

Community Development Authority MEETING AGENDA



August 3, 2023 - 8:00 AM
Council Chambers
3805 S. Casper Dr.

Published: 7/28/2023

AGENDA

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
 - A. July 7, 2023 Meeting Minutes
4. **ADMINISTRATIVE REPORTS**
5. **OLD BUSINESS**
 - A. (2) KH UA-2301014 DreamPak - 17100 W. Ryerson Road - Use, Site and Architectural Approval for a 48,278 square foot addition (Tabled 7/6/23)
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

July 6, 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, Commissioner Vaclav, Commissioner Schulpus

Excused: Alderperson Hopkins, Commissioners Patterson and Felda

Staff Present: DCD Deputy Director Nikki Jones, Principal Planner Kristen Hogan, City Attorney Matt Gralinski, Deputy City Clerk Megan Godshall

3. APPROVAL OF MINUTES

A. May 4, 2023

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Horbinski
Second by: Commissioner Schulpus
Motion Passed 4-0

4. ADMINISTRATIVE REPORTS

None

5. NEW BUSINESS

A. (2) KH LD-2301013 DreamPak - 17100 W. Ryerson Road – 1-Lot Certified Survey Map

MOTION: Motion to Approve

VOTE: Motion by: Mayor Ament
Second by: Alderperson Horbinski
Motion Passed 4-0

- B.** (2) KH UA-2301014 DreamPak - 17100 W. Ryerson Road - Use, Site and Architectural Approval for a 48,278 square foot addition

MOTION: Motion to Table for a parking study

VOTE: Motion by: Alderperson Horbinski
Second by: Commissioner Schulpus
Motion Passed 4-0

6. COMMUNICATIONS

None

7. ADJOURN

MOTION: Motion to Adjourn

VOTE: Motion by: Commissioner Schulpus
Second by: Commissioner Vaclav
Motion Passed 4-0

*Respectfully Submitted,
Megan Godshall, Deputy City Clerk*

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

D.R.C. RECOMMENDATION #1: 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. Per §275-57A(2)(f), DCD staff may approve up to a 15% parking reduction. No CDA waiver is needed for this parking reduction.
 - a. Staff is recommending approval of a 15% parking reduction, for a total of 134 parking spaces. Additional staff review of revised civil plans is needed.

OR

D.R.C. RECOMMENDATION #2: Approval of the Use, Site and Architecture application for DreamPak located at 17100 W. Ryerson Road, along with Waiver Request #1, subject to the application, plans on file and the following conditions of approval:

1. Per §275-57A(2)(f), CDA approval of Waiver Request #1 is needed for a parking reduction greater than 15%, as well as acceptance of the Independent Parking Space Study.
 - a. The applicant has provided an Independent Parking Space Study, which justifies this reduction in parking. After review, staff can support approval of a 47% parking reduction, for a total of 82 parking spaces. The applicant has determined that adequate parking will be provided for the business.
 - i. Per §275-57A(9)(b)[1], the actual parking demands will be less than the requirements of this chapter.
 - ii. Per §275-57A(9)(b)[5], alternative transportation will be used.
 - b. Additional parking spaces may be required, such that the occupancy, use or intensity of use changes, as outlined in §275-57A(9)(d) and §275-57A(9)(e).
 - i. Applicant shall provide complete civil plans showing that an additional 52 spaces will work on the site, including grading, setbacks and stormwater management.
 - ii. Additional staff review of revised civil plans is needed.

ADDITIONAL INFORMATION:

The following comments reflect staff review of the civil plans dated 5/19/23 and the plan of operation dated 7/24/23. Staff has not reviewed the revised civil plans dated 7/24/23:

1. 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: Monday – Friday, 5 am - 11 pm
 - ii. Number of Employees: 120 Employees – Total
 1. 18 Employees - Office (9 am – 5 pm)
 2. 59 Employees - 1st Shift Warehouse/Production (5 am – 1:30 pm)
 3. 43 Employees – 2nd Shift Warehouse/Production (2:30 pm – 11 pm)
- 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.
- k. Per §275-24, all future tenants shall be required to apply for and receive a Zoning Permit from the Department of Community Development prior to leasing or occupying space within this development. All future tenants will be reviewed on a case-by-case basis for adequacy of parking and may be denied due to lack of parking. If additional parking is required to accommodate future tenants, applicant shall apply for a Use Approval application.

2. 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)

3. 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.

4. 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.

5. Utility:

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

6. 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 August 3, 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 have been 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

7/6/2023 CDA approval of 1-Lot CSM (See File #: LD-2301013)

7/6/2023 CDA table Use, Site and Architecture (See File #: UA-2301014)

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.
 - a. Hours of Operation: Monday – Friday, 5 am - 11 pm
 - b. Number of Employees: 120 Employees – Total
 - i. 18 Employees - Office (9 am – 5 pm)
 - ii. 59 Employees - 1st Shift Warehouse/Production (5 am – 1:30 pm)
 - iii. 43 Employees – 2nd Shift Warehouse/Production (2:30 pm – 11 pm)
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 = 82 spaces)
 - v. Applicant is requesting a 47% reduction in the number of parking spaces.
 - c. Proposed additional parking – does not account for future 33,650 SF addition
 - i. 134 spaces (15% parking reduction)
 - d. Peak employee/vehicle counts with proposed addition:
 - i. 77 employees (57 vehicles) - morning
 - ii. 61 employees (48 vehicles) - afternoon
 - e. Parking waivers greater than 15% shall be approved by the CDA. Future applications may be denied based upon review of parking requirements.

**Department of
Community Development
Staff Report**

D.R.C. RECOMMENDATION #1: 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.**

OR

D.R.C. RECOMMENDATION #2: Approval of the Use, Site and Architecture application for DreamPak located at 17100 W. Ryerson Road, along with Waiver Request #1, subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

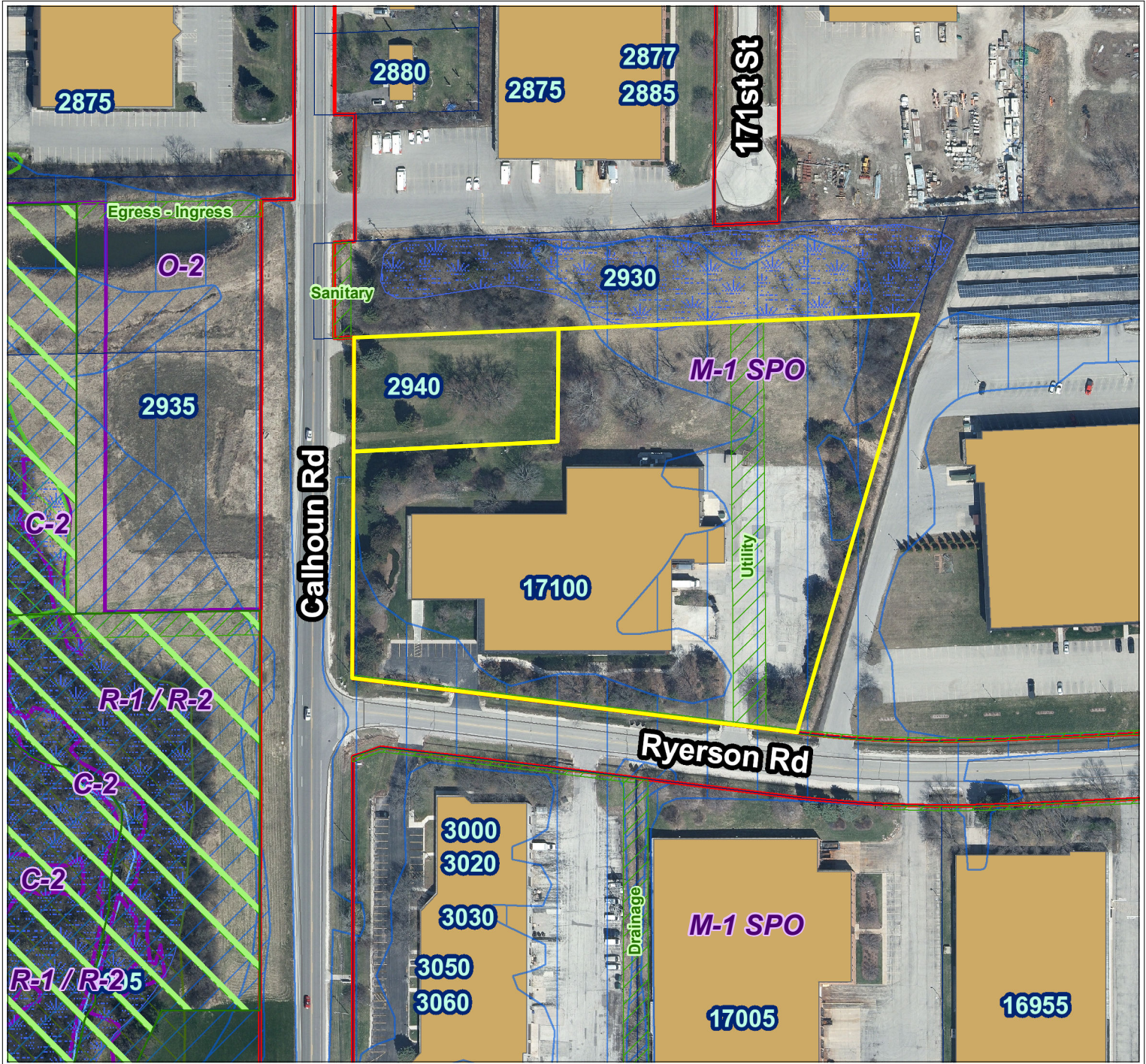
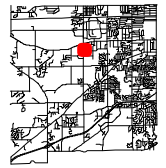
ATTACHMENTS:

Location Map
Plan of Operation
Revised Plan of Operation (7/24/23)
Civil Plans
Revised Civil Plans (7/24/23)
Independent Parking Space Study
Architecture Plans
Photometric Plan

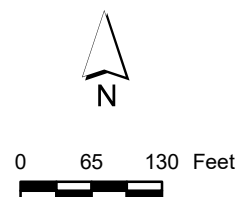
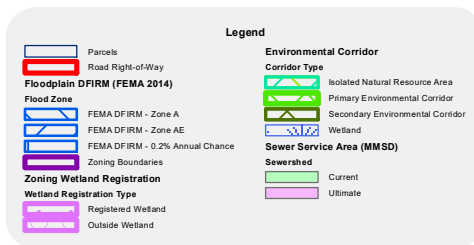
UA-2301014 & LD-2301013

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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May 19, 2023

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

To Whom It May Concern,

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

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

Main Building Activities will be as follows:

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

Hours of Operations will be as follows:

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



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

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

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

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

DreamPak's parcel is heavily landscaped along both S. Calhoun Rd. and W. Ryerson Rd. Landscaping for this project is limited to 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



July 24, 2023

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

To Whom It May Concern,

DreamPak, 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 an approximately 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 potential construction of 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:

- Office Administration
- 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 Office: 9:00 AM – 5:00 PM
 - 1st Shift Warehouse/Production: 5:00AM – 1:30 PM
 - 2nd Shift Warehouse/Production: 2:30 PM – 11:00 PM

A majority of DreamPak's full time employees arrive via personal vehicles with most temporary employees arriving via staffing service busses. Following the building expansion, the southwest and east parking lots will provide (81) parking spaces. A parking study was conducted to insure that the (81) parking spaces would be sufficient for DreamPak's current employees parking needs as well the projected maximum parking needs that could be anticipated with the construction of the addition. The parking study is based car/employee counts below and provided for your review. Also, (52) potential future parking spaces are shown on the civil plan. These (52) additional parking spaces are not part of this building expansion project, but have been noted to indicate that supplementary parking can be added to the site if needed in the future.

Current Employee/Car Counts

- First Shift
 - Office: 8
 - Production: 10
 - Warehouse: 3
 - Temp Workers: 30 (20 by Bus)
 - **Total First Shift Cars: 51**
- Second Shift
 - Office: 0
 - Production: 8
 - Warehouse: 0
 - Temp Workers: 20 (13 by Bus)
 - **Total Second Shift Cars: 15**

Projected Maximum Employee/Car Counts after Addition Construction

- First Shift
 - Office: 18
 - Production: 15
 - Warehouse: 14
 - Temp Workers: 30 (20 by Bus)



- **Total First Shift Cars: 57**
- Second Shift
 - Office: 0
 - Production: 12
 - Warehouse: 11
 - Temp Workers: 20 (13 by Bus)
 - **Total Second Shift Cars: 30**

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 a potential 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.

OWNER

Gamay Holdings, LLC

Waleed Gamay
17100 W Ryerson Rd
New Berlin, WI 53151

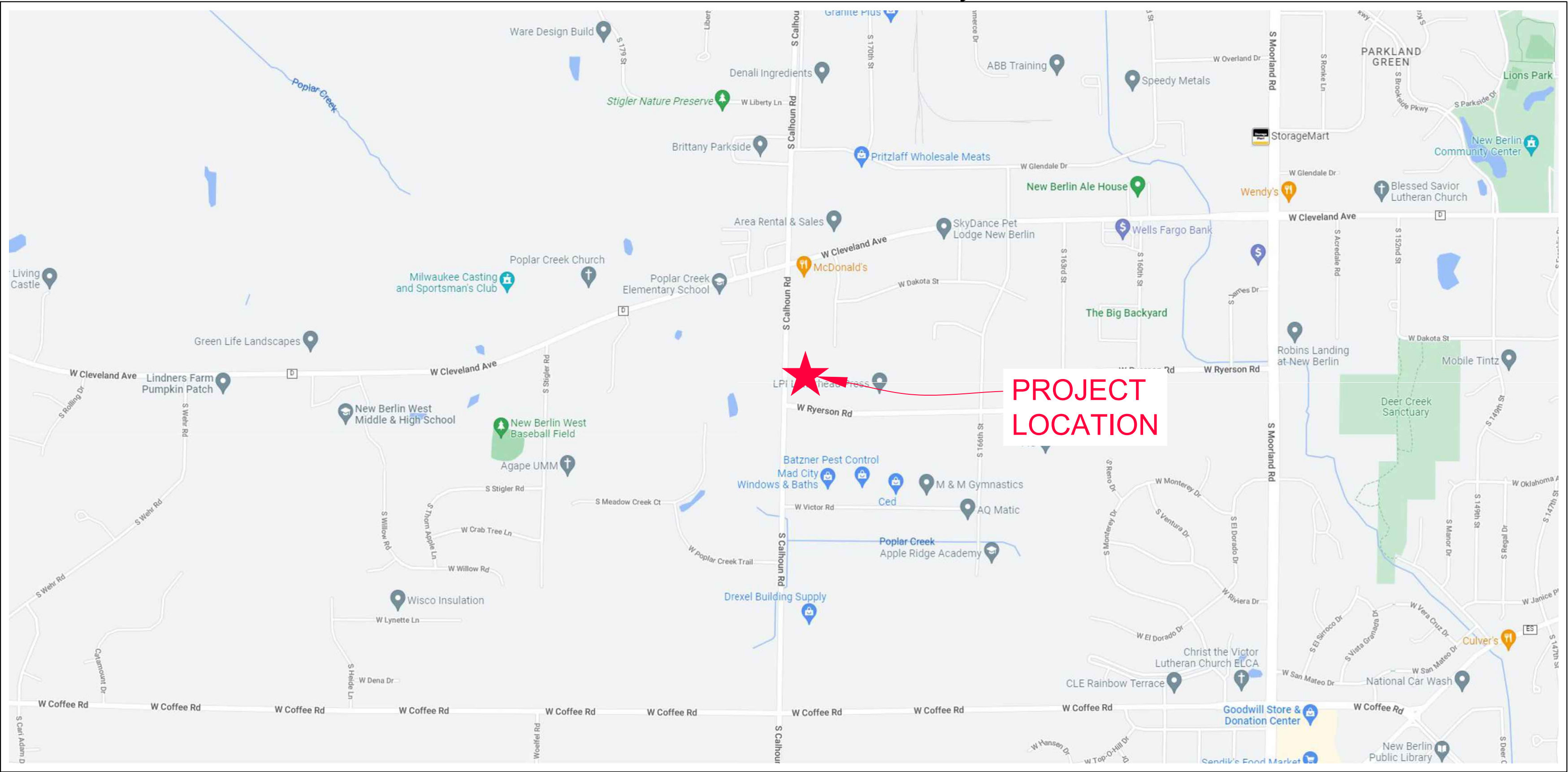
**ARCHITECT/
BUILDER**

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 ENGINEER

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		
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	MONUMENT		STORM CATCH BASIN		GAS CURB STOP		EXISTING WATER VALVE		
	NAIL		STORM FIELD INLET		GAS MANHOLE		EXISTING WATER VALVE MANHOLE		
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	PROPOSED DITCH CHECK		GUY WIRE		RAILROAD SIGNAL BOX		EDGE OF ASPHALT PAVEMENT		
	PROPOSED EROSION LOGS/EROSION WADDLES		LIGHT POLE		RAILROAD SIGNAL FLASHER		EDGE OF GRAVEL PAVEMENT		
	PROPOSED INLET PROTECTION TYPE A		MAIL BOX		RAILROAD SPIKE		EDGE OF CONCRETE PAVEMENT		
	PROPOSED INLET PROTECTION TYPE B		MARKER POST		RAILROAD TRACKS		PROPOSED DETECTABLE WARNING FIELD		
	PROPOSED INLET PROTECTION TYPE C		MONITORING WELL	<th colspan="2">TRAFFIC SIGNAL</th> <td></td> <td>PROPOSED SIGN</td>	TRAFFIC SIGNAL			PROPOSED SIGN	
	PROPOSED INLET PROTECTION TYPE D		PILING		CONTROL BOX/LIGHTING CABINET		PROPOSED EDGE OF ASPHALT PAVEMENT		
	PROPOSED BARRIER FENCE		POST		PULL BOX		PROPOSED EDGE OF CONCRETE PAVEMENT		
	PROPOSED SILT FENCE		REVISION LABEL		TRAFFIC SIGNAL		PROPOSED EDGE OF GRAVEL PAVEMENT		
	PROPOSED EROSION MAT		SOIL BORING		UNDERGROUND LOOP DETECTOR		PROPOSED SLOPE INTERCEPT		
	PROPOSED RIP RAP		UTILITY POLE						
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	PROPOSED DITCH CHECK		GUY WIRE		RAILROAD SIGNAL BOX		EDGE OF ASPHALT PAVEMENT		
	PROPOSED EROSION LOGS/EROSION WADDLES		LIGHT POLE		RAILROAD SIGNAL FLASHER		EDGE OF GRAVEL PAVEMENT		
	PROPOSED INLET PROTECTION TYPE A		MAIL BOX		RAILROAD SPIKE		EDGE OF CONCRETE PAVEMENT		
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	PROPOSED SILT FENCE		REVISION LABEL		TRAFFIC SIGNAL		PROPOSED EDGE OF GRAVEL PAVEMENT		
	PROPOSED EROSION MAT		SOIL BORING		UNDERGROUND LOOP DETECTOR		PROPOSED SLOPE INTERCEPT		
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GRADING AND PAVING

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12.

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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)		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		
	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 INLET		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)		
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GROUND		GENERAL		LANDSCAPE			PROPOSED WATER MAIN PLUG		
	WATER ELEVATION		AIR CONDITIONER		CONIFEROUS MULTIPLE TRUNK TREE		PROPOSED WATER MAIN PLUG W/AIR RELEASE		
	WETLANDS (SURVEYED LOCATION)		CLEAN OUT		CONIFEROUS TREE		PROPOSED WATER MAIN REDUCER		
	CROPFIELD		DELINEATOR POST		DECIDUOUS TREE		PROPOSED WATER MAIN TEE		
	DITCH		FLAG POLE		DECIDUOUS MULTIPLE TRUNK TREE		PROPOSED WATER VALVE		
	GUARD RAIL		GENERIC HAND HOLE		DECORATIVE ROCK		PROPOSED WATER VALVE MANHOLE		
	TOE OF SLOPE		GENERIC MANHOLE		STUMP		PROPOSED YARD HYDRANT		
	TOP OF BANK		GENERIC METER		EDGE OF PLANTER/LANDSCAPE BED		PROPOSED WATER MAIN		
	WETLAND BOUNDARY		GENERIC PEDESTAL		EDGE OF TREES & BRUSH		PROPOSED WATER SERVICE		
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	IRON PIPE (1" DIA)		SANITARY SEWER		ELECTRIC MANHOLE		EXISTING WATER MAIN BEND		
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	PROPOSED SILT FENCE		REVISION LABEL		TRAFFIC SIGNAL		PROPOSED EDGE OF GRAVEL PAVEMENT		
	PROPOSED EROSION MAT		SOIL BORING		UNDERGROUND LOOP DETECTOR		PROPOSED SLOPE INTERCEPT		
	PROPOSED RIP RAP		UTILITY POLE						
	PROPOSED TRACKING PAD		YARD LIGHT						

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.

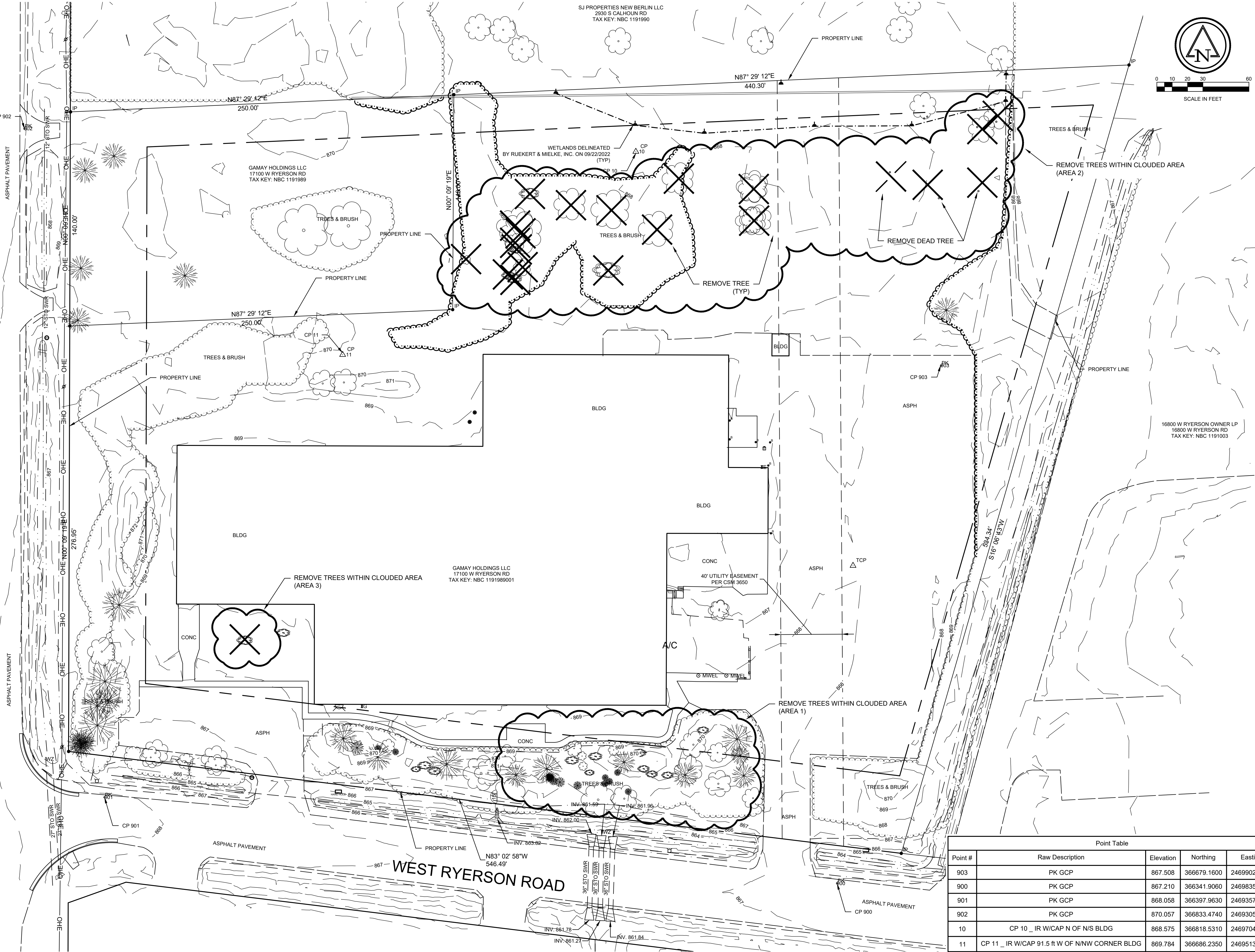
TWO PAINT COATS SHALL BE APPLIED ON NEW PAVEMENT. THE FIRST COAT SHALL BE AFTER PAVING OPERATIONS HAVE BEEN COMPLETED. THE SECOND COAT SHALL BE APPLIED 30 CALENDAR DAYS AFTER PAVING HAS BEEN COMPLETED.
13.

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)	<th colspan="2">STORM SEWER</th> <td></td> <td>UNDERGROUND ELECTRIC</td> <td></td> <td>EXISTING WATER MAIN REDUCER</td>	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		
	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		
	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		
GROUND		GENERAL		LANDSCAPE			PROPOSED WATER MAIN PLUG		
	WATER ELEVATION		AIR CONDITIONER		CONIFEROUS MULTIPLE TRUNK TREE		PROPOSED WATER MAIN PLUG W/AIR RELEASE		
	WETLANDS (SURVEYED LOCATION)		CLEAN OUT		CONIFEROUS TREE		PROPOSED WATER MAIN TEE		
	CROPFIELD		DELINEATOR POST		DECIDUOUS TREE		PROPOSED WATER VALVE		
	DITCH		FLAG POLE		DECIDUOUS MULTIPLE TRUNK TREE		PROPOSED WATER VALVE MANHOLE		
	GUARD RAIL		HAND HOLE		DECORATIVE ROCK		PROPOSED YARD HYDRANT		
	TOE OF SLOPE		GENERIC MANHOLE		STUMP		PROPOSED WATER MAIN		
	TOP OF BANK		GENERIC METER		EDGE OF PLANTER/LANDSCAPE BED		PROPOSED WATER SERVICE		
	WETLAND BOUNDARY		GENERIC PEDESTAL		EDGE OF TREES & BRUSH				
			GENERIC VALVE		FENCE				
			GENERIC VENT						
			GUY POLE	<th colspan="2">RAILROAD</th> <td><th colspan="2">PAVEMENT</th></td>	RAILROAD		<th colspan="2">PAVEMENT</th>	PAVEMENT	
<th colspan="2">EROSION CONTROL</th> <td></td> <td>GUY WIRE</td> <td></td> <td>RAILROAD SIGNAL BOX</td> <td></td> <td>EXISTING SIGN</td>	EROSION CONTROL			GUY WIRE		RAILROAD SIGNAL BOX		EXISTING SIGN	
	PROPOSED DITCH CHECK		LIGHT POLE		RAILROAD SIGNAL FLASHER		EDGE OF ASPHALT PAVEMENT		
	PROPOSED EROSION LOGS/EROSION WADDLES		MAIL BOX		RAILROAD SPIKE		EDGE OF GRAVEL PAVEMENT		
	PROPOSED INLET PROTECTION TYPE A		MARKER POST		RAILROAD TRACKS		EDGE OF CONCRETE PAVEMENT		
	PROPOSED INLET PROTECTION TYPE B		MONITORING WELL				PROPOSED DETECTABLE WARNING FIELD		
	PROPOSED INLET PROTECTION TYPE C		PILING	<th colspan="2">TRAFFIC SIGNAL</th> <td></td> <td>PROPOSED SIGN</td>	TRAFFIC SIGNAL			PROPOSED SIGN	
	PROPOSED INLET PROTECTION TYPE D		POST		CONTROL BOX/LIGHTING CABINET		PROPOSED EDGE OF ASPHALT PAVEMENT		
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	PROPOSED SILT FENCE		SOIL BORING		TRAFFIC SIGNAL		PROPOSED EDGE OF GRAVEL PAVEMENT		
	PROPOSED EROSION MAT		UTILITY POLE		UNDERGROUND LOOP DETECTOR		PROPOSED SLOPE INTERCEPT		
	PROPOSED RIP RAP		YARD LIGHT						
	PROPOSED TRACKING PAD								

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





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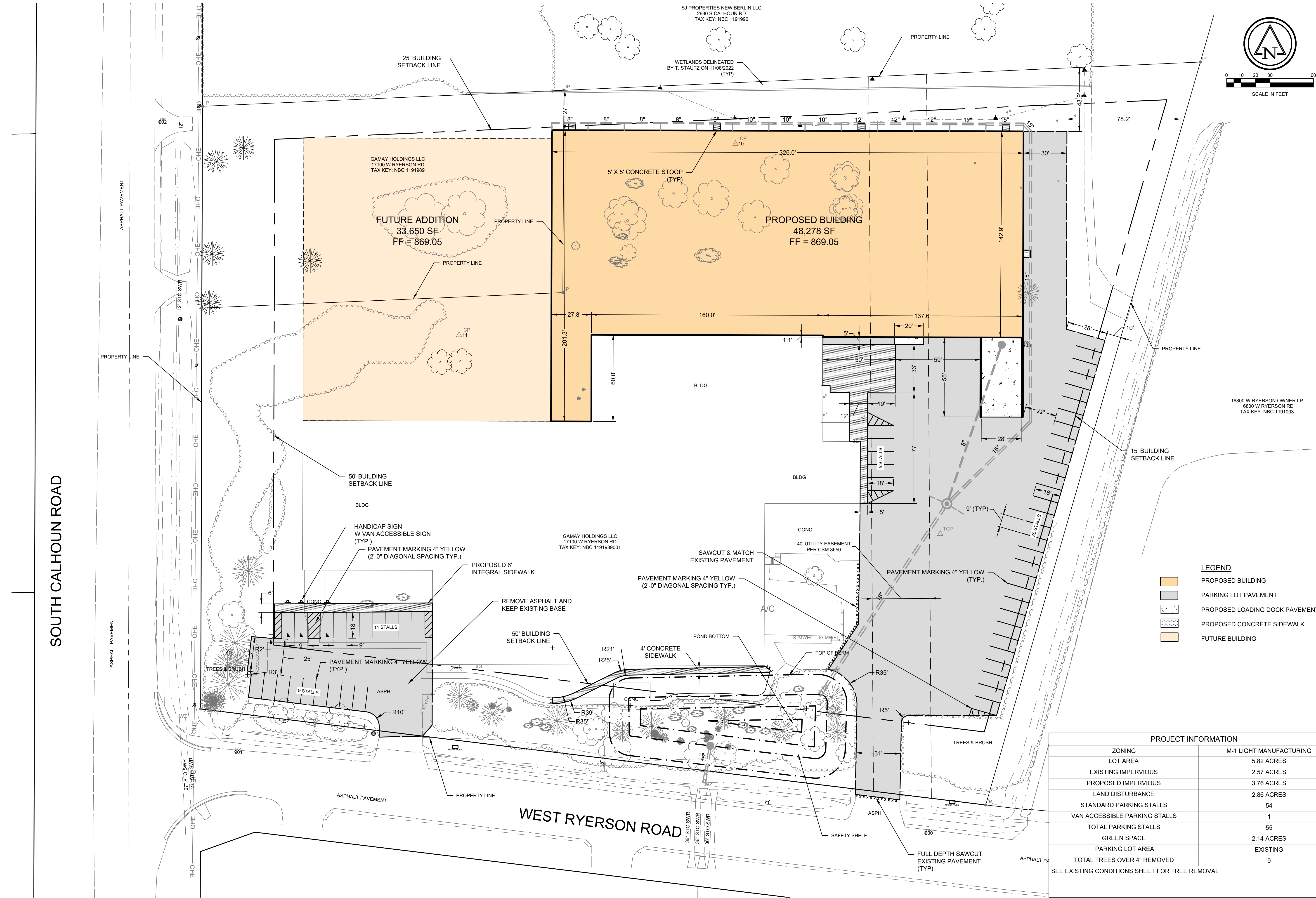
DREAMPAK

NEW BERLIN, WISCONSIN

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REVISIONS

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REVISIONS	

PROJECT INFORMATION	
ZONING	M-1 LIGHT MANUFACTURING
LOT AREA	5.82 ACRES
EXISTING IMPERVIOUS	2.57 ACRES
PROPOSED IMPERVIOUS	3.76 ACRES
LAND DISTURBANCE	2.86 ACRES
STANDARD PARKING STALLS	54
VAN ACCESSIBLE PARKING STALLS	1
TOTAL PARKING STALLS	55
GREEN SPACE	2.14 ACRES
PARKING LOT AREA	EXISTING
TOTAL TREES OVER 4" REMOVED	9
SEE EXISTING CONDITIONS SHEET FOR TREE REMOVAL	

PROJECT MANAGER:	L. SEABOLD
DESIGNER:	C. MEISEL
DRAWN BY:	G. DEPREY
EXPEDITOR:	
SUPERVISOR:	
PRELIMINARY NO:	
CONTRACT NO:	

DATE: 11/22/2022
SHEET: C4.0

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.

EROSION CONTROL

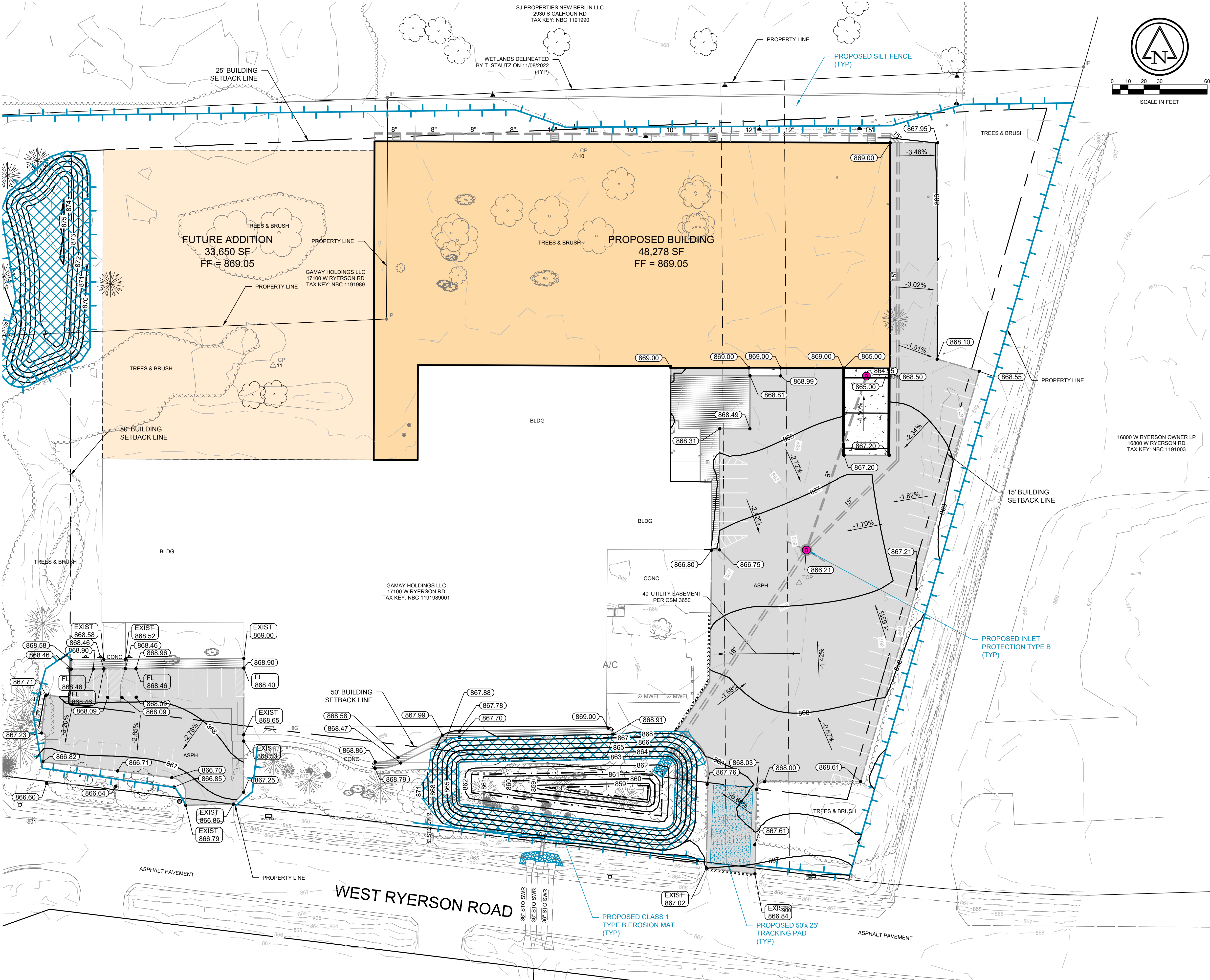
- PROPOSED EROSION LOGS/EROSION WADDLES
PROPOSED INLET PROTECTION TYPE B
PROPOSED SILT FENCE
PROPOSED RIP RAP
PROPOSED EROSION MAT
PROPOSED TRACKING PAD

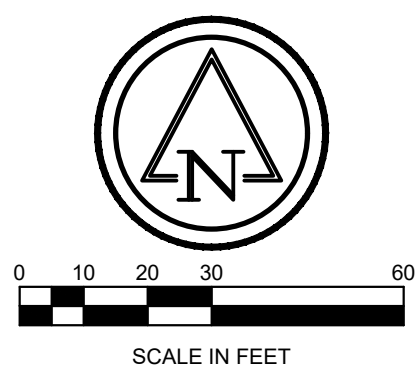
NOTES:

- TOTAL CSM COMBINED SITE AREA: 6.61 ACRES.
- ESTIMATED AREA OF DISTURBANCE: 2.83 ACRES.
- 54% OF PROJECT AREA IDENTIFIED AS MARTINTON SILT LOAM AND 46% AS MONTGOMERY SILT CLAY LOAM PER NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
- MAINTAIN EXISTING VEGETATION IN STREET RIGHT OF WAY.
- SNOW STORAGE IS NOT TO BLOCK SWALES.
- THE SWALES SHALL BE STABILIZED WITHIN 14 DAYS OF BEING GRADED.
- 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.

CONSTRUCTION SEQUENCE

- INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY LAND DISTURBING ACTIVITIES, AS SHOWN ON DRAWINGS AND DIRECTED BY ENGINEER.
- CLEAR AND GRUB VEGETATION AS SHOWN ON DRAWINGS OR AS DIRECTED BY ENGINEER.
- 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.
- INSTALL, ADJUST AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES NECESSARY FOR EACH ACTIVE STAGE. MAINTAIN MEASURES AT THE END OF EACH DAY.
- STAGE CONSTRUCTION BY WORK LOCATION. SUBSEQUENT STEPS MAY BE COMPLETED IN ALTERNATE SEQUENCE DEPENDING UPON CONTRACTOR OPERATIONS.
- COMPLETE ROUGH GRADING.
- INSTALL UNDERGROUND SANITARY SEWER, WATER DISTRIBUTION, AND STORM SEWER UTILITIES.
- INSTALL STRUCTURE.
- PREPARE PAVEMENT SUBGRADE.
- INSTALL NEW PAVEMENT AND BASE LAYERS.
- INSTALL PAVEMENT MARKINGS.
- INSTALL LAWN LANDSCAPING.
- 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.
- AREAS BROUGHT TO FINAL GRADE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS.
- 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.
- 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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N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 Phone (920)766-5795 1-800-236-2534 Fax (920)766-5004	3308 Nursery Drive Middleton, WI 53562 Phone (608)445-2245

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Germantown, WI 53022	Phone (715)849-3141
Phone (262)250-9710	Fax (715)849-3181
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REVISIONS



PROJECT MANAGER:

L. SEABAL

DESIGNER

C. MEISE

DRAWN BY:

G. DEPRE

EXPEDITOR:

SUPERVISOR:

— — — — —

PRELIMINARY NO:

CONTRACT NO:

DATE:

11/22/202

SHEET:

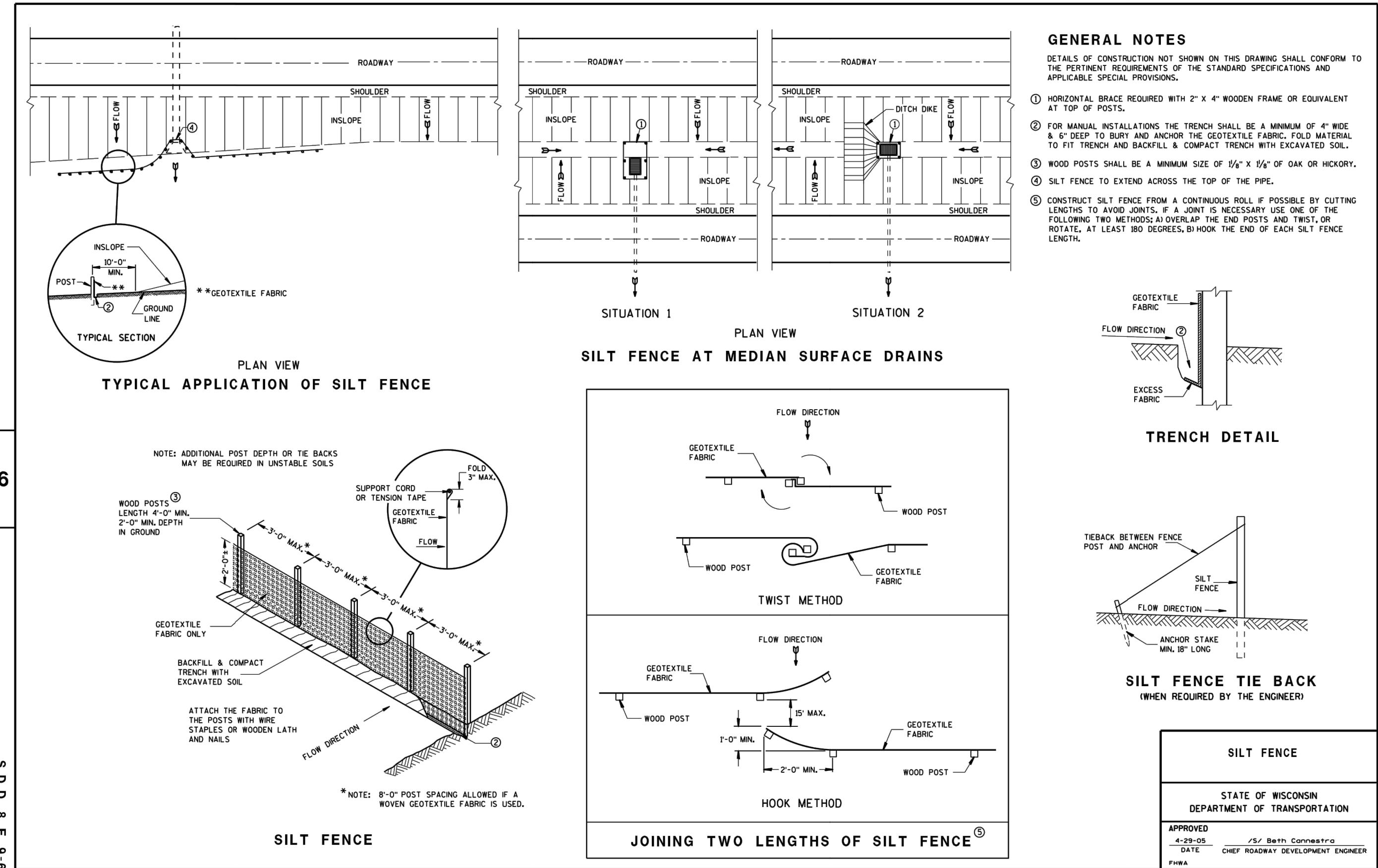
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UTILITY PLAN. SHEET: **C6.0**

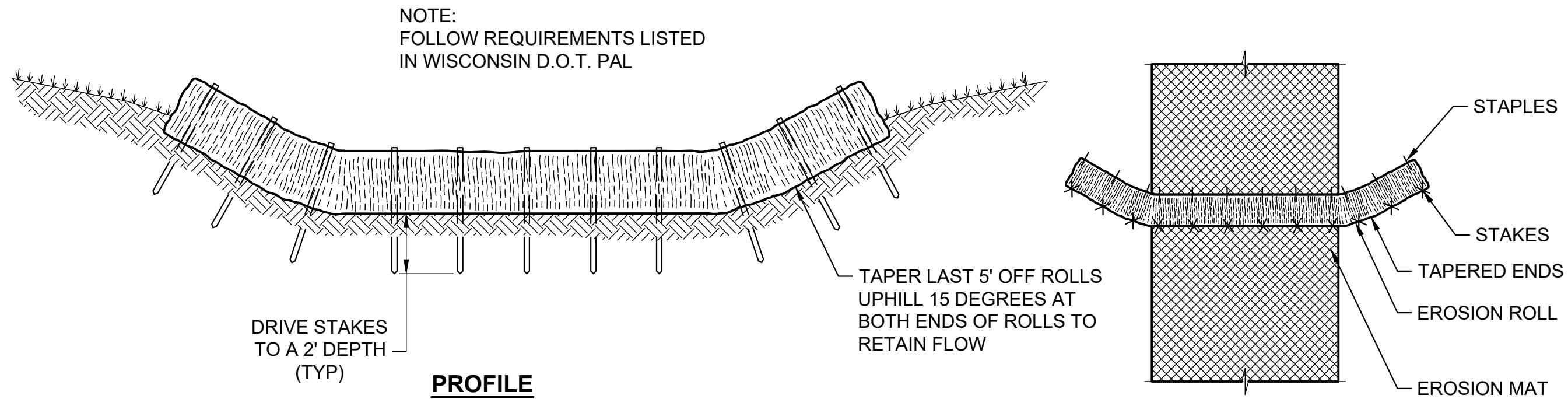
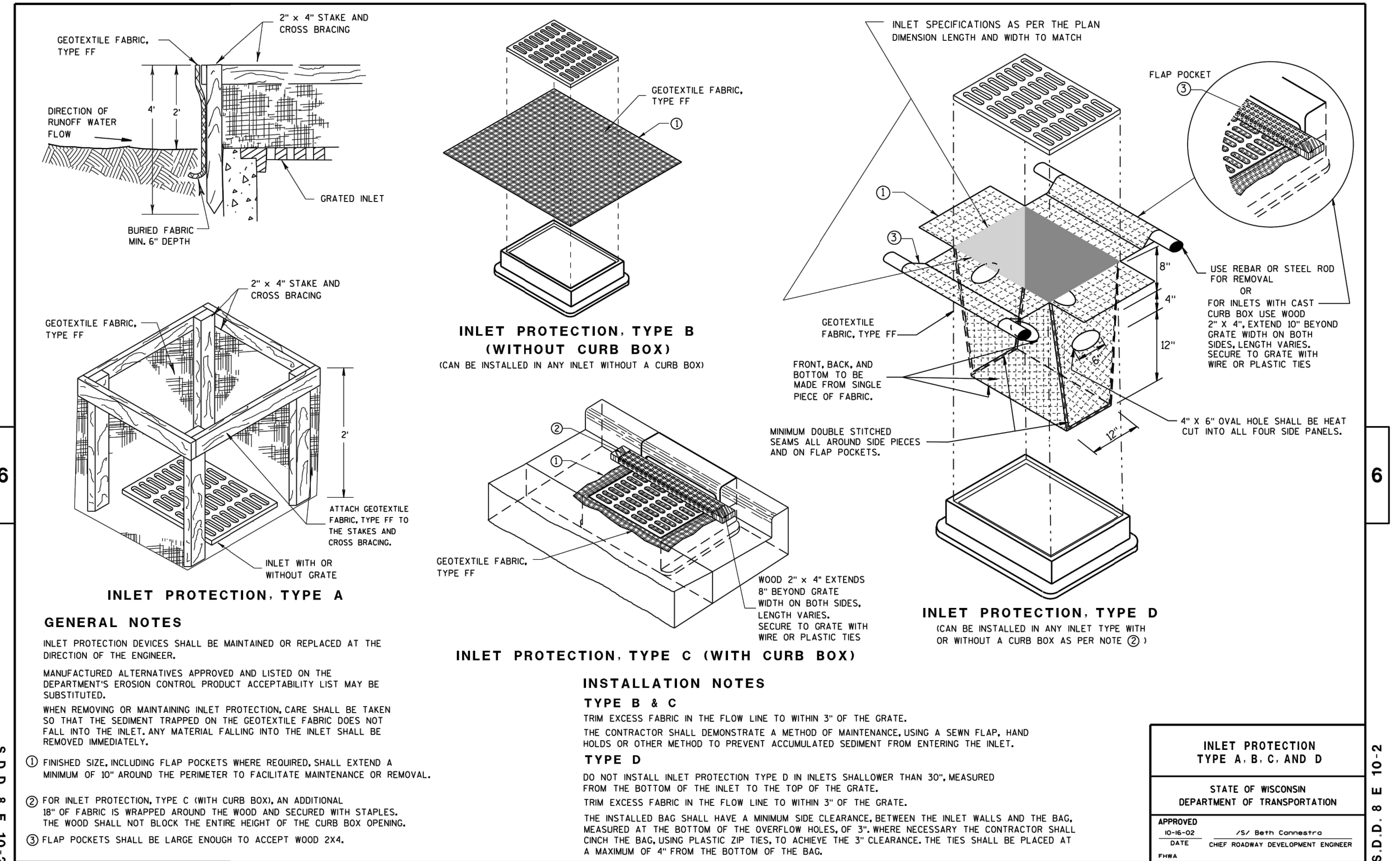
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SDD 8e9 Silt Fence

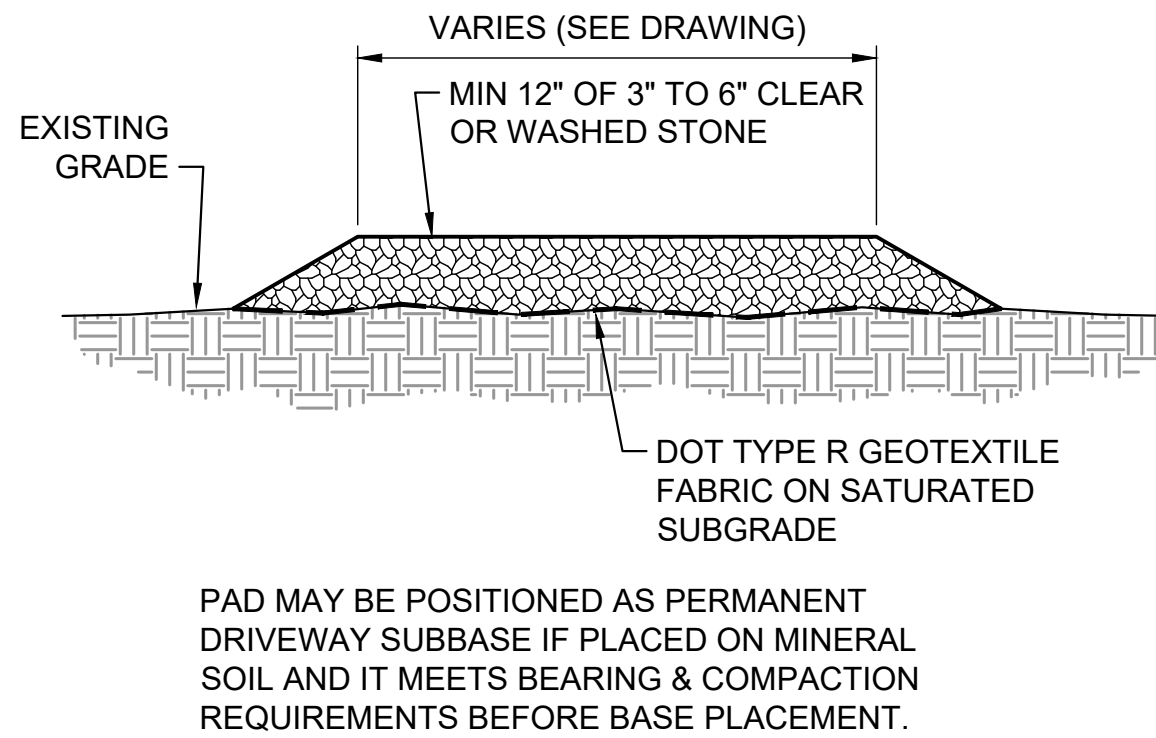


SDD 8e10 Inlet Protection Type A, B, C and D



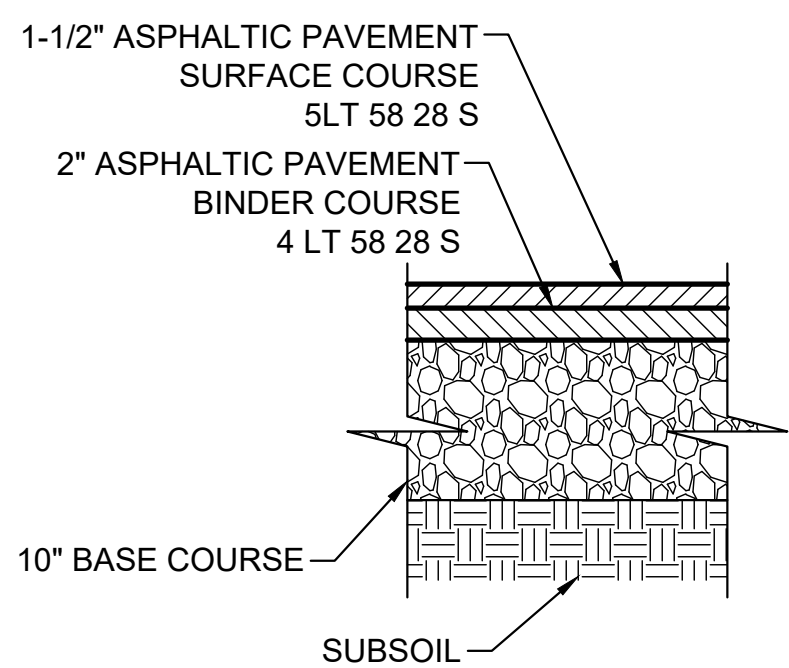
MANUFACTURED DITCH CHECK DETAIL

EC-DITCH-07 16 NO SCALE



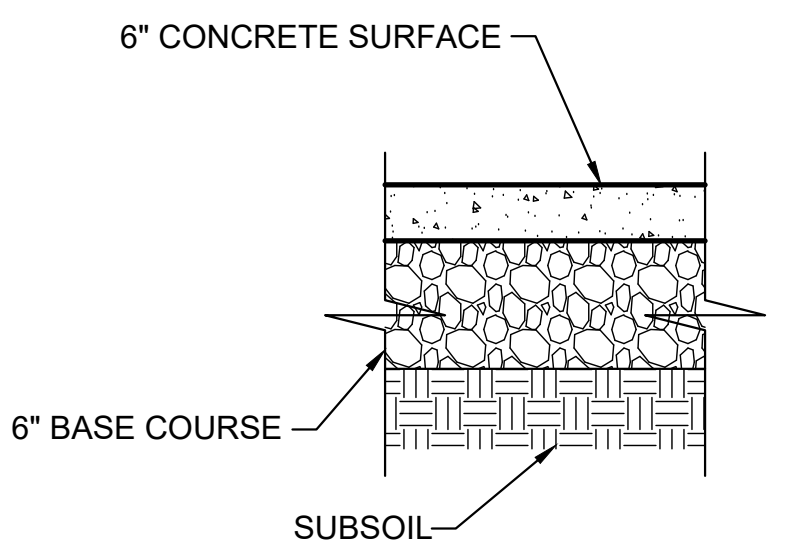
TRACKING PAD

EC-GNL-03 1 NO SCALE



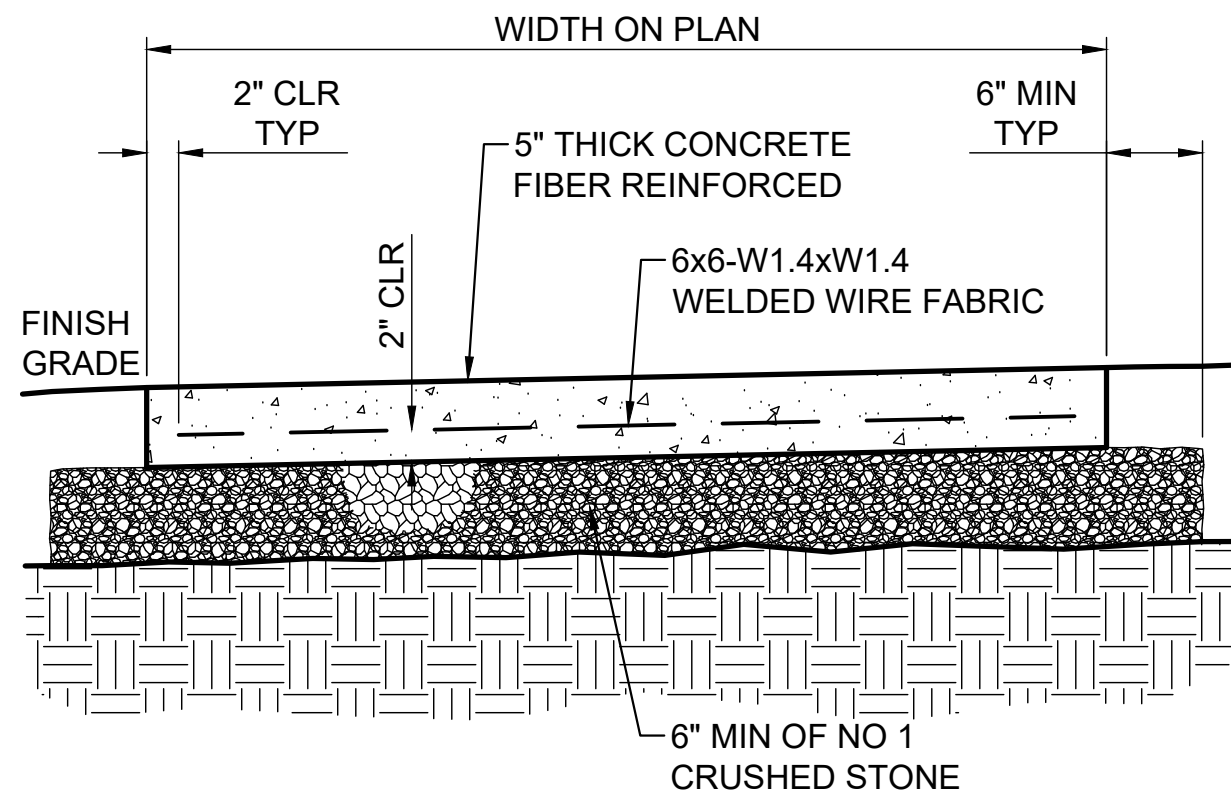
PARKING LOT PAVEMENT CROSS SECTION

PV-SECT-07 12 NO SCALE



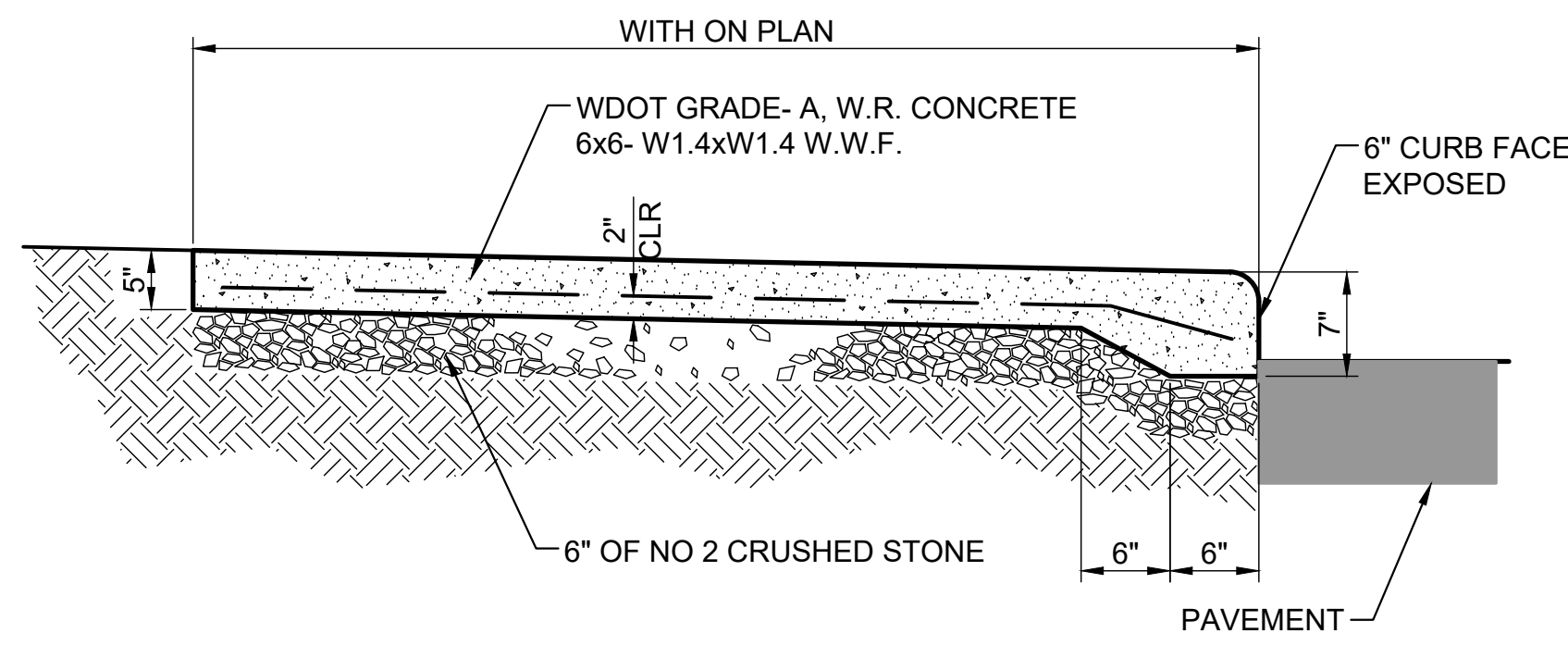
CONCRETE APRON CROSS SECTION

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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REVISIONS

1

PROJECT MANAGER:

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DESIGNER:

C. MEISEL

DRAWN BY:

G. DEPREY

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

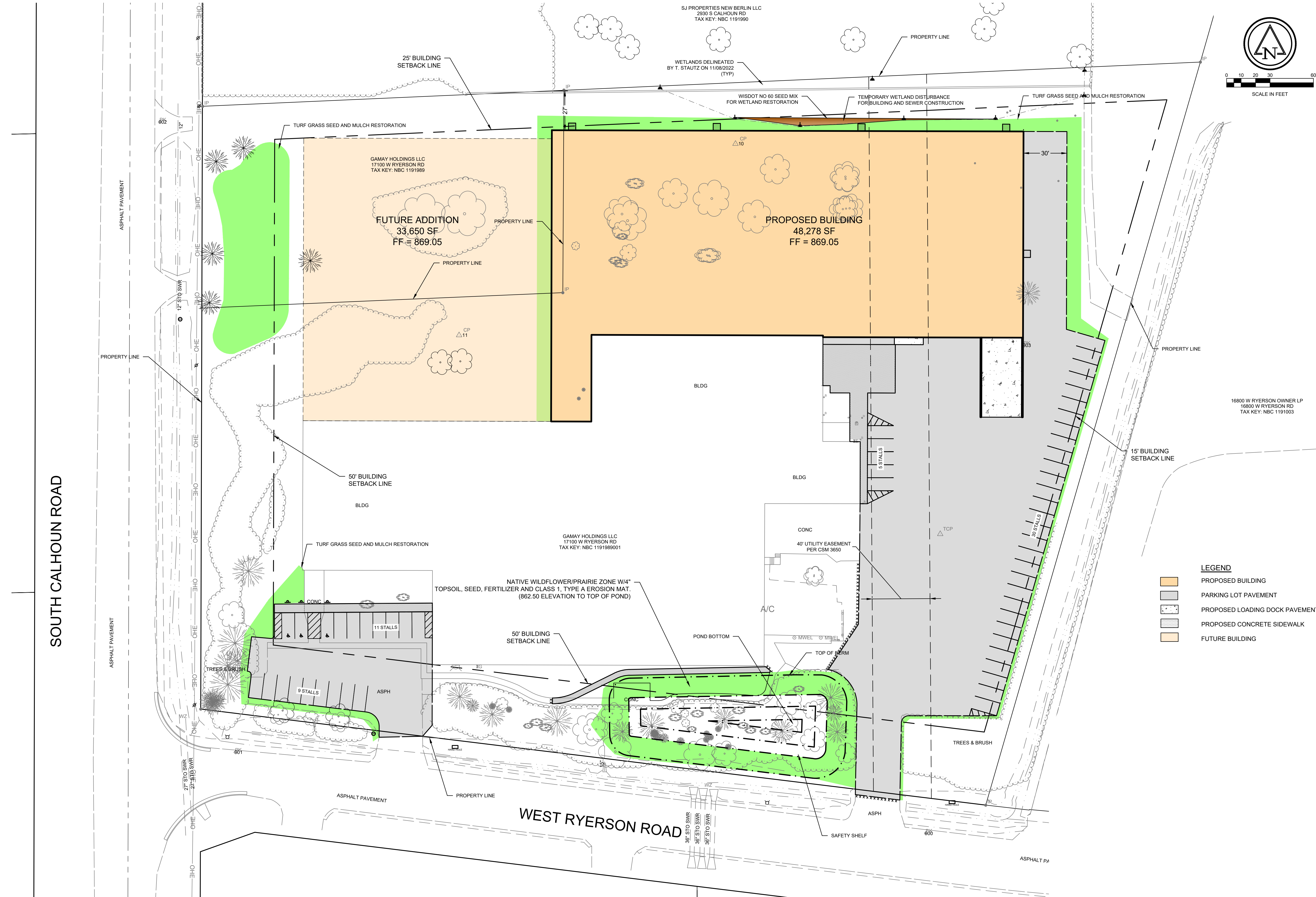
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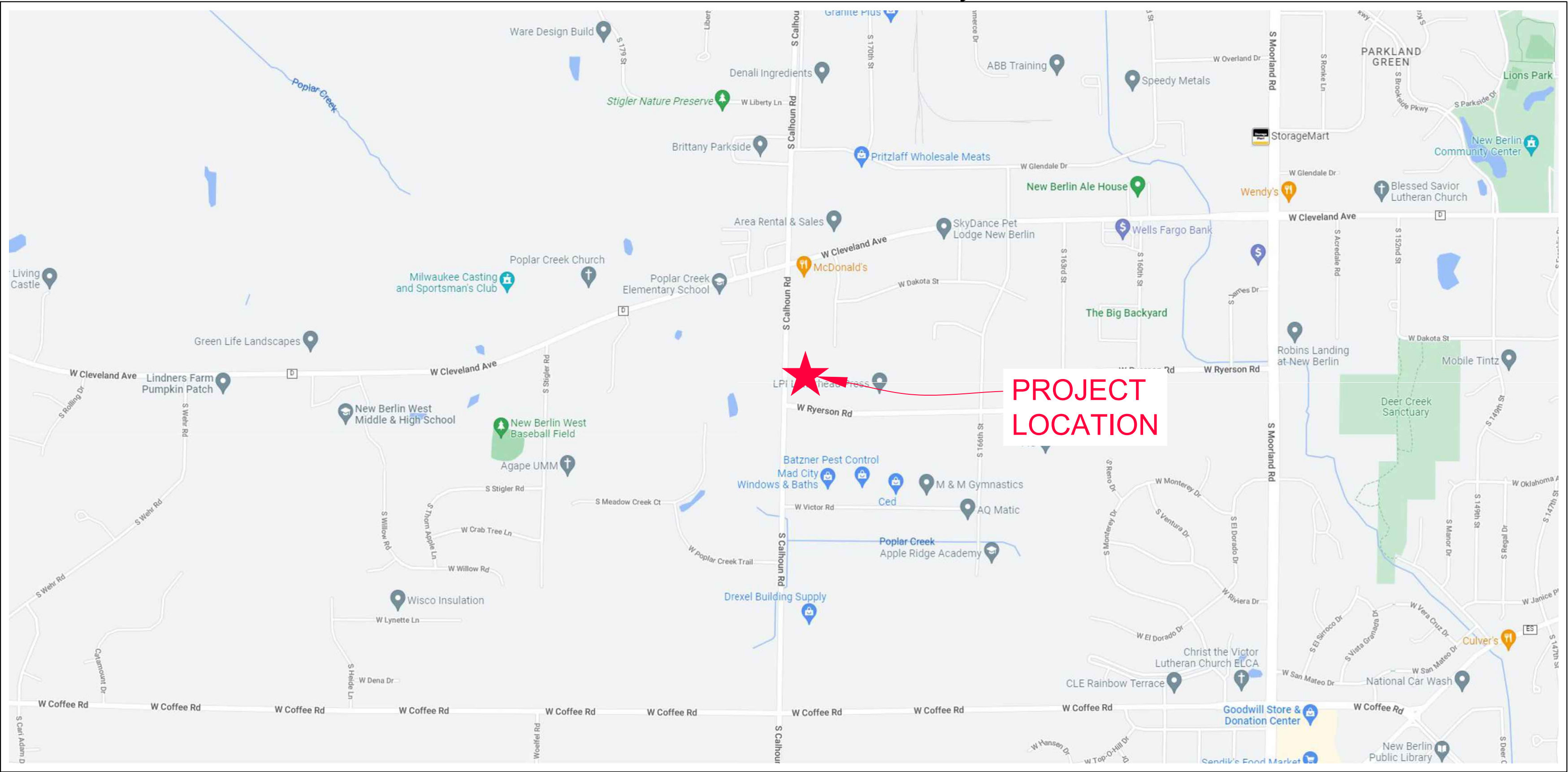
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REVISIONS	
PROJECT MANAGER: L. SEABALD	
DESIGNER: C. MEISEL	
DRAWN BY: G. DEPREY	
EXPEDITOR: _____	
SUPERVISOR: _____	
PRELIMINARY NO: _____	
CONTRACT NO: _____	
DATE: 11/22/2022	
SHEET: C8.0	

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



SHEET INDEX

SHEET NO.	DESCRIPTION
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COVER SHEET C1.0



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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.

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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 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	
	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	
	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	
GROUND		GENERAL		LANDSCAPE			PROPOSED WATER MAIN PLUG	
	WATER ELEVATION		AIR CONDITIONER		CONIFEROUS MULTIPLE TRUNK TREE		PROPOSED WATER MAIN PLUG W/AIR RELEASE	
	WETLANDS (SURVEYED LOCATION)		CLEAN OUT		CONIFEROUS TREE		PROPOSED WATER MAIN REDUCER	
	CROPFIELD		DELINEATOR POST		DECIDUOUS TREE		PROPOSED WATER MAIN TEE	
	DITCH		FLAG POLE		DECIDUOUS MULTIPLE TRUNK TREE		PROPOSED WATER VALVE	
	GUARD RAIL		GENERIC HAND HOLE		DECORATIVE ROCK		PROPOSED WATER VALVE MANHOLE	
	TOE OF SLOPE		GENERIC MANHOLE		STUMP		PROPOSED YARD HYDRANT	
	TOP OF BANK		GENERIC METER		EDGE OF PLANTER/LANDSCAPE BED		PROPOSED WATER MAIN	
	WETLAND BOUNDARY		GENERIC PEDESTAL		EDGE OF TREES & BRUSH		PROPOSED WATER SERVICE	
			GENERIC VALVE		FENCE			
			GENERIC VENT			<th colspan="2">PAVEMENT</th>	PAVEMENT	
			GUY POLE	<th colspan="2">RAILROAD</th>	RAILROAD			EXISTING SIGN
			GUY WIRE		RAILROAD SIGNAL BOX		EDGE OF ASPHALT PAVEMENT	
			LIGHT POLE		RAILROAD SIGNAL FLASHER		EDGE OF GRAVEL PAVEMENT	
			MAIL BOX		RAILROAD SPIKE		EDGE OF CONCRETE PAVEMENT	
			MARKER POST		RAILROAD TRACKS		PROPOSED DETECTABLE WARNING FIELD	
			MONITORING WELL	<th colspan="2">TRAFFIC SIGNAL</th>	TRAFFIC SIGNAL			PROPOSED SIGN
			PILING		CONTROL BOX/LIGHTING CABINET		PROPOSED EDGE OF ASPHALT PAVEMENT	
			POST		PULL BOX		PROPOSED EDGE OF CONCRETE PAVEMENT	
			REVISION LABEL		TRAFFIC SIGNAL		PROPOSED EDGE OF GRAVEL PAVEMENT	
			SOIL BORING		UNDERGROUND LOOP DETECTOR		PROPOSED SLOPE INTERCEPT	
			UTILITY POLE					
			YARD LIGHT					

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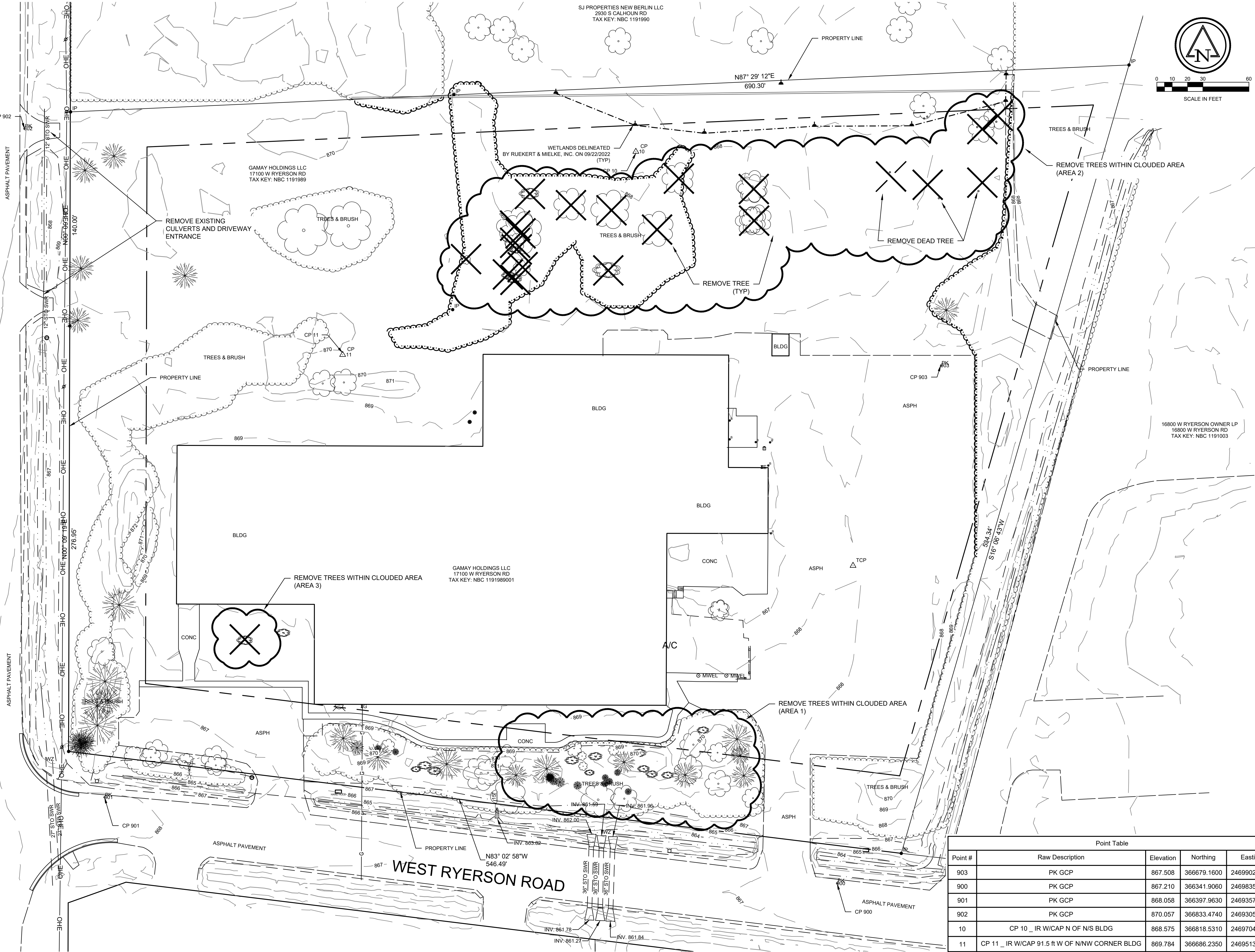
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GENERAL NOTES

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



Point Table				
Point #	Raw Description	Elevation	Northing	Easting
903	PK GCP	867.508	366879.1600	2469902.9880
900	PK GCP	867.210	366341.9060	2469835.2510
901	PK GCP	868.058	366397.9630	2469357.9460
902	PK GCP	870.057	366833.4740	2469305.7870
10	CP 10 _ IR W/CAP N OF N/S BLDG	868.575	366818.5310	2469704.1550
11	CP 11 _ IR W/CAP 91.5 ft W OF N/W CORNER BLDG	869.784	366686.2350	2469513.1320

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SHEET:

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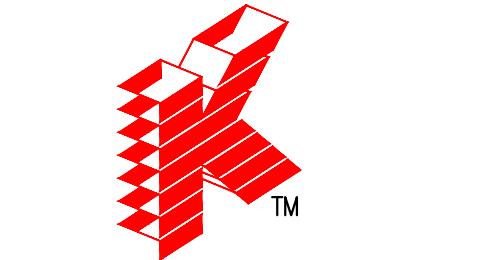
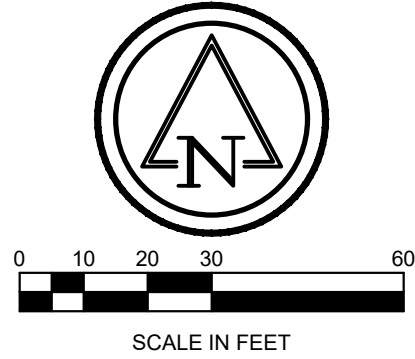
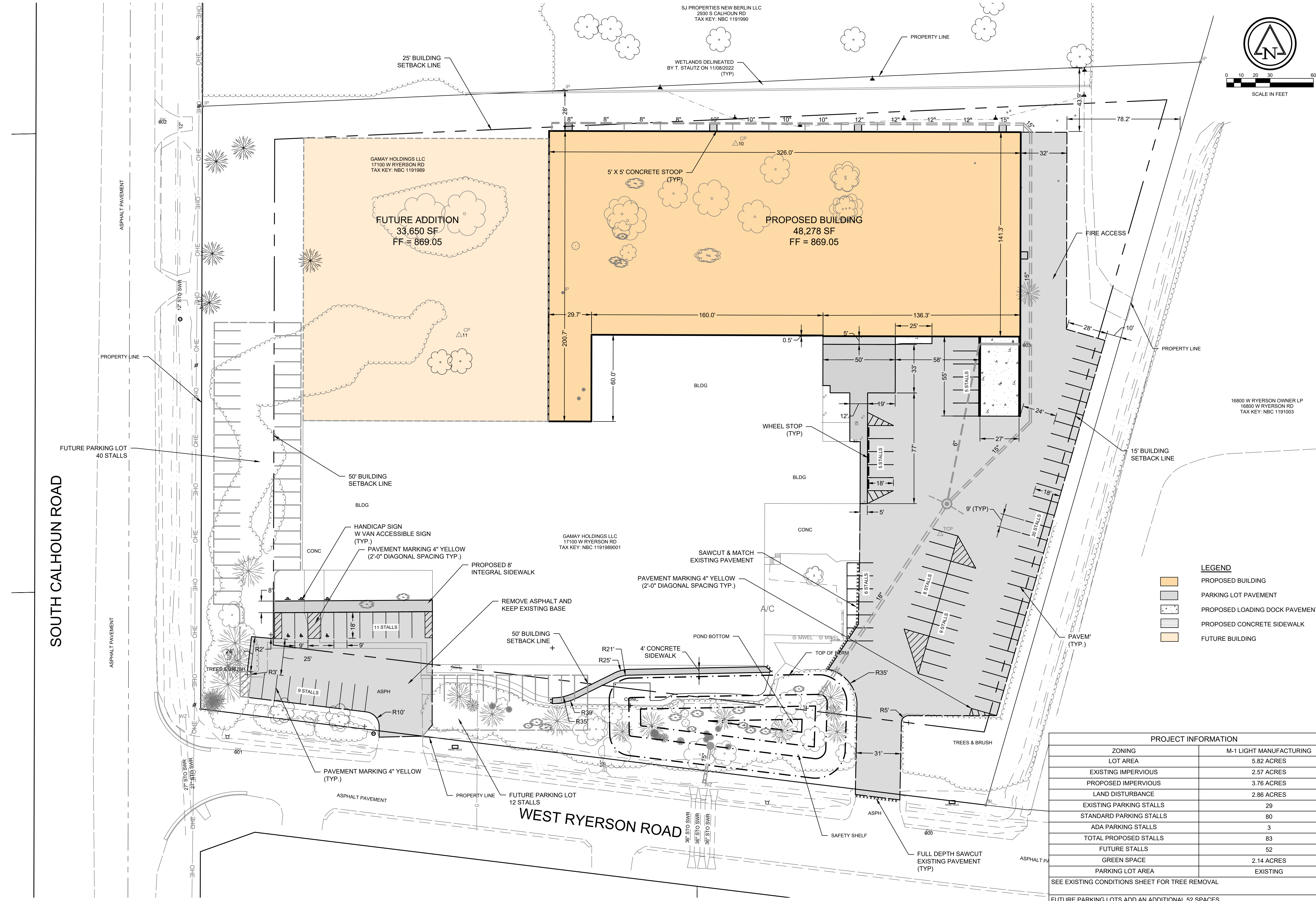
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Fax (262)250-9740

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DESIGNER: C. MEISEL

DRAWN BY: G. DEPREY

EXPEDITOR: A. COHEN

SUPERVISOR: T. WAGNER

PRELIMINARY NO: -----

CONTRACT NO: 80560

DATE: 7/24/2023

SHEET: C4.0

PROJECT INFORMATION	
ZONING	M-1 LIGHT MANUFACTURING
LOT AREA	5.82 ACRES
EXISTING IMPERVIOUS	2.57 ACRES
PROPOSED IMPERVIOUS	3.76 ACRES
LAND DISTURBANCE	2.86 ACRES
EXISTING PARKING STALLS	29
STANDARD PARKING STALLS	80
ADA PARKING STALLS	3
TOTAL PROPOSED STALLS	83
FUTURE STALLS	52
GREEN SPACE	2.14 ACRES
PARKING LOT AREA	EXISTING
SEE EXISTING CONDITIONS SHEET FOR TREE REMOVAL	
FUTURE PARKING LOTS ADD AN ADDITIONAL 52 SPACES	

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SITE PLAN **C4.0**

EROSION CONTROL

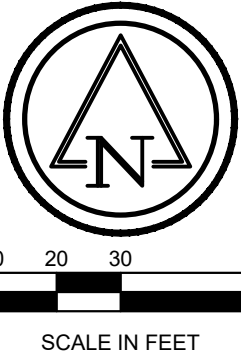
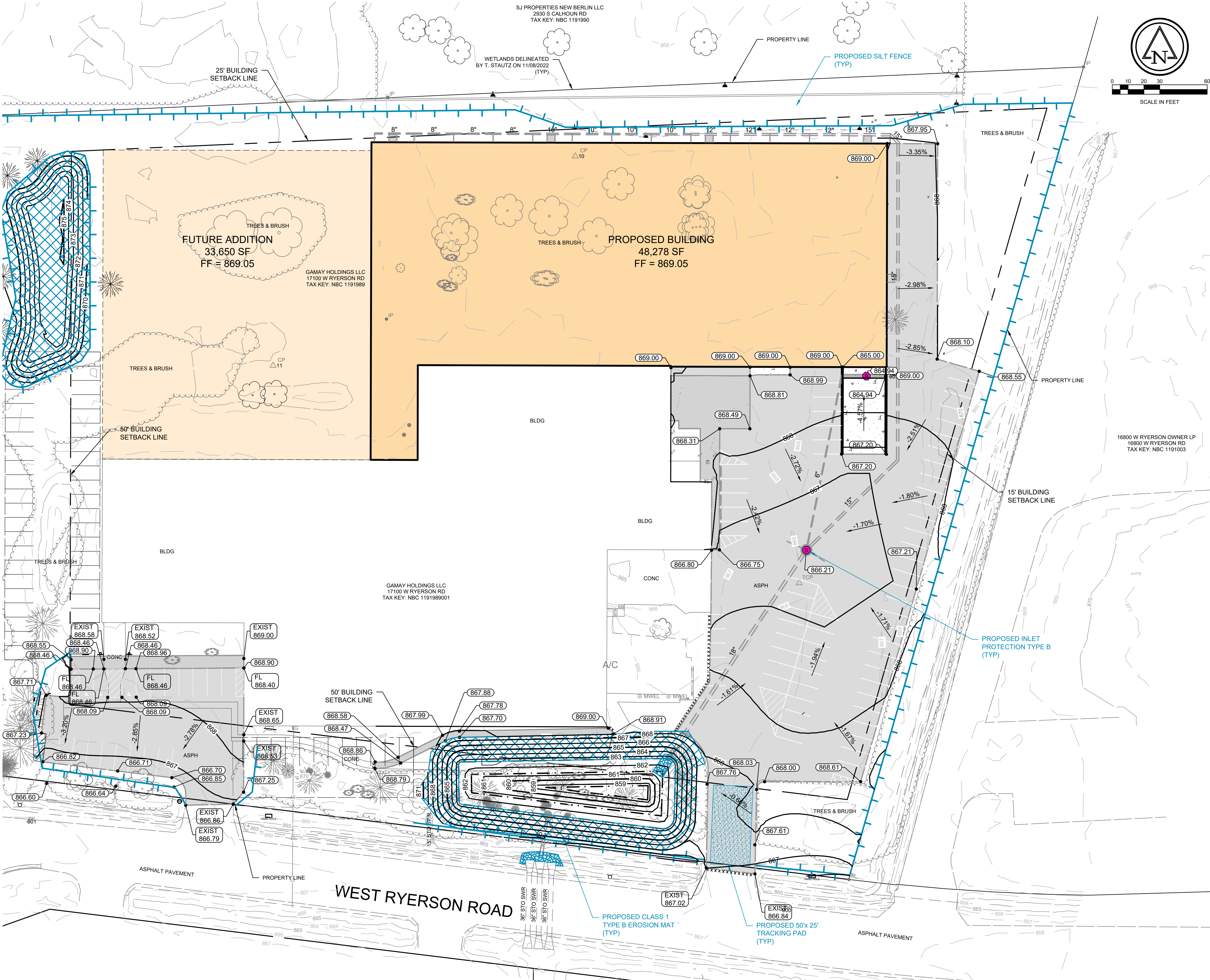
- PROPOSED EROSION LOGS/EROSION WADDLES
- PROPOSED INLET PROTECTION TYPE B
- PROPOSED SILT FENCE
- PROPOSED RIP RAP
- PROPOSED EROSION MAT
- PROPOSED TRACKING PAD

NOTES:

- TOTAL CSM COMBINED SITE AREA: 6.61 ACRES.
- ESTIMATED AREA OF DISTURBANCE: 2.83 ACRES.
- 54% OF PROJECT AREA IDENTIFIED AS MARTINTON SILT LOAM AND 46% AS MONTGOMERY SILT CLAY LOAM PER NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
- MAINTAIN EXISTING VEGETATION IN STREET RIGHT OF WAY.
- SNOW STORAGE IS NOT TO BLOCK SWALES.
- THE SWALES SHALL BE STABILIZED WITHIN 14 DAYS OF BEING GRADED.
- 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.

CONSTRUCTION SEQUENCE

- INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY LAND DISTURBING ACTIVITIES, AS SHOWN ON DRAWINGS AND DIRECTED BY ENGINEER.
- CLEAR AND GRUB VEGETATION AS SHOWN ON DRAWINGS OR AS DIRECTED BY ENGINEER.
- 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.
- INSTALL, ADJUST AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES NECESSARY FOR EACH ACTIVE STAGE. MAINTAIN MEASURES AT THE END OF EACH DAY.
- STAGE CONSTRUCTION BY WORK LOCATION. SUBSEQUENT STEPS MAY BE COMPLETED IN ALTERNATE SEQUENCE DEPENDING UPON CONTRACTOR OPERATIONS.
- COMPLETE ROUGH GRADING.
- INSTALL UNDERGROUND SANITARY SEWER, WATER DISTRIBUTION, AND STORM SEWER UTILITIES.
- INSTALL STRUCTURE.
- PREPARE PAVEMENT SUBGRADE.
- INSTALL NEW PAVEMENT AND BASE LAYERS.
- INSTALL PAVEMENT MARKINGS.
- INSTALL LAWN LANDSCAPING.
- 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.
- AREAS BROUGHT TO FINAL GRADE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS.
- 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.
- 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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EXPEDITOR:

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SUPERVISOR:

T. WAGNER

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CONTRACT NO:

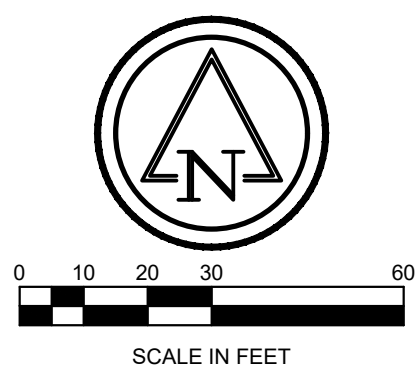
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DATE:

7/24/2023

SHEET:

C5.0

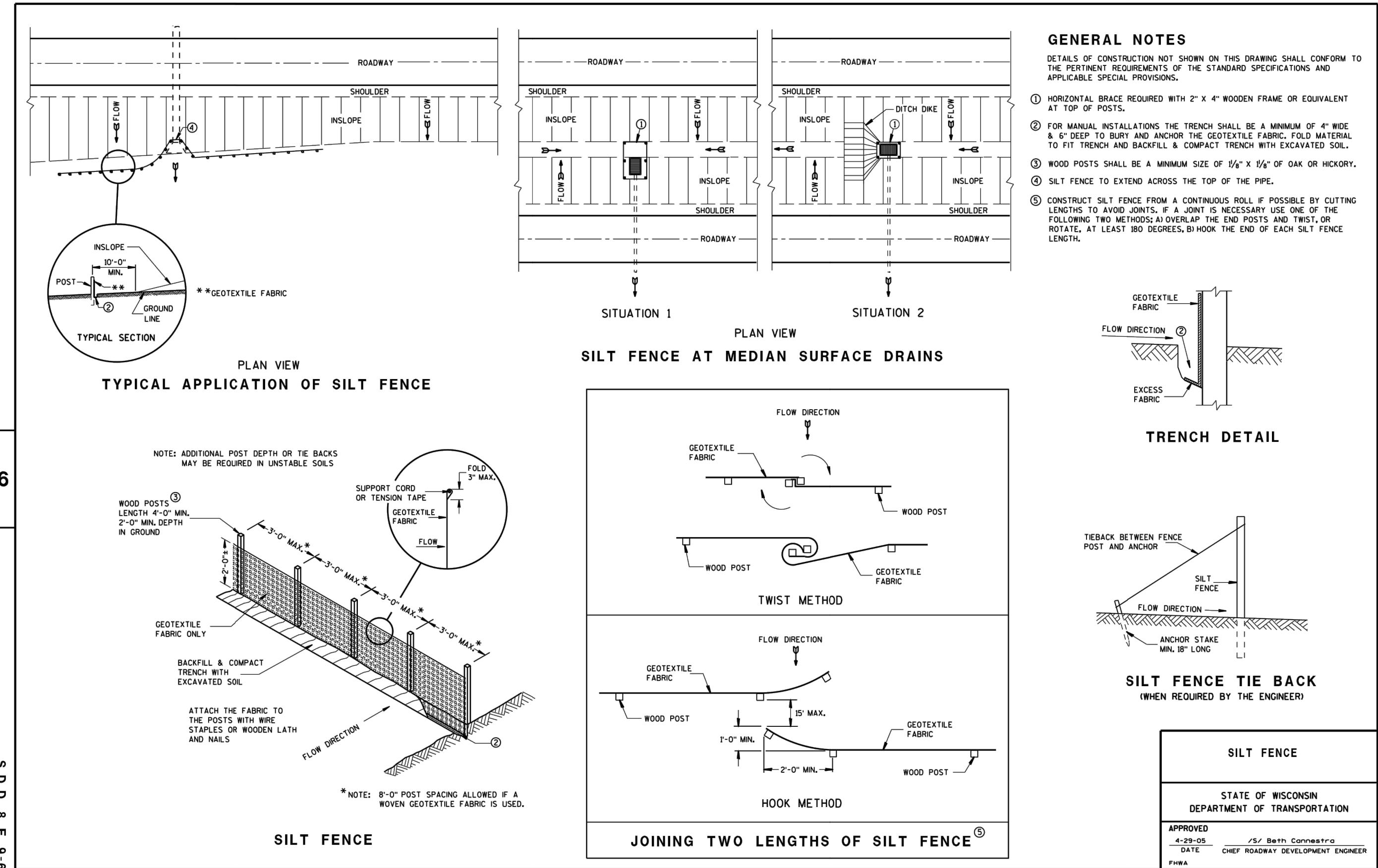


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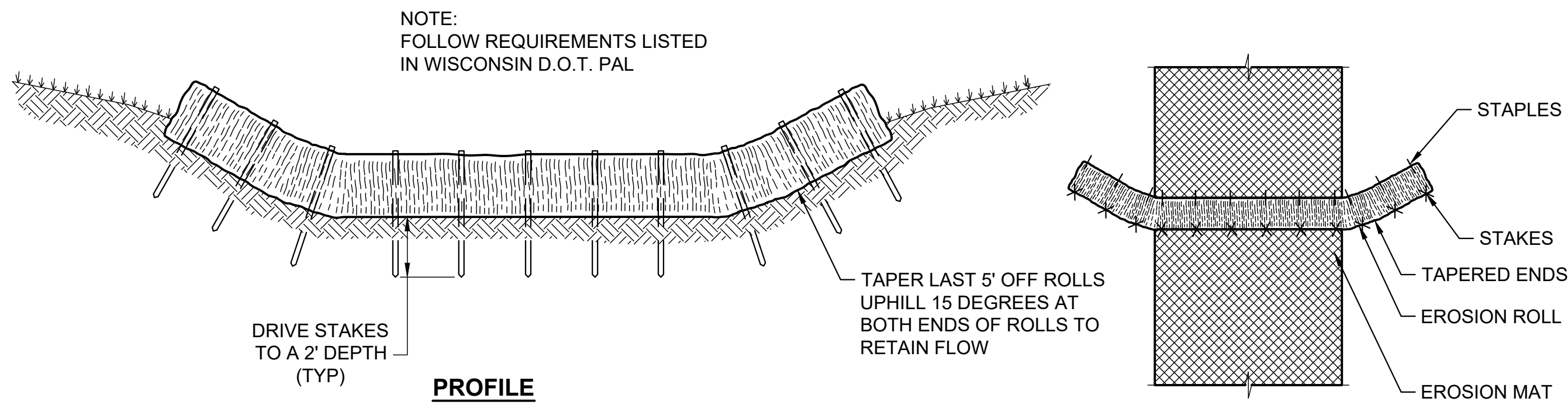
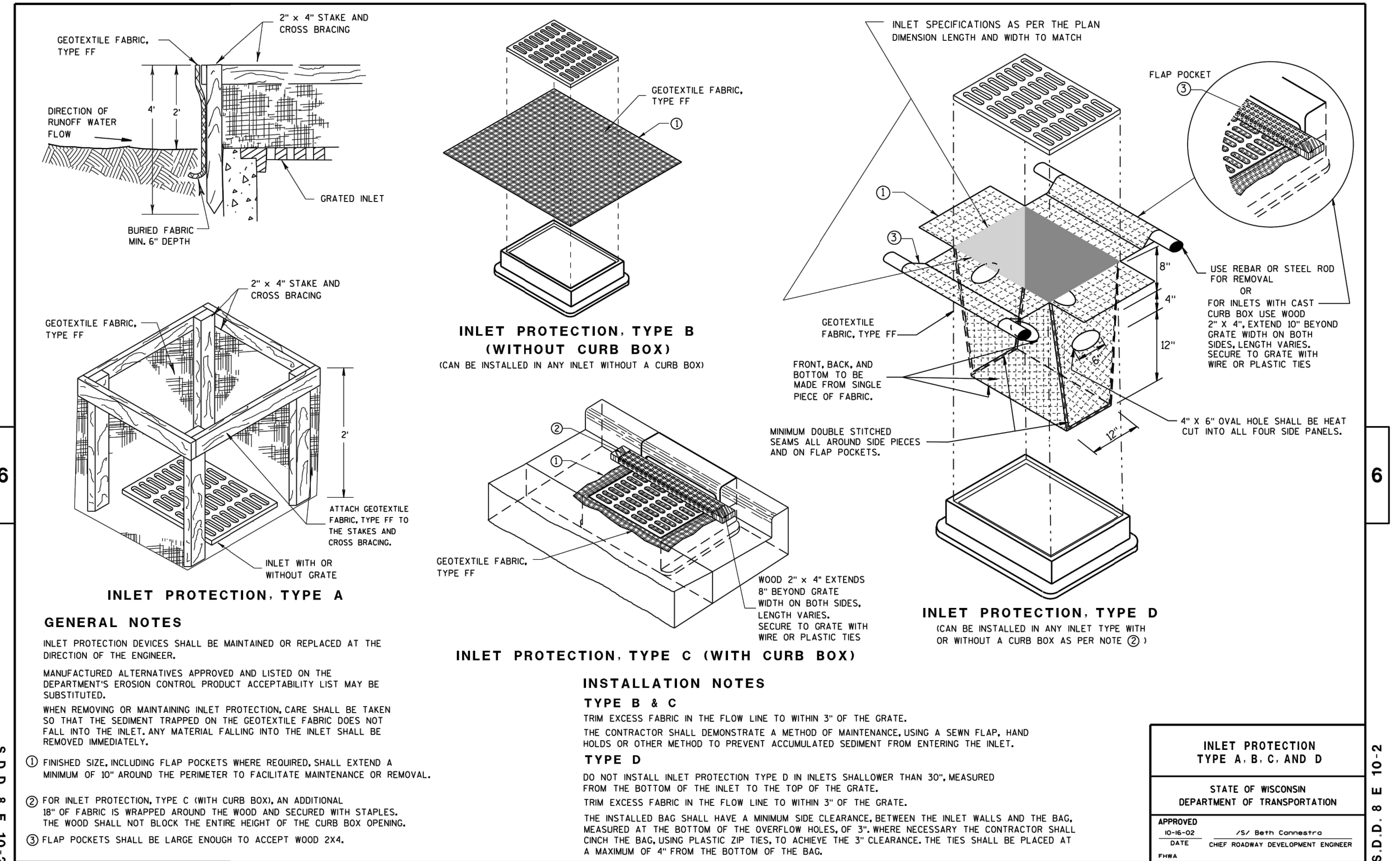
NEW BERLIN.

SHEET: 660

SDD 8e9 Silt Fence

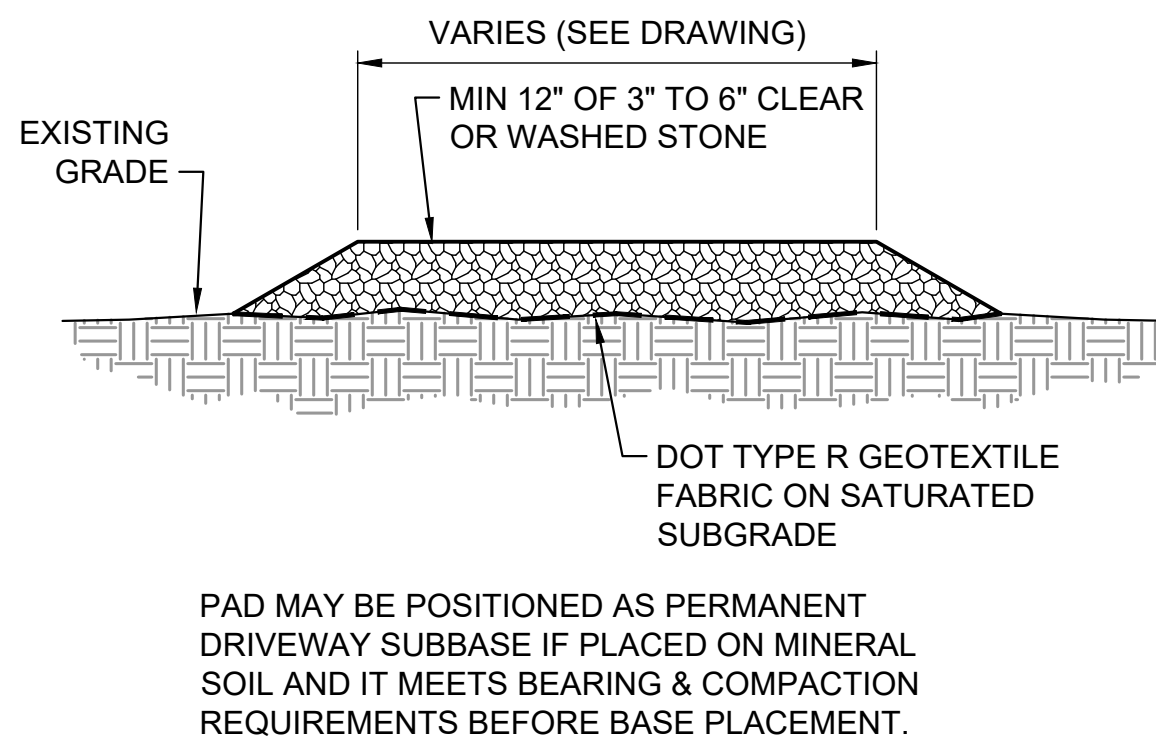


SDD 8e10 Inlet Protection Type A, B, C and D



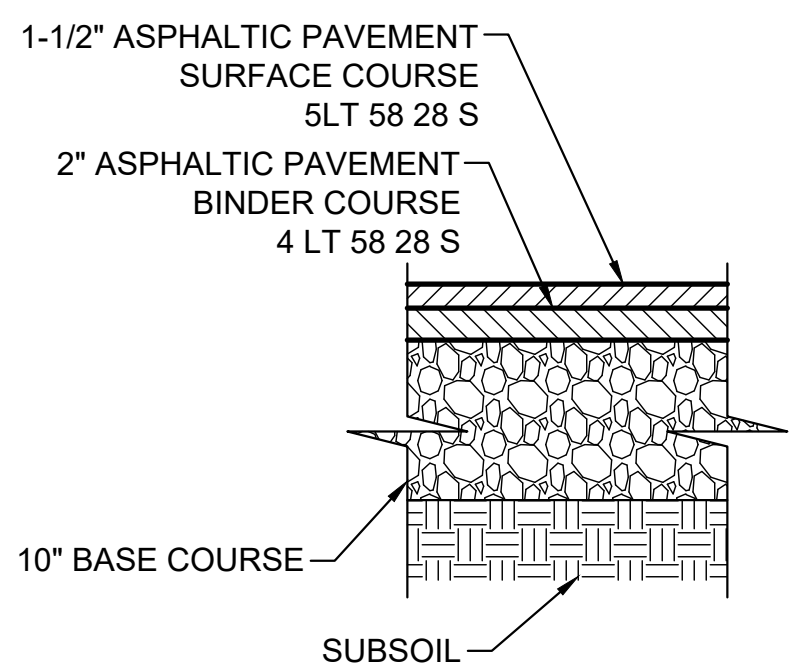
MANUFACTURED DITCH CHECK DETAIL

EC-DITCH-07 16 NO SCALE



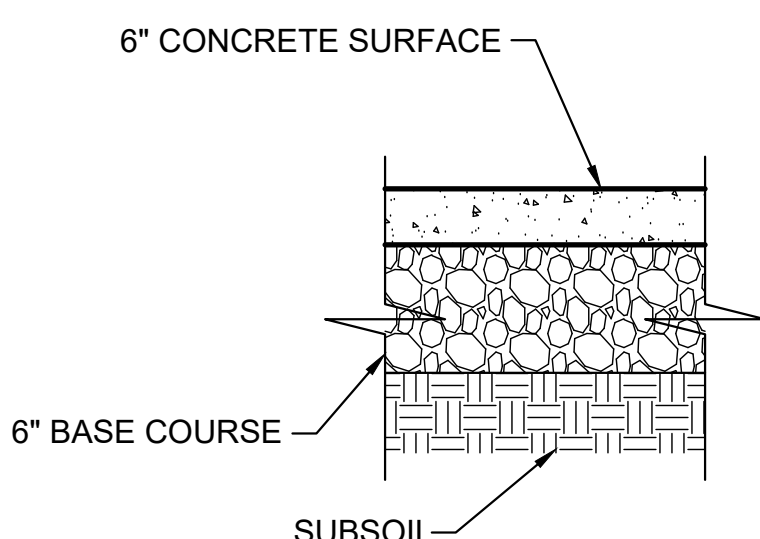
TRACKING PAD

EC-GNL-03 1 NO SCALE



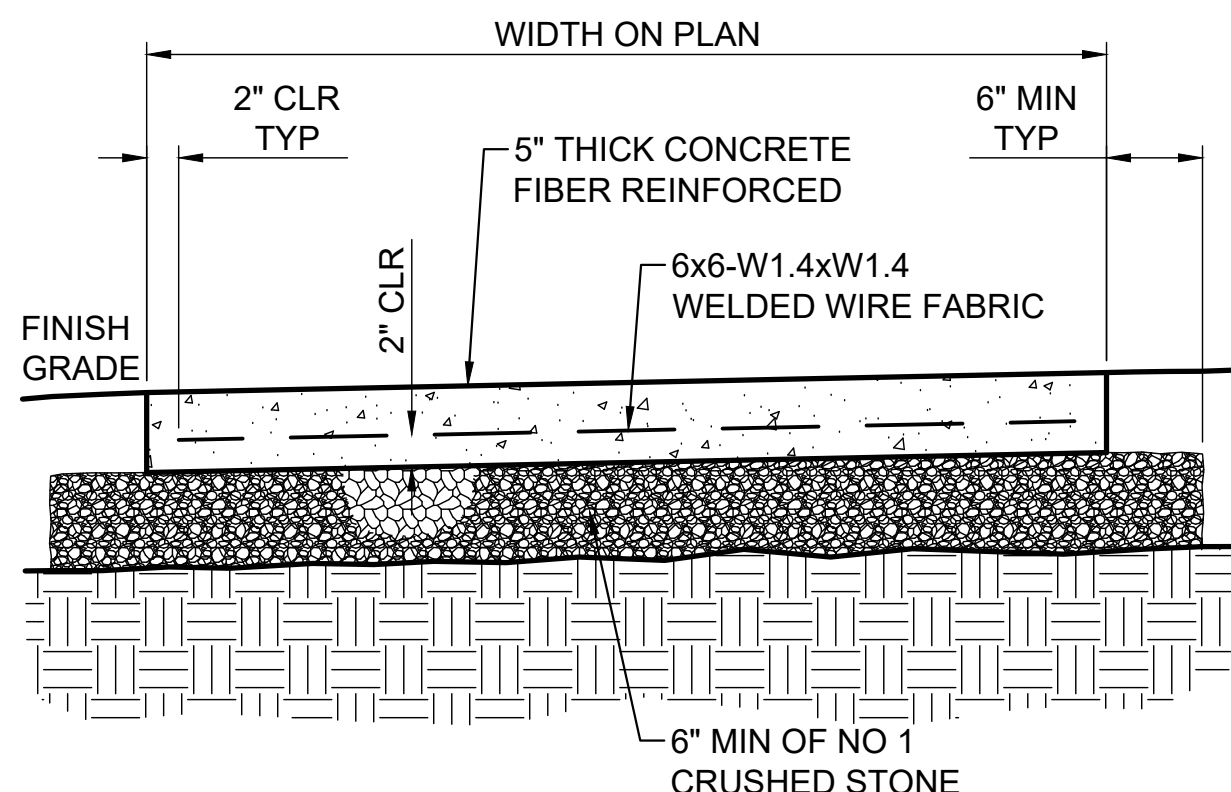
PARKING LOT PAVEMENT CROSS SECTION

PV-SECT-07 12 NO SCALE



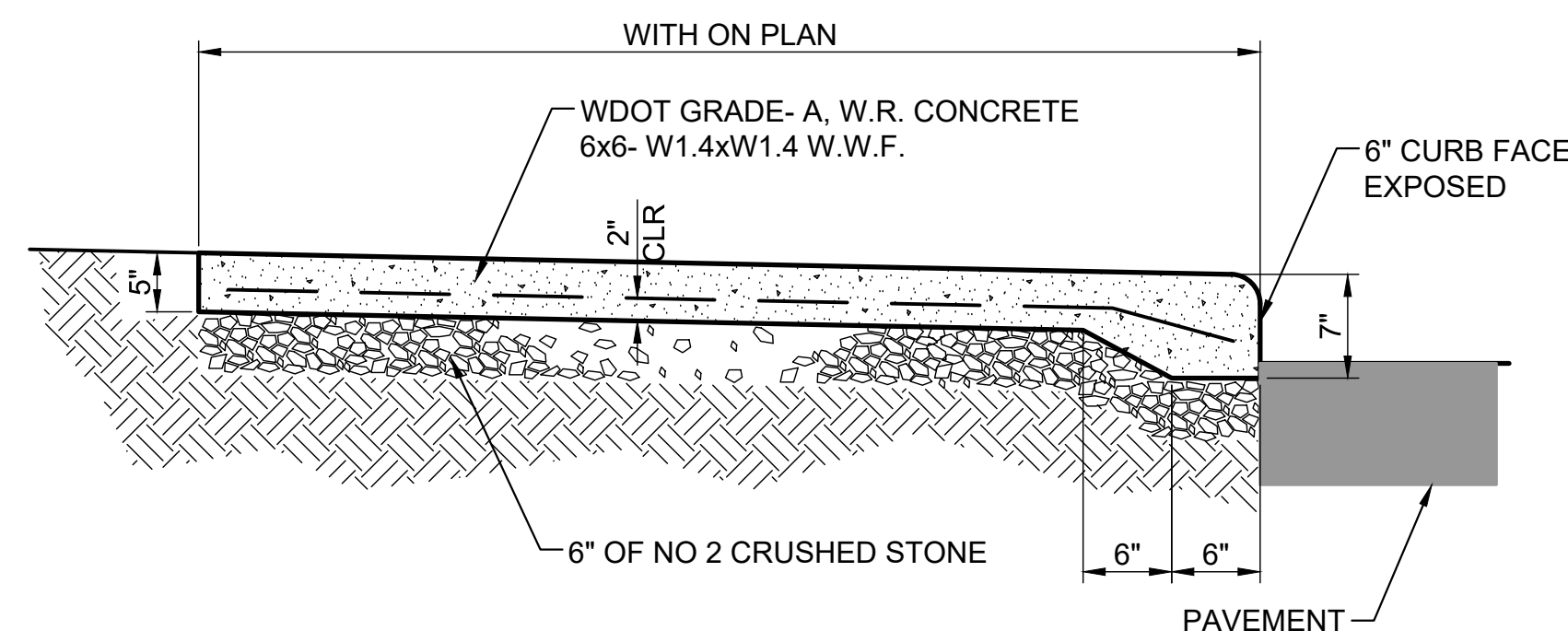
CONCRETE APRON CROSS SECTION

PV-SECT-07A 12 NO SCALE



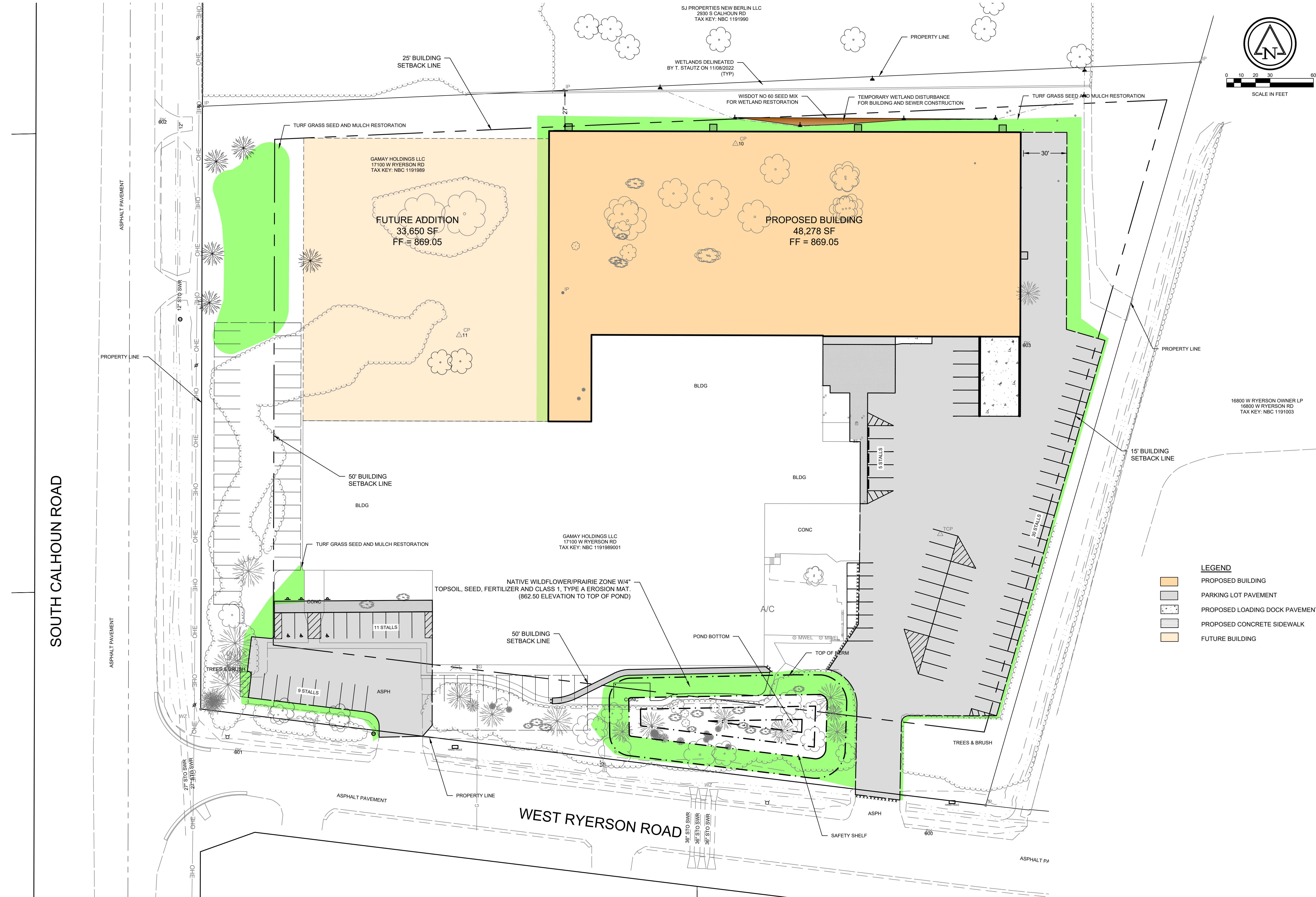
CONCRETE WALK

PV-WALK-07 1 NO SCALE



THICKENED EDGE SIDEWALK DETAIL

PV-WALK-01 12 NO SCALE





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CONTRACT NO: 80560	
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SHEET: C8.0	

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LANDSCAPE PLAN

Technical Memorandum

Date: July 21, 2023 **JT Project:** #230084

To: Colin Meisel, P.E. | Ruekert & Mielke, Inc.
Luke Sebald | Keller, Inc.

From: Stefany Katzner, P.E., P.T.O.E. | Project Traffic Engineer

Subject: DreamPak Parking Study, New Berlin
Waukesha County

Introduction

The existing DreamPak located at 17100 W. Ryerson Road in New Berlin is looking to expand. As a result of the proposed expansion, a parking study is being conducted. There are currently 29 parking spaces, and the proposed plan includes an additional 52 spaces for a total of 81 parking spaces.

This memorandum discusses the outcome of the parking analysis for the existing and proposed DreamPak buildings.

Building and Employee Data

The proposed DreamPak addition is planned to be 48,278 square feet. There will be office employees with work hours from 9:00 am to 5:00 pm, first shift employees with work hours from 5:00 am to 1:30 pm, and second shift employees with work hours from 2:30 pm to 11:00 pm. First and second shift employees get a 30-minute break during their shifts. A breakdown of existing and future projected employee data is included below. The future projected number of employees is the maximum of what could be expected.

The existing employee/vehicle counts for first shift are as follows:

- Office: 8
- Production: 10
- Warehouse: 3
- Temp Workers: 30 (20 by Bus)
- **Total First Shift Cars: 51**

The existing employee/vehicle counts for second shift are as follows:

- Office: 0
- Production: 8
- Warehouse: 0
- Temp Workers: 20 (13 by Bus)
- **Total Second Shift Cars: 15**

The projected employee/vehicle counts for first shift after the completion of the proposed addition are as follows:

- Office: 18
- Production: 15
- Warehouse: 14
- Temp Workers: 30 (20 by Bus)
- **Total First Shift Cars: 57**

The projected employee/vehicle counts for second shift after the completion of the proposed addition are as follows:

- Office: 0
- Production: 12
- Warehouse: 11
- Temp Workers: 20 (13 by Bus)
- **Total Second Shift Cars: 30**

Parking Analysis

Institute of Transportation Engineers (ITE) Methodology

The ITE Parking Generation Manual 5th Edition provides estimated parking demand based on land use type and number of employees. Manufacturing (ITE code 140) was used for Production employees, Single Tenant Office (ITE code 715) was used for Office employees, and Warehousing (ITE code 150) was used for Warehouse employees. The projected number of employees for first shift was used for the analysis. The two shifts do not overlap – there is a one-hour gap between them allowing for the parking lot to clear of first shift vehicles before second shift vehicles arrive. Therefore, the first shift scenario is worst case, since it is projected to have a larger number of total employees. The total number of temp workers was used, without the assumption of two thirds arriving by bus, also as a worst-case scenario. The temp workers were split between Production and Warehouse.

Table 1 below shows the results of the ITE methodology analysis.

Table 1

ITE Car Parking Demand Generation Rates - General Urban/Suburban					
Parking Calculations	Weekday				Proposed Parking Stalls
	Manufacturing (140)	Single Tenant Office (715)	Warehousing (150)	Raw Parking Demand	
Total Projected 1st Shift Employees	30	18	29		
Estimated Demand	24	14	23	61	81
					Available Stalls
12:00 - 4:00 AM	2	-	1	3	78
5:00 AM	2	-	1	3	78
6:00 AM	4	-	2	6	75
7:00 AM	14	-	7	21	60
8:00 AM	19	5	14	38	43
9:00 AM	20	11	19	50	31
10:00 AM	21	14	20	55	26
11:00 AM	21	14	21	56	25
12:00 PM	22	12	21	55	26
1:00 PM	24	12	21	57	24
2:00 PM	24	14	23	61	20
3:00 PM	23	14	23	60	21
4:00 PM	14	14	21	49	32
5:00 PM	9	-	18	27	54
6:00 PM	4	-	11	15	66
7:00 PM	3	-	6	9	72
8:00 PM	3	-	5	8	73
9:00 PM	3	-	4	7	74
10:00 PM	3	-	1	4	77
11:00 PM	2	-	1	3	78
		Maximum Concurrently Occupied		61	

The estimated maximum number of parking spaces concurrently occupied is 61. The proposed number of parking spaces is 81, leaving at least 20 spaces unoccupied all hours of the day.

Site Specific Analysis

A second analysis was conducted based on the specific employee data by shift provided above. One hundred percent of the projected employees were assumed to have a vehicle parked on the property during each hour of their shift as a worst-case scenario, with a small percentage arriving before their scheduled shift start plus a small percentage of carry over after their shift has ended. The total number of temp workers was used, without the assumption of two thirds arriving by bus, also as a worst-case scenario. The temp workers were split between Production and Warehouse.

Table 2 below shows the results of the analysis.

Table 2

Car Parking Demand							
Parking Calculations	Weekday						Proposed Parking Stalls
	1st Shift Production	1st Shift Warehouse	Office	2nd Shift Production	2nd Shift Warehouse	Raw Parking Demand	
Projected Employees	30	29	18	22	21	120	81
Work Hours	5a-1:30p	5a-1:30p	9a-5p	2:30p-11p	2:30p-11p		
							Available Stalls
12:00 - 4:00 AM	2	2	-	-	-	4	77
5:00 AM	30	29	-	-	-	59	22
6:00 AM	30	29	-	-	-	59	22
7:00 AM	30	29	-	-	-	59	22
8:00 AM	30	29	9	-	-	68	13
9:00 AM	30	29	18	-	-	77	4
10:00 AM	30	29	18	-	-	77	4
11:00 AM	30	29	18	-	-	77	4
12:00 PM	30	29	18	-	-	77	4
1:00 PM	30	29	18	2	2	79	2
2:00 PM	2	2	18	22	21	44	37
3:00 PM	-	-	18	22	21	40	41
4:00 PM	-	-	18	22	21	40	41
5:00 PM	-	-	18	22	21	40	41
6:00 PM	-	-	1	22	21	23	58
7:00 PM	-	-	-	22	21	22	59
8:00 PM	-	-	-	22	21	22	59
9:00 PM	-	-	-	22	21	22	59
10:00 PM	-	-	-	22	21	22	59
11:00 PM	-	-	-	22	21	22	59
			Maximum Concurrently Occupied			79	

The estimated maximum number of parking spaces concurrently occupied if 100% of projected employees have a vehicle parked on the property during each hour of their shift is 79. This number does not account for any bus ridership and is still less than the proposed number of 81 parking spaces.

Conclusions

Both the ITE analysis methodology and the second analysis based on site specifics show the estimated number of concurrently occupied parking spaces to be less than the proposed 81 spaces. Both analyses used worst-case scenarios so are likely an over-estimation of the number of spaces needed for the projected employees.



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EXPEDITOR:

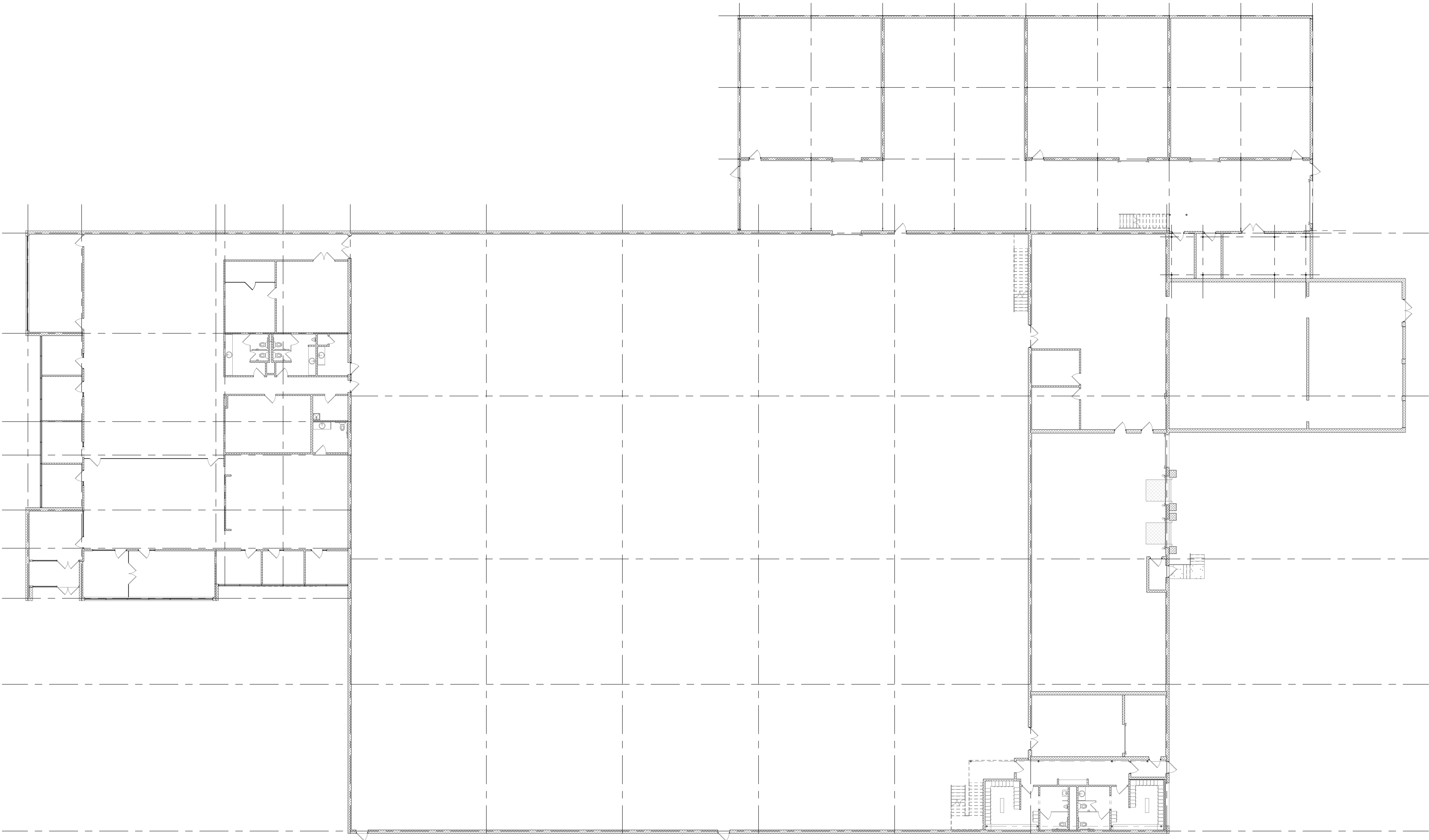
SUPERVISOR:

PRELIMINARY NO:
P22219

CONTRACT NO:

DATE:
09/01/2022

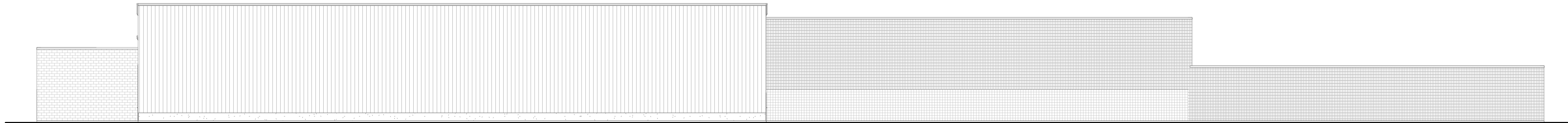
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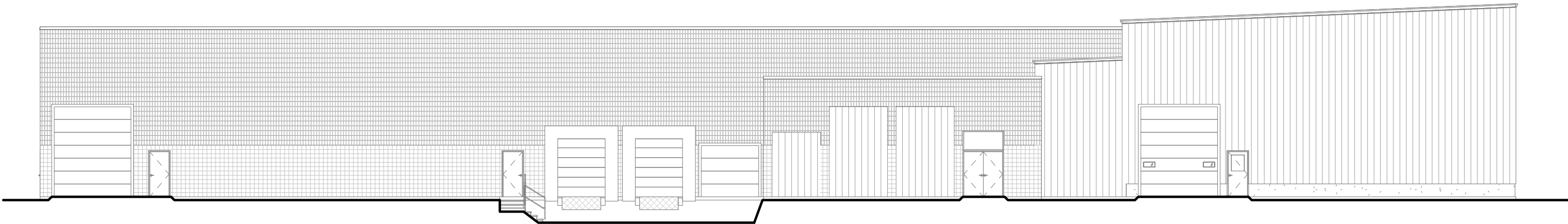
EXISTING FLOOR PLAN

1/16" = 1'-0"

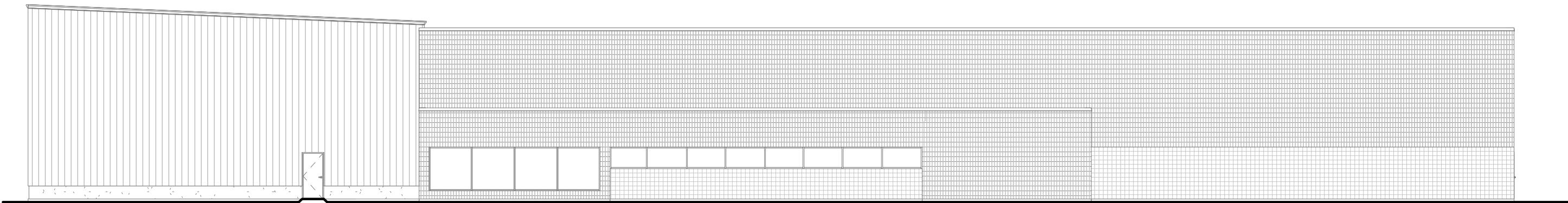
WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER



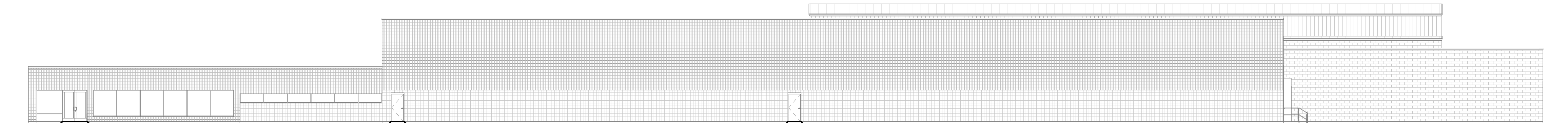
EXISTING NORTH ELEVATION
1/16" = 1'-0"



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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6		

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DESIGNER:
C. MANSKE

DRAWN BY:
KRW

EXPEDITOR:

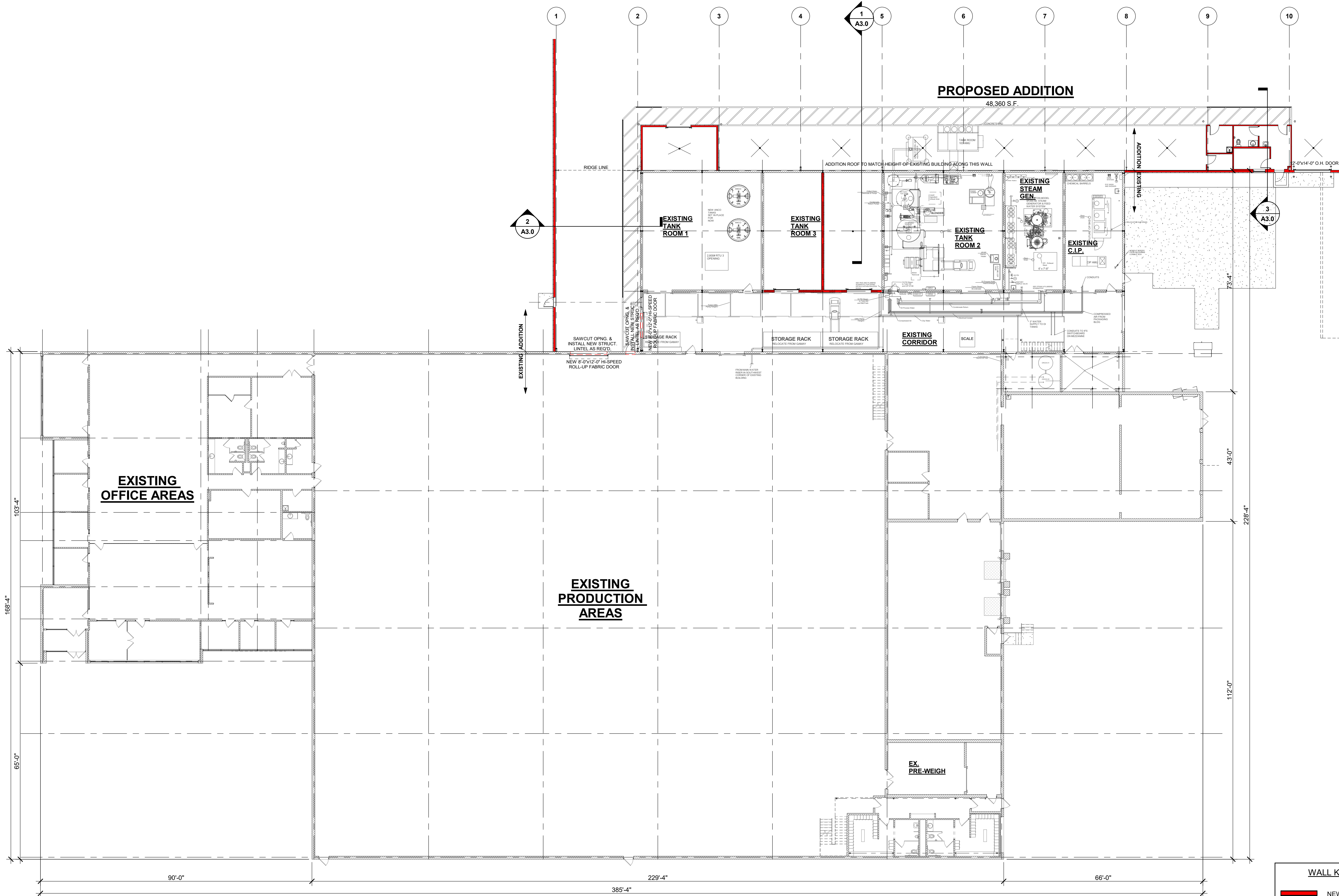
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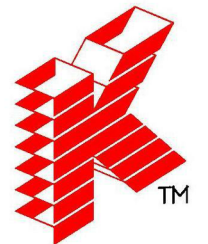
SHEET:
EX2.0



PARTIAL FLOOR PLAN - SOUTH

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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1	09.19.2022	R. ROSE
2	10.06.2022	KRW
3		
4		
5		
6		

PROJECT MANAGER:	L. SEBALD
DESIGNER:	C. MANSKE
DRAWN BY:	KRW
EXPEDITOR:	-----
SUPERVISOR:	-----
PRELIMINARY NO:	P22219
CONTRACT NO:	-----
DATE:	09/02/2022
SHEET:	A1.0



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
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PHONE (262) 250-9710
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WISCONSIN

NEW BERLIN,

DREAMPAK

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REVISIONS			
1	09.19.2022	R. ROSE	
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PROJECT MANAGER:
L. SEBALD

DESIGNER:
C. MANSKE

DRAWN BY:
KRW

EXPEDITOR:

SUPERVISOR:

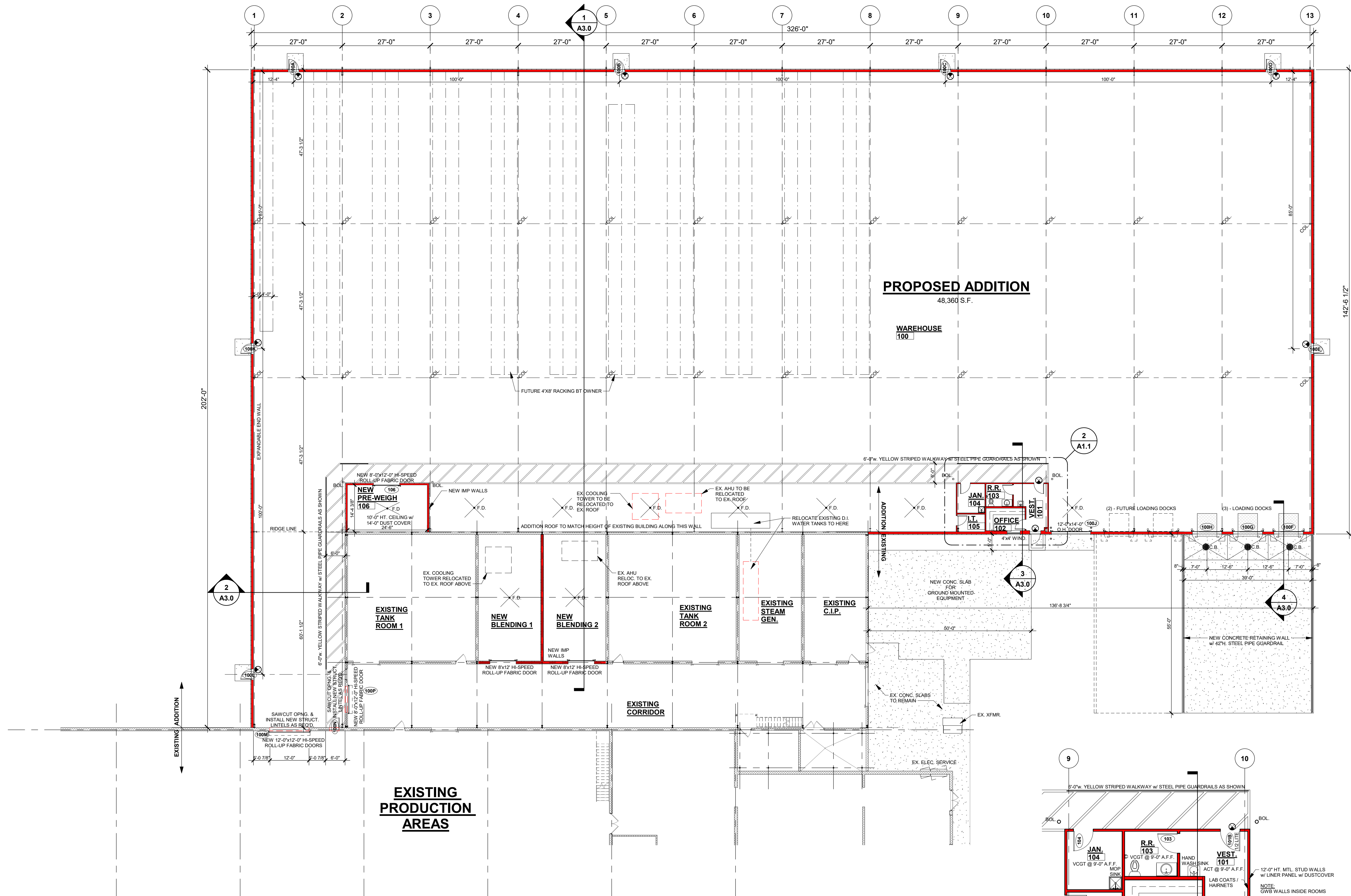
PRELIMINARY NO:
P22219

CONTRACT NO:

DATE:
09/02/2022

SHEET:
A1.1

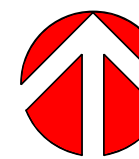
PRELIMINARY - NOT FOR CONSTRUCTION



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
- FIRE WALL OR FIRE BARRIER



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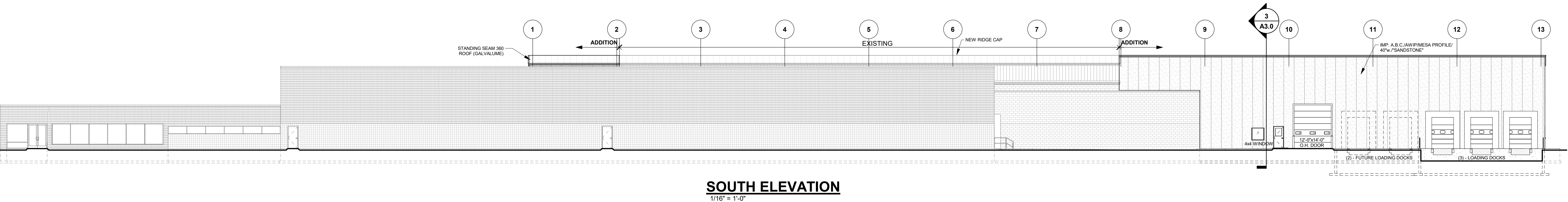
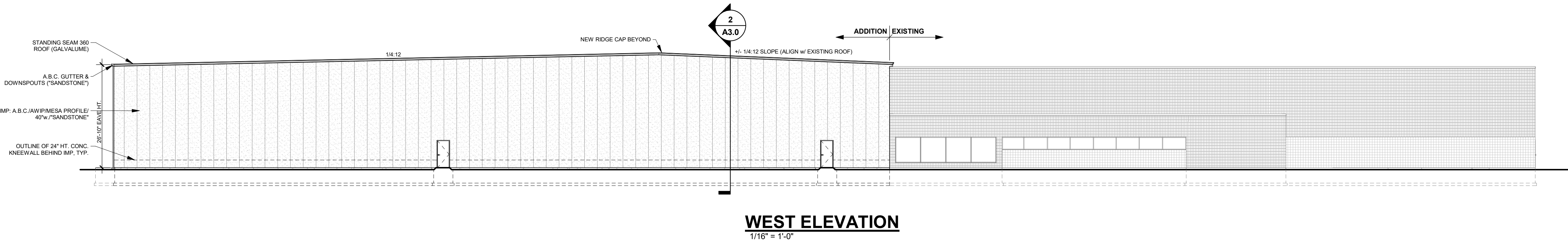
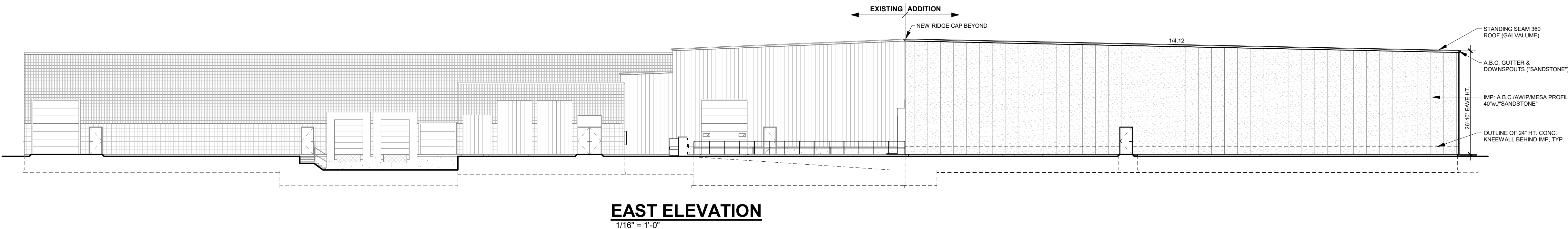
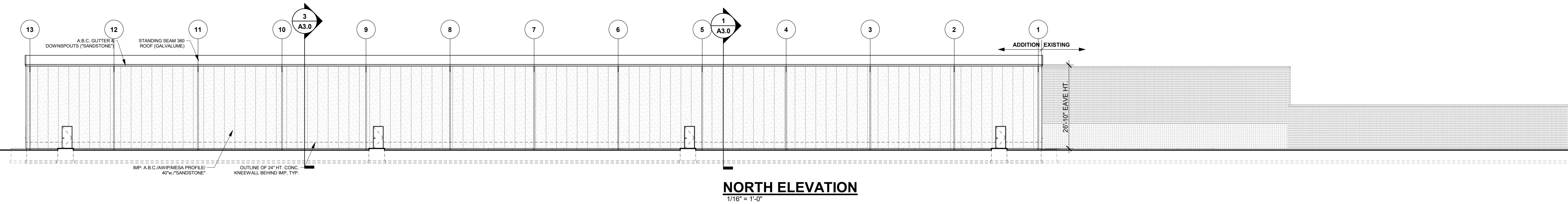
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09/02/2022

SHEET:

A2.0

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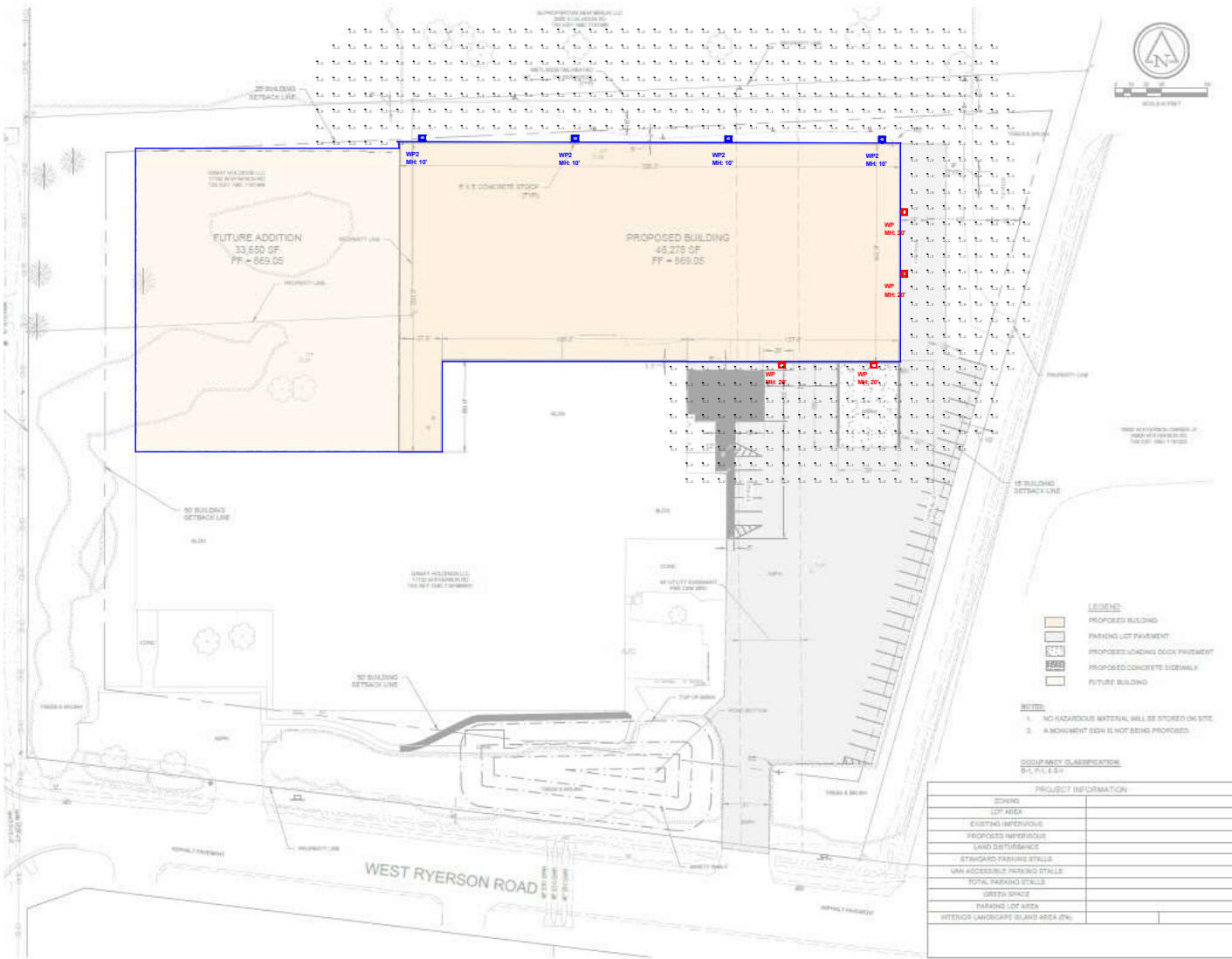




DREAMPAK

NEW BERLIN, WISCONSIN

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	