

Town of Brookfield
645 N. Janacek Road
Brookfield, WI 53045
(P) 262-796-3788
(F) 262-796-0339



MEETING NOTICE

Meeting will be held at the
Town of Brookfield Municipal Building, Eric Gnant Room
645 N. Janacek Road, Brookfield, WI

Tuesday, February 27, 2024

PLAN COMMISSION

7:00 p.m

AGENDA

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
 - a. January 23, 2024 Plan Commission Minutes
- 5) Citizen Comments: Three-minute limit.
- 6) Old Business:
 - a. None
- 7) New Business:
 - a. Town of Brookfield for review and recommendation of approval for a resolution to vacate and discontinue a portion of Bluemound Frontage Road near parcels BKFT1124999002 and BKFT1124999004.
 - b. Max Grossman (Last Mile Investments), representing Galleria West, is requesting a recommendation for approval of a certified survey map for parcels BKFT1124999002 and BKFT1124999004.
 - c. Ryan Janssen, representing Avery & Birch, for a recommendation for Final Approval of a new building consisting of a three-story salon suite facility, located at 21055 Crossroads Circle.
- 8) Communication and Announcements.
- 9) Adjourn.

Posted this 22nd day of February, 2024

*Bryce Hembrook
Town Planner*

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
January 23, 2024

The regular meeting of the Plan Commission was held in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

1) CALL TO ORDER.

Chairman Keith Henderson called the meeting to order at 7:00 p.m. with the following people present: Town Supervisor Ryan Stanelle, Plan Commission members William Neville, Kevin Riordan, and Len Smeltzer. Gordon Gaeth and Jeremy Watson were absent and excused; Town Planner Bryce Hembrook was absent due to a personal matter.

2) MEETING NOTICES.

The meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA

Motion by Stanelle to approve the agenda.

Seconded by Neville.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES.

- a. Motion by Stanelle to approve the November 28, 2023 Plan Commission Minutes as presented.

Seconded by Smeltzer.

Motion Passed Unanimously.

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD BUSINESS:

- a. None.

7) NEW BUSINESS:

- a. Ryan Janssen, representing Avery & Birch, for a recommendation for Preliminary Approval of a new building consisting of a three-story salon suite facility, located at 21055 Crossroads Circle.

Chairman Henderson requested clarification regarding turning radiuses for emergency vehicles. Mr. Janssen responded that this would be shown more clearly on renderings for the next meeting. Mr. Janssen reported that the aisles are 24 feet, which is able to accommodate a fire truck. Chairman Henderson also expressed concern with the lack of clarity regarding the proposed building height. Rich Pipek (Instudio Architecture) was present and indicated that the design is for a 40-foot high building, which is within the zoning code maximum of 45 feet. The tree line will be appropriate to the height of the building. Chairman Henderson is concerned with the height in proportion to surrounding buildings, and potentially affecting a nearby residential area to the west. Mr. Janssen reviewed the proposed site plan, which includes 89 parking stalls. The trash enclosure has been moved away from the pond to the south, based on comments from the Architectural Review Committee, and the handicapped parking stalls have been moved to the north by the pond. Some newer growth trees along the back will be clipped, for access to the sewer. The other trees along the lot line not affecting sewer access will remain. The pond is sized for this lot and a potential property division. Mr. Janssen reported that a storm water maintenance agreement has been submitted to staff. The landscape plan was reviewed, and the elms at the street will be replaced with crab apple trees. Silver birch and Douglas fir will be around the pond. Chairman Henderson mentioned that lighting for the entrance must be adequate, and inquired whether what is proposed would be so. The potential of a lit monument sign was discussed. Smeltzer asked for clarification regarding the landscaping at the west property line. Mr. Janssen responded that they would only remove what is necessary. If there are holes in the landscaping after clearing for the sewer, those will be filled with plantings. It was noted that the parcel slopes down on the west end, and there is a swail along the residential line.

Asst. Fire Chief Tony D'Amico inquired whether the islands in the parking lot have to be there. Chairman Henderson mentioned that the entrance could be made wider. Mr. Janssen recalled the ordinance that requires islands, which also details square footage and landscaping on those islands. He went on to say the developer would change the islands if requested, however they were designed based on the ordinance. It was clarified that if the parcel were divided in the future as discussed, both properties would share the same entrance.

Motion by Supervisor Stanelle to grant preliminary approval of a new building for Avery & Birch, consisting of a three-story salon suite facility, located at 21055 Crossroads Circle.

Seconded by Neville

Motion passed unanimously.

- b. Town of Brookfield request to schedule a public hearing at a future Town Board meeting for a Municipal Code Text Amendment to amend Section 5.23(1)(a) (Fire Code – Life Safety and Fire Protection Systems) of the Municipal Code.

Chairman Henderson stated that the proposed text amendment is confusing, and inquired whether a list can be specific for the Fire Department, and a separate list for the Bureau of Fire Prevention. Asst. Fire Chief D'Amico responded that much of the verbiage comes from the existing ordinance, but the amendment is due to potentially using a new system (EPlan) to review plans due to a backlog at the state level. This is for commercial plan review. Motion by Smeltzer to **recommend** the Town Board set a date for a public hearing at a future Town Board meeting for a Municipal Code Text Amendment to amend Section 5.23(1)(a) (Fire Code – Life Safety and Fire Protection Systems) of the Municipal Code, providing clearer verbiage is provided.

Seconded by Riordan.

Motion passed unanimously.

- 8) COMMUNICATION AND ANNOUNCEMENTS.
None.

- 9) ADJOURN.
Motion by Smeltzer to adjourn at 7:45pm.
Seconded by Riordan.
Motion Passed Unanimously.

Respectfully submitted,
Lois Ricci, Development Services Clerk

STATE OF WISCONSIN:

TOWN OF BROOKFIELD:

WAUKESHA COUNTY:

RESOLUTION #2024-02

**RESOLUTION OF THE TOWN BOARD TO VACATE AND DISCONTINUE A
PORTION OF BLUEMOUND FRONTAGE ROAD**

THE TOWN BOARD OF THE TOWN OF BROOKFIELD, WAUKESHA COUNTY,
WISCONSIN, DOES ORDAIN AS FOLLOWS:

WHEREAS, pursuant to Wis. Stat. § 66.1003, the Town Board has statutory authority to vacate and discontinue Town right-of-way within its jurisdiction;

WHEREAS, the public interest requires vacation of an public right-of-way as depicted and described on Exhibit 1, as this is a segment of public way that has no utility and the land can be used by the abutting owners;

WHEREAS, this Resolution was introduced in this form before the Town Board of the Town of Brookfield on February 6, 2024;

WHEREAS, following introduction of this Resolution, the Town Board set a date for a public hearing which was not less than forty (40) days after the date on which this Resolution was introduced, specifically on March 19, 2024;

WHEREAS, notice of public hearing stating when and where this Resolution would be acted upon and stating what public way is proposed to be discontinued was published as a Class 3 Notice under Chapter 985, Wisconsin Statutes, and in addition was served on the owners of all of the frontage of the lots and lands abutting upon the public way sought to be discontinued (said properties as described in Exhibit 2) in a manner provided for the service of Summons in Circuit Court at least 30 days before the hearing;

WHEREAS, no written objections to the proposed discontinuance have been filed with the Town Clerk by any of the owners abutting on the public way sought to be discontinued, or by the owners of more than one-third of the frontage of the lots or lands abutting on the remainder of the public way which lies within 2,650 feet from the ends of the public way proposed to be discontinued or which lies within that portion of the 2,650 feet that is within the Town limits; or if such objection has been filed, two-thirds of the members of the Town Board voting on the proposed discontinuance have voted in favor of the discontinuance;

WHEREAS, following introduction of this Resolution, a copy of this Resolution was delivered to the Secretary of Transportation as the public way to be discontinued is located within one-quarter mile of a state trunk highway or connecting highway;

WHEREAS, no landlocked parcel will be created by the proposed discontinuance;

WHEREAS, the owners of all of the lands abutting the right-of-way have submitted, or will submit prior to this Resolution taking effect, a certified survey map for approval under Chapter 236 of the Wisconsin Statutes, which will establish the new boundaries of the abutting parcels, including the revision of title as to vacated public way, and further provide an easement for the real property located at 18880 W Bluemound Road (Tax Key No.: BKFT1124999004) to access the portion of the Bluemound Frontage that will remain a public way;

WHEREAS, the Town Board has conducted such public hearing on March 19, 2024, pursuant to such notice; and

WHEREAS, following due consideration of all information received from Owners, the Town Engineer, and in the course of the public hearing of this matter and being duly advised, the Town Board, by this Resolution, does hereby declare the public interest requires the vacation and discontinuance of the public way as specifically described and identified on Exhibit 1, and the Town Board further finds that the vacation and discontinuance of the public way will not land lock any property.

NOW THEREFORE, BE IT RESOLVED by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin, that the public way depicted on the attached Exhibit 1 is hereby discontinued pursuant to Wis. Stat. § 66.1003, subject to approval and delivery to the Town Clerk for recording, and recording with the Waukesha County Register Deeds, Wisconsin of a certified survey map which will establish the new boundaries of the abutting parcels, including the revision of title as to vacated public way, and further provide an easement for the real property located at 18880 W Bluemound Road (Tax Key No.: BKFT1124999004) to access the portion of the Bluemound Frontage that will remain a public way;

BE IT FURTHER RESOLVED, that upon receipt by the Town of the original certified survey map bearing approval of all necessary governmental bodies and parties-in-interest, the Town Clerk shall record a certified copy of this Resolution together with said certified survey map with the Waukesha County Register of Deeds.

[Signature Page to Follow]

Adopted by the Town Board of the Town of Brookfield this _____ day of _____, 2024.

BY: _____
Keith Henderson, Chairman

BY: _____
John Charlier, Supervisor

BY: _____
Steve Kohlmann, Supervisor

BY: _____
John R. Schatzman, Sr., Supervisor

BY: _____
Ryan Stanelle, Supervisor

ATTEST: _____
Deanna Alexander, Clerk

This document drafted by:
Attorney Michael P. Van Kleunen
AXLEY BRYNELSON, LLP
N20W22961 Watertown Road
Waukesha, WI 53186
(262)-409-2708

EXHIBIT 1

Map and Legal Description

EXHIBIT "1"

Part of the Bluemound Frontage Road, Being part of CSM 5136 as recorded in Volume 42 on Page 71 as Document No. 1399947, Part of NE1/4SE1/4, Section 29, T7N, R20E, Town of Brookfield, Waukesha County, Wisconsin.

Commencing at the Brass disk on the East quarter corner of Section 29 and the center line of North Brookfield Road;

Thence S00°26'01"E along the East line of Section 29, the centerline of North Brookfield Road and the East line of CSM 5136, 917.50 feet to the Southeast corner of said CSM 5136;

Thence S41°36'40"W along the Southerly line of CSM 5136, 67.76 feet to a rebar on the Northerly line of U.S. Highway "18"/West Bluemound Road and the Point of Beginning of the following description;

Thence continue S41°36'40"W along the Southerly line of CSM 5136, the Southerly line of the Bluemound Frontage Road and the Northerly line of U.S. Highway "18"/West Bluemound Road, 206.24 feet to a rod on a corner of said CSM 5136, a corner of the Bluemound Frontage Road, a corner of U.S. Highway "18"/West Bluemound Road and the beginning of a circular curve concave to the North, with a radius of 3720.18 feet and a central angle of 02°30'29";

Thence Westerly along the arc of the curved Southerly line of CSM 5136, the Southerly line of the Bluemound Frontage Road and the Northerly line of line of U.S. Highway "18"/West Bluemound Road, 162.85 feet to a rebar on the prolongation of the line between Parcels 1 and 2, CSM 5136, which is measured by a chord of 162.83 feet and bears S85°04'31.5"W;

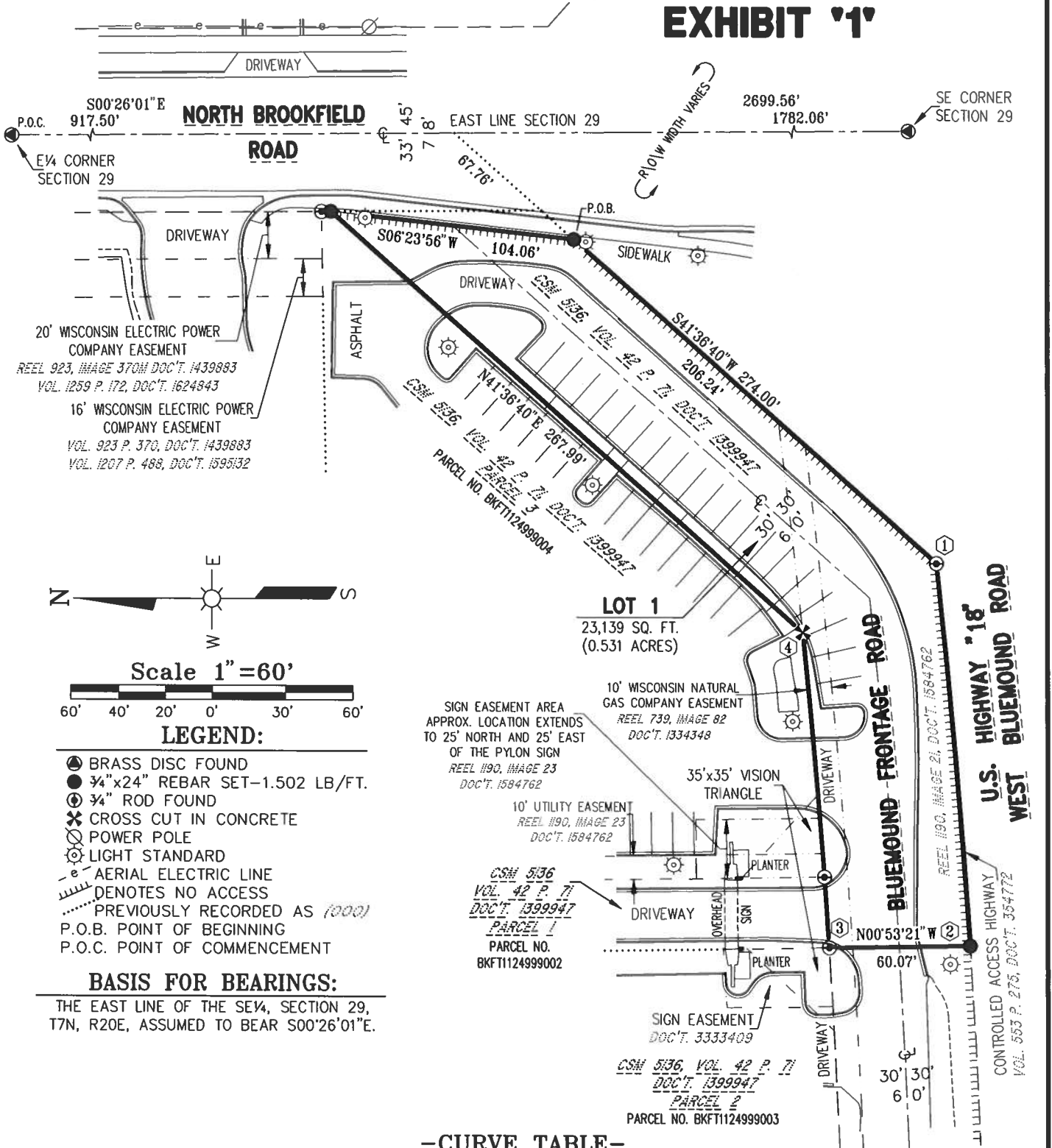
Thence N00°53'21"W along the prolongation of the line between Parcels 1 and 2, CSM 5136, 60.07 feet to a rod on the Southwest corner of said Parcel 1, CSM 5136, the North line of the Bluemound Frontage Road and the beginning of a circular curve concave to the North, with a radius of 3660.18 feet and a central angle of 02°06'04";

Thence Easterly along the arc of the curved Southerly line of Parcels 1 & 3, CSM 5136 and the Northerly line of the Bluemound Frontage Road, 134.23 feet to a cross cut in concrete on a corner of said Parcel 3 and a corner of the Bluemound Frontage Road, which is measured by a chord of 134.22 feet and bears N85°14'00"E;

Thence N41°36'40"E along the Southerly line of Parcel 3, CSM 5136 and the Northerly line of the Bluemound Frontage Road, 267.99 feet to a rebar on the Southeast corner of said Parcel 3, the Northeast corner of the Bluemound Frontage Road and the West line of North Brookfield Road;

Thence S06°23'56"W, 104.06 feet to the Point of Beginning, containing 23,139 square feet or 0.531 acres.

EXHIBIT '1'



CURVE NO.	PARCEL NO.	RADIUS LENGTH	CHORD BEARING	TANGENT BEARING	TANGENT BEARING	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
1-2	1	3720.18'	S85°04'31.5\"W	S83°49'17\"W	N86°19'46\"E	02°30'29\"	162.85'	162.83'
3-4	1	3660.18'	N85°14'00\"E	N86°17'02\"E	S84°10'58\"W	02°06'04\"	134.23'	134.22'

Dwg. No. 10596-B-2-A

Project No. 24-20

Drawn By: Jim Brasel

Date: February 5, 2024

Sheet 2 of 2 Sheets



ESP GROUP, INC.

LAMPERT-LEE & ASSOCIATES

ENGINEERS • SURVEYORS • PLANNERS

10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 • FAX 715-423-8774

LAST MILE INVESTMENTS

PART OF THE BLUEMOUND FRONTAGE ROAD, BEING PART OF CSM 5136 AS RECORDED IN VOLUME 42 ON PAGE 71 AS DOCUMENT NO. 1399947, PART OF NE¼SE¼, SECTION 29, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN

EXHIBIT 2

Abutting Property Owners

1. 18880 W Bluemound Rd LLC, 18880 W Bluemound Road, BKFT1124999004
2. Galleria West Associates, 18900 W Bluemound Road, BKFT1124999002
3. 19000 HQ LLC, 19000 W Bluemound Road, BKFT1124999003

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

FOR

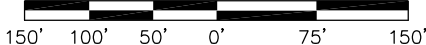
Last Mile Investments

All of Parcels 1 & 3 and Part of Discontinued Bluemound Frontage Road, CSM 5136 as recorded in Volume 42 on Page 71 as Document No. 1399947, Being part of the NE¼SE¼, Section 29, T7N, R20E, Town of Brookfield, Waukesha County, Wisconsin

LEGEND:

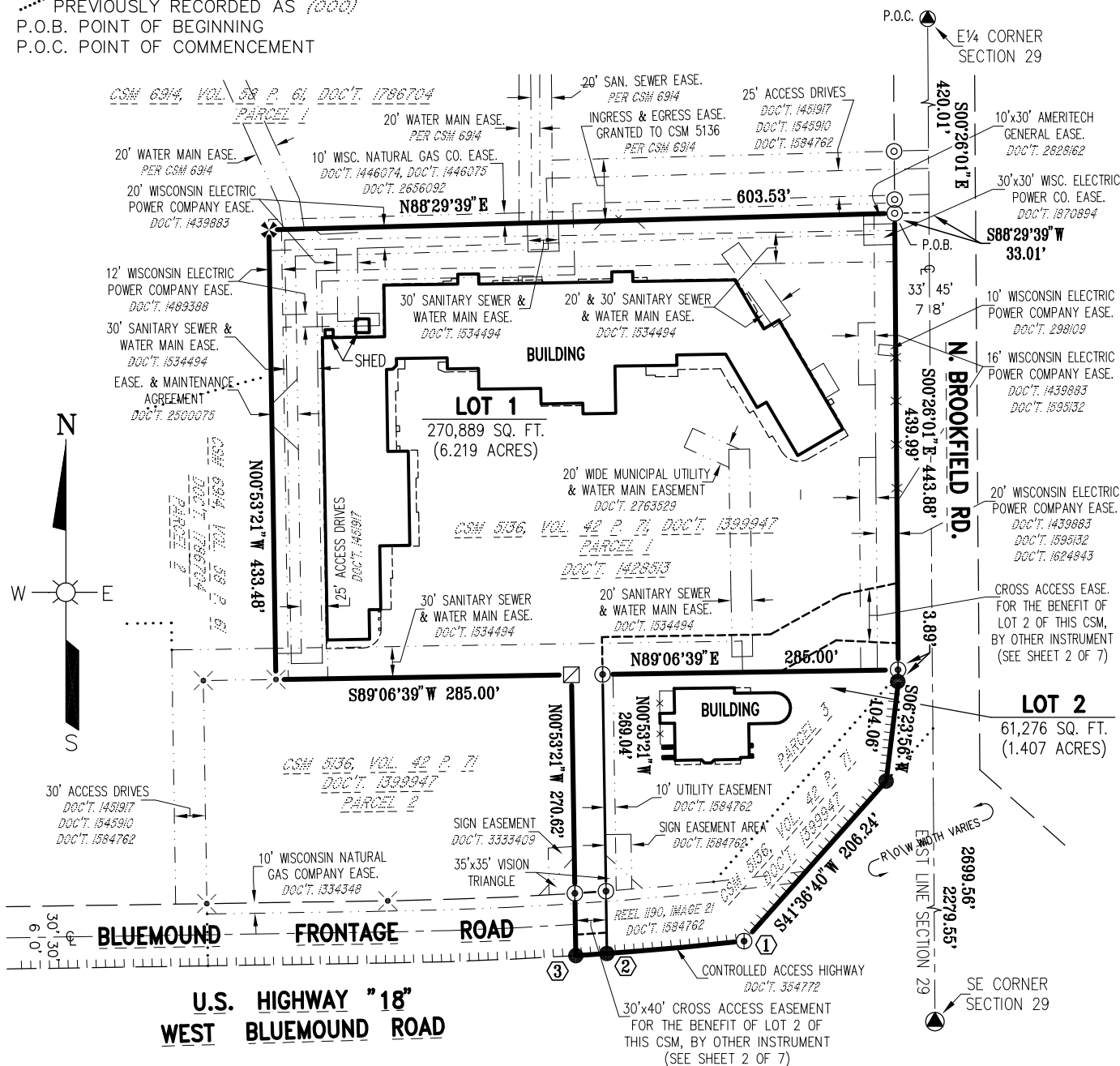
- BRASS DISC FOUND
- ¾"x24" REBAR SET-1.502 LB/FT.
- ⊕ ¾" ROD FOUND
- ⊙ 1¼" O.D. PIPE FOUND
- ✕ P.K. NAIL FOUND
- ✕ CROSS CUT IN CONCRETE
- ☐ CROSS CUT FOUND
- *** FENCE
- DENOTES NO ACCESS
- PREVIOUSLY RECORDED AS (000)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

Scale 1"=150'



BASIS FOR BEARINGS:

THE EAST LINE OF THE SE¼, SECTION 29, T7N, R20E, ASSUMED TO BEAR S00°26'01"E.



-CURVE TABLE-

CURVE NO.	LOT NO.	RADIUS LENGTH	CHORD BEARING	TANGENT BEARING	TANGENT BEARING	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
1-3	1 & 2	3720.18'	S85°04'31.5"W	S83°49'17"W	N86°19'46"E	02°30'29"	162.85'	162.83'
1-2	2	3720.18'	S84°50'38.5"W	-----	-----	02°02'43"	132.81'	132.80'
2-3	1	3720.18'	S86°05'53"W	-----	-----	00°27'46"	30.04'	30.04'

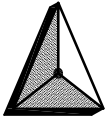
Dwg. No. 10596-C-1-A

Project No. 24-20

Drawn By: Jim Brasel

Date: February 7, 2024

Sheet 1 of 7 Sheets



ESP GROUP, INC.

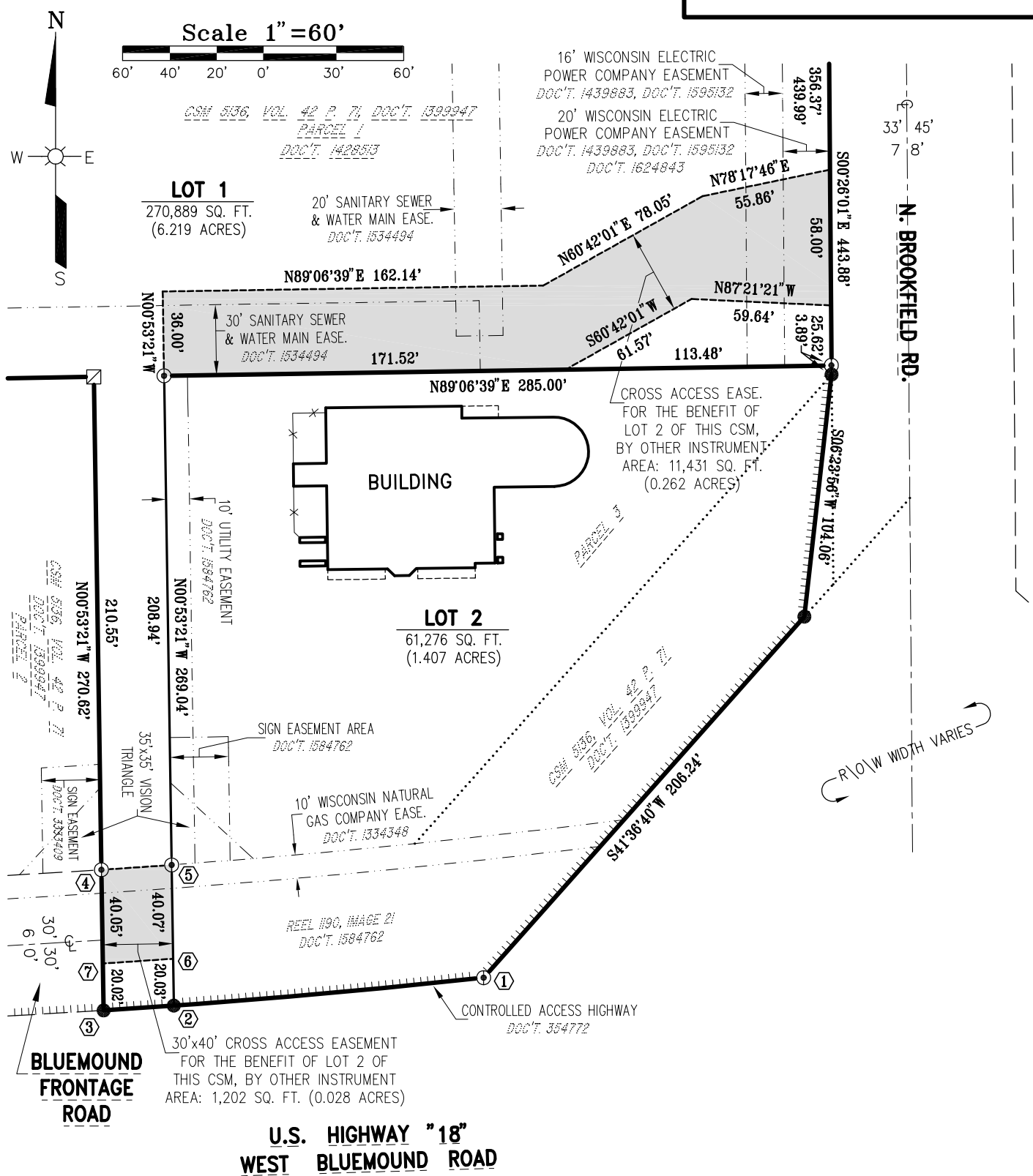
LAMPERT-LEE & ASSOCIATES

ENGINEERS • SURVEYORS • PLANNERS

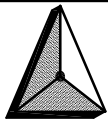
10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 • FAX 715-423-8774

This map does not transfer property ownership.
Sale or transfer of property requires a deed.

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____
FOR
Last Mile Investments
All of Parcels 1 & 3 and Part of Discontinued Bluemound
Frontage Road, CSM 5136 as recorded in Volume 42 on
Page 71 as Document No. 1399947, Being part of the
NE¼SE¼, Section 29, T7N, R20E, Town of Brookfield,
Waukesha County, Wisconsin



Dwg. No. 10596-C-2-A
Project No. 24-20
Drawn By: Jim Brasel
Date: February 7, 2024
Sheet 2 of 7 Sheets



ESP GROUP, INC.
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ENGINEERS • SURVEYORS • PLANNERS
10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 • FAX 715-423-8774

This map does not transfer property ownership.
Sale or transfer of property requires a deed.

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

All of Parcels 1 & 3 and Part of Discontinued Bluemound Frontage Road, CSM 5136 as recorded in Volume 42 on Page 71 as Document No. 1399947, Being part of the NE1/4SE1/4, Section 29, T7N, R20E, Town of Brookfield, Waukesha County, Wisconsin

**STATE OF WISCONSIN)
WAUKESHA COUNTY)^{SS}**

I, Thomas J. Trzinski, Professional Land Surveyor, hereby certify:

That I have surveyed and mapped the property described and represented on this certified survey map. The fieldwork was completed on November 30, 2023, January 5, 2024 and February 5, 2024.

That I have made such survey and map by the direction of Max Grossman for Last Mile Investments.

That such survey and map is a correct representation of the exterior boundaries of the land surveyed, described as:

All of Parcels 1 & 3 and Part of Discontinued Bluemound Frontage Road, CSM 5136 as recorded in Volume 42 on Page 71 as Document No. 1399947, Being part of the NE1/4SE1/4, Section 29, T7N, R20E, Town of Brookfield, Waukesha County, Wisconsin;

Commencing at the Brass disk on the East quarter corner of Section 29 and the center line of North Brookfield Road;

Thence S00°26'01"E along the East line of Section 29 and the centerline of North Brookfield Road, 420.01 feet to the Northeast corner of CSM 5136;

Thence S88°29'39"W along the North line of CSM 5136, 33.01 feet to a pipe on the Northeast corner of Parcel 1, CSM 5136, the Southeast corner of Parcel 1, CSM 6914 and the Point of Beginning of the following description;

Thence S00°26'01"E along the East line of Parcels 1 & 3, CSM 5136 and the West line of North Brookfield Road, 443.88 feet to a rebar on the Southeast corner of said Parcel 3;

Thence S06°23'56"W along the East line of CSM 5136 and the Westerly line of North Brookfield Road, 104.06 feet to a rebar on a corner of said CSM 5136 and the Northerly line of U.S. Highway "18"/West Bluemound Road;

Thence S41°36'40"W along the Southerly line of CSM 5136 and the Northerly line of U.S. Highway "18"/West Bluemound Road, 206.24 feet to a rod on a corner of said CSM 5136, a corner of U.S. Highway "18"/West Bluemound Road and the beginning of a circular curve concave to the North, with a radius of 3720.18 feet and a central angle of 02°30'29";

Thence Westerly along the arc of the curved Southerly line of CSM 5136 and the Northerly line of U.S. Highway "18"/West Bluemound Road, 162.85 feet to a rebar on the prolongation of the line between Parcels 1 and 2, CSM 5136, which is measured by a chord of 162.83 feet and bears S85°04'31.5"W;

Thence N00°53'21"W along the line between Parcels 1 and 2, CSM 5136 and their prolongations thereof, 270.62 feet to a cross cut on the Northeast corner of said Parcel 2 and a corner of said Parcel 1;

Thence S89°06'39"W along the South line of Parcel 1 and the North line of Parcel 2, CSM 5136, 285.00 feet to a P.K. nail on the Southwest corner of said Parcel 1 and the Southeast corner of Parcel 2, CSM 6914;

Thence N00°53'21"W along the West line of Parcel 1, CSM 5136 and the East line of Parcels 1 & 2, CSM 6914, 433.48 feet to a Cross cut on the Northwest corner of said Parcel 1, CSM 5136 and a corner of said Parcel 1, CSM 6914;

Thence N88°29'39"W along the North line Parcel 1, CSM 5136 and the South line of Parcel 1, CSM 6914, 603.53 feet to the Point of Beginning, containing 332,165 square feet or 7.626 acres.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code, Chapter 42, Subdivisions, of the Waukesha County Code of Ordinances and Chapter 18, Subdivision and Platting, of the Town of Brookfield Code of Ordances in surveying, dividing and mapping the same.

Dated this 7Th day of February, 2024.

Thomas J. Trzinski
Professional Land Surveyor, S-2636

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____
All of Parcels 1 & 3 and Part of Discontinued Bluemound Frontage Road, CSM 5136 as recorded
in Volume 42 on Page 71 as Document No. 1399947, Being part of the NE1/4SE1/4, Section 29,
T7N, R20E, Town of Brookfield, Waukesha County, Wisconsin

CORPORATE OWNER'S CERTIFICATE OF APPROVAL (LOT 1)

Galleria West Associates, LLC, a Wisconsin limited liability company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

Galleria West Associates, LLC, a Wisconsin limited liability company, does further certify that this certified survey is required to be submitted to the following for approval or objection:

Town of Brookfield
City of Brookfield

In witness whereof, the said Galleria West Associates, LLC, a Wisconsin limited liability company has caused these presents to be signed by William B. Bode, its President, at _____, Wisconsin, on this _____ day of _____ 2024.

In the presence of:

Galleria West Associates, LLC, a Wisconsin limited liability company

William B. Bode, President

STATE OF _____)
_____ COUNTY)^{ss}

Personally came before me this _____ day of _____ 2024, William B. Bode, President of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such President of said corporation, and acknowledged that they executed the foregoing instrument as president as the deed of said corporation, by its authority.

Notary Public, _____ County, _____

My commission expires _____

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

All of Parcels 1 & 3 and Part of Discontinued Bluemound Frontage Road, CSM 5136 as recorded in Volume 42 on Page 71 as Document No. 1399947, Being part of the NE1/4SE1/4, Section 29, T7N, R20E, Town of Brookfield, Waukesha County, Wisconsin

CORPORATE OWNER'S CERTIFICATE OF APPROVAL (LOT 2)

18880 W BLUEMOUND RD LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

18880 W BLUEMOUND RD LLC, does further certify that this certified survey is required to be submitted to the following for approval or objection:

Town of Brookfield
City of Brookfield

In witness whereof, the said 18880 W BLUEMOUND RD LLC has caused these presents to be signed by Richard D. McGuire, its President, at _____, Wisconsin, on this _____ day of _____ 2024.

In the presence of:

18880 W BLUEMOUND RD LLC

Richard D. McGuire, President

STATE OF _____)
_____ COUNTY)ss

Personally came before me this _____ day of _____ 2024, Richard D. McGuire, President of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such President of said corporation, and acknowledged that they executed the foregoing instrument as president as the deed of said corporation, by its authority.

Notary Public, _____ County, _____

My commission expires _____

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

All of Parcels 1 & 3 and Part of Discontinued Bluemound Frontage Road, CSM 5136 as recorded in Volume 42 on Page 71 as Document No. 1399947, Being part of the NE1/4SE1/4, Section 29, T7N, R20E, Town of Brookfield, Waukesha County, Wisconsin

PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the Town of Brookfield on this _____ day of _____ 2024.

Keith Anderson, Chairperson

Deanna Alexander, Clerk

TOWN BOARD APPROVAL

Approved by the Town of Brookfield, Board of Supervisors on this _____ day of _____ 2024.

Keith Anderson, Chairperson

Deanna Alexander, Clerk

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____
All of Parcels 1 & 3 and Part of Discontinued Bluemound Frontage Road, CSM 5136 as recorded
in Volume 42 on Page 71 as Document No. 1399947, Being part of the NE1/4SE1/4, Section 29,
T7N, R20E, Town of Brookfield, Waukesha County, Wisconsin

CITY OF BROOKFIELD EXTRATERRITORIAL APPROVAL

Resolve that the certified survey map, in the Town of Brookfield, is hereby approved by the City of Brookfield Common Council.

Date: _____ 2024. _____
Steven V. Ponto, Mayor

I hereby certify that the forgoing is a true and correct copy of a Resolution adopted by the Common Council of the City of Brookfield.

Date: _____ 2024. _____
Gina Kozslyk, Clerk



Building a Better World
for All of Us®

TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP
Town Planner

REPORT DATE: February 22, 2024
PC MEETING DATE: February 27, 2024

RE: **Avery & Birch – Final Approval**
21055 Crossroads Circle BKFT1129999007

Applicant: Ryan Janssen representing Avery & Birch

Application Type: Final approval of a new building consisting of a three-story salon suite facility

Request

Final approval of a new building consisting of a three-story salon suite facility, located at 21055 Crossroads Circle.

Summary of Request

- Zoning District = B-2 Limited General Business District
- Currently a vacant 3.6 acre parcel in an office park.
 - Quest Interiors received final approval for their facility on the subject property earlier this year but decided to no longer pursue the project.
- The applicant intends to eventually split the existing lot into 2 lots but is not planning on splitting the property at this time. The plans show where the potential property split may occur.
 - Potential lot size (if divided) = Approximately 1.82 acres or 79,505 square feet.
 - This will require a certified survey map review and approval. The lot size may differ than current plans but must still meet setback and lot size requirements.
- Proposed structure = 16,500 total square foot three-story facility with salon suites. Approximately 5,500 square feet each floor.
- Approximately 89 parking stalls currently proposed, including 4 handicap stalls.
 - The proposed use is likely considered a personal service use, which requires one space per 200 square feet of gross floor area, plus one space per employee for the work shift with the largest number of employees.
 - There appears to be an adequate amount of parking provided on-site.
 - The proposed site plan shows a drive access connection to the future lot to the north.
- Proposed setbacks:
 - Front = 210+'
 - Side = 87' north and 50' south
 - Rear = 69'

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

- All building setbacks will meet code requirements.
 - The pavement setback along the Crossroads Circle right-of-way appears to meet the 10' requirement.
- Sum total of floor area
 - Proposed = 20.7% 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.
- No building height dimensions were provided but the building will likely meet the 45' height requirement.
- There are single-family residences directly to the west of the subject property, but only one of the adjacent parcels is zoned residential. The applicant intends to keep the existing landscaping to serve as a buffer for the residential properties.
- The applicant is proposing to add a stormwater pond to the north of the building and this is proposed to serve the potential northern lot as well.

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 site plans have been sent to the Development Review Team. The Town Engineer's review letter is provided in the packet.

Next Steps

If final approval is granted by this committee, the Town Board will review final plans and decide whether to grant final approval.

Architectural Review Committee (ARC) Review

The ARC reviewed the proposed final plans and recommended final approval. The ARC did mention that they thought the architectural features should be enhanced.

Plan Commission Recommendation

Per the discretion of the Plan Commission.



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

February 14, 2024

Mr. Tom Hagie, P.E.
Town of Brookfield
645 North Janacek Road
Brookfield, WI 53045

Re: Avery and Birch Development
Town of Brookfield, Wisconsin (Town)

Dear Tom,

Strand Associates, Inc.® (Strand) has finished its third review of the plan package for the Avery and Birch Development that was received from the Town on December 28, 2023, for conformance with the Town specifications and general engineering practices. New drawings and a letter describing the revisions were returned to Strand on January 17, 2024, from Jenswold Development (Developer) after Strand's concerns from its January 8, 2024, letter were addressed (shown in the following). A third response letter with submittal was received by Strand from the Town and Developer on February 7, 2024, along with an updated Stormwater Management Plan on February 13, 2024. The most recent Developer responses are included in *italics* and Strand's current comments are in **bold**. 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.

Stormwater Management Report

1. Strand's January 8, 2024, Comment—It appears that the proposed wet detention pond is detaining runoff from the peak 2-, 10-, and 100-year storm events to be equal or less than the existing peak discharge rates for the existing conditions. Based on the Town's Ordinance (Section 26.07(5)(b)2.), the 1-year storm event should also be analyzed. Calculations should be submitted showing that the proposed peak discharge rates are equal or less than the existing peak discharge rates for this storm event.

Developer's January 17, 2024, Response—The 1-YR event has been added.

Strand's January 25, 2024, Comment—It appears the 1-year storm event was added to the analysis and the proposed design is meeting the peak discharge requirement.

2. Strand's January 8, 2024, Comment—The Stormwater Management Report should explain and show how the site is meeting infiltration requirements within the Town Code (Section 26.07(5)(c)).

Developer's January 17, 2024, Response—A soils investigation is required and has been ordered for the site. Based on the surrounding soil types in the area, we are confident that the site will not meet the infiltration requirements.

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Strand's January 25, 2024, Comment—Once the soils investigation is complete, the Stormwater Management Report should be updated to include the results of the investigation and sent to Strand for review.

Developer's January 31, 2024, Response—Update SWMP to include the results of the investigation.

Strand's Current Comment—Based on soils investigation and the narrative within the report, it appears the site meets the exemption requirement as the native soils are silty and clay loams and do not promote infiltration.

3. Strand's January 8, 2024, Comment—It is not clear why only a length of 80 feet was used for sheet flow in the existing conditions. It appears that the sheet flow could be extended the maximum allowable length of 100 feet.

Developer's January 17, 2024, Response—Revised hydraulic length to 100 feet.

Strand's January 25, 2024, Comment—It appears the hydraulic length of the sheet flow was revised to 100 feet.

4. Strand's January 8, 2024, Comment—It appears that the 2-year, 24-hour precipitation used in the proposed conditions sheet flow calculations should be changed from 2.6 to 2.7 inches.

Developer's January 17, 2024, Response—Revised.

Strand's January 25, 2024, Comment—It appears the precipitation depth was revised accordingly.

5. Strand's January 8, 2024, Comment—The proposed condition's shallow concentrated flow length shown in the Proposed Drainage Map (260 feet), does not match the Hydraflow model input length (270 feet).

Developer's January 17, 2024, Response—Revised hydraulic length in the model to be 260 feet.

Strand's January 25, 2024, Comment—It appears the length was revised to 260 feet.

6. Strand's January 8, 2024, Comment—The Hydraflow input for the pond weir structure shows a crest length of 9.5 feet at elevation 897.00. It is not clear whether this is supposed to be the open grate on the outlet structure shown in the detail on Sheet C500 or another component of the outlet. If this is referring to the open grate, it appears that the crest length needs to be modified.

Developer's January 17, 2024, Response—Revised to 7.4 per Neenah grate R1792 specifications.

Strand's January 25, 2024, Comment—It appears that, based on the Hydraflow modeling results, the weir length was revised to 7.4 feet.

7. Strand's January 8, 2024, Comment—A stormwater maintenance agreement should be established between the owner and Town.

Developer's January 17, 2024, Response—Prepared and added to SWMP.

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Strand's January 25, 2024, Comment—It appears that a draft maintenance agreement was included in the Stormwater Management Report. The Town attorney should review the agreement and process as necessary.

Developer's January 31, 2024, Response—The Town attorney should review the draft maintenance agreement and process as necessary.

Sheet C500—Details

1. Strand's January 8, 2024, Comment—It appears that the pond outlet structure bottom elevation callout of 896.00 is incorrect in the typical stormwater pond cross section detail.

Developer's January 17, 2024, Response—Corrected to be 893.00.

Strand's January 25, 2024, Comment—The callout now says 894.00, not 893.00.

Developer's January 31, 2024, Response—Call out revised to 893.00.

Strand's Current Comment—It appears the callout was updated to elevation 893.00.

Stormwater Conveyance

1. Strand's January 8, 2024, Comment—Storm sewer sizing using the rational method and inlet capacity calculations should be provided for the proposed storm sewers.

Developer's January 17, 2024, Response—Added to plan sheet C200.

Strand's January 25, 2024, Comment—The storm sewer sizing and inlet capacity calculations were reviewed and appear to be adequate.

Site Plan—Sheet C100

1. Strand's January 8, 2024, Comment—According to Section 17.06(3)(c)(2) of the Town Zoning Code, 2 percent of the total number of spaces shall be designated for the physically disabled. The 2010 Americans with Disabilities Act (ADA) Standards, Section 208.2, requires a minimum number of physically disabled accessible parking spaces based on the total number of parking spaces provided in the parking facility. The Town should provide direction on which standard will be enforced. There are 89 parking stalls being provided, with two stalls (2.2 percent) being ADA-accessible. The 2010 ADA standards note that a minimum of four ADA compliant stalls shall be provided if the total number of stalls ranges from 76 to 100.

Developer's January 17, 2024, Response—4 provided. 1 is van at 12' wide.

Strand's January 25, 2024, Comment—The minimum dimensions for all parking spaces provided for use by physically disabled persons shall be 12 by 18 feet (Town Code 17.06(3)(c)4.). Only one ADA-compliant parking stall is meeting this requirement.

Developer's January 31, 2024, Response—4 stalls added at 12' wide.

Strand's Current Comment—It appears the parking spaces provided for use by physically disabled persons are now all 12 by 18 feet and meet the Town Code.

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2. Strand's January 8, 2024, Comment—Calculations should be submitted showing the minimum number of parking spaces are being provided in accordance with Section 17.06(3)(h) of the Town Zoning Code.

Developer's January 17, 2024, Response—The proposed use is likely considered a personal service use, which requires one space per 200 square feet of gross floor area, plus one space per employee for the work shift with the largest number of employees. According to the code, 88 parking spaces are required for the square footage and the number of employees is unknown at this time.

Strand's January 25, 2024, Comment—It appears that a greater number of parking stalls will be required to meet the parking ordinance. It is recommended to add parking stalls to accommodate the one space per employee for the work shift requirement.

Developer's January 31, 2024, Response—We are proposing a total of 89 stalls to meet the ordinance; 4 of which are HC compliant.

Strand's Current Comment—It appears that more parking stalls will be needed to account for the requirement of one space per employee for the work shift ordinance.

3. Strand's January 8, 2024, Comment—A turning moving 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.

Developer's January 17, 2024, Response—A fire truck turning movement has been added to the plan showing compliance.

Strand's January 25, 2024, Comment—It appears the truck used in the turning template is 30 feet long by 8 feet wide. The Town of Brookfield Fire Department requests that a WB 50 design vehicle be used for the turning template. Please update the turning template exhibit using a vehicle of this size and also show the truck is able to enter and exit the proposed driveway from Crossroads Circle.

Developer's January 31, 2024, Response—Parking lot adjusted and an auto turn analysis has been prepared to address this comment using a WB-50 template.

Strand's Current Comment—The turning templates were reviewed and there is no further comment.

Site Grading Plan—Sheet C200

1. Strand's January 8, 2024, Comment—It appears that a new high density polyethylene (HDPE) 12-inch-diameter storm sewer pipe will be cored in the southwest side of an existing curb inlet on Crossroads Circle. There is an 18-inch-diameter opening on the west side of this inlet as well. It should be verified that the new 12-inch pipe being cored into the existing inlet will not jeopardize the structural integrity of the structure.

Developer's January 17, 2024, Response—The outlet pipe will be connected to the existing 18" RCP Pipe with a low profile catch basin (see plan call out and detail).

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Strand's January 25, 2024, Comment—It is not clear how the overland flow that drains down to elevation 896 will enter the storm sewer system. It appears the water would have to pond up to elevation 897.50 (proposed catch basin rim elevation) before it can enter the storm sewer.

Developer's January 31, 2024, Response—More grades added to show how this area will be graded and drain to the proposed MH connection.

Strand's Current Comment—It appears the grading plan around the inlet was modified and appears to be adequate.

2. Strand's January 8, 2024, Comment—There is a callout stating "Concrete Curb & Gutter (see detail), reject curb along exterior of lot." The detail on the sheet is of standard curb and there is no detail for the reject curb. It is not clear what exact curb type is used at what locations (i.e., whether all islands contain regular curb). More detail should be added to the construction drawings identifying the different curb types.

Developer's January 17, 2024, Response—Revised.

Strand's January 25, 2024, Comment—No further comment.

3. Strand's January 8, 2024, Comment—A more detailed grading plan is needed for the handicap-accessible route in order to determine whether the proposed grades are ADA-compliant. Also, dimensions should be included for the handicap-accessible parking stalls and access aisle.

Developer's January 17, 2024, Response—Revised.

Strand's January 25, 2024, Comment—It is recommended to have a zoomed-in, more detailed grading plan of the handicap-accessible route. The spot grades provide are not enough information to determine whether the route is ADA-compliant.

Developer's January 31, 2024, Response—Route is shorter now that the stalls have been adjusted. Call out added and 2% shown on entrance walk to show ADA-compliant.

Strand's Current Comment—Based on the proposed grades provided, it appears that the ADA-accessible route is meeting ADA requirements.

4. Strand's January 8, 2024, Comment—It appears that a detectable warning field is needed west of the handicap access aisle between the two ramps.

Developer's January 17, 2024, Response—Call out added to plan. DOT detail provided.

Strand's January 25, 2024, Comment—It appears the detectable warning fields were added and detail provided (Sheet C500).

5. Strand's January 8, 2024, Comment—It does not appear that the 12-inch HDPE storm sewer pipe downstream of the outlet structure running at a 0.2 percent has the capacity to handle the 10-year design storm event outgoing flow from the pond (3.19 cubic feet per second).

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Developer's January 17, 2024, Response—The manhole rim elevation has been raised to EL = 897.50 to decrease the 10-year design storm event to 1.66 cfs. The capacity of this 12-inch HDPE pipe is 1.8 cfs under normal flow conditions.

Strand's January 25, 2024, Comment—Updated calculations were reviewed and there is no further comment.

6. Strand's January 8, 2024, Comment—Please denote intended tree protection or woodland area protection provided on-site.

Developer's January 17, 2024, Response—Noted on plan.

Strand's January 25, 2024, Comment—No further comment.

7. Strand's January 8, 2024, Comment—Storm sewer note 3 states that inlet grates shall be Neenah No. R3227-C, but it appears that a couple of the inlets are located in the curb and a different frame and grate should be selected for these locations.

Developer's January 17, 2024, Response—Revised and details provided.

Strand's January 25, 2024, Comment—It appears INL3 was modified to a curb casting (R-3067) and detail was added to drawings.

8. Strand's January 25, 2024, Comment—It does not appear that there is a raised sidewalk west of the handicap accessible stalls to prevent vehicles from hitting the handicap accessible signs. It is recommended to move the signs west of the sidewalk or have a raised sidewalk.

Strand's Current Comment—A response was not received regarding this comment.

Sheet C300—Private Sanitary Sewer and Water Main Plan

1. Strand's January 8, 2024, Comment—It should be noted that the minimum bury depth is 6.5 feet according to Section 12.4 of the Town technical specifications.

Developer's January 17, 2024, Response—Note added as #5.

Strand's January 25, 2024, Comment—It appears the note was added. No further comment.

2. Strand's January 8, 2024, Comment—Evaluate that proper separation between water and storm crossing in Crossroads Circle is meeting the requirements of Section NR811.74 of the state administrative code.

Developer's January 17, 2024, Response—Call out added.

Strand's January 25, 2024, Comment—It appears that the callout was added.

Mr. Tom Hagie, P.E.
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3. Strand's January 8, 2024, 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.

Developer's January 17, 2024, Response—Note added as #6.

Strand's January 25, 2024, Comment—It appears the note was added. No further comment.

4. Strand's January 8, 2024, Comment—Provide sizing calculations for the proposed sanitary and water utilities.

Developer's January 17, 2024, Response—Total fixture unit counts not available at this time. Note #7 added for plumber to provide calculations for issuance of building permit.

Strand's January 25, 2024, Comment—It appears the note was added to Sheet C300. Calculations for sanitary and water utilities shall be reviewed by Strand when submitted to the Town.

Developer's January 31, 2024, Response—Comment noted.

Strand's Current Comment—Strand will review the calculations once submitted.

5. Strand's January 8, 2024, Comment—Sanitary sewer frame and castings should be noted in the drawing.

Developer's January 17, 2024, Response—Detail added to C300.

Strand's January 25, 2024, Comment—No detail was added to Sheet C300.

Developer's January 31, 2024, Response—Detail did not print. Now added.

Strand's Current Comment—It appears the detail was added to Sheet C300.

6. Strand's January 8, 2024, 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. There is no sewer line running north of this manhole. The existing line running to the north of this manhole should be removed.

Developer's January 17, 2024, Response—Removed.

Strand's January 25, 2024, Comment—It appears the line was removed from the drawing.

7. Strand's January 8, 2024, Comment—It appears a proposed sanitary sewer easement will be needed for the new 8-inch-diameter main running to the north of the existing manhole.

Developer's January 17, 2024, Response—Note added to be added to future CSM.

Strand's January 25, 2024, Comment—It appears the note was added to Sheet C300.

Mr. Tom Hagie, P.E.
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8. Strand's January 8, 2024, Comment—It should be noted that, if the building requires a sprinkler system, a fire hydrant needs to be within 150 feet of a Fire Department Connection. Any water main leading to the hydrant would be considered public and utility easements will be needed. Also, after reviewing the Town's water model, it is recommended that the piping be 8-inch diameter as that will result in available fire flow at the end of the new 8-inch main to be more than 3,000 gallons per minute (gpm), which is good for this type of development. A 6-inch-diameter main would result in fire flows less than 2,000 gpm, which is borderline for the development.

Developer's January 17, 2024, Response—Water main revised to 8" diameter.

Strand's January 25, 2024, Comment—It appears that the building would require a sprinkler system. Verification should be made and, if needed, a new fire hydrant should be added to the drawings, water main label changed from "private" to "public," and a utility easement shown.

Developer's January 31, 2024, Response—The building will have a sprinkler system. Public hydrant added to plan with easement.

Strand's Current Comment—It appears a hydrant lead with valve was added near the building. Another valve should be included for the water service as well.

Landscape Plan

1. Strand's January 8, 2024, Comment—It should be verified that the mature spread of the trees, specifically the Homestead Elm trees, will not extend beyond the lot line (Section 17.02.19.e.).

Developer's January 17, 2024, Response—The homestead elm trees have been replaced with coral burst crabapple trees which will not have as large of a mature spread.

Strand's January 25, 2024, Comment—Based on the updated landscape plan, it appears that the coral burst crabapple trees mature spread will not extend beyond the lot line.

2. Strand's January 8, 2024, Comment—Please show trees for preservation on future drawings. Also, in accordance with Section 17.02 (6) 19.C, provide information on natural forest or woodland areas and substantiality or quality thereof.

Developer's January 17, 2024, Response—The tree removal has been shown and a note has been added to the plans in regard to tree preservation.

Strand's January 25, 2024, Comment—It appears the tree removal area has been shown on the landscape plan and a note added regarding tree preservation.

Mr. Tom Hagie, P.E.
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Lighting Plan-ES01

1. Strand's January 8, 2024, Comment-It appears that the intensity of illumination measured at the property line exceeds 0.2 foot-candles at numerous locations (Section 17.02(6)(15)d.).

Developer's January 17, 2024, Response-The lighting has been modified to ensure that the intensity of illumination at the existing property lines do not exceed 0.2 foot-candles.

Strand's January 25, 2024, Comment-It appears the updated lighting plan shows that the intensity of illumination at the property line does not exceed 0.2 foot-candles.

2. Strand's January 8, 2024, Comment-All areas designated on approved site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas at a minimum intensity of 0.4 foot-candle, exclusive of approved anti-vandal lighting (Section 17.02(6)(15)c.).

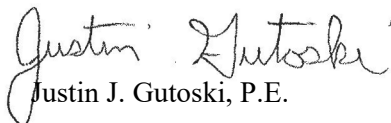
Developer's January 17, 2024, Response-The lighting has been modified to give good coverage of 0.4 foot-candles of light intensity at parking stalls and drive aisles.

Strand's January 25, 2024, Comment-It appears the lighting has been modified to give 0.4 foot-candles of light intensity at parking stalls and drive aisles.

Please call 608-251-4843 if you have any questions.

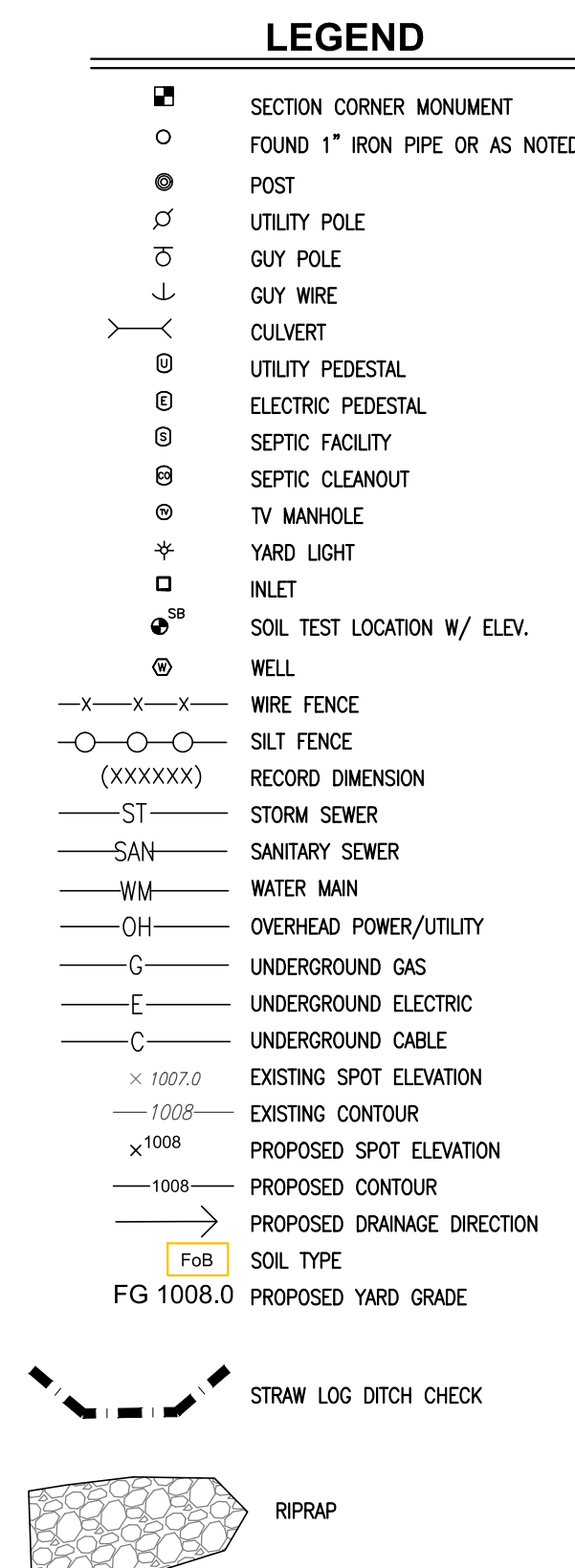
Sincerely,

STRAND ASSOCIATES, INC.®


Justin J. Gutoski, P.E.

- c: Bryce Hembrook, Planner, Town of Brookfield
Tony Skof, Town of Brookfield Sanitary District No. 4
Scott Hartung, Department of Public Works Superintendent, Town of Brookfield
Mark Ellena, Ellena Engineering Consultants, LLC

CONSTRUCTION PLANS
FOR
AVERY & BIRCH
21055 CROSSROADS CIRCLE
TOWN OF BROOKFIELD, WISCONSIN



NOTES:

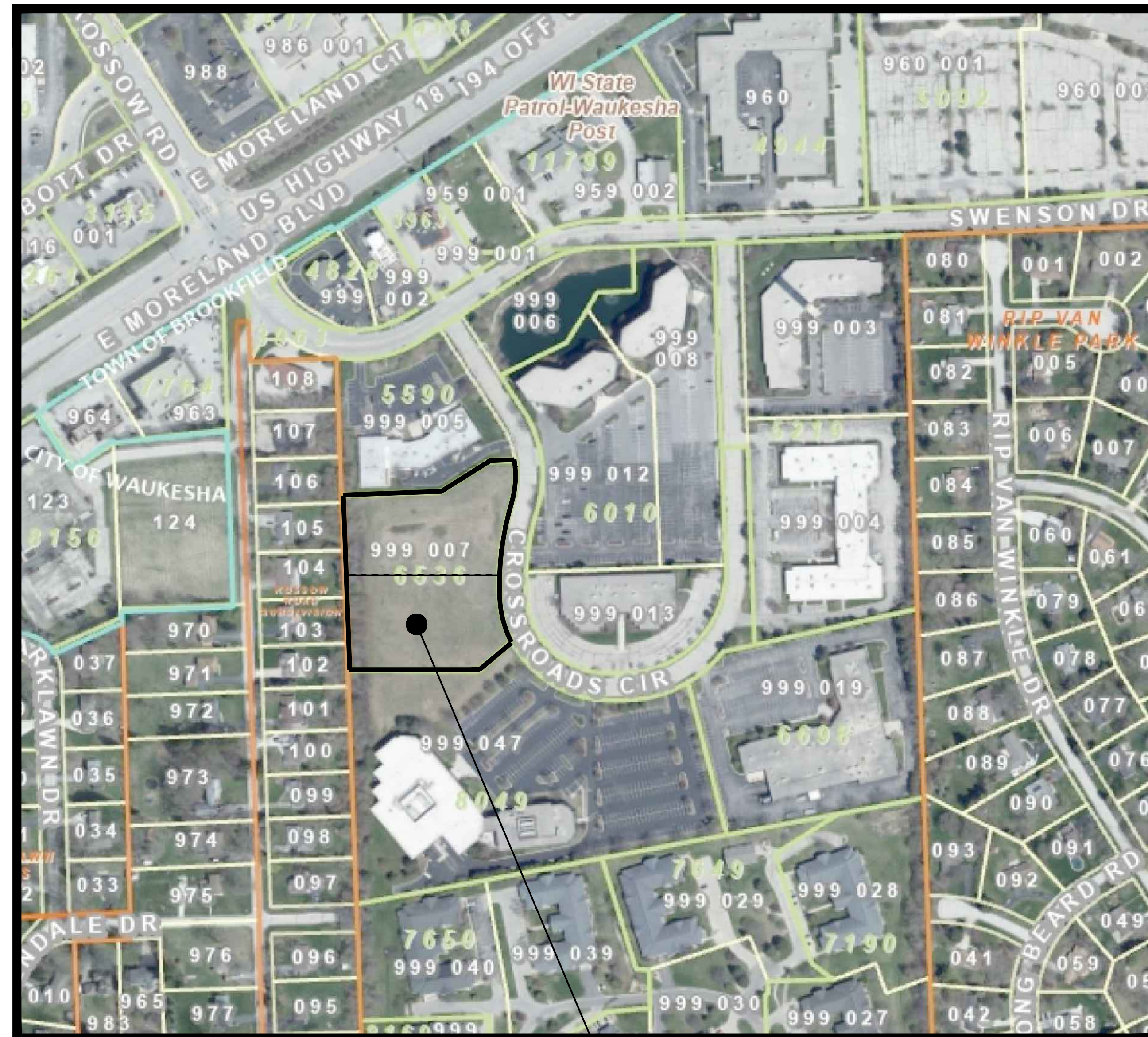
- 1) A LEGEND SHOWING SPECIAL SYMBOLS, LINE TYPES, ETC. IS SHOWN HEREON.
- 2) UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO START OF CONSTRUCTION.

GENERAL NOTES:

1. BEARINGS ARE REFERENCED TO THE CERTIFIED SURVEY MAP NO. 6536, IN WHICH WEST LINE OF THE NE 1/4 OF SEC. 31-7-20 WAS TAKEN TO BEAR S02°06'31"W.

2. Vertical datum is based on North American Vertical Datum of 1988.

3. ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CURRENT TOWN OF BROOKFIELD CONSTRUCTION STANDARDS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.



SUBJECT
PROPERTY

<i>DESCRIPTION</i>	<i>SHEET NO.</i>
SITE PLAN	C100
GRADING, PAVING & DRAINAGE PLAN	C200
UTILITY PLAN	C300
EROSION CONTROL PLAN	C400
DETAILS	C500 - C501

DEVELOPER:
Ryan Janssen
Ryan's Buying LLC
13416 Watertown Plank Rd. #245
Elm Grove, WI 53122
Phone: 414-736-3066
Email: ryan@ryansbuying.com

ENGINEER:
Mark R. Ellena, PE
Ellena Engineering Consultants, LLC
700 Pilgrim Parkway, Suite 100
Elm Grove, WI 53122
Phone: 262-791-6183
Email: mellena@eeceng.com

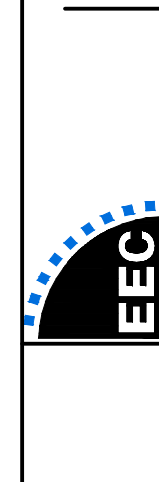
SURVEYOR:
TBD

APPROVAL AGENCY:
Town of Brookfield



SCALE: 1" = 200'

DATE	DESCRIPTION
03-22-22	REVIEW No.1
01-31-24	REVIEW No.2

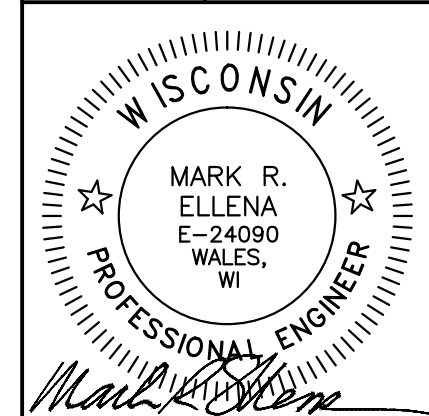


ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT

700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eeceng.com

AVERY & BIRCH SALON SUITE FACILITY
 TOWN OF BROOKFIELD, WI

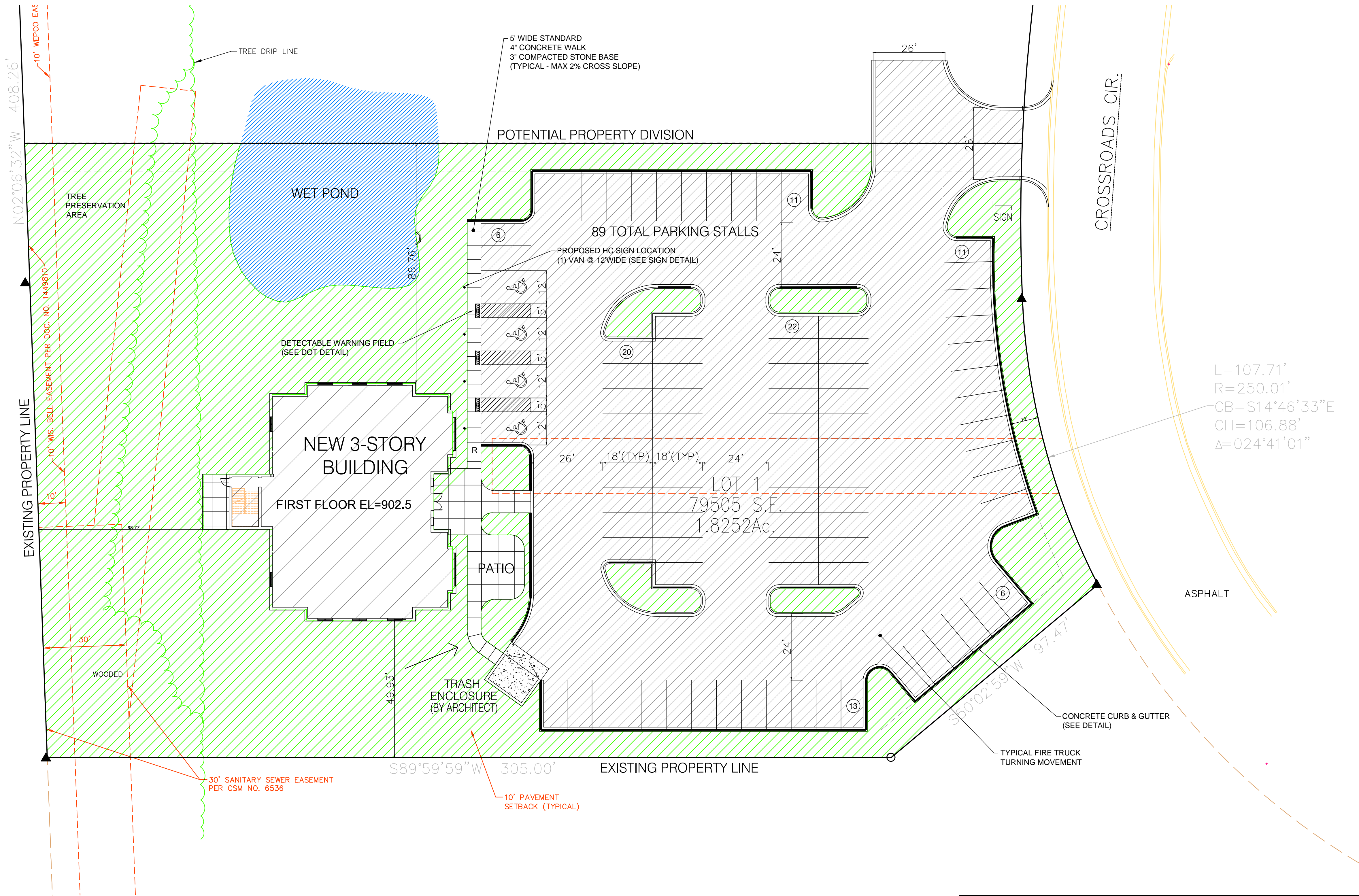
COVER SHEET



DATE: 01-17-24
BY: MARK R. ELLENA, PE

SHEET NUMBER
C000

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY EXCEL ENGINEERING.
WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS
CANNOT BE GUARANTEED NOR CERTIFIED TO.



SITE DATA TABLE		
		PROPOSED
PROPERTY AREA :		79,505 S.F.
TOTAL BUILDING FLOOR AREA :		5,500 S.F.
FLOOR AREA RATIO :		5,500 / 79,505 = 6.9%
TOTAL PAVED SURFACE AREA (including concrete areas) :		32,000 S.F.
TOTAL OPEN AREA (GREEN SPACE):		42,005 S.F.
LANDSCAPE SURFACE AREA RATIO		42,005 / 79,505 = 52.8%
LOT COVERAGE RATIO		47.2%
TOTAL PARKING :	REQUIRED: 88	PROVIDED: 89
HC PARKING :	REQUIRED: 4	PROVIDED: 4 (1 VAN)

AVERY & BIRCH SALON SUITE FACILITY
TOWN OF BROOKFIELD, WI

SITE PLAN



DATE: 01-17-24
BY: MARK R. ELLENA, PE
SCALE: 1"=20'

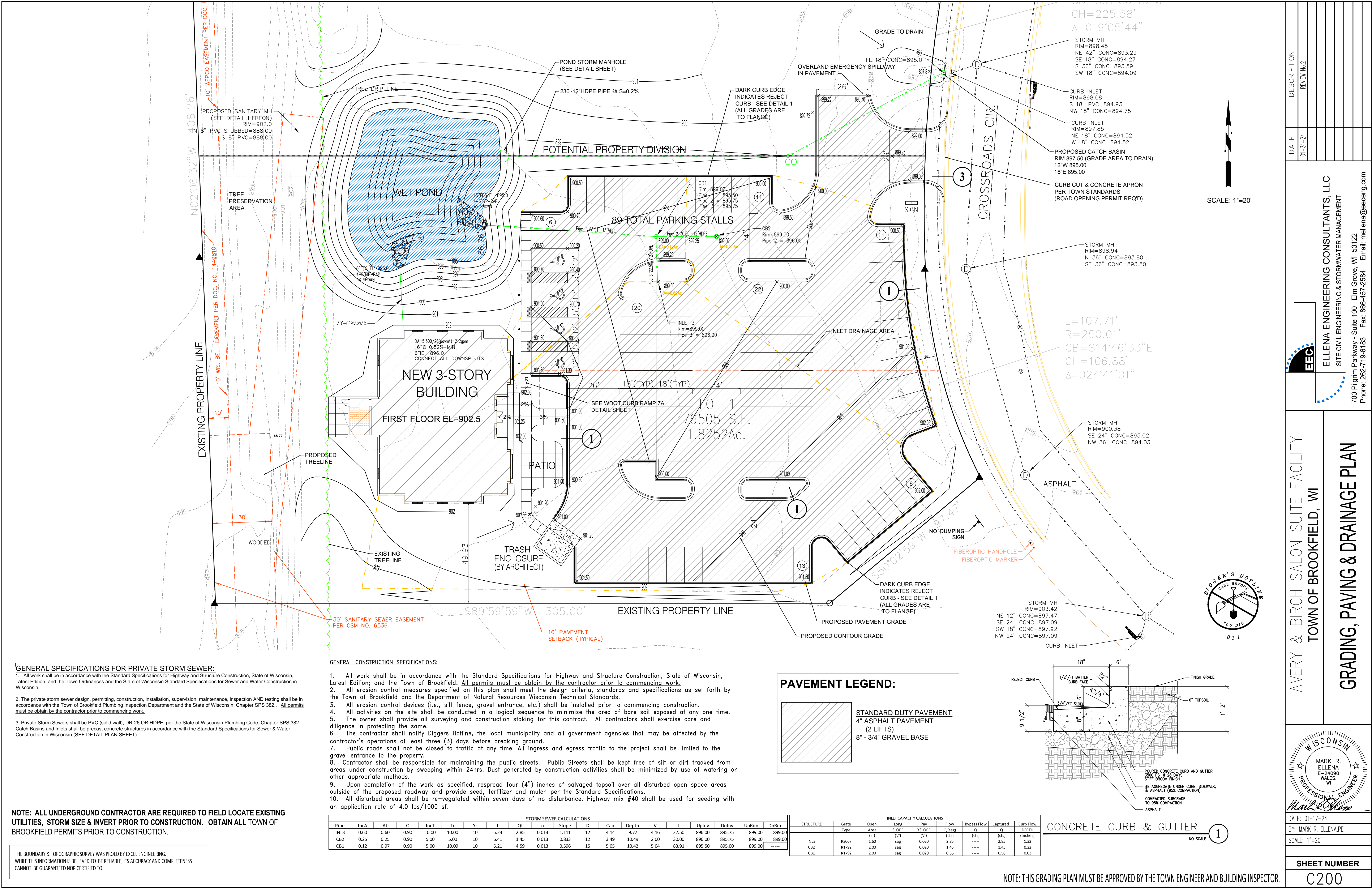
SHEET NUMBER
C100

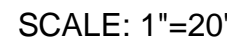


ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellenae@eeceng.com

DATE
01-31-24


DESCRIPTION
REVIEW No.2



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C400

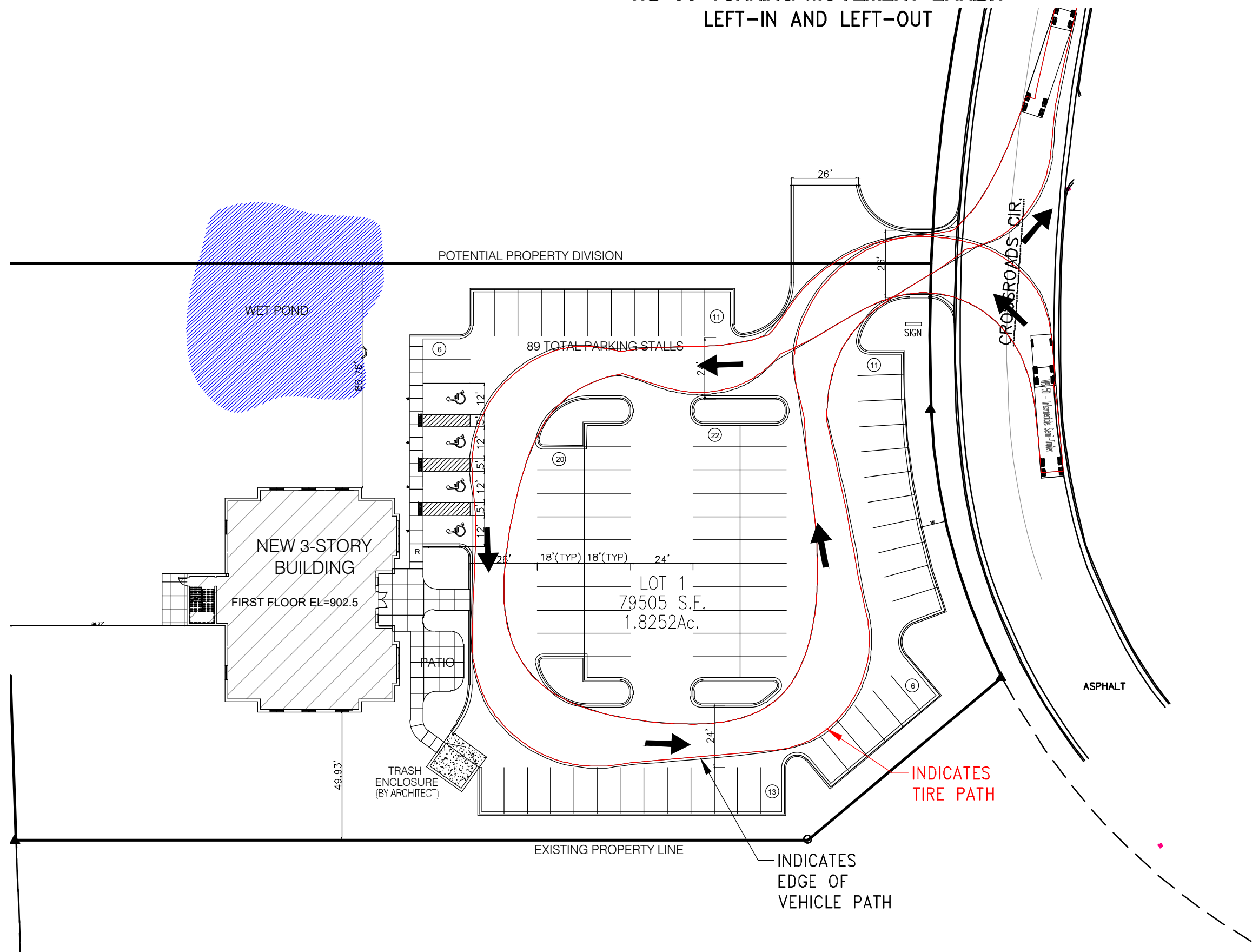


	DATE	DESCRIPTION
	01-31-24	REVIEW No.2
<p>ELLENA ENGINEERING CONSULTANTS, LLC SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT</p> <p>700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122 Phone: 262-719-6183 Fax: 866-457-2584 Email: mellen@eeceng.com</p>		
<p>DETAILS</p>		
<p>MARK R. ELLENA E-24090 WISCONSIN WISCONSIN PROFESSIONAL ENGINEER</p> <p><i>Mark R. Ellena</i></p>		
<p>DATE: 01-17-24</p> <p>BY: MARK R. ELLENA, PE</p> <p>SCALE: 1"=40'</p>		
<p>SHEET NUMBER</p> <p>C500</p>		

AVERY & BIRCH BROOKFIELD

WB-50 TURNING MOVEMENT EXHIBIT

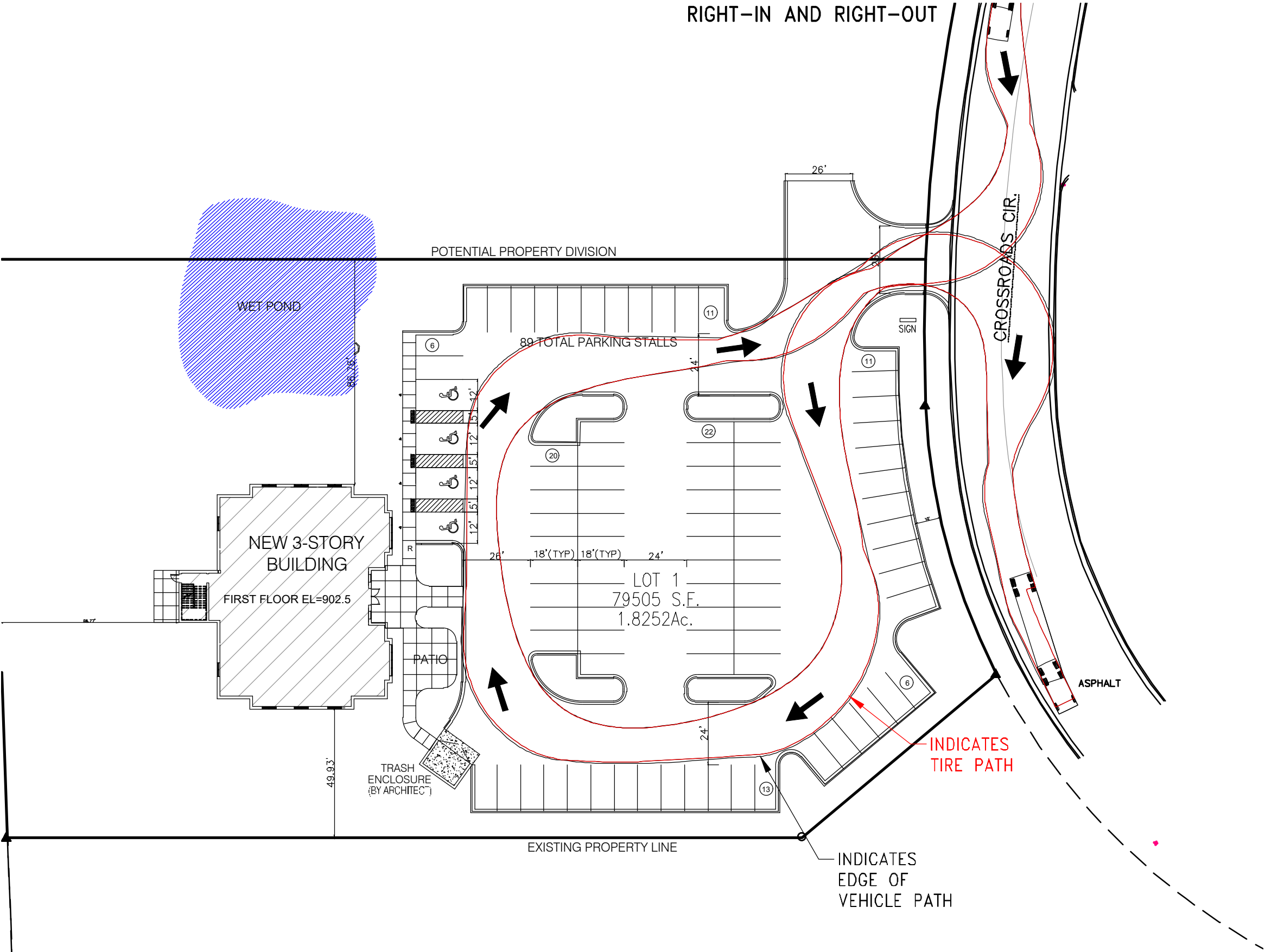
LEFT-IN AND LEFT-OUT



**4100 N. CALHOUN RD.
SUITE 300
Brookfield, WI 53005**
Phone: (262) 790-1480
Fax: (262) 790-1481

DATE: 1/30/24 PAGE 1 OF 2

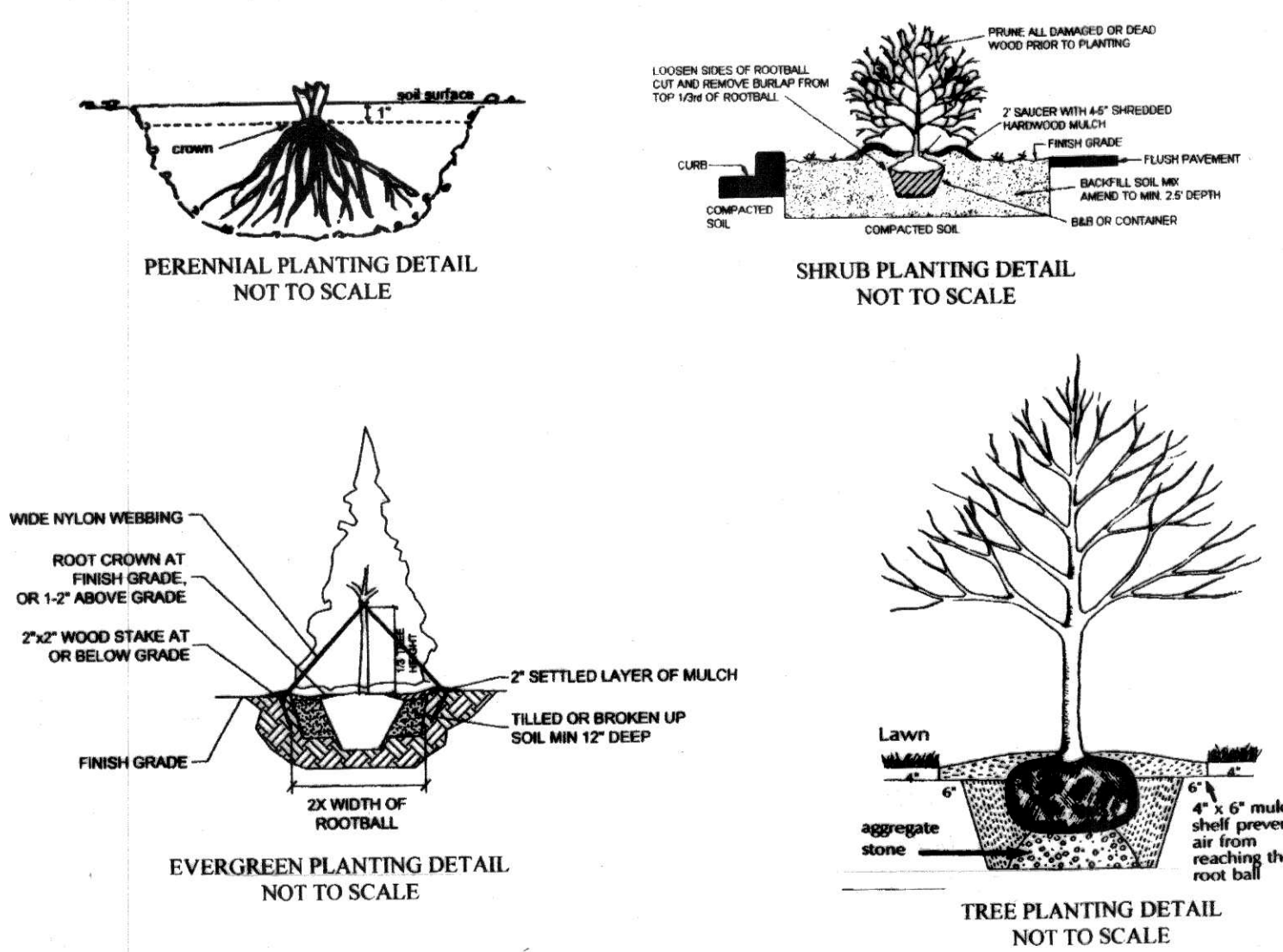
AVERY & BIRCH BROOKFIELD
WB-50 TURNING MOVEMENT EXHIBIT
RIGHT-IN AND RIGHT-OUT



4100 N. CALHOUN RD.
SUITE 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PERENNIAL SCHEDULE				
#	BOTANICAL NAME	COMMON NAME	QTY	SIZE
1	HEMEROCALLIS SP. 'STELLA DE ORO'	DAYLILY	10	1 GAL
2	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	4	1 GAL
3	HEMEROCALLIS SP. 'STELLA DE ORO'	DAYLILY	15	1 GAL
4	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	4	1 GAL
5	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	6	1 GAL
6	HEMEROCALLIS SP. 'STELLA DE ORO'	DAYLILY	10	1 GAL
7	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	8	1 GAL
8	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
9	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
10	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
11	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
12	HEMEROCALLIS SP. 'ROSY RETURNS'	DAYLILY	12	1 GAL
13	ECHINACEA SP. 'PIXIE MEADOWBRITE'	CONEFLOWER	12	1 GAL
14	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
15	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
16	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
17	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
18	LEUCANTHEMUM SP. 'DAISY MAY'	DAISY	10	1 GAL
19	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	6	3 GAL
20	HEMEROCALLIS SP. 'ROSY RETURNS'	DAYLILY	18	1 GAL
21	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	6	3 GAL
22	GERANIUM SANG. 'MAX FREI'	PERENNIAL GERANIUM	15	1 GAL
23	SEDUM SPECTABILE 'NEON'	NEON SEDUM	6	1 GAL
24	GERANIUM SANG. 'MAX FREI'	PERENNIAL GERANIUM	15	1 GAL
25	SEDUM SPECTABILE 'NEON'	NEON SEDUM	6	1 GAL
26	HEMEROCALLIS SP. 'ROSY RETURNS'	DAYLILY	12	1 GAL
27	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	6	1 GAL
28	ECHINACEA SP. 'PIXIE MEADOWBRITE'	CONEFLOWER	15	1 GAL
29	GERANIUM SANG. 'MAX FREI'	PERENNIAL GERANIUM	8	1 GAL
30	HEUCHERA SP. 'PALACE PURPLE'	CORAL BELLS	8	1 GAL
31	HOSTA SP. 'SUM AND SUBSTANCE'	HOSTA	8	1 GAL
32	HOSTA SP. 'SUM AND SUBSTANCE'	HOSTA	8	1 GAL
33	ALLIUM 'SUMMER BEAUTY'	ALLIUM	25	1 GAL
34	COREOPSIS SP. 'JETHRO TULL'	COREOPSIS	12	1 GAL
35	COREOPSIS SP. 'JETHRO TULL'	COREOPSIS	12	1 GAL
36	ALLIUM 'SUMMER BEAUTY'	ALLIUM	25	1 GAL
37	HEUCHERA SP. 'PALACE PURPLE'	CORAL BELLS	20	1 GAL
38	HEMEROCALLIS SP. 'ROSY RETURNS'	DAYLILY	15	1 GAL

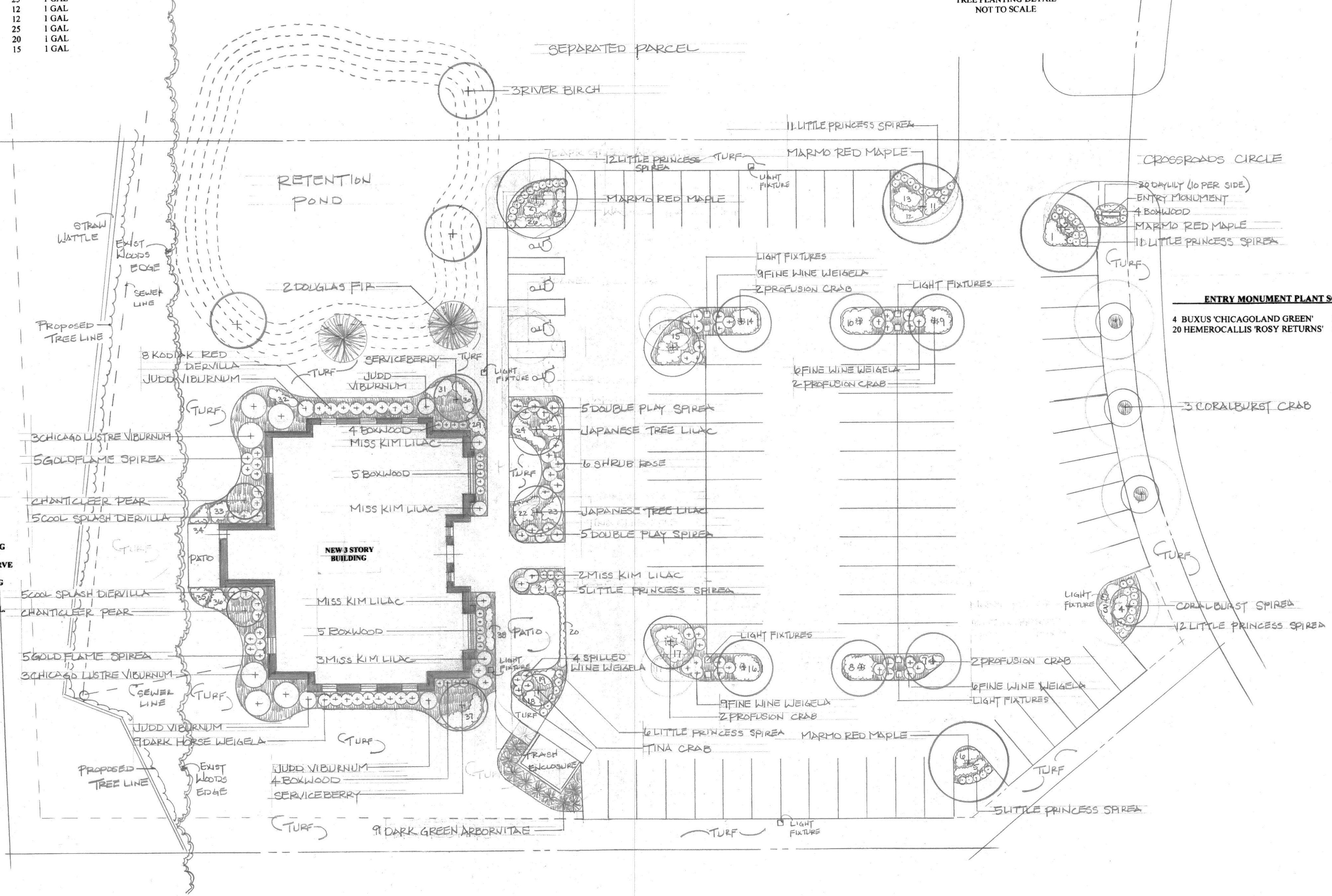
PLANT SCHEDULE			
QTY	BOTANICAL NAME	COMMON NAME	SIZE
4	ACER FREEMANII 'MARMO'	MARMO RED MAPLE	2 1/2"
2	AMELANCHIER CANADENSIS	SERVICEBERRY	8"
3	BETULA NIGRA	RIVER BIRCH	10"
18	BUXUS 'CHICAGOLAND GREEN'	BOXWOOD	24"
10	DIERVILLA 'COOL SPLASH'	COOL SPLASH DIERVILLA	24"
8	DIERVILLA 'KODIAK RED'	KODIAK RED DIERVILLA	24"
4	MALUS SP. 'CORAL BURST'	CORAL BURST CRABAPPLE	2"
8	MALUS SP. 'PROFUSION'	PROFUSION CRABAPPLE	2"
1	MALUS SP. 'TINA'	TINA CRABAPPLE	2"
2	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7-8"
2	PRUNUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2 1/2"
6	ROSA SP. 'KNOCK OUT PINK DOUBLE'	SHRUB ROSE	5 GAL
10	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	18-24"
10	SPIREA X JAP. 'DOUBLE PLAY PINK'	DOUBLE PLAY PINK SPIREA	18-24"
62	SPIREA X JAP. 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18-24"
8	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	42"
2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2"
9	TRIFOLIUM OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	5"
6	VIBURNUM DENT. 'CHICAGO LUSTRE'	CHICAGO LUSTRE VIBURNUM	6"
4	VIBURNUM X JUDDII	JUDD VIBURNUM	36"
9	WEIGELA FLORIDA 'DARK HORSE'	DARK HORSE WEIGELA	24"
30	WEIGELA FLORIDA 'FINE WINE'	FINE WINE WEIGELA	24"
4	WEIGELA FLORIDA 'SPILLED WINE'	SPILLED WINE WEIGELA	24"



NOTE: GRADE AND SEED ALL OPEN AREAS NOT MULCHED OR HARDSCAPED. SEED MIX TO BE REEDERS LANDSCAPE 40 LAWN SEED MIX (OR EQUAL) INSTALLED AT 150-200 LB/ACR. (ROTARY OR DROP SEED APPLICATION) 28% Kentucky Bluegrass 6% Named Kentucky Bluegrass 6% Named Kentucky Bluegrass 25% Creeping Red Fescue 15% Wicked Perennial Ryegrass 20% Annual Ryegrass MOWING HEIGHT 3-3" FERTILIZE APPLICATION 3-3YR.

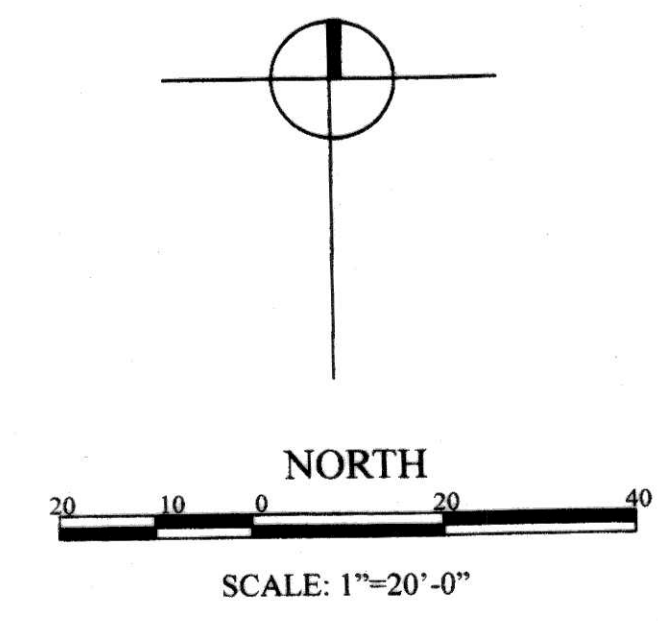
- NOTES AND SPECIFICATIONS**
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH CITY, VILLAGE OR OTHER LOCAL LANDSCAPING OR CONSTRUCTION SPECIFICATIONS
 - ALL INDIVIDUAL TREES TO RECEIVE 3" CLEAN SHREDDED HARDWOOD BARK MULCH IN A 5' DIAMETER MOW RING.
 - ALL PLANTING BEDS TO RECEIVE 3" MIN. SHREDDED BARK MULCH.
 - ALL PLANTING BEDS TO BE SPADE EDGED.
 - ALL PLANT MATERIAL TO BE OF SPECIMEN QUALITY AND MEET THE AMERICAN STANDARDS FOR NURSERY STOCK, WHICH IS PUBLISHED BY THE ANA (AMERICAN ASSOCIATION OF NURSERYMEN).
 - ALL PLANTS (UNLESS OTHERWISE SPECIFIED) ARE TO BE BALLED & BURLAPPED OR APPROVED CONTAINER STOCK
 - ALL TREE, SHRUB BACK FILL MIX TO BE:
4 PARTS CLEAN PULVERIZED TOPSOIL
1 PART MUSHROOM COMPOST
 - ALL PERENNIAL PLANTING MIX TO BE:
3 PARTS CLEAN PULVERIZED TOP SOIL
1 PART MUSHROOM COMPOST
1 PART SAND
40 # / 100 SF GYPSUM (TILL 2" OF THIS MIX IN 4-8" DEEP)
 - CONTRACTOR TO SUBMIT IN WRITING TO PROPERTY OWNERS, A ONE YEAR-100% PLANT GUARANTEE TO COMMENCE ON THE DAY OF PROJECT COMPLETION.
 - CONTRACTOR RESPONSIBLE FOR CALLING DIGGERS HOTLINE 1-800-242-8511 TO LOCATE ALL UTILITIES PRIOR TO STARTING PROJECT
 - CONTRACTOR RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED FOR PROJECT INSTALLATION.
 - CONTRACTOR TO ADJUST PLANTINGS FOR UNDERGROUND UTILITY LINES, ESCAPE WINDOWS, CONDENSER UNITS AND UTILITY METERS AND OVERHEAD UTILITY LINES.

NOTE: CARE TO BE TAKEN (IN AREAS BETWEEN PROPOSED TREE LINE AND EXISTING TREE LINE) WHEN CLEARING AND GRUBBING EXISTING VEGETATION. REMOVALS SHOULD BE KEPT TO A MINIMUM TO PRESERVE EXISTING NATURAL BUFFER TO ADJACENT PROPERTIES. TRIMMING EXISTING TREES AND SHRUBS IS THE PREFERRED METHOD WHEN FEASIBLE VERSUS TOTAL REMOVAL.



ENTRY MONUMENT PLANT SCHEDULE

4 BUXUS 'CHICAGOLAND GREEN'	BOXWOOD	24"
20 HEMEROCALLIS 'ROSY RETURNS'	DAYLILY	1 GAL



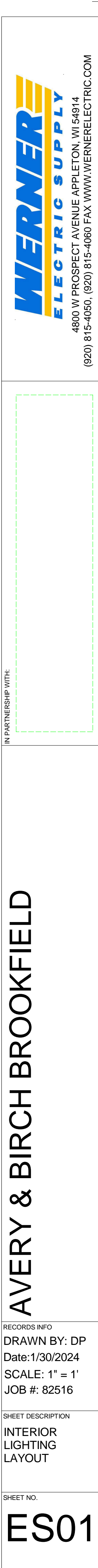
REVISION	DATE OF REVISION
1	9-5-14
2	1-14-24
3	5-5-1-20-24

SITE LANDSCAPING

AVERY AND BIRCH BEAUTY STUDIOS
21055 CROSSROADS CIRCLE
BROOKFIELD, WI 53186
DECEMBER 21, 2023
BY:SL

Scheel & Associates
LANDSCAPE DESIGN
RESIDENTIAL AND COMMERCIAL
LOW VOLTAGE OUTDOOR LANDSCAPE LIGHTING

Phone: (815) 482-8187
E-mail: scheelandassociates@gmail.com
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SHEET TITLE
BUILDING RENDERINGS

PROJECT INFO
Original Issue Date
1/31/2024
Project No.
231148
Drawn By
CK

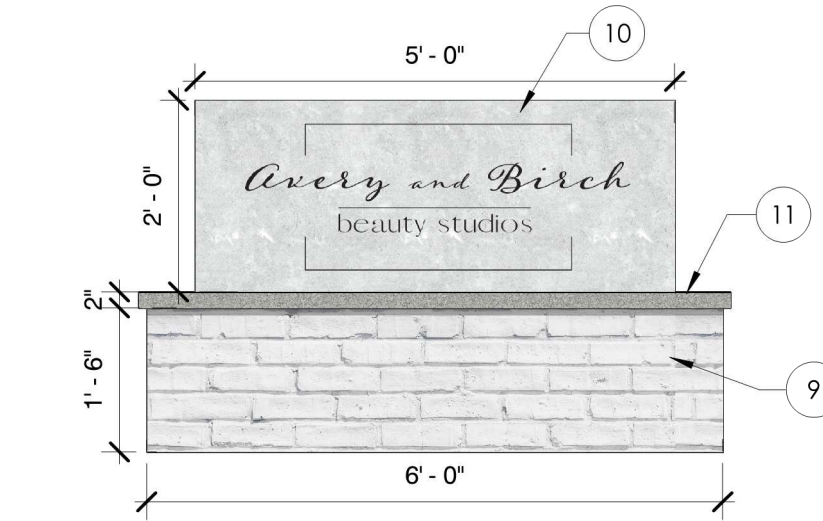
REVISIONS
NO. REV. DATE DESCRIPTION

TENANT IMPROVEMENT FOR:
AVERY & BIRCH BEAUTY STUDIOS
21055 CROSSROADS CIR
WAUKESHA, WI 53186

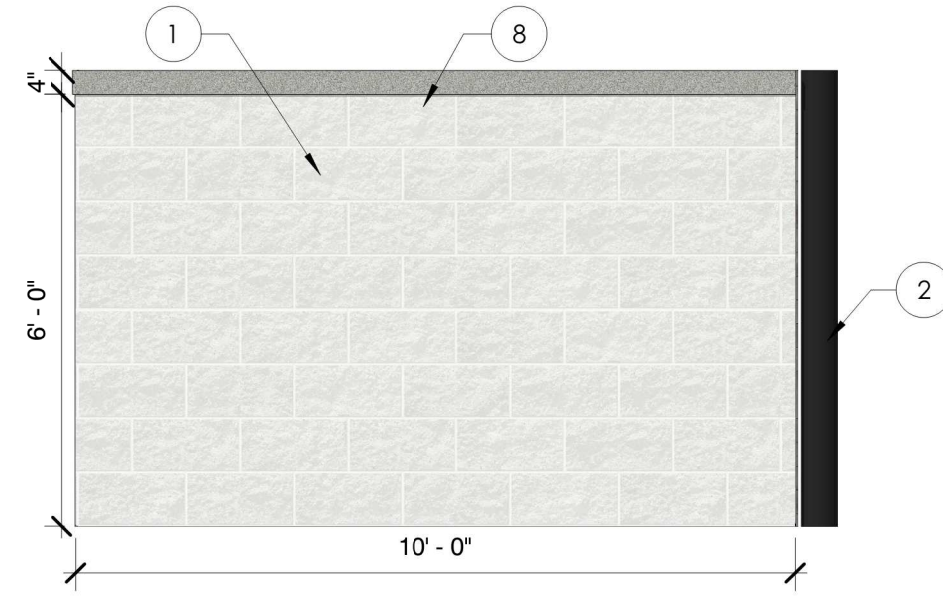
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ph. 414.278.6804 | www.instudioarch.com

Y:\Shared\in.studio\ACTIVE PROJECTS\Avery & Birch - 21055 Crossroads\4-Construction Documents\23 1121 Avery and Birch Crossroads.rvt
2/1/2024 1:00:08 AM

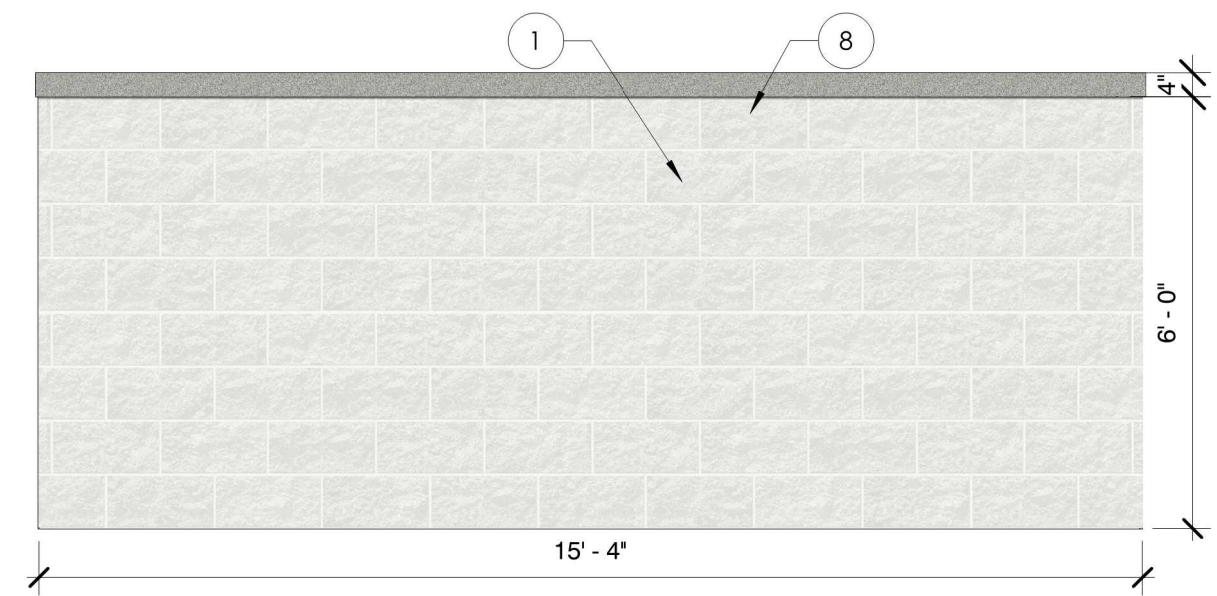
KEYED ELEVATION NOTES	
TAG #	DESCRIPTION
1	8"X16" SPLIT FACE BLOCK, COLOR TO MATCH BRICK
2	6" CONCRETE FILLED GALVANIZED STEEL PIPE POSTS FOR GATE SUPPORT. SET 1" INSIDE EDGE OF CMU WALL
3	ENCLOSURE GATE/DOOR COMPOSITE DECKING (COMP-1, TREX ENHANCE - FOGGY WHARF) ON PAINTED STEEL DOOR FRAME. PROVIDE DOOR HINGES, LATCHES, AND OTHER REQUIRED HARDWARE, TYP.
4	GENERAL SHALE SANDY SHORE TUMBLED GEORGIA BRICK
6	PRE-FINISHED METAL COPING/TRIM, TYP. (PFM-1, PAC CLAD - MIDNIGHT BRONZE)
7	DARK BRONZE ANODIZED ALUMINUM FRAME WINDOWS WITH DIVIDED LITES AND LOW-E INSULATED GLAZING, TYP
8	4" LIMESTONE CAP, SEE DETAILS
9	NICHIHA FIBER CEMENT PANEL, FINISH ROUGHSAWN, COLOR SMOKE.
10	LIMESTONE PANEL WITH ENGRAVED LOGO ON BOTH SIDES
11	2" LIMESTONE CAP, SEE DETAILS
12	PRE-FINISHED METAL SCUPPER BOXES AND DOWNSPOUTS (PFM-1, PAC-CLAD - MIDNIGHT BRONZE) - DOWNSPOUTS FOR OVERFLOW PURPOSES ONLY.



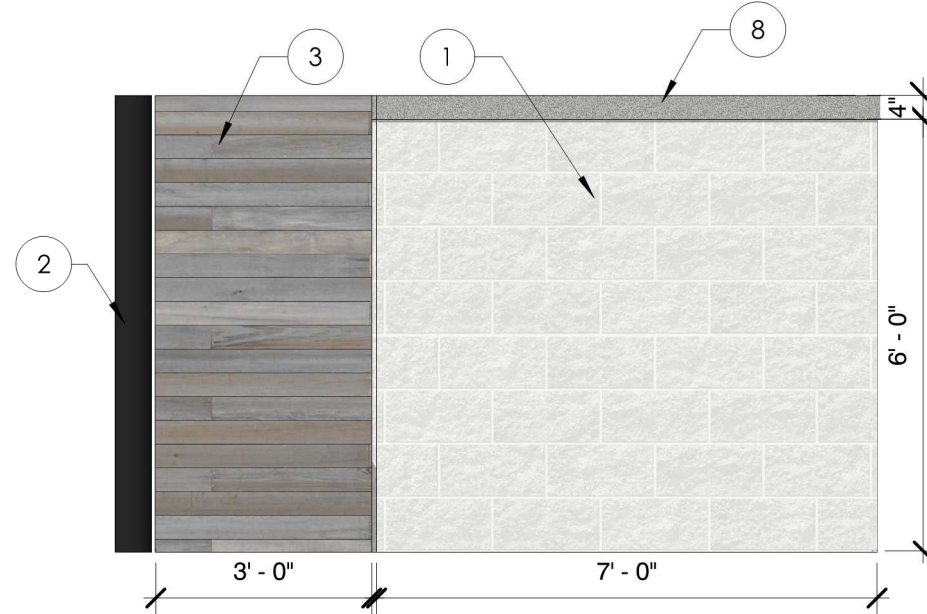
9 MONUMENT SIGN
1/2" = 1'-0"



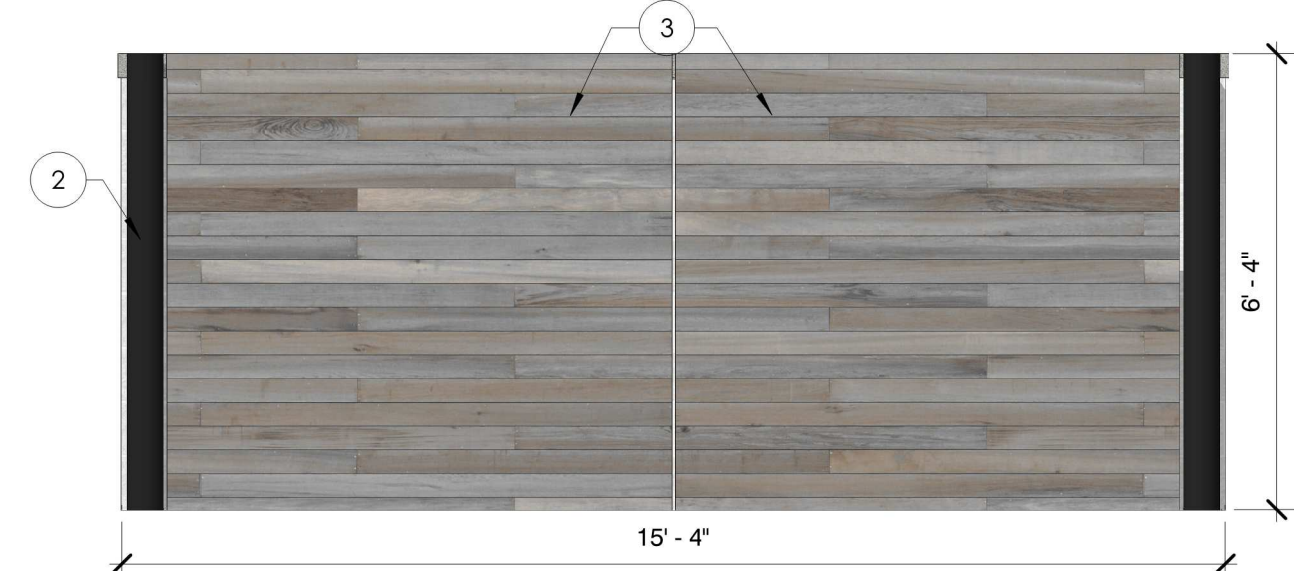
8 DUMPSTER ENCLOSURE SIDE 2
3/8" = 1'-0"



6 DUMPSTER ENCLOSURE REAR
3/8" = 1'-0"



7 DUMPSTER ENCLOSURE SIDE 1
3/8" = 1'-0"



5 DUMPSTER ENCLOSURE FRONT
3/8" = 1'-0"



4 WEST ELEVATION
A3.0 A2
1/8" = 1'-0"



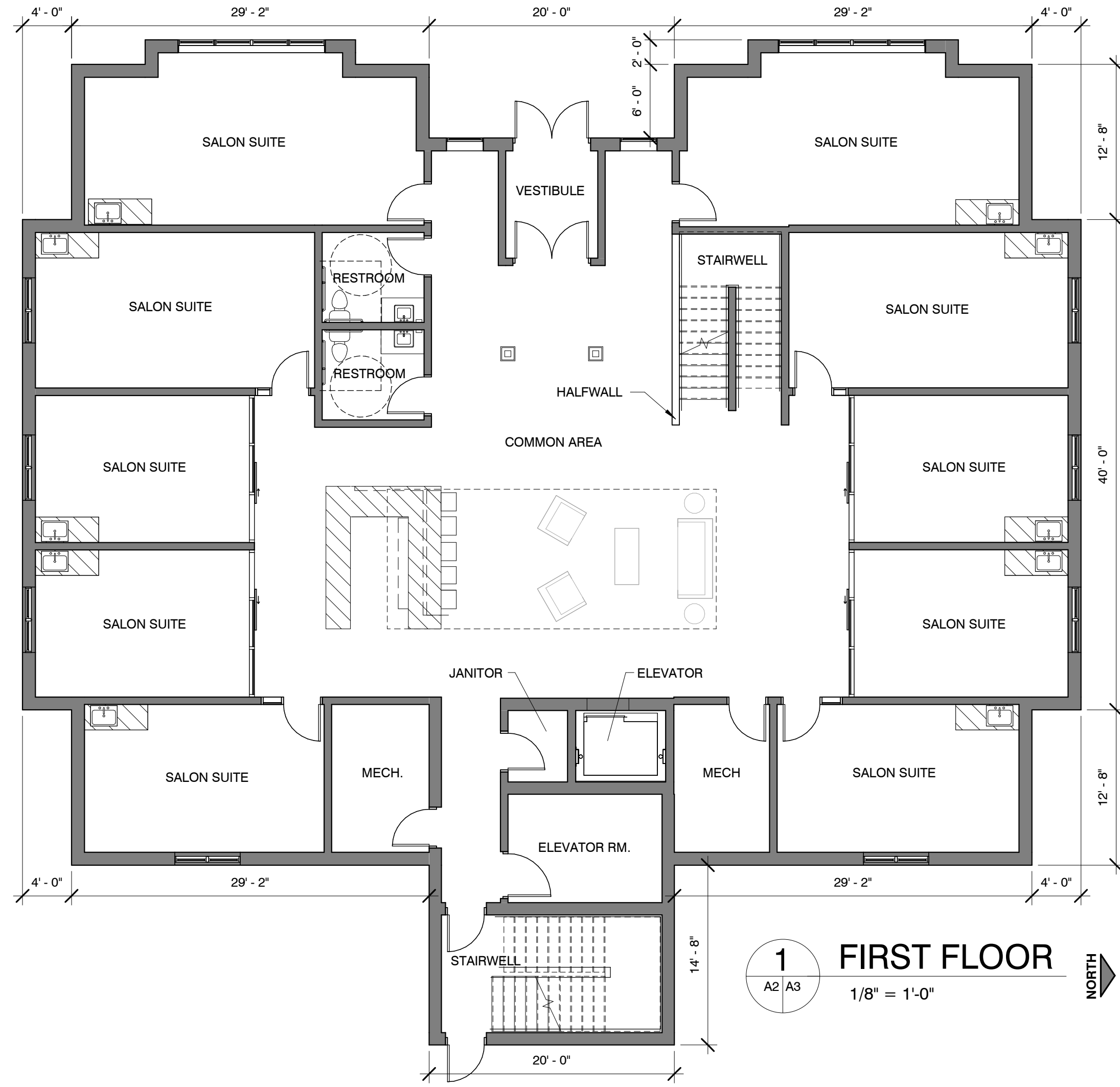
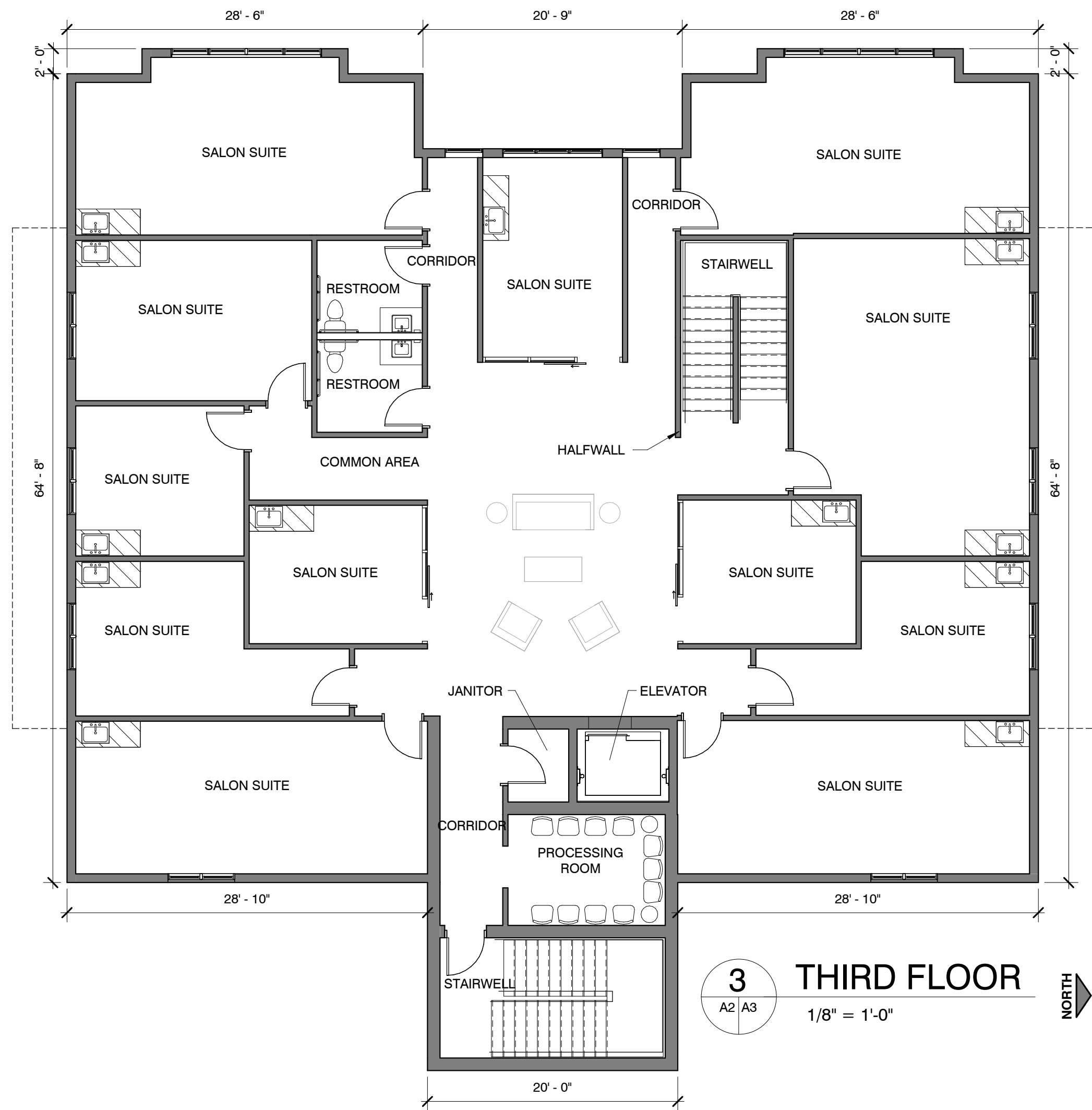
2 EAST ELEVATION
A3.0 A2
1/8" = 1'-0"



3 SOUTH ELEVATION
A3.0 A2
1/8" = 1'-0"



1 NORTH ELEVATION
A3.0 A2
1/8" = 1'-0"



SHEET TITLE
FLOOR PLANS

A3

PROJECT INFO

Original Issue Date
1/31/2024
Project No.
23.148
Drawn By
CK

REVISIONS

NO. REV. DATE DESCRIPTION

TENANT IMPROVEMENT FOR:

AVERY & BIRCH BEAUTY
STUDIOS

21055 CROSSROADS CIR
WAUKESHA, WI 53186

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architecture

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