



Community Development Authority MEETING AGENDA

November 2, 2023 - 8:00 AM
Council Chambers
3805 S. Casper Dr.

Published: 10/24/2023

AGENDA

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
 - A. August 3, 2023
4. **ADMINISTRATIVE REPORTS**
5. **NEW BUSINESS**
 - A. (2) KH UA-2301360 Metalcraft - 16805 W. Victor Road - Use, Site and Architecture approval for a 5,293 square foot addition
6. **COMMUNICATIONS**
7. **ADJOURN**

Supplemental Information:

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



Community Development Authority MEETING MINUTES

August 3, 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 City Clerk Godshall took the roll call as follows:

Present: Mayor Ament, Alderperson Horbinski, Commissioner Felda, Commissioner Patterson, Commissioner Vaclav, Commissioner Schulpilus

Excused: Alderman Hopkins

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

There was a quorum and the meeting was properly noticed.

3. APPROVAL OF MINUTES

A. July 6, 2023 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Horbinski
Second by: Commissioner Schulpilus
Motion Passed 6-0

4. ADMINISTRATIVE REPORTS

None

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)

MOTION: Motion to take item from table

VOTE: Motion by: Alderperson Horbinski
Second by: Mayor Ament
Motion Passed 6-0

MOTION: Motion to approve use, site and architecture as presented by staff for the addition, and rejection of the proposed waiver, CDA supporting 134 parking spaces.

VOTE: Motion by: Mayor Ament
Second by: Commissioner Felda
Motion Passed 6-0

6. COMMUNICATIONS

None

7. ADJOURN

MOTION: Motion to Adjourn at 8:18 AM

VOTE: Motion by: Commissioner Patterson
Second by: Commissioner Vaclav
Motion Passed 6-0

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

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Kevin Parish with Parish Survey & Engineering / Metalcraft Automation Group Addition

LOCATION: 16805 W. Victor Road

REQUEST: Use, Site and Architecture approval for a 5,293 square foot building addition for Metalcraft located at 16805 W. Victor Road

WAIVER REQUEST: Applicant is requesting a waiver from §275-57A(7)(g)[2]: Parking setbacks. Parking areas, including aisles, shall be setback a minimum of 10' from the base setback line and a minimum of 5' from other lot lines.

D.R.C. RECOMMENDATION: Approval of the Use, Site and Architecture application for Metalcraft, along with the Waiver Request, located at 16805 W. Victor Road, subject to the application, plans on file and the following conditions of approval:

1. Planning:

- a. Plan of Operation shall be consistent with submitted plans on file. Applicant is proposing to construct a 5,293 SF building addition and associated site improvements.
 - i. Number of employees: 34
 - ii. Hours of operation: 6am - 4:30pm, Monday - Friday
- b. Waiver from §275-57A(7)(g)[2]. Parking areas, including aisles, shall be setback a minimum of 10' from the base setback line and a minimum of 5' from other lot lines.
 - i. The proposed parking lot along the north side of the building is only 3.5' off the base setback line and 3' from the east side property line.
- c. Adhere to the M-1 SPO Zoning District. Building setbacks: 50' Front, 10' Side (total side 30'), 25' Rear. Revise Sheet C1.02.
 - i. Per §275-30.1D, the Director may grant a dimensional variance in the amount of 20% of the required setback. Director approval of a variance is required for the side setback (10' and 15', for a total of 25').
- d. Adhere to the M-1 SPO Zoning District. Lot Coverage: 50% Maximum Coverage by Buildings, 75% Maximum Coverage by Impervious Surfaces, 25% Minimum Coverage by Open Space and Landscaping.
- e. Architecture Review Committee approved the plans at the August 14, 2023 meeting. Addition will include pre-finished metal wall panels in blue gray. Smooth face CMU on existing and addition will be painted blue gray.
- f. Applicant shall comply with the tree replacement schedule outlined in §275-54B(6), or pay the City the remainder of the balance to be placed in the landscaping account to plant landscaping elsewhere within the City. Provide an inventory of the trees to be

removed.

- g. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required, per §275-56C. Landscape plans shall meet all the requirements of §275-39F(2), as well as §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. 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):
 - k. Office: $4,750 \text{ SF} \times 1 \text{ space} / 200 \text{ SF} = 24 \text{ spaces}$
Warehouse: $24,078 \text{ SF} \times 1 \text{ space} / 2,000 \text{ SF} = 12 \text{ spaces}$
Requirement = 36 spaces (Proposed parking = 36 spaces)

2. Engineering:

- a. Per §275-57A(7)(e)[3], Wheel stops, continuous curbs, and/or bollards shall be located a minimum of 4' from any structures, buildings, walls, or plant material, excluding ground cover, to prevent a vehicle from driving onto the landscaped area or hitting any structure or plant material at the edge of a parking area.
 - i. The two bollards that are placed along the sidewalk need to move in front of the parking stalls. The purpose of the bollards is to prevent vehicle overhang of the sidewalks so that pedestrians can still use the sidewalk.
- b. Per §275-57C(5)(c), Loading spaces shall be designed with sufficient apron to accommodate truck turning movements and to prevent backing of trucks onto any street right-of-way.
 - i. Based on the truck maneuvering detail on sheet C1.07, trucks will only be allowed to enter the site from the east. This will need to be relayed onto all trucks making deliveries.
 - ii. Maneuvering within the roadway is not permitted.
 - iii. Any damage to the road right-of-way due to truck maneuvering will be the responsibility of the property owner to repair.
- c. Per §275-57A(6) The minimum area for each parking space, excluding the area needed to maneuver, shall be 9' wide and 18' long, except for ADA parking.
 - i. The parking on the east side of the building can be modified to potentially add another parking stall by narrowing the stalls which are labeled at 9.75' down to 9' and narrow the hatched area between the two ADA stalls down to 5'. Then adjusting the triangle hatched area could create the additional space.
- d. Per §275-60I. Lighting:
 - i. The average illumination shall be 2.0 footcandles.
 - ii. The average to min illumination ratio is approximately 5:1 (0.4 footcandle minimum)

- iii. The max to min illumination ratio is approximately 20:1 (8.0 footcandles maximum)
- iv. All areas designated on approved site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas, exclusive of approved anti-vandal lighting.
 - 1. There are several parking spaces that do not meet the minimum lighting requirements.

3. 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 shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter AND stamped plans 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.
- f. Separate application and plans are required.
- g. Plumbing: State review is required for over 16 fixtures - new and/or replacements
- h. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)

4. Fire Department:

- a. Maintain 24' fire access width for fire lane.
- b. Maintain fire sprinkler coverage throughout existing and proposed.
- c. Maintain fire alarm coverage throughout existing and proposed.
- d. Maintain egress/emergency lighting throughout.
- e. Provide fire extinguishers every 75' of travel.

5. Storm Water Utility:

- a. Project is increasing impervious by 3,393 sq. ft. and disturbance area is less than 1 acre. Therefore, Stormwater Management Plans are not required at this time.
- b. Recommend placing a back flow preventer on the dock drain as it connects to the drainageway to the south and has a rim elevation lower than the 100 year floodplain elevation or raise the elevation of the dock to be above the floodplain elevation.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of November 2, 2023

**Kevin Parish with Parish Survey & Engineering / Metalcraft Automation Group Addition
16805 W. Victor Road**

DATE STAFF REPORT CREATED: 9/25/23

APPLICANT / OWNER(S): Kevin Parish with Parish Survey & Engineering / Metalcraft of Mayville Inc.

REQUEST / DESCRIPTION OF PROJECT: Use, Site and Architecture approval for a 5,293 square foot building addition for Metalcraft located at 16805 W. Victor Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/30/23, revised plans submitted 10/6/23

DATE OF COMPLETENESS DETERMINATION: 7/5/23

PRE-APPLICATION CONFERENCE HELD: No

Date(s) of Meeting(s): Numerous phone calls/emails

Site Visit(s): 7/5/23

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 5,293 square foot building addition / 1.54 acres

CURRENT ZONING: M-1 SPO

CURRENT LAND USE: Industrial

PROPOSED ZONING: N/A

PROPOSED LAND USE: N/A

PROPOSED LOT SIZE: N/A

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: M-1 SPO

Land Use: Light Industrial

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 August 14, 2023 meeting.

PROPOSED ARCHITECTURE: See attached plans. Addition will include pre-finished metal wall panels in blue gray. Smooth face CMU on existing and addition will be painted blue gray.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: No

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.

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:

8/31/1981 Plan Commission approval of U-101-81 for the construction of a new industrial building.
9/10/1984 Plan Commission denial of U-120-84 for 3 year storage of shipping containers.
11/4/1996 Plan Commission approval of U-79-96 for exterior modifications.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Waiver from §275-57A(7)(g)[2]. Parking areas, including aisles, shall be setback a minimum of 10' from the base setback line and a minimum of 5' from other lot lines.
 - a. The proposed parking lot along the north side of the building is only 3.5' off the base setback line and 3' from the east side property line.
 - b. Staff supports this waiver for the reduced parking lot setbacks due to site constraints. No other waivers from the CDA are required.
2. Adhere to the M-1 SPO Zoning District. Building setbacks: 50' Front, 10' Side (total side 30'), 25' Rear.
 - a. Per §275-30.1D, the Director may grant a dimensional variance in the amount of 20% of the required setback. Director approval of a variance is required for the side setback (10' and 15', for a total of 25').

**Department of
Community Development
Staff Report**

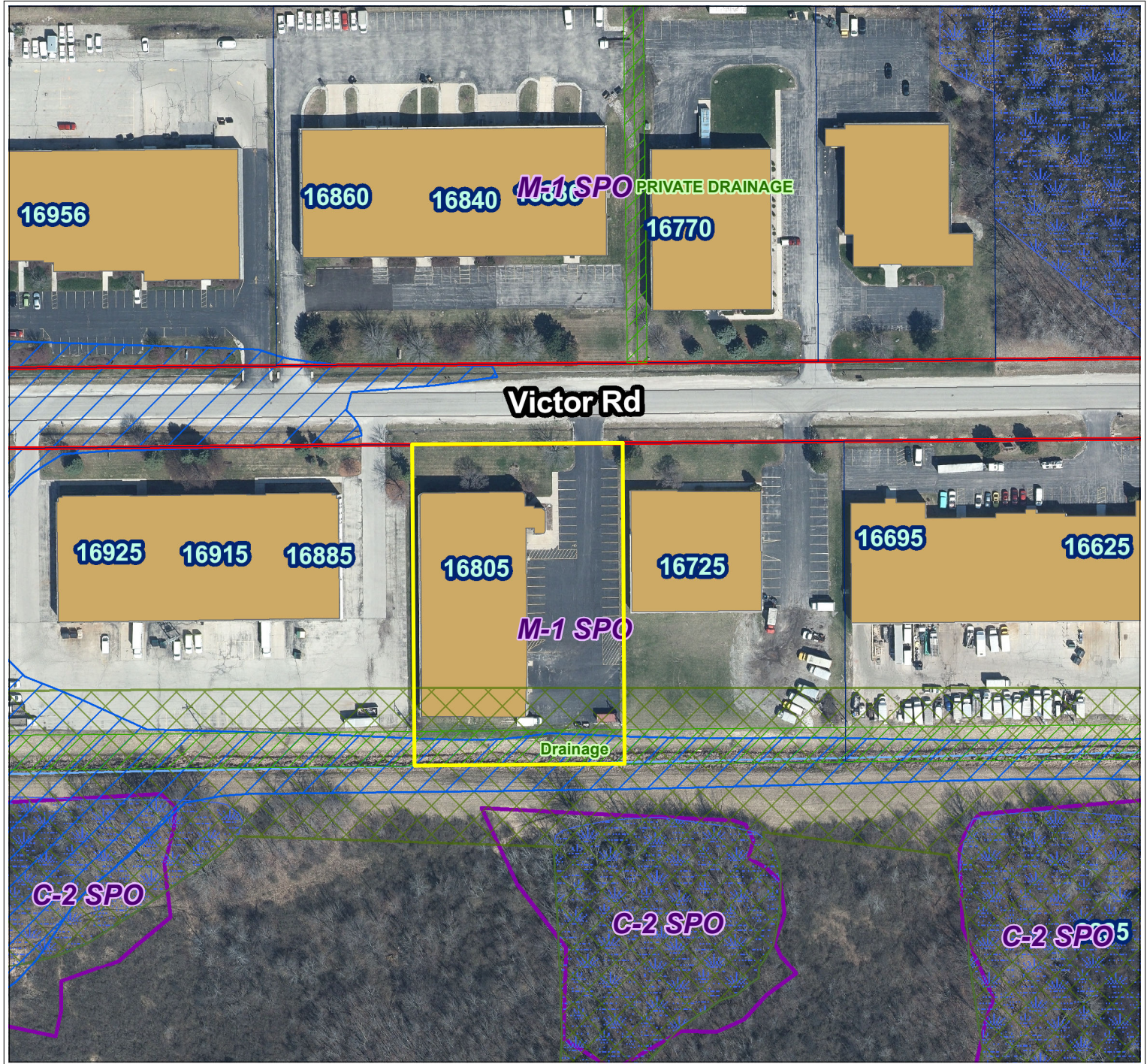
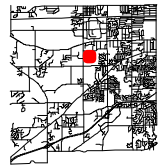
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D.R.C. RECOMMENDATION:

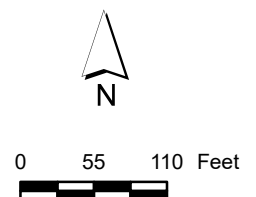
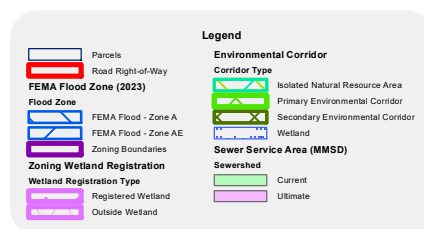
Approval of the Use, Site and Architecture application for Metalcraft, along with the Waiver Request, located at 16805 W. Victor Road, subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

ATTACHMENTS:

Location Map
Plan of Operation
Plans



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





A Division of Metalcraft of Mayville, Inc.

Development Application Plan of Operation Letter

October 24, 2023

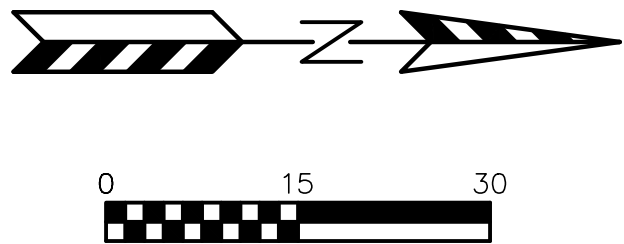
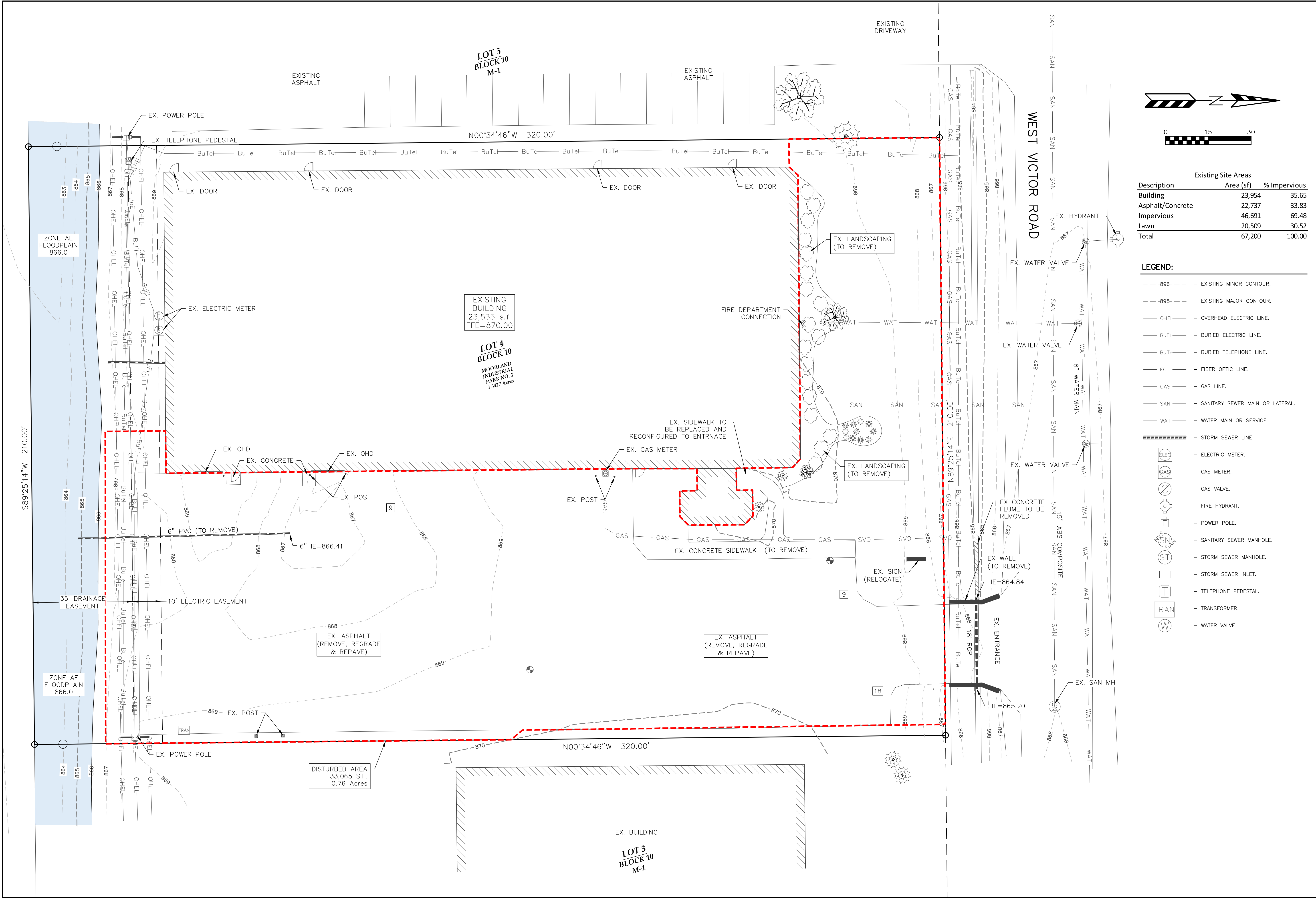
Dear City of New Berlin Community Development,

This letter serves to describe the intent of proposed building addition onto our existing place of business residing at 16805 W Victor Rd, New Berlin, WI 53151.

- Metalcraft of Mayville, Inc. including all divisions continue to increase business growth. To support this aggressive business growth additional manufacturing space is necessary.
- Metalcraft Automation Group, a Division of Metalcraft of Mayville, Inc., continues to support all of Metalcraft's divisions including Scag Power Equipment. Metalcraft Automation Group continues to help develop and launch Scag Power Equipment's product offerings including electric, autonomous, and remote controlled vehicles.
- Technical assembly and shipping/receiving operations will occur inside proposed building addition year round.
 - No change to current business hours of operation
- This building addition relocates existing shipping and receiving to allow ease of access/maneuvering for inbound and outbound semi-truck and trailer traffic.
- Additional manufacturing space will add 10-17 employees, for a maximum number of 34, to existing business seeking a career at a safe and comfortable work environment – heated and air conditioned facilities.
- Expected start date for project ASAP
- Timeline for completion of project Spring of 2024 to support customer demand

Sincerely,

Fred Gahlman
Director of Automation
Metalcraft of Mayville, Inc.



Existing Site Areas		
Description	Area (sf)	% Impervious
Building	23,954	35.65
Asphalt/Concrete	22,737	33.83
Impervious	46,691	69.48
Lawn	20,509	30.52
Total	67,200	100.00

LEGEND:

- 896 - - - - - EXISTING MINOR CONTOUR.
- - 895 - - - - - EXISTING MAJOR CONTOUR.
- OHEL - - - - - OVERHEAD ELECTRIC LINE.
- BuEl - - - - - BURIED ELECTRIC LINE.
- BuTel - - - - - BURIED TELEPHONE LINE.
- FO - - - - - FIBER OPTIC LINE.
- GAS - - - - - GAS LINE.
- SAN - - - - - SANITARY SEWER MAIN OR LATERAL.
- WAT - - - - - WATER MAIN OR SERVICE.
- - - - - STORM SEWER LINE.
- [ELEC] - ELECTRIC METER.
- [GAS] - GAS METER.
- [GAS] - GAS VALVE.
- [FIRE] - FIRE HYDRANT.
- [PP] - POWER POLE.
- [SM] - SANITARY SEWER MANHOLE.
- [ST] - STORM SEWER MANHOLE.
- [SIN] - STORM SEWER INLET.
- [T] - TELEPHONE PEDESTAL.
- [TRAN] - TRANSFORMER.
- [W] - WATER VALVE.

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**METALCRAFT AUTOMATION GROUP
16805 W VICTOR RD
NEW BERLIN, WI 53151**

PLAN TITLE:
**EXISTING
CONDITIONS
PLAN**

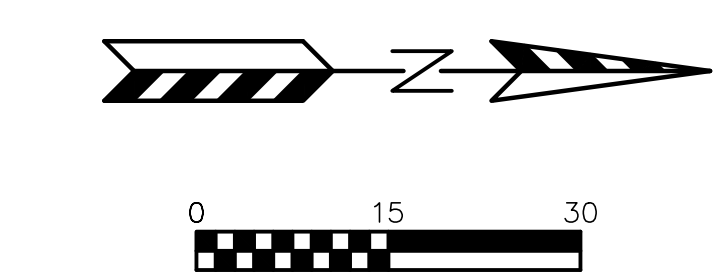
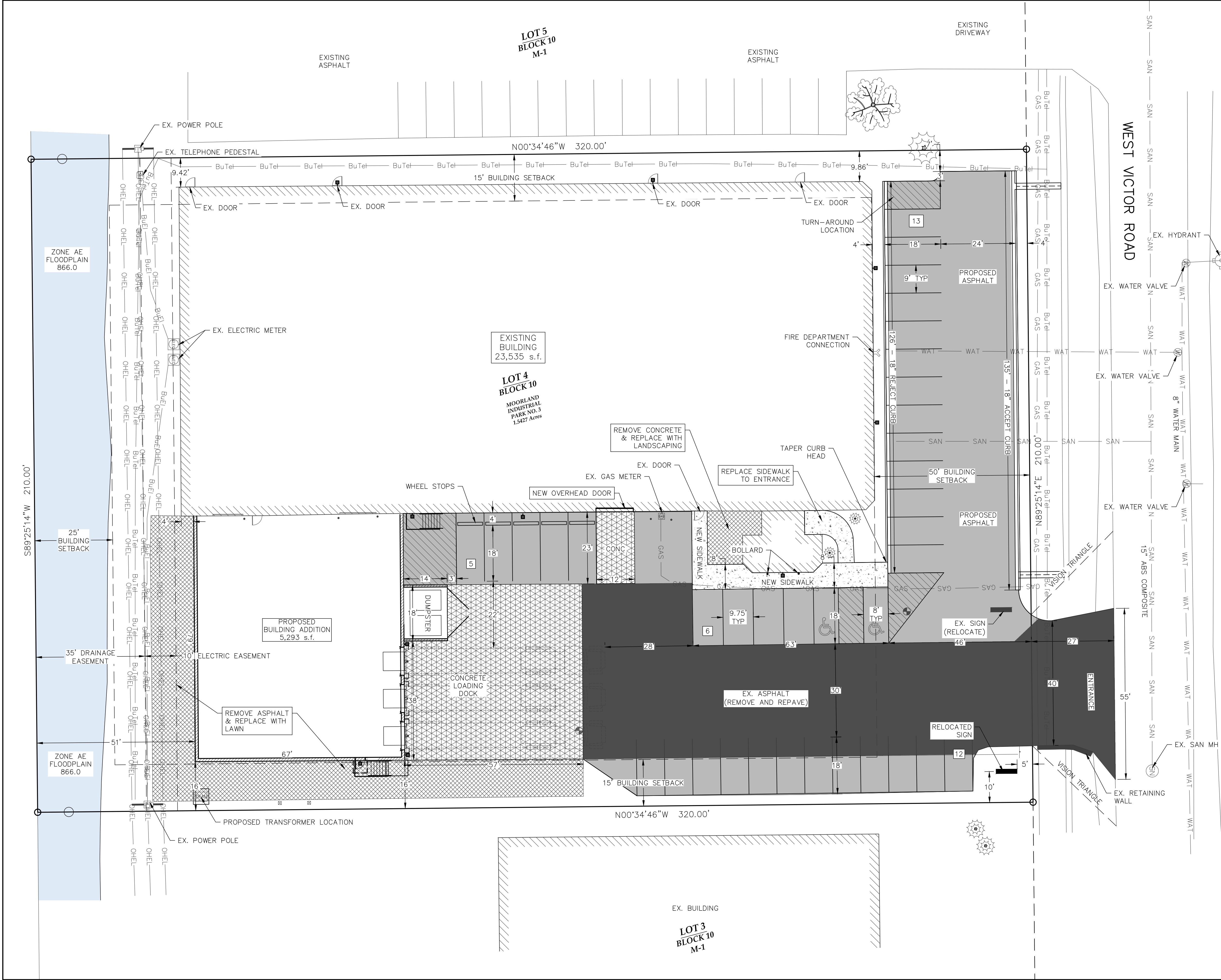
DRAWN BY:
JB
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
10-06-2023

PROJECT NO:
\MC-20-19

CITY SUBMITTAL

SHEET NO:
C1.01



PAVING LEGEND	
	LIGHT DUTY ASPHALT PAVEMENT 8" - 1-1/4" CRUSHED AGGREGATE BASE COURSE 2 1/4" ASPHALTIC BINDER 3 LT 58-28 S 1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
	HEAVY DUTY ASPHALT PAVEMENT 10" - 1-1/2" CRUSHED AGGREGATE BASE COURSE 2 3/4" ASPHALTIC BINDER 3 HT 58-28 S 2 1/2" ASPHALTIC SURFACE 4 HT 58-28 S
	CONCRETE LOADING DOCK 10" - 1-1/2" CRUSHED AGGREGATE BASE COURSE 7" CONCRETE WITH 1.5 LBS FIBER
	CONCRETE SIDEWALK 6" - 3/4" CRUSHED AGGREGATE BASE COURSE 4" CONCRETE

SITE INFORMATION BLOCK		
Site Address:	16805 W. Victor Road	
Legal Description:	Lot 4, Block 10, Moreland Industrial Park No. 3	
Site Acreage	1.5427 acres	
Current Zoning:	M-1	
<u>Building Setback Requirements</u>		
Street	50 feet	
Rear	25 feet	
Side	15 feet	
<u>Parking Stalls Required</u>		
Office	4750 1/200 s.f.	24 stalls
Warehouse	24078 1/2,000 s.f.	12 stalls
Stalls Required	36 stalls	
Parking Stalls Provided:		36 stalls
<u>Proposed Site Areas</u>		
Description	Area (sf)	% Impervious
Building	29,262	44
Asphalt/Concrete	21,238	32
Impervious	50,500	75
Lawn	16,700	25
Total	67,200	100

- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**METALCRAFT AUTOMATION GROUP
16805 W VICTOR RD
NEW BERLIN, WI 53151**

PLAN TITLE:
**PROPOSED
SITE PLAN**

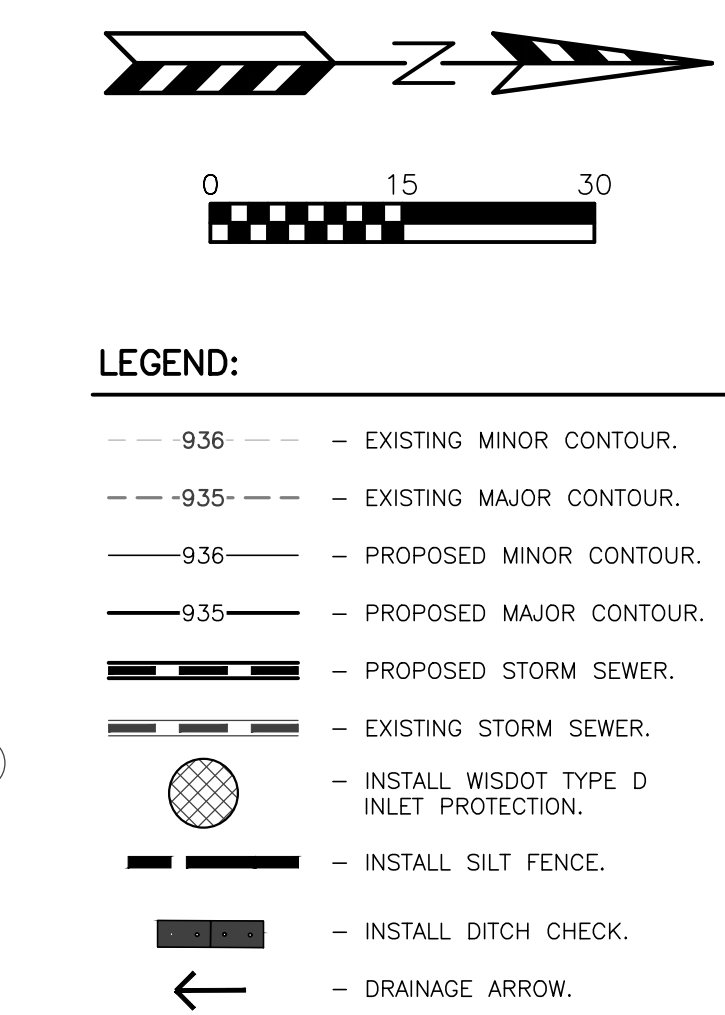
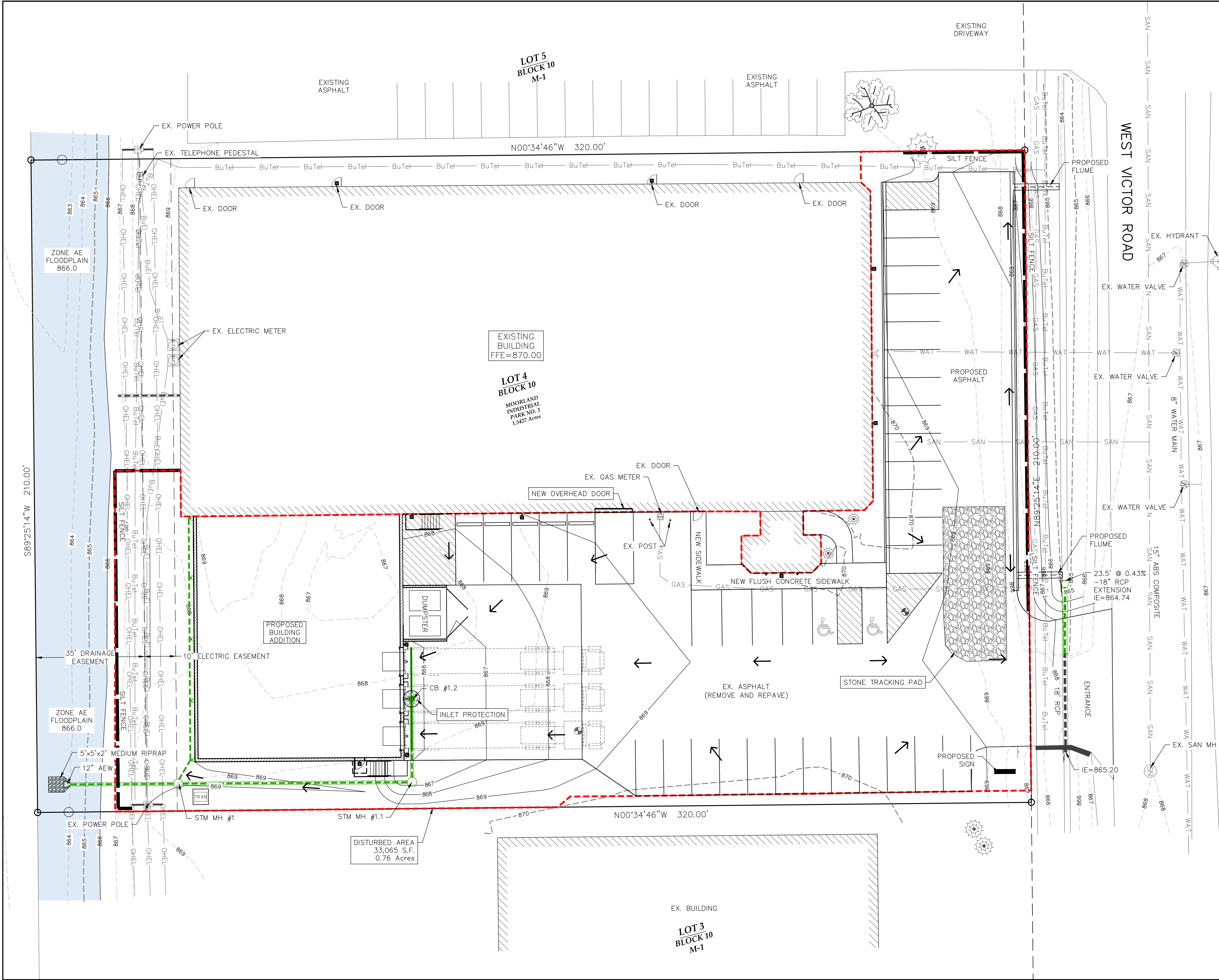
DRAWN BY:
JB
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
10-06-2023

PROJECT NO:
\MC-20-19

CITY SUBMITTAL

SHEET NO:
C1.02



STAGES OF CONSTRUCTION TIME SCHEDULE:

OCTOBER 10, 2023

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS.

OCTOBER 11, 2023 – MAY 15, 2024

2. STRIP TOPSOIL WITHIN GRADING LIMITS.
3. BEGIN GRADING FOR PROPOSED PARKING LOT.
4. REMOVE ASPHALT WITHIN PROPOSED BUILDING ADDITION.
5. CONSTRUCT BUILDING PAD AND BUILDING.
6. CONSTRUCT STORM SEWER.
7. CONTINUE FINISH GRADING.
8. INSTALL BASE COURSE, CURB, SIDEWALK AND PAVEMENTS.

MAY 16 – JUNE 1, 2024

9. INSTALL LANDSCAPING.
10. APPLY FINAL STABILIZATION TO ENTIRE SITE.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

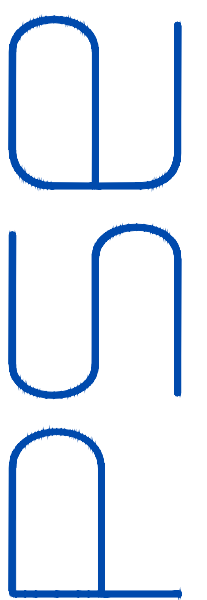
SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF NEW BERLIN PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE.

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND AREAS DISTURBED BY REMOVAL OF BMPs.

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX



PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
METALCRAFT AUTOMATION GROUP
16805 W VICTOR RD
NEW BERLIN, WI 53151

PLAN TITLE:
EROSION CONTROL PLAN

DRAWN BY:
JB

DESIGNED BY:
KJP

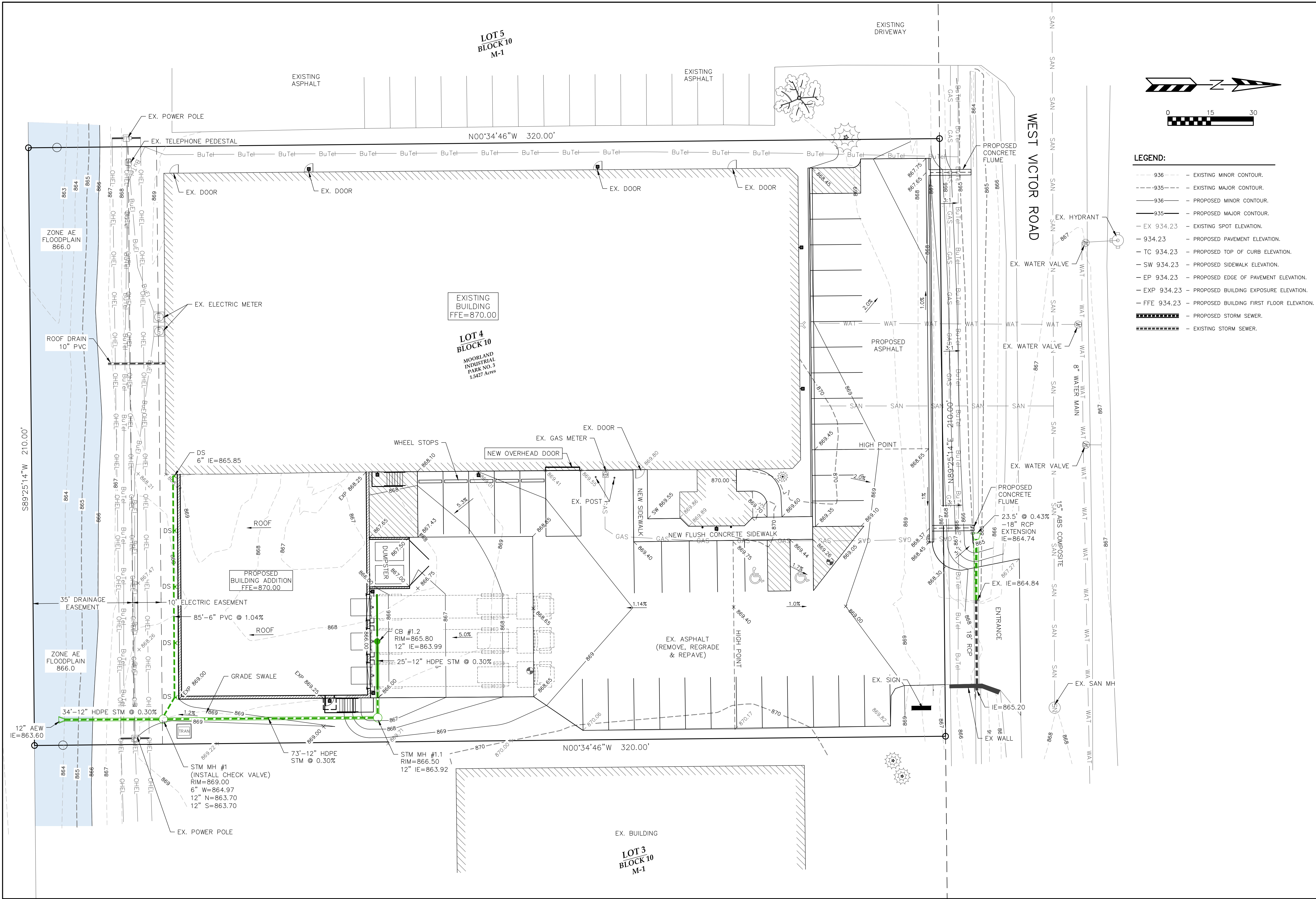
CHECKED BY:
KJP

PLAN DATE:
10-06-2023

PROJECT NO:
\MC-20-19

CITY SUBMITTAL

SHEET NO:
C1.03



REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

PSE	
PARISH SURVEY & ENGINEERING	
122 Wisconsin Street, West Bend, WI 53095	
262.346.7800 www.parishse.com	

PROJECT TITLE:	
METALCRAFT AUTOMATION GROUP	
16805 W VICTOR RD	
NEW BERLIN, WI 53151	

PLAN TITLE:	
GRADING & UTILITY PLAN	

DRAWN BY:	
JB	

DESIGNED BY:	
KJP	

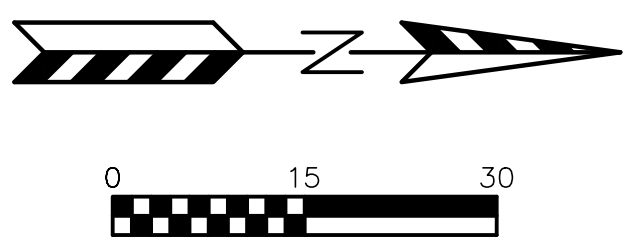
CHECKED BY:	
KJP	

PLAN DATE:	
10-06-2023	

PROJECT NO:	
\MC-20-19\	

CITY SUBMITTAL	
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SHEET NO:	
C1.04	

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE: METALCRAFT AUTOMATION GROUP
16805 W VICTOR RD
NEW BERLIN, WI 53151

PLAN TITLE:

**LIGHTING
PLAN**

DRAWN BY: **JB**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE:
10-06-2023

PROJECT NO:
 \MC-20-19\

CITY SUBMITTAL

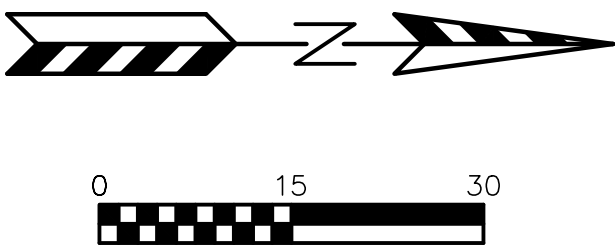
C1.06

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREA	Illuminance	Fc	1.27	9.18	0.00	N.A.	N.A.

LUMINAIRE SCHEDULE								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	10	0A	COOPER LIGHTING SOLUTIONS LUMARK	WPMLED20B	SINGLE	9,800	80	0.900

NOTES:

- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
- 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
- 3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
- 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
- 5) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE: METALCRAFT AUTOMATION GROUP
16805 W VICTOR RD
NEW BERLIN, WI 53151

PLAN TITLE:

**SEMI-TRUCK
TURNING
MOVEMENTS**

DRAWN BY: **JB**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

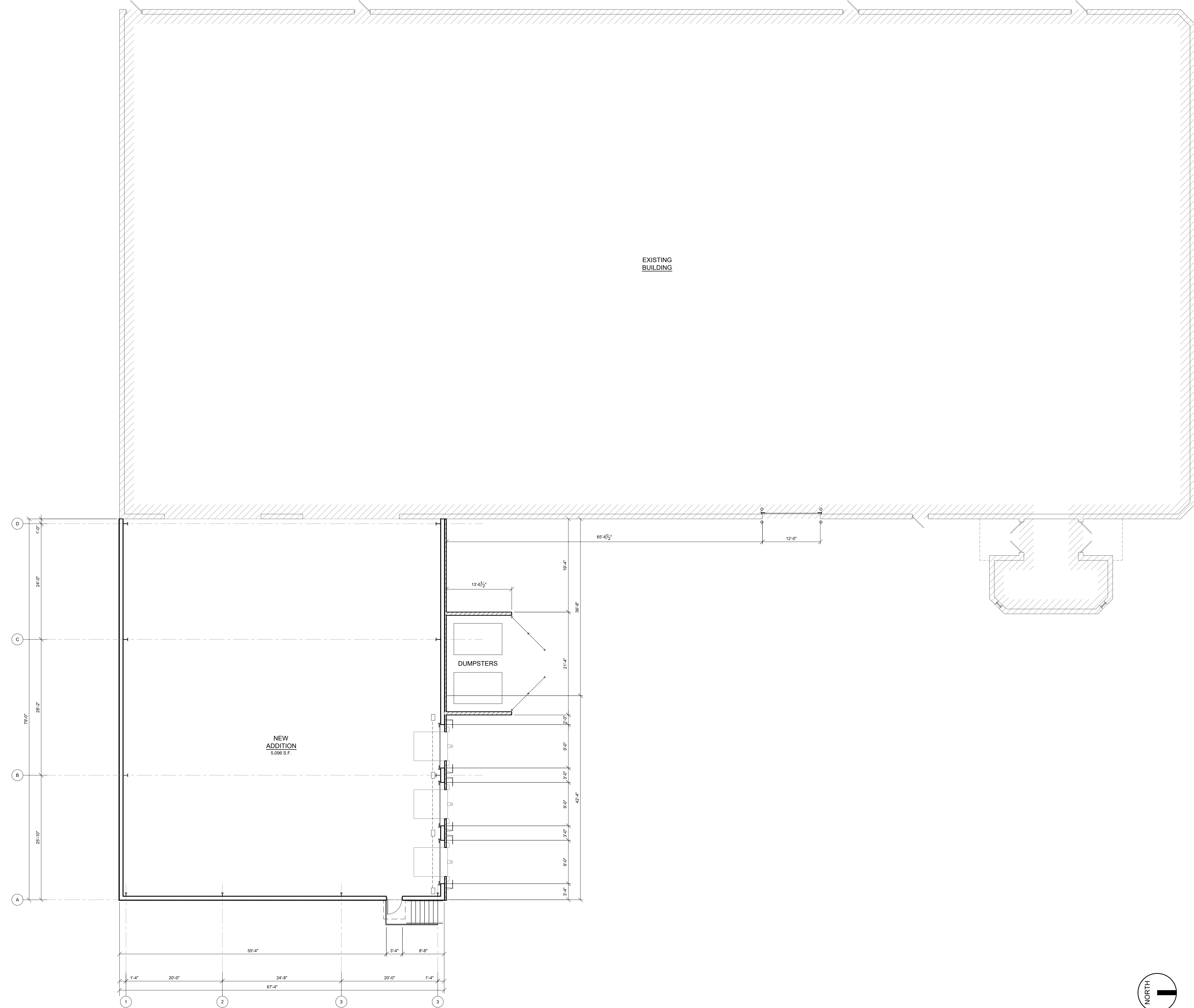
PLAN DATE:
10-06-2023

PROJECT NO:
 \MC-20-19'

CITY SUBMITTAL

SHEET NO:

C1.07



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

Metalcraft of Mayville, Inc.
Building Addition - New Berlin Plant
16605 West Victor Road
New Berlin, WI 53151

PRELIMINARY
JUNE 28, 2023
JULY 28, 2023

230530

SHEET

A1.1



Blowfish Architects, llc
752 S. Grove St.
Ripon, WI 54071
920-810-3561
William F. Hoch, AIA





Blowfish Architects, llc

752 S. Grove St.
Ripon, WI 54971
920-810-5861
William F. Hoch, AIA



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

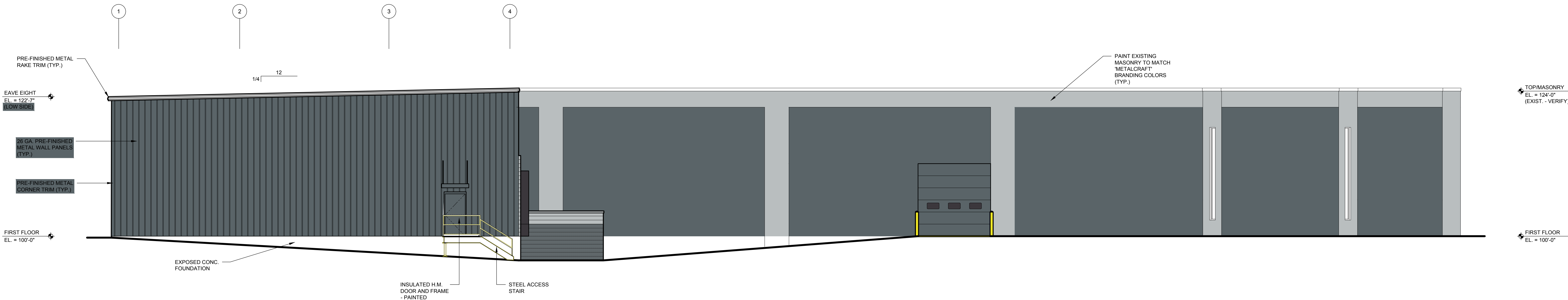
Metalcraft of Mayville, Inc.

Building Addition - New Berlin Plant
16805 West Victor Road
New Berlin, WI 53151

PRELIMINARY
JUNE 28, 2023
JULY 28, 2023

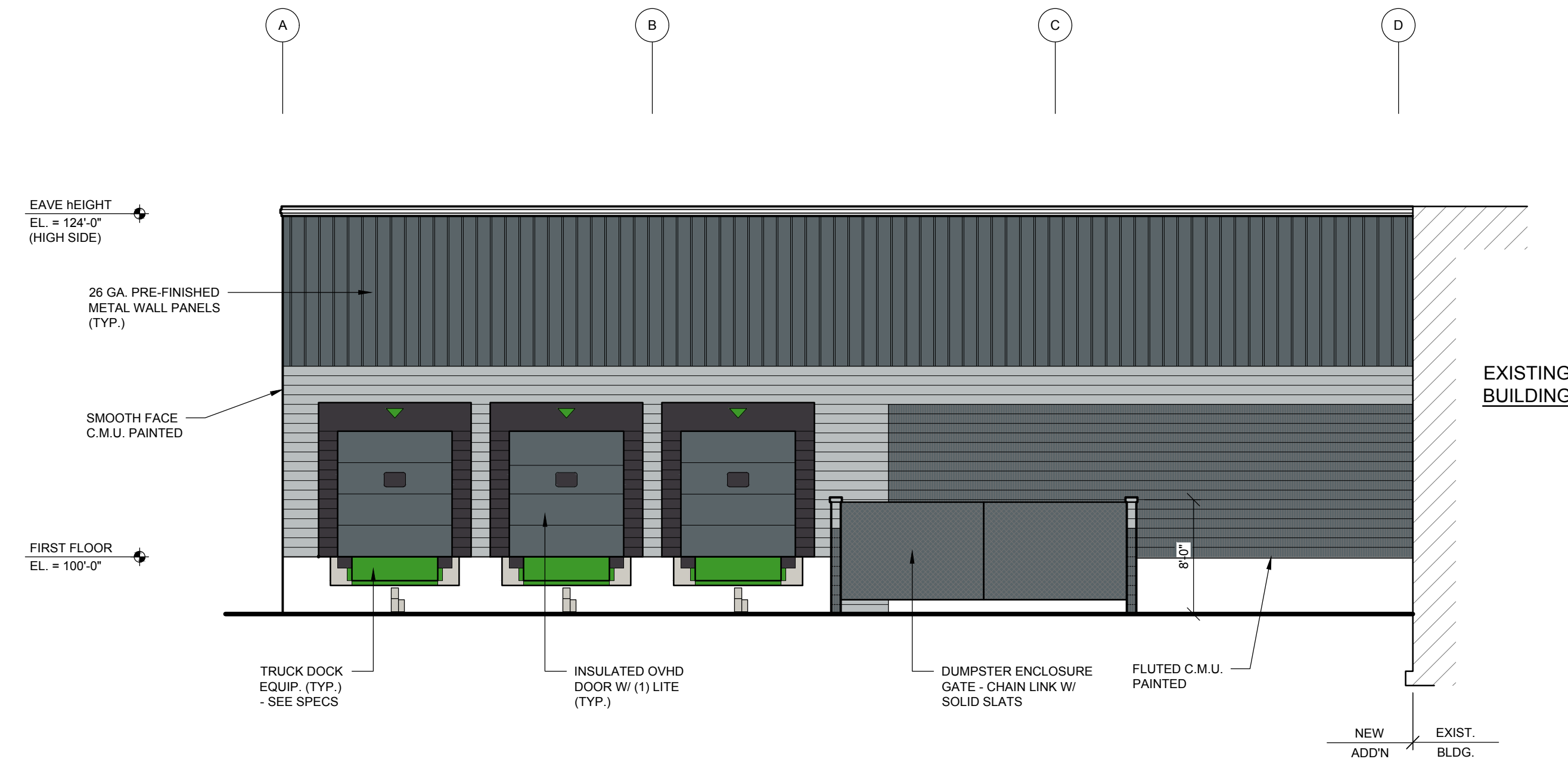
SHEET

A2.0



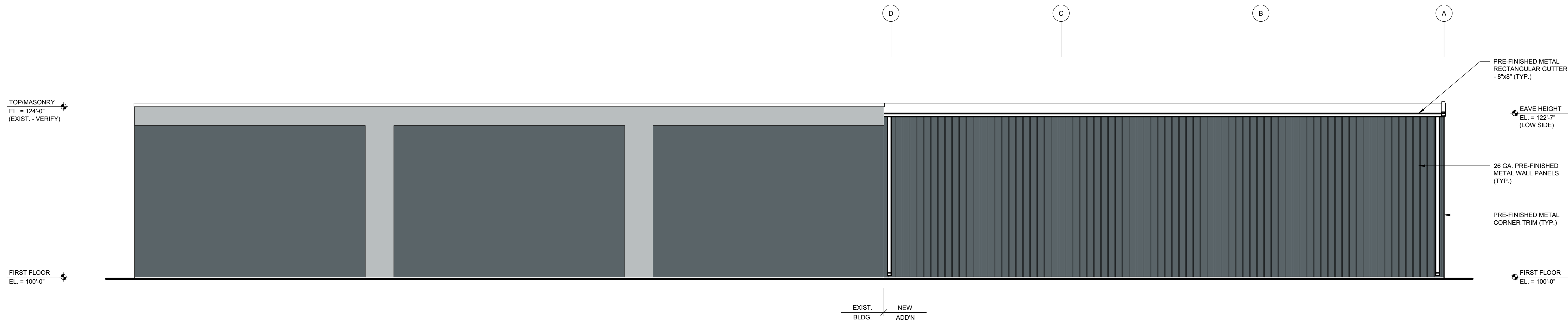
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"