



May 2, 2022

City of Waukesha
Community Development Department
201 Delafield Street
Waukesha, WI 53188

RE: The Gund Company Overhead Door and Drive

Dear Madam or Sir,

Kotze Construction Co., Inc. is pleased to present you with this summary of the overhead door and drive project proposed for The Gund Company located at 809 Philip Drive, Tax Key #WAKC1334125.

The Gund Company is a manufacturer located at 809 Philip Drive in the M-1 district of Waukesha, WI.

The purpose of the proposed project is to add a new 14'x14' sectional overhead door to the west elevation of the existing facility. In the past, there had been a larger overhead door in this location. That door opening had been infilled with cmu and steel siding to match surrounding construction. The jambs and structure of the original opening were left in place. The proposed door would be placed in the existing opening. The materials and colors will be the same materials and colors that are currently part of the building and the existing infill.

To utilize the overhead door proposed, The Gund Company would like to pave an approach drive from the existing parking area to the west and to the door location on the building. This drive would be constructed of concrete paving and would be approximately 18'x66' perpendicular to the west building elevation as shown on the plan.

If you have questions, please feel free to contact me at 414-405-1796.

Best regards,

Dan Kopp

Dan Kopp, P.E.
Project manager
Kotze Construction Co., Inc.

Enclosures (5):

- Current / future state / conditions images, 1 page
- Clopay overhead door brochure, 2 pages
- Letter of supervision, 1 page
- Copy of the stamped drawing cover sheet (stamped originals submitted under building permit cover), 1 page
- Application for Development Review, 2 pages



The Gund Company

Manufacturers & fabricators of engineered material solutions

Los Angeles - Dallas - Milwaukee - Chicago - St. Louis - Toronto - Shanghai - Queretaro

The Gund Company MKE

809 Philip Dr. Waukesha, WI 53186

Phone: 262.422.6190

Pictures





heavy-duty polyurethane insulated STEEL DOORS

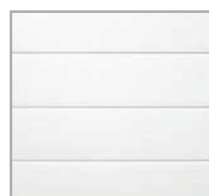


Model 3717 with 24 × 8 Lites

EFFICIENCY	WARRANTY
16.2	10YR
R-VALUE	LIMITED CONSTRUCTION

FEATURES

- Full 1-3/4" (44.45 mm) thick sandwich construction consisting of exterior and interior steel skins filled by foamed-in-place polyurethane foam.
- **A GREEN DOOR:** Clopay's polyurethane foam is CFC and HCFC-free and utilizes recycled steel and packaging materials.
- Both steel skins are separated by a continuous thermal break.
- Panels are prepainted inside and out to inhibit rust. Hot-dipped, galvanized steel is painted with primer and given a tough oven-baked polyester top coat, to provide the most rust-resistant steel door available. Ten year warranty against rust-through.
- The heavy-duty Models 3717 and 3718 are for commercial and industrial facilities where temperature control, energy-efficiency and durability considerations are all important.
- Clopay's three stage prepainting process yields a durable, maintenance-free finish.
- Stucco embossed exterior and interior steel skins with micro-grooved ribs.



3717 Minor Ribbed Panel



3718 Flush Panel

heavy-duty polyurethane insulated STEEL DOORS

Quality Assurance – Doors shall be insulated steel sectional overhead type as manufactured by Clopay Building Products. Each door is provided as one complete unit including sections, brackets, tracks, counterbalance mechanisms and hardware (list options) to suit the opening and headroom available. Standard maximum door width to 32'2" (9.8 m). Standard maximum door height to 24' (7.3 m). Consult CIA for large sized doors.

Materials and Construction – Sections shall be 1-3/4" (44.45 mm) thick sandwich construction consisting of exterior and interior steel skins filled by foamed-in-place polyurethane foam. Both steel skins to be separated by a continuous thermal break. Steel skins shall be roll formed commercial quality hot-dipped galvanized per ASTM A-294, A-653, phosphate coated, prepainted with primer and baked-on polyester top coat. Door sections constructed of 27 gauge (.016") (.41 mm) min. exterior and 28 gauge (.015") (.38 mm) min. interior skins. Interior is stucco embossed with minor ribs. Exterior skin to be stucco embossed with either .040" (1.02 mm) minor ribs 4" (10.2 cm) or 5" (12.7 cm) on center (3717) or stucco embossed with a flush panel (3718). Single end stiles shall be 18 gauge (.045") (1.1 mm) galvanized steel. 16 gauge (.056" min.) (1.4 mm) double end stiles as required. 19 gauge hinge backup plates for hinge attachment. Full length aluminum retainer with U-shaped flexible PVC vinyl astragal. Section joint to form a weather-tight tongue-and-groove joint. Steel step plate/lift handle provided on bottom section. SECTIONS GUARANTEED AGAINST DELAMINATION FOR TEN (10) YEARS.

Energy Value – Section R-value = 16.2*

*Calculated door section R-value is in accordance with DASMA TDS-163.

Finish – The section exterior and interior is prepainted steel consisting of a hot-dipped galvanized coating applied to the base metal. A phosphate treatment is applied before a baked-on primer. This prime coat is finished with a polyester coat for rust protection. The interior portion of the skin that is adhered to the polyurethane foam is a baked-on coating. Doors are available in white, brown, tan or gray finishes. FINISH GUARANTEED AGAINST RUST-THROUGH FOR TEN (10) YEARS.

Hardware – All hinges and brackets to be manufactured of hot-dipped galvanized steel, 14 gauge minimum. 10-ball steel rollers to be full floating ball bearing in case-hardened steel races, mounted to fit the taper of the track.

Tracks – 2" (50.8 mm) or 3" (76.2 mm) track. Vertical tracks to be minimum of 16 gauge galvanized steel tapered and mounted for wedge type closing. Horizontal tracks to be minimum 14 gauge galvanized steel, reinforced with minimum 13 gauge galvanized steel angles as required. 3" (76.2 mm) track is 12 gauge.

Spring Counterbalance – Door assembly to be operated by a torsion spring counterbalance mechanism with a helically wound, oil tempered torsion spring mounted on a galvanized steel tube or solid steel shaft as required. Cable drums are die cast aluminum. Lift cables are high strength, galvanized aircraft cable with minimum 7:1 safety factor.

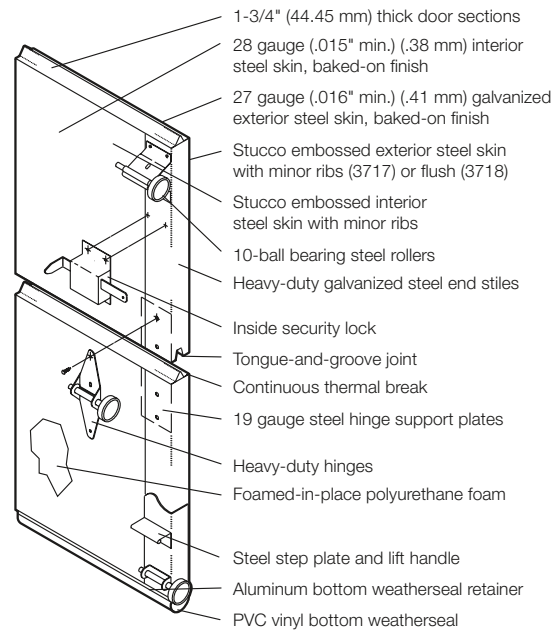
Locking – Inside spring loaded slide bolt lock on end stile shall engage slot in track.

Wind Loading – Door shall comply with ANSI/DASMA 108 or to meet specific application requirements.

SECTION ARRANGEMENT		WINDOW OPTIONS (24" x 8" or 24" x 12")	
Door Height	Number of Sections	Door Width	Max. Number of Window Lites
6'3" to 8'0"	4	Up to 9'2"	2
8'3" to 10'0"	5	9'4" to 13'2"	3
10'3" to 12'0"	6	13'4" to 16'2"	4
12'3" to 14'0"	7	16'4" to 20'2"	5
14'3" to 16'0"	8	20'4" to 24'2"	6
16'3" to 18'0"	9	24'4" to 27'2"	7
18'3" to 20'0"	10		
20'3" to 22'0"	11		
22'3" to 24'0"	12		

OPTIONS

- A. Glazing** – 24" x 8" (61 cm x 20.3 cm) or 24" x 12" (61 cm x 30.5 cm) window lites of polypropylene frame construction. Outside frame color to match panel. Available with 7/8" (22.2 mm) insulated glass, 7/8" (22.2 mm) insulated tempered glass, or 1/4" (6.4 mm) tempered glass. Full vision section, prepainted white or brown; glazing options include 1/8" (3.2 mm) DSB, 1/8" (3.2 mm) tempered, 1/8" (3.2 mm) plexiglass, 1/2" (12.7 mm) insulated or insulated tempered, or 1/4" (6.4 mm) polycarbonate. Black 26" x 13" (66.04 cm x 33.02 cm) framed windows with rounded corners; available with Lexan® or plexiglass.
- B. High Cycle Spring** – Available in 25,000; 50,000; or 100,000 cycles.
- C. Track** – Vertical lift, high lift, follow-the-roof slope and low headroom track available, 2" (50.8 mm) or 3" (76.2 mm) as required.
- D. Weatherstripping** – Complete perimeter seals available in various materials.
- E. Locking** – Five-pin cylinder lock with outside key, 16-1/2" (41.9 cm) lock bar.
- F. Mullions** – Carry-away and roll-away available on doors to 14' (4.3 m) high [2" (50.8 mm) track only]. Swing-away available on doors to 20' (6.1 m) high [2" (50.8 mm) and 3" (76.2 mm) track].
- G. Break-Away Bottom Section** – Single section available up to 20' 2" (6.2 m) wide on doors with full vertical lift track or high lift track with minimum of 36" (.91 m) of high lift. Double sections available up to 14' 2" (4.3 m) wide on doors with full vertical lift track or high lift track with minimum of 60" (1.5 m) of high lift.



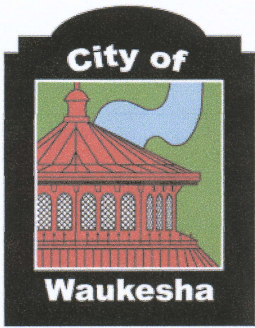
DISTRIBUTED BY:

For special applications and options, consult Commercial Information Assistance (CIA) at 1-800-526-4301.



For more information on these and other Clopay products, call 1-800-526-4301 or visit www.clopaycommercial.com





COMMUNITY DEVELOPMENT

201 DELAFIELD STREET
WAUKESHA, WISCONSIN 53188-3633
TELEPHONE 262/524-3750 FAX 262/524-3751

Jennifer Andrews, Director

jmandrew@ci.waukesha.wi.us

CERTIFICATE OF SUPERVISION

Premise address 809 PHILIP DR

I hereby certify that I am a Registered Architect, Registered Professional Engineer, or Designer of Engineering Systems, in accordance with Chapter 443 of the current Wisconsin Statutes.

I further certify that I have been retained as the supervising professional for the performance of the supervision of reasonable on-the-site observations to determine if the construction is in substantial compliance with the approved plans and specifications as required by Section SPS 361.40 of the Wisconsin Administrative Code and the City of Waukesha Code of Ordinances. Upon completion of construction, I will file a Certificate of Compliance with the City of Waukesha certifying that, to the best of my knowledge and belief, construction has or has not been performed in substantial compliance with the approved plans and specifications. In the event that I am no longer associated with this project I will file a Certificate of Compliance notifying the City of Waukesha as such and indicating the current status of compliance.

This certificate is for supervision of:

- Building or structural design
 Heating, ventilating and air conditioning design
 Energy conservation design
 Other (Specify) _____

Robert P. Yuhas
Signature of architect, engineer or designer

ROBERT P YUHAS
Printed name

3316 N. WISCONSIN ST., RACINE, WI 53402
Address

A-7963
Registration number

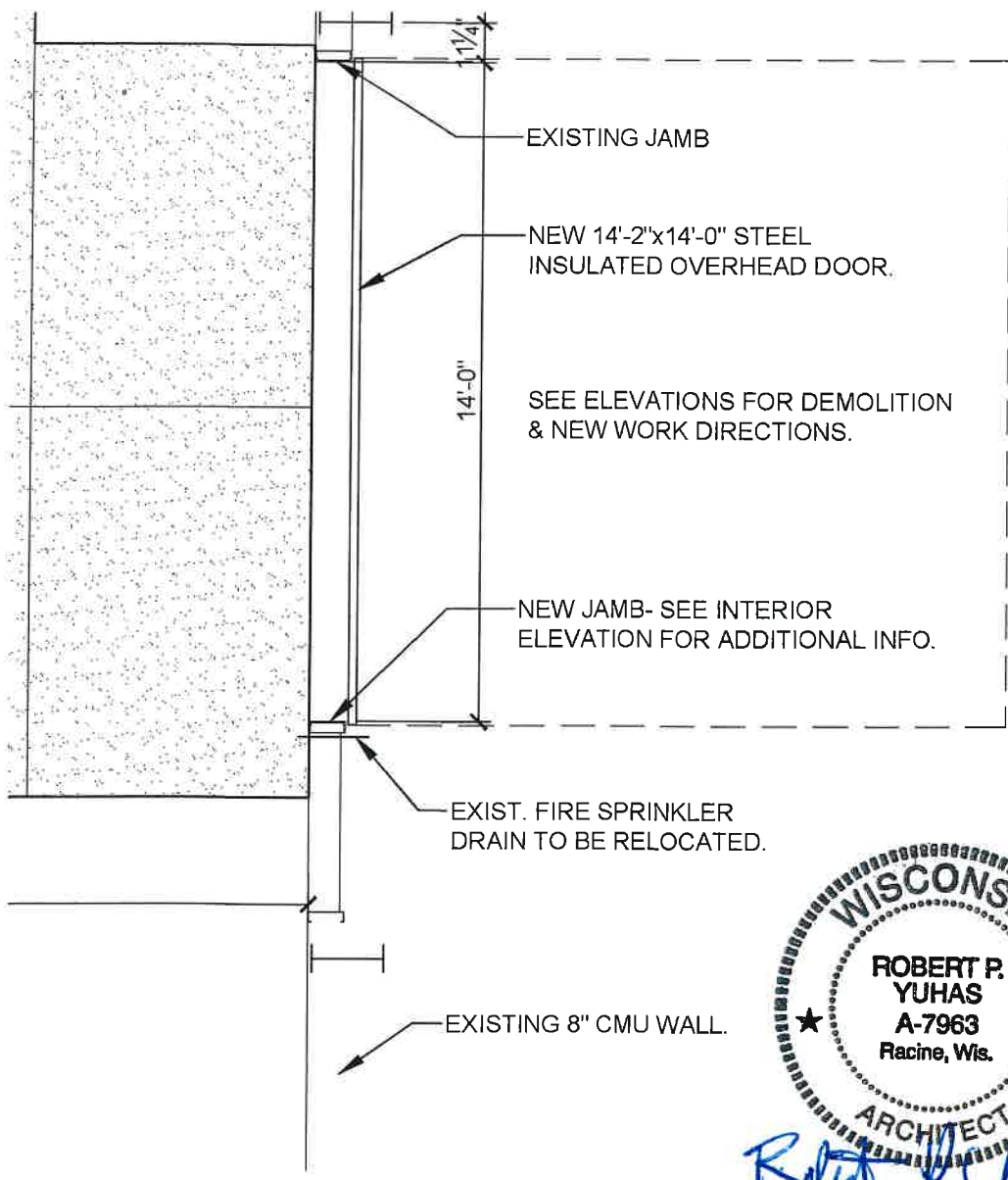
(262) 994-9285
Telephone number

mb-yuh@yaho.com
Email address

4/18/22
Date



**BUILDING ALTERATION
THE GUND COM
809 PHILIP DR., WAUKESHA**



WISCONSIN
★ ROBERT P. YUHAS ★
A-7963
Racine, Wis.
ARCHITECT
Robert P. Yuhus
4/18/22

PERMIT PLAN
4-14-22

CODE DESIGN CRITERIA

GOVERNING CODE:
INTERNATIONAL EXISTING BUILDING CODE (IEBC) AND
WISCONSIN ENROLLED 2015 INTERNATIONAL BUILDING CODE
(IBC) WHEN REFERENCED.

ALTERATIONS- LEVEL 2

OCCUPANCY GROUP:
PRIMARY- FACTORY F-1
ACCESSORY- BUSINESS B

CONSTRUCTION CLASSIFICATION: IIB

BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE
SPRINKLER SYSTEM & TO BE MODIFIED PER NFPA 13.

COPY

SHEET

1 OF 1



City of Waukesha Application for Development Review

Last Revision
Date:
Dec. 2019

City of Waukesha Community Development Department - 201 Delafield Street, Waukesha, WI 53188 262-524-3750
City of Waukesha Department of Public Works Engineering Division—130 Delafield Street, Waukesha, WI 53188 262-524-3600
www.waukesha-wi.gov

APPLICANT INFORMATION

Applicant Name: DAN KOPP
Applicant Company Name: KOTZE CONSTRUCTION CO. INC.
Address: 3722 W. PIERCE ST.
City, State: MILWAUKEE, WI Zip: 53215
Phone: 414.645.7520
E-Mail: dkopp@kotzeco.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: BOB YUHAS
Company Name: RPY ARCHITECTURE, LLC
Address: 3316 N. WISCONSIN ST.
City, State: RACINE, WI Zip: 53402
Phone: 262.994.9285
E-Mail: mb_yuhas@yahoo.com

PROPERTY OWNER INFORMATION

Applicant Name: GEORGE PALEN
Applicant Company Name: GRE-MILWAUKEE LLC
C/O THE GUND COMPANY
Address: 2121 WALTON RD
City, State: SAINT LOUIS, MO Zip: 63114-5807
Phone: 414.559.0338
E-Mail: gpalen@thegundcompany.com

PROJECT & PROPERTY INFORMATION

Project Name: THE GUND COMPANY
OVERHEAD DOOR ALTERATIONS
Property Address: 809 PHILIP DRIVE WAUKESHA WI 53186
Tax Key Number(s): WAKC1334125
Zoning: M-1 MANUFACTURING
Total Acreage: 4.4 Existing Building Square Footage 66,000 EST.
Proposed Building/Addition Square Footage: 20 SF ALTERATION
TO BUDG
Current Use of Property: MANUFACTURING

PROJECT SUMMARY (Please provide a brief project description.)

INSTALL NEW OVERHEAD DOOR ON WEST ELEVATION. THERE WAS AN EXISTING OVERHEAD DOOR IN THIS LOCATION THAT HAD BEEN REMOVED. THE PROPOSED DOOR WILL UTILIZE THE ORIGINAL DOOR FRAMING. ALSO ADDING 66x18' (1188 SQ. FT) OF NEW CONCRETE PAVING BETWEEN THE DOOR AND THE LOT TO THE WEST.

All submittals require a complete scaled set of digital plans (Adobe PDF) and shall include a project location map showing a 1/2 mile radius, a COLOR landscape plan, COLOR building elevation plans, and exterior lighting photometric maps and cut sheets. A pre-application meeting is required prior to submittal of any applications for Subdivisions, Planned Unit Developments, and Site and Architectural Plan Review. **The deadline for all applications requiring Plan Commission Reviews is Monday at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Fourth Wednesday of each month.**

APPLICATION ACKNOWLEDGEMENT AND SIGNATURES

I hereby certify that I have reviewed the City of Waukesha Development Handbook, City Ordinances, Submittal Requirements and Checklists and have provided one PDF of all required information. Any missing or incomplete information may result in a delay of the review of your application. By signing this I also authorize The City of Waukesha or its agents to enter upon the property for the purpose of reviewing this application.

Applicant Signature [Signature]
Applicant Name (Please Print) DAN KOPP
Date: 5/2/2022

For Internal Use Only:
Amount Due (total from page 2): _____ Amount Paid: _____ Check #: _____
Trakit ID(s) _____ Date Paid: _____

City of Waukesha Application for Development Review

TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY) Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook.

FEES

- Plan Commission Consultation **\$200** _____
- Traffic Impact Analysis _____
 - Commercial, Industrial, Institutional, and Other Non-Residential **\$480**
 - Residential Subdivision or Multi-Family **\$480**
 - Resubmittal (3rd and all subsequent submittals) **\$480**
- ONE OF THE THREE FOLLOWING ITEMS IS REQUIRED FOR SITE PLAN & ARCHITECTURAL REVIEWS (*):**
- * **Preliminary Site Plan & Architectural Review** _____
 - Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$2,200**
 - Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$2,320**
 - Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$2,440**
 - Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$2,560**
 - Resubmittal Fees (after 2 permitted reviews) **\$750**
- * **Final Site Plan & Architectural Review** _____
 - Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$1,320**
 - Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$1,440**
 - Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$1,560**
 - Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$1,680**
 - Resubmittal Fees (3rd and all subsequent submittals) **\$750**
- * **Minor Site Plan & Architectural Review (total site disturbance UNDER 3,000 total square feet)** _____
 - Projects that do not require site development plans **\$330**
 - Resubmittal Fees (3rd and all subsequent submittals) **\$330**
- Certified Survey Map (CSM) _____
 - 1-3 Lots **\$500**
 - 4 lots or more **\$560**
 - Resubmittal (3rd and all subsequent submittals) **\$180**
 - Extra-territorial CSM **\$260**
- Preliminary Subdivision Plat (Preliminary Site Plan Review is also required.) _____
 - Up to 12 lots **\$1,270**
 - 13 to 32 lots **\$1,390**
 - 36 lots or more **\$1,510**
 - Resubmittal (3rd and all subsequent submittals) **\$630**
- Final Subdivision Plat (Final Site Plan Review is also required.) _____
 - Up to 12 lots **\$660**
 - 13 to 32 lots **\$780**
 - 36 lots or more **\$900**
 - Resubmittal (3rd and all subsequent submittals) **\$480**
 - Extra-territorial Plat **\$540**
- Rezoning and/or Land Use Plan Amendment _____
 - Rezoning **\$630**
 - Land Use Plan Amendment: **\$630**
- Conditional Use Permit _____
 - Conditional Use Permit with no site plan changes **\$480**
 - Conditional Use Permit with site plan changes **\$480** plus applicable preliminary and final site plan fees above _____
- Planned Unit Development or Developer's Agreement (Site Plan Review is also required) _____
 - New Planned Unit Development or Developer's Agreement **\$1,760**
 - Planned Unit Development or Developer's Agreement Amendment **\$610**
- Annexation **NO CHARGE**
- House/Building Move **\$150**
- Street or Alley Vacations **\$150**

TOTAL APPLICATION FEES: