

Kohler Pit Inc. – Fill Site Plan of Operation

Kohler Pit Inc. proposes to fill the site at 4635 S. Racine Avenue (NBC 1231992) in the City of New Berlin. The site is comprised of an old gravel pit and a farm field. Two wetlands were delineated on the property; one was determined to be artificial and the other not. Kohler Pit plans to fill the site over about 3 years. This project will be conducted during business hours of 7 AM to 7 PM.

Fill Placement

The site will be filled with clean fill, asphalt millings or crushed concrete. No contaminated soils, organic soils, large boulders or concrete or asphalt chunks larger than 6” will be allowed. Trucks bringing in material will enter the site on Kohler Court, be weighed on the scale, drive into the fill area along the north drive, dump their load in the designated area, return to the scale and office to be weighted and to pay their tipping fee. See the Plan of Operation exhibit for the truck path.

Tree Removal

The City had stated that their concern was with the trees on the west side of the property and that they were not concerned with the tree lines along the north and south property lines. To that end, we have conducted a tree survey for the west side of the site that locates all of the specimen trees 4” DBH and larger. The tree survey exhibit also shows which trees will be removed as part of filling the site.

Storm Water Management

This site is designed to use a rain garden to achieve the storm water management goals for the site. A stormwater management plan has been attached to this submittal which details how the devise will achieve the water quantity, water quality and infiltration requirements.

Phasing & Erosion Control

The site will be filled in three phases. We estimate that each phase will take about a year to fill. Please see the grading and erosion control plan for more information including the full Construction Sequence. Here is a summary.

Phase 1 is the SE corner of the site which includes building the sediment basin in the location of the future rain garden. Runoff from the NE area (Phase 2) will have a temporary diversion swale which will divert the water around the fill area. The west side of the site will remain internally draining during this phase.

Phase 2 is the NE corner of the site. As it is filled, the runoff will either drain to the sediment basin or some will drain into the old gravel pit, which is internally draining.

Phase 3 is the west side of the site including the old gravel pit. Once the hole of the old pit is filled, this area will then drain to the sediment basin.

Restoration

Each phase will be respread with topsoil and seeded with DOT seed mix #20. At the end of Phase 3, the sediment basin will be reworked as the rain garden and all remaining erosion control devises will be removed. See the erosion control plan and construction sequence for more detailed information.

Schedule of Operation

As mentioned above, we anticipate that each phase will take about one year. Below is an estimated schedule:

Phase 1	Summer 2022 – Summer 2023
Phase 2	Summer 2023 – Summer 2024
Phase 3	Summer 2024 – Summer 2025