

****PLAN COMMISSION MEETING ****

February 1, 2022

**SAUKVILLE POLICE DEPT
649 E GREEN BAY AVE and VIA ZOOM
SAUKVILLE, WISCONSIN**

The meeting was called to order at 6:00 p.m. by Chairman Barb Dickmann
The Statement of Public Notice was given by Dawn Wagner
The Pledge of Allegiance was led by Barb Dickmann

Members Present: Barb Dickmann, Richard Belling, Chris Lear, Pamela Hughes (via Zoom) and Kristi deBruijn (via Zoom)

Others Present: Dawn Wagner- Village Administrator, , Gerald Antoine-Village Attorney, Matt Karpinski (via Zoom), Steve DeCleene-Neumann Development, Aaron Schmidt & Matt McCann-YMCA, Chris Fish-Stratford Sign Sales, LLC (via Zoom), Terry McMahon, Stephen Provancher, Roman Rytov-Ereztech, LLC, Brian Randall- Davis & Kuelthau, Michael Castagna- Castagne Consulting Group (via Zoom), Michael Kryshak, and Connor Carynski-Ozaukee Press

APPROVE MINUTES OF THE JANUARY 4, 2022 MEETING

Belling/deBruijn made a motion to approve the minutes of the January 4, 2022 meeting. Motion carried.

REVIEW A REQUEST FOR A GROUND SIGN FOR THE KETTLE MORaine YMCA, LOCATED AT 465 NORTHWOODS ROAD, SUBMITTED BY STRATFORD SIGN SALES

Wagner stated that the proposed sign meets the Zoning Code requirements.

Belling/deBruijn made a motion to approve the request for a ground sign for the Kettle Moraine YMCA at 465 Northwoods Road. Motion carried.

REVIEW AND RECOMMENDATION AS TO PETITION TO REZONE PROPERTY AND AMEND ZONING MAP SUBMITTED BY MRED-MGA SEEKING TO REZONE CERTAIN PARCELS OWNED BY IT ABUTTING THE NORTH SIDE OF STATE HIGHWAY 33 IN HINE'S MEADOW SUBDIVISION THAT ARE CURRENTLY ZONED R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO M-1 LIGHT MANUFACTURING DISTRICT

Wagner referenced the zoning petition submittal (attached).

Belling/deBruijn made a motion to recommend to the Village Board that the Board approve the petition to rezone property and amend the Zoning Map submitted by MRED-MGA seeking to rezone certain parcels owned by it abutting the north side of State Highway 33 in Hine's Meadow Subdivision that are currently zone R-1 Single-Family Residential District to M-1 Light Manufacturing District. Motion carried.

REVIEW AND DETERMINATION AS TO APPLICATION SUBMITTED BY EREZTECH, LLC REQUESTING THAT IT BE ALLOWED TO USE THE PROPERTY AT 700 N. PROGRESS DRIVE FOR RESEARCH, DEVELOPMENT, SYNTHESIS, AND PACKAGING OF SPECIALTY CHEMICALS PURSUANT TO § 205-21.E OF THE VILLAGE ZONING ORDINANCE

Wagner referenced the Staff Report (attached).

The property at 700 N. Progress Drive is zoned M-2 General Manufacturing District. Village staff understood Ereztech's business to be chemical manufacturing related to semiconductors.

Under zoning law, only those principal uses that are specified in the zoning ordinance are permitted and any other uses are prohibited. This concept is codified in § 205-21 of the Village Zoning Ordinance. The permitted uses for the M-2 General Manufacturing District are set forth in § 205-43.

Village staff reviewed the permitted uses in the M-2 District and concluded that the use proposed by Ereztech was not among those permitted uses and was in fact the opposite of one of the permitted uses in that Ereztech uses hazardous chemicals whereas § 205-43.A(21) permits nonhazardous chemical manufacturing, processing, or use. Village staff therefor notified Ereztech that it could not use the property at 700 N. Progress Drive for its proposed use as a matter of right.

Ereztech subsequently submitted an application pursuant to § 205-21.E of the Village Zoning Ordinance requesting that the Plan Commission determine that its proposed use be permitted because it is similar in character to the principal uses permitted in the M-2 District.

The Village utility superintendents have expressed the following concerns about the proposed use: (1) a foam fire suppression system uses PFAS and PFOS, which are “forever” chemicals that are subject to increasing EPA scrutiny and regulation; and (2) the property at 700 N. Progress Drive is in close proximity to two of the Village’s highest producing wells, and a hazardous chemical spill could contaminate groundwater and affect those wells. Well #6 is approximately 2,200 feet from 700 N. Progress Drive and Well #4 is approximately 1,500 feet from 700 N. Progress Drive.

The Village Fire Department advises that Ereztech’s proposed operating system is unique and complicated, and while the safety features identified in its Operational Summary and Analysis are responsive to the Fire Department’s initial review, if the proposed use is allowed it should be conditional on the Fire Department approving all safety systems upon installation and Ereztech being required to install any additional safety systems and features deemed necessary by the Fire Department.

Procedure

§ 205-21.E states as follows: “Unclassified or unspecified uses may be permitted by the Village Plan Commission, provided that such uses are similar in character to the principal uses permitted in the district.”

The use of the word “may” in § 205-21.E means that the Plan Commission has the discretion to determine whether an unclassified or unspecified use that is similar in character to principal uses permitted in M-2 District should be allowed.

The Plan Commission must determine whether Ereztech’s proposed use of the property at 700 N. Progress Drive is similar in character to the permitted principal uses in the M-2 District and, if so, whether that use should be permitted.

In making this determination, the Plan Commission should make findings on the record as to why the proposed use is or is not similar in character to the permitted principal uses in the M-2 District. If the Plan Commission finds that the proposed use is similar to the permitted uses in the M-2 District, then the Plan Commission should also make findings as to why the proposed use should or should not be allowed.

Randall spoke on behalf of Ereztech. He introduced the company and presented Ereztech’s Operational Summary & Use Analysis (attached).

He emphasized the retro-fitting of the building and the proposed containment systems & fire suppression systems.

Rytov noted that the company is in high-growth mode. Saukville is the best location (between Sheboygan & Milwaukee) for the current employee base. They have been looking at the Saukville area for 2 years.

Belling question how volatile are the chemicals used in your processes?

Rytov explained that all of their processes are performed in closed systems. He noted regulations have to be followed.

Hughes question how the containment of the chemicals is guaranteed if something goes wrong?

Rytov explained that a waste collection/containment system would be installed in the building, including a dike/trench system in each room. He noted that all hazardous waste is hauled away and that the municipal sewer will not be used.

Kropidowski stated his main concern is the close proximity to the two high-capacity wells.

Hartmann stated his main concern was about PFAS/PFOS.

Randal/Castagna stated that the new system would not use "forever chemicals" PFAS/PFOS. They will instead be using ANSUL NFF 3X3 UL201 Non-Fluorinated alcohol resistant firefighting foam concentrate. (info flyer attached)

Belling asked if the facility will be staffed 24/7?

Rytov stated no. Operations are shutdown when staff is not present.

Belling asked ... what if something happens, how is it monitored, how does fire department get notified?

Castagna stated that all systems are monitored 24/7. Text/email messages are sent to the appropriate staff. An early detection system would be installed. He noted that the goal is early detection & suppression.

Randall referenced p. 4 of the Ereztech's Operational Summary & Use Analysis (attached).

Castagna stated that Ereztech will provide training to local & state Hazmat teams. Ereztech will provide a training video.

Castagna explained that as part of the retrofit of the building a command center would be built for the staff and the fire department.

Hartmann questioned how much hazardous waste would be stored at the location?

Rytov stated that waste would be removed quarterly and they produce approximately 2 drums a month.

Belling stated his biggest concern is to protect the Village's water system at all costs.

Castagna explained that with the suppression system every room is compartmentalized/isolated and has its own shut-off valve.

It was noted that the number of chemicals is limited and they have to obtain a license. They have to adhere NFPA regulations.

Dickmann asked if there would be any aromas/odors?

Rytov stated No. The facility would be more like a dental office from the outside.

Lear questioned if Ereztech needs the Village's water & wastewater system?

Rytov stated only for normal restroom uses & systems, not for production. No waste will be discharged into the sewer system.

Castagna stated that the hazardous areas of the building are in an explosion proof environment. Safety factor plus would be built into the facility.

Belling stated that we want to have businesses here, we welcome businesses, but safety & environmental impact is very important.

Randall stated that it is their opinion, based on the information they have provided, that the Village should find that their use be allowed because it is similar in character to the principal uses permitted in the M-2 zoning district as well as the existing industrial uses and business operations in the vicinity.

Antoine explained that this review/approval is a two-step process.

1. The Plan Commission must first determine whether Ereztech's proposed use of the property at 700 N. Progress Drive is similar in character to the permitted principal uses in the M-2 District.
2. If so, then the Plan Commission must determine whether that use should be permitted.

It was noted that if approved, conditions should be included, such as working with Village Staff on the Operations Plan, final review and approval by the Fire Department and the Water and Wastewater Departments, and that all required licenses and permits be obtained. Randall agreed on behalf of Ereztech that such conditions should attach to any approval of the proposed use.

Dickmann read Jim Nowlen's email message dated January 31, 2022 into the record (attached).

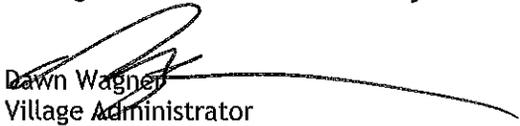
1. **Belling/deBruijn motioned** that Ereztech's proposed use of the property at 700 N. Progress Drive for research, development, synthesis, and packaging of high purity organometallic compounds is similar in character to principal uses permitted in the M-2 General Manufacturing District. Aye- Dickmann, Belling, Lear, Hughes, deBruijn; Nay - None. Motion carried.
2. **Belling/Lear motioned** that Ereztech may use the property at 700 N. Progress Drive for the purpose of research, development, synthesis, and packaging of high purity organometallic compounds on the condition that Ereztech's Operations Plan is reviewed and approved by the Fire Department and Water and Wastewater Departments, that all safety features are inspected and approved by the Fire Department after installation, that Ereztech shall comply with the requirements and provisions of all Village ordinances, State statutes, Federal regulations and all other applicable regulations, and that Ereztech comply with any additional conditions deemed necessary by Village staff. Aye - Dickmann, Belling, Lear, Hughes, deBruijn; Nay - None. Motion carried.

OTHER MATTERS

None.

ADJOURNMENT

Belling/Lear made a motion to adjourn. Motion carried at 7:00 p.m.


Dawn Wagner
Village Administrator

MEMORANDUM RE: Ereztech LLC Application for Use Determination

TO: Village Plan Commission
FROM: Village Staff
DATE: January 26, 2022

Village staff is providing this memo to provide some background concerning the Plan Commission review of an Application submitted by Ereztech LLC pursuant to § 205-21.E of the Village Zoning Ordinance.

Background

Representatives of Ereztech, LLC contacted the Village in late November 2021, indicating that Ereztech was interested in purchasing the Rebel Converting facility at 700 N. Progress Drive.

The property at 700 N. Progress Drive is zoned M-2 General Manufacturing District. Village staff understood Ereztech's business to be chemical manufacturing related to semiconductors.

Under zoning law, only those principal uses that are specified in the zoning ordinance are permitted and any other uses are prohibited. This concept is codified in § 205-21 of the Village Zoning Ordinance. The permitted uses for the M-2 General Manufacturing District are set forth in § 205-43.

Village staff reviewed the permitted uses in the M-2 District and concluded that the use proposed by Ereztech was not among those permitted uses and was in fact the opposite of one of the permitted uses in that Ereztech uses hazardous chemicals whereas § 205-43.A(21) permits nonhazardous chemical manufacturing, processing, or use. Village staff therefor notified Ereztech that it could not use the property at 700 N. Progress Drive for its proposed use as a matter of right.

Ereztech subsequently submitted an application pursuant to § 205-21.E of the Village Zoning Ordinance requesting that the Plan Commission determine that its proposed use be permitted because it is similar in character to the principal uses permitted in the M-2 District.

The Village utility superintendents have expressed the following concerns about the proposed use: (1) a foam fire suppression system uses PFAS and PFOS, which are "forever" chemicals that are subject to increasing EPA scrutiny and regulation; and (2) the property at 700 N. Progress Drive is in close proximity to two of the Village's highest producing wells, and a hazardous chemical spill could contaminate groundwater and affect those wells. Well #6 is approximately 2,200

feet from 700 N. Progress Drive and Well #4 is approximately 1,500 feet from 700 N. Progress Drive.

The Village Fire Department advises that Ereztech's proposed operating system is unique and complicated, and while the safety features identified in its Operational Summary and Analysis are responsive to the Fire Department's initial review, if the proposed use is allowed it should be conditional on the Fire Department approving all safety systems upon installation and Ereztech being required to install any additional safety systems and features deemed necessary by the Fire Department.

Procedure

§ 205-21.E states as follows: "Unclassified or unspecified uses may be permitted by the Village Plan Commission, provided that such uses are similar in character to the principal uses permitted in the district."

The use of the word "may" in § 205-21.E means that the Plan Commission has the discretion to determine whether an unclassified or unspecified use that is similar in character to principal uses permitted in M-2 District should be allowed.

The Plan Commission must determine whether Ereztech's proposed use of the property at 700 N. Progress Drive is similar in character to the permitted principal uses in the M-2 District and, if so, whether that use should be permitted.

In making this determination, the Plan Commission should make findings on the record as to why the proposed use is or is not similar in character to the permitted principal uses in the M-2 District. If the Plan Commission finds that the proposed use is similar to the permitted uses in the M-2 District, then the Plan Commission should also make findings as to why the proposed use should or should not be allowed.



OPERATIONAL SUMMARY & USE ANALYSIS

in support of the

*Application for Review and a Use Determination of an
Unclassified or Unspecified Use in the M-2 General Manufacturing District*

January 24, 2022

This Operational Summary & Use Analysis is submitted by Ereztech Labs and its project Program Manager Castagna Consulting Group, LLC and zoning and land use attorneys Davis & Kuelthau, s.c.

1. Introduction to Ereztech. Ereztech is an ISO9001:2015 certified specialty chemicals manufacturer established in 2010 and focused on research, development, synthesis, and packaging of high purity organometallic compounds. Ereztech serves the top semiconductor and industrial coatings industries around the world including Intel, Samsung, Applied Materials, and many others, and these customers need a reliable source for on-shore manufacturing within the semiconductor supply chain.

Our current facility is located in Sheboygan Falls where we employ 20 highly paid employees (whose average wage is \$80,000+) with attractive benefits. Among our skilled personnel are chemists, including 6 who have their PhDs.

Driven by its customer demands, Ereztech needs to expand both its employment base and its operating facility. We are likely to have more than 30 employees by the end of 2022 and our plan includes targeted growth for even more high-paying jobs within the next 2-3 years. We are leasing the Sheboygan Falls building but we want to invest in a new home community by owning our facility.

2. Location of Site. Ereztech is under contract to purchase the former Rebel Converting property at 700 N. Progress Drive in the Saukville Industrial Park. *See Attachment pp. 1-2* (aerial photographs). Rebel Converting manufactured cleaning wipes at the site but the building is currently vacant and for sale. The specific site as well as the regional location of the Village of Saukville are key factors in our interest and investment.

The business amenities in the area and the Saukville Industrial Park development itself are very attractive to us. Surrounded by numerous other industrial uses and business operations in and around the Saukville Industrial Park, the property is well-suited for our needs in terms of the site layout, accessibility, and building size. The existing uses in the area include FPZ (industrial blowers and air pumps manufacturer), Befour, Inc. (scale manufacturer), Production Plastics Corp., Standard Machine (machine shop), Excel Tool & Die (precision CNC machined components), Protanic (petroleum compliance services), Mr. Mover and self-storage facilities, Alliance Packaging Corp. (corrugated and protective packaging), P.D. Peterka (die cutting and CNC machining), M Six Labs (industrial hemp and CBD manufacturer), Oldenburg Metal Tech (tool and die, CNC machining), Omega Industrial Products (industrial safety products), Alpha Fabrications, Ruan Logistics, ACI Industries, Simply Construction, and Charter Steel, among others.



Within the region, the Village of Saukville is ideally located for us to draw from two key talent pools. With our current location in Sheboygan Falls, we do not want our new location to result in our valued employees needing to move or having lengthy commutes to work. At the same time, we are also recruiting new talent from Southeastern Wisconsin including the Milwaukee area with its colleges and universities and other professionals with strong experience who may be looking for a new career opportunity with a growing company. The Village's convenient location will enable us to grow our employment base. Similarly, we will be able to serve our important customers whose facilities are nearby as well as throughout Wisconsin.



Finally, the Economic Development description on the Village webpage that Saukville is known for its progressive pro-business attitude is very meaningful to us as we prepare to make such a significant investment.

3. Site Details and Zoning. The property at 700 N. Progress Drive is approximately 3.04 acres (Parcel No. 11-026-02-006.00; Lot 2 of CSM No. 2976) and the building size is approximately 28,000 square feet. *See Attachment p. 2* (aerial photograph of site and building depicting ample employee parking along Progress Drive, loading docks and ramp at the rear, and separation from the east uses by the Wisconsin & Southern Railroad Company (WATCO) railroad mainline).

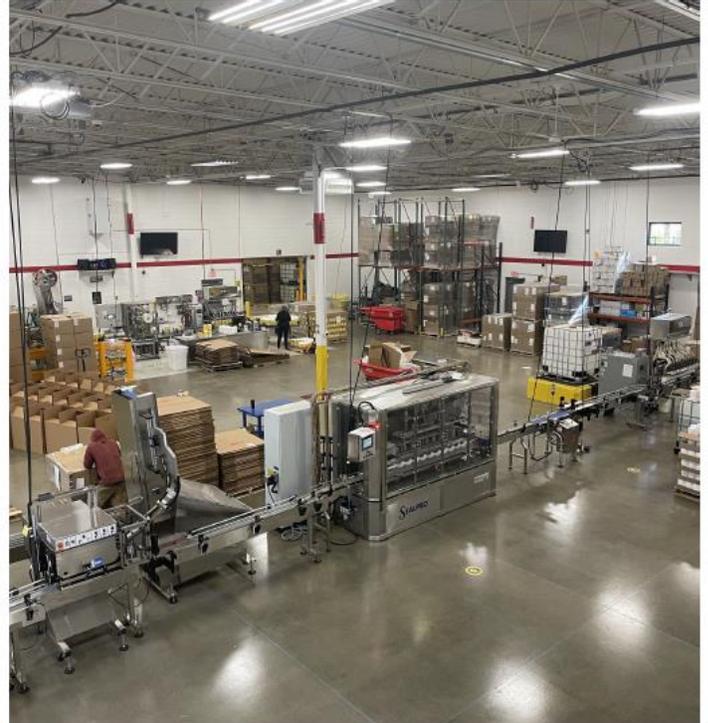
The assessed value for 2021 was \$1,212,900 and the 2021 property tax bill totaled \$20,441. We are estimating our total investment will exceed \$5.25 million to buy the property, retrofit the vacant building, install our high-tech equipment, and begin our operations.

The property is zoned M-2 General Manufacturing District which is where the Village's more intense manufacturing and industrial development uses are to be located. Our research, development, manufacturing, and packaging operations will be compatible with, and similar to, the existing nearby uses that are listed above and consistent with the intent of the zoning district as set forth in Sec. 205-43., Zoning Code. *See also, #6, below.*

4. Retrofitting the Building. While the site layout and building size are ideally suited for our needs, the majority of our \$5+ million investment will be to retrofit the building and install

our equipment for research, development, synthesis, and packaging operations. The suitability of the building for our use is seen by a visual comparison.

Below are photographs of the building when Rebel Converting operated.



Below are photographs of our existing facility to illustrate the research and development labs (at left) and operational areas once scaled-up (at right). *See also Attachment pp. 3-7* (operational areas photographs).



Both the upgrades to the facility and the floor operational similarities are evident.

Further, our commitment to our customers, employees, and community means that our facility is equipped and operated at an “above-code” level. Our focus on operational safety and risk mitigation will be seen by the building safety features to be upgraded or added where necessary.

We have previously shared our proposed safety features and design with Assistant Fire Chief Karpinski but they are summarized as follows:

- (i) The upgraded facility will have complete fire suppression coverage throughout all areas. Systems proposed include a foam extinguishing system for the flammable liquids storage area, dry suppression system for water reactive materials, and wet pipe sprinkler system protection in other areas. The basis of design for the suppression systems installed shall include the latest edition of NFPA 11, 13, 14, 16, 17, 30 and 400.
- (ii) The basis for the fire alarm system design includes compliance with NFPA 72 – 2022 and it will be geographic in nature that will essentially follow the building areas defined by the construction drawings for the project. This information will be shown graphically on a Lexan fire alarm directory which will be posted at the main entry. Additional copies of this document will be provided to the Fire Department.

The fire alarm system will be zoned and will include mechanical monitoring features such as HVAC duct mounted smoke detectors. The fire alarm system will also include manual pull stations at exit discharge locations and top of stair locations as well as certain corridor areas.

If activated, the fire alarm system will notify the Saukville Fire Department of the alarm condition and a 3-5 minute response time is estimated.

5. Ereztech Operation and Processes. The foundation of our operations is the comprehensive training program for our employees. The initial and regular follow up training focuses on the company’s operating protocols, equipment features, and safety program.

We utilize a closed cycle process that has zero discharge to the air or to the sewer. Each process uses a unique chemistry to produce the desired product for its customer. The products are run as batch operations, at low temperatures and/or under a vacuum, and purified in separate purification columns. The dedicated systems have ventilated hoods and utilize enclosed high purity glass or stainless-steel vessels.



Raw materials are stored in the supplier’s metal drum standing upright and will not be stacked. Dispensing for use will be by pump, not gravity.

Our products are separated in different rooms and areas for convenience, organization and safety based on the type of material. The products are stored in pails, carboys, metal containers, drums, cartons, or dedicated cabinets depending on the material. The primary method for moving product within the facility will be manually operated or electric forklifts.

These products are packaged in industry-standardized stainless steel containers or pressure vessels that range in size from as small as 100 cc to a maximum of 5 gallons.



Shipment of the products is via standardized metal canisters by commercial package carriers (FedEx, UPS, etc.) and most of our products are delivered to the customer after flying by commercial air carrier.

Like most manufacturers, we are required to register with the State of Wisconsin for waste generation. Our operations qualify at the “small waste generator” registration level and we have a specialty contract with Alchemical Ventures, Inc. – a local company that has provided technical assistance to the industry since 1986 – to audit and manage our process. Our waste is collected in 55-gallon drums and we currently generate 4-6 drums per quarter.

6. Zoning Use Analysis. Under Sec. 205-21.E., Zoning Code, the Plan Commission is to review “unclassified or unspecified uses” upon request. The Plan Commission may then determine that the use is allowed provided that it is similar in character to the principal uses permitted in the zoning district (here the M-2 General Manufacturing District). In addition to the permitted uses listed in the M-2 district zoning, the existing industrial uses and business operations in the vicinity are also relevant to this review.

The M-2 district is where the Village’s more intense manufacturing and industrial development uses are to be located. The permitted uses include auto body and engine repair; automobile, marine and aircraft manufacturing; coating, engraving and allied services; electrical industrial apparatus and transmission/distribution equipment manufacturing; electrometallurgical products manufacturing; engine and turbine manufacturing; metal products manufacturing and fabricating; nonhazardous chemical manufacturing, processing, or use; small arms ammunition manufacturing; among others. *See* Sec. 205-43.A., Zoning Code.

The Conditional Uses in the M-2 district include sewage treatment plants; lumber yards, millwork, saw mills, and planing mills; manufacturing of engineered wood products, chemically treated lumber, veneers, and plywood; freight yards and freight terminals; among others. *See* Sec. 205-58, Zoning Code.

Some of the existing uses in the area clearly fall within these use classifications: freight terminals; machine shops, die cutting, and CNC machining; petroleum compliance services; industrial hemp and CBD manufacturing; industrial equipment and metal products manufacturing and fabricating; plastics and packaging; etc.

While “nonhazardous chemical operations” are expressly allowed as a permitted use in the M-2 district, there is no actual prohibition on “hazardous chemical operations.” Such use is neither defined nor regulated by the Zoning Code but it can be approved by the Plan Commission under Sec. 205-21.E. as requested here.

7. Importantly, among the existing businesses in the area and with many of the uses listed for the M-2 district, hazardous chemicals are used in the manufacturing and production process (auto body and engine repair, coating and allied services, electrometallurgical products manufacturing, small arms ammunition manufacturing, chemically treated lumber, etc.). Ereztech also uses hazardous chemicals in its research and development and manufacturing process for its

specialty products, and it packages those products for delivery by commercial package carriers frequently after flying by air to the customer's destination.

None of the "incompatible uses" prohibited under Sec. 205-43.D, Zoning Code, are involved in our operations. The incompatible and prohibited uses include manufacturing, processing and storage of certain materials such as ammonia, asbestos, asphalt, cement, chlorine, coal tar, creosote, explosives, fertilizer, glue, gypsum, insecticide, lampblack, poison, pulp, pyroxyline, radium, grease and large amounts of gasoline. We do **not** use any of those materials in our operations so they are not present on site.

Our operations and use most closely align with the permitted use of "nonhazardous chemical manufacturing, processing, or use" and while our cutting edge work does involve hazardous chemicals to an extent, no explosive, poisonous or radioactive products are involved as prohibited by the incompatibly section. Where, as here, we have a demonstrated record of high-tech operations, trained and skilled personnel, and safety protocols and equipment, the Village should find that our use is allowed because it is similar in character to the principal uses permitted in the M-2 zoning district as well as the existing industrial uses and business operations in the vicinity.

8. Additional Reviews Required. Upon the Plan Commission's determination that its "unclassified or unspecified" use is allowed by virtue of it being similar in character to uses within the M-2 zoning district, we will proceed to apply for the standard Plan of Operation and Site Plan Review by the Village. As part of that process, we will complete the detailed designs and file the required plans with the Village for review and approval.

9. Conclusion. For all the reasons stated herein and upon the record to be made before the Plan Commission at its February 1, 2022 meeting, Ereztech Labs respectfully requests that the Plan Commission allow it to use 700 N. Progress Drive in the Saukville Industrial Park for research, development, synthesis, and packaging of specialty chemicals pursuant to the authority of Sec. 205-21.E., Zoning Code.

Respectfully Submitted,

Ereztech, LLC d/b/a Ereztech Labs

Roman Rytov

Chief Executive Officer

Castagna Consulting Group, LLC

Michael J. Castagna

Program Manager for Ereztech Labs

Davis & Kuelthau, s.c.

Brian C. Randall, Esq.

Attorneys for Ereztech Labs

Berghammer Construction

Kevin White

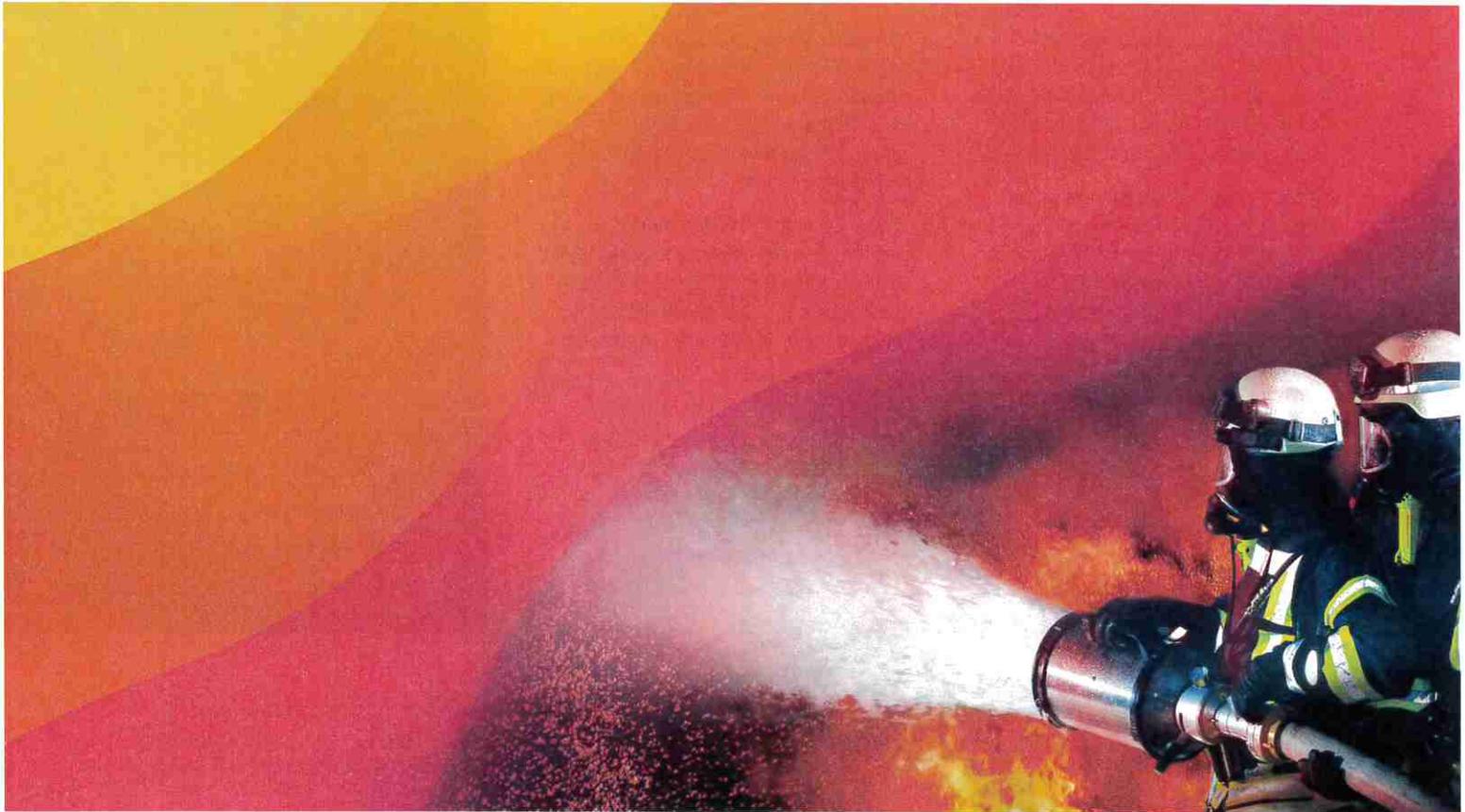
General Contractor for Ereztech Labs

Attachment (aerial site and building photographs; existing facility photographs)

cc: Ms. Dawn M. Wagner – Village Administrator
Assistant Fire Chief Matthew Karpinski
Mr. Claude Lois – Village Economic Development Consultant
Gerald H. Antoine, Esq. – Village Attorney
Property Owner: Rebel Converting LLC
Mr. Stephen Provancher



ANSUL® NFF 3x3 UL201 Non-Fluorinated Alcohol Resistant Firefighting Foam Concentrate



The power behind **your mission**



Industry Leading Performance

Like all non-fluorinated firefighting foam concentrates, ANSUL[®] NFF 3x3 UL201 foam concentrate is UL 162 tested and listed as a Synthetic Foam. Per this UL standard, the minimum design application rate for this foam is 0.16 gpm/ft² (6.5 lpm/m²) for Type III hydrocarbon fuel fires.



ANSUL [®] NFF 3x3 UL201 Foam Application Rates gpm/ft ² (lpm/m ²)				
UL 162 Test Protocol for Type III Hydrocarbon - Forceful Application	Hydrocarbon Fuel		Premium Gasoline Fuel	
	Test Rate	Minimum Design Rate	Test Rate	Minimum Design Rate
UL 162 Synthetic Foam Test	0.06 (2.4)	0.16 (6.5)		
UL 162 AFFF Test (Witnessed by Independent 3rd Party)	0.04 (1.6)	0.10 (4.1)	0.06 (2.4)	0.16 (6.5)

In addition to the Synthetic Foam listing, this foam passed - under independent 3rd party witness - the much more challenging UL 162 Type III test protocol for an AFFF. This protocol utilizes a foam application test rate of 0.04 gpm/ft² (1.6 lpm/m²), which is 33% less than the application rate for the UL 162 Synthetic Foam test. Under this more challenging protocol, an AFFF with the same demonstrated performance as the NFF 3x3 UL201 foam would attain a minimum application design rate of 0.10 gpm/ft² (4.1 lpm/m²) for all Type III hydrocarbon fuel fires.

NFPA 11 requires a minimum design application rate of 0.10 gpm/ft² (4.1 lpm/m²) on hydrocarbon fuel spill fires,

and the 3rd party witnessed testing supports the use of ANSUL[®] NFF 3x3 UL201 concentrate at this application rate.

NFPA 11 and UL 162 require a minimum design application rate of 0.16 gpm/ft² (6.5 lpm/m²) for non-fluorinated foams on Type III hydrocarbon fuel in depth fires. ANSUL[®] NFF 3x3 UL201 foam has demonstrated an increased safety factor at this required application rate with its successful, witnessed test performance extinguishing Type III hydrocarbon fuel fires at the lower minimum application rate of an AFFF.

ANSUL[®] NFF 3x3 UL201 performs well and is UL listed with E15 and several polar solvent fuels as well.

ANSUL [®] NFF 3x3 UL201 Foam UL 162 Synthetic Foam Application Listing*		Foam Application Rates gpm/ft ² (lpm/m ²)	
		Test Rate	Minimum Design Rate
Type III Hydrocarbon - Forceful Application	Hydrocarbons	0.06 (2.4)	0.16 (6.5)
	E15 (15% Ethanol/85% Gasoline)	0.10 (4.1)	0.17 (6.9)
Type II Hydrocarbon - Gentle Application	Hydrocarbons	0.06 (2.4)	0.10 (4.1)
	Alcohols	0.10 (4.1)	0.17 (6.9)
Type II Polar Fuels - Gentle Application	Ethanol	0.06 (2.4)	0.10 (4.1)
	Ketones	0.10 (4.1)	0.17 (6.9)
	E85 (85% Ethanol/15% Gasoline)	0.09 (3.7)	0.15 (6.1)

* Refer to UL Product iQ entry EX3933 for complete listing details

Note: If any foam product is discharged into the environment, efforts should be made to control, contain and collect the discharge for proper disposal, while following all applicable laws, regulations, and codes. Further information regarding the use, discharge, and disposal of firefighting foams can be found at www.ansul.com.

Village of Saukville - Dawn Wagner

From: Village of Saukville - Jim Nowlen
Sent: Monday, January 31, 2022 3:13 PM
To: Village of Saukville - Mary Kay Baumann
Cc: Village of Saukville - Barb Dickmann; Chris Lear; Village of Saukville - Community Development; John Ross; Kristi deBruijn (ducatcouple@att.net); Village of Saukville - Michelle Jaeger; Pamela Hughes; Village of Saukville - Richard Belling; Richard Belling; Village of Saukville - Dawn Wagner
Subject: Re: PC Packet for 2-1-22

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I truly regret that i cannot participate in the plan commission meeting. I am having surgery Tuesday morning and as i will be sedated, and while i feel certain i would be of sound mind, my doctors instruction is that i not make any legal devious for 24 hours post procedure.

My opinion is to reject Ezertecs petition. One of our principal services is water supply. While i. Am sure Ezertec will take good precautions i am uncomfortable agreeing to our taking this risk.

Jim Nowlen, Saukville Village Trustee.
Sent from my iPad

On Jan 28, 2022, at 2:38 PM, Village of Saukville - Mary Kay Baumann <mkbaumann@village.saukville.wi.us> wrote:

<image001.png>

Mary Kay Baumann, WCMC, CMC
Village Clerk
639 E. Green Bay Avenue
Saukville, WI 53080
Pop. 4,421
PH 262-284-9423
F 262-284-9527
www.village.saukville.wi.us

<image002.jpg>

<Agenda - PC - 2-1-2022.pdf>

<ITEM #4 - PC Minutes 01-04-2022 draft.pdf>

<ITEM #5 - YMCA Sign Permit YMCA (PC 2-1-2022).pdf>

<ITEM #6 - Hine's Meadow - Rezoning Application - (PC 2-1-2022).pdf>

<ITEM #7 - 700 N Progress - Ereztech Zoning Code Review App w-attachements (PC 2-1-2022).pdf>