



## Office of the Town Clerk

Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045

Office: 262-796-3788 | Clerk@TownofBrookfield.com

---

### MEETING AGENDA

---

Wednesday, April 3, 2024 7:00pm	Town Board Utility District No. 1 Sanitary District No. 4	Eric Gnant Room TOB Municipal Building 645 N. Janacek Rd., Brookfield, WI
------------------------------------	---	---

---

<u>Item #</u>	<u>Topic</u>	<u>Attachments</u>
1.	Call to Order.	
2.	Meeting Notices.	
3.	Adoption of the Agenda.	
4.	Meeting Minutes: <b>March 19, 2024 Meeting of the TD, UD1, SD4.</b>	X
5.	Citizen Comments. <i>Three minute limit.</i>	
Old Business: <i>None.</i>		
New Business:		
6.	Presentation: Discover Brookfield Quarterly Update Anna Matel Antoine, Town of Brookfield Tourism Director	
7.	Wisconsin Towns Association 2024-2025 Membership	X
8.	<b>Ordinance 2024-02: Amending 14.01 of the Town Code for State Code Adoption.</b>	X
9.	Sign Code Enforcement Discussion <i>Requested by Supervisor Kohlmann</i>	
Departments, Boards, Committee / Commission Reports and Recommendations:		
10.	Sanitary District #4: <b>HydroCorp Cross Connection Control Program - Proposal and Service Agreement.</b>	X
11.	Plan Commission: <b>Recommendation for Conceptual Approval</b> – A new warehouse building for the property located at 21675 Doral Road.	X
12.	Plan Commission: <b>Recommendation for Conceptual Approval</b> – Continuation of the Eagles Nest Condominium Project with updated building plans, located at Eagle Drive and Aerie Circle, off of Brookfield Road (BKFT1124974016)	X
13.	Treasury: <b>Review of Vouchers and Checks.</b>	X
14.	Communications and Announcements.	
15.	Adjourn.	

Posted April 2, 2024

Deanna Alexander, MPA. Town Clerk, Town of Brookfield



## Office of the Town Clerk

Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045

Office: 262-796-3788 | Clerk@TownofBrookfield.com

### MEETING MINUTES - DRAFT

Tuesday, March 19, 2024 7:00pm	Town Board Utility District No. 1 Sanitary District No. 4	Eric Gnant Room TOB Municipal Building 645 N. Janacek Rd., Brookfield, WI
-----------------------------------	---	---

#### Item #   Topic

1. Call to Order.
  - The meeting was called to order at 7:03pm.
  - Town Board Membership – Present: Chairman Keith Henderson, Supervisors Steve Kohlmann, Ryan Stanelle, John Charlie's, and John Schatzman. Absent: None. A quorum was met (5-0).
  - The meeting was staffed by Administrator Tom Hagie, Clerk Deanna Alexander, Planner and Attorney Michael Van Kleunen.
2. Meeting Notices: The Clerk confirmed the meeting was publicly noticed.
3. Adoption of the Agenda.
  - Motion by Schatzman to approve the agenda; seconded by Stanelle. Motion prevailed by a voice vote, (5-0).
4. **PUBLIC HEARING:** Ordinance Repealing and Recreating Sections 5.23(1) and 5.23(1)(a) of the Municipal Code, relating to Fire Department Plan Reviews.
  - Motion by Schatzman to open the public hearing, seconded by Stanelle. Motion prevailed by a roll call vote of 5-0.
  - No members of the public requested to comment.
  - Motion by Charlier to close the public hearing, seconded by Kohlmann. Motion prevailed by a roll call vote of 5-0.
5. **PUBLIC HEARING:** Resolution 2024-02: Resolution of the Town Board to Vacate and Discontinue a Portion of Bluemound Frontage Road.
  - Motion by Charlier to open the public hearing, seconded by Kohlmann. Motion prevailed by a roll call vote of 5-0.
  - Lorrie Weichman asked for clarification on what the resolution meant and received an explanation.
  - Motion by Charlier to close the public hearing, seconded by Kohlmann. Motion prevailed by a roll call vote of 5-0.
6. Approval of Minutes: **March 5, 2024 Meeting of the TD, UD1, SD4.**
  - Chairman Henderson requested the meeting minutes be revised at Item 8, paragraph 2 from "The Chairman noted that the Plan Commission had a concern about the height of the building being the same height as the nearby trees, so there may be some unwanted visibility between the houses and

the building,” to “The Chairman noted that the Plan Commission had discussed the height of trees between the building and residential homes and that the developer intends to ensure landscaping for trees.”

- Motion by Stanelle to approve the March 5, 2024 meeting minutes inclusive of the clarification by Chairman Henderson and the correction of a scrivener’s error under Item 1 to change “Charlie’s” to “Charlier”, seconded by Kohlmann. Motion prevailed by a voice vote of 5-0.

7. Citizen Comments.

No members of the public requested to comment.

Old Business: None.

New Business:

8. **Contract with Johnson’s Nursery for Yard Waste Collection.**

Based on the draft document “Yard and Wood Waste Processing Contract.”

- Charlier: Will this contract affect procedures for the residents? Administrator: No.
- Kohlmann: Will this cost more money? Administrator: Yes. This was negotiated by the County and the next best option for a different vendor at this time would be to send waste to Whitewater. The Town has the capability to send residents announcements with a QR code web link on what is or isn’t accepted and may do that in future outgoing mailings.
- Motion by Stanelle to approve the Contract with Johnson’s Nursery for Yard Waste Services, subject to any changes required by the Town Attorney; seconded by Kohlmann. Motion carried on a voice vote of 5-0.

Departments, Boards, Committee / Commission Reports and Recommendations:

9. Planning Services & Administration: **Resolution 2024-02: Resolution of the Town Board to Vacate and Discontinue a Portion of Bluemound Frontage Road.**

- Stanelle: Announced that this resolution would affect Kopp’s and his son is employed there. He asked if he needed to recuse himself from the vote. Attorney: Good to announce the association, it is not considered a conflict.
- Motion by Kohlmann to approve Resolution 2024-02; seconded by Charlier. Motion prevailed by a voice vote of (5-0).

10. Plan Commission: **Certified Survey Map** for the properties located at: 18900 W Bluemound Road (Tax Key #BKFT1124999002) and 18880 W Bluemound Road (Tax Key #BKFT1124999004).

- Motion by Charlier to approve the CSM proposed for 18900 W Bluemound Road (Tax Key #BKFT1124999002) and 18880 W Bluemound Road (Tax Key #BKFT1124999004); seconded by Kohlmann. Motion prevailed by a voice vote (5-0).

11. Fire Department: **Ordinance Repealing and Recreating Sections 5.23(1) and 5.23(1)(a) of the Municipal Code, relating to Fire Department plan reviews.**

- Motion by Schatzman to approve the Ordinance relating to Fire Department plan reviews; seconded by Stanelle. The motion prevailed by a voice vote of 5-0.

12. Treasury: **Review of Vouchers and Checks.**

- Motion by Schatzman to approve vouchers and checks totaling \$332,284.89; seconded by Stanelle. Motion prevailed by a voice vote (5-0).

13. Communications and Announcements.

- Henderson: The Easter Egg Hunt is upcoming.
- Kohlmann: Reminder to schedule a general discussion about signage that could include the Master Z's signage for a future meeting.
- Administrator: Advised of a recent fraud against the Town involving theft of approximately \$150k of monies intended to pay healthcare premiums. Law enforcement are investigating and the insurance company has been made aware.
- Charlier: Has completed Board of Review training. Alexander: The BOR now has two members currently trained, which meets the state's standard.

14. Adjourn.

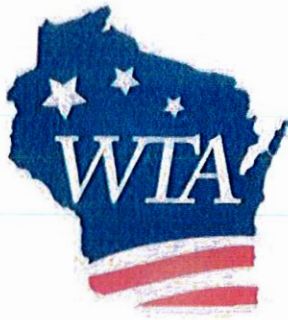
- Motion at 7:45pm by Charlier to adjourn; seconded by Stanelle. Motion prevailed by a voice vote, (5-0).

*Respectfully Submitted April 3, 2024*



---

*Deanna Alexander, MPA. Town Clerk, Town of Brookfield*



**WISCONSIN TOWNS  
ASSOCIATION**

**Empowering Town Officials**

W7686 County Road MMM  
Shawano, WI 54166  
715-526-3157  
wtowns@wisctowns.com  
www.wisctowns.com

March 25, 2024

Dear Town Leader:

Every day our team passionately looks forward to serving town and village government throughout Wisconsin. The WTA is an association of towns and villages dedicated to providing high quality legal information, education, and legislative advocacy so that you can be the best grassroots government leader possible, and local government and democracy are protected. Our mission is: ***“A statewide association providing education, legal information and grassroots legislative advocacy to empower and inspire our members to lead in their communities.”***

The annual membership dues for the fiscal year July 1, 2024, through June 30, 2025, are due by **June 15, 2024**. Enclosed please find your dues statement. Just a few of the benefits of membership include:

- ✓ ***Legal Information*** from our three full time attorneys, Carol Nawrocki, Joe Ruth, and Lara Carlson.
- ✓ ***Monthly Magazines*** to elected officers and appointed clerks, treasurers, and assessors.
- ✓ ***Exclusive Access to the Education Library*** on the WTA Website.
- ✓ ***Standard Educational Workshops***
  - ***Fall Training Workshops*** provided in collaboration with UW-Extension.
  - ***District Meetings*** spanning January to April providing legislative updates and education.
  - ***Board of Review Certification*** provided through a variety of outlets.
  - ***New & Continuing Officials Workshops*** provided in May of odd numbered years.
  - ***Annual Town Lawyers Conference*** provided in late summer for both town officials and attorneys.
  - ***Annual Convention*** held in October.
- ✓ ***Various Training Workshops*** provided on contemporary topics. Recent programs include: WisDOT Culvert Program; WisDOT Agricultural Road Improvement Program; Federal Bipartisan Infrastructure Law, Federal American Rescue Plan Act, and Town Road School.
- ✓ ***Legislative Advocacy*** through the Executive Director and Joe Ruth, Government Affairs Director, as well as contract lobbyists, Larry Konopacki, and Jolene Plautz. In the last 10 years, WTA in collaboration with the

Town Advocacy Council has influenced over 90 legislative initiatives being enacted into law that have positively influenced towns. This has resulted in towns receiving an additional over half a billion dollars in direct investment and having access to an additional \$509 million in the form of grants or efficiencies.

Despite several bills awaiting action by the Governor to close out the 2023-24 regular legislative session, several highlights that have already been signed into law, include:

- Shared revenue overhaul, including a \$65.6 million per year increase for towns
  - \$150 million Agricultural Road Improvement Program Pilot
  - Repeat of the \$100 million Local Road Improvement Program – Supplemental
  - \$12.5 million culvert inventory and assessment program
  - 4% increase in TRI and TRID
  - Restoration of county bridge aid program to former practices after attorney general opinion clarifying they were not substantiated in law
- 
- ✓ Access to become involved in the *Town Advocacy Council* (separate dues required) that provides leadership for our legislative agenda.
  - ✓ *Capitol Day* sponsored by the Town Advocacy Council held at the beginning of each legislative session to empower you to meet directly with your legislators in Madison.
  - ✓ Membership in the *National Association of Towns and Townships (NATaT)*, which lobbies on your behalf at the federal level in Washington, D.C.
  - ✓ Preparation of *specialized educational materials*, such as, Town Officer's and Financial handbooks.

Please note: If you are a TAC member, you have complimentary access to the on-line videos and receive one free Town Officer Handbook per edition (2023 edition) per town. If you are not a TAC member, please note the option on your dues bill to sign up for the on-line video subscription.

Your participation and leadership in the Association will help keep local government in Wisconsin strong, and you will play a continued role in **empowering town officials to unlock the potential of democracy**. Without your steadfast, collaborative support we could not effectively defend against the threats that would have us lose local government and lose America.

Create a great day!



Mike Koles  
WTA Executive Director



**WISCONSIN TOWNS  
ASSOCIATION**  
Empowering Town Officials

W7686 County Road MMM  
Shawano, WI 54166  
715-526-3157  
wtowns@wisctowns.com  
www.wisctowns.com

**2024-2025 WTA DUES STATEMENT**

**TOM HAGIE, APPT CLERK  
BROOKFIELD - WAUKESHA  
645 N JANACEK RD  
BROOKFIELD WI 53045-6052**

**KEEP THIS PORTION FOR YOUR RECORDS**

March 25, 2024

CHARGES	AMOUNT
<b>WTA Membership Dues for 2024-2025</b>	
Base Pay Based on Population of 6439	\$635.00
Population X \$0.55 (Cap of \$800.00)	<u>\$800.00</u>
<b>Total Dues Amount Owed</b>	<b>\$1435.00</b>
<i>Optional On-Line Video Subscription (add \$50 to your total dues)</i>	<u>  </u> Yes <u>  </u> No
<b>Total Enclosed</b>	<u>                    </u>

**RETURN THIS PORTION AND COMPLETED ROSTER WITH PAYMENT**

**BROOKFIELD - WAUKESHA**

CHARGES	AMOUNT
<b>WTA Membership Dues for 2024-2025</b>	
Base Pay Based on Population of 6439	\$635.00
Population X \$0.55 (Cap of \$800.00)	<u>\$800.00</u>
<b>Total Dues Amount Owed</b>	<b>\$1435.00</b>
<i>Optional On-Line Video Subscription (add \$50 to your total dues)</i>	<u>  </u> Yes <u>  </u> No
<b>Total Enclosed</b>	<u>                    </u>

**ADDITIONAL**  
**INFORMATION**

- Please complete the enclosed roster for elected and appointed officers. Please give the complete name, address, email, telephone number (cell, home, and/or work), and a **plus- four zip code for each officer**. The plus four zip code can be obtained by contacting your local post office. The plus-four zip code offers the lowest possible postage rates for our mailings.
  
- Please note that the roster inquiry includes a question regarding whether or not each person would be willing to receive an electronic copy of the magazine **as a replacement for the paper copy**. An electronic version is preferred by some people and saves natural and Association resources.
  
- We encourage you to send in the rosters with names and addresses as soon as you can after the April election even if it is before you send in the dues payment. This way we can update our database for Association mailings.
  
- In addition to the elected and appointed officers, we are also asking that if your town has a **town administrator** that you provide us with their information as well. Some professional administrators carry various titles (e.g., Clerk/Administrator, Clerk/Treasurer). If your town has someone that functions as a professional administrator, please provide their information.

**PLEASE – WE NEED YOUR EMAIL ADDRESSES.** Given today’s communication and legislative advocacy environment, we must be able to quickly and thoroughly communicate to achieve your goals. Right now, we have approximately 70% of your email addresses. If we are to be successful in the 21<sup>st</sup> century we will need to communicate both the traditional way and via new technology.

**PLEASE PROVIDE US WITH YOUR TOWN’S WEBSITE ADDRESS** at the bottom of the town roster if your town has a website.



TOWN \_\_\_\_\_

COUNTY \_\_\_\_\_

The information provided to us on this sheet is where all meeting materials, meeting notices, magazines, etc. will be mailed/emailed

<b><u>Chairperson:</u></b>	
Address:	ZIP +4
Day Time Phone:	Email (please include even if you provided it last year):
Would this person be willing to receive an electronic copy of the magazine and discontinue receiving a paper copy? YES NO	
<b><u>Supervisor 1:</u></b>	
Address:	ZIP +4
Day Time Phone:	Email (please include even if you provided it last year):
Would this person be willing to receive an electronic copy of the magazine and discontinue receiving a paper copy? YES NO	
<b><u>Supervisor 2:</u></b>	
Address:	ZIP +4
Day Time Phone:	Email (please include even if you provided it last year):
Would this person be willing to receive an electronic copy of the magazine and discontinue receiving a paper copy? YES NO	
<b><u>Supervisor 3 (if 4 or 5 person board):</u></b>	
Address:	ZIP +4
Day Time Phone:	Email (please include even if you provided it last year):
Would this person be willing to receive an electronic copy of the magazine and discontinue receiving a paper copy? YES NO	
<b><u>Supervisor 4 (if 4 or 5 person board):</u></b>	
Address:	ZIP +4
Day Time Phone:	Email (please include even if you provided it last year):
Would this person be willing to receive an electronic copy of the magazine and discontinue receiving a paper copy? YES NO	

**Clerk (circle one) Appointed or Elected:**

Address:

ZIP +4

Day Time Phone:

Email (please include even if you provided it last year):

Would this person be willing to receive an electronic copy of the magazine and discontinue receiving a paper copy? YES NO

**Clerk/Treasurer (circle one) Appointed or Elected:**

Address:

ZIP +4

Day Time Phone:

Email (please include even if you provided it last year):

Would this person be willing to receive an electronic copy of the magazine and discontinue receiving a paper copy? YES NO

**Treasurer (circle one) Appointed or Elected:**

Address:

ZIP +4

Day Time Phone:

Email (please include even if you provided it last year):

Would this person be willing to receive an electronic copy of the magazine and discontinue receiving a paper copy? YES NO

**Assessor:**

Address:

ZIP +4

Day Time Phone:

Email (please include even if you provided it last year):

Would this person be willing to receive an electronic copy of the magazine and discontinue receiving a paper copy? YES NO

**Constable:**

Address:

ZIP +4

Day Time Phone:

Email (please include even if you provided it last year):

Would this person be willing to receive an electronic copy of the magazine and discontinue receiving a paper copy? YES NO

**Town Administrator** (Please note - some employees function as administrator but carry different titles, such as, Clerk/Administrator, Clerk/Treasurer. If someone functions as administrator, please list here and any other place appropriate):

Address:

ZIP +4

Day Time Phone:

Email (please include even if you provided it last year):

Would this person be willing to receive an electronic copy of the magazine and discontinue receiving a paper copy? YES NO

**Town Hall Address:** \_\_\_\_\_

**Town Website Address:** \_\_\_\_\_

**§ 14.01. General provisions.**

- (1) Title. This chapter shall be known as the "Building and Zoning Administration Code of the Town of Brookfield" and will be referred to as "this code."
- (2) Purpose. The purpose of this code is to protect the health, safety and welfare of the public by establishing standards for the inspection, design, construction, structural strength, quality of materials, adequate egress facilities, sanitary facilities, natural lighting, heating and ventilating, energy conservation, and fire safety for all residential, commercial and public buildings and places of employment. It shall further include the administration and enforcement of all provisions of Chapter 17, Zoning Code, of the Code of the Town of Brookfield.
- (3) State codes adjoined. Except as otherwise specifically provided herein, the provisions of the Wisconsin Administrative Code, Chs. SPS 320-325, the Uniform Dwelling Code, Chs. SPS 361-365, the Wisconsin Commercial Building Code, and Chs. SPS 375-379, Buildings Constructed Prior to 1914, are hereby made part of this code by reference. **[Amended 4-5-2006 ; 12-7-2021 by Ord. No. 2021-004 ]**
- (4) Interpretation. The provisions of this code shall supplement any laws and regulations of the state and orders, rules and regulation of the Department of Safety and Professional Services relating to buildings. Where the requirements of the state code, orders, rules and regulations of the Department and provisions of this code conflict, the strictest requirements shall govern. **[Amended 4-5-2006 ]**
- (5) Invalidity of part. The several sections, subsections and paragraphs of this chapter are hereby declared severable. If any section, subsection, paragraph or subparagraph of this chapter shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the chapter or the section of which the invalid portion or paragraph may be a part.
- (6) Legal responsibility. The Town shall not assume legal responsibility for the design, construction or modification of any building or structure.
- (7) Administration. This code shall be administered and enforced by the Town Building Inspection Department.

**Ord. No.: 2024-02**

**ORDINANCE REPEALING AND RECREATING SECTION 14.01(3) OF THE  
MUNICIPAL CODE OF THE TOWN OF BROOKFIELD**

---

**NOW THEREFORE**, the Town Board of the Town of Brookfield, Wisconsin do ordain as follows:

**SECTION 1:** Section 14.01(3) of the Town Code is hereby repealed and recreated as follows:

- (3) State codes adjoined. Except as otherwise specifically provided herein, the provisions of the Wisconsin Administrative Code, Chs. SPS 320-325 and SPS 327, the Uniform Dwelling Code, Chs. SPS 361-366, the Wisconsin Commercial Building Code, and Chs. SPS 375-379, Buildings Constructed Prior to 1914, are hereby made part of this code by reference.

**SECTION 2:** All other provisions of the Town Code shall remain in full force and effect.

**SECTION 3:** All ordinances or parts of this Ordinance conflicting or contravening the provisions of this Ordinance are hereby repealed.

**SECTION 4:** This Ordinance shall take effect upon passage and posting or publication as provided by law.

**PASSED AND ADOPTED** by the Town Board of the Town of Brookfield, Waukesha County,

Wisconsin this \_\_\_\_\_, day of \_\_\_\_\_, \_\_\_\_\_.

BY: \_\_\_\_\_  
KEITH HENDERSON, Chairman

BY: \_\_\_\_\_  
STEVE KOHLMANN, Supervisor

BY: \_\_\_\_\_  
JOHN CHARLIER, Supervisor

BY: \_\_\_\_\_  
JOHN R. SCHATZMAN, Supervisor

BY: \_\_\_\_\_  
RYAN STANELLE, Supervisor

ATTEST: \_\_\_\_\_

Name: Deanna Alexander, Town Clerk

**§ 17.08. Signs. [Amended 12-7-2004 ; 11-21-2006 ; 9-2-2008 ]**

- (1) Purpose and intent. The intent of this chapter is to provide for and regulate the area, number, location, construction, maintenance and overall design of signs in the Town in a manner which is compatible with surrounding land uses, and promotes public welfare and community aesthetics.
- (2) Compliance. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without first complying with the provisions of this chapter.
- (3) Signs permitted in all districts without a permit. The following signs may not be illuminated in any manner, except as noted, and are subject to the following regulations:
  - (a) Real estate signs which advertise the sale, rental, or lease of the premises upon which the signs are temporarily located, are subject to the following restrictions:
    1. Shall be set back a minimum of 10 feet from all lot lines.
    2. Shall not exceed eight square feet of sign display area in residential districts, nor 32 square feet in all other districts. Installations at commercial properties proposing signage larger than 32 square feet require review and approval by the Architectural Control Committee.
    3. Shall be displayed only on the subject property.
    4. Directional signs at entrances to subdivisions may be displayed only during the hours of an open house.
  - (b) Election campaign signs are subject to the following:
    1. Shall not be located in a public right-of-way and shall be set back a minimum of 10 feet from all lot lines.
    2. Shall not exceed eight square feet of sign display area in residential districts, nor 32 square feet in all other districts.
    3. Shall not be erected on any parcel of land without the permission of the property owner, renter or lessee.
    4. Shall not be erected prior to the first day of the "election campaign period" as defined by § 12.04 of the Wisconsin Statutes, and shall be removed within seven days following the election.
  - (c) Name and warning signs which identify a property or describe a hazardous condition which may exist on a property, are subject to the following:
    1. Shall be set back a minimum of 10 feet from all lot lines.
    2. Shall not exceed two square feet of sign display area.
  - (d) Professional home office signs are subject to the following:

1. Shall be mounted flush against the dwelling, on a private light post, or on a mailbox support structure.
  2. Shall not exceed two square feet of sign display area.
- (e) Rummage sale and garage sale signs are subject to the following:
1. Shall not be located in a public right-of-way.
  2. Shall not exceed four square feet in sign display area.
  3. Shall not exceed a seven-day display period, and shall be removed within 24 hours following the sale.
- (f) Bulletin boards which are used for public, charitable or religious institutions are subject to the following:
1. Shall be located on the premises which the sign represents, and shall be set back a minimum of 10 feet from all lot lines.
  2. Shall not exceed 12 square feet of sign display area.
- (g) Employment and "help wanted" signs are allowed in all districts except residential districts, and approved are for installation only in windows and on the interior.
- (h) Official signs which control traffic, parking restrictions, information and notices.
- (i) Flagpoles shall be regulated as signs not requiring a permit, and are subject to the following:
1. Shall be set back a minimum of 10 feet from all lot lines.
  2. Shall not exceed the height restriction for the district in which the flagpole is located.
  3. Shall not exceed three flagpoles on any parcel of land.
  4. Shall be illuminated if intended for nighttime display, with fixture and wattage approved by the Architectural control Committee.
- (j) Directional and informational signs directing on-site traffic to loading docks, service or parts departments, or directions to individual tenant suites are allowed with approval by the Architectural Control Committee. Such signage shall be intended to provide direction to internal traffic within a site. It shall be directional in character, without identification graphics or tag lines, and shall be architecturally consistent with the building design concept and other signage of the property. Font size shall not exceed five inches. Total display area shall not exceed eight inches by 30 inches per tenant, unless approved to provide consistency with design features of the development.
- (k) Temporary promotional window signs which are painted, placed in or affixed to a window are subject to the following restrictions:
1. Shall be placed on the interior of the window surface.

2. Sign display area shall not exceed 25% of the window area in which the sign is displayed.
  3. May not be illuminated in any way.
  4. Shall be maintained in a neat and orderly conditioned, and removed if faded, worn or damaged.
- (1) Illuminated "open" signs may be installed in windows, subject to a maximum area of two square feet.
- (4) Signs permitted with architectural approval and permit. Each individual sign proposed in accordance with the provisions of this chapter must be applied for and submitted to the Building Inspector pursuant to § 17.08(11) of this chapter. All applications for permits for such individual signs, except such applications as may be determined by the Architectural Control Committee from time to time, shall be forwarded by the Building Inspector to the Committee for review. The Committee is hereby empowered to:
- (a) Withhold the application pending the submittal of any additional information which the committee may require.
  - (b) Deny the application based upon nonconformance with the provisions of this chapter, or based upon the Committee's determination that the proposed sign will violate the purpose and intent of this chapter.
  - (c) Approve the application as presented, or approve with additional conditions or restrictions which the Committee may impose based on the purpose and intent of this chapter. In the interest of architectural integrity, this chapter expressly allows regulation of all signs in the Town to be based upon the finding of the Architectural Control Committee that such signage will not violate the purpose and intent of this chapter. This chapter cannot prevent the Committee from establishing more or less stringent requirements and conditions prior to approval of any sign application. All sign applications will be returned to the Building Inspector with the action of the Committee clearly stamped on said application. Applications which have been approved by the Committee shall be reviewed for its completeness and accuracy by the Building Inspector pursuant to § 17.08(11) of this chapter. All sign permits, unless otherwise specified by the Architectural Control Committee, shall be issued by the Building Inspector. **[Amended at time of adoption of Code (see Ch. 25, General Provisions, Art. II)]**
- (5) Signs permitted in all business, manufacturing, institutional, park and nonresidential PUD districts with architectural approval and permit.
- (a) Freestanding signs are self-supporting, monument-type signs, not attached to or reliant upon any other structure for support, and are subject to the following restrictions:
    1. Height must be maintained within the geometric shape resulting from a line 10 feet high at the property line and extending to the building height; or
      - a. Height must be maintained within the geometric shape resulting from a line

12 feet high at the property line and extending to the building height for existing site development conditions where parking is provided immediately adjacent to the proposed sign location, and where the sign could potentially be obstructed by parking.

- b. A raised landscaping planting bed surrounded by decorative masonry or other high quality finish material, of at least two feet in height, shall form a base for the monument sign.
  2. A five-foot-minimum setback or offset shall be provided.
  3. Shall not exceed 70 square feet of sign display area per side, nor 140 square feet sign display area on all sides, for single-occupant buildings, or up to 120 square feet of sign display area per side for multi-tenant developments. Freestanding signs shall identify the name of the development. **[Amended 4-6-2011 ]**
  4. Placement of the sign on the parcel shall be designed such that it does not obstruct the visibility of signage on adjacent parcels nor result in the appearance of visual clutter.
  5. Shall not exceed one freestanding sign per parcel of land.
  6. The background of internally illuminated, cabinet-type sign faces shall be opaque or a color other than white.
  7. Address numerals shall be included on the sign, of eight inches minimum height.
  8. May be illuminated in accordance with § 17.08(8).
- (b) Wall-supported signs which require securement to a building or structure for support are subject to the following restrictions:
  1. Shall not extend above the parapet wall or the top of the roof of the building which supports it.
  2. Shall not project more than 12 inches from the wall which supports it.
  3. Area limited to 0.8 square feet of signage for each linear foot of building frontage on a public right-of-way, with a maximum area for any one sign not to exceed 100 square feet.
  4. Maximum of two wall-mounted signs per building, subject to the area limits described above, on buildings principally used as offices.
  5. The background of internally illuminated, cabinet-type sign faces shall be opaque or a color other than white.
  6. May be illuminated in accordance with § 17.08(8).
- (c) Changeable copy signs which are designed to allow the display message to be manually changed are subject to the following restrictions:



1. Shall require a recommendation for approval from the Architectural Control Committee and Plan Commission, and approval by the Town Board. In granting such approval, the Town Board may impose such conditions as it deems reasonable and necessary so as to carry out the purpose and intent of this chapter.
  2. May be illuminated in accordance with § 17.08(8).<sup>1</sup>
- (6) Signs permitted in all residential, business, manufacturing, institutional, park, and PUD districts with architectural approval and permit. The following signs are regulated based on the character and nature of the proposed development, as well as the adjacent land uses and context.
- (a) Temporary real estate development signs which are used to designate a new subdivision, development or building are subject to the following restrictions:
    1. Shall be set back a minimum of 10 feet from all lot lines.
    2. Shall be regulated in height, size, design and period of display.
    3. Shall not exceed 48 square feet in sign display area.
    4. May not be illuminated in any way.
  - (b) Permanent real estate development signs which are placed at the entrance to a subdivision or development are subject to the following restrictions:
    1. Shall display only the name of the subdivision or development.
    2. Shall be set back a minimum of 10 feet from all lot lines.
    3. Shall be regulated in height, size and design by the Architectural Control Committee.
    4. May be illuminated in accordance with § 17.08(8).
- (7) Temporary signs permitted in all districts with a permit. The Building Inspector may permit the temporary use of signs, banners, flags, searchlights, balloons, tents, or any approvable form of portable signage for the purpose of promotional sales, advertisement, or any short-term event which is not defined under § 17.02(9) as a special occupancy use, subject to the following restrictions:
- (a) Shall be set back a minimum of 10 feet from all lot lines.
  - (b) Shall not pose a potential hazard to traffic or adjacent properties.
  - (c) Shall be permitted for no more than 30 days in any calendar year.
  - (d) Shall be regulated in location, design and construction by the Building Inspector.
  - (e) May not be illuminated.

---

1. **Editor's Note: Former Subsection (5)(d), which regarded electronically changeable copy signs, which immediately followed this subsection, was repealed 9-4-2018; see now § 17.08(10)(b).**

- (f) Parked vehicles with identification graphics shall not be parked or stored on a property so as to present as signage. Commercial sign banner trucks are prohibited.
  - (g) Construction trailers with identification graphics shall be regulated per § 17.08(6)(a) as temporary development signs.
- (8) Sign illumination and nuisance prevention. Illumination of all signs permitted in the Town must conform to the following restrictions:
- (a) Shall conform to the provisions established in § 10.08 of the Code of the Town of Brookfield relating to nuisance light on residential properties.
  - (b) Signs which are internally illuminated shall not face adjacent lands which are zoned for or used as single-family or duplex use.
  - (c) Shall not resemble, imitate, or approximate traffic or railroad signs, signals, or devices; shall not cause glare, mislead or confuse traffic, or impair driver visibility on public ways, private roadways or adjoining properties; shall not be flashing, revolving, blinking, strobe, or animated, except for the display of the time and temperature as approved by the Town Board.
  - (d) No illuminating element of any kind may be visually exposed, pursuant to the provisions established in § 10.08(4) of the Code of the Town of Brookfield.
  - (e) The level of illumination as measured at one foot perpendicular to any face of an illuminated sign may not exceed 100 footcandles of daytime (6:00 a.m. to 7:00 p.m.) candle power, nor 45 footcandles of nighttime (7:00 p.m. to 6:00 a.m.) candle power.
  - (f) Shall conform to the requirements of the National Electrical Code, specifically addressing the requirement for an external switch or breaker to open underground conductors (NEC 600-2); every electric sign shall be listed and installed in conformance with that listing (NEC 600-4); and all signs shall be visible marked with the manufacturer's name, input amperes at full load and input voltage (NEC 600-7).
- (9) Sign construction and maintenance standards.
- (a) Wind pressure and dead load requirements. All signs and other advertising structures shall be designed and constructed to withstand wind pressure of not less than 40 pounds per square foot of area.
  - (b) Protection of the public. The temporary occupancy of a sidewalk or street or other public property during construction, removal, repair, alteration or maintenance of a sign is permitted, provided the space occupied is roped off, fenced off, or otherwise isolated.
  - (c) Maintenance. The owner of any sign shall keep it in good maintenance and repair which includes restoring, repainting, or replacement of a worn or damaged legally existing sign to its original condition, and shall maintain the premises on which the sign is erected in a clean, sanitary, and inoffensive condition, free and clear of all obnoxious substances, rubbish, weeds and grass.
  - (d) Supporting members or braces of all signs shall be constructed of galvanized iron,

properly treated wood, steel, copper, brass, or other noncorrosive, fire-resistant material. Every means or device used for attaching any sign shall make use of sound engineering practices.

- (e) No signs or any part thereof or sign anchors, braces, or guy rods shall be attached, fastened, or anchored to any fire escape, fire ladder, or standpipe and so such sign or any part of any anchor, brace or guy rod shall be erected, put up, or maintained so as to hinder or prevent ingress or egress through such door, doorway, or window or so as to hinder or prevent the raising or placing of ladders against such building by the Fire Department of the Town, as necessity therefore may require.
- (10) Measuring sign display area. In calculating the sign display area to determine whether it meets the requirement of this chapter, the Building Inspector shall include the sign copy and any border or frame surrounding that copy. Supporting members of a sign shall be excluded from the sign display area calculation. Sign display area of irregular shaped signs or signs containing two or more detached elements shall be determined by the area of the smallest regular polygon that will encompass all the elements of the sign.
- (a) Electronic message centers which include all signs or monuments capable of displaying messages by use of words, symbols, numbers, figures, and/or images that are electronically, digitally or mechanically changed by remote or automatic means may be permitted as a conditional use in any mixed-use zoning district. Consistent with the purpose and intent of the Zoning Code, electronic message centers are intended to allow for the advertising or display of business-related activities conducted on the site, or products or services offered, but are not intended to be a substitute for the type of advertising that is typically displayed in weekly sales type publications. Changeable and movable copy signs are not included within the definition of an “electronic message center.” A conditional use permit allowing for the construction and operation of an electronic message center for the purpose of advertising the name of any business conducted on the site, as well as the business services or business activities conducted by the owners, tenants or occupants of the site on which the electronic message center is located may be issued, as provided herein, subject to the following conditions and limitations: **[Added 9-4-2018 ]**
    1. The conditional use permit shall be granted in accordance with the procedure and requirements of § 17.02(14)(b) of the Zoning Code. In addition to the requirement for issuance of conditional use permit contained in § 17.02(14)(b), when considering the application for approval of an electronic message center, the determination to approve, deny or approve with conditions shall take into consideration the requirements and limitations set forth in this section.
    2. There shall be only one electronic message center on each lot or parcel of land. The electronic message center may not be incorporated into a wall or building mounted sign.
    3. The electronic message center may be double-faced, but may not exceed 50% of the total sign face area permitted for any lot or parcel of land and must occupy a secondary position to the name of the business or tenant occupying the property.

4. Each electronic message center shall be permanently installed or located.
  5. Each electronic message center shall be located so that vehicular traffic on any adjoining public right of way can view the electronic message center, but shall not be located so as to interfere with, confuse or present any hazard to pedestrians or vehicular traffic.
  6. Electronic message centers may display static images only. Blinking, flashing, moving, scrolling or animated messages shall not be permitted. Motion display or displays which give the viewer the illusion of motion shall not be permitted.
  7. Electronic message centers may not change messages, images or displays more than once every 15 seconds, or at such other and greater interval as determined by the Town Plan Commission and Town Board when reviewing and acting upon the conditional use permit application.
  8. Electronic message centers may only be used for the purpose of advertising or display related to the business services or business activities of the owner, tenants or occupants of the parcel on which the electronic message center is located. The content of any message shall not include any display or information relating to the pricing of any product or service.
  9. Electronic message centers may not be used for the purpose of displaying political message(s) or any other activity governed by § 12.04, Wis. Stats.
  10. Displays and images shall not exceed 0.3 footcandle above ambient brightness at a distance of 200 feet from the electronic message center. Light levels must be adjustable to compensate for outdoor lighting levels during the day and evening hours. Any conditional use permit may prohibit the use of white background between the hours of sunset and sunrise.
  11. Approval and use of any electronic message center shall be subject to, and contingent upon, compliance with all local, state and federal regulations, as well as all provisions of the Town of Brookfield Zoning Code.
  12. The location of the electronic message center must meet all offset and setback requirements applicable to any building or structure located on the site and may not be located on any area of the property on which a building or structure would be prohibited.
  13. Any electronic message center must be maintained in a good state of repair. In the event the Building Inspector determines that the electronic message center is not being maintained in a good state of repair, or in accordance with the terms of any conditional use permit, notice of the deficiency or deficiencies shall be provided to the holder of the conditional use permit, and in the event the deficiency is not corrected within 10 days of the issuance of such notice, use of the electronic message center shall be suspended until the deficiency has been corrected.
- (b) Changeable and movable copy signs which are designed to allow the display of messages to be changed, whether manually or electronically, may be allowed as a

conditional use in any B-2 or B-3 Zoning District, subject to the following conditions and limitations: **[Added 9-4-2018 ]**

1. The conditional use permit may be granted in accordance with the procedure and requirements of § 17.02(14)(b) of this chapter. In addition to the requirement for issuance of conditional use permit contained in § 17.02(14)(b), when considering the application for approval of a changeable and movable copy sign, the determination to approve, deny or approve with conditions shall take into consideration the requirements and limitations set forth in this section.
2. There shall be only one changeable and movable copy sign on each lot or parcel of land. the changeable and movable copy sign shall not be incorporated into a wall- or building-mounted sign.
3. The changeable and movable copy sign may be double-faced, but shall not exceed 50% of the total sign face area permitted for any lot or parcel of land, and must occupy a secondary position to the name of the business or tenant occupying the property.
4. Each changeable and movable copy sign shall be permanently installed or located.
5. Each changeable and movable copy sign shall be located so as not to interfere with, confuse or present any hazard to pedestrians or vehicular traffic.
6. Changeable and movable copy signs shall display static images only. Blinking, flashing, moving, scrolling or animated messages shall not be permitted. Motion display or displays which give the viewer the illusion of motion shall not be permitted.
7. Changeable and movable copy signs shall not change messages, images or displays more than once every 12 hours, or at such other and greater interval as determined by the Town Plan Commission and Town Board when reviewing and acting upon the conditional use permit application.
8. Changeable and movable copy signs shall only be used for the purpose of advertising the name of any individual business, or the business services or activities conducted by that individual business, which business is located on the site or parcel of land for which the sign is located. The content of any message shall be limited to display of numerical (0-9) characters and/or alphabetical (A-Z) characters, and shall not include any display or information relating to any product or service.
9. Changeable and movable copy signs shall not be used for the purpose of displaying political message(s) or any other activity governed by § 12.04 Wis. Stats.
10. Displays and images must be adjustable to compensate for outdoor lighting levels during the day and evening hours. The sign illumination and nuisance prevention standards set forth in § 17.08(8) of the Zoning Code shall be applicable, and the conditions and requirements of that section are incorporated herein by reference.

11. Any changeable and movable copy sign must be maintained in a good state of repair. In the event the Building Inspector determines that the changeable and movable copy sign is not being maintained in a good state of repair, or in accordance with the terms of any conditional use permit, notice of the deficiency or deficiencies shall be provided to the holder of the conditional use permit, and in the event the deficiency is not corrected within 10 days of the issuance of such notice, use of the changeable and movable copy sign shall be suspended until the deficiency has been corrected.
  12. No conditional use permit may be issued for a changeable and movable copy sign unless the parcel on which the sign is located contains at least 20,000 square feet, and unless the location of the sign meets all offset and setback requirements of the applicable zoning district.
- (11) Sign permit. Application for a permit shall be made on forms provided by the Building Inspector and made available in the Town Clerk's office, and shall contain or have attached thereto the following information:
- (a) Name, address, and telephone number of the applicant. Location of building, structure, or lot to which or upon which the sign is to be attached or erected.
  - (b) Name of person, firm, corporation, or association erecting the sign.
  - (c) Written consent of the landowner or lessee of the building, structure, or land to which or upon which the sign is to be affixed.
  - (d) A scale drawing (and scale sectional drawing) of such a sign indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment.
  - (e) A scale site survey indicating the location and position of such sign in relation to nearby buildings, structures, vehicular and pedestrian accessways, public and private rights-of-way, and existing signs on the parcel or on adjacent parcels within 150 feet.
  - (f) Copies of any permit required for said sign, including the written approval by the Electrical Inspector in the case of illuminated signs, who shall examine the plans and specification, reinspecting all wiring and connections to determine if the same complies with the Town Electrical Code.
  - (g) Additional Information as may be required by the Building Inspector or the Architectural Control Committee.
  - (h) Sign permit applications shall be filed with the Building Inspector who shall review the application for its accuracy and completeness. The Building Inspector shall submit all applications to the Architectural Control Committee pursuant to § 17.08(4) of this chapter. Applicants shall be notified of the Committee's decision within 30 days after receipt of the application. A sign permit shall become null and void if work authorized under the permit has not been completed within six months of the date of issuance.
- (12) Legally existing signs.

- (a) Signs lawfully existing as of 9-2-2008 which do not conform with the provisions of this chapter may be continued as an existing nonconforming use as defined in § 17.09 of this chapter.
- (b) Such signs shall not be structurally altered, enlarged or refaced, except in cases of a new business name under the existing ownership, or new owners of an existing business.

# PROPOSAL

CROSS-CONNECTION CONTROL SERVICES

## Town of Brookfield Sanitary District #4

645 N Janacek Rd.  
Brookfield, WI 53045

March 13, 2024

## KEEPING DRINKING WATER SAFE FOR INDUSTRIES AND MUNICIPALITIES

For over 30 years, HydroCorp™ has been dedicated to safe drinking water for companies and communities across North America. Fortune 500 firms, metropolitan centers, utilities, small towns and businesses – all rely on HydroCorp to protect their water systems, averting backflow contamination and the acute health risks and financial liabilities it incurs.



Cross-Connection Control /

Backflow Prevention

Water Meter Change Out & Installation Services

Legionella Prevention & Control

Water System Surveys / Flow Diagrams

Pipe System Mapping & Labeling

Regulatory Compliance Assistance / Documentation



**CORPORATE OFFICE**  
5700 CROOKS RD SUITE 100  
TROY MI 48098  
800.315.4305 TOLL FREE  
262.264.6402 PHONE

**PROJECT CONSULTANT:** Craig Wolf  
612-850-8939 CELL  
cwolf@hydrocorpinc.com EMAIL





## Table of Contents

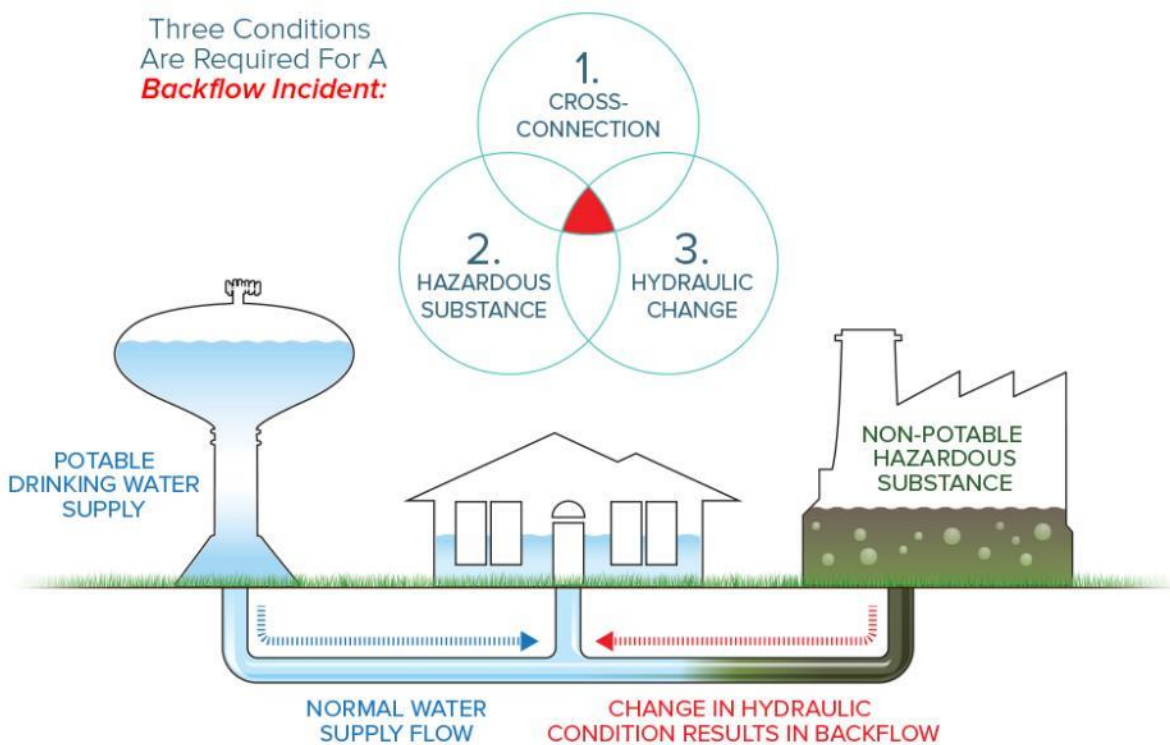
1. INTRODUCTION .....	2
1.1. Definitions .....	2
1.2. Common Cross-Connection Hazards.....	2
2. PROJECT WORK PLAN .....	3
2.1. Purpose of a Cross-Connection Control Program .....	3
2.2. Meeting the Cross-Connection Control Program Objectives .....	3
2.3. Stakeholders.....	3
2.4. Cross-Connection Control Plan Components.....	5
3. CROSS CONNECTION INSPECTION PROCESS .....	6
3.1. Inspections/Surveys .....	6
3.2. Definitions .....	6
3.3. CCC Program Process .....	7
3.4. Postal Notification Process - Inspections.....	8
4. WATER CUSTOMER CARE AND ADMINISTRATION PROCESS .....	9
4.1. Program Data .....	9
4.2. Database Software .....	9
4.3. Information Technology (I/T) .....	9
4.4. Program Data Backup and Storage .....	9
4.5. Public Awareness Education .....	10
5. EXECUTIVE SUMMARY, PROJECT FEES/COST .....	11
6. BACKGROUND .....	13
6.1. The HydroCorp Promise .....	13
6.2. Company Overview .....	13
6.3. Office Address & Contact Information.....	14
7. PROJECT REFERENCES .....	14
8. PROJECT TEAM QUALIFICATIONS.....	15



# 1. INTRODUCTION

## 1.1. Definitions

- Backflow – the undesirable reversal of flow of liquid, gas or other substance in a piping system.
- Backflow Preventer – an assembly, device, or method that prevents backflow.
- Cross-Connection – an actual connection or a potential connection between any part of a potable water system and any other environment that would allow substances to enter the potable water system.
- Cross-Connection Control – a program to eliminate cross-connections or to prevent them from causing a public health threat.
- Cross-Connection Control Survey – the review of the plumbing system to determine the existence of potential or actual cross-connections and to assess the degree of hazard of protected and unprotected cross-connections.



## 1.2. Common Cross-Connection Hazards

- Garden Hose connections with missing backflow preventers.
- Water Softener discharge lines directly connected to drain piping.
- Boilers with missing or inappropriate backflow preventers.
- Improperly installed or Backflow Prevention Assemblies missing test documentation.

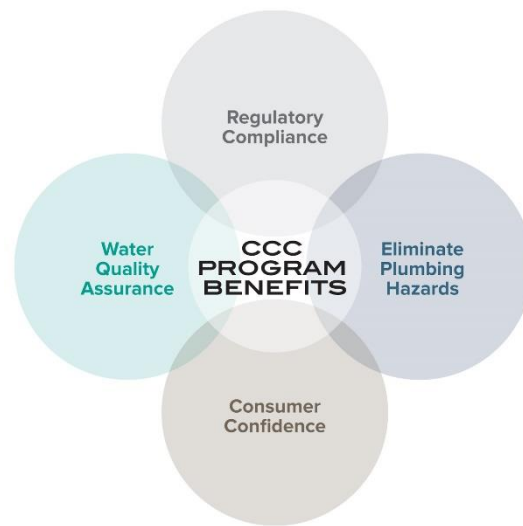


- Toilets with faulty or unapproved anti-siphon fill valves.
- Lawn Irrigation systems with missing or inappropriate backflow preventers.
- Restaurant equipment connected to water supply with missing backflow preventers.
- Dental office equipment with missing backflow preventers.
- Fire Sprinkler systems with missing or inappropriate backflow preventers.
- Chemical mixing systems in janitorial closets with missing backflow preventers.

## 2. PROJECT WORK PLAN

### 2.1. Purpose of a Cross-Connection Control Program

- Protect the water supply from backflow & public health and safety.
- Comply with state and local regulations (WI-DNR 810.15).
- Minimize risk and liability.
- Eliminate hazardous cross-connections to the drinking water supply.

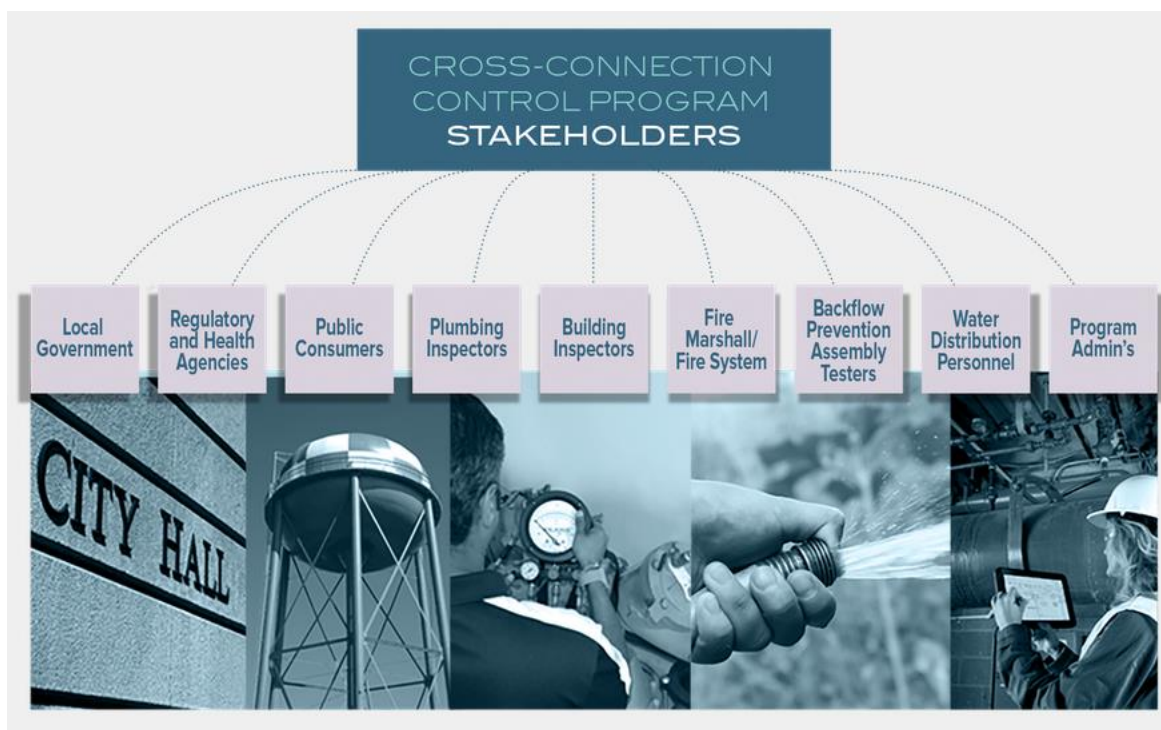


### 2.2. Meeting the Cross-Connection Control Program Objectives

- Providing cross-connection consultation to the **Town of Brookfield Sanitary District #4**.
- Developing a written comprehensive Cross-Connection Control Plan.
- Routinely inspecting water customers for cross-connections or potential cross-connections.
- Maintaining cross-connection control records.
- Notifying water customers of violations and corrective action instructions.
- Providing water customer non-compliance status to the water utility.
- Providing public education.

### 2.3. Stakeholders

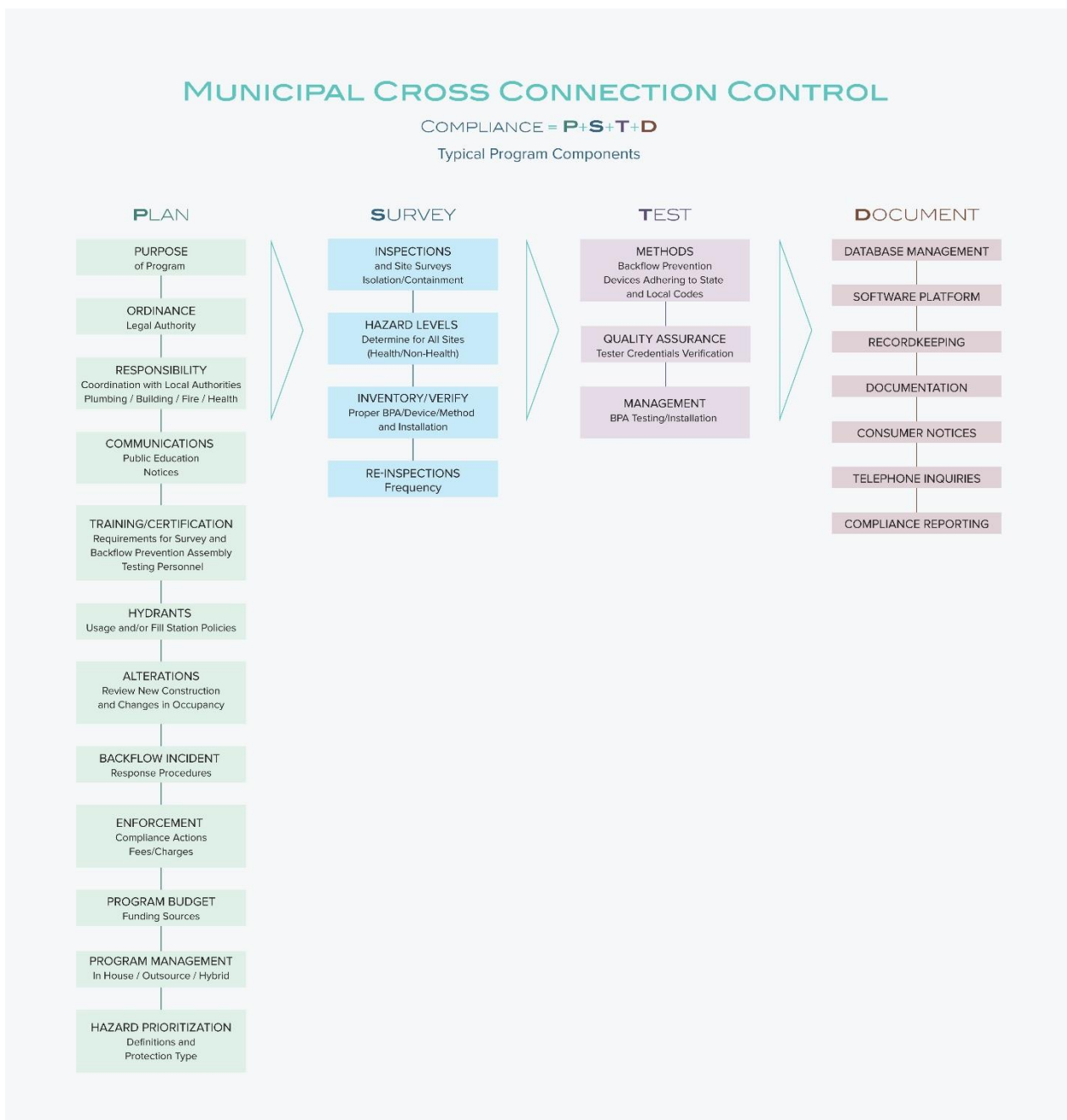
HydroCorp recognizes that many different stakeholders will be affected by a Cross-Connection Control Program. The following chart illustrates the various agencies, internal staff and external people that have an impact on overall program success and compliance.



HydroCorp strives to maintain a good working relationship and clearly communicate the goals of a Cross-Connection Control Program with all of the above stakeholders. We understand that our staff interaction in the community and with regulatory agencies is an extension of your positive community image. HydroCorp has maintained an excellent working relationship with local Mayors, City Managers, plumbing and building officials, health inspectors and others in order to provide them with a simple and clear understanding of the impact of a Cross-Connection Control program, regulations and the need to protect the drinking water supply from contamination.



## 2.4. Cross-Connection Control Plan Components





### 3. CROSS CONNECTION INSPECTION PROCESS

#### 3.1. Inspections/Surveys

The water connections and plumbing systems of all water customers or accounts shall be initially inspected for the presence of cross connections. As a result of the initial inspection, a detailed record of each account shall be established.

Inspections shall consist of entering a facility from the point where water service enters the facility (usually the meter) and tracing the piping to each end point of use. Using standardized inspection forms, the inspector shall identify and note the location and nature of any direct and potential cross connections, location and details of backflow prevention devices & assemblies, and other pertinent program information. Inspectors having proper identification shall be permitted to enter the building/premises at reasonable times for the purpose of cross connection inspections. If the inspector is refused proper access or if customer plumbing is untraceable, the Sanitary District will assume a cross connection is present and take the necessary action to ensure the public water supply is protected.

The highest priority for inspections shall be placed on facilities that pose a high degree of hazard, that have a high probability that backflow will occur, or are known/suspected to have cross connections.

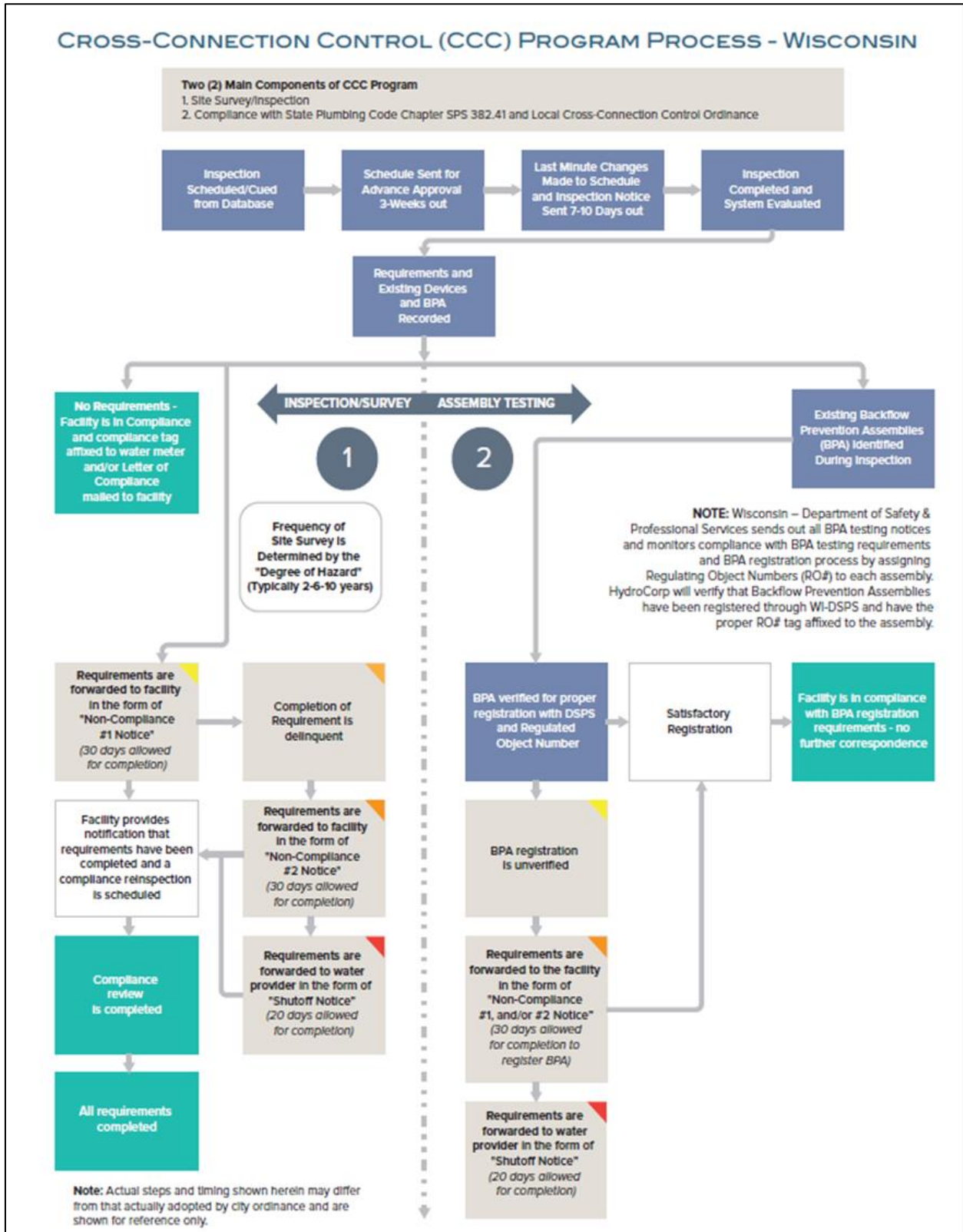
Once initial inspections are complete, a re-inspection frequency shall be determined for each account based on the degree of hazard/risk and potential for backflow in accordance with the requirements of the Town of Brookfield Sanitary District #4 Cross-Connection Control Plan. Accounts with an alternative frequency will require DNR Approval in writing. If requested, HydroCorp will develop an alternative frequency inspection schedule on behalf of the water utility and submit to DNR for final approval.

#### 3.2. Definitions

- Initial Inspection – the first time a HydroCorp representative inspects a facility for cross connections. Degree of Hazard is assigned and/or verified during this facility visit. The Degree of Hazard will dictate future re-inspection frequency/schedule of facility, (facility will be either compliant or non-compliant after this inspection).
- Compliance Inspection – subsequent visit by a HydroCorp representative to a facility that was non-compliant during the Initial Inspection to verify that corrective action was completed and meets the program requirements.
- Re-Inspection – Revisit by a HydroCorp representative to a facility that was previously inspected. The re-inspection frequency/schedule is based on the degree of hazard assigned to the facility during the initial inspection (Re-Inspection cycle/frequency to be determined when Plan is developed).

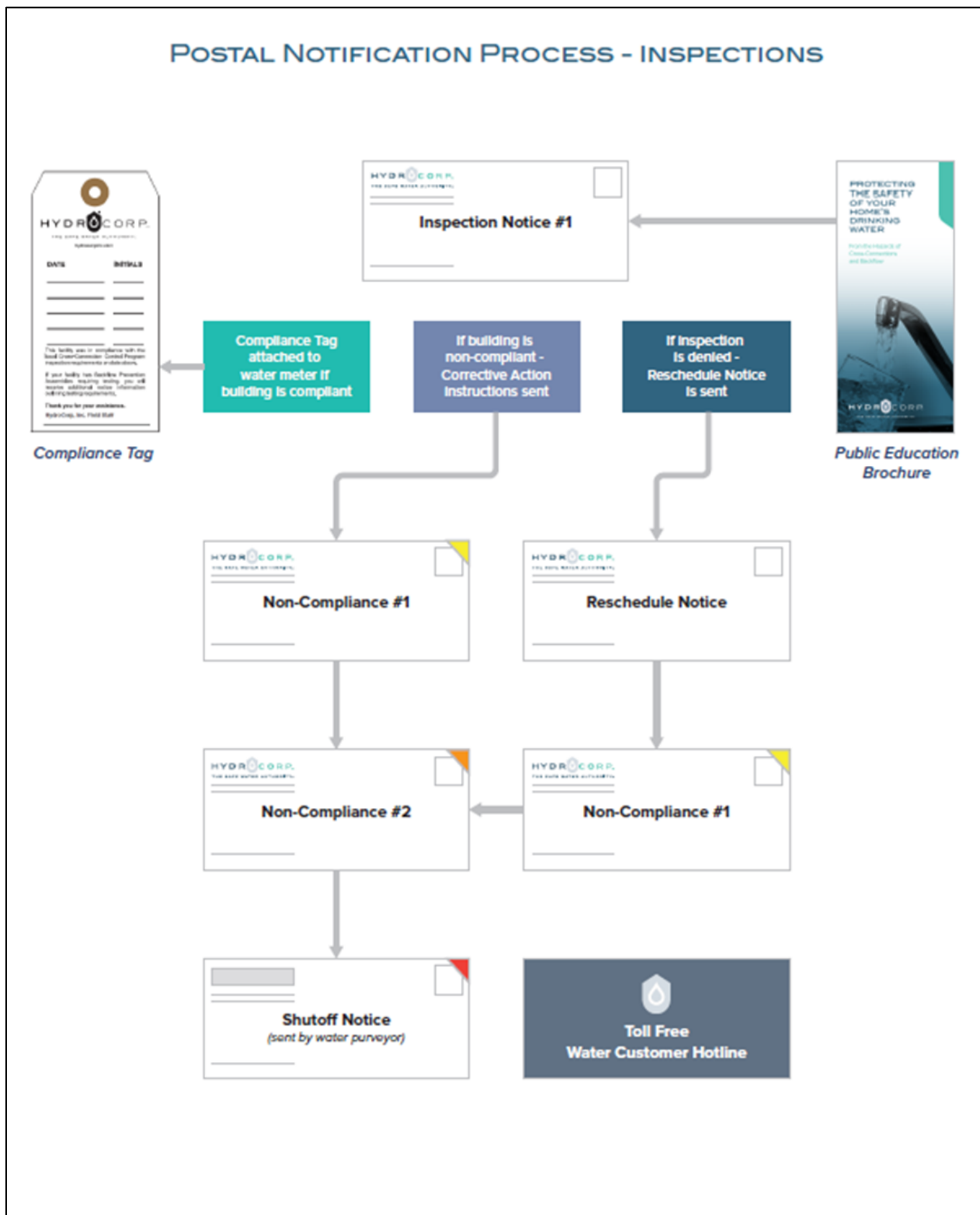


### 3.3. CCC Program Process





### 3.4. Postal Notification Process - Inspections







## 4. WATER CUSTOMER CARE AND ADMINISTRATION PROCESS

### 4.1. Program Data

The most critical element of a Cross-Connection Control Program is data integrity. Without accurate data, the Cross-Connection Control program will experience customer service, administrative, and reporting issues and also result in field survey inefficiencies.

### 4.2. Database Software

HydroCorp utilizes a proprietary software program – HydroSoft™ to manage Cross-Connection Control Program data. All program data captured shall remain the property of the Town of Brookfield Sanitary District #4. All of our Client Data is secured on our Application Server, which is behind both a Hardware and a Software Firewall.

Standard reports include the following:

- Inspections scheduled, completed, overdue and compliance status
- Custom queries, data exports and reports as needed
- DNR Annual Report

### 4.3. Information Technology (I/T)

HydroCorp has a dedicated team member responsible for Information Technology (I/T) infrastructure for internal (staff) needs as well as external (client) communication and reporting needs. We also have a dedicated person responsible for new client start up and database implementation in order to insure we have the most accurate information possible at any given point in time.

We have continually invested in both hardware infrastructure (Network Servers, Client Workstations, Firewalls and Tablet P.C.'s for Field Inspectors) and software in order to leverage technology in the workplace and to improve customer service and assist in lowering our costs to our clients. HydroCorp has a contracted service agreement with a local I/T Company that performs monthly routine system maintenance and monitors our infrastructure/servers for optimum performance and reliability.

### 4.4. Program Data Backup and Storage

All of our Client Data is secured on our Application Server, which is behind both a Hardware and a Software Firewall. The Application Server is backed up twice a day. 5 copies of the backup are then created and stored at 3 separate locations. 3 of the 5 backup copies are stored locally. One is on the application server itself, one is on our File server, and one is backed up to a Network Attached Storage (NAS) device. Having 3 local backup copies stored on the different machines means that in the unlikely event of a hardware malfunction, we can recover the data very quickly. Additionally, we backup the data to our backup server located in our Corporate Office, and we employ a secure on-line backup service that stores 2 copies of our backup at two independent locations.



#### 4.5. Public Awareness Education

In the initial implementation phase of the Cross-Connection Control Program, Public Education on the topic should remain in the community spotlight. HydroCorp will provide a specialized speaker to participate/present at a town hall/public meeting engagement if requested. Press release information will be offered in digital format to the Town of Brookfield Sanitary District #4 for local distribution to local media resources & website if requested. Further, public education brochures will be available in electronic format for download and can be posted on the Town of Brookfield Sanitary District #4 web site.



Further Public Education resources including brochures and video files can be found at <http://www.hydrocorpinc.com/resources/links/>



## 5. EXECUTIVE SUMMARY, PROJECT FEES/COST

Based on your current program, HydroCorp™ will provide the following services to the **Town of Brookfield Sanitary District #4**. This project is a continued effort for an ongoing Cross-Connection Control Program and will provide the **Town of Brookfield Sanitary District #4** with the necessary data and information to maintain compliance with the Wisconsin Department of Natural Resources (DNR) Water Bureau Cross Connection Control Regulations. Once this project has been approved and accepted by the **Town of Brookfield Sanitary District #4** and HydroCorp, you may expect completion of the following elements within a two (2) year period. The components of the project include:

- A. Perform initial inspections of (110) Non-Residential water services and up to (138) inspections within the Sanitary District served by the public water supply for cross-connections. Compliance follow up visits shall be completed by HydroCorp and are included in the total inspections.
- B. Inspections will be conducted in accordance with the DNR Water Bureau Cross Connection Control regulations. Inspectors will survey exposed piping and utilize Isolation/Point of Use inventory method of surveying as supported by the State of Wisconsin Plumbing Code – SPS 382.41.
- C. HydroCorp will document existing backflow prevention devices and assemblies and verify proper installation and/or suggest corrective actions if devices and/or assemblies need to be installed to prevent cross-connections. Documentation to include make, model, size, manufacturer, serial number, location and regulated object number if applicable. In lieu of surveying residential kitchens and bathrooms, an educational brochure will be provided as allowed by DNR regulation NR 810.15.
- D. Notify each building owner prior to each inspection via postal letter with opportunity to schedule a specific time of inspection via the Hydro Designs Inc. Provide ongoing support for water customer scheduling and questions via the Hydro Designs Inc. WI office toll free 800# phone line, fax, or email.
- E. Provide Water Utility and building owner with a detailed corrective action report for each non-compliant facility, in most cases, water utility personnel can perform effective follow up compliance inspections.
- F. Perform administrative functions including: answering water user telephone calls, scheduling of inspections, mailing of all notices, verification of corrective action(s) requirements, and general customer service and program education inquiries by an individual trained in Cross-Connection Control Program Management.
- G. Generate and document the required program data and compliance status using proprietary Software Data Management Program. Submit comprehensive management reports on a quarterly basis and prepare the State of Wisconsin, DNR Water Bureau Annual Cross Connection Control Program Activity Report.
- H. Conduct an annual review meeting to discuss overall program status and recommendations.
- I. Assist the Sanitary District with a community wide public relations program including general awareness brochures and web site cross connection control program overview content and resources.
- J. Provide ongoing support via phone, fax, internet, text or email.



## PRICING/PROPOSED FEES

HydroCorp to complete inspections, appointments, customer care service and program administration. Compliance/follow up inspections and administration related to compliance/follow up inspections included.

PRICING:

\_\_\_\_\_ **Initial Inspections of 110 non-residential services connections and an overall total of up to 138 inspections including follow up compliance inspections.**

\_\_\_\_\_ **\$23,352.00 dollars.**

HydroCorp will invoice monthly in equal installments upon receipt of signed contract/agreement

*Proposed pricing is valid for 120 days from the receipt of this proposal.*

**Submitted by:** HYDROCORP- CORPORATE OFFICE- 5700 CROOKS RD SUITE 100 TROY MI 48098

Craig Wolf | 612-850-8939 | cwolf@hydrocorpinc.com

**Accepted by:**

X \_\_\_\_\_

Village/Utility Representative (Signature)

\_\_\_\_\_ Date

\_\_\_\_\_ Printed Name / Title



## 6. BACKGROUND

### 6.1. The HydroCorp Promise

HydroCorp is the Safe Water Authority.™ It is our duty to provide the most precise and comprehensive technical services in the industry. It also means delivering those services with expert knowledge, professionalism, and sensitivity to budgets and schedules – the highest standard of water safety oversight, combined with the highest value.




The Result – Your water system is compliant. Your risk and exposure are reduced. Your water – and your people – are protected.

### 6.2. Company Overview

- Founded in 1983 and incorporated in 1988.
- The firm has grown from two employees to a staff of over 40 full time associates in multiple states. Average tenure with the company is 7 years and employee turnover is less than 10%.
- HydroCorp Conducts over 25,000 on site, Cross-Connection Control Inspections **annually**.
- HydroCorp provided Cross-Connection Control Program Management Services to over 240 communities in several states including: Michigan, Wisconsin, Delaware, Maryland, Virginia, Florida and Minnesota. We still have our first customer!
- Our highly trained staff works in an efficient manner in order to achieve maximum productivity and keep program costs affordable. We have a detailed **system** and **process** that each of our field inspectors follow in order to meet productivity and quality assurance goals.
- Our municipal inspection team is committed to providing outstanding customer service to the water users in each of the communities we serve. We teach and train customer service skills in addition to the technical skills since our team members act as representatives of the community that we service.
- Our municipal inspection team has attended training classes and received certification from the following recognized Cross Connection Control Programs: UF TREEO, UW-Madison, USC – Foundation for Cross Connection Control and Hydraulic Research, American Backflow Prevention Association (ABPA), and American Society for Sanitary Engineering (ASSE). We invest heavily in internal and external training with our team members to ensure that each Field Service and Administrative team member has the skills and abilities to meet the needs of our clients.
- Our administrative staff can answer most technical calls related to the cross-connection control program and have attended basic cross-connection control training classes.
- HydroCorp staff and company are active members in many water industry associations including:
  - American Water Works Association (AWWA) | AWWA – Wisconsin Chapter
  - National Rural Water Association (NRWA) | Wisconsin Rural Water Association
  - American Public Works Association (APWA)
- HydroCorp is not a Plumbing Company and does not utilize existing staff to perform backflow prevention assembly testing, repair or plumbing related services.



### 6.3. Office Address & Contact Information

<b>Regional Office:</b>	HYDROCORP – MIDWEST OFFICE 200 S EXECUTIVE DR SUITE 100 BROOKFIELD WI 53005	
<b>Contact:</b>	Craig Wolf	
<b>Telephone:</b>	612-850-8939	
<b>Email:</b>	<a href="mailto:cwolf@hydrocorpinc.com">cwolf@hydrocorpinc.com</a>	
<b>Corporate Office: (Remit to Address)</b>	HYDROCORP – CORPORATE OFFICE 5700 CROOKS ROAD SUITE 100 TROY MI 48098	
<b>Telephone:</b>	800.690.6651 or 248.250.5000	WI Office (Above) Corporate Office (Below)
<b>Legal Status:</b>	S-Corporation, 1988   E.I.D. 38-2810008	
		

## 7. PROJECT REFERENCES

- a) City of Marshfield, 1210 S Oak St, Marshfield, WI 54449 | John Richmond, Water Utility Manager, [john.richmond@MarshfieldUtilities.org](mailto:john.richmond@MarshfieldUtilities.org) | 715-898-2170
- b) City of Chetek, 1125 Railroad Ave., Chetek, WI 54728 | Dan Knapp, Director-Public Works, [chetekcs@chibardun.net](mailto:chetekcs@chibardun.net) | 715-924-4236
- c) Sturgeon Bay Utilities, 230 E. Vine St, Sturgeon Bay, WI 53235-007 | Cliff White, Superintendent, [cwhite@wppienergy.org](mailto:cwhite@wppienergy.org) | 920-746-2820



## 8. PROJECT TEAM QUALIFICATIONS

### Corporate Officers



**Larry J. La Bute**, Founder & CEO - Chairman of the Board of Directors. Mr. La Bute founded the company in 1983 to improve the safety of drinking water systems. He graduated from Oakland University with a B.S. in Management and received his Master's degree from S.S. Cyril & Methodius Seminary. Prior to founding HydroCorp, Mr. LaBute successfully founded and ran a water treatment equipment manufacturing company for 12 years.



**Mark L. Martin**, CPA & Chief Financial Officer. Mr. Martin joined HydroCorp in early 2007 and is a seasoned business executive experienced in working with growing small and mid-size companies across a broad range of industries. Mark received a B.S. in Accounting from Michigan State University in 1980 and is also a 10-year board member of Haiti Outreach Mission.



**Glenn Adamus**, COO. A member of the HydroCorp team for the past fourteen years, Glenn has managed various water quality analysis projects related to process water and potable water systems on HydroCorp's behalf, including Stage 2 DBPR, Lead and Copper Rule, water distribution system/quality characterization studies, water main/system disinfections, legionella risk assessment and monitoring, and industry compliance monitoring. He has also performed and managed numerous cross connection control surveys/consulting projects for large industry and public water systems throughout the United States.



**Paul Patterson**, Senior Vice President. Mr. Patterson joined HydroCorp, Inc. in 2004, and is responsible for operational oversight of over 200 Cross-Connection Control Programs throughout Michigan, Delaware, Maryland, Florida, Wisconsin and Virginia. Before joining HydroCorp, Mr. Patterson was a member of the U.S. Air Force, where he assisted in the implementation of a stateside installation Cross-Connection Control Program. Paul is an ASSE Certified Instructor for Backflow Assembly Testing Certification and regularly presents and regional water industry association conferences.



## Staff Bios Continued



**Dave Cardinal**, Vice President, Municipal Division. Dave has over twenty years' experience as a water professional and has a successful record of accomplishments in the cross-connection control industry. Experienced in program development, project management, developing and conducting employee education and training programs, developing and instructing State certified education and training classes, quality assurance, customer service, and client satisfaction. He is responsible for establishing business practices, field operation procedures, and administrative functions related to cross connection control program management. Dave is an ASSE Certified Instructor for multiple ASSE Certifications related to Cross-Connection Control and Backflow Prevention. Dave also has been a speaker at numerous Water Industry Conferences.



**Craig Wolf**, New Cross-Connection Control Program development in the Midwest Region. Since 2009 at HydroCorp, he was responsible for identification of hazards and deficiencies and determining proper recommendations for over 130 municipal client cross-connection control programs in Wisconsin. He also generated inspection reports and protection recommendations for over 3,000 individual facility surveys of cross-connections. Certified by ASSE for Cross-Connection Control Surveying, Craig applies years of field experience to offering solutions for public water systems that are cost effective. In the past 4 years, Craig has been focused on client retention efforts, and developing new Cross Connection Control Programs for Municipal Water Systems around the region.



**Ryan Hensley**, Administrative Account Manager – Municipal Division. As an Administrative Account Manager Ryan Hensley is responsible for providing administrative support to field surveyors, regional managers and division directors with all components associated with managing a comprehensive cross connection control program, in addition to providing highest level of customer service to our municipal clients. Ryan has been a member of the HydroCorp team for over 10 years and is an ASSE 5150 certified Backflow Prevention Program Administrator.

He is an advanced user of the HydroSoft data management program & responsible for providing day to day tech support to the entire staff and external clients. Ryan also assists in the planning, testing & training of HydroSoft for clients and end users.

### Field Inspectors/Surveyors/Technicians

HydroCorp invests continuously in educational training and development of its team members. All of the HydroCorp Field Inspectors assigned to this project are certified in Cross-Connection Control Surveying and Backflow Prevention Program Management through one the following programs:



# PROFESSIONAL SERVICE AGREEMENT

This agreement, made and entered into this May 1<sup>st</sup>, 2024 by and between the Town of Brookfield Sanitary District #4 organized and existing under the laws of the State of Wisconsin, referred to as “Utility”, and HydroCorp™ a Michigan Corporation, referred to as “HydroCorp”.

WHEREAS, the Utility supplies potable water throughout its corporate boundary to property owners; and desires to enter into a professional services contract for cross connection control program inspection, reporting and management services.

WHEREAS, HydroCorp is experienced in and capable of supplying professional inspection of potable water distribution systems and cross connection control program management to the Utility and the Utility desires to engage HydroCorp to act as its independent contractor in its cross connection control program.

WHEREAS, the Utility has the authority under the laws of the State of Wisconsin and its local governing body to enter into this professional services contract.

NOW THEREFORE, in consideration of the mutual agreements herein contained, and subject to the terms and conditions herein stated, the parties agree as follows:

## ARTICLE I. Purpose

During the term of this Agreement, the Utility agrees to engage HydroCorp as an independent contractor to inspect and document its findings on its potable water distribution system in public, commercial and industrial facilities within the community. Each party to this Agreement agrees that it will cooperate in good faith with the other, its agents, and subcontractors to facilitate the performance of the mutual obligations set forth in this Agreement. Both Parties to this Agreement recognize and acknowledge that the information presented to them is complete and accurate, yet due to the inaccessible nature of water piping or due to access constraints within water users’ facilities, complete and accurate data is not always available.

## ARTICLE II. Scope of Services

The scope of services to be provided by HydroCorp under this Agreement will include the inspections/surveys, program administration, answering telephone call inquires, scheduling of inspections, program compliance review, public education materials, preparation of quarterly management reports, and annual cross connection reports with respect to the facilities to the extent specifically set forth in this Article II (hereinafter the “Scope of Services”). Should other reports/services be included within the Scope of Services, the same shall be appended to this Agreement as Exhibit 1.

**2.1 PROGRAM REVIEW/PROGRAM START UP MEETING.** HydroCorp will conduct a Program Startup Meeting for the Cross-Connection Control/Backflow Prevention Program. Items for discussion/review will include the following:

- Review state & local regulations
- Review and/or provide assistance in establishing local Cross-Connection Control Ordinance
- Review/establish wording and timeliness for program notifications including:
  - Inspection Notice
  - Compliance Notice
  - Non-Compliance Notices 1-2, Penalty Notices
- Special Program Notices
- Electronic use of notices/program information
- Obtain updated facility listing, address information and existing program data from Utility
- Prioritize Inspections (City buildings, schools, high hazard facilities, special circumstances.)
- Review/establish procedure for vacant facilities



- Establish facility inspection schedule
- Review/establish procedures and protocol for addressing specific hazards
- Review/establish high hazard, complex facilities and large industrial facility inspection/containment procedures including supplemental information/notification that may be requested from these types of facilities in order to achieve program compliance.
- Review/establish program reporting procedures including electronic reporting tools
- Review/establish educational and public awareness brochures

**2.2 INSPECTIONS.** HydroCorp will perform initial inspections, compliance inspections, and re-inspections at individual industrial, commercial, institutional facilities and miscellaneous water users within the utility served by the public water supply for cross-connections. Inspections will be conducted in accordance with Wisconsin Department of Natural Resources (DNR) Cross Connection Control Rules.

- *Initial Inspection* – the first time a HydroCorp representative inspects a facility for cross connections. Degree of Hazard will be assigned and/or verified during this facility visit. The Degree of Hazard will dictate future re-inspection frequency/schedule of facility, (facility will be either compliant or non-compliant after this inspection).
- *Compliance Inspection* – subsequent visit by a HydroCorp representative to a facility that was non-compliant during the *Initial Inspection* to verify that corrective action was completed and meets the program requirements.
- *Re-Inspection* – Revisit by a HydroCorp representative to a facility that was previously inspected. The re-inspection frequency/schedule is based on the degree of hazard assigned to the facility during the initial inspection (two, six or ten year re-inspection cycle).

**2.3 INSPECTION SCHEDULE.** HydroCorp shall determine and coordinate the inspection schedule. Inspection personnel will check in/out on a daily basis with the Utility’s designated contact person. The initial check in will include a list of inspections scheduled. An exit interview will include a list of inspections completed.

**2.4 PROGRAM DATA.** HydroCorp will generate and document the required program data for the Facility Types listed in the Scope of Services using the HydroCorp Software Data Management Program. Program Data shall remain property of the Utility; however, the HydroCorp Software Data Management program shall remain the property of HydroCorp and can be purchased for an additional fee. Data services will include:

- Prioritize and schedule inspections
- Notify users of inspections, backflow device installation and testing requirements if applicable
- Monitor inspection compliance using the HydroCorp online software management program. (Note: WI Department of Safety & Professional Services (DSPA) manages backflow prevention assembly testing notification and compliance.)
- Maintain program to comply with all DNR regulations

**2.5 MANAGEMENT REPORTS.** HydroCorp will submit comprehensive management reports in electronic, downloadable format on a quarterly & annual basis to the Utility. Reports to include the following information:

- Name, location and date of inspections
- Number of facilities inspected/surveyed
- Number of facilities compliant/non-compliant

**2.6 REVIEW OF CROSS-CONNECTION CONTROL ORDINANCE.** HydroCorp will review or assist in the development of a cross-connection control ordinance. Items for review include:

- Code adoption references, standard operational procedures, program notice documentation, reporting procedures and preference standards.
- Penalties for noncompliance.



- 2.7 VACUUM BREAKERS.** Hydro will provide up to six (6) ASSE approved hose bib vacuum breakers or anti-frost hose bib vacuum breakers per facility as required, in order to place a facility into immediate compliance at the time of inspection if no other cross-connections are identified.
- 2.8 PUBLIC RELATIONS PROGRAM.** HydroCorp will assist the Utility with a community-wide public relations program including general awareness brochures and website cross connection control program content.
- 2.9 SUPPORT.** HydroCorp will provide ongoing support via phone, fax, text, website or email for the contract period.
- 2.10 FACILITY TYPES.** The facility types included in the program are as follows:
- Industrial
  - Institutional
  - Commercial
  - Miscellaneous Water users
  - Multifamily
- Complex Facilities.** Large industrial and high hazard complexes or facilities may require inspection/survey services outside the scope of this Agreement. (HydroCorp typically allows a maximum of up to three (3) hours of inspection time per facility.) An independent cross connection control survey (at the business owner's expense) may be required at these larger/complex facilities and the results submitted to the Utility to help verify program compliance.
- 2.11 INSPECTION TERMS.** HydroCorp will perform **(110) Initial inspections, and up to (138)** total inspections over a **two (2)** year contract period. The total inspections include all initial inspections, compliance and re-inspections. *Vacant facilities that have been provided to HydroCorp, scheduled no show or refusal of onsite inspection will count as an inspection/site visit for purposes of the contract.*
- 2.12 COMPLIANCE WITH DEPARTMENT OF NATURAL RESOURCES ADMINISTRATIVE CODE.** HydroCorp will assist in compliance with DNR and Wisconsin Administrative Code cross connection control program requirements for all commercial, industrial, institutional, multifamily and public authority facilities.
- 2.13 POLICY MANUAL.** HydroCorp will review and/or develop a comprehensive cross connection control policy manual/plan and submit to WI-DNR for approval on behalf of the Utility.
- 2.14 INVENTORY.** HydroCorp shall inventory all accessible (ground level) backflow prevention assemblies and devices. Documentation will include: location, size, make, model and serial number if applicable.
- 2.15 DATA MANAGEMENT.** HydroCorp shall provide data management and program notices for all inspection services throughout the contract period.
- 2.16 ANNUAL YEAR END REVIEW.** HydroCorp will conduct an on-site annual year-end review meeting to discuss overall program status and specific program recommendations.
- 2.17 CROSS CONNECTION CONTROL BROCHURES.** HydroCorp will provide approximately **138** cross-connection control educational brochures for the duration of the Agreement.
- 2.18 INSURANCE.** HydroCorp will provide all required copies of general liability, workers compensation and errors and omissions insurance naming the Utility as an additional insured if required.



### ARTICLE III. Responsibilities of the Utility

- 3.1 UTILITY'S REPRESENTATIVE.** On or before the date services are to commence under this Agreement, the Utility shall designate an authorized representative ("Authorized Representative") to administer this Agreement.
- 3.2 COMPLIANCE WITH LAWS.** The Utility, with the technical and professional assistance of HydroCorp, shall comply with all applicable local, state, and federal laws, codes, ordinances, and regulations as they pertain to the water inspection and testing, and shall pay for any capital improvements needed to bring the water treatment and delivery system into compliance with the aforementioned laws.
- 3.3 NOTICE OF LITIGATION.** In the event that the Utility or HydroCorp has or receives notice of or undertakes the prosecution of any actions, claims, suits, administrative proceedings, investigations or other proceedings in connection with this Agreement, the party receiving such notice or undertaking of such prosecution shall give the other party timely notice of such proceedings and will inform the other party in advance of all hearings regarding such proceedings
- 3.4 FACILITY LISTING.** The Utility must provide HydroCorp a complete list of facilities to be inspected, including facility name, type of service connection, address, contact person, and phone number, (if available). *Electronic file format such as Microsoft Excel, etc. is required. An additional one-time fee to manually enter facility listing will be charged at the rate of \$80.00 per hour. Incorrect facility addresses will be returned to the Utility contact and corrected address will be requested.*
- 3.5 LETTERHEAD/LOGO.** The Utility will provide HydroCorp with an electronic file copy of the utility logo or utility letterhead and all envelopes for the mailing of all official program correspondence only. (300 dpi in either .eps, or other high quality image format for printing.)

### ARTICLE IV. Term, Compensation and Changes in Scope of Services

- 4.1 TERM AND TERMINATION TERM.** Services by HydroCorp under this Agreement shall commence on **May 1<sup>st</sup>, 2024** and end **two (2) years** from such date, unless this Agreement is renewed or terminated as provided herein. The terms of this Agreement shall be valid only upon the execution of this Agreement within ninety (90) days of its receipt. *Failure to execute this Agreement within (120) days shall deem the proposed terms void.*
- 4.1 RENEWAL.** Upon the expiration of this two-year agreement, unless either party provides written notice of termination not less than 60 days prior to the expiration of the initial term (or any such renewal term) this agreement will automatically renew in (1) year term increments. Inflationary adjustments to each renewal term will be equal to the cumulative Consumer Price Index as measured in the Utilities local/regional area at the time of renewal, or 4% whichever is greater.
- 4.2 TERMINATION.** The Utility or HydroCorp may terminate this Agreement at any time and on any date in the initial and renewal terms of this Agreement, with or without any cause, by giving written notice of such intent to terminate to the other party at least thirty (30) days prior to the effective date of termination. Notice of the intent to terminate shall be given in writing by personal service, by an authorized agent, or by certified mail, return receipt requested. The Utility shall pay the balance of any outstanding accounts for work performed by HydroCorp.
- 4.3 BASE COMPENSATION.** From the Beginning thirty (30) days after execution of this Agreement, the Utility shall pay HydroCorp as compensation ("Base Compensation") for labor, equipment, material, supplies, and utilities provided and the services performed pursuant to this Agreement, the sum of **\$973.00** per month, **\$11,676.00** annually for a **two (2)** year contract period totaling **\$23,352.00**.
- 4.4 PAYMENT OF INVOICES.** Upon presentation of invoices by HydroCorp, all payments including base and other compensation shall be due and payable on the first day of each month (due date) after the month for which services have been rendered. All such payments shall be made no later than thirty (30) days after the due date.



Failure to pay shall be deemed a default under this Agreement. For any payment to HydroCorp which is not made within thirty (30) calendar days after the due date, HydroCorp, shall receive interest at one and one-half (1½) percent per month on the unpaid balance.

- 4.5 CHANGES IN SCOPE OF SERVICES.** In the event that the Utility requests and HydroCorp consents to perform additional work or services involving the consulting, management, operation, maintenance, and repair of the Utility's water delivery system where such services or work exceeds or changes the Scope of Services contemplated under this Agreement, HydroCorp shall be provided additional compensation. Within thirty (30) calendar days from the date of notice of such additional work or services, the parties shall mutually agree upon an equitable sum for additional compensation. This amount shall be added to the monthly sum effective at the time of change in scope. Changes in the Scope of Service include, but are not limited to, requests for additional service by the Utility or additional costs incurred in meeting new or changed government regulations or reporting requirements.
- 4.6 CLIENT CONFIDENTIALITY.** Disclosure of all communications between HydroCorp and the Utility regarding business practices and other methods and forms of doing business is subject to the provisions of Wisconsin Public Records Law, Chapter 19, Wis. Stats. HydroCorp agrees to make available for inspection and copying all records (as defined in sec. 19.32 (2), Wis. Stats.) in its possession created, produced, collected or otherwise related to this Agreement to the same extent as if the records were maintained by the Utility. HydroCorp expressly acknowledges and agrees that its obligations concerning Public Records Law and compliance under this Agreement should not be limited by copyright, license, privacy and/or confidentiality except as authorized under the Public Records Law.
- 4.7 ACCESSIBILITY.** Backflow prevention device information will be completed in full only when the identifying information (i.e. data plate, brass tag, etc.) is accessible and visible from ground level or from a fixed platform/mezzanine.
- 4.8 CONFINED SPACES.** – HydroCorp personnel will not enter confined spaces.

**ARTICLE V. Risk Management and General Provisions**

- 5.1 INFORMATION.** Both Parties to this Agreement recognize and acknowledge that the information presented to them is complete to the best of their knowledge, yet due to the inaccessible nature of water piping or lack of access provided by property owner/water user, complete accurate data is not always available. Cross-connection control inspection and results are documented as of a specific date. The property owner and/or water user may make modifications to the potable water system after the inspection date that may impact compliance with the program.
- 5.2 LIMITATION OF LIABILITY.** HydroCorp's liability to the Utility for any loss, damage, claim, or expense of any kind or nature caused directly or indirectly by the performance or non-performance of obligations pursuant to this Agreement shall be limited to general money damages in an amount not to exceed or within the limits of the insurance coverage provided hereunder. HydroCorp shall in no event be liable for indirect or consequential damages, including but not limited to, loss of profits, loss of revenue, or loss of facilities, based upon contract, negligence, or any other cause of action.
- 5.3 HYDROCORP INSURANCE.** HydroCorp currently maintains the following insurance coverage's and limits:

	Occurrence	Aggregate
Comprehensive General Liability	\$1 Million	\$2 Million
Excess Umbrella Liability	\$5 Million	\$5 Million
Automobile Liability (Combined Single Limit)	\$1 Million	
Worker's Compensation/ Employer's Liability	\$1 Million	
Errors and Omissions	\$2 Million	\$2 Million

Within thirty (30) calendar days of the start of the project, HydroCorp shall furnish the Utility with



satisfactory proof of such insurance, and each policy will require a 30-day notice of cancellation to be given to the Utility while this Agreement is in effect. The Utility shall be named as an additional insured according to its interest under the general liability policy during the term of this Agreement.

- 5.4 UTILITY INSURANCE.** The Utility will maintain liability insurance on an all risk basis and including extended coverage for matters set forth in this Agreement.
- 5.5 RELATIONSHIP.** The relationship of HydroCorp to the Utility is that of independent contractor and not one of employment. None of the employees or agents of HydroCorp shall be considered employees of the Utility. For the purposes of all state, local, and federal laws and regulations, the Utility shall exercise primary management, and operational and financial decision-making authority.
- 5.6 ENTIRE AGREEMENT AMENDMENTS.** This Agreement contains the entire Agreement between the Utility and HydroCorp, and supersedes all prior or contemporaneous communications, representations, understandings, or agreements. This Agreement may be modified only by a written amendment signed by both parties.
- 5.7 HEADINGS, ATTACHMENTS, AND EXHIBITS.** The heading contained in this Agreement is for reference only and shall not in any way affect the meaning or interpretation of this Agreement. The Attachments and Exhibits to this Agreement shall be construed as integral parts of this Agreement.
- 5.8 WAIVER.** The failure on the part of either party to enforce its rights as to any provision of this Agreement shall not be construed as a waiver of its rights to enforce such provisions in the future.
- 5.9 ASSIGNMENT.** This Agreement shall not be assigned by either party without the prior written consent of the other unless such assignment shall be to the affiliate or successor of either party.
- 5.10 FORCE MAJEURE.** A party's performance under this Agreement shall be excused if, and to the extent that, the party is unable to perform because of actions due to causes beyond its reasonable control such as, but not limited to, Acts of God, the acts of civil or military authority, loss of potable water sources, water system contamination, floods, quarantine restrictions, riot, strikes, commercial impossibility, fires, explosions, bombing, and all such interruptions of business, casualties, events, or circumstances reasonably beyond the control of the party obligated to perform, whether such other causes are related or unrelated, similar or dissimilar, to any of the foregoing. In the event of any such force majeure, the party unable to perform shall promptly notify the other party of the existence of such force majeure and shall be required to resume performance of its obligations under this Agreement upon the termination of the aforementioned force majeure.
- 5.11 AUTHORITY TO CONTRACT.** Each party warrants and represents that it has authority to enter into this Agreement and to perform the obligations, including any payment obligations, under this Agreement.
- 5.12 GOVERNING LAW AND VENUE.** This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin, regardless of the fact that any of the parties hereto may be or may become a resident of a different state or jurisdiction. Any suit or action arising shall be filed in a court of competent jurisdiction within the State of Wisconsin, venue by the presiding County. The parties hereby consent to the personal jurisdiction of said court within the State of Wisconsin
- 5.13 COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall be deemed to be one and the same instrument.
- 5.14 NOTICES.** All notices, requests, demands, payments and other communications which are required or may be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally or sent by nationally recognized overnight carrier, or mailed by certified mail, postage prepaid, return receipt requested, as follows:



If to HydroCorp:

HydroCorp  
c/o Paul Patterson  
5700 Crooks Road, Ste. 100  
Troy, MI 48337  
(248)250-5022

If to Utility:

Town of Brookfield Sanitary District #4  
645 N Janacek Rd.  
Brookfield, WI 53045

- 5.15 SEVERABILITY.** Should any part of this Agreement for any reason, be declared invalid or void, such declaration will not affect the remaining portion, which will remain in full force and effect as if the Agreement has been executed with the invalid portion eliminated.

**SIGNATURES**

IN WITNESS WHEREOF, the parties have duly executed this Agreement effective as of the date first above written.

**TOWN OF BROOKFIELD SANITARY DISTRICT #4**

\_\_\_\_\_  
By:  
Title:

**HydroCorp**

\_\_\_\_\_  
By: Paul Patterson



---

# Appendix

## Specific Qualifications & Experience

**HydroCorp™** is a professional service organization that specializes in Cross Connection Control Programs. Cross Connection Control Program Management & Training is the main core and focus of our business. We are committed to providing water utilities and local communities with a cost effective and professionally managed cross connection control program in order to assist in protecting the public water supply.

- HydroCorp conducts over 30,000 Cross Connection Control Inspections **annually**.
- HydroCorp tracks and manages over 35,000+ backflow prevention assemblies for our Municipal client base.
- Our highly trained staff works in an efficient manner in order to achieve maximum productivity and keep program costs affordable. We have a detailed **system** and **process** that each of our field inspectors follow in order to meet productivity and quality assurance goals.
- Our municipal inspection team is committed to providing outstanding customer service to the water users in each of the communities we serve. We teach and train customer service skills in addition to the technical skills since our team members act as representatives of the community that we service.
- Our municipal inspection team has attended training classes and received certification from the following recognized Cross Connection Control Programs: UF TREEO, UW-Madison, and USC – Foundation for Cross Connection Control and Hydraulic Research, American Backflow Prevention Association (ABPA), American Society for Sanitary Engineering (ASSE). HydroCorp recognizes the importance of Professional Development and Learning. We invest heavily in internal and external training with our team members to ensure that each Field Service and Administrative team member has the skills and abilities to meet the needs of our clients.
- We have a trained administrative staff to handle client needs, water user questions and answer telephone calls in a professional, timely and courtesy manner. Our administrative staff can answer most technical calls related to the cross connection control program and have attended basic cross connection control training classes.
- HydroCorp currently serves over 200 communities in Michigan, Wisconsin, Maryland, Delaware, Virginia & Florida. We still have our first customer!
- HydroCorp and its' staff are active members in many water industry associations including: National Rural Water Association, State Rural Water Associations, National AWWA, State AWWA Groups, HydroCorp is committed to assisting these organizations by providing training classes, seminars and assistance in the area of Cross Connection Control.
- Several Fortune 500 companies have relied on HydroCorp to provide Cross Connection Control Surveys, Program Management & Reporting to assist in meeting state/local regulations as well as internal company guidelines.





**TOWN OF BROOKFIELD  
PLANNING COMMISSION RECOMMENDATIONS  
MARCH 26, 2024**

Town Chairman Keith Henderson called the meeting to order at 7:02pm on Tuesday, March 26, 2024, at the Town of Brookfield Town Hall, 645 North Janacek Road, Brookfield, Wisconsin. Also present at the meeting was Supervisor Ryan Stanelle; Commissioners Len Smeltzer and Gordon Gaeth; and Town Planner Bryce Hembrook. Commissioners William Neville, Jeremy Watson, and Kevin Riordan were absent and excused.

**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**

Commissioner Stanelle moved to **recommend conceptual approval** for a new warehouse building for the property located at 21675 Doral Road.

The motion was seconded by Commissioner Gaeth. The motion carried.

**SCOTT BENICE (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)**

Commissioner Smeltzer moved to **recommend conceptual 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). **Preliminary and final approvals were not granted at this time.**

The motion was seconded by Commissioner Gaeth. The motion carried.



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: 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

Engineers | Architects | Planners | Scientists

**Short Elliott Hendrickson Inc.**, 501 Maple Avenue, Delafield, WI 53018-9351  
SEH is 100% employee-owned | [sehinc.com](http://sehinc.com) | 262.646.6855 | 888.908.8166 fax

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.

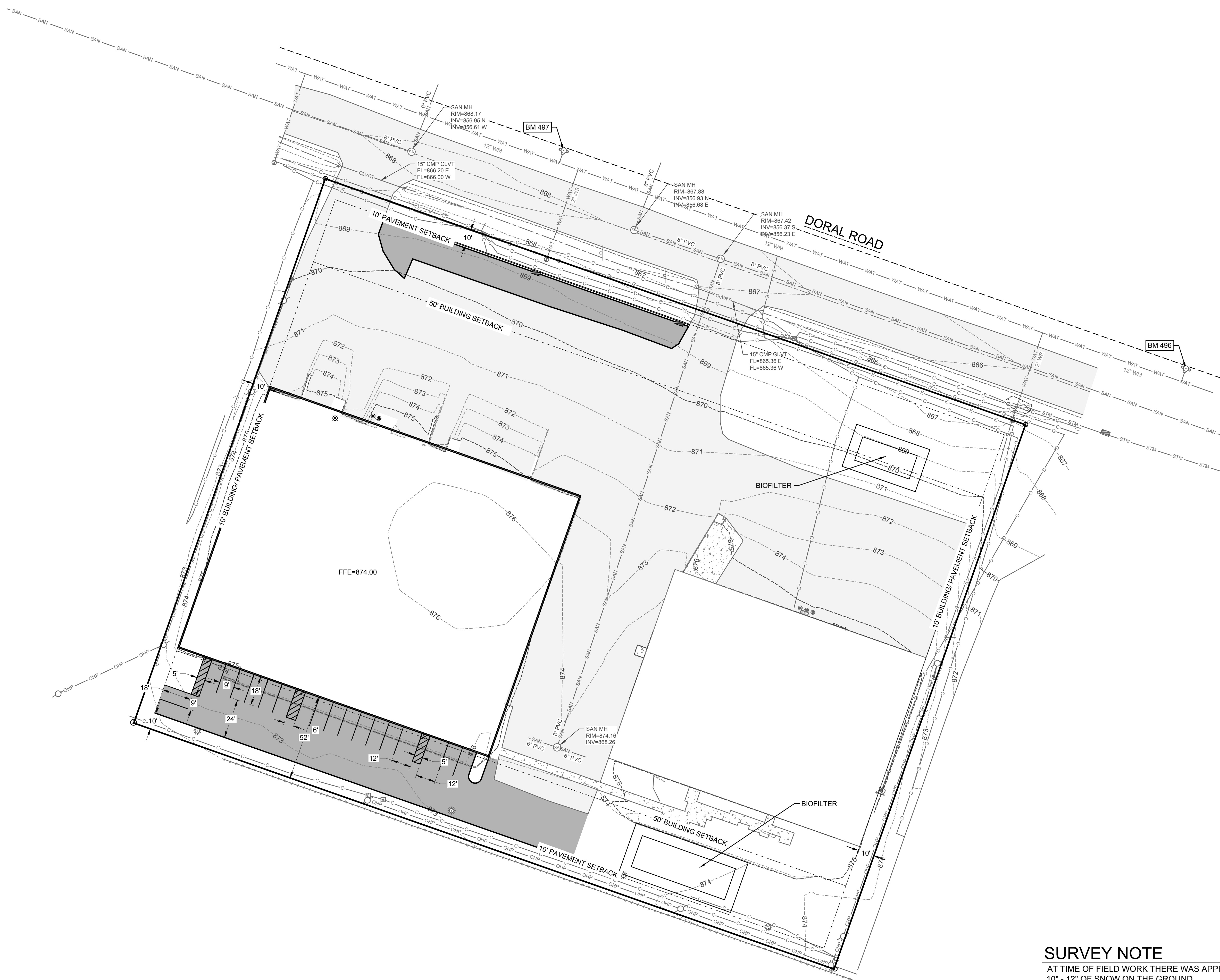
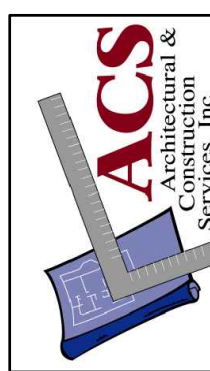
The development review team is currently reviewing and feedback may be provided at the time of the meeting.

### **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.

# PRELIMINARY SITE PLAN

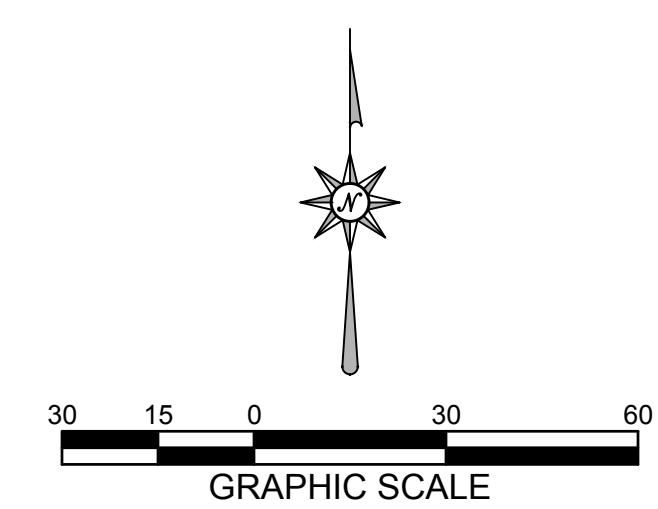
Benchmarks		
Label	Elevation	Description
BM 496	866.74	HYDRANT FLAG BOLT
BM 497	870.25	HYDRANT FLAG BOLT

327 RANDOLPH DR. STE #C1  
APPLETON, WI 54913  
TELE: 920-707-4226 FAX: 920-240-8072

**ADDITION AND ALTERATIONS FOR,  
21675 DORAL ROAD  
TOWN OF BROOKFIELD, WISCONSIN**

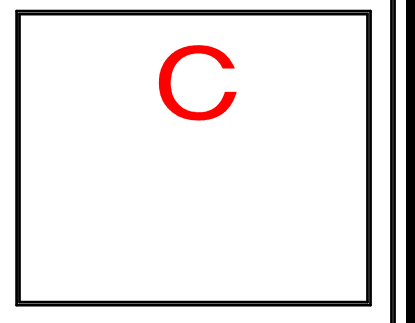
DATE: JANUARY 31, 2024  
ARCH: J. EHRFURTH  
D. BY: RPH  
JOB: 23-003  
REV: ----

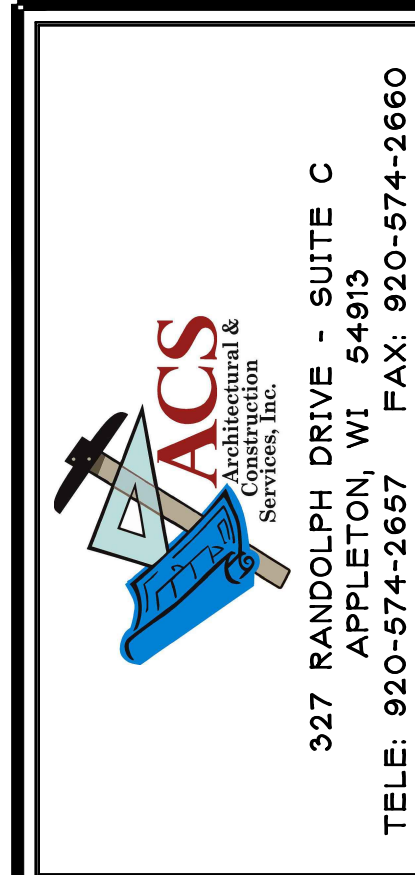
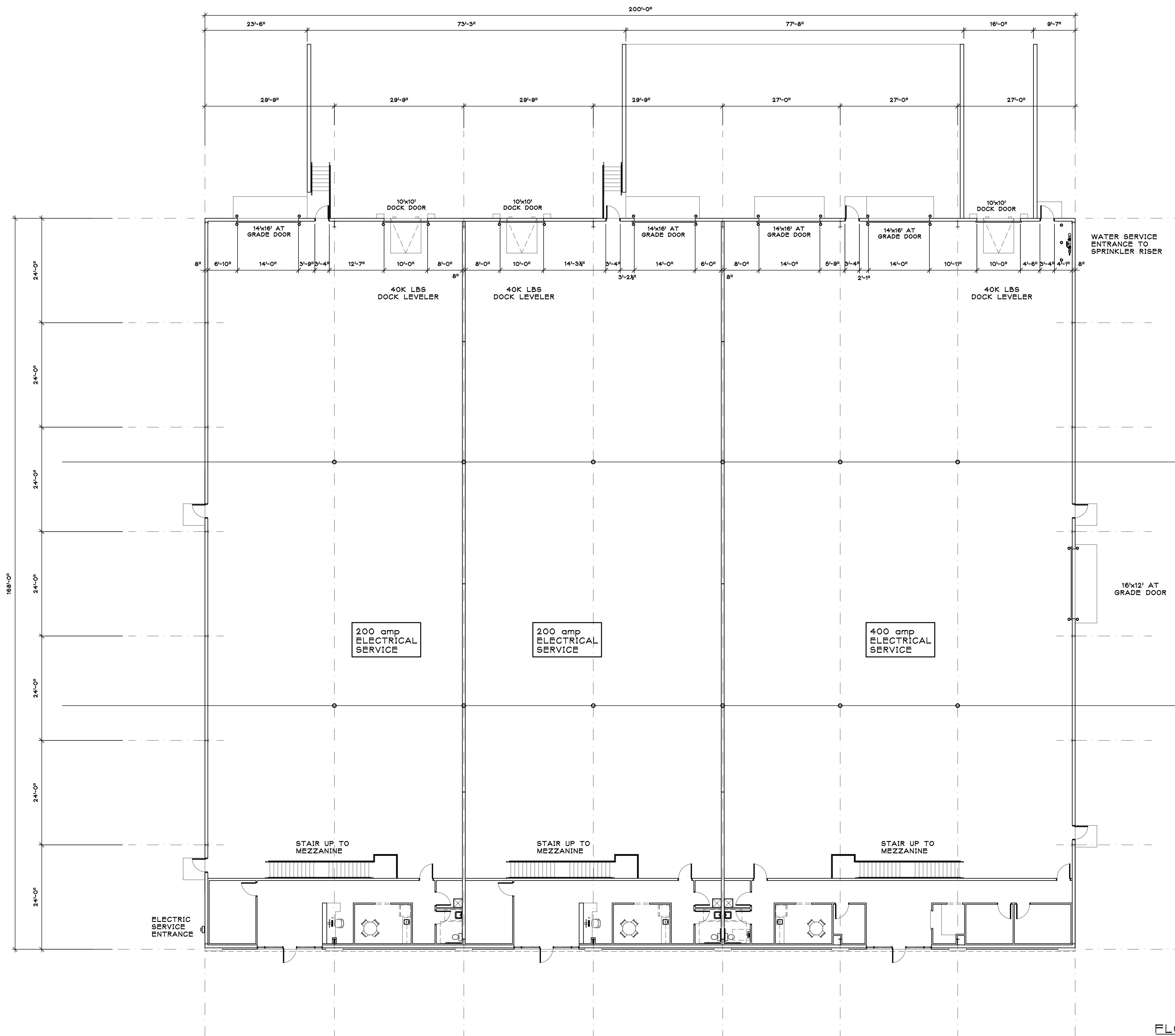


**SURVEY NOTE**  
AT TIME OF FIELD WORK THERE WAS APPROXIMATELY  
10" - 12" OF SNOW ON THE GROUND

**MACH IV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL

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





327 RANDOLPH DRIVE - SUITE C  
 APPLETON, WI 54913  
 TELE: 920-574-2657 FAX: 920-574-2660

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

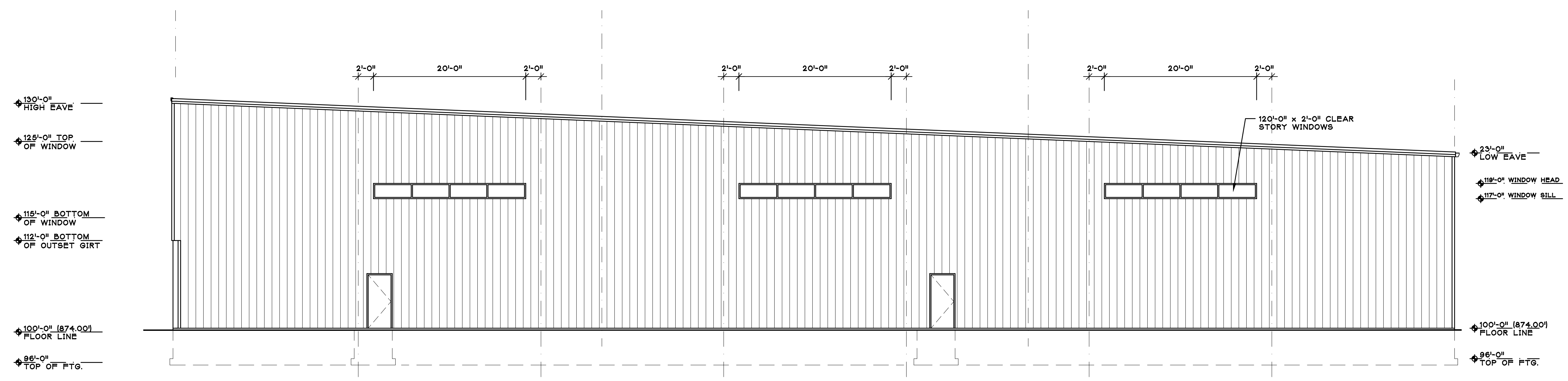
DATE: DEC. 4, 2023  
 ARCH. K. SPERL  
 D. BY: \_\_\_\_\_  
 JOB: \_\_\_\_\_  
 REV. \_\_\_\_\_

**A**  
**1.0**

FLOOR PLAN  
 SCALE: 3/32"=1'-0"



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

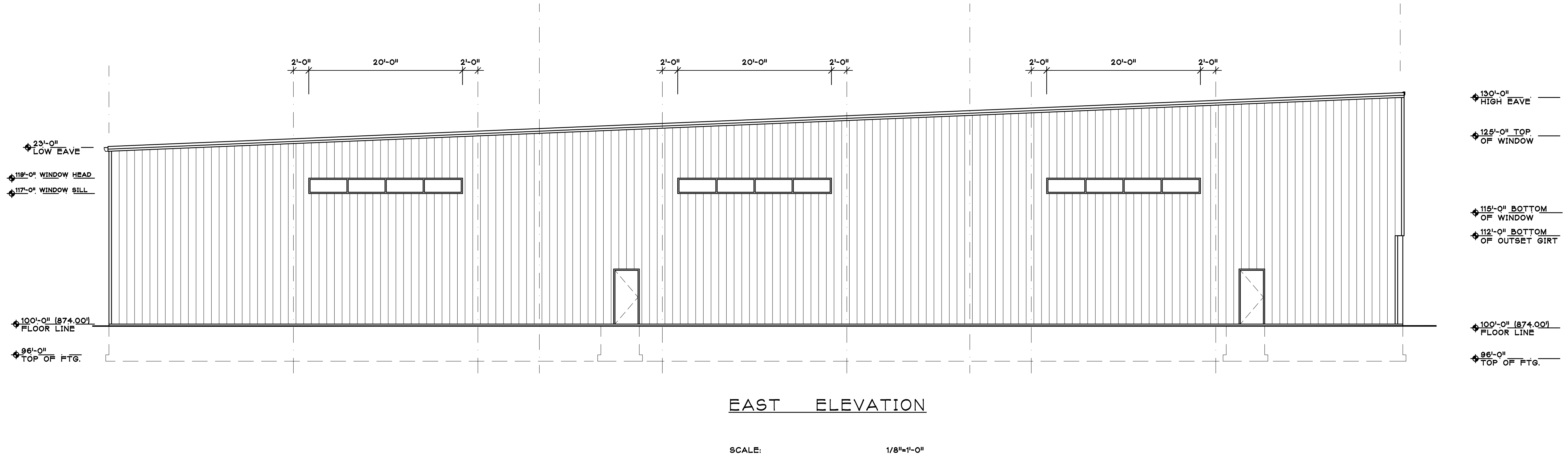
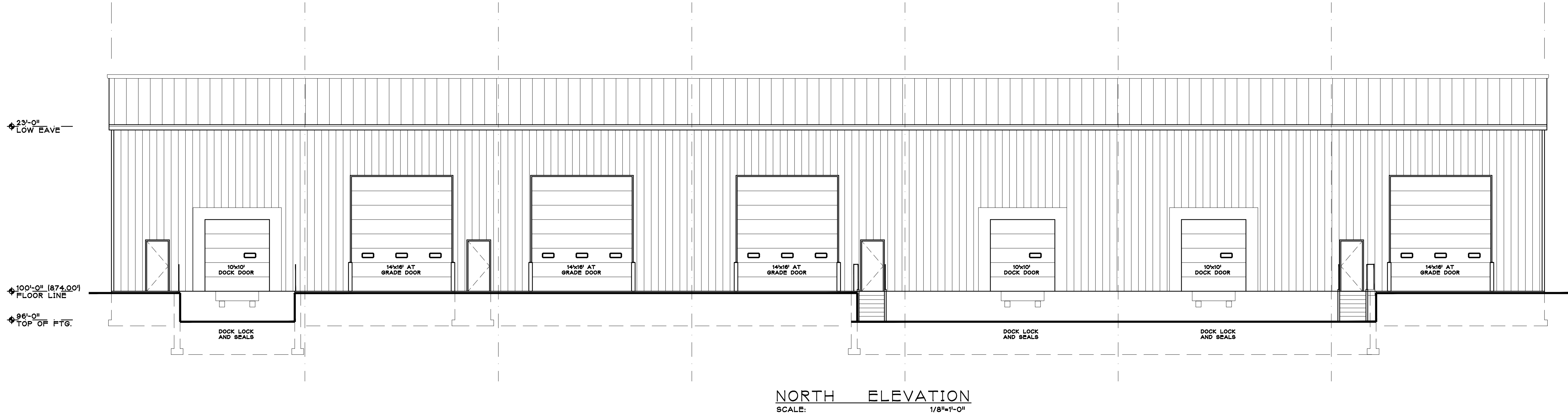


**WEST ELEVATION**  
 SCALE: 1/8"=1'-0"

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

DATE: DEC. 4, 2023  
 ARCH. K. SPERL  
 D. BY: \_\_\_\_\_  
 JOB: \_\_\_\_\_  
 REV. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**A**  
**2.1**





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: 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

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351  
SEH is 100% employee-owned | [sehinc.com](http://sehinc.com) | 262.646.6855 | 888.908.8166 fax



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.

JB 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

All Rights Reserved

OWNERSHIP OF DOCUMENTS  
This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of The Custom House LLC, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of The Custom House LLC.

COPYRIGHT 2020

Sheet Contents

TITLE SHEET  
CODE INFORMATION  
LOCATION PLAN  
DEVELOPMENT PLAN

Issued For: Prelim 1 Date: 10 Dec, 2020

75% Set 19 Feb, 2021  
85% Set 19 Feb, 2021  
For Construction 19 March, 2021  
Rev 1 23 April, 2021  
Rev 2 29 May, 2021  
Rev 3 27 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

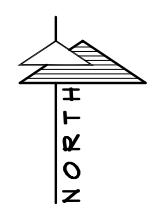


### DRAWING INDEX :

ARCHITECTURAL:		INTERIOR DECORATING	
T 1.0	TITLE SHEET	ID 100	COVER SHEET
A 1.0	BASEMENT PLANS	ID 101	MATERIAL LEGEND - SCHEME A
A 1.1	FLOOR PLANS	ID 102	MATERIAL LEGEND - SCHEME B
A 1.2	ROOF PLAN	ID 200	FINISH PLAN - BASEMENT
A 2.0	ELEVATIONS	ID 201	FINISH PLAN - FIRST FLOOR
A 3.0	WALL SECTIONS	ID 202	FINISH PLAN - SECOND FLOOR
A 3.1	UNIT A SECTIONS	ID 300	DECORATIVE ELEVATIONS
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		

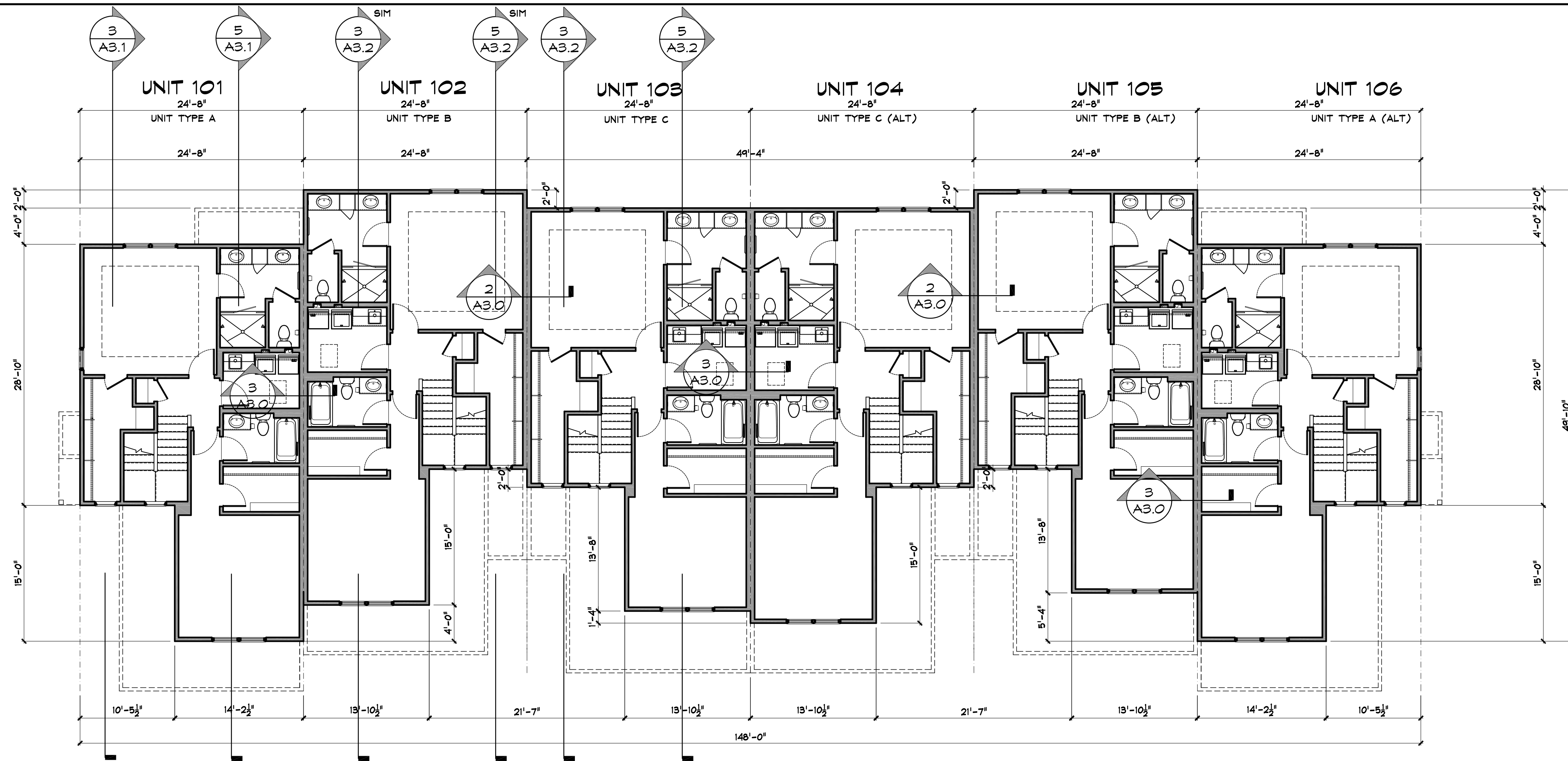
### CODE INFORMATION :

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



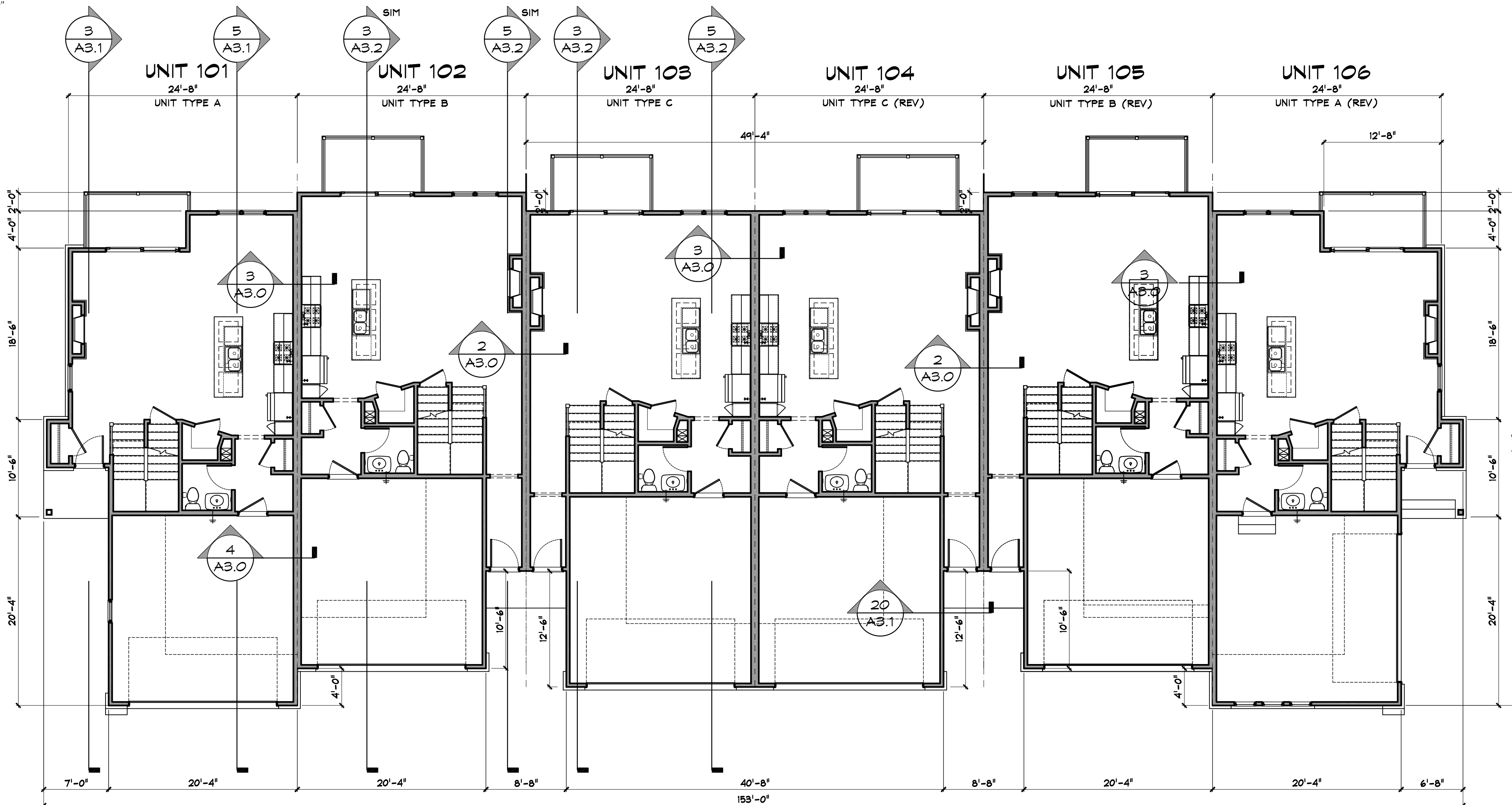
5 SITE DEVELOPMENT PLAN

1" = 60'-0"



14 SECOND FLOOR PLAN

1/8" = 1'-0"



4 FIRST FLOOR PLAN

1/8" = 1'-0"

# THE CUSTOM HOUSE LLC

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

All Rights Reserved

OWNERSHIP OF DOCUMENTS  
This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of The Custom House LLC, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of The Custom House LLC.

COPYRIGHT 2020

Sheet Contents  
FLOOR PLANS

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	19 Feb, 2021

For Construction	19 March, 2021
Rev 1	23 April, 2021
Rev 2	29 May, 2021
Rev 3	27 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

# 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

All Rights Reserved

### OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of The Custom House LLC, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of The Custom House LLC.

COPYRIGHT 2020

### Sheet Contents

ROOF PLAN  
...

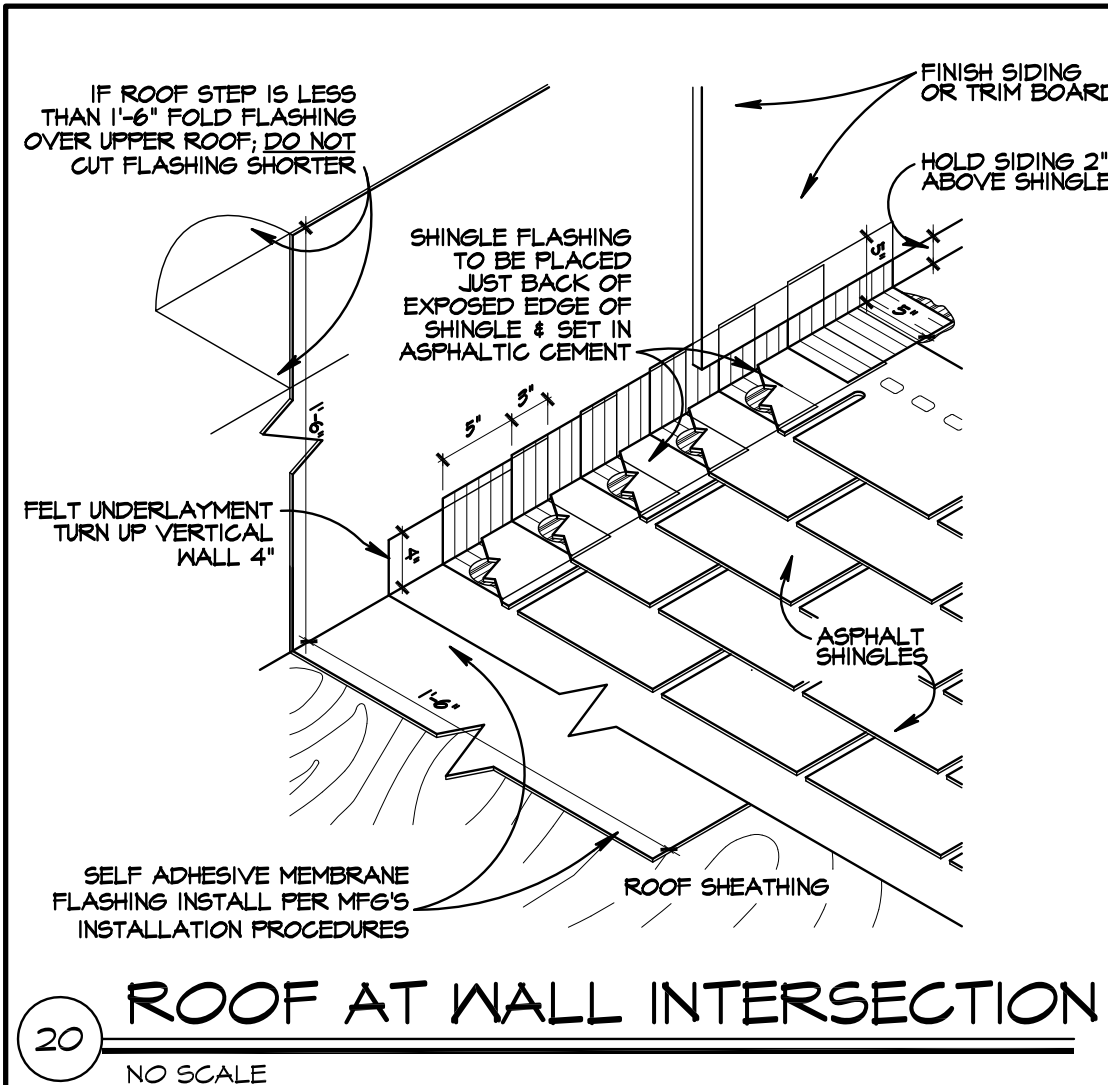
Issued For:	Date:
Prelim 1	10 Dec, 2020
Prelim 2	21 Dec, 2020
Prelim 4	13 Jan, 2021
Prelim 5	14 Jan, 2021
Prelim 6	27 Jan, 2021
Prelim 7	01 Feb, 2021
Prelim 8	14 Feb, 2021
75% Set	19 Feb, 2021
85% Set	19 Feb, 2021
For Construction	19 March, 2021
Rev 1	23 April, 2021
Rev 2	29 May, 2021
Rev 3	27 Nov, 2023
Bld Set	06 Dec, 2023

Drawn By: **DS**  
Checked By: **DS**

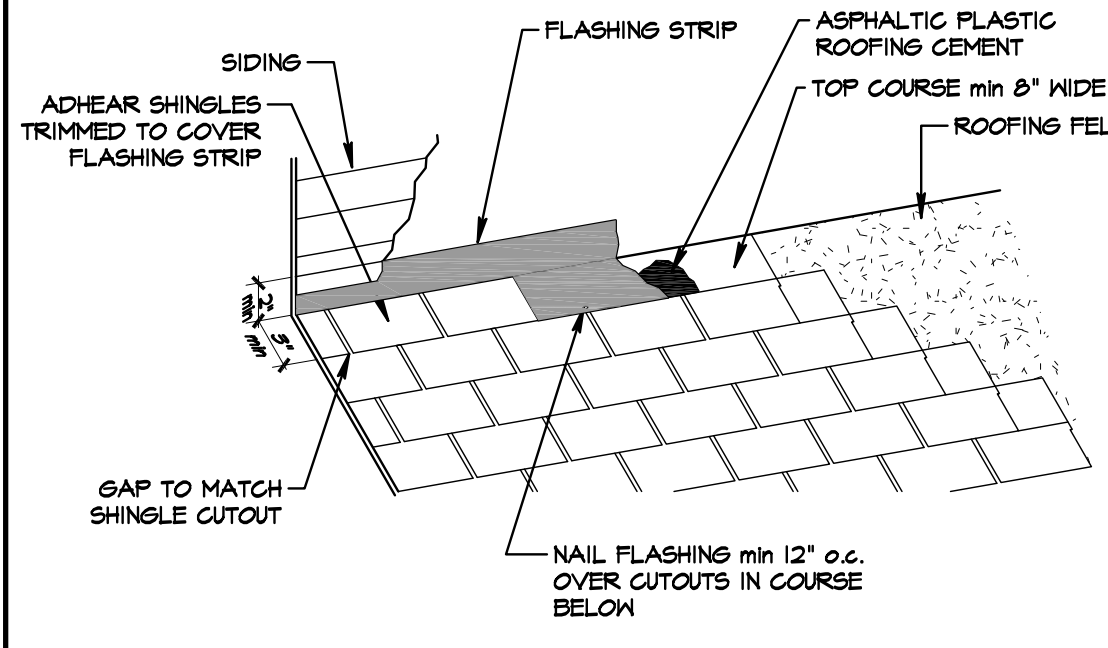
Date: 04 Dec, 2020  
Job Number: 20,044

Sheet Number

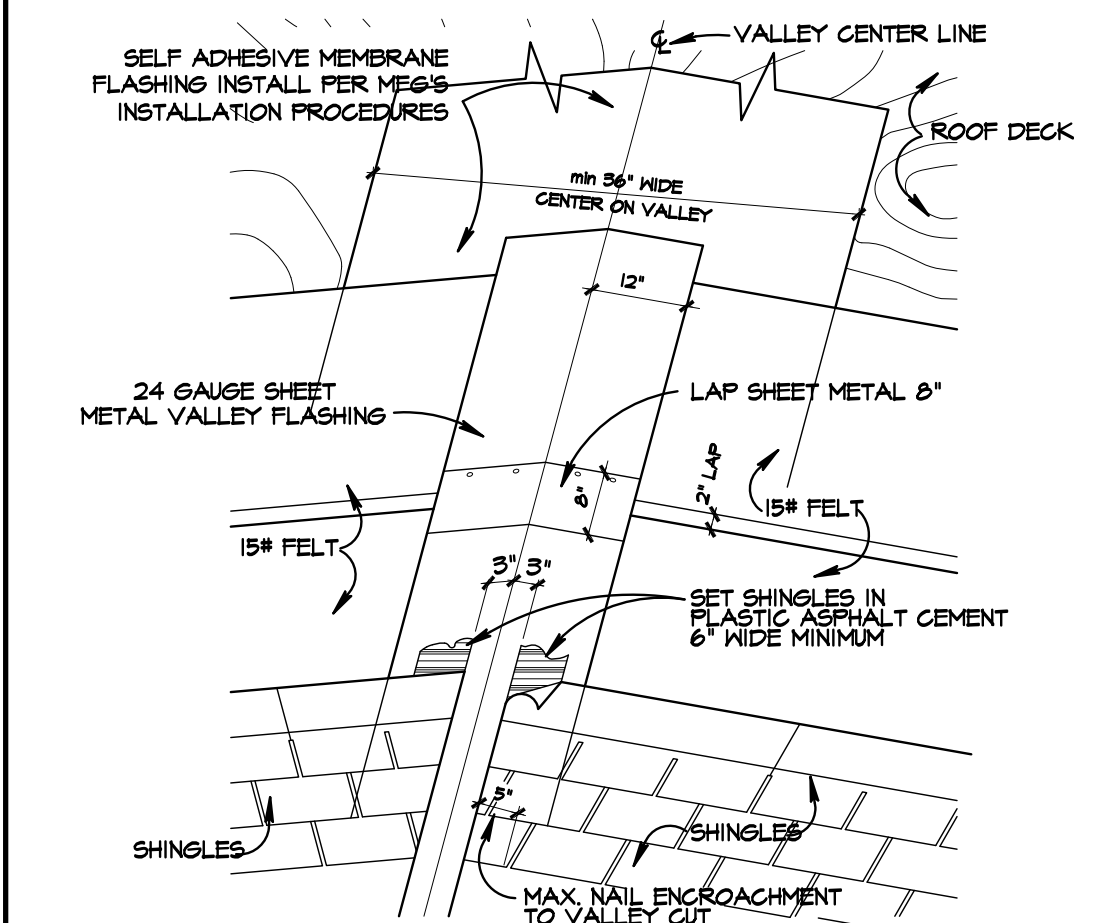
# A 1.2



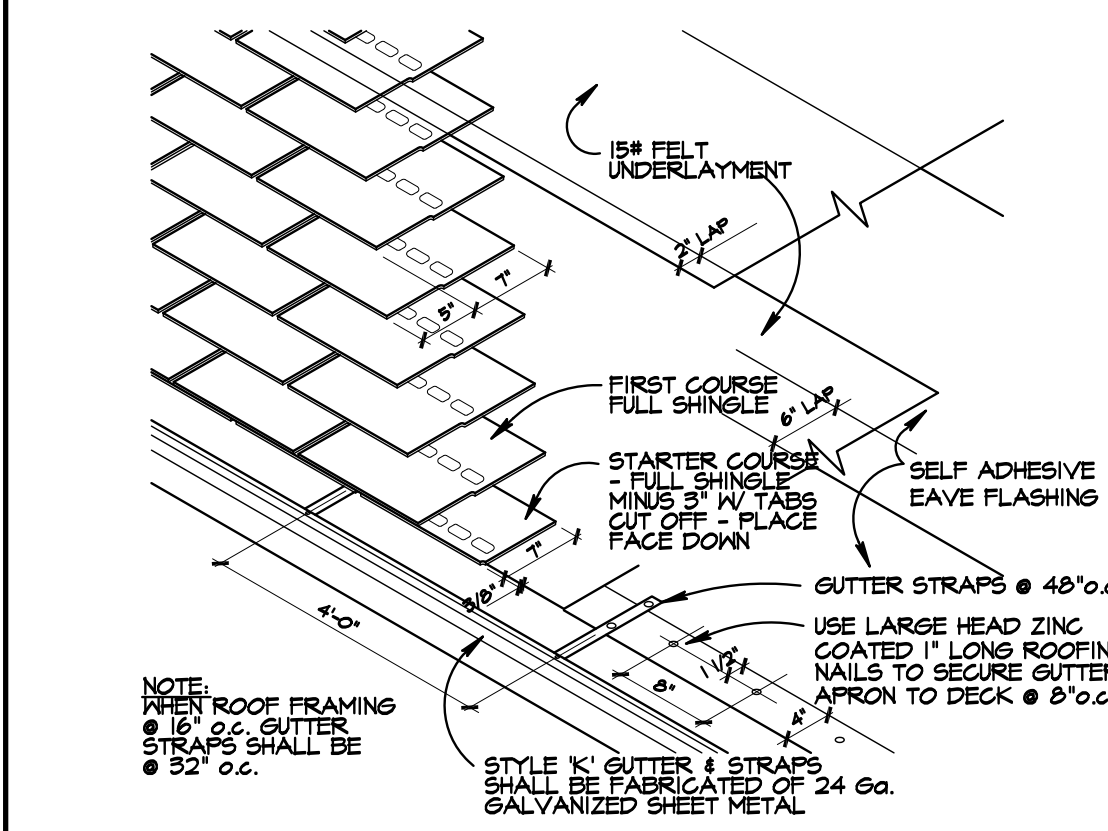
20 ROOF AT WALL INTERSECTION  
NO SCALE



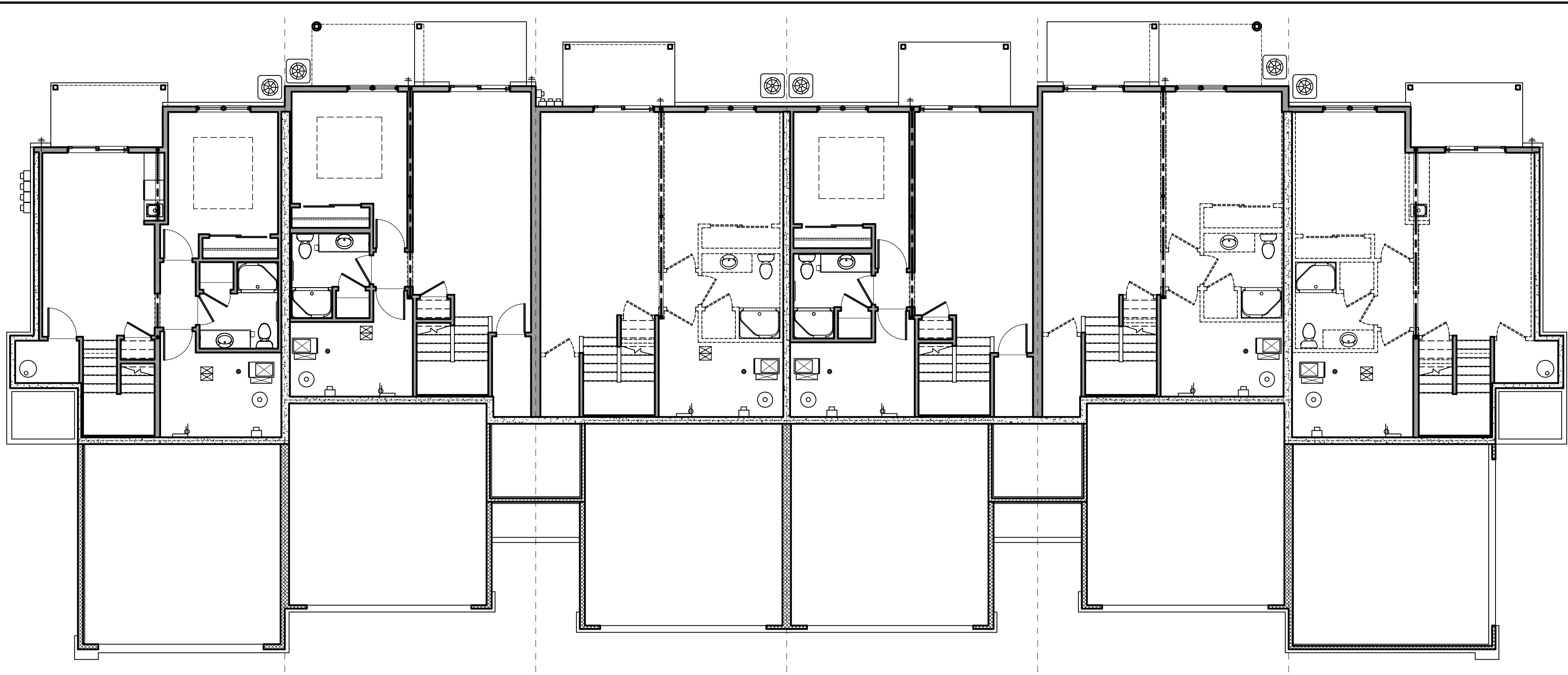
15 FLASHING AT VERTICAL WALL  
NO SCALE



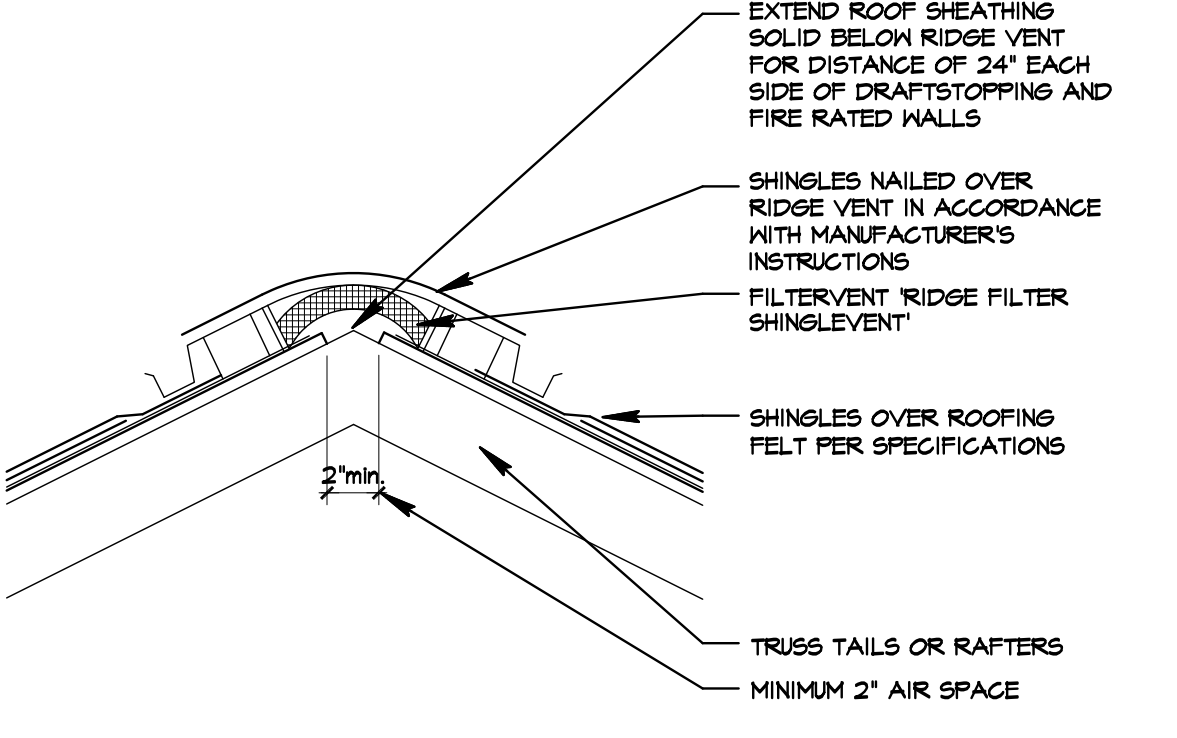
10 VALLEY FLASHING DETAIL  
NO SCALE



2 EAVE FLASHING DETAIL  
NO SCALE



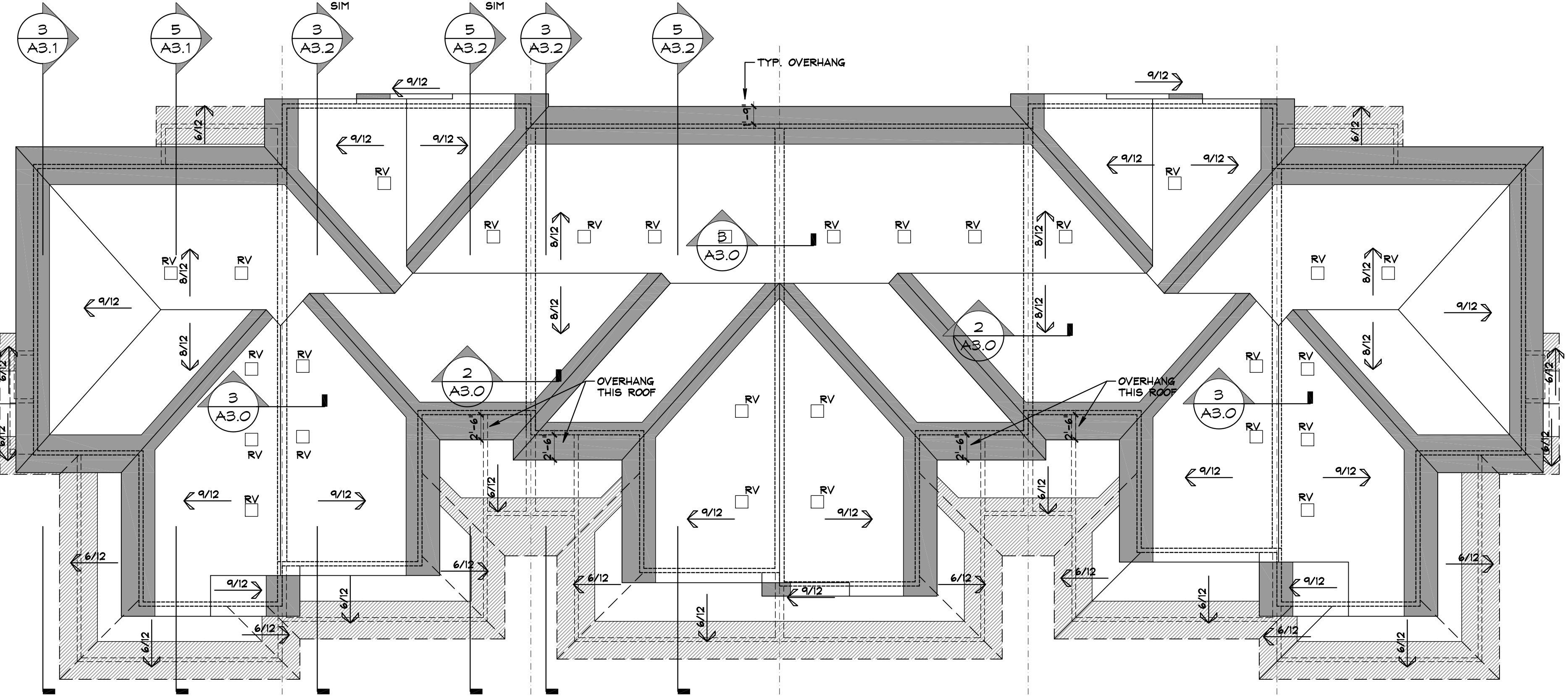
14 OVERALL BASEMENT PLAN  
1/8" = 1'-0"



9 RIDGE VENT  
1 1/2" = 1'-0"

### PLAN KEY

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



4 ROOF PLAN  
1/8" = 1'-0"

# 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

All Rights Reserved

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of The Custom House LLC, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of The Custom House LLC.

COPYRIGHT 2020

Sheet Contents

ELEVATIONS

Issued For: \_\_\_\_\_ Date: \_\_\_\_\_

Prelim 5	14 Jan. 2021
Prelim 6	27 Jan. 2021
Prelim 7	01 Feb. 2021
Prelim 8	14 Feb. 2021
75% Set	19 Feb. 2021
85% Set	19 Feb. 2021
For Construction	19 March. 2021
Rev 1	29 April. 2021
Rev 2	29 May. 2021
Rev 3	27 Nov. 2023
Bld Set	06 Dec. 2023

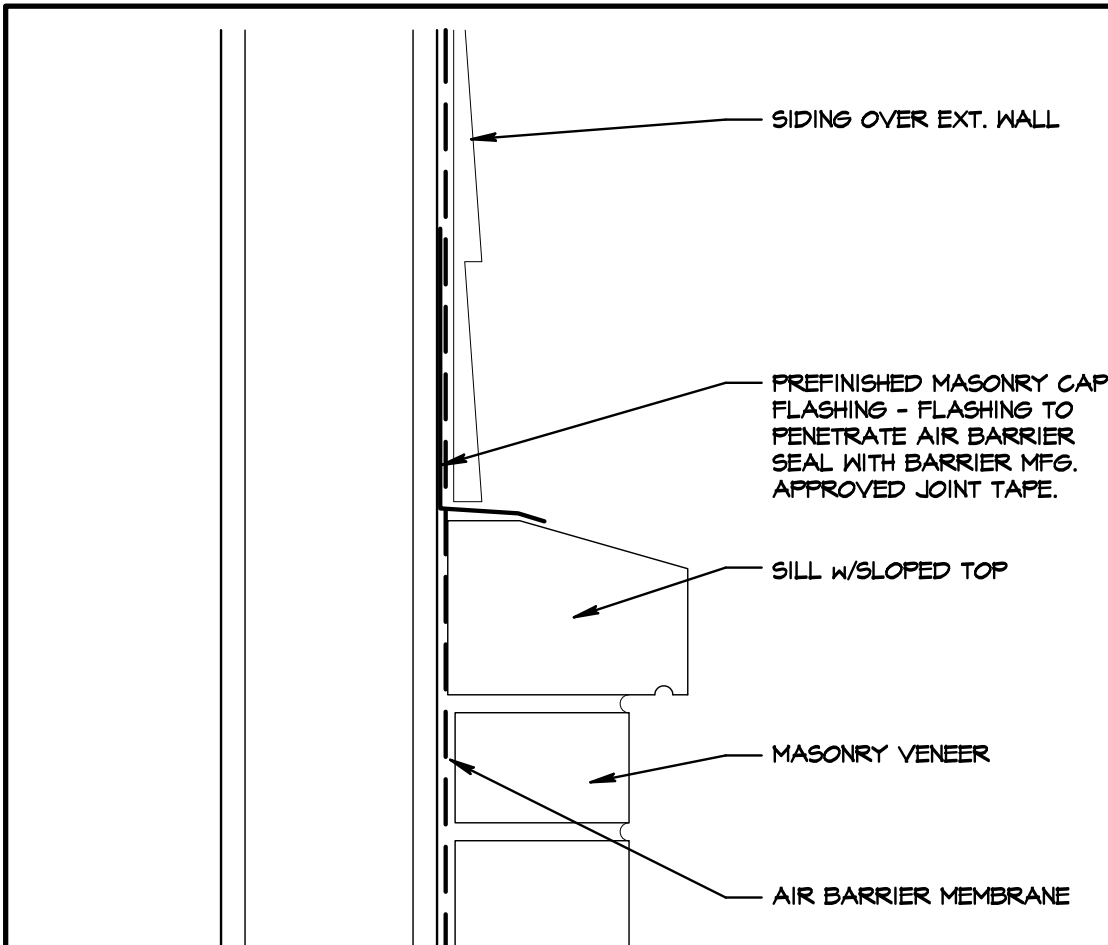
Drawn By: **DG**  
Checked By: **DG**

Date: 04 Dec. 2020

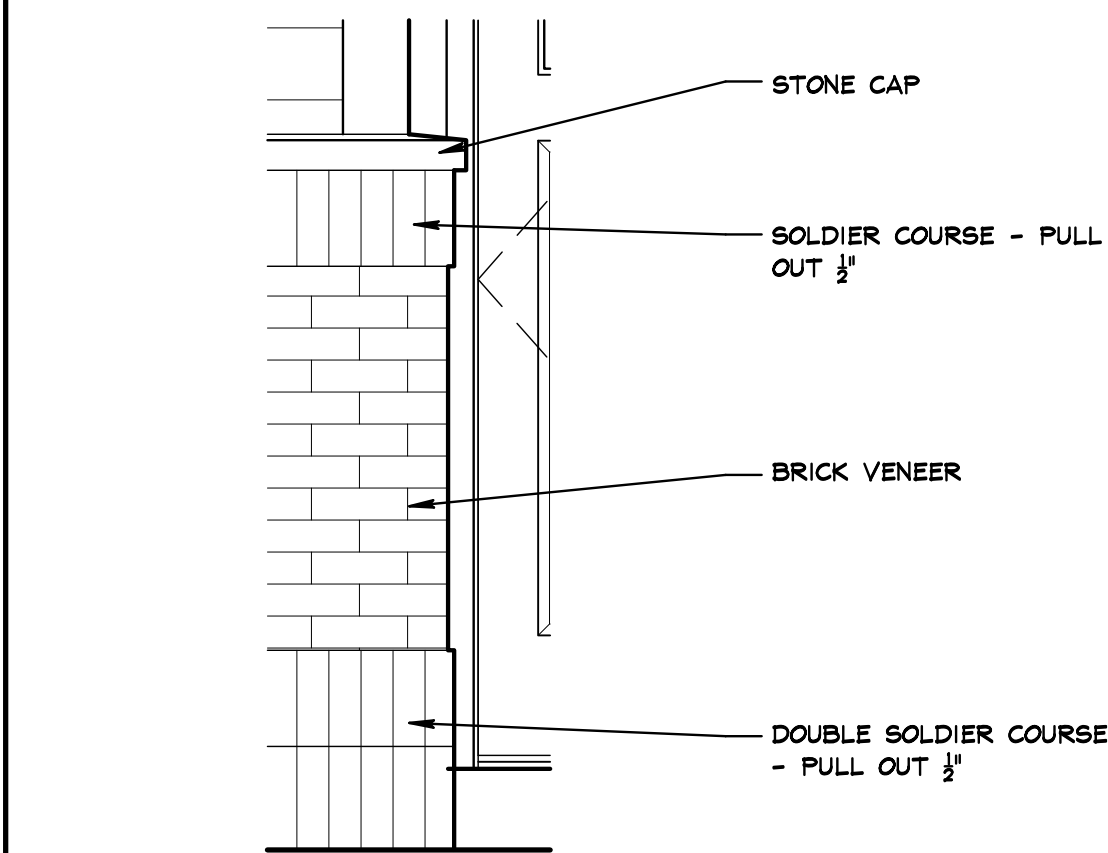
Job Number: 20,044

Sheet Number

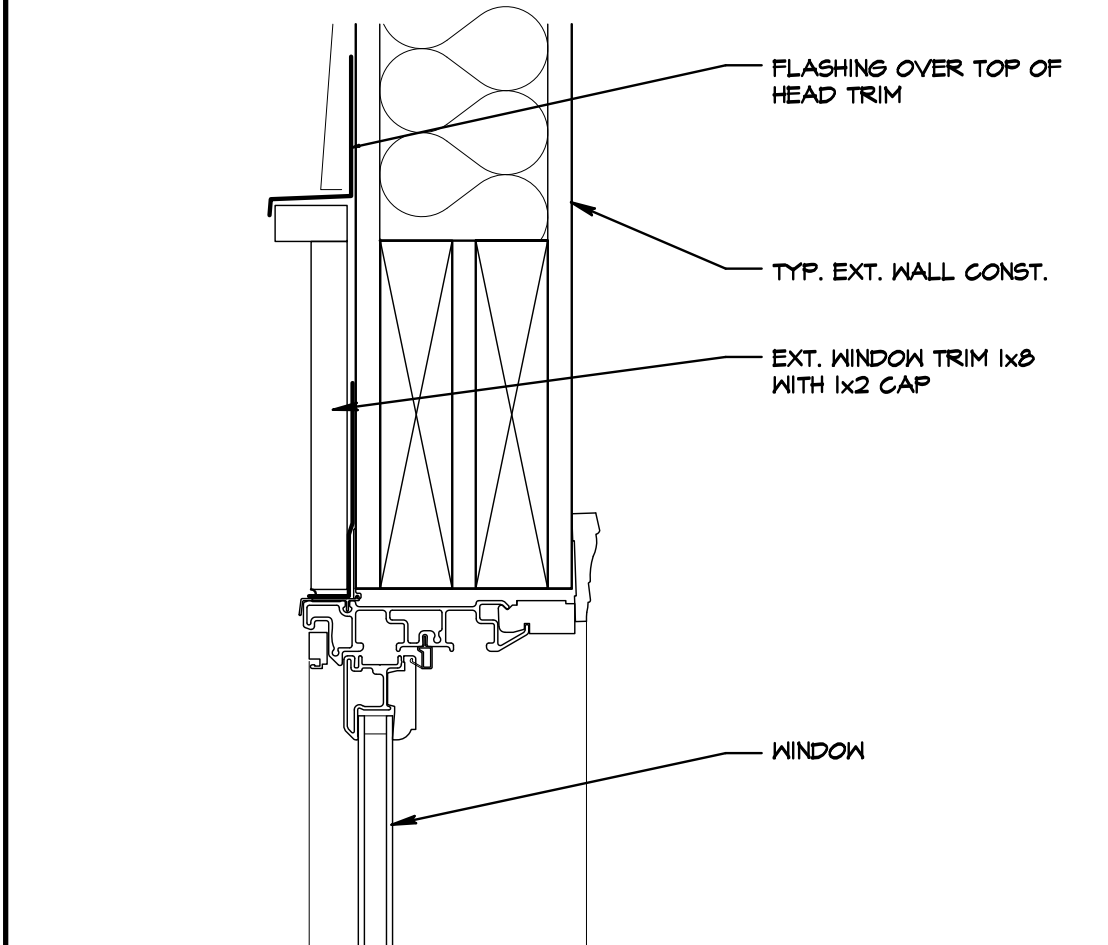
## A 2.0



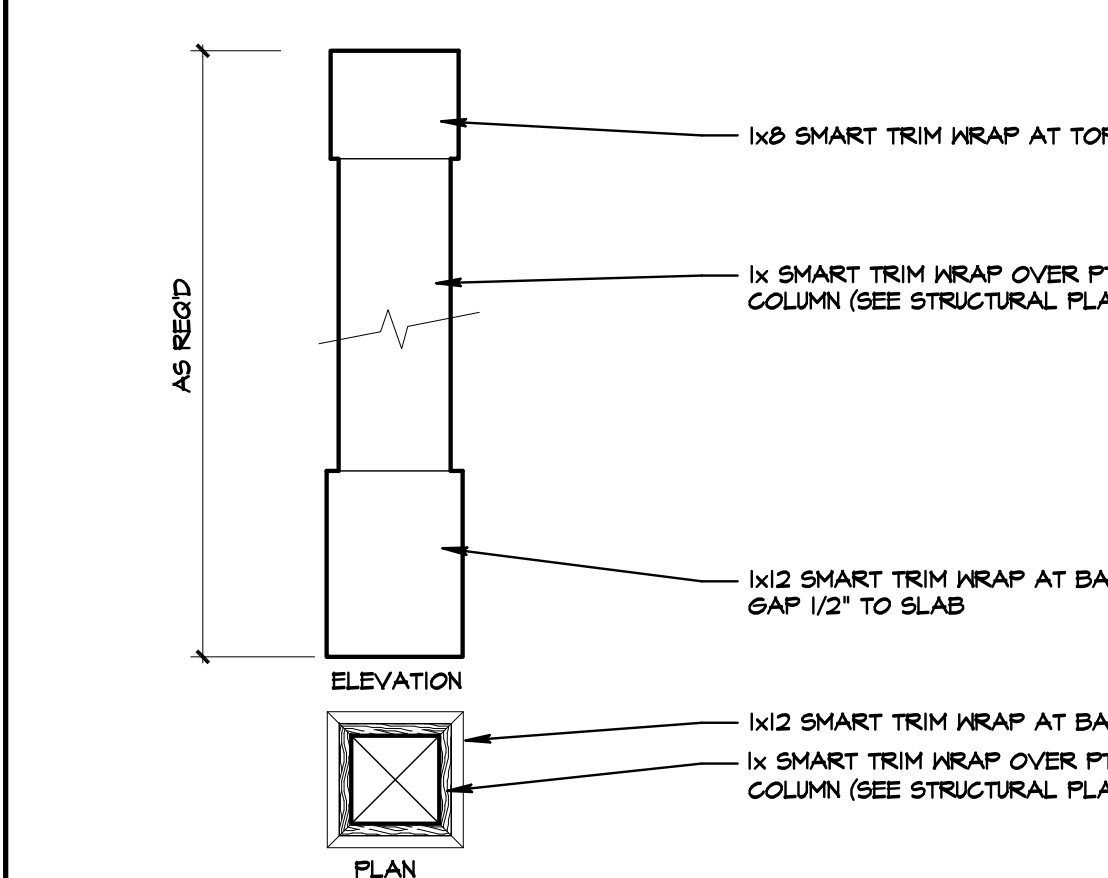
20 MASONRY CAP FLASHING  
3/8" = 1'-0"



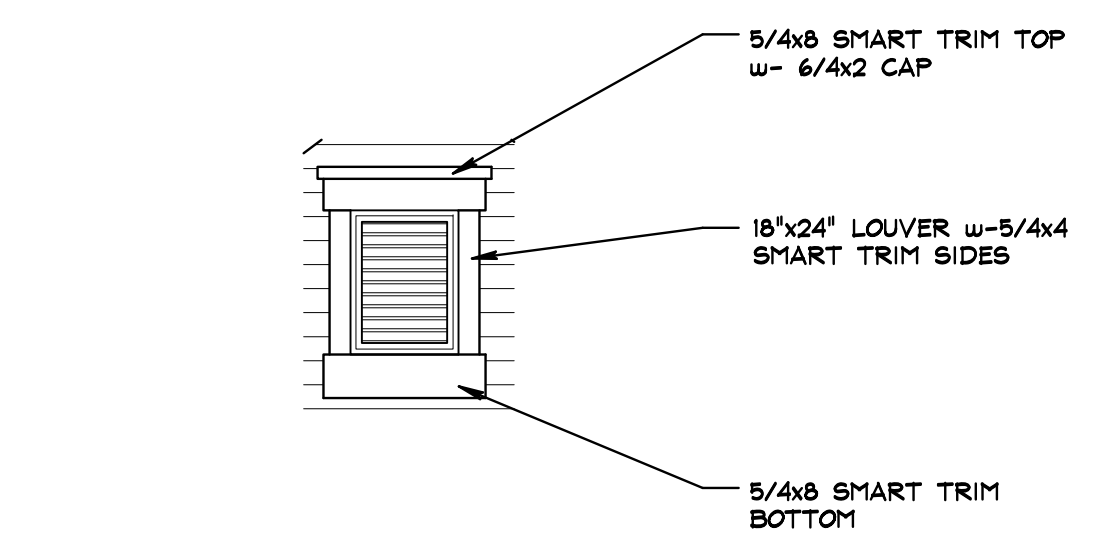
15 MASONRY DETAIL  
3/4" = 1'-0"



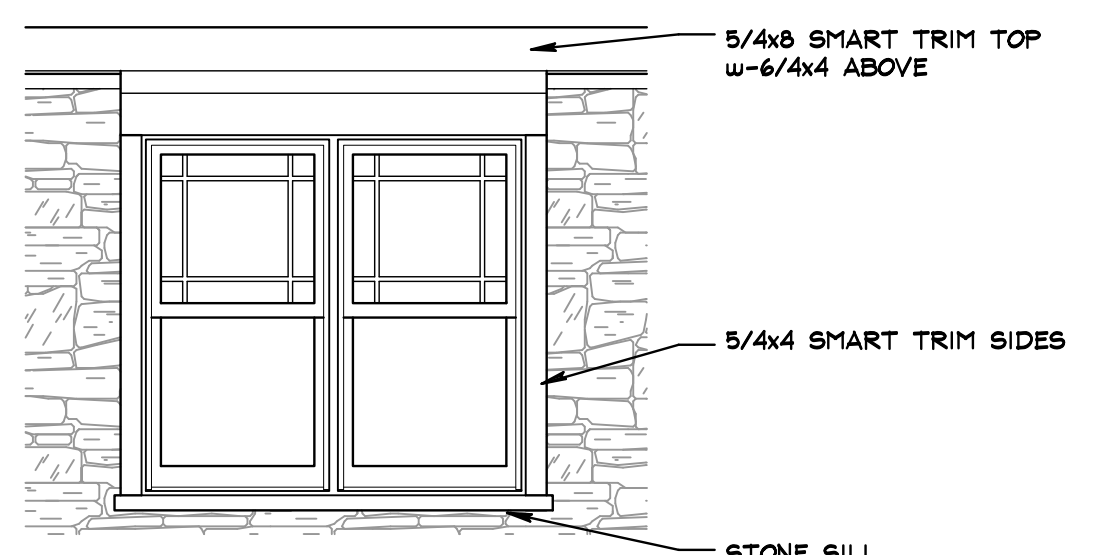
10 TYPICAL WINDOW HEAD TRIM  
3/8" = 1'-0"



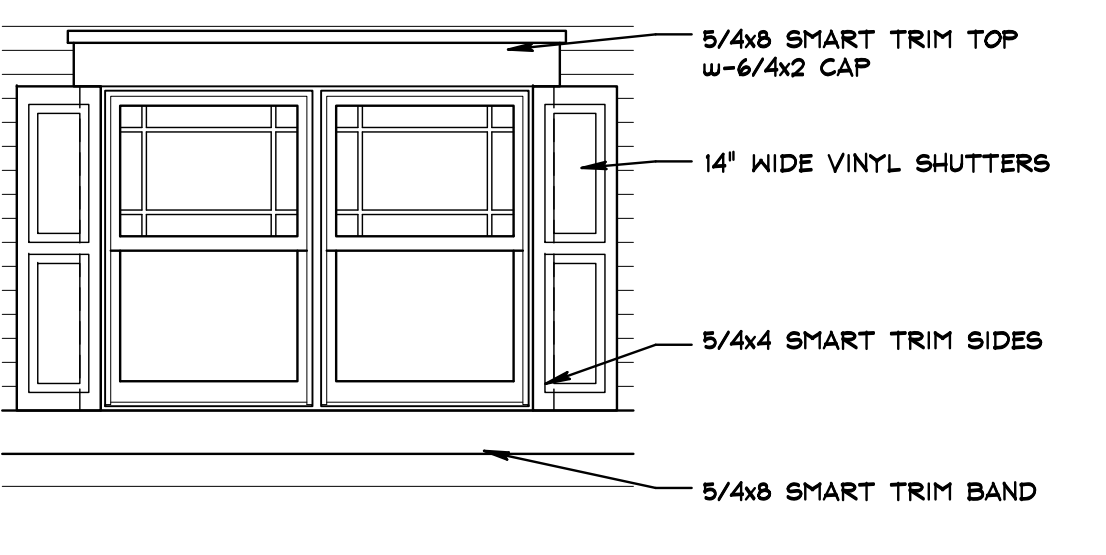
5 DECORATIVE COLUMN DETAIL  
1" = 1'-0"



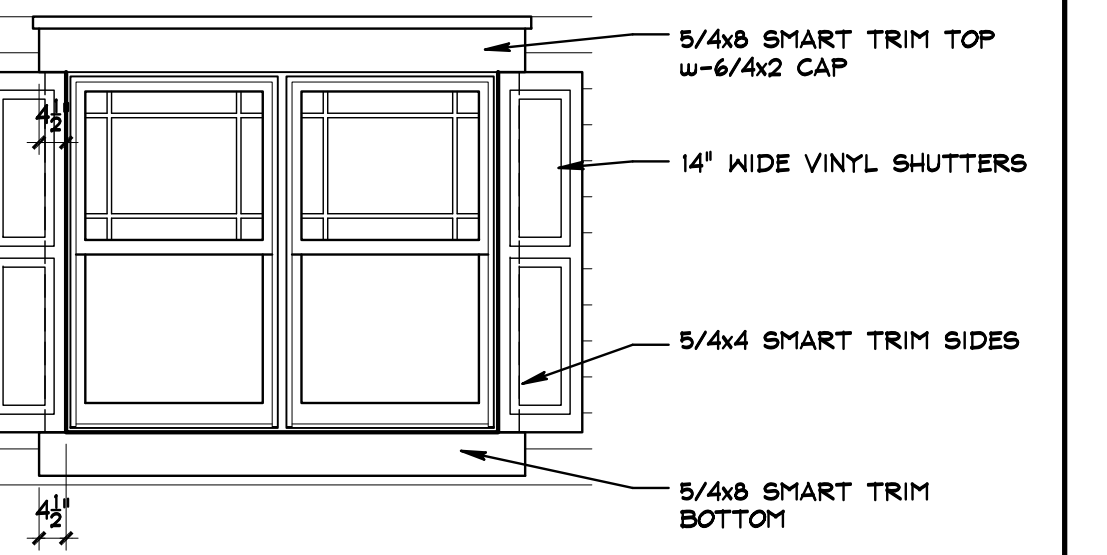
19 LOUVER TRIM DETAIL  
3/8" = 1'-0"



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



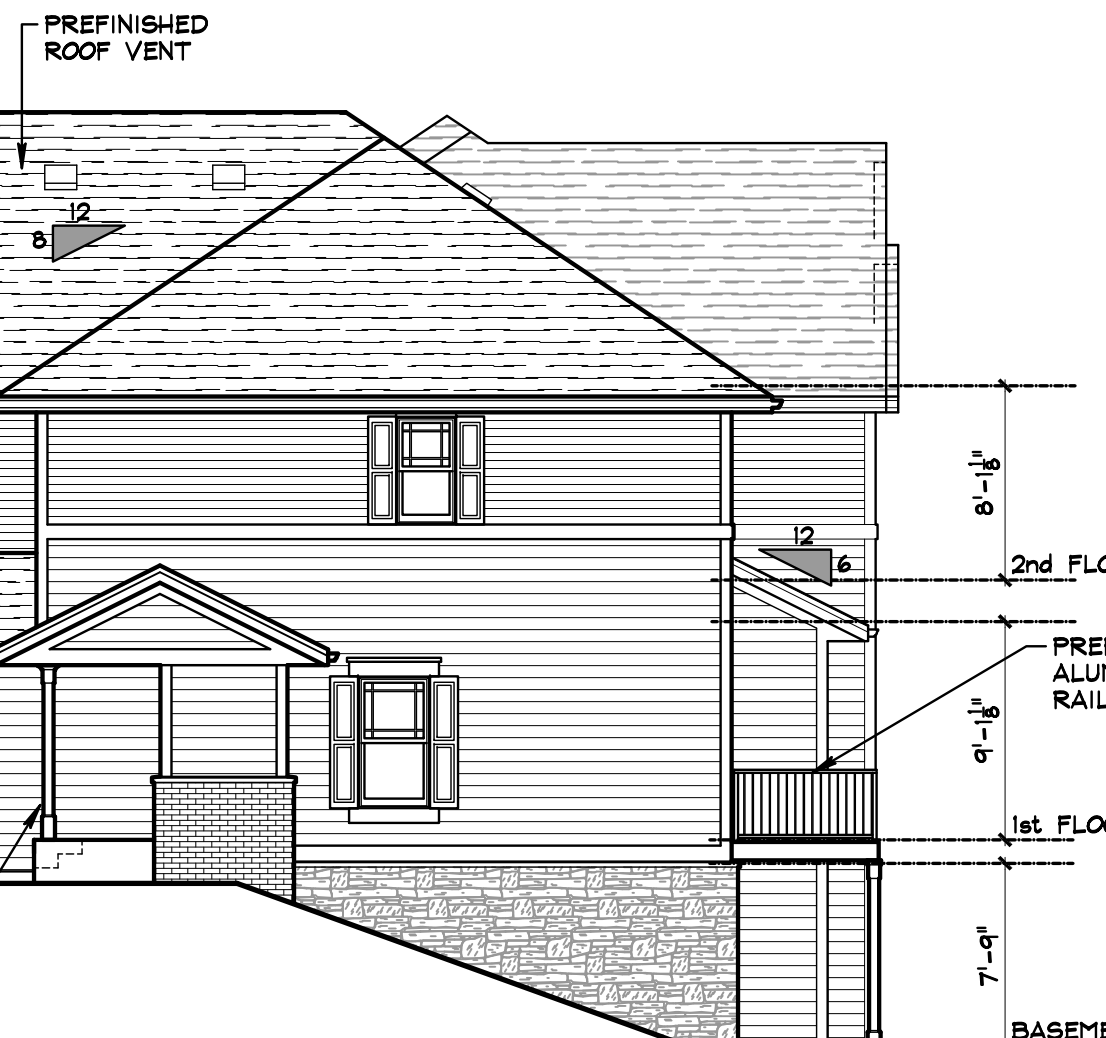
17 2nd FLOOR WINDOW TRIM  
3/8" = 1'-0"



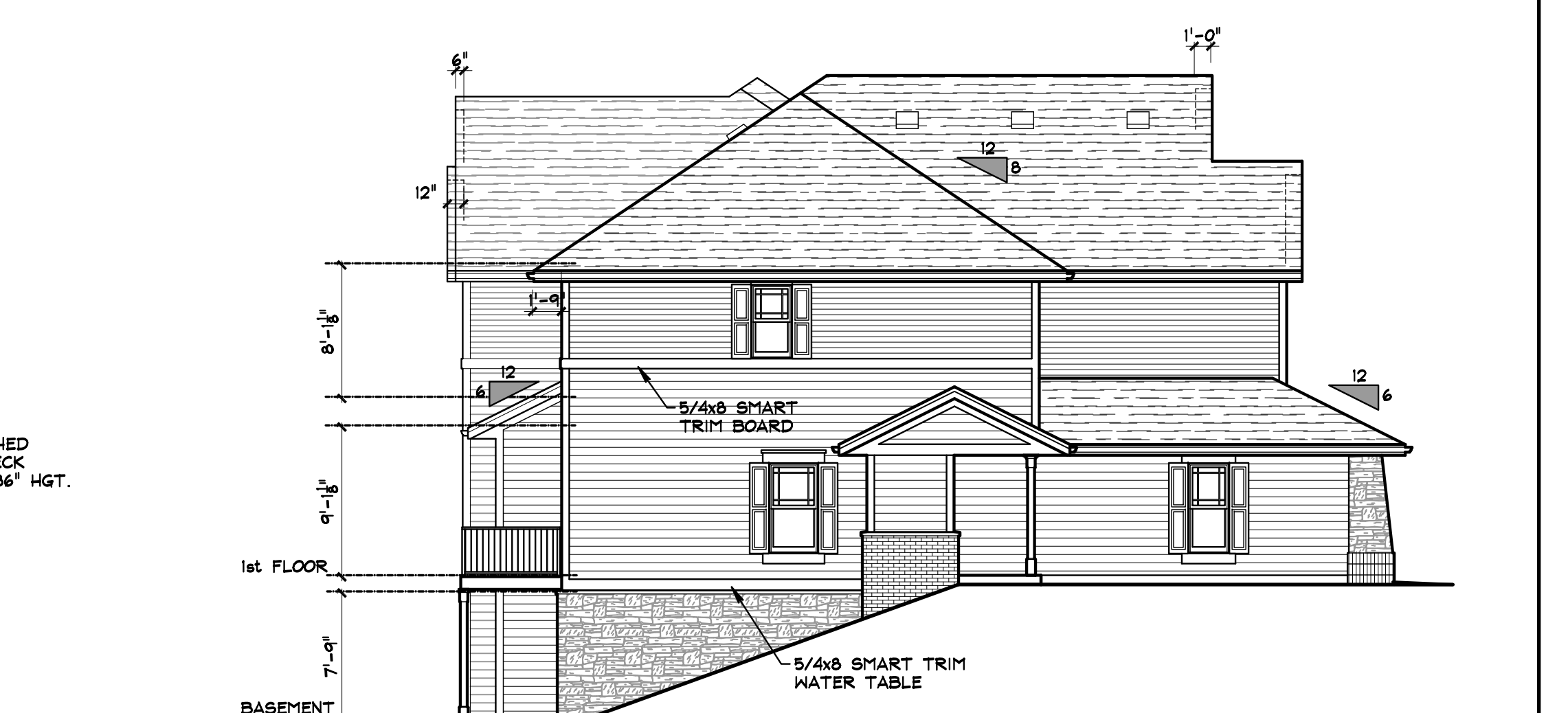
16 TYPICAL WINDOW TRIM  
3/8" = 1'-0"



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



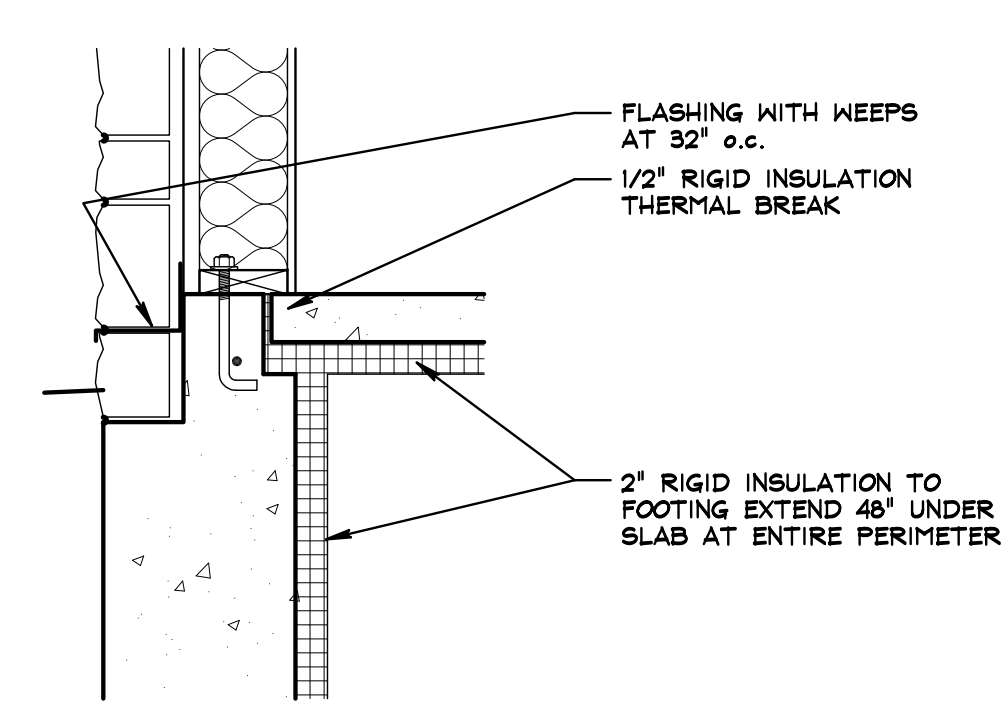
8 SIDE ELEVATION  
1/8" = 1'-0"



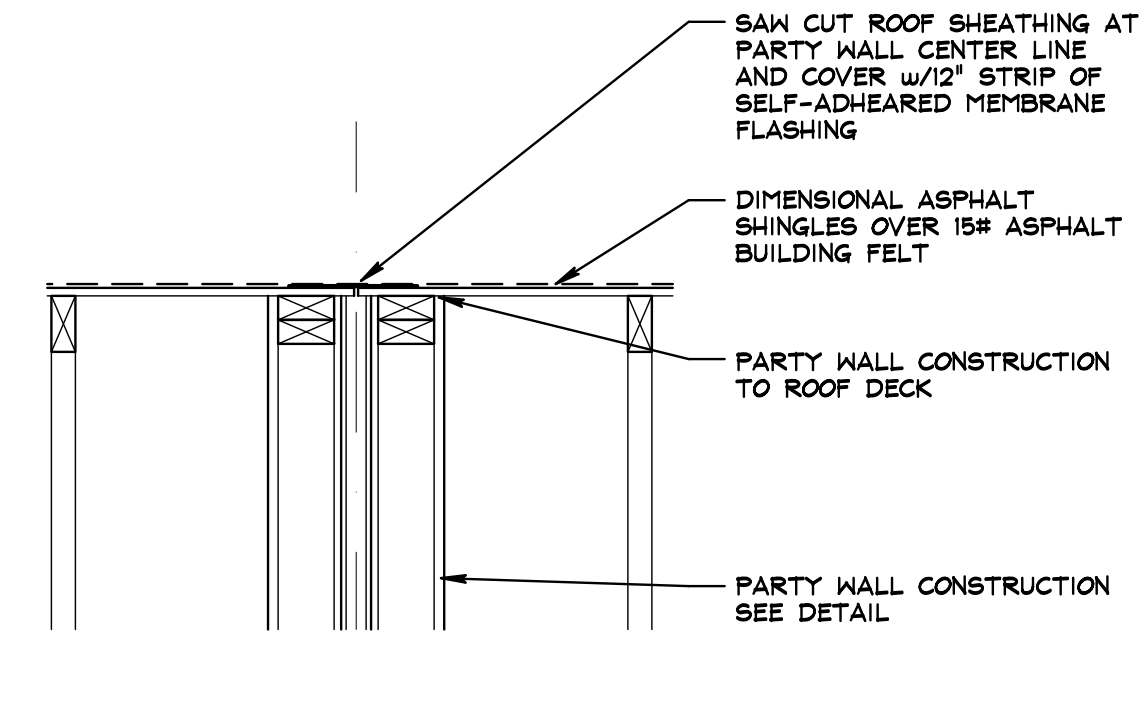
7 SIDE ELEVATION  
1/8" = 1'-0"



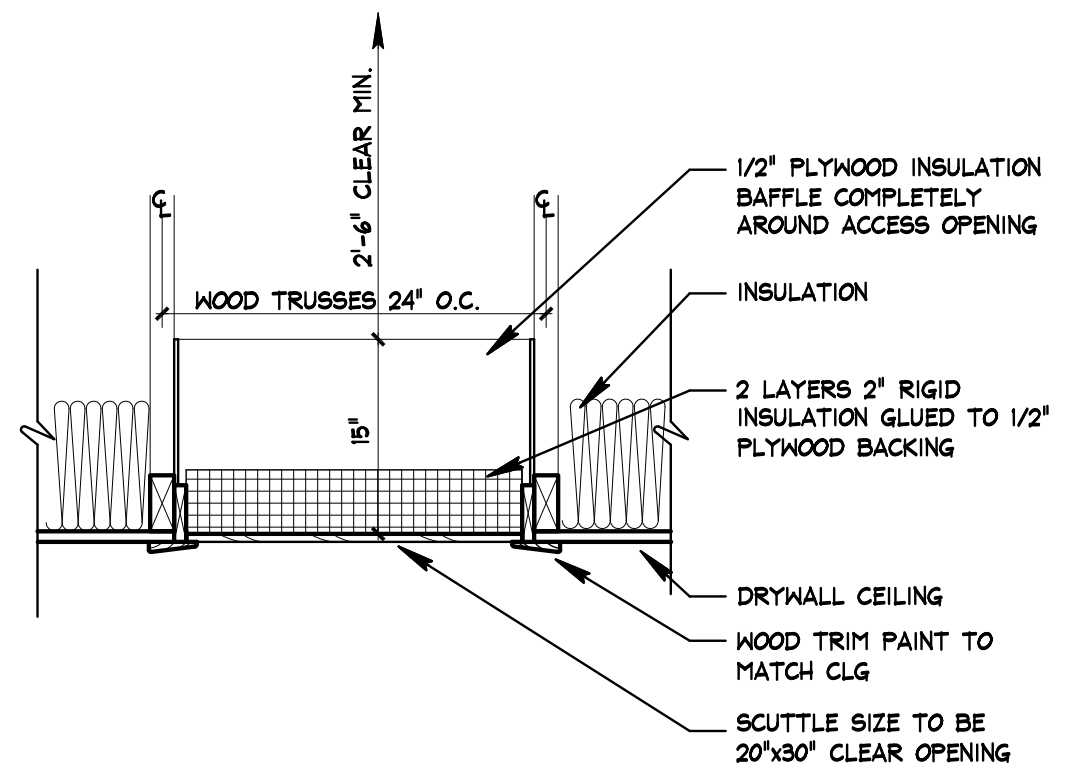
4 FRONT ELEVATION  
1/8" = 1'-0"



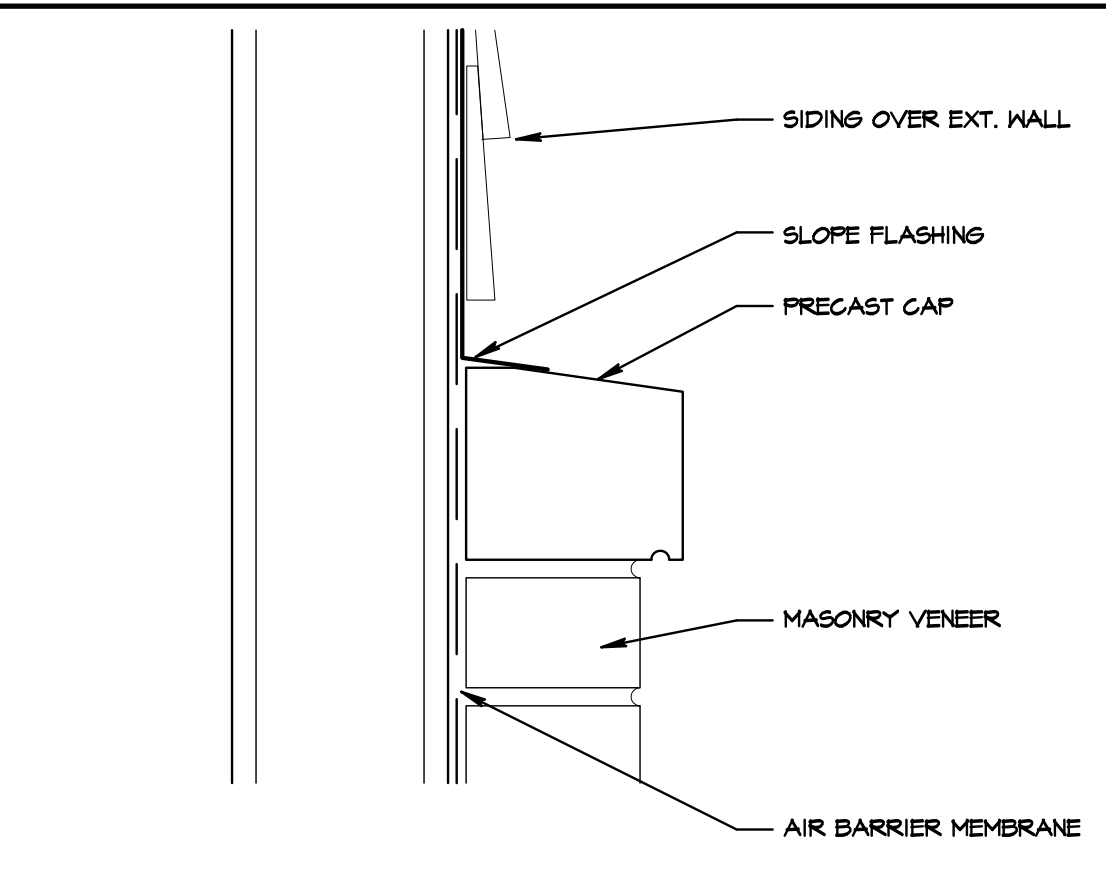
19 SILL DETAIL EXPOSURE  
1" = 1'-0"



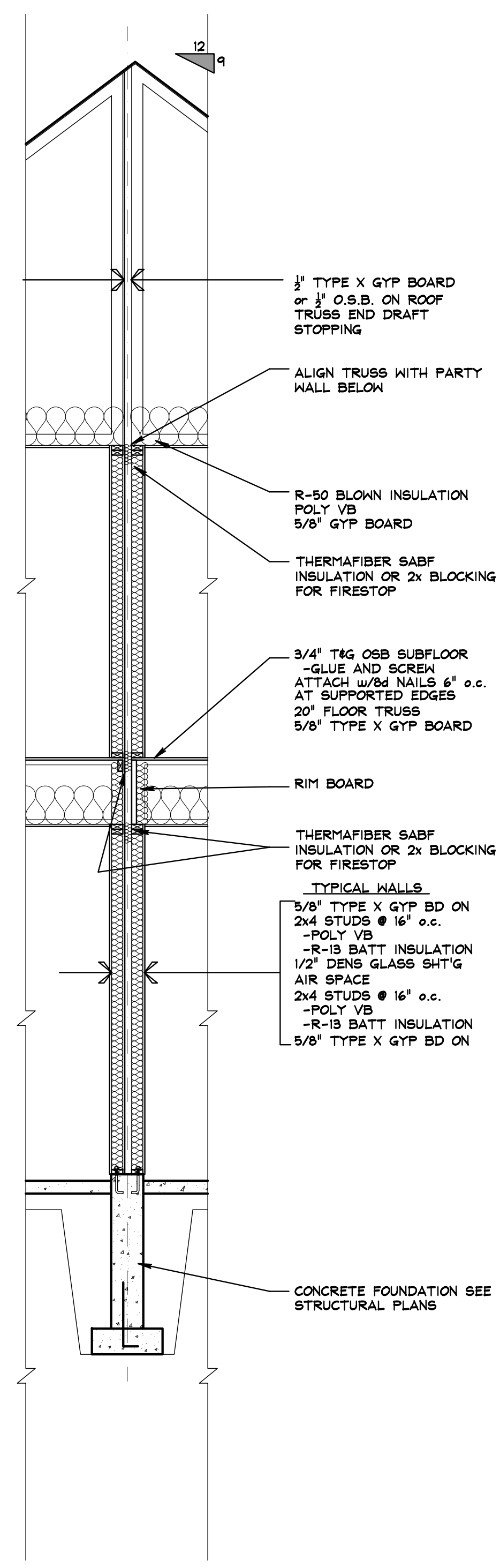
18 ROOF DETAIL  
1" = 1'-0"



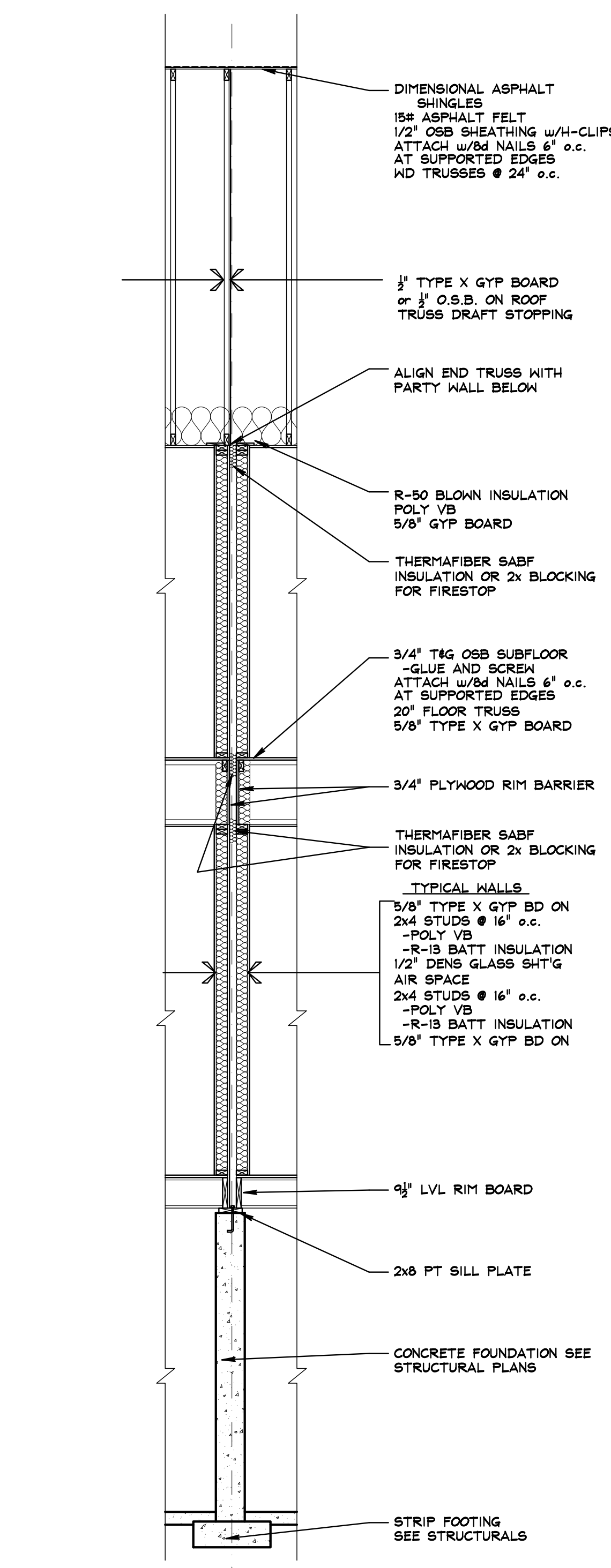
17 ATTIC SCUTTLE  
1" = 1'-0"



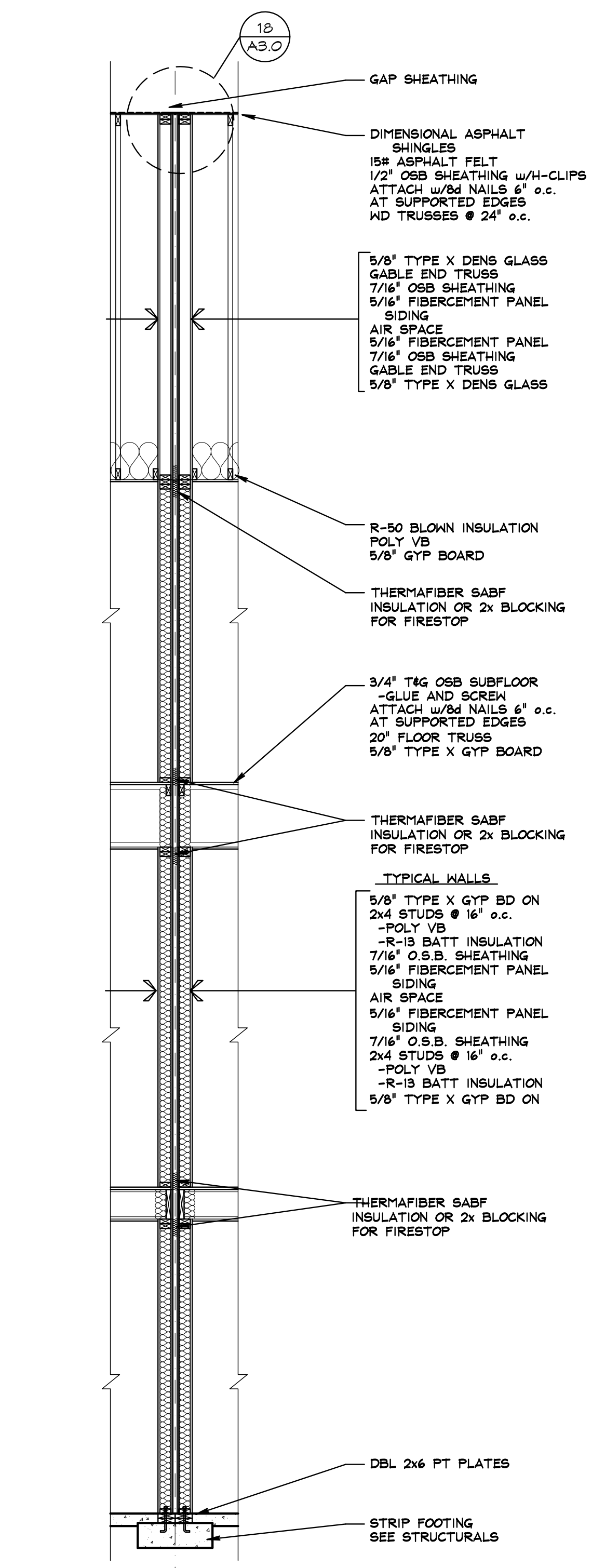
16 MASONRY CAP FLASHING  
3/8" = 1'-0"



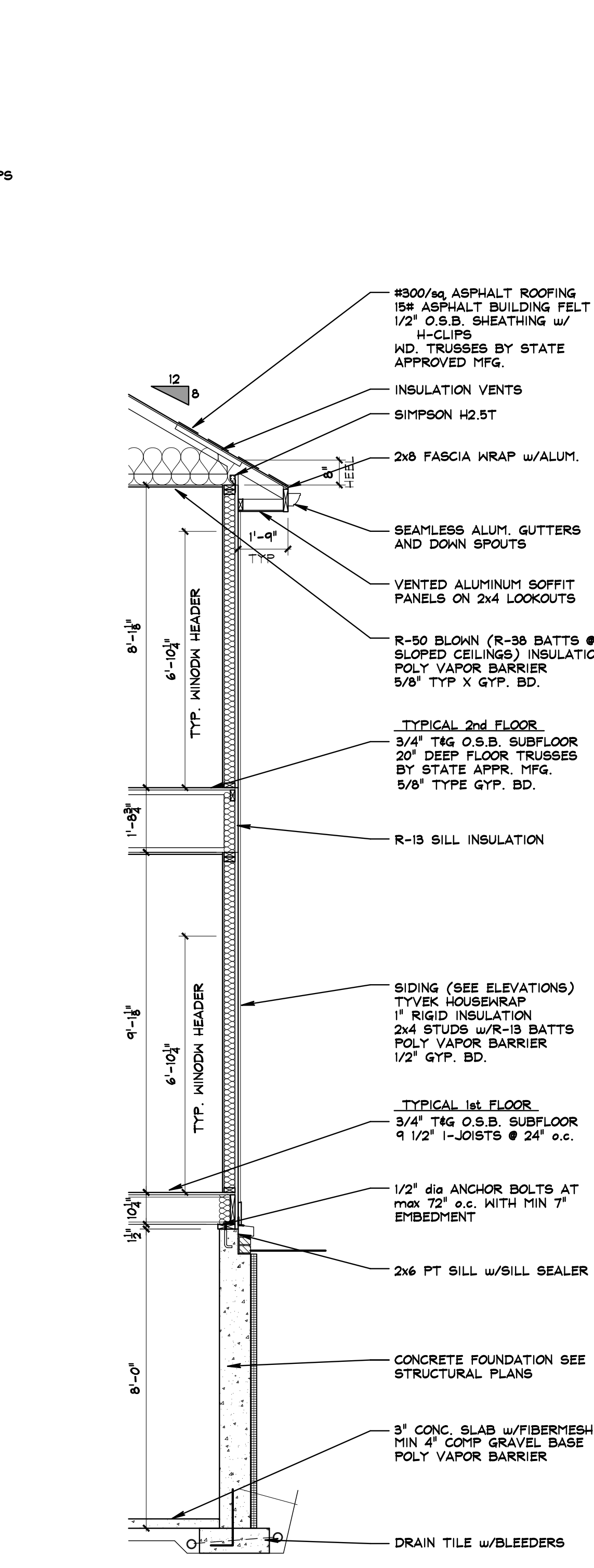
4 GARAGE PARTY WALL  
3/8" = 1'-0"



3 DUPLEX PARTY WALL  
3/8" = 1'-0"



2 DUPLEX SEPARATION WALL  
3/8" = 1'-0"



1 TYPICAL WALL SECTION  
3/8" = 1'-0"

# 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

All Rights Reserved

OWNERSHIP OF DOCUMENTS  
This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of The Custom House LLC, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of The Custom House LLC.

COPYRIGHT 2020

Sheet Contents

SECTIONS	
---	
---	
---	
---	

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
85% Set	19 Feb, 2021
For Construction	19 March, 2021
Rev 1	29 April, 2021
Rev 2	29 May, 2021
Rev 3	27 Nov, 2023
Bld Set	06 Dec, 2023

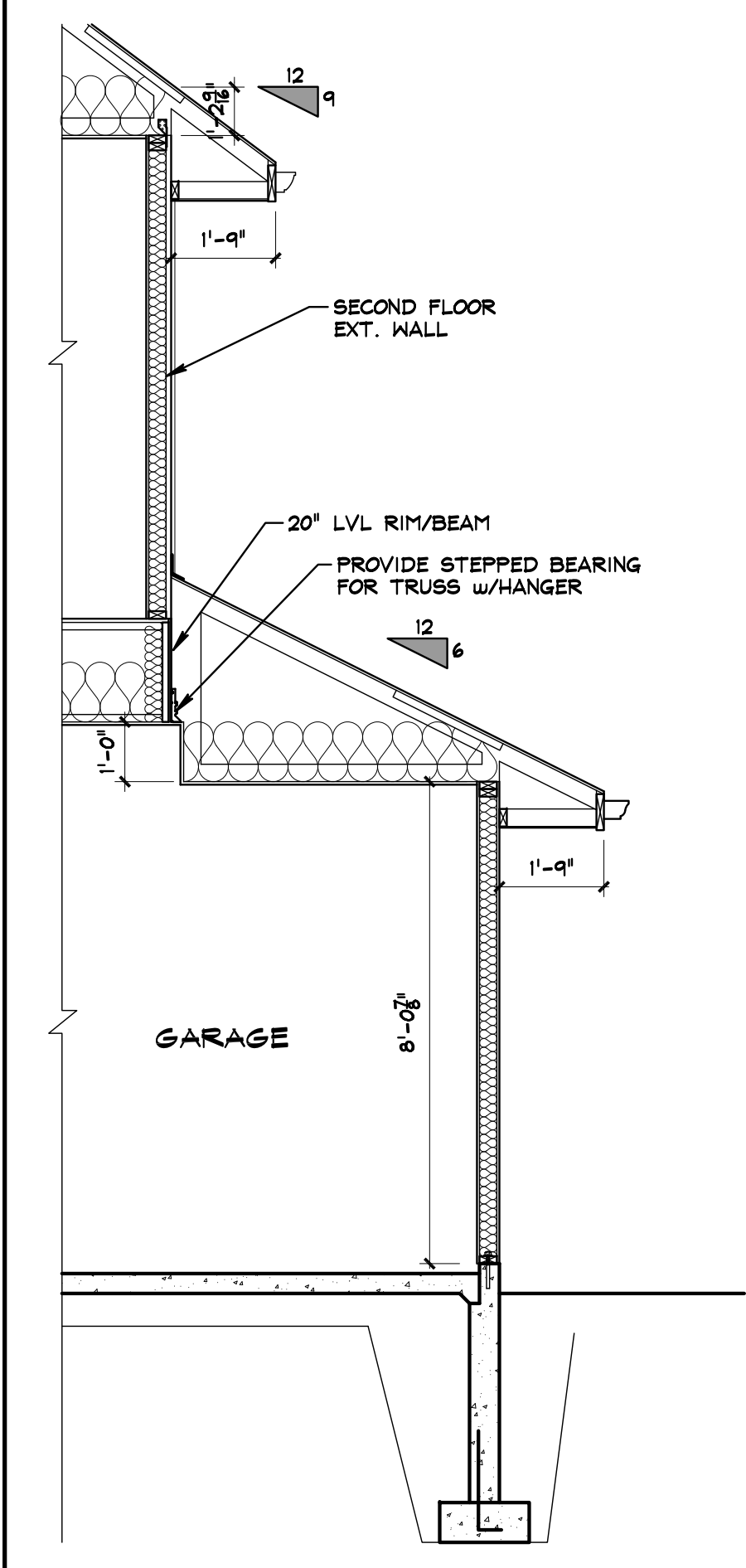
Drawn By: **DG**  
Checked By: **DG**

Date: **04 Dec, 2020**

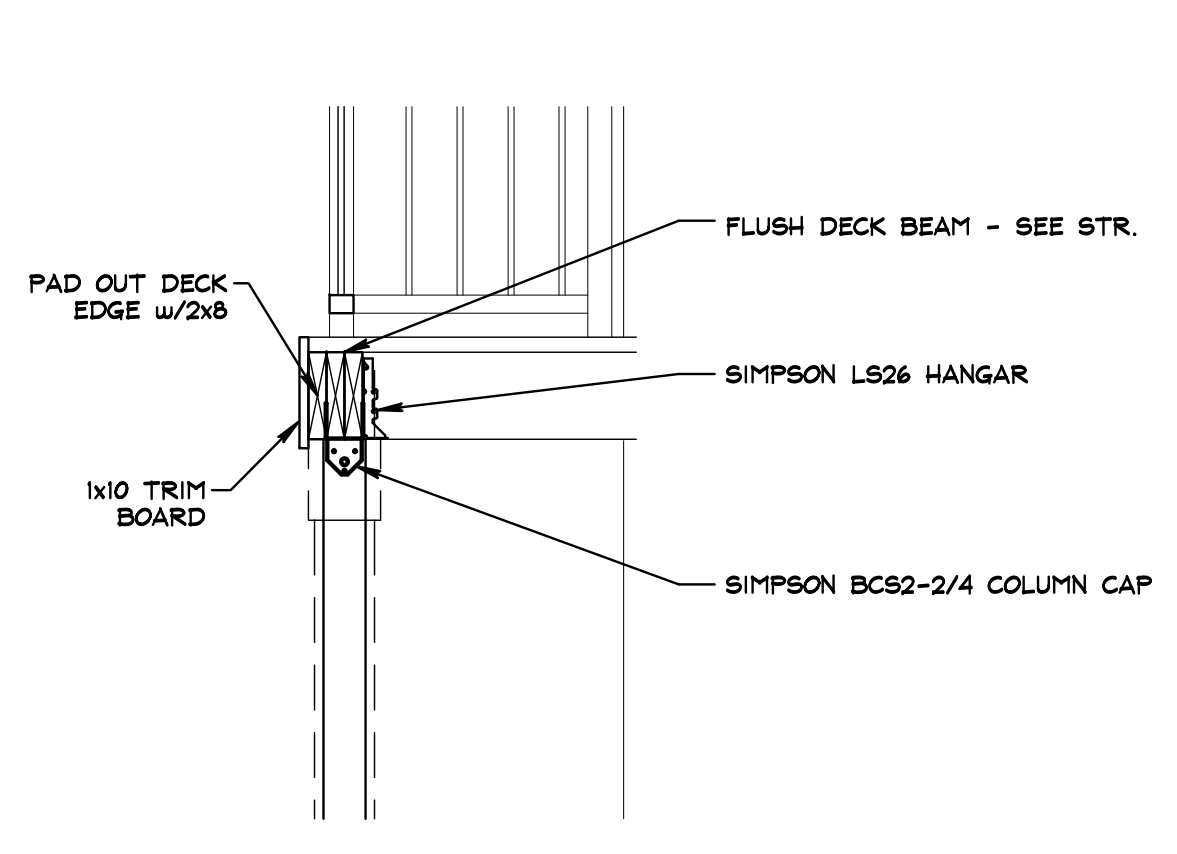
Job Number: **20,044**

Sheet Number

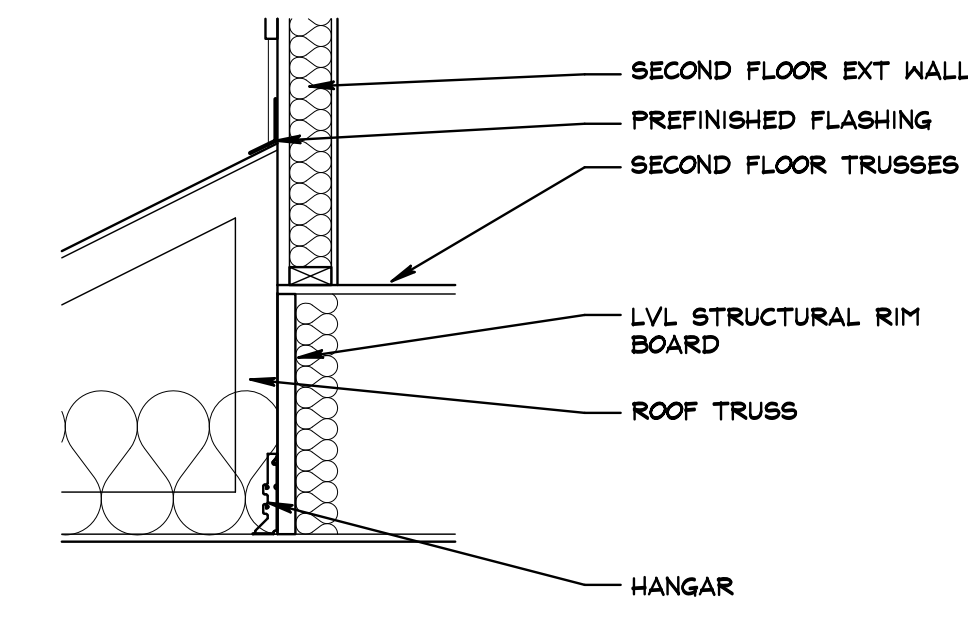
# A 3.0



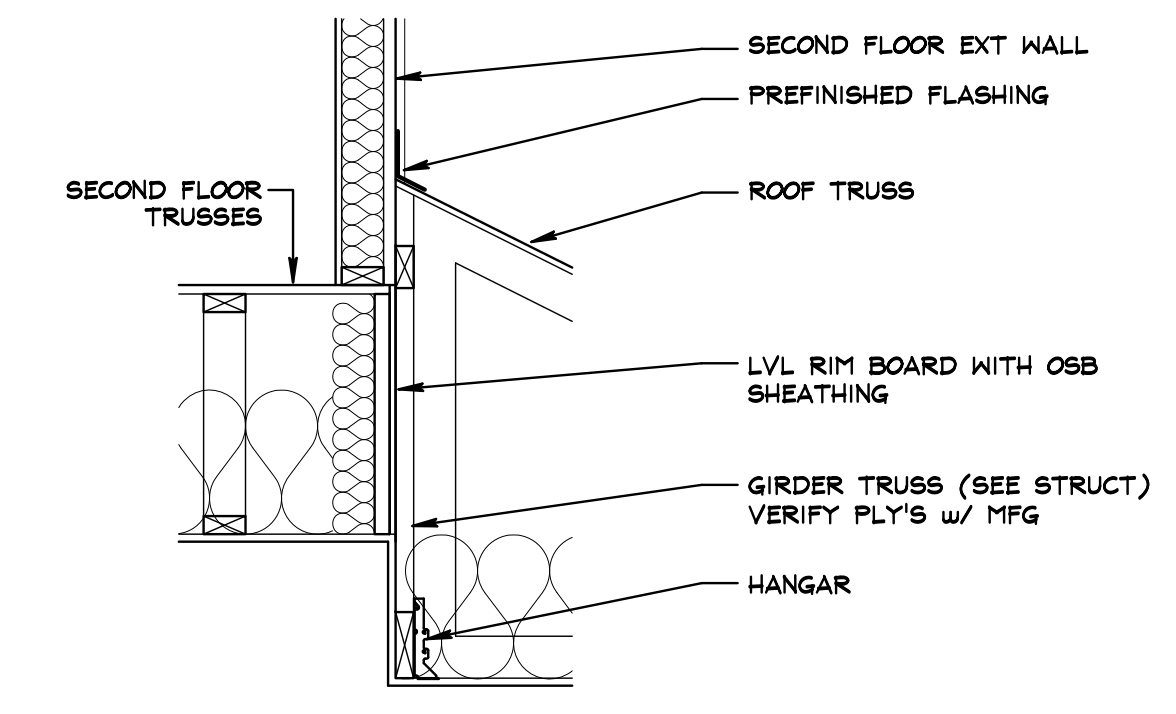
20 SIDEWALL SECTION  
3/8" = 1'-0"



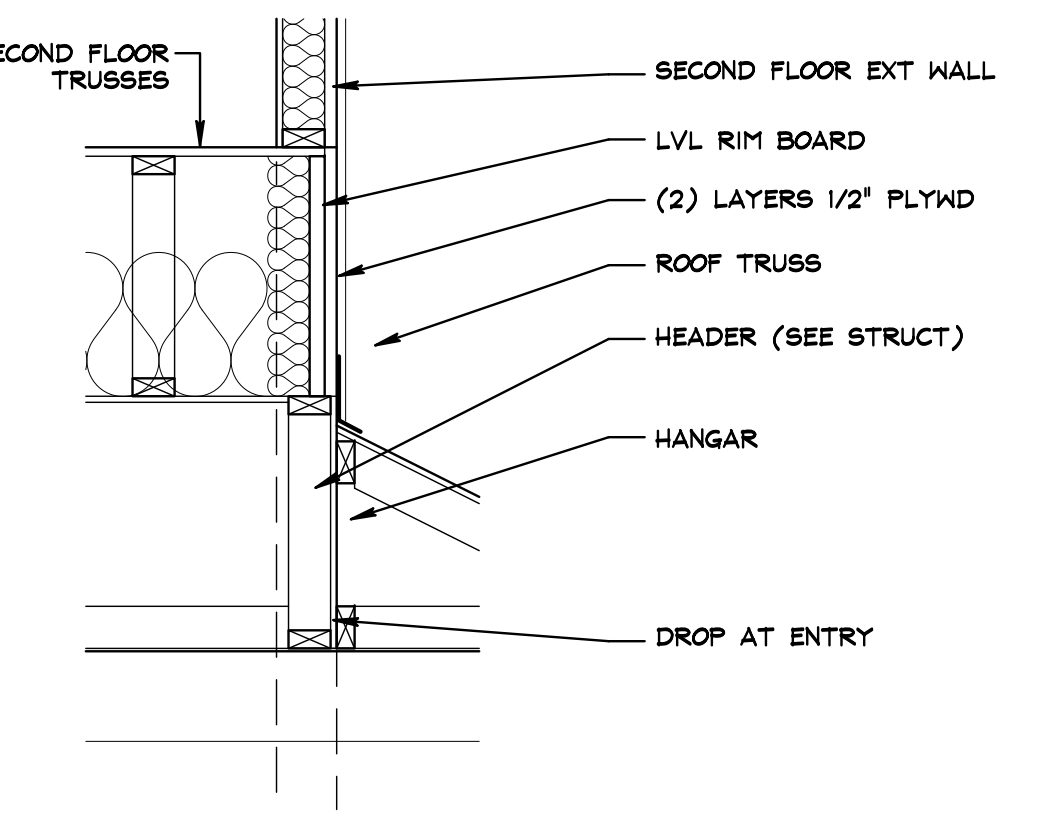
19 DECK DETAIL  
3/4" = 1'-0"



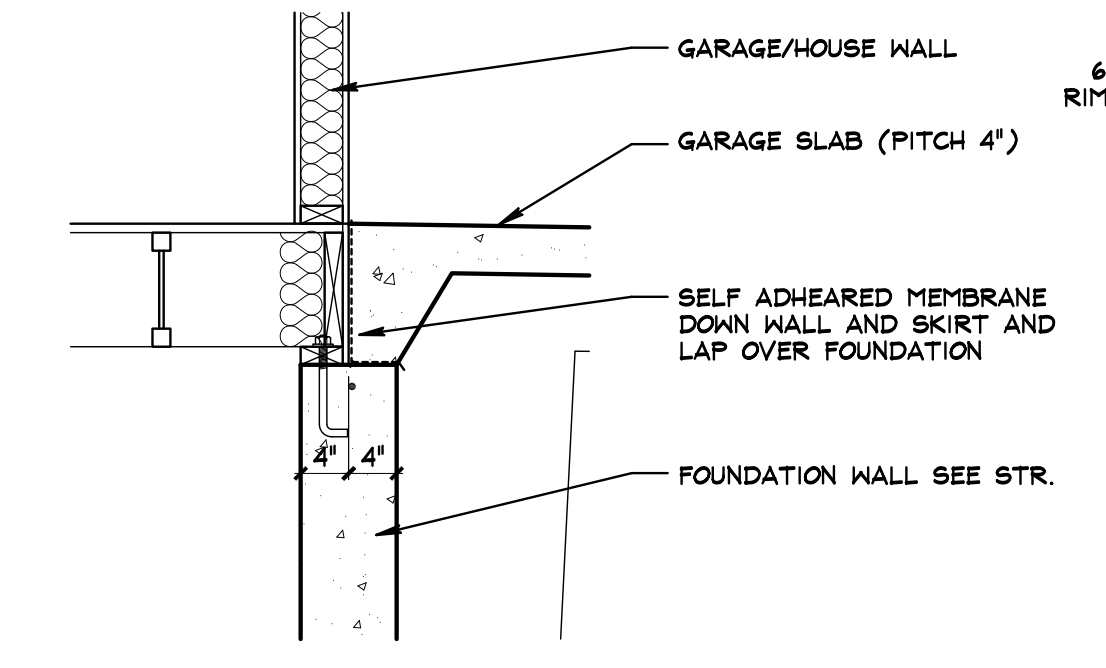
18 RIM/TRUSS BEARING DETAIL  
3/4" = 1'-0"



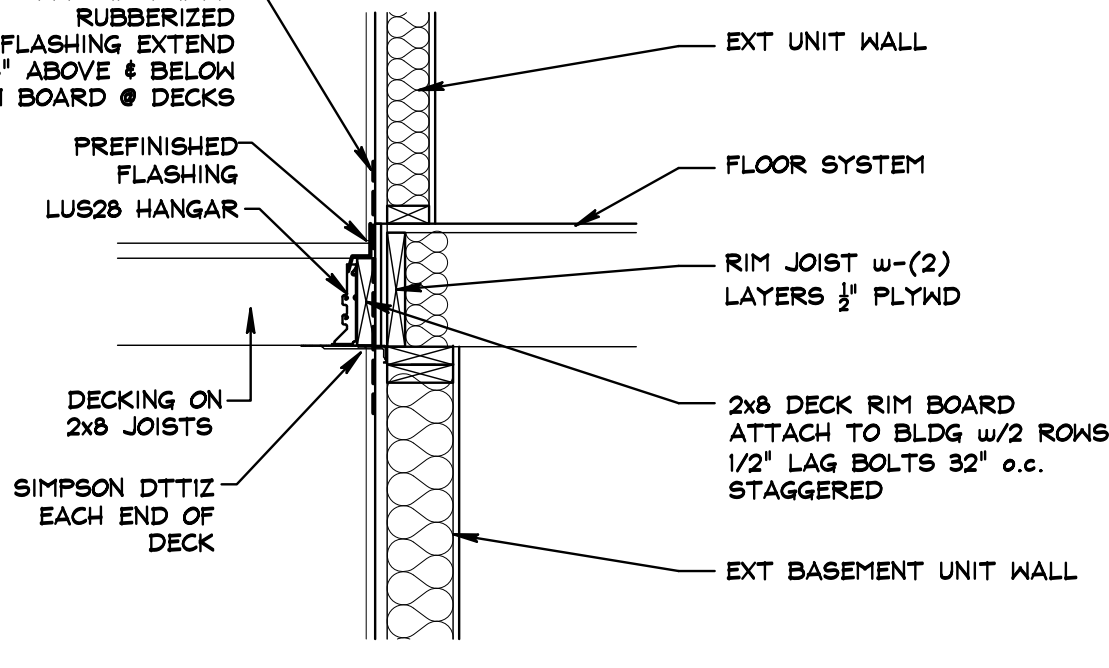
17 TRUSS GIRDER DETAIL  
3/4" = 1'-0"



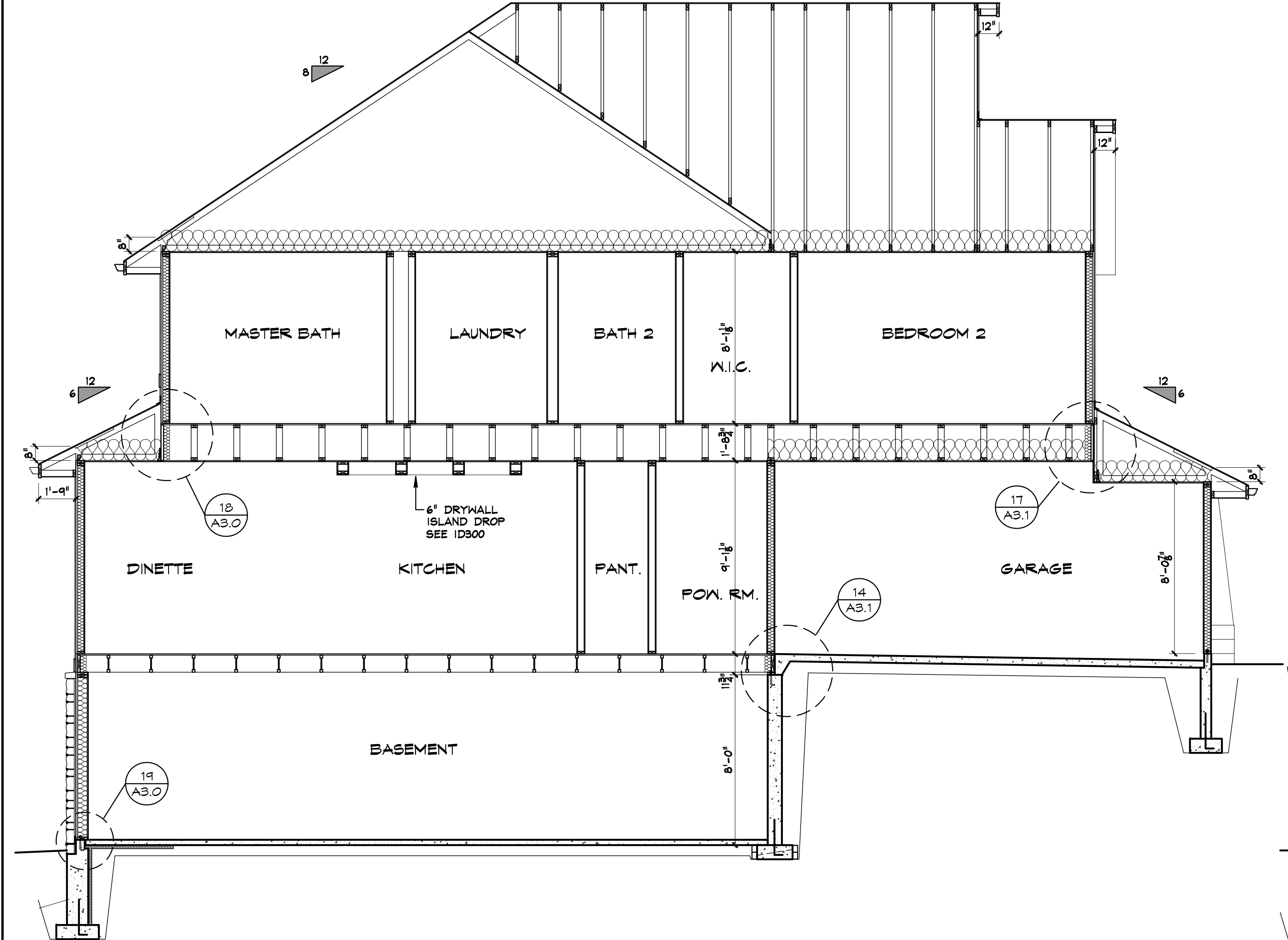
16 RIM/TRUSS BEARING DETAIL  
3/4" = 1'-0"



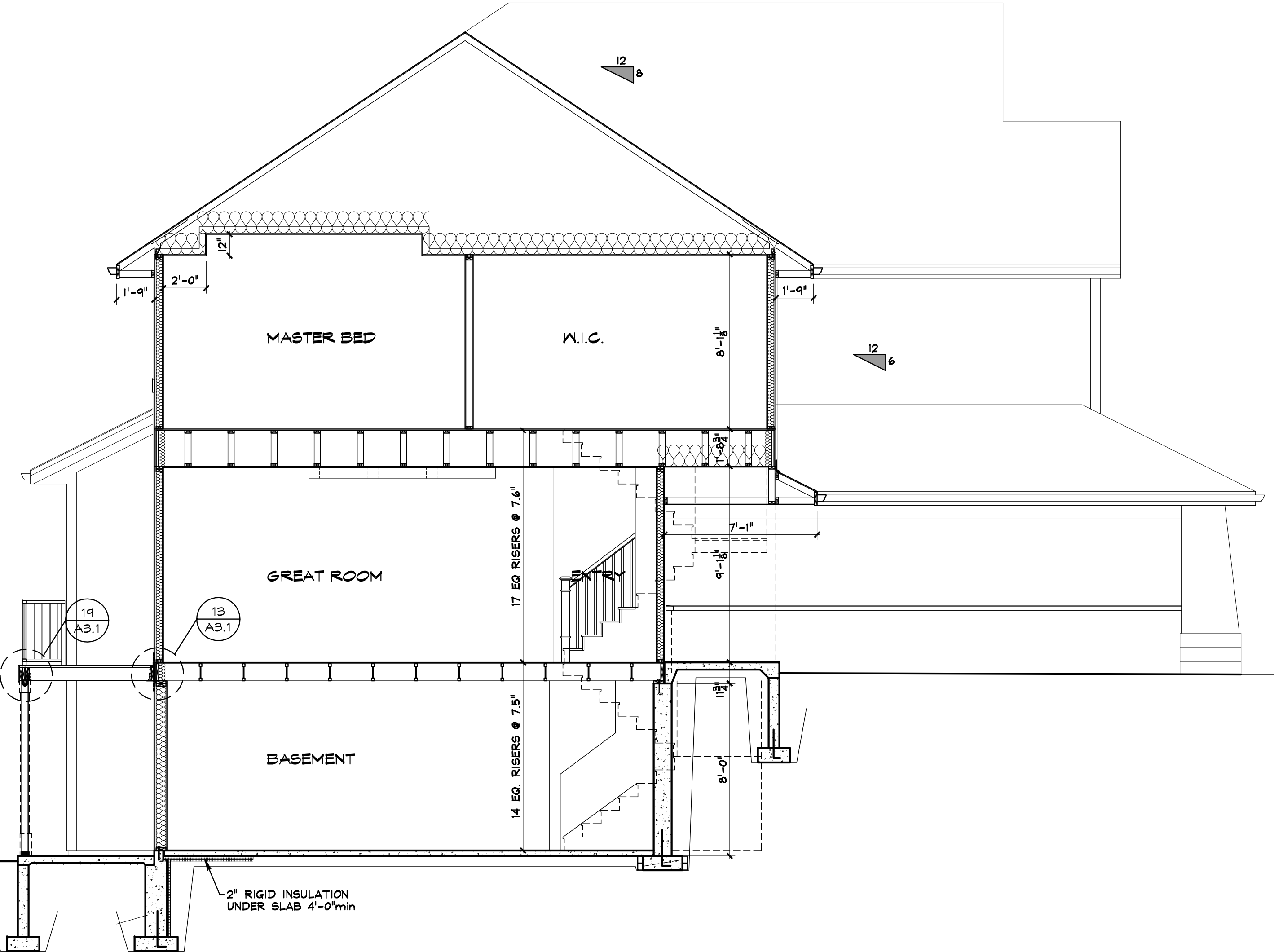
14 GARAGE SLAB AT HOUSE  
3/4" = 1'-0"



13 DECK ATTACHMENT DETAIL  
3/4" = 1'-0"



5 SECTION AT GARAGE (UNIT 101 & 106 REV)  
1/4" = 1'-0"



3 SECTION AT ENTRY (UNIT 101 & 106 REV)  
1/4" = 1'-0"

# 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

All Rights Reserved  
OWNERSHIP OF DOCUMENTS  
This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of The Custom House LLC, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of The Custom House LLC.

COPYRIGHT 2020

Sheet Contents

SECTIONS - UNIT A
...
...
...

Issued For: \_\_\_\_\_ Date: \_\_\_\_\_

Prelim 5	14 Jan. 2021
Prelim 6	27 Jan. 2021
Prelim 7	01 Feb. 2021
Prelim 8	14 Feb. 2021
75% Set	19 Feb. 2021
85% Set	19 Feb. 2021
For Construction	19 March 2021
Rev 1	23 April 2021
Rev 2	29 May 2021
Rev 3	27 Nov. 2023
Bld Set	06 Dec. 2023

Drawn By: **DG**  
Checked By: **DG**

Date: 04 Dec. 2020  
Job Number: 20,044

Sheet Number

# A 3.1



# 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

All Rights Reserved

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of The Custom House LLC, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of The Custom House LLC.

COPYRIGHT 2020

Sheet Contents

SECTIONS - UNIT C

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
85% Set	19 Feb, 2021
For Construction	19 March, 2021
Rev 1	29 April, 2021
Rev 2	29 May, 2021
Rev 3	27 Nov, 2023
Bld Set	06 Dec, 2023

Drawn By: **DG**

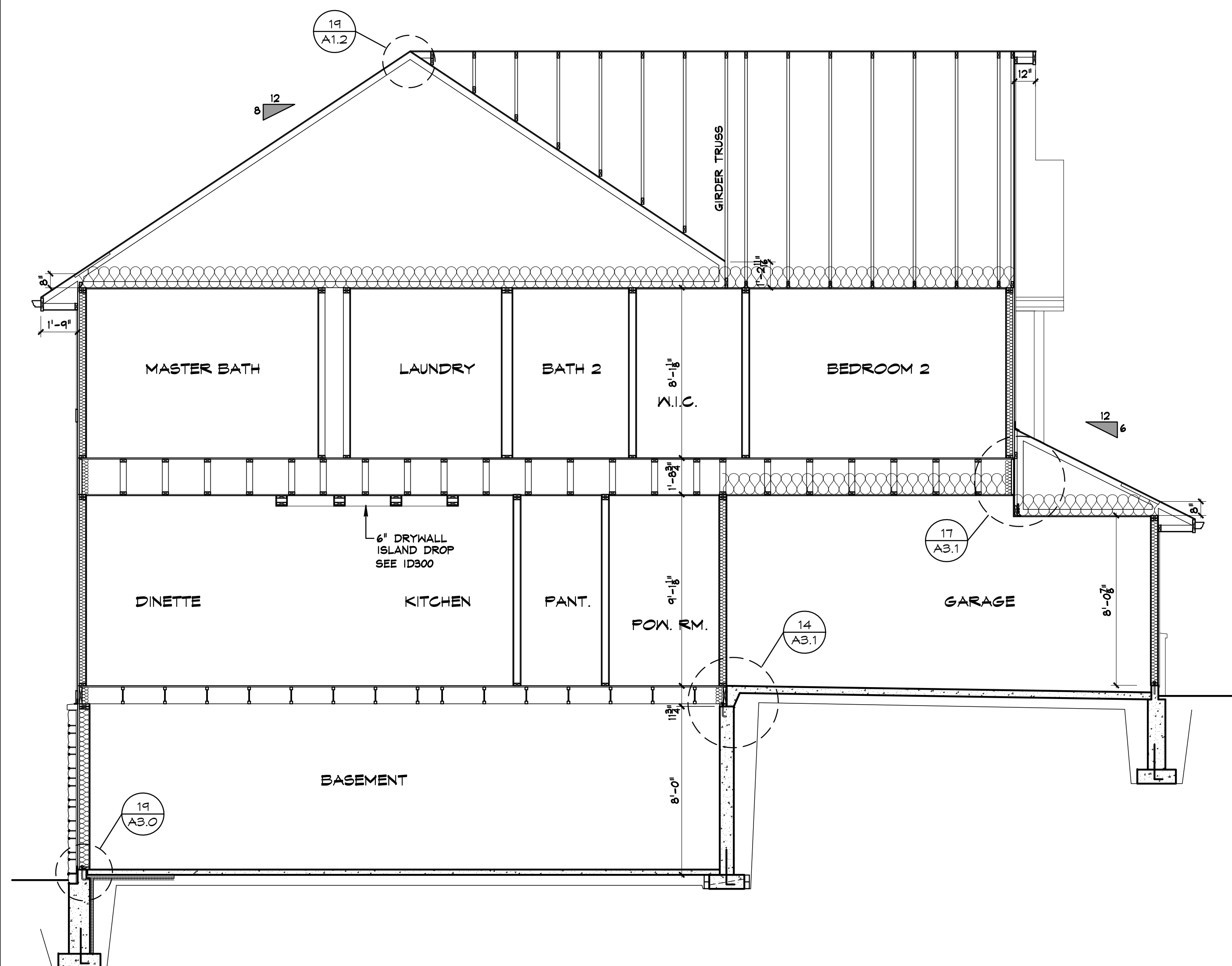
Checked By: **DG**

Date: 04 Dec, 2020

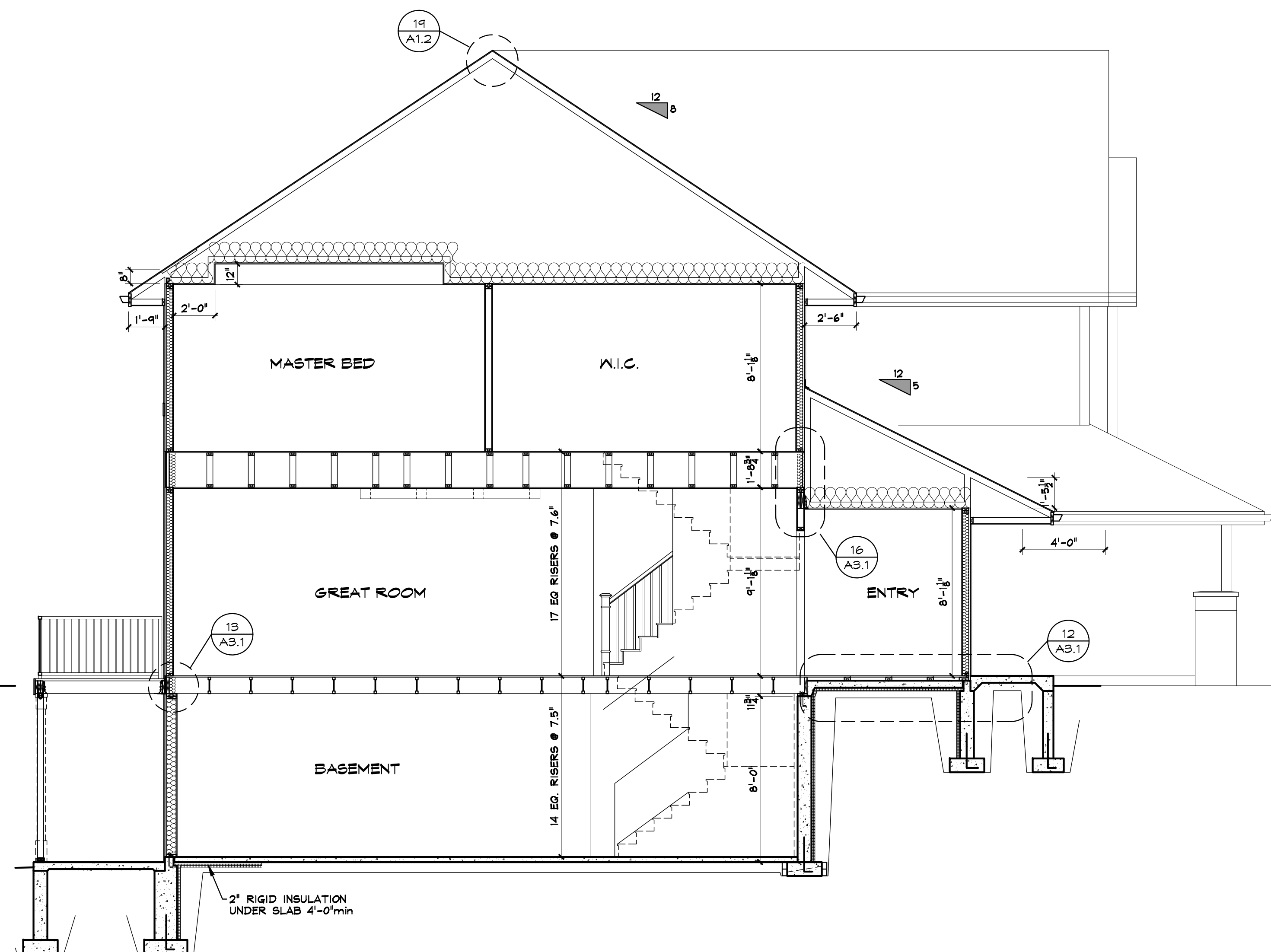
Job Number: 20,044

Sheet Number

## A 3.2



SECTION AT GARAGE (UNIT 103 & 104 REV)



SECTION AT ENTRY (UNIT 103 & 104 REV)

# 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

All Rights Reserved

### OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of The Custom House LLC, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of The Custom House LLC.

COPYRIGHT 2020

### Sheet Contents

ELECTRIC PLANS

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	19 Feb. 2021
85% Set	19 Feb. 2021
For Construction	19 March 2021
Rev 1	23 April 2021
Rev 2	29 May 2021
Rev 3	27 Nov. 2023
Bld Set	06 Dec. 2023

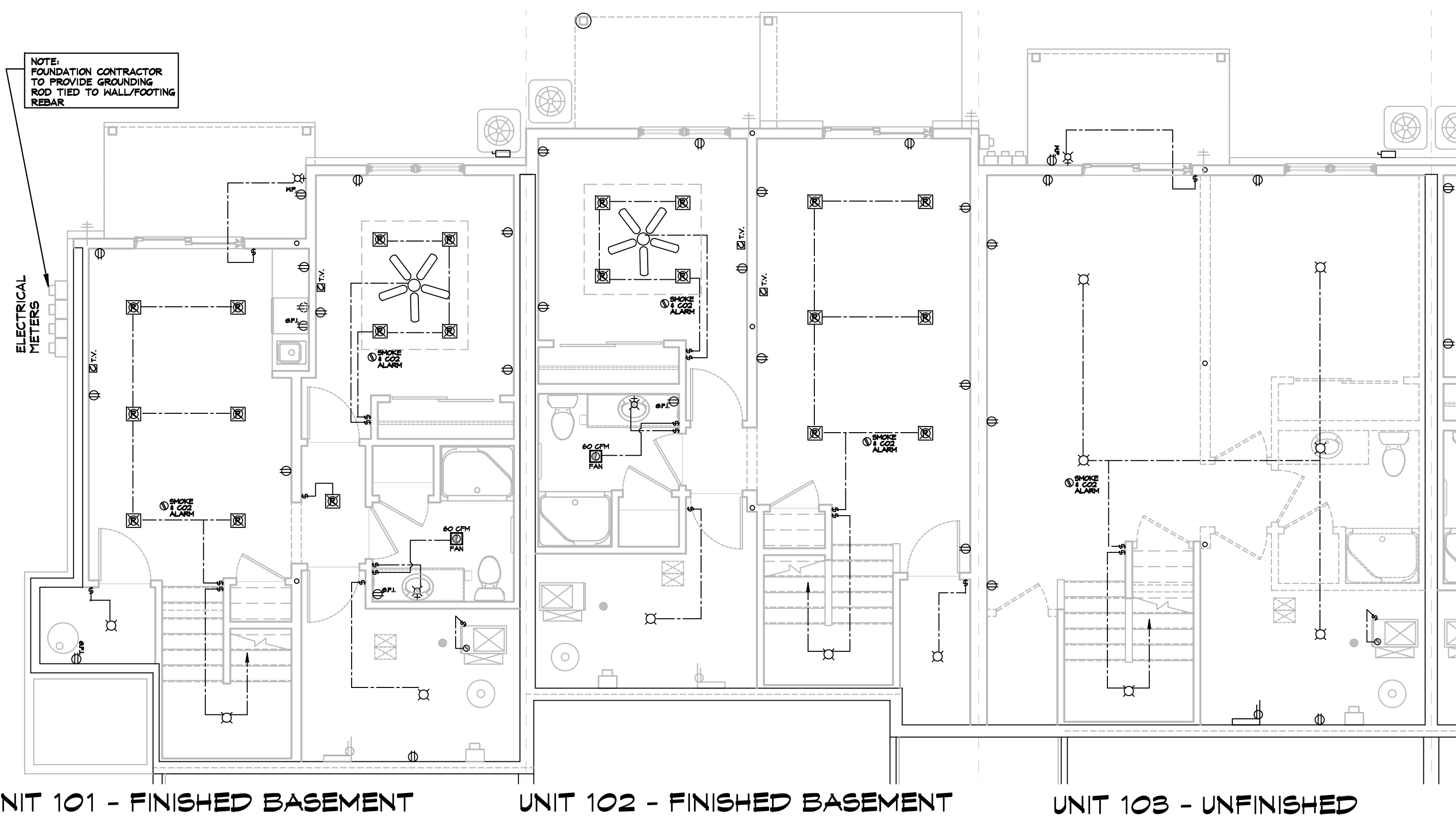
Drawn By: DG  
Checked By: DG

Date: 04 Dec. 2020

Job Number: 20,044

Sheet Number

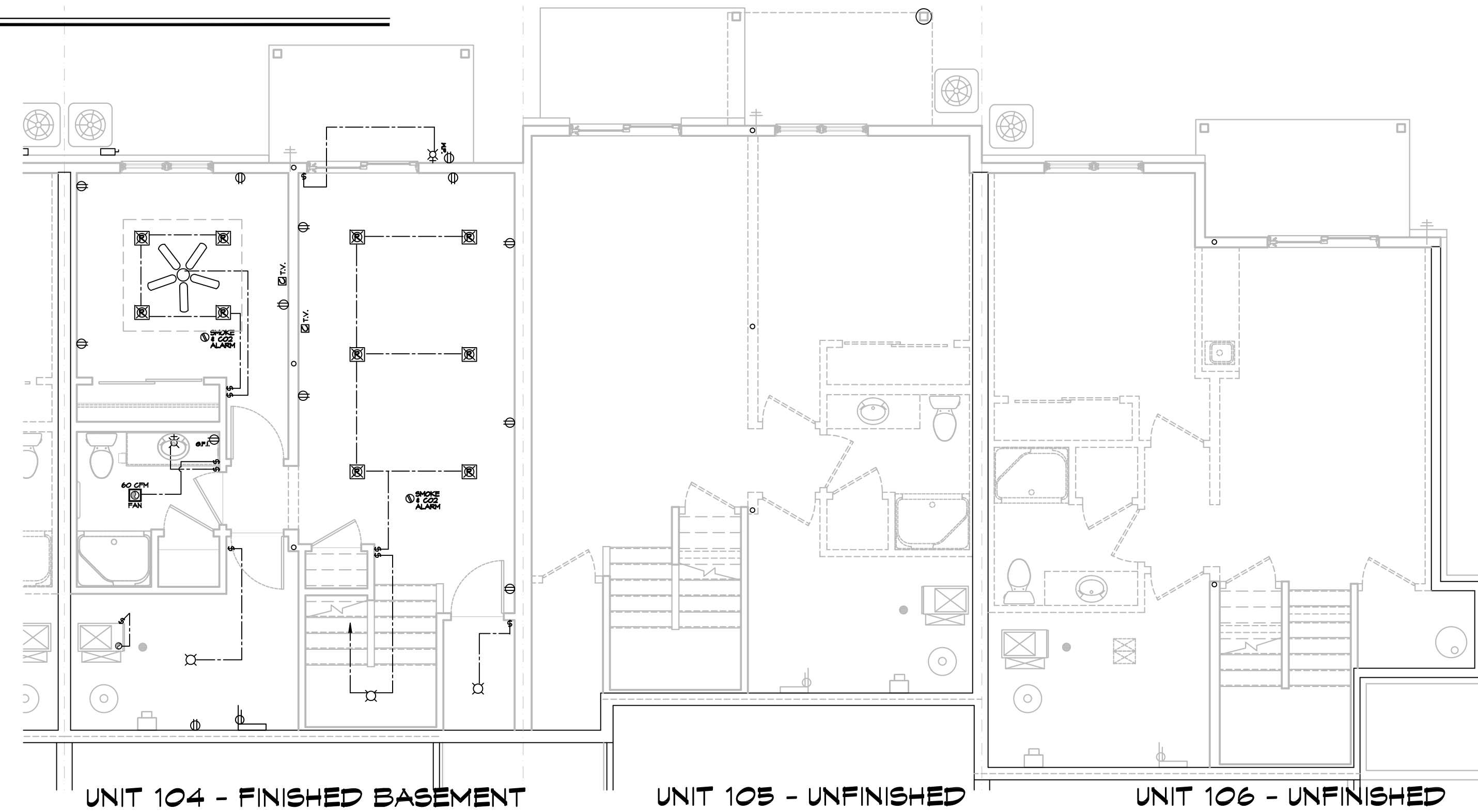
# E 1.0



15 PARTIAL BASEMENT LEVEL ELECTRIC PLAN

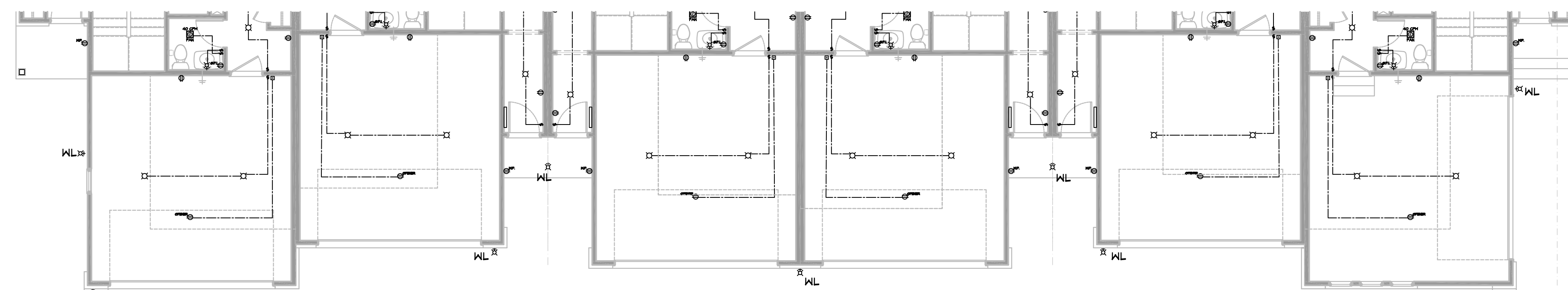
3/16" = 1'-0"

ELECTRICAL KEY	
	60 CFM FAN
	60 CFM BATH FAN
	60 CFM BATH FAN/LIGHT
	CEILING FAN BOX LOCATION
	24" FLUORESCENT FIXTURE
	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 R120LBL
	CO2 ALARM BRK SC4120LBL
	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



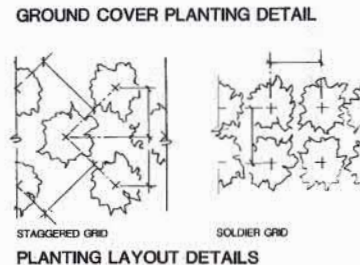
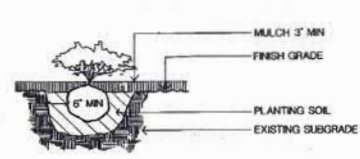
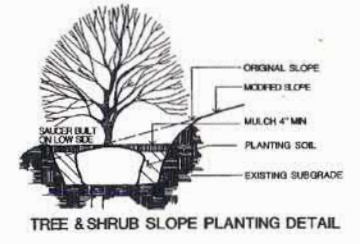
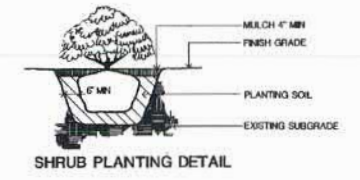
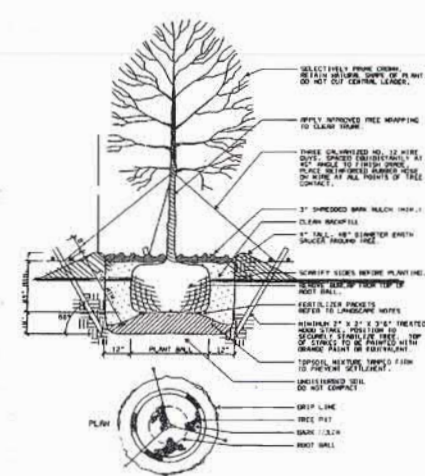
16 PARTIAL BASEMENT LEVEL ELECTRIC PLAN

3/16" = 1'-0"



4 EXTERIOR PUBLIC ELECTRIC PLAN

1/8" = 1'-0"



- 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 Trellon 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% Kanblue 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.

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 Wymen Flowering Crab	Malus 'donald wymen'	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 pekinensis	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	18"	B. B.



**J.B.J. Development**  
 (a division of J.B.J. Companies, Inc.)  
 W178 N9912 Rivercrest Drive, Suite 101  
 Germantown, WI 53022-4645  
 Phone: (262) 255-1800  
 Fax: (262) 255-2234  
 E-mail: www.jbjcompanies.com



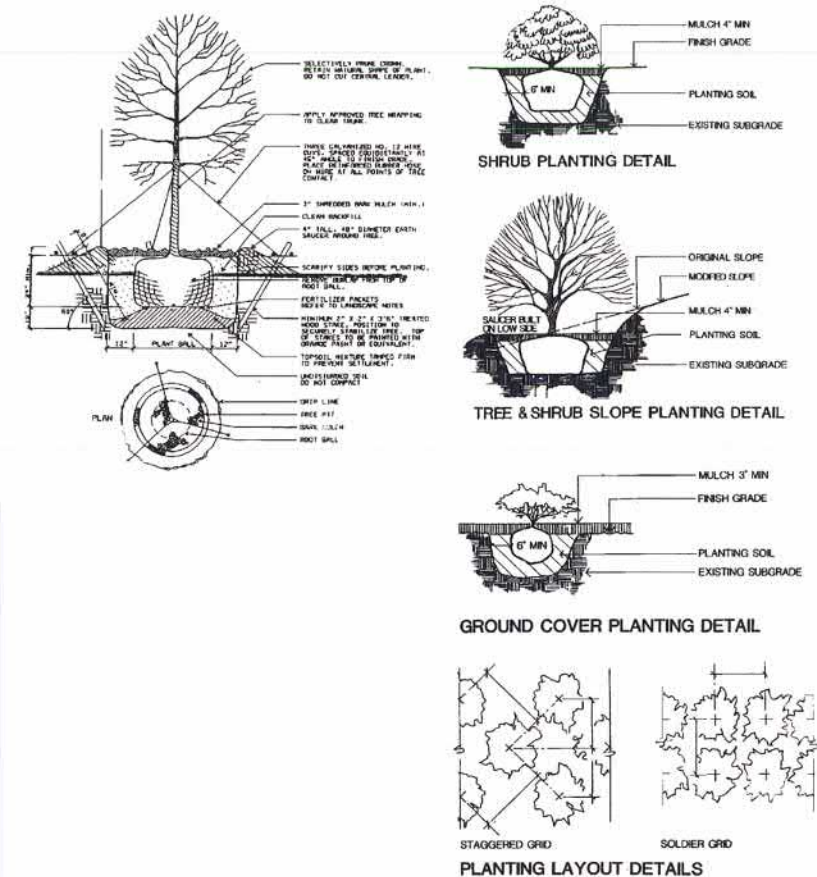
**NELSON**  
**Landscape Inc.**  
**262.549.6111**  
 Fax 262.549.9229  
 RESIDENTIAL  
 COMMERCIAL  
 INSTITUTIONAL  
 Landscape Designers  
 & Contractors with  
 Over 40 Years of  
 Outstanding Results



**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**
- 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 Trellon 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
<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 corolata	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 pekinensis	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	Kailey Juniper	Juniperus chinensis	24"	B. B.
CSR	10	Champlain Shrub Rose	Rosa meidland	18"	B. B.

**J.B.J. Development**  
(a division of J.B.J. Companies, Inc.)  
W178 N9912 Rivercrest Drive, Suite 101  
Germantown, WI 53022-4645  
Phone: (262) 255-1800  
Fax: (262) 255-2234  
E-mail: www.jbjcompanies.com

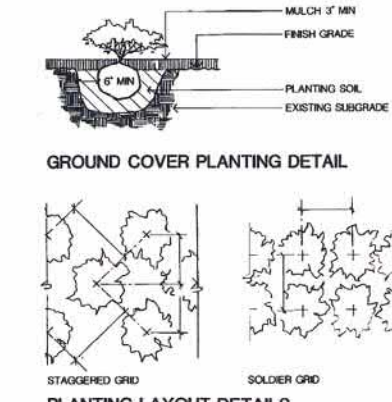
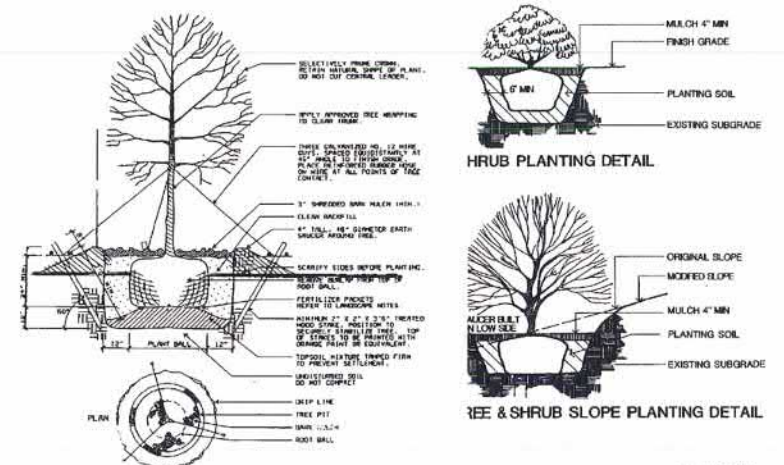
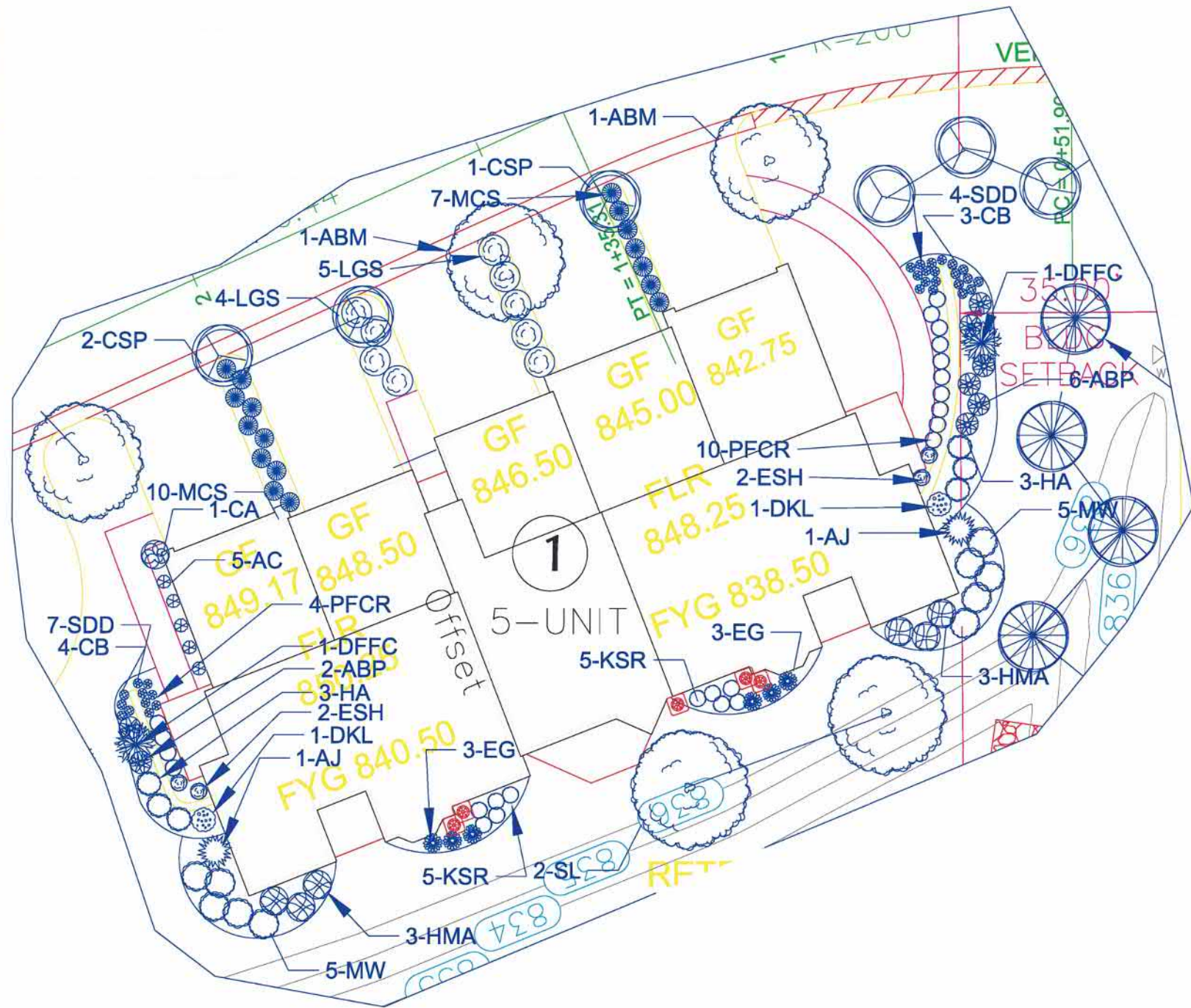
**NELSON**  
**Landscape Inc.**  
**262.549.6111**  
Fax 262.549.9229  
RESIDENTIAL  
COMMERCIAL  
INSTITUTIONAL  
Landscape Designers  
& Contractors with  
Over 40 Years of  
Outstanding Results

**DIGGERS HOTLINE**  
WISCONSIN STATE STATUTE 182.075 REQUIRES  
THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE.  
CALL DIGGERS HOTLINE 1-800-242-8511

**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" **L2**



- 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 Curfex 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	6	Holmstrup Arborvitae	Thuja occidentalis holmstrup	4'-5'	B. B.
AJ	2	Arcadia Juniper	Juniperus chinensis	24-30"	B. B.
HMA	6	Hetz Midget Arborvitae	Thuja occidentalis hetz	18"	B. B.
GVB	0	Green Velvet Boxwood	Buxus green velvet	24"	B. B.
EG	6	Euonymus Gaely	Euonymus fortunei	18"	B. B.
DFFC	2	Dwarf Firebird Flowering Crab	Malus	1 3/4'-2"	B. B.
CA	1	Compact Atlas	Euonymus alata	30-36"	B. B.
DKL	2	Dwarf Korean Lilac	Syringa meyeri	36-42"	B. B.
ABP	8	Abbotswood Potentilla	Potentilla fruticosa	18-24"	B. B.
GS	0	Goldmound Spirea	Spiraea bumalda	18-24"	B. B.
LGS	9	Low Grow Sumac	Rhus aromatica	18-24"	B. B.
MCS	17	Magic Carpet Spirea	Spiraea japonica	15-18"	B. B.
AC	5	Alpine Currant	Ribes alpinum	18-24"	B. B.
MW	10	Minuet Weigela	Weigela florida brigela'	18"	B. B.
KSR	10	Knockout Shrub Rose	Rosa knockout	2-3'	B. B.
ESH	4	Endless Summer Hydrangea	Hydrangea macrophylla	18"	B. B.
PFCR	14	Pink Flower Carpet Rose	Rosa flower carpet	18"	B. B.
SDD	14	Stella D'ora Daylily	Hemerocallis	1 gal.	pots
CB	12	Coral Bell	Heuchera micrantha	1 gal.	pots

**J.B.J. Development**  
(a division of J.B.J. Companies, Inc.)  
W178 N9912 Rivercrest Drive, Suite 101  
Germantown, WI 53022-4845  
Phone: (262) 255-1800  
Fax: (262) 255-2234  
E-mail www.jbjcompanies.com

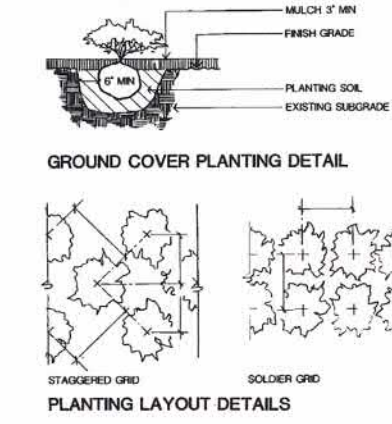
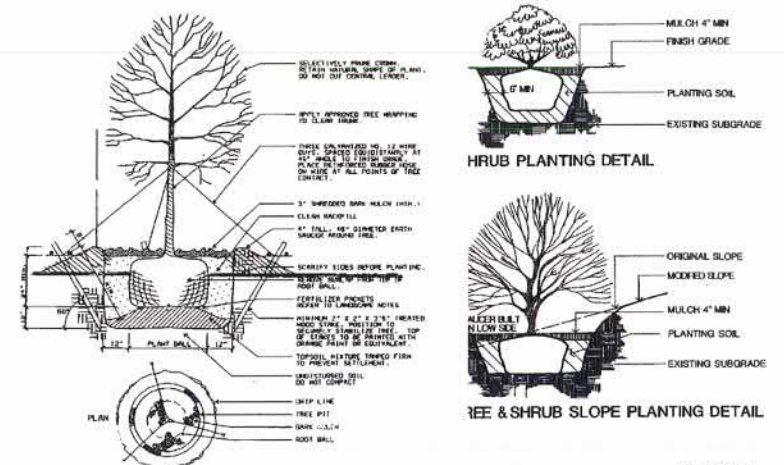
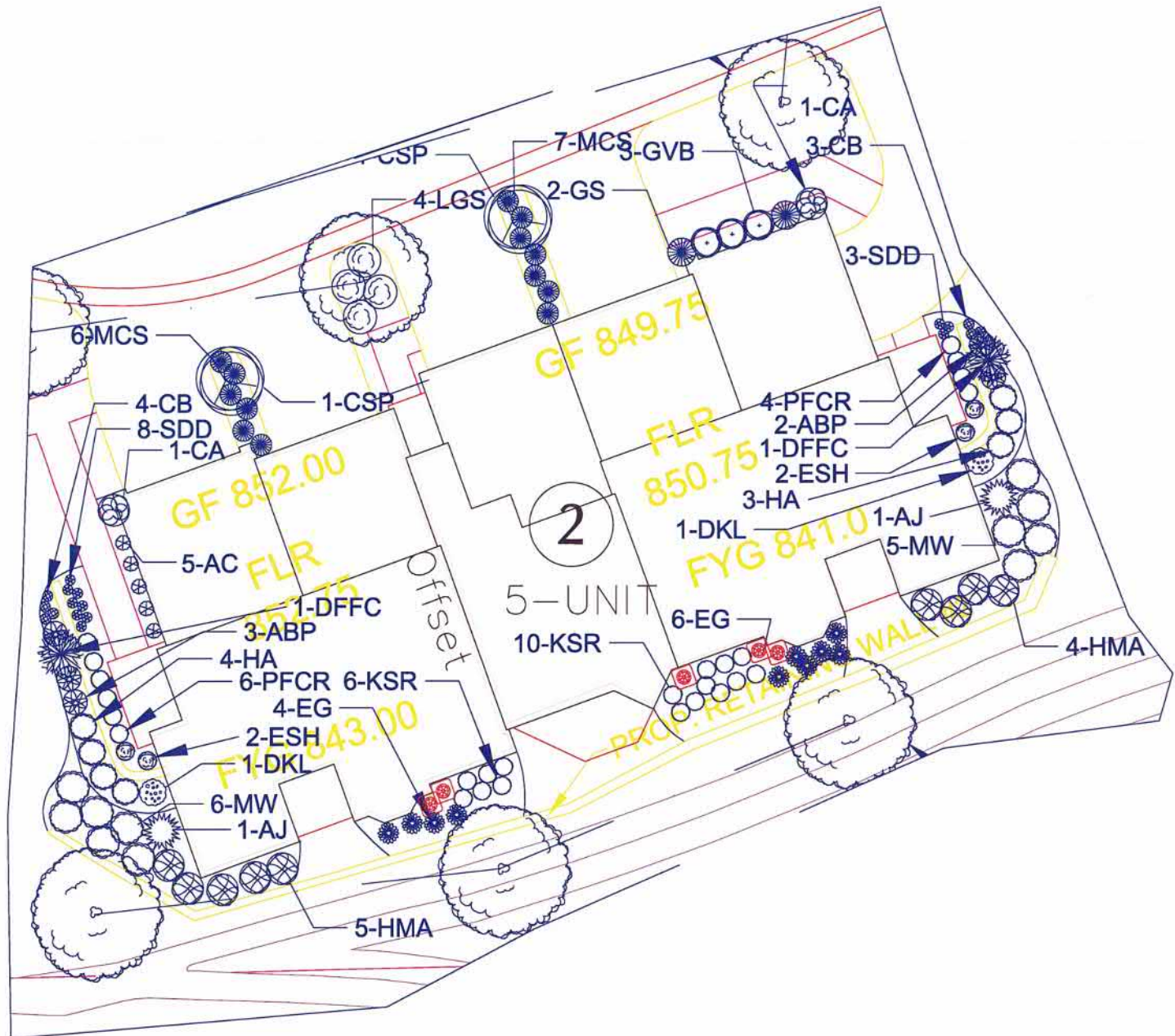
**NELSON Landscape Inc.**  
262.549.6111  
Fax 262.549.9229  
RESIDENTIAL  
COMMERCIAL  
INSTITUTIONAL  
Landscape Designers & Contractors with Over 40 Years of Outstanding Results

**DIGGERS HOTLINE**  
WISCONSIN STATE STATUTE 192.0176 REQUIRES THREE WORK DAYS NOTICE BEFORE YOU DIG/AWATE CALL DIGGERS HOTLINE 1-800-242-8511

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

**BUILDING 1 FOUNDATION PLANTINGS**  
REVISIONS: 7-17-04, 12-23-04  
DRAWN BY: D.K.N.

Project: \_\_\_\_\_ Sheet: \_\_\_\_\_  
Date: 6-23-04  
Scale: 1"=10' 0" **L3**



- 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.

**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 Gaelyi	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 brigeia	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

**J.B.J. Development**  
(a division of J.B.J. Companies, Inc.)  
W178 N9912 Rivercrest Drive, Suite 101  
Germantown, WI 53022-4645  
Phone: (262) 255-1800  
Fax: (262) 255-2234  
E-mail www.jbjcompanies.com

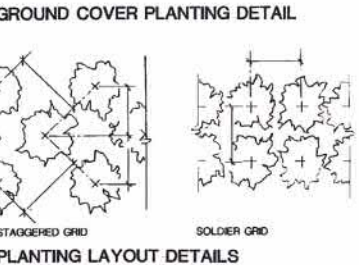
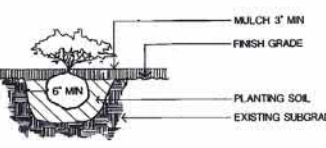
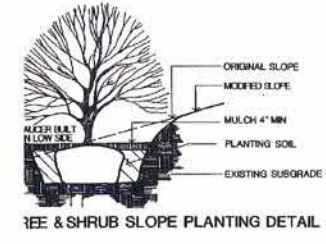
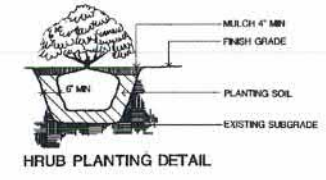
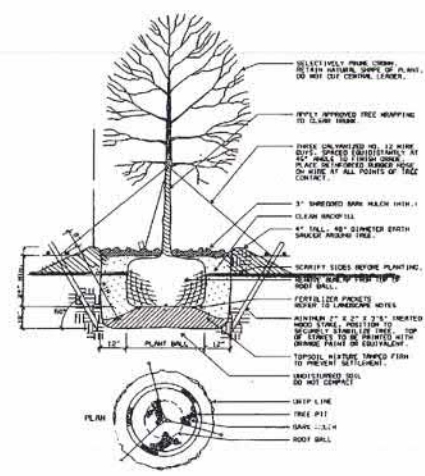
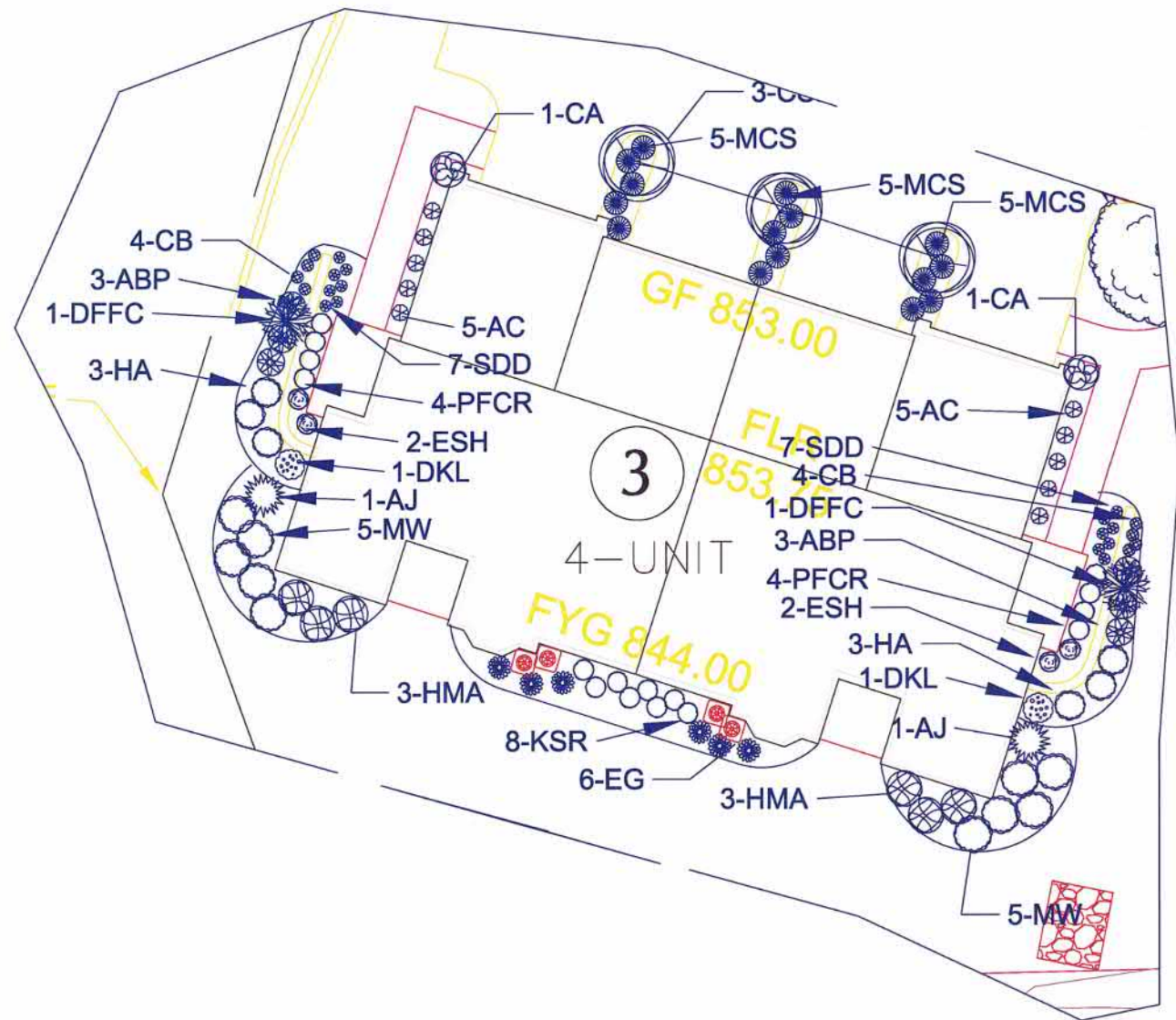
**NELSON**  
**Landscape Inc.**  
**262.549.6111**  
Fax 262.549.9229  
RESIDENTIAL  
COMMERCIAL  
INSTITUTIONAL  
*Landscape Designers  
& Contractors with  
Over 40 Years of  
Outstanding Results*

**DIGGERS HOTLINE**  
WISCONSIN STATE STATUTE 152.0178 REQUIRES  
THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE  
CALL DIGGERS HOTLINE 1-800-242-6511

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

**BUILDING 2 FOUNDATION  
PLANTINGS**  
REVISIONS: 7-17-04, 12-23-04  
DRAWN BY: D.K.N.

Project: \_\_\_\_\_ Sheet: \_\_\_\_\_  
Date: 6-23-04  
Scale: 1"=10' 0" **L4**



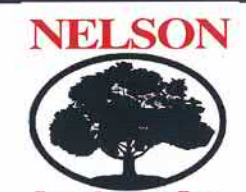
- JOB SPECIFICATIONS**
- All nursery stock is to be locally grown and planted in new organic blend topsoil. All stock is guaranteed for a period of one year after acceptance date.
  - All planting beds in the lawn areas will receive Valley View Edging, commercial grade.
  - All plant beds will receive three to four inches of shredded hardwood mulch, treated with Trellon 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	6	Holmstrup Arborvitae	Thuja occidentalis holmstrup	4-5'	B. B.
AJ	2	Arcadia Juniper	Juniperus chinensis	24-30"	B. B.
HMA	6	Hetz Midget 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 Cumant	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 O' Ora Daylily	Hemerocallis	1 gal.	pots
CB	8	Coral Bell	Heuchera micrantha	1 gal.	pots



**J.B.J. Development**  
 (a division of J.B.J. Companies, Inc.)  
 W178 N9912 Rivercrest Drive, Suite 101  
 Germantown, WI 53022-4645  
 Phone: (262) 255-1800  
 Fax: (262) 255-2234  
 E-mail www.jbjcompanies.com



**Landscape Inc.**  
**262.549.6111**  
 Fax 262.549.9229  
 RESIDENTIAL  
 COMMERCIAL  
 INSTITUTIONAL  
 Landscape Designers  
 & Contractors with  
 Over 40 Years of  
 Outstanding Results



**EAGLES NEST CONDOMINIUMS**  
 Job #2302  
 BROOKFIELD ROAD  
 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**







Report Criteria:  
 Report type: GL detail

GL Period	Check Issue Date	Check Number	Invoice Number	Inv Seq	Description	Invoice GL Account	Check Amount
<b>American Litho</b>							
03/24	03/22/2024	123546	3-2024	1	Spring- Town Tidings	100-511000-341	1,254.58- V
Total 123546:							1,254.58-
<b>New Berlin Professional</b>							
03/24	03/22/2024	123609	3-22-24	1	FD union dues	100-215500	381.11
Total 123609:							381.11
<b>Postmaster</b>							
03/24	03/22/2024	123610	3-2024	1	Rec Guide postage	100-553100-311	1,254.58
Total 123610:							1,254.58
<b>TBFFA</b>							
03/24	03/22/2024	123611	3-22-24	1	Fire fighters payroll deduction	100-215700	301.72
Total 123611:							301.72
<b>We Energies</b>							
03/24	03/22/2024	123612	00025-324	1	#8099-072-016 / Fire Station gas	100-522700-224	230.99
03/24	03/22/2024	123612	00025-324	2	#8099-072-016 / Town Hall gas	100-516000-224	230.99
Total 123612:							461.98
<b>We Energies</b>							
03/24	03/22/2024	123613	00021-324	1	Services Clarion Lane	610-622000-000	850.02
03/24	03/22/2024	123613	00004-324	1	Services Gray Fox	620-821000-000	29.43
03/24	03/22/2024	123613	00026-324	1	Services Mary Lynn Dr	610-622000-000	1,682.27
03/24	03/22/2024	123613	00022-324	1	Services Barker Road	620-821000-000	51.56
03/24	03/22/2024	123613	00010-324	1	Services Bluemound Rd	610-622000-000	21.94
03/24	03/22/2024	123613	00007-324	1	Services Briar Ridge Swr	620-821000-000	25.38
Total 123613:							2,660.60
<b>We Energies</b>							
03/24	03/22/2024	123614	00030-324	1	Bluemound Road Electric	100-534200-221	258.56
Total 123614:							258.56
<b>Wisconsin Professional</b>							
03/24	03/22/2024	123615	3-22-24	1	Police Union Dues	100-215500	356.00
Total 123615:							356.00
<b>Wisconsin SCTF</b>							
03/24	03/22/2024	123616	3-22-24	1	Case #6479297 Smerz	100-215800	553.84
Total 123616:							553.84
<b>Holiday Inn &amp; Suite</b>							
03/24	03/25/2024	123617	62282581-TONY	1	WRWA Conference	620-856000-000	338.00

GL Period	Check Issue Date	Check Number	Invoice Number	Inv Seq	Description	Invoice GL Account	Check Amount
03/24	03/25/2024	123617	62282581-TONY	2	WRWA Conference	610-930000-000	338.00
Total 123617:							676.00
<b>Holiday Inn &amp; Suite</b>							
03/24	03/25/2024	123618	69800605-MARK	1	WRWA Conference	610-930000-000	338.00
03/24	03/25/2024	123618	69800605-MARK	2	WRWA Conference	620-856000-000	338.00
Total 123618:							676.00
<b>We Energies</b>							
03/24	03/25/2024	123619	00015-324	1	#0206-165-433 - DPW Garage gas	100-532700-224	478.24
03/24	03/25/2024	123619	00015-324	2	#0206-165-433 - SWU Garage gas	421-532700-224	478.24
Total 123619:							956.48
<b>We Energies</b>							
03/24	03/25/2024	123620	00012-324	1	#1805-414-369 - Police station gas	100-521700-224	175.77
Total 123620:							175.77
<b>We Energies</b>							
03/24	03/25/2024	123621	00028-324	1	#8065-065-883 / Fire Station electric bill	100-522700-221	652.33
03/24	03/25/2024	123621	00028-324	2	#8065-065-883 / Town Hall electric bill	100-516000-221	652.32
Total 123621:							1,304.65
<b>We Energies</b>							
03/24	03/25/2024	123622	00013-324	1	#1610-050-971 - Marx park electric	100-552000-221	183.77
Total 123622:							183.77
<b>We Energies</b>							
03/24	03/25/2024	123623	00009-324	1	#2214-050-274 - DPW Garage electric	100-532700-221	455.64
03/24	03/25/2024	123623	00009-324	2	#2214-050-274 - SW Garage electric	421-532700-221	455.63
Total 123623:							911.27
<b>We Energies</b>							
03/24	03/25/2024	123624	00014-324	1	#0884-694-606 - Police station electric	100-521700-221	2,807.46
Total 123624:							2,807.46
<b>Advance Auto Parts</b>							
04/24	04/01/2024	123625	5262407238807	1	FD	100-522100-380	9.38
Total 123625:							9.38
<b>Amazon Capital Services</b>							
04/24	04/01/2024	123626	1RMQ-96GQ-PYQL	1	Park & Rec Purchase	100-554000-230	107.79
04/24	04/01/2024	123626	1VQV-MTWY-MYLV	1	PD	100-521200-139	15.99
04/24	04/01/2024	123626	1K6G-CF4V-7PRK	1	PD	100-521000-340	39.27
04/24	04/01/2024	123626	147L-MQMG-KLLV	1	PD	100-521700-350	61.90
04/24	04/01/2024	123626	1DRJ-RT91-46F1	1	PD	100-521700-350	147.90

GL Period	Check Issue Date	Check Number	Invoice Number	Inv Seq	Description	Invoice GL Account	Check Amount
Total 123626:							372.85
<b>American Bolt Corp</b>							
04/24	04/01/2024	123627	937127	1	SWU	421-532400-340	20.00
Total 123627:							20.00
<b>Aramark</b>							
04/24	04/01/2024	123628	6140346456	1	Fire Department	100-522700-240	67.24
Total 123628:							67.24
<b>Automotive Parts &amp; Equip. Corp</b>							
04/24	04/01/2024	123629	629403	1	Fire Department	100-522100-380	48.52
Total 123629:							48.52
<b>Babcock Auto Spring Co</b>							
04/24	04/01/2024	123630	88332	1	DPW	100-532400-340	722.79
Total 123630:							722.79
<b>Badger Truck Center, Inc.</b>							
04/24	04/01/2024	123631	857916	1	DPW parts	100-532400-340	34.00
Total 123631:							34.00
<b>Baker Tilly US, LLP</b>							
04/24	04/01/2024	123632	BT2724116	1	audit financial statements	500-519900-000	853.50
04/24	04/01/2024	123632	BT2724116	2	audit financial statements	620-852000-000	2,676.75
04/24	04/01/2024	123632	BT2724116	3	audit financial statements	610-923000-000	2,676.75
04/24	04/01/2024	123632	BT2724116	4	audit financial statements	230-563000-340	853.50
04/24	04/01/2024	123632	BT2724116	5	audit financial statements	100-515100-210	11,083.41
04/24	04/01/2024	123632	BT2724116	6	audit financial statements	421-514100-210	2,270.09
Total 123632:							20,414.00
<b>Batteries Plus LLC</b>							
04/24	04/01/2024	123633	P71259345	1	Misc Supplies	620-831000-000	23.50
Total 123633:							23.50
<b>Baycom Inc.</b>							
04/24	04/01/2024	123634	EQUIPINV_048600	1	PD	100-521000-214	387.00
Total 123634:							387.00
<b>Bill's Power Center, Inc.</b>							
04/24	04/01/2024	123635	708464	1	DPW	100-532400-340	66.80
04/24	04/01/2024	123635	708476	1	DPW	100-532400-340	1.28
Total 123635:							65.52
<b>Boucher Chevrolet of Waukesha</b>							
04/24	04/01/2024	123636	813075	1	Police Department	100-521200-380	491.44

GL Period	Check Issue Date	Check Number	Invoice Number	Inv Seq	Description	Invoice GL Account	Check Amount
04/24	04/01/2024	123636	500688	1	Police Department	100-521200-380	13.58
Total 123636:							505.02
<b>C&amp;C Pumps &amp; Plumbing</b>							
04/24	04/01/2024	123637	23692	1	Fire Dept	100-522700-350	1,500.00
Total 123637:							1,500.00
<b>CHARTER COMMUNICATIONS</b>							
04/24	04/01/2024	123638	152316701032124	1	SD#4 Split Water	610-641000-000	194.55
04/24	04/01/2024	123638	152316701032124	2	SD#4 Split Sewer	620-827000-000	83.38
Total 123638:							277.93
<b>Colonial Life</b>							
04/24	04/01/2024	123639	58610420308881	1	Employee Paid Plan	100-215360	765.00
Total 123639:							765.00
<b>Delta Dental of Wisconsin</b>							
04/24	04/01/2024	123640	2117959	1	Dental Insurance	100-215340	2,461.16
04/24	04/01/2024	123640	2117959	2	Vision Insurance	100-215330	400.94
Total 123640:							2,862.10
<b>DiPietro, Antonio</b>							
04/24	04/01/2024	123641	4-2024	1	REIMBURSEMENT	100-531000-139	275.33
Total 123641:							275.33
<b>Emergency Medical Products Inc</b>							
04/24	04/01/2024	123642	2622704	1	FD-medical supplies	100-523100-341	536.14
04/24	04/01/2024	123642	2622705	1	FD-medical supplies	100-523100-341	12.17
Total 123642:							548.31
<b>Fearing's Satellite &amp; Sound Inc.</b>							
04/24	04/01/2024	123643	72885	1	FD	100-522000-242	1,495.80
Total 123643:							1,495.80
<b>General Fire Equipment Co.,Inc</b>							
04/24	04/01/2024	123644	151076	1	FD	413-522000-200	200.00
04/24	04/01/2024	123644	151077	1	FD	413-522000-200	150.00
04/24	04/01/2024	123644	151078	1	FD	413-522000-200	100.00
04/24	04/01/2024	123644	151079	1	FD	413-522000-200	200.00
04/24	04/01/2024	123644	151080	1	FD	413-522000-200	250.00
04/24	04/01/2024	123644	151081	1	FD	413-522000-200	250.00
Total 123644:							1,150.00
<b>GFL Environmental Inc</b>							
04/24	04/01/2024	123645	V80000038183	1	Street Sweepings	421-534400-215	1,445.56

GL Period	Check Issue Date	Check Number	Invoice Number	Inv Seq	Description	Invoice GL Account	Check Amount
Total 123645:							1,445.56
<b>Grainger Inc.</b>							
04/24	04/01/2024	123646	9054062956	1	PD purchase	100-521700-350	34.84
04/24	04/01/2024	123646	9059297854	1	DPW supplies	100-532400-340	360.28
Total 123646:							395.12
<b>Home Depot Credit Services</b>							
04/24	04/01/2024	123647	7021448	1	Misc Supplies & Parts	610-635000-000	116.40
04/24	04/01/2024	123647	7250771	1	Misc Supplies & Parts	610-635000-000	27.41
04/24	04/01/2024	123647	7904554	1	Misc Supplies & Parts	610-635000-000	14.20
04/24	04/01/2024	123647	6921971	1	Misc Supplies, Batteries	610-635000-000	55.99
Total 123647:							214.00
<b>Hopson Oil Co Inc.</b>							
04/24	04/01/2024	123648	761393	1	No Lead/Diesel Fuel	100-524000-385	2.85
04/24	04/01/2024	123648	761393	2	No Lead/Diesel Fuel	100-521200-385	231.11
04/24	04/01/2024	123648	761393	3	No Lead/ Diesel Fuel	100-522100-385	45.65
04/24	04/01/2024	123648	761393	4	No Lead/Diesel Fuel	100-523100-385	45.65
04/24	04/01/2024	123648	761393	5	No Lead/Diesel Fuel	100-532400-385	114.13
04/24	04/01/2024	123648	761393	6	No Lead/Diesel Fuel	421-532400-385	85.60
04/24	04/01/2024	123648	761393	7	No Lead/Diesel Fuel	100-552000-385	11.41
04/24	04/01/2024	123648	761393	8	No Lead/Diesel Fuel	610-933000-000	17.12
04/24	04/01/2024	123648	761393	9	No Lead/Diesel Fuel	620-828000-000	17.12
04/24	04/01/2024	123648	759666	1	No Lead/Diesel Fuel	100-524000-385	3.80
04/24	04/01/2024	123648	759666	2	No Lead/Diesel Fuel	100-521200-385	307.80
04/24	04/01/2024	123648	759666	3	No Lead/ Diesel Fuel	100-522100-385	60.80
04/24	04/01/2024	123648	759666	4	No Lead/Diesel Fuel	100-523100-385	60.80
04/24	04/01/2024	123648	759666	5	No Lead/Diesel Fuel	100-532400-385	152.00
04/24	04/01/2024	123648	759666	6	No Lead/Diesel Fuel	421-532400-385	114.00
04/24	04/01/2024	123648	759666	7	No Lead/Diesel Fuel	100-552000-385	15.20
04/24	04/01/2024	123648	759666	8	No Lead/Diesel Fuel	610-933000-000	22.80
04/24	04/01/2024	123648	759666	9	No Lead/Diesel Fuel	620-828000-000	22.81
04/24	04/01/2024	123648	752986	1	No Lead/Diesel Fuel	100-524000-385	1.93
04/24	04/01/2024	123648	752986	2	No Lead/Diesel Fuel	100-521200-385	156.23
04/24	04/01/2024	123648	752986	3	No Lead/ Diesel Fuel	100-522100-385	30.86
04/24	04/01/2024	123648	752986	4	No Lead/Diesel Fuel	100-523100-385	30.86
04/24	04/01/2024	123648	752986	5	No Lead/Diesel Fuel	100-532400-385	77.15
04/24	04/01/2024	123648	752986	6	No Lead/Diesel Fuel	421-532400-385	57.86
04/24	04/01/2024	123648	752986	7	No Lead/Diesel Fuel	100-552000-385	7.72
04/24	04/01/2024	123648	752986	8	No Lead/Diesel Fuel	610-933000-000	11.57
04/24	04/01/2024	123648	752986	9	No Lead/Diesel Fuel	620-828000-000	11.57
04/24	04/01/2024	123648	752991	1	No Lead/Diesel Fuel	100-524000-385	6.06
04/24	04/01/2024	123648	752991	2	No Lead/Diesel Fuel	100-521200-385	490.90
04/24	04/01/2024	123648	752991	3	No Lead/ Diesel Fuel	100-522100-385	96.97
04/24	04/01/2024	123648	752991	4	No Lead/Diesel Fuel	100-523100-385	96.97
04/24	04/01/2024	123648	752991	5	No Lead/Diesel Fuel	100-532400-385	242.42
04/24	04/01/2024	123648	752991	6	No Lead/Diesel Fuel	421-532400-385	181.82
04/24	04/01/2024	123648	752991	7	No Lead/Diesel Fuel	100-552000-385	24.24
04/24	04/01/2024	123648	752991	8	No Lead/Diesel Fuel	610-933000-000	36.36
04/24	04/01/2024	123648	752991	9	No Lead/Diesel Fuel	620-828000-000	36.37

GL Period	Check Issue Date	Check Number	Invoice Number	Inv Seq	Description	Invoice GL Account	Check Amount
Total 123648:							2,928.51
<b>James Imaging Systems</b>							
04/24	04/01/2024	123649	1424571	1	Maintenance Monthly Contract	610-921000-000	46.77
04/24	04/01/2024	123649	1424571	2	Maintenance Monthly Contract	620-851000-000	46.76
Total 123649:							93.53
<b>JOHNS DISPOSAL SVC INC</b>							
04/24	04/01/2024	123650	1308271	1	Garbage	421-573630-211	28,132.88
04/24	04/01/2024	123650	1308271	2	Recycling	421-573630-212	17,673.50
04/24	04/01/2024	123650	1308271	3	Yard Waste	421-573630-210	520.52
Total 123650:							46,326.90
<b>JX Enterprises, Inc.</b>							
04/24	04/01/2024	123651	12265214P	1	FD	100-522100-380	107.89
Total 123651:							107.89
<b>Kneiszel, Patrick</b>							
04/24	04/01/2024	123652	3-2024	1	Reimbursement	100-523100-341	126.99
Total 123652:							126.99
<b>Kohlmann Management Group</b>							
04/24	04/01/2024	123653	1521	1	Spring/Summer Rec Guide	100-511000-341	210.00
Total 123653:							210.00
<b>Lange Enterprises, Inc.</b>							
04/24	04/01/2024	123654	86931	1	DPW	100-533100-340	343.02
Total 123654:							343.02
<b>Lone Rock Services LLC</b>							
04/24	04/01/2024	123655	0324-347	1	PD	100-521700-350	295.00
Total 123655:							295.00
<b>Martelle Water Treatment Inc.</b>							
04/24	04/01/2024	123656	26709	1	Cylinders of Chlorine	610-631000-000	2,505.00
Total 123656:							2,505.00
<b>MEI TOTAL ELEVATOR SOLUTIONS</b>							
04/24	04/01/2024	123657	1066431	1	PD Elevator	100-521700-240	187.42
Total 123657:							187.42
<b>Menards - Waukesha</b>							
04/24	04/01/2024	123658	60441	1	Park & Rec	100-552000-341	105.03
04/24	04/01/2024	123658	60570	1	Park & Rec	100-552000-341	36.99
04/24	04/01/2024	123658	60986	1	UD#1	421-532400-340	113.42
04/24	04/01/2024	123658	60895	1	UD#1	421-532400-340	61.97

GL Period	Check Issue Date	Check Number	Invoice Number	Inv Seq	Description	Invoice GL Account	Check Amount
Total 123658:							243.43
<b>Office Depot Inc.</b>							
04/24	04/01/2024	123659	356528128001	1	Office Supplies	610-921000-000	127.70
04/24	04/01/2024	123659	356528128001	2	Office Supplies	620-851000-000	127.69
Total 123659:							255.39
<b>Parts Distributing, Inc</b>							
04/24	04/01/2024	123660	S2-2582687	1	DPW	421-532400-340	39.95
Total 123660:							39.95
<b>Pomp's Tire Service, Inc.</b>							
04/24	04/01/2024	123661	60331442	1	Fire Department	100-523100-380	416.93
Total 123661:							416.93
<b>Prohealth Pharmacy- Waukesha</b>							
04/24	04/01/2024	123662	2-2024	1	FD	100-523100-341	314.99
Total 123662:							314.99
<b>Reinders, Inc.</b>							
04/24	04/01/2024	123663	7537235-00	1	Cust #7093- Park & Rec	100-554000-340	162.36
Total 123663:							162.36
<b>Sherwin-Williams Co.</b>							
04/24	04/01/2024	123664	7141-6	1	Police Department	100-521700-350	29.91
Total 123664:							29.91
<b>Soft Water Inc.</b>							
04/24	04/01/2024	123665	98243TN	1	FD - water softener salt	100-522700-240	116.00
Total 123665:							116.00
<b>Somar Tek LLC</b>							
04/24	04/01/2024	123666	103231	1	PD-supplies	100-521200-139	30.00
Total 123666:							30.00
<b>Staples Advantage</b>							
04/24	04/01/2024	123667	6000844955	1	Court	100-512000-310	181.76
04/24	04/01/2024	123667	3562300695	1	Police Department	100-521000-340	50.66
04/24	04/01/2024	123667	3562439084	1	Town Hall	100-516000-340	275.97
04/24	04/01/2024	123667	3562376852	1	Town Clerk	100-514200-310	232.48
Total 123667:							740.87
<b>Strand Associates Inc.</b>							
04/24	04/01/2024	123668	0208493	1	Poplar Creek Interconnect	620-210000	2,379.00
04/24	04/01/2024	123668	0208493	2	Poplar Creek Interconnect	620-300000	6,491.26
04/24	04/01/2024	123668	0208354	1	Well No. 3 Rehabilitation	610-300000	5,351.50



GL Period	Check Issue Date	Check Number	Invoice Number	Inv Seq	Description	Invoice GL Account	Check Amount
Total 123668:							14,221.76
<b>Strand Associates, Inc.</b>							
04/24	04/01/2024	123669	0207941	1	Accounts Receivable	100-563000-211	554.31
04/24	04/01/2024	123669	0207941	2	General Town Eng	100-563000-211	584.85
04/24	04/01/2024	123669	0207941	3	General Town Eng	100-563000-211	734.55
Total 123669:							1,873.71
<b>Tri-County Waterworks Assoc.</b>							
04/24	04/01/2024	123670	4-2024	1	Tri-Cty Meeting Registration	610-930000-000	30.00
04/24	04/01/2024	123670	4-2024	2	Tri-Cty Meeting Registration	620-856000-000	30.00
Total 123670:							60.00
<b>Verizon Wireless</b>							
04/24	04/01/2024	123671	9958910358	1	Fire Department	100-522700-225	28.59
04/24	04/01/2024	123671	9958843603	1	Fire Department	100-522700-225	381.45
04/24	04/01/2024	123671	9958843603	2	DPW	100-532700-225	61.21
04/24	04/01/2024	123671	9958843603	3	UD#1	421-532700-225	61.21
04/24	04/01/2024	123671	9958843603	4	Parks	100-552000-340	20.36
04/24	04/01/2024	123671	9958843603	5	Rec	100-553100-340	20.36
04/24	04/01/2024	123671	9958843603	6	Police Department	100-521700-225	566.79
04/24	04/01/2024	123671	9958843603	7	TOWN HALL	100-516000-225	136.06
Total 123671:							1,276.03
<b>Vesnefsky, Adrian</b>							
04/24	04/01/2024	123672	3-2024	1	Uniform Reimbursment	100-521200-139	52.50
Total 123672:							52.50
<b>Waukesha Co Police Chiefs Assoc</b>							
04/24	04/01/2024	123673	3-2024	1	member dues	100-521000-320	100.00
Total 123673:							100.00
<b>Waukesha County Fire</b>							
04/24	04/01/2024	123674	2024-08	1	Dues	100-522000-320	288.71
Total 123674:							288.71
<b>We Energies</b>							
04/24	04/01/2024	123675	00023-324	1	Services Barker Road Gas	610-622000-000	181.44
04/24	04/01/2024	123675	00023-324	2	Services Barker Road Gas	620-821000-000	20.16
04/24	04/01/2024	123675	00011-324	1	Services Birdseye Lane	610-622000-000	1,531.53
04/24	04/01/2024	123675	00018-324	1	Services Barker Road	620-821000-000	131.49
04/24	04/01/2024	123675	00018-324	2	Services Barker Road	610-622000-000	1,093.38
04/24	04/01/2024	123675	00018-324	3	Services Barker Road	610-622000-000	90.00
04/24	04/01/2024	123675	00005-324	1	Services Water Tower Blvd	610-622000-000	741.51
04/24	04/01/2024	123675	00001-324	1	Services Birdseye Lane Gas	610-622000-000	238.92
Total 123675:							4,028.43

GL Period	Check Issue Date	Check Number	Invoice Number	Inv Seq	Description	Invoice GL Account	Check Amount
Wisconsin Supreme Court							
04/24	04/01/2024	123676	3-2024	1	Continuing Judicial Education	100-512000-330	800.00
Total 123676:							800.00
Grand Totals:							124,439.41

Keith Henderson

---

Steve Kohlmann

---

John Charlier

---

John R Schatzman

---

Ryan Stanelle

---