

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: WALLY HAAB

Applicant/Agent: EMERSON INC / WALLY HAAB HAAB PROPERTIES

Town: DOVER

Zoning district(s): M2

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

to construct & utilize a 5,000-square foot industrial building for the welding, assembly, and testing of coolant filtration machines, and a potential future 3,750-square foot addition

AT (site address): Radius Bend

Subdivision: CSM 2702 Lot(s): 1 Block: -

Parcel # 006-03-20-36-031-023 Section(s) 36 T 3 N R 20 E

If served by municipal sewer, check here:  Sanitary permit #: \_\_\_\_\_

Attached are:

- zoning permit application
- 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
- N/A letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other

print name: WALLY HAAB e-mail address: WALLYHAAB@HOTMAIL.COM

address: 22730 WASHINGTON AVE telephone #: 262-770-1126

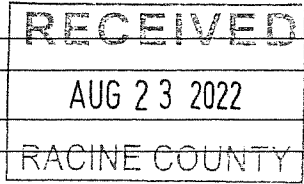
KANSASVILLE WI 53139

signed: Wally Haab

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- N/A The property is all / partially located in the \_\_\_\_\_ shoreland area.
- The project is all / partially located in the \_\_\_\_\_ shoreland area.
- The property is all / partially located in the \_\_\_\_\_ floodplain.
- The project is all / partially located in the \_\_\_\_\_ floodplain.
- The property is all / partially located in the wetland.
- The project is all / partially located in the wetland.



The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI, Division 28, M-2 General Industrial District

Shoreland contract: yes \_\_\_\_\_ no

Public hearing date: September 19, 2022

Site plan review meeting date: N/A

Submittal received by: EJD

Date petition filed: AUGUST 23, 2022

~~cash~~ or check # 2305

amount received: \$ 475.00

**APPLICATION FOR ZONING PERMIT**  
 RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. \_\_\_\_\_  
 DATE PERMIT ISSUED \_\_\_\_\_

OWNER Wally Haag/Haag Properties LLC  
 Mailing \_\_\_\_\_  
 Address 22730 Washington Ave

APPLICANT Encyclon Inc  
 Mailing \_\_\_\_\_  
 Address 6705 14th ave

Kansasville Wi 53139  
 City State Zip

Kenosha Wi 53143  
 City State Zip

Phone 262-770-1126

Phone office 262-654-0032 cell 262-206-4790 Matt Brockhaus

Email WallyHaag@hotmail.com

Email Sales@encyclon.com

Parcel Id. # 006-03-20-36-031-023

Site Address Radius Bend

Municipality Dover Section(s) 36 Town 3 North, Range 20 East

Lot 1 Block - Subdivision Name NIA CSM # 2702

Proposed Construction/Use to construct & utilize a 5,000 sq ft. industrial building for the welding, assembly, and testing of coolant filtration machines

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size (50' x 100')	( ) ( ) ( )	x	( ) ( ) ( )	x	( ) ( ) ( )
Addition	<input type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft)	( 5000 ) ( ) ( )	( ) ( ) ( )	( ) ( ) ( )	( ) ( ) ( )	( ) ( ) ( )
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	25'		100-Yr. Floodplain Elev.	<u>NIA</u>	
Conversion	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	20'		Flood Protection Elev.	<u>NIA</u>	
Temporary	<input type="checkbox"/>	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)					

Contractor Haag properties LLC Est. Value w/Labor \$ \$250,000 ZONING DISTRICT M2

Existing Nonconforming?	<u>N/A</u> <input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Yard Setbacks	<u>Proposed</u>	<u>OK?</u>
Structure in Shoreland? (per map)		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Street-1 <sup>st</sup>		
Mitigation or Buffer Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Street-2 <sup>nd</sup>		
Structure in Floodplain? (per map)		*Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Side-1 <sup>st</sup>	<u>20'</u>	<u>YES</u>
*Structure's Fair Market Value \$		Cumulative %				Side-2 <sup>nd</sup>	<u>128'</u>	<u>YES</u>
*>50% of Fair Market Value?	<u>N/A</u>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Shore		
Structure in Wetland? (per map)		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Rear	<u>100'</u>	<u>YES</u>
Substandard Lot?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Total Acc. Structures		
BOA Variance Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Date of Approval		
Conditional Use/Site Plan Needed?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Date of Approval		
Shoreland Contract Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Date of Approval		

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes  No  (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

~~BOA/Conditional Use/Site Plan~~ Pd: \$ 475.00 Wally Haag 07-26-2022  
 CC Date/Check#/Cash 2305 Signature of Owner /Applicant/Agent Date

Shoreland Contract Fee Pd: \$ \_\_\_\_\_ Wally Haag  
 CC Date/Check#/Cash \_\_\_\_\_ Print Name(s)

Zoning Permit Fee Pd: \$ \_\_\_\_\_  
 CC Date/Check#/Cash \_\_\_\_\_ Notes (revisions, extensions, etc.)

Other: Pd: \$ \_\_\_\_\_

RECEIVED  
 If shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

RACINE COUNTY

PIN 006-03-20-36-031-023

**Szabo, Emily**

---

**From:** Wally Haag <WHaag@multivacinc.com>  
**Sent:** Tuesday, August 23, 2022 3:35 PM  
**To:** Szabo, Emily  
**Cc:** Matt Brockhaus; Meghan Griffiths  
**Subject:** RE: [EXTERNAL]:Conditional Use Submittal Information

**This Message Is From an External Sender**

This message came from outside your organization.

Emily

It was a pleasure seeing you again. The following the answers to item 3

- A. Welding, assembly testing of machining coolant filtration machines. See brochure
- B. Proposed 5000 square foot 50'x100'x20' eve height wood structure building possible later addition. Colors have not been selected at this time
- C. 5-8 full time 2 part time employees
- D. 6am-6pm 6 days a week
- E. Start of construction October 1<sup>st</sup> 2022- June of 2023
- F. Unsewered holding tank required

If you have any questions, please feel free to anytime 262-770-1126

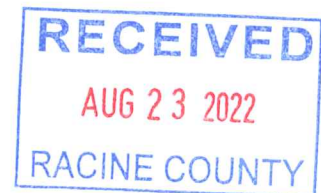
Thank you,

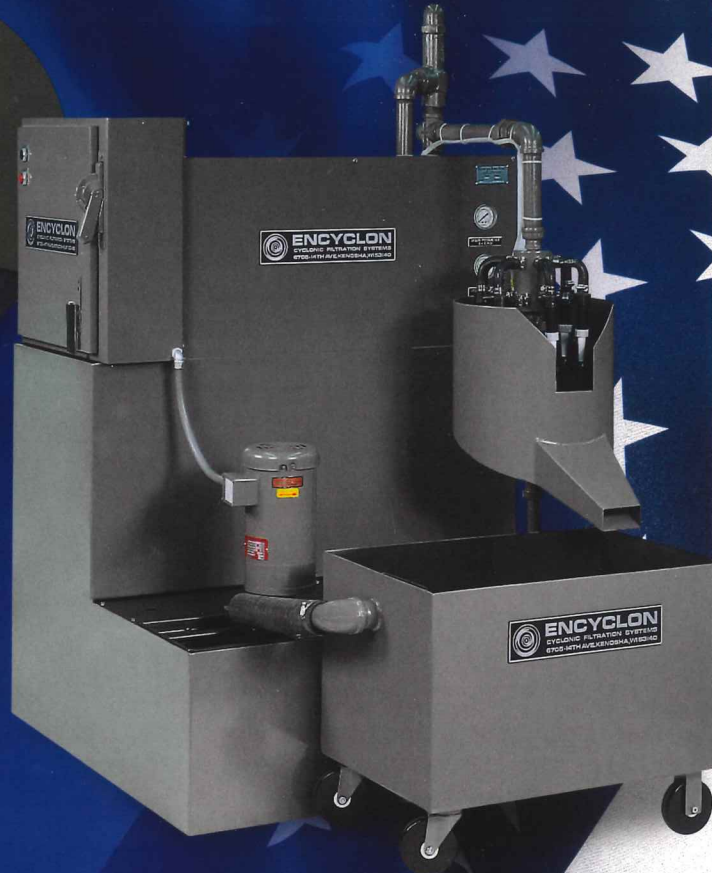
Wally Haag

President  
M & W Shops, Inc.  
Dba Multi-Vac, KraftWeld,  
& Fast-Vac Trucks & Accessories, LLC.

21209 Durand Avenue  
Union Grove, WI 53182  
Office: 262-878-4220 ext. 19  
Cell: 262-770-1126  
Fax: 262-878-4019  
Email: [wally@multivacinc.com](mailto:wally@multivacinc.com)

[www.mwshops.net](http://www.mwshops.net) \* [www.multivacinc.com](http://www.multivacinc.com) \* [www.fast-vac.com](http://www.fast-vac.com)





**Encyclon Inc.**  
Cyclonic Filtration Systems

# FILTRATION DOWN TO 3 MICRONS WITH 98% EFFICIENCY





**Encyclon Inc.**  
Cyclonic Filtration Systems

# HELPING YOUR BOTTOM LINE.



## 98% EFFICIENCY

Encyclon Cyclonic Filtration Systems offer 3 or 5 micron filtration with 98% efficiency. The Systems will remove ferrous, non-ferrous and non-metallic particles (i.e. swarf). This means better product finish, less wheel dressing, longer life for grinding wheels and diamonds, less abrasive particles in ways and spindle bearings. Time spent dressing and changing wheels now becomes valuable production time.

## LENGTHENS COOLANT LIFE

You save on coolant costs because you use less coolant and frequent disposal costs are eliminated. You greatly reduce the cleaning and downtime involved in coolant changes. Turn machine downtime into cost-saving profits.

## ARRESTS BACTERIA GROWTH

There are no filter media to clog or replace. Encyclon aerates coolant to check anaerobic bacterial growth.

## COMPACT DESIGN

Building block design conserves precious floor space and also lets you customize the Encyclon Cyclonic Filtration System to your requirements. The Encyclon System can be used with individual machines or as a centralized system.

## SIMPLE TO SERVICE

The system cleans itself as it runs. Never change filter media because there are none.

## COMPLETELY TESTED—EASY TO INSTALL

Systems are completely assembled and tested before shipping. You connect only the existing coolant feed and return lines from your machine and the electrical service.

## VIRTUALLY MAINTENANCE FREE

Most models have just one moving part—the circulating pump. Operating and maintenance costs are kept at a minimum.

## ENVIRONMENTALLY FRIENDLY

Encyclon products are environmentally safe with no paper waste.



## FAST PAYBACK

The coolant costs, disposal costs, wheel costs and downtime you save will quickly pay for your Encyclon system.

## ELIMINATES TRAMP OIL PROBLEMS

Encyclon's optional oil skimmers eliminate tramp oil problems. Rancid coolant and messy machines can be minimized by continual separation of tramp oil. Encyclon frees you from these problems and lets you recover these valuable oils for recycling at the same time.



**100/150 Series Dual Tanks**

## SUGGESTED CYCLONIC FILTRATION APPLICATIONS

- All types of Abrasive Machining (Grinding)
- Boat Wash
- Broach Machining
- Burnish Machining
- Car Wash Applications
- Coolant Feed Tool Machining
- Granite Cutting
- Glass and Ceramic Grinding
- Honing or Lapping
- Material Removal Machining
- Mill Machining
- Silicon Carbide
- Solids from Water
- Thread Machining
- Water Jet Cutters
- Water Wash Paint Booths
- Wire Drawing / Extrusion



### 50 SERIES

Recommended for jobs where exceptionally clean coolant is required



### 100/150 SERIES

For applications requiring more heat dissipation and greater coolant flow



### 100/150 SERIES DUAL TANKS

Designed for minimum floor space and maximum coolant capacity



### 200/350 SERIES DUAL TANKS

For medium/high volume machines or small groups

# DUAL TANK MACHINES

The 200 and 300 Series Dual Tanks are designed to utilize a minimum of floor space, yet provide more coolant capacity for heat dissipation and high volume coolant delivery.

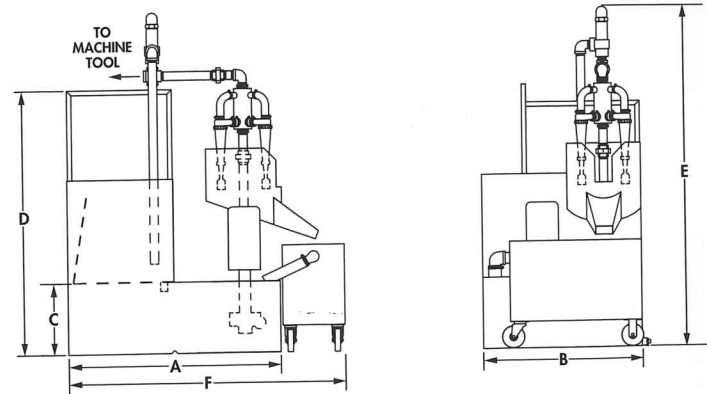
With ample coolant storage capacity and high flow rates, 450 and 600 Series Dual Tank Systems are designed for applications requiring dissipation of large amounts of heat.

MODEL NUMBER	GPM OUTPUT	CLEAN COOLANT CAPACITY	PUMP HP	NUMBER OF CYCLONES	SWARF CONTAINER CAPACITY
<b>100 SERIES DUAL TANK</b>					
284-100 DT	20	100 gal.	2	4	25 gal.
652-100 DT	40	100 gal.	2	2	25 gal.
<b>150 SERIES DUAL TANK</b>					
284-150 DT	20	150 gal.	2	4	45 gal.
288-150 DT	40	150 gal.	3	8	45 gal.
653-150 DT	60	150 gal.	5	3	45 gal.
654-150 DT	80	150 gal.	5	4	45 gal.
<b>200 SERIES DUAL TANK</b>					
652-200 DT	40	200 gal.	2	2	45 gal.
653-200 DT	60	200 gal.	5	3	45 gal.
654-200 DT	80	200 gal.	5	4	45 gal.
<b>350 SERIES DUAL TANK</b>					
653-300 DT	60	300 gal.	5	3	45 gal.
654-300 DT	80	300 gal.	5	4	45 gal.
<b>450 SERIES DUAL TANK</b>					
654-450 DT	80	450 gal.	5	4	45 gal.
656-450 DT	120	450 gal.	7½	6	45 gal.
658-450 DT	160	450 gal.	7½	8	45 gal.
<b>600 SERIES DUAL TANK</b>					
658-600 DT	160	600 gal.	7½	8	45 gal.
6510-600 DT	200	600 gal.	10	10	45 gal.

- Swarf Container included with these systems.
- System pictured with optional Electric Control Panel, Coolant Refrigeration System and Auxiliary Clean Coolant Pump.
- Above systems can also be fitted with Type #28 (3 micron) cyclones.
- Larger Dual Tank Systems are available. Call for specifications.



200/350 Series Dual Tanks



SERIES	A	B	C	D	E	F
100 Dual	48	24	16	58	75	62
150 Dual	48	36	16	59	76	68



450/600 SERIES DUAL TANKS

Frequently used as a central coolant system



FLOOR MOUNTED DRAGOUT SYSTEMS

For machine tools generating large quantities of swarf



PIT MOUNTED DRAGOUT SYSTEMS

For machine tools generating large quantities of swarf



SELF PRIME FILTER

For machines with coolant holding tanks or applications where a reservoir exists

# DRAGOUT SYSTEMS

**Floor Mount Dragout Systems** have the advantage of a low profile so there is no need for a pit. These large systems combine two methods of removing impurities from coolant: the dragout conveyor in the settling tank and the Encyclon cyclonic filter. These two methods work together to filter the dirtiest coolant to 5 microns.

**Pit Mounted Dragout Systems** operate under the same principles as the Floor Mounted Dragout Systems. These large systems combine two methods of removing impurities from coolant: the dragout conveyor in the settling tank and the Encyclon cyclonic filter. These two methods work together to filter the dirtiest coolant to 5 microns.

MODEL NUMBER	GPM OUTPUT	CLEAN COOLANT CAPACITY	DRAGOUT TANK CAPACITY	NUMBER OF CYCLONES
--------------	------------	------------------------	-----------------------	--------------------

### 350 SERIES – FLOOR MOUNTED

653-350DFM	60	200 gal.	150 gal.	3
654-350DFM	80	200 gal.	150 gal.	4

### 450 SERIES – FLOOR MOUNTED

654-450DFM	80	250 gal.	200 gal.	4
655-450DFM	100	250 gal.	200 gal.	5

### 600 SERIES – FLOOR MOUNTED

654-600DFM	80	350 gal.	250 gal.	4
656-600DFM	120	350 gal.	250 gal.	6

### 1200 SERIES – FLOOR MOUNTED

658-1200DFM	160	650 gal.	550 gal.	8
6510-1200DFM	200	650 gal.	550 gal.	10
6512-1200DFM	240	650 gal.	550 gal.	12

### 350 SERIES – PIT MOUNTED

653-350D	60	100 gal.	250 gal.	3
654-350D	80	100 gal.	250 gal.	4

### 600 SERIES – PIT MOUNTED

654-600D	80	250 gal.	350 gal.	4
656-600D	120	250 gal.	350 gal.	6

### 1200 SERIES – PIT MOUNTED

658-1200D	160	300 gal.	900 gal.	8
6510-1200D	200	300 gal.	900 gal.	10
6512-1200D	240	300 gal.	900 gal.	12

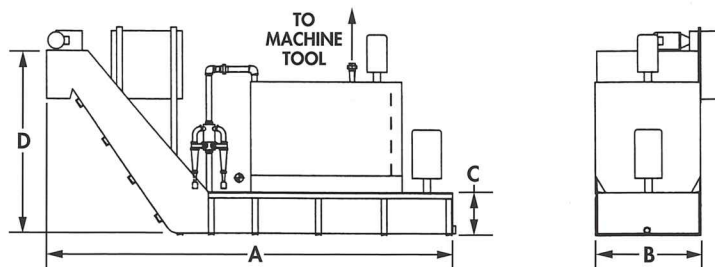
### 2000 SERIES – PIT MOUNTED

6514-2000D	280	800 gal.	1200 gal.	14
6516-2000D	320	800 gal.	1200 gal.	16
6518-2000D	360	800 gal.	1200 gal.	18

### 3000 SERIES – PIT MOUNTED

6520-3000D	400	1000 gal.	2000 gal.	20
6524-3000D	480	1000 gal.	2000 gal.	24
6528-3000D	560	1000 gal.	2000 gal.	28

- Swarf Containers are an option on these systems.
- Electric Controls and Auxiliary Clean Coolant Pumps are included.
- Model Number indicates total number of gallons. (Clean Coolant + Dragout Tank)



SERIES	A LENGTH	B WIDTH	C HEIGHT	D HEIGHT
350	111	36	16	52
450	145	38	15	65
600	165	50	15	65
1200	204	50	20	76



Floor Mount Dragout System



#### MANIFOLDS

For machines with coolant holding tanks or applications where a reservoir exists



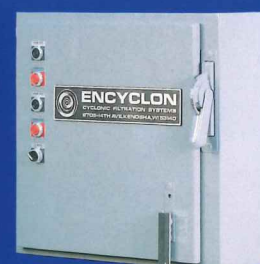
#### MAGNETIC SEPARATORS

For machines with coolant holding tanks or applications where a reservoir exists



#### COOLANT REFRIGERATION SYSTEMS

For machines with coolant holding tanks or applications where a reservoir exists



#### ELECTRIC PANELS

Encyclon coolant refrigeration units are designed especially for Encyclon Filtration Systems

# HERE'S HOW IT WORKS.

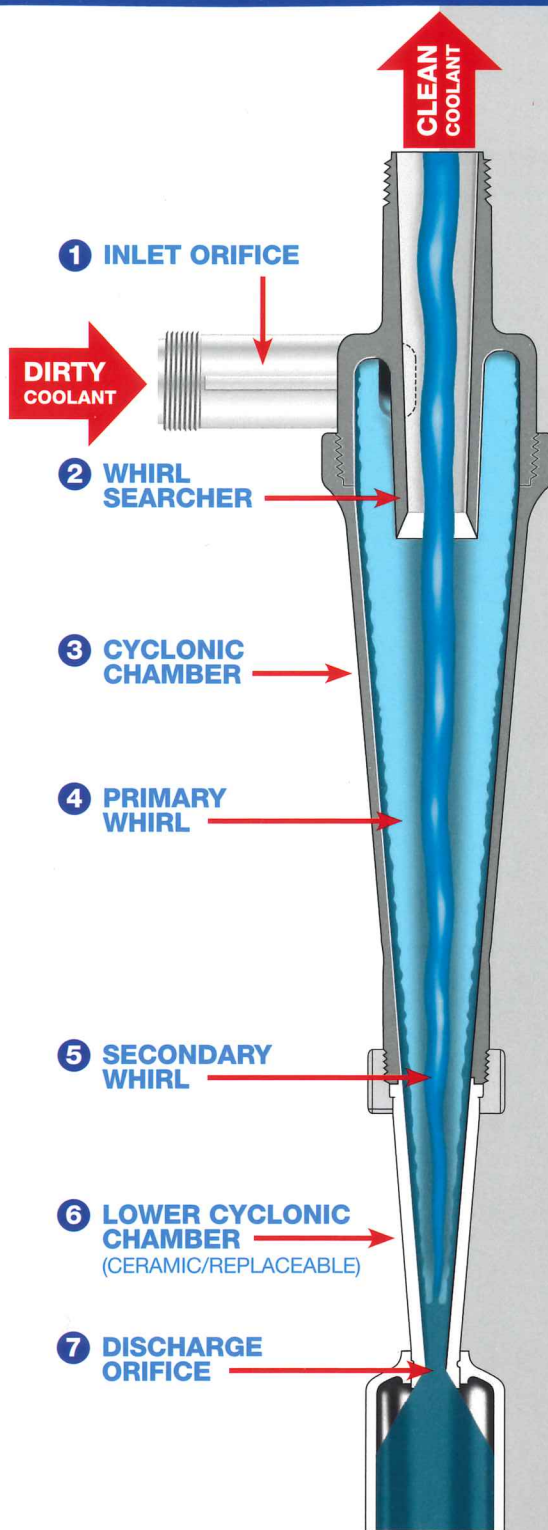
Dirty coolant enters the cyclone at the inlet orifice (1) of the cyclonic chamber (3).

The shape and tangential location of the orifice develop a downward, spiraling flow of the coolant. This is called the primary whirl (4), which follows the chamber walls because of centrifugal force of up to 7500 times that of gravity.

This same force spins out the solid particles to 5 microns, or .00019" diameter from the coolant. The solid particles strike the wall and slide down to the discharge orifice (7).

A throttling effect in the lower (ceramic) cyclonic chamber (6) reverses the descent of the coolant but not the rotation. This forms the secondary whirl (5), a rising, spiraling flow of cleaned coolant that passes up through the primary whirl to the whirl searcher (2).

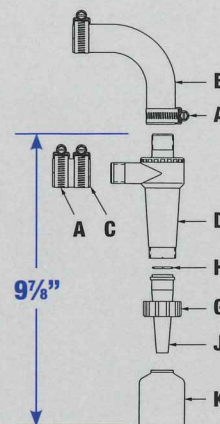
The diameter of the whirl searcher is smaller than the secondary whirl, and the whirl searcher accepts only the center of the upward, secondary whirl flow. The outside portion of the secondary whirl (containing impurities missed by the primary whirl) is diverted back to the primary whirl for further cleansing. Coolant that passes through the whirl searcher is then piped out to the clean coolant storage tank or to the machine tool.



## TWO STYLES OF CYCLONES

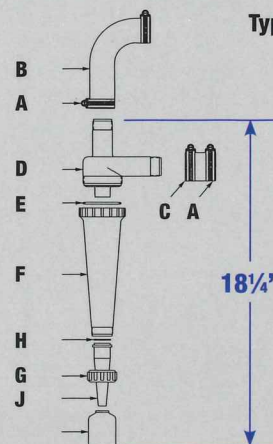
The two styles of cyclones offered by Encyclon give you a choice of either 3 or 5 micron filtration, both with 98% efficiency. The number of cyclones fitted on a system will vary depending on the flow rate you require.

**Type Number 28** offers 3 micron filtration and a 5 gallon per minute flow rate.



- A Hose Clamp
- B 90° Hose
- C Hose
- D Inlet Nozzle
- E O Ring
- F Casing
- G Cap Nut
- H O Ring
- J Ceramic Nozzle
- K Spray Protector

**Type Number 65** is for 5 micron filtration and a 20 gallon per minute flow rate.



### PUMPS

Clean Coolant Pumps are designed to be reliable and versatile.



### SWARF CONTAINERS

Swarf containers are available in various sizes and have baffled overflows.



### "LITTLE TRAMP" OIL WHEELS

Removes floating oil from metalworking fluids or other liquids at the rate of 1.5 gallons per hour. For ease of operation and cost-efficient oil removal, "Little Tramp" outperforms rope, coalescers and centrifuges.

STYLE	12"	18"
Standard	954-009	954-013
Aluminum Complete	954-017	954-036
Cold Roll Steel Complete	954-031	954-042
Stainless Steel Complete	954-037	954-039



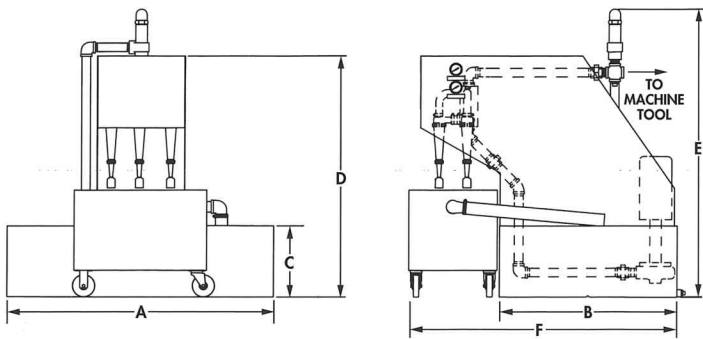
# SINGLE TANK MACHINES

**50 Series:** The Type Number 28 cyclones give the 50 Series filters a flow rate of 10 or 15 GPM spinning out particles to 3 microns.

**100/150 Series:** For applications requiring more heat dissipation and greater coolant flow, 100 and 150 Series Encyclon Systems have greater storage capacity and higher flow rates than 50 Series units. Smaller 100 Series units with Type Number 28 cyclones spin out particles to 3 microns. Larger units with Type Number 65 cyclones remove particles to 5 microns.

MODEL NUMBER	GPM OUTPUT	CLEAN COOLANT CAPACITY	PUMP HP	NUMBER OF CYCLONES	SWARF CONTAINER CAPACITY
<b>50 SERIES SINGLE TANK</b>					
282-50	10	50 gal.	2	2	5 gal.
283-50	15	100 gal.	2	3	5 gal.
<b>100 SERIES SINGLE TANK</b>					
283-100	15	100 gal.	2	3	25 gal.
284-100	20	100 gal.	2	4	25 gal.
651-100	20	100 gal.	2	1	25 gal.
652-100	40	100 gal.	2	2	25 gal.
<b>150 SERIES SINGLE TANK</b>					
653-150	60	150 gal.	5	3	45 gal.
654-150	80	150 gal.	5	4	45 gal.

- Swarf Container included with these systems.
- Electric Controls — Optional

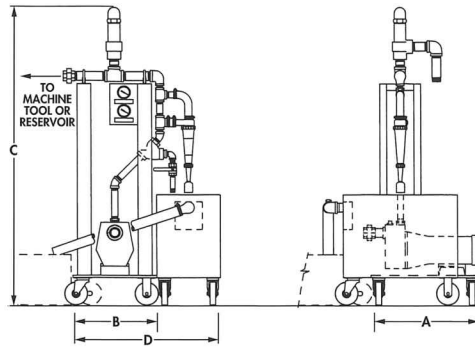


SERIES	A	B	C	D	E	F
100 Single	46	34	16	54	59	48
150 Single	60	40	16	54	64	60

# SELF PRIME FILTERS

The Encyclon Self Prime Filter is ideal for gantry-type machines with hidden coolant tanks as well as for many chip-making applications.

FLOOR FRAME MOUNTED	WHEEL MOUNTED	GPM OUTPUT	PUMP HP	NUMBER OF CYCLONES	SWARF CONTAINER CAPACITY
<b>SELF PRIME FILTERS</b>					
282-SP	282-SPW	10	3	2	25 gal.
283-SP	283-SPW	15	3	3	25 gal.
284-SP	284-SPW	20	3	4	25 gal.
651-SP	651-SPW	20	3	1	25 gal.
652-SP	652-SPW	40	3	2	25 gal.



With its small base, the Self Prime Filter is especially valued in applications where floor space is at a premium. Flow rates range from 5 to 40 GPM using either 3 or 5 micron cyclones.

SELF PRIME FILTERS	A LENGTH	B WIDTH	C HEIGHT	D LENGTH
Floor Mounted	24	18	57	32
Wheel Mounted	24	18	63	32

Dimensions shown in inches. Dimensions are subject to change.



**Encyclon Inc.**  
Cyclonic Filtration Systems



Toll-Free: 800.767.3551 • 262.654.0032 • Fax: 262.657.7435 • Email: sales@encyclon.com • www.encyclon.com

6705 14th Avenue Kenosha, WI 53143