



NEW MAINTENANCE FACILITY FOR EAGLE DISPOSAL, INC.

Eagle Disposal, Inc. is requesting to construct a new facility in the Town of Norway located at 7400 Noraire Drive, Franksville, WI 53126. Eagle Disposal, Inc. has engaged Hunzinger Construction Company of 21100 Enterprise Ave. Brookfield, WI 53045 to assist in the design, submission, and construction of this facility.

Eagle Disposal, Inc. intends to use the facility for preventative maintenance and repairs to their fleet of waste hauling trucks. Specific information on the operations and use of this facility are as follows:

Existing and Proposed Land Use:

1. This site is currently zoned M-3 Industrial and is an undeveloped site with no known previous structures or improvements.
2. The site will consist of primarily unpaved surface areas for truck traffic, concrete aprons in the northern portion of the lot for parking fleet vehicles outdoors, and asphalt paved areas along the property line parallel to Noraire Drive and adjacent to the building for employee vehicle parking. Perimeter fencing will be installed around the site for security. Fencing will include one automatic gate operator for the north entrance from Noraire Drive onto the site and a manual gate for the south entrance. Fencing will be 6' high chain link fence. Site lighting will be provided by wall packs on the building and light poles at the truck parking pads, design to be determined.
3. Building use will consist of preventative maintenance and repairs to the fleet of waste hauling trucks. This includes tire changes, fluid changes, hydraulic line repairs, routine greasing, welding of damaged components, and engine maintenance and repair. Interior office space will provide administration and support services for the fleet vehicles, including changing facilities, restrooms, and break areas. Parts storage will also be maintained inside the building.
4. An ATC Transmission Easement runs across approximately the northern 1/3 of the lot. The building footprint will not encroach into this easement and there will be no changes in the overall grades in this easement.
5. See attached architectural drawings and Landscaping plans for additional direction on improvements.



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Existing and Proposed Structures; Type and Color:

1. There are no existing structures constructed on this site.
2. The proposed new structure will be a 230' x 60' precast building constructed to a height of approximately 29'-2". Exterior walls will be load bearing precast with interior steel columns. The roof structure will be steel joists and metal deck with a rubber roof over tapered insulation.
3. The exterior façade will have a grey exposed pea gravel panel sealed in natural color on the East and North faces and smooth grey precast panels with light acid etch, natural in color on the West and South faces. There will be seven (7) 16'x16' overhead doors on the East elevation for fleet vehicles. The North elevation and a portion of the East elevation will have punched window openings and entrance doors for office personnel, and the possibility of prefabricated Mapes-style canopies.
4. The proposed use of the building will be classified at type S-1 Moderate Hazard.

NUMBER OF EMPLOYEES:

1. This facility will have future office space capacity of 8-10 full time on-site employees with locker room changing facilities for 50 drivers over two shifts.

Hours of Operation

1. Truck driver shifts run two staggered shifts Monday through Saturday:
 - a. Monday through Friday – Front-loading trucks typically operate 3am to 4pm.
Roll-off trucks typically operate 5am to 5pm.
 - b. Saturday – Front loading trucks typically operate 6am to 12pm.
Roll-off trucks typically operate 4am to 12pm
2. Office operations are typically 7am to 5 pm Monday through Friday.

CONSTRUCTION START AND COMPLETION

1. This project is anticipated to begin Late September or October 2020 with completion in the Spring of 2021. Construction time frame subject to material lead times, design submissions, reviews, and permitting.

SEWERED OR UNSEWERED DEVELOPMENT

1. This building will utilize an underground holding tank for sanitary waste water that will be pumped out periodically. Water captured from trench drains in the maintenance bays will include appropriate solids and/or oil/water separator(s) before being emptied into the underground holding tank. The underground holding tank will be periodically pumped out as required.
2. Roof top stormwater is to be discharged to the site and diverted to existing drainage swales and/or into a new underground stormwater tank before being discharged into the existing drainage swales and road ditch.
3. Potable water will be provided via a new well drilled on site.

