

**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, March 26, 2024**

### **PLAN COMMISSION**

**7:00 p.m**

### **AGENDA**

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
  - a. February 27, 2024 Plan Commission Minutes
- 5) Citizen Comments: Three-minute limit.
- 6) Old Business:
  - a. None
- 7) New Business:
  - a. Keith Hueffner, representing Master Spa Warehouse, for review and recommendation of conceptual approval for a new warehouse building for the property located at 21675 Doral Rd.
  - b. Scott Bence (JBJ Develop, L.P.) is requesting a recommendation for conceptual, preliminary, and final approval of the continuation of the Eagles Nest Condominium Project with updated building plans, located at Eagle Drive and Aerie Circle, off of Brookfield Road (BKFT1124974016).
- 8) Communication and Announcements.
- 9) Adjourn.

*Posted this 21st day of March, 2024*  
*Bryce Hembrook*  
*Town Planner*

TOWN OF BROOKFIELD  
PLAN COMMISSION MINUTES  
February 27, 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, Len Smeltzer, and Jeremy Watson. Gordon Gaeth was absent and excused.

2) MEETING NOTICES.

The meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA

Motion by Commissioner Watson to approve the agenda.

Seconded by Supervisor Stanelle.

*Motion Passed Unanimously.*

4) APPROVAL OF MINUTES.

a. Motion by Commissioner Watson to approve the January 23, 2024 Plan Commission Minutes as presented.

Seconded by Supervisor Stanelle.

*Motion Passed Unanimously.*

5) CITIZEN COMMENTS; Three-minute limit.

None.

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.

Planner Hembrook described the frontage road, and the portion involved is from the west property line of the MLG property, extending to the south, and moving south and east, adjacent to the Kopp's property, as shown in packet documents. Planner Hembrook noted that cross access agreements should be included and are shown in the exhibits, and that this potential approval should be contingent on inclusion of CSM approval and cross access agreements. As of now, the Town plows the frontage road, the Town does not plow Kopp's or into Galleria West. Chairman Henderson noted that the Town kept the right-of-way in front of Kopp's, but Kopp's would use and maintain that portion for parking. Commissioner Watson inquired whether Kopp's is aware of the proposal, Planner Hembrook responded that they are, and Kopp's is in favor of the resolution. It was clarified that the configuration of the frontage road will stay as is.

Motion by Commissioner Riordan to **recommend** approval for a resolution to vacate and discontinue a portion of Bluemound Frontage Road near parcels BKFT1124999002 and BKFT1124999004, contingent on the following:

- Cross access easement;
- Approval of a Certified Survey Map.

Seconded by Commissioner Watson.

*Motion passed unanimously.*

- 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.  
Planner Hembrook reviewed CSM and cross access easements. The Town Engineer reviewed the CSM and his comments were addressed.

Motion by Commissioner Watson to **recommend** approval of a certified survey map for parcels BKFT1124999002 and BKFT1129999004, with the requirement to extend cross access agreement to the south and north.

Seconded by Commissioner Smeltzer.

*Motion passed unanimously.*

Chairman Henderson noted that a Public Hearing will be held on Tuesday, March 19, 2024 at the Town Board meeting. It is not necessary for Plan Commission to attend.

- 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.

Paul Jenswold was in attendance representing Avery & Birch. There is a revised monument sign detail with the address being added. Additionally, the trash enclosure has been revised to include bollards. Mr. Jenswold was referring to new details that have been added to drawings after distribution of the Plan Commission packet for tonight's meeting. The new drawings were distributed during this agenda item. The building is 41½ feet tall, with the trees along the west lot line being around 41 feet. As pointed out in previous meetings, some clearing of trees will be necessary for the sewer. They will be preserving as many trees as possible. Chairman Henderson stated that there are some bare spots right now, and the residential area is visible. Mr. Jenswold suggested that perhaps pine trees could be planted. Handicapped stalls were clarified. Chairman Henderson inquired whether the entrance was widened. Mr. Jenswold indicated the areas that a slight increase in access were made, however there was not an increase at the point where entry meets the road. Currently that part on the entrance is 26 feet, and Mr. Jenswold indicated that it can be widened, but asked for a suggestion on what width would be acceptable. After further discussion, it was agreed that the current width should be sufficient. Bollards at the front entrance for safety reasons were discussed. Mr. Jenswold showed where there is a curb near the front entrance. Planner Hembrook reminded Mr. Jenswold that signage will have to be presented to the Architectural Review Committee (ARC), and that it must be 5 feet from the right-of-way according to the sign code. Chairman Henderson noted the vision triangle for the sign, and that it must meet requirements. Wheel stops for two separate stalls will be added per the engineer's suggestion. Planner Hembrook reported that the ARC reviewed the proposal and recommended approval.

Motion by Commissioner Neville to **recommend** Final Approval of a new building consisting of a three-story salon suite facility, located at 21055 Crossroads Circle.

Seconded by Commissioner Smeltzer.

Further discussion: Commissioner Watson stated that he would like to see bollards at the entrance as a safety measure, as previously discussed, but did not amend the motion to include bollards.

*Motion Passed Unanimously.*

8) COMMUNICATION AND ANNOUNCEMENTS.

Easter Egg Hunt will be held on March 30, 2024.

Commissioner's Watson and Riordan will not be in attendance at the March 26, 2024 meeting.

9) ADJOURN.

Motion by Neville to adjourn at 7:36pm.

Seconded by Riordan.

*Motion Passed Unanimously.*

Respectfully submitted,  
Bryce Hembrook – Town Planner





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## TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP  
Town Planner

REPORT DATE: March 21, 2024  
PC MEETING DATE: March 26, 2024

RE: **Master Spa Warehouse – Conceptual Approval**  
**21675 Doral Road BKFT1126004**

SEH No. 171421, TASK 52

**Applicant:** Keith Hueffner, representing Master Spa Warehouse

**Application Type:** Conceptual Approval

### **Request**

Applicant is requesting conceptual approval of the construction of a warehouse building for the property located at 21675 Doral Road.

### **Summary of Request**

- The subject property experienced a fire a few years ago that resulted in the western building being razed. The applicant is proposing to construct a new warehouse building in the same location and this building is intended to be used for Master Spa Warehouse. There is an existing building on the east side of the property.
- Proposed Size = 53,173 square feet including mezzanine.
- Zoning District = M-1 Limited Manufacturing District
- Lot size = 3.6 acres.
- Proposed Use = Warehousing.
- Proposed setbacks:
  - Street (Doral Rd) = 130'
  - Street (I-94) = 52'
  - Side (west) = 10'
  - Side (east) = 240'
  - Building separation from east building = 69'
  - All building setbacks will meet code requirements.
- Sum total of floor area
  - Proposed = 46.4% of lot area for both buildings.
  - Required = Sum total of the floor area of the principal building and all accessory buildings shall be not less than 8,000 square feet or 20% of the lot area, whichever is less. Also, sum total of

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- the floor area of the principal building and all accessory buildings shall not exceed 50% of the lot area.
- Requirement is met.
  - Parking
    - Code requirement: 1 space per employee for the work shift with the largest number of employees, plus 1 space per 5,000 square feet of gross floor area.
    - Proposed: 19 new parking spaces.
    - The application did not specify number of employees, so there is not enough information to determine if the parking requirement is met at this time, but can be addressed during preliminary and final review.
  - Architectural requirements for manufacturing districts
    - The facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. Fifty percent of a facade facing a street shall be finished with brick, decorative masonry, glass panel, or other appropriate finished facade as may be approved by the Plan Commission. Such brick, masonry, glass, or other decorative facing shall extend for a distance of at least 20 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.
  - Number of Structures
    - The Plan Commission may permit more than one structure per lot in other districts where more than one structure is needed for the orderly development of the parcel. Where additional structures are permitted, the Plan Commission may impose additional yard requirements, landscaping requirements, or parking requirements, or require a minimum separation distance between principal structures.
  - Lighting
    - Not required for conceptual approval.
  - Landscaping
    - Not required for conceptual approval.

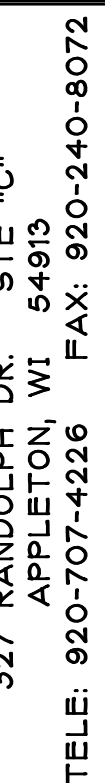
The development review team is currently reviewing and feedback may be provided at the time of the meeting.

### **Conceptual Approval**

The purpose of conceptual project review shall be to determine the best use of a building site. The Plan Commission will consider the proposed land use and its compatibility with adjacent land uses. The Plan Commission should consider ingress and egress, off-street parking, and internal traffic patterns.

Benchmarks		
Label	Elevation	Description
BM 496	866.74	HYDRANT FLAG BOLT
BM 497	870.25	HYDRANT FLAG BOLT

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BM 496	866.74	HYDRANT FLAG BOLT
BM 497	870.25	HYDRANT FLAG BOLT



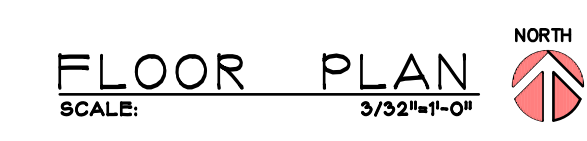
DATE: JANUARY 31, 2024  
 ARCH. J. EHRFURTH  
 D. BY: RPH  
 JOB: 23-003  
 REV. ----

DATE: JANUARY 31, 2024  
 ARCH. J. EHRFURTH  
 D. BY: RPH  
 JOB: 23-003  
 REV. ----

2260 Salscheider Court Green Bay, WI 54313  
PH:920-569-5765; Fax: 920-569-5767  
www.mach-iv.com  
Project Number: 2148-01-23

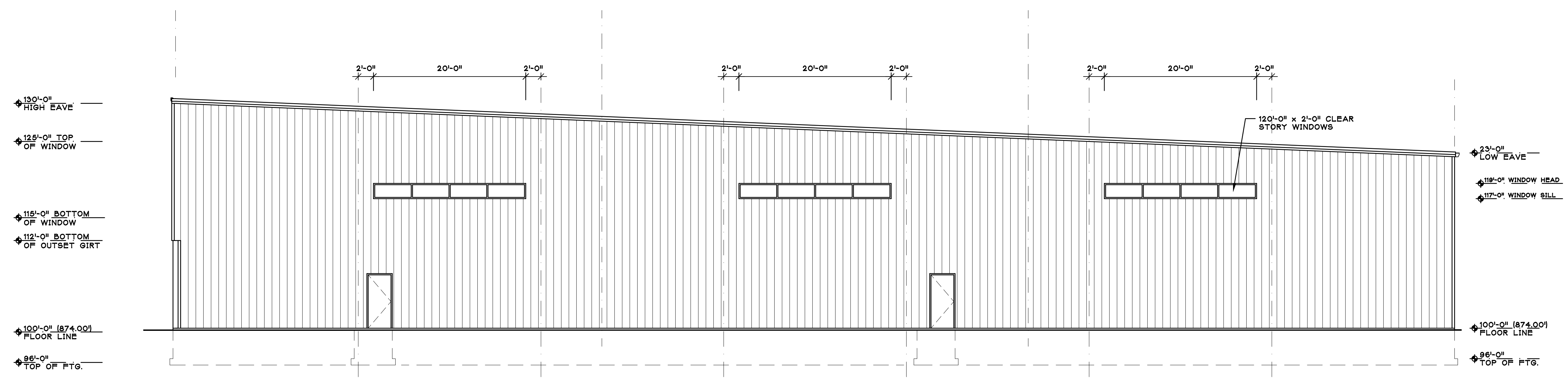
AT TIME OF FIELD WORK THERE WAS APPROXIMATELY  
10" - 12" OF SNOW ON THE GROUND







SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



WEST ELEVATION  
SCALE: 1/8"=1'-0"

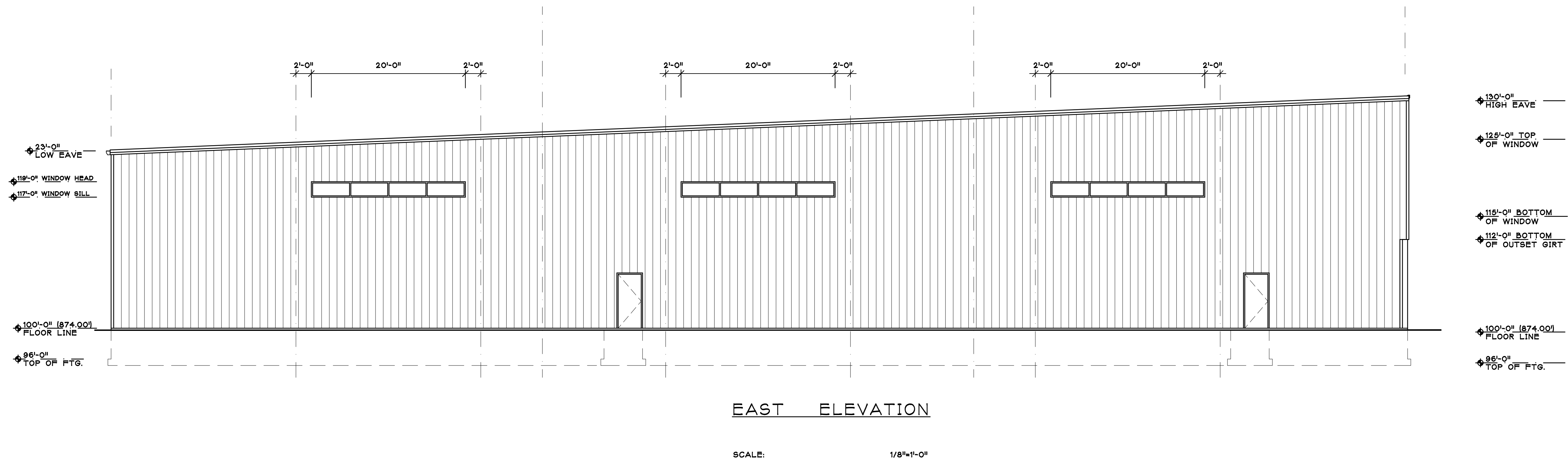
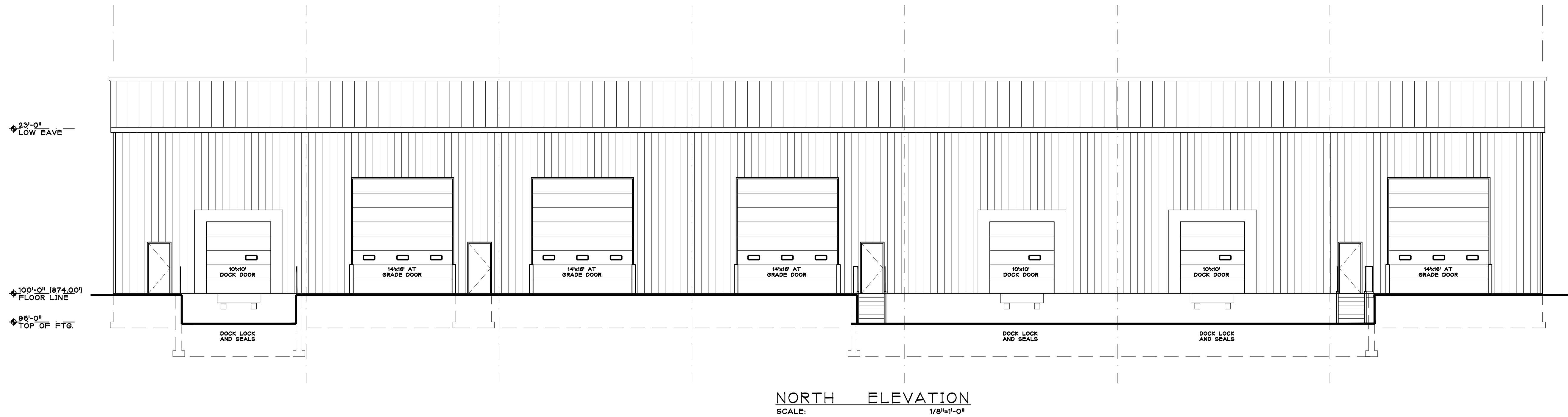
PROPOSED NEW FACILITY FOR  
**WAREHOUSE BLD'G.**  
TOWN OF BROOKFIELD,  
WISCONSIN

DATE: DEC. 4, 2023  
ARCH. K. SPERL  
D. BY: \_\_\_\_\_  
JOB: \_\_\_\_\_  
REV. \_\_\_\_\_  
\_\_\_\_\_  
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PROPOSED NEW FACILITY FOR  
**WAREHOUSE BLD'G.**  
TOWN OF BROOKFIELD, WISCONSIN

DATE: DEC. 4, 2023  
ARCH. K. SPERL  
D. BY: \_\_\_\_\_  
JOB: \_\_\_\_\_  
REV. \_\_\_\_\_  
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## TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP  
Town Planner

REPORT DATE: March 21, 2024  
PC MEETING DATE: March 26, 2024

RE: **Eagles Nest – Conceptual, Preliminary, & Final Approval  
Eagle Drive BKFT1124974016**

SEH No. 171421, TASK 54

**Applicant:** Scott Bence (JBJ Develop, L.P.)

**Application Type:** Conceptual, Preliminary, and Final Approval

### **Request**

Applicant is requesting conceptual, preliminary, and final approval of the continuation the Eagles Nest Condominium Project with updated building plans.

### **Summary of Request**

- The Eagles Nest Condominium Project was originally approved in 2004 with a revised building design in May of 2008. 42 units were approved during the original proposal.
  - Currently all the infrastructure has been built including the overall site grading, paving, stormwater management, sanitary, storm and watermain, and site lighting.
  - There are 7 pad ready condo lots available for construction.
  - Due to the housing market crash in 2008, a portion of the project was delayed and the approval for the project expired.
  - The zoning code requires that all new multifamily projects receive conceptual, preliminary, and final approval as outlined in § 17.02(7) of the zoning code.
  - The applicant is requesting conceptual, preliminary, and final approval from the Plan Commission because the proposal is remaining the same, except for a few architectural difference.
- According to the applicant, “Our desire is to start building with building pad 9, this pad allows for 6 condominium units. The attached plan is consistent with what was approved in 2008, because of the updated building codes, we are proposing 3 duplex (2 family buildings) zero lot line buildings vs. a traditional six-unit multifamily building. It is important to note that the 3 buildings are individual buildings with an air gap/sheathing on both exterior walls (Detail 20/A4.0) The only difference is the exterior facade (Siding/stone/shingles) are carried across the separation gap to give it a uniform look to match the look of the traditional six-unit multifamily building. The end look will be the same, but the 3

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buildings are governed by a different set of rules. We will be applying for three two family building permits for building pad #9. Note the color and materials are consistent with the existing building and what was previously approved.

- Zoning District = RM-2 Multifamily Residential District
- Lot size = 6.6 acres.
- The property currently has 2 buildings with 5 units towards the south side of the property, as originally approved.
- Proposed buildings are located within the same footprint as the original approved plans and utilities are generally provided near proposed buildings.
  - The proposed buildings are all townhouse style units; whereas the original approved plans consisted of a mix of flats and townhouses.
- 32 units are proposed.
  -
- Proposed setbacks:
  - All building setbacks will meet code requirements and are not changing from original approval.
- Sum total of floor area
  - Proposed = 17.84% of lot area.
  - Required = Sum total of the floor area of the principal buildings and all accessory buildings shall not exceed 25% of the lot area.
  - Requirement is met.
- Parking
  - Parking is proposed to remain the same as originally approved and there appears to be sufficient parking.
- Lighting
  - Street lighting is existing and the buildings have coach lights on the garage elevations which are shown on sheet E1.0 in the packet. These are the same as the existing buildings (100 watt light fixtures).
- Landscaping
  - Proposed to remain the same from the original approval and is included in the packet.

The development review team is currently reviewing the plans and may provide feedback by the time of the meeting.

### **Conceptual Approval**

The purpose of conceptual project review shall be to determine the best use of a building site. The Plan Commission will consider the proposed land use and its compatibility with adjacent land uses. The Plan Commission should consider ingress and egress, off-street parking, and internal traffic patterns.

### **Preliminary Approval**

The purpose of preliminary project review shall be to determine that proposed structures are properly located and to review the project plans. The project plans, in the maximum scale of one inch equals 40 feet, for any multifamily residential, commercial, industrial, park, or institutional development shall include a plat of survey prepared by a registered land surveyor showing the location, boundaries, dimensions, elevations, existing and proposed grades to the Town of Brookfield datum; and uses and sizes of the following: subject site; existing and proposed structures; existing and proposed easements, streets, and other public ways; off-street parking, loading areas, driveways, ingress and egress plans; landscaping and open space utilization plans; existing highway access restrictions; and existing and proposed street, side, and rear yards. In addition, the plat of survey



shall show the location, elevation, existing grades, and use of any abutting lands and their structures within 100 feet of the subject site.

**Final Approval**

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.

PROJECT NAME:

Eagles Nest  
Condominiums  
3 Duplexes (6 Units)  
165 Aerie Circle - Bldg #9  
Brookfield, WI 53045  
Job # 2302J

GENERAL CONTRACTOR



Companies, Inc.

JBJ Development

(A Division of JBJ Companies Inc.)  
W178 N9912 Rivercrest Dr., Ste 101  
Germantown, WI 53022-4645  
(262) 255-1800 Fax (262) 255-2234  
www.JBJCompanies.com

THE  
CUSTOM  
HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL  
COMMERCIAL

1506 S. 58th STREET  
WEST ALLIS, WI 53214  
PHONE (414) 617-0352

Eagles Nest  
Condominiums  
165 Aerie Circle - Bldg #9  
Brookfield, WI 53045  
Job # 2302J

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Sheet Contents

TITLE SHEET  
CODE INFORMATION  
LOCATION PLAN  
DEVELOPMENT PLAN  
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Issued For: Prelim 1  
Date: 10 Dec, 2020

75% Set 19 Feb, 2021  
45% Set 19 Feb, 2021  
For Construction 19 March, 2021  
Rev 1 23 April, 2021  
Rev 2 28 May, 2021  
Rev 3 21 Nov, 2023  
Bld Set 06 Dec, 2023

Drawn By: DG

Checked By: DG

Date: 04 Dec, 2020

Job Number: 20,044

Sheet Number

T 1.0



DRAWING INDEX :

ARCHITECTURAL:

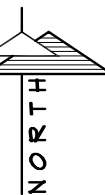
- T 1.0 TITLE SHEET  
A 1.0 BASEMENT PLANS  
A 1.1 FLOOR PLANS  
A 1.2 ROOF PLAN  
A 2.0 ELEVATIONS  
A 3.0 WALL SECTIONS  
A 3.1 UNIT A SECTIONS  
A 3.2 UNIT B & C SECTIONS  
A 4.0 UNIT A PLANS  
A 4.1 UNIT A PLANS (OPP.)  
A 4.2 UNIT B PLANS  
A 4.3 UNIT C PLANS  
A 5.0 CASEWORK  
E 1.0 BASEMENT & EXTERIOR ELECTRICAL  
E 1.1 UNIT A ELECTRICAL PLANS  
E 1.2 UNIT B ELECTRICAL PLANS  
E 1.3 UNIT C ELECTRICAL PLANS  
S 1.0 FOUNDATION PLAN  
S 1.1 FOUNDATION PLAN  
S 1.2 FLOOR FRAMING  
S 1.3 ROOF FRAMING  
S 1.4 BRACING PLANS

INTERIOR DECORATING

- ID 100 COVER SHEET  
ID 101 MATERIAL LEGEND - SCHEME A  
ID 102 MATERIAL LEGEND - SCHEME B  
ID 200 FINISH PLAN - BASEMENT  
ID 201 FINISH PLAN - FIRST FLOOR  
ID 202 FINISH PLAN - SECOND FLOOR  
ID 300 DECORATIVE ELEVATIONS

CODE INFORMATION :

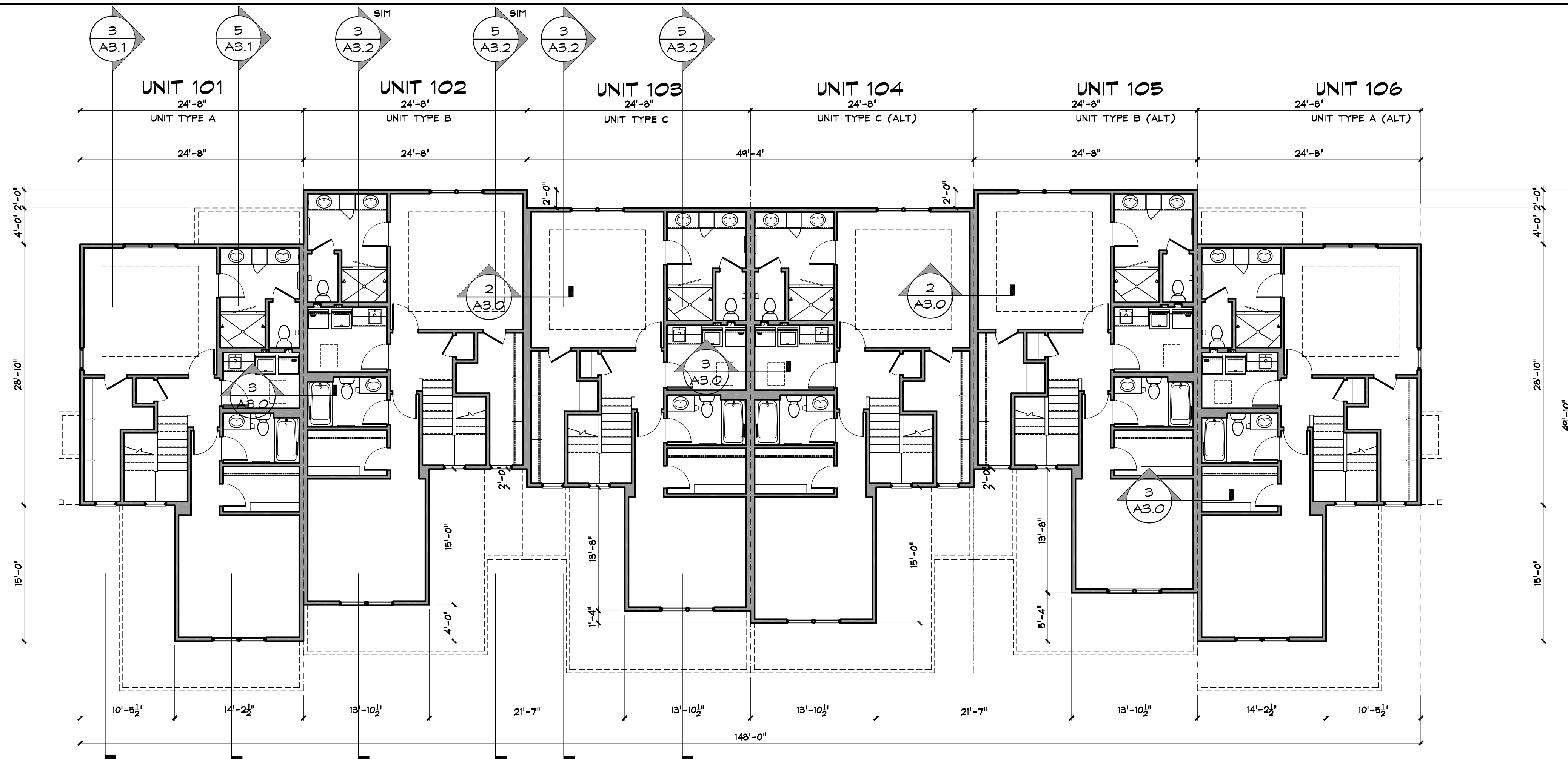
CODE AND PROJECT SCOPE:  
PER SPS 320.04 (6) THESE BUILDINGS ARE CONSIDERED  
(6) DUPLEXES UNDER THE UDC - SPS320-325



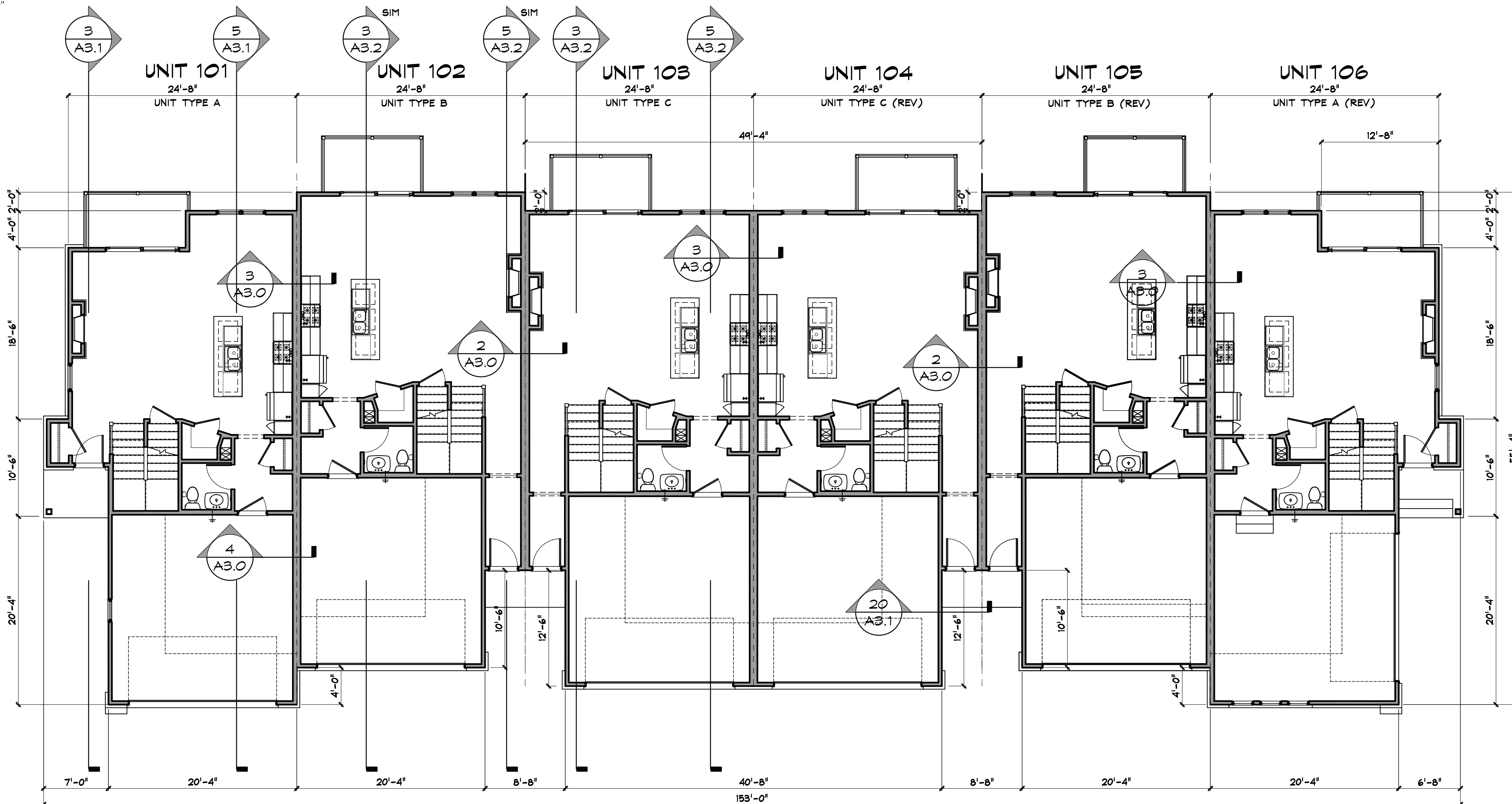
5

SITE DEVELOPMENT PLAN

1" = 60'-0"



14 SECOND FLOOR PLAN  
1/8" = 1'-0"



4 FIRST FLOOR PLAN  
1/8" = 1'-0"

# THE CUSTOM HOUSE LLC

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WEST ALLIS, WI 53214  
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Eagles Nest  
Condominiums  
165 Aerie Circle - Bldg #9  
Brookfield, WI 53045  
Job # 2302J

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Sheet Contents

FLOOR PLANS

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Issued For: Date:

Prelim 1 10 Dec, 2020

Prelim 2 21 Dec, 2020

Prelim 4 13 Jan, 2021

Prelim 5 14 Jan, 2021

Prelim 6 27 Jan, 2021

Prelim 7 01 Feb, 2021

Prelim 8 14 Feb, 2021

75% Set 14 Feb, 2021

For Construction 14 March, 2021

Rev 1 23 April, 2021

Rev 2 26 May, 2021

Rev 3 21 Nov, 2023

Bld Set 06 Dec, 2023

Drawn By: DG

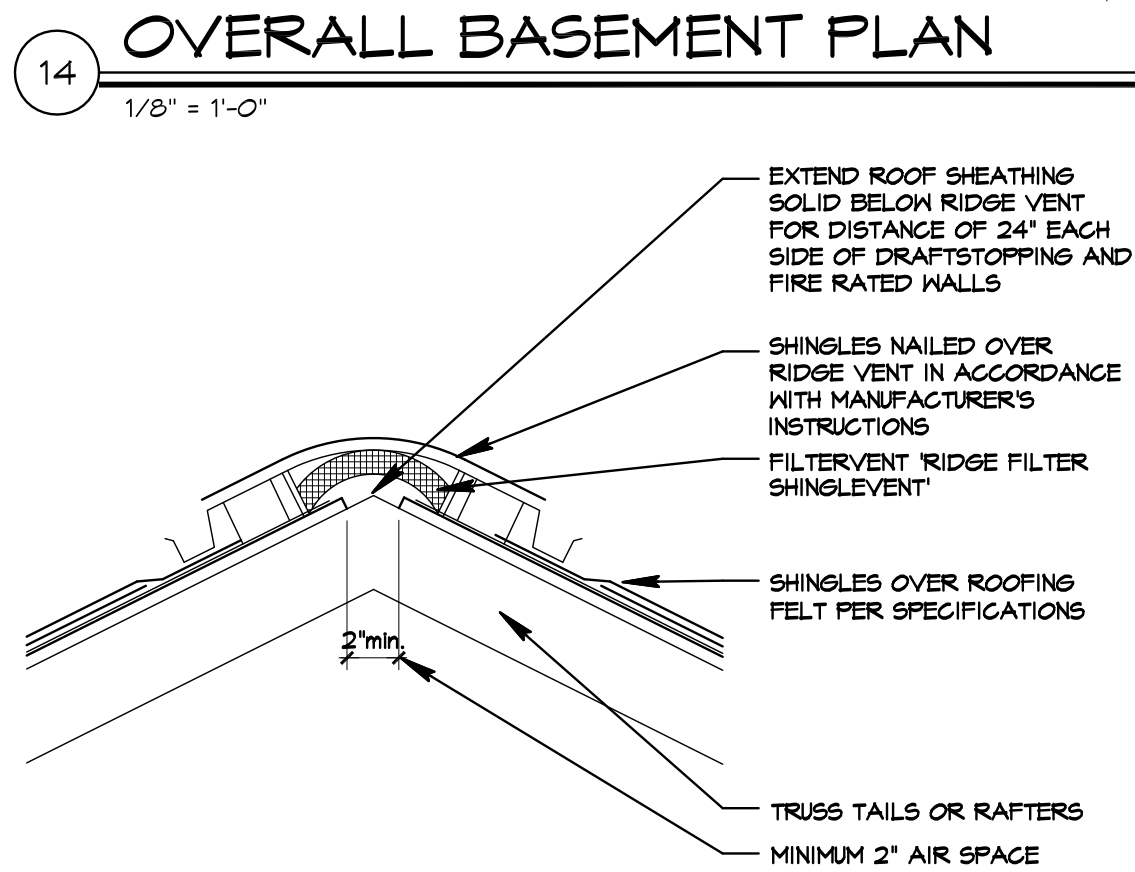
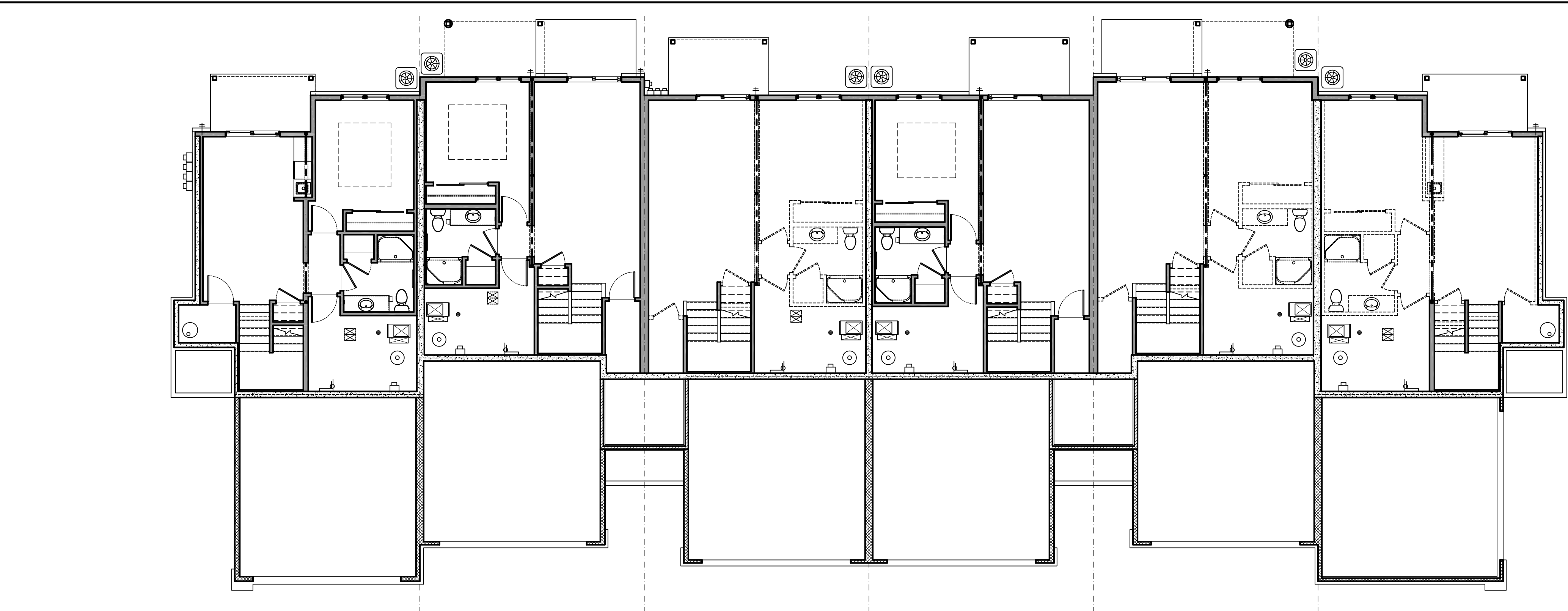
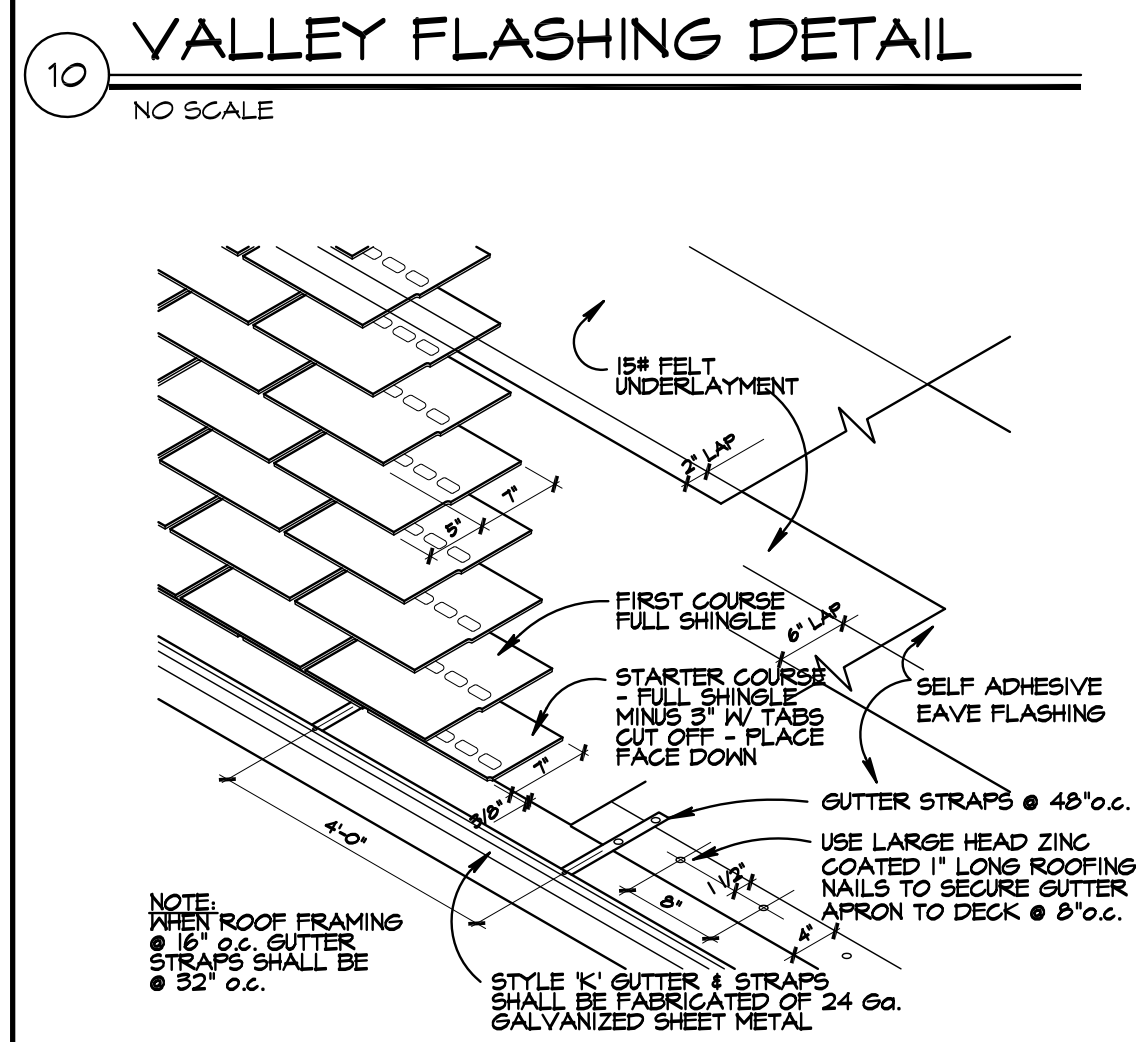
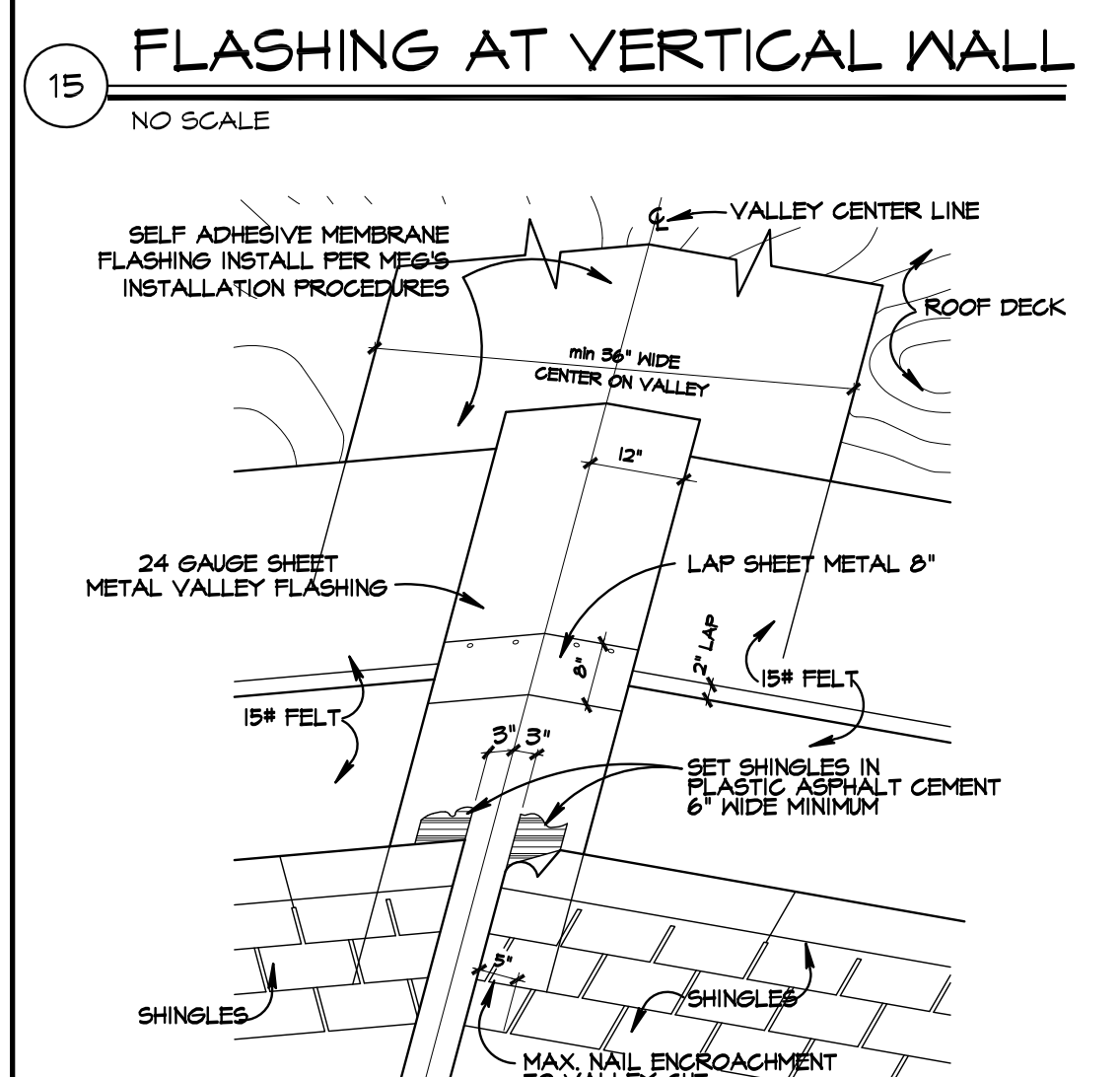
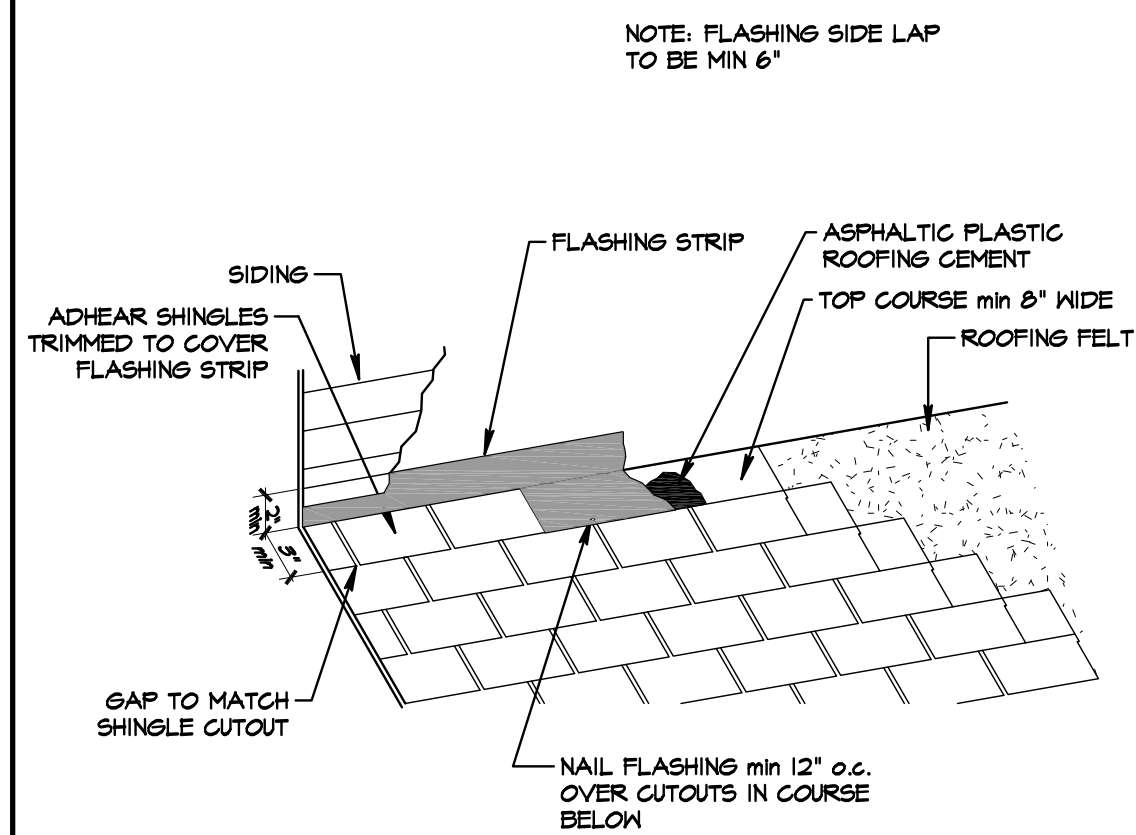
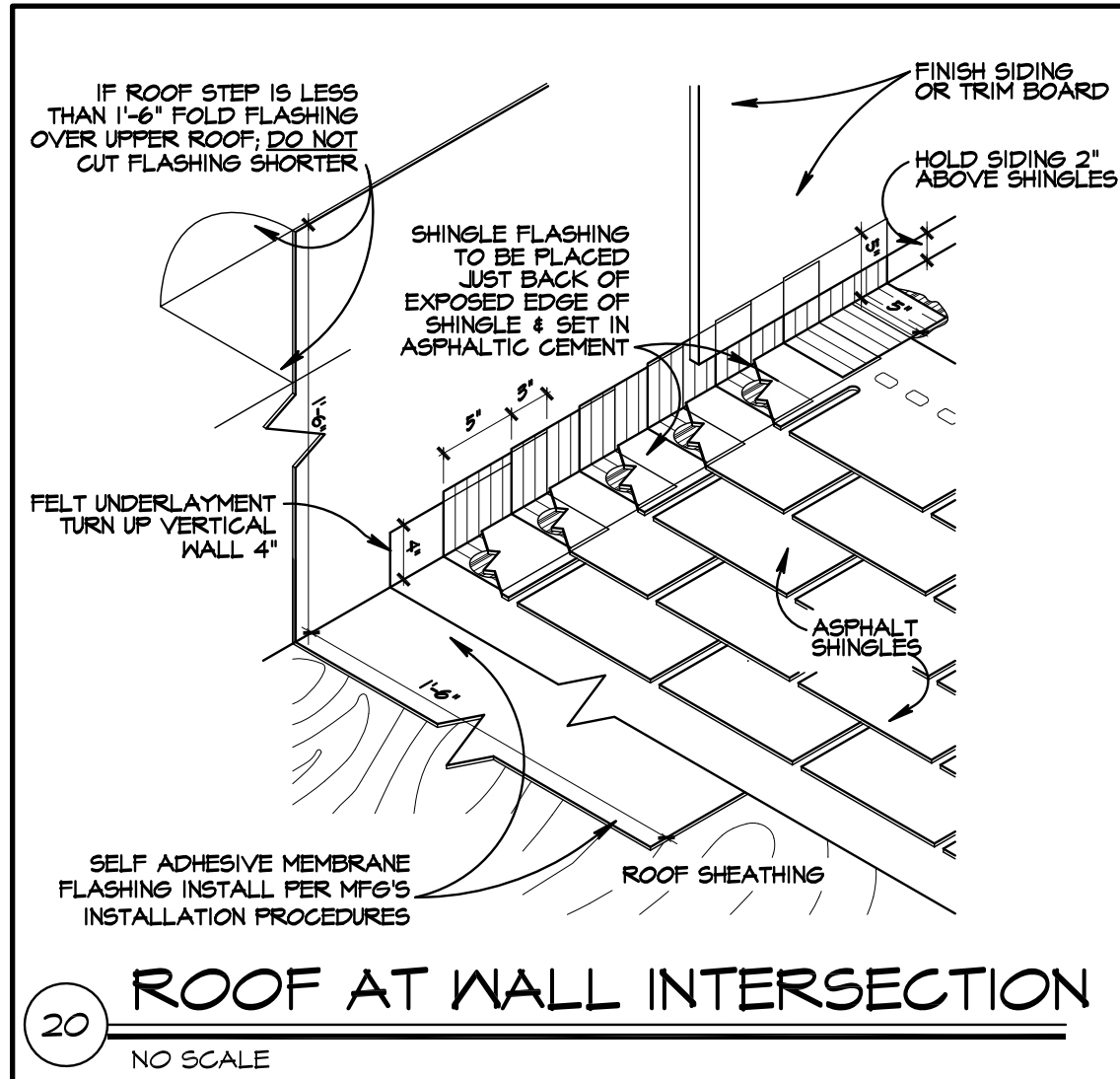
Checked By: DG

Date: 04 Dec, 2020

Job Number: 20,044

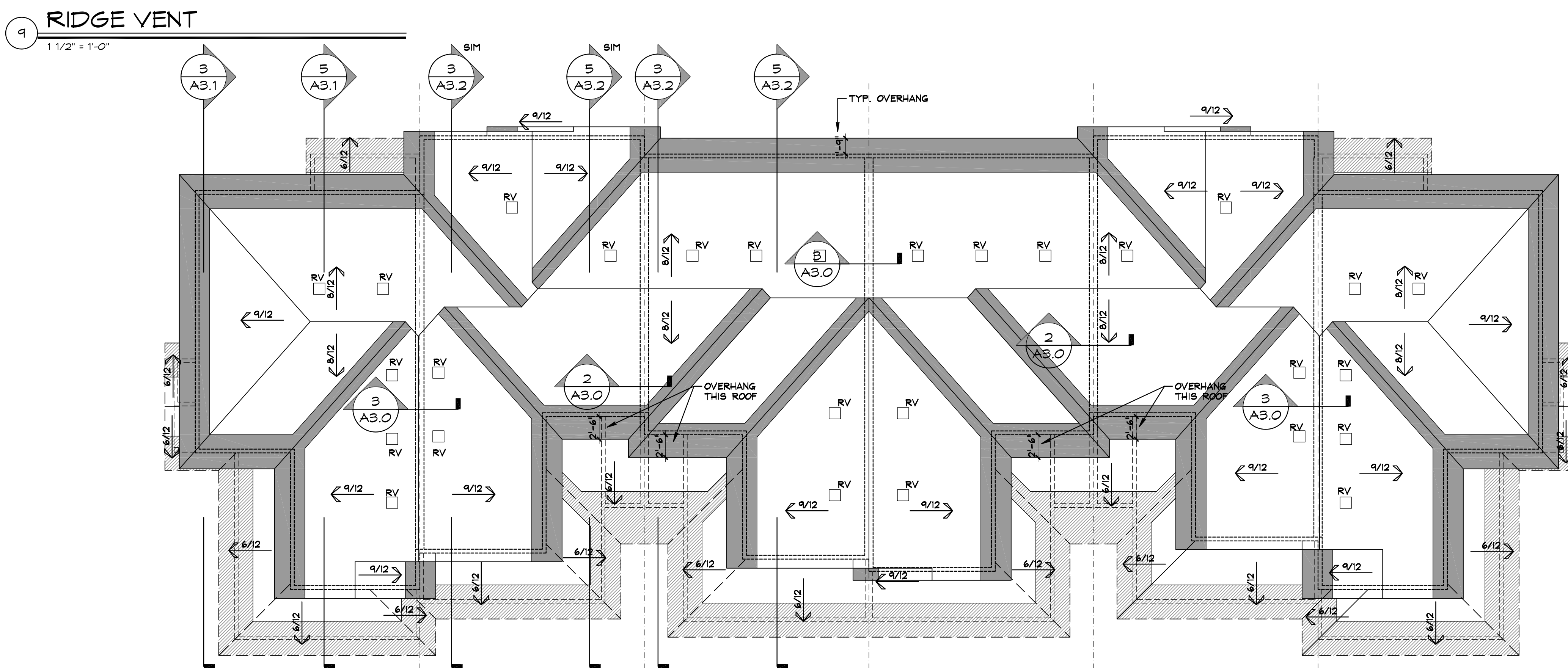
Sheet Number

A 1.1



**PLAN KEY**

- ROOF VENT (min 50 sq.in. FREE VENT AREA)
- SELF-ADHESIVE RUBBERIZED ASPHALT MEMBRANE (ICE & WATER SHIELD OR EQ.) UPPER ROOF EAVES & VALLEYS
- ▨ SELF-ADHESIVE RUBBERIZED ASPHALT MEMBRANE (ICE & WATER SHIELD OR EQ.) LOWER ROOF EAVES & VALLEYS



**THE CUSTOM HOUSE LLC**

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COMMERCIAL

1506 S. 58th STREET  
WEST ALLIS, WI 53214  
PHONE (414) 617-0352

**Eagles Nest  
Condominiums**  
165 Aerie Circle - Bldg #9  
Brookfield, WI 53045  
Job # 2302J

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**Sheet Contents**  
ROOF PLAN

Issued For:	Date:
Prelim 1	10 Dec, 2020
Prelim 2	21 Dec, 2020
Prelim 4	13 Jan, 2021
Prelim 5	14 Jan, 2021
Prelim 6	27 Jan, 2021
Prelim 7	01 Feb, 2021
Prelim 8	14 Feb, 2021
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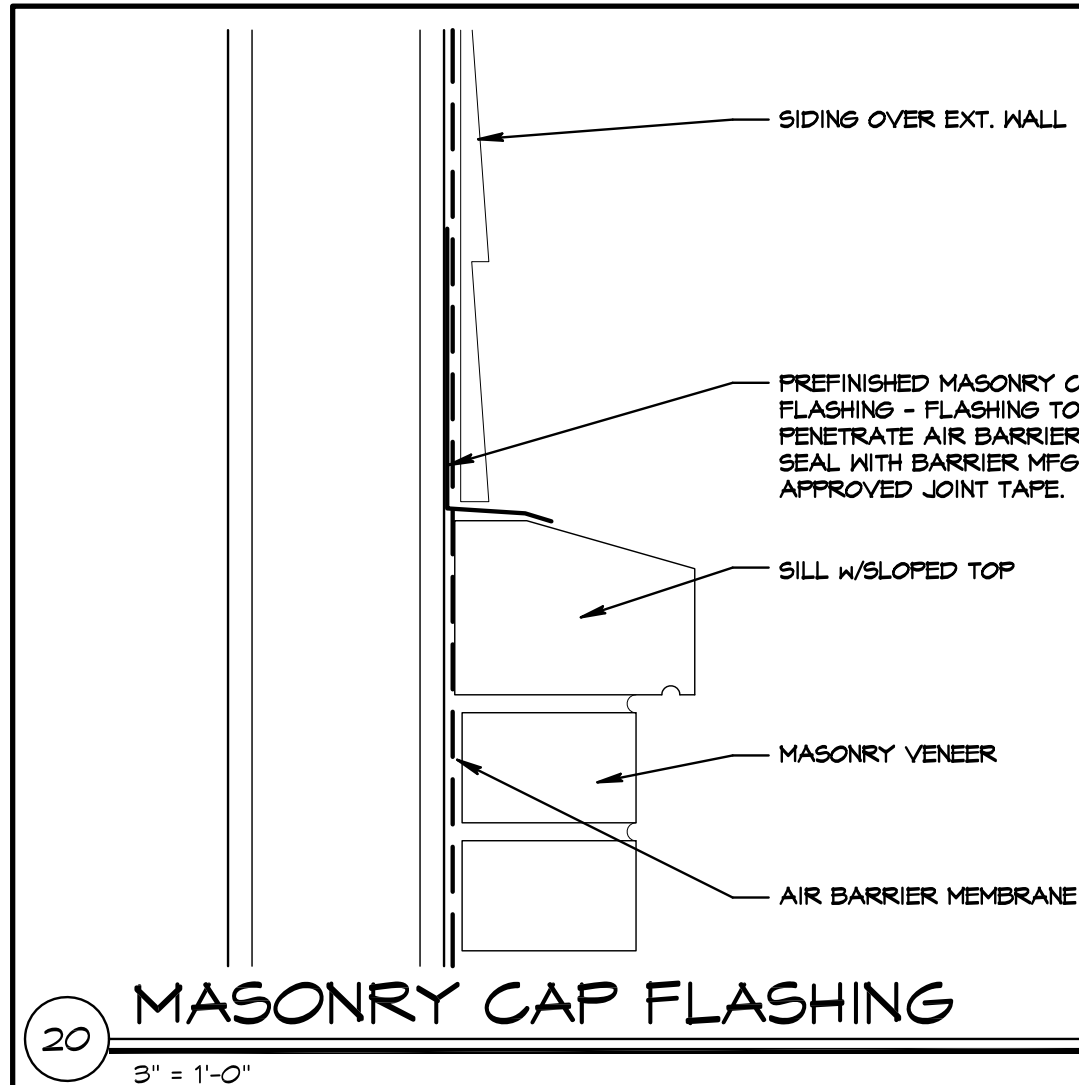
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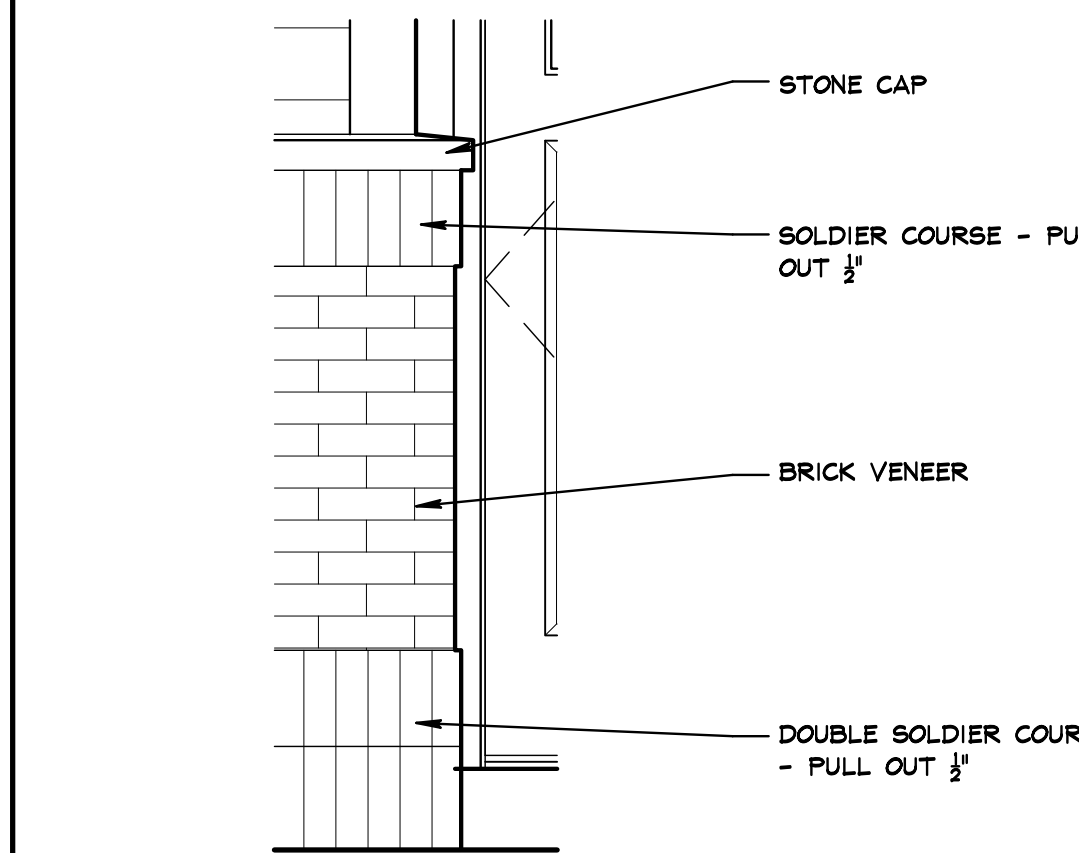
Sheet Number

**A 1.2**

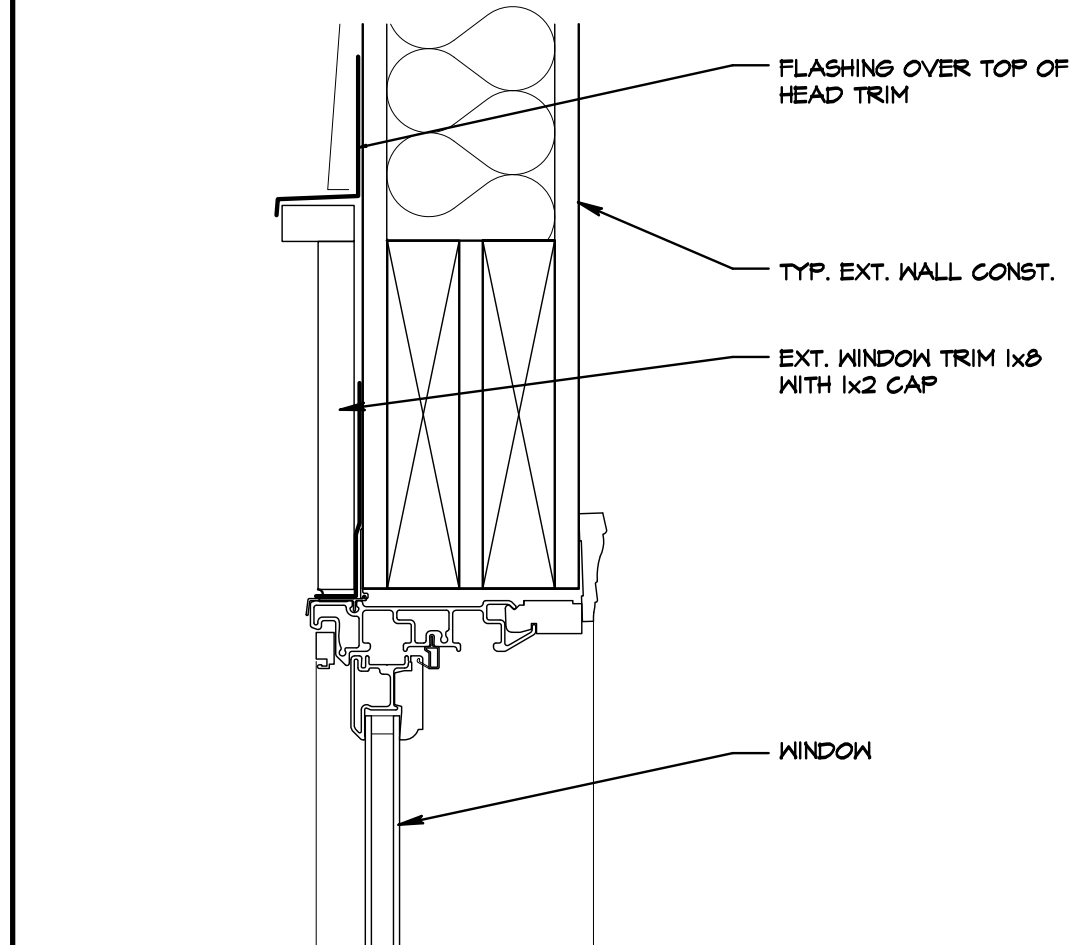




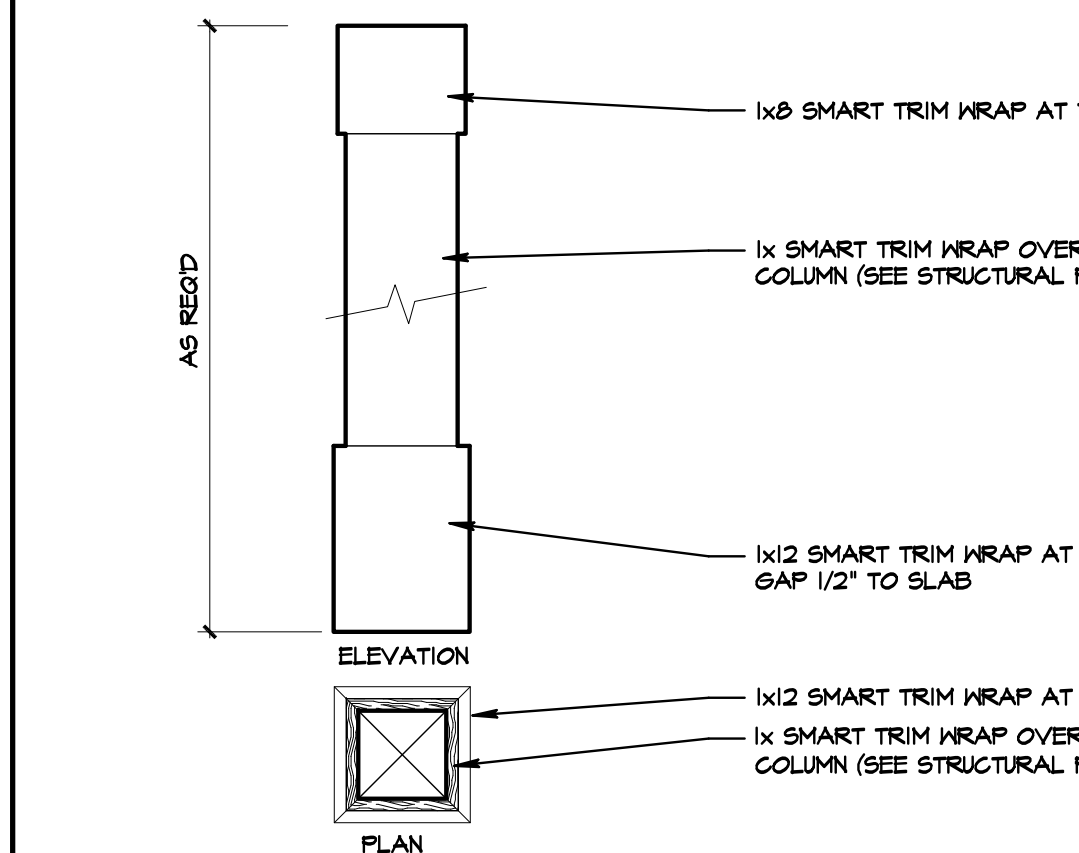
20 MASONRY CAP FLASHING  
3/8" = 1'-0"



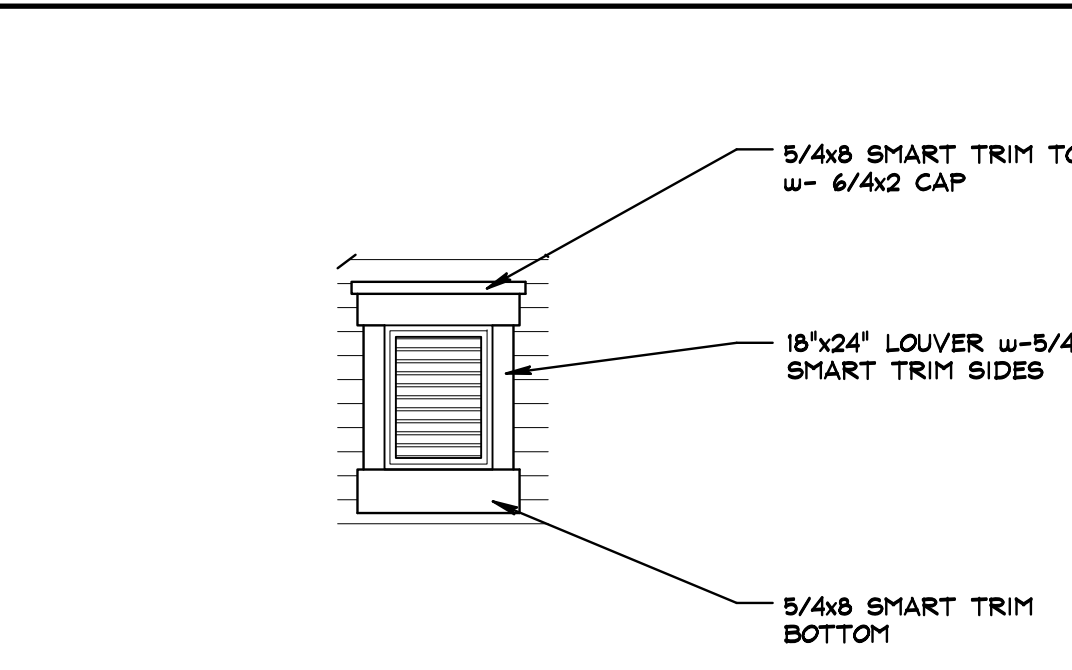
15 MASONRY DETAIL  
3/4" = 1'-0"



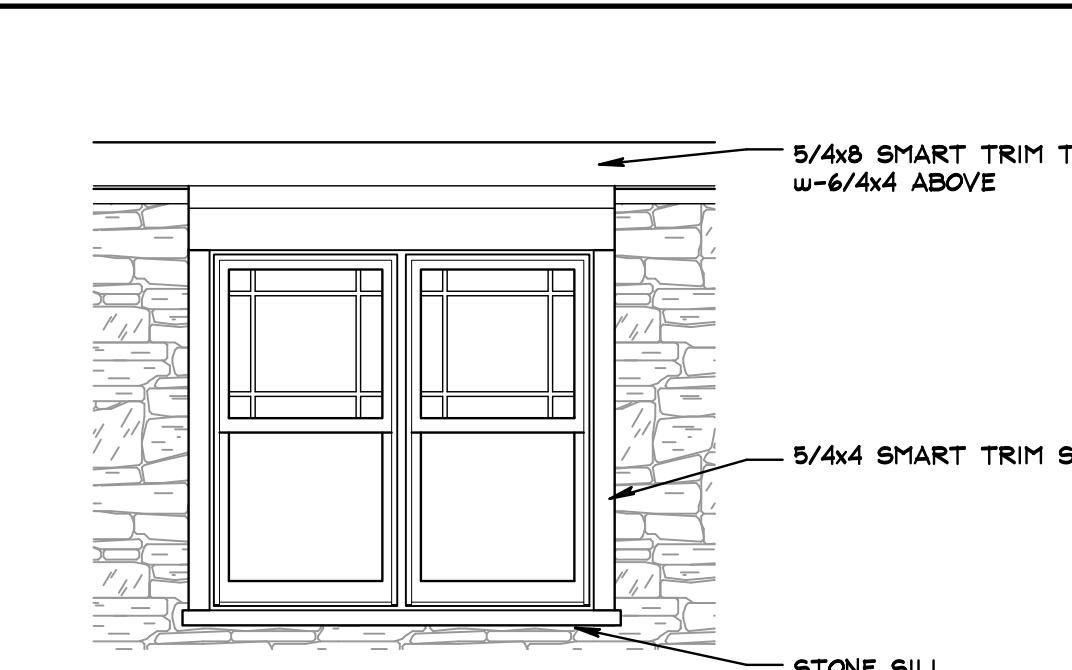
10 TYPICAL WINDOW HEAD TRIM  
3/8" = 1'-0"



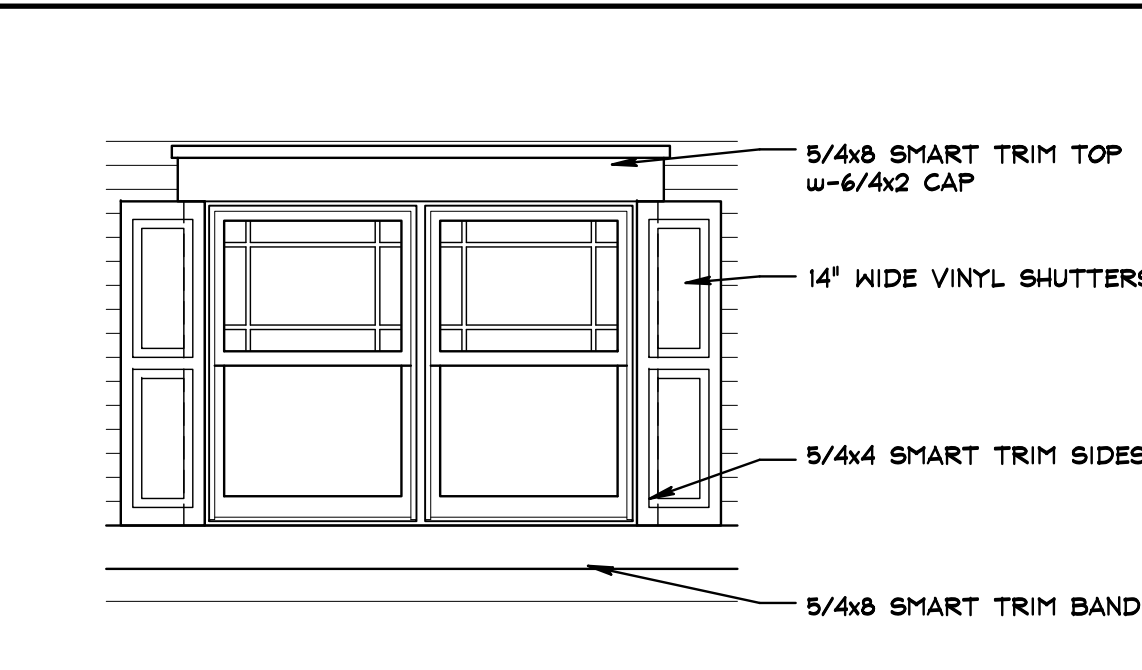
5 DECORATIVE COLUMN DETAIL  
1" = 1'-0"



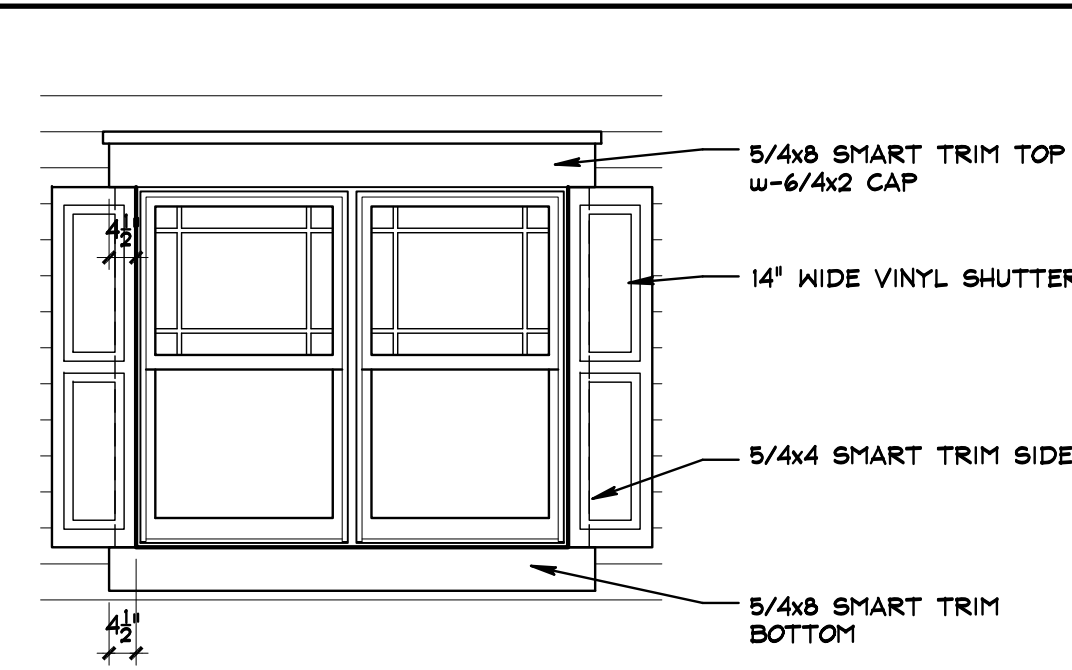
19 LOUVER TRIM DETAIL  
3/8" = 1'-0"



18 LOWER LEVEL WINDOW TRIM  
3/8" = 1'-0"



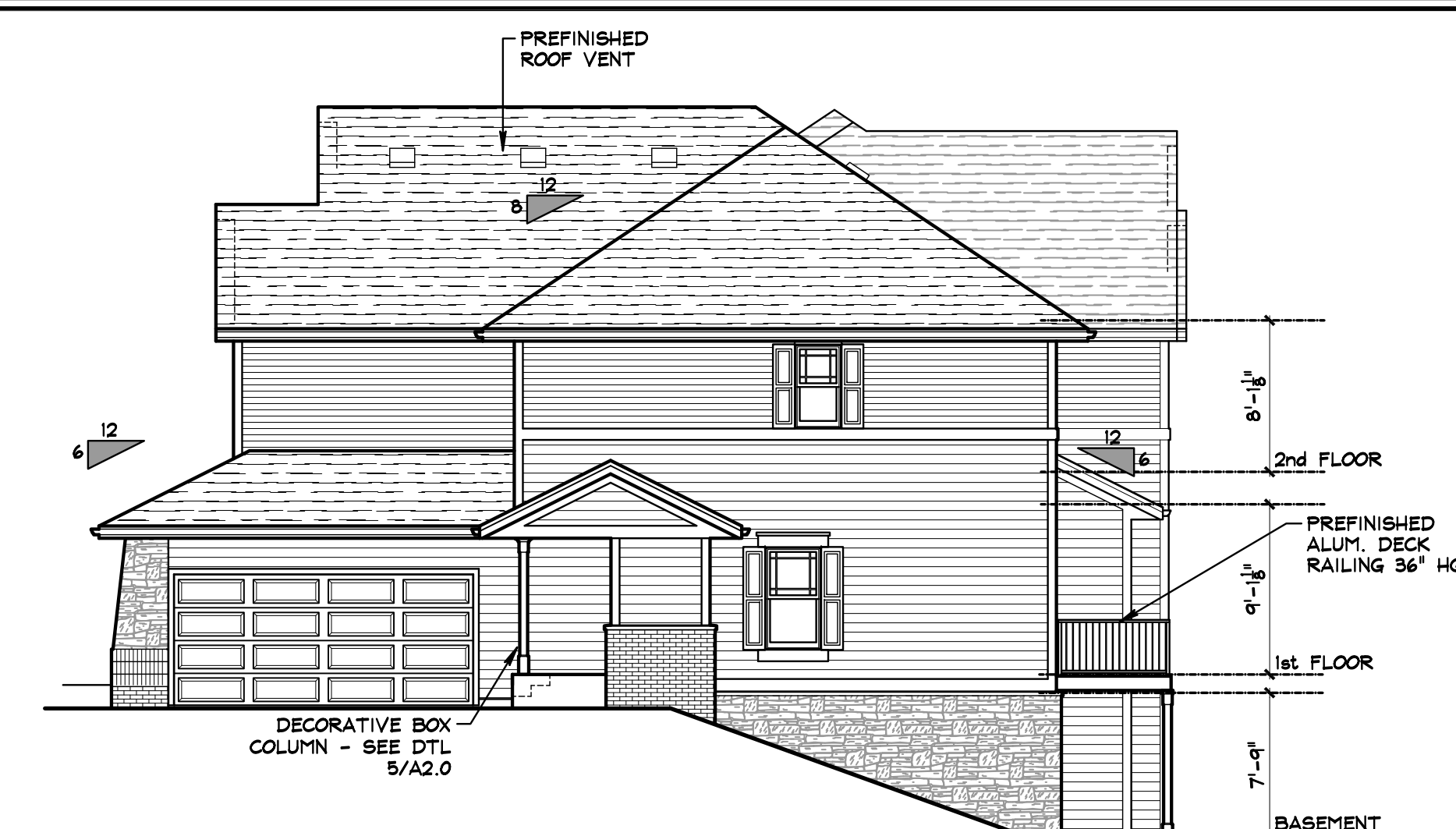
17 2nd FLOOR WINDOW TRIM  
3/8" = 1'-0"



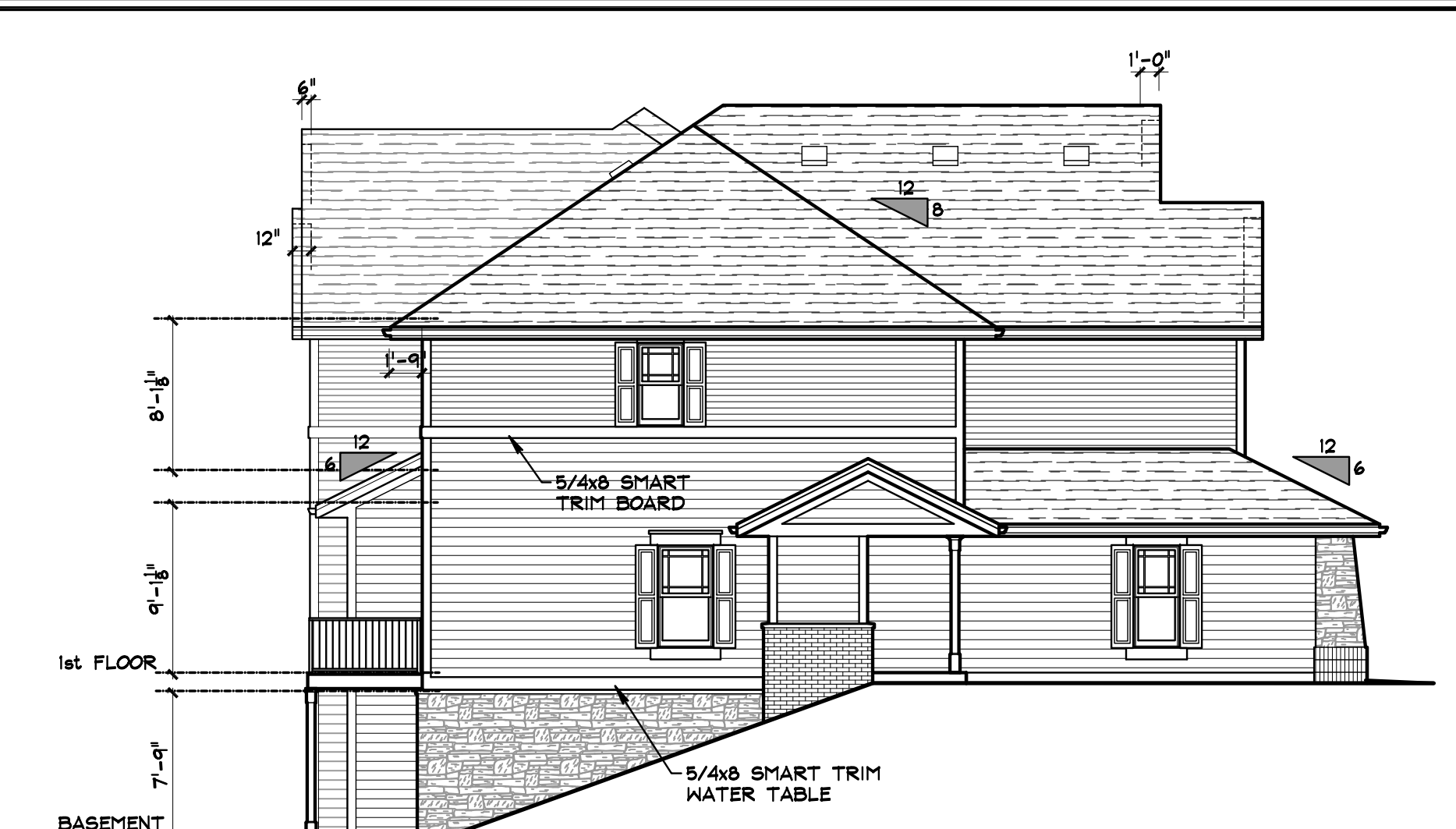
16 TYPICAL WINDOW TRIM  
3/8" = 1'-0"



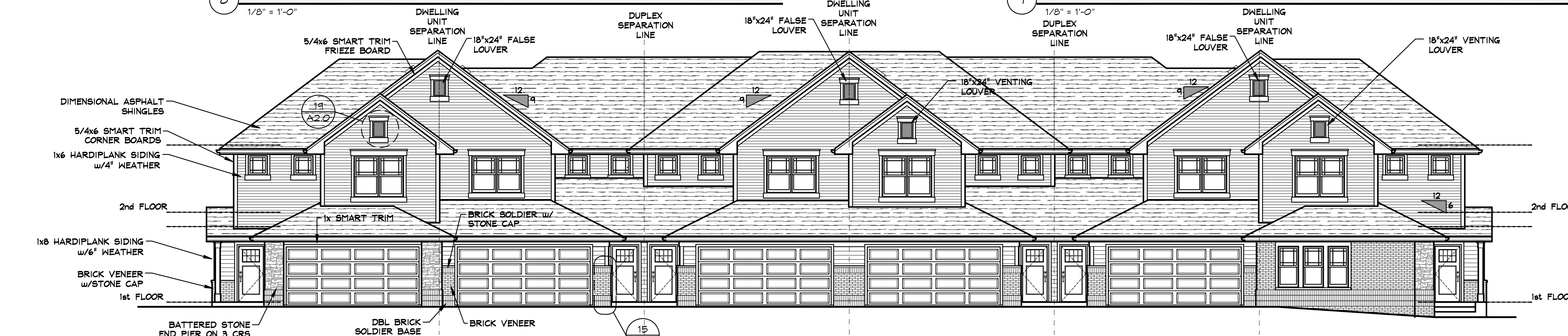
14 FRONT ELEVATION  
1/8" = 1'-0"



8 SIDE ELEVATION  
1/8" = 1'-0"



7 SIDE ELEVATION  
1/8" = 1'-0"



4 FRONT ELEVATION  
1/8" = 1'-0"

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## Sheet Contents

ELEVATIONS

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Issued For: Date:

Prelim 5	19 Jan. 2021
Prelim 6	27 Jan. 2021
Prelim 7	01 Feb. 2021
Prelim 8	14 Feb. 2021
75% Set	19 Feb. 2021
45% Set	19 Feb. 2021
For Construction	19 March. 2021
Rev 1	29 April. 2021
Rev 2	28 May. 2021
Rev 3	21 Nov. 2023
Bld Set	06 Dec. 2023

Drawn By: DG

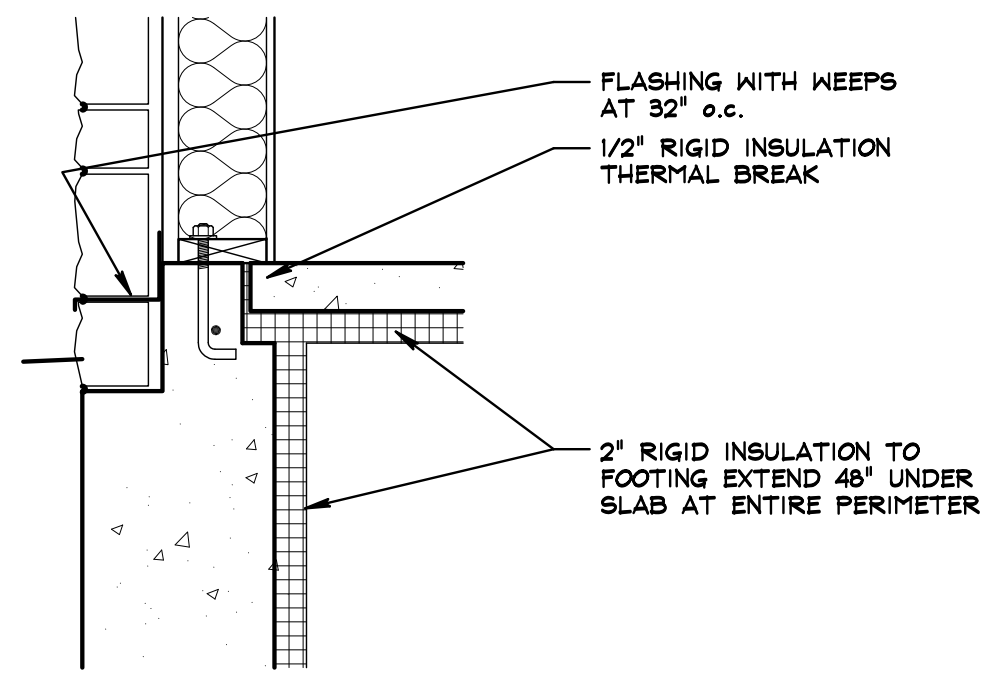
Checked By: DG

Date: 04 Dec. 2020

Job Number: 20,044

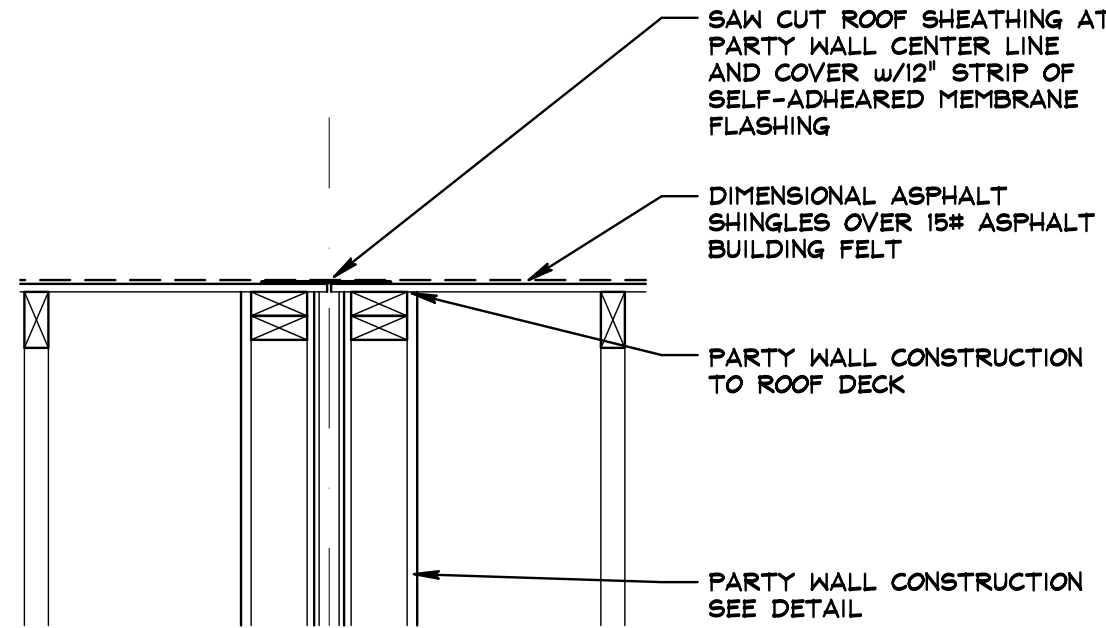
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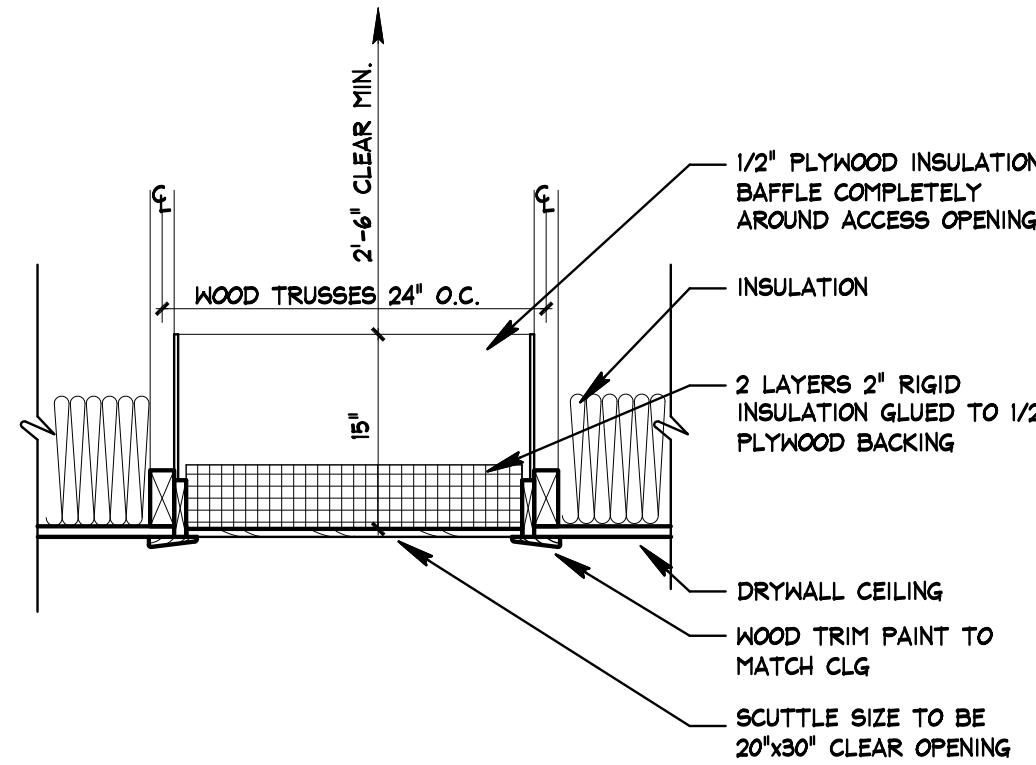
19 SILL DETAIL EXPOSURE

1" = 1'-0"



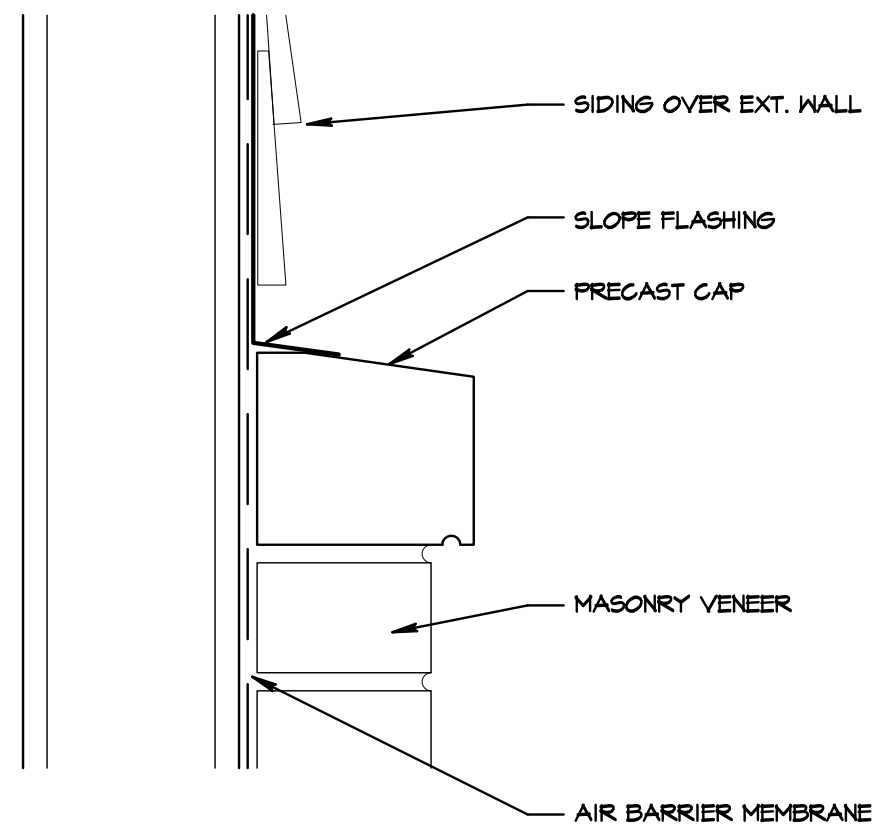
18 ROOF DETAIL

1" = 1'-0"



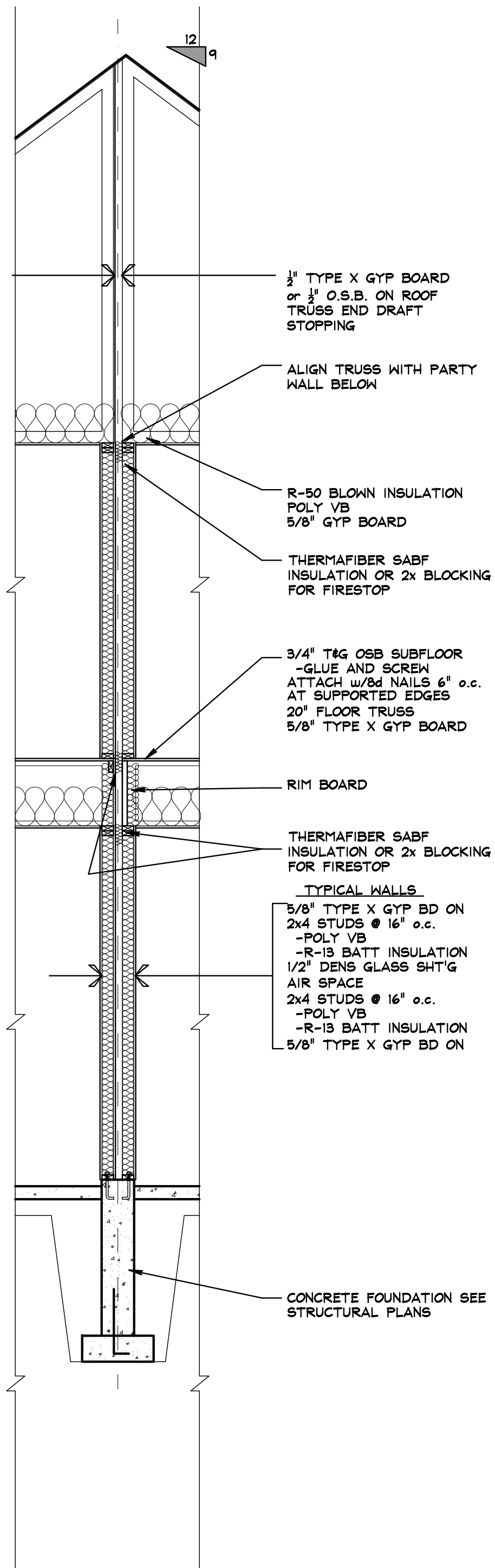
17 ATTIC SCUTTLE

1" = 1'-0"



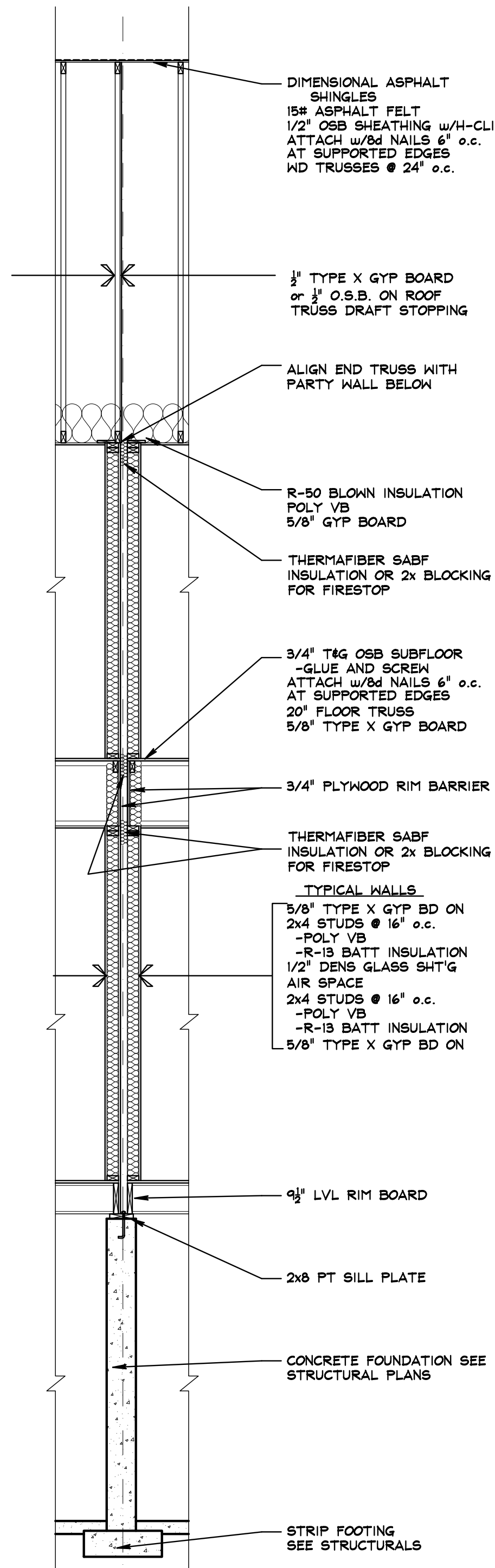
16 MASONRY CAP FLASHING

3" = 1'-0"



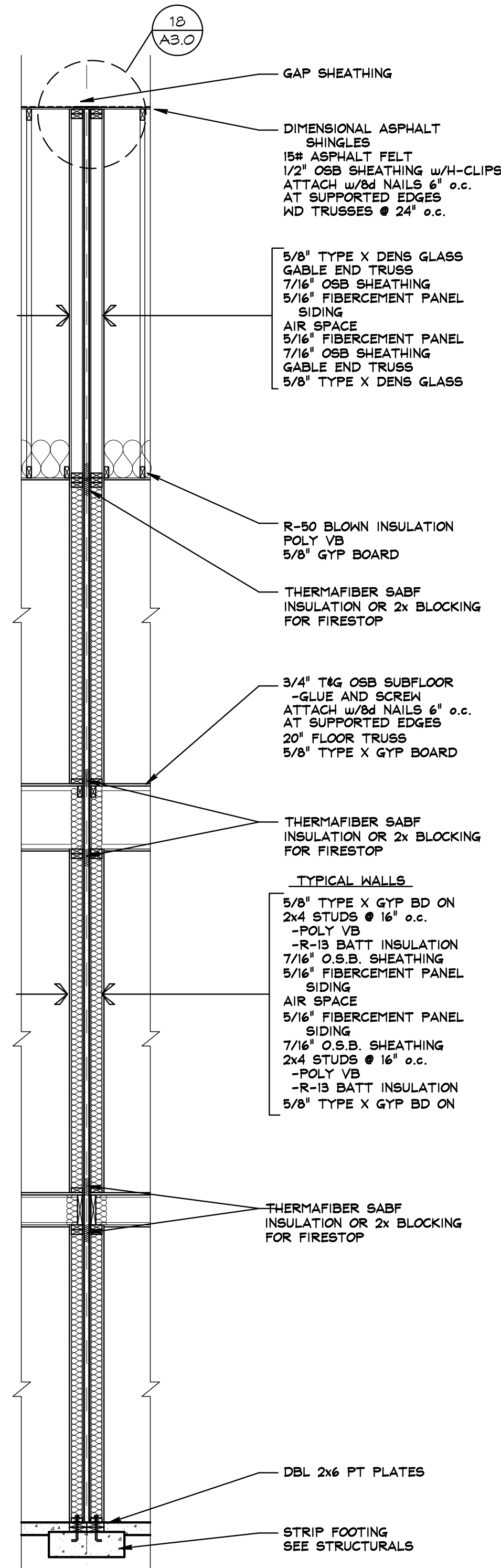
4 GARAGE PARTY WALL

3/8" = 1'-0"



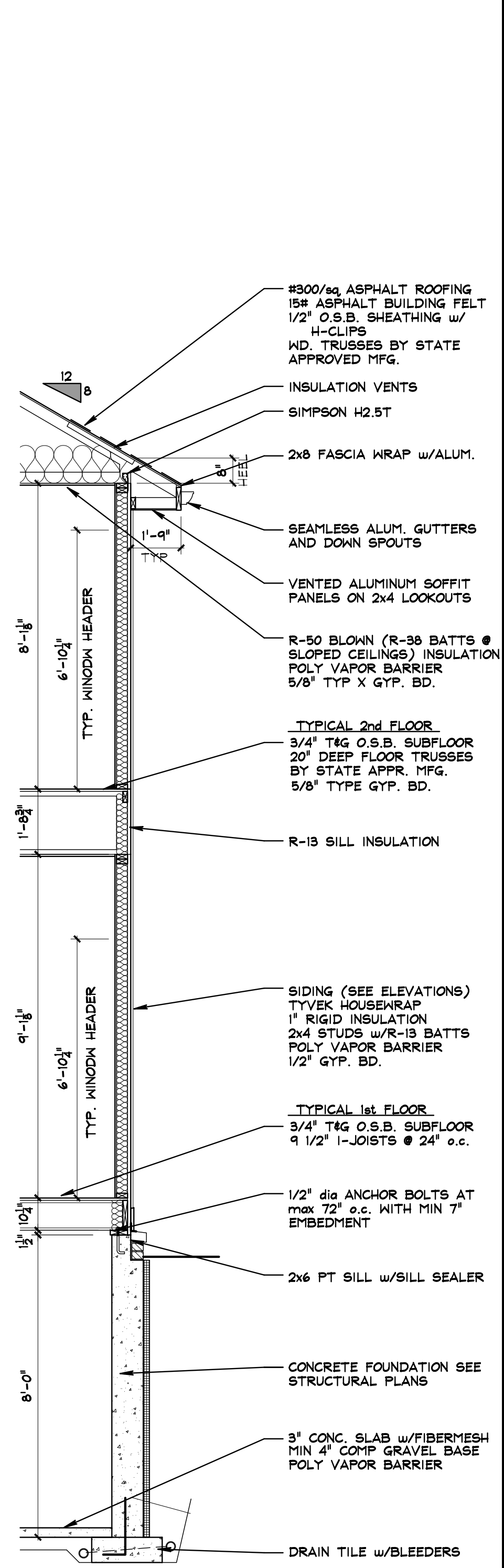
3 DUPLEX PARTY WALL

3/8" = 1'-0"



2 DUPLEX SEPARATION WALL

3/8" = 1'-0"



1 TYPICAL WALL SECTION

3/8" = 1'-0"

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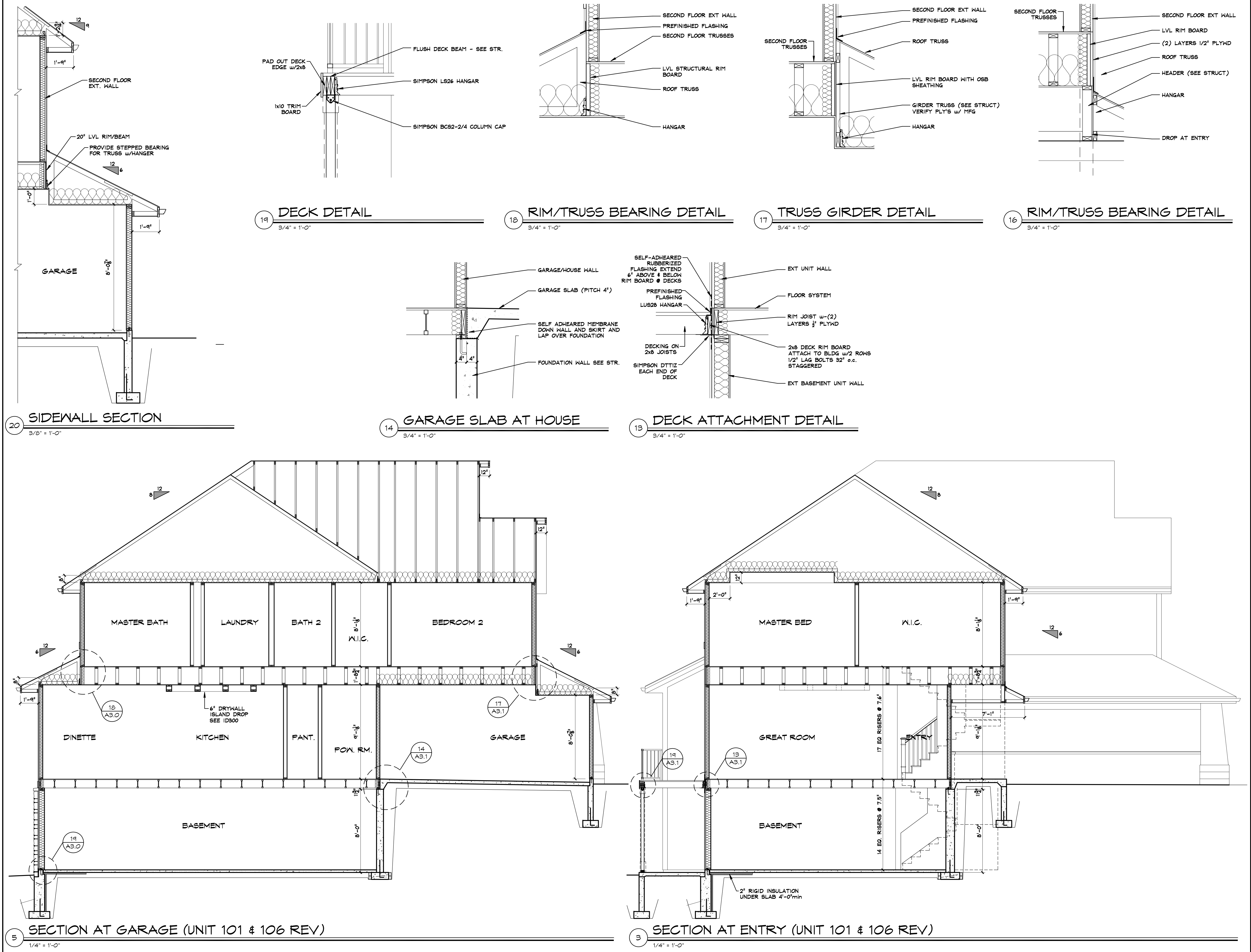
Checked By: DG

Date: 04 Dec, 2020

Job Number: 20,044

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Drawn By: DG

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Date: 04 Dec, 2020

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SECTIONS - UNIT C

Issued For: Date:

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75% Set	19 Feb, 2021
45% Set	19 Feb, 2021
For Construction	19 March, 2021
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Rev 2	29 May, 2021
Rev 3	27 Nov, 2023
Bld Set	06 Dec, 2023

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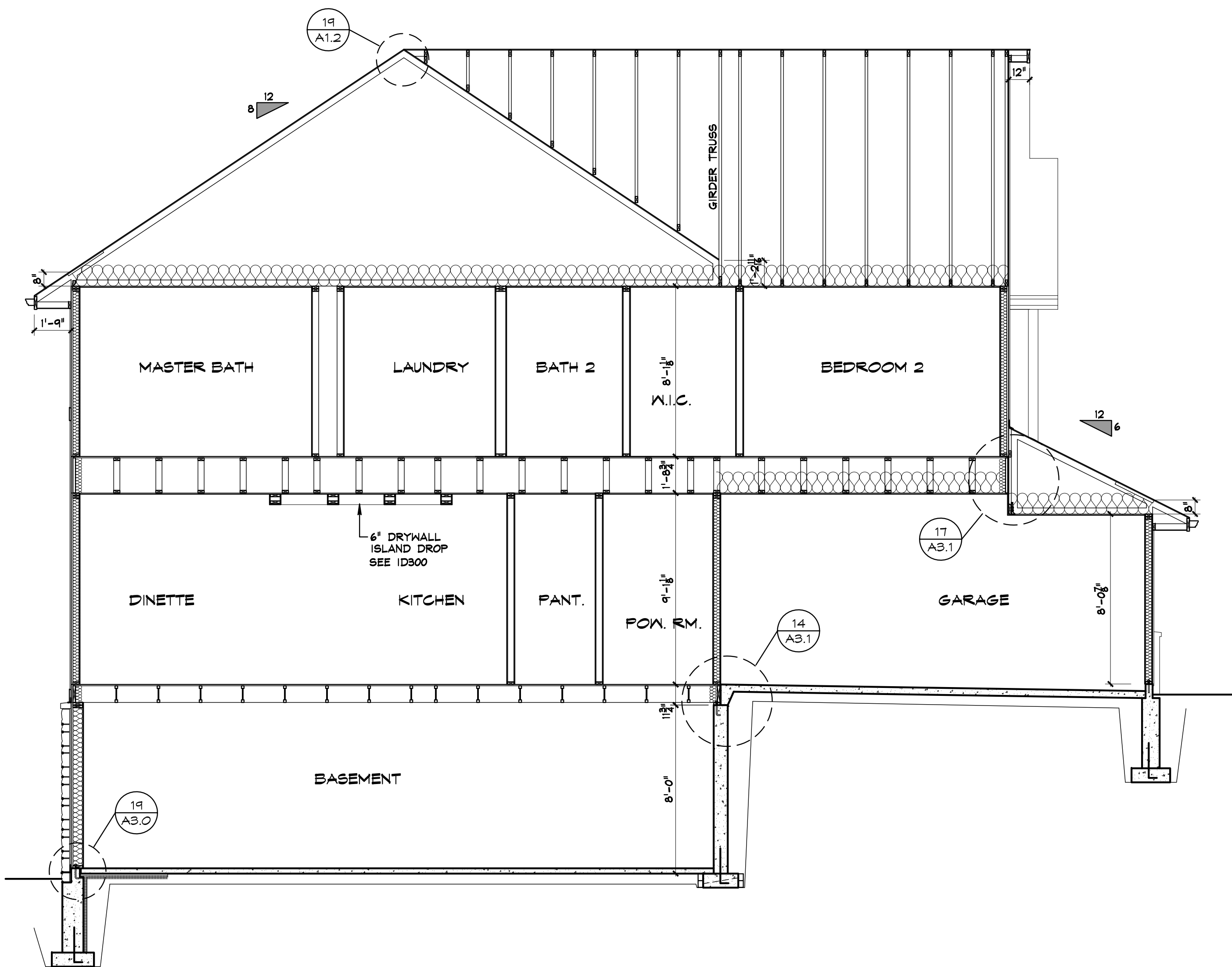
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Date: 04 Dec, 2020

Job Number: 20,044

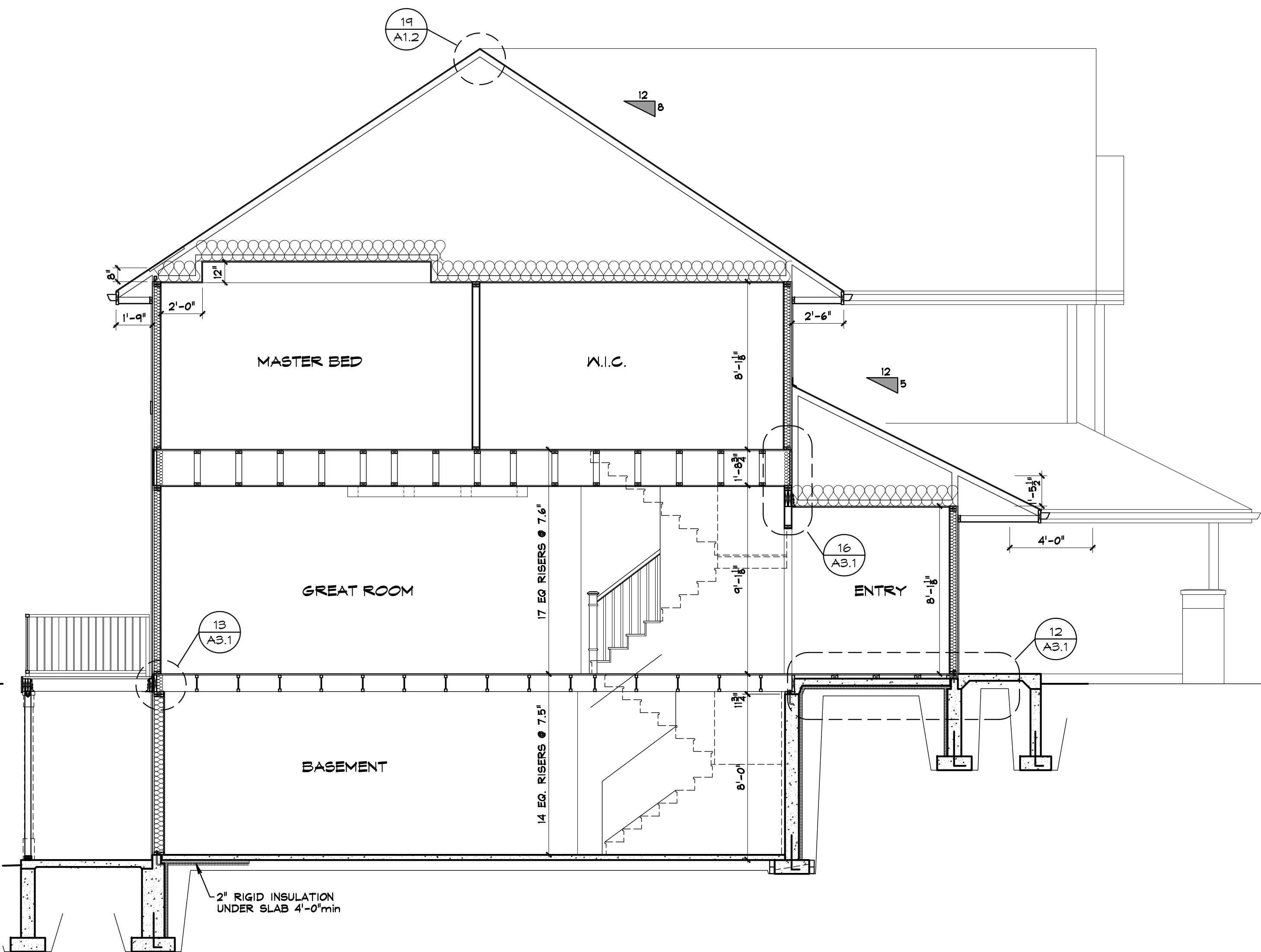
Sheet Number

A 3.2



5 SECTION AT GARAGE (UNIT 103 & 104 REV)

1/4" = 1'-0"



3 SECTION AT ENTRY (UNIT 103 & 104 REV)

1/4" = 1'-0"



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Sheet Contents

ELECTRIC PLANS

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Issued For:

Prelim 1 10 Dec, 2020  
Prelim 2 21 Dec, 2020

Date:

Prelim 4 13 Jan, 2021  
Prelim 5 14 Jan, 2021  
Prelim 6 27 Jan, 2021  
Prelim 7 01 Feb, 2021  
Prelim 8 14 Feb, 2021  
75% Set 14 Feb, 2021  
45% Set 14 Feb, 2021  
For Construction 14 March, 2021  
Rev 1 23 April, 2021  
Rev 2 26 May, 2021  
Rev 3 21 Nov, 2023  
Bld Set 06 Dec, 2023

Drawn By:

DG

Checked By:

DG

Date:

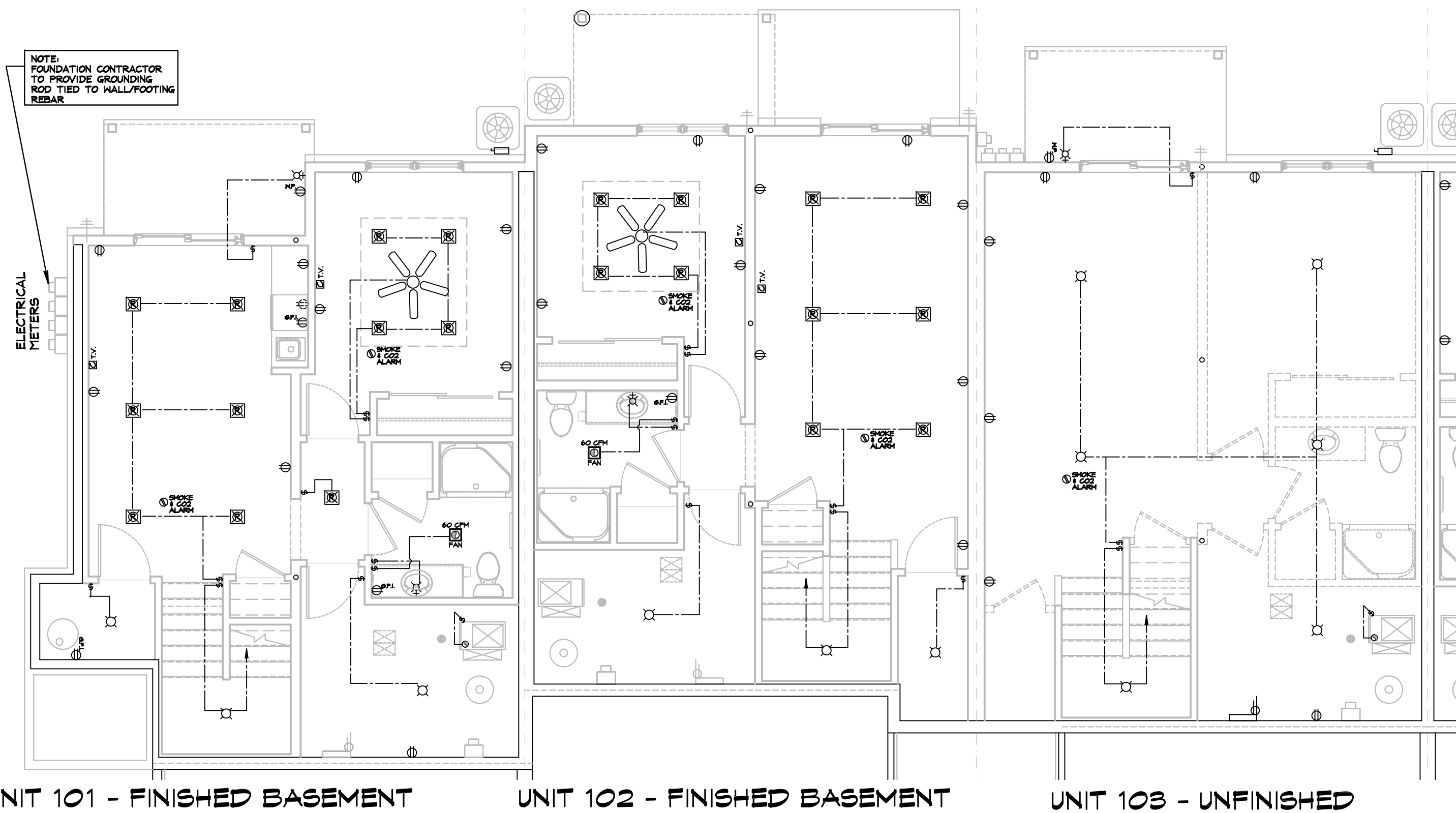
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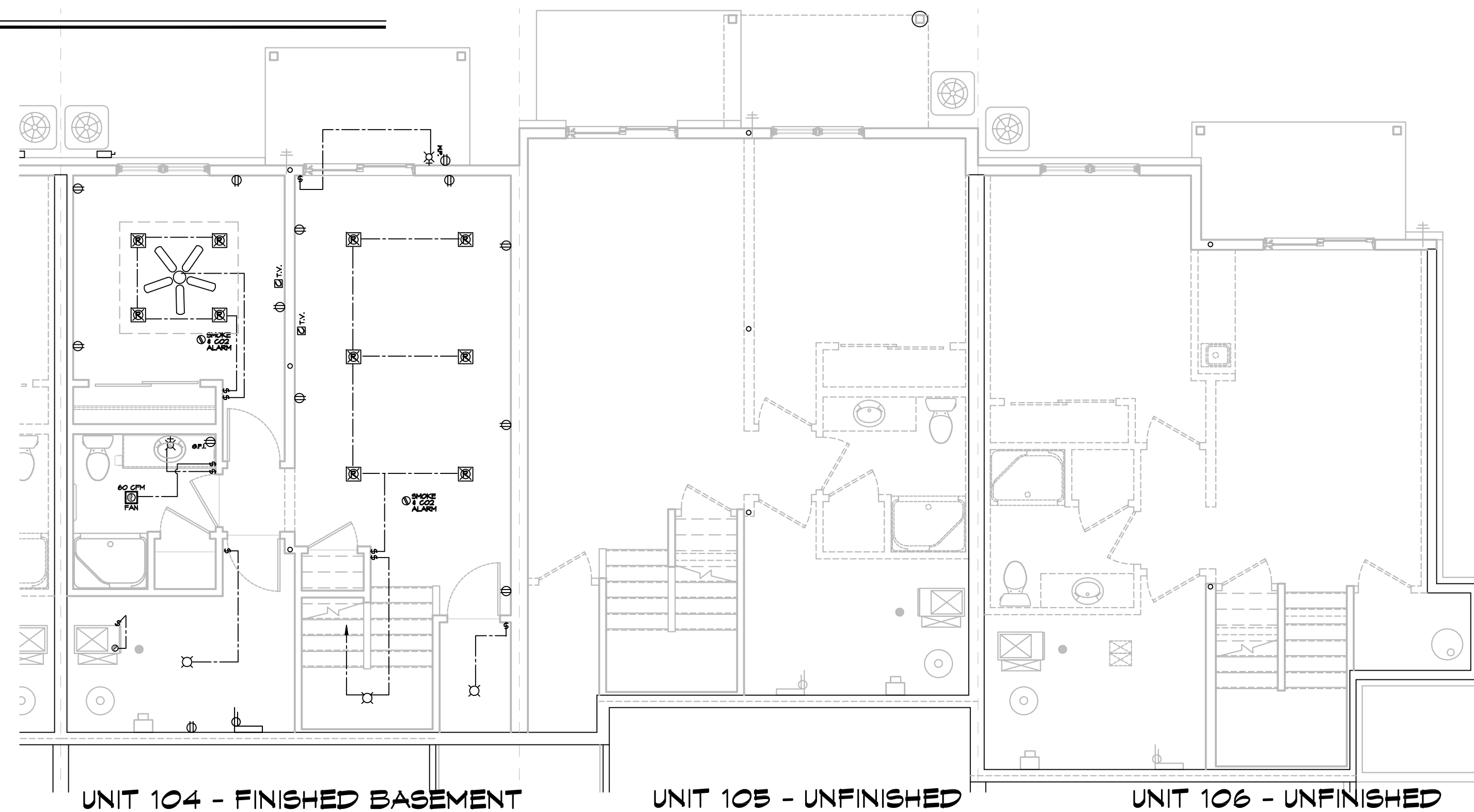
E 1.0



PARTIAL BASEMENT LEVEL ELECTRIC PLAN

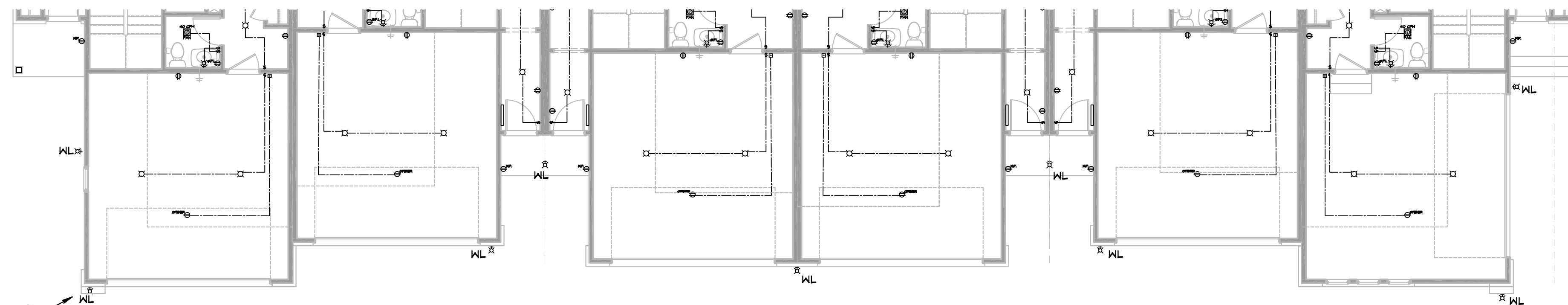
3/16" = 1'-0"

ELECTRICAL KEY	
	CEILING MOUNT BATH FAN
	CEILING MOUNT BATH FAN/LIGHT
	CEILING FAN BOX LOCATION
	CEILING LIGHT
	PULL CHAIN
	DUPLX RECEPTACLE
	SWITCHED DUPLX RECEPTACLE
	220 VOLT RECEPTACLE
	WEATHERPROOF RECEPTACLE
	QUAD RECEPTACLE
	GROUND FAULT RECEPTACLE
	DUPLX FLOOR RECEPTACLE
	DISCONNECT
	RECESSED LIGHT (SHALLOW STYLE - NO BONNETT)
	INTERCONNECTED SMOKE BRK
	CO2 ALARM
	SMOKE ALARM
	SWITCH
	DIMMER SWITCH
	JAMB SWITCH
	WALL LIGHT
	PHONE/CABLE
	PHONE
	CABLE T.V. JACK
	SPEAKER JACK
	DOORBELL CHIME
	THERMOSTAT
	WALL SCONCE
	SERVICE PANEL WALL MT.
	SERVICE PANEL RECESSED
	MOTOR



PARTIAL BASEMENT LEVEL ELECTRIC PLAN

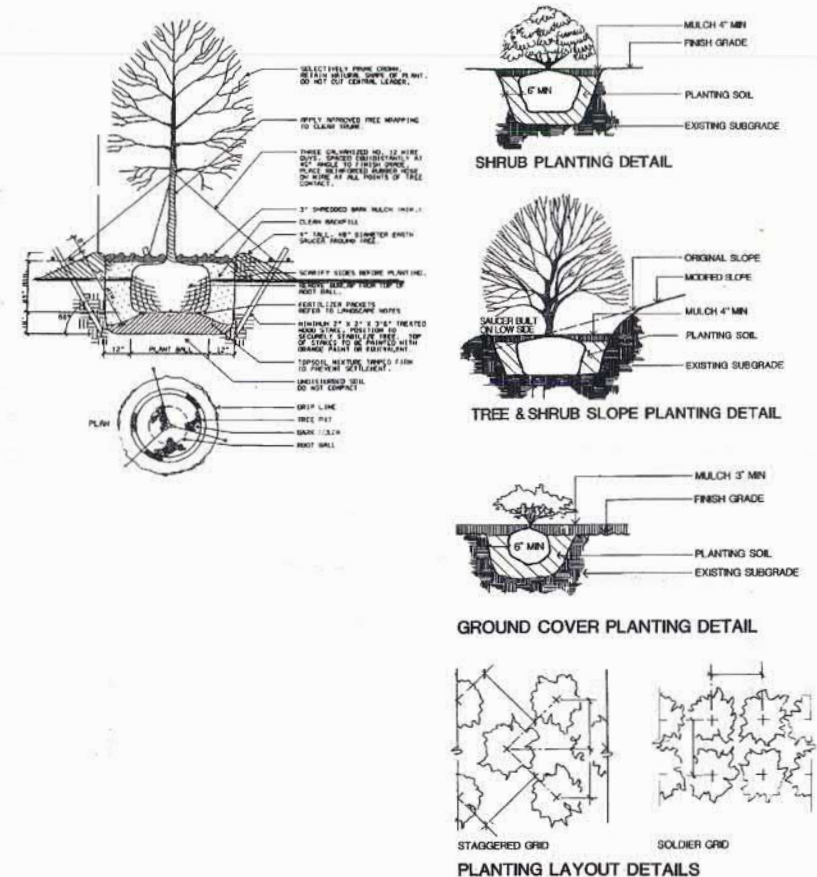
3/16" = 1'-0"



EXTERIOR PUBLIC ELECTRIC PLAN

1/8" = 1'-0"





- JOB SPECIFICATIONS**
1. All nursery stock is to be locally grown and planted in new organic blend topsoil. All stock is guaranteed for a period of one year after acceptance date.
  2. All planting beds in the lawn areas will receive Valley View Edging, commercial grade.
  3. All plant beds will receive three to four inches of shredded hardwood mulch, treated with Trellon Pre-Emergent both below and on top of the mulch.
  4. All sod is to be a grade A, Kentucky Blue Grass, and is to be staked on all slopes of 4 to 1 or greater.
  5. All other turf areas are to be seeded with 17% Arcadia Kentucky Bluegrass, 17% Cynthia Kentucky Bluegrass, 16% Kenblue Kentucky Bluegrass, 30% Improved Perennial Rye, and 20% Creeping Fescue at 7-8 pounds per 1,000 square feet.
  6. Seeded areas are to be covered with a clean oat straw, and all swales and drainage slopes will receive Curlex Blankets to help prevent wind and water erosion.
  7. Fertilize all seed areas with 10/10/10 at twenty-five pounds per 1,000 square feet.
  8. All large trees and evergreens are to be guyed and staked.

LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT
<b>SHADE TREES</b>					
ABM	18	Autumn Blaze Maple	Acer freemanii	2 1/2-3"	B. B.
SL	13	Skyline Locust	Gleditsia triacanthos	2 1/2-3"	B. B.
LLL	7	Little Leaf Linden	Tilia cordata	2 1/2-3"	B. B.
WA	12	White Ash	Fraxinus americana	2 1/2-3"	B. B.
<b>ORNAMENTAL TREES</b>					
PFC	18	Prairie Fire Flowering Crab	Malus 'prairie fire'	2-2 1/2"	B. B.
DWC	11	Donald Wyman Flowering Crab	Malus 'donald wyman'	2-2 1/2"	B. B.
PSFC	4	Pinkspire Flowering Crab	Malus 'pinkspire'	2-2 1/2"	B. B.
CSP	26	Cleveland Select Pear	Pyrus calleryana	2 1/2-3"	B. B.
JTL	8	Japanese Tree Lilac	Syringa petersilis	2-2 1/2"	B. B.
<b>EVERGREEN TREES</b>					
BS	23	Blue Spruce	Picea pungens glauca	7-8"	B. B.
GS	5	Green Spruce	Picea pungens	7-8"	B. B.
BHS	10	Blackhill Spruce	Picea glauca densata	7-8"	B. B.
TA	34	Techney Arborvitae	Thuja occidentalis 'Techney'	7-8"	B. B.
AP	23	Austrian Pine	Pinus nigra	7-8"	B. B.
<b>SHRUBS AND PERENNIALS</b>					
KJ	9	Kalley Juniper	Juniperus chinensis	24"	B. B.
CSR	10	Champlain Shrub Rose	Rosa meidland	16"	B. B.

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**EAGLES NEST  
CONDOMINIUMS**  
Job #2302  
BROOKFIELD ROAD  
TOWN OF BROOKFIELD, WI

**SITE LANDSCAPE PLAN**

REVISIONS: 7-17-04, 12-23-04

DRAWN BY: D.K.N.

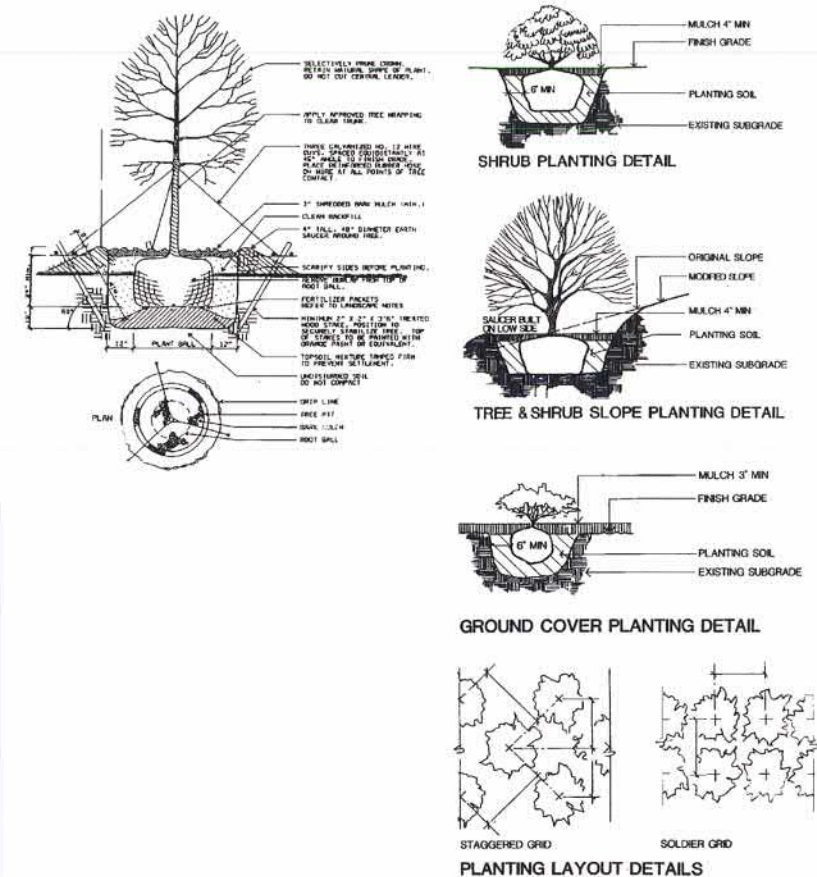
Project: \_\_\_\_\_ Sheet: \_\_\_\_\_

Date: 6-23-04

Scale: 1"=40' 0"

**L1**





- JOB SPECIFICATIONS**
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  7. Fertilize all seed areas with 10/10/10 at twenty-five pounds per 1,000 square feet.
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**LANDSCAPE PLANT DATA**

LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT
<b>SHADE TREES</b>					
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SL	13	Skyline Locust	Gleditsia triacanthos	2 1/2-3"	B. B.
LLL	7	Little Leaf Linden	Tilia cororata	2 1/2-3"	B. B.
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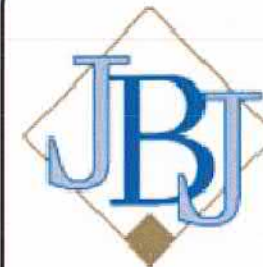
**SITE LANDSCAPE PLAN**  
**REVISIONS: 7-17-04, 12-23-04**  
**DRAWN BY: D.K.N.**

Project: \_\_\_\_\_ Sheet: \_\_\_\_\_  
 Date: **6-23-04**  
 Scale: **1"=40' 0"**  
**L2**









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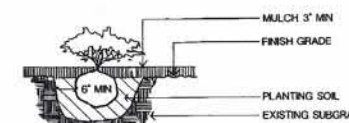
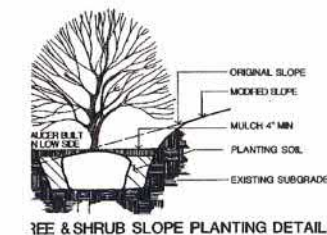
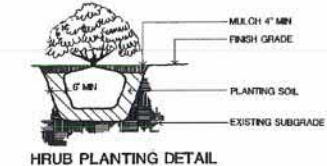
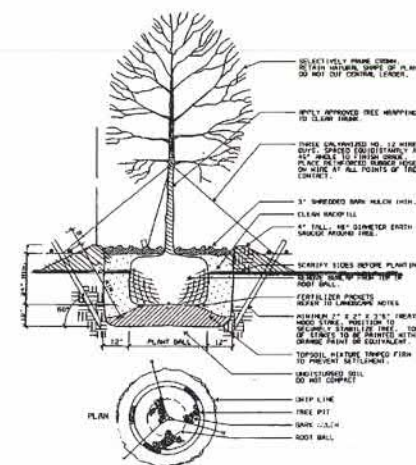
**BUILDING 2 FOUNDATION  
PLANTINGS**

REVISIONS: 7-17-04, 12-23-04

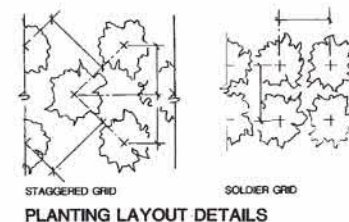
DRAWN BY: D.K.N.

Project  
Date 6-23-04  
Scale 1"=10' 0"

**L4**



GROUND COVER PLANTING DETAIL



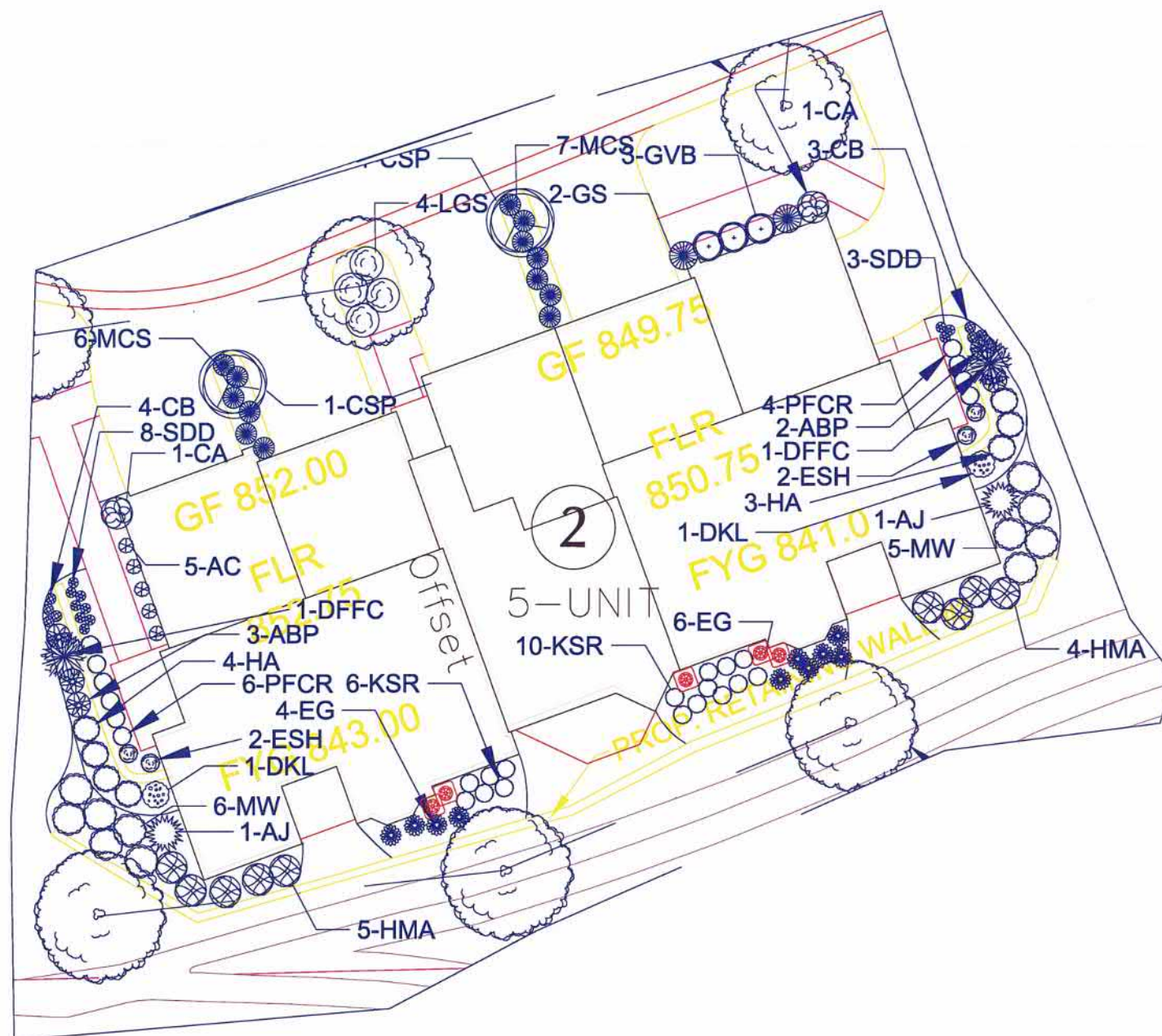
PLANTING LAYOUT DETAILS

#### JOB SPECIFICATIONS

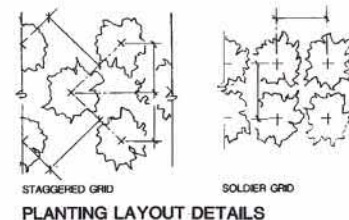
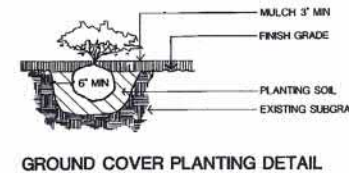
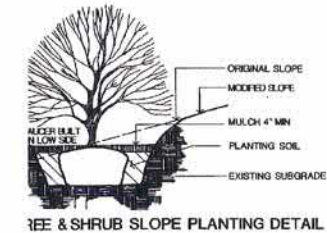
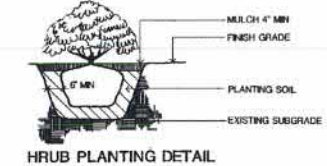
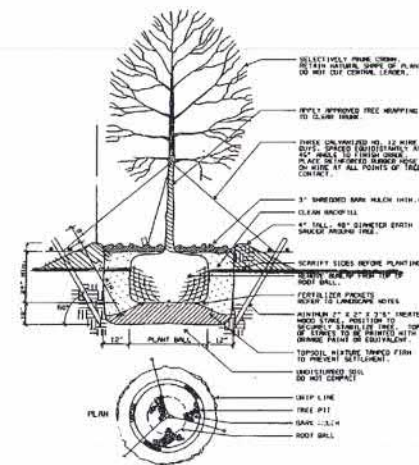
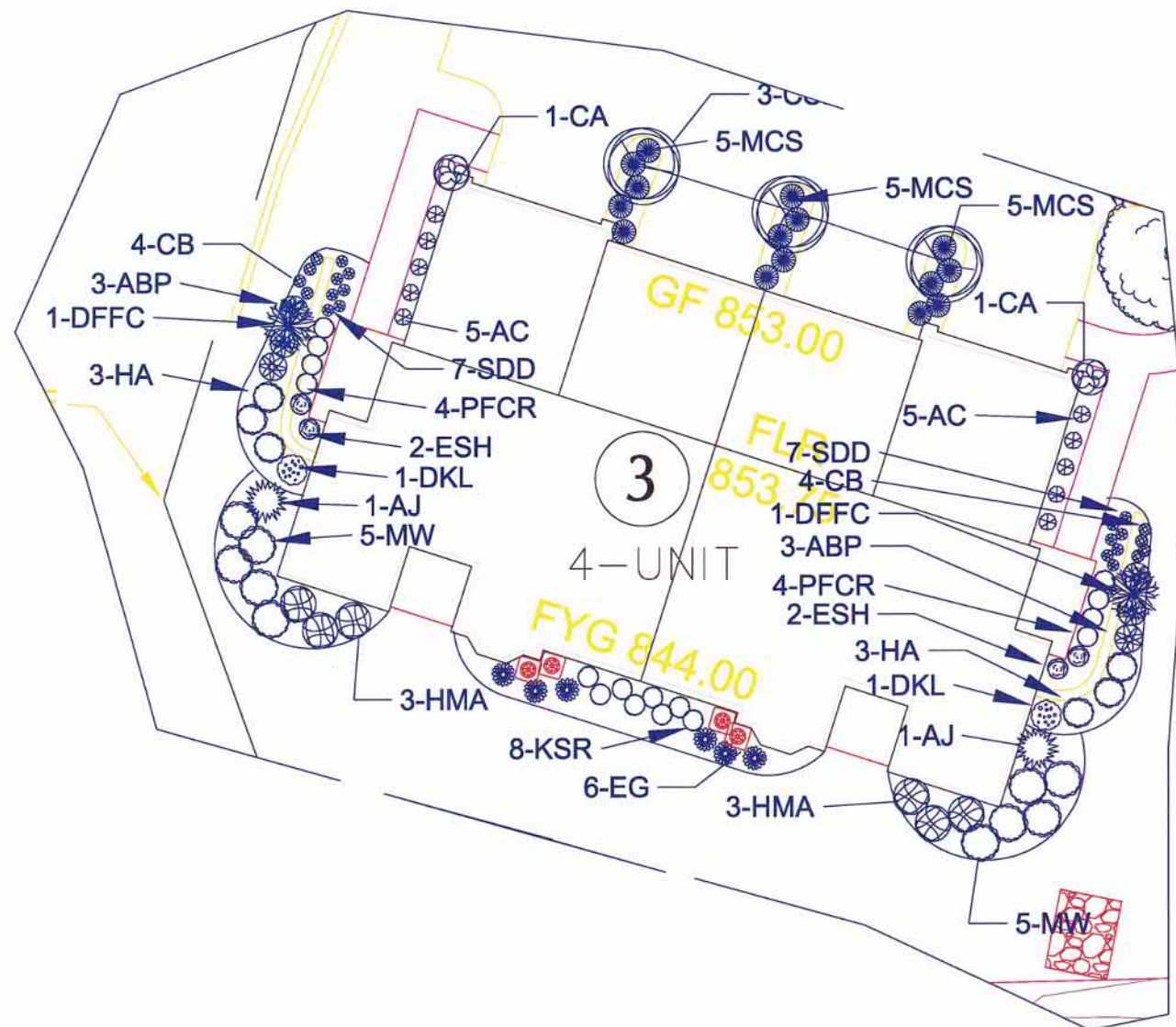
- All nursery stock is to be locally grown and planted in new organic blend topsoil. All stock is guaranteed for a period of one year after acceptance date.
- All planting beds in the lawn areas will receive Valley View Edging, commercial grade.
- All plant beds will receive three to four inches of shredded hardwood mulch, treated with Treflon Pre-Emergent both below and on top of the mulch.
- All sod is to be a grade A, Kentucky Blue Grass, and is to be staked on all slopes of 4 to 1 or greater.
- All other turf areas are to be seeded with 17% Arcadia Kentucky Bluegrass, 17% Cynthia Kentucky Bluegrass, 16% Kenblue Kentucky Bluegrass, 30% Improved Perennial Rye, and 20% Creeping Fescue at 7-8 pounds per 1,000 square feet.
- Seeded areas are to be covered with a clean oat straw, and all swales and drainage slopes will receive Curlex Blankets to help prevent wind and water erosion.
- Fertilize all seed areas with 10/10/10 at twenty-five pounds per 1,000 square feet.
- All large trees and evergreens are to be guyed and staked.

#### LANDSCAPE PLANT DATA

LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT
HA	7	Holmstrup Arborvitae	Thuja occidentalis holmstrup	4-5'	B. B.
AJ	2	Arcadia Juniper	Juniperus chinensis	24-30"	B. B.
HMA	9	Hetz Midget Arborvitae	Thuja occidentalis hetz	18"	B. B.
GVB	3	Green Velvet Boxwood	Buxus green velvet	24"	B. B.
EG	10	Euonymus Galety	Euonymus fortunei	18"	B. B.
DFFC	2	Dwarf Firebird Flowering Crab	Malus	1 3/4-2"	B. B.
CA	2	Compact Alatus	Euonymus alata	30-36"	B. B.
DKL	2	Dwarf Korean Lilac	Syringa meyeri	36-42"	B. B.
ABP	5	Abbotswood Potentilla	Potentilla fruticosa	18-24"	B. B.
GS	2	Goldmound Spirea	Spiraea bumalda	18-24"	B. B.
LGS	4	Low Grow Sumac	Rhus aromatica	18-24"	B. B.
MCS	13	Magic Carpet Spirea	Spiraea japonica	15-18"	B. B.
AC	5	Alpine Currant	Ribes alpinum	18-24"	B. B.
MW	11	Minuet Weigela	Weigela florida 'trigela'	18"	B. B.
KSR	16	Knockout Shrub Rose	Rosa knockout	2-3'	B. B.
ESH	4	Endless Summer Hydrangea	Hydrangea macrophylla	18"	B. B.
PFCR	10	Pink Flower Carpet Rose	Rosa flower carpet	18"	B. B.
SDD	11	Stella D' Ora Daylily	Hemerocallis	1 gal.	pots
CB	7	Coral Bell	Heuchera micrantha	1 gal.	pots







- JOB SPECIFICATIONS**
1. All nursery stock is to be locally grown and planted in new organic blend topsoil. All stock is guaranteed for a period of one year after acceptance date.
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  4. All sod is to be a grade A, Kentucky Blue Grass, and is to be staked on all slopes of 4 to 1 or greater.
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  6. Seeded areas are to be covered with a clean oat straw, and all swales and drainage slopes will receive Curlex Blankets to help prevent wind and water erosion.
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LANDSCAPE PLANT DATA					
LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT
HA	6	Holmstrup Arborvitae	Thuja occidentalis holmstrup	4-5'	B. B.
AJ	2	Arcadia Juniper	Juniperus chinensis	24-30"	B. B.
HMA	6	Hetz Midjet Arborvitae	Thuja occidentalis hetz	18"	B. B.
GVB	0	Green Velvet Boxwood	Buxus green velvet	24"	B. B.
EG	6	Euonymus Gaety	Euonymus fortunei	18"	B. B.
DFFC	2	Dwarf Firebird Flowering Crab	Malus	1 3/4-2"	B. B.
CA	2	Compact Alatus	Euonymus alata	30-36"	B. B.
DKL	2	Dwarf Korean Lilac	Syringa meyeri	36-42"	B. B.
ABP	6	Abbotswood Potentilla	Potentilla fruticosa	18-24"	B. B.
GS	0	Goldmound Spirea	Spiraea bumalda	18-24"	B. B.
LGS	0	Low Grow Sumac	Rhus aromatica	18-24"	B. B.
MCS	15	Magic Carpet Spirea	Spiraea japonica	15-18"	B. B.
AC	10	Alpine Currant	Ribes alpinum	18-24"	B. B.
MW	10	Minuet Weigela	Weigela florida 'brigela'	18"	B. B.
KSR	8	Knockout Shrub Rose	Rosa knockout	2-3'	B. B.
ESH	4	Endless Summer Hydrangea	Hydrangea macrophylla	18"	B. B.
PFCR	8	Pink Flower Carpet Rose	Rosa flower carpet	18"	B. B.
SDD	14	Stella D' Ora Daylily	Hemerocallis	1 gal.	pots
CB	8	Coral Bell	Heuchera micrantha	1 gal.	pots



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TOWN OF BROOKFIELD, WI

**BUILDING 3 FOUNDATION  
PLANTINGS**

REVISIONS: 7-17-04, 12-23-04

DRAWN BY: D.K.N.

Project: \_\_\_\_\_ Sheet: \_\_\_\_\_  
Date: 6-23-04  
Scale: 1"=10' 0"

**L5**







