



**Village of**  
  
**Germantown**  
*Willkommen*

Fee must accompany application.

\$1680 CUP Review Fee  
 Paid On: 2/9/20 Check/CC # 89278

## CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

<p><b>1</b> <b>APPLICANT/AGENT:</b></p> <p><u>VLS Environmental Solutions</u></p> <p><u>1400 N 113th Street</u></p> <p><u>Wauwatosa, WI 53226</u></p> <p><u>Tom Held (General Manager)</u></p> <p><u>Phone ( 262 ) 806-5194</u></p> <p><u>Email tom.held@vlse.com</u></p>	<p><b>PROPERTY OWNER:</b></p> <p><u>SRRT Carnegie LLC</u></p> <p><u>901 North Third Street Suite 100</u></p> <p><u>Minneapolis, MN 55401</u></p> <p><u>Paul Gibbs (Asset Manager)</u></p> <p><u>Phone ( 612 ) 314-1594</u></p> <p><u>Email pgibbs@sr-re.com</u></p>
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**2 TO WHOM SHOULD THE PERMIT BE ISSUED?**

VLS Environmental Solutions

<p><b>3</b> <b>PROPERTY ADDRESS</b></p>	<p><b>TAX KEY NUMBER</b></p>
<p>W190 N11393 Carnegie Drive</p> <p>W190 N11260 Carnegie Drive</p>	<p>204991</p> <p>204997</p>

**4 DESCRIPTION OF EXISTING OPERATION**

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

The current buildings are vacant.

RECEIVED

FEB - 9 REC'D

OFFICE OF THE VILLAGE PLANNER  
VILLAGE OF GERMANTOWN

5

**DESCRIPTION OF PROPOSED OPERATION**

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.  
Solid waste landfills, transfer stations, and other waste disposal and recovery uses, including waste hauling vehicle operations and maintenance facilities, dumpster and other waste and recycling container storage and transportation operations.

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.  
See Cover Letter for detailed Information.

6

**METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Please submit a separate WORD Document with this information.  
See attached.

7

**SUPPORTING DOCUMENTATION:**

- Site Plan and elevations for new construction (can be conceptual)
- Photos of existing use and/or proposed use operating elsewhere
- \_\_\_\_\_
- \_\_\_\_\_

8

**READ AND INITIAL THE FOLLOWING:**

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

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

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

9

**SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER**

*Thomas Held* February 5th 2026

Applicant

Date

Owner

Date



**Village of**  
  
**Germantown**  
*Willkommen*

**FEES MUST BE PAID AT TIME OF APPLICATION**

- \$350 Plan Commission Consultation
- \$1,250 Rezoning – General
- \$2,620 Rezoning – Floodplain
- \$2,620 Rezoning - Wetland
- \$1,430 PDD < 5 acres
- \$2,410 PDD 5-20 acre site
- \$3,980 PDD > 20 acre site

Paid On: 2/9/26 Check/CC CC

**REZONING & PDD APPLICATION**

Pursuant to Section 17.51 of the Municipal Code

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

**1**

**APPLICANT OR AGENT**

VLS Environmental Solutions  
1400 N 113th Street  
Wauwatosa, WI 53226  
Tom Held (General Manager)  
  
Phone ( 262) 806-5194  
E-Mail tom.held@vlses.com

**PROPERTY OWNER**

SRRT Carnegie LLC  
901 North Third Street Suite 100  
Minneapolis, MN 55401  
Paul Gibbs (Asset Manager)  
  
Phone ( 612) 314-1594  
E-Mail pgibbs@sr-re.com

**2**

**PROPERTY ADDRESS OR GENERAL LOCATION**

**TAX KEY NUMBER**

W190 N11393 Carnegie Drive	204991
W190 N11260 Carnegie Drive	204997

**3**

**REZONING REQUEST**

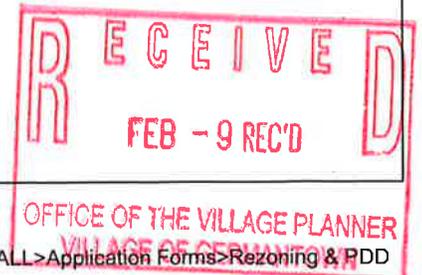
FROM	TO
M-1	M-2

**4**

**METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Please submit a separate WORD Document with this information.

See Attached



5

**PURPOSE OF REZONING REQUEST**

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

The request is based on VLS's proposed plans to purchase both parcels and associated building and relocate their existing Milwaukee area operations and facilities to a consolidated Germantown location. The primary focus for VLS is to provide wastewater pretreatment services for non-hazardous wastewater generated at other industrial facilities. Secondly, VLS accepts non-bulk containerized waste materials for temporary storage or for solidification. VLS would be transferring 64 employees from their Milwaukee area locations to Germantown to this proposed flagship facility. VLS has budgeted \$25 Million for the acquisition and investment into the proposed facilities. At the N11393 parcel, the existing building exterior would generally remain the same other than minor improvements to the loading area. A majority of the planned improvements would be investments to the interior of the building to support its operations. At the N11260 parcel, more significant investments would be completed on the exterior of the property including façade and site improvements along with overall renovations of the entire building.

6

**SUPPORTING DOCUMENTATION:**

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

7

**READ AND INITIAL THE FOLLOWING:**

- X  
\_\_\_\_\_ I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.
- X  
\_\_\_\_\_ I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- X  
\_\_\_\_\_ I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance
- X  
\_\_\_\_\_ I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8

**SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

*Thomas Held* February 5th 2026  
\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Owner Date

February 9, 2026

Project Reference #24532

Mr. Jordan Yanke  
Village of Germantown

**RE Proposed VLS Facility - Germantown, WI  
Rezoning and Conditional Use Request  
W190 N11393 Carnegie Drive and W190 N11260 Carnegie Drive**

Dear Mr. Yanke:

The Sigma Group, Inc. (Sigma) on behalf of VLS Environmental Solutions (VLS), is requesting rezoning and conditional use for the parcels above.

The request is based on VLS's proposed plans to purchase both parcels and associated building and relocate their existing Milwaukee area operations and facilities to a consolidated Germantown location.

The primary focus for VLS is to provide wastewater pretreatment services for non-hazardous wastewater generated at other industrial facilities. Secondly, VLS accepts non-bulk containerized waste materials for temporary storage or for solidification.

VLS would be transferring 64 employees from their Milwaukee area locations to Germantown to this proposed flagship facility. VLA has budgeted \$25 million for the acquisition and investment into the proposed facilities. Primary Hours of Operation is 6am-6pm.

At the N11393 parcel, the existing building exterior would generally remain the same other than minor improvements to the loading area. A majority of the planned improvements would be investments to the interior of the building to support its operations.

At the N11260 parcel, more significant investments would be completed on the exterior of the property including façade and site improvements along with overall renovations of the entire building.

We have included the following information for review and approval:

- Completed Applications
- Operations Narrative and Zoning Review
- Site Maps and Figures
- Photos of current facilities (interior and exterior)
- Photos of existing Germantown facilities

If you have any questions or would like to discuss, please let us know.

Respectfully submitted,

THE SIGMA GROUP, INC.



Kristi L. Linsmeier, P.E., CHMM  
Senior Engineer



Christopher Carr, P.E.  
Vice President

February 9, 2026

Project Reference #24532

Mr. Jordan Yanke  
Associate Planner  
Village of Germantown

**RE Proposed VLS Facility and Germantown  
Wellhead Protection Ordinance Conditional Use and M-2 Rezone Narrative**

Dear Mr. Yanke:

The Sigma Group, Inc. (Sigma) on behalf of VLS Environmental Solutions (VLS), has prepared this document to provide additional details regarding their proposed operations and the various measures that will provide environmental protection. The information below includes details about the existing operations at their current facilities which they intend to consolidate to the proposed Germantown site.

**VLS OPERATIONS**

The primary focus for VLS is to provide wastewater pretreatment services for non-hazardous wastewater generated at other industrial facilities. Secondly, VLS accepts non-bulk containerized waste materials for temporary storage or for solidification.

Primary Operations - Wastewater Pretreatment

VLS accepts non-hazardous wastewaters generated from operations at other facilities in order to pretreat it prior to discharge to the sanitary sewer. These operations are subject to local discharge regulations as well as federal categorical pretreatment standards. Both the West Allis facility and the Butler facility have been issued wastewater discharge permits from the Milwaukee Metropolitan Sewerage District (MMSD). VLS conducts self-monitoring and MMSD also conducts monitoring at both sites in order to demonstrate compliance with discharge limits.

VLS has obtained approval and permitting for their existing wastewater pretreatment systems and will do the same for the proposed Germantown site, as described below.

- In order to receive a discharge permit, VLS must submit a Notice of Intent (permit application) as well as a Baseline Monitoring Report to describe operations, the pretreatment processes, residual management, and required monitoring.
- VLS must obtain approval for the pretreatment process from the Wisconsin Department of Natural Resources (WDNR) through their NR 108 plan review process. Plans and specifications and an Engineering Report describing the pretreatment equipment, systems, and operations must be submitted by a Professional Engineer for WDNR review. Approval must be received prior to construction of the system.

Wastewater pretreatment operations will occur inside and will be completely contained by the building. Specifically, the following features will ensure containment:

- Loading/unloading will occur inside the building in bays within designed containment structures.
- Holding and processing tanks will be surrounded by a trench system which will keep any spills or leaks within the system; additionally, curbing will be provided such that no liquids can migrate from the building.

VLS has a strict process to review wastewater sources prior to accepting them for pretreatment at their facilities. The process includes the potential customer/industry providing a profile of the wastewater consisting of a description of the characteristics along with supporting documentation such as Safety Data Sheets and laboratory analytical results. If the wastewater is not considered a hazardous waste and if it can be effectively treated at VLS, it will be assigned an approved profile number. Every load is then evaluated upon receipt to ensure it matches the characteristics for that profile and will be rejected if it doesn't conform to the acceptable parameters.

#### Secondary Operations - Non-bulk Containerized Waste Materials Management

VLS accepts non-hazardous, non-bulk waste materials for temporary storage or processing. In order to do so, an appropriate storage or processing license is obtained from the WDNR. VLS must prepare a detailed application as well as a plan of operation describing containment and other control measures.

Materials will be profiled, similar to the wastewater profiling process. All materials will undergo a QA/QC process where they are validated against the profile description. Some waste materials received will be temporarily staged in a designated area with secondary containment prior to transferring to another facility for proper treatment or disposal. Other waste materials (e.g. inks, paints, adhesives, and other non-hazardous materials with free liquids) will be processed in one of two mixing tanks. The solidification process consists of blending the liquid or semi-liquid material with a binding agent such that it can be landfilled at a properly licensed landfill.

#### **ENVIRONMENTAL PROTECTIONS**

There are a number of design features as well as plans, procedures, and protocols that will be in place to ensure that potential hazards or risks are managed to eliminate the potential of environmental contamination. These include:

- The building will be designed such that any spill would be structurally contained by the building.
- Containers of chemicals and waste materials will be stored on or within secondary containment.
- VLS will prepare a Spill Prevention, Control and Countermeasures (SPCC) Plan in accordance with EPA rules (40 CFR 112) which will describe the facility's spill prevention and response measures; the SPCC Plan will be certified by a Professional Engineer .
- VLS will conduct monthly inspections of bulk oil containers in accordance with SPCC regulation
- VLS will conduct daily inspections of the treatment system, including tanks, piping, pumps, etc.
- VLS conducts opening and closing inspections daily using an environmental evaluation protocol.
- VLS will prepare a Plan of Operation as required by the storage/processing license issued by the WDNR.
- VLS will provide employees with spill prevention and response training.
- VLS will maintain appropriate spill response kits for immediate response to leaks or spills. Several VLS team members are, in fact, trained as spill responders and are responsible for responding to emergency spills at VLS customers.
- VLS retains SET Environmental as a contract spill response firm as a precautionary measure.
- VLS will either obtain a storm water permit from the WDNR and will prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the permit or will submit a No Exposure Certification if appropriate.
- VLS intends to install a sodium hydroxide scrubber to minimize the potential for nuisance odors.
- VLS is subject to annual inspections by both the WDNR and MMSD so that compliance with their regulations can be ascertained.
- VLS is subject to monthly unannounced monitoring of the wastewater discharge by MMSD.

### **WELLHEAD PROTECTION ORDINANCE**

Our review of the ordinance language finds that the different subsections are somewhat confusing and contain potentially inconsistent language as described below. While landfills and other solid waste facilities are listed in the prohibited use section, there is other language implying that waste operations such as those proposed for the VLS site could exist in the wellhead overlay area(s).

- Section 17.40.09 (Separation Distance Requirements) states that “solid waste storage, transportation, transfer, incineration, air curtain, processing...facility” must be at least 1200 feet from a well. *(Note that the proposed VLS site is approximately 5,700 feet from Wells 5 and 7).*
- Section 17.40.11 (Conditional Uses) states that ‘exposed hydrocarbon, petroleum or hazardous chemical storage tanks’ may be conditionally allowed. *(Note that all of the tanks, operations, and activities for the proposed VLS facility will occur indoors such that there will be no ‘exposed’ chemicals or activities.)*
- Section 17.40.11 (Conditional Uses) also states that “storage or processing of extremely hazardous substances, radioactive materials...” may be conditionally allowed. *(Note that the proposed VLS operations will not store or process extremely hazardous substances or radioactive materials.)*
- Section 17.40.11 (Conditional Uses) also states that “septage or sludge storage or treatment” may be conditionally allowed. *(Note that VLS does not process/treat septage (domestic waste) but treats industrial wastewaters which is a simpler, cleaner process. In addition, some of the materials received by VLS for processing could be considered sludge, although the term is not defined in the ordinance.)*

### **M-1 AND M-2 GENERAL INDUSTRIAL DISTRICTS**

The proposed VLS site is located in an M-1 Industrial District and their proposed operations do not appear to fit into an M-1 Permitted Principal Use or Conditional Use. Therefore, VLS would request that the site be re-zoned to M-2 Industrial District which allows for “those activities generally perceived as being of a nuisance nature or considered to be hazardous.” As described above, the nature of the VLS operations would not necessarily be considered hazardous, but it is believed that if hazardous operations are allowed in M-2, then the VLS operations would certainly be consistent with the intent for the M-2 Industrial District.

Our review of the M-2 zoning language finds that the proposed VLS operations would fit as a conditional use in the M-2 Industrial District. Specifically, 17.34(3)(c) lists ‘solid waste landfills, transfer stations, and other waste disposal and recovery uses, including waste hauling vehicle operations & maintenance facilities, dumpster and other waste & recycling container storage & transportation operations’ as potential conditional uses. The VLS operations would be much less of an environmental concern than the other conditional uses listed (i.e. the ‘manufacturing, fabricating or underground storage of chemicals, explosives, flammable liquids and gaseous or vaporous substances’ and ‘two or more aboveground storage tanks (over 5,000 gallon capacity) for storage of flammable materials...’).

In summary, it is believed that the proposed VLS use of the site is consistent with the intent of Germantown's zoning ordinances and will not provide risk of environmental concerns. Therefore, VLS would like Germantown to consider re-zoning to M-2, allowing VLS operations as a conditional use of M-2, and allowing as a use in the wellhead protection overlay. We would appreciate the opportunity to further discuss with Germantown staff.

Respectfully,

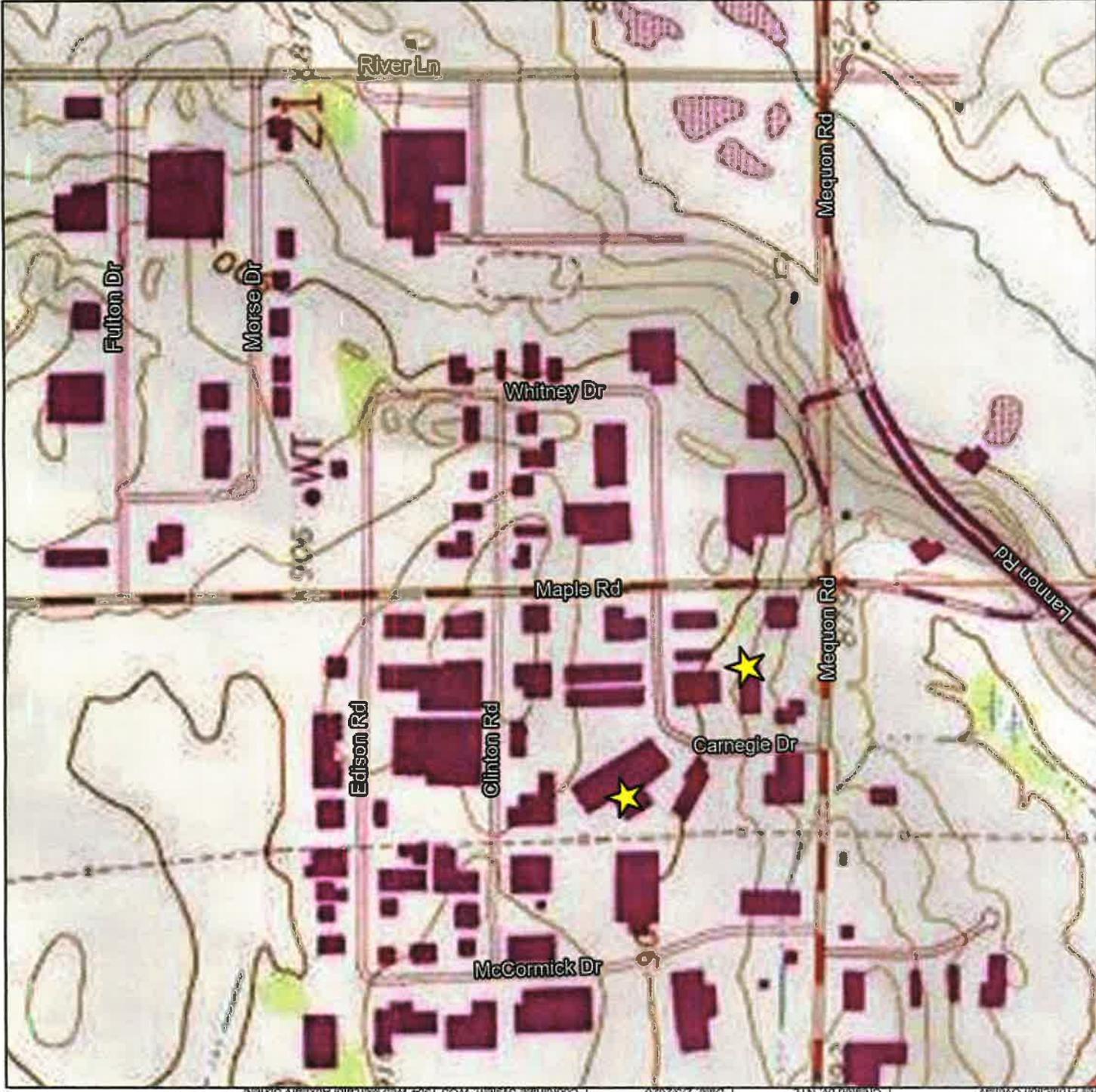
THE SIGMA GROUP, INC.



Kristi L. Linsmeier, P.E, CHMM  
Senior Engineer



Christopher Carr, PE  
Vice President



GRAPHIC SCALE

★ SUBJECT PROPERTY



**SITE LOCATION MAP**  
 W190N11260 & W190 N11393  
 Carnegie DR, Germantown, WI

FIGURE

**1**

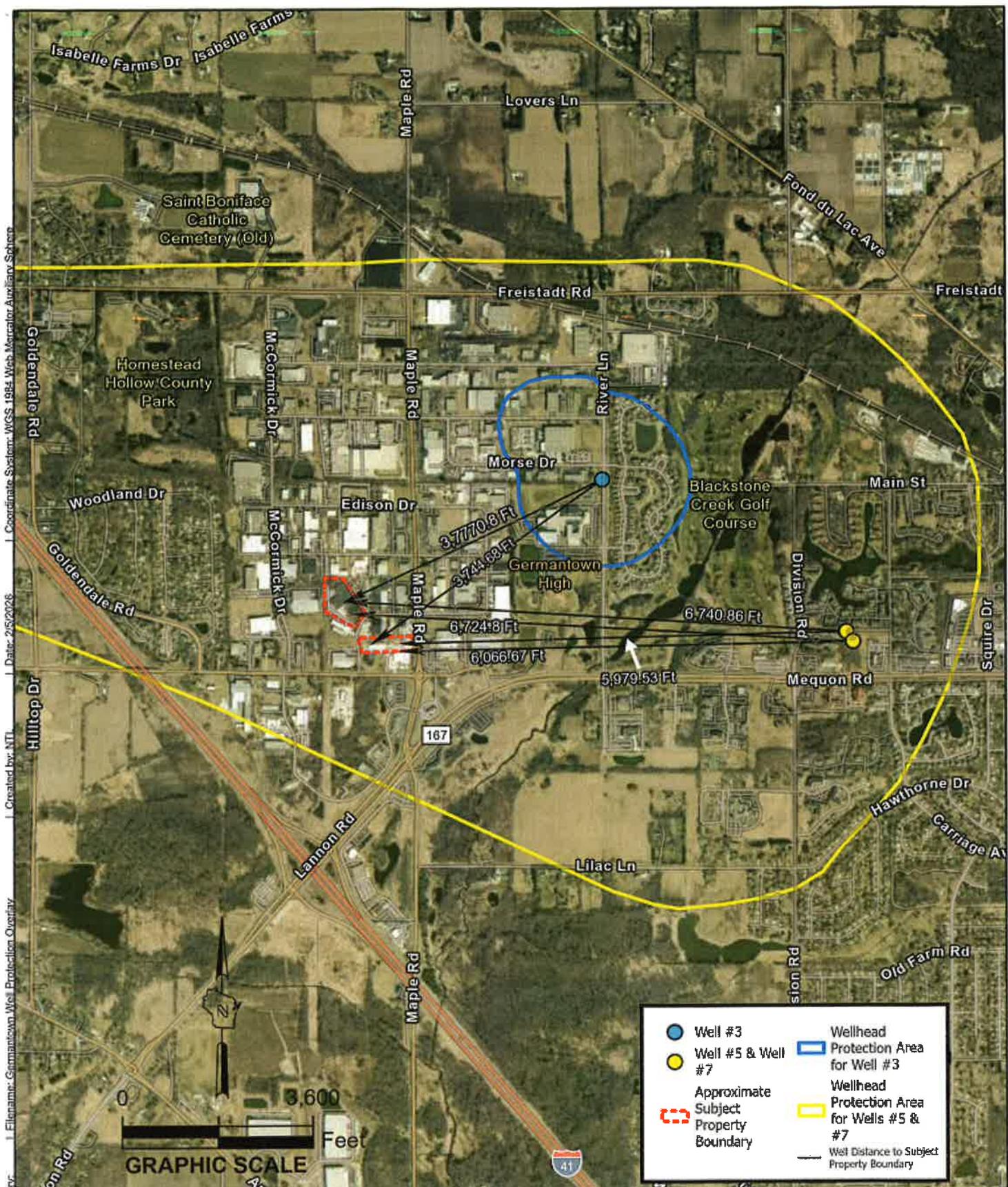


Project: 24532 | Director: | Filename: Germantown West Protection Overlay | Created by: NTL | Date: 2/5/2026 | Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere


  
**THE SIGMA GROUP**
  
*Single Source. Sound Solutions.*

**SITE PLAN MAP**  
 W190N11260 & W190 N11393  
 Carnegie DR, Germantown, WI

FIGURE  
**2**



	Well #3		Wellhead Protection Area for Well #3
	Well #5 & Well #7		Wellhead Protection Area for Wells #5 & #7
	Approximate Subject Property Boundary		Well Distance to Subject Property Boundary



Project: 24539 | Director: | Filename: Germantown Well Protection Overlay | Created by: NTI | Date: 2/5/2026 | Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



**SITE VICINITY MAP**  
 W190N11260 & W190 N11393  
 Carnegie DR, Germantown, WI

FIGURE  
**3**

# Facility Exterior



Photo 1: Butler Facility Exterior. Property Address: 12630 W Custer Ave, Butler, WI 53007



Photo 2: West Allis Facility Exterior. Property Address: 360C S Curtis Rd, West Allis, WI 53214



Photo 3: Wauwatosa Facility Exterior. Property Address: 1400 N 113th St, Wauwatosa, WI 53226



Photo 4: Wauwatosa Facility Exterior Operations.

# Indoor Operations



Photo 1: Wastewater pretreatment system inside facility, consisting primarily of tanks, piping, pumps.



Photo 2: Wastewater pretreatment system tanks accessible via platform.



Photo 3: Staging of storage totes with secondary containment via trench system.



Photo 4: Example of containment provisions at overhead door and spill kit.

Check Date: 2/6/2026

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
24532 Zoning App Fee	2/6/2026	000000070669	\$1,680.00			\$1,680.00
TOTAL			\$1,680.00			
Village of Germantown PNC Checking	1	E250029				



Village of Germantown  
Clerk Treasurer  
N112W17001 MEQUON ROAD  
Germantown, WI 53022  
(262)250-4700  
Welcome

02/09/2026 01:25PM PRAVINA P  
001073-0019  
Payment effective date 02/05/2026

8



Village of Germantown  
Clerk Treasurer  
N112W17001 MEQUON ROAD  
Germantown, WI 53022  
(262)250-4700  
Welcome

MISCELLANEOUS  
ZONING FEES (GENZON)  
2026 GENZON  
1 @ \$1250.00

\$1,250.00

---

\$1,250.00

Subtotal \$1,250.00  
TP CC UB \$46.88  
Total \$1,296.88

Tenders  
TYLER PAYMENTS CREDIT CARD \$1,296.88  
Visa \*\*\*\*\*1962  
Ref=42fd8d79-4b67-4d3a-a08e-5e982ffdcfc2  
Auth=009780

Change due \$0.00

Paid by: CARR/CHRISTOPHER

Thank you for your payment

Village of Germantown COPY  
DUPLICATE RECEIPT

This confirms that you have authorized Tyler Technologies to collect a service fee to complete this transaction. If you have any questions regarding this fee, contact Tyler Technologies customer service department at TPCustomerService@TylerTech.com for assistance.

Tyler Technologies, Inc

PRODUCT

MISCELLANEOUS  
ZONING FEES (GENZON)  
2026 GENZON  
1 @ \$1680.00

\$1,680.00

4 or www.deluxe.com/shop

Subtotal \$1,680.00  
Total \$1,680.00

Tenders \$1,680.00  
CHECK  
Check Number 89278

Change due \$0.00

Thank you for your payment

Village of Germantown COPY  
DUPLICATE RECEIPT