

Town Clerk's Office | Town of Brookfield
645 N. Janacek Road | Brookfield, WI 53045
Phone: (262)796-3788 | Fax: (262)796-0339



MEETING NOTICE

A regular meeting of the Town of Brookfield's Architectural Review Committee will be held on Wednesday, June 14, 2023 at the TOWN HALL, 645 N. Janacek Road, Brookfield, WI:

June 14, 2023

6:00 P.M.

**ARCHITECTURAL
REVIEW COMMITTEE**

AGENDA:

1. Confirmation of meeting notice.
2. Approval of Minutes.
3. S-0623-01 Dan Schaefer (Signworks), representing MKE Swenson Equities LLC , is requesting review and approval of a multi-tenant monument sign, located at 20825 Swenson Drive.
4. S-0623-02 Kyle Doberstein, representing Wisconsin Medical Weight Loss, is requesting review and approval of a wall mounted sign, located at 21075 Swenson Drive #300.
5. S-0623-03 Pete Hatcher, representing Coldwell Banker Realty, is requesting review and approval of two wall mounted signs, located at 20350 Water Tower Boulevard.
6. S-0623-04 Johanna Rolf, representing Myocyte, is requesting review and approval of a wall mounted sign, located at 19035 West Bluemound Road.
7. SD-0523-01 Corey Wallace (Wesenberg Architects), representing Quest Interiors, for a recommendation for Final Approval of a new building consisting of an office, product showroom, and product storage and shipping area located at 21055 Crossroads Circle.
8. Adjourn

S	Sign
SD	Site Development

Bryce Hembrook, AICP
Town Planner

Town of Brookfield

DEPARTMENT OF DEVELOPMENT SERVICES
BRYCE HEMBROOK, TOWN PLANNER

ARCHITECTURAL REVIEW COMMITTEE MINUTES MAY 10, 2023

A meeting of the Architectural Review Committee of the Town of Brookfield was called to order by Chairman Dean Pearson at 6:00pm on Wednesday, May 10, 2023, at the Town of Brookfield Town Hall, 645 North Janacek Road, Brookfield, Wisconsin. Also present at the meeting was Town Planner Bryce Hembrook, Town Supervisor Steve Kohlmann, and Committee members Alan Lee, John Charlier, Matt Paris, and Richard Diercksmeier.

1. Confirmation of meeting notice

Town Planner Hembrook reported receipt of verbal confirmation from the Clerk's Office that the meeting was noticed as required.

2. Minutes.

A motion was made and seconded (Diercksmeier/ Kohlmann) to approve the April 12, 2023 minutes as presented.

The motion was voted on and carried unanimously.

3. S-0123-01

Rosie Olle (Michael's Signs Inc.) representing Lucida Tax and Accounting Solutions, is requesting review and approval of 1 new sign face on a monument sign and 3 wall signs, located at 20633 Watertown Court. Planner Hembrook described the location of the property, as well as the sign locations. The monument sign will be refaced with a double-sided internally illuminated sign, approximately 37.45 square feet. The sign background will be gray, and the letters will be blue and black. Address numerals will be at least 8" in height. The proposed monument sign meets all code requirements. A wall sign is proposed above the loading dock, which is the southwest corner of the property, and does not face a public right of way. Proposed design is face-lit channel letters with gray aluminum raceway, and black and blue letters, with the sign measuring approximately 51 square feet. A second proposed wall sign is on the southeast side of the building, with the same design as the aforementioned wall sign, and measurements being just under 80 square feet. The third proposed sign is on the front of the building, located within the window panel and single sided, internally illuminated, and with the same gray background and black and blue lettering, and measures approximately 60 square feet. Planner Hembrook went on to report that for this size building, the total signage allowed is 184 square feet for wall-supported signage. This proposal measures 190.95 total square feet, which exceeds the allowable limit, and noted that the ARC can approve exceptions if they find there is justification. Chairman Pearson opined that the two signs on the sides of the building are more attractive than the third. Steve Bruhaska (Michael's Signs Inc.) was in attendance, and responded that the sign Chairman Pearson was questioning will be housed in an existing sign cabinet. Clarification was made regarding the correct signage being proposed. The background is proposed to be brushed aluminum. It was pointed out that the renderings looked like there were two different colors for the sign background.

Mr. Bruhaska indicated that the drawings were attempting to show the sheen of the brushed aluminum. The monument sign will be one sided. There will be no other tenant to consider for the signage. Chairman Pearson mentioned that he preferred to act on the signs one at a time, and the committee was in agreement. A motion was made and seconded (Paris/Charlier) to **approve** a proposed new sign face (1) on a monument sign located at 20633 Watertown Court.

The motion was voted on and carried unanimously.

Chairman Pearson asked why there are no proposed wall signs facing Bluemound Road. Mr. Bruhaska responded that this is where the client requested the signage be placed, because it is easier to see from Bluemound due to traffic moving in the east/west direction. The ARC was generally in agreement that the sign on the front of the building within the glass was not desirable. It was clarified that there is a maximum of two wall-mounted signs permitted per building subject to the area limits as described in the code on buildings principally used as an office space. Supervisor Kohlmann stated that he would deny the sign above the loading dock because it is not in the public right-of-way, and would prefer to see it facing Bluemound Road. A motion was made and seconded (Paris/ Lee) to **approve** two wall signs, located at 20633 Watertown Court. The motion was **amended** and seconded (Paris/ Lee) to **approve** the east-facing wall mounted sign and the west-facing wall mounted sign as proposed at 20633 Watertown Court.

The motion was voted on and carried 4-1, with Supervisor Kohlmann dissenting.

4. SD-0123-01 Julie Braun (TLC Sign, Inc.), representing Linde Welding Gas and Equipment Center is requesting review and approval of 3 proposed sign face changes to 1 monument sign and 2 wall signs, located at 100 North Janacek Road. Planner Hembrook described the location of the property and proposed signage. The monument sign is by the entrance, the second faces the Interstate, and the third sign faces the customer entrance. The monument sign is proposed to be approximately 49 square feet, with a light and dark blue background with white lettering, and illuminated. The proposed Interstate sign is approximately 164 square feet with the same background and lettering as the monument sign. The sign code limits an individual wall sign to 100 square feet; however, the ARC can make an exception. This sign would be replacing an existing sign facing the Interstate. The third sign is proposed to face the customer entrance, approximately 84 square feet. Half of the background coloring is proposed to be light and dark blue, the other half would be a white background with light blue lettering. The monument sign does not show the address in the renderings. The monument sign is showing as double sided. Chairman Pearson prefers the white background on the customer service sign have blackout, so it looks white during the day, but at night, only the lettering will be illuminated. Supervisor Kohlmann opined that he wants to see the address on the monument sign. ARC member Paris agreed, adding that the hours could be removed and the address put in that space. A motion was made and seconded (Kohlmann/ Charlier) to **approve** 3 proposed sign face changes to 1 monument sign and 2 wall signs, located at 100 North Janacek Road, with the following conditions:

- The address is added to the monument sign;
- Blackout is added to the white portion of the customer service sign.

Additional discussion included Paris stating that he would like to see the hour's portion on the monument sign removed, but was not interested in amending the motion.

The motion was voted on and carried unanimously.

5. **SD-0523-01 Corey Wallace (Wesenberg Architects), representing Quest Interiors, for recommendation for Preliminary and Final Approval of a new building consisting of an office, product showroom, and product storage and shipping area located at 21055 Crossroads Circle.** Planner Hembrook described the location and zoning, which is B-2 Limited General Business District. It is 3.68 acres of vacant land, with the proposed structure being one story, approximately 23,431 square feet, consisting of an office, product showroom, and product storage/ shipping area. The business's main customers are local homebuilders and contractors. There are 49 proposed parking stalls, 39 for customer parking area in front and 10 towards the rear for employees. There are two access drives that connect to Crossroads Circle. Proposed setbacks are being met, as well as the lot area requirement for the B-2 zoning district. Building height is approximately 28 feet. There are residential properties to the west, with all but one being zoned B-2. One is zoned single family. An existing buffer of landscaping will remain. Planner Hembrook reported that the town engineer addressed the consultant's review letter and feels those items addressed can be resolved without issue. Michael Noffke representing Wesenberg Architects was present and reported that plans are being updated by Excel Engineering, based on comments from the town engineer and from previous meetings for conceptual approval. Hembrook reviewed the site plan, including grading and landscaping. Architectural elements were reviewed. Loading docks are facing south, with the door on the left being a true loading dock with a ramp, and the remaining three overhead doors being access points for contractor trucks to pull into the warehouse. Mark Twohig from Quest Interiors was present and explained the business model, including that it will mostly be their own trucks loading up in the warehouse and then delivering to the job site. Mr. Paris stated that he drove the site and could not see the houses to the west through the trees, nor could he see the site from the residential area through the trees. Paris addressed the issue of lighting on the west side since it faces the residential area. Hembrook noted that the foot-candle on the west side is 0.1, which is meeting the requirement. Hembrook further reported that on the south and east elevations there are some areas that are exceeding that requirement, which is an item that the town engineer noted would have to be addressed and fixed. Mr. Charlier inquired whether the vehicles (vans and box trucks) would be parked inside or outside. Mr. Twohig responded that four vehicles would be inside. Chairman Pearson stated his preference to consider preliminary approval only, due to the number of items listed as needing to be addressed. A motion was made and seconded (Kohlmann/ Charlier) to **recommend** Preliminary Approval of a new building consisting of an office, product showroom, and product storage and shipping area located at 21055 Crossroads Circle for Quest Interiors.

The motion was voted on and carried unanimously.

6. **Adjourn**

A motion was made (Kohlmann) to **adjourn** at 6:56pm.

The motion was voted on and carried unanimously.



Building a Better World
for All of Us®

TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Architectural Review Committee

FROM: Bryce Hembrook, AICP
Town Planner

REPORT DATE: June 8, 2023
ACC MEETING DATE: June 14, 2023

RE: ARC Staff Report – June Agenda Items

20825 Swenson Drive Monument Sign – Sign Permit

Applicant: Dan Schaefer (Signworks) representing MKE Swenson Equities LLC

Location: 20825 Swenson Drive

Request: Approval of Permanent Signage

- Requesting to construct a double-sided, non-illuminated monument sign.
- The applicant is proposing to remove the small “Chicago Title” monument sign to the south of the proposed sign but keep the monument sign near the intersection of Swenson Drive and Crossroads Circle.
- The Sign Code states that a property “shall not exceed one freestanding sign per parcel of land”; however, the Committee may decide to grant an exception to allow a second sign if the Chicago Title sign is removed. The existing sign that will remain only identifies the property address and does not advertise tenants.
- Sign structure is proposed to be brushed aluminum (metallic silver) and the multi-tenant panels and address numerals will be black.
- Proposed sign
 - Approximately 24.75 square feet.
 - Each tenant panel is 10”h x 50”w (3.45 square feet).
 - Panels will be painted black with white premium vinyl lettering.
 - Sign height = 5.5’
 - Proposed to be located 5’ from property line.
 - The address numerals will be at least 8” in height.
 - Proposed sign meets all other sign code requirements.

Recommended Action: Per the discretion of the Committee.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351
SEH is 100% employee-owned | sehinc.com | 262.646.6855 | 888.908.8166 fax

Wisconsin Medical Weight Loss – Sign Permit**Applicant: Kyle Doberstein representing Wisconsin Medical Weight Loss****Location: 21075 Swenson Drive #300****Request: Approval of Permanent Signage**

- Requesting to add a wall mounted sign above the main entrance.
- Proposed sign
 - Proposed sign area = 23.3 square feet
 - Proposing white lettering with a blue trim.
 - Sign code restricts cabinet signs from having white backgrounds but does not restrict channel letter signs from having white backgrounds. This is considered to be a channel letter sign.
 - Back lit illumination.
 - 35’ of linear feet of tenant frontage
 - Total allowable signage = 28 square feet
- There are currently 4 on-building signs on the building, each located above/near the tenant entrance.
- The Code states that there should be a “maximum of two wall-mounted signs per building, subject to the area limits described above, on buildings principally used as offices”. The other tenants include a chiropractor’s office, spa and salon, mortgage company, and real estate office. Although some of the businesses serve as offices, they provide services to customers and are customer oriented businesses rather than business intended solely for office workers. Due to this, staff believes that allowing the wall mounted signage above the tenant space is appropriate in this situation and that this requirement does not apply in this situation.
- This sign will meet all other requirements as set forth in the sign code.

Recommended Action: Approve the sign permit as presented.**Coldwell Banker – Sign Permit****Applicant: Pete Hatcher representing Coldwell Banker****Location: 20350 Water Tower Boulevard****Request: Approval of Permanent Signage**

- Requesting to add two wall mounted signs on the office building. One sign is located on the west elevation and the other sign is located on the north elevation. Both signs will replace existing Coldwell Banker signage.
- In 2022, the Architectural Review Committee approved a master sign plan for this property.
 - Allowable signage size was established to allow the following:
 - Tenants occupying 5,000sf or more – 1 large sign 100sf each on north and west façade.
 - Tenants occupying 4,000-4,999sf – Large 100sf max (west façade)
 - Tenants occupying 1,600-3,999sf – Small Sign 50sf max (west façade)
 - Coldwell Banker occupies 4,821sf, thus according to master sign plan, they would be limited to one large sign on west façade. The Committee can still choose to approve both signs since they are replacing existing signage.
- West Elevation Sign
 - Sheet A.100 in the packet shows the location of the existing sign, which is significantly larger than the proposed sign. The new sign will be located below the location of the existing sign, next to the “Smiles for Miles” sign.
 - Proposed sign area = 45 square feet

- Proposing white lettering with a blue background.
- Internally illuminated with an push-thru dimensional letters.
- According to the master sign plan, this tenant is permitted one large wall mounted sign on the west elevation up to 100sf.
- North Elevation Sign
 - There is an existing wall mounted sign with blue channel letters
 - Proposed sign will consist of internally illuminated face-lit white channel letters with a brownish orange raceway.
 - Proposed sign area = 68 square feet.
- There are currently 4 other on-building signs (not including existing Coldwell Banker signs) on the building. These signs are shown in the master sign plan.
- The Code states that there should be a “maximum of two wall-mounted signs per building, subject to the area limits described above, on buildings principally used as offices”. The master sign plan essentially grants this exception as long as the proposed signage meets the master sign plan.
- This sign will meet all other requirements as set forth in the sign code.

Recommended Action: Per the discretion of the Committee.

Myocyte – Sign Permit

Applicant: Johanna Rolf representing Myocyte

Location: 19035 West Bluemound Road

Request: Approval of Permanent Signage

- Requesting to add one wall mounted sign near tenant entrance.
- Proposed Sign
 - Proposed sign area = 51.14 square feet
 - Entire Building Frontage (Facing Bluemound) = 311 feet.
 - Allowable sign area = 248sf
 - Tenant frontage = To be provided at meeting.
 - Allowable sign area = TBD.
 - Proposing black and gold channel lettering with a copper raceway and white lighting with a black background.
 - Internally illuminated channel letters.
 - It appears that the proposed sign may exceed the allowable signage.
- There are currently 7 other on-building signs (not including existing sign to be replaced) on the building.
- This sign will meet all other requirements as set forth in the sign code.

Recommended Action: Per the discretion of the Committee.

Quest Interiors – Final Approval**Applicant: Corey Wallace (Wesenberg Architects) representing Quest Interiors****Location: 21055 Crossroads Circle****Request: Final approval of new building consisting of an office, product showroom, and product storage and shipping area**

- Zoning District = B-2 Limited General Business District
- Currently a vacant 3.68 acre parcel in an office park.
- Proposed structure = 23,431 square foot one-story facility for Quest Interiors consisting of an office area, product showroom, and product storage/shipping area. The business's main customer is local home builders and contractors. It is essentially considered a building supply store.
 - Office area = 3,470 square feet
 - Showroom = 5,803 square feet
 - Warehouse area = 14,158 square feet
- Approximately 49 parking stalls currently proposed; 39 in customer parking area and 10 stalls intended for staff.
 - According to the code, 35 parking spaces are required. Stall per land use breakdown below:
 - Office area = 14
 - Warehouse = 12
 - Showroom = 9
- Proposed setbacks:
 - Front = 108'
 - Side = 109' south and 50' north
 - Rear = 121'
 - All setbacks will meet code requirements.
- Sum total of floor area
 - Proposed = 14.6% of lot area.
 - Required = No less than 6,000sf or 15% of the lot area, whichever is less. Shall not exceed 50% of lot area.
 - Requirement is met.
- Proposed building height appears to be approximately 28'.
- There are single-family residences directly to the west of the subject property, but only one of the adjacent parcels is zoned residential. The majority of trees along the western property line are proposed to remain to maintain the buffer between the residential properties and the new building.

Final Approval Requirements

The purpose of final project review shall be to determine that this chapter and other Town ordinances have been fully complied with, and to authorize the issuance of a building permit, subject to the developer receiving approval of the Wisconsin Department of Safety and Professional Services (SPS) of the building plans, if required, including architectural details and lighting plan. The Plan Commission may require appropriate sureties to guarantee the completion of grading, landscaping, and construction and paving of parking and loading areas within an approved time schedule. Final approval granted by the Town Board shall expire within 12 months unless necessary building permits have been applied for and issued.

Development Review Team Feedback

The Development Review Team has reviewed the proposed plans and all of their comments and/or concerns are described in the review letter from the Town Engineer. There are still a few additional items that need to be addressed, but Town Staff believes these items can be addressed prior to final approval from the Town Board.

Next Steps

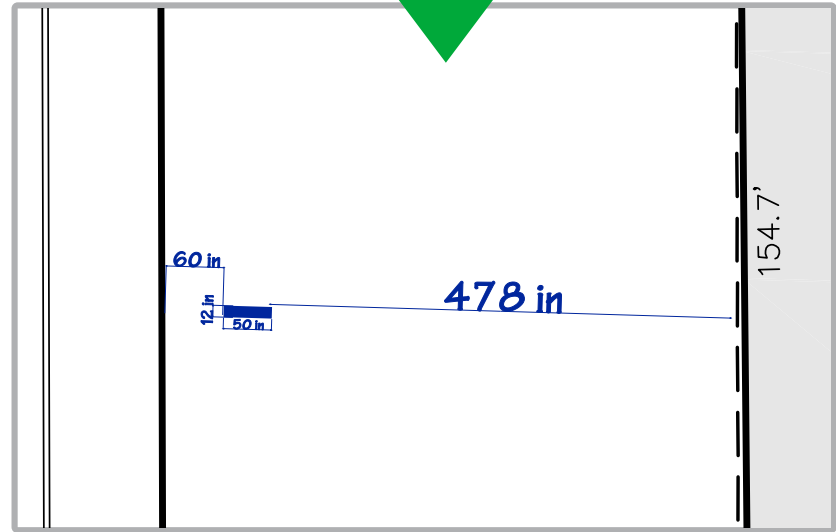
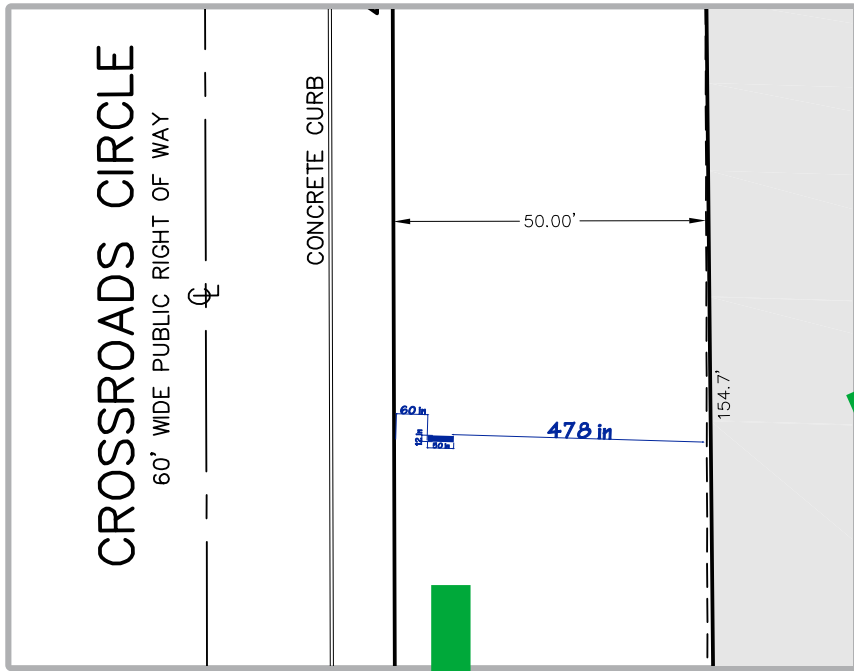
If final approval is granted by this committee, the Plan Commission will review final plans at the next available meeting. If approved by Plan Commission, the Town Board will review and grant final approval.

Staff Recommendation

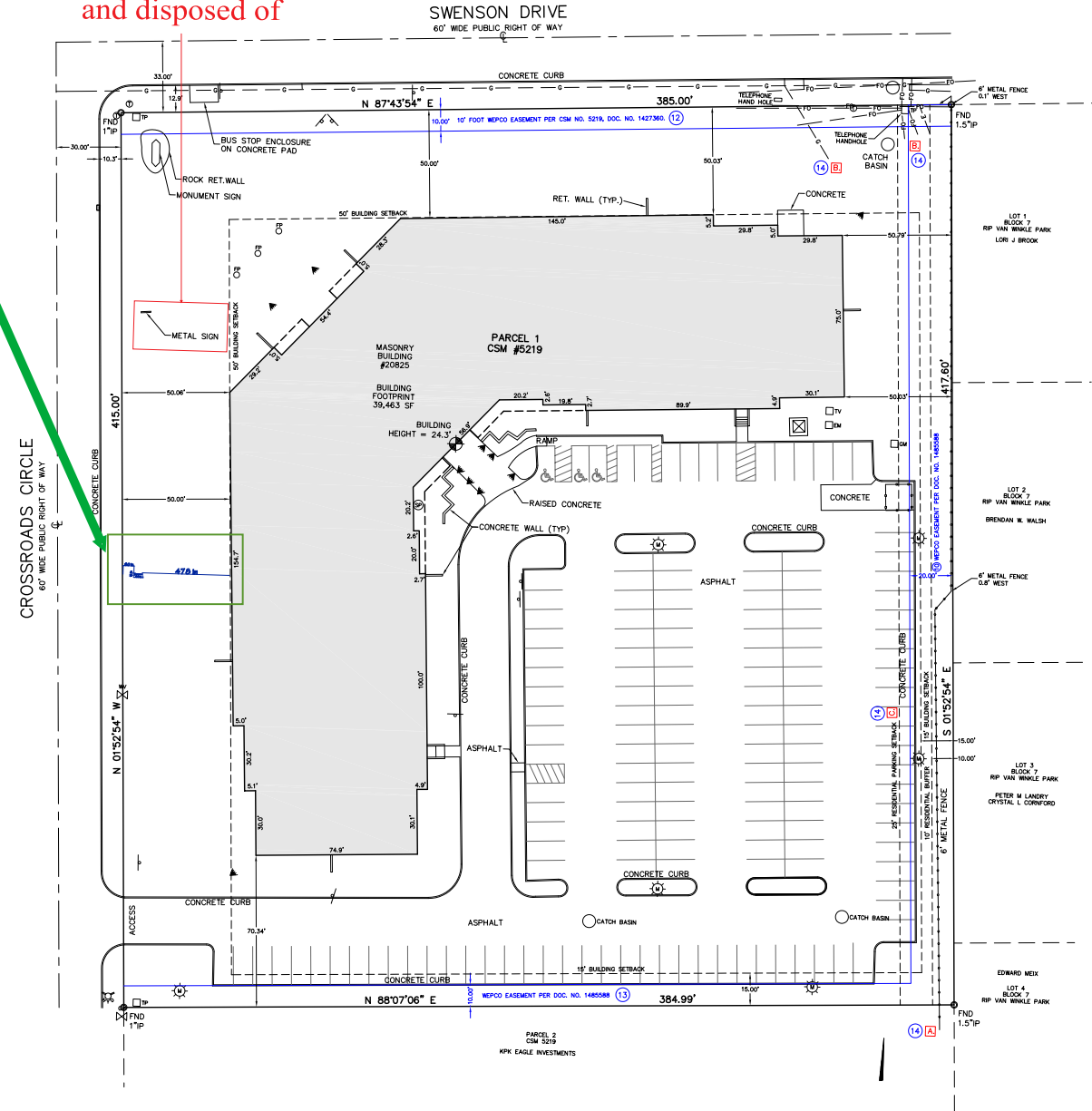
Recommend final approval of this proposed development to the Plan Commission.

e:\2023\arc prep\june 23\arc staff report - june 23.docx

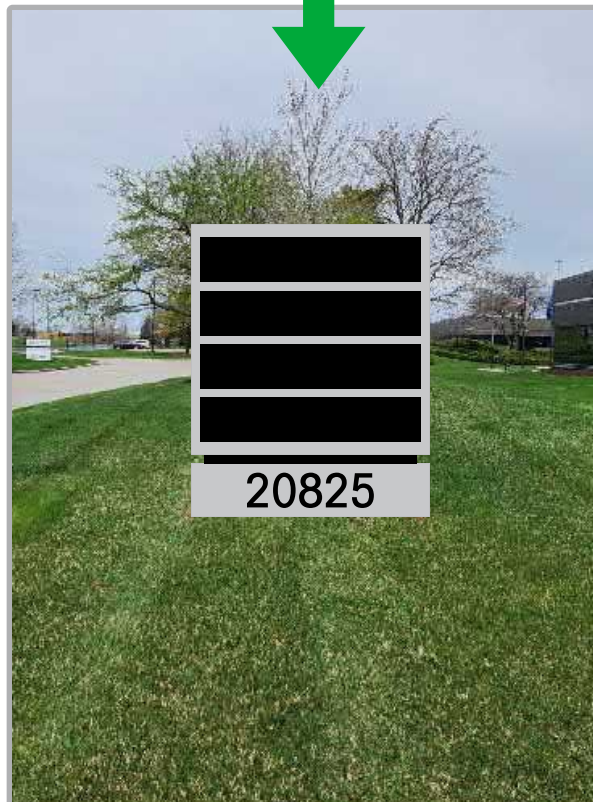
New Sign Location



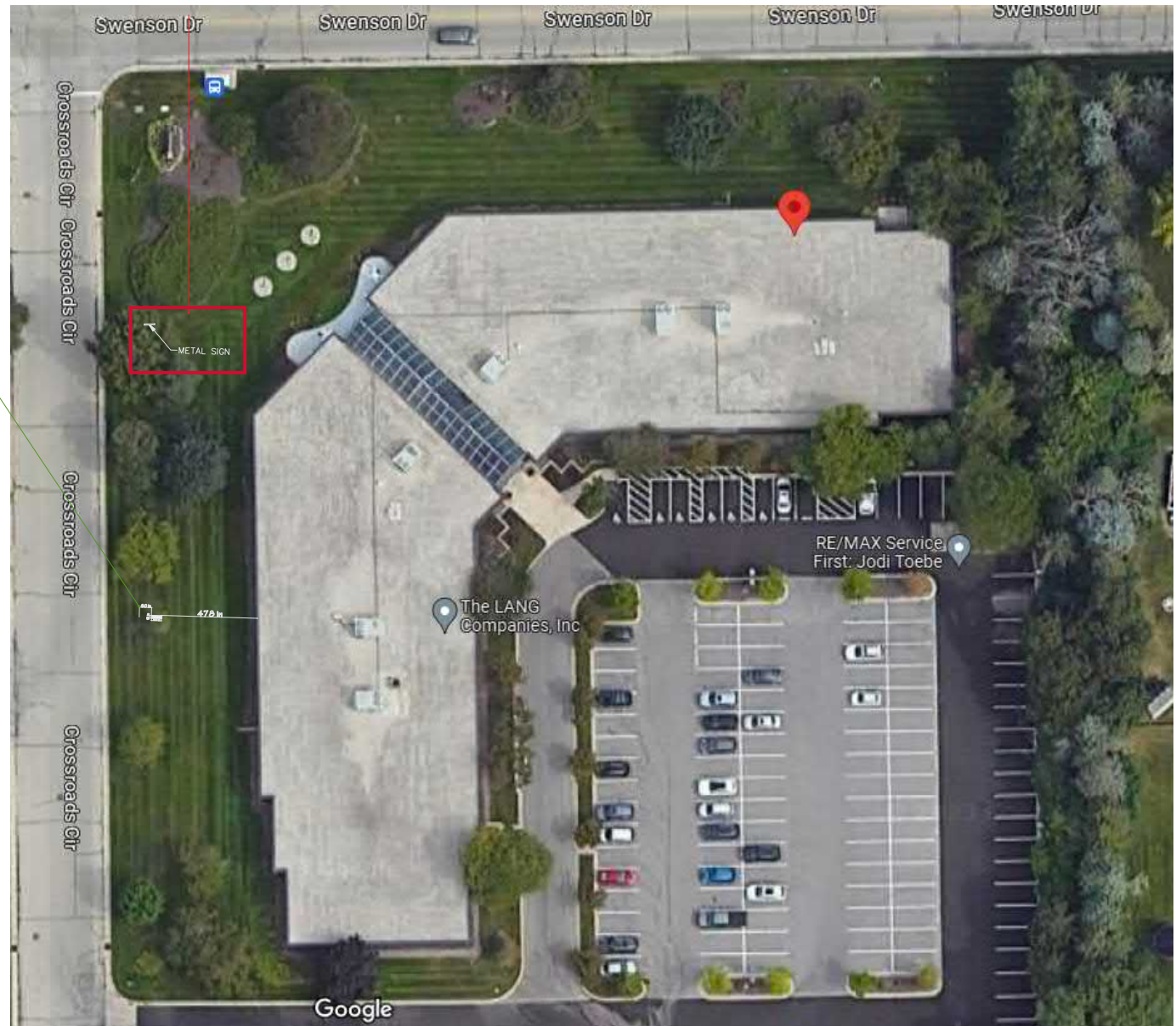
Existing Sign
To be removed
and disposed of



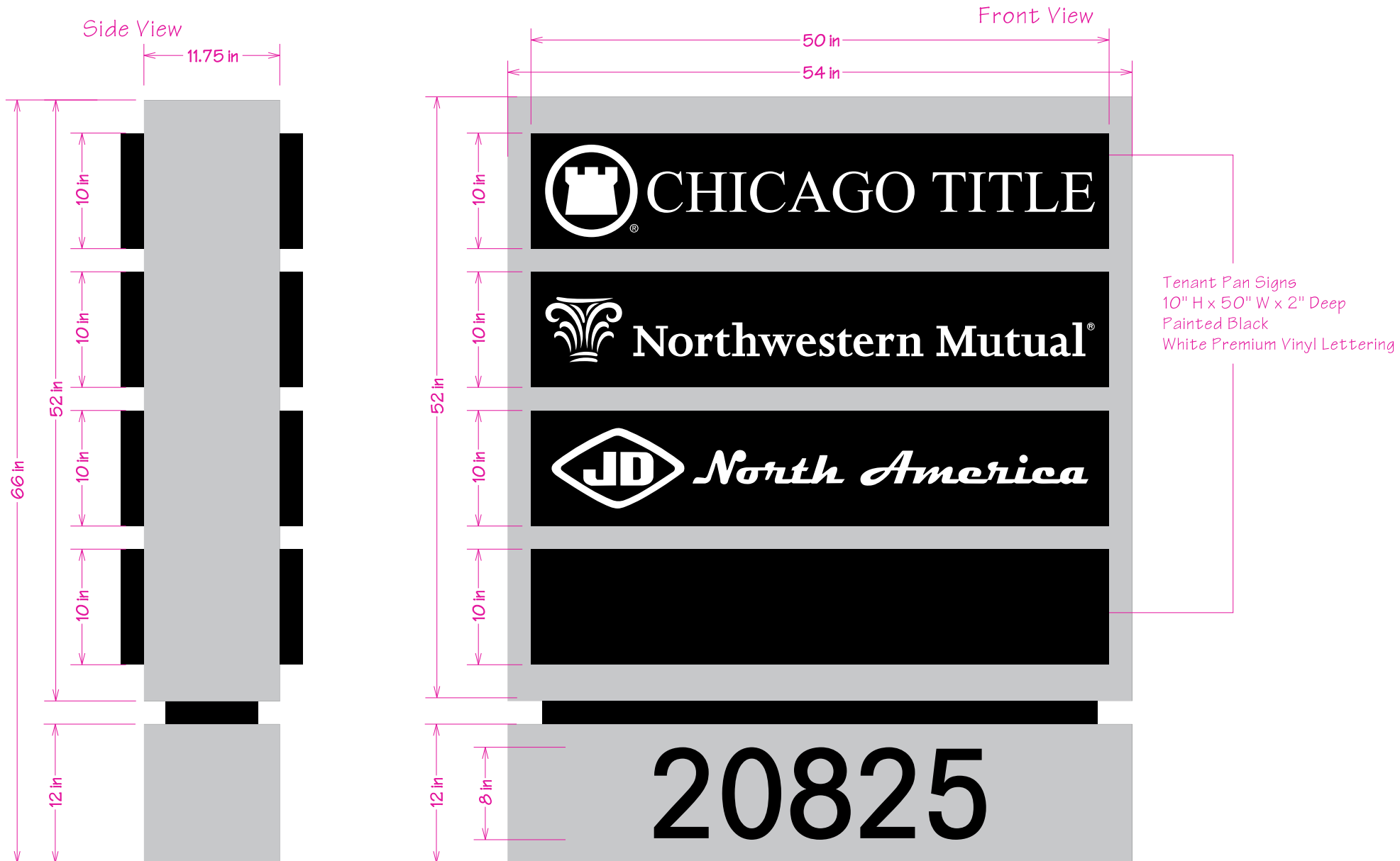
New Sign Location



Existing Sign
To be removed
and disposed of



Qty One - Double Sided - Non-Illuminated Monument Sign
 Sign Painted: Black & 41342SP Brushed Aluminum (Metallic Silver)
 Address - 1/4" Aluminum - blind mounted
 Tenant Panels - 2" Deep Pan Signs - Mounted to Monument Sign
 Lettered with White Premium Vinyl Lettering



FINAL

 CHICAGO TITLE

 Northwestern Mutual

 *North America*



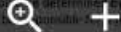
20825



- Legend**
- Municipal Boundary_2K
 - Parcel_Dimension_2K
 - Note_Text_2K
 - Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
 - Simultaneous Conveyance
 - Assessor Plat
 - CSM
 - Condominium Subdivision
 - Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
 - Railroad_2K

0 90.59 Feet

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Notes:

Printed: 5/31/2023





Individual Channel Letters (5" deep) Back light (not on raceways)

12" X 280" = 23.3 sq/ft

41"

280"

12" Wisconsin Medical // Weight Loss

121"

35' X Linear Feet of Frontage



COLDWELL BANKER REALTY

2020 NATIONAL REBRAND PROGRAM

OFFICE LOCATION

20350 Water Tower Blvd
Brookfield, WI 53045

10 March 2023



330 Washington Ave
Carlstadt, NJ 07072

t 800 203 0301
f 201 528 0890

e info@vgs-inc.com
www.vgsonline.com

Site Plan



330 Washington Ave.
 Carlstadt, NJ 07072
 (201) 528-2700

www.vgsonline.com

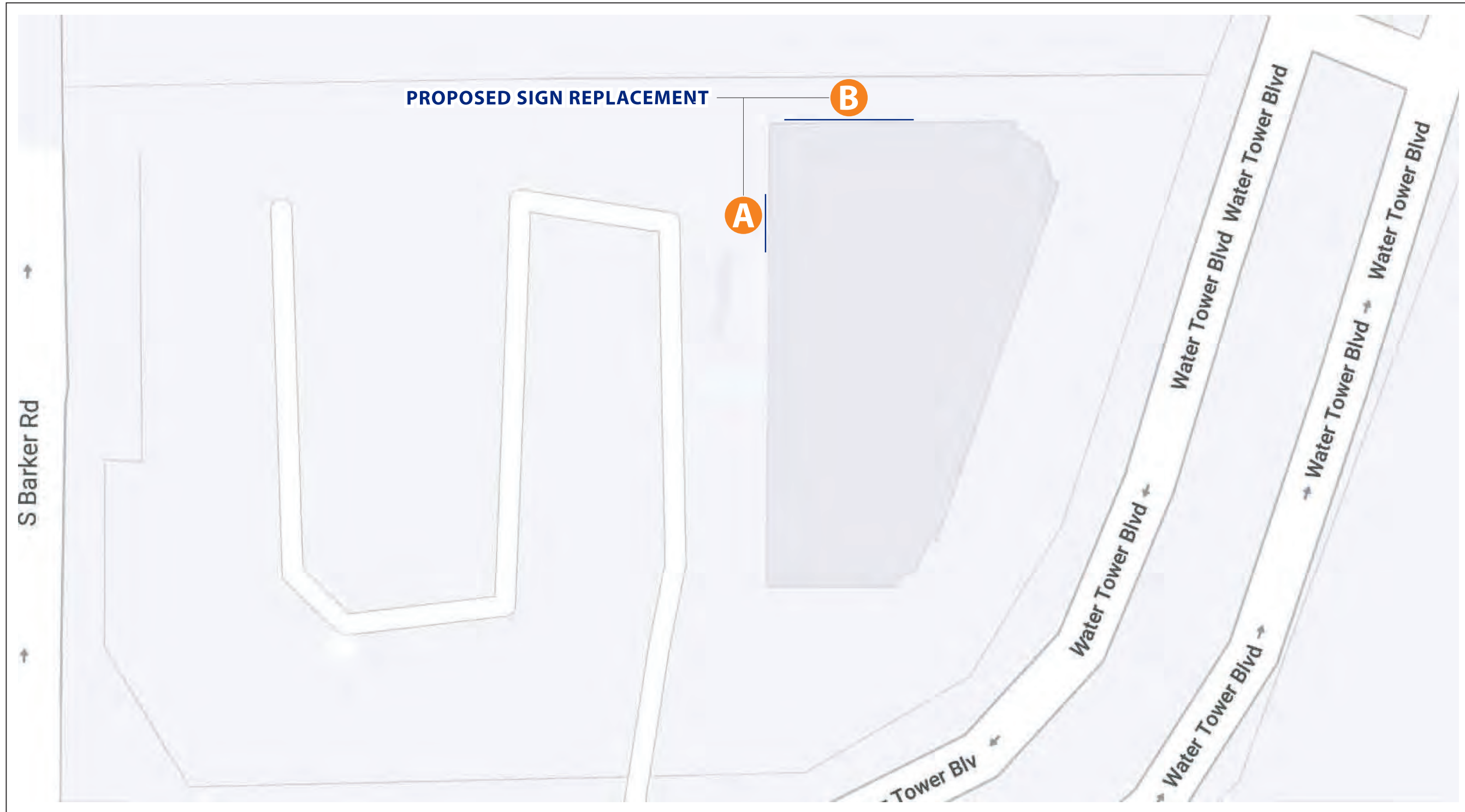
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APPROVED DRAWINGS must be signed and dated by Client before fabrication commencement.

SIGNATURE _____

DATE _____

Coldwell Banker Realty
 20350 Water Tower Road
 Brookfield, WI 53045



DESCRIPTION	PLOT PLAN
DATE	10 MARCH 2023
DRAWN BY	O.G.
SCALE	N.T.S.
SHEET NO.	

A.100

Brookfield - 94800102

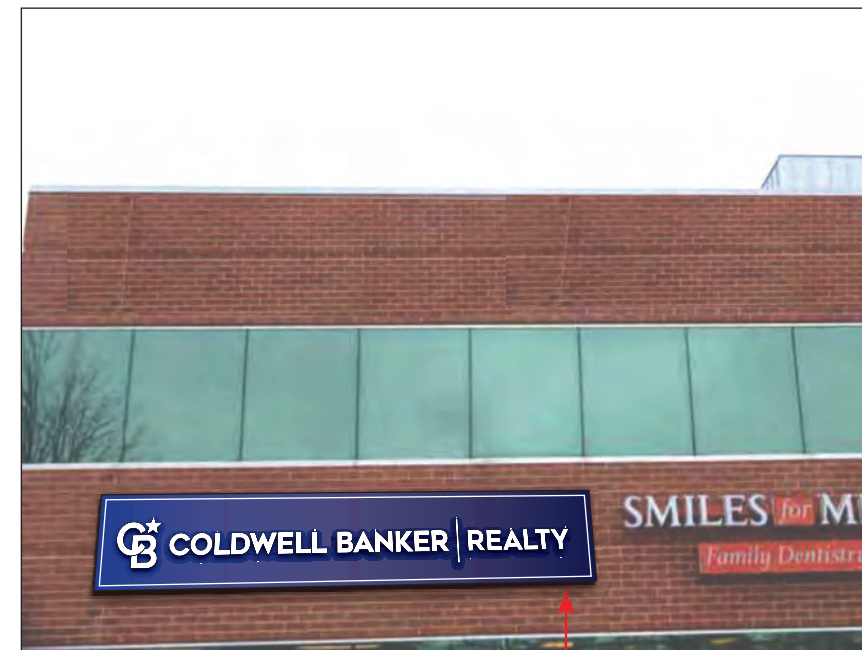
Building Wall Sign Detail



REMOVE



EXISTING SIGN



A

PROPOSED SIGN

130.5 in
TO GRADE



330 Washington Ave.
Carlstadt, NJ 07072
(201) 528-2700

www.vgsonline.com

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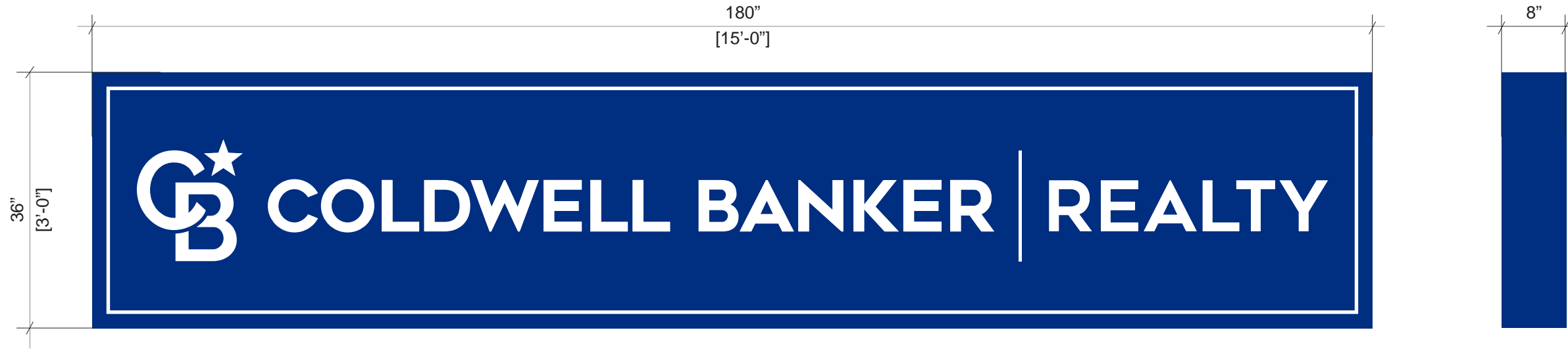
DATE _____

Coldwell Banker Realty
20350 Water Tower Road
Brookfield, WI 53045

DESCRIPTION	ELEVATION
DATE	10 MARCH 2023
DRAWN BY	O.G.
SCALE	N.T.S.
SHEET NO.	

A.100

Building Wall Sign Detail



A ILLUMINATED STENCIL-CUT / PUSH-THRU DIMENSIONAL LETTERS
QTY. - 1

36"H X 180"W x 10"D LED Internally illuminated sign cabinet painted PMS 280 with stencil-cut, push-thru #7328 White acrylic logo, text and border.

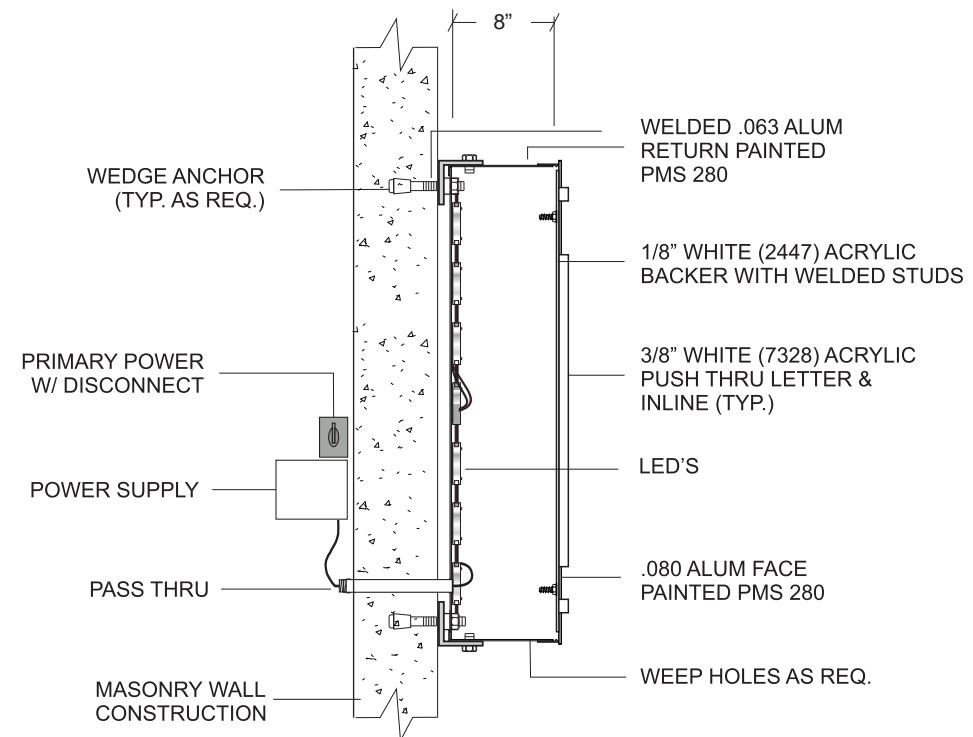
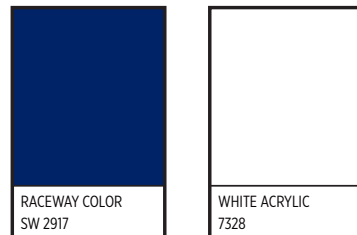


Voltage: 120 V

Amperage: 3.0A

Dedicated 20AMP Circuit

Sign meets all articles of the 2017 Edition of NFPA-70 National Electric Code and is intended to be installed with compliance with all other applicable local codes. This includes proper grounding and bonding of the sign.



DETAIL AND MOUNTING
 N.T.S.



330 Washington Ave.
 Carlstadt, NJ 07072
 (201) 528-2700

www.vgsonline.com

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APPROVED DRAWINGS must be signed and dated by Client before fabrication commencement.

SIGNATURE _____
 DATE _____

Coldwell Banker Realty
 20350 Water Tower Road
 Brookfield, WI 53045

DESCRIPTION	DESIGN / MOUNTING
DATE	10 MARCH 2023
DRAWN BY	O.G.
SCALE	N.T.S.
SHEET NO.	

REV. 1 12/27/22 - SIZE REDUCTION

A.101

Brookfield - 94800102

Building Wall Sign Detail



EXISTING SIGN



B PROPOSED SIGN



330 Washington Ave.
Carlstadt, NJ 07072
(201) 528-2700

www.vgsonline.com

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SIGNATURE _____

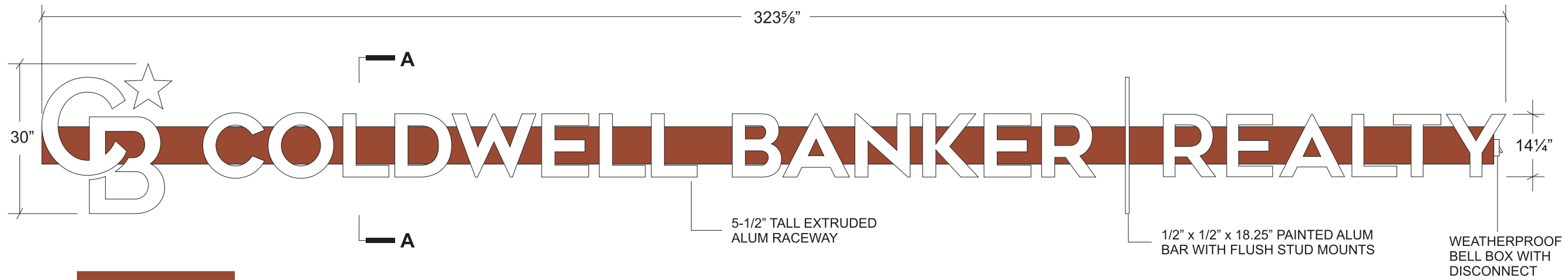
DATE _____

Coldwell Banker Realty
20350 Water Tower Road
Brookfield, WI 53045

DESCRIPTION	ELEVATION
DATE	10 MARCH 2023
DRAWN BY	O.G.
SCALE	N.T.S.
SHEET NO.	

A.200

Building Wall Sign Detail

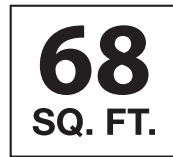


SW 2917 CLAY POT

B ILLUMINATED FACE-LIT CHANNEL LETTERS

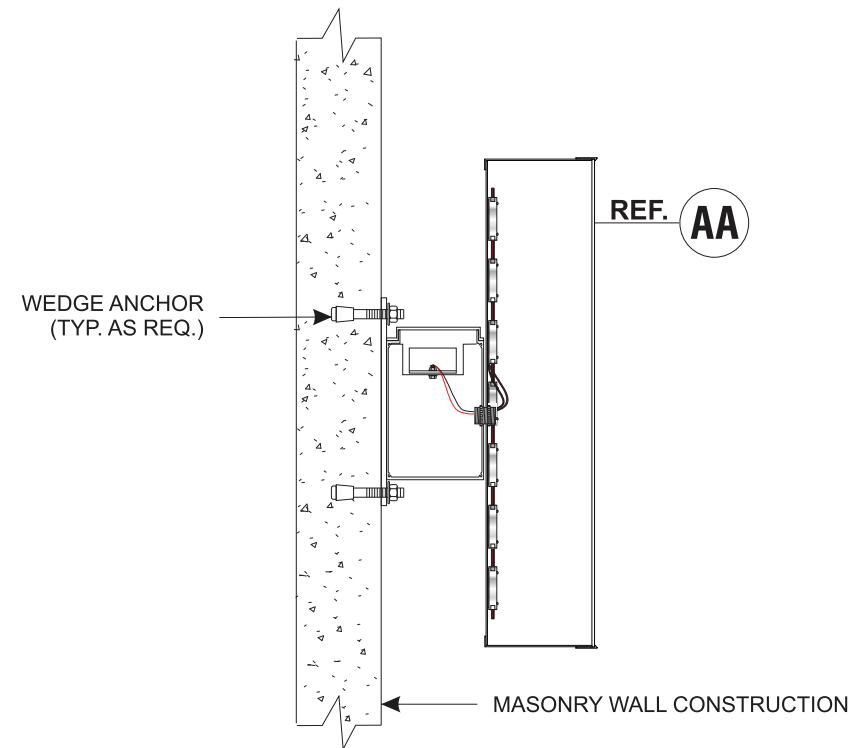
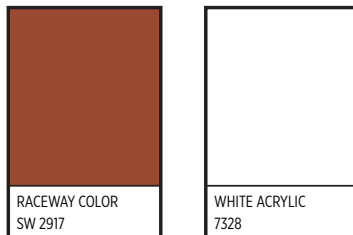
QTY. - 1

30"H X 323 5/8"W x 10"D LED Internally illuminated face-lit channel letter sign mounted to painted raceway.



Voltage: 120 V
Amperage: 3.5A
20AMP Circuit

Sign meets all articles of the 2017 Edition of NFPA-70 National Electric Code and is intended to be installed with compliance with all other applicable local codes. This includes proper grounding and bonding of the sign.



MC MOUNTING ON MASONRY CONSTRUCTION

N.T.S.



330 Washington Ave.
Carlstadt, NJ 07072
(201) 528-2700

www.vgsonline.com

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APPROVED DRAWINGS must be signed and dated by Client before fabrication commencement.

SIGNATURE _____
DATE _____

Coldwell Banker Realty
20350 Water Tower Road
Brookfield, WI 53045

DESCRIPTION	DESIGN / MOUNTING
DATE	10 MARCH 2023
DRAWN BY	O.G.
SCALE	N.T.S.
SHEET NO.	

A.201

Brookfield - 94800102

Town of Brookfield-Master Sign Program

Project Name: Water Tower Office Building

Property Address: 20350 Water Tower Road

Current Zoning: B-2 Limited General Business

Tax Key: BKFT1134999017

Applicant Name: HGR, LLC

Contact Person: Tera Greenland, Founders 3

Applicant Address: 252 E Highland Ave

City: Milwaukee State: WI Zip: 53202

Intent

This document comprises the Master Sign Program (MSP) for Water Tower Office Building located at 20350 Water Tower Road. The intent of the MSP is to set forth a theme as to placement, lettering style, color, materials, mounting method and other related design considerations of signs, while at the same time reducing sign clutter. No sign shall be erected, placed, painted, or maintained, except in conformance with the MSP. Existing signs will be “grandfathered” in until such time as changes are requested. Any new sign applications will require review and approval by the Architectural Control Committee.

1. Location, Theme, Color & Size Style:

- a. *Monument* – One monument sign identifying the building to be located at Water Tower Blvd Entrance. Monument to be positioned Perpendicular to the public right-of-way and have a 5’ set back from the lot line. See Exhibit 1 Site Plan. For cohesive appearance monument base materials will coordinate with the building. The monument cabinet to be internally illuminated with routed aluminum faces. Acceptable colors for the monument cabinet are shades of blue and green for the cabinet with white acrylic backer for the text. For detailed example please see Exhibit 2.
- b. *Wall Signs* – For wall signs location details see Exhibit 1 Site Plan. Front or backlit raceway/backer mounted channel letters. Acceptable colors for channel letter faces are white or shades of blue and green. Acceptable colors for channel letter cans and trim cap are white, black or shades of blue and green. All Cabinet box background colors to be opaque in a shade to match the building façade color. Raceway and backer colors to be a shade to match building façade color. This

theme provides color continuity with all tenant signage. Maximum projection from building not to exceed 12". Wall signs will be placed within the building sign band. Please see Exhibit 3 for wall sign details.

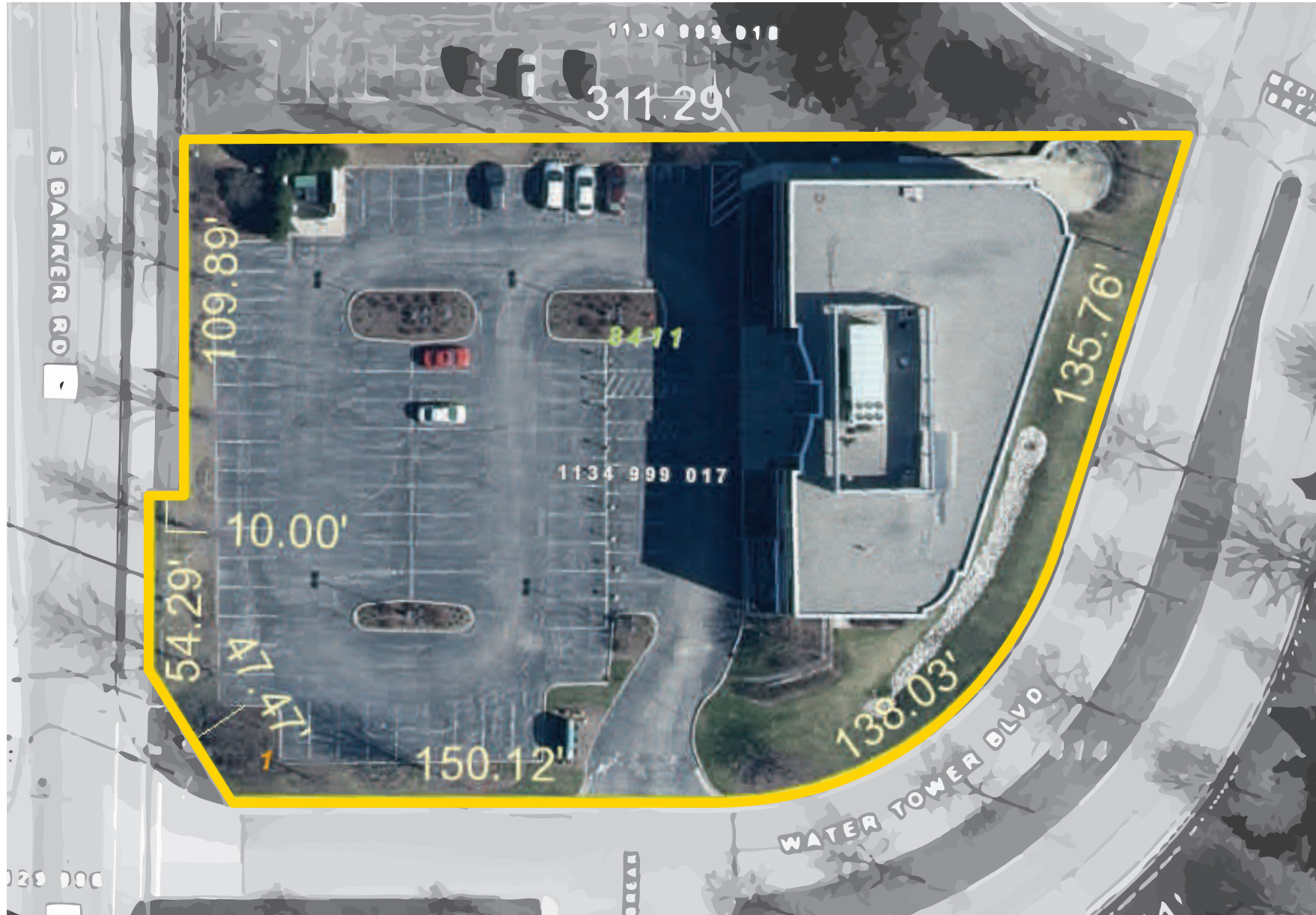
- c. *Traffic Regulatory, Directional, and Informational Signs* - Traffic Regulatory, Directional and Informational Signs, which include signs such as "Stop", "No-Parking", "One-way", "Fire Lane", "No Skateboarding", "Clearance X", or other legal notices, etc., but which do not include way-finding signs, may be installed by the owner according to town of Brookfield Sign Ordinance Section 17.08(j).

3. Proposed Size:

- a. *Monument Sign* - Monument sign shall not exceed ten (10) feet in height and shall not exceed 70 square feet per side. The face area includes the surface area of the signage box and sign face but excludes the area of the signage base. The sign base shall be a minimum of 18 inches tall.
- b. *Wall Sign* – Tenants shall be allowed wall signs based on their overall square footage of occupancy as detailed below.
 - a. *Tenants occupying 5,000 sq. ft. or more* – (1) Large Sign(s) 100 sq ft max each on North and West Elevation.
 - b. *Tenants Occupying 4,000 – 4,999 sq. ft* –Large Sign 100 sq. ft. max
 - c. *Tenants Occupying 1,600-3,999 sq. ft.* – Small Sign 50 sq. ft. max

Exhibits Enclosed:

- 1. Site Plan
- 2. Monument Sign Detail
- 3. Wall Sign Detail





Monument Sign

Shall not exceed ten (10) feet in height and shall not exceed 70 square feet per side.

The face area includes the surface area of the signage box and sign face but excludes the area of the signage base.

The sign base shall be a minimum of 18 inches tall.

-  3/16" White Acrylic Backers
-  Faces Shades of Green
-  Brick Base to Match Building

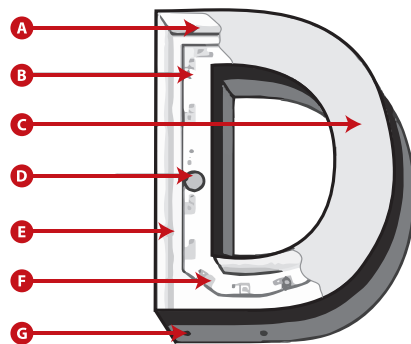
MERIDIAN

endodontics and periodontics

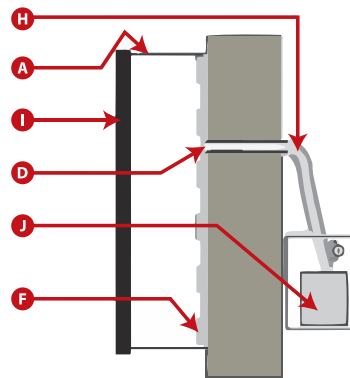


- A 4.0" or 5.0" Returns (.040 aluminum)
- B Routed Backs (.040 aluminum)
- C Routed 3/16" White Acrylic Face
- D Flex Conduit Connector
- E Clinched & Caulked Seams
- F White LED Illumination (tape mounted)
- G Drain Holes
- H Flex Conduit to Transformer Box
- I 1.0" Trim Cap
- J Transformer With Disconnect

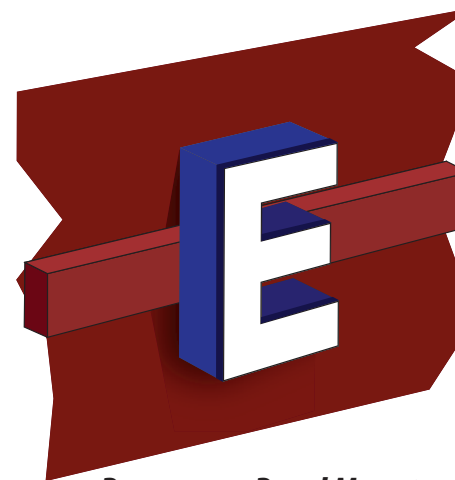
UL Listed Fabrication & Installation



FRONT VIEW






SIDE VIEW FLUSH MOUNT



Raceway or Panel Mount

1 large sign

- Tenants Occupying 5,000 sf +**
2 Large Signs - 100sf Max Each on North & South Elevation
- Tenants Occupying 4,000 - 4,999 sf +**
Large Sign - 100sf Max
- Tenants Occupying 1,600-3,999 sf**
Small Sign - 50sf Max

-  3/16" White Acrylic Face
-  Trim Cap & Return White, Black & Shades of Blue & Green
-  Backer Panel or Raceway to Match Opaque & Facade Color



262.432.1330
Innovative-Signs.com
21700 Doral Rd. Suite B
Waukesha, WI

WATER TOWER OFFICE BUILDING 20350 Water Tower Road

MYOCYTE

MYOCYTE - Brookfield

19035 West Bluemound Road - Brookfield, Wisconsin 53151

Drawing Package Title: Myocyte_Brookfield_1_(0).pdf

Date: 7-7-20



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

CONCEPTUAL DRAWING

Illuminated Effect



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Myocyte

Address: 19035 West Bluemound Road

Location: Brookfield, Wisconsin

Sales Representative: Skip DeBack

Project Manager: T.B.D.

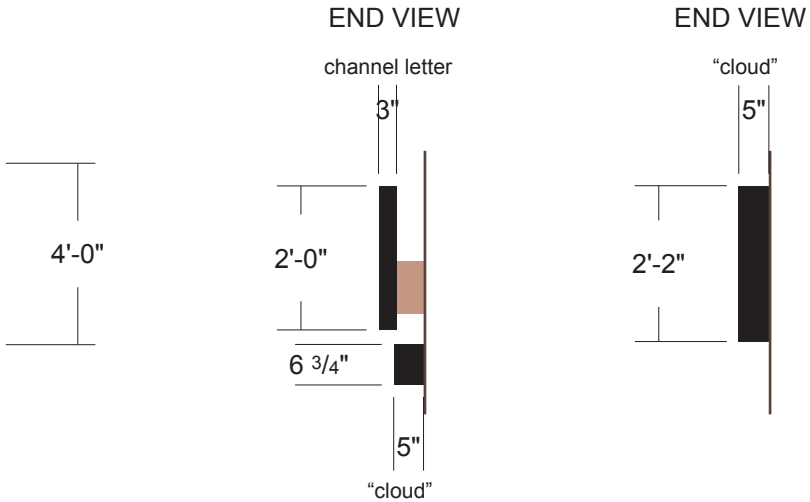
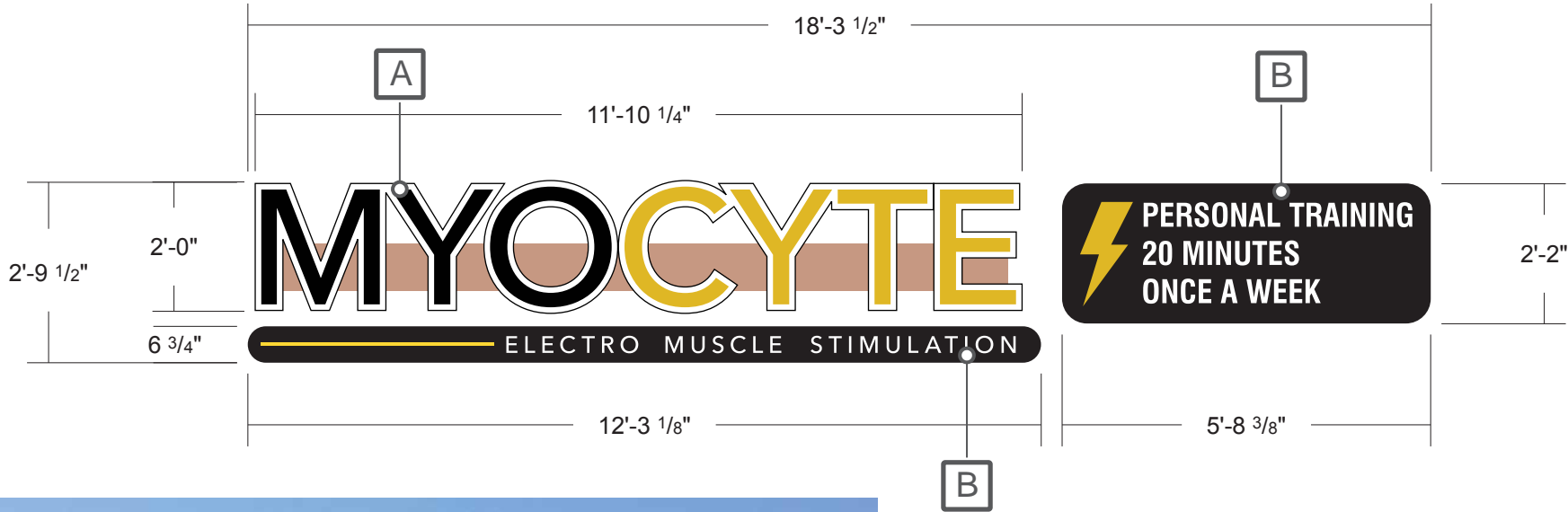
Designer: Mark Mayzik

Scale: N/A

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Date:
Myocyte_OVERVIEW_r00_D 06-05-23



Channel Letters - Face Lit on a Raceway

One (1) Set of Face Lit Channel Letters on a Raceway
 Illuminated with Internal White LED
 Sign to have Photo Cell

(A) Channel Letters:
 3" deep .040 letter coil returns - Black

Trim Cap - 1" Black

.177 White acrylic faces with 3M translucent film graphics applied to 1st surface

(B) "Cloud Signs:
 5" deep .040 letter coil returns - Black
 1" trim cap - Black

.177 White acrylic face with 3M translucent film graphics applied to 1st surface

(C) Raceway: 4.375" D x 8.75" H
 Extruded aluminum, paint to match wall, (match required)

Installation Method:
 Raceway mounted flush to exterior wall. (verify)

- Colors:
- 1) White Acrylic
 - 2) 3M translucent film, Sunflower 3630-25
 - 3) 3M Blockout film, Black 3635-22B
 - 4) Black paint, (satin finish)
 - 5) "Copper" paint to match metal fascia, T.B.D.

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

- BUILDING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO PRODUCTION.



SIGNS

4085 North 128th Street
 Brookfield, WI 53005
 p. 262-781-1500
 www.LembergElectric.com

Client: Myocyte
 Address: 19035 West Bluemound Road
 Location: Brookfield, Wisconsin

Sales Representative: Skip DeBack
 Project Manager: T.B.D.
 Designer: Mark Mayzik

Scale: 1/2"=1'-0"
 Paper Size: 11x17
 Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Date:
 Myocyte_CL_v01_r00_D 06-05-23

06-05-2023 / Sign Class: Channel Letters / File Name: Myocyte_Brookfield_1_(0).pdf
Initial drawings completed. - MCM

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Notes & Revisions | Check List & Flagged Items



- Colors properly specified. (N)
- Colors picked by design, client to approve. (N)
- Elevation details called out. (N)
- EMC call outs and electrical drawings. (N/A)
- LED color temp. (N)
- Logo/Art do we have clean vector art. (N)
- Photo eye placement. (N)
- PMS Colors. (N)
- Sample colors being provided to client. (N)
- Tech audit info- Electrical Placement. (N)
- Tech audit info- Footer Details on Drawings. (N/A)



06-05-2023
Raceway paint color to match wall needed. - MCM

-

-

-

-

-

-

Job File Location Sales: Customer Folders / Myocyte USA- Brookfield / Art Work | Job File Location Design: Sign Vault_20 / M / MYOCYTE



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Myocyte

Address: 19035 West Bluemound Road

Location: Brookfield, Wisconsin

Sales Representative: Skip DeBack

Project Manager: T.B.D.

Designer: Mark Mayzik

Scale: N/A

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

Myocyte_NOTES_r00_D

Date:

06-05-23

PROPOSED SHOWROOM, OFFICE & WAREHOUSE BUILDING

for

QUEST INTERIORS

21055 Crossroads Circle
Town of Brookfield, WI



WESENBERG ARCHITECTS
WESENBERGARCHITECTS.COM | 240 ALGOMA BOULEVARD, SUITE A, OSHKOSH, WISCONSIN 54901 | 920.230.4900

FIELD VERIFY ALL GIVEN DATA BEFORE PREPARATION OF SHOP DRAWINGS, CONSTRUCTION AND INSTALLATION.

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Proposed Offices, Showroom and Warehouse for:

KTFM, LLC
21055 Crossroads Circle
Town of Brookfield, WI 53186

ISSUE DATE:
19 April, 2023

SET TYPE:
ZONING SUBMITTAL

REVISIONS:

NO.	DESCRIPTION	DATE

COVER SHEET

PRINTED: 4/19/2023 2:08:09 PM

PROJECT NUMBER

2236

SHEET NUMBER

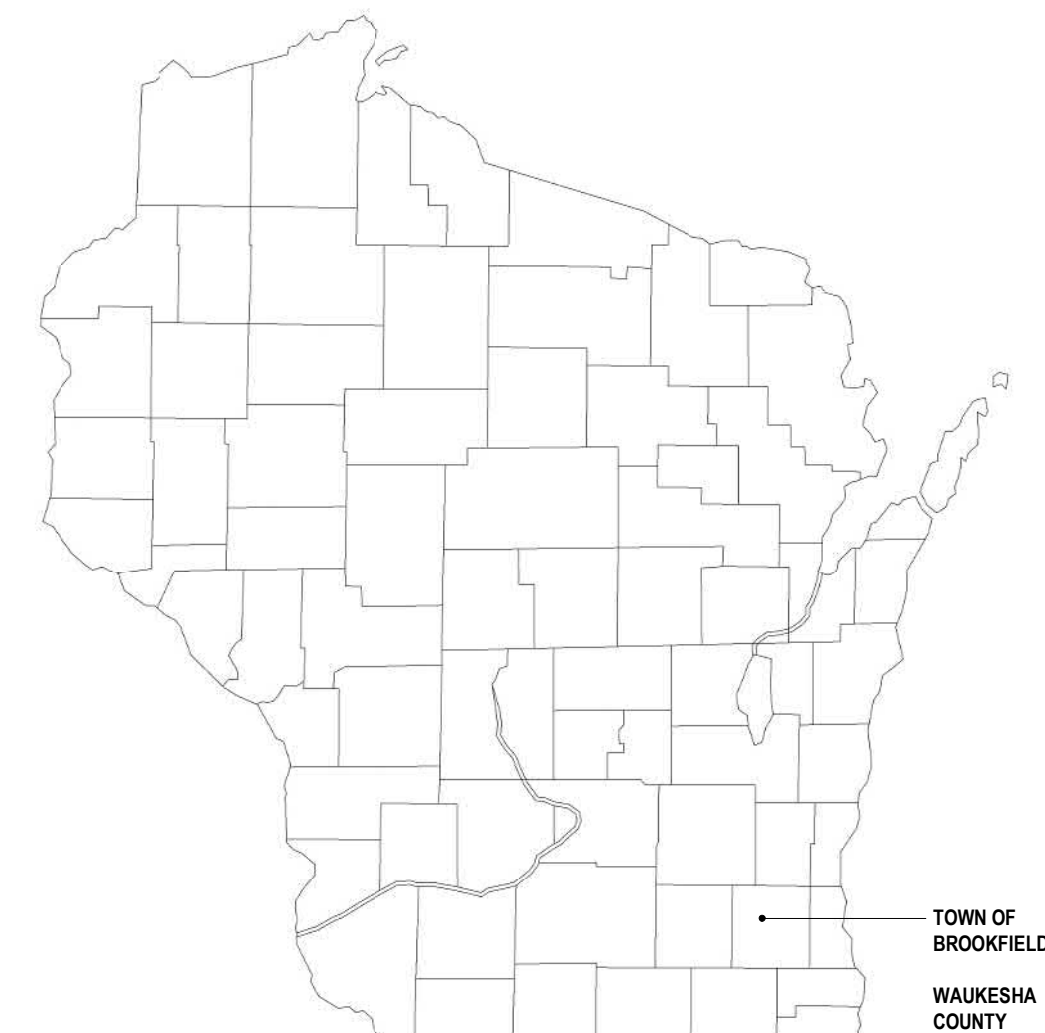
G100

**PRELIMINARY
NOT FOR CONSTRUCTION**

FOR PROPER INTERPRETATION, THESE DRAWINGS SHALL BE PRINTED IN COLOR

SHEET INDEX		
SHEET NUMBER	SHEET NAME	DISCIPLINE
G100	COVER SHEET	GENERAL
C0.1	CIVIL COVER AND SPECIFICATION SHEET	CIVIL
C1.0	EXISTING SITE AND DEMOLITION PLAN	CIVIL
C1.1	SITE PLAN	CIVIL
C1.2	GRADING AND EROSION CONTROL PLAN	CIVIL
C1.3	UTILITY PLAN	CIVIL
C1.4	LANDSCAPE AND RESTORATION PLAN	CIVIL
C2.0	DETAILS	CIVIL
C2.1	DETAILS	CIVIL
C2.2	DETAILS	CIVIL
C3.1	SITE PHOTOMETRICS PLAN & DETAILS	CIVIL
AS100	SITE CONTEXT PLAN	ARCHITECTURAL SITE
AS101	ARCHITECTURAL SITE PLAN	ARCHITECTURAL SITE
A100	FIRST FLOOR DESIGN PLAN	ARCHITECTURAL
Z300	EXTERIOR DESIGN ELEVATIONS	ARCHITECTURAL PRESENTATION
Z301	EXTERIOR DESIGN ELEVATIONS	ARCHITECTURAL PRESENTATION
Z400	BUILDING SECTION DIAGRAM	ARCHITECTURAL PRESENTATION
Z900	PRESENTATION DRAWING	ARCHITECTURAL PRESENTATION
Z901	PRESENTATION DRAWING	ARCHITECTURAL PRESENTATION

CONSULTANT LIST	
ARCHITECT: WESENBERG ARCHITECTS 146 ALGOMA BLVD OSHKOSH, WISCONSIN 54901 (920) 230 - 4900 Chet Wesenberg chet.wesenberg@owarchitect.net	
OWNER: KTFM, LLC N7799 US HWY 51 FOND DU LAC, WISCONSIN 54935 (920) 233 - 3200 Mark Twohig mtwohig@questinteriorsusa.com	
STRUCTURAL ENGINEER: PATERA, LLC 2601 S. SUNNYSLOPE ROAD NEW BERLIN, WI 53151 (262) 786 - 6576 John Lavin john@PateraLLC.com	
CIVIL: EXCEL ENGINEERING, INC. 100 CAMELOT DRIVE FOND DU LAC, WI 54935 (920) 926 - 9800 Jason Daye jason.daye@excelengineer.com	
PLUMBING & FIRE PROTECTION: EXCEL ENGINEERING, INC. 100 CAMELOT DRIVE FOND DU LAC, WI 54935 (920) 926 - 9800 Ben Stratman ben.stratman@excelengineer.com	
HVAC ENGINEER: EXCEL ENGINEERING, INC. 100 CAMELOT DRIVE FOND DU LAC, WI 54935 (920) 926 - 9800 Michael Zagar michael.zagar@excelengineer.com	
ELECTRICAL DESIGNER: EXCEL ENGINEERING, INC. 100 CAMELOT DRIVE FOND DU LAC, WI 54935 (920) 926 - 9800 Tim Stoppeworth tim.stoppeworth@excelengineer.com	



VICINITY MAP



PROJECT LOCATION

PROJECT LOCATION

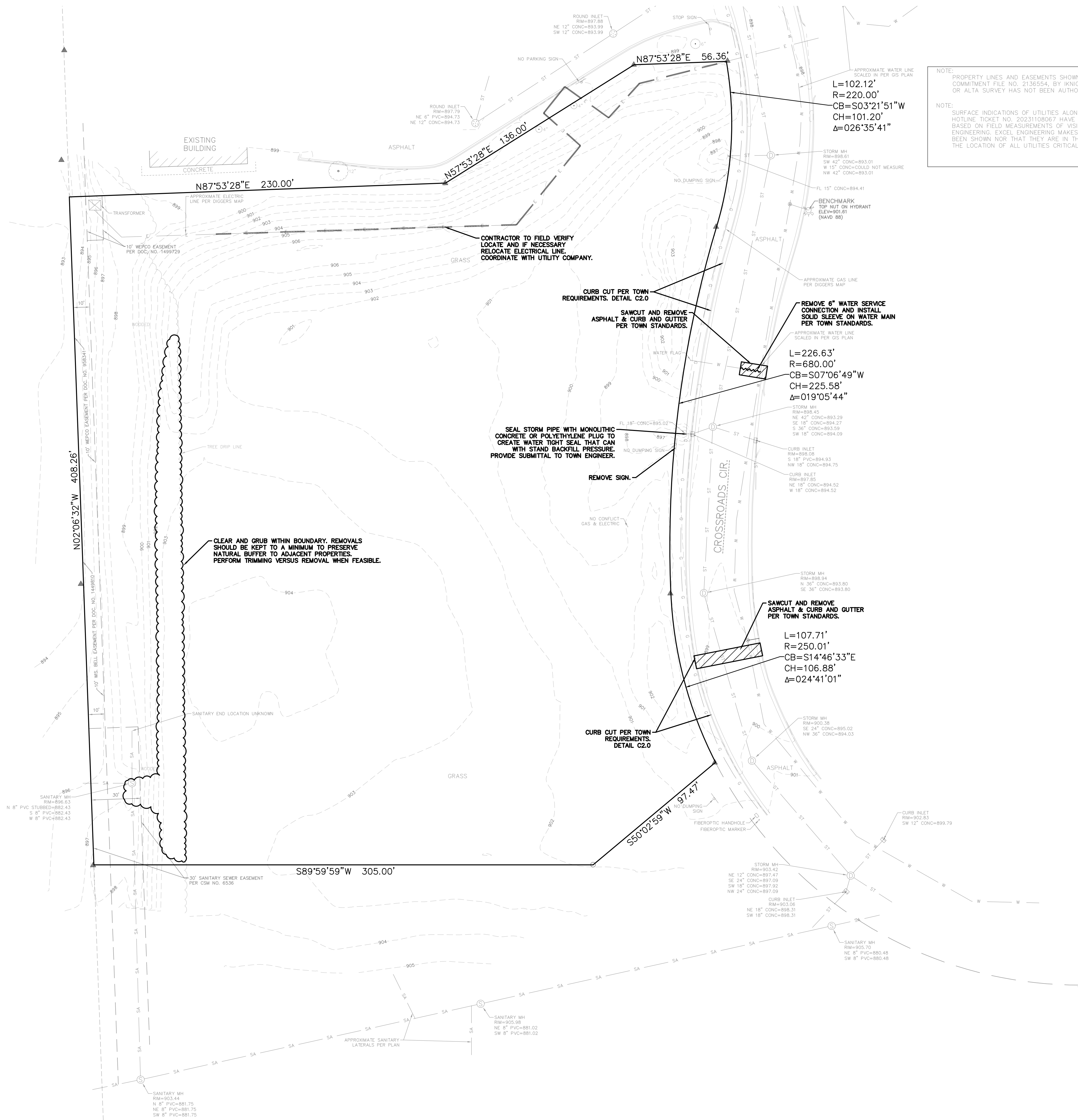
LOCAL MAP



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTE: PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 2136554, BY KNIGHT BARRY TITLE GROUP, DATED MARCH 18, 2022. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED.

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL PER DIGGER'S HOTLINE TICKET NO. 20231108067 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED OFFICES, SHOWROOM, AND WAREHOUSE FOR:
KTFM, LLC
21055 CROSSROADS CIRCLE • TOWN OF BROOKFIELD, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES

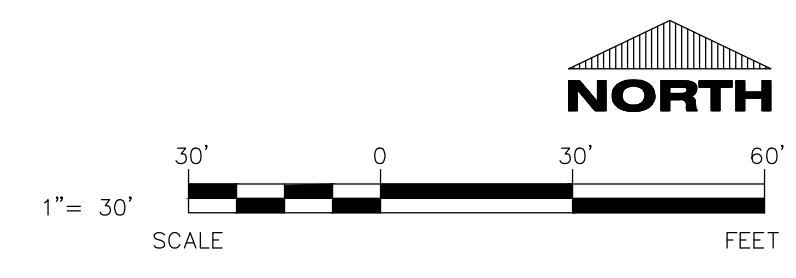
APR. 19, 2023
MAY 3, 2023
MAY 17, 2023
MAY 22, 2023

JOB NUMBER

230030600

SHEET NUMBER

C1.0



CIVIL EXISTING SITE AND DEMOLITION PLAN

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.68	160,351	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	3.68	160,351	100.0%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.68	160,351	
BUILDING FLOOR AREA	0.64	28,039	17.5%
PAVEMENT (ASP. & CONC.)	1.10	47,753	29.8%
TOTAL IMPERVIOUS	1.74	75,792	47.3%
LANDSCAPE/ OPEN SPACE	1.94	84,559	52.7%

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PROPERTY DESCRIPTION: PRCL 1 CSM #6536 VOL 54/145 REC AS DOC #1672724 PT NE1/4 SEC 31 17N R20E

PROPERTY AREA: 160,351 S.F. (3.68 ACRES)

EXISTING ZONING: B-2 LIMITED GENERAL BUSINESS

PROPOSED ZONING: B-2

PROPOSED USE: INTERIOR FLOORING RETAIL AND WAREHOUSE

AREA OF SITE DISTURBANCE: 160,351 S.F. (3.68 ACRES)

SETBACKS: BUILDING: FRONT = 50'
SIDE = 15'
REAR = 15'

PAVEMENT: FRONT = 10'
SIDE = 10'
REAR = 10'

PROPOSED BUILDING HEIGHT: 28' (MAX. HEIGHT ALLOWED: 45')

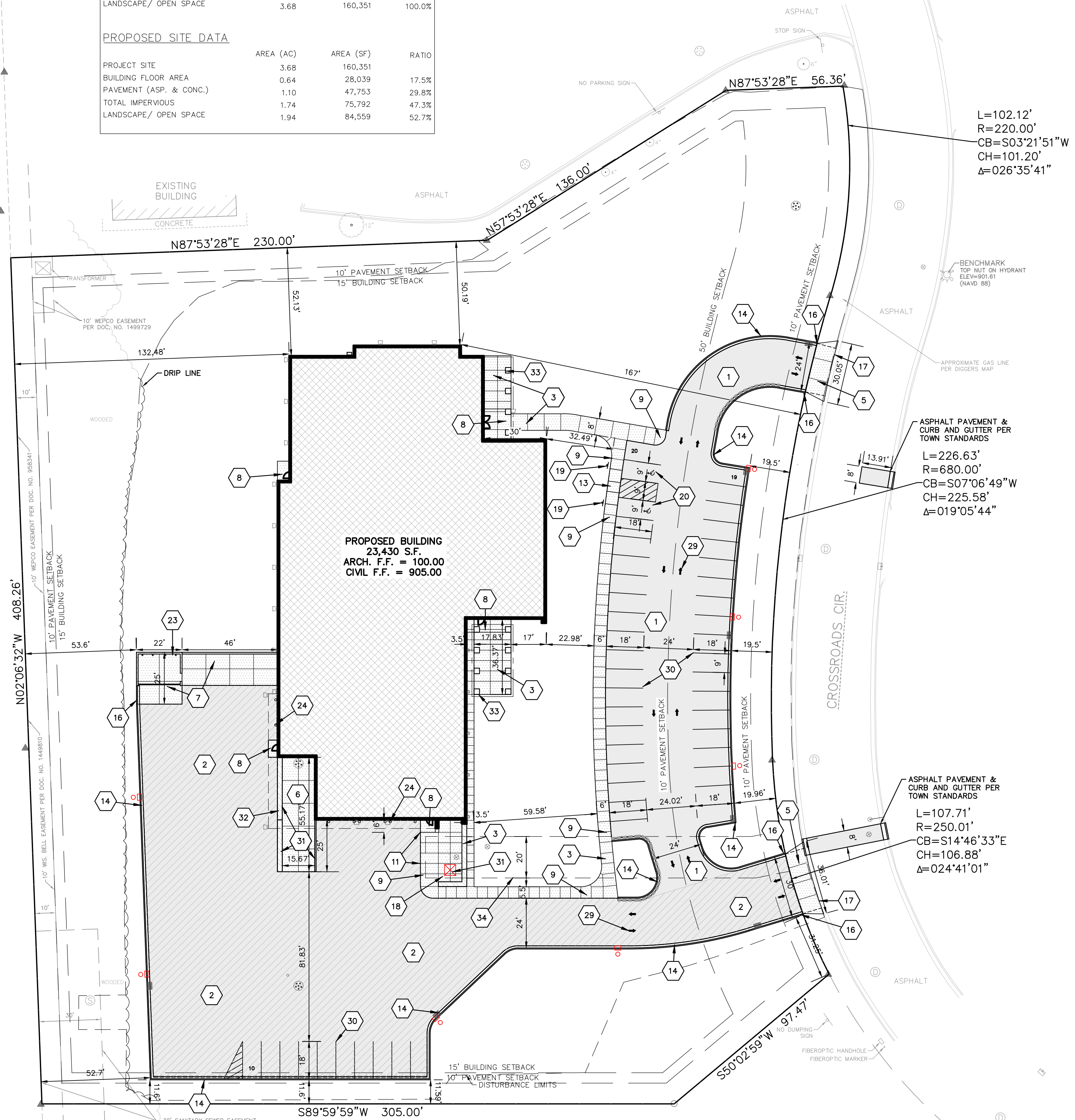
PARKING REQUIRED: OFFICE AREA (PER 4.B: 1 STALL / 250 SF): [3,470 / 250] = 14
WAREHOUSE (PER 5C: 1 STALL PER EMPLOYEE + 1/ 5000SF):
[(((11,746 + 2412) / 5000) + 9 EMPLOYEES)] = 12
SHOWROOM (PER 2N: 3 STALLS PER SALESPERSON + 1 FOR EACH SALESPERSON): 9
TOTAL: 35

PARKING PROVIDED: 49 SPACES (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2

BUILDING OCCUPANCY CLASSIFICATION: S-1/B/M

CLASS OF BUILDING CONSTRUCTION: 2B



SITE PLAN KEYNOTES	
1	STANDARD ASPHALT SECTION (TYP.)
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK/PATIO (TYP.)
5	HEAVY DUTY CONCRETE (TYP.)
6	LOADING DOCK CONCRETE (TYP.)
7	DUMPSTER PAD CONCRETE (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS
9	RAISED WALK (TYP.)
11	TAPER WALK 0" TO 6" IN 18'
13	ADA CURB RAMP (TYP.)
14	18" CURB & GUTTER (TYP.)
16	CURB TAPER (TYP.)
17	CURB CUT (TYP.)
18	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
19	HANDICAP SIGN (TYP.)
20	HANDICAP STALL & STRIPING PER STATE CODES
23	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
24	(8)-6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
28	DETECTABLE WARNING PLATE
29	TRAFFIC FLOW ARROWS, COLOR TO MATCH PARKING STALL STRIPING
30	PAINT STRIPING (TYP.)
31	RETAINING WALL SEE ARCH. PLANS FOR DETAILS
32	CANOPY SEE ARCH. PLANS FOR DETAILS
33	COLUMNS AND PERGOLA SEE ARCH. PLANS FOR DETAILS
34	20' PUBLIC WATER MAIN EASEMENT.

PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE

CURB & GUTTER MARKING KEY:

- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

SCALE: 1" = 30' FEET

NORTH

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED OFFICES, SHOWROOM, AND WAREHOUSE FOR:
KTFM, LLC
21055 CROSSROADS CIRCLE • TOWN OF BROOKFIELD, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES	
APR. 19, 2023	
MAY 3, 2023	
MAY 17, 2023	
MAY 22, 2023	

NOT FOR CONSTRUCTION

JOB NUMBER
230030600

SHEET NUMBER
C1.1

CIVIL SITE PLAN



Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9800
 excelengineer.com

PROJECT INFORMATION

PROPOSED OFFICES, SHOWROOM, AND WAREHOUSE FOR:
KTFM, LLC
 21055 CROSSROADS CIRCLE • TOWN OF BROOKFIELD, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 19, 2023
 MAY 3, 2023
 MAY 17, 2023
 MAY 22, 2023

JOB NUMBER

230030600

SHEET NUMBER

C1.2

SPECIFICATION NOTE:
 SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

INLET PROTECTION NOTE:

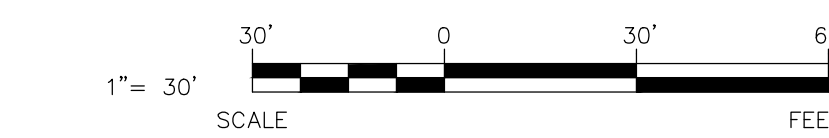
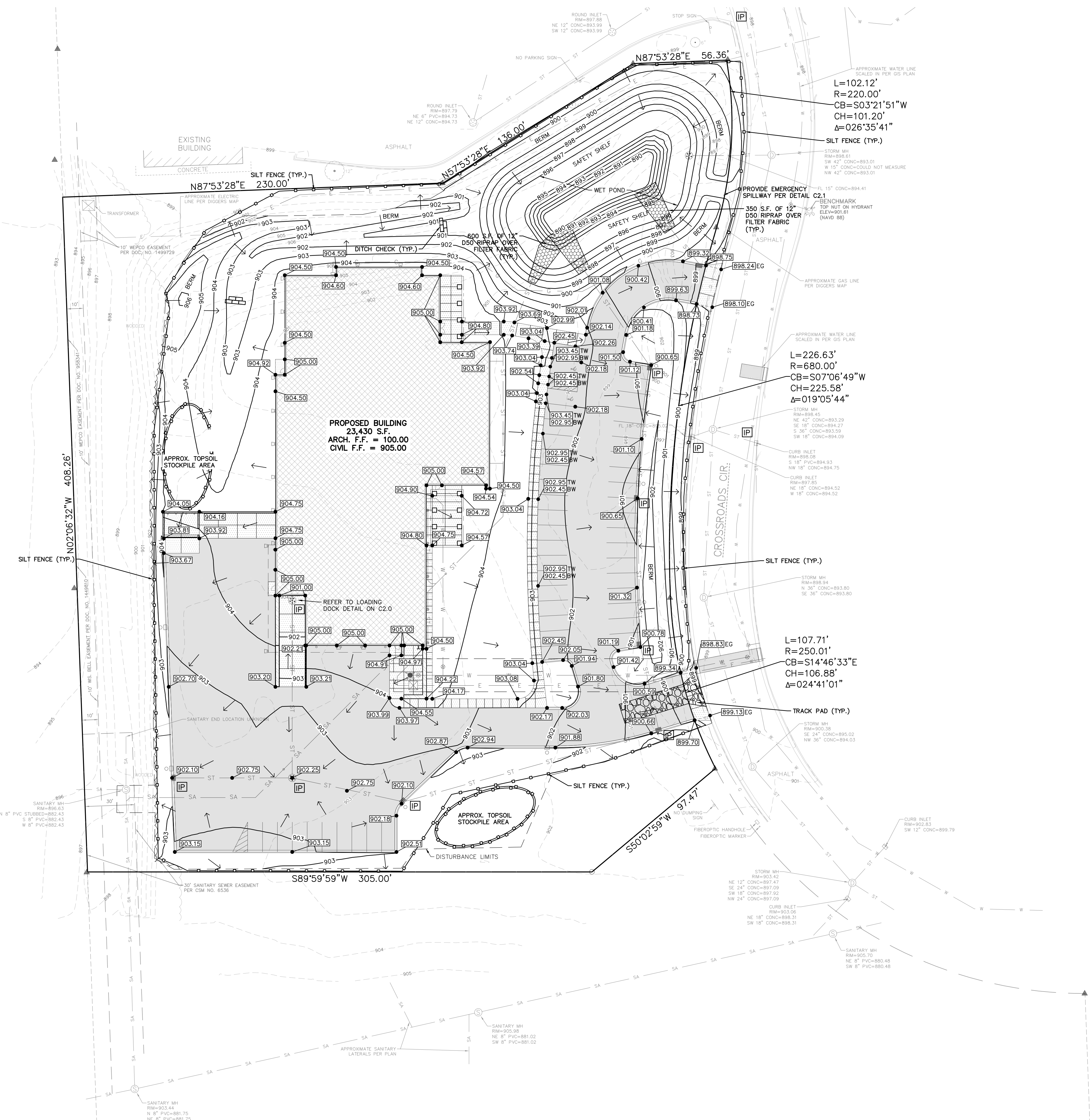
IP CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:

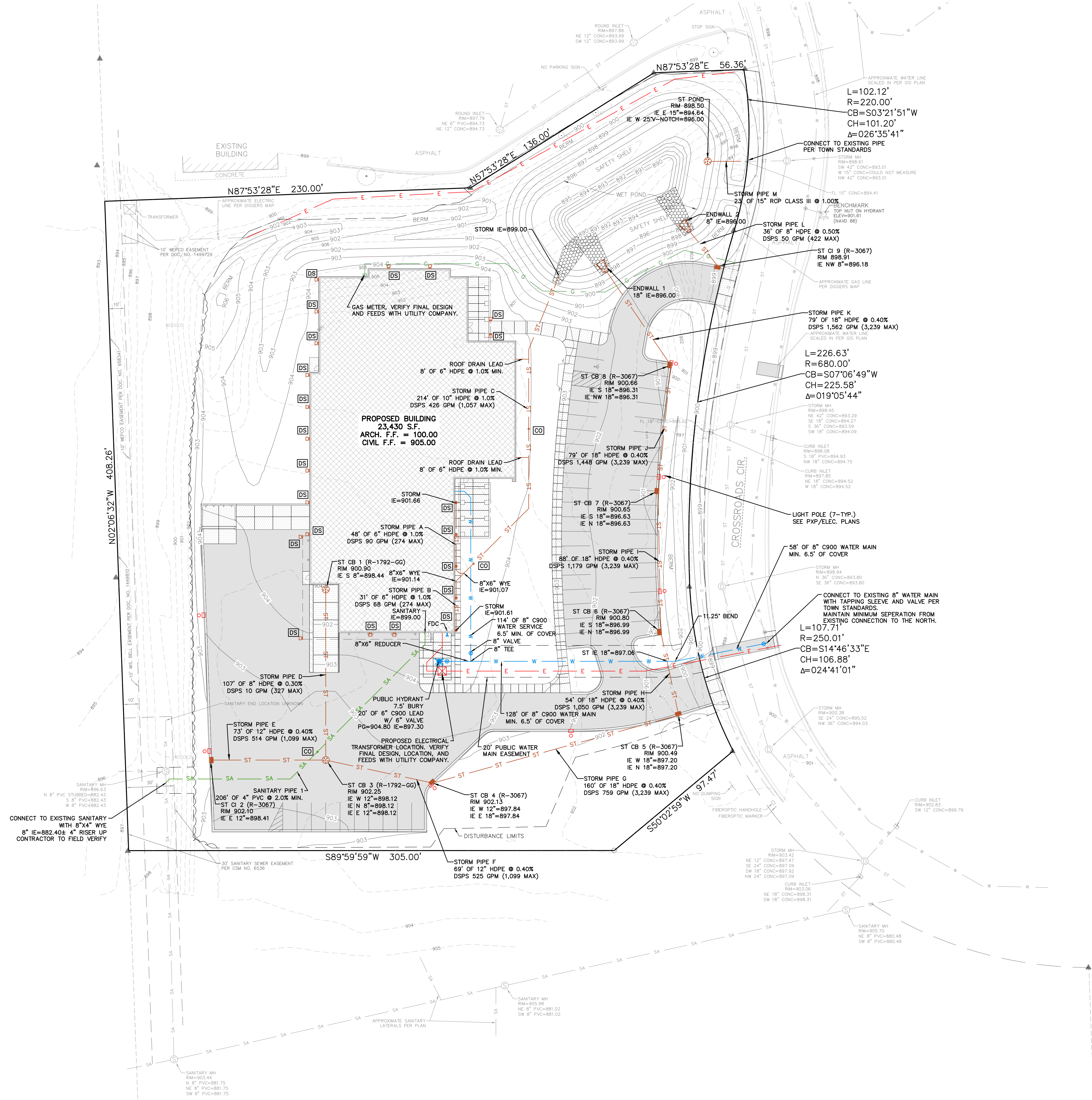
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.



CIVIL GRADING AND EROSION CONTROL PLAN



SPECIFICATION NOTE:
 SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.
 ALL WATER MAIN SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF NR 811.70 WAC AND TOWN OF BROOKFIELD SANITARY DISTRICT NO. 4 TECHNICAL SPECIFICATIONS.

TOWN OF BROOKFIELD NOTES:

- PRIOR TO WATER UTILITY CONSTRUCTION CAN BEGIN A MODIFICATION TO THE WATER SERVICE APPLICATION WILL NEED TO BE SUBMITTED TO THE TOWN. IF PLUMBING FIXTURES ARE BEING ADDED, CALCULATIONS SHOULD BE PROVIDED FOR PROPER METER SIZING.
- CONTRACTOR SHALL NOTIFY THE TOWN SANITARY DISTRICT NO. 4 AND FIELD STAFF A MINIMUM OF 72 HOURS BEFORE THE START OF ANY CONSTRUCTION OR CONNECTION TO EXISTING PUBLIC UTILITIES.

DOWNSPOUT NOTE:
 [DS] = DENOTES DOWNSPOUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

DOWNSPOUT NOTE:
 [DS] = DENOTES DOWNSPOUT CONNECT TO CLEANOUT AT GRADE FOR STORM SEWER LEAD. SEE ARCH PLANS FOR FINAL LOCATIONS.

CLEANOUT NOTE:
 [CO] = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS. SEE C0.1 FOR SPECIFICATION.



PROJECT INFORMATION

PROPOSED OFFICES, SHOWROOM, AND WAREHOUSE FOR:
KTFM, LLC
 21055 CROSSROADS CIRCLE • TOWN OF BROOKFIELD, WI 53186

PRELIMINARY DATES

APR. 19, 2023
 MAY 3, 2023
 MAY 17, 2023
 MAY 22, 2023

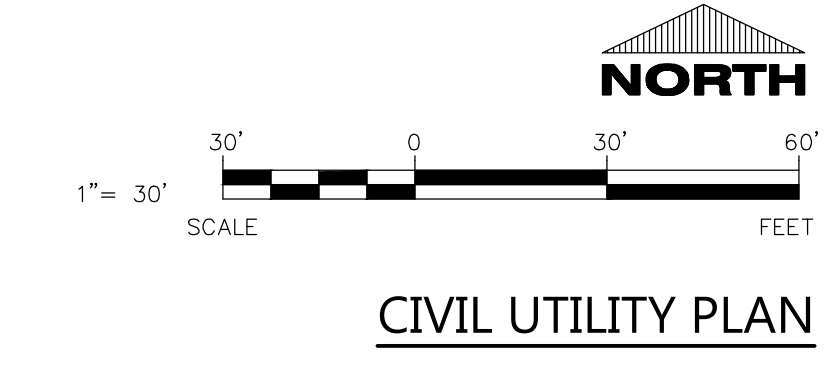
NOT FOR CONSTRUCTION

JOB NUMBER

230030600

SHEET NUMBER

C1.3



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

EROSION MATTING LOCATION



Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
☉	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2"	4
☉	Autumn Blaze Maple	Acer x freemanii 'Jeffers'	2"	4
☉	Redmond Linden	Tilia americana	2"	5
☉	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	3
☉	Ann Magnolia	Magnolia liliflora 'Nigra'	2"	4
EVERGREEN TREES				
☉	Black Hills Spruce	Picea glauca	6"	6
☉	Arborvitae - Nigra	Thuja occidentalis 'Nigra'	6"	6
DECIDUOUS SHRUBS				
☉	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Water'	18"	6
☉	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18"	13
☉	Rhododendron	Rhododendron haaga	18"	9
☉	Limelight Hydrangea Tree	Hydrangea paniculata 'Limelight'	4'-5'	5
EVERGREEN SHRUBS				
☉	Arcadia Juniper	Juniperus sabinia 'arcadia'	24"	7
☉	Taunton Yew	Tauntonii	24"	5
☉	Wintergreen Boxwood	Buxus sinica var insularis 'Wintergreen'	18"	11
PERENNIALS				
*	Karl Foerster Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal pot	16
*	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	15
*	Walker's Low Catmint	Napeta x faassenii 'Walker's low'	1 gal pot	9
*	Hostas	Hostas 'Royal Standard'	1 gal pot	13

PROJECT INFORMATION

PROPOSED OFFICES, SHOWROOM, AND WAREHOUSE FOR:
KTFM, LLC
21055 CROSSROADS CIRCLE • TOWN OF BROOKFIELD, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES

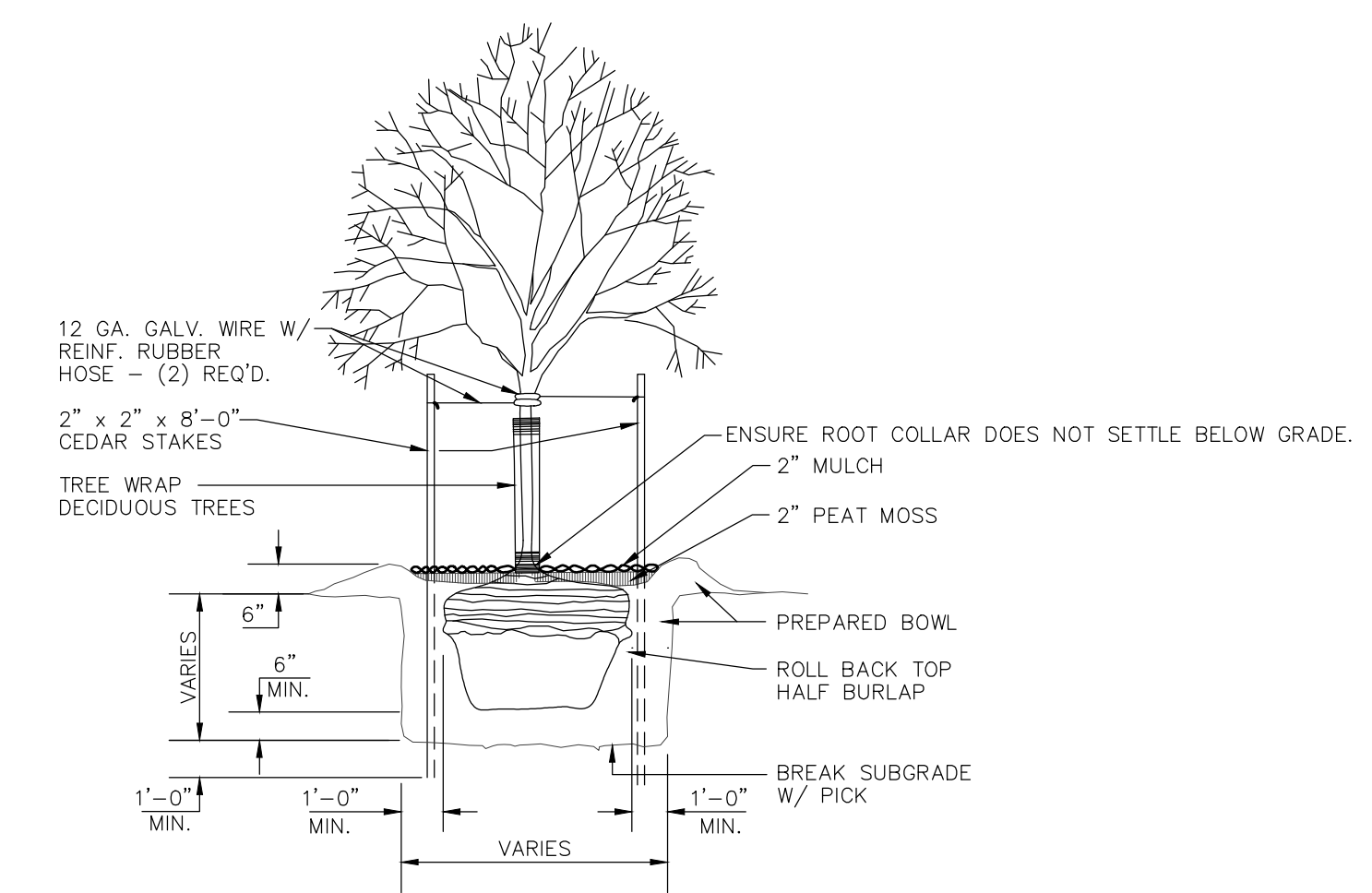
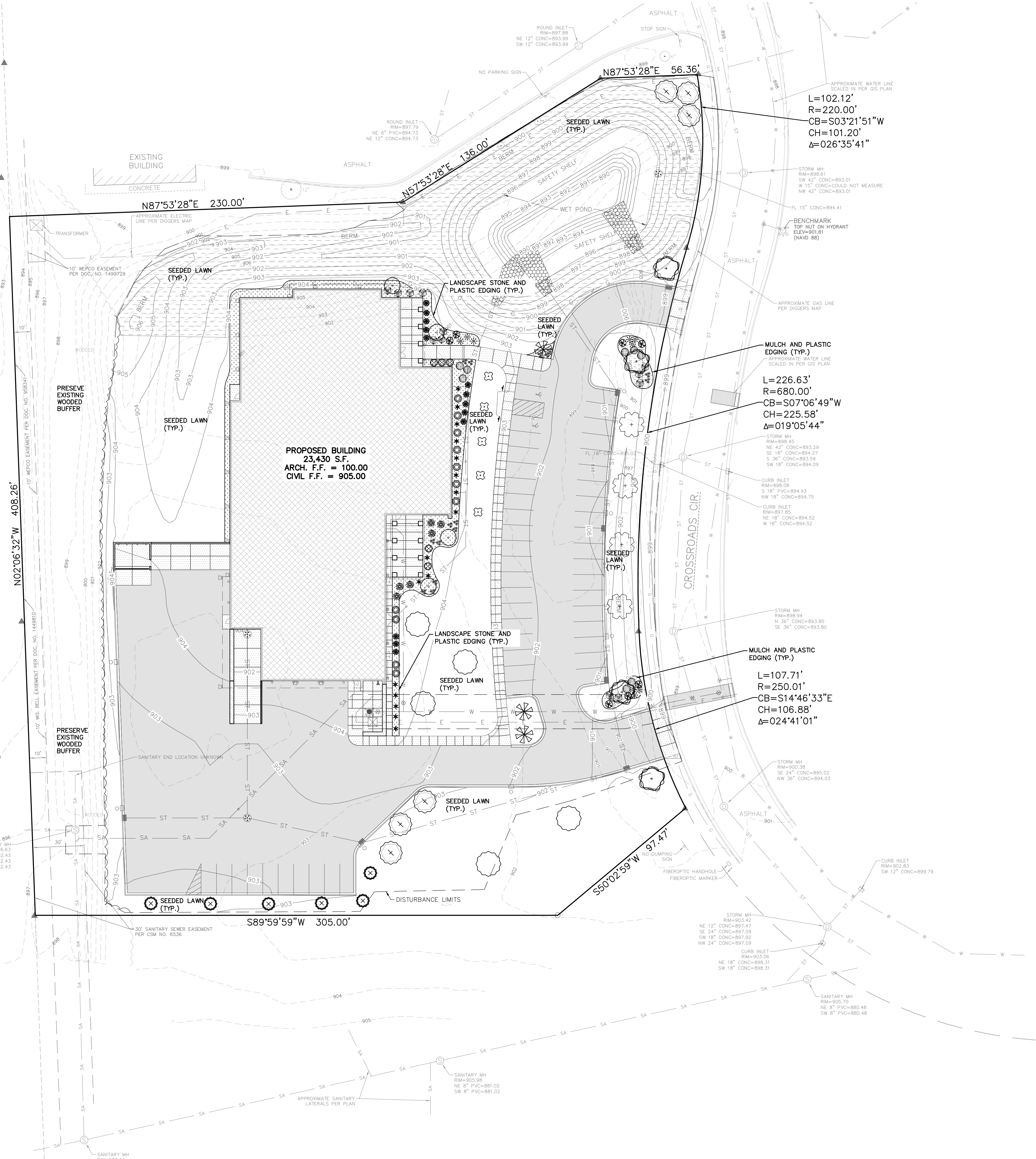
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MAY 3, 2023
MAY 17, 2023
MAY 22, 2023

JOB NUMBER

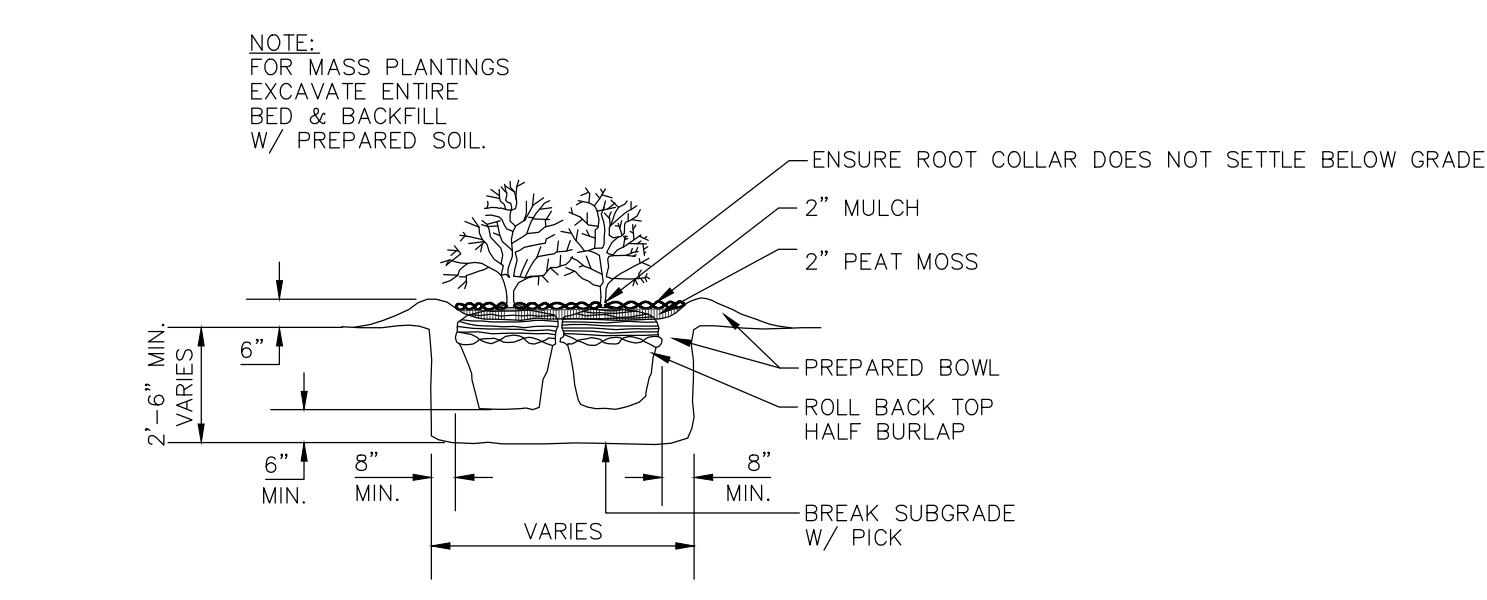
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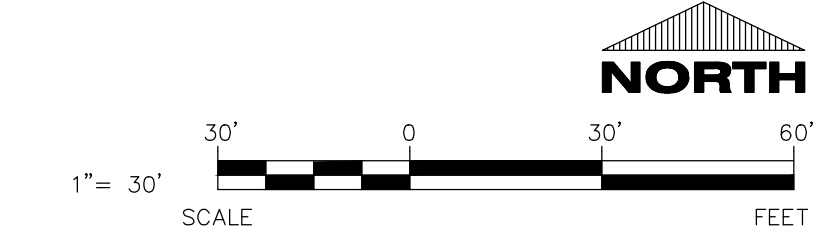
C1.4



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN

NOT FOR CONSTRUCTION

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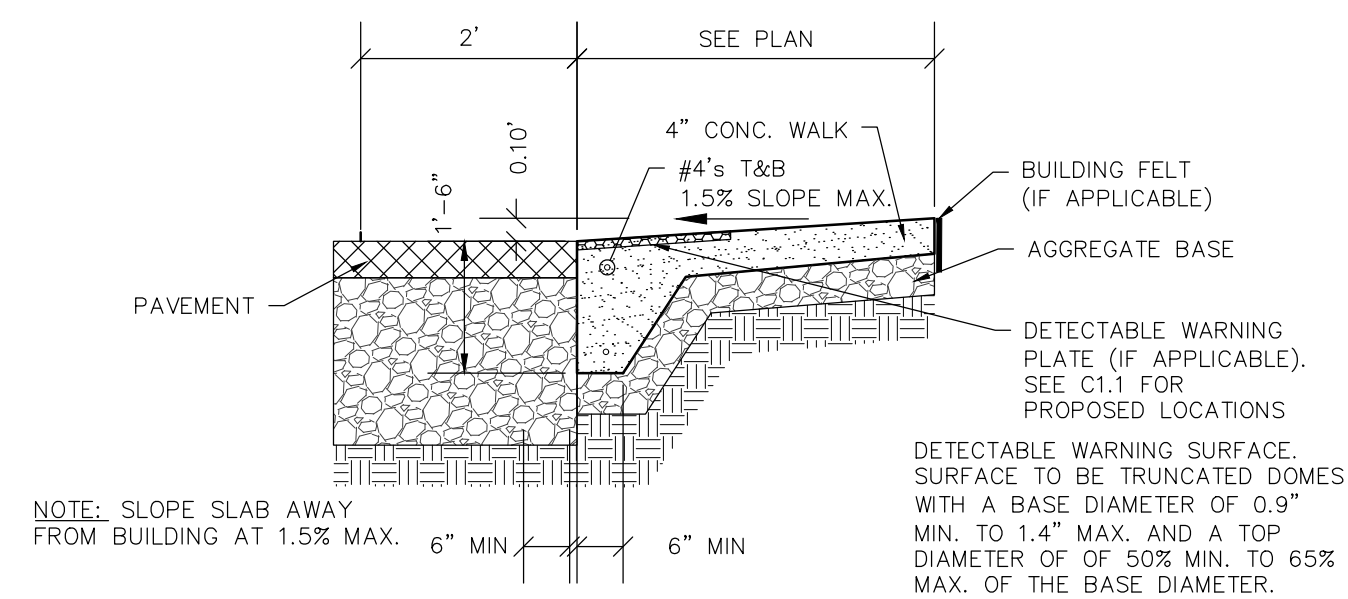
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NOT FOR CONSTRUCTION

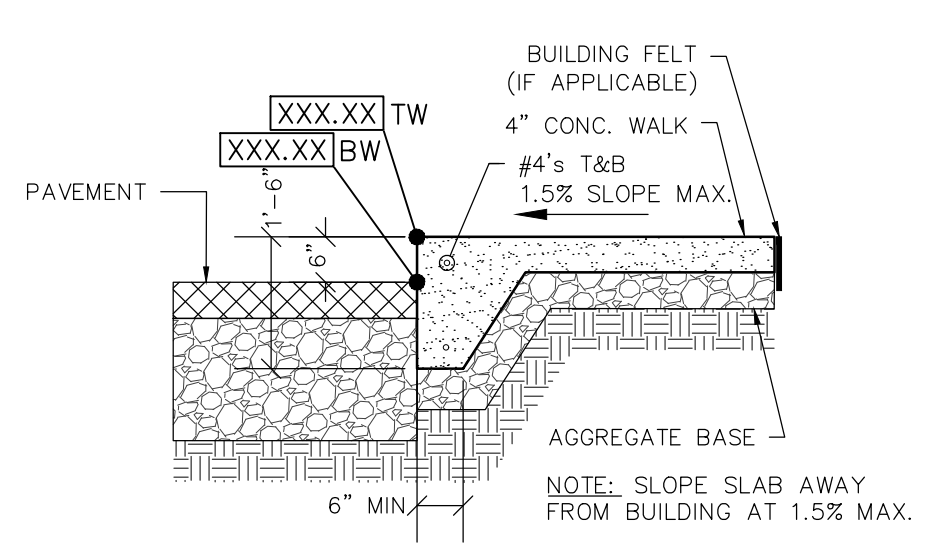
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SHEET NUMBER
C2.0

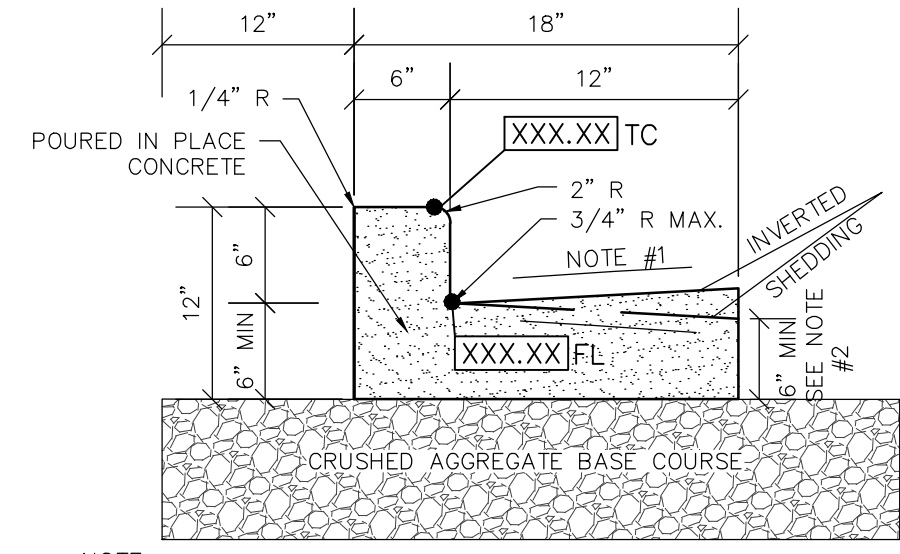
SPECIFICATION NOTE:
 SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



FLUSH WALK DETAIL
 NO SCALE

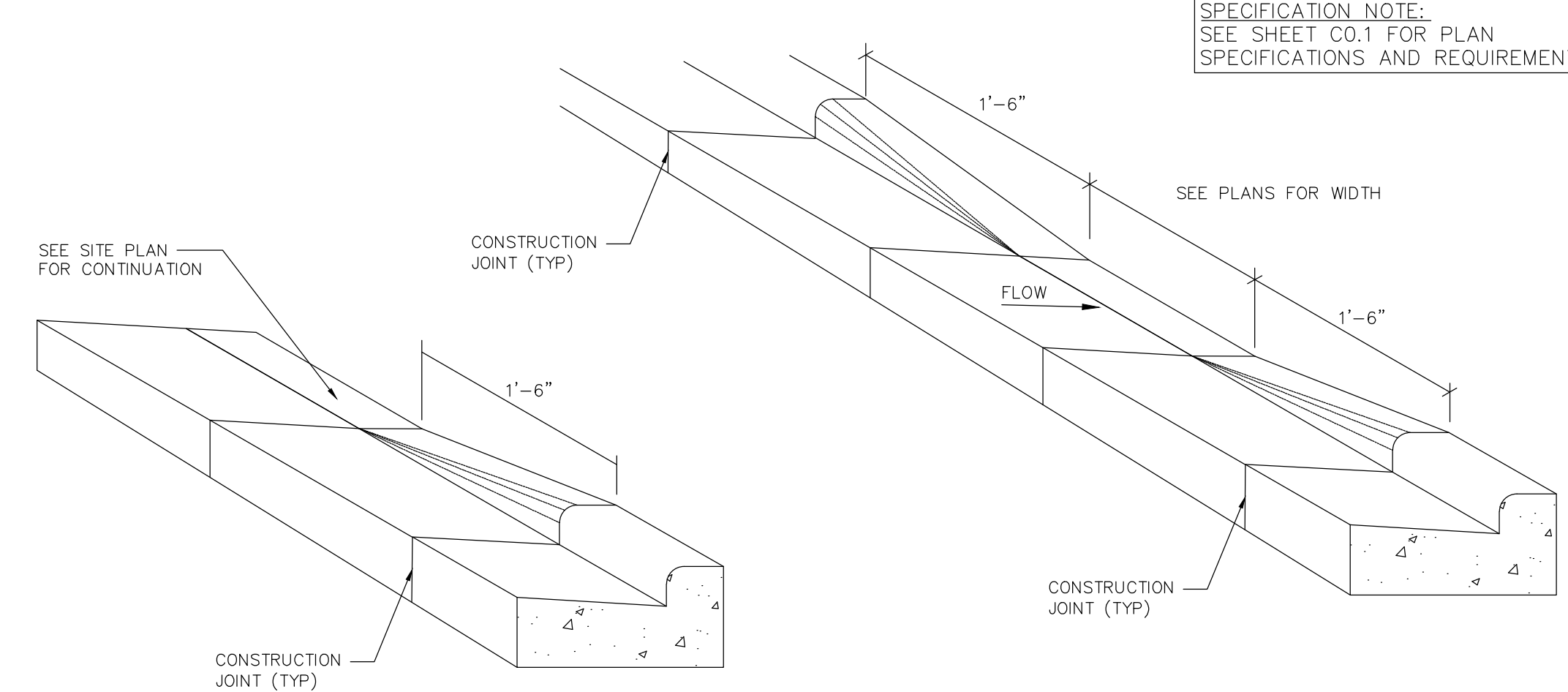


RAISED WALK DETAIL
 NO SCALE



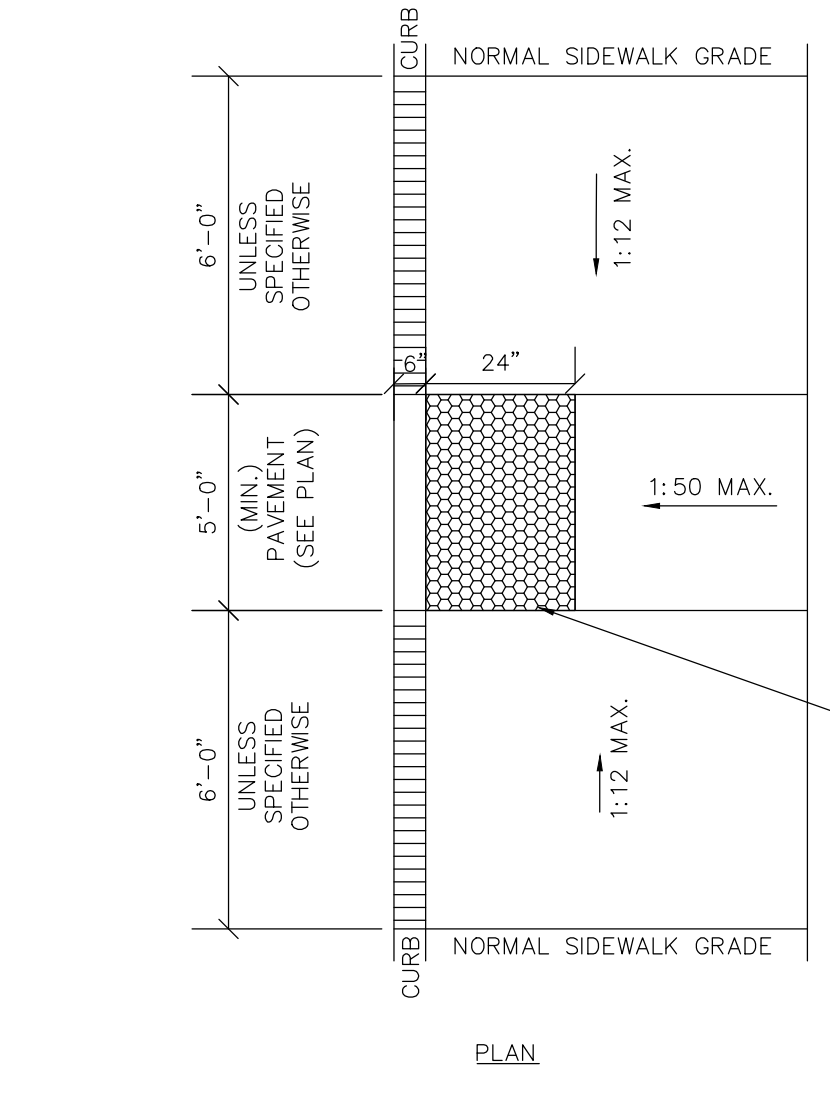
- NOTE:**
- USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 - THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 - SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" CONCRETE CURB & GUTTER DETAIL
 NO SCALE



CURB CUT DETAIL
 NO SCALE

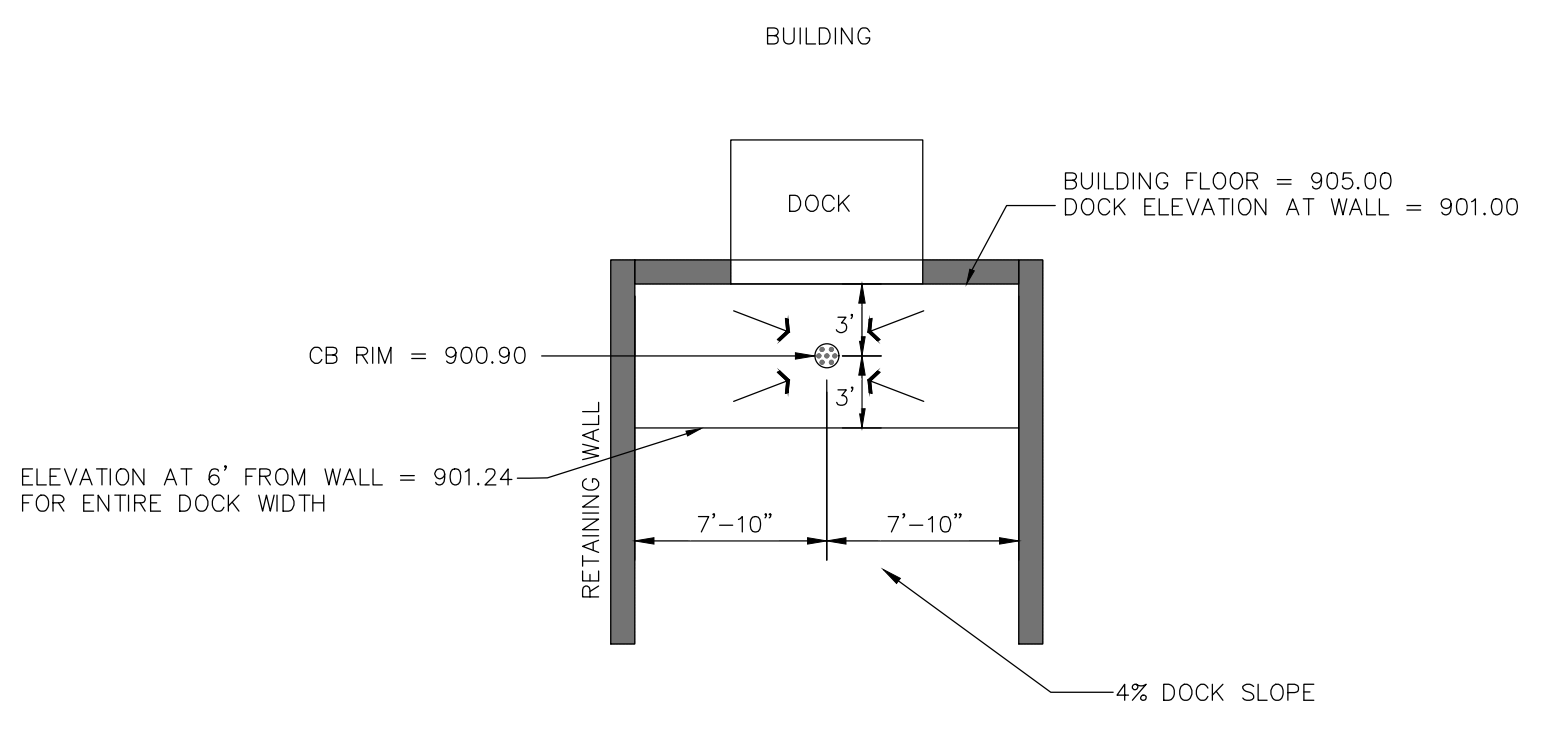
CURB TAPER DETAIL
 NO SCALE



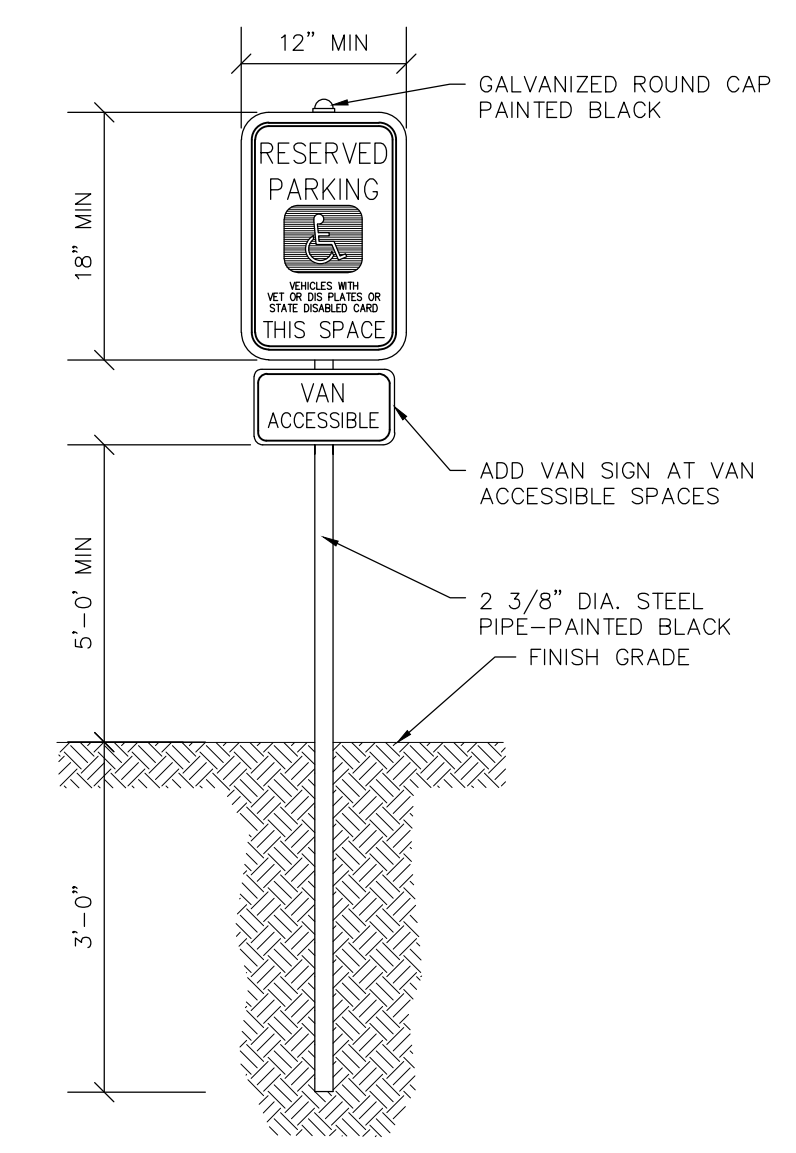
ADA CURB RAMP DETAIL
 NO SCALE

NOTE:
 ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

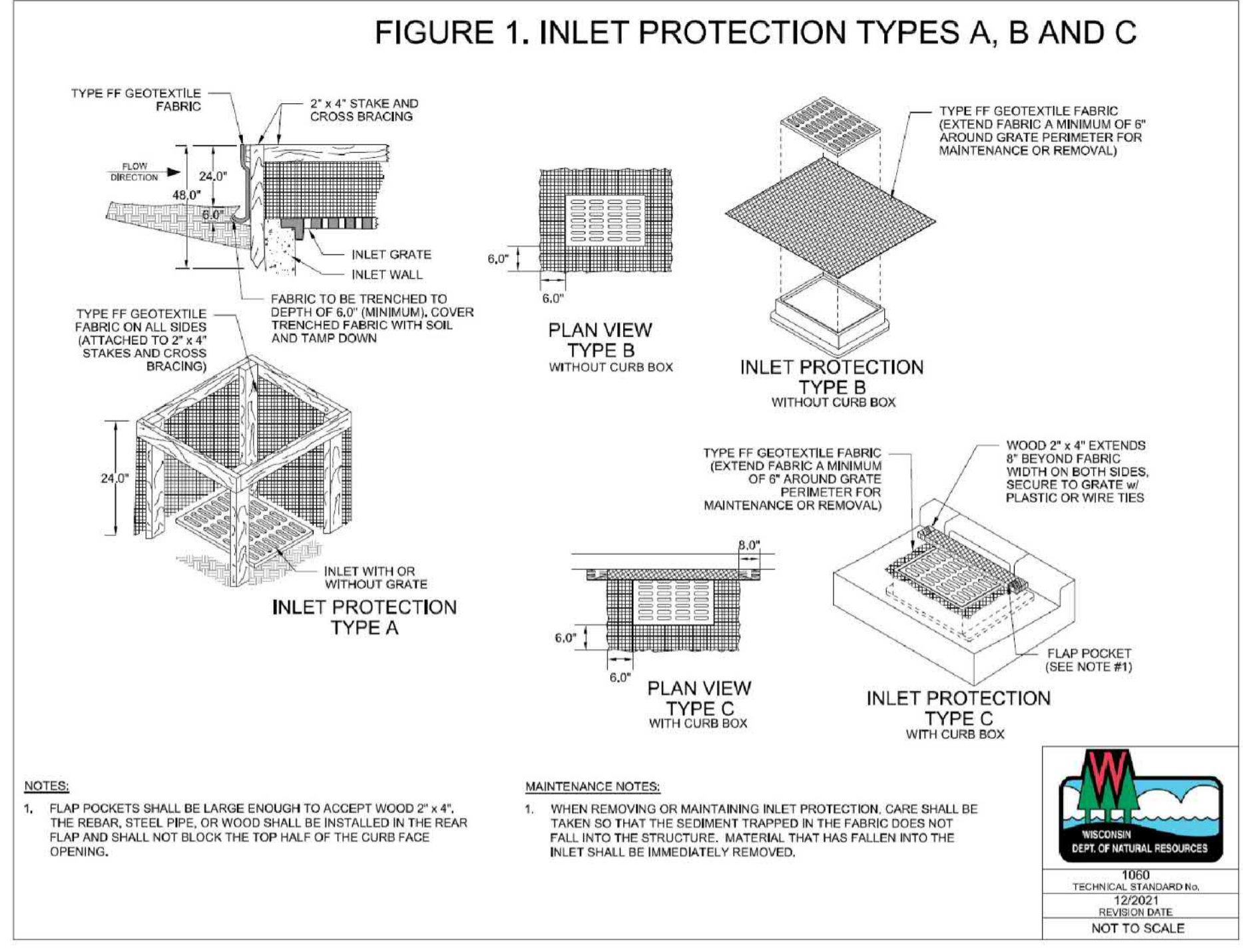
DETECTABLE WARNING SURFACE:
 SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF 50% MIN. TO 65% MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.



1 BAY LOADING DOCK DETAIL
 NO SCALE



HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL
 NO SCALE



- NOTES:**
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- MAINTENANCE NOTES:**
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INLET PROTECTION DETAIL
 NO SCALE

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD NO. 1053 (CHANNEL EROSION MAT).

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.

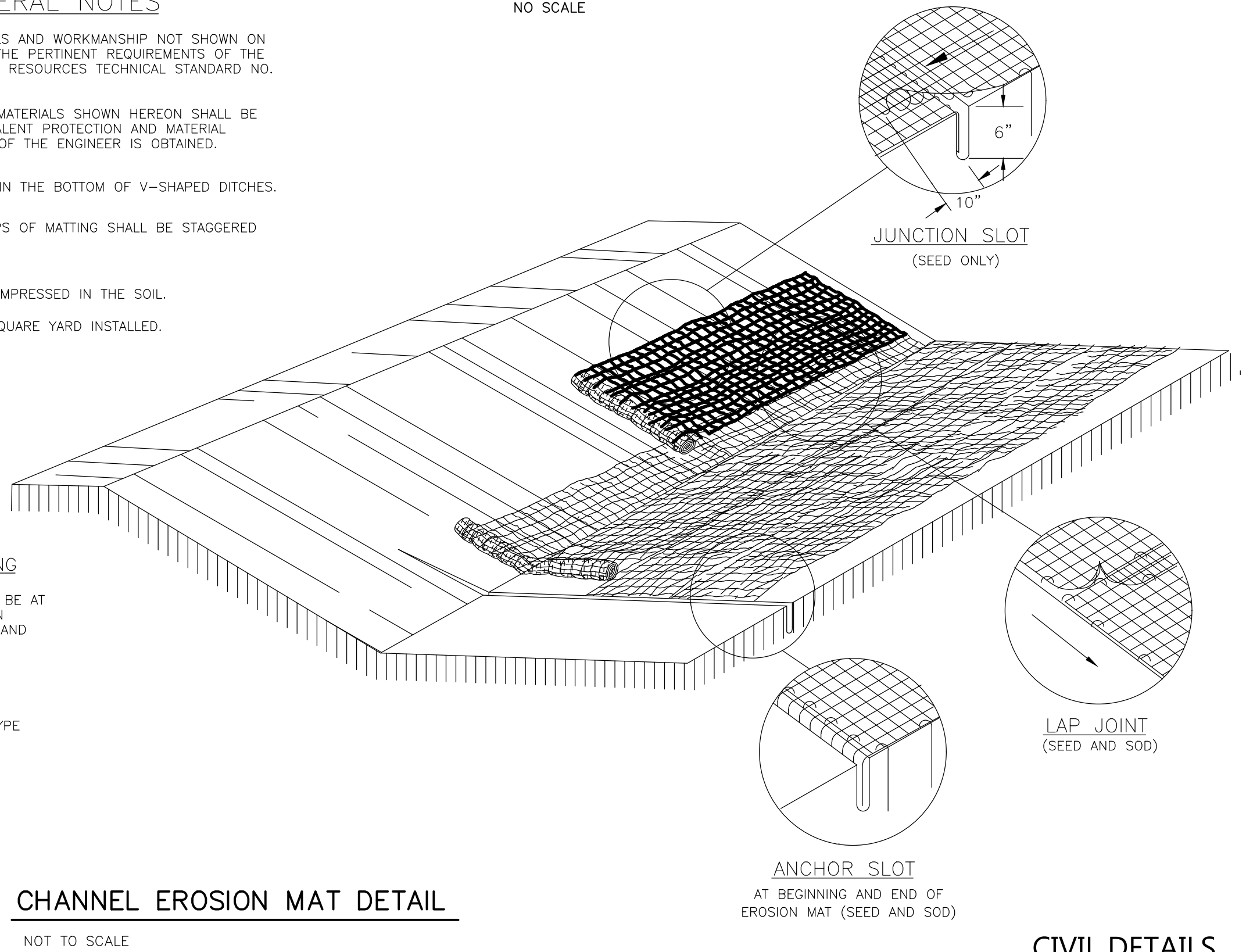
EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT SHALL PAID BY THE SQUARE YARD INSTALLED.

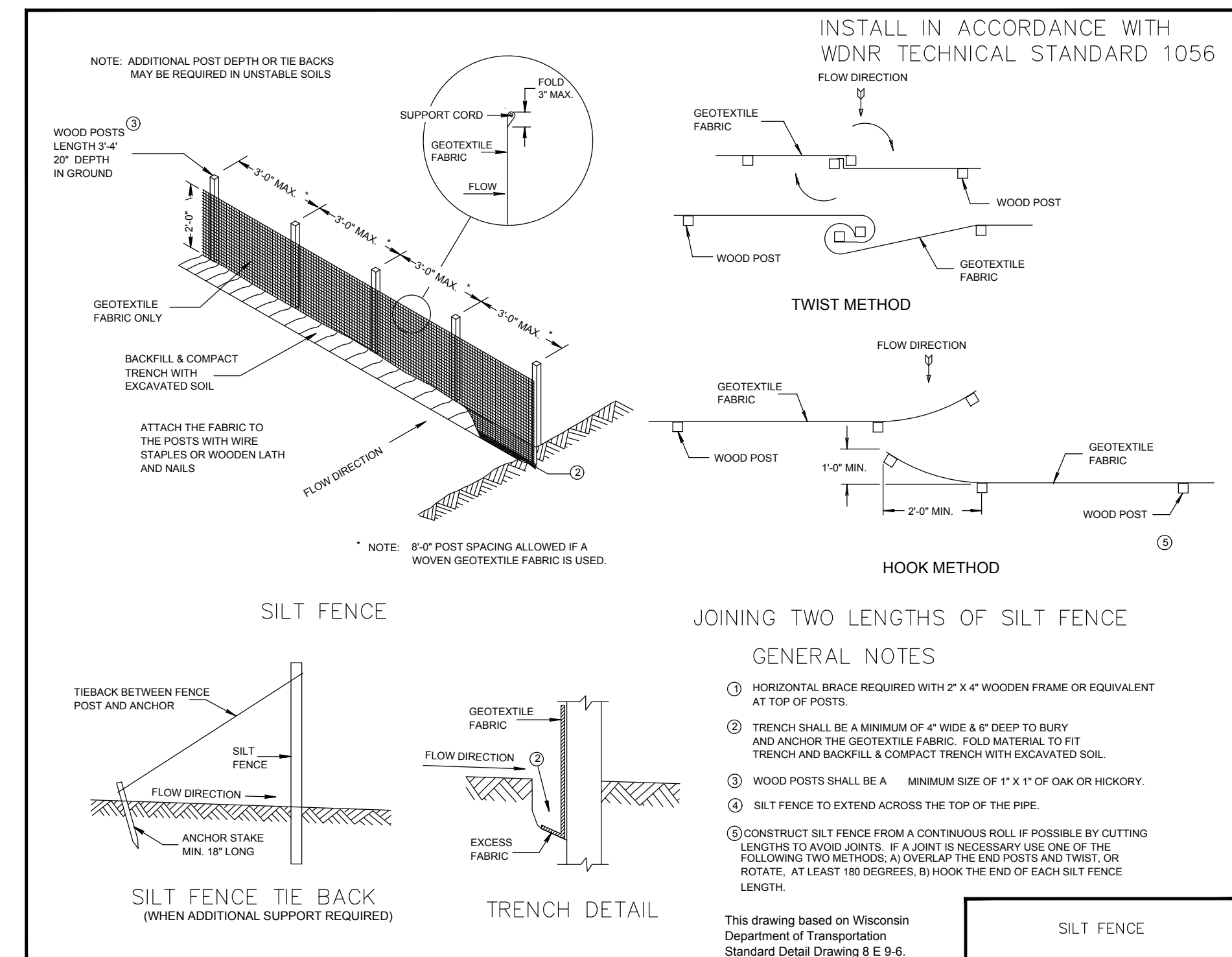
EROSION MAT OVER SEEDING

JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.

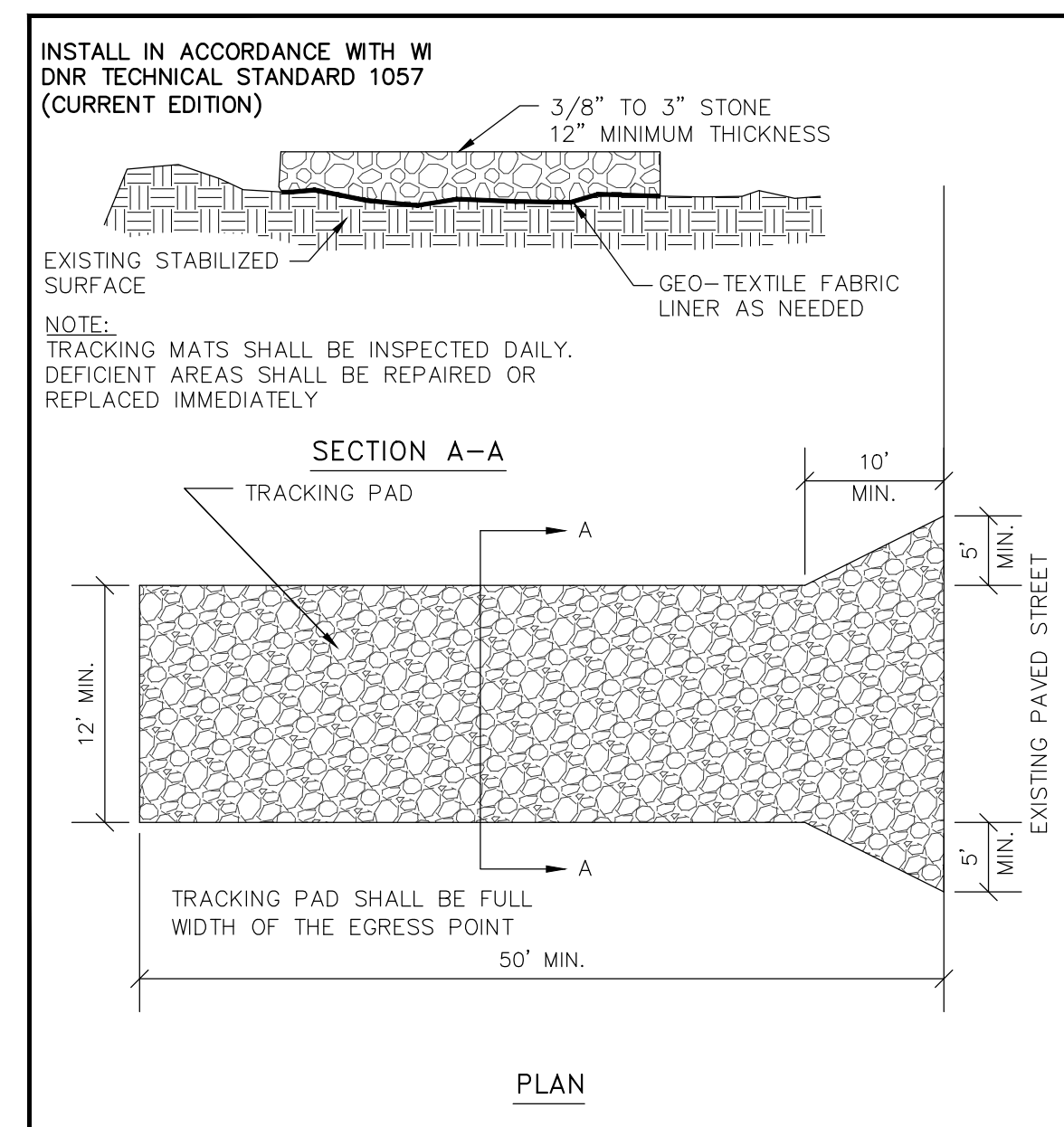
NOTE:
 SEE SPECIFICATIONS FOR MATTING TYPE



CHANNEL EROSION MAT DETAIL
 NOT TO SCALE



SILT FENCE - INSTALLATION DETAIL
 NO SCALE



TRACKPAD DETAILS
 NO SCALE

INSTALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056

NOTE: ADDITIONAL POST DEPTH OR THE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

WOOD POSTS LENGTH 3'4" 20" DEPTH IN GROUND

GEOTEXTILE FABRIC

FLOW DIRECTION

TWIST METHOD

HOOK METHOD

NOTE: 8" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

GENERAL NOTES

- HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" x 1" OF OAK OR HICKORY.
- SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES; B) HOOK THE END OF EACH SILT FENCE LENGTH.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.

INSTALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057 (CURRENT EDITION)

3/8" TO 3" STONE 12" MINIMUM THICKNESS

EXISTING STABILIZED SURFACE

GEO-TEXTILE FABRIC LINER AS NEEDED

NOTE:
 TRACKING MATS SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY

SECTION A-A

TRACKING PAD

10' MIN.

5' MIN.

5' MIN.

EXISTING PAVED STREET

PLAN

TRACKING PAD SHALL BE FULL WIDTH OF THE EGRESS POINT

50' MIN.

SPECIFICATION NOTE:
SEE SHEET CO.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

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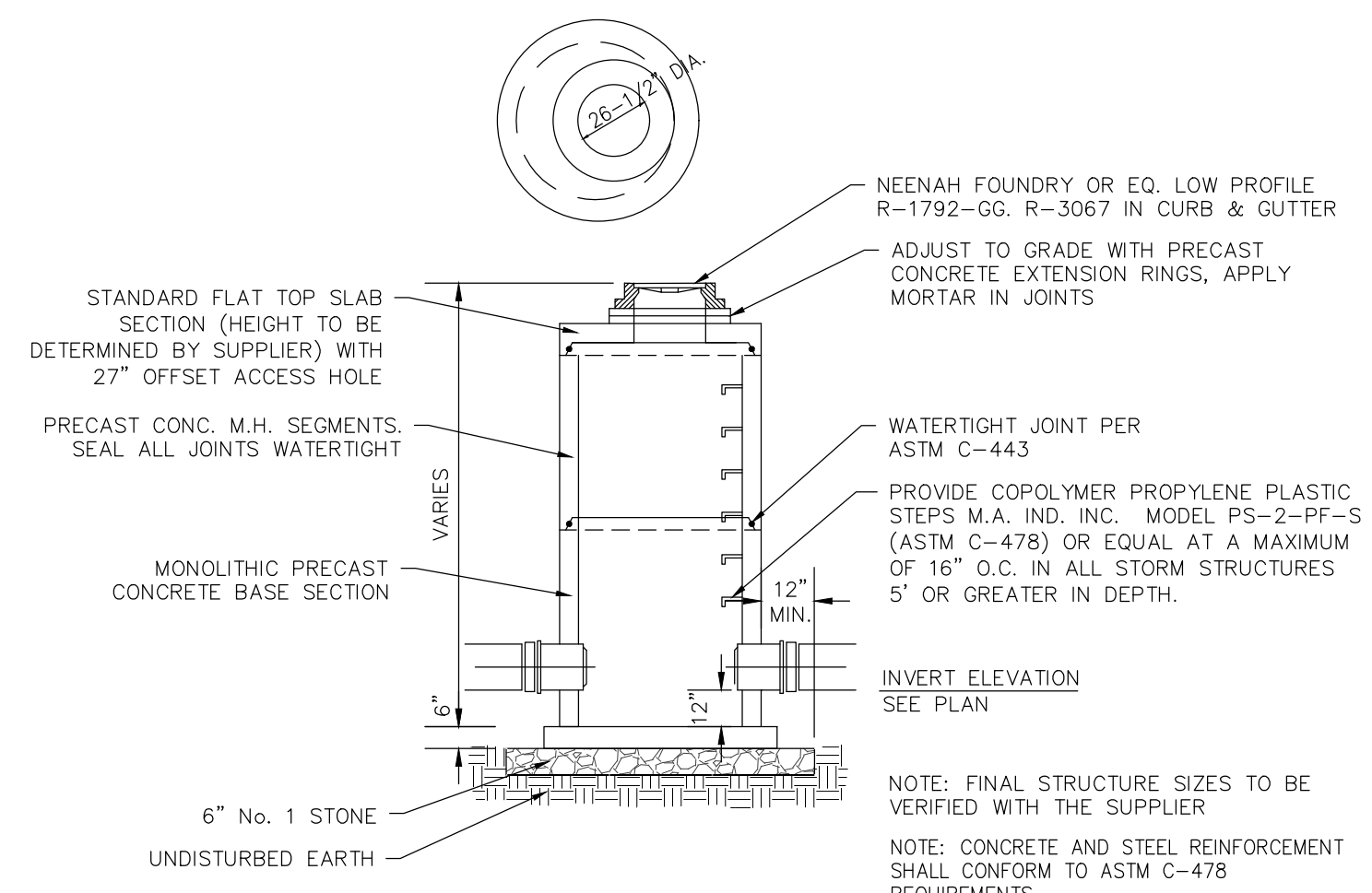
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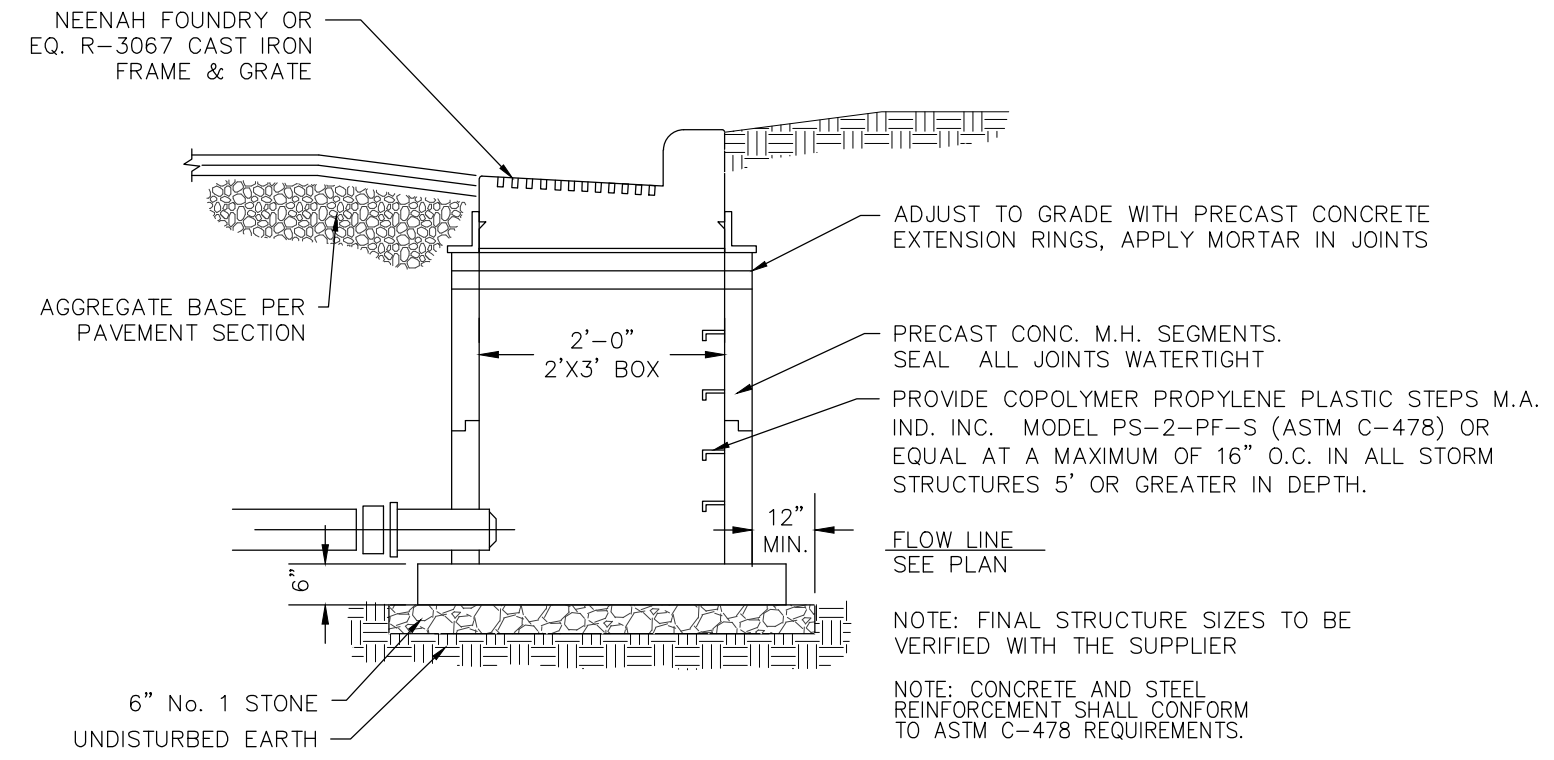
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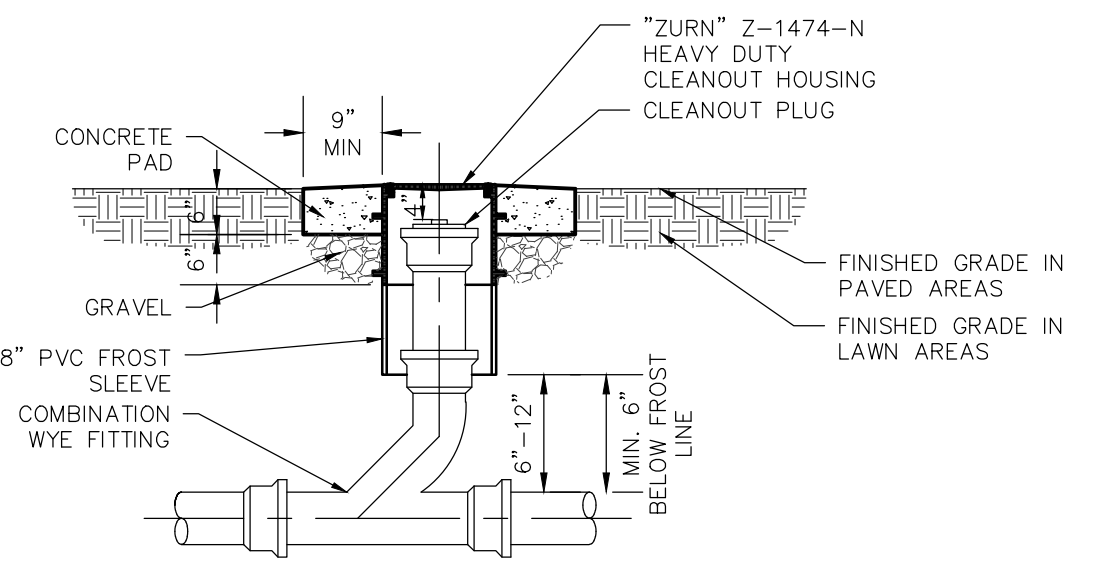
C2.1



STORM CATCH BASIN (CB) W/ SUMP DETAIL
NO SCALE



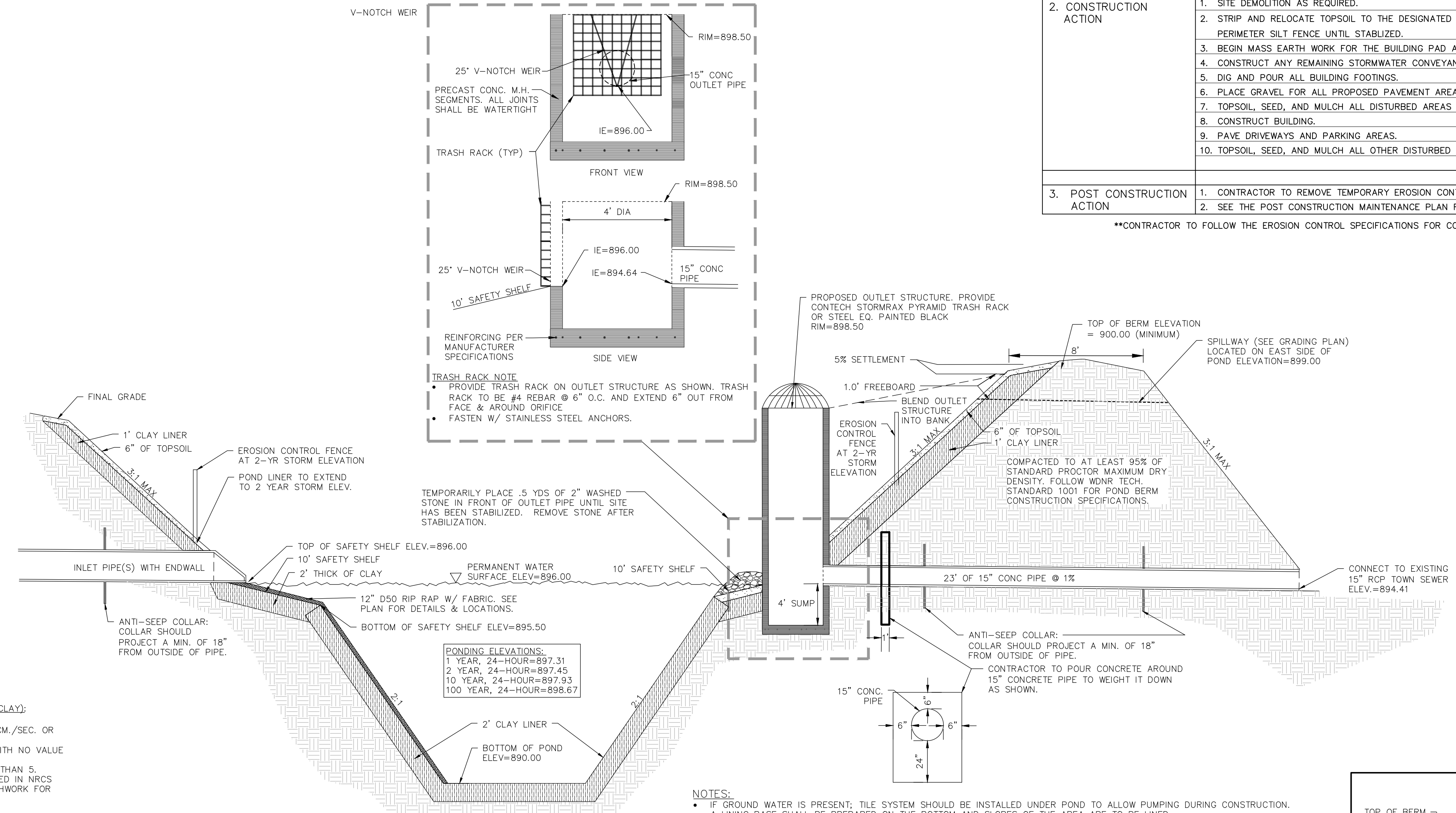
STORM CURB INLET (CI) DETAIL
NO SCALE



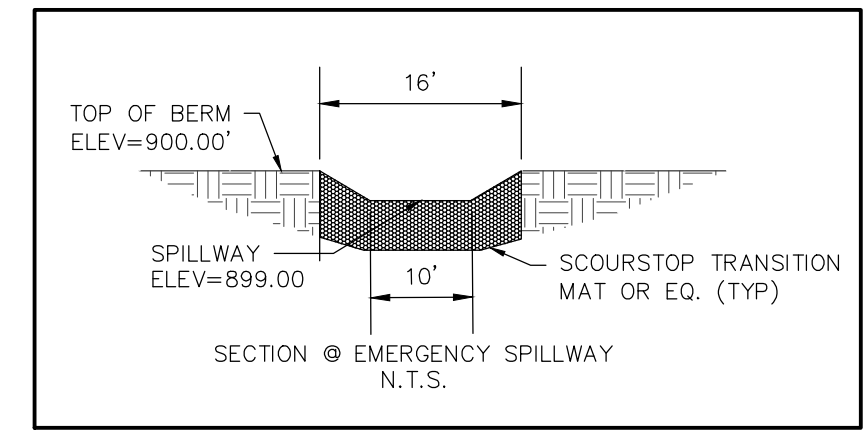
CLEANOUT TO GRADE DETAIL
NO SCALE

CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	<ol style="list-style-type: none"> 1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION. 2. PLACE ALL SILT FENCE. 3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED. 4. CONSTRUCT PERMANENT DETENTION PONDS AND PERMANENT STORMWATER CONVEYANCE SYSTEMS. 5. CONSTRUCT TEMPORARY SEDIMENT TRAPS, SEDIMENT BASINS, AND ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED. 6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	<ol style="list-style-type: none"> 1. SITE DEMOLITION AS REQUIRED. 2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. FINAL LOCATION BY CONTRACTOR (VERIFY W/ OWNER). PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED. 3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS. 4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE. 5. DIG AND POUR ALL BUILDING FOOTINGS. 6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES. 7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS. 8. CONSTRUCT BUILDING. 9. PAVE DRIVEWAYS AND PARKING AREAS. 10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	<ol style="list-style-type: none"> 1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION. 2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.



WET RETENTION POND
NO SCALE



(EAST) EMERGENCY SPILLWAY DETAIL
NO SCALE

- NOTES:**
- IF GROUND WATER IS PRESENT; TILE SYSTEM SHOULD BE INSTALLED UNDER POND TO ALLOW PUMPING DURING CONSTRUCTION.
 - A LINING BASE SHALL BE PREPARED ON THE BOTTOM AND SLOPES OF THE AREA ARE TO BE LINED.
 - LINING BASE MATERIAL SHALL BE FREE OF ALL SHARP OBJECTS, ROOTS GRASS AND VEGETATION.
 - THE BASE MATERIAL SHALL BE NATIVE MATERIALS OR MATERIALS OBTAINED FROM A BORROW SOURCE COMPACTED TO A MIN. OF 95% COMPACTING OR AN APPROVED CONSTRUCTION FABRIC.
 - THE SUBGRADE SHALL BE PREPARED IMMEDIATELY PRIOR TO THE PLACING OF THE LINER. THE SURFACE ON WHICH THE LINER IS TO BE PLACED IS TO BE FIRM, CLEAN, DRY AND SMOOTH.
 - AT END OF SITE CONSTRUCTION, POND DEPTH SHALL BE CHECKED FOR SEDIMENTATION AND DREDGED, IF NECESSARY, TO THE DESIGN DEPTH ORIGINALLY PROPOSED.
 - CONTRACTOR SHALL PROVIDE EROSION MATTING AS REQUIRED PER SPECIFICATIONS NOTED ON CO.1.
 - CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

OVERALL STORMWATER FACILITY DETAIL
NO SCALE

- POND LINER CRITERIA FOR SAFETY SHELF AND BELOW (CLAY):**
- 50X FINES (200 SIEVE) OR MORE.
 - AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1×10^{-6} CM/SEC. OR LESS.
 - AVERAGE LIQUID LIMIT VALUE OF 16 OR GREATER, WITH NO VALUE LESS THAN 14.
 - AVERAGE PI OF 7 OR MORE WITH NO VALUES LESS THAN 5.
 - CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 204, EARTHWORK FOR WASTE STORAGE FACILITIES.
 - MINIMUM THICKNESS OF TWO FEET.
 - SPECIFY METHOD FOR KEEPING POOL FULL OR USE OF COMPOSITE SOILS BELOW LINER.
- POND LINER ALTERNATE:**
- CONTRACTOR TO PROVIDE 40 MIL/HDPE POND LINER IN LIEU OF CLAY LINER TO LINE ENTIRE POND AREA UP TO THE 2 YEAR, 24-HOUR WATER PONDING ELEVATION (SEE ELEVATION ON DETAIL).
 - DESIGN ACCORDING TO THE CRITERIA IN TABLE 3 OF THE NRCS 313, WASTE STORAGE FACILITY TECHNICAL STANDARD
 - INSTALL ACCORDING TO NRCS WISCONSIN CONSTRUCTION SPECIFICATION 202, POLYETHYLENE GEOMEMBRANE LINING.
- 4-6" ROUND STONE OVER FILTER FABRIC SHALL BE PROVIDED TO COVER THE ENTIRE LINER. TOP OF STONE SHALL MATCH PROPOSED POND ELEVATIONS.

TYPE B

NOT FOR CONSTRUCTION

PROJECT INFORMATION

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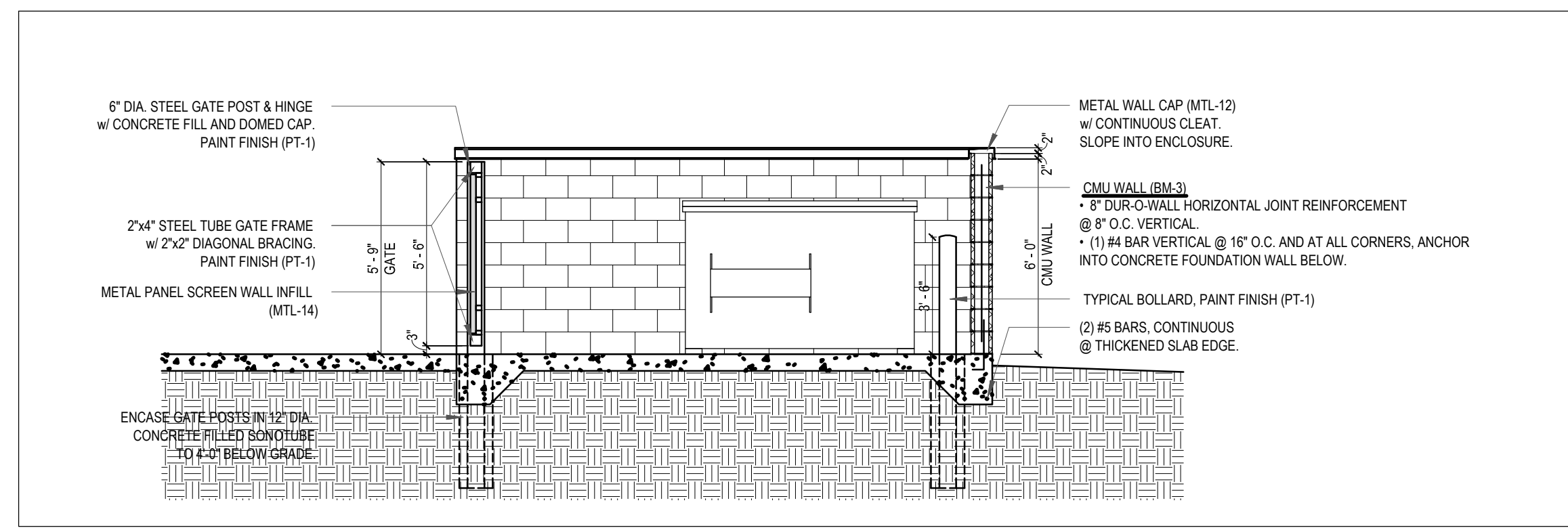
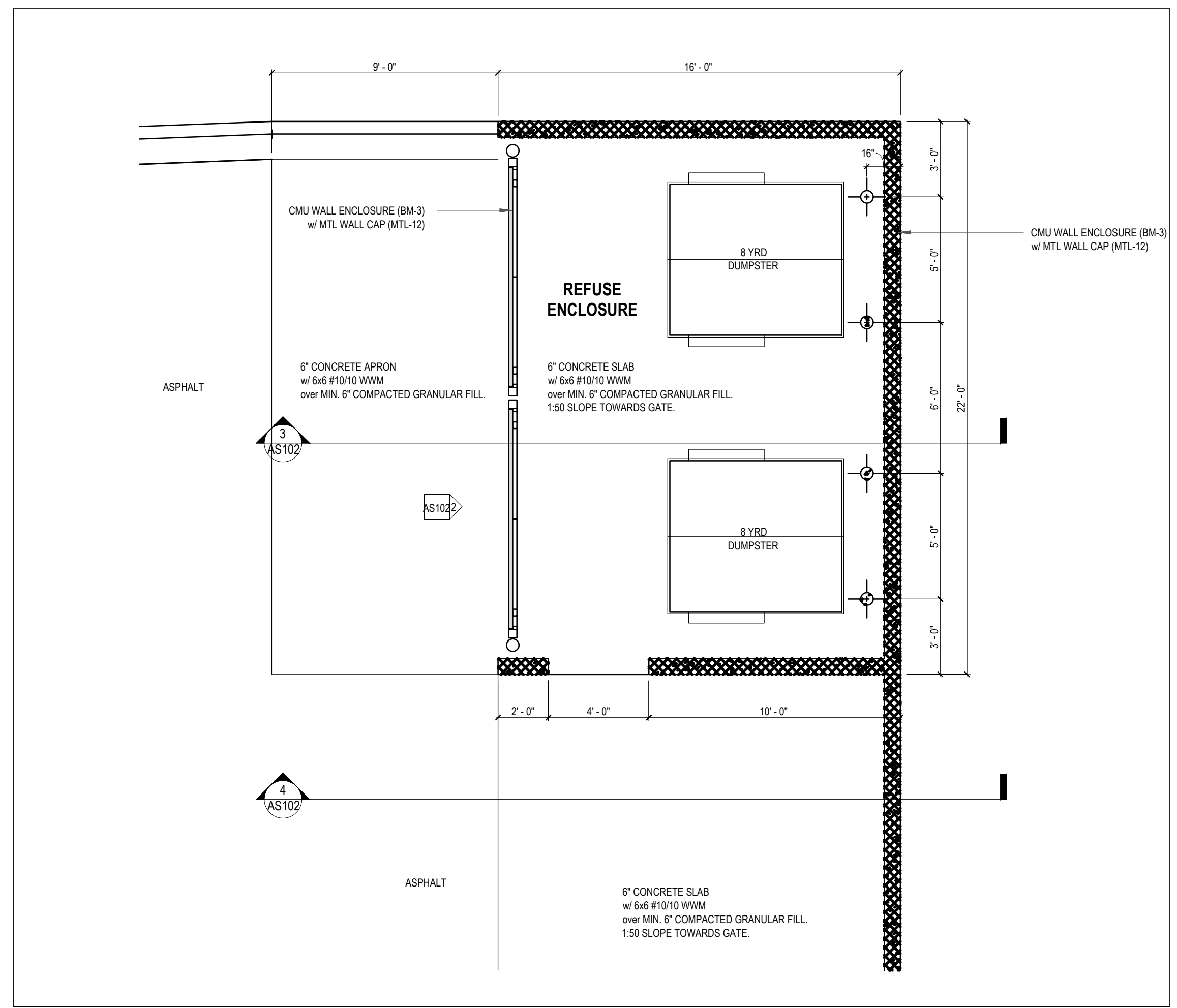
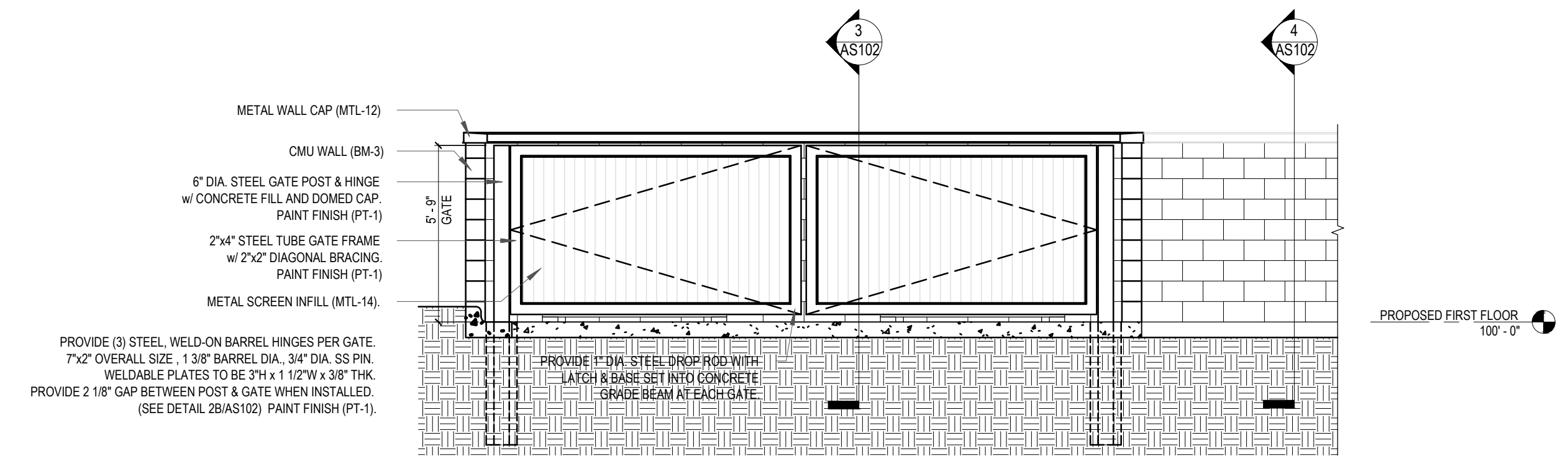
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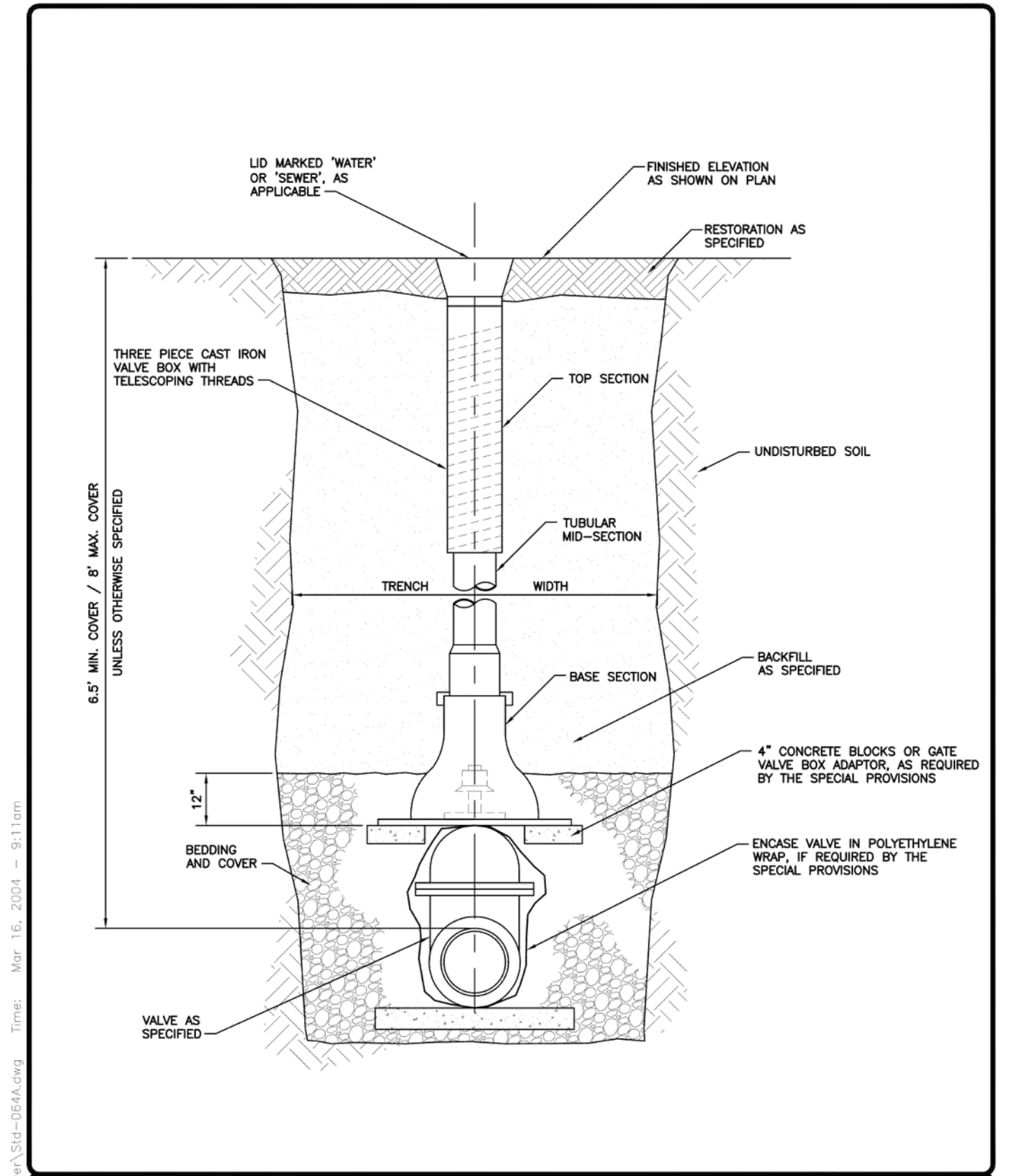
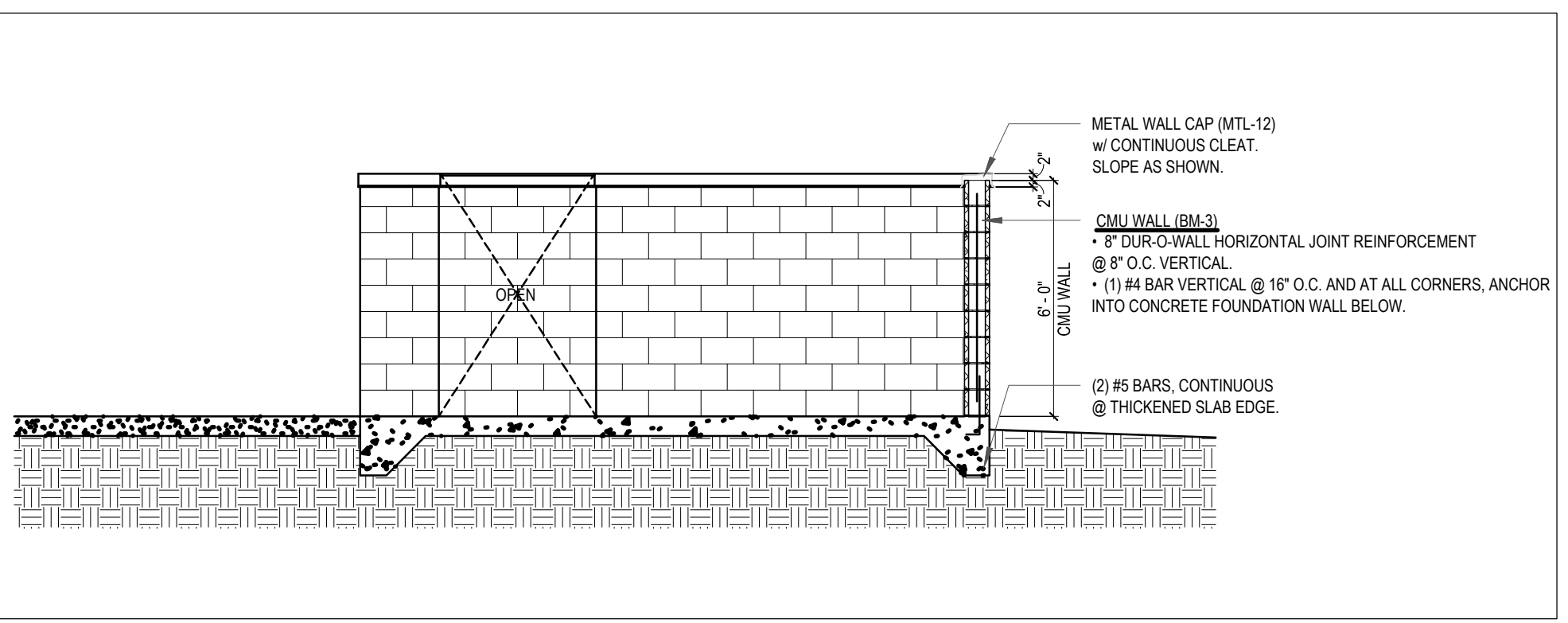
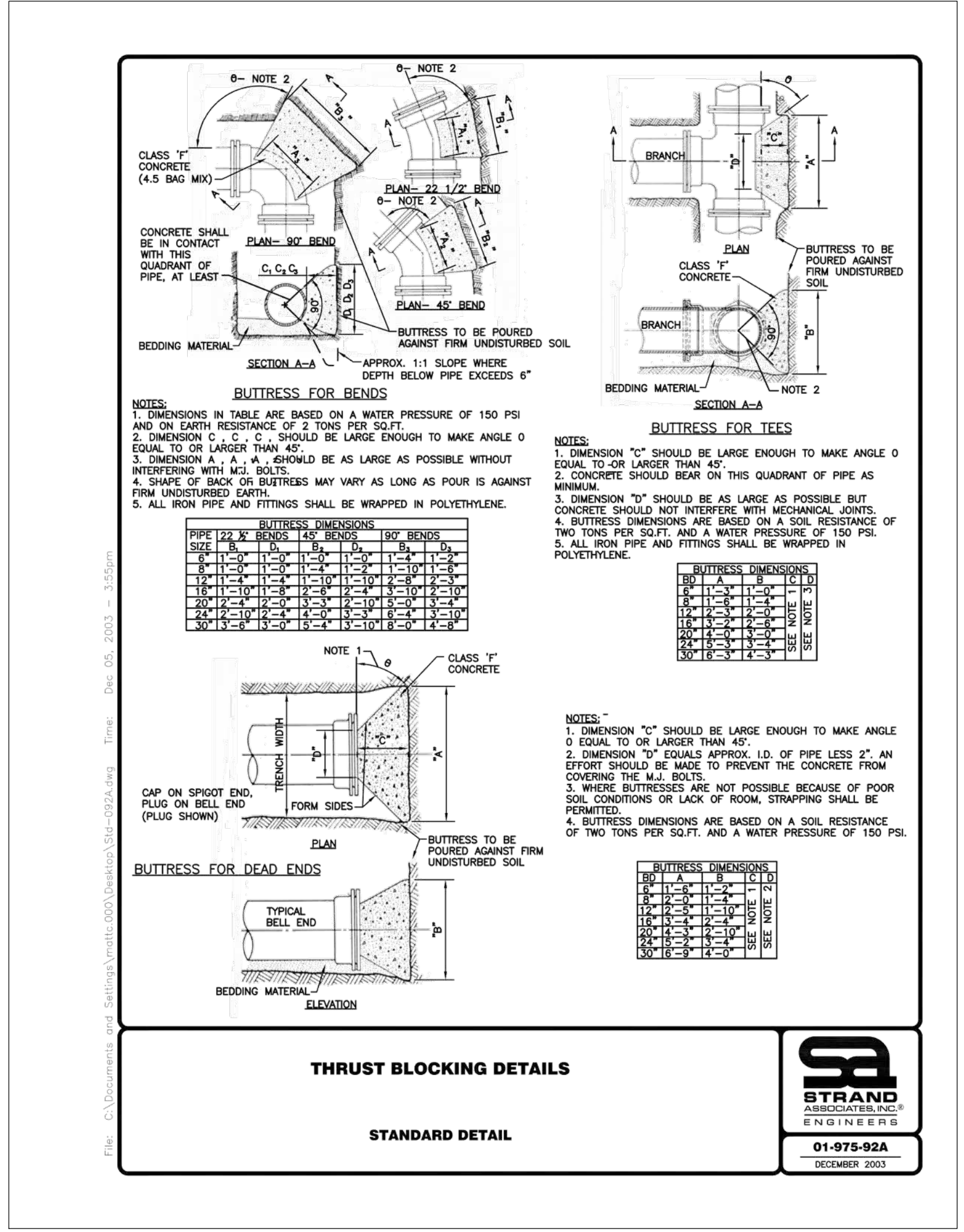
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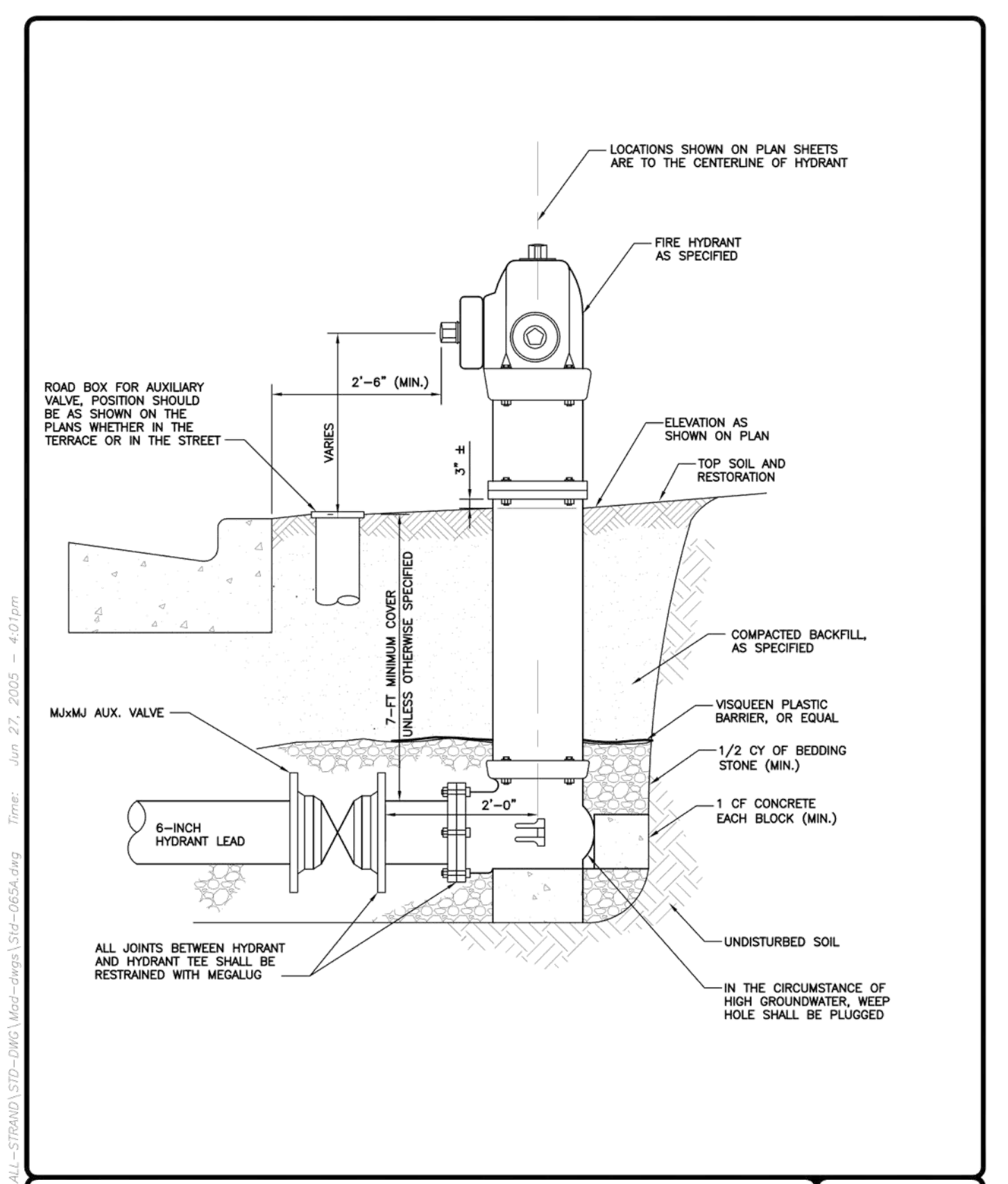
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DUMPSTER ENCLOSURE DETAIL
 NO SCALE

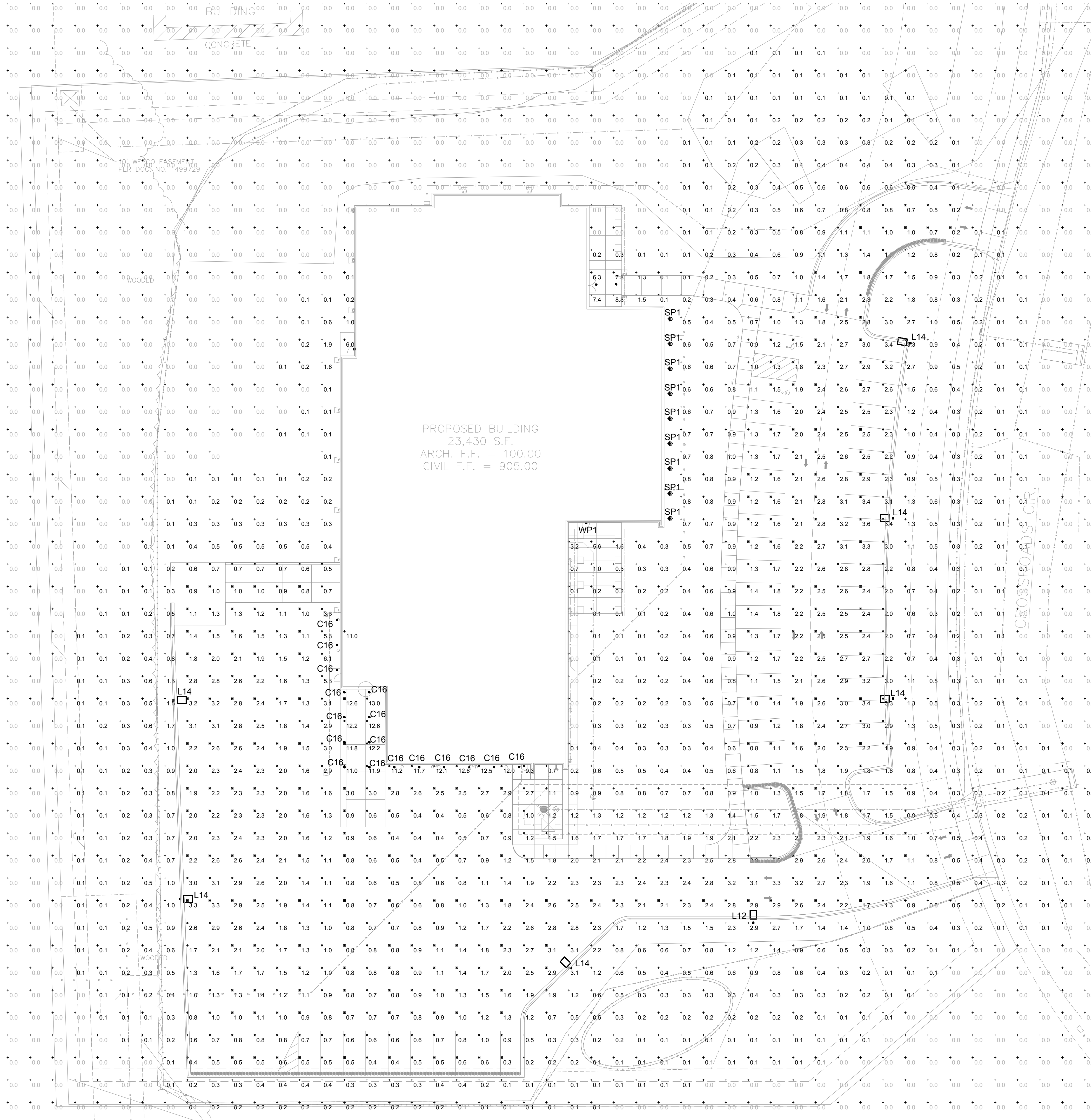


STRAND
 ASSOCIATES, INC.
 ENGINEERS
 01-975-064A
 JANUARY 2004



STRAND
 ASSOCIATES, INC.
 ENGINEERS
 01-975-85A
 JUNE 2005

NOT FOR CONSTRUCTION



D-Series Size 2 LED Area Luminaire

Specifications:
 Size: 2' x 2'
 Length: 24.0"
 Width: 24.0"
 Height: 10.0"
 Weight: 18.0 lbs

Introduction:
 The modern styling of the D-Series features a highly adjustable, fully adjustable luminaire with an adjustable beam spread. The D-Series offers the benefits of the latest LED technology with a high performance, high efficiency long-life luminaire.

Ordering Information:
 EXAMPLE: DSX2 LED P1 40K 80CRI T2M VISUAL COMFORT OPTIC

Order Code	Manufacturer	Part Number	Beam Spread	Color Temp	CR	Optic	Notes
DSX2	Lithonia	4000K CCT 80 CRI	14°	4000K	80	Optic 1	

WDG2 LED Architectural Wall Sconce

Specifications:
 Depth: 10.0"
 Width: 10.0"
 Height: 10.0"
 Weight: 13.0 lbs

Introduction:
 The WDG2 LED sconce is designed to provide a wide range of lighting options for architectural applications. The sconce features a wide range of beam spread options and is available in multiple finishes.

Ordering Information:
 EXAMPLE: WDG2 LED P1 40K 80CRI W/ MOUNT SWM CORD

Order Code	Manufacturer	Part Number	Beam Spread	Color Temp	CR	Optic	Notes
WDG2	Lithonia	4000K CCT 80 CRI	14°	4000K	80	Optic 1	

LIGHTOLIER by Signify

Downlighting
 Calculate LED 6" gen 3
 CBDR, Round Downlight

Introduction:
 Calculate LED 6" generation 3 provides excellent performance coupled with optimized installation flexibility and options. Industry leading round control and uniform beam spread make it an ideal choice for open office, institutional, healthcare, and retail applications.

Ordering Information:
 EXAMPLE: CBL6 LED 6" gen 3

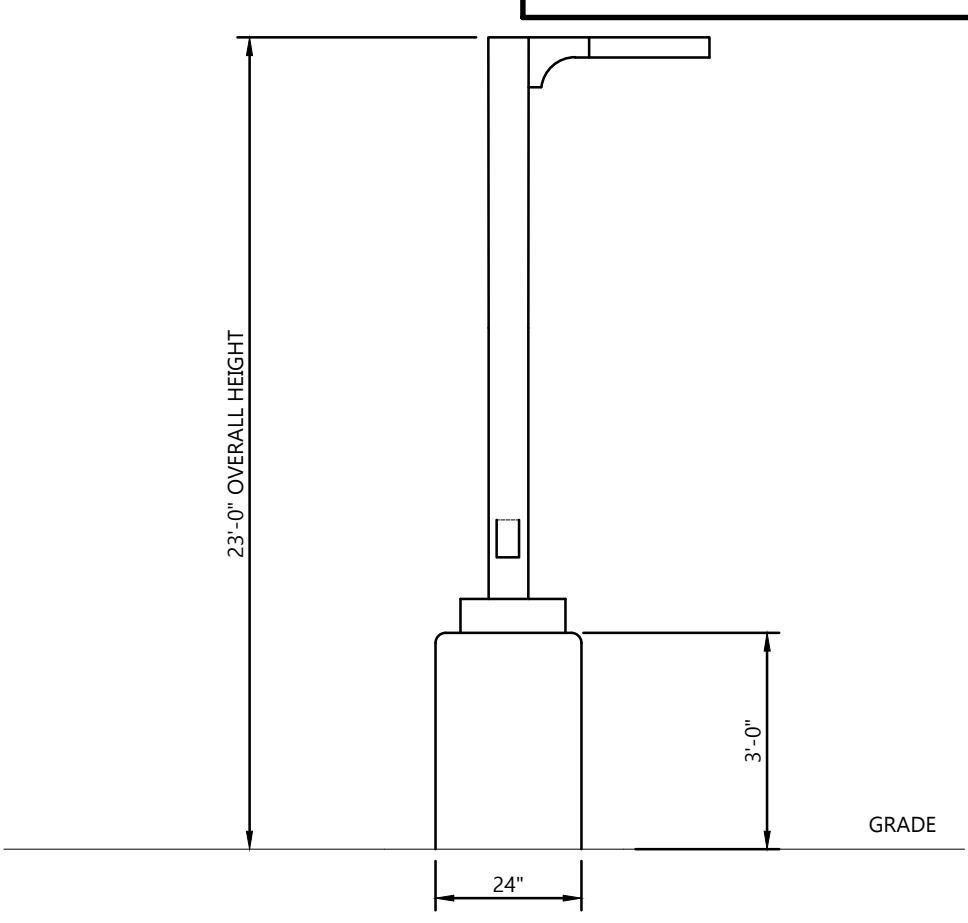
Order Code	Manufacturer	Part Number	Beam Spread	Color Temp	CR	Optic	Notes
CBL6	Signify	4000K CCT 80 CRI	14°	4000K	80	Optic 1	

HUNZA NPS Spot

PURELED SPECIFICATIONS (C0)

Product Configuration:

Component	Manufacturer	Part Number	Notes
Luminaire	Hunza	NPS-6-25-4	
Mount	Hunza	MS-1	
Wiring	Hunza	W-1	



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FRONT PARKING & DRIVE	X	2.1 fc	3.6 fc	0.2 fc	18.0:1	10.5:1
OVERHANG	X	11.9 fc	13.0 fc	9.3 fc	1.4:1	1.3:1
BACK PARKING AREA	X	2.1 fc	13.0 fc	0.3 fc	43.3:1	7.0:1

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
□	L14	6	Lithonia Lighting	DSX2 LED P1 40K 80CRI T4M HS	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Medium House Side Shield	1	15605	0.9	134.5029
□	L12	1	Lithonia Lighting	DSX2 LED P1 40K 80CRI T2M	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 2 Medium	1	17668	0.9	134.5
□	WP1	2	Lithonia Lighting	WDG2 LED P2 40K 80CRI VF	WDG2 LED WITH P2 - PERFORMANCE PACKAGE 4000K 80CRI VISUAL COMFORT FORWARD OPTIC	1	1978	0.9	15.0178
○	C17	19	SIGNIFY LIGHTOLIER	C6RN+CBL15835M210U +CBDRCL	CALCULITE 6" ROUND LED DOWNLIGHT CLEAR FINISH	1	1483	0.9	12.6
⦿	SP1	9	HUNZA	NPS-S-25-4	NPS SPOT - PURE LED - SERIES WIRED 1050MA - IP66 - 4000K - 25 DEG - REMOTE DRIVER REQUIRED	1	573	1	6.3

SITE PLAN - PHOTOMETRIC
 SCALE 1" = 20'
 NORTH
 20' 0 20' 40'

EXCEL
 Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9800
 excelengineer.com

PROJECT INFORMATION

PROPOSED OFFICES, SHOWROOM, AND WAREHOUSE FOR:
KTFM, LLC
 21055 CROSSROADS CIRCLE • TOWN OF BROOKFIELD, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES
 APR. 19, 2023
 MAY 22, 2023

NOT FOR CONSTRUCTION

JOB NUMBER
 230030600

SHEET NUMBER
C3.0



Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843
www.strand.com

June 1, 2023

Mr. Bryce Hembrook
Town of Brookfield
645 North Janacek Road
Brookfield, WI 53045

Re: Quest Interiors Development
21055 Crossroads Circle
Town of Brookfield, Wisconsin (Town)

Dear Bryce,

Strand Associates, Inc.® (Strand) has finished its review of the construction drawings and Storm Water & Erosion Control Calculations resubmittal for the Quest Interiors Development that were received from Excel Engineering, Inc. (Excel) on May 22, 2023, for conformance with the Town specifications and general engineering practices. Before construction may begin, the contractor shall submit all required permits for the development to the state, Wisconsin Department of Natural Resources, Town, and any other relevant agencies. New drawings, stormwater management plan and calculations, and a letter describing the revisions should be returned to Strand after the following concerns have been addressed. Excel's responses to Strand's original comments are *italicized* and Strand's most recent comments are in **bold**.

Stormwater Management Plan

1. Strand's May 3, 2023, Comment—The time of concentration calculation for the pre-development basin has a sheet flow length of 178 feet. Standard engineering protocol is to use a maximum sheet flow length of 100 feet.

Excel's May 22, 2023, Response—The modeling and stormwater management report has been revised to reflect this.

Strand's Current Response—It was verified that the sheet flow length for the pre-development basin was modified to 100 feet. It appears that the sheet flow length for the "Post 1A" subbasin is 126 feet and still greater than 100 feet.

2. Strand's May 3, 2023, Comment—The time of concentration values appear to be directly entered into the HydroCAD model for the proposed 1A (2S) and 1B (3S) drainage areas. These time of concentration calculations should be provided. Also, the time of concentration paths should be shown on the Post-Development Basin Area exhibit in Appendix B.

Excel's May 22, 2023, Response—Flow paths have been added to the post development plan. Calculation input for Basin 1A has been revised. Basin 1B has been revised to 6-minute and remains as a direct input given its small area and proximity to boundaries while maintaining the engineering practice of 6-minute minimum time of concentration.

Strand's Current Response—It was verified that the flow paths were added to the post-development plan. As noted above, it appears that the sheet flow length for the "Post 1A" subbasin is 126 feet and still greater than 100 feet.

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3. Strand's May 3, 2023, Comment—Within the WinSLAMM input information in Appendix F, the total area draining to the pond (2S) is listed as 2.147 acres. The HydroCAD model notes that the drainage area into the proposed pond is 2.54 acres. Clarification should be given and/or modeling updated accordingly.

Excel's May 22, 2023, Response—The WinSLAMM calculations are updated to include the additional landscape area.

Strand's Current Response—It was verified that the area (2.54 acres) draining to the pond now matches in both the HydroCAD and WinSLAMM modeling calculations.

4. Strand's May 3, 2023, Comment—A stormwater maintenance agreement should be established between the owner and Town.

Excel's May 22, 2023, Response—A draft maintenance agreement is provided for review.

Strand's Current Response—The draft maintenance agreement was reviewed and appears to meet the Town's requirements and match the standard template. The Town Attorney shall review before final approval.

Stormwater Conveyance

Strand's May 3, 2023, Comment—Storm sewer sizing and inlet capacity calculations should be provided for the proposed storm sewers.

Excel's May 22, 2023, Response—Storm sewer calculations have been added to the stormwater report.

Strand's Current Response—The storm sewer calculations located in Appendix G of the stormwater report were reviewed. The calculations for the total flow of each drainage basin should be provided showing the weighted runoff coefficient uses as well as intensity for the design storm event.

Civil Existing Site and Demolition Plan—Sheet C1.0

Strand's May 3, 2023, Comment—Specifications or a detail should be provided describing or showing how the storm sewer pipe will be plugged.

Excel's May 22, 2023, Response—Call out note on C1.0 has been revised to provide more directive on plug.

Strand's Current Response—The revised note was reviewed and is acceptable.

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Civil Site Plan–Sheet C1.1

1. Strand’s May 3, 2023, Comment–According to 17.06(3)(c)(4) in the Town ordinance, the minimum dimensions for all parking spaces provided for use by physically disabled shall be 12 feet by 18 feet. It appears that these stalls are 9 feet by 18 feet.

Excel’s May 22, 2023, Response–The plans shows (2) two 9-foot by 18-foot stalls with a shared 9-foot van accessible aisle. Taking 4.5-feet of the shared stall plus the 9-foot stall provides a 13.5-foot area meeting the code requirements. This will also be discussed at the PC meeting.

Strand’s Current Response–Based on the width of the accessible route, there appears to be adequate space for parking and access and would be able to accommodate cars and vans.

2. Strand’s May 3, 2023, Comment–There is a callout for a Keynote 27 in the plan, but there is no description for “27” in the Keynote legend.

Excel’s May 22, 2023, Response–This keynote has been removed from the plan.

Strand’s Current Response–It was verified the keynote was removed.

3. Strand’s May 3, 2023, Comment–A turning movement exhibit should be provided to verify the largest vehicle (including any emergency vehicles) that will access the site can perform the required turning movements with the proposed layout.

Excel’s May 22, 2023, Response–A truck turning exhibit is included in the resubmittal.

Strand’s Current Response–A turning template was provided for a WB-67 interstate semi-trailer and it appears it will be able to access the southern portion of the site and back into the loading dock area. The Town Fire Department should verify whether emergency vehicles, such as a fire truck, should be evaluated for access in the eastern parking lot or northern driveway.

Civil Grading and Erosion Control Plan–Sheet C1.2

1. Strand’s May 3, 2023, Comment–The anticipated locations of the topsoil stockpiles should be shown on the plan.

Excel’s May 22, 2023, Response–Topsoil stockpile locations have been added to plan sheet C1.2.

Strand’s Current Response–It was verified topsoil stockpile locations are shown on Sheet C1.2 and are in upland areas with two layers of silt fence around the perimeter.

2. Strand’s May 3, 2023, Comment–Silt fence should be provided between the two driveway entrances just upstream of the curb line to prevent sediment from washing on to Crossroads Circle.

Excel’s May 22, 2023, Response–This has been added to plan sheet C1.2.

Strand’s Current Response–It was verified silt fence was added at this location.

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3. Strand's May 3, 2023, Comment—Safety railings should be provided where the top of wall elevation is more than 30 inches above the adjacent grade according to Section 1013.1 of the Unified Building Code. The top of the retaining wall on the west side of the loading dock ramp. There is a drop of approximately 4 feet from top of the retaining wall on the west side of the loading dock ramp to the bottom of ramp near the building.

Excel's May 22, 2023, Response—The architectural plans will cover this scope and requirement.

Strand's Current Response—The architectural committee should review the plans to verify requirements are met.

4. Strand's May 3, 2023, Comment—The scale bar appears to be incorrect.

Excel's May 22, 2023, Response—This has been rectified.

Strand's Current Response—Confirmed.

Civil Utility Plan—Sheet C1.3

1. Strand's May 3, 2023, Comment—The callout for the rim elevation of CB-1 (901.12) does not match the callout for the rim elevation shown in the Bay Loading Dock Detail (900.90).

Excel's May 22, 2023, Response—The rim elevation on C1.3 for ST CB 1 has been revised to match the detail.

Strand's Current Response—It was confirmed that elevations now match on both sheets.

2. Strand's May 3, 2023, Comment—Evaluate that proper separation between water, storm, and sanitary sewer mains are meeting the requirements of Section NR 811.74 of the Wisconsin Administrative Code (WAC).

Excel's May 22, 2023, Response—A minimum separations are maintained throughout the design.

Strand's Current Response—It appears the proper separation distance between water and storm crossings are maintained.

3. Strand's May 3, 2023, Comment—The storm sewer structure and casting types should be called out on the plan.

Excel's May 22, 2023, Response—Abbreviation designations are on the plan sheet to correspond to detail on C2.1.

Strand's Current Response—It was verified casting types are called out for each structure.

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4. Strand's May 3, 2023, Comment—Review that all water main design meets the requirements of Section NR 811.70 of WAC and Section 12 of the Town Sanitary District No. 4 technical specifications (see Sections 12.1—Water Main Material, 12.2—Valve Type, 12.3—Pipe Cover and length requirements, 12.5—Thrust Restraint, and 12.18—Fire Hydrant Type). Supporting documentation should be provided.

Excel Response: Design requirements are met and notes and details have been added to the plans.

Strand's Current Response—It was verified notes and details were added to the construction drawings.

5. Strand's May 3, 2023, Comment—It should be noted that, before water utility construction can begin, a modification to the water service application will need to be submitted to the Town and, if plumbing fixtures are being added, calculations should be provided for proper meter sizing.

Excel's May 22, 2023, Response—This note has been included on plan sheet C1.3.

Strand's Current Response—It was verified that the note was added to Sheet C1.3.

6. Strand's May 3, 2023, Comment—A note should be added stating that the contractor shall notify the Town Sanitary District No. 4 and field staff a minimum of 72 hours before the start of any construction or connection to existing public utilities.

Excel's May 22, 2023, Response—This note has been included on plan sheet C1.3.

Strand's Current Response—It was verified that the note was added to Sheet C1.3.

7. Strand's May 3, 2023, Comment—The existing sanitary sewer is not shown correctly on the west side of the property where the proposed sanitary service connection to the main is taking place. The sewer main is entering the manhole from the west and then heads south. There is no sewer line running north of this manhole (see enclosed markup). This will require a modification of the proposed sewer service connection to the main.

Excel's May 22, 2023, Response—The sanitary lateral location has been modified based on this information.

Strand's Current Response—The existing sanitary sewer line north of the manhole is still shown. This does not exist and should be removed. It should be verified that the proposed 4-inch-diameter lateral has adequate capacity to handle proposed loadings.

8. Strand's May 3, 2023, Comment—A 6-inch water valve should be added to the proposed water service (see enclosed markup).

Excel's May 22, 2023, Response—The water service location has been revised and a valve has been added to plans.

Strand's Current Response—It appears that the fire hydrant and valve will be located behind a masonry wall and near an electrical transformer. It should be verified there is enough room for access by the fire department and Town Sanitary District No. 4 for emergency situations and maintenance.

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9. Strand's May 3, 2023, Comment—The proposed water main tapping location is near an existing water service connection. A note should be added stating the required distance from the existing connection.

Excel's May 22, 2023, Response—The connection note on plan sheet C1.3 has been revised to reflect this.

Strand's Current Response—It was verified that a note was added regarding maintaining the minimum separation distance from the existing connection.

10. Strand's May 3, 2023, Comment—The scale bar appears to be incorrect.

Excel's May 22, 2023, Response—This has been rectified.

Strand's Current Response—Confirmed.

Civil Landscape and Restoration Plan—Sheet C1.4

1. Strand's May 3, 2023, Comment—Please denote intended tree protection or woodland area protection provided on-site.

Excel's May 22, 2023, Response—Plan notes are on C1.0 and C1.4 to provide intent of preservation of wooded area.

Strand's Current Response—Notes were reviewed and are adequate.

2. Landscaping Planting Schedule Comments

- a. Strand's May 3, 2023, Comment—According to plant symbols and the plant data chart, selected species appear appropriate. A full comparison of plan quantities as laid-out versus in the planting table was not completed. It may be appropriate for plant callout leaders for use in the field or for final reviews. Planting densities, arrangement, and selection appear appropriate. See notes.

Excel's May 22, 2023, Response—This comment is acknowledged.

Strand's Current Response—No further comment.

- b. Strand's May 3, 2023, Comment—Varieties of flowering pear (*Pyrus calleryana*) are regarded as potentially invasive. If acceptable, please explore potential replacements such as suitable varieties of flowering crabapple (*Malus* species) or redbud (*Cercis canadensis*).

Excel's May 22, 2023, Response—The Jack pear species has been substituted with a flowering crabapple.

Strand's Current Response—The replacement species appears to be adequate.

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- c. Strand's May 3, 2023, Comment–Deciduous shrub “Planted Size” below 18 inches does not meet code. Please remove 15-inch reference for deciduous shrubs.

Excel's May 22, 2023, Response–Planting size of shrubs have been revised to a minimum of 18-inches.

Strand's Current Response–It was confirmed that the planting size of shrubs was revised to a minimum of 18 inches.

- d. Strand's May 3, 2023, Comment–Similarly, arborvitae “Planted Size” should be corrected to the 6-foot requirement, in accordance with code.

Excel's May 22, 2023, Response–The planted size of Arborvitae species has been modified to 6-feet.

Strand's Current Response–It was confirmed that the planted size of Arborvitae species has been modified to 6 feet.

- e. Strand's May 3, 2023, Comment–Please revise Botanical Name (genus) for Karl Forester Reed Grass as “Calamagrostis.”

Excel's May 22, 2023, Response–The Botanical name is shown as Calamagrostis.

Strand's Current Response–It was confirmed that the botanical name spelling is now correct.

3. Strand's May 3, 2023, Comment–Long-term light pole interference–The seeded lawn area between the parking lot and Crossroads Circle (and some other project areas) contain light poles with large deciduous tree plantings (basswood and honeylocust) within 10 to 12 feet of the poles. Please evaluate spacing arrangements or evaluate the use of smaller trees as needed.

Excel's May 22, 2023, Response–Adjustments have been made to the tree count and location to address spacing.

Strand's Current Response–The tree count and revised tree locations appear to be adequate.

4. Strand's May 3, 2023, Comment–Because of proximities within 12 feet of the Crossroads Circle road surface, please review planting beds that are present north and south of site access drives to confirm that they are appropriately resistant or distant to potential salt spray and other effects of the roadway and associated ditch.

Excel's May 22, 2023, Response–Based on the separation of both distance and elevation from the roadway the plantings should be protected from deterioration.

Strand's Current Response–Confirmed and understood.

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5. Strand's May 3, 2023, Comment—To potentially avoid installation “settling” of plantings, burial of root collars, and potential survivability issues; please consider additions to the Tree Planting and Shrub Planting Details. This may involve altering the figure or potentially calling out plants to be “set” in the planting hole on a rigid substrate and similarly denoting the location of the root collar relative to planting and mulch placement.

Excel's May 22, 2023, Response—Adjustment to details and additional notes are included to addresses settling.

Strand's Current Response—The root collar note is acknowledged and suitable. It is suggested that both the tree and shrub planting detail denote an undisturbed planting mound directly under the plant and a callout leader added such as “ Retain a portion of undisturbed subgrade to support plant weight and avoid plant settling.”

6. Strand's May 3, 2023, Comment—The scale bar appears to be incorrect.

Excel's May 22, 2023, Response—This has been rectified.

Strand's Current Response—Confirmed.

Civil Details—Sheet C2.1

1. Strand's May 3, 2023, Comment—The Wet Retention Pond Detail should include the 2.5-foot rise dimension for the sharp-crested vee weir that is modeled in HydroCAD.

Excel's May 22, 2023, Response—A rim elevation was added to the V-Notch Weir detail.

Strand's Current Response—It was confirmed a rim elevation was added to the detail.

2. Strand's May 3, 2023, Comment—The Wet Retention Pond detail notes a 2-foot sump in the callout for the pyramid trash rack on top of the outlet structure which does not match the callout for a 4-foot sump dimension noted on the bottom of the structure. Detail should be updated accordingly.

Excel's May 22, 2023, Response—This has been rectified.

Strand's Current Response—It was confirmed that the 2-foot sump callout was removed.

3. Strand's May 3, 2023, Comment—The Wet Retention Pond Detail contains callouts for the “2 Year Storm Elev.”. This elevation should be provided on the detail so the contractor knows the exact elevation to install the erosion control fence and pond clay liner.

Excel's May 22, 2023, Response—A note has been added to the detail to provide elevations for design storm events.

Strand's Current Response—It was confirmed that the design storm elevations were added to the detail.

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Site Lighting Plan

Strand's May 3, 2023, Comment—The light level at the property line shall not exceed 0.2 foot-candles at any point. Revise light pole locations or add shielding to reduce light levels at the southern property line to 0.2 foot-candles or lower.

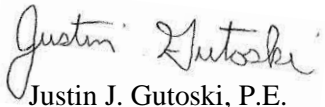
Excel's May 22, 2023, Response—The C3.1 plan sheet has been revised to meet the requirements.

Strand's Current Response—The lighting plan was reviewed and confirmed that the light candles do not exceed 0.2 foot-candles along the southern property line.

Further comments will be provided at the time of future submittals. Please call 608-251-4843 if you have any questions.

Sincerely,

STRAND ASSOCIATES, INC.®


Justin J. Gutoski, P.E.

c: Tom Hagie, P.E. Town Administrator, Town of Brookfield
Tony Skof, Sanitary District No. 4 Superintendent, Town of Brookfield
Scott Hartung, Department of Public Works Superintendent, Town of Brookfield