROW line of West Ryerson Road; thence bearing N83°01'23"W, a distance of 546.54 feet to the POB. Containing 6.61 acres (287,886 Sq. Ft.) more or less of land.

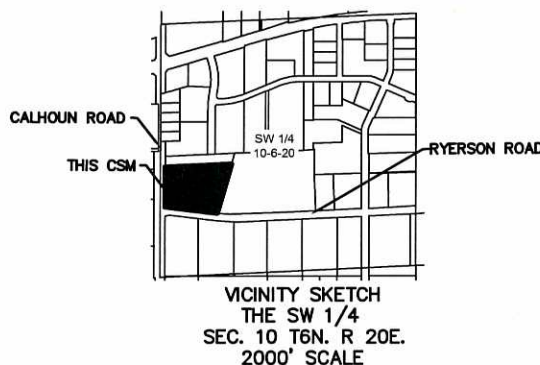
That I have made this survey, land division and map by the direction of the Gamay Holdings LLC., Owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes and the City of New Berlin ordinances in surveying, dividing and mapping of same.

GENERAL NOTES:

- A. This Certified Survey Map was prepared with the benefit of a Title Commitment by First American Title Insurance Company commitment number NCS-1155636-MAD.
- B. This site contains two buildings.
- C. Property lines are retraced from historical surveys, and deed descriptions.
- D. This survey is contained within the parcels identified by Tax Key: NBC 1191989001 and NBC 1191989.
- E. Zoning is I-1 (Institutional), adjacent lands are zoned M-1 Light Manufacturing.
- F. Setbacks (unless lesser setbacks have been approved by the planning Commission through a conditional use permit). Street (ROW) yard setback: 50' from public ROW, rear yard setback: 25', side yard setback: 15'.



RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

OWNER/SUBDIVIDER:
Gamay Holdings LLC.
17100 W. Ryerson Road
New Berlin, WI 53151

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733



DRAFT

John M. Schulz, P.L.S. 3253

Dated this 16th day of May, 2023

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ, P.L.S (5/16/23)

SHEET 2 OF 4

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Page 10 of 41

CERTIFIED SURVEY MAP - _____

BEING ALL OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3650, LOCATED IN THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 20
EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER’S CERTIFICATE

Gamay Holdings LLC., a Wisconsin corporation duly organized and existing under and by
virtue of the laws of the State of Wisconsin, as owners do hereby certify that said
corporation caused the land on this map to be surveyed, divided and mapped as
represented on this map.

_____ day of _____, 20____.
Owner, Gamay Holdings LLC.

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS

Personally came before me this _____ day of _____, 20 __ ,
the above named _____, and _____ to me
known to be the person(s) who
executed the foregoing instrument and acknowledged the same.

Notary Public _____ County, Wisconsin.
My commission expires _____

OWNER/SUBDIVIDER:
Gamay Holdings LLC.
17100 W. Ryerson Road
New Berlin, WI 53151

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733



DRAFT
John M. Schulz, P.L.S. 3253
Dated this 16th day of May, 2023

G:\C3D_2018\8341_Keller Inc\10111 Dreampak\10111 Dreampak\dwg\CSM\20230516 CSM.dwg

CERTIFIED SURVEY MAP - _____

BEING ALL OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3650, LOCATED IN THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 20
EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL

Approved, that this Certified Survey Map, in the City of New Berlin, is hereby approved by
the Plan Commission.

Date David Ament, Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Plan Commission
of the City of New Berlin.

Date Nikki Jones, Secretary

COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey Map, in the City of New Berlin, is hereby approved by the
Common Council.

Date David Ament, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council
of the City of New Berlin.

Date Rubina Medina, City Clerk

G:\C3D_2018\8341_Keller Inc\10111 Dreampak\10111 Dreampak\dwg\CSM\20230516 CSM.dwg

OWNER/SUBDIVIDER:
Gamay Holdings LLC.
17100 W. Ryerson Road
New Berlin, WI 53151

PREPARED BY:
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W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733



DRAFT

John M. Schulz, P.L.S. 3253
Dated this 16th day of May, 2023

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Luke Sebald with Keller, Inc. / DreamPak Addition

LOCATION: 17100 W. Ryerson Road

REQUEST: Use, Site and Architecture approval for a DreamPak located at 17100 W. Ryerson Road

WAIVER REQUEST: Applicant is requesting a waiver from §275-57A(3): Minimum number of required spaces.

D.R.C. RECOMMENDATION #1: Table the Use, Site and Architecture application for DreamPak located at 17100 W. Ryerson Road subject to the application, plans on file and the following reasons:

1. §275-57A(2)(f) states: *Independent parking space study. An applicant may choose to prepare an independent parking space study in order to better accommodate reduced parking spaces. DCD staff may approve up to a fifteen-percent reduction; however, any reductions greater than 15% shall require CDA approval. Requirements shall include the following:*
 - [1] *Estimates of parking demand based on recommendations of the Institute of Traffic Engineers Manual (ITE), Urban Land Institute, or other acceptable estimates as approved by the Community Development Director; and/or*
 - [2] *Reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by the source of the data used to develop the recommendations.*

OR

- D.R.C. RECOMMENDATION #2:** Approval of the Use, Site and Architecture application for DreamPak located at 17100 W. Ryerson Road subject to the application, plans on file and the following conditions of approval:
1. §275-57A(9)(b)[1] states: *Adjustments. In all commercial and industrial districts, the minimum number of required parking spaces may be adjusted by the Plan Commission on a case-by-case basis. The petitioner for such an adjustment shall show to the satisfaction of the Plan Commission that adequate parking will be provided for customers, clients, visitors, and employees. The following factors shall be used as a basis to adjust parking requirements:*
 - i. *The applicant or developer can provide evidence that actual parking demands will be less than the requirements of this chapter. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the chapter requires.*

2. **§275-57A(9)(d) states: *Changes in occupancy or use. When the use of a building, structure, or land is changed to another use or occupant that requires more parking spaces than required for the use existing immediately prior to such change, additional parking spaces shall be constructed for the new use or occupant in the amount necessary to conform to this chapter.***
3. **§275-57A(9)(e) states: *Changes in intensity of use. When the intensity of use of a building, structure or land is increased by an addition of employees, gross floor area, seating capacity, or other unit of measurement, additional parking spaces shall be constructed for such additions in the amount necessary to conform to this chapter.***

4. Planning:

- a. Plan of operation shall be consistent with submitted plans on file. Applicant is proposing to construct a 48,278 square foot building addition for DreamPak.
 - i. Hours of operation: 5:00 am - 11 pm, Monday – Friday (2 shifts)
 - ii. Number of employees: 35 employees 1st shift, 10 employees 2nd shift
- b. Future 33,650 square foot addition shown on plans is not included as part of this application.
- c. Civil plans shall be revised to show proposed property lines after acceptance of 1-lot CSM, see File #: LD-2301013.
- d. Sheet C3.0 shall be revised to show current number of parking stalls, including parking calculations.
- e. Sheet C4.0 shall be revised to show lot coverage data after acceptance of 1-lot CSM, see File #: LD-2301013.
- f. Applicant shall comply with the tree replacement schedule outlined in §275-54B(6) of the Zoning Code, or pay the City the remainder of the balance to be placed in the landscaping account to plant landscaping elsewhere within the City. Provide information on the condition of the trees to be removed in the table on Sheet C3.0.
- g. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of §275-53 through §275-56 of the Zoning Code.
- h. Dumpsters shall be properly screened from the street and public view in accordance with §275-56 of the Zoning Code.
- i. All permanent and temporary signs require a Sign Application to be filed prior to installation.
- j. The building layout and square footage in the architectural plans shall match the building shown in the civil plans. Dock doors do not match.

5. Building Inspection:

- a. Inspection CU - STATE REVIEW
- b. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).
- c. Building plans MUST be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with

permit application

- d. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.
- e. Zoning approval will be required BEFORE applying for the building permit. Separate application and plans are required.
- f. Plumbing: State review is required for over 16 fixtures - new and/or replacements
- g. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)

6. Engineering:

- a. Drive aisle access shall be 24' wide; see area around loading dock.
- b. Sidewalk adjacent to parking shall be 8' wide to account for vehicle overhang.
- c. Parking adjacent to the building shall add wheel stops setback a minimum of 4' from the building, per §275-57 of the Zoning Code. If intended to be used as a sidewalk, see previous condition.
- d. The 30' of pavement on the east side of the building has no turn around space. Clarify if this is to be used for fire access.
- e. Wetlands shall be setback a minimum of 10'.
- f. DNR permit for wetland disturbance is required.
- g. Remove two existing access points on Calhoun Road, including storm pipes.
- h. Parking waivers greater than 15% shall be approved by the CDA. Future applications may be denied based upon review of parking requirements.
- i. Revise lighting plan to meet lighting levels outlined in §275-60I of the Zoning Code.

7. Fire Department:

- a. Maintain 24' fire access width for fire lane.
- b. Additional fire hydrants may be required.
- c. Fully sprinkler new and existing.
- d. Fire alarm notification throughout new and existing.
- e. Maintain egress/emergency lighting throughout.
- f. Provide fire extinguishers every 75' of travel.
- g. Key for Knox box is required.

8. Utility:

- a. Clarify if there are any new utility lines going in for this project.

9. Storm Water Utility:

- a. Submit the inputs used in the modeling for all the nodes. More specifically looking for the Curve Number and Time of concentration applied to each node and the pond design parameters (outlets, overflows, areas, elevations, etc). These should be printed from the model.

- b. Submit Drainage Basin map showing tc routings.
- c. Full review will be completed once the inputs are submitted.
- d. WDNR NOI required.
- e. MMSD Chapter 13 funding letter required.
- f. SWMP Maintenance Agreement is required; Submitted but needs to include a location map as Exhibit C, also update City Clerk to Rubina Medina.
- g. An AsBuilt is required per DH Section VI.D.7 of the stormwater management devices. If stormwater management devices are to be used as sediment control devices for erosion control during construction, a certification/AsBuilt is required prior to Building Permit and a recertification/AsBuilt is required prior to Occupancy.

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY DEVELOPMENT AUTHORITY STAFF REPORT

Meeting of July 6, 2023

Luke Sebald with Keller, Inc. / DreamPak Addition
17100 W. Ryerson Road

DATE STAFF REPORT CREATED: 6/15/23

APPLICANT / OWNER(S): Luke Sebald with Keller, Inc. / Gamay Holdings, LLC

REQUEST / DESCRIPTION OF PROJECT: Use, Site and Architecture approval for DreamPak located at 17100 W. Ryerson Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/19/23

DATE OF COMPLETENESS DETERMINATION: 5/19/23

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 5/5/23, 9/3/22

Site Visit(s): 6/20/23

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 48,278 square foot building addition / 6.61 acres (after approval of 1-lot CSM, see File #: LD-2301013)

CURRENT ZONING: M-1 SPO

CURRENT LAND USE: Industrial

PROPOSED ZONING: N/A

PROPOSED LAND USE: N/A

PROPOSED LOT SIZE: 6.61 acres (after approval of 1-lot CSM, see File #: LD-2301013)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: M-1 SPO

Land Use: Light Industrial

South: Zoning: M-1 SPO

Land Use: Light Industrial

East: Zoning: M-1 SPO

Land Use: Light Industrial

West: Zoning: O-2, R-1/R-2

Land Use: Vacant

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 13: Neighborhood C: New Berlin Industrial Park: The submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies

Vision:

- *The New Berlin Industrial Park will continue to be a major economic engine and job center for the City. Public and private reinvestment should focus on upgrading both the infrastructure and building quality to ensure long-term viability. Whenever possible, sustainable development guidelines should be followed for new development and redevelopment as outlined in this Plan. The primary land use should continue to be business, with some limited retail and service businesses located along the eastern edge of the Industrial Park.*

Development Policies:

- *The Industrial Park should remain oriented to business and light industrial uses, attracting incubator businesses when possible.*
- *The City should develop standards that are designed to gradually upgrade the architectural quality and sustainability of the building stock as businesses expand or reconstruct in the future.*
- *The City should explore land coverage and density strategies for allowing building expansions in the Industrial Park.*

Land Use:

- *Future Land Use Map: Business Park Industrial*

ZONING CODE (Chapter 275): Yes, this request is consistent with §275-35B(4) and §275-39 of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: Yes, the Architectural Review Committee approved this request at their June 5, 2023 meeting.

PROPOSED ARCHITECTURE: See attached plans. Insulated metal panels will be used for the addition.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: Wetlands were delineated by T. Stautz on 11/8/22. Wetlands shall be registered on the City's Zoning Map.

Conservancy Districts (C-1, C-2): No

NRCS Map Classification: Not Inventoried

Floodplain: Yes

Topography / Geologic: Site is flat with little grade change.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on plans.

Woodland, Tree, and Vegetation Protection: Trees to be removed and trees to be protected during construction are identified on the plans. Applicant has submitted a landscape plan.

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Trees to be removed and trees to be protected during construction are identified on the plans.

STORM WATER MANAGEMENT / DRAINAGE: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. Applicant has submitted a stormwater management plan.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Sewer Shed Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: Will be reviewed at time of building permit.

TRAFFIC IMPACT: TIA is not required.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

6/18/1979 Plan Commission approval of U-63-79 for an Office and Warehouse

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant has simultaneously applied for a 1-lot CSM Application (See File #: LD-2301013).
2. The applicant is proposing a 48,278 square foot building addition for DreamPak. See the attached Plan of Operation.
3. The Architectural Review Committee approved this request at their June 5, 2023 meeting.
4. This lot shall adhere to the M-1 SPO Zoning District.
 - a. M-1 SPO Zoning District setbacks have been met: 50' front, 10' side (30' total), 25' rear.
 - b. The proposed development is 57% impervious (3.76 acres/6.61 acres). The maximum allowed impervious is 75%.

5. Parking Waiver required. Per §275-57A(3): *Minimum number of required spaces. Table 275-57-1 sets forth the minimum number of parking spaces required for each use unless the applicant follows §275-57A(2)(f):*
- a. Existing parking
 - i. Existing office: $8,806 \text{ SF} \times 1/300 = 29 \text{ spaces}$
 - ii. Existing manufacturing: $51,741 \text{ SF} \times 1/500 = 103 \text{ spaces}$
 - iii. Requirement = 132 spaces (Existing parking = 94 spaces - information provided as part of permit # UA-1502517)
 - b. Proposed parking
 - i. Proposed warehouse: $48,278 \text{ SF} \times 1 \text{ space} / 2,000 \text{ SF} = 24 \text{ spaces}$
 - ii. Proposed office: $8,806 \text{ SF} \times 1 \text{ space} / 300 \text{ SF} = 29 \text{ spaces}$
 - iii. Proposed manufacturing: $51,741 \text{ SF} \times 1 \text{ space} / 500 \text{ SF} = 103 \text{ spaces}$
 - iv. Requirement = 156 spaces (Proposed parking = 55 spaces)
 - c. Applicant is requesting a 65% reduction in the number of parking spaces.
 - d. Parking waivers greater than 15% shall be approved by the CDA. Future applications may be denied based upon review of parking requirements.

D.R.C. RECOMMENDATION #1: Table the Use, Site and Architecture application for DreamPak located at 17100 W. Ryerson Road subject to the application, plans on file and the following reasons: **See Executive Summary.**

OR

D.R.C. RECOMMENDATION #2: Approval of the Use, Site and Architecture application for DreamPak located at 17100 W. Ryerson Road subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

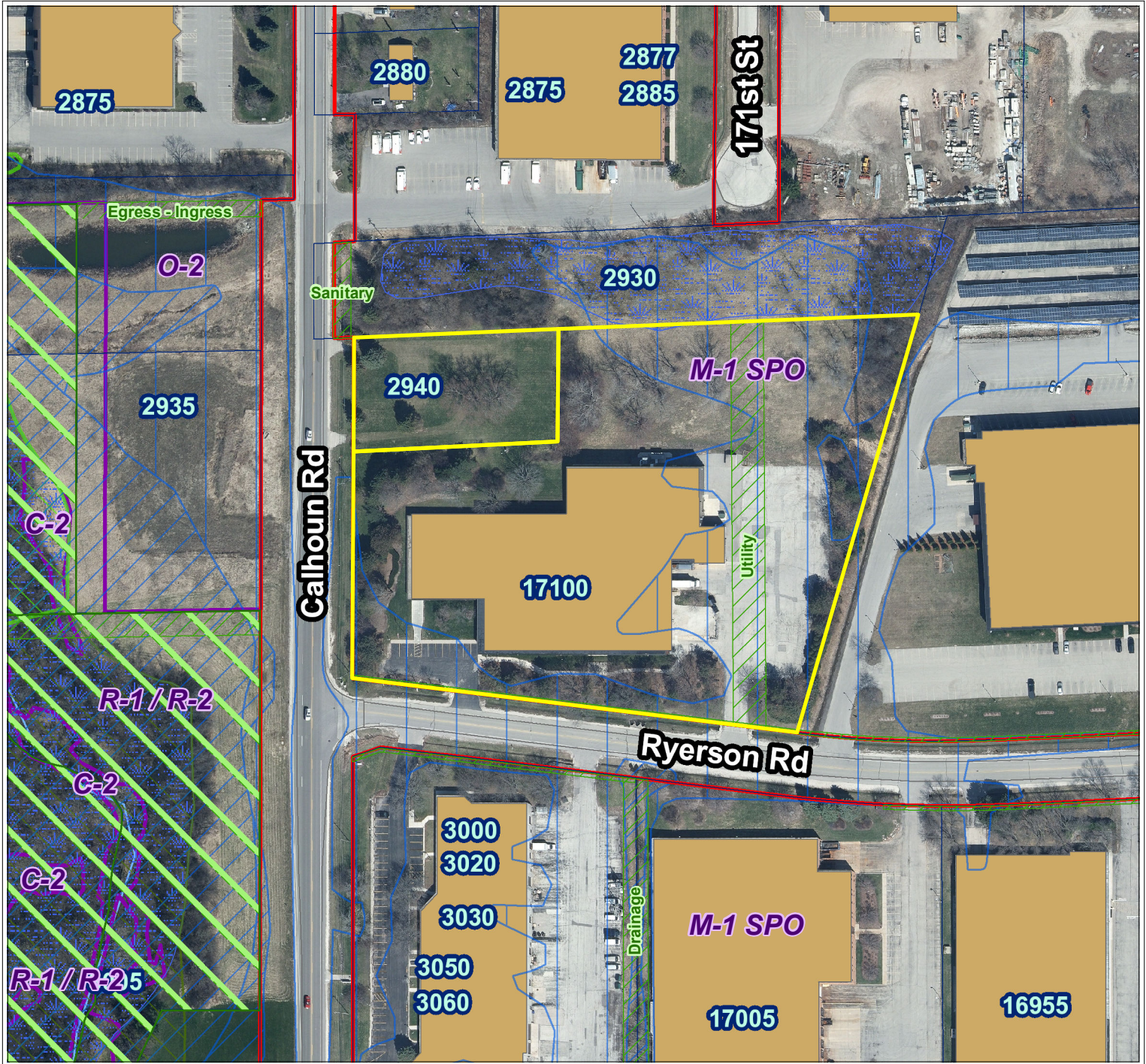
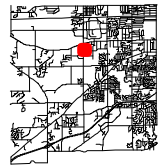
ATTACHMENTS:

Location Map
Plan of Operation
Civil Plans
Architecture Plans

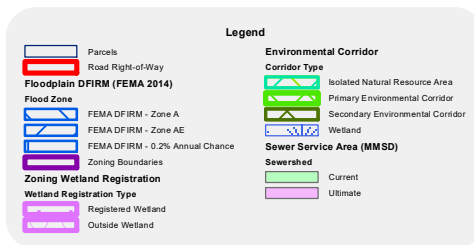
UA-2301014 & LD-2301013

Dreampak

17100 W Ryerson Road & 2940 S Calhoun Road



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



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June 28, 2023

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

To Whom It May Concern,

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

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

Main Building Activities will be as follows:

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

Hours of Operations will be as follows:

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

The southwest and east parking lots will provide (55) parking spaces for employees and visitors. This amount of parking spaces would not adhere to the current City of New Berlin requirements. However, we are requesting a deviation from these requirements due to the following factors:

- Increased building square footage will not correlate with increased staffing levels in the office, production or warehouse areas.
- Minimal building traffic during business hours from visitors, clients, vendors, etc.
- Semi-Truck and Trailer access requirements to shipping and receiving loading docks.
- Building expansion will coincide with DreamPak's transition to automated production processes that are less labor intensive.

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

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

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

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



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

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

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



Keller

DreamPak Addition Narrative

OWNER

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

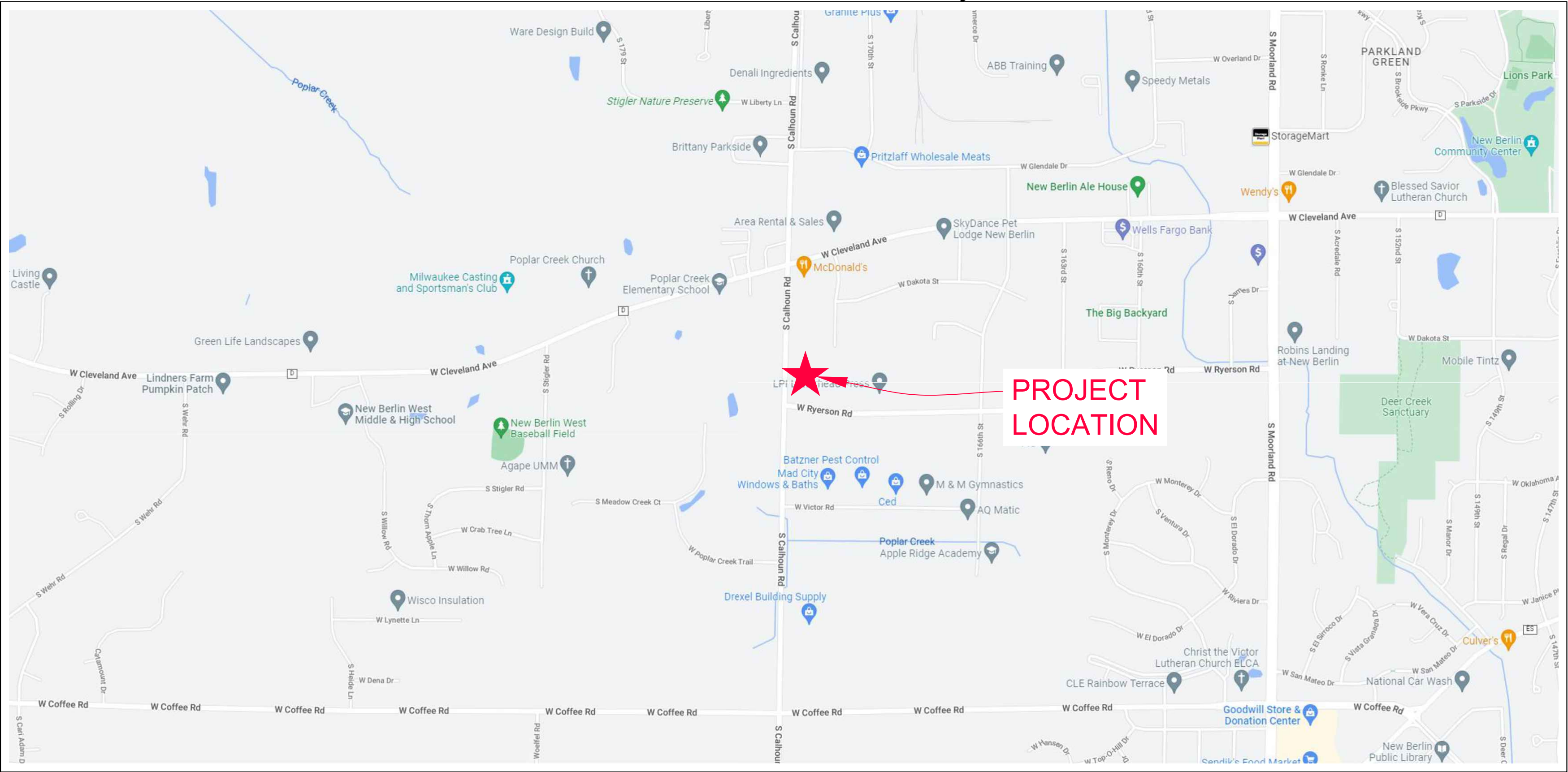
**ARCHITECT/
BUILDER**

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

CIVIL

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

SITE CONSTRUCTION PLANS FOR
DREAMPAK
CITY OF NEW BERLIN
WAUKESHA COUNTY, WISCONSIN



SHEET INDEX

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	GENERAL NOTES
C3.0	EXISTING CONDITIONS
C4.0	SITE PLAN
C5.0	EROSION CONTROL AND GRADING PLAN
C6.0	UTILITY PLAN
C7.0 - C7.1	CONSTRUCTION DETAILS

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" AND SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.



ENGINEER:
RUEKERT-MIELKE INC.
1400 LOMBARDI AVE, GREEN BAY, WI

R & M PROJECT #8341-10098.200
PROJECT MANAGER: COLIN MEISEL, PE
PHONE: (920) 876-6382

COVER SHEET **C1.0**



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES N216 State Road 55 P.O. Box 520 Kaukauna, WI 54130 Phone (920)766-5795 1-800-236-2534 Fax (920)766-5004	MADISON 3308 Nursery Drive Middleton, WI 53562 Phone (608)445-2245
MILWAUKEE W204 N11509 Goldendale Rd Germantown, WI 53022 Phone (262)250-9710 1-800-236-2534 Fax (262)250-9740	WAUSAU 5605 Lilac Ave Wausau, WI 54401 Phone (715)849-3141 Phone (715)849-3181 Fax (715)849-3181

www.kellerbuilds.com

PROPOSED FOR:

DREAMPAK

WISCONSIN

NEW BERLIN,

"COPYRIGHT NOTICE"
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REVISIONS

PROJECT MANAGER: L. SEABALD

DESIGNER: C. MEISEL

DRAWN BY: G. DEPREY

EXPEDITOR: -----

SUPERVISOR: -----

PRELIMINARY NO: -----

CONTRACT NO: -----

DATE: 11/22/2022

SHEET: C1.0

GENERAL NOTES:

1.

CONTRACTOR TO CONTACT DIGGERS HOTLINE FOR UTILITY LOCATES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY WITH UTILITIES COMPANY IF UTILITY COMPANY STAFF IS REQUIRED TO BE ON SITE WHEN CONSTRUCTION ACTIVITIES ARE NEAR UTILITY FACILITIES.
2.

LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHOWN SHALL NOT BE TAKEN AS CONCLUSIVE. CONTRACTOR SHALL VERIFY LOCATIONS OF A CONDITION OF THEIR BID AND BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM THEIR ACTIVITIES.
3.

CONTRACTOR SHALL TAKE CARE WHEN EXCAVATING AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS WITH UTILITY COMPANIES.
4.

EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM AVAILABLE RESOURCES FOR FIELD LOCATES. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN. CONTRACTOR IS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES.
5.

CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK, UNLESS OTHERWISE NOTED.
6.

CONTRACTOR SHALL PROVIDE STAKING AS NECESSARY TO LAYOUT AND PROVIDE GRADES FOR ANY SECTION OF THE WORK.
7.

A COMPETENT REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
8.

STAGING AND MATERIAL STORAGE AREAS SHALL BE COORDINATED WITH THE OWNER AND SHALL BE DONE IN A MANNER TO AVOID INTERFERENCE WITH THE OWNER'S ACTIVITIES.
9.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXITING PROPERTY CORNERS AND SURVEY MONUMENTS.
10.

CONTRACTOR SHALL BE RESPONSIBLE FOR BARRICADING AREAS OF CONSTRUCTION TO PROTECT AGAIN PERSONAL INJURY.
11.

EXISTING FACILITIES TO REMAIN INCLUDING PAVEMENT, SIDEWALKS, BUILDINGS, LANDSCAPING AND TREES SHALL BE PROTECTED DURING CONSTRUCTION.
12.

CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING THEIR WORK FROM ALL DAMAGE INCLUDING THE PUBLIC, OTHER CONTRACTORS, AND THE ENVIRONMENT.
13.

EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.

UTILITIES AND STORM SEWER

1.

ALL EXISTING SURFACE INFRASTRUCTURE INCLUDING HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEMS, UTILITY PEDESTALS ARE REQUIRED TO BE ADJUSTED OF PROPOSED GRADE BY CONTRACTOR.
2.

UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS AND SPECIFICATIONS FOR UTILITY COMPANIES HAVING JURISDICTION.
3.

CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND TO PROVIDE MINIMUM REQUIRE DEPTHS OF COVER. ADDITIONAL BENDS AND ASSOCIATED MATERIALS ARE TO BE INSTALLED AS REQUIRED FOR WATER MAINS AND LATERALS.
4.

STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE STANDARDS OF THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES FOR PRIVATE STORM SEWER CURRENT EDITIONS INCLUDING ANY ADDENDUMS.
5.

STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE AND THE SIZE AS NOTED ON THE PLANS.
6.

TRENCHES SHALL BE BACKFILLED WITH CRUSHED STONE BEDDING WITHIN 1:1 OF PAVEMENT AREAS AND WITH SPOIL IN LANDSCAPING AREAS.
7.

STORM SEWER 8-INCHES OR SMALLER CONNECTED TO THE AS STORM SEWER SHALL BE PLACED HORIZONTALLY AT THE SPRING LINE OF THE PIPE WITH A WATER TIGHT CONNECTION.
8.

CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED AND A WATER TIGHT SEAL PROVIDED.
9.

TRACER WIRE OR OTHER MEANS OF LOCATING UNDERGROUND PIPES SHALL BE INSTALLED ON ALL PIPING.
10.

ALL DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.

EROSION CONTROL

1.

CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
2.

EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO WDNR BEST MANAGEMENT PRACTICES.
3.

EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE PRUNED TO REMOVE LOW HANGING, BROKEN, AND UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
4.

ALL AREAS DISTURBED BY CONTRACTOR OPERATIONS SHALL BE PREPARED FOR GRASS SEED BY LOOSENING RUTS AND WORKING THE SOIL AREAS TO A MINIMUM OF 6-INCHES PRIOR TO THE FINE GRADING AND SEEDING. AREAS SHALL HAVE A MINIMUM OF 4-INCHES OF TOPSOIL PLACE, SEEDED, AND MULCHED UNLESS OTHERWISE INDICATED.
5.

INSPECT ALL BMPS WITHIN TWENTY-FOUR (24) HOURS AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE A WEEK. MAKE NEEDED REPAIRS, INSTALL ADDITIONAL BMPS AS NECESSARY, AND DOCUMENT THE FINDINGS OF THE INSPECTION ON AN EROSION CONTROL LOG KEPT ON SITE WITH THE DATE OF INSPECTION, THE NAME OF THE PERSON CONDUCTING THE INSPECTION, A DESCRIPTION OF THE REPAIR NEEDED, AND DOCUMENTATION OF THE COMPLETED REPAIRS.
6.

CONTRACTOR SHALL REPAIR DEFICIENT EROSION AND SEDIMENT CONTROL MEASURES WITHIN 24-HOURS AFTER INSPECTION. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES NOT SHOWN ON THIS PLAN MAY BE NECESSARY AS A RESULT OF CONSTRUCTION PRACTICES OR AS DIRECTED BY CITY AND/OR ENGINEER.
7.

CONTRACTOR SHALL NOTIFY AND OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER OF PROPOSED CHANGES TO THE EROSION CONTROL PLAN AND/OR SEQUENCE PRIOR TO IMPLEMENTING THE CHANGE.
8.

ENGINEER IS UNDER NO OBLIGATION TO ALTER THE CONSTRUCTION SEQUENCE AND/OR EROSION CONTROL PLAN.
9.

EXCESS MATERIAL THAT IS HAULED OFF SITE SHALL BE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL OBTAIN PROPER PERMIT APPROVALS FOR EACH FILL SITE. EROSION AND SEDIMENT CONTROL MEASURES, RESTORATION, AND STABILIZATION AT FILL SITE IS CONTRACTOR'S RESPONSIBILITY. CONTRACTOR TO NOTIFY OWNER OF ALL FILL AND BORROW SITES.
10.

CONTRACTOR SHALL SWEEP STREETS ADJACENT TO PROJECT AT THE END OF EACH DAY.
11.

ALL INSTALLATION, MAINTENANCE, AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE WISCONSIN DNR TECHNICAL STANDARDS.
12.

IF DEWATERING IS NECESSARY, CONTRACTOR SHALL PROVIDE PROPER DEWATERING SEDIMENT CONTROL DEVICE. DISCHARGE OF SEDIMENT LADEN WATER TO THE STORM OR SURFACE WATER IS PROHIBITED.
13.

STABILIZE NEWLY GRADED AREAS WITHIN 3 DAYS OF BEING INACTIVE.
14.

REMOVE EROSION AND SEDIMENT CONTROL DEVICES AFTER 80% OF VEGETATION HAD BEEN ESTABLISHED IN RESTORED AREAS.
15.

DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE IF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION.

GRADING AND PAVING

1.

ALL SITE CONSTRUCTION INCLUDING GRADING, EXCAVATION, AND PAVEMENT CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED. QUALITY CONTROL AND QUALITY ASSURANCE TESTING WILL NOT BE REQUIRED. TESTING WILL BE COMPLETED AT THE OWNER'S DIRECTION.
2.

CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC MATERIALS FOUND WITH THE SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. LANDSCAPING AREAS SHALL BE GRADED LOW TO ALLOW FOR TOPSOIL PLACEMENT.
3.

MATERIAL TESTS CONDUCTED BY AN INDEPENDENT TESTING LAB MAY BE ORDERED AND PAID FOR BY THE OWNER. IF TESTING IS ORDERED, CONTRACTOR SHALL FURNISH SAMPLES FOR SAID TESTING. IF RETESTING AND CORRECTION OF FAILING MATERIAL SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
4.

SUBGRADE SHALL BE COMPACTED PRIOR TO PLACEMENT OF BASE AGGREGATE AS REQUIRED IN THE STANDARD SPECIFICATIONS. SUBGRADE SHALL BE PROOF ROLLED PRIOR TO PLACEMENT OF BASECOURSE. AREAS IDENTIFIED AS SOFT AND YIELDING SHALL BE IDENTIFIED FOR REMOVAL PRIOR TO PLACEMENT OF BASE AGGREGATE.
5.

BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LAYERS NOT MORE THAN 8-INCHES LOOSE IF COMPACTED WITH HEAVY EQUIPMENT AND NOT MORE THAN 4-INCHES LOOSE IF COMPACTED BY HAND EQUIPMENT.
6.

BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR (AASHTO T-180).
7.

ACCESSIBLE ROUTES AND HANDICAP PARKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
8.

DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE SHALL CONFORM TO ACTI 330R-08
9.

ALL CONCRETE FLATWORK SHALL HAVE A LIGHT BROOMED FINISH
10.

EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH A CONTINUOUS 0.5-INCH FIBER EXPANSION JOINT.
11.

ALL ASPHALT AND SURFACE COURSE SHALL BE DESIGNED TO 96.0% OF MAXIMUM SPECIFIC GRAVITY AT NDES AND DURING FIELD PRODUCTION PERCENT OF MAXIMUM SPECIFICATION GRAVITY WILL BE INCREASED TO 97.0% PER THE STANDARD SPECIFICATIONS.
12.

TWO PAINT COATS SHALL BE APPLIED ON NEW PAVEMENT. THE FIRST COAT SHALL BE AFTER PAVING OPERATIONS HAVE BEEN COMPLETED. THE SECOND COAT SHALL BE APPLIED 30 CALENDAR DAYS AFTER PAVING HAS BEEN COMPLETED.
13.

ELEVATIONS ARE TO FLANGE.

LEGEND – CIVIL ENGINEERING DRAWINGS

CONTROL		SANITARY SEWER		UTILITIES		WATER MAIN	
	BENCHMARK		SANITARY MANHOLE		CABLE BOX		EXISTING HYDRANT
	CHISELED MARK		SEPTIC		CABLE MANHOLE		EXISTING LOCATOR BOX
	CONTROL POINT		SEPTIC TANK COVER		UNDERGROUND TV CABLE		EXISTING SPRINKLER HEAD
	IRON PIPE (GENERIC)		SEPTIC VENT		ELECTRIC BOX		EXISTING WATER CURB STOP
	IRON PIPE (1" DIA)		SANITARY SEWER		ELECTRIC MANHOLE		EXISTING WATER MAIN BEND
	IRON PIPE (2" DIA)		PROPOSED SANITARY MANHOLE		ELECTRIC METER		EXISTING WATER MAIN CROSS
	IRON PIPE SET		PROPOSED SANITARY RISER		ELECTRIC PAD		EXISTING WATER MAIN OFFSET
	IRON ROD (GENERIC)		PROPOSED SANITARY LATERAL		ELECTRIC TRANSFORMER		EXISTING WATER MAIN PLUG
	IRON ROD (3/4" DIA)		PROPOSED SANITARY SEWER		POWER POLE		EXISTING WATER MAIN PLUG W/ AIR RELEASE
	IRON ROD (1 1/4" DIA)				UNDERGROUND ELECTRIC		EXISTING WATER MAIN REDUCER
	MONUMENT		STORM SEWER		GAS CURB STOP		EXISTING WATER VALVE
	NAIL		STORM CATCH BASIN		GAS MANHOLE		EXISTING WATER VALVE MANHOLE
	PAINT MARK		STORM FIELD INLET		GAS METER		EXISTING WELL
	PK NAIL		STORM INLET		GAS TEST STATION		EXISTING YARD HYDRANT
	RAILROAD SPIKE		STORM MANHOLE		GAS VALVE		EXISTING WATER MAIN
	REFERENCE TIE		STORM YARD DRAIN		GAS VALVE TEST		EXISTING WATER SERVICE
	SECTION CORNER		STORM SEWER		GAS VENT		PROPOSED CURB STOP
	SECTION CORNER MONUMENT		CULVERT (SIZE & TYPE NOTED)		UNDERGROUND GAS MAIN		PROPOSED HYDRANT
	TEMPORARY CONTROL POINT		PROPOSED STORM INL/CB		TELEPHONE BOX		PROPOSED LOCATOR BOX
	USGS MONUMENT		PROPOSED STORM MANHOLE		TELEPHONE MANHOLE		PROPOSED WATER MAIN BEND (ANGLE NOTED)
			PROPOSED STORM LATERAL		UNDERGROUND TELEPHONE		PROPOSED WATER MAIN CROSS
			PROPOSED STORM SEWER		UNDERGROUND FIBER OPTIC		PROPOSED WATER MAIN OFFSET
							PROPOSED WATER MAIN PLUG
							PROPOSED WATER MAIN PLUG W/AIR RELEASE
							PROPOSED WATER MAIN TEE
							PROPOSED WATER VALVE
							PROPOSED WATER VALVE MANHOLE
							PROPOSED YARD HYDRANT
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		</					

GRADING AND PAVING

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EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH A CONTINUOUS 0.5-INCH FIBER EXPANSION JOINT.
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CONTROL		SANITARY SEWER		UTILITIES		WATER MAIN	
	BENCHMARK		SANITARY MANHOLE		CABLE BOX		EXISTING HYDRANT
	CHISELED MARK		SEPTIC		CABLE MANHOLE		EXISTING LOCATOR BOX
	CONTROL POINT		SEPTIC TANK COVER		UNDERGROUND TV CABLE		EXISTING SPRINKLER HEAD
	IRON PIPE (GENERIC)		SEPTIC VENT		ELECTRIC BOX		EXISTING WATER CURB STOP
	IRON PIPE (1" DIA)		SANITARY SEWER		ELECTRIC MANHOLE		EXISTING WATER MAIN BEND
	IRON PIPE (2" DIA)		PROPOSED SANITARY MANHOLE		ELECTRIC METER		EXISTING WATER MAIN CROSS
	IRON PIPE SET		PROPOSED SANITARY RISER		ELECTRIC PAD		EXISTING WATER MAIN OFFSET
	IRON ROD (GENERIC)		PROPOSED SANITARY LATERAL		ELECTRIC TRANSFORMER		EXISTING WATER MAIN PLUG
	IRON ROD (3/4" DIA)		PROPOSED SANITARY SEWER		POWER POLE		EXISTING WATER MAIN PLUG W/ AIR RELEASE
	IRON ROD (1 1/4" DIA)				UNDERGROUND ELECTRIC		EXISTING WATER MAIN REDUCER
	MONUMENT		STORM CATCH BASIN		GAS CURB STOP		EXISTING WATER VALVE
	NAIL		STORM FIELD INLET		GAS MANHOLE		EXISTING WATER VALVE MANHOLE
	PAINT MARK		STORM INLET		GAS METER		EXISTING WELL
	PK NAIL		STORM MANHOLE		GAS TEST STATION		EXISTING YARD HYDRANT
	RAILROAD SPIKE		STORM YARD DRAIN		GAS VALVE		EXISTING WATER MAIN
	REFERENCE TIE		STORM SEWER		GAS VALVE TEST		EXISTING WATER SERVICE
	SECTION CORNER		CULVERT (SIZE & TYPE NOTED)		GAS VENT		PROPOSED CURB STOP
	SECTION CORNER MONUMENT		PROPOSED STORM INL/CB		UNDERGROUND GAS MAIN		PROPOSED HYDRANT
	TEMPORARY CONTROL POINT		PROPOSED STORM MANHOLE		TELEPHONE BOX		PROPOSED LOCATOR BOX
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	CHISELED MARK		SEPTIC		CABLE MANHOLE		EXISTING LOCATOR BOX
	CONTROL POINT		SEPTIC TANK COVER		UNDERGROUND TV CABLE		EXISTING SPRINKLER HEAD
	IRON PIPE (GENERIC)		SEPTIC VENT		ELECTRIC BOX		EXISTING WATER CURB STOP
	IRON PIPE (1" DIA)		SANITARY SEWER		ELECTRIC MANHOLE		EXISTING WATER MAIN BEND
	IRON PIPE (2" DIA)		PROPOSED SANITARY MANHOLE		ELECTRIC METER		EXISTING WATER MAIN CROSS
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	IRON ROD (GENERIC)		PROPOSED SANITARY LATERAL		ELECTRIC TRANSFORMER		EXISTING WATER MAIN PLUG
	IRON ROD (3/4" DIA)		PROPOSED SANITARY SEWER		POWER POLE		EXISTING WATER MAIN PLUG W/ AIR RELEASE
	IRON ROD (1 1/4" DIA)		STORM SEWER		UNDERGROUND ELECTRIC		EXISTING WATER MAIN REDUCER
	MONUMENT		STORM CATCH BASIN		GAS CURB STOP		EXISTING WATER VALVE
	NAIL		STORM FIELD INLET		GAS MANHOLE		EXISTING WATER VALVE MANHOLE
	PAINT MARK		STORM INLET		GAS METER		EXISTING WELL
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	RAILROAD SPIKE		STORM YARD DRAIN		GAS VALVE		EXISTING WATER MAIN
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	CROPFIELD		DELINEATOR POST		DECIDUOUS TREE		PROPOSED WATER VALVE
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	TOP OF BANK		GENERIC METER		EDGE OF TREES & BRUSH		PROPOSED WATER SERVICE
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	PROPOSED DITCH CHECK		GENERIC VENT		RAILROAD SIGNAL BOX		PROPOSED WATER MAIN
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	PROPOSED INLET PROTECTION TYPE A		GUY POLE		RAILROAD SPIKE		PROPOSED WATER MAIN
	PROPOSED INLET PROTECTION TYPE B		GUY WIRE		RAILROAD TRACKS		PROPOSED WATER MAIN
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	PROPOSED INLET PROTECTION TYPE D		MAIL BOX		CONTROL BOX/LIGHTING CABINET		PROPOSED WATER MAIN
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	SECTION CORNER MONUMENT		PROPOSED STORM INL/CB		UNDERGROUND GAS MAIN		PROPOSED HYDRANT
	TEMPORARY CONTROL POINT		PROPOSED STORM MANHOLE		TELEPHONE BOX		PROPOSED LOCATOR BOX
	USGS MONUMENT		PROPOSED STORM LATERAL		TELEPHONE MANHOLE		PROPOSED WATER MAIN BEND (ANGLE NOTED)
			PROPOSED STORM SEWER		UNDERGROUND TELEPHONE		PROPOSED WATER MAIN CROSS
					UNDERGROUND FIBER OPTIC		PROPOSED WATER MAIN OFFSET
							PROPOSED WATER MAIN PLUG
							PROPOSED WATER MAIN PLUG W/AIR RELEASE
							PROPOSED WATER MAIN TEE
							PROPOSED WATER VALVE
							PROPOSED WATER VALVE MANHOLE
							PROPOSED YARD HYDRANT
							PROPOSED WATER MAIN
							PROPOSED WATER SERVICE

GRADING AND PAVING

1.

ALL SITE CONSTRUCTION INCLUDING GRADING, EXCAVATION, AND PAVEMENT CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED. QUALITY CONTROL AND QUALITY ASSURANCE TESTING WILL NOT BE REQUIRED. TESTING WILL BE COMPLETED AT THE OWNER'S DIRECTION.
2.

CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC MATERIALS FOUND WITH THE SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. LANDSCAPING AREAS SHALL BE GRADED LOW TO ALLOW FOR TOPSOIL PLACEMENT.
3.

MATERIAL TESTS CONDUCTED BY AN INDEPENDENT TESTING LAB MAY BE ORDERED AND PAID FOR BY THE OWNER. IF TESTING IS ORDERED, CONTRACTOR SHALL FURNISH SAMPLES FOR SAID TESTING. IF RETESTING AND CORRECTION OF FAILING MATERIAL SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
4.

SUBGRADE SHALL BE COMPACTED PRIOR TO PLACEMENT OF BASE AGGREGATE AS REQUIRED IN THE STANDARD SPECIFICATIONS. SUBGRADE SHALL BE PROOF ROLLED PRIOR TO PLACEMENT OF BASECOURSE. AREAS IDENTIFIED AS SOFT AND YIELDING SHALL BE IDENTIFIED FOR REMOVAL PRIOR TO PLACEMENT OF BASE AGGREGATE.
5.

BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LAYERS NOT MORE THAN 8-INCHES LOOSE IF COMPACTED WITH HEAVY EQUIPMENT AND NOT MORE THAN 4-INCHES LOOSE IF COMPACTED BY HAND EQUIPMENT.
6.

BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR (AASHTO T-180).
7.

ACCESSIBLE ROUTES AND HANDICAP PARKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
8.

DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE SHALL CONFORM TO ACTI 330R-08
9.

ALL CONCRETE FLATWORK SHALL HAVE A LIGHT BROOMED FINISH
10.

EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH A CONTINUOUS 0.5-INCH FIBER EXPANSION JOINT.
11.

ALL ASPHALT AND SURFACE COURSE SHALL BE DESIGNED TO 96.0% OF MAXIMUM SPECIFIC GRAVITY AT NDES AND DURING FIELD PRODUCTION PERCENT OF MAXIMUM SPECIFICATION GRAVITY WILL BE INCREASED TO 97.0% PER THE STANDARD SPECIFICATIONS.
12.

TWO PAINT COATS SHALL BE APPLIED ON NEW PAVEMENT. THE FIRST COAT SHALL BE AFTER PAVING OPERATIONS HAVE BEEN COMPLETED. THE SECOND COAT SHALL BE APPLIED 30 CALENDAR DAYS AFTER PAVING HAS BEEN COMPLETED.
13.

ELEVATIONS ARE TO FLANGE.

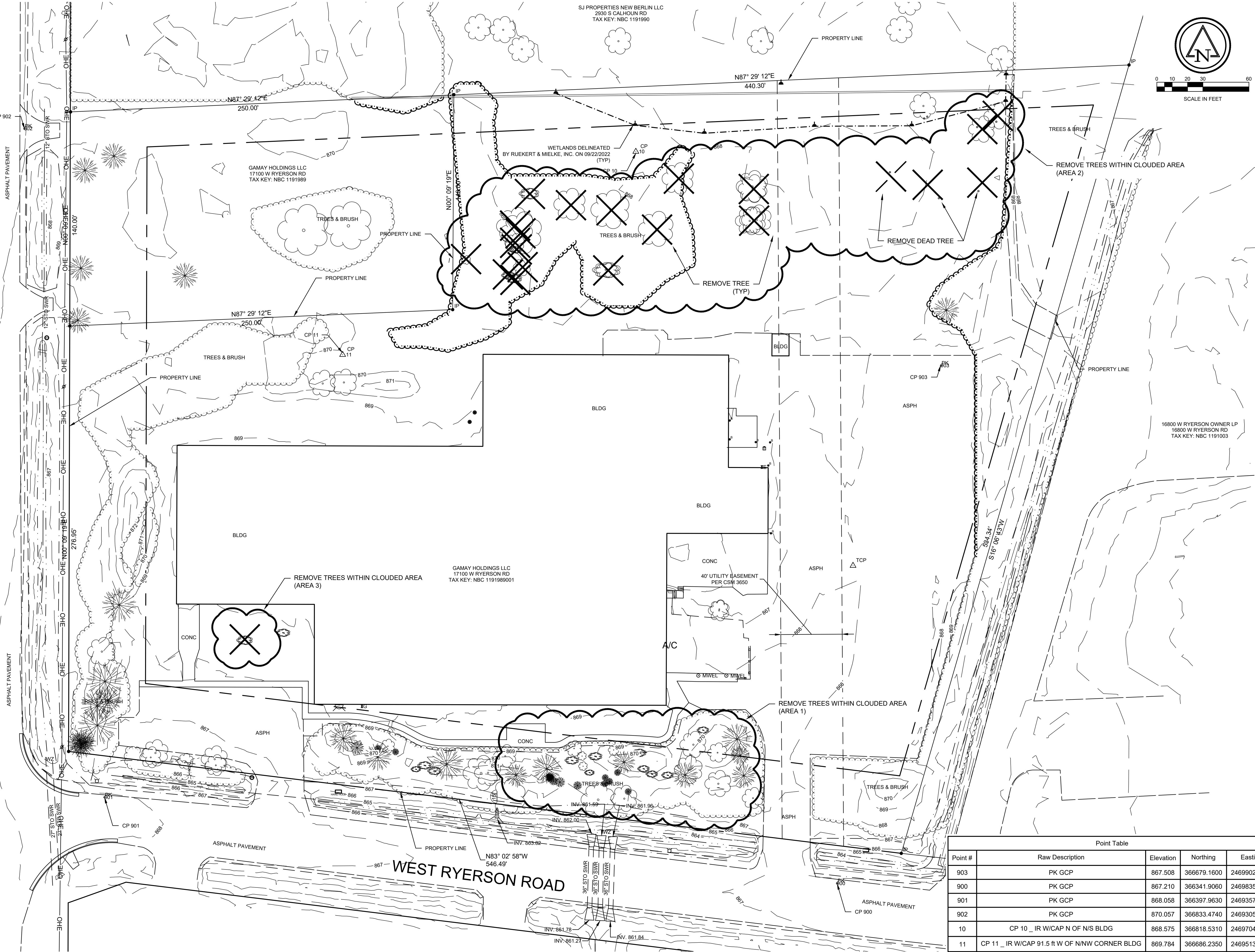
LEGEND – CIVIL ENGINEERING DRAWINGS

CONTROL		SANITARY SEWER		UTILITIES		WATER MAIN	
	BENCHMARK		SANITARY MANHOLE		CABLE BOX		EXISTING HYDRANT
	CHISELED MARK		SEPTIC SYSTEM		CABLE MANHOLE		EXISTING LOCATOR BOX
	CONTROL POINT		SEPTIC TANK COVER		UNDERGROUND TV CABLE		EXISTING SPRINKLER HEAD
	IRON PIPE (GENERIC)		SEPTIC VENT		ELECTRIC BOX		EXISTING WATER CURB STOP
	IRON PIPE (1" DIA)		SANITARY SEWER		ELECTRIC MANHOLE		EXISTING WATER MAIN BEND
	IRON PIPE (2" DIA)		PROPOSED SANITARY MANHOLE		ELECTRIC METER		EXISTING WATER MAIN CROSS
	IRON PIPE SET		PROPOSED SANITARY RISER		ELECTRIC PAD		EXISTING WATER MAIN OFFSET
	IRON ROD (GENERIC)		PROPOSED SANITARY LATERAL		ELECTRIC TRANSFORMER		EXISTING WATER MAIN PLUG
	IRON ROD (3/4" DIA)		PROPOSED STORM SEWER		POWER POLE		EXISTING WATER MAIN PLUG W/ AIR RELEASE
	IRON ROD (1 1/4" DIA)				UNDERGROUND ELECTRIC		EXISTING WATER MAIN REDUCER
	MONUMENT		STORM CATCH BASIN		GAS CURB STOP		EXISTING WATER VALVE
	NAIL		STORM FIELD INLET		GAS MANHOLE		EXISTING WATER VALVE MANHOLE
	PAINT MARK		STORM INLET		GAS METER		EXISTING WELL
	PK NAIL		STORM MANHOLE		GAS TEST STATION		EXISTING YARD HYDRANT
	RAILROAD SPIKE		STORM YARD DRAIN		GAS VALVE		EXISTING WATER MAIN
	REFERENCE TIE		STORM SEWER		GAS VALVE TEST		EXISTING WATER SERVICE
	SECTION CORNER		CULVERT (SIZE & TYPE NOTED)		GAS VENT		PROPOSED CURB STOP
	SECTION CORNER MONUMENT		PROPOSED STORM INLT/CB		UNDERGROUND GAS MAIN		PROPOSED HYDRANT
	TEMPORARY CONTROL POINT		PROPOSED STORM MANHOLE		TELEPHONE BOX		PROPOSED LOCATOR BOX
	USGS MONUMENT		PROPOSED STORM LATERAL		TELEPHONE MANHOLE		PROPOSED WATER MAIN BEND (ANGLE NOTED)
			PROPOSED STORM SEWER		UNDERGROUND TELEPHONE		PROPOSED WATER MAIN CROSS
GROUND		GENERAL		LANDSCAPE			PROPOSED WATER MAIN OFFSET
	WATER ELEVATION		AIR CONDITIONER		CONIFEROUS MULTIPLE TRUNK TREE		PROPOSED WATER MAIN PLUG
	WETLANDS (SURVEYED LOCATION)		CLEAN OUT		CONIFEROUS TREE		PROPOSED WATER MAIN PLUG W/AIR RELEASE
	CROPFIELD		DELINEATOR POST		DECIDUOUS TREE		PROPOSED WATER MAIN REDUCER
	DITCH		FLAG POLE		DECIDUOUS MULTIPLE TRUNK TREE		PROPOSED WATER MAIN TEE
	GUARD RAIL		GENERIC HAND HOLE		DECORATIVE ROCK		PROPOSED WATER VALVE
	TOE OF SLOPE		GENERIC MANHOLE		STUMP		PROPOSED WATER VALVE MANHOLE
	TOP OF BANK		GENERIC METER		EDGE OF PLANTER/LANDSCAPE BED		PROPOSED YARD HYDRANT
	WETLAND BOUNDARY		GENERIC PEDESTAL		EDGE OF TREES & BRUSH		PROPOSED WATER MAIN
EROSION CONTROL			GENERIC VALVE		FENCE		PROPOSED WATER SERVICE
	PROPOSED DITCH CHECK		GENERIC VENT	RAILROAD		PAVEMENT	
	PROPOSED EROSION LOGS/EROSION WADDLES		GUY POLE		RAILROAD SIGNAL BOX		EXISTING SIGN
	PROPOSED INLET PROTECTION TYPE A		GUY WIRE		RAILROAD SIGNAL FLASHER		EDGE OF ASPHALT PAVEMENT
	PROPOSED INLET PROTECTION TYPE B		MAIL BOX		RAILROAD SPIKE		EDGE OF GRAVEL PAVEMENT
	PROPOSED INLET PROTECTION TYPE C		MARKER POST		RAILROAD TRACKS		EDGE OF CONCRETE PAVEMENT
	PROPOSED INLET PROTECTION TYPE D		MONITORING WELL	TRAFFIC SIGNAL			PROPOSED DETECTABLE WARNING FIELD
	PROPOSED BARRIER FENCE		PILING		CONTROL BOX/LIGHTING CABINET		PROPOSED SIGN
	PROPOSED SILT FENCE		POST		PULL BOX		PROPOSED EDGE OF ASPHALT PAVEMENT
	PROPOSED EROSION MAT		REVISION LABEL		TRAFFIC SIGNAL		PROPOSED EDGE OF CONCRETE PAVEMENT
	PROPOSED RIP RAP		SOIL BORING		UNDERGROUND LOOP DETECTOR		PROPOSED EDGE OF GRAVEL PAVEMENT
	PROPOSED TRACKING PAD		UTILITY POLE				PROPOSED SLOPE INTERCEPT
			YARD LIGHT				

TREE REMOVAL AREA 1	
TYPE	SIZE (INCHES)
NORWAY MAPLE	13
SCOTCH PINE	13
HONEY LOCUST	20
ARBOR VITAE	6
ARBOR VITAE	6
ARBOR VITAE	6
RED MAPLE	7
RED MAPLE	9
RED MAPLE	5
RED MAPLE	5
RED MAPLE	5
HONEY LOCUST	14
ARBOR VITAE	4
ARBOR VITAE	4
ARBOR VITAE	4
RED MAPLE	6
ARBOR VITAE	4
HONEY LOCUST	15
ARBOR VITAE	4
SCOTCH PINE	13
RED MAPLE	7
RED MAPLE	6
RED MAPLE	6
RED MAPLE	6
SCOTCH PINE	15
NORWAY MAPLE	16
NORWAY MAPLE	15
HONEY LOCUST	15
NORWAY MAPLE	11
SCOTCH PINE	18
SCOTCH PINE	11
SCOTCH PINE	14
HONEY LOCUST	12

TREE REMOVAL AREA 2	
TYPE	SIZE (INCHES)
APPLE	5
SILVER MAPLE	10
EASTERN COTTONWOOD	24
BOXELDER	11
EASTERN COTTONWOOD	21
SILVER MAPLE	10
EASTERN COTTONWOOD	18
EASTERN COTTONWOOD	22
EASTERN COTTONWOOD	20
SILVER MAPLE	14
EASTERN COTTONWOOD	18
EASTERN COTTONWOOD	17
EASTERN COTTONWOOD	15
EASTERN COTTONWOOD	16
SCOTCH PINE	15

TREE REMOVAL AREA 3	
TYPE	SIZE (INCHES)
ORNAMENTAL MAPLE	8



PROPOSED FOR:

DREAMPAK

NEW BERLIN,

WISCONSIN

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SUPERVISOR: -----

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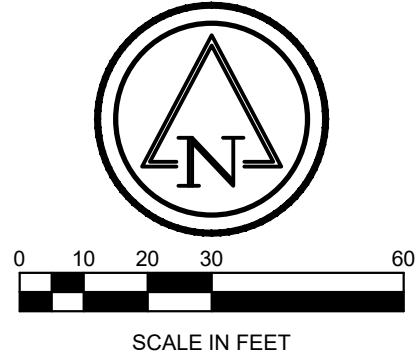
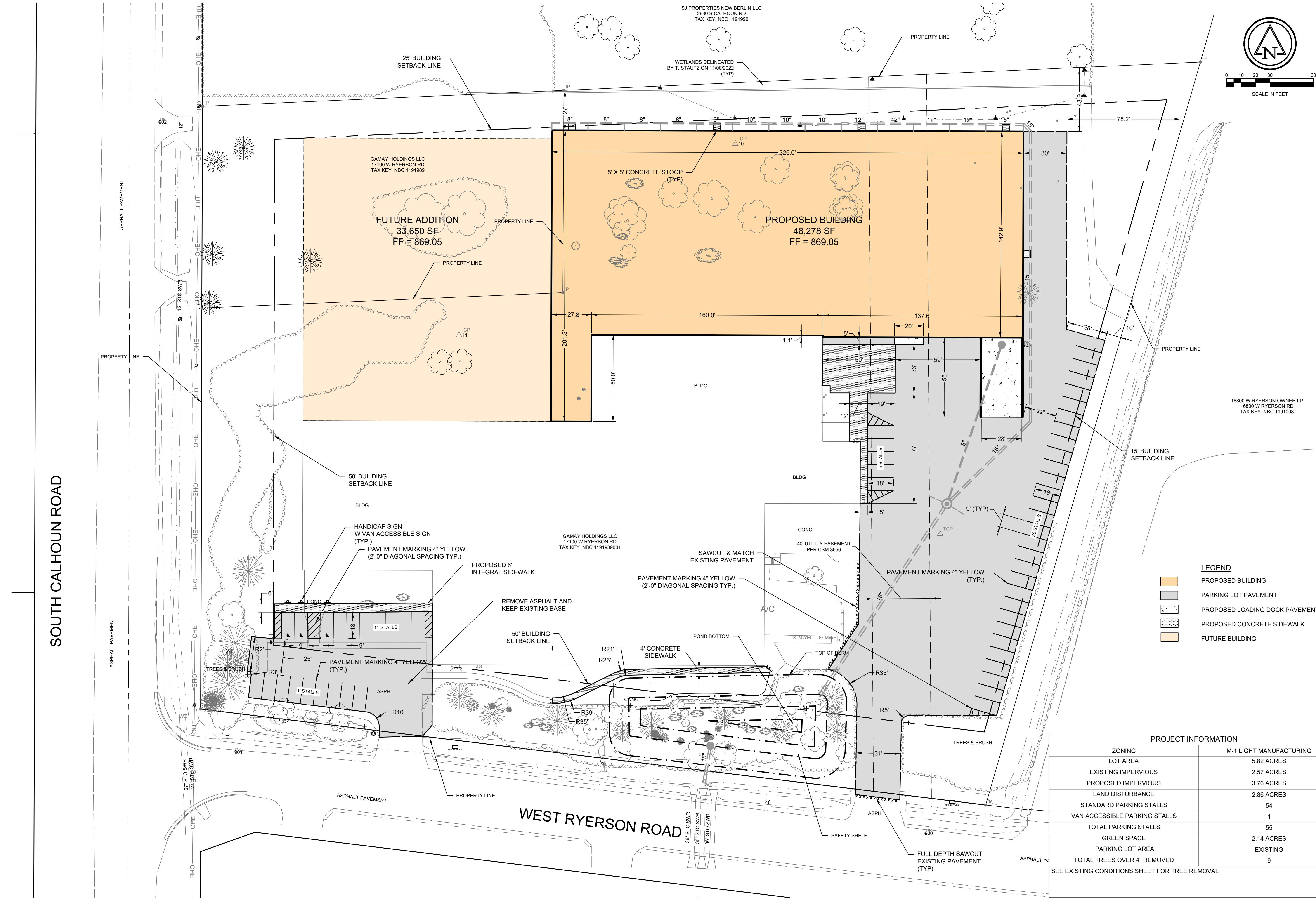
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PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" AND SHALL NOT BE TAKEN AS "CONCLUSIVE". FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.





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PROPOSED EROSION LOGS/EROSION WADDLES

PROPOSED INLET PROTECTION TYPE B

PROPOSED SILT FENCE

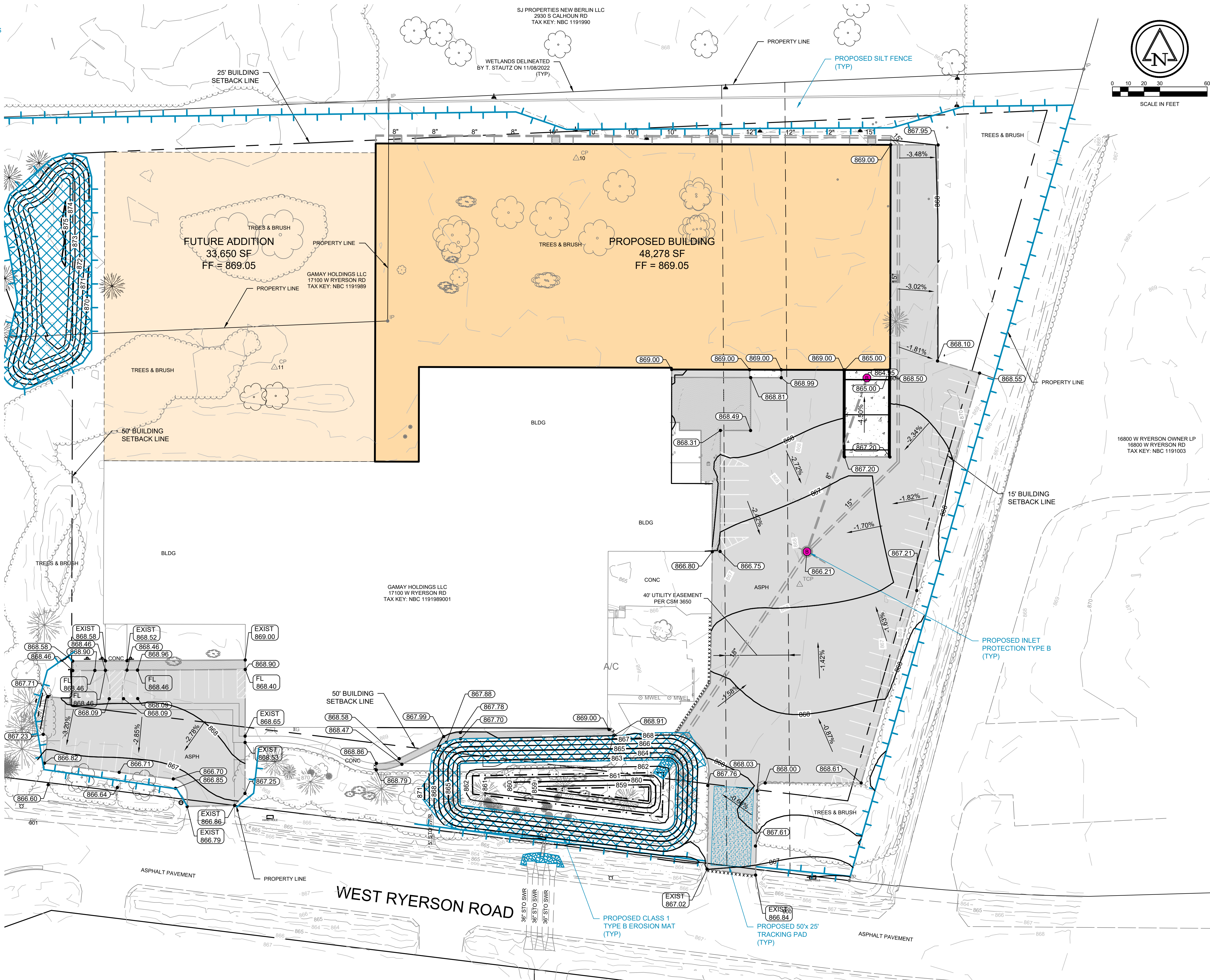
PROPOSED RIP RAP

PROPOSED EROSION MAT

PROPOSED TRACKING PAD

1. TOTAL CSM COMBINED SITE AREA: 6.61 ACRES.
2. ESTIMATED AREA OF DISTURBANCE: 2.83 ACRES.
3. 54% OF PROJECT AREA IDENTIFIED AS MARTINSON SILT. LOAM AND 46% AS MONTGOMERY SILT CLAY LOAM PER NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
4. MAINTAIN EXISTING VEGETATION IN STREET RIGHT OF WAY.
5. SNOW STORAGE IS NOT TO BLOCK SWALES.
6. THE SWALES SHALL BE STABILIZED WITHIN 14 DAYS OF BEING GRADED.
7. INSPECT ALL BMPs WITHIN TWENTY-FOUR (24) HOURS AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE A WEEK. MAKE NEEDED REPAIRS, INSTALL ADDITIONAL BMPs AS NECESSARY, AND DOCUMENT THE FINDINGS OF THE INSPECTION ON AN EROSION CONTROL LOG KEPT ON SITE WITH THE DATE OF INSPECTION, THE NAME OF THE PERSON CONDUCTING THE INSPECTION, A DESCRIPTION OF THE REPAIR NEEDED, AND DOCUMENTATION OF THE COMPLETED REPAIRS.

1. INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY LAND DISTURBING ACTIVITIES, AS SHOWN ON DRAWINGS AND DIRECTED BY ENGINEER.
2. CLEAR AND GRUB VEGETATION AS SHOWN ON DRAWINGS OR AS DIRECTED BY ENGINEER.
3. STRIP TOPSOIL AND STOCKPILE IN LOCATION AS SHOWN ON DRAWINGS AND AS DIRECTED BY OWNER. INSTALL PERIMETER SILT FENCE AROUND DOWN SLOPE SIDE OF STOCKPILE. STABILIZE STOCKPILE IMMEDIATELY UPON LAYUP.
4. INSTALL, ADJUST AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES NECESSARY FOR EACH ACTIVE STAGE. MAINTAIN MEASURES AT THE END OF EACH DAY.
5. STAGE CONSTRUCTION BY WORK LOCATION. SUBSEQUENT STEPS MAY BE COMPLETED IN ALTERNATE SEQUENCE DEPENDING UPON CONTRACTOR OPERATIONS.
6. COMPLETE ROUGH GRADING.
7. INSTALL UNDERGROUND SANITARY SEWER, WATER DISTRIBUTION, AND STORM SEWER UTILITIES.
8. INSTALL STRUCTURE.
9. PREPARE PAVEMENT SUBGRADE.
10. INSTALL NEW PAVEMENT AND BASE LAYERS.
11. INSTALL PAVEMENT MARKINGS.
12. INSTALL LAWN LANDSCAPING.
13. AREAS PLANNED TO BE INACTIVE FOR 7 DAYS OR LONGER SHALL BE TEMPORARILY STABILIZED FOLLOWING DNR TECHNICAL STANDARD 1059 SEEDING. THESE AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF BEING INACTIVE.
14. AREAS BROUGHT TO FINAL GRADE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS.
15. COMPLETE FINAL RESTORATIONS INCLUDING BUT NOT LIMITED TO: TOPSOIL, TURF GRASS SEED, AND CLASS I TYPE B URBAN EROSION MATTING FOR ALL LAWN RESTORATION AND TOPSOIL, TURF GRASS SEED, AND CLASS II TYPE B EROSION MATTING FOR THE DRAINAGE SWALES AND SLOPES OF 4:1 OR MORE.
16. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER 80% GROWTH DENSITY HAS OCCURRED IN 100% OF RESTORATION AREAS. CONTRACTOR SHALL OBTAIN OWNER AND ENGINEER APPROVAL PRIOR TO REMOVING THE MEASURE(S). RESTORE DISTURBED AREAS AROUND REMOVED DEVICES AND CLEAN SITE.



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EROSION CONTROL AND GRADING PLAN, SHEET: **C5.0**



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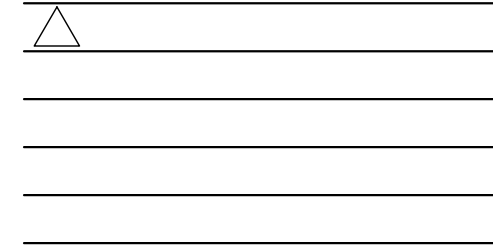
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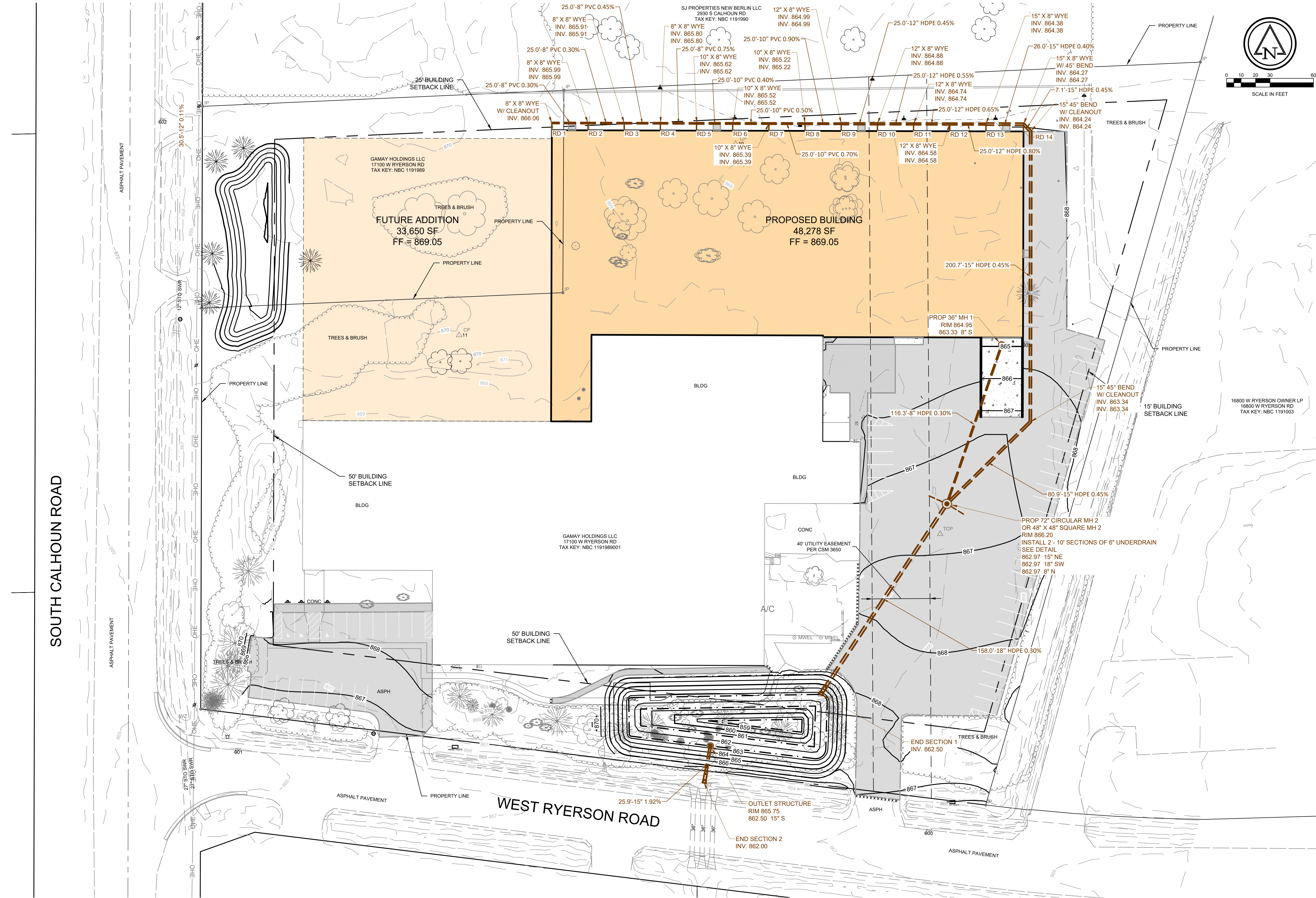
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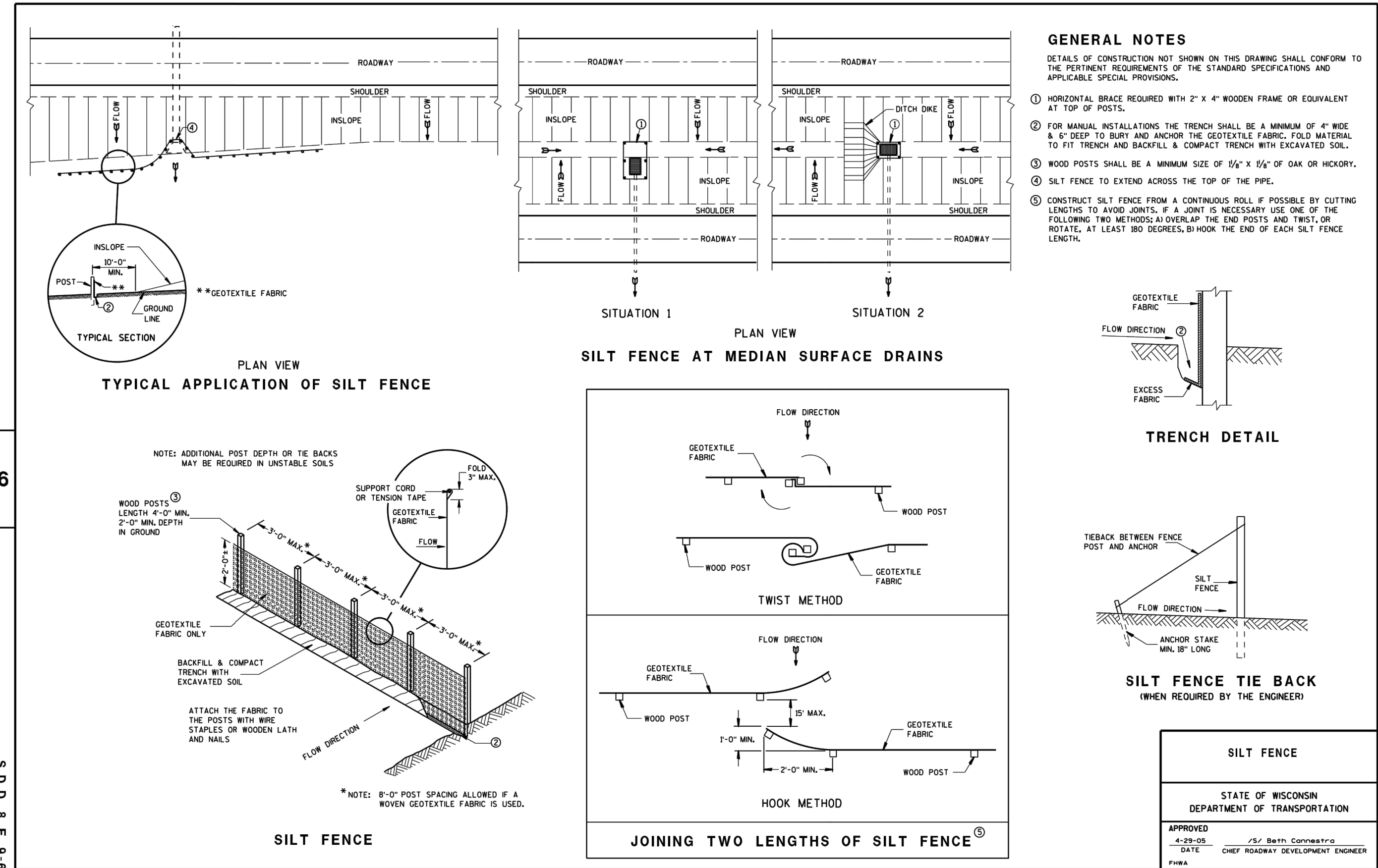
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DATE:	11/22/2022
SHEET:	C6.0

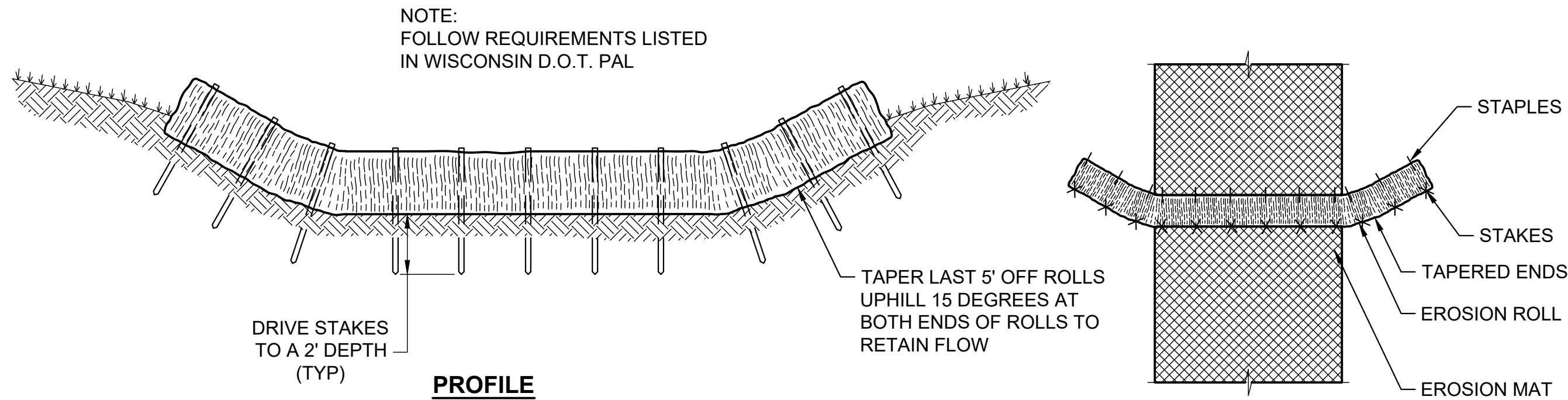
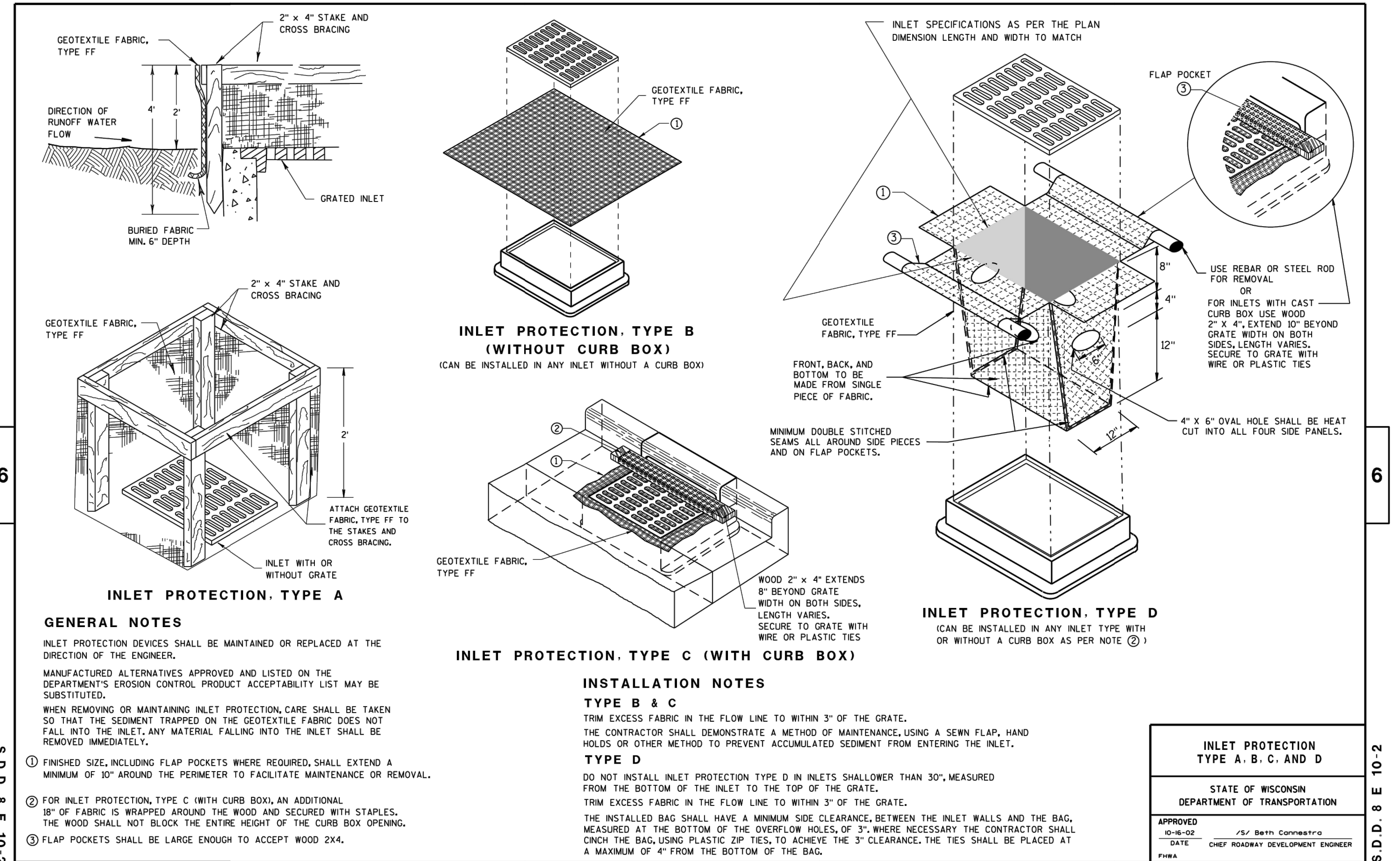
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SDD 8e9 Silt Fence

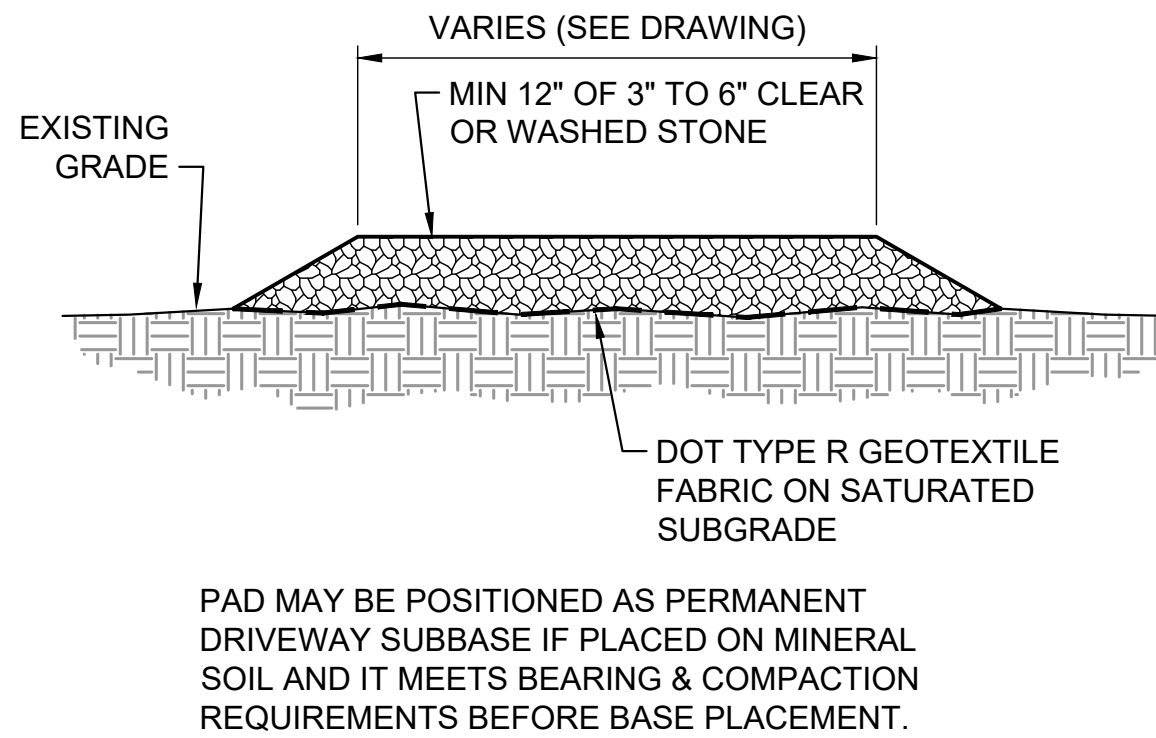


SDD 8e10 Inlet Protection Type A, B, C and D



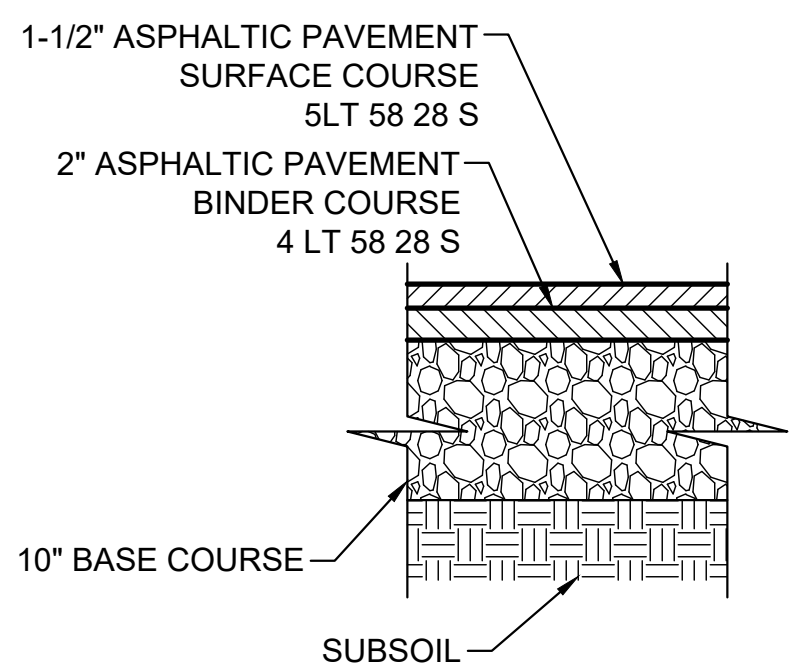
MANUFACTURED DITCH CHECK DETAIL

EC-DITCH-07 16 NO SCALE



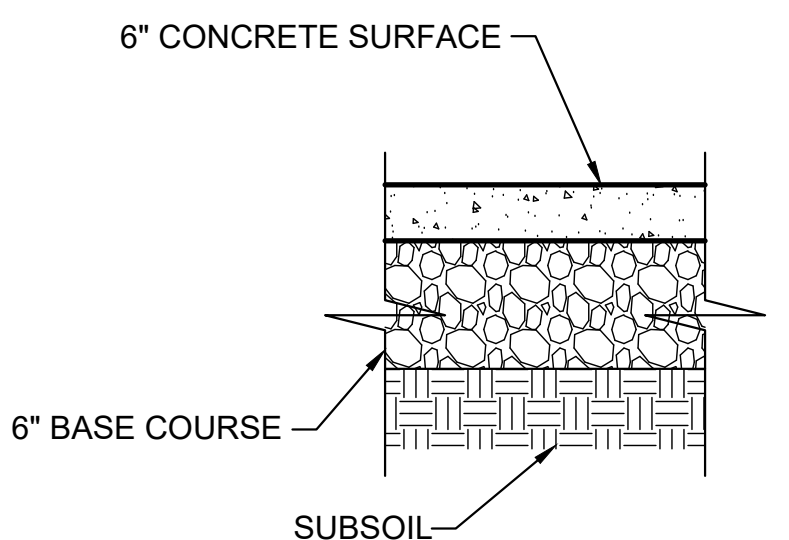
TRACKING PAD

EC-GNL-03 1 NO SCALE



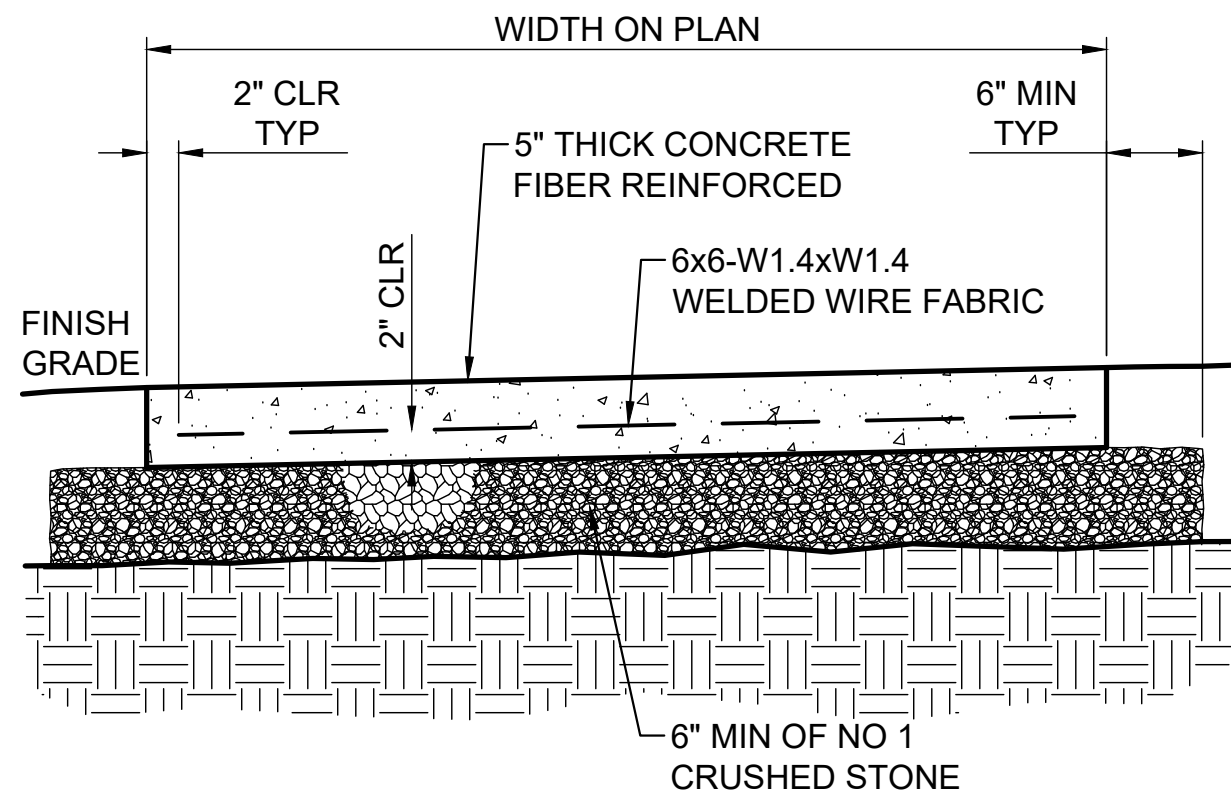
PARKING LOT PAVEMENT CROSS SECTION

PV-SECT-07 12 NO SCALE



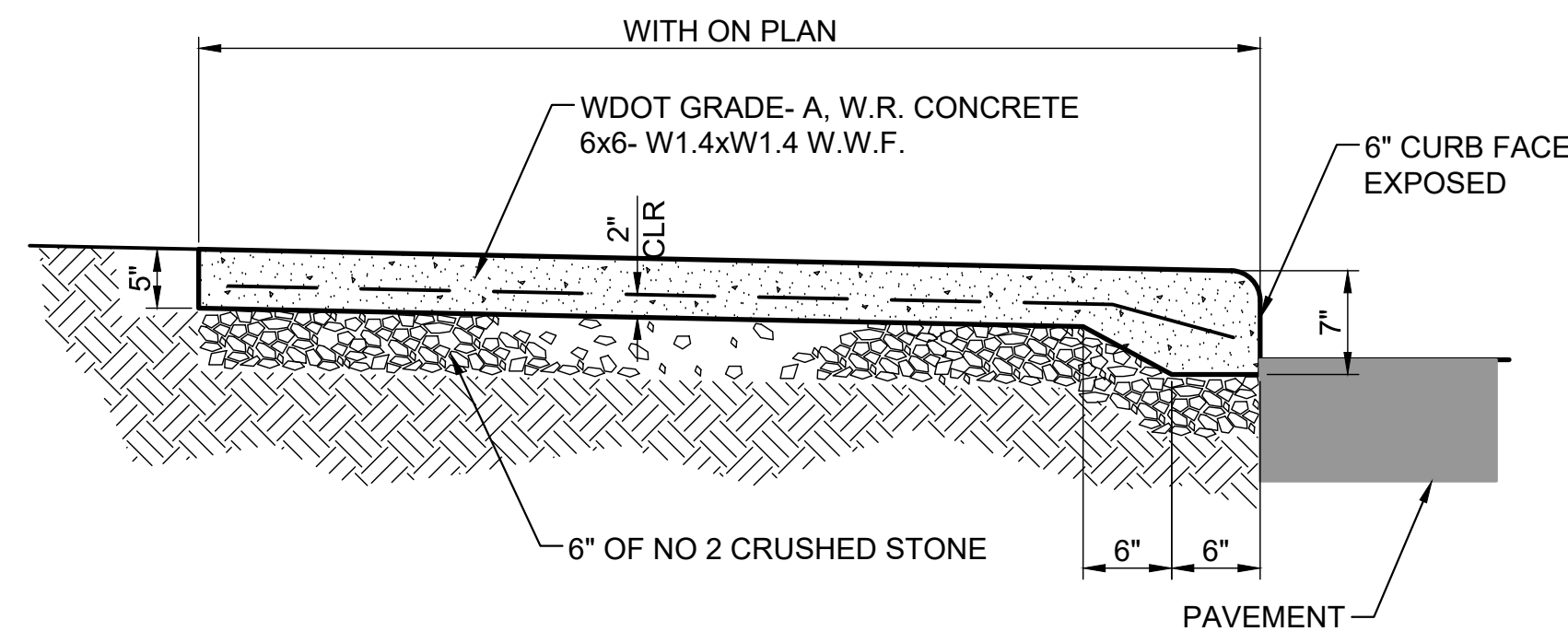
CONCRETE APRON CROSS SECTION

PV-SECT-07A 12 NO SCALE



CONCRETE WALK

PV-WALK-07 1 NO SCALE



THICKENED EDGE SIDEWALK DETAIL

PV-WALK-01 12 NO SCALE



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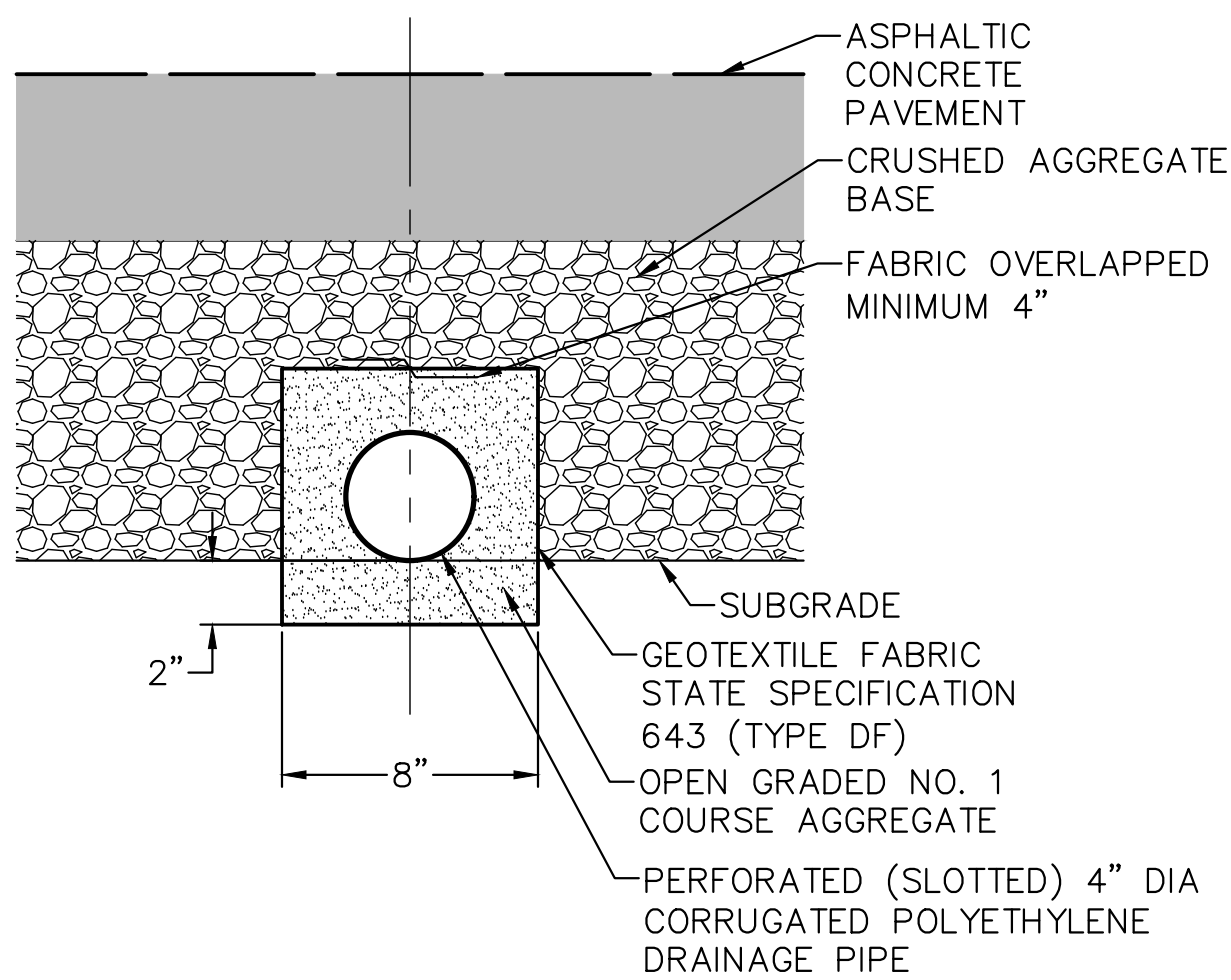
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DATE:	11/22/2022
SHEET:	C7.0

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

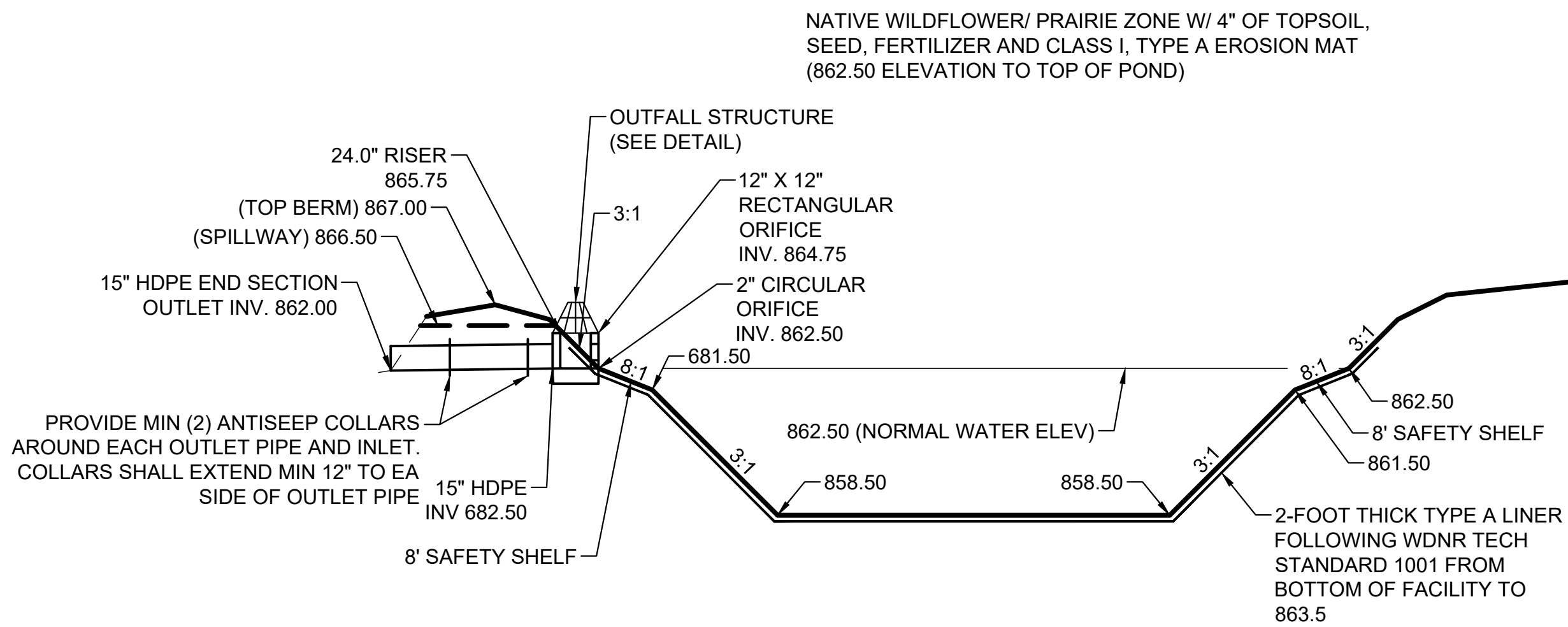
PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" AND SHALL NOT BE TAKEN AS "CONCLUSIVE". FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.



- NOTES: 1. PROVIDE PERMANENT UNDERDRAIN TO GRADES AND ELEVATIONS SHOWN ON DRAWINGS.
2. PROVIDE POSITIVE DRAINAGE WHEN UNDERDRAIN GRADES NOT SHOWN.

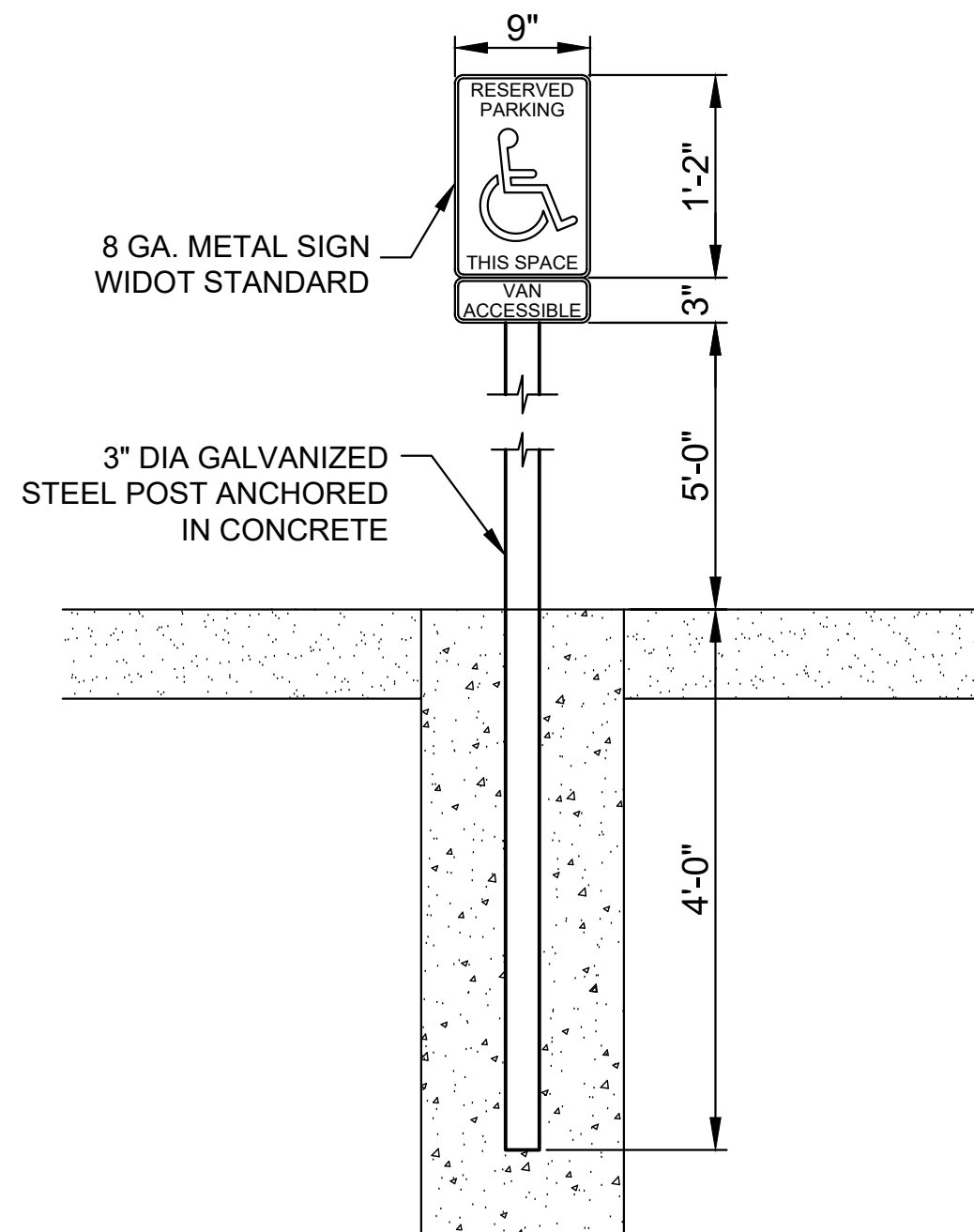
UNDERDRAIN

STO--DRAIN-03a 12 NO SCALE



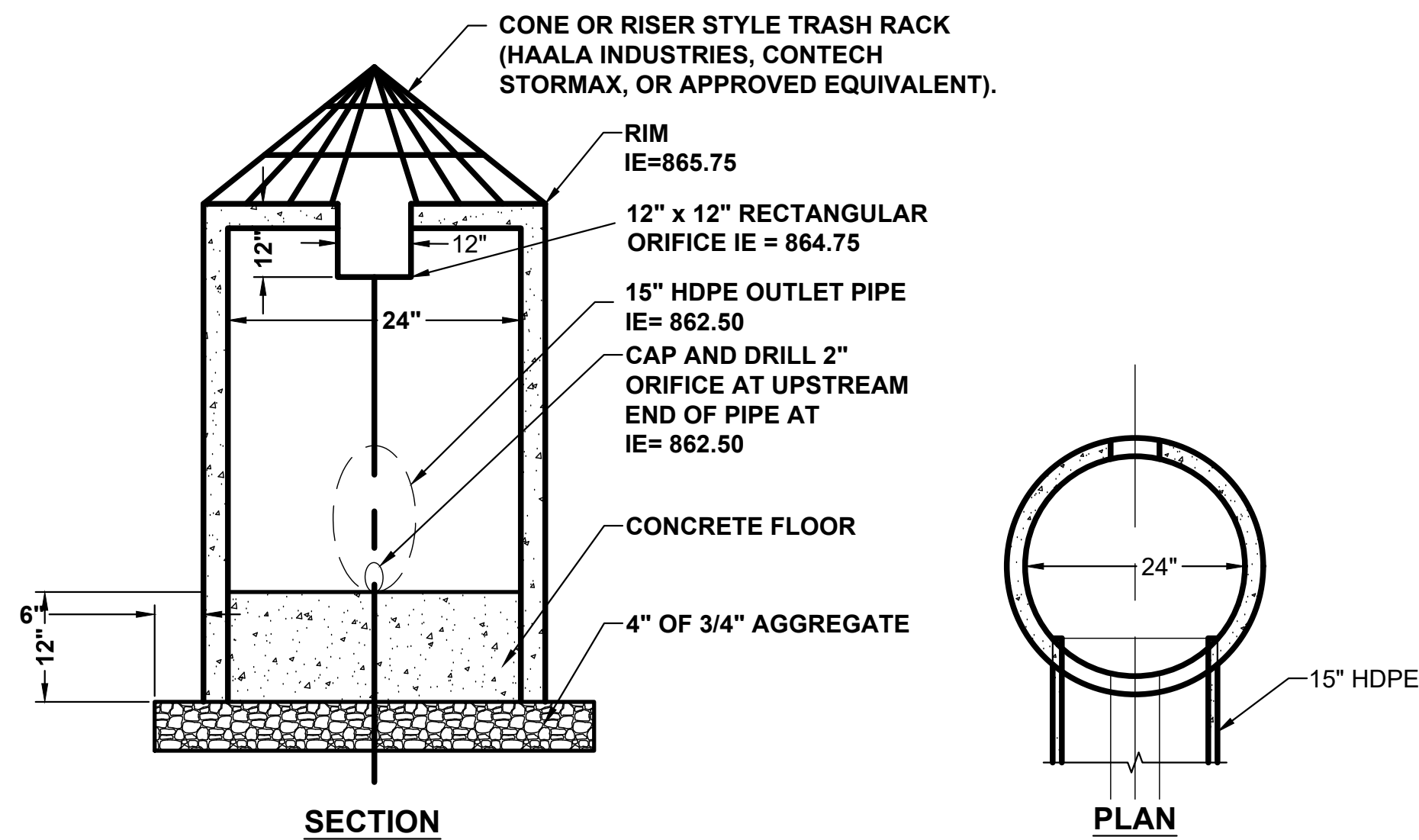
BASIN A WET POND

Cgdt-Storm Facility 20 NO SCALE



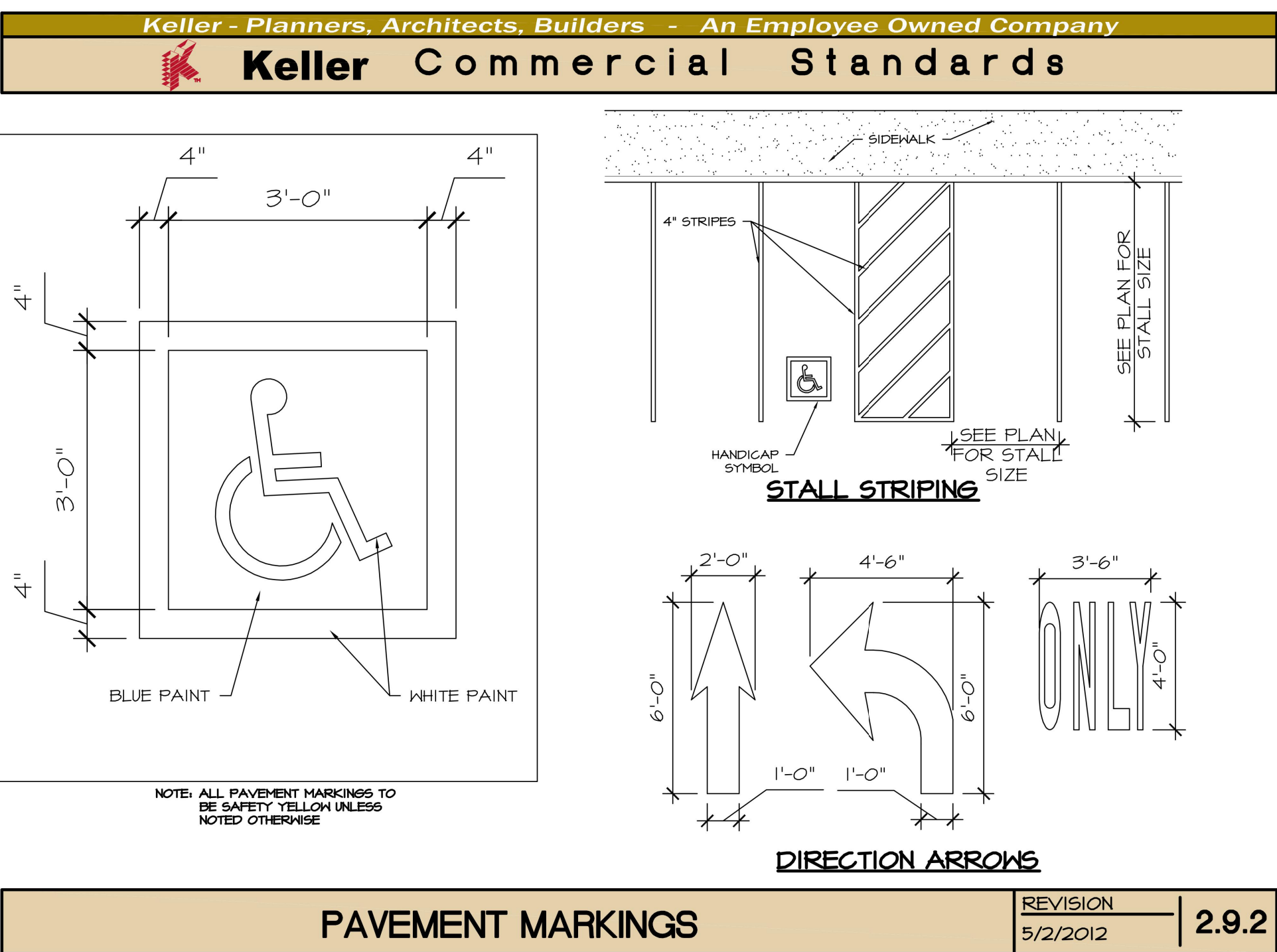
HANDICAP PARKING SIGN

PV-SIGN-01 1 NO SCALE



CONCRETE OUTFALL STRUCTURE

Cgdt-Outlet Structure 2 NO SCALE



PAVEMENT MARKINGS

REVISION 5/2/2012 2.9.2



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REVISIONS
1

PROJECT MANAGER: L. SEABALD

DESIGNER: C. MEISEL

DRAWN BY: G. DEPREY

EXPEDITOR: -----

SUPERVISOR: -----

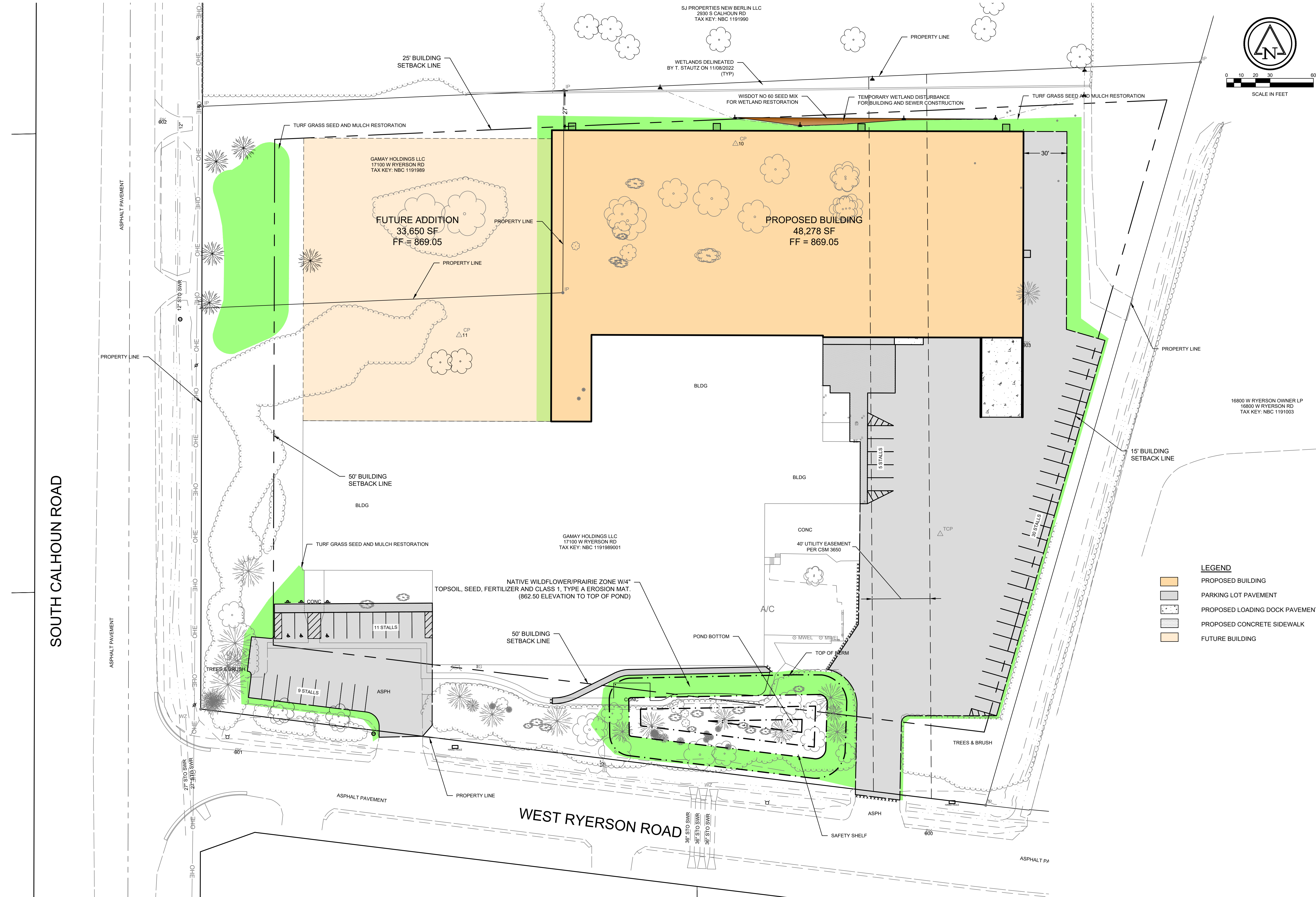
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CONSTRUCTION DETAILS





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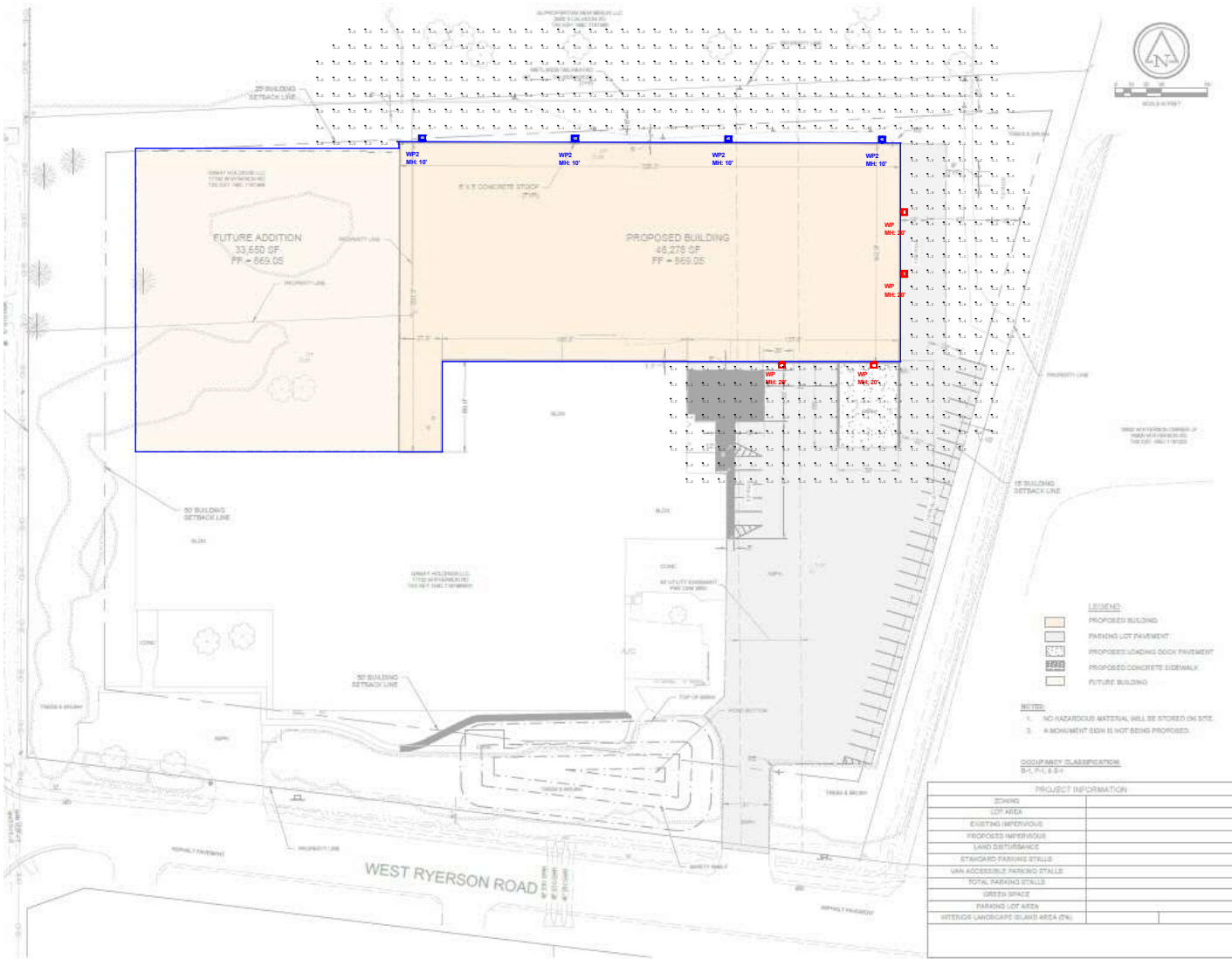
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DESIGNER: C. MEISEL	
DRAWN BY: G. DEPREY	
EXPEDITOR: _____	
SUPERVISOR: _____	
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CONTRACT NO: _____	
DATE: 11/22/2022	
SHEET: C8.0	

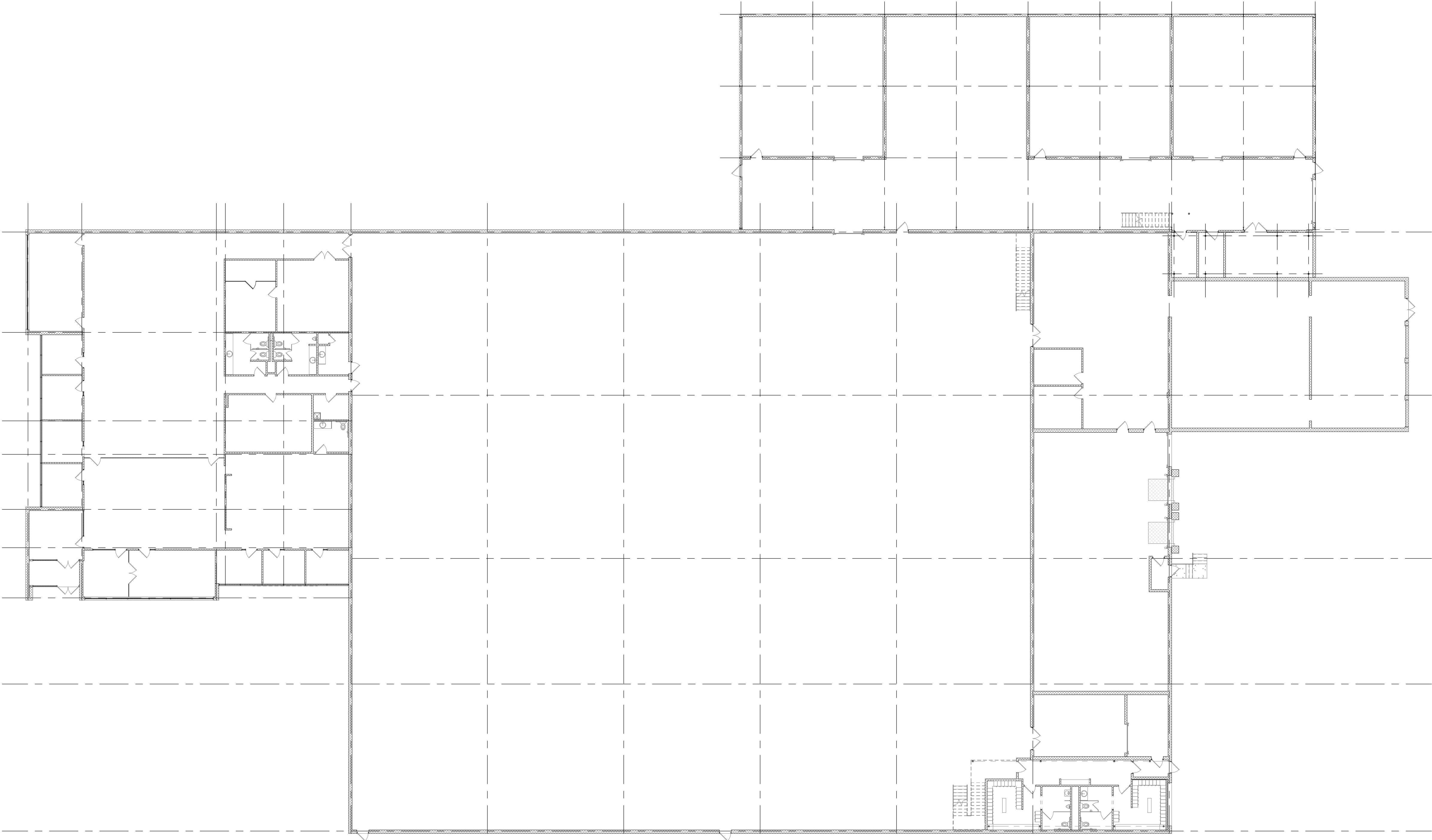
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Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Watts	Total Watts	Lumens Per Lamp
	4	WP2	Single	OLWP3S-020-UNV-40-4- - MOUNTED 10' AFG	1.000	20	80	1803
	4	WP	Single	OLWP3L-080-UNV-40-4- - MOUNTED 20' AFG	1.000	80	320	8568
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Site All	Illuminance	Fc	0.54	10.3	0.0	N.A.	N.A.	



		TITLE: DREAMPAK (NEW BERLIN, WI)	
Proprietary and Confidential		Filename: 111622DPNBWIALCR1	
Designed by		Date: 11/16/2022	SHEET 1 OF 1
ALC			



NORTH

EXISTING FLOOR PLAN
1/16" = 1'-0"

WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER



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6		

PROJECT MANAGER:
L. SEBALD

DESIGNER:
C. MANSKE

DRAWN BY:
KRW

EXPEDITOR:

SUPERVISOR:

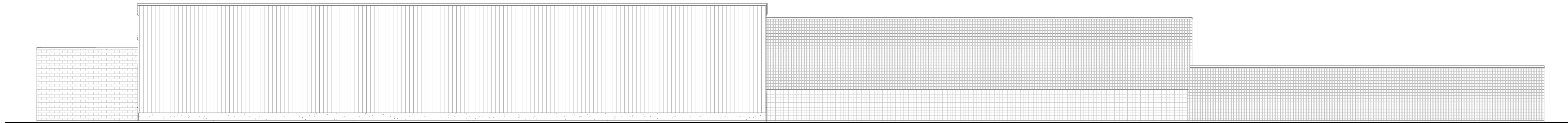
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P22219

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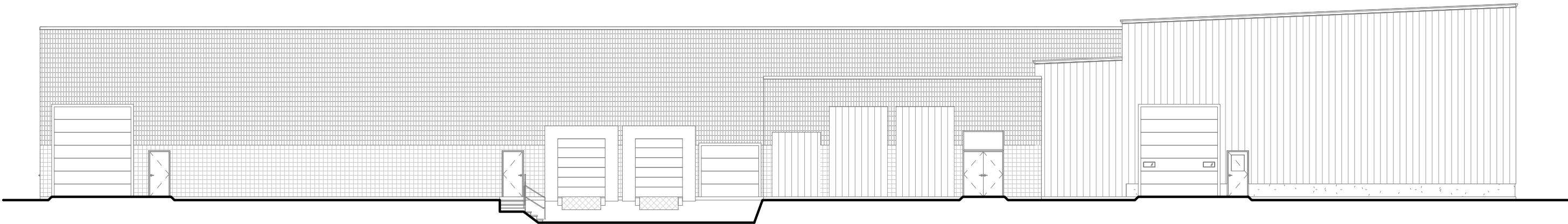
DATE:
09/01/2022

SHEET:
EX1.0

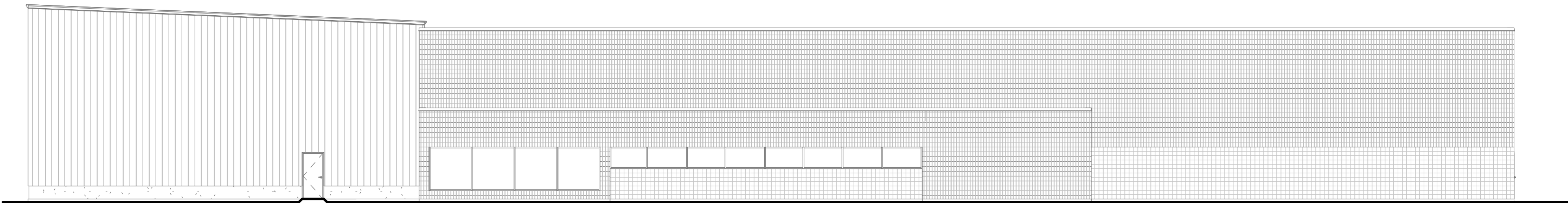
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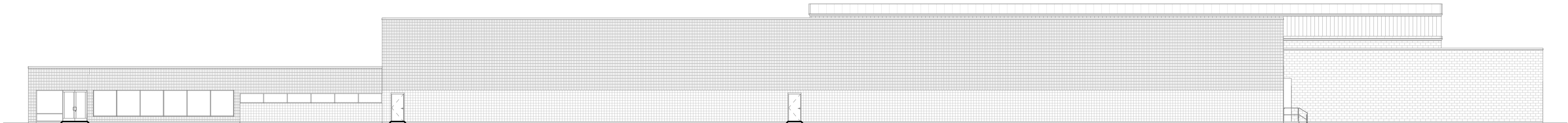
EXISTING NORTH ELEVATION
1/16" = 1'-0"



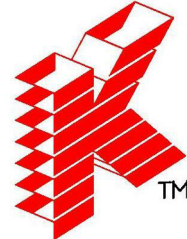
EXISTING EAST ELEVATION
1/16" = 1'-0"



EXISTING WEST ELEVATION
1/16" = 1'-0"



EXISTING SOUTH ELEVATION
1/16" = 1'-0"



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PROJECT MANAGER:
L. SEBALD

DESIGNER:
C. MANSKE

DRAWN BY:
KRW

EXPEDITOR:

SUPERVISOR:

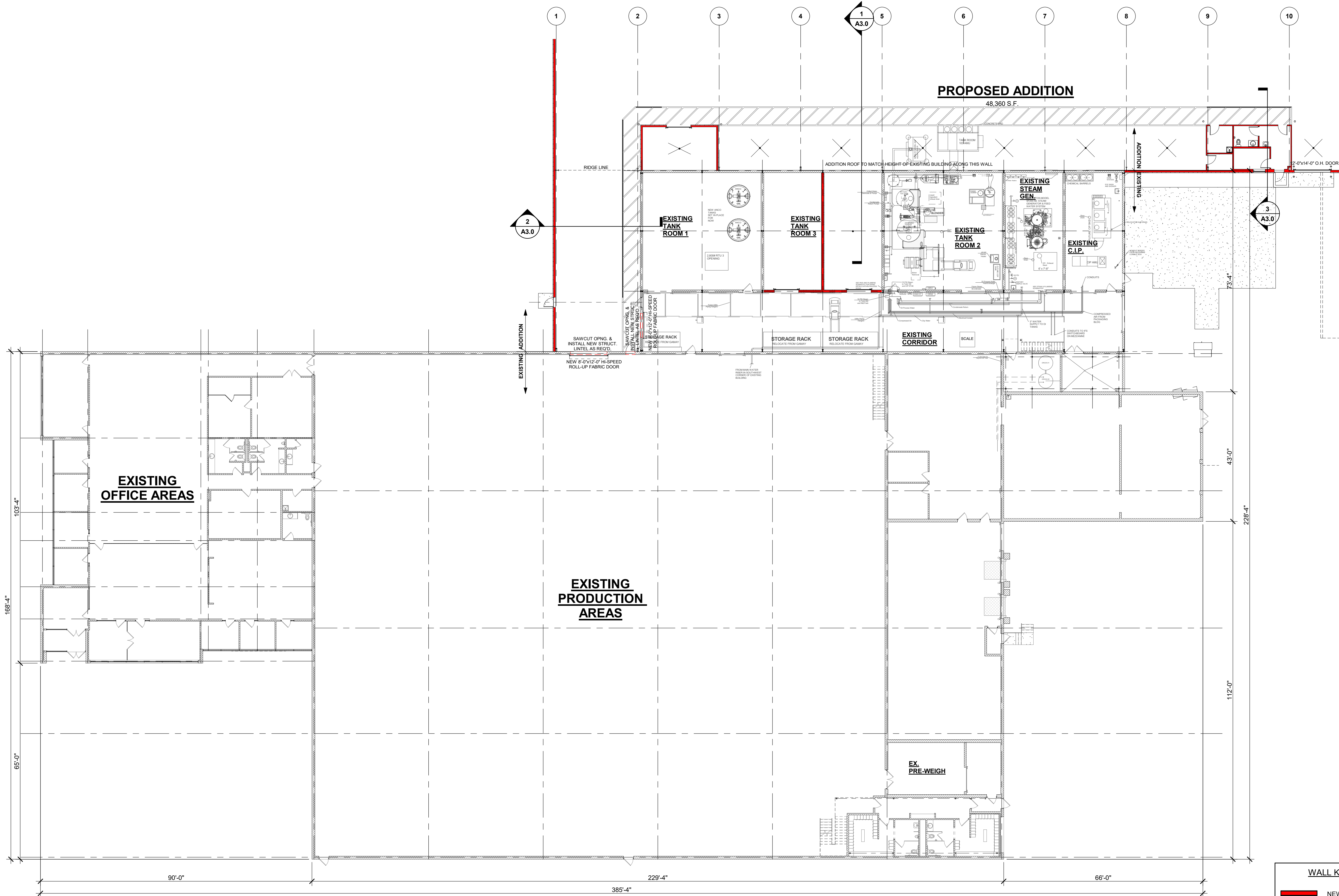
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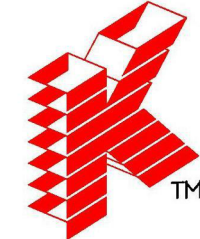
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PARTIAL FLOOR PLAN - SOUTH

1/16" = 1'-0"



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2	10.06.2022	KRW
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PROJECT MANAGER:
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DESIGNER:
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SUPERVISOR:

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EXPEDITOR:

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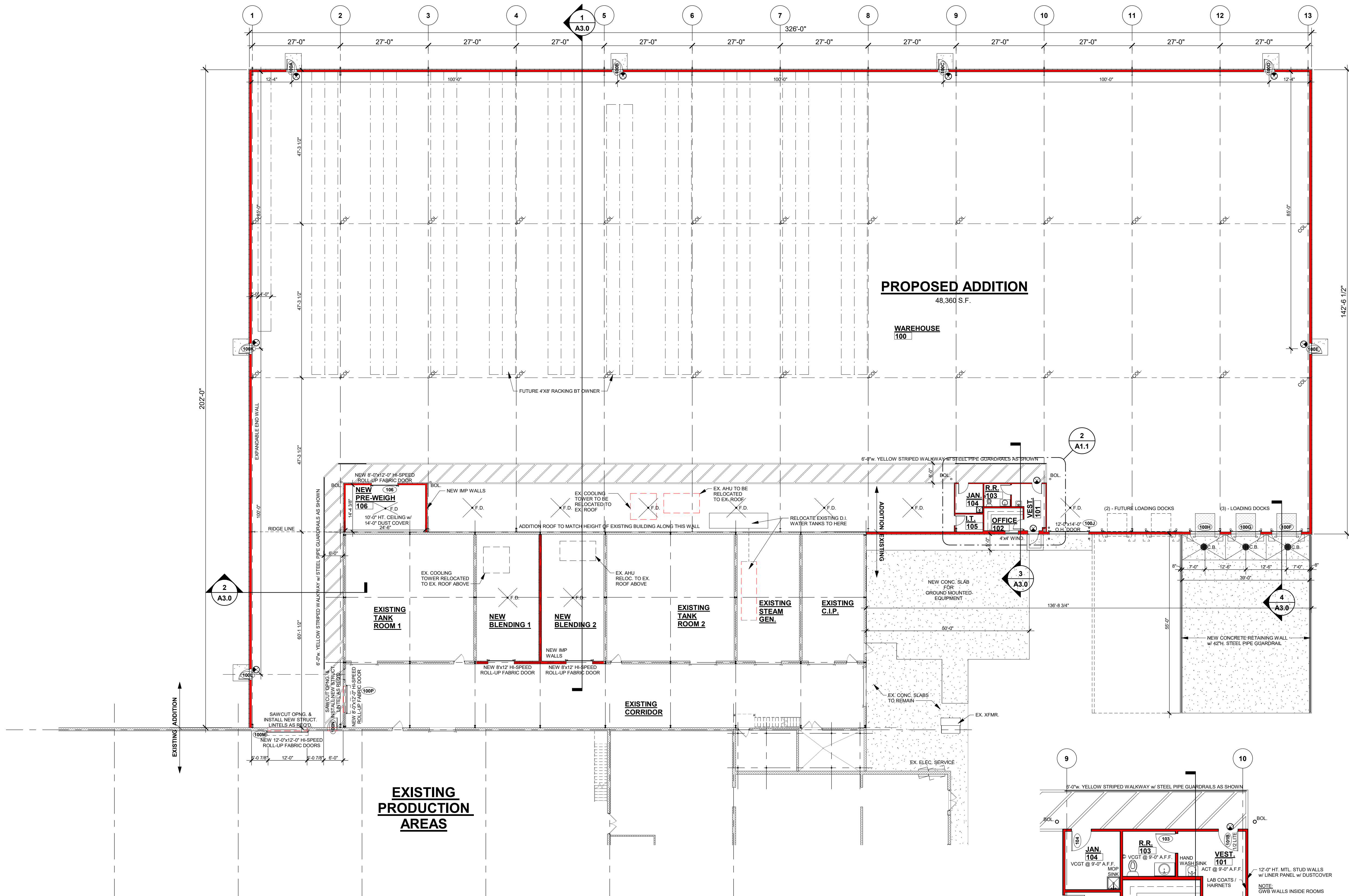
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CONTRACT NO:

DATE:
09/02/2022

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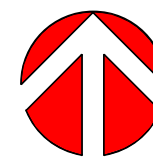
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PARTIAL FLOOR PLAN - NORTH

1/16" = 1'-0"

NORTH



PARTIAL ENLARGED PLAN

1/8" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/
VENEER WALL
- NEW COOLER/
FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
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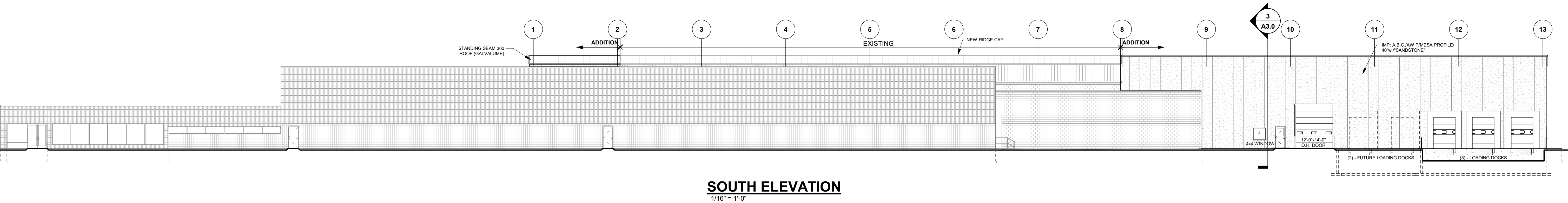
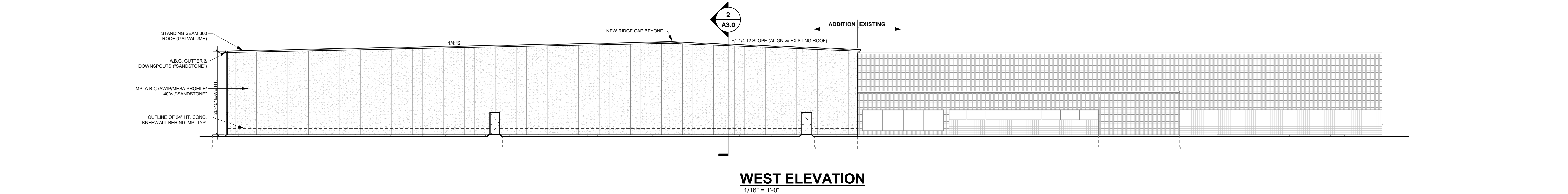
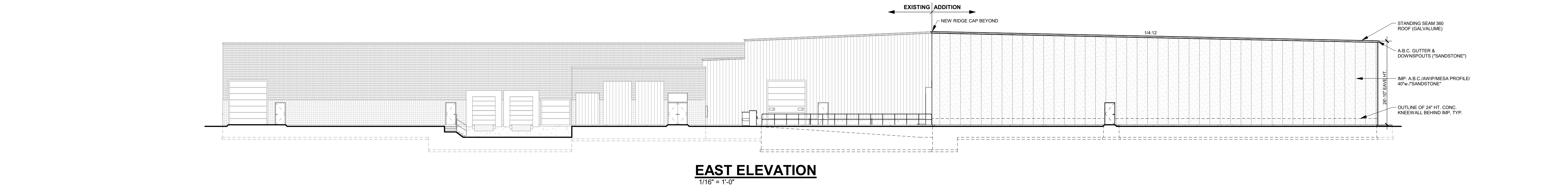
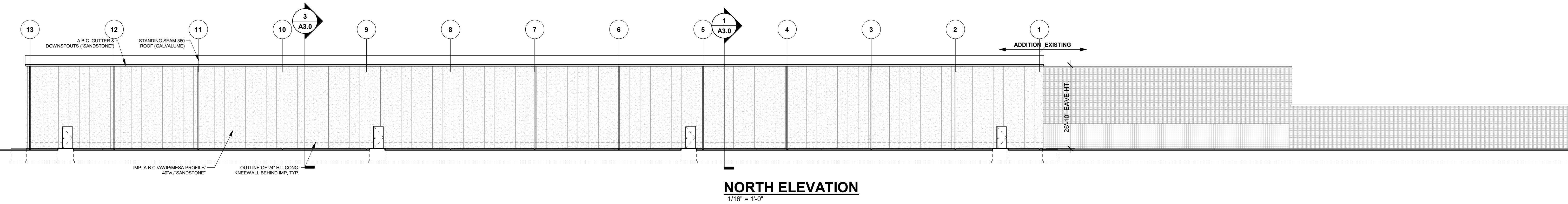
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