

# Community Development Authority/Industrial Review Committee

February 21, 2023

The meeting was called to order at 5:00 p.m. by Barb Dickmann

The Statement of Public Notice was given by Dawn Wagner

Members Present: Barb Dickmann - via Zoom, Scott Fischer, Mike Krocka, Rob Melin -via Zoom, John Ross - via Zoom and Keith Dickmann

Others Present: Dawn Wagner-Village Administrator, Jim Nowlen, Trevor Seitz and Randall Wodrich - AECOM

## **Review a request for a Certificate of Compliance - Planning & Zoning - Oldenburg Properties at 725 N. Progress Drive**

Wagner reviewed the request submitted by Oldenburg. She noted, that any renter/leasee of the property will have to submit a Certificate of Compliance - Change of Use for the CDA for review/approval. The proposed pathway will provide connectivity between the 2 properties owned by Oldenburg Properties and facilitate a joint dumpster area, which would not be visible from the roadway. (Project Description Attached)

**K. Dickmann/Krocka motion** to approve the proposed Certificate of Compliance - Change of Use as presented and concept of a pathway between the two properties owned by Oldenburg Properties, subject to the final plan being reviewed/approved by Village staff and staff reporting back to the CDA. Motion Carried.

## **Review Rolling Mill Contact Cooling Water (CCW) System Improvement Project - Phase 2, at 1658 Cold Springs Road, Requested by Charter Steel.**

Wodrich, AECOM, provided an overview of the proposed project (Project Summary Attached).

**Fischer/K. Dickmann motion** to approve the proposed Charter Steel Rolling Mill Cooling Water (CCW) Improvements Project - Phase 2, located at 1658 Cold Springs Road (plan set dated 02/01/2023) subject to addressing the items listed in the letter dated 2/10/2023 (attached) from the Building Inspector and obtaining all required Federal, State and Local Permits and payment of all review fees, impact fees and any other applicable fees prior to commencement of construction. Motion Carried.

### **Other Matters**

None.

### **Adjournment**

Krocka/Fischer made a motion to adjourn. Motion carried at 5:27 p.m.

  
Dawn Wagner

Village Administrator

Oldenburg Properties plan is to Temporarily Rent/Lease the facility to an approved permitted use as listed in the M-2 Zoning District. We understand that use must be reviewed/approved by the CDA. We plan to rent/lease the building until growth at Oldenburg Metal Tech requires space.

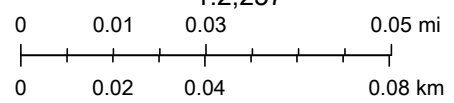
Oldenburg Properties would like to build a path connecting the parking lot from 775 North Progress Drive to the west side of the building on the new property at 725 North Progress Drive. The new path would access the north side service door (on the building) and the backyard which would serve as a dumpster area for both properties. Exact location will be determined once we determine grades and stone obstructions between the properties. (see attachment)





1/25/2023, 9:21:11 AM

1:2,257



- |                   |                                |                        |
|-------------------|--------------------------------|------------------------|
| <b>Parcels</b>    | <b>Historical Parcel Lines</b> | <b>PLSS Corners</b>    |
| Road Reservation  | Control Survey Diagram         | Center of Section      |
| Road Right-of-Way | PLSS Quarter Sections          | GPS Point              |
| Condominium       | PLSS Sections                  | Meander Corner         |
| Gap               | PLSS Townships                 | Quarter Section Corner |
| Overlap           | Railroad Centerline            | Section Corner         |
| Tax Parcel        |                                | Witness Corner         |

**Village of Saukville  
Community Development & Industrial Review  
Charter Steel – Saukville, Wisconsin  
Rolling Mill Contact Cooling Water (CCW) Improvements  
February 2023**

**PROJECT DESCRIPTION**

In 2021, Charter Steel removed and replaced their existing cooling towers for their Rolling Mill water treatment plant in Saukville, Wisconsin as Phase 1 of the improvements needed for the 27-year old contact cooling water system for the Rolling Mill (see Photo #1 from completed Phase 1 project on page 2).

Currently, mill scale removal (from the existing above ground, outside scale pits) is difficult, requiring cleaning during down time with a clamshell bucket from a jib crane or contracting a long arm excavator. The proposed new drive-in scale pits will improve ability to remove settled scale and reduce excessive filter system maintenance and filter rebuilds. (See Photo #2)

Phase 2 is proposed to replace the existing aboveground, outdoor mill scale settling/removal pits with new drive-in scale settling/removal pit structure serviced by a wheel (front end) loader; add two (2) additional pressure filters in an addition to the existing filter building; and repurpose the existing scale pit structures for sidestream recycle and water treatment purposes (see Figure #1 CCW Site Plan Upon Completion) .

This project is not anticipated to increase annual water use from the Village of Saukville, nor is the project anticipated to increase blowdown discharge from the current rolling mill CCW system for discharge to the Village of Saukville. The project purpose is to upgrade facilities to improve operation and maintenance of the contact cooling water (CCW) system. Refer to the following

- Attachment A: Property Description
- Attachment B: Existing Rolling Mill CCW Process Flow Diagram
- Attachment C: Proposed CCW Process Flow Diagram
- Attachment D: Proposed Rolling Mill CCW Improvements Site Plan

The new, four (4) pit, drive-in scale pit structure will improve scale settling and facilitate cleanout of settled scale, one pit at a time, while the mill remains operating with the other three (3) pits in service for scale settling (see Figure #2). A filter building addition with two (2) additional pressure filters improves the filtration capacity of the system thereby reducing potential for overloading any of the filters (see Figure #3).

The proposed project shown in the Attachment D Site Plans will include:

- 1) Construction of a new drive-in scale settling pit (structure #21) to replace the existing outside circular above ground scale settling pits. The new scale pit and pump station building is shown on the attached site
- 2) Existing scale pit #1 (structure #22) will be repurposed as North Clarifier to manage sidestream removal of surface oil from the recirculating contact cooling water using the existing oil skimming and oil collection systems. Existing scale pit #2 (structure #22) will be repurposed as the South Holding Tank as reserve capacity to reduce need for draining water to sewer during system maintenance and allow for surge capacity for make up water.
- 3) Addition to Filter Building (building #23) to add two additional pressure filters to improve operation and maintenance of water filtration after mill scale settling.

**Photo #1 – Existing Cooling Towers Replaced in Phase 1-**  
**Phase 1 Charter Steel Saukville Rolling Mill CCW Improvements- Completed July 2021**



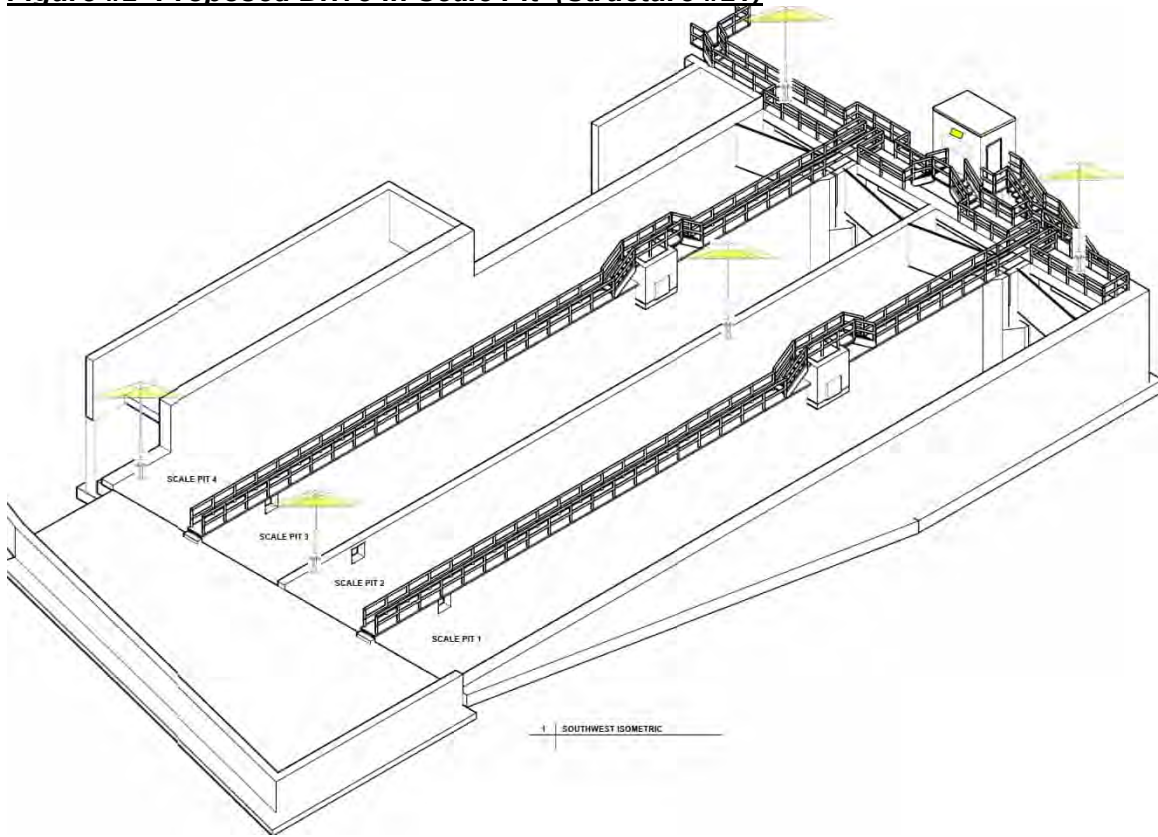
**Photo #2 – Existing Scale Pits -to be Repurposed**



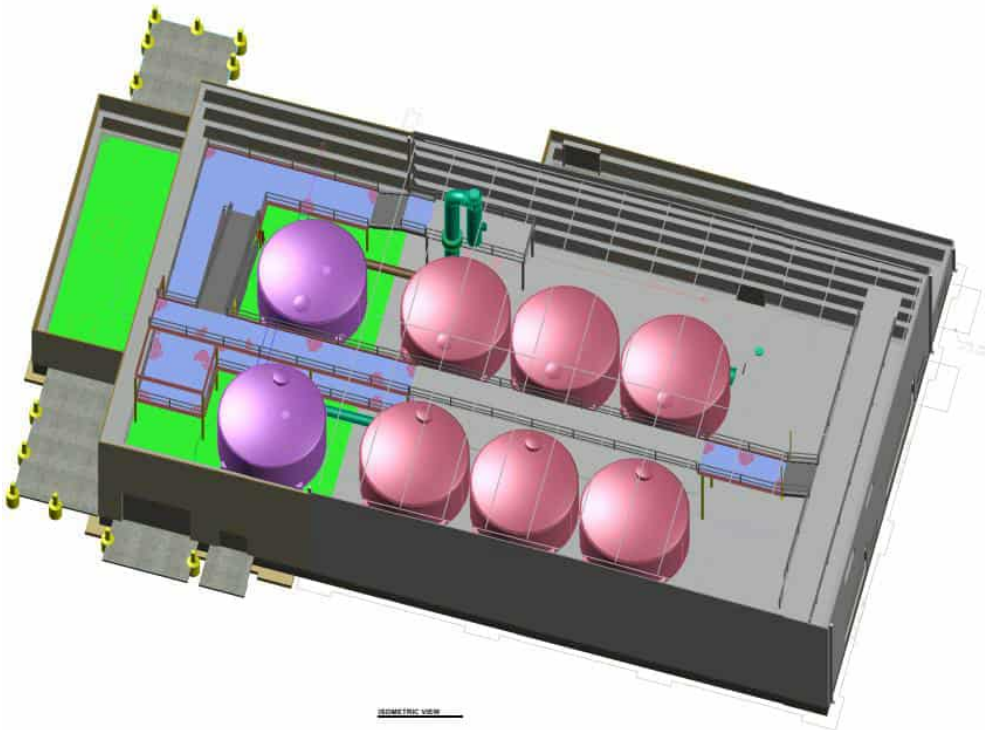
**Figure #1 Proposed Rolling Mill CCW Site Plan Upon Project Completion**  
*Phase 2 Charter Steel Saukville Rolling Mill CCW Improvements*



**Figure #2- Proposed Drive-in Scale Pit (Structure #21)**



**Figure # 3 Proposed Filter Building Addition (New Filters In Purple/ New Pemb Sf In Green)**





## **SITE UTILITIES**

Water – The mill’s non-potable water system is make-up water to the contact cooling water system. Initial fill of make up water to the new drive-in scale pit structure and system at startup will be one-time fill of approximately 600,000 gallons at a maximum rate of 275 gpm. The system has internal capacity to store water when dewatering a drive-in scale pit for cleaning, so there is no waste to sewer during scale pit cleaning! There is no change in mill operation or system cooling water flow rate from current operation; therefore, there is no appreciable system evaporation or blowdown water quantity, flow rate or water quality change. The system water balance is estimated in the process flow diagram.

Sanitary – no change in blowdown quantity or frequency anticipated. Wastewater to sewer remains as blowdown of cooled filtered effluent to maintain conductivity of water system which is the treated contact cooling water supply recirculated to the mill.

Stormwater –existing stormwater piping layout has been upgraded to accommodate management of stormwater both during construction of new drive-in scale pit structure 21 and after addition of impervious areas. The Stormwater Management Plan/NOI is being prepared for submittal to WDNR.

Electrical – new power feed and distribution from the existing switchgear to a new motor control center in an expansion of the Filter Building Electrical Room.

## **SITE LIGHTING**

The immediate area in the vicinity of the new drive-in scale pit structure will incorporate LED lighting for access and maintenance.

## **ESTIMATED PROJECT COSTS**

The project plans are being bid to establish the project cost. The estimated cost of the infrastructure is \$10-12 million PLUS the cost of major equipment pumps, filters, and electrical gear to be procured by Charter Steel estimated at \$2-3 million.

## **PROPOSED PROJECT SCHEDULE**

Project plans are being readied for submittal to the State of Wisconsin for Building/HVAC review. The proposed construction schedule depends on phasing and sequencing as follows:

- Drive-in scale pit and filter building construction May 2023-July 2024
- Outage for new filter addition July 2024
- Outage for tie-in of new scale pit and filters July 2024

## **ATTACHMENTS**

- A. Property Description**
- B. Existing Rolling Mill CCW Process Flow Diagram**
- C. Proposed Rolling Mill CCW Improvements Process Flow Diagram**
- D. Site Plan of Rolling Mill CCW Improvements**



---

639 E. Green Bay Avenue • Saukville, WI 53080  
Ph: 262-284-9423 • FAX: 262-284-9527  
[www.village.saukville.wi.us](http://www.village.saukville.wi.us)  
[villagehall@village.saukville.wi.us](mailto:villagehall@village.saukville.wi.us)

---

February 10, 2023

Dawn Wagner  
639 E. Green Bay Rd  
Saukville, WI 53080

Dear Dawn,

I have reviewed the Charter Steel Rolling Mill Contact Cooling Water CCW System plans and my comments are as follows:

- State of Wisconsin Plan Reviews are required for the Building, HVAC and Plumbing systems due to project size, use and number of devices.
- Separate Building, Electrical, Plumbing, HVAC and Erosion Control Permits are required. All permits shall be applied for the electronic permit portal system.
- All exterior lighting shall have a 0 footcandle at all property lines.
- Emergency egress lighting requirements shall be met at all interior and exterior areas.

If you have any questions concerning these items or need additional information, please contact me at your earliest convenience. I can be reached by email at [jmicech@village.grafton.wi.us](mailto:jmicech@village.grafton.wi.us) or by phone at (262) 375-5305.

Thank you,

James S. Micech  
Building Inspector  
Village of Saukville