



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

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

\$200 Plan Commission Consultation

\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: 1/23/23 Received by: [Signature]

**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**

SPI Real Estate LLC  
James R. Marriott  
W229 N2512 Duplainville Road  
Waukesha, WI 53186  
Phone (414 ) 333-0012  
E-Mail jmarriott@marriottconstruction.com

**PROPERTY OWNER**

Village of Germantown  
PO Box 337  
Gemantown, WI 53022  
Phone ( )  
E-Mail

**2**

**PROPERTY ADDRESS OR GENERAL LOCATION**

**TAX KEY NUMBER**

Donges Bay Road & Wasaukee Road	GTVN_362999
---------------------------------	-------------

**3**

**REZONING REQUEST**

FROM  
 A-1: Agricultural

TO  
 M-1: Limited Industrial

**4**

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

Attach pages as necessary

Parcel 2 of CSM 5028 being a part of the Southeast 1/4 of the Northwest 1/4 of Section 36 Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

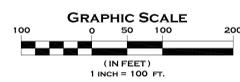




**STONECAST OFF-SITE STORAGE**  
 GERMANTOWN, WISCONSIN



SITE AREAS  
 PROPOSED SITE AREAS:  
 PROPOSED OPEN SPACE AREA: 696,934 S.F. (15.99 ACRES) [53%]  
 PROPOSED IMPERVIOUS AREA: 779,434 S.F. (17.893 ACRES) [47%]  
 TOTAL SITE AREAS: 1,476,368 S.F. (33.893 ACRES)  
 DISTURBED AREA: 1,060,397 S.F. (24.343 ACRES)



CJE NO.: CJE2234R5  
 JANUARY 18, 2022





Fee must accompany application

- \$2,900 with public improvements
- \$1,960 no public improvements

Paid    Date 1/16/23

# CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

**1 APPLICANT OR AGENT**  
 SPI Real Estate LLC  
 \_\_\_\_\_  
 James R. Marriott  
 \_\_\_\_\_  
 W229 N2512 Duplainville RD  
 \_\_\_\_\_  
 Waukesha, WI 53186  
 \_\_\_\_\_  
 Phone ( 414 ) 333-0012  
 \_\_\_\_\_  
 Fax (    )  
 \_\_\_\_\_  
 E-Mail [jmarriott@marriottconstruction.com](mailto:jmarriott@marriottconstruction.com)

**PROPERTY OWNER**  
 GFL Muskego LLC  
 \_\_\_\_\_  
 301 S Bedford St. Ste 1  
 \_\_\_\_\_  
 Madison, WI 53703  
 \_\_\_\_\_  
 Phone ( 262 ) 679-0860  
 \_\_\_\_\_

**PROPERTY ADDRESS OR GENERAL LOCATION**

**TAX KEY NUMBER**

**2** Donqes Bay Rd & Wasaukee Rd  
 \_\_\_\_\_  
 GTNV\_361996001  
 \_\_\_\_\_  
 GTNV\_361996  
 \_\_\_\_\_  
**3** **PURPOSE OF LAND SPLIT**  
 GTNV\_362999  
 \_\_\_\_\_

Redivision of Lot 2 of CSM 4324, Parcel 2 of CSM 5028 and lands for purpose of Creating Lot for proposed development	Will the land split require rezoning?	
	No	
	From	To

**4 READ AND INITIAL THE FOLLOWING:**

- I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

**5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

   1/16/2023  
 Applicant Date Owner Date

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

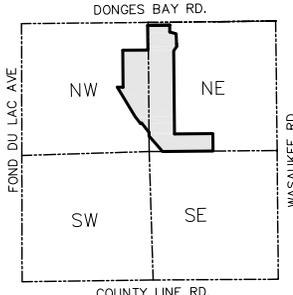
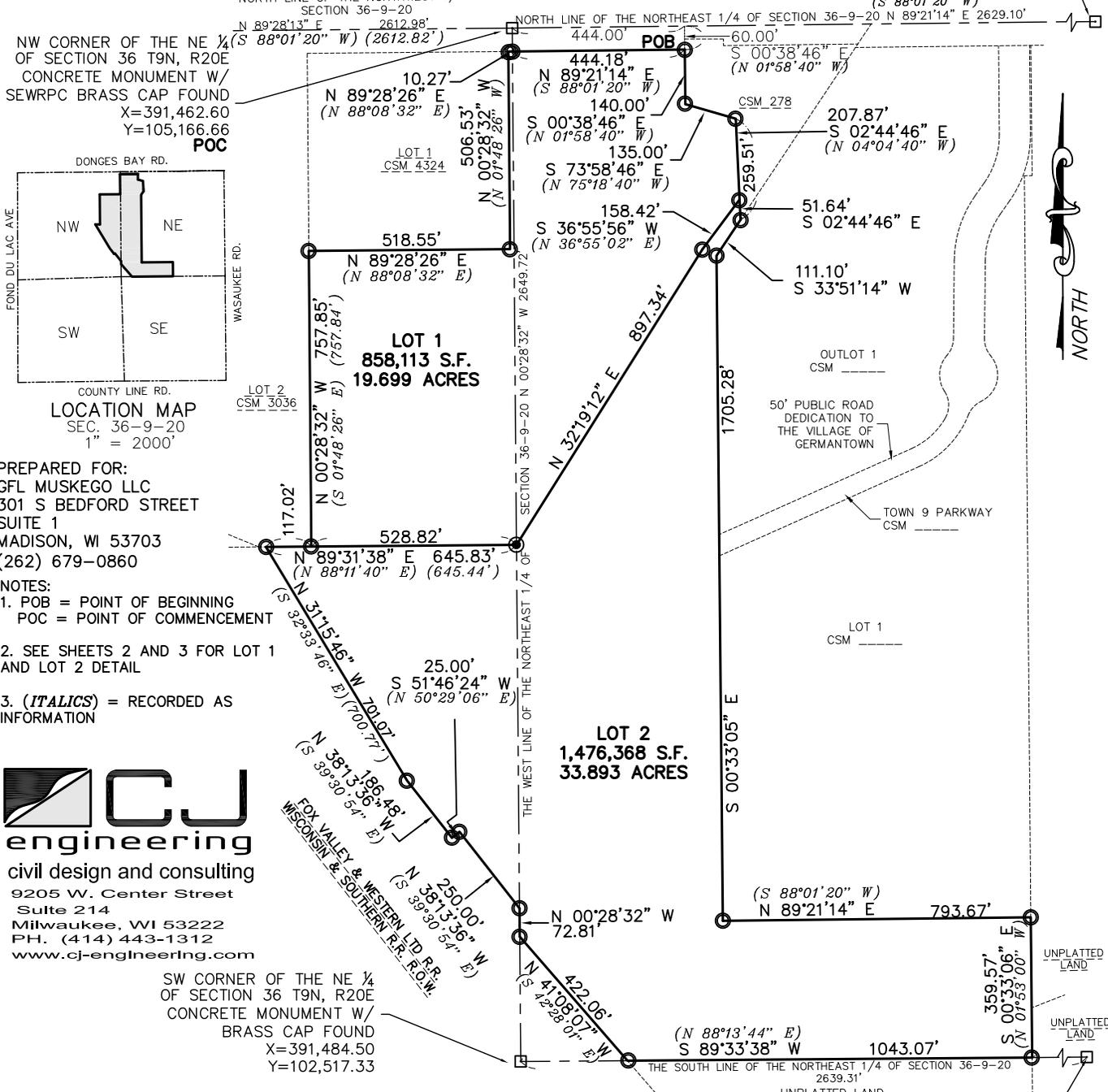
BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 4324, PARCEL 2 OF CERTIFIED SURVEY MAP No. 5028 AND LANDS ALL BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

- - INDICATES 1" IRON PIPE SET
- - INDICATES 3/4" IRON ROD FOUND

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

ALL BEARINGS SHOWN ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 36, T9N, R20E, WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WASHINGTON COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A) BEARING N89°21'14"E.

NE CORNER OF THE NE 1/4 OF SECTION 36 T9N, R20E ALUMINUM MONUMENT W/ ALUMINUM CAP FOUND  
X=394,091.55  
Y=105,196.30



LOCATION MAP  
SEC. 36-9-20  
1" = 2000'

PREPARED FOR:  
GFL MUSKEGO LLC  
301 S BEDFORD STREET  
SUITE 1  
MADISON, WI 53703  
(262) 679-0860

- NOTES:
1. POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT
  2. SEE SHEETS 2 AND 3 FOR LOT 1 AND LOT 2 DETAIL
  3. (*ITALICS*) = RECORDED AS INFORMATION

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

SW CORNER OF THE NE 1/4 OF SECTION 36 T9N, R20E CONCRETE MONUMENT W/ BRASS CAP FOUND  
X=391,484.50  
Y=102,517.33

SE CORNER OF THE NE 1/4 OF SECTION 36 T9N, R20E CONCRETE MONUMENT W/ BRASS CAP FOUND  
X=394,120.72  
Y=102,537.23



1 INCH = 400 FT.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

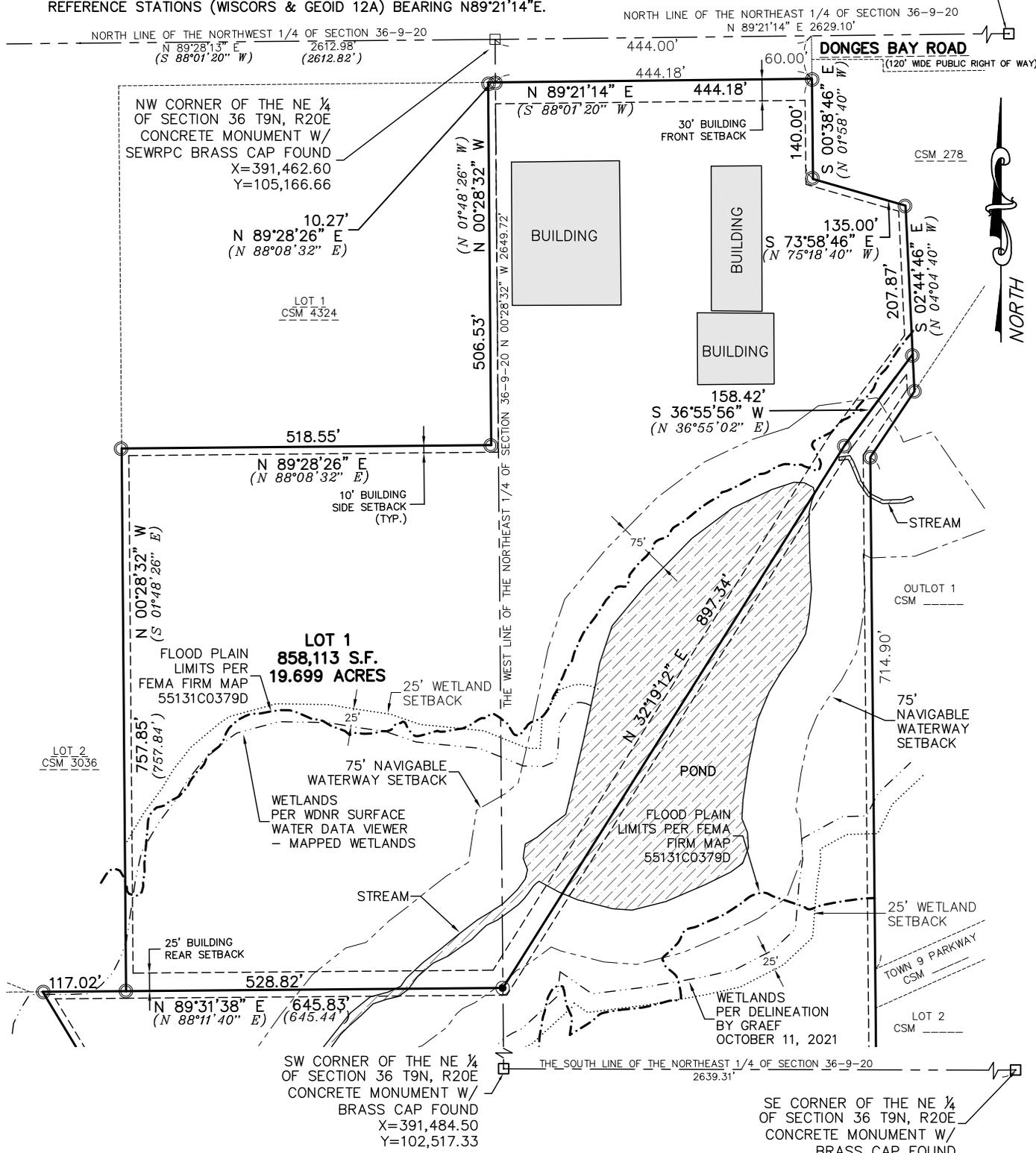
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NE CORNER OF THE NE 1/4 OF SECTION 36 T9N, R20E  
ALUMINUM MONUMENT  
W/ ALUMINUM CAP FOUND  
X=394,091.55  
Y=105,196.30



SE CORNER OF THE NE 1/4 OF SECTION 36 T9N, R20E  
CONCRETE MONUMENT W/  
BRASS CAP FOUND  
X=394,120.72  
Y=102,537.23



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 4324, PARCEL 2 OF CERTIFIED SURVEY MAP No. 5028 AND LANDS ALL BEING A PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

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

THAT I HAVE SURVEYED, MAPPED AND DIVIDED A REDIVISION OF LOTS 2 OF CERTIFIED SURVEY MAP No. 4324, PARCEL 2 OF CERTIFIED SURVEY MAP No. 5028 AND LANDS ALL BEING A PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ¼ OF SECTION 36, THENCE N 89°21'14" E 444.00 FEET ALONG THE NORTH LINE OF SAID NE 1/4 SECTION; THENCE S 00°38'46" E 60.00 FEET TO THE SOUTH R.O.W. LINE OF DONGES BAY ROAD AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 00°38'46" E 140.00 FEET; THENCE S 73°58'46" E 135.00 FEET; THENCE S 02°44'46" E 259.51 FEET; THENCE S 33°51'14" W 111.10 FEET; THENCE S 00°33'05" E 1705.28 FEET; THENCE N 89°21'14" E 793.67 FEET; THENCE S 00°33'06" E 359.57 TO THE SOUTH LINE OF THE NORTHEAST 1/4 SECTION; THENCE S 89°33'38" W ALONG SAID SOUTH LINE 1043.07 FEET; THENCE N 41°08'07" W 422.06 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 SECTION; THENCE N 00°28'32" W ALONG SAID WEST LINE 72.81 FEET; THENCE N 38°13'36" W 250.00 FEET; THENCE S 51°46'24" W 25.00 FEET; THENCE N 38°13'36" W 186.48 FEET; THENCE N 31°15'46" W 701.07 FEET; THENCE N 89°31'38" E 117.02 FEET; THENCE N 00°28'32" W 757.85 FEET; THENCE N 89°28'06" E 518.55 FEET; THENCE N 00°28'26" E 506.53 FEET TO THE SOUTH R.O.W. LINE OF DONGES BAY ROAD; THENCE N 89°28'26" E ALONG SAID R.O.W. LINE 10.27 FEET; THENCE N 89°21'14" E ALONG SAID R.O.W. LINE 444.18 FEET TO THE POINT OF BEGINNING;

CONTAINING: 2,334,481 SQUARE FEET OR 53.592 ACRES

THAT I HAVE MADE SUCH SURVEY, MAP AND LAND COMBINATION BY THE DIRECTION OF SPI REAL ESTATE LLC, AND GFL MUSKEGO LLC, OWNERS OF SAID LAND.

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

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

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 4324, PARCEL 2 OF CERTIFIED SURVEY MAP No. 5028 AND LANDS ALL BEING A PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

OWNER'S CERTIFICATE

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

IN WITNESS WHEREOF, SPI REAL ESTATE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES R. MARRIOTT, REGISTERED AGENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
JAMES R. MARRIOTT, REGISTERED AGENT

STATE OF WISCONSIN) SS  
COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, JAMES R. MARRIOTT, TO ME KNOWN TO BE THE REGISTERED AGENT OF SPI REAL ESTATE, LLC. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID LLC AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_

OWNER'S CERTIFICATE

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

IN WITNESS WHEREOF, GFL MUSKEGO LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, REGISTERED AGENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
\_\_\_\_\_, REGISTERED AGENT

STATE OF WISCONSIN) SS  
COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, \_\_\_\_\_, TO ME KNOWN TO BE THE REGISTERED AGENT OF GFL MUSKEGO, LLC. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID LLC AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 4324, PARCEL 2 OF CERTIFIED SURVEY MAP No. 5028 AND LANDS ALL BEING A PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

## VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
DEAN WOLTER, CHAIRMAN

\_\_\_\_\_  
DATE

\_\_\_\_\_  
LAURA A. JOHNSON, SECRETARY

\_\_\_\_\_  
DATE

STATE OF WISCONSIN) SS  
WASHINGTON COUNTY)

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_

## VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF THE NE ¼ AND NW ¼ OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
DEAN WOLTER, VILLAGE PRESIDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DEANNA BRAUNSCHWEIG, WCMC/CMC, VILLAGE CLERK

\_\_\_\_\_  
DATE

STATE OF WISCONSIN) SS  
WASHINGTON COUNTY)

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_



**Fee must accompany application**

- \$700 Minor Addition
- \$1,240 Construction <10,000 SF
- \$2,095 Construction 10,000 SF to 50,000
- \$3,460 Industrial Construction >50,000 SF
- \$3,460 Commercial Construction >50,000
- \$200 Plan Commission Consultation
- \$125 Fire Department Plan Review

PAID 8 DATE 11-14-22

## SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

<p><b>1 APPLICANT OR AGENT</b></p> <p><u>JIM MARRIOTT</u>  <u>1701 CEDAR BEND</u>  <u>HARTLAND, VT. 53029</u></p> <p>Phone (414) <u>333-0012</u>          E-Mail <u>JMARRIOTT@MARRIOTTCONSTRUCTION.COM</u></p>	<p><b>PROPERTY OWNER</b></p> <p><u>STONECAST PRODUCTS</u>  <u>1112 W 14343 MEQUON RD.</u>  <u>GERMANTOWN, WI 53022</u></p> <p><u>JIM MARRIOTT</u>          Phone (414) <u>333-0012</u>          E-Mail <u>JMARRIOTT@MARRIOTTCONSTRUCTION.COM</u></p>
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**2 PROPERTY ADDRESS**

28 ACRES NORTH OF DANCES BAY. NEW  
ADJACENT TO VILLAGE OF GERMANTOWN DPW BUILDING

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

North <u>INDUSTRIAL</u>	South <u>RAILROAD</u>	East <u>INDUSTRIAL</u>	West <u>INDUSTRIAL</u>
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**4 READ AND INITIAL THE FOLLOWING:**

JM I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

JM I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

JM I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

**5 SIGNATURES** – ALL APPLICATION MUST BE SIGNED BY OWNER!

<p><u>[Signature]</u> Applicant</p>	<p><u>11/11/2022</u> Date</p>	<p><u>[Signature]</u> Owner</p>	<p><u>11/11/2022</u> Date</p>
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November 22, 2022

Revised January 6, 2023

Lori Johnson, Planning Assistant  
Village of Germantown  
N112 W17001 Mequon Road  
Germantown, WI 53022

Re: Stonecast Products, Inc. Site Expansion  
Explanation Letter for 24-acre site located on Donges Bay Rd adjacent to the new Germantown DPW facility

Dear Lori:

We are submitting the following site and grading drawings for a new yard and potential expansion facility for Stonecast Products, Inc.

As the Planning Department is aware, Stonecast has been looking for land in Germantown to expand its operations. This land became available as a result of the Village's new DPW facility. We believe this is an excellent location as it is close to our existing facility, and it borders heavy industrial zoning and a railroad track.

We are currently landlocked at our current location without any opportunity to expand. We have outgrown our facility and without this additional land, we cannot meet the growing demand for our products.

**Description of the Site Development and Operations:**

- 1) Timeframe for Development of the Site: We anticipate starting the grading/sitework in June of 2023 with completion late Summer 2023. All of the grading for Phase 1 and 2 will be completed at this time.
- 2) Commencement of Operations on the Site: We expect to begin our Yard Operations on the site in Fall 2023. The construction of the proposed new building (Phase 2) is undetermined at this time.
- 3) Operations Description:
  - a. Days of Hours of Operation: M-F 5:00am – 5:00pm
  - b. # of FT & PT employees onsite: 5 employees (Phase 1).
  - c. There will be a trailer with electric and toilet facilities onsite.
  - d. Activities to occur on the site: Our Yard Operations would include the storage, handling & patching of our precast wall panels. There will be 8-10 incoming trips per day coming from our plant on Mequon Road. Also, there will be between 10-20 outgoing deliveries per day depending on our delivery schedule. Most trucking occurs between 5:00am and 1:00pm. The majority of stored panels will remain in the yard for 30-90 days.
  - e. Equipment to be used onsite: There will be one 30-foot tall travel crane , one forklift & 20 flat bed trailers.

- f. Methods to mitigate onsite impacts: We don't expect the site to be dusty due to the fact that we will be using recycled asphalt and traffic bond. We do own a water trailer and would use it when necessary. No operations or driveways will be directly on the ground or dirt.
- g. With no manufacturing onsite, debris and blowing insulation will not be a concern.
- h. The storage racks are 8' high. When concrete wall panels are stored in the racks, the panel height will be approximately 12' high.
- i. We have no proposed pole lighting for this storage operation.

We are excited to be providing the precast for your new DPW facility. We are looking forward to expanding our operations and increasing our investment in the Germantown community.

Sincerely,

James R Marriott, Owner  
Stonecast Products, Inc.

9205 W. Center Street  
Suite 214  
Milwaukee, WI 53222  
(414) 443-1312

**Village Review Response Memorandum:**

**To: Village of Germantown**

**Project: Stonecast Off-Site Storage**

**Project Address: Donges Bay Road & Wasaukee Road**

**Comments Received: 1-5-2023**

**Note: Comment responses pertaining to CJ Engineering are shown in *Red Italics*.**

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**Plans Reviewed:**

<b>Civil Plan Set</b>	<b>Dated: 11-14-2022</b>
<b>Stormwater Management Plan</b>	<b>Dated: 11-14-2022</b>

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**Comments From Village Engineering Consultant: Brad Seubert**

**General Comments:**

1. Please respond to each item below. A written response addressing each item shall be included in your submittal. *Response: A written response has been provided.*
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction. *Response: This is understood, no further response required.*
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval. *Response: NOI approval letter to be provided upon receipt.*
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items). *Response: As-Builts will be provided to the village post construction.*
5. Provide an existing site survey. *Response: Existing site survey has been provided with the latest submittal.*
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans. *Response: PE original seal, signature and date will be provided on the final set of civil construction plans*
7. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment. *Response: This is understood, no further comment required.*

**C2.1 & C2.2 Site Grading Plans**

1. Plans propose sheet flowing a large gravel area at 5% slope to a 3:1 slope. Provide calcs showing the 3:1 is stable and will not be an erosion problem. *Response: Calcs have been provided as a separate document that shows Class II Type B erosion matting provides the permissible sheer stress strength for the 100 year storm events.*
2. Provide a trash grate with detail for the outlet orifices. *Response: Trash grate detail has been added to the plans and called off as such for each outlet orifice as requested.*
3. Provide a level spreader with detail at the pond outlets. *Response: Level spreader and detail have been added to the plans as requested.*

**Stormwater Management Plan**

1. Provide soil borings for the site. *Response: Soil borings to be provided upon receipt.*
2. The existing site appears to have three discharge locations. Spilt subcatchment 2 into two areas. One that represents the flow to the wetlands to the north and one that represents the flow from the eastern portion that drains southeast. *Response: Subcatchment has been revised as requested.*
3. Provide documentation that the proposed flow to the southeast (from pond 2) does not increase flows over the existing. *Response: revised HydroCAD report shows that flow to the southeast wetlands is not increased as compared to existing conditions.*
4. Revise proposed conditions to use a CN of 98 for gravel surfaces. *Response: CN Values have been revised*
5. Revise winter season dates to the corrects dates in SLAMM. *Response: WinSLAMM has been revised as requested*
6. Per WDNR guidance type C soils shall be modeled as clayey in SLAMM. *Response: WinSLAMM has been revised as requested*
7. Change land use to industrial in SLAMM. *Response: WinSLAMM has been revised as requested*
8. Wet Pond 1 in SLAMM model shows a standpipe diameter of 2.83'. Plans shows two 24" diameter standpipes. *Response: WinSLAMM has been revised as requested*

**Comments From Village Staff****Community Development Department**

1. The two parcels that comprise the property (currently owned by GFL & Village of Germantown) need to be combined into one parcel by certified survey map. More importantly, the parcel, once combined (or individually before combination), needs to be rezoned into the M-1: Limited Industrial District. These two tasks require separate applications and are prerequisites for the Village to move forward on the project. Contact Lori Johnson for those forms and submit as soon as possible. *Response: CSM has been submitted to the Village on January 13, 2023. Rezoning Application has been submitted to the Village as well.*
2. What is the ownership status of the two parcels? (currently owned by GFL & Village of Germantown). *Response: Land is currently under contract by Jim Marriot of SPI Real Estate LLC, the purchasing entity of said lands.*
3. The DNR Surface Water Viewer database shows wetland encroaching into the tree line on the north side of the Village-owned parcel. But the wetland boundary shown on the plan set appears to end at the tree line. What is the source of the wetland delineation boundary along the north side of the site? In your December 12, 2022 General Permit Application to fill the two isolated wetlands further south on the property (straddling the common property line with the Village DPW property), you seem to indicate that the wetland areas on your property were delineated/investigated by GRAEF as part of their work for the DPW facility project. However, the GRAEF wetland investigation and delineation did not include the entire area that you are now proposing for development as part of the storage yard

project (only a portion of the GFL parcel was investigated and not the Village parcel being acquired). Sheet C1.0 of your plan set shows that the GRAEF delineation ends at about the ¼ section line where the north property line of the GFL parcel bends northeasterly. Please send us a copy of the delineation done for remaining wetland boundary across the Village parcel. *Response: Wetland limits have been revised in the area of question to reflect the wetland limits depicted on the WDNR surface water data viewer. Grading limits of the project will not impact the wetlands in this area or encroach within the 25' wetland setback. Wetland Delineation will be provided upon receipt once feasible conditions for wetland delineation are present.*

4. What is the status of your wetland fill applications for the two isolated wetlands? According to the DNR's ePermitting system, the application was completed on December 20, 2022. When do you expect to receive a decision? *Response: Wetland fill application has been revised and resubmitted to the WDNR for a Non-federal Urban Wetland Exemption. Permit approval to be provided upon receipt.*
5. As we discussed previously, outdoor storage yards are a permitted use in the M-1 District provided they are "visually screened from public streets or highways and adjacent non-industrial uses". How do you intend to screen the yard along the common property line with the Village's DPW site? Will the existing tree line, in whole or in part, be left intact to accomplish the required screening? If so, provide details about the amount/width and type of tree line that will be retained. If not, provide details on how screening will be provided (along the north-south & east-west common property lines shared with the DPW facility). A detailed landscaping plan is required that specifically shows where trees will be planted on the site, what type, quantity, and size at time of planting. *Response: Landscaped screening elements have been added to the revised site plan.*
6. The existing driveway to your primary operation on the south side of Mequon Road has a concrete approach. Is that a DOT requirement? Is it necessary for purposes of controlling the tracking of dust, mud, or stone onto the roadway? Is a similar paved approach proposed for the storage yard before existing onto the Town 9 Parkway cul-de-sac? *Response: Existing drive constructed during time of Mequon road improvement by DOT. Proposed concrete apron has been shown on revised plan set.*
7. The plans indicate a gas pipeline traversing the property east of the railroad (by way of the note "Petro Pipeline Marker"). The grading plan on sheet C2.2 indicates that grading/filling will be done as close as 10'-15' from that pipeline. Is there an easement within which that pipeline is located? If so, the easement location should be shown on the plans. More importantly, has the operator (I believe TC Energy-ANR Pipeline) been contacted and your plans discussed? If so, is/are there any requirements or stipulations affecting the proposed project? *Response: The pipeline easement has been shown on the revised plan set based on document 256937. This document has been provided for reference. Document states that construction of roads, driveway s and railways is permitted over the easement.*
8. Please describe in greater detail what the daily operations are expected to be in the new storage yard:
  - a. how many employees will be located on/working from the storage yard?
  - b. What will be the days and hours of operation?
  - c. How tall are the racks used to store the panels? How high will the

panels be when stored in the racks that hold the panels upright Date: 1/23/2023

during storage? As high as the racks? Higher/taller than the racks?

- d. Describe the type, size, height and number of trucks, trailers, cranes, and all other equipment that will be kept and used on the storage yard during normal operations and overnight? I'm particularly interested in the height of the crane that lifts the panels.
- e. How many truck/trailer trips will be generated to/from the site on a daily and peak-hour basis? (7-9am & 4-6pm). Include truck traffic going to/from the primary production facility south of Mequon Road.
- f. What measures will be used to control dust, noise, and other debris from leaving the site? (in the past there was some issue with chunks of Styrofoam being blown off the south site)
- g. What activities other than simply storing, loading & unloading panels will be conducted on the site? e.g. production, assembly, cleaning, etc.
- h. How long does a panel typically sit in a storage area? Will the panels being stored be moving either in or out of the yard on a daily, weekly, monthly basis?

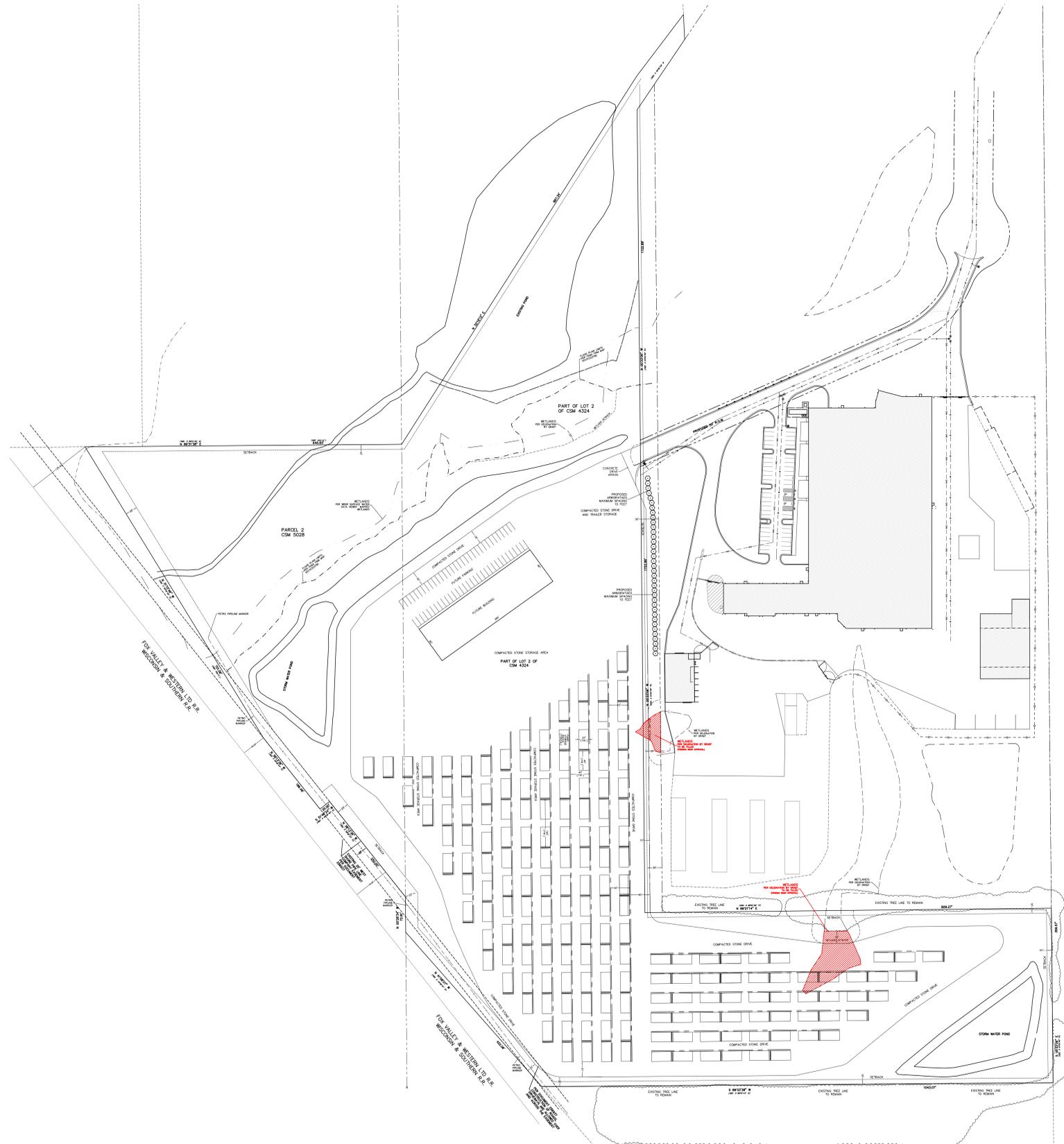
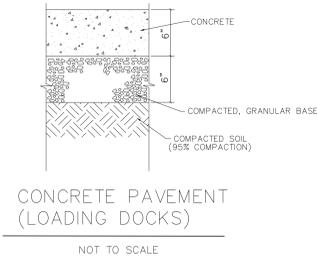
*Response: Revised plan of operations was been submitted to the village by the developer on Friday, January 6<sup>th</sup>, 2023 and addressed the above comments*

9. Any exterior lighting proposed? If so, show where on the site lights will be installed and details on the height, size, type, lumens, etc. for the poles and light fixtures. *Response: no exterior lighting is proposed.*

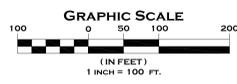
Public Works/Village Engineer

10. Comments from the Director of Public Works regarding the site plan are contained in a separate review memo dated December 14, 2023 (copy emailed to you separately). *Response: Addressed above*





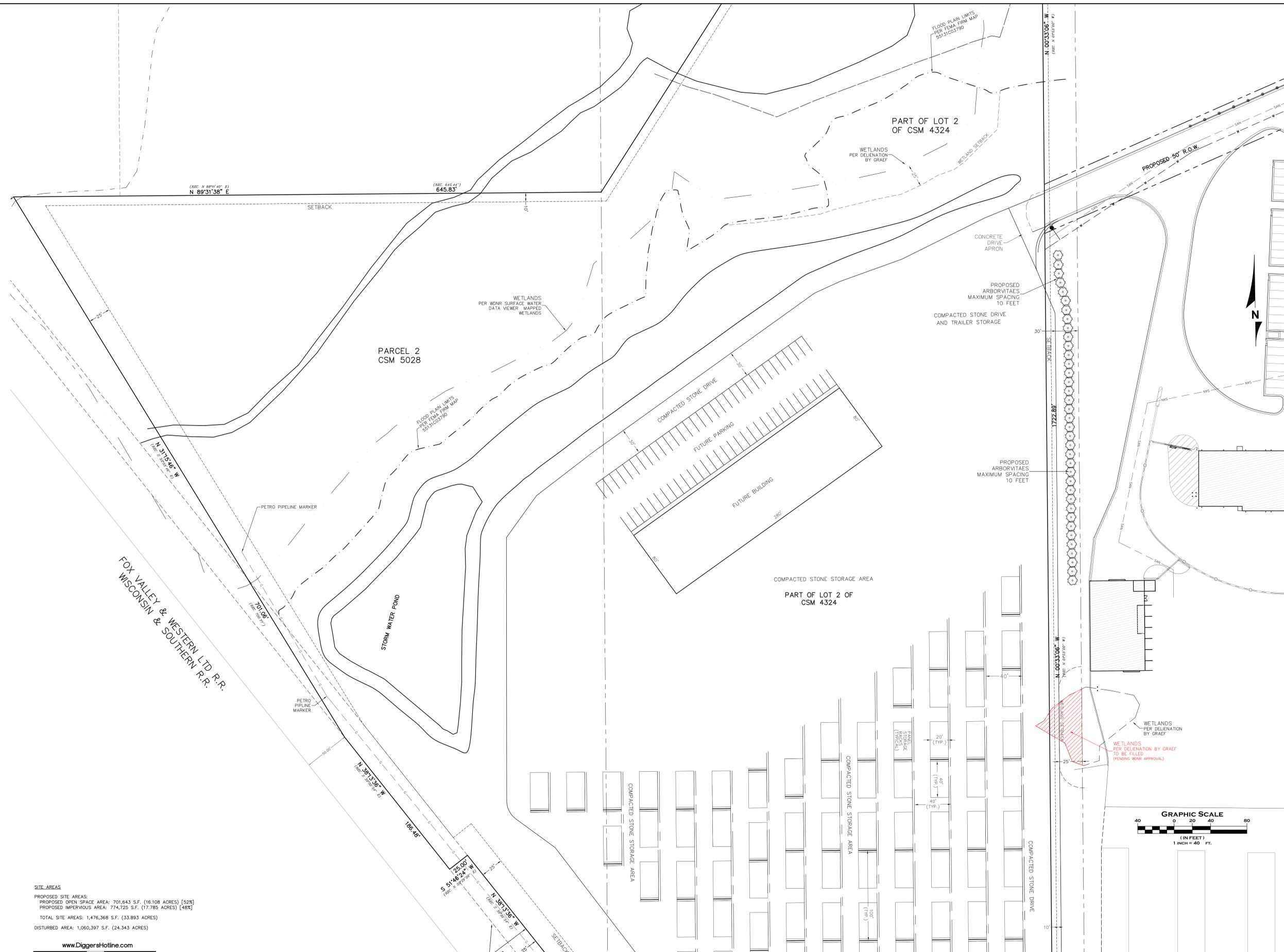
**SITE AREAS**  
 PROPOSED SITE AREAS:  
 PROPOSED OPEN SPACE AREA: 701,643 S.F. (16.108 ACRES) [52%]  
 PROPOSED IMPERVIOUS AREA: 774,725 S.F. (17.785 ACRES) [48%]  
 TOTAL SITE AREAS: 1,476,368 S.F. (33.893 ACRES)  
 DISTURBED AREA: 1,060,397 S.F. (24.343 ACRES)



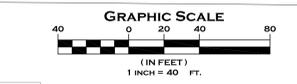
**STONECAST OFF-SITE STORAGE**  
 GERMANTOWN, WISCONSIN

CJE NO.: CJE2234R5  
 JANUARY 23, 2022

**STONECAST OFF-SITE STORAGE**  
 GERMANTOWN, WISCONSIN



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**NORTH PARTIAL  
 SITE PLAN  
 WITH LANDSCAPING**

CJE NO.: CJE2234R5  
 JANUARY 23, 2022

**C1.1**

**STONECAST OFF-SITE STORAGE**  
 GERMANTOWN, WISCONSIN



**SITE AREAS**  
 PROPOSED SITE AREAS:  
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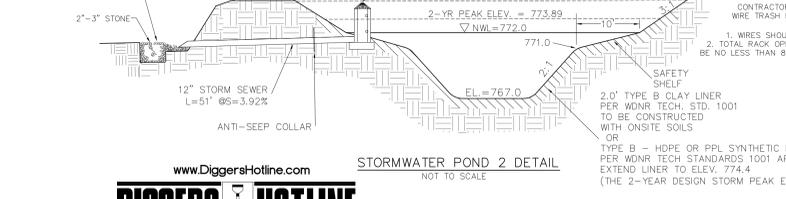
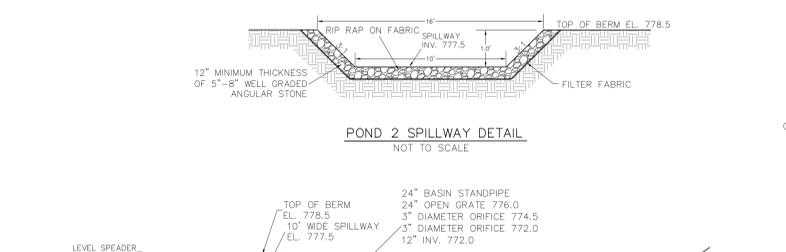
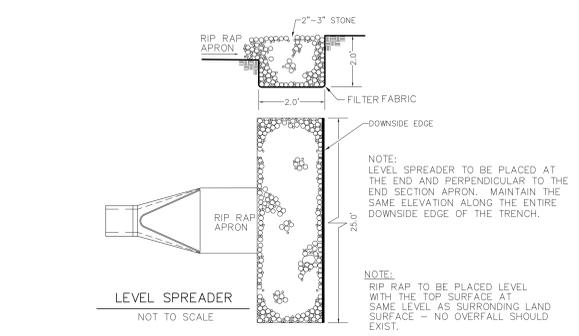
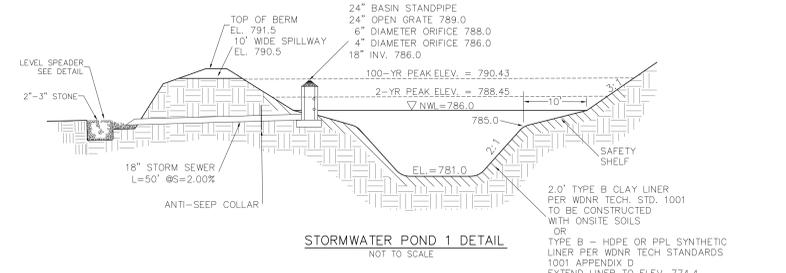
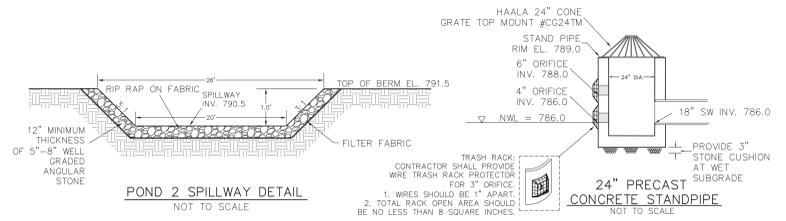
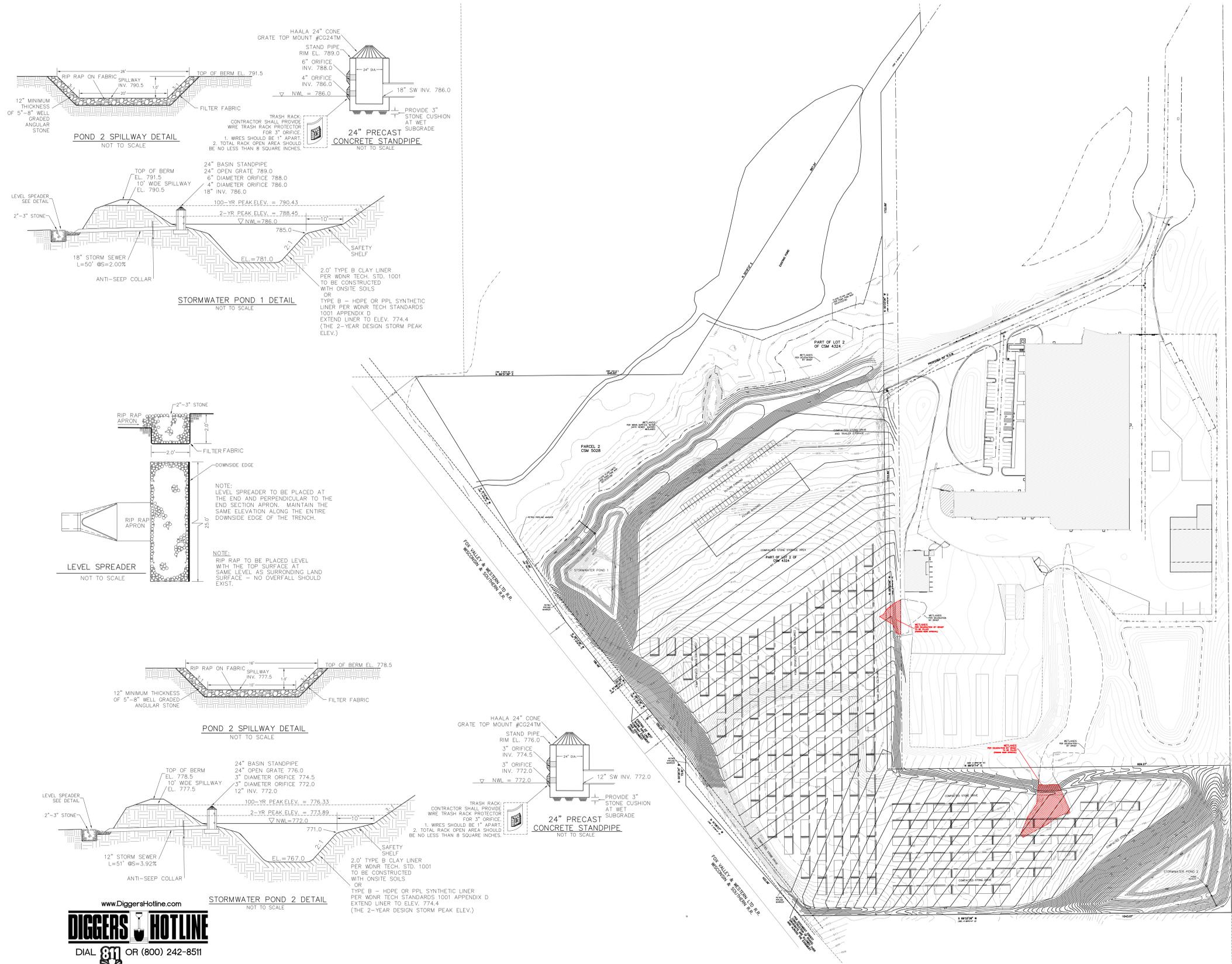
**SOUTH PARTIAL  
 SITE PLAN  
 WITH LANDSCAPING**

**C1.2**

CJE NO.: CJE2234R5  
 JANUARY 23, 2022



**STONECAST OFF-SITE STORAGE**  
 GERMANTOWN, WISCONSIN



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LEGEND	
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— 880 —	PROPOSED CONTOUR
x 880.5	PROPOSED ELEVATION
— ST —	PROPOSED STORM SEWER

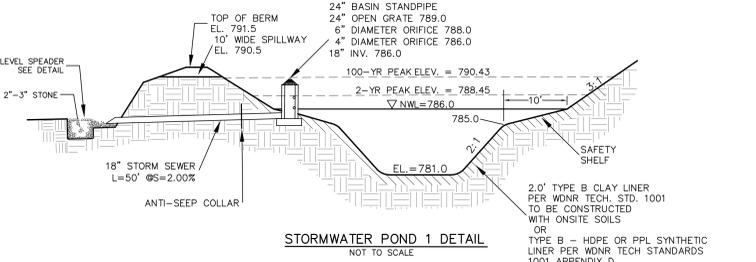
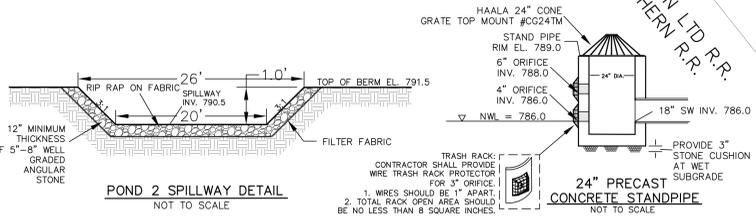
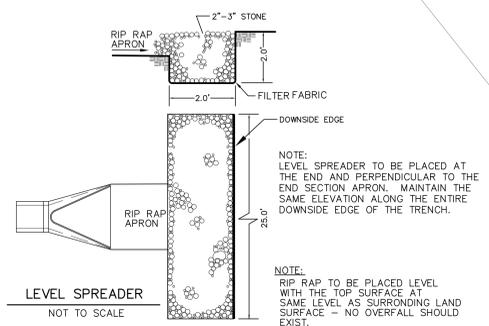
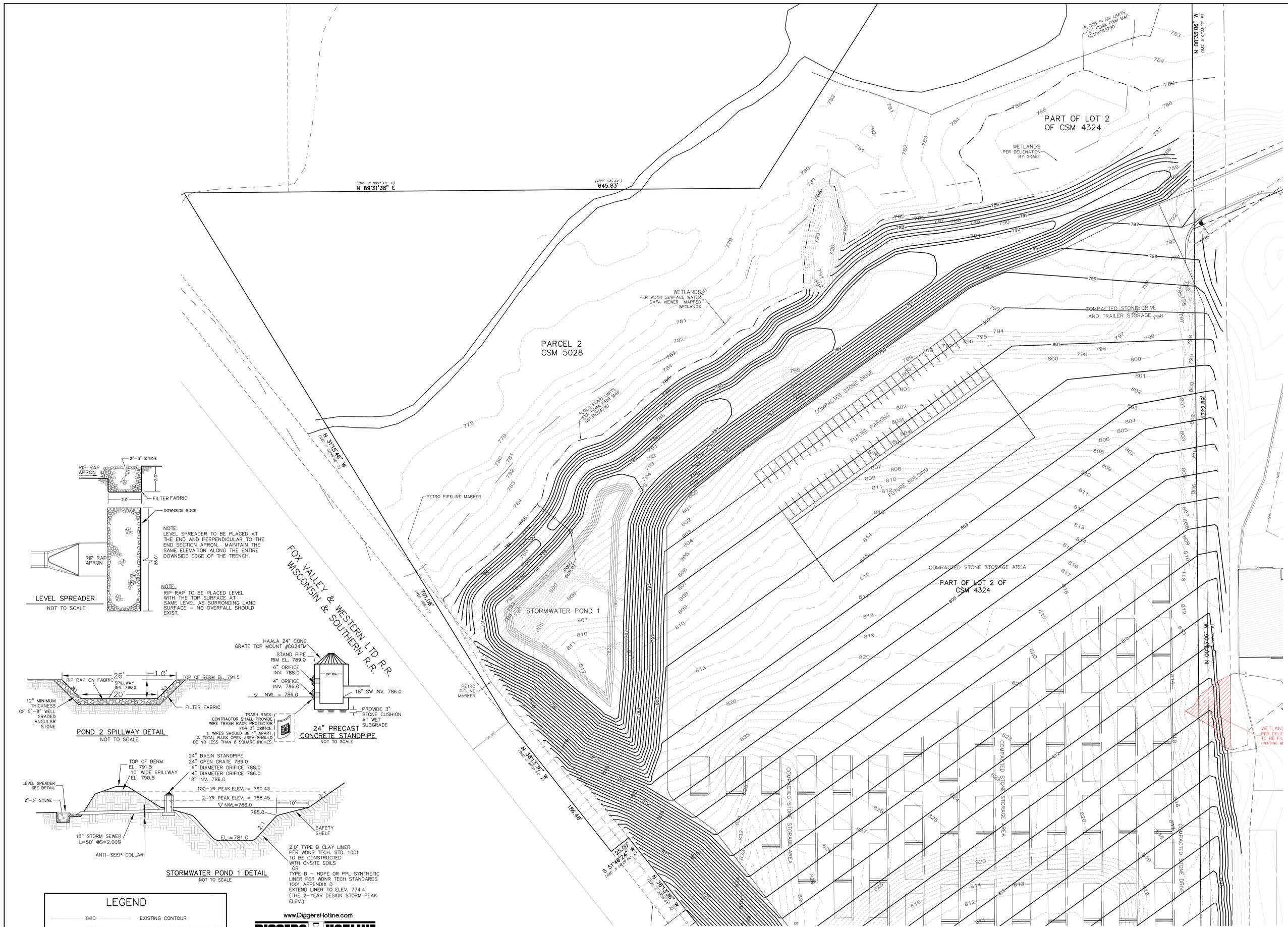


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 JANUARY 23, 2023



**STONECAST OFF-SITE STORAGE**  
 GERMANTOWN, WISCONSIN

CJE NO.: CJE2234R5  
 JANUARY 23, 2023



**LEGEND**

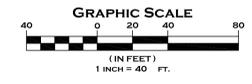
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---	PROPOSED STORM SEWER

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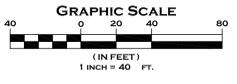
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DIAL 811 OR (800) 242-8511

**NOTES:**  
 1. DISTURBED AREA: 1,050,011 S.F. (24.105 ACRES)



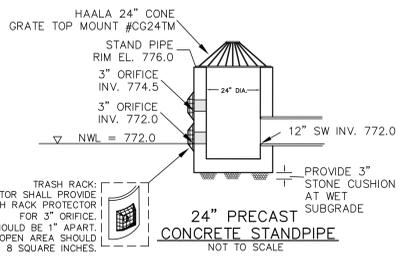
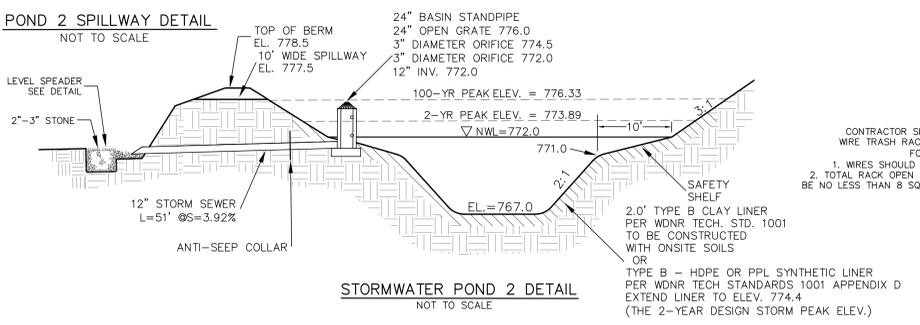
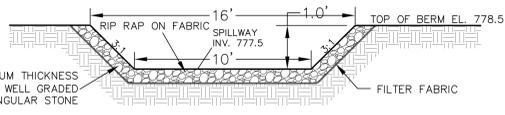
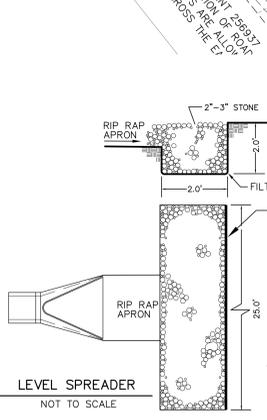
**NORTH PARTIAL SITE GRADING PLAN C2.1**



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NOTES:  
 1. DISTURBED AREA: 1,050,011 S.F. (24.105 ACRES)

LEGEND	
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---	PROPOSED CONTOUR
---	PROPOSED ELEVATION
---	PROPOSED STORM SEWER

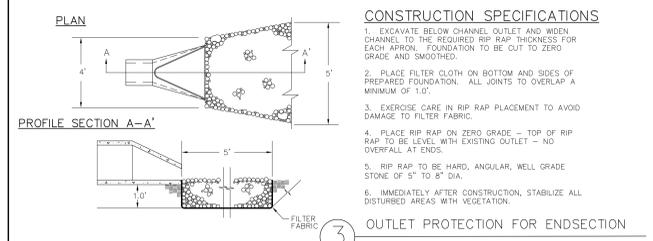
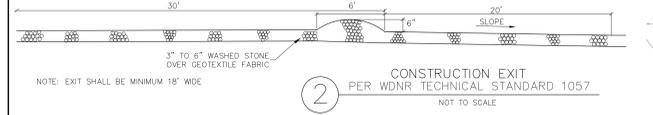
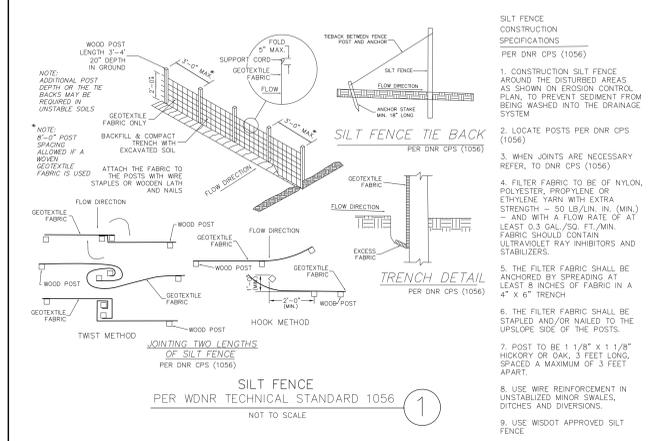
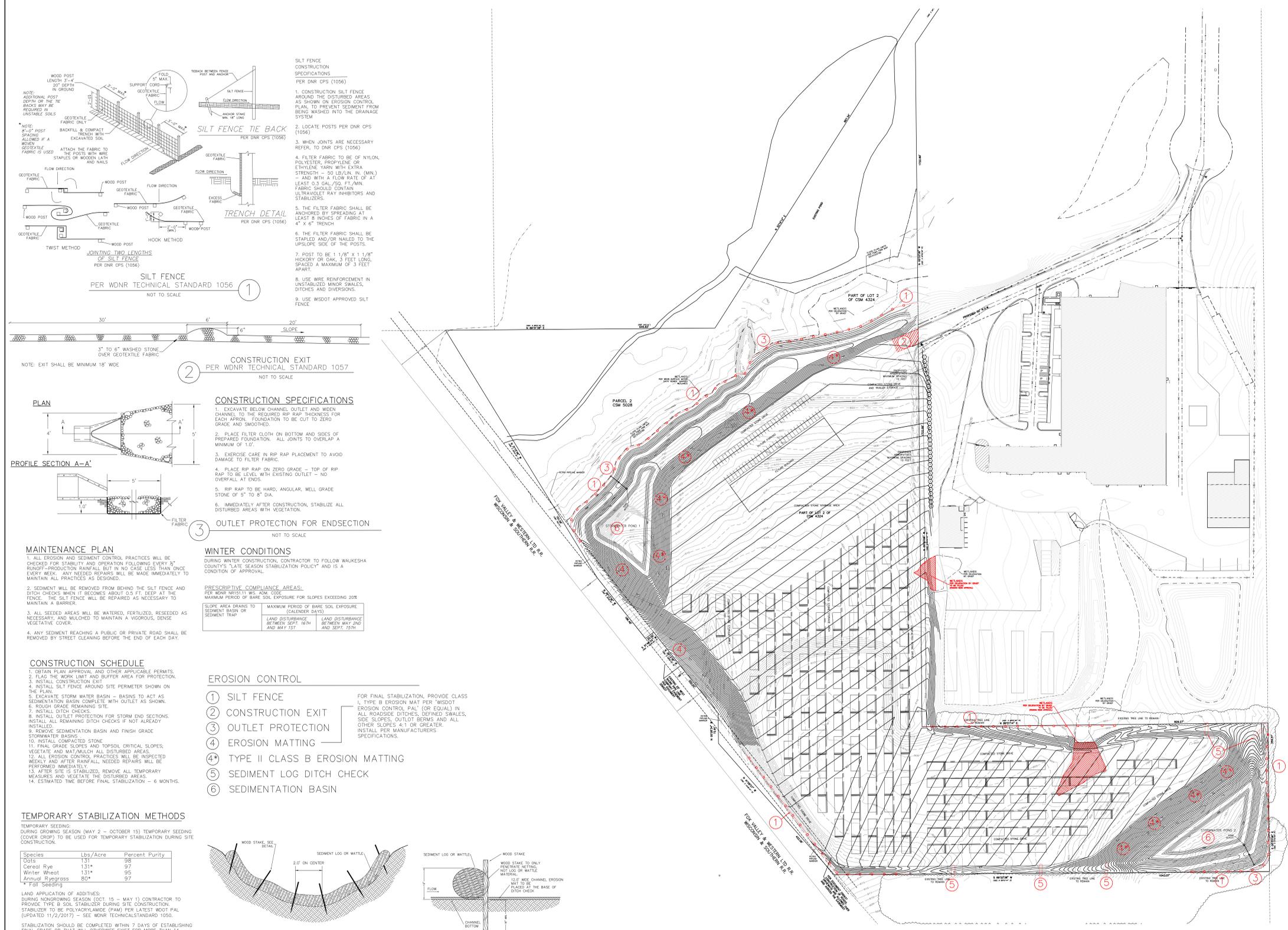


**SOUTH PARTIAL  
 SITE GRADING PLAN C2.2**

CJE NO.: CJE2234R5  
 JANUARY 23, 2023



**STONECAST OFF-SITE STORAGE**  
 GERMANTOWN, WISCONSIN



**MAINTENANCE PLAN**

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

**WINTER CONDITIONS**

DURING WINTER CONSTRUCTION, CONTRACTOR TO FOLLOW WAUKESHA COUNTY'S "LATE SEASON STABILIZATION POLICY" AND IS A CONDITION OF APPROVAL.

**PRESCRIPTIVE COMPLIANCE AREAS:**

PER WDR 1015111 W.S. ADM. CODE	MAXIMUM PERIOD OF BARE SOIL EXPOSURE FOR SLOPES EXCEEDING 20%
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP	LAND DISTURBANCE BETWEEN SEPT. 16TH AND MAY 15TH
LAND DISTURBANCE BETWEEN SEPT. 16TH AND MAY 15TH	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPT. 15TH

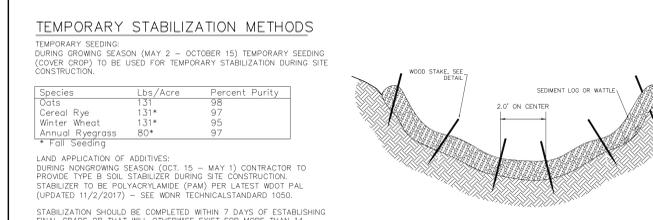
**CONSTRUCTION SCHEDULE**

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL CONSTRUCTION EXIT.
4. INSTALL SILT FENCE AROUND SITE PERIMETER SHOWN ON THE PLAN.
5. EXCAVATE STORM WATER BASIN.
6. ROUGH GRADE REMAINING SITE.
7. INSTALL DITCH CHECKS.
8. INSTALL OUTLET PROTECTION FOR STORM END SECTIONS.
9. REMOVE SEDIMENTATION BASIN AND FINISH GRADE STORMWATER BASINS.
10. INSTALL COMPACTED STONE.
11. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
12. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
13. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
14. ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

**EROSION CONTROL**

- 1 SILT FENCE
- 2 CONSTRUCTION EXIT
- 3 OUTLET PROTECTION
- 4 EROSION MATTING
- 4\* TYPE II CLASS B EROSION MATTING
- 5 SEDIMENT LOG DITCH CHECK
- 6 SEDIMENTATION BASIN

FOR FINAL STABILIZATION, PROVIDE CLASS 1 TYPE B EROSION MAT PER WISDOT EROSION CONTROL PAL (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



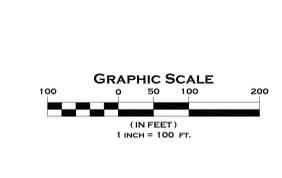
**LEGEND**

— 879	EXISTING CONTOUR
— 882	PROPOSED CONTOUR
— X881.5	PROPOSED ELEVATION
— ST	PROPOSED STORM SEWER
—	PROPOSED SILT FENCE

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**NOTES:**

1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF GERMANTOWN STANDARDS AND WISDOT TECHNICAL STANDARDS.
2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDR TECHNICAL STANDARD 1059 FOR SEEDING DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°F).

**SITE EROSION CONTROL PLAN C3.0**

CJE NO.: CJE2234R5  
 JANUARY 23, 2023

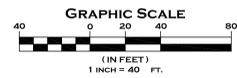
**STONECAST OFF-SITE STORAGE**  
 GERMANTOWN, WISCONSIN



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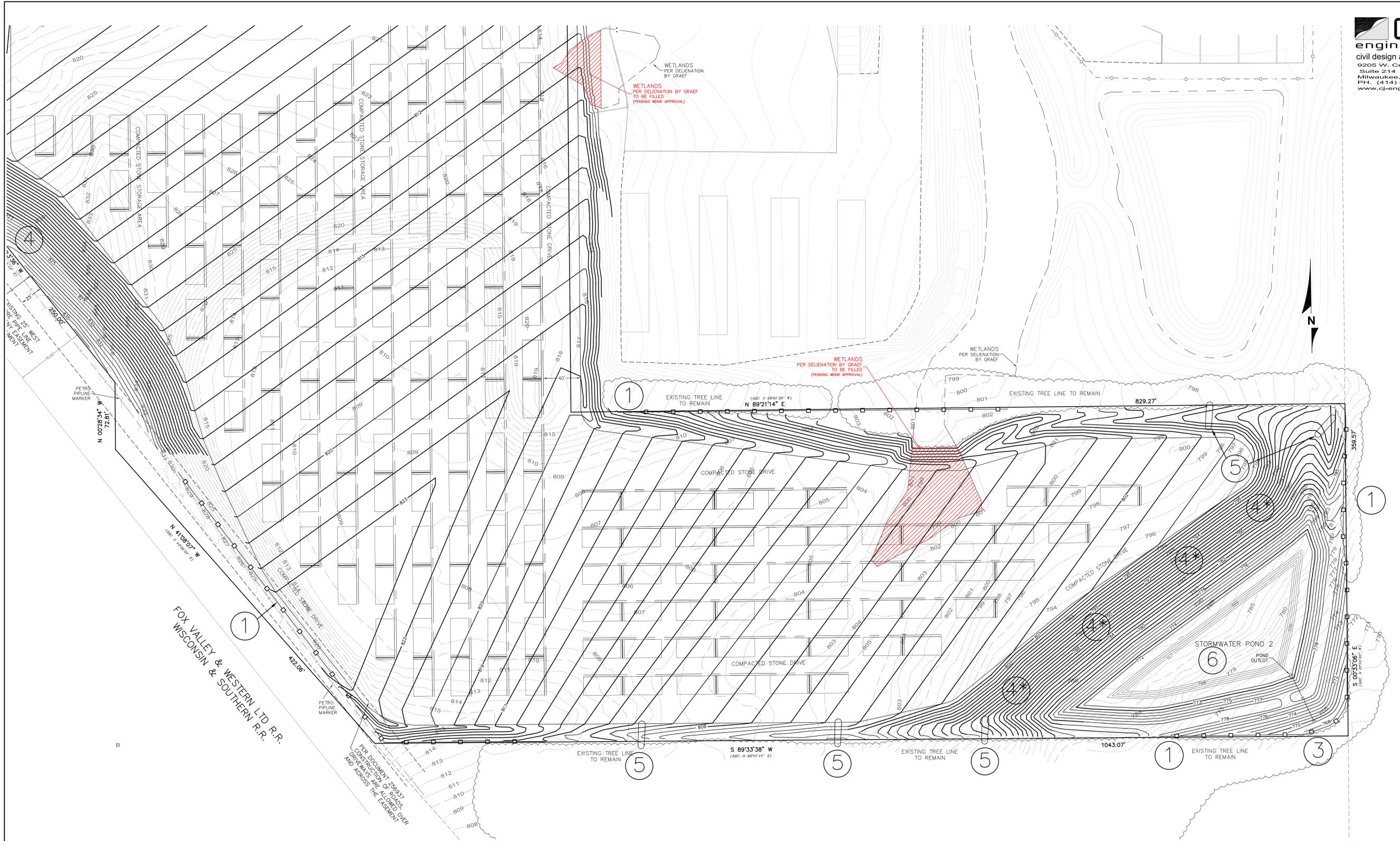
**LEGEND**

--- 879 ---	EXISTING CONTOUR
--- 882 ---	PROPOSED CONTOUR
x 881.5	PROPOSED ELEVATION
— ST —	PROPOSED STORM SEWER
— S —	PROPOSED SILT FENCE



**NORTH PARTIAL**  
**SITE EROSION CONTROL PLAN C3.1**

CJE NO.: CJE2234R5  
 JANUARY 23, 2023



**STONECAST OFF-SITE STORAGE**  
 GERMANTOWN, WISCONSIN

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LEGEND	
--- 879 ---	EXISTING CONTOUR
--- 882 ---	PROPOSED CONTOUR
x 881.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER
□	PROPOSED SILT FENCE



CJE NO.: CJE2234R5  
 JANUARY 23, 2023

**SOUTH PARTIAL  
 SITE EROSION CONTROL PLAN C3.2**

OF REGIS...

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RECEIVED

PIPE LINE EASEMENT

STATE OF Wisconsin COUNTY OF Washington

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Robert Pyrits and Angeline Pyrits

hereinafter called GRANTOR (whether one or more) in consideration of Five Hundred Twenty-Eight (\$528.00) DOLLARS each to hand paid, receipt of which is hereby acknowledged... GRANTOR, a Delaware corporation, with an office at Dan Plains, Illinois, hereinafter called GRANTEE, for purposes and subject, a right of way and easement... for the purpose of constructing, maintaining, operating and patrolling (including aerial patrol), altering, changing the size of, repairing, renewing and removing in whole or in part, a pipe line for the transporting of petroleum, its products and derivatives, whether liquid or gaseous, together with the necessary fixtures, equipment, appurtenances and cathodic protection equipment, including, across and through the following described land situated in above said State and County, to-wit:

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 36, Township 9-North, Range 20-East excepting therefrom the following described parcel, vis: Commencing at the Northeast Corner of the W 1/2 of the NE 1/4 of said Section 36, thence West, 5.91 chains, thence South 3 1/2 West, 10.84 chains, thence South parallel with the 1/8th line, 26.22 chains; thence East at right angles, 12.62 chains to a point in said 1/8th line 34.75 chains South of the place of beginning; thence North to the place of beginning. Also the North-west Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Township 9-North, Range 20-East, excepting those parcels conveyed for Railroad purposes.

Section 36 Township 9-North Range 20-East together with the right of ingress and egress to and from said right of way over and across said lands... GRANTOR for any and all purposes herein granted, with the right to maintain the right of way clear of trees, undergrowth, brush and other obstructions as to prevent damage or interference with the efficient operation and patrol of the pipe lines constructed under this grant and hereby release and waive all right of dower and homestead in the premises above described, insofar as said right of dower and homestead may affect the purposes for which this grant is made.

GRANTEE may enter upon the premises for the purpose of making surveys or performing acts incidental thereto prior to construction of any pipe line.

GRANTOR may construct additional lines of pipe, subject to the same rights, terms and conditions as apply to the original line, upon payment to the GRANTEE for each additional line as full, the same consideration per rod or right of way acre as paid hereunder for the original line; provided that additional pipe lines constructed shall be located within the right of way herein granted. Payment for additional lines may be made by check if GRANTEE consents or subsequent to the construction of each additional line.

All pipe lines constructed under this agreement shall be buried... GRANTEE shall pay for all physical damage to improvements, crops, timber and livestock which may be caused by GRANTEE in constructing, repairing, or removing said lines, which payment may be made before or after completion of the work at the option of the GRANTEE.

The rights herein granted may be assigned in whole or in part.

GRANTOR reserves the right to the full use and enjoyment of said premises except as the same may be necessary for the purposes herein granted, provided that GRANTEE shall not erect over any line or lines of GRANTEE any improvements, poles or posts of a nature such as to interfere with the rights hereby granted.

Nothing herein shall be construed as a conveyance of any part of the mineral rights underlying the above described property.

The right-of-way herein granted shall be parallel and adjacent to the Northeastly right-of-way line of the Chicago & Northwestern Railroad.

Grantor reserves the right to construct roads, driveways and railroad spurs over and across the easement herein granted.

This agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties herein.

WITNESS THE EXECUTION HEREOF this 9 day of May 1961

WITNESSES: J. T. Trimble, Monte L. Parris

SIGNATURE AND MAILING ADDRESS OF GRANTOR: Robert Pyrits, Angeline Pyrits, 10434 Stewart, Wauwatosa, Wis.



INDIVIDUAL ACKNOWLEDGEMENT

STATE OF Wisconsin COUNTY OF Washington Milwaukee

I, Monte L. Parris, a Notary Public, in and for said State and County, do hereby certify that Robert Pyrits and Angeline Pyrits

personally known to be the same persons whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead and dower.

GIVEN under my hand and official seal this 9th day of May 1961

My Commission Expires January 17, 1965 Monte L. Parris Notary Public

Table with columns: LINE NAME OR LOCATION CODE NO., S/W NO., SIZE OF PIPE, DEPTH, S/W AREA, MAP NO., PAID BY, CHECK NO., ITEM NO.



9205 W. Center Street  
 Suite 214  
 Milwaukee, WI 53222  
 (414) 443-1312

### Stonecast Offsite Storage – Germantown Shear Stress Calculation:

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Per FDM 13-30:

$\tau_d = \gamma d S_o =$  Shear stress at maximum depth of flow

$\gamma =$  unit weight of water = 62.4 lb/ft<sup>3</sup>

$S_o =$  Slope of pond side slope

$d =$  depth of flow

$d = \left(\frac{q}{\alpha}\right)^{3/5} =$  Mannings Equation derivation for sheet flow depth in urban areas = depth of flow (d)

$q = I \times L =$  Maximum discharge at edge of pavement

I = 100 Rainfall Intensity = 130 cfs: from PS1 subcatchment = 468,000 ft<sup>3</sup>/hr

$$\frac{468,000 \frac{ft^3}{hr}}{492,228 sf} = 0.95 \frac{ft}{hr} = 0.00026 \frac{ft}{s} = \text{Rainfall Intensity}$$

L = 794' : From TC routing

$$\rightarrow q = 0.00026 \frac{ft}{s} \times 794' = 0.2097 \frac{ft^2}{s}$$

$$\alpha = \frac{1.49(S_o)^{1/2}}{n}$$

$S_o =$  Slope of Pavement = 0.0333 ft/ft

n = Roughness Coefficient of pavement = 0.015

$$\rightarrow \alpha = \frac{1.49(0.0333)^{1/2}}{0.015} = 18.126$$

$d = \left(\frac{q}{\alpha}\right)^{3/5} = d = \left(\frac{0.2097}{18.126}\right)^{3/5} = 0.069$  ft = depth of flow at edge of pavement (d)

$\tau_d = \gamma d S_o = \tau_d = 62.4 \times 0.069 \times 0.3333 = 1.435$  lbs/ft<sup>2</sup> of shear stress

Per the WisDOT PAL guidelines: Class II Type B products have a permissible shear stress of **2.0 lbs/ft<sup>2</sup>**