

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



MEETING NOTICE

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

Wednesday, December 11, 2024

Architectural Review Committee

6:00 p.m

AGENDA

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
 - a. November 13, 2024 Meeting Minutes
- 5) Old Business:
 - a. None.
- 6) New Business:
 - a. Misty Hintz, representing Galleria West, requesting approval of a freestanding sign for Galleria West near main entrance, located 18900 West Bluemound Road.
 - b. Mat Szula, representing Top Dog Remodeling, requesting approval of exterior changes to the building, located at 1500 North Springdale Road.
 - c. Michael Seserko, representing Soccer Post, requesting approval for a face change on existing freestanding sign, located at 620 Elizabeth Court.
 - d. Dan Gueldner (Eagle IQ, LLC), representing Cabinet IQ, is requesting approval for a wall sign, located at 20711 Watertown Road.
 - e. **Rob Kahler Jr., representing Callister's Christmas and Master Z's, requesting approval for an amended request for wall sign face change on freestanding sign, located at 19255 W Bluemound Rd.**
- 7) Communication and Announcements.
- 8) Adjourn.

Posted this 6th day of December, 2024
Bryce Hembrook
Town Planner

TOWN OF BROOKFIELD
ARCHITECTURAL REVIEW COMMITTEE MINUTES
November 13, 2024

The regular meeting of the Architectural Review Committee was held in the Erich Grant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

1) CALL TO ORDER

Chairman Dean Pearson called the meeting to order at 6:00 p.m. with the following people present: Town Planner Bryce Hembrook; Town Supervisors John Charlier and Steve Kohlmann; and Committee members Richard Diercksmeier, Alan Lee, and Matt Paris.

2) MEETING NOTICES

Planner Hembrook reported that the meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA

Motion by Kohlmann to approve the agenda.

Seconded by Diercksmeier.
Motion carried unanimously.

4) APPROVAL OF MINUTES

Motion by Kohlmann to approve the minutes of the October 9, 2024 minutes as presented with a correction to the last sentence in Item 6a as follows: **remove the word "be"**.

Seconded by Lee.
Motion carried unanimously.

5) OLD BUSINESS

- a. Courtney Johnson-Millionis, representing Bullwinkles at the Galleria, to request approval of exterior alterations to allow lighting along the roof and windows (LED Lights), located at 18900 West Bluemound Road, Suite 100. Hembrook reminded the ARC that approval was given earlier in the year for lighting along the roofline facing the parking lot. Lighting along Brookfield Road was approved if it was reduced to 50 percent of brightness. Over the course of several months, the approval was voided due to violations of the approval. Colored lights were not a part of the previous approval. Ms. Johnson-Millionis reported that there were technical difficulties with the lights, but are working properly according to the previous approval. The applicant indicated that they would like to vary the colors if the ARC approves. Lee inquired about flashing lights, Hembrook responded that flashing lights are not allowed, but color changing at a certain rate (i.e. every 30 minutes) may be allowed if ARC approves. Color changes once a day was generally acceptable to the ARC members.

Motion by Kohlmann to approve to allow lighting as requested at half brightness on the Brookfield Road side, with color changes allowed every 24 hours, with the stipulation of no moving or flashing lights, for **Bullwinkle's** at the Galleria, located at 18900 West Bluemound Road, Suite 100.

Seconded by Lee.

Motion carried unanimously.

6) NEW BUSINESS

- a. Courtney Johnson Millionis, representing Bullwinkles at the Galleria, requesting approval of an exterior vinyl entryway with signage for the Clubhouse, located at 18900 West Bluemound Road, Suite 104.

The entryway is black vinyl, with signage. Johnson-Millionis described the structure as the top being vinyl, and the bottom is metal to protect from snow and salt, or anything that could rip or tear the vinyl. The Enclosure will help with climate control within the restaurant. It is 3-sided and will abut the outside. This would be up year round. It is supposed to withstand high winds. The code does not prohibit this kind of structure. The property owner approves of the proposed entryway.

Motion by Lee to approve an exterior vinyl entryway with signage for the Clubhouse, located at 18900 West Bluemound Road, Suite 104 as presented.

Seconded by Kohlmann.

Motion carried unanimously.

- b. Rob Kahler Jr., representing Callister's Christmas and Master Z's, requesting approval for a wall mounted sign and sign face change on freestanding sign, located at 19233 West Bluemound Road.

Hembrook described the proposed signage as outlined in the staff report included in the ARC packet. Hembrook requested that if a motion(s) is made, please clarify **between Callister's Christmas and Master Z's for this item. The proposal includes installing two signs for Callister's Christmas until January, then install red Master Z's sign with the intention of operating a portion of the building for Master Z's products for its rec room, outdoor living products, hot tubs, etc. The colors will be blue background and white lettering for Callister's, and red background with white lettering for Master Z's. Signage meets town code requirements.** It was pointed out that there have been ongoing issues with signage for this property, and multiple discussions with the property owner. Hembrook reported that the town attorney and the town administrator recommended the focus for tonight's meeting should be on Callister's Christmas due to it being open for only a short period of time. At this time, the Callister's Christmas portion of the building holds an occupancy permit for Callister's Christmas only. There is an existing condition to cover the Master Z's sign, which has not occurred.

Motion by Diercksmeier to approve a wall mounted sign and sign face change on freestanding sign for Callister's Christmas only, as presented, located at 19233 West Bluemound Road.

Seconded by Lee.

Motion passed 5-1, with Kohlmann opposed.

Motion by Lee to table signage for Master Z's located at 19233 West Bluemound Road until the ARC receives further guidance.

Seconded by Kohlmann.

Motion carried unanimously.

- c. Lisa Burck, Innovative Signs, representing Master Z's, requesting approval for a wall mounted sign, located at 19355 West Bluemound Road.

Hembrook reported that the red hot tub sign would be on the east side of the building, just under 30 square feet, and would be the second sign on the building. The sign meets town code. Day and night renderings were provided. **The diamond Master Z's logo is not a part of this proposal.**

Motion by Diercksmeier to approve a wall-mounted sign for Master Z's, located at 19355 West Bluemound Road as presented.

Seconded by Lee.

Motion passed 5-1, with Kohlmann opposed.

- d. Lisa Burck, Innovative Signs, representing Untethered, requesting approval for a wall mounted sign, located at 20305 Water Tower Blvd., Suite 202

Hembrook reported that the ARC had previously approved a master sign plan, and this proposal meets those requirements. A channel letter sign on the northwest side of the building with company logo is being proposed. The sign is approximately **36 square feet, with the company logo and “Untethered” in white, with the trim matching the building façade color. It also has “AIRWAY HEALTH CENTER” in white letters with a background that matches the building’s façade color.** This meets the building’s master sign program color requirements.

Motion by Diercksmeier to approve a wall-mounted sign for Untethered as presented, located at 20305 Water Tower Blvd., Suite 202 as requested.

Seconded by Paris.

Motion carried unanimously.

- e. Steven McCleary, representing Discount Tire, requesting review and approval of a proposed dumpster enclosure, located at 20120 West Bluemound Road.

Hembrook reported that the enclosure is proposed to be located on the west side of the property behind the building. Currently there is not a trash enclosure, and zoning code requirements include dumpster enclosures whenever trash is stored outside. Discount Tire is trying to bring this into conformance. The proposed enclosure will consist of structural block with block cap color to match. The gate will consist of a corrugated metal deck painted black. Hembrook referred to section 17.02 of the zoning code regarding dumpster enclosures and outdoor trash storage. It was clarified that the enclosure will match the building.

Motion by Diercksmeier to approve a proposed dumpster enclosure for Discount Tire, located at 20120 West Bluemound Road as presented.

Seconded by Paris.

Motion carried unanimously.

After the vote, it was recommended to recommend Town Board add this to their agenda, since it involves a change to the site plan.

- f. Katelynn Zingsheim, representing Ryzing Fitness, requesting a sign face change on an existing monument sign, located at 21975 Doral Road.

Hembrook presented the proposed sign as follows: both sides of the existing sign monument would be replaced. **Proposed sign is estimated to be 6' x 4.5' (27 square feet) each side – 54 square feet total, which meets Town Code. Sign structure is 10' x 8'. There is an external strip light on each side of the sign that illuminates the sign. Proposed sign has “RYZING FITNESS” and a small graphic element in black. The sign background appears to be silver.** The sign material is metal.

Motion by Kohlmann to approve a sign face change for Ryzing Fitness, located at 21975 Doral Road as presented.

Seconded by Lee.

Further Discussion: None

Motion passed 5-1, with Paris opposed.

- g. Michael Seserko, representing Soccer Post, requesting approval for installation of a new wall mounted sign and replacement of an existing wall mounted sign, located at 620 Elizabeth Court.

Hembrook outlined the sign proposals as provided in the staff report. Pearson asked what the brightness level is for the white face of the channel letters and the white on the soccer ball. Serseko responded that it would be the same as it was for **Stefans Soccer. The LED's are .7 watts each module. Approximately 10 modules would** be equal to a 50-watt bulb. The illumination level is not adjustable, but in manufacturing, a lower voltage LED could be used so it is not producing as many lumens. Serseko indicated that he would use a 5,000K module, which is less than typical at 8,000 – 10,000. Additionally, there would not be as many in the soccer ball.

Motion by Kohlmann to approve installation of a new wall mounted sign and replacement of an existing wall mounted sign for Soccer Post, located at 620 Elizabeth Court with reduced brightness as discussed.

Seconded by Diercksmeier.

Further Discussion: None

Motion carried unanimously.

- h. Adrian Deasy, representing Octane Coffee, requesting review and recommendation of final approval to allow a drive-thru coffee business, located at 19555 West Bluemound Road.

Hembrook reviewed the proposal as outlined in the staff report. Hembrook reported that a change was recommended by Plan Commission to alter a landscape island to the east of the building and have the drive lane continue straight instead of requiring traffic to merge into exit lane and make a quick turn. Curb stops were added to the parking stalls **near the drive aisle. Paris has a concern with LED's and how far they travel. Paris would like to see a lighting study.** The main concern is the accent lighting. Deasy responded that the lighting is shielded or downcast. It is also on the medium to dim side. Lee indicated the he liked the driveway configuration better than the original plan.

Motion by Lee to recommend final approval to allow a drive-thru coffee business. Located at 19555 West Bluemound Road.

Seconded by Diercksmeier.

Further Discussion: None

Motion passed 5-1unanimously, with Paris opposed.

7) COMMUNICATION AND ANNOUNCEMENTS

None.

8) ADJOURN

Motion by Kohlmann to adjourn at 7:33 pm.

Seconded by Diercksmeier.

Motion carried unanimously.

Respectfully submitted,
Bryce Hembrook, Town Planner



Building a Better World
for All of Us®

TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Architectural Review Committee

FROM: Bryce Hembrook, AICP
Town Planner

REPORT DATE: December 6, 2024
ACC MEETING DATE: December 11, 2024

RE: ARC Staff Report – December 2024 Agenda Items

Galleria West – Sign Review

Applicant: Dakota Gruber – Representing Galleria West

Location: 18900 W Bluemound Road

Request: Approval for installation of a new monument sign

- Applicant is proposing a new illuminated monument sign in front of the entrance to a multi-tenant area. The sign will replace multiple existing exterior wall mounted signs.
- Proposed sign is 274 square feet. This does not meet Town Code.
- Proposed sign is gold, with “GALLERIA WEST” in white letters. The tenant sign inserts will have gold backgrounds with the tenant names in white letters.
- The GALLERIA WEST name will be internally illuminated channel letters, and the tenant signs will be externally illuminated with uplighting.
- Applicant has provided night renderings of the proposed sign and pictures of the existing signs the monument sign will replace.

Top Dog Remodeling – Misc Architecture Review

Applicant: Mat Szula – Representing Top Dog Remodeling

Location: 1500 N Springdale Road

Request: Approval for exterior alterations

- Applicant is proposing exterior alterations to an existing building
 - New siding and trim
 - Replacement and/or relocation of windows. Specific window relocation will be included with their construction plan submittal to the Town’s building inspector for approval prior to construction.
- Proposed siding colors
 - Trim – Black Emerald (black)
 - Siding – Cavern Steel (gray)
 - Doors – Dark Gray
- Proposed residing is consistent with the existing exterior siding type.

Engineers | Architects | Planners | Scientists

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

- Proposed exterior alterations appear consistent with the guidelines in the Town Code in § 17.02(6)(a).

Soccer Post – Sign Review

Applicant: Michael Seserko – Representing Soccer Post

Location: 620 Elizabeth Court

Request: Approval for replacement of a monument sign insert

During the November 2024 ARC meeting it was noted that Soccer Post already replaced the existing monument sign insert without filing a sign application with the Town. Subsequently, Soccer Post submitted a temporary sign application (which has been approved) as an interim fix until they can get their full application approved.

- Applicant is proposing the replacement of an existing monument sign insert.
- Proposed replacement is 48" x 96" (32 square feet) and is replacing an insert of similar size.
- Proposed insert is internally illuminated with a black background and white lettering. This design is similar to the old Steffan's Soccer insert it is replacing.
- Applicant has provided night renderings of the proposed sign.

Cabinet IQ – Sign Review

Applicant: Dan Gueldner – Representing Cabinet IQ

Location: 20711 Watertown Road

Request: Approval for installation of a new wall mounted sign

- Applicant is proposing a new internally illuminated channel letter sign.
- Proposed sign is 24" x 180" (18 square feet). This meets the Town Code.
- Proposed sign has the word "CABINET" in white letters and "IQ" in green letters. The company's logo is colored white and green.
- It is unknown from the application how far the sign will protrude from the wall.
- Applicant has provided night renderings of the proposed sign.

Callister's/Master Z's – Sign Review

Applicant: Rob Kahler Jr., Callister's Christmas by Master Z's

Location: 19233 W Bluemound Rd

Request: Approval for installation of a wall mounted sign and sign face change on existing freestanding sign

- The Committee approved two Callister Christmas signs at the November meeting but tabled the approval of Master Z's sign.
- The applicant and town staff had a meeting to discuss options for the signage and occupancy.
- The applicant is proposing to have dual occupancy for Master Z's and Callister's Christmas year-round. Around the holiday season, the space will be occupied predominantly by Callister's Christmas and Master Z products will be available for sale. During the remaining months, the Master Z's area will expand and Callister's Christmas items will be on sale as well.
- The applicant has submitted a plan of operation narrative that will be reviewed by the Plan Commission in January since the December Plan Commission meeting is cancelled.
- The applicant is proposing to keep the red Master Z's sign as is, add the Blue Callister's sign on the pylon sign as proposed at last month's meeting, and remove the wall sign above the entrance (which was approved at the November Plan Commission).

LAST MILE INVESTMENTS

GALLERIA WEST ENTRY SIGN

18900 W BLUEMOUND ROAD
BROOKFIELD, WI 53045



OWNER

LMR II GALLERIA WEST LLC
212 E 3RD ST STE 200
CINCINNATI, OH 45202-5500

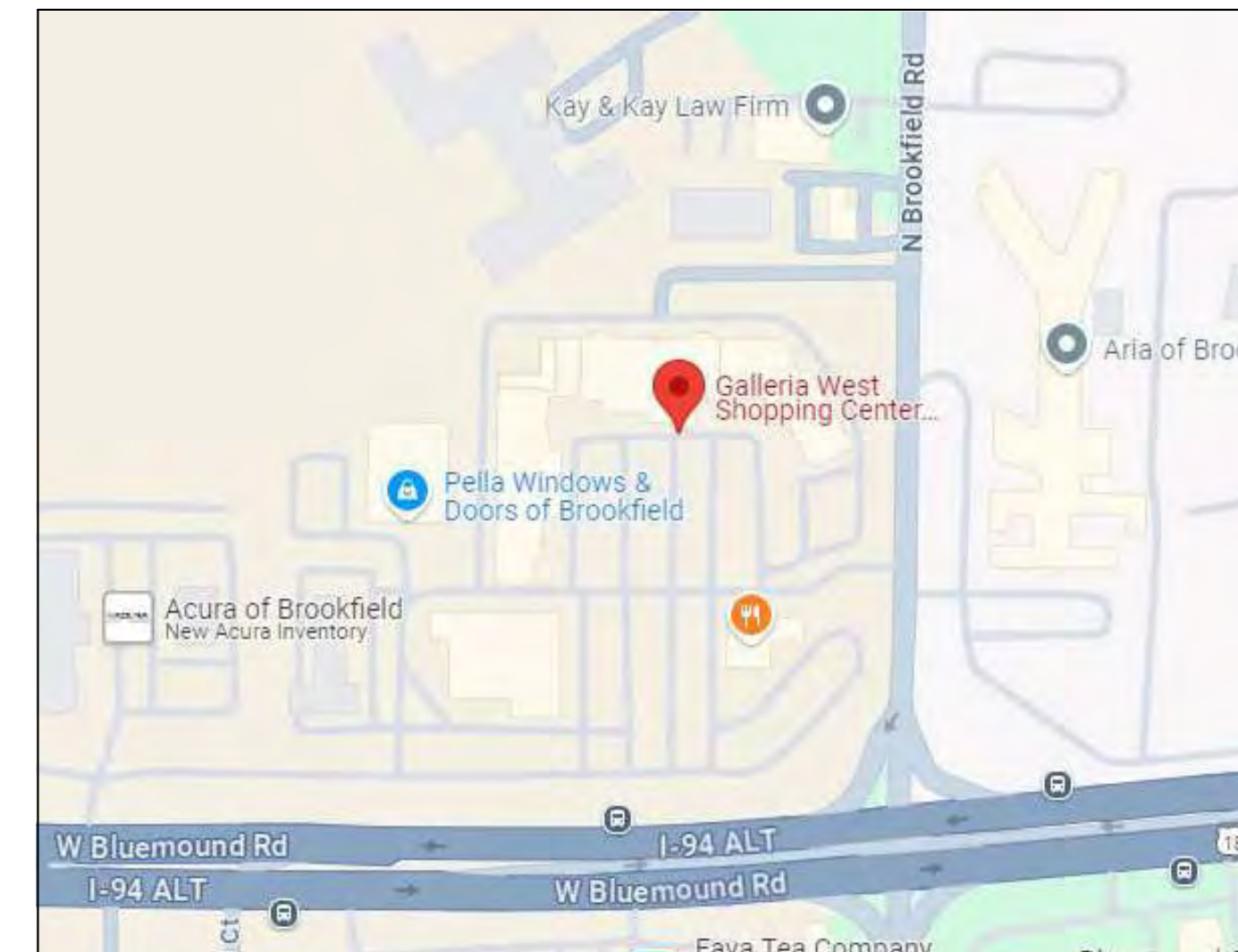
GENERAL CONTRACTOR

VJS CONSTRUCTION SERVICES
W233 N2847 ROUNDY CIRCLE WEST
PEWAUKEE, WI 53072
P: 262.542.9000
WWW.VJSCS.COM

PROJECT ARCHITECT

KATHERINE KAWCZYNSKI
VJS CONSTRUCTION SERVICES
W233 N2847 ROUNDY CIRCLE WEST
PEWAUKEE, WI 53072
P: 262.542.9000
WWW.VJSCS.COM

LAST MILE INVESTMENTS
GALLERIA WEST ENTRY SIGN
18900 W BLUEMOUND ROAD
BROOKFIELD, WI 53045



1 PROJECT LOCATION
N.T.S.

SHEET INDEX	
G1.01	TITLE SHEET
AC1.01	ARCHITECTURAL SITE PLAN
A4.01	EXTERIOR ELEVATIONS
AR1.01	ARCHITECTURAL RENDERINGS
4	

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF VJS CONSTRUCTION SERVICES. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE, OR TERRITORY SHOWN ON THE SEAL.

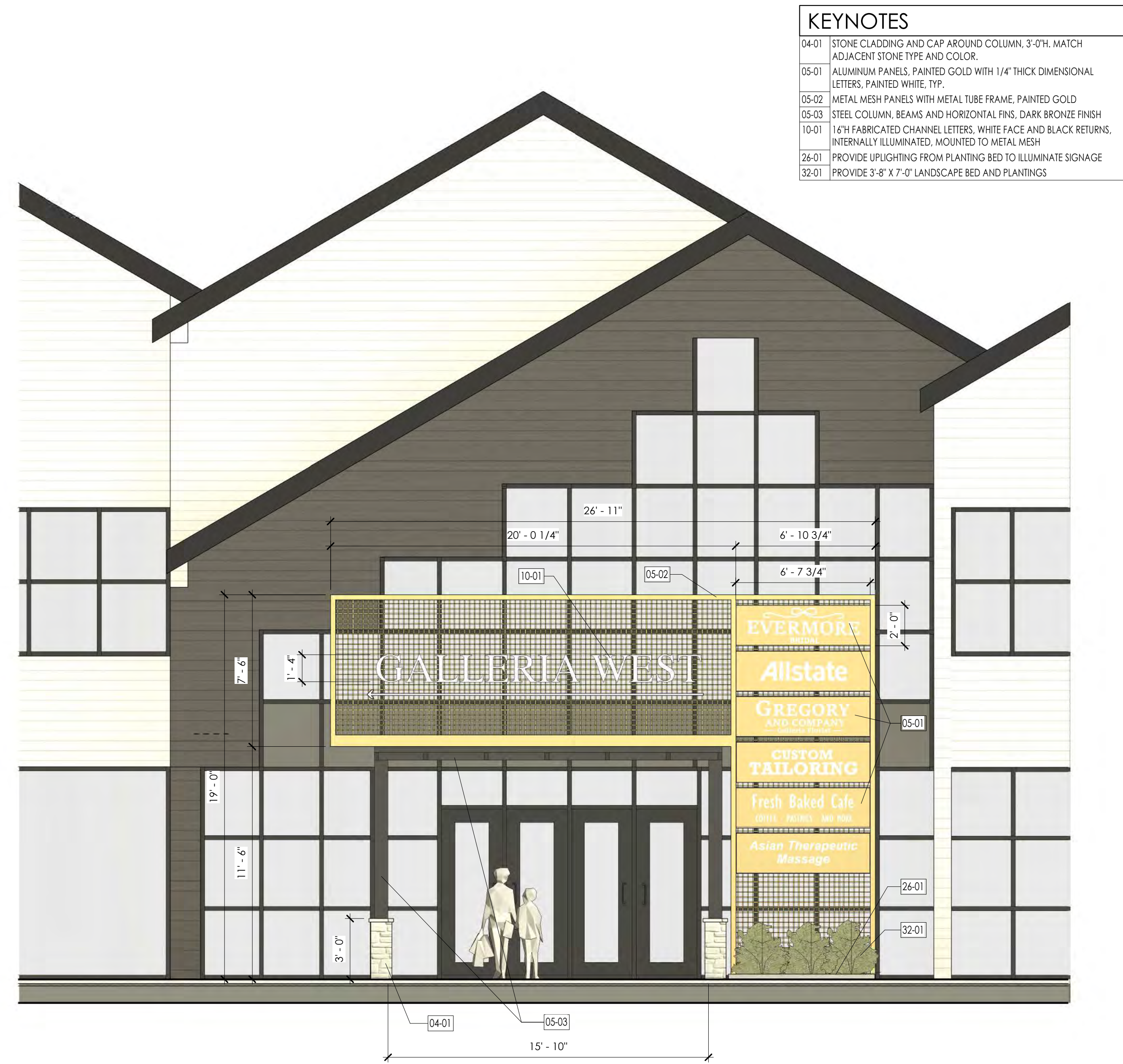
ISSUANCE & REVISIONS	
11/21/24	ARC SUBMISSION

PROJECT NUMBER 8240028
PROJECT ISSUED 11/21/24
DRAWN BY MAH
CHECKED BY ---
SCALE N.T.S.

TITLE SHEET
G1.01

NOT FOR CONSTRUCTION

11/21/2024 10:14:28 AM



KEYNOTES	
04-01	STONE CLADDING AND CAP AROUND COLUMN, 3'-0" H. MATCH ADJACENT STONE TYPE AND COLOR.
05-01	ALUMINUM PANELS, PAINTED GOLD WITH 1/4" THICK DIMENSIONAL LETTERS, PAINTED WHITE, TYP.
05-02	METAL MESH PANELS WITH METAL TUBE FRAME, PAINTED GOLD
05-03	STEEL COLUMN, BEAMS AND HORIZONTAL FINS, DARK BRONZE FINISH
10-01	1/8" FABRICATED CHANNEL LETTERS, WHITE FACE AND BLACK RETURNS, INTERNALLY ILLUMINATED, MOUNTED TO METAL MESH
26-01	PROVIDE UPLIGHTING FROM PLANTING BED TO ILLUMINATE SIGNAGE
32-01	PROVIDE 3'-8" X 7'-0" LANDSCAPE BED AND PLANTINGS

① SOUTH ELEVATION
1/4" = 1'-0"

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF VJS CONSTRUCTION SERVICES. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE, OR TERRITORY SHOWN ON THE SEAL.

ISSUANCE & REVISIONS

DATE	DESCRIPTION
11/21/24	ARC SUBMISSION

PROJECT NUMBER	8240028
PROJECT ISSUED	11/21/24
DRAWN BY	MAH
CHECKED BY	---
SCALE	1/4" = 1'-0"

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS



NOT FOR CONSTRUCTION



LAST MILE INVESTMENTS
GALLERIA WEST ENTRY SIGN
 18900 W BLUEMOUND ROAD
 BROOKFIELD, WI 53045

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ISSUANCE & REVISIONS

DATE	DESCRIPTION
11/21/24	ARC SUBMISSION

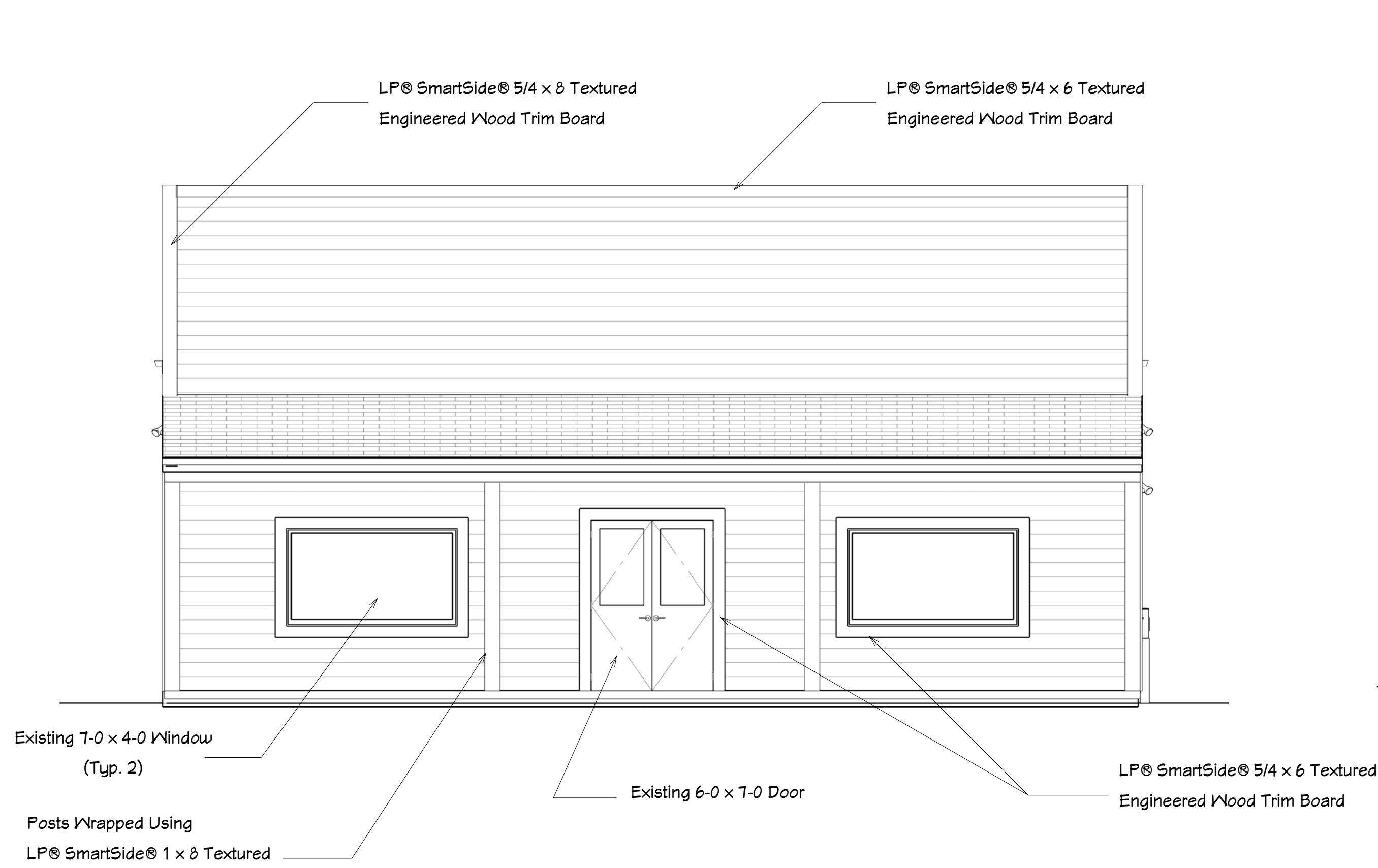
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 PROJECT ISSUED 11/21/24
 DRAWN BY ---
 CHECKED BY ---
 SCALE

ARCHITECTURAL RENDERINGS

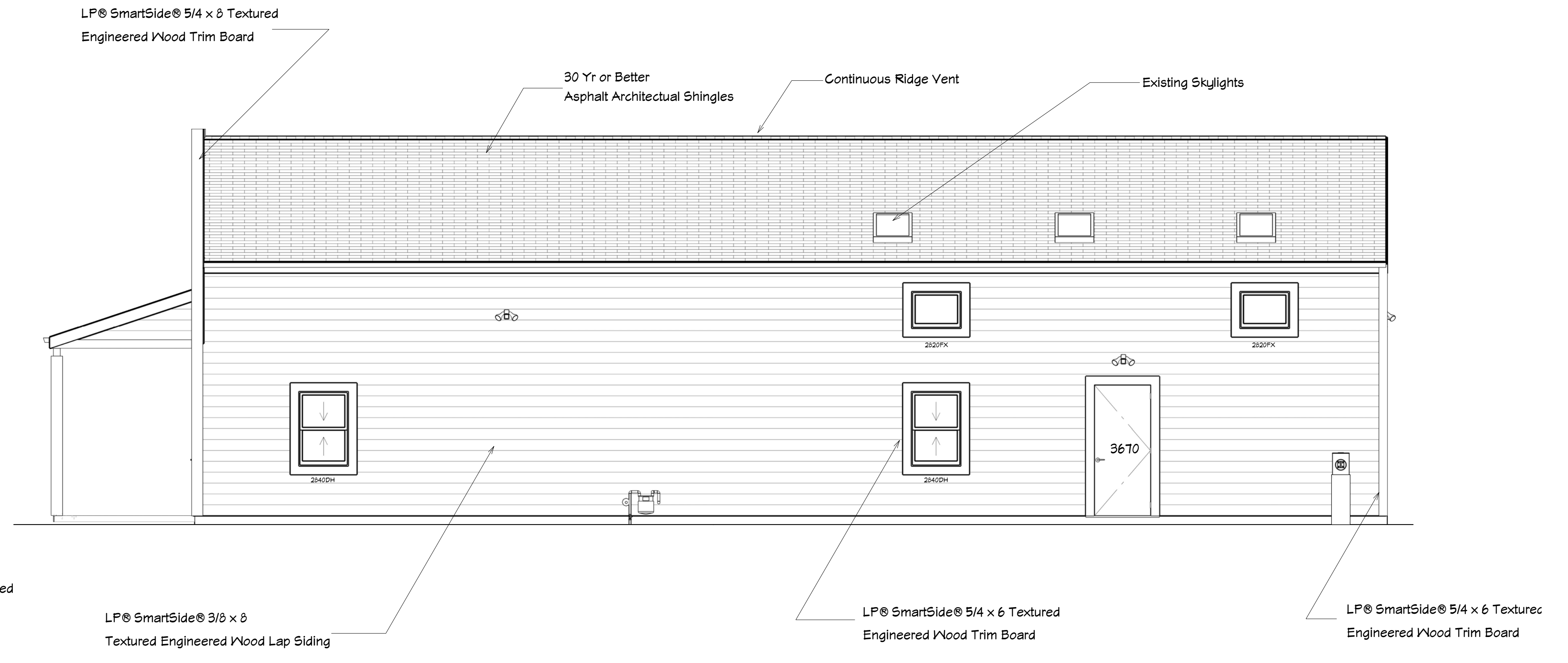
AR1.01







East (Front) Elevation



South Elevation



East (Front) View
(No Scale)



South View
(No Scale)



Drawn By: Benjamin Schmackle
 Top Dog Remodeling
 15850 W. Bluemound Rd.
 Suite 101
 Brookfield, WI 53005

Drawn For: Top Dog Remodeling
 Address: 1500 N Springdale Road
 Waukesha, WI 53186
 Date: 11/21/2024

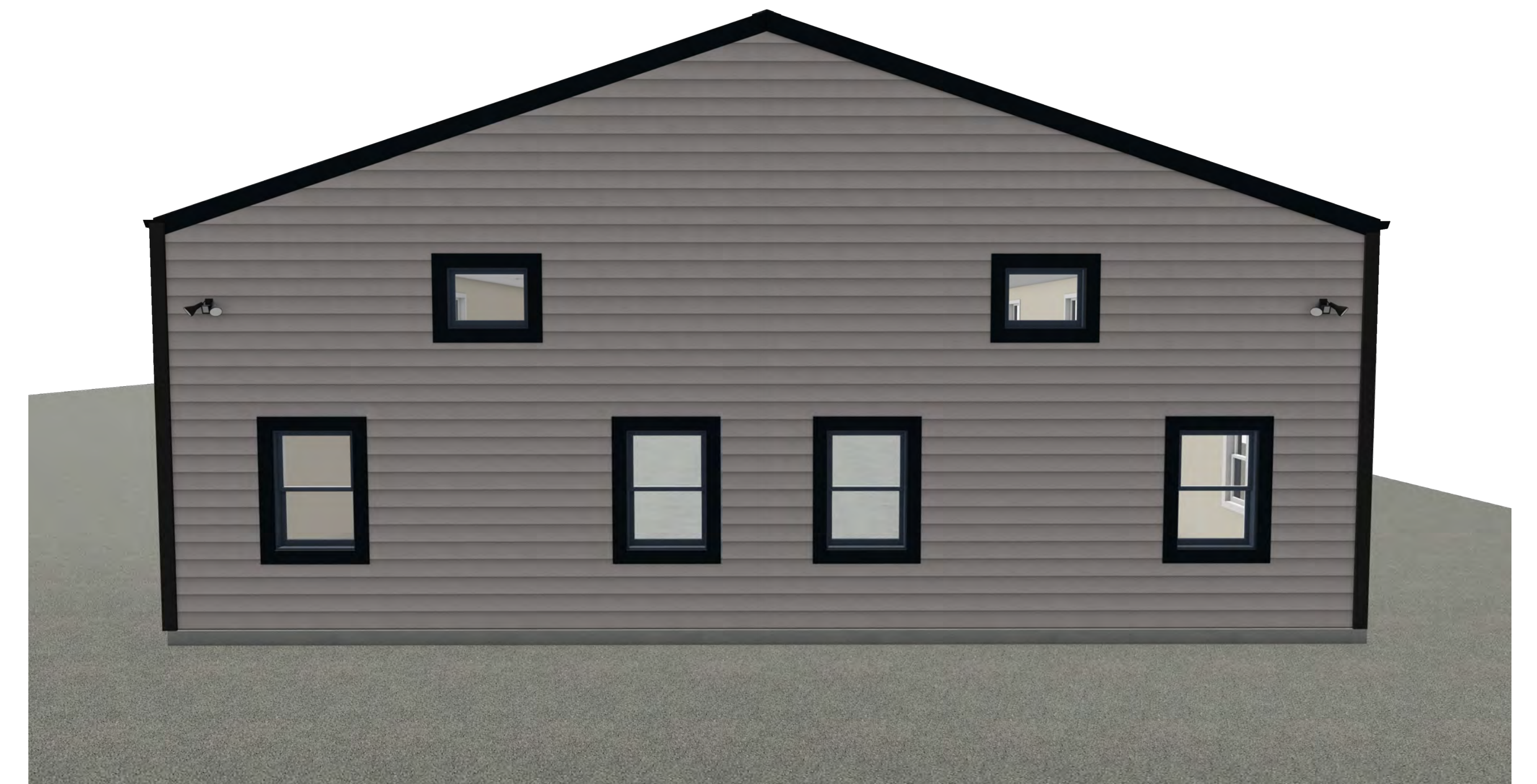
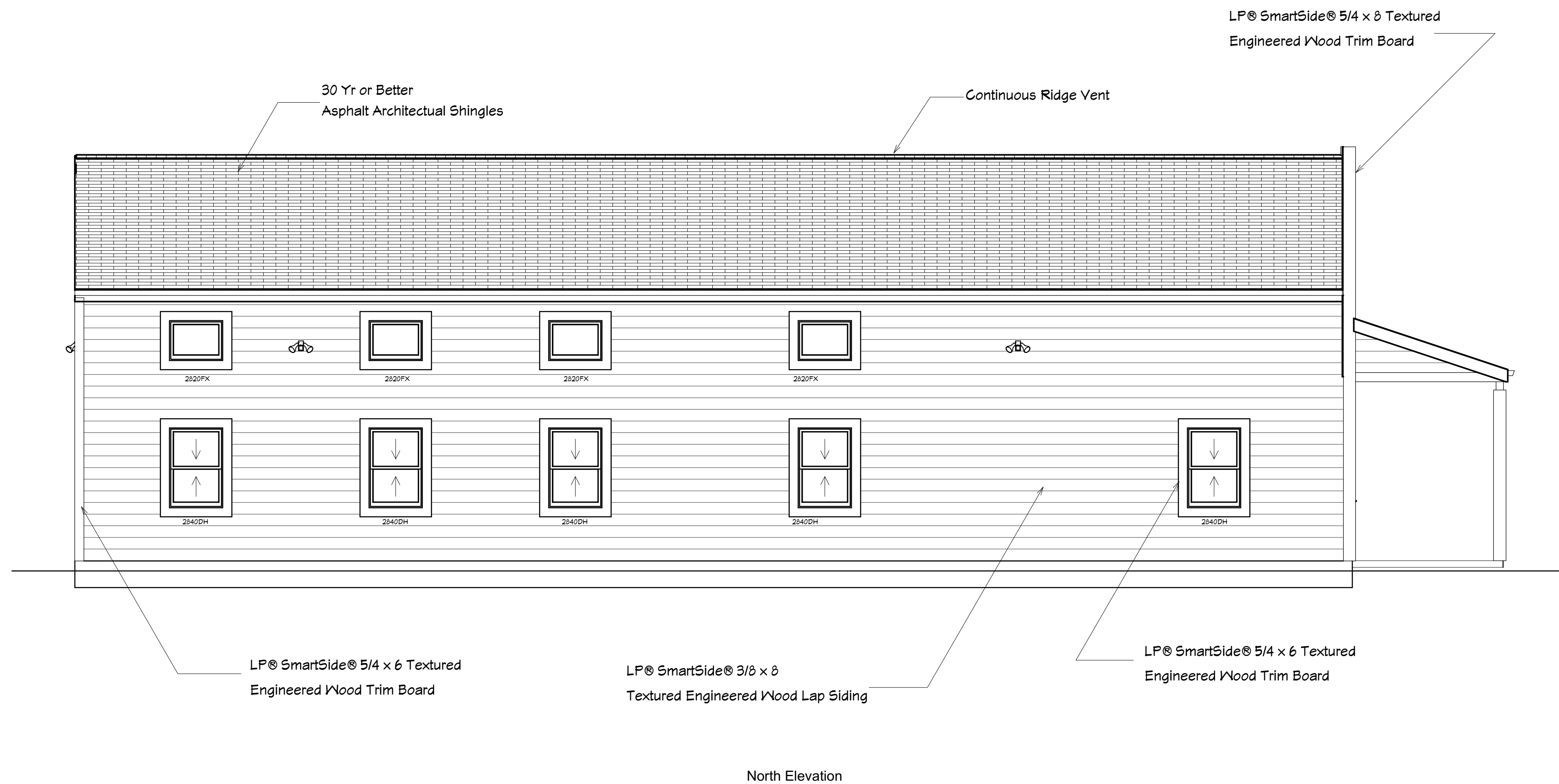
Project:
 Exterior Remodel
 East & South Elevations

Revisions

Notes:
 Colors
 -Siding: LP Smartside "Cavern Steel"
 -All Trim: Sherwin Williams "Black Emerald"
 -Shingles: Black
 -Windows: Black Vinyl
 -Gutters: Black

Scale
 1/4" = 1'

Sheet
 1



Drawn By: Benjamin Schmackle
 Top Dog Remodeling
 15850 W. Bluemound Rd.
 Suite 101
 Brookfield, WI 53005

Drawn For: Top Dog Remodeling
 Address: 1500 N Springdale Road
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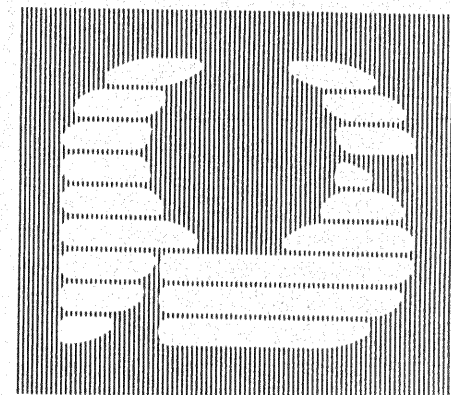
Project:
 Exterior Remodel
 North & West Elevations

Revisions

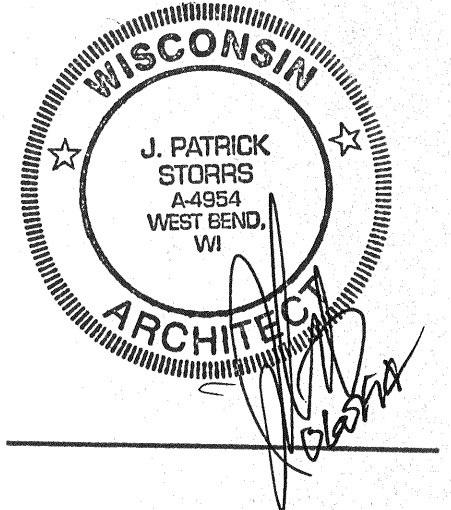
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Scale
 1/4"=1'

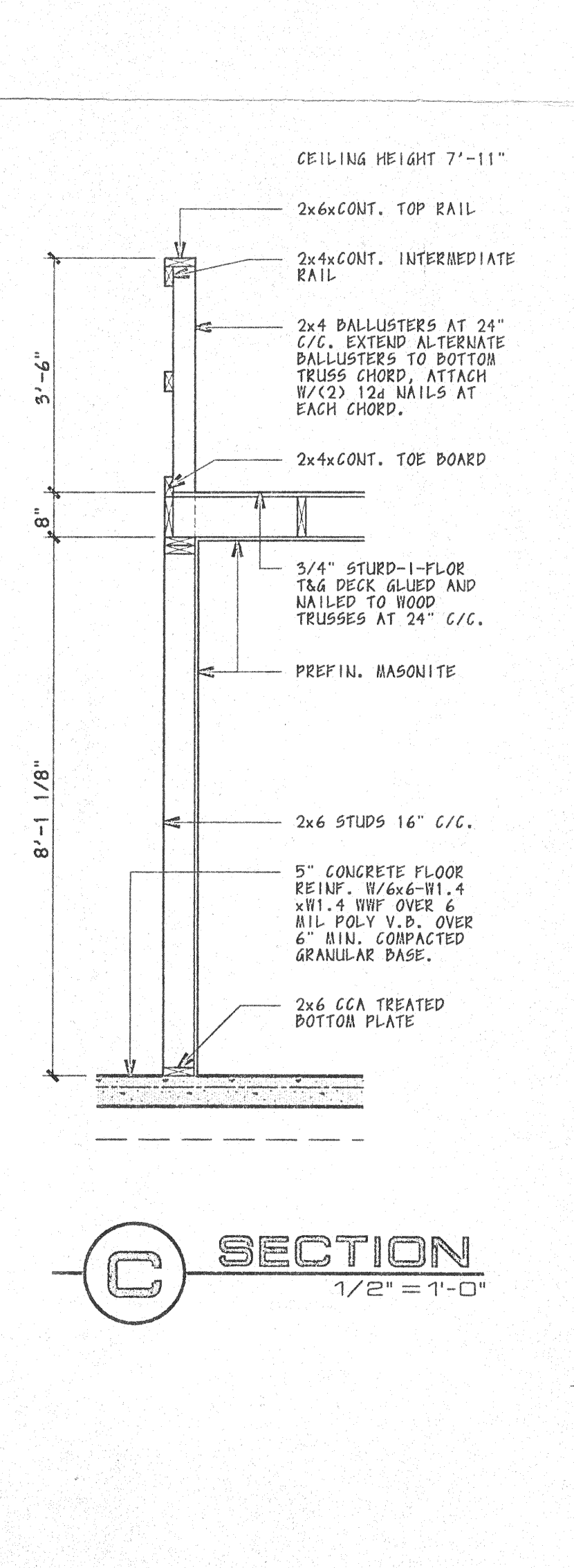
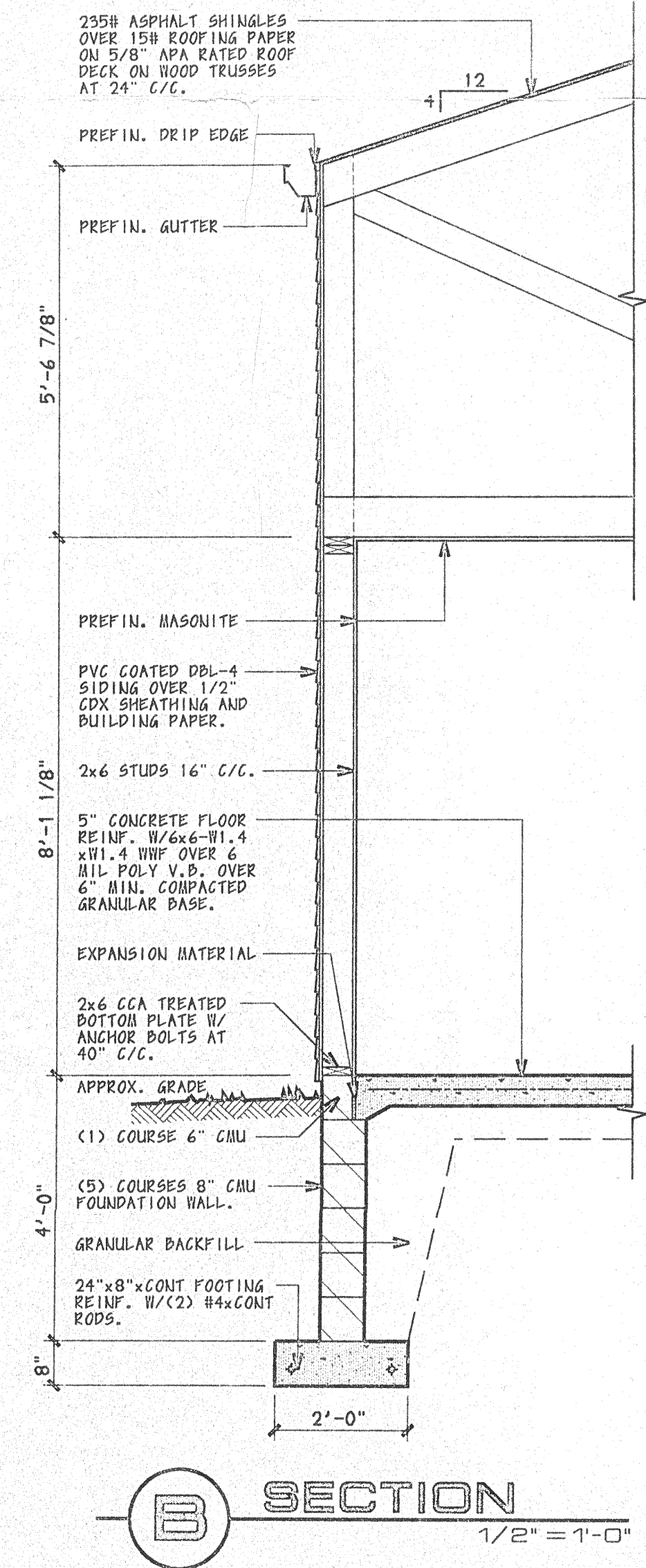
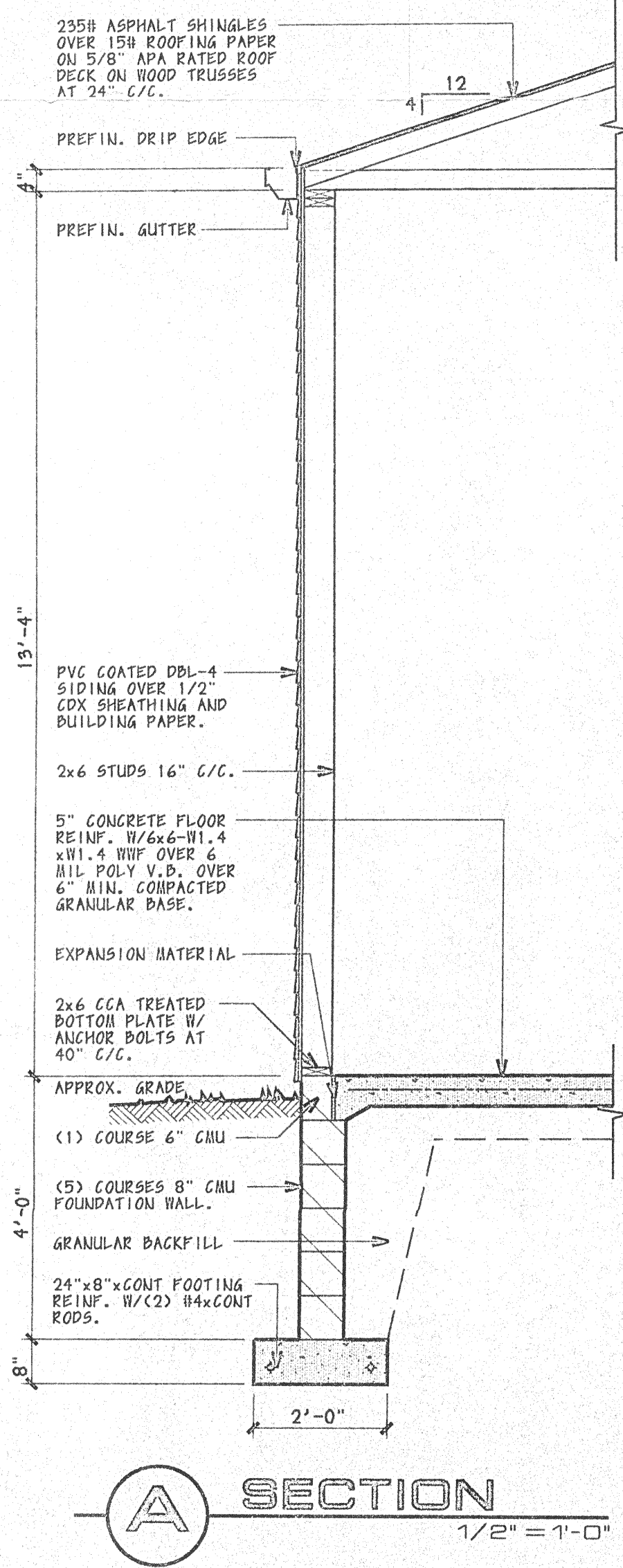
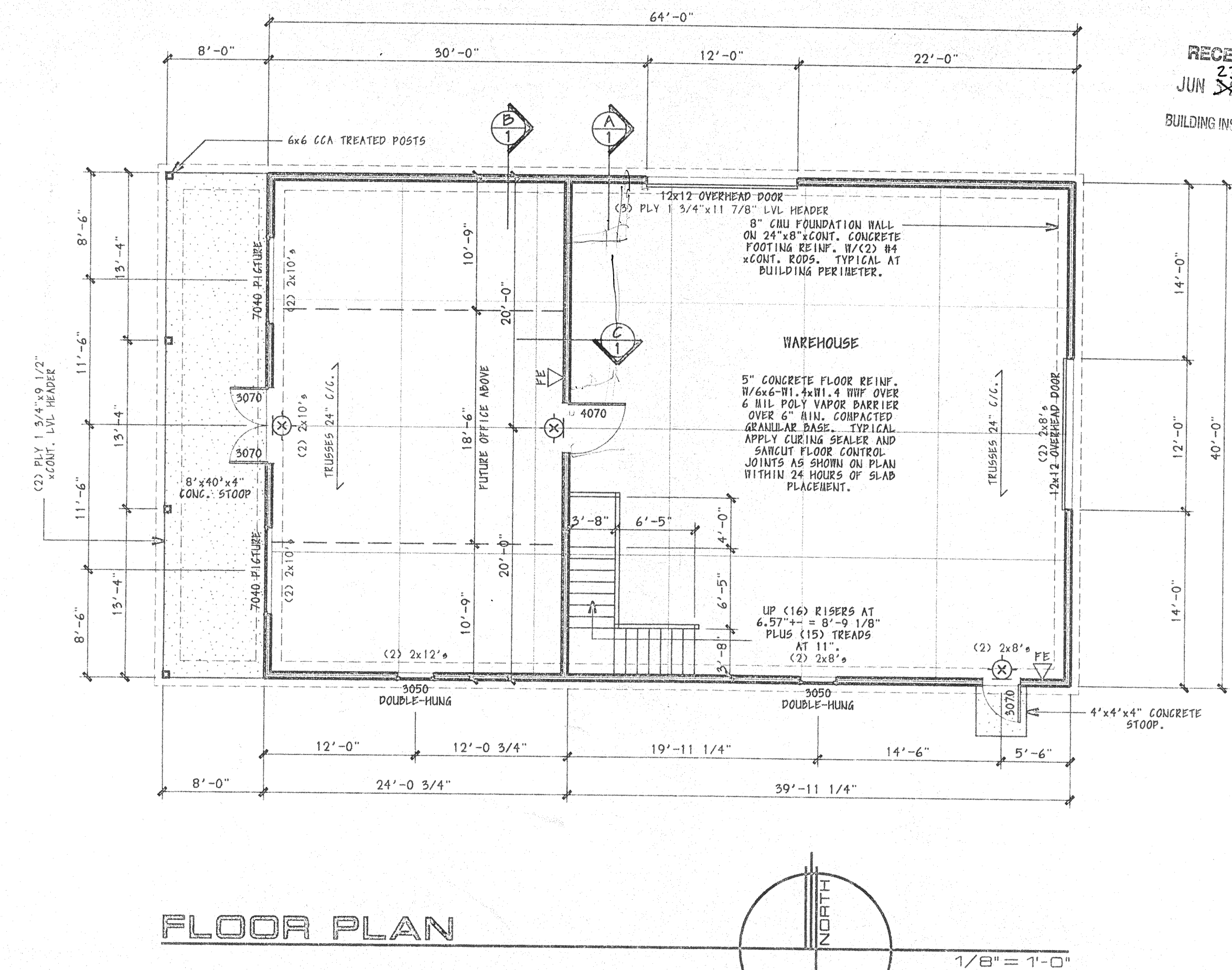
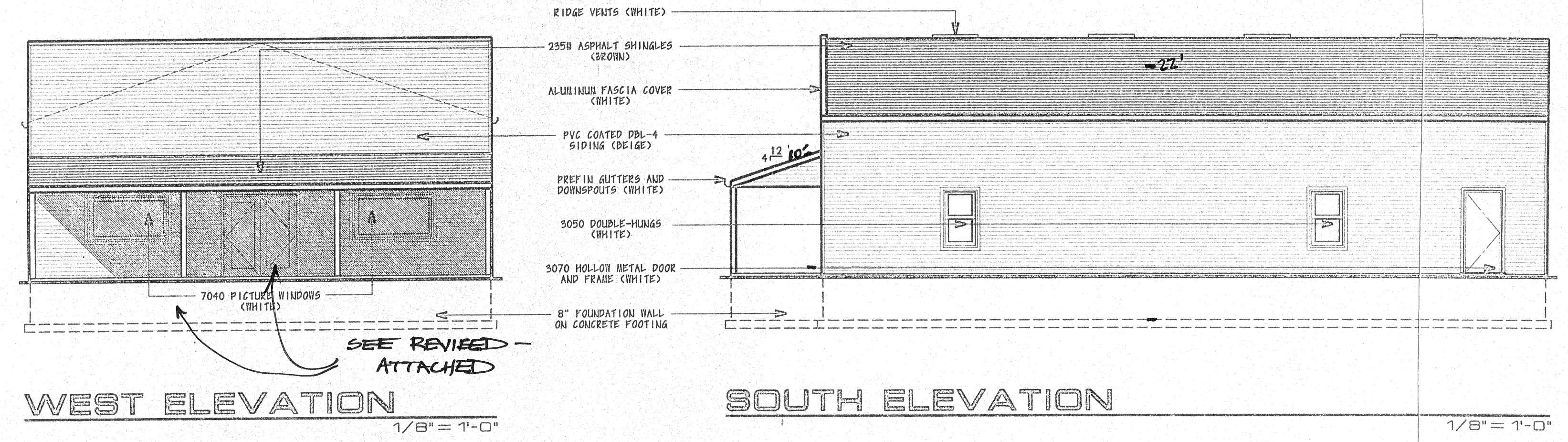
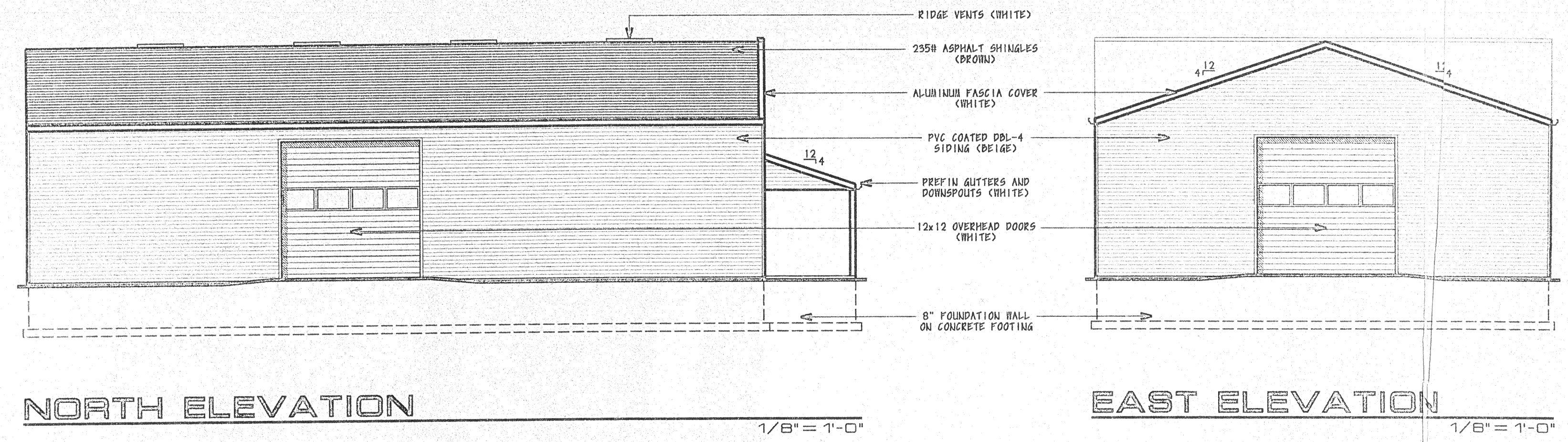
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 2



JPStorrs Co
ARCHITECTURE
5488A HIGHWAY P
WEST BEND, WI 53095
Telephone (414) 338-6536
Telefax (414) 338-6190



RECEIVED
23 JUN 1994
BUILDING INSPECTOR



PLANT MATERIALS

MATERIAL	COMMON NAME	SIZE	NOTES
A 1	ACER PLATANOIDES "SCHREDLERI"	NORWAY MAPLE	2" DB SPECIMEN
B 1	THUJA OCCIDENTALIS "PYRAMIDALIS"	PYRAMIDAL ARBORVITAE	3 1/2" DB BARK BED
C 5	JUNIPERUS HORIZONTALIS "BLUE RIG"	CREeping JUNIPER	18" W5 CG BARK BED
D 2	THUJA OCCIDENTALIS "WOODHARII"	GLOBE ARBORVITAE	18" DB BARK BED
E 2	RIBES ALPINUM	ALPINE CURRANT	18" W2 CG BARK BED

BARK BED "HL" BE 1 1/2" THICK SHEPPED HARDWOOD BARK EDGED W/ 5" POLY EDGING.

SITE NOTES:

INSTALL TO OBTAIN INSPECTION OF ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE TOWN OF BROOKFIELD ORDINANCES PRIOR TO COMMENCEMENT OF ANY GRAD DISTURBING ACTIVITY. MAINTAIN ALL EROSION BARRIER UNTIL PAVING IS IN PLACE AND SITE IS VEGETATED.

REMOVE ALL TOPSOIL, ORGANIC AND FOREIGN MATERIALS FROM BUILDING AND PAVING AREAS. GRADE SITE AS SHOWN ALLOWING FOR 6" FUTURE TOPSOIL / ALL LAWN AND LANDSCAPING AREAS. REMOVE ALL EXCESS MATERIAL FROM SITE.

FILL REQUIRED AT BUILDING AND PAVED AREAS SHALL BE CLEAN GRANULAR MATERIAL PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY.

DRIVEWAY AND PARKING AREAS SHALL BE 1" ASPHALT TOPPING OVER 1 1/2" ASPHALT BINDER COURSE OVER 2" COMPACTED LIMESTONE TRAFFIC BOND OVER 6 DENSIFIED #2 CRUSHED LIMESTONE BASE.

PARKING LOT MARKINGS SHALL BE 4" WIDE YELLOW TRAFFIC PAINT STRIPES. THE F.O.D OF THE HANDICAP STALL SHALL BE LIGHT BLUE TRAFFIC PAINT.

LAWN AREAS SHALL BE OVERSEED WITH A NATIVE BLUEGRASS/FESCUE/RYE BLEND U 6" ROLLED TOPSOIL. PLACE AND STAKE LOCALLY GROWN TURFGRASS 50D AT ALL SWALES, DITCHES AND ALL SLOPES EXCEEDING 10%.

PROJECT DATA:

OWNER: RUSSELL KULIK
N W22420 WATERTOWN ROAD
WISCONSIN, WISCONSIN 53186
(414) 547-6058

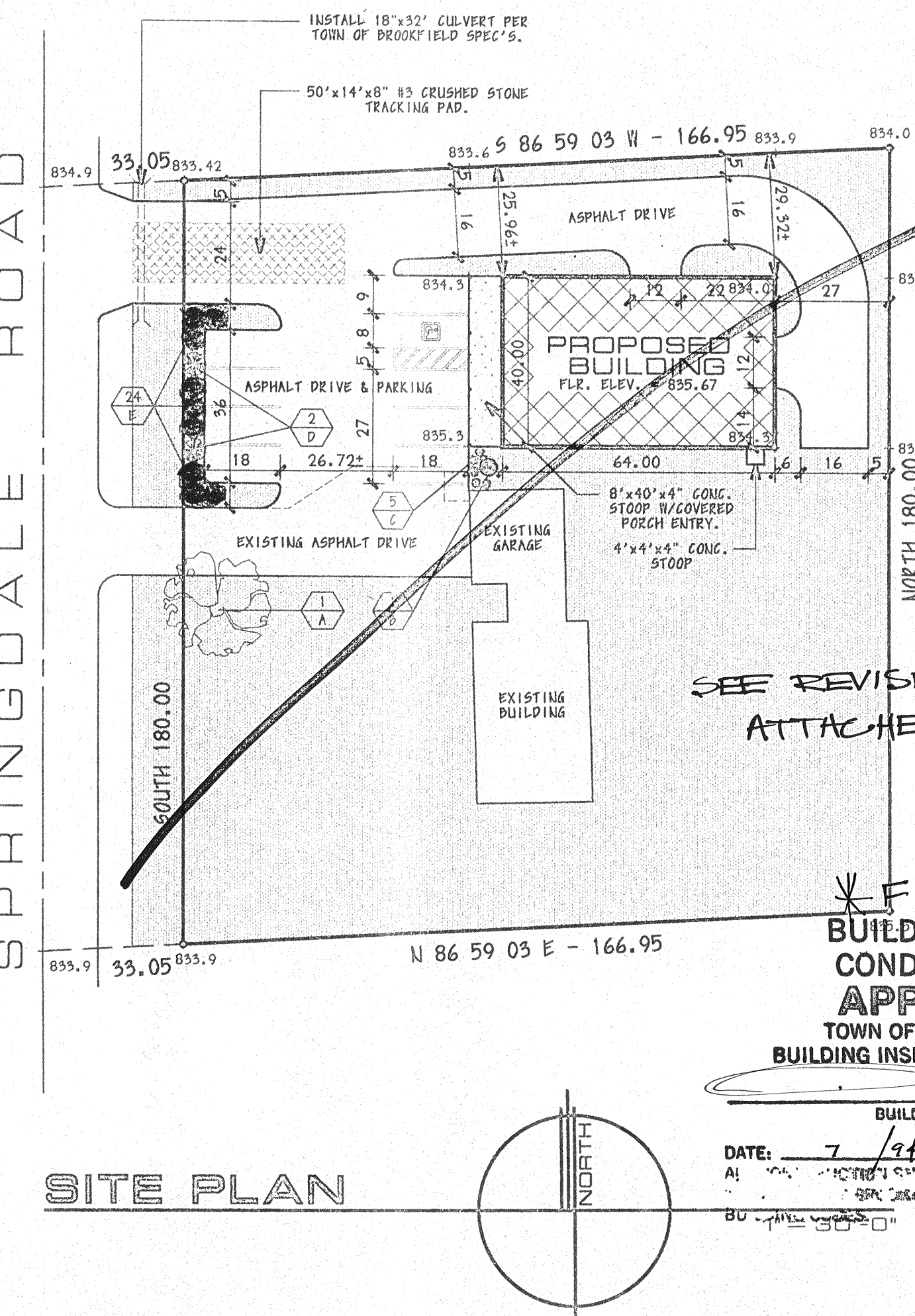
CONTRACTOR: BENZING BUILDERS
677 HIGHWAY 5
WATFORD, WISCONSIN 53027
(414) 644-6700 WILFRED BENZING

OCCUPANCY: IHLR CHAPTER 54, WAREHOUSE

CONSTRUCTION: WISCONSIN TYPE 8 (WOOD FRAME UNPROTECTED)

BUILDING DATA:
BUILDING AREA: 2560 SQ. FT.
BUILDING VOLUME: 44,800 CU. FT.
FUTURE MEZZANINE OFFICE AREA: 444 SQ. FT.

SITE DATA:
LOT AREA: 30,010 SQ. FT. (0.689 ACRES)
BUILDING FOOTPRINT: 2560 SQ. FT.
PROPOSED PAVING AREA: 6450 SQ. FT.



BUILDING PLANS
Conditionally APPROVED
DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS
94-06-14463
JUN 14 1994
BUILDING PLANS
CONDITIONALLY APPROVED
TOWN OF BROOKFIELD, WI
FIRE DEPARTMENT

FILE BUILDING PLANS
CONDITIONALLY APPROVED
TOWN OF BROOKFIELD, WI
BUILDING INSPECTION DEPARTMENT

DATE: 7/94 PERMIT NO.: 3236
PROJECT NUMBER: 94049
SHEET NUMBER: 1/1

WAREHOUSE
RUSSELL KULIK
1810 SPRINGDALE ROAD
BROOKFIELD, WISCONSIN



(96")

48"

22"

EXISTING MONUMENT SIGN

48" x 96" = 32 sq. ft.

NO CHANGE TO HEIGHT, SIZE OR LOCATION

RE-FACE/REPAINT OF FORMER STEFAN'S SOCCER SIGN



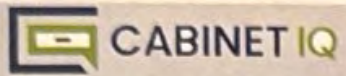
SOCCER POST

AMERICA'S SOCCER STORE



 **SOCCER POST**
AMERICA'S SOCCER STORE
ENTER HERE 
620





SIGN SYNERGY
SOLUTIONS THAT ENERGIZE YOUR BUSINESS



Larry Ct

The Wrap Shop
Sign shop

Larry Ct

20719

20705

Larry Ct



20711

Brookfield Adult Center
Cyndies learning
thru play

Lucida Tax +
Accounting Solutions...

Google

Master Zs is proposing that the previously approved Callisters Christmas sign be placed directly underneath the large Master Zs sign, on the monument location. We will then remove the signage above the mezzanine all together.

(See submitted photo)

Master Zs / Callisters Christmas, at 19233 W Bluemound Road, will be selling Callisters Christmas products heavily for 3 to 4 months of the year. The remaining months in the year you will be able to purchase Christmas products, but you will also be able to purchase other products from our Master Zs lineup of offerings. This can include patio furniture, hot tubs, pool tables, recreational games, umbrellas, arcade games, and any other products Master Zs currently offers. Christmas will shrink down in the spring and summer to make room for other products and become large when in season. After the Christmas season, I currently prefer to start this spring with overstock and clearance/discontinued items from our complete line up of product offerings.

This location is 17,000 sq ft. At any given time, there will be 5000 to 10,000 sq ft of Master Zs line-up of non-Christmas related items, while the rest of the 5000 to 10,000 sq ft will be Christmas related products. Again, during the Christmas season the showroom will be mostly occupied with all of our Christmas related items. The flexibility of this space allows us to expand and shrink when needing to retail more or less of a specific category, at any given season of the year.

The goal of this location is to be open at the same hours as our current regular hours we offer customers.

Monday through Friday 10am -7pm

Sat by appointment – or 10am- 6pm depending on staffing availability

During the Christmas season the hours may differ to include Saturdays and later evenings during the week.

