



**136 North Monroe Street, Waterloo, Wisconsin 53594-1198**  
**Phone (920) 478-3025**  
**Fax (920) 478-2021**

**PUBLIC NOTICE OF A CITY OF WATERLOO  
PLAN COMMISSION MEETING**

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and the news media, the following meeting will be held:

COMMITTEE: SPECIAL PLAN COMMISSION  
DATE: June 14, 2016  
TIME: 7:00 p.m.  
LOCATION: Municipal Building Council Chamber, 136 N. Monroe Street

1. CALL TO ORDER AND ROLL CALL
2. MEETING MINUTES APPROVAL: May 24, 2016
3. PUBLIC COMMENT
4. NEW BUSINESS
  - a. Oliver Construction Co. for Trek Bicycle Corp., 801 W. Madison Street
    - i. Proposed Certified Survey Map
    - ii. Proposed Design Review
    - iii. Request for Land Use Rezoning from A, Agricultural District to M-1, Limited Industrial District (public hearing to be scheduled)
5. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
6. ADJOURNMENT

Mo Hansen  
Clerk/Treasurer

COMMISSIONERS: Please contact the Clerk/Treasurer at 478-3025 if you are unable to attend.

Posted, Distributed & Emailed: 6/10/2016

Members: Leisses, Thompson, Springer, Crosby, Butzine, Reynolds, and Lannoy

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

## Mo Hansen

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**From:** Bud Bessler <budb@oliverconstruction.com>  
**Sent:** Wednesday, May 25, 2016 5:01 PM  
**To:** Mo Hansen  
**Cc:** Robb Wierdsma; Margaux Stutz; Rob Davy  
**Subject:** Plan Commission Submittal: Proposed Office Addition to Trek Bicycle Facility  
**Attachments:** Waterloo\_P.C. Application\_5\_25\_16.pdf; TREK\_Proposed Revised\_C.S.M\_5\_25\_16.pdf

Hi Mo,

Attached is (1) of (2) e-mails (Due to size) providing information required for Submission for Plan Commission Approval.

It is our understanding that we are required to provide payments for the following:

- City of Waterloo Design Review Fee (2 cents per s.f. of Disturbed Area): A check will be provided by Oliver Construction Co. for \$870 (2 cents x 43,500 s.f. of Disturbed Area)
- City of Waterloo C.S.M Approval Fee: A check will be provided by Oliver Construction Co. for \$50.00  
Note: Trek Recently Purchased a 1.72 acre parcel and would like to incorporate as part of a single C.S.M. Note: The Parcel is currently zoned (A-1); Trek is also requesting that said Parcel be rezoned to (M-1).
- City of Waterloo Special Meeting Fee: A check will be provided by Oliver Construction Co. for \$200.00  
Note: Due to Construction Schedule we are requesting to have a Special Plan Commission Meeting if one can be possible. We understand that this is only possible if you can gather a quorum but would appreciate a date, if possible, prior to the regularly scheduled Plan Commission Meeting on June 28<sup>th</sup>.

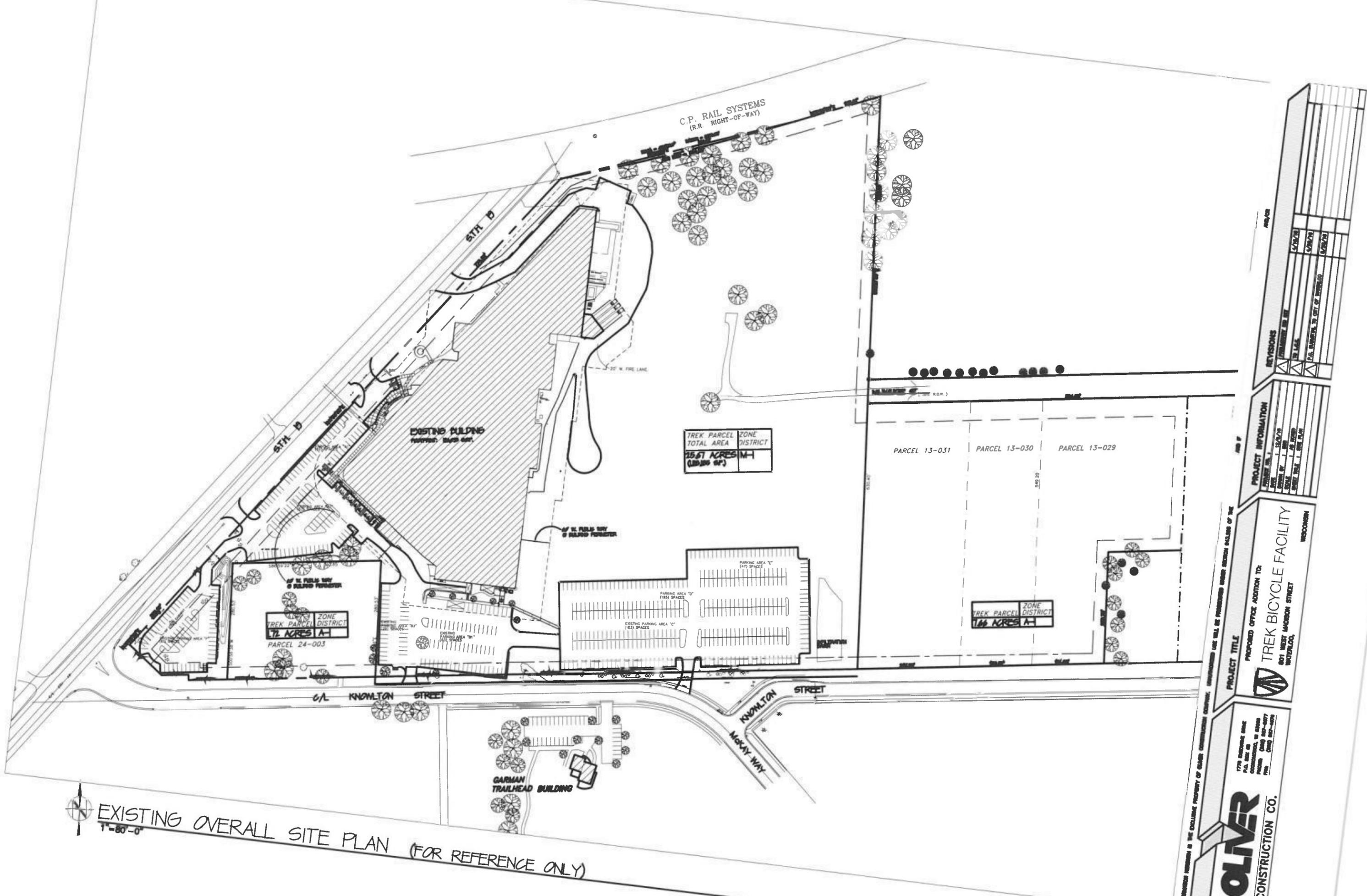
Please review the information provided and let us know if you have any questions or need additional information.

Thank you.

Bud  
Erwin Bud Bessler, Jr., A.I.A.

Oliver Construction Co.  
Phone: (262) 567-6677  
Fax : (262) 567-4676  
e-mail: budb@oliverconst.com





C.P. RAIL SYSTEMS  
(R.R. RIGHT-OF-WAY)

DISTING BUILDING  
18,000 SQ. FT.

TREK PARCEL	ZONE
TOTAL AREA	DISTRICT
15.67 ACRES M-1	
(4,100,000 SQ. FT.)	

PARCEL 13-031    PARCEL 13-030    PARCEL 13-029

TREK PARCEL	ZONE
DISTRICT	DISTRICT
17 ACRES M-1	
PARCEL 24-003	

TREK PARCEL	ZONE
DISTRICT	DISTRICT
166 ACRES M-1	

GARMAN TRAILHEAD BUILDING

EXISTING OVERALL SITE PLAN (FOR REFERENCE ONLY)  
1"=80'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	12/20/20	ISSUED FOR PERMITS
2	01/15/21	REVISED PER CITY OF MILWAUKEE
3	02/05/21	REVISED PER CITY OF MILWAUKEE

PROJECT INFORMATION

PROJECT NO.	13-031
DATE	12/20/20
SCALE	1"=80'-0"
PROJECT TITLE	TREK BICYCLE FACILITY

PROJECT TITLE  
PROPOSED OFFICE ADDITION TO:  
**TREK BICYCLE FACILITY**  
801 WEST MADISON STREET  
MILWAUKEE, WISCONSIN

1775 BRIDGE BLVD.  
P.O. BOX 88  
MILWAUKEE, WI 53217  
PHONE: (414) 441-1111  
FAX: (414) 441-1112

**OLIVER**  
CONSTRUCTION CO.

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 94.05 OF THE WISCONSIN STATUTES.





C.P. RAIL SYSTEMS  
(R.R. RIGHT-OF-WAY)

TREK PARCEL	ZONE DISTRICT
TOTAL AREA	
25.67 ACRES (1,100,000 SF)	M-1
14.72 ACRES (638,000 SF)	A-D TO M-1
11.95 ACRES (515,000 SF)	

TREK PARCEL	ZONE DISTRICT
11.6 ACRES	A-1

NEW TREK PARCEL	ZONE DISTRICT
17.2 ACRES	A-1 TO M-1

### EXISTING PARKING

- EXISTING BUILDING FLOOR AREA
  - FIRST FLOOR: 126,075 G.S.F.
  - 2ND FLOOR: 26,870 G.S.F.
- EXISTING FLOOR AREA + NEW ADDITION: 222,999 G.S.F. + 24,780 G.S.F.
- TOTAL PROPOSED FLOOR AREA: 249,879 G.S.F.**

REQUIRED: (1) SPACE PER (2) EMPLOYEES  
(600) EMPLOYEES / (2) EMPLOYEES = (40) SPACES REQUIRED

EXISTING PARKING: 644 SPACES

PARKING QUANTITIES	NOTE: STALLS TO BE MIN 9'x16'
EXISTING TO REMAIN	9 SPACES
PARKING AREA "A"	62 SPACES
PARKING AREA "B"	40 SPACES
HANDICAP PARKING (247 G.S.F. = 1236)	11 SPACES
PARKING AREA "D" ("D1" + "D2")	32 SPACES
- PARKING SPACES OMITTED FOR NEW ADDITION	- 75 SPACES
<b>PROPOSED PARKING AREA "D"</b>	<b>17 SPACES</b>

NOTE: SEE BELOW AND GREAT SHEET #10 FOR FUTURE LOCATIONS FOR ADDITIONAL PARKING STALLS

PARKING AREA "C"	100 SPACES
FUTURE DESIGNATED PARKING AREA "C": (3) STALLS	
PARKING AREA "E"	105 SPACES
PARKING AREA "F"	47 SPACES
FUTURE DESIGNATED PARKING AREAS "F" & "G": (2) STALLS	

REMOVED PARKING PROVIDED	40 SPACES
FUTURE PARKING PROVIDED @ AREAS "C", "E" & "F"	+ 212 SPACES
FUTURE PARKING PROVIDED @ AREAS "C", "E" & "F"	(212) SPACES

### EXISTING LOT COVERAGE

LOT AREA	1,100,000 G.S.F. (25.67 ACRES)
EXISTING IMPERVIOUS AREA	
EXISTING BUILDING	126,075 G.S.F. 11.5%
CONC. & PAVED AREAS	226,000 G.S.F. 21.0%
EXISTING IMPERVIOUS AREA	412,075 G.S.F. 39.5%
- PARKING AREA (247,000 G.S.F. & PAVED AREAS)	- 183,004 G.S.F. - 16.6%
SUBTOTAL PROPOSED IMPERVIOUS AREA	229,071 G.S.F. 20.8%
+ NEW ADDITION	+ 24,780 G.S.F. + 2.3%
<b>TOTAL PROPOSED IMPERVIOUS AREA</b>	<b>471,411 G.S.F. 43.1%</b>
EXISTING GREENSPACE	742,929 G.S.F. 67.5%
<b>TOTAL PROPOSED GREENSPACE</b>	<b>742,929 G.S.F. 67.5%</b>

### REVISED W/NEW LOT

+ 74,293 G.S.F. (1.72 ACRES)	
REV: 1,174,293 G.S.F. (27.39 ACRES)	
126,075 G.S.F.	11.5%
226,000 G.S.F.	19.3%
412,075 G.S.F.	36.3%
- 183,004 G.S.F.	- 15.6%
229,071 G.S.F.	20.7%
+ 24,780 G.S.F.	+ 2.1%
REV: 471,411 G.S.F.	43.0%
742,929 G.S.F.	67.5%
REV: 742,929 G.S.F.	67.5%

OVERALL SITE / DEVELOPMENT PLAN  
1"=80'-0"

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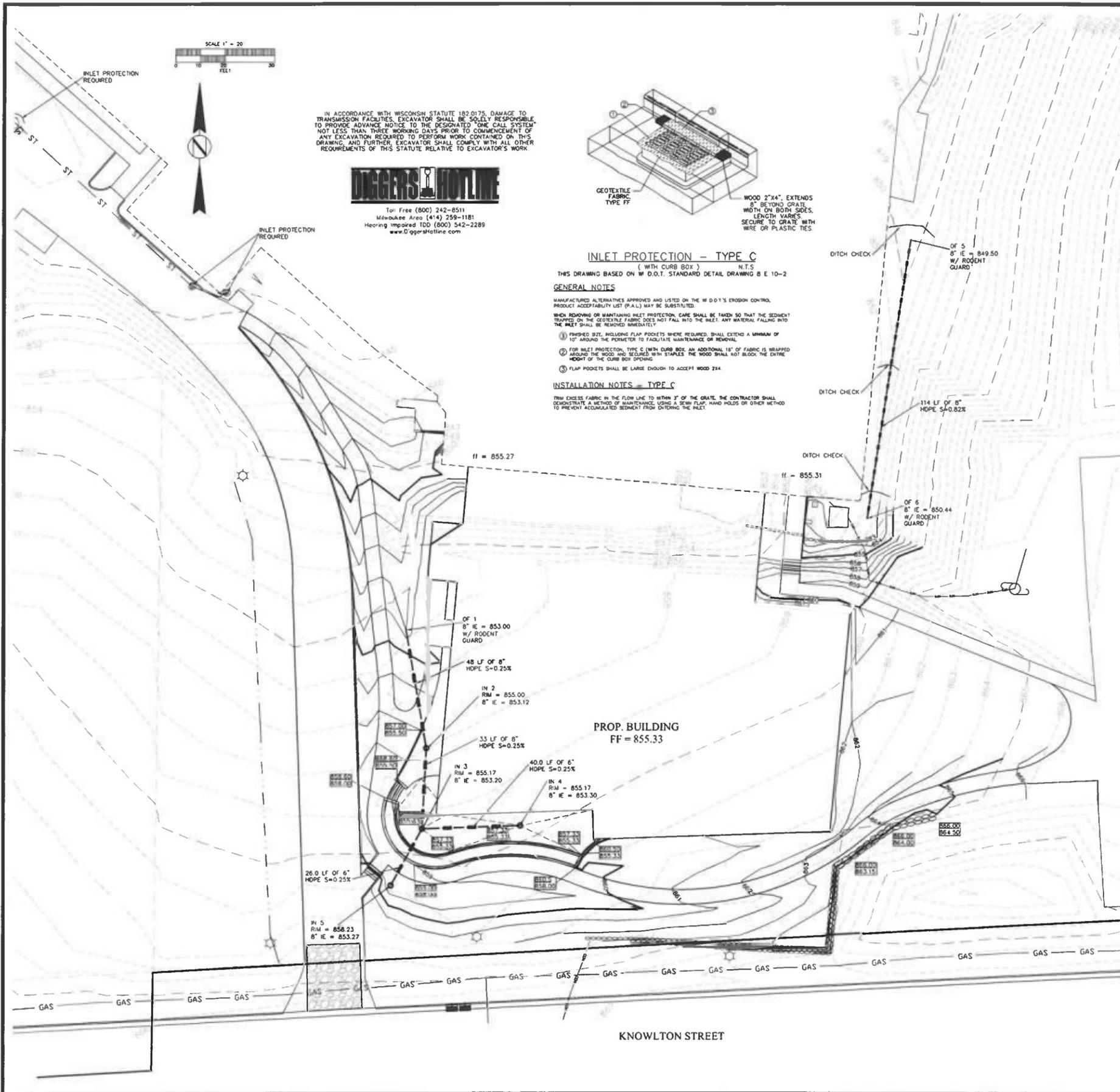
REVISIONS	DATE	BY	DESCRIPTION

PROJECT INFORMATION
PROPOSED OFFICE ADDITION TO:
<b>TREK BICYCLE FACILITY</b>
801 WEST WATSON STREET
WATERLOO, WISCONSIN

**OLIVER CONSTRUCTION CO.**

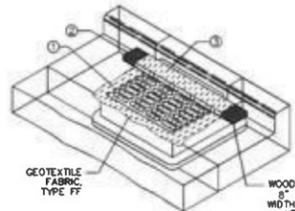
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IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 759-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DNR'S STORM WATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MONITORED DAILY FOR STABILITY AND OPERATION AND REPORTED AT LEAST ONCE PER WEEK AND FOLLOWING EVERY 0.5" RAINFALL.

ALL INLET PROTECTION TO CONFORM TO EITHER WDOT PAL LIST OR WDNR T.S. 1060

DUST CONTROL TO FOLLOW WDNR T.S. 1068

ALL RESTORATION TO BE IN ACCORDANCE WITH WDNR'S CONSERVATION PRACTICE STD 1059.

RESTORATION TO BE TOP SOILED (4" MIN), (IF GRADED), SEEDED, FERTILIZED, AND MULCHED UNLESS OTHERWISE NOTED. ON SLOPES 4:1 OR STEEPER CLASS I TYPE B (WISDOT PAL) EROSION MAT REQUIRED.

IF THE SITE OR PORTIONS OF THE SITE ARE TO REMAIN INACTIVE FOR GREATER THAN 14 DAYS TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING OR MULCHING SHALL BE TAKEN WITHIN 7 DAYS FROM THE SITE BEING LEFT INACTIVE.

**LATE SEASON AND TEMPORARY SEEDING**  
IN ACCORDANCE WITH THE WDNR'S CONSERVATION PRACTICE STANDARD 1059, OR ANIONIC POLYACRYLAMIDE (WISDOT PAL CLASS B) (DNR T.S. 1050) MUST BE APPLIED WITHIN 7 DAYS OF FINAL GRADING OR BY NOVEMBER 15, 2011

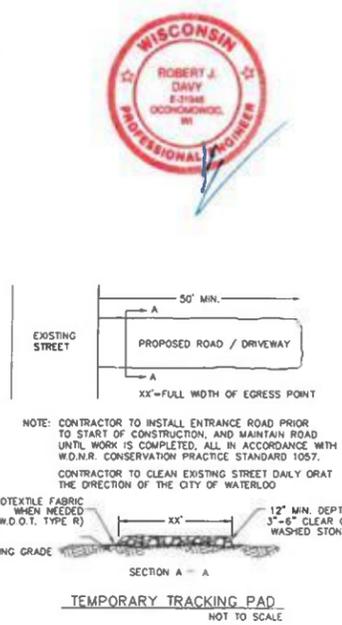
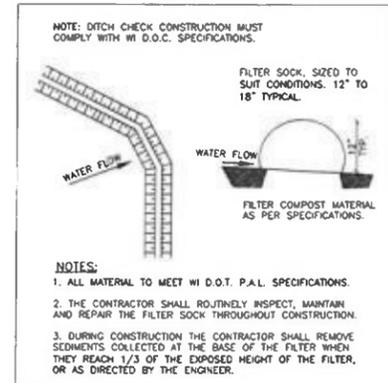
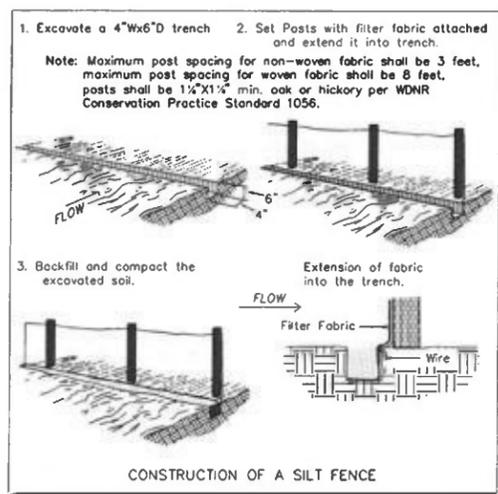
SEED TYPE TO BE TURF TYPE. RATE TO BE APPLIED PER MANUFACTURERS RECOMMENDATIONS.

CONTRACTOR TO FOLLOW STANDARD PROCEDURES FOR SPILL PREVENTION AND RESPONSE

ALL UTILITY WORK TO BE INSTALLED PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION

GRADING AND PAVING PER STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION LATEST EDITION

PROOF-ROLLING SHALL BE COMPLETED IN PARKING LOT AND DRIVES PRIOR TO PLACING SUB-BASE AND PRIOR TO PLACING ASPHALT



**REVISIONS**

NO.	DATE	DESCRIPTION

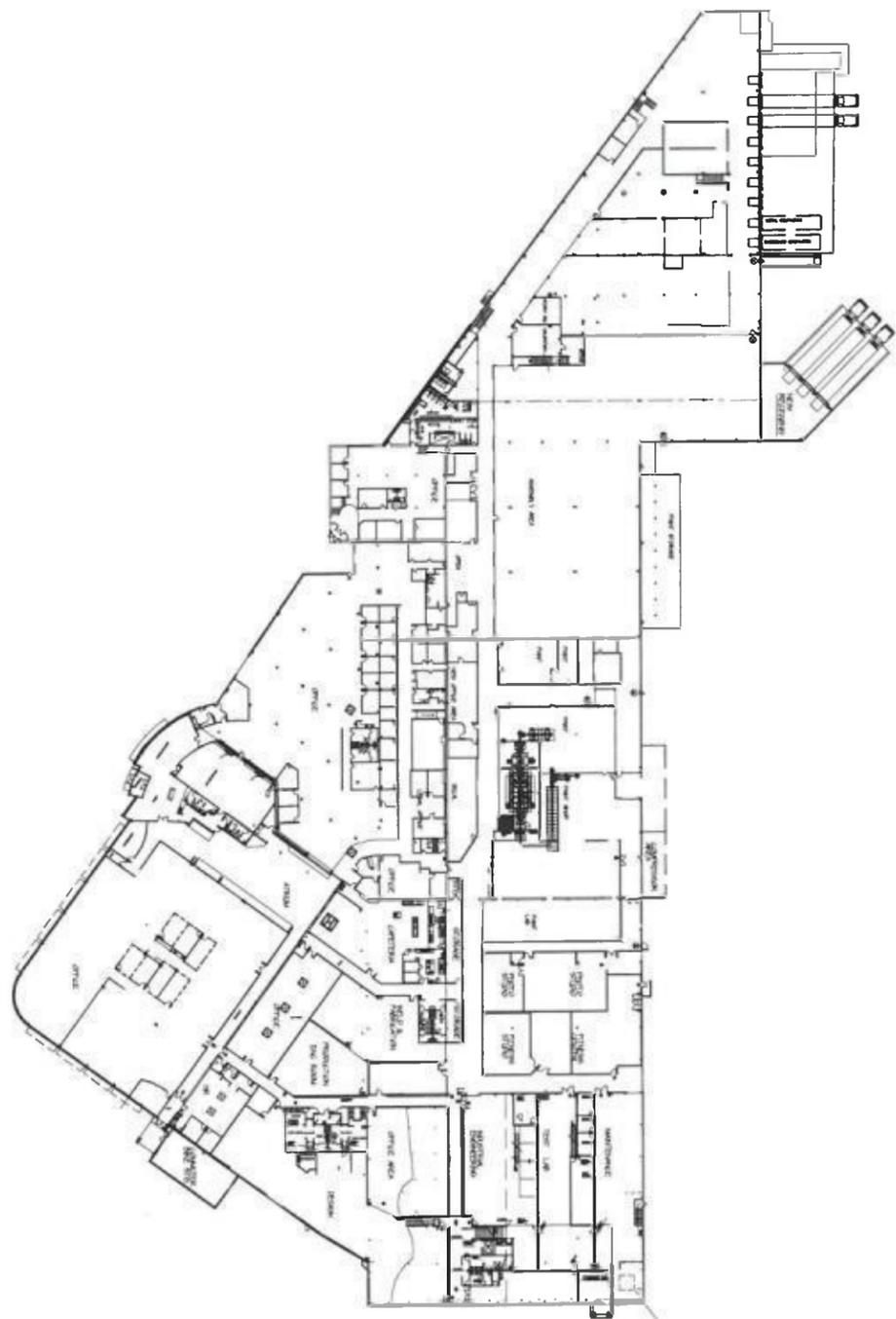
SCALE: 1" = 20'  
CHECKED BY: R. J. DAVY  
DATE: MAY 16, 2016

**LAKE COUNTRY ENGINEERING, INC.**  
Consulting Engineers - Surveyors  
970 S. Shrew Lake Street, Suite 105, Oconomowoc, WI 53096  
Phone (262) 669-3331 Fax (262) 669-3076

**GRADING AND EROSION CONTROL PLAN**  
TREK BICYCLE CORP.  
OLIVER CONSTRUCTION  
NW 1/4 OF SI. T. 8N., R. 13E., CITY OF WATERLOO, WI

PROJ. # 16-2991  
SHEET # SP 2.0



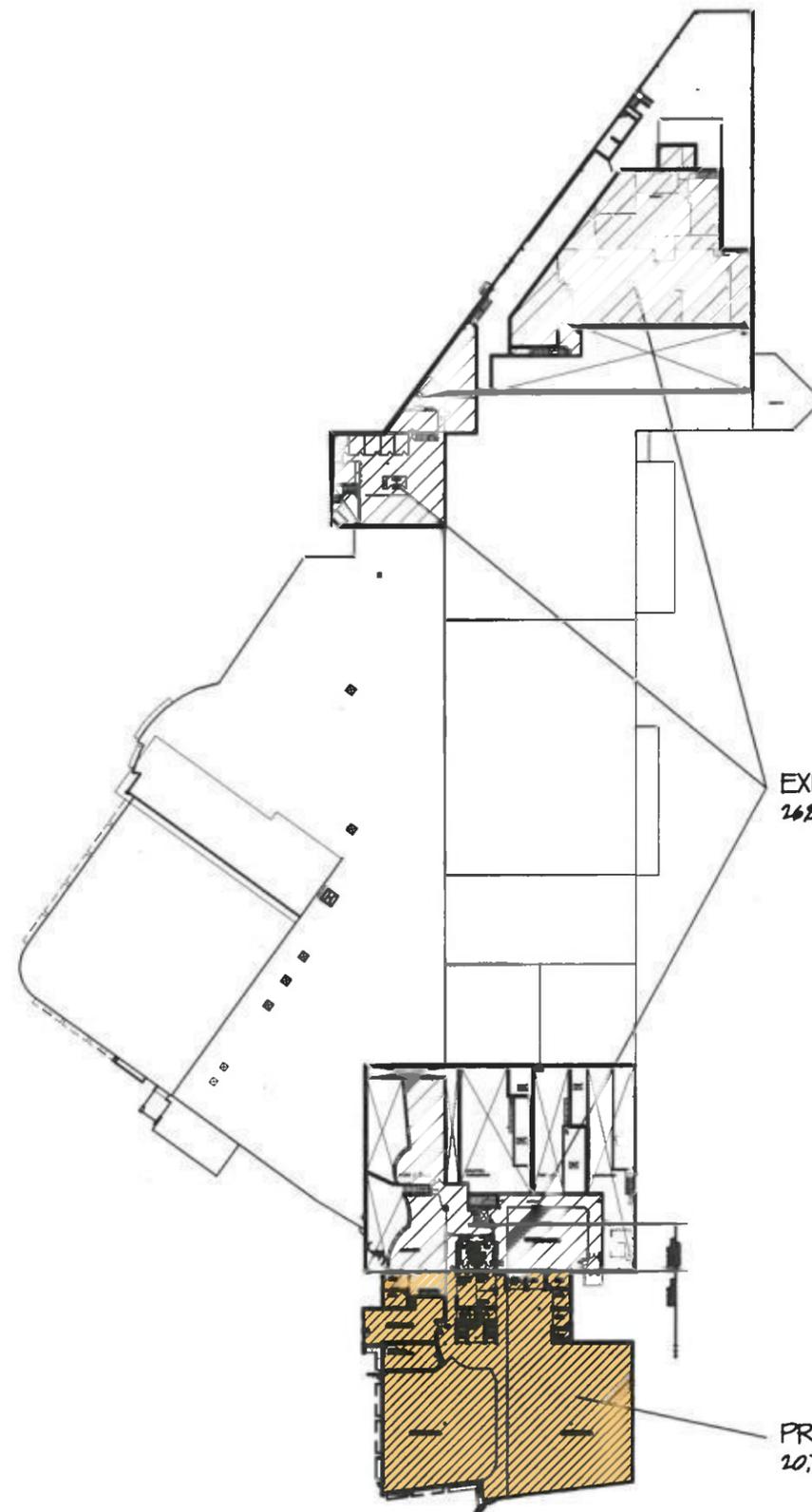


NOTE: NO NEW CONSTRUCTION PROPOSED FOR FIRST FLOOR



EXISTING FIRST FLOOR BUILDING PLAN

1" = 50'-0" (TOTAL FLOOR AREA: 196,095 G.S.F.)



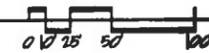
EXISTING 2ND FLOOR AREAS  
26,828 G.S.F.

PROPOSED NEW ADDITION  
20,750 G.S.F.



PROPOSED SECOND FLOOR BUILDING PLAN

1" = 50'-0" (TOTAL FLOOR AREA: 47,588 G.S.F.)

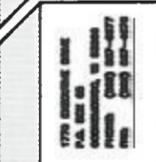


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REVISIONS	
NO. 1	ISSUED FOR PERMITS
NO. 2	ISSUED FOR PERMITS
NO. 3	ISSUED FOR PERMITS
NO. 4	ISSUED FOR PERMITS
NO. 5	ISSUED FOR PERMITS
NO. 6	ISSUED FOR PERMITS
NO. 7	ISSUED FOR PERMITS
NO. 8	ISSUED FOR PERMITS
NO. 9	ISSUED FOR PERMITS
NO. 10	ISSUED FOR PERMITS

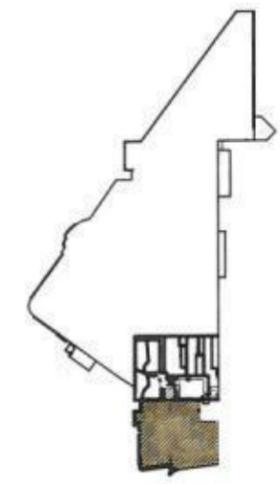
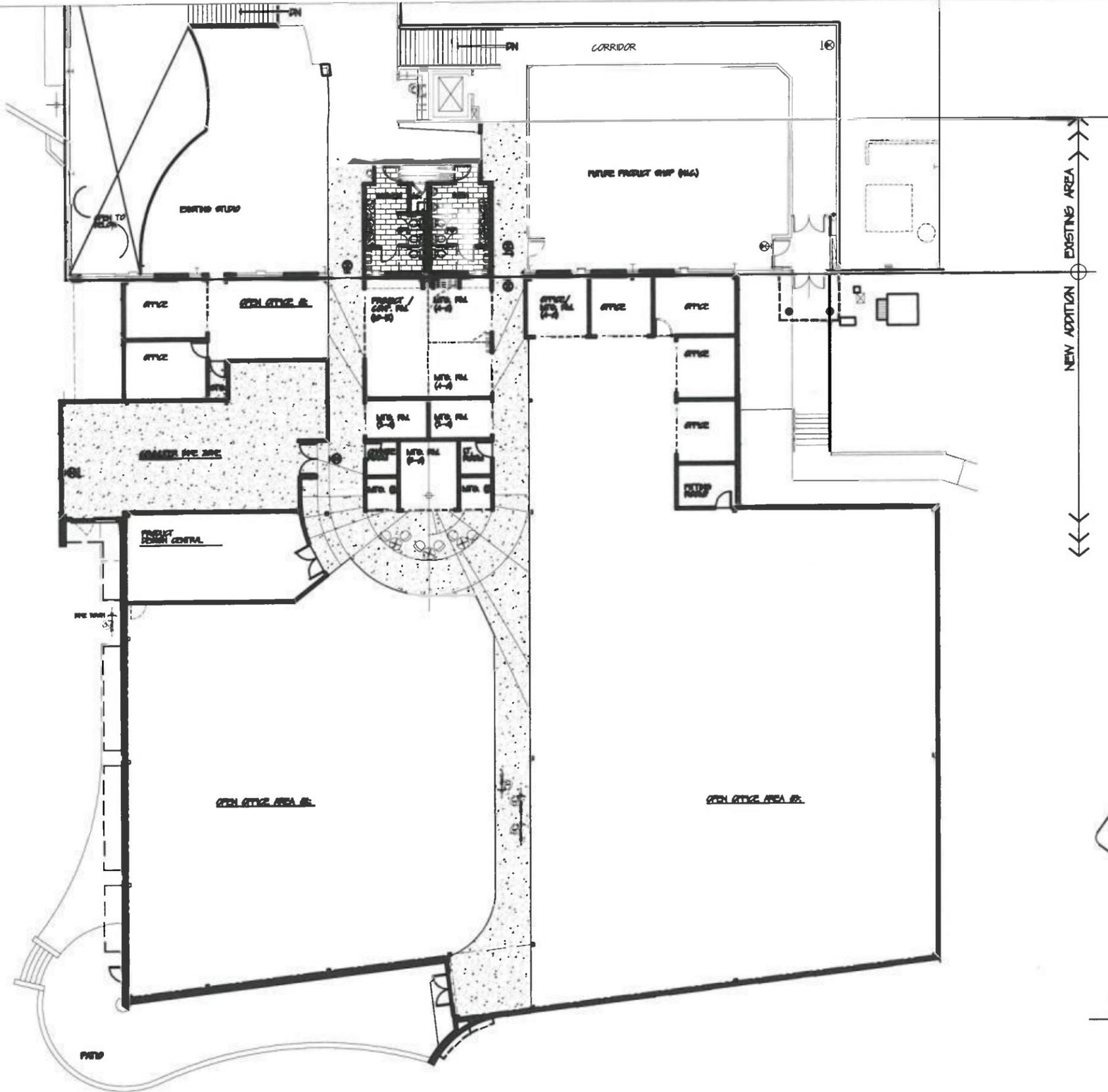
PROJECT INFORMATION	
PROJECT NO.	15274/15
DATE	1/15/15
DESIGN BY	1/15/15
SCALE	AS SHOWN
SHEET TITLE	1. FLOOR PLAN

PROPOSED OFFICE ADDITION TO  
**TREK BICYCLE FACILITY**  
 801 WEST MADISON STREET  
 WATERLOO, IA



**OLIVER**  
 CONSTRUCTION CO.

BLO



KEY PLAN



PROJECT AREA FLOOR PLAN  
 3/32" = 1'-0" AREA: 20,750 G.S.F.

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PROJECT INFORMATION

PROJECT NO.	12/25/75
DATE	12/25/75
DESIGN BY	OLIVER
SCALE	AS SHOWN
OWNER	TRUCK BICYCLE FACILITY

REVISIONS

NO.	DATE	DESCRIPTION
1	12/25/75	ISSUED FOR PERMITS
2	1/15/76	REVISED PER PERMITS
3	1/15/76	REVISED PER PERMITS

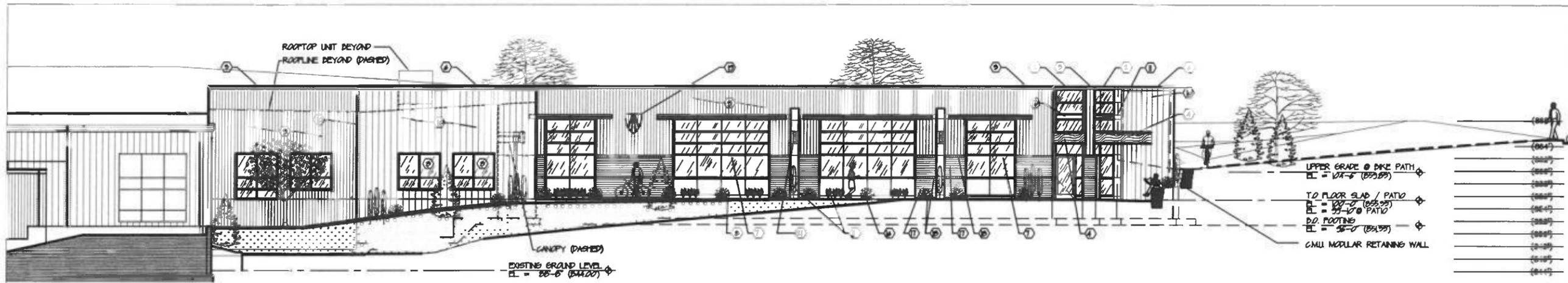
PROJECT TITLE

PROPOSED OFFICE ADDITION TO:  
**TREK BICYCLE FACILITY**  
 801 WEST MADISON STREET  
 WATERLOO, WISCONSIN



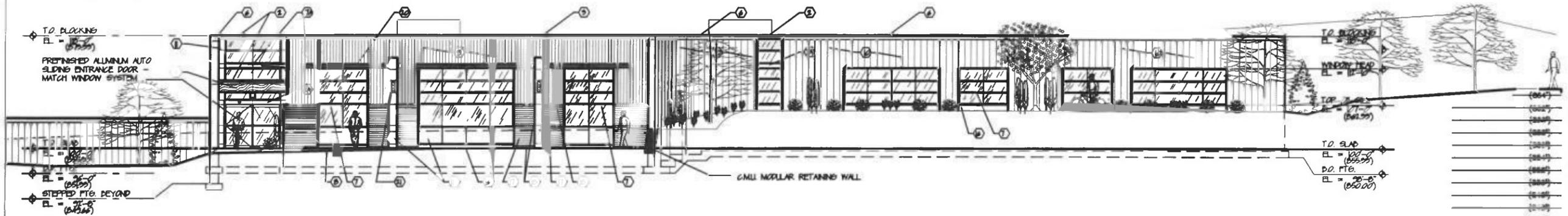
**OLIVER**  
 CONSTRUCTION CO.

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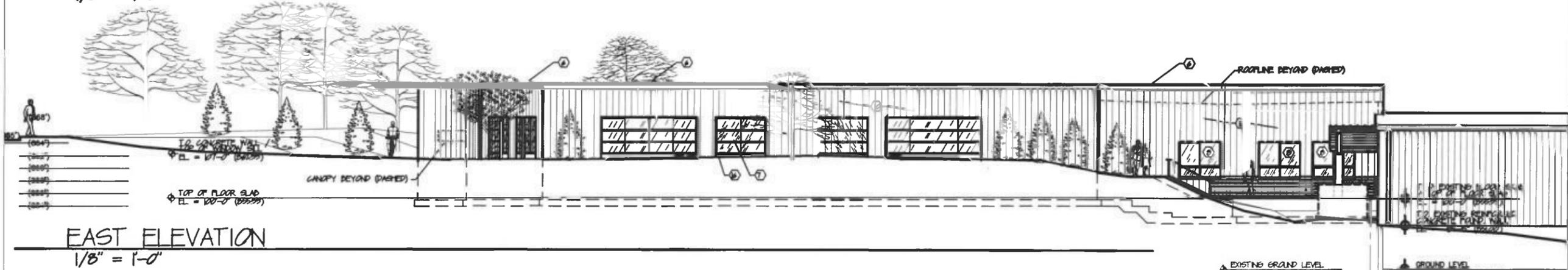
WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

- NOTES**
- ROOFER TO PROVIDE 1" LAP W/ 1/2" RETURN X CONT. CORNER (J) TRIM @ WINDOW JAMBS ADJACENT TO ALL METAL PANEL TYPES / COLOR: UNA-CLAD; MATCH PANEL.
  - ROOFER TO PROVIDE 1/2" DRIP EDGE AT HEAD OF ALL METAL PANEL TYPES / COLOR: UNA-CLAD; MATCH PANEL.
  - ROOFER TO INCREASE SHEET METAL GUAGE TO 32 GA. AND EXTEND VERTICAL LEO OF BASE FLASHING TO 4" BELOW GRADE AT ALL FIRST FLOOR WINDOWS AND WHERE NOTED.
  - USE STANDARD DRIP TRIMS @ WINDOW HEADS & J-TRIMS @ JAMBS / MITER ALL OUTSIDE CORNERS / MATCH COLOR TO PANEL. NOTE: MITER ALL OUTSIDE CORNERS OF ACP PANELS WHERE USED.
  - SEE ALSO BUILDING SECTION SHEETS FOR EXISTING EXTERIOR - NOT REPEATED ON THIS SHEET.

EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	MFR	COLOR	NOTES
<b>ROOFING</b>				
①	TPO ROOFING MEMBRANE	PRESTONE	"DREY" (VERT)	SEE ROOF PLAN
②	PRE-FIN ONLY METAL COPING	UNA-CLAD	"MATTE BLACK"	
③	PRE-FIN ONLY METAL COPING	UNA-CLAD	"SILVER METALLIC"	
④	PRE-FIN METAL PANEL FLASHING	CITADEL	"WOOD GRANT"	TDD
⑤	PRE-FIN ONLY METAL COPING	UNA-CLAD	"SILVER METALLIC"	
⑥	PRE-FIN COPING TRIM DS. OR BUTTER	WHEELROY METAL	"MATCH WALL PANEL"	
<b>OPENINGS</b>				
⑦	PRE-FIN ALUM. FRAMING SYSTEM - 1" INSULATED / TINTED GLASS - 1" SPANDREL GLASS (SHIPPED) - SEALANT: - PRE-FIN METAL GILL FLASHING PRE-FIN MTL INFILL (WHERE SHOWN)	KAMMEER OLD CASTLE LOW E OLD CASTLE TRENCO/INTEC/TREM UNA-CLAD OR GIM	"ILLUMINAT. BLACK" "MIDNIGHT" "MIDNIGHT" "BLACK" "MATTE BLACK"	OR SIMILAR
⑧	EXISTING WINDOW (RELOCATED)	UNA-CLAD OR GIM	"MATTE BLACK"	
<b>WALL</b>				
⑨	ROBBER METAL PANEL (MIN - RID)	WHEELROY METAL	"SILVER METALLIC"	SEE NOTE ④
AL-⑩	ALUM. COMPOSITE PANEL (ACP) - SEALANT FOR ALL ACP	CITADEL TRENCO	"SILVER METALLIC" "BLACK"	MATCH EXISTING
AL-⑪	ALUM. COMPOSITE PANEL (ACP) DEEP REVEAL / RAIN SCREEN SYSTEM - TO MATCH EXISTING FILLER STRIP	MATRIX	"SUNPANE"	MATCH EXISTING
⑫		MATRIX	"COLORHELD 300"	MATCH EXISTING
<b>WALL SYSTEM - CONTINUED</b>				
⑬	ROBBER METAL PANEL (MULTI - RID)	WHEELROY METAL	"CHARCOAL"	MATCH EXISTING
⑭	ACP - 1/2" W. RECESSED VERT. ACCENT INFILL & SIDE PANELS AS SHOWN - SEALANT	CITADEL TRENCO	"BLACK" "BLACK"	
⑮	PRE-FIN ONLY MTL GILL FLASHING	WHEELROY METAL	"SILVER METALLIC"	
⑯	PRE-FIN ONLY MTL GILL FLASHING	UNA-CLAD	"SILVER METALLIC"	
⑰	PRE-FIN ONLY MTL BASE FLASHING	UNA-CLAD	"SILVER METALLIC"	
⑱	PRE-FIN ONLY MTL BASE FLASHING	UNA-CLAD	"MATTE BLACK"	SEE NOTE ③
⑲	PRE-FIN ONLY MTL BASE TRIM	UNA-CLAD	"MATTE BLACK"	
⑳	FACE BRICK (FIELD) - UTILITY	INTERSTATE	"300 MANHATTEN"	
㉑	ROUNDOCK (ACCENT) - UTILITY MORTAR	ENDCOTT	"MANHATTEN ROUNDOCK"	SMOOTH
<b>MISCELLANEOUS</b>				
㉒	SUN SHADE UNITS			BY OWNER
㉓	STEEL BRACKETS PRE-FIN ONLY METAL TRIM @ 8" IT DIA	UNA-CLAD	"MATCH WINDOW FRAME" "MATCH WINDOW FRAME" "MATTE BLACK"	
㉔	LIGHT SCANCE (OPTION)		"WOOD GRANT"	TDD



**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/14/24	ISSUE FOR PERMITTING
2	11/14/24	REVISED PERMITTING
3	11/14/24	REVISED PERMITTING

**PROJECT INFORMATION**

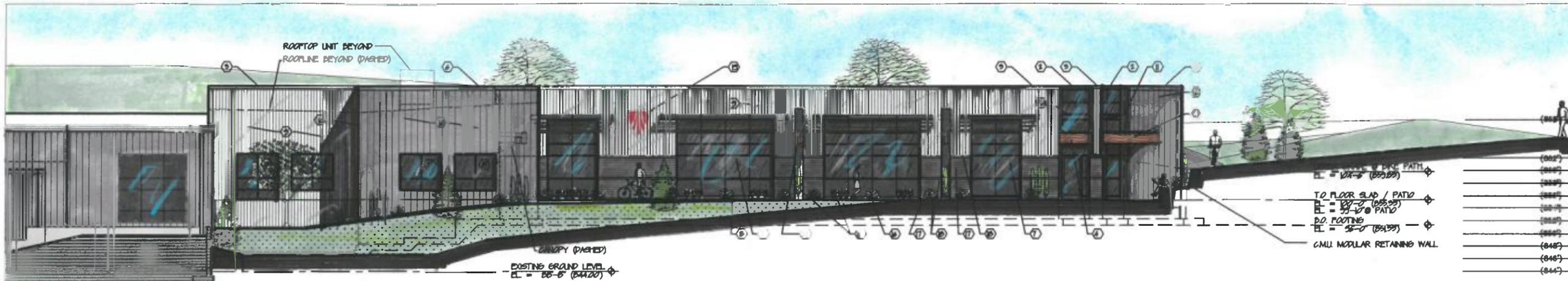
PROJECT NO. 24-001  
 PROJECT NAME: TREK BICYCLE FACILITY  
 PROJECT ADDRESS: 1000 W. WASHINGTON ST., SUITE 100, MILWAUKEE, WI 53233  
 CLIENT: TREK BICYCLE FACILITY  
 ARCHITECT: OLIVER CONSTRUCTION CO.

**PROJECT TITLE**

PROPOSED OFFICE ADDITION TO  
**TREK BICYCLE FACILITY**  
 1000 W. WASHINGTON ST., SUITE 100, MILWAUKEE, WI 53233

**OLIVER CONSTRUCTION CO.**

A40



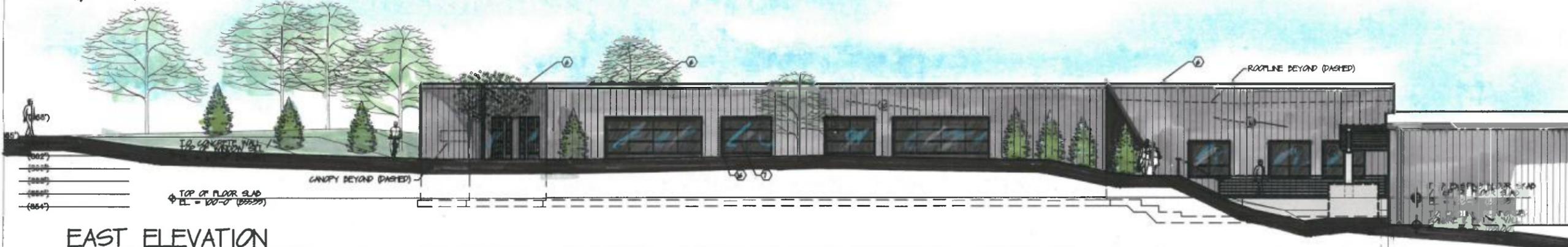
**WEST ELEVATION**

1/8" = 1'-0"



**SOUTH ELEVATION**

1/8" = 1'-0"



**EAST ELEVATION**

1/8" = 1'-0"

**NOTES**

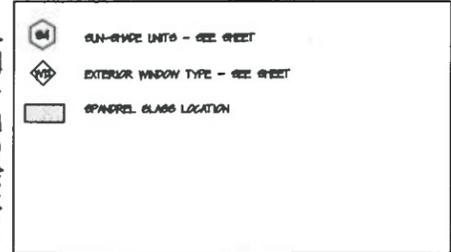
1. ROOFER TO PROVIDE 1" LAP W/ 1/2" RETURN X CONT. CORNER (L) TRIM @ WINDOW JAMBS ADJACENT TO ALL METAL PANEL TYPES / COLOR: UNGLAZED, MATCH PANEL.
2. ROOFER TO PROVIDE 1/2" DRIP EDGE AT HEAD OF ALL METAL PANEL TYPES / COLOR: UNGLAZED, MATCH PANEL.
3. ROOFER TO INCREASE GSEET METAL GUDGE TO 24 GA. AND EXTEND VERTICAL LEG OF-DASH FLASHING TO 4'-BELOW GRADE AT ALL FIRST FLOOR WINDOWS AND WHERE NOTED.
4. USE STANDARD DRIP TRIMS @ WINDOW HEADS & J-TRIMS @ JAMBS / MITER ALL OUTSIDE CORNERS / MATCH COLOR TO PANEL. NOTE: MITER ALL OUTSIDE CORNERS OF ACP PANELS WHERE USED.
5. SEE ALSO BUILDING SECTION SHEETS FOR EXISTING EXTERIOR - NOT REPEATED ON THIS SHEET.

**EXTERIOR FINISH SCHEDULE**

MARK	DESCRIPTION	MFR	COLOR	NOTES
<b>ROOFING</b>				
1	TPO ROOFING MEMBRANE	PRESTONE	"GREY" (NORPI)	SEE ROOF PLAN
2	PRE-FIN ONLY METAL COPING	UNGLAZED	"MATTE BLACK"	TBD
3	PRE-FIN ONLY METAL COPING	UNGLAZED	"SILVER METALLIC"	TBD
4	PRE-FIN METAL PANEL FLASHING	CITADEL (ACFPANEL)	"WOOD GRAB"	TBD
5	PRE-FIN ONLY METAL COPING	UNGLAZED	"SILVER METALLIC"	TBD
6	PRE-FIN COPING TRIM DS. OR BUTTER	WAGELROY METAL	"MATCH WALL PANEL"	TBD
<b>OPENINGS</b>				
7	PRE-FIN ALUM. FRAMING SYSTEM	KAWNEER	"TUDORSPAN, BLACK"	OR EQUAL
8	1" INSULATED / TINTED GLASS	GLD CASTLE LOW E	"MIDNIGHT"	
9	1" SPANDREL GLASS (SHADES)	TRENDGO/EPRESTROM	"BLACK"	
10	SEALANT:			
11	PRE-FIN METAL GILL FLASHING	UNGLAZED OR GIM	"MATTE BLACK"	
12	PRE-FIN MET. INFILL (WHERE SHOWN)	UNGLAZED OR GIM	"MATTE BLACK"	
13	EXISTING WINDOW (RELOCATED)			
<b>WALL</b>				
14	RIBBED METAL PANEL (B&I - RB)	WAGELROY METAL	"SILVER METALLIC"	SEE NOTE 4
15	ALUM. COMPOSITE PANEL (ACP) - SEE PLAN FOR ALL ACP	CITADEL-TRENDGO MATRIX	"SILVER METALLIC"	
16	ALUM. COMPOSITE PANEL (ACP) DEEP REVEAL / RAIN SCREEN SYSTEM - TO MATCH EXISTING FILLER STRIP	MATRIX	"CHAMPAGNE"	MATCH EXISTING
17			"COLORWELD-200"	MATCH EXISTING

MARK	DESCRIPTION	MFR	COLOR	NOTES
<b>WALL SYSTEM - CONTINUED</b>				
18	RIBBED METAL PANEL (B&I - RB)	WAGELROY METAL	"CHAMPAGNE"	MATCH EXISTING
19	ACP - 1/2" W. RECESSED VERT. ACCENT IN-FILL & SIDE PANELS AS SHOWN - SEALANT	CITADEL	"BLACK"	
20	PRE-FIN ONLY MET. GILL FLASHING	TRENDGO	"BLACK"	
21	PRE-FIN ONLY MET. GILL FLASHING	WAGELROY METAL	"SILVER METALLIC"	
22	PRE-FIN ONLY MET. GILL FLASHING	UNGLAZED	"SILVER METALLIC"	
23	PRE-FIN ONLY MET. GILL FLASHING	UNGLAZED	"SILVER METALLIC"	
24	PRE-FIN ONLY MET. GILL FLASHING	UNGLAZED	"MATTE BLACK"	SEE NOTE 3
25	FACE BRICK (FIELD) - UTILITY	INTERSTATE	"300 MANDARINE"	
26	IRON-CLAD (ACCENT) - UTILITY	ENDICOTT	"BLACK"	SMOOTH
27	MORTAR			
<b>MISCELLANEOUS</b>				
28	SHIMMER			BY OWNER
29	SUN SHADES UNITS: SHIMMER			
30	STEEL BRACKETS: PRE-FIN ONLY METAL TRIM @ 5" H. BAND	UNGLAZED	"MATCH WINDOW FRAME"	
31	LIGHT SCIENCE (OPTION)		"WOOD GRAB"	TBD

**SYMBOL KEY**



THIS DOCUMENT AND THE INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER FEDERAL LAWS OF THE UNITED STATES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$500,000 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/24/24	ISSUE FOR PERMIT
2	11/15/24	ISSUE FOR PERMIT
3	11/15/24	ISSUE FOR PERMIT
4	11/15/24	ISSUE FOR PERMIT
5	11/15/24	ISSUE FOR PERMIT

**PROJECT INFORMATION**

PROJECT NO.: 24-001  
 SHEET NO.: A4.0  
 DATE: 11/15/24  
 PROJECT TITLE: TREK BICYCLE FACILITY  
 601 N. WASHINGTON STREET  
 WILSONVILLE, OR 97148

**PROJECT TITLE**

TREK BICYCLE FACILITY

1770 OLIVER BLDG.  
 WILSONVILLE, OR 97148  
 PHONE: (503) 639-4477  
 FAX: (503) 639-4477

**OLIVER CONSTRUCTION CO.**

A4.0



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

BEING A PART OF LOT 1 OF C.S.M. NO. 4686, AND ALL OF THE WEST 1/2 OF OUTLOT 162 OF THE ASSESSOR'S PLAT OF THE VILLAGE (NOW CITY) OF WATERLOO, LOCATED IN THE NE 1/4, SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 7, T8N, R13E, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, MARK A. POWERS, professional land surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped a part of Lot 1 of C.S.M. No. 4686, and all of the West 1/2 of Outlot 162 of the Assessor's Plat of the Village (now City) of Waterloo, located in the NE 1/4, SE 1/4 and SW 1/4 of the NW 1/4 of Section 7, T.8N., R.13E., City of Waterloo, Jefferson County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said NW 1/4; thence N86°24'55"E, along the North line of said NW 1/4, 2315.95 feet to the North 1/4 corner of said Section 7; thence S00°17'31"W, 947.79 feet to the NE corner of Lot 1 of said C.S.M. No. 4686 and the point of beginning of the hereinafter described lands; thence S00°21'39"W, 585.99 feet to a point; thence S00°16'31"W, 590.33 feet to the northerly right-of-way line of Knowlton Street; thence S86°55'13"W, along said northerly line, 1012.94 feet to the East line of the West 1/2 of said Outlot 162; thence S00°45'16"W, along said East line, 40.10 feet to the centerline of Knowlton Street; thence S86°44'32"W, along said centerline, 311.68 feet to the SW corner of said Outlot 162; thence N00°45'08"E, along the West line of said Outlot 162, 40.10 feet to the northerly right-of-way line of Knowlton Street; thence along said northerly line on the following described courses; thence S87°13'34"W, 80.84 feet to a point; thence N03°15'13"W, 11.22 feet to a point; thence S87°32'46"W, 57.00 feet to a point; thence N48°17'14"W, 93.29 feet to the easterly right-of-way line of W. Madison Street (S.T.H. 19); thence along said easterly line on the following described courses; thence N40°46'04"E, 166.58 feet to a point of curvature; thence 381.03 feet along the arc of a curve to the right, with a radius of 22,870.00 feet, whose chord bears N41°02'13"E, 381.03 feet to a point; thence N41°44'48"E, 574.43 feet to a point; thence S45°12'20"E, 29.96 feet to a point; thence N41°44'48"E, 242.18 feet to a point on the southerly right-of-way line of the Wisconsin and Southern Railroad; thence along said southerly line on the following described courses; thence 453.05 feet along the arc of a curve to the left, with a radius of 5779.65 feet, whose chord bears N74°21'06"E, 452.94 feet to a point; thence N71°58'39"E, 186.21 to the place of beginning. Said lands containing 1,205,565 sq. ft. (27.676 acres).

THAT I have made such survey, land division, and map by the direction of Trek Bicycle Corporation, owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the subdivision regulations of the City of Waterloo in surveying, dividing, and mapping the same.

Dated this 14<sup>th</sup> day of March, 2016.

  
Mark A. Powers, P.L.S. 1701



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

BEING A PART OF LOT 1 OF C.S.M. NO. 4686, AND ALL OF THE WEST 1/2 OF OUTLOT 162 OF THE ASSESSOR'S PLAT OF THE VILLAGE (NOW CITY) OF WATERLOO, LOCATED IN THE NE 1/4, SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 7, T8N, R13E, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

**OWNER'S CERTIFICATE OF DEDICATION**

I, Chad Brown, Vice President of Trek Bicycle Corporation, owner, hereby certify that I caused said lands to be surveyed, divided, mapped and dedicated in accordance with the City of Waterloo and Chapter 236.34 of the Wisconsin State Statutes.

\_\_\_\_\_  
Chad Brown, Vice President

STATE OF WISCONSIN  
\_\_\_\_\_ COUNTY

PERSONALLY came before me this \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_, the above named Chad Brown to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Seal)

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Wisconsin  
My commission expires \_\_\_\_\_



**PLAN COMMISSION APPROVAL**

Approved by the Plan Commission of the City of Waterloo this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

**COMMON COUNCIL APPROVAL**

Approved by the Common Council of the City of Waterloo on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



107 Parallel Street  
Beaver Dam, WI 53916  
920-356-9447  
Fax 920-356-9454  
kunkelengineering.com

June 6, 2016

Mr. Mo Hansen  
City of Waterloo  
136 North Monroe Street  
Waterloo, WI 53594

**Re: Trek Bicycle Facility  
Site Plan Review**

Dear Mr. Hansen:

Please consider this transmittal a synopsis of our review comments as they relate to the architectural and site plan details provided the City by Oliver Construction on behalf of Trek. We understand that plans as developed will be reviewed by the City Plan Commission in anticipation of the construction of an addition to the existing facility located at 801 West Madison Street. The plans and details provided for review include:

- 1) Renderings of building elevations
- 2) Title sheet/project location
- 3) Existing overall site plan
- 4) Partial existing/site demolition
- 5) Overall site plan- proposed improvements
- 6) Partial site development plan
- 7) Grading and erosion control plan/utility plan (Prepared by Lake Country Engineering)
- 8) Landscaping/exterior lighting plan
- 9) Overall building plan
- 10) Project area plan
- 11) Building elevations-details

**GENERAL**

The proposed plans provide for a single story building addition of 20,750 square feet to be appended to the existing structure at the northeast corner of Knowlton Street and STH 18. The existing parking lot fronting the building on Knowlton Street will be removed in order to facilitate construction of the proposed building addition. The Trek facility is sited on a 25 acre property currently zoned as M-1 (limited industrial). The zoning requirements provide for front, side and rear yard setbacks of 40 feet, 20 feet and 25 feet, respectively. The proposed building height of the addition is 18 feet which is significantly below the maximum of 35 feet set forth within the zoning code. In conjunction with the building addition, walkways will be extended from the existing parking lot east of the building to provide

pedestrian connection. The balance of on-site parking is more than ample to support the number of personnel employed at the Trek facility.

### **EROSION CONTROL/ STORM SEWER**

The plans prepared by Lake Country Engineering reflect that approximately 214 lineal feet of six and eight inch diameter storm sewer will be installed in conjunction with building addition. Storm sewer is to be installed at the southwest corner of the proposed addition and will convey storm water from the front of the building to drainage swales along the west side of the proposed addition. In addition, 114 lineal feet of storm sewer will be installed along the east building elevation. A tracking pad will be provided from Knowlton Street at the approach to the existing driveway. Erosion control BMPs will be installed at a downstream locations in addition to ditch checks and storm sewer inlet protection.

It is imperative that all erosion control devices be installed prior to initiation of earthwork and maintained throughout the duration of the building construction project. Moreover, if the grading limits for the proposed building addition extend beyond one acre in area, a Notice of Intent (NOI) to Undertake Grading will need to be procured from the Wisconsin Department of Natural Resources prior to the initiation of construction.

### **BUILDING ADDITION FACADE-ARCHITECTURAL TREATMENT**

The proposed single story building addition will be a flat roofed structure. The exterior of the building will be constructed with ribbed metal panels, although alternates are being bid for aluminum composite panels. The windows along both the west and south sides of the building will be oversized in order to bring additional ambient light into the structure and enhance the architectural appearance. The primary entrance doors along southwest corner of the building will also be glass with glass transoms extending to the roof line.

### **LANDSCAPING AND LIGHTING**

As previously indicated, a new asphalt path will be extended from the existing parking lot east of the proposed building addition along the building addition and will connect to an existing path adjacent to the parent structure. New landscaping consisting of deciduous trees, conifers, prairie grass and perennials will be planted along to and adjacent to both the paved path and the proposed building addition. The balance of the area will be seeded. The existing stone retaining wall adjacent to the Knowlton Street right-of-way is slated to remain.

The existing pole mounted lighting along Knowlton Street will remain in addition to existing pole mounted light fixtures being relocated along the west side of the existing parking lot. New decorative lighting consisting of bollards and soffit lights will also be installed. Security lights will be installed along the three sides of the proposed building façades.

**CONCLUSIONS**

Based upon our review of the proposed site and architectural plans as provided in conjunction with the proposed Trek bicycle facility addition, we recommend that the City of Waterloo consider providing approval subject to the following conditions:

- 1) That a Notice of Intent (NOI) to Undertake Grading Activities be procured from the Wisconsin Department of Natural Resources (WDNR) prior to commencement of site work if grading limits extend beyond one acre and that the City be provided a copy of the NOI upon receipt from WDNR;
- 2) That erosion control BMPs be installed prior to the initiation of site work and be maintained throughout the duration of the project in accordance with requirements as set forth by the state and as enumerated upon the grading and erosion control plan as developed by Lake Country Engineering; and
- 3) Any other conditions or requirements as recommended by the City of Waterloo Plan Commission.

This concludes our review of the plans for the Trek bicycle facility proposed building addition. Should either you or the Plan Commission have any questions or comments, please do not hesitate to contact either myself or Mitch Leisses.

Sincerely,

KUNKEL ENGINEERING GROUP



Craig J. Kunkel, P.E.

cc: Mr. Mitch Leisses



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Dated this 14<sup>th</sup> day of March, 2016.

Mark A. Powers  
Mark A. Powers, P.L.S. 1701



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\_\_\_\_\_  
Chad Brown, Vice President

STATE OF WISCONSIN  
\_\_\_\_\_  
COUNTY

PERSONALLY came before me this \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_, the above named Chad Brown to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Seal)

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
County, Wisconsin  
My commission expires \_\_\_\_\_



PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Waterloo this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Waterloo on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk