Town of Brookfield

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



MEETING NOTICE

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

Tuesday, December 16, 2025

PLAN COMMISSION 6:00 p.m.

AGENDA

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
 - September 23, 2025 Plan Commission Meeting
- 5) Citizen Comments: Three-minute limit.
- 6) Old Business: None.
- 7) New Business:
 - a. Review and possible action on Phase II of the Sand Trap LLC Conditional Use Permit located at 17800 W. Bluemound Road. Jordan Jackson (applicant), TFW Group LLC (owner), Tax Key BKFT 1120.995.001
 - b. Review and possible action on a request from Point Real Estate (applicant) to set a public hearing date to consider an amendment to a Conditional Use Permit and Plan of Operation at 655 N. Brookfield Road for a change in use from commercial to residential in an existing building. SIX65 Brookfield Holdings, LLC (owner), Tax Key BKFT 1124.997.001.
 - c. Review and possible action on a request from KCG Companies LLC (applicant) to set a public hearing date to consider an amendment to the Town Land Use Plan map and zoning map for property located at 1345 S. Barker Rd. for a future multi-family residential development. Michael and Sally Alexander (owners), Tax Key BKFT 1132.994.
- 8) Communication and Announcements.
- 9) Adjourn.

Posted this 11th day of December, 2025 Rebekah Leto Town Planner

TOWN OF BROOKFIELD PLAN COMMISSION MINUTES SEPTEMBER 23, 2025

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

1) CALL TO ORDER.

Town Chairman Keith Henderson called the meeting to order at 7:00 p.m., with the following people present: Town Supervisor Ryan Stanelle; Plan Commissioners Tim Probst, Dan Zuperku; and Town Planner Rebekah Leto. Kevin Riordan was excused. Len Smeltzer and Jeremy Watson were absent.

2) MEETING NOTICES.

Leto confirmed the meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA

Motion by Mr. Stanelle to approve the agenda. Seconded by Mr. Zuperku. *Motion Passed Unanimously.*

4) APPROVAL OF MINUTES.

a. Motion by Mr. Stanelle to approve the August 26, 2025 Public Hearing Minutes for a Conditional Use Permit for Ryan Amidon, as presented.

Seconded by Mr. Probst.

Motion Passed Unanimously.

b. Motion by Mr. Stanelle to approve the August 26, 2025 regular Plan Commission Meeting minutes with the following correction: On Page 2, change "sign" to "side" under 7.c.

Seconded by Mr. Zuperku.

Motion Passed Unanimously.

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD BUSINESS:

a. Review and possible action on a Conditional Use Permit to construct a 6 foot tall fence within 3 feet of the side and rear property lines, Ryan Amidon (owner), 20815 Brook Park Court, Tax Key No. BKFT1125077.

Planner Leto relayed the proposal for a six-foot tall vinyl fence and site details. The solid fence is proposed to be at a zero foot offset around the rear of the property. Chairman Henderson asked the petitioner why the northern corner was not being fenced. The petitioner responded there was an electric box there. Discussion on how they would maintain it occurred. The petitioner confirmed the previous fence was theirs and that it was approximately 2 ft. tall and half on their property and half on the neighbors because of how it zig-zagged. Discussion on why the solid fence was being requested occurred between the Plan Commission and petitioner. The petitioner noted that they recently adopted a Husky who can jump over a four foot fence. In addition, they've had a neighbor's dog come up into their yard before. They are looking to start a family soon and thought the solid fence would be better for kids and their dog. The petitioner also indicated they have lots of deer and would like to protect their garden and fruit trees, and reduce the possibility of deer ticks. Mr. Probst stated that there should be no need for a maintenance plan since it is a vinyl fence and it should be relatively maintenance free. Chairman Henderson noted the reason that the Plat of Survey is required, given the proposed fence is on the property line and the

Town wants to ensure that the fence is built on the petitioners' property so there are no issues in the future. He also reminded the petitioner that the "good side" needs to face the neighbors.

Motion by Mr. Probst to recommend approval for a Conditional Use Permit to construct a 6-foot tall fence within 3 feet of the side and rear property lines at 20815 Brook Park Court as presented.

Seconded by Mr. Stanelle.

Motion passed unanimously.

7) NEW BUSINESS:

a. None.

8) COMMUNICATION AND ANNOUNCEMENTS.

Holiday Schedule for Plan Commission.

Given three Plan Commissioners were absent, this will be on the agenda in October. The following dates were tentatively scheduled:

November 25, 2025, which is a regularly scheduled meeting. December 16, 2025 at 6:00 pm, prior to Town Board.

9) ADJOURN.

Motion by Mr. Probst to adjourn at 7:23 pm.

Seconded by Mr. Zuperku.

Motion Passed Unanimously.

Respectfully submitted, Rebekah Leto – Town Planner



TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: December 16, 2025

RE: Conditional Use and Plan of Operation amendment, The Sand Trap LLC, **17780**

W. Bluemound Road, Tax Key No. BKFT 1120.995.002

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner: TFW Group LLC

Applicant: The Sand Trap, LLC, c/o Jordan Jackson

Zoning: B-2 Limited Business District

Request: Phase II of the Conditional Use and Plan of Operation for a golf simulator

business (commercial recreation facility).

Project Description

On July 1, the Town Board approved a Conditional Use request for a golf simulator business subject to the following conditions:

- 1. Phase 1 only
- 2. Hours of Operation Monday-Saturday from 10:00 am 10:00 pm, Sundays, 10 am-8 pm.
- 3. Roll door permitted 12:00 p.m. Dusk
- 4. Noise levels must not exceed residential level decibels at the property line.
- 5. Review 6 months from issuance of the occupancy permit.

The applicant is now requesting approval of Phase II after beginning modifications to the space. Phase I was to build out 4,500 sq. ft. of the unit. Phase II expands into the remaining 4,500 sq. ft. The business will ultimately include:

- Five golf bays for up to six players for open play, leagues, lessons and private events.
- Entertainment area including TVs, pool tables, dart boards, arcade games, floor games, corn hole and putting practice.
- Full bar with liquor, beer, seltzers and NA drinks served by licenses staff (Class B license obtained by the Town on December 2, 2025).
- Simple hand foods and small plates prepared in a hoodless kitchen.

- Pro Shop for golf-related and company retail sales.
- · Restrooms (Men, Women, Family).

This is consistent with the proposed uses previously presented.

The applicant is requesting a modification to the approved hours of operation. After further consideration of his business plan, the following hours are proposed.

Standard Hours: Monday – Sunday 8:00 am – 12:00 am Summer: reduced or modified hours, depending on demand.

It should be noted that the applicant intends to keep the hours approved by the Town Board for the initial start up, but is requesting the modification to allow for flexibility in operating hours once the business begins operating.

Additional details can be found in the Plan of Operation document enclosed in the packet. The application notes how The Sand Trap aims to be a positive, family-focused addition to the Brookfield community by engaging in special family nights, youth and adult leagues, giveaways and charity drives, partnerships with local businesses and more. The Sand Trap is hoping to open in February of 2026.

Staff Recommendation

Staff recommends that the Plan Commission make a recommendation to the Town Board to approve Phase II of the Conditional Use amendment and Plan of Operation, subject to the following:

1. The Conditional Use Permit shall be recorded in the Waukesha County Register of Deeds, prior to Occupancy being granted.

PLAN OF OPERATION – THE SAND TRAP GOLF BAYS & ENTERTAINMENT CENTER

1. Business Overview

The Sand Trap Golf Bays & Entertainment Center will operate as an indoor golf bay family entertainment center located at 17800 W Bluemound Rd, Brookfield, WI. The business will occupy approximately 8,500 sq ft, with roughly 4,500 sq ft of usable public floor space for guests. The facility blends indoor golf simulation, casual dining, family entertainment, and community-focused events. The goal is to create a clean, safe, and modern recreational destination for families, golfers, youth groups, leagues, and local residents.

2. Primary Services and Amenities

Indoor Golf Simulators

- Approximately 5 TrackMan-style golf bays
- Bays support up to 6 players
- For open play, leagues, lessons, and private events

Additional Entertainment

- Pool tables
- Dart boards
- Arcade games
- Floor games
- Cornhole lanes
- Putting practice area

Food & Beverage - Hoodless Kitchen

- Simple hand foods and small plates prepared without a commercial hood
- Full bar with liquor, beer, seltzers, and NA options
- · Age-restricted service with ID verification; all alcohol handled by licensed staff

Pro Shop

• Golf accessories, branded merchandise, small equipment

Televisions & Sports Viewing

Multiple TVs throughout the center for sports games and events

Bathrooms

• Three total restrooms: Men's room, Women's room, Family restroom

3. Hours of Operation

Standard hours: Monday–Sunday: 8:00 AM – 12:00 AM **Winter (peak season):** anticipated 10:00 AM – 10:00 PM **Summer:** reduced or modified hours depending on demand

Hours may adjust for leagues, events, and holidays while remaining compliant with licensing regulations.

4. Staffing

Estimated 2–3 employees on the busiest shift.

Roles may include:

- Check-in/Front desk
- Simulator bay attendant
- Bartender/service
- Manager/owner oversight

Employee parking will be directed toward non-prime parking stalls to maximize customer parking availability.

5. Parking

Based on operational needs and typical entertainment-center usage patterns, parking demand will not exceed 60 stalls at peak activity. Employee parking accounts for 2–3 additional stalls within the shared lot.

6. Interior Layout

The interior will include:

- Five golf bays
- Bar area

- Lounge/family seating
- Pool tables, darts, arcade and floor games
- Putting area
- Pro shop
- Three restrooms
- Security-monitored entry area
- Storage room and small food prep space (hoodless kitchen)

The design emphasizes open sightlines, safe walkways, and ADA accessibility.

7. Food & Beverage Policy

- Hoodless kitchen preparation using countertop, non-grease-producing equipment
- No deep frying or hood-required cooking
- Menu focused on simple hand foods
- Full liquor service per local licensing
- Alcohol served only by licensed staff
- Strict ID verification
- Staff trained in responsible service practices

8. Safety & Security

- Security cameras inside covering bays, bar, and public areas
- Exterior cameras facing the parking lot
- Owners or manager present during operating hours
- Controlled entrance and visible staff presence
- Compliance with fire code, occupancy, and emergency egress requirements
- First-aid kit and AED on site
- Zero-tolerance policy for disorderly conduct or overservice

9. Community Impact & Engagement

The Sand Trap aims to be a positive, family-focused addition to the Brookfield community by offering:

- Giveaways, charity drives, and golf-club donation events
- Youth and adult leagues
- Special family nights

- Partnerships with local businesses
- In-bay advertising opportunities for local companies
- Collaboration with neighboring Revival Fitness
- Private event hosting including birthdays, corporate groups, and celebrations

All entertainment is indoors, noise is controlled, and no disturbance to outdoor surroundings is anticipated.

10. Waste Management

Daily trash and recycling removal.

Minimal food waste due to hoodless kitchen.

Standard commercial dumpster service managed by building ownership.

No grease interceptors or specialized systems required.

11. Expected Opening Date

February 2026 — aligned with construction, permitting, buildout, and equipment installation timelines.

12. Ownership & Management

Owned and operated by Jordan Jackson & Brandon Cychosz.

Both owners will be regularly on site and maintain direct oversight of operations, safety, staffing, and customer relations.

DRINKING WATER - WATER SERVED MEN - 1 WC, 1 URINAL, 1 LAV. WOMEN - 2 WC, 1 LAV.

RATED ENCLOSURES: SOUTH ENCLOSED STAIR

FIRE EXTINGUISHERS: 75' MAX. DISTANCE

SITE & BUILDING DATA: 2015 IBC & 2015 IEBC "CHANGE OF USE"

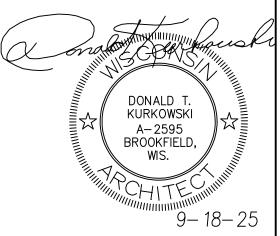
IEBC TABLE 1012.6 - EXTERIOR WALL EXPOSURE GRP B TO GRP E = NO CHANGE IN HAZARD IEBC TABLE 1012.8.2 ACCESSIBILITY: REQUIRED ACCESSIBLE ENTRANCE & ROUTE TO PRIMARY FUNCTION

IBC TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES:

ALLOWABLE DESIGN STRESSES & PRESSURES

PTW SOUTHERN PINE NO. 2





GENERAL NOTES:

THE FOLLOWING GENERAL AND SPECIFIC NOTES SHALL APPLY EQUALLY TO ALL CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS ENGAGED IN THE EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. THESE NOTES SUPPLEMENT, AND ARE MADE PART OF, THE CONTRACT DOCUMENTS.

ALL CONSTRUCTION SHALL BE IN STRICT CONFORMANCE WITH DRAWINGS AND NOTES, STATE OF WISCONSIN BUILDING AND SAFETY CODES, AND GOVERNING LOCAL AND MUNICIPAL CODES. ALL CONTRACTORS SHALL INSURE FAMILIARITY WITH THE ABOVE ITEMS.

PLUMBING, HVAC, SPRINKLER, AND ELECTRICAL DESIGNS ARE NOT INCLUDED IN THIS SET. THIS DRAWING SET IS CONSIDERED TO BE DESIGN-BUILD, AND ANY REFERENCES TO MECHANICAL SYSTEMS OR LIGHTING LAYOUTS IS CONSIDERED TO BE A GUIDE ONLY. SUBMIT DESIGN LAYOUTS TO ARCHITECT AND OWNER FOR REVIEW.

PLUMBING, HVAC, AND ELECTRICAL CONTRACTORS SHALL SUBMIT DOCUMENTATION, CALCULATIONS, AND DATA TO THE STATE AND LOCAL AUTHORITIES FOR APPROVAL, PAY ALL FEES AND SECURE ALL PERMITS AND LICENSES APPLICABLE. SUBMIT PLUMBING, HVAC, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS TO THE ARCHITECT FOR REVIEW. PLUMBING, HVAC, AND ELECTRICAL DESIGN MUST PROVIDE A COMPLETE WORKING SYSTEM INCLUDING ALL FIXTURES AND EQUIPMENT AS SHOWN ON ARCHITECTURAL PLANS.

ELECTRICAL CONTRACTOR SHALL HAVE LIGHTING DESIGNER SUBMIT A LIGHTING PLAN FOR EMERGENCY EGRESS AND ENERGY CONSERVATION COMPLIANCE.

FIRE PROTECTION CONTRACTOR SHALL PREPARE SPRINKLER DRAWINGS INCLUDING THE DESIGN AND LAYOUT OF THE ENTIRE SYSTEM, TO AVOID CONFLICTS WITH LIGHTING FIXTURES, HVAC AND ARCHITECTURAL FEATURES OF THE BUILDING CONSTRUCTION. MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES AND ORDINANCES, THE "STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS", AND THE "NATIONAL FIRE PROTECTION ASSOCIATION 13". FIRE PROTECTION CONTRACTORS SHALL BE LICENSED BY THE STATE. OBTAIN ALL APPROVALS AND PAY FOR ALL PERMITS RELATED TO THE WORK AND ARRANGE INSPECTIONS WELL IN ADVANCE OF JOB PROGRESS SO AS NOT TO IMPEDE OTHER PHASES OF CONSTRUCTION. SUBMIT APPROVED FIRE PROTECTION PLANS PRIOR TO START OF RELATED WORK.

ALL CONTRACTORS SHALL INSPECT THE JOB SITE AND VERIFY ALL DATA PERTAINING TO THE BUILDING AND THEIR RELATION TO THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL VERIFY DOCUMENTATION AND CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. CONTRACTORS SHALL CROSS CHECK DIMENSIONS AND ELEVATIONS BETWEEN ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. IF DISCREPENCIES EXIST IN DOCUMENTATION, THE BIDDER SHALL ASSUME THE GREATER QUANTITY, BETTER QUALITY, LARGER CAPACITIES, ETC., AND SHALL INCLUDE SAME IN THE BID PROPOSAL.

EACH CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND MAN-MADE STRUCTURES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES OR MAN-MADE

TEMPORARY PROTECTION:

PORTIONS OF THE EXISTING STRUCTURES WHERE EXISTING WORK IS TO BE REMOVED AND WHERE NEW WORK IS TO BE DONE SHALL BE TEMPORARILY PROTECTED. TEMPORARY PROTECTION SHALL BE SUCH THAT THE INTERIOR OF EXISTING STRUCTURES WILL AT ALL TIMES BE PROTECTED FROM DUST AND WEATHER INCLEMANCY. IEMPORARY OPENINGS IN EXTERIOR WALLS SHALL BE PROTECTEL BY TEMPORARY WEATHERPROOF CLOSURES.

CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURES OR THEIR CONTENTS BY REASON OF THE INSUFFICIENCY OF SUCH PROTECTION.

PATCHING:

THE CONTRACTOR RESPONSIBLE FOR SUCH MATERIALS SHALL PATCH ALL SURFACES WITH PERSONS SKILLED IN SUCH WORK. PATCHING SHALL CONSIST OF REBUILDING THE AREA WITH THE SAME MATERIALS AS THE SURROUNDING SURFACES AND SHALL INCLUDE CLOSING OF EXISTING HOLES, OPENINGS, ETC., CAUSED BY THE REMOVAL OR RELOCATION OF EXISTING PIPING, DUCTS, CONDUIT,

CONTRACTOR BUILDING A SURFACE PATCHES FOR ALL TRADES PENETRATING THAT SURFACE. ALL NEW AND DISTURBED SURFACES SHALL BE PAINTED, UNLESS PREFINISHED. FOR PATCHED SURFACES, EXTEND NEW PAINTED AREA TO NEAREST ADJACENT WALL.

CLEANING:

ALL ADJACENT PROPERTY AND AREAS SHALL BE PROTECTED AND IF DAMAGED SHALL BE RETURNED TO THEIR ORIGINAL CONDITION OR BETTER.

ALL CONTRACTORS SHALL DAILY CLEAN ALL DEBRIS AND LEAVE THE CONSTRUCTION AREA AND SURROUNDING AREA IN SUCH A CONDITION AS TO ELIMINATE INTERFERENCE AND HAZARD. CLEAN ANY DRIPS, SPILLS, OR OVER SPRAY.

DEMOLITION:

INCLUDE THE DEMOLITION AND REMOVAL OF EXISTING STRUCTURES AS INDICATED ON THE DRAWINGS AND AS REQUIRED. PROMPTLY REPAIR ALL DAMAGES TO THE EXISTING UTILITIES CAUSED BY THE WORK OR AS DIRECTED BY THE ARCHITECT AND AT NO COST TO THE OWNER

ALL EQUIPMENT AND MATERIALS AND ALL DEBRIS RESULTING FROM THE DEMOLITION AND REMOVAL WORK SHALL BE COMPLETELY REMOVED FROM THE SITE. SUCH REMOVAL SHALL BE DONE FROM TIME TO TIME AS DEEMED NECESSARY OR AS DIRECTED TO KEEP THE PREMISES IN A NEAT. ORDERLY AND SAFE CONDITION SO AS NOT TO INTERFERE WITH THE PROGRESS OF THE WORK OR THE SAFETY OF WORKERS OR OTHERS.

WOOD AND PLASTICS :

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. CARPENTER CONTRACTOR TO PROVIDE WOOD BLOCKING FOR ATTACHMENT OF CABINETS, COUNTERS, CASEWORK, H.V.A.C., BASE AND SIMILAR ITEMS — VERIFY ALL REQUIREMENTS WITH MILLSHOP, MECHANICAL & ELECTRICAL CONTRACTORS, INTERIOR DESIGN FIRM AND OTHERS. WOOD DOORS SHALL HAVE PLAIN SLICED RED OAK VENEERS.

THERMAL, MOISTURE & ACOUSTIC PROTECTION

EXTERIOR WALL INSULATION - SEE WALL TYPES - FURRING PROVIDE 3 1/2" "NOISE BARRIER' SOUND BATT INSULATION WHERE INDICATED, AND AT

TOILET ROOM PARTITIONS. **HOLLOW METALS:**

ALL HOLLOW METAL FRAMES SHALL BE 16 GAUGE, PREPARED FOR 1 3/4" THICK DOORS. FRAMES SHALL BE BONDERIZED AND RECEIVE ONE COAT OF BAKED PRIME PAINT. FRAMES SHALL BE WELDED AND SHALL HAVE SMOOTH JOINTS WHEN INSTALLED. KNOCK DOWNS NOT ACCEPTABLE.

HOLLOW METAL DOORS SHALL BE 18 GAUGE, 1 3/4" THICK. INTERIOR DOORS SHALL HAVE HONEYCOMB CORE. PROVISIONS FOR HARDWARE - MORTISE, REINFORCE, DRILL & TAP FRAMES AT FACTORY FOR HARDWARE REQUIRED FOR HANGING DOOR, LATCHES, CLOSERS, ETC PER SCHEDULE.

HARDWARE:

COORDINATE THE KEY AND LOCK SCHEDULE WITH THE OWNER. ALL HARDWARE SHALL BE ADA ACCESSIBLE. (LEVER HANDLES) COORDINATE HARDWARE COLORS AND FINISHES WITH THE OWNER.

ALL DRYWALL SHALL RECEIVE CORNER BEADS, EDGE CAPS, TRIM PIECES. ETC.. SURFACES SHALL BE TAPED, FILLED AND SANDED AND SHALL RECEIVE SPRAYED SAND COAT PRIMER. MINIMUM OF (2) COATS PAINT FINISH WHERE PAINT FINISH IS INDICATED.

PROVIDE TYPE 'X' DRYWALL AT FIRE RATED PARTITIONS.

PROVIDE FIRE EXTINGUISHERS THROUGHOUT AS PER SECTION 906 OF THE INTERNATIONAL FIRE CODE. TOILET PARTITIONS SHALL BE FLOOR MOUNTED OVERHEAD BRACED 20 GAGE BONDERIZED GALVANIZED STEEL PANELS WITH 22 GAGE DOORS, COMPLETED WITH HINGES, STOPS, KEEPERS, COAT HOOKS AND

PROVIDE ADA APPROVED TOILET ACCESSORIES.

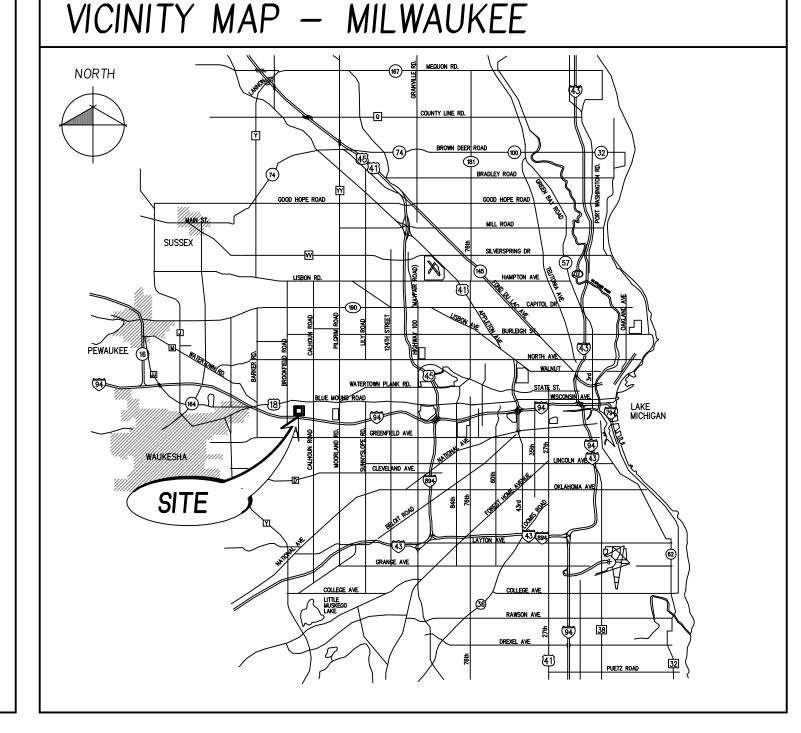
EQUIPMENT:

VERIFY EXACT LOCATION & COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS.

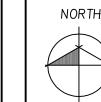
FOOD PREPARATION AREAS:

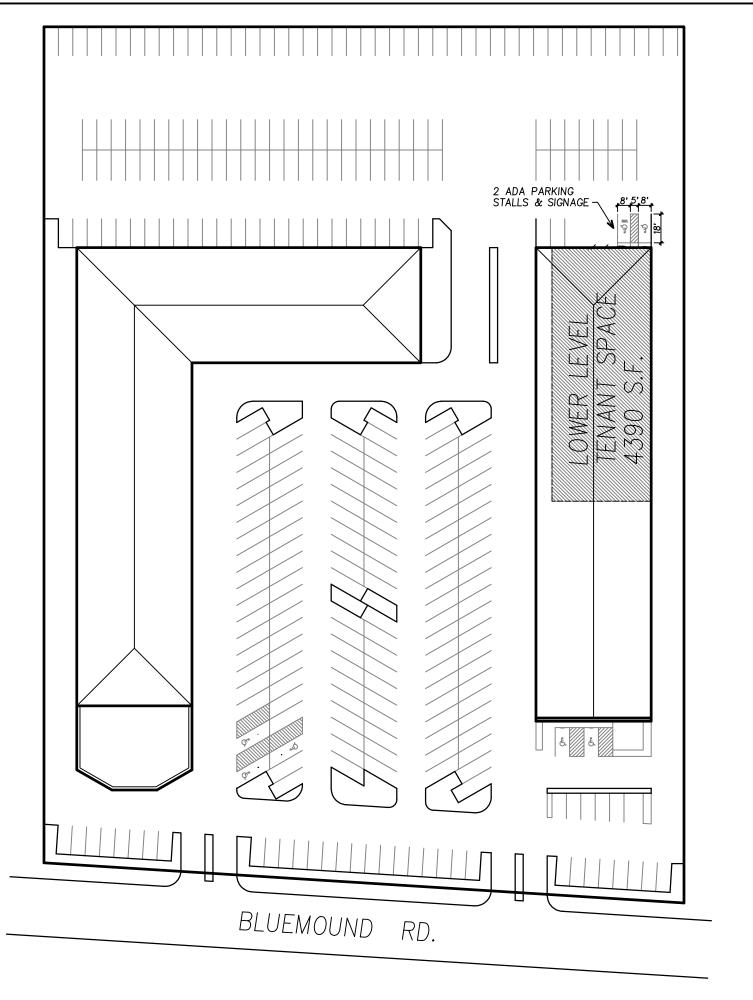
PREPARATION AREA PLANS SHALL BE REVIEWED BY THE LOCAL OR STATE HEALTH DEPARTMENTS FOR LOCATION OF SINKS, AND SANITARY FLOOR AND WALL SURFACES. SUBMITTALS MAY INCLUDE FLOOR PLAN, EQUIPMENT CUT SHEETS, AND EXAMPLE MENU. NO WORK SHOULD BE STARTED PRIOR TO HEALTH DEPARTMENT APPROVAL.

- SERVICE COUNTER: 36" MAX. HEIGHT X 36" MIN. LENGTH.
- ALL WALLS AT PREP AREAS AND SINKS SHALL BE FRP OR EQUIVALENT.
- ALL STORAGE SHELVES SHALL BE NSF APPROVED WIRE RACK SHELVING.



SITE PLAN SCALE: 1: 60





SHEET INDEX:

COVER SHEET, INDEX, SPECIFICATIONS, DATA, VICINITY MAP, SITE PLAN

- 2 FLOOR PLAN, SCHEDULES, ADA STANDARDS
- 3 FURNITURE PLAN

SITE & BUILDING DATA: 2015 IBC

PROJECT DESCRIPTION: CONVERT PORTION OF EXISTING LOWER LEVEL FROM OFFICE/WAREHOUSE TO GROUP A-2 BAR/RESTAURANT, TO INCLUDE DARTS, POOL, AND SIMULATED GOLF ACTIVITIES. SITE AREA: 213,992 S.F. (4.91 ACRES)

BUILDING AREA: 1ST FLOOR: 21312 + LOWER LEVEL 9827 = 31,139 S.F.

REMODELED AREA (TENANT SPACE): 4,390 S.F.

ALTERATION LEVEL:

LEVEL 2 - RECONFIGURATION OF SPACE, ADDITIONAL EQUIPMENT, OR WINDOW & DOOR CHANGES.

NFPA 13 SPRINKLER SYSTEM: YES (ADDED TO LOWER LEVEL)

TYPE OF CONSTRUCTION: IIIB EXTERIOR NONCOMBUSTIBLE WALLS OCCUPANCY CLASSIFICATION: GROUP A-2 ASSEMBLY

OCCUPANT LOAD WORKSHEET DATA: ASSEMBLY: 3176/15 = 211.7

KITCHEN: 168 S.f./200 = .84OFFICE: 73/100 = .73 STORAGE: 171/300 = .57

TOTAL OCCUPANTS: 214 PERSONS (ACTUAL = 81 BASED ON SEATING LAYOUT) ASSEMBLY AREA POSTED MAXIMUM OCCUPANT LOAD PER 1004.3: 99 PERSONS

REQUIRED EGRESS WIDTH: 99 X .2 = 19.8 INCHES (ACTUAL = 72 INCHES)

ALLOWABLE AREA: NO CHANGE

EGRESS DISTANCE: 250' PER TABLE 1017.2

MIXED OCCUPANCIES:

STRIP MALL - SEPARATED USES

INDIVIDUAL TENANT SPACES - NON-SEPARATED USES SANITARY WORKSHEET DATA: GOOD FOR 160 TOTAL PERSONS SERVICE SINK — IN JANITOR ROOM (COMMON AREA)

ASSEMBLY/OFFICE/RETAIL - (1) 2A PER 3000 S.F., GARAGE (1) 2A PER 2000 S.F. ASSEMBLY SEATED DINING: PROVIDE DINING SURFACE AT 28" TO 34" HGT. & 30" X 40" CLEAR FLOOR SPACE WITH 27" HIGH KNEE & 9" TOE CLEARANCES FOR FORWARD APPROACH.

"CHANGE OF USE" FROM GROUP B & S2 TO GROUP A-2 ASSEMBLY

IEBC 1004 - FIRE PROTECTION: SPRINKLER SYSTEM ADDED

IEBC TABLE 1012.4 - MEANS OF EGRESS: GRP B & S2 TO GRP A-2 = HIGHER HAZARD LEVEL - REQUIRED EGRESS WIDTH: IBC 1005.3.2 - 99 PERSONS \times .2 = 19.8 INCHES (EXISTING 72") - REQUIRED EGRESS DISTANCE: IBC TABLE 1017.2 TRAVEL DISTANCE GROUP A-2 - 250'

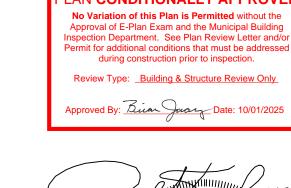
IEBC TABLE 1012.5 - HEIGHTS & AREAS: GRP B & S2 TO GRP A-2 = HIGHER HAZARD LEVEL - EXISTING GROUP A-2 OCCUPANCY: 2 LEVELS - NO CHANGE

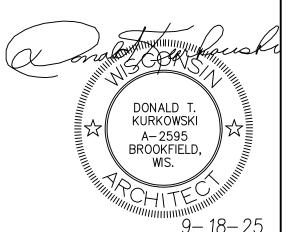
ADA ROUTE IS ACCESSIBLE

- LOWER LEVEL IS SEPARATED FROM GROUND FLOOR BY PRECAST PLANK FLOOR/CEILING ASSEMBLY

FRAMING LUMBER

E = 1,600,000 PSI2 x 6 Fb = 1,440 PSI





JEH

9-18-25

25016

FINISHES :

PROVIDE U.S.G. BRAND "DUROCK" INTERIOR CEMENT BOARD AS CERAMIC TILE WALL SUBSTRATE.

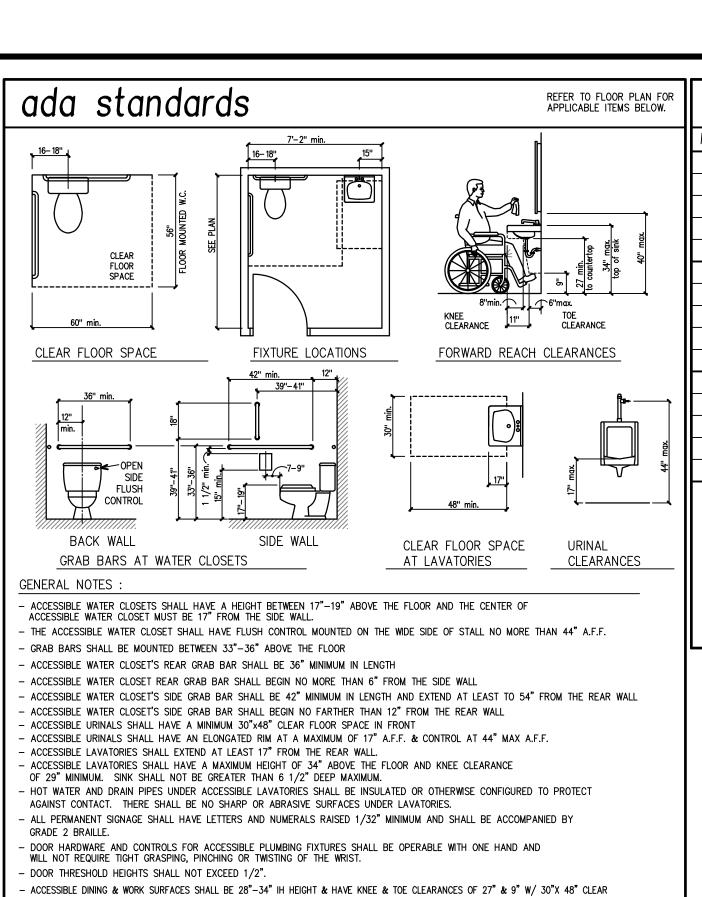
SPECIALTIES:

PAPER HOLDERS. FINISH TO BE BAKED ENAMEL.

THE TENANT IS RESPONSIBLE FOR HEALTH DEPARTMENT SUBMITTALS AND APPROVALS. FOOD

- ALL HAND SINKS SHALL BE OTHER THAN HAND OPERATED USE WRIST BLADES OR ELECTRONIC EYES.

NO WORK SHOULD BE STARTED PRIOR TO HEALTH DEPT. APPROVAL.



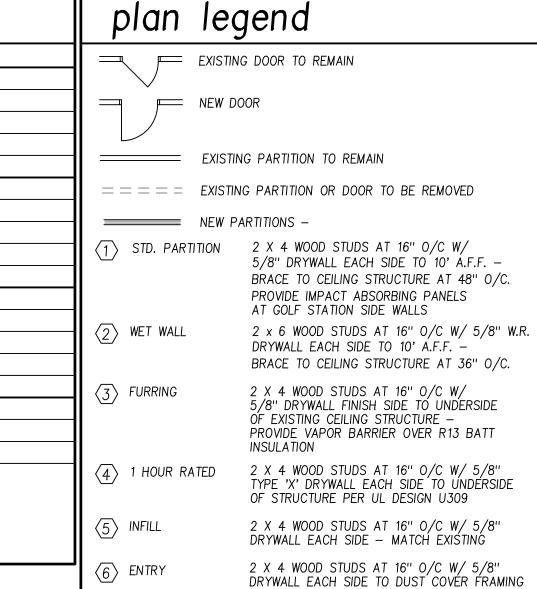
- THE HIGHEST OPERABLE PART OF CONTROLS, DISPENSERS & RECEPTACLES SHALL BE 48" MAX. A.F.F.

60" A.F.F.. STANDARD LETTERING SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE.

- TOILET ROOMS SHALL HAVE ADA APPROVED SIGNAGE MOUNTED ON WALL ADJACENT TO LATCH SIDE OF DOOR WITH CENTERLINE AT

FLOOR SPACE

OR /.	do	oor sche	dule		ALL NEW	HARDWARE SHALL BE ADA COMPLIANT		room	finish	sch	edule	Э			
	MK. SI	IZE	MATERIAL	FINISH	FRAME	REMARKS	MK.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HGT.	REMARKS	
	01 3'-	-0" x 7'-0"	ALUM.	ANOD.	ALUM.	EXISTING	100	ENTRY	CONCRETE	4" VINYL	D.W.	NOTE (1)	8'	_	
	02 3'-	-0" x 7'-0"	ALUM.	ANOD.	ALUM.	PUSH/PULL, CLOSER	101	ACTIVITY AREA	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	_	
	03 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET	102	BAR	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	-	
	04 3'-	-0" x 7'-0" x 1 3/4"	PLASTIC	PREF.	H.M.	DOUBLE SWING IMPACT W/ VISION PANEL	103	STORAGE	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	-	
	05 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET	104	MECHANICAL	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	-	=
	06 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	PASSAGE SET	105	PANTRY	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	_	=
	07 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET	106	KITCHEN	CONCRETE	4" C.T.	D.W.	EXP. STRUCT.	12'	_	
	08 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET	107	OFFICE	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	-	
	09 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	CLOSER, PUSH/PULL, ADA SIGNAGE	108	STORAGE	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	_	
	10 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	CLOSER, PUSH/PULL, ADA SIGNAGE	109	PRO SHOP	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	_	
	11 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET, CLOSER	110	CORRIDOR	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	_	
→ [[12 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET, CLOSER	111	GOLF STATION	1 CARPET	4" VINYL	D.W.	NOTE (1)	10'	IMPACT ABSORBING WALL PANELS	
	13 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	CLOSER, 'C' LABEL DOOR & FRAME	112	GOLF STATION 2	CARPET	4" VINYL	D.W.	NOTE (1)	10'	IMPACT ABSORBING WALL PANELS	
ä ä							113	GOLF STATION .	3 CARPET	4" VINYL	D.W.	NOTE (1)	10'	IMPACT ABSORBING WALL PANELS	
‡							114	MEN	CERAMIC T.	4" C.T.	W.R.D.W.	VINYL ROCK	8'	SUSPENDED CLG.	
] [[115	WOMEN	CERAMIC T.	4'' C.T.	W.R.D.W.	VINYL ROCK	8'	SUSPENDED CLG.	
`							116	SPRINKLER	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	-	
ll.							117	STAIR	CONCRETE	_	D.W.	EXP. STRUCT.	_	-	
$- \ $							(1) DUST COVER CEILING: 2 X 6 WOOD JOISTS @ 24" O/C W/ 5/8" DRYWALL (ADD IMPACT ABSORBING PANELS AT GOLF STATIONS)								
							WALLS SURFA	WALLS WITHIN 2' OF URINALS AND WATER CLOSETS TO A HEIGHT OF 4' SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE (WATER RESISTANT DRYWALL W/ SATIN ENAMEL FINISH)							
									(6						

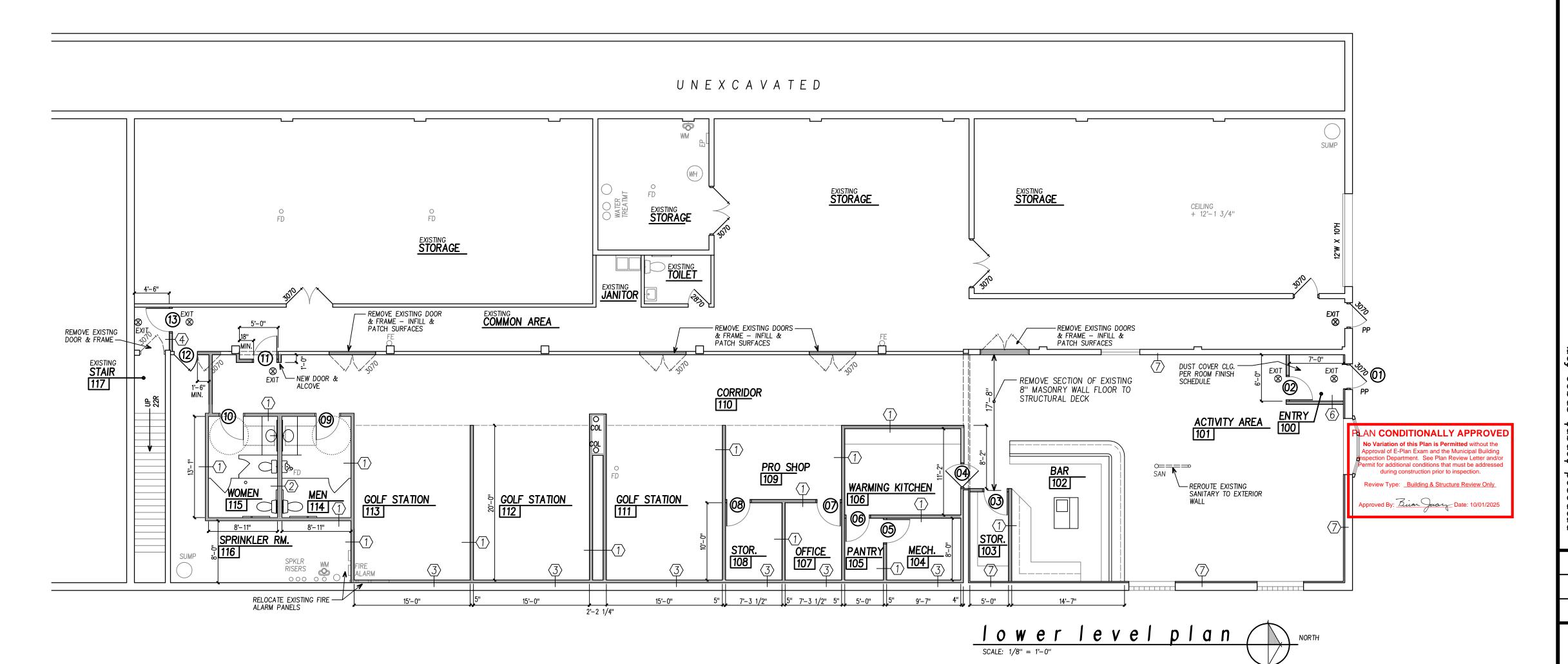


 $\langle 7 \rangle$ FURRING

-PROVIDE WATER RESISTANT DRYWALL AT WET TOILET AREAS
-PROVIDE SOUND BATT INSULATION AT TOILET ROOM WALLS
-FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
-PROVIDE TOILET ROOM ACCESSORIES, TO INCLUDE GRAB BARS, PAPER HOLDERS, 48" X 36 MIRROR, TOWEL DISPENSER, AND SOAP DISPENSER.
PROVIDE GRAB BARS W/ CONCEALED FASTENERS

PROVIDE 5/8" DRYWALL OVER EXISTING

FURRING & RIGID INSULATION



HITECTS/PLANNER
W. LAPHAM ST.
Allis, Wisconsin 53214

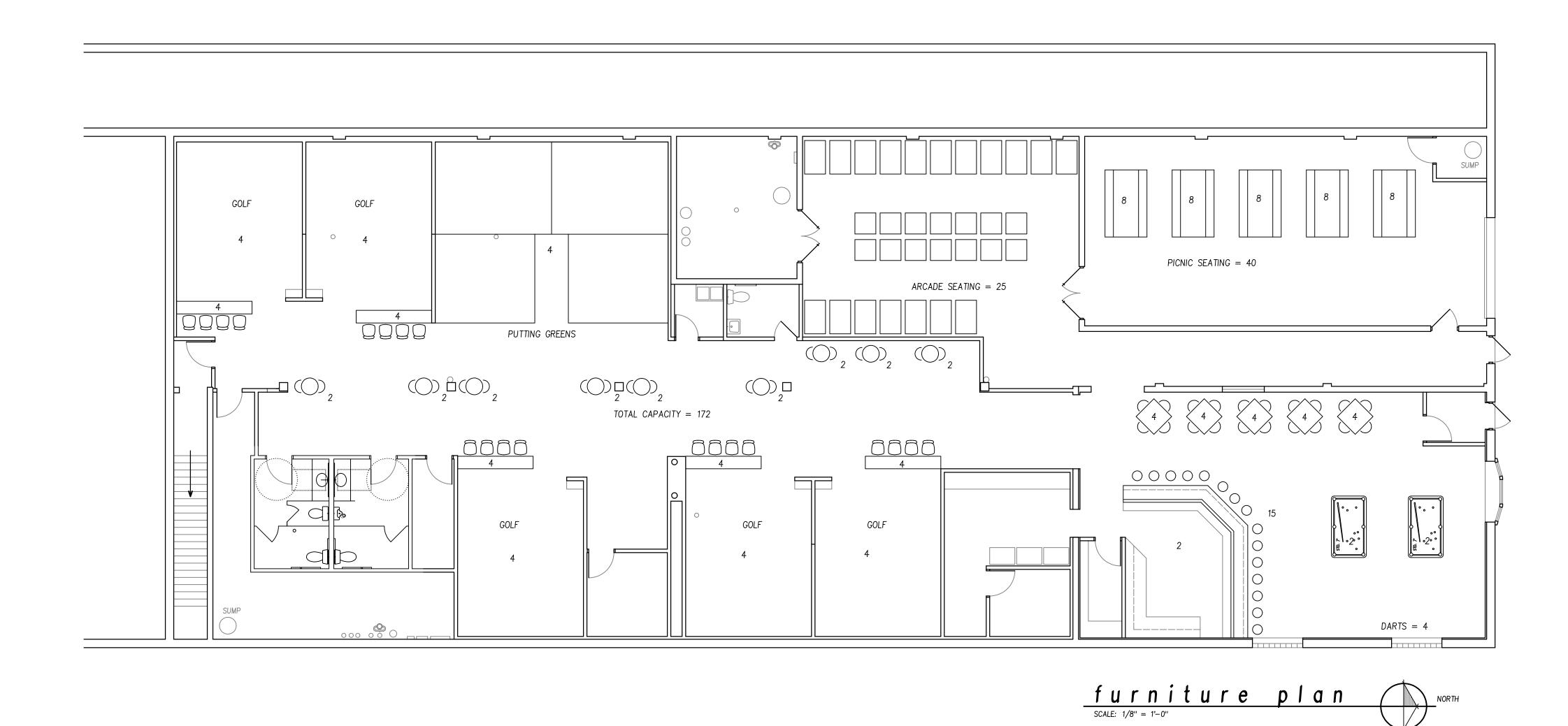
REVISIONS

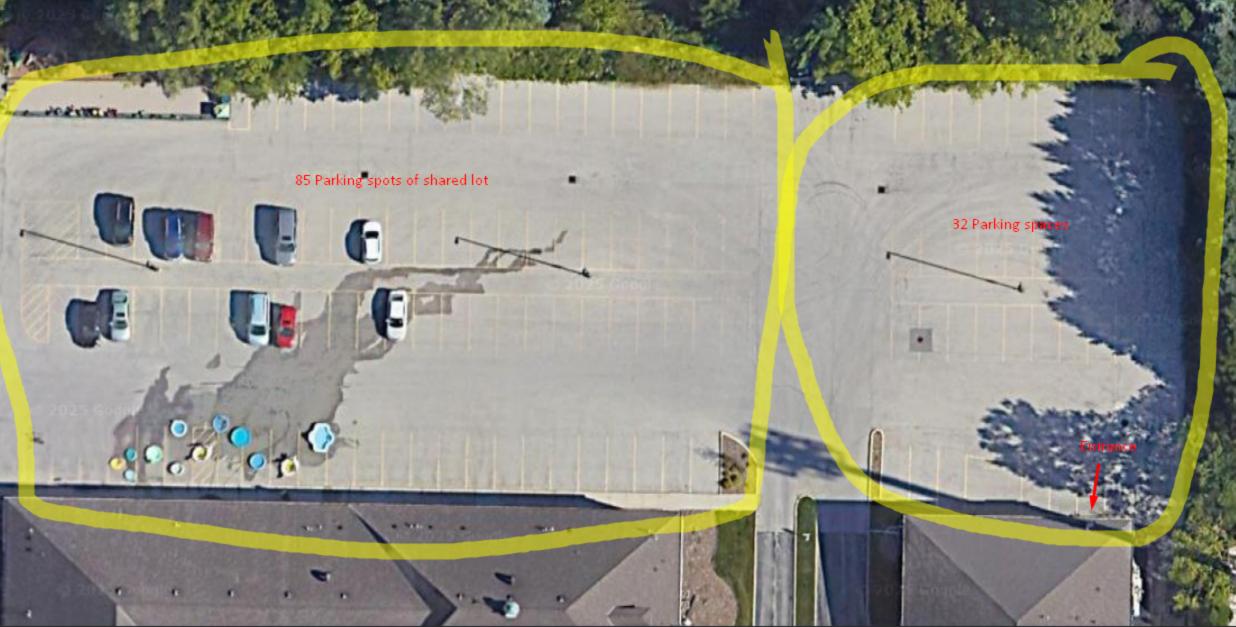
ANDTRAP GOLF
800 W. BLUEMOUD RD.

DRAWN
JEH
DATE
9-18-25
JOB NO.
25016
SHEET

2

3







TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: December 16, 2025

RE: Conditional Use and Plan of Operation amendment, SIX65 Brookfield Holdings

LLC, 655 N. Brookfield Road, Tax Key No. BKFT 1124.997.001

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner: SIX65 Brookfield Holdings, LLC

Applicant: Point Real Estate Management, c/o Dana Aschenbrenner

Zoning: MU-1 Mixed Use

Land Use Plan: Mixed Use

Request: Amend Conditional Use and Plan of Operation to modify the mixed-use building

on the east portion of the property

Project Description

The subject property is located on the west side of N. Brookfield Road and is .91 acres. In 2022, a Planned Unit Development Conditional Use was granted for the site to be partially redeveloped with a 24-unit apartment building on the west (rear) portion of the lot. There is a commercial building on the east (roadside) of the property that has three (3) commercial suites and one apartment on the top floor. The applicant is requesting an amendment to the Conditional Use and Plan of Operation to convert two of the commercial units into residential apartments, resulting in three apartments and one remnant storage space. The former State Farm space, which fronts Brookfield Road, will be redeveloped into a two-bedroom apartment; the former bakery suite will be redeveloped as a one-bedroom apartment. The remaining storage space will be utilized by the property owner or rented to a resident. No traditional commercial tenant space will exist on site. The existing attached garage is already being utilized by the tenant on the upper floor.

No site plan changes are being requested. The applicant indicates that this shift will reduce parking requirements and traffic generation on the property. No changes to the parking or drive aisles are being requested and no changes to the landscaping, lighting or exterior building are proposed. Minor modifications to the building took place during the development of the apartment building, such as

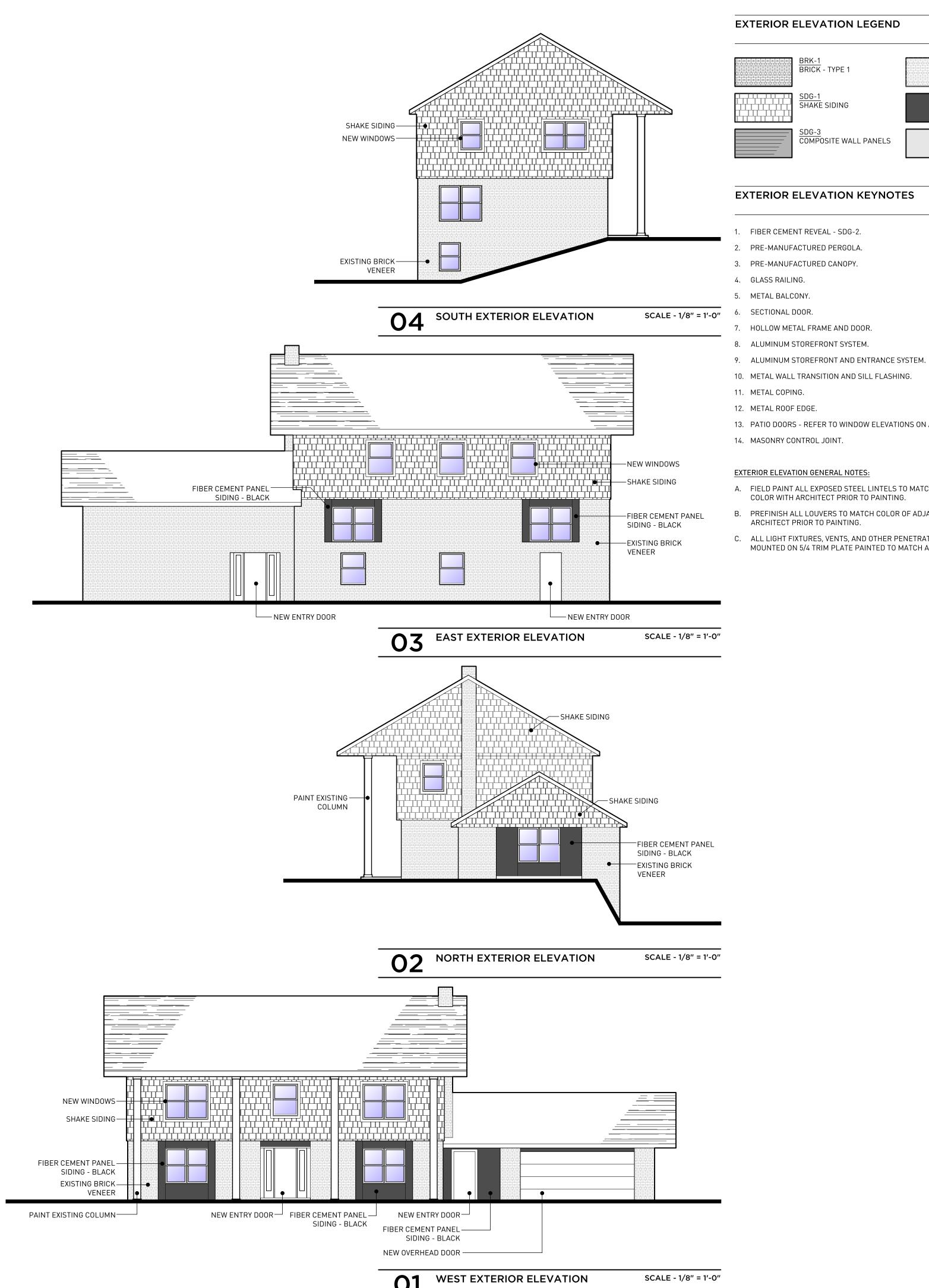
relocating the existing garage door to face Brookfield Road and constructing a retaining wall on the north side of the property to assist with grade changes.

The Town of Brookfield Land Use Plan designates this property as Mixed Use. This category promotes a mix of uses, usually of higher density, and oftentimes contains a combination of residential, institutional, office, retail, service, research and development, and other commercial uses. Mixed use does not indicate a development has to contain a mix of uses on the same parcel, but rather provides flexibility within a designated area. The MU-1 Mixed-Use District intent indicates that higher-density is allowed and encourages efficient land use.

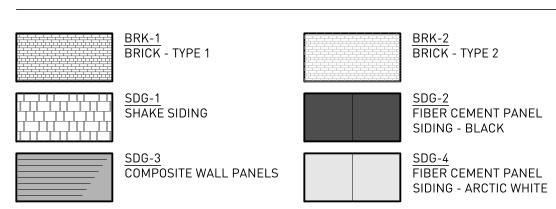
The requested change in use requires an amendment to the Conditional Use Permit and Plan of Operation for the property.

Staff Recommendation

Staff recommends the Plan Commission make a recommendation to the Town Board to set a public hearing date to consider the request to amend the Conditional Use and Plan of Operation amendment.



EXTERIOR ELEVATION LEGEND



EXTERIOR ELEVATION KEYNOTES

- 1. FIBER CEMENT REVEAL SDG-2.
- 2. PRE-MANUFACTURED PERGOLA.
- 3. PRE-MANUFACTURED CANOPY.
- 4. GLASS RAILING.
- 5. METAL BALCONY.
- 6. SECTIONAL DOOR.
- 7. HOLLOW METAL FRAME AND DOOR.
- 8. ALUMINUM STOREFRONT SYSTEM.
- 10. METAL WALL TRANSITION AND SILL FLASHING.
- 11. METAL COPING.
- 12. METAL ROOF EDGE.
- 13. PATIO DOORS REFER TO WINDOW ELEVATIONS ON A810.
- 14. MASONRY CONTROL JOINT.

EXTERIOR ELEVATION GENERAL NOTES:

- A. FIELD PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MATERIAL COLOR VERIFY COLOR WITH ARCHITECT PRIOR TO PAINTING.
- B. PREFINISH ALL LOUVERS TO MATCH COLOR OF ADJACENT MATERIAL VERIFY COLOR WITH ARCHITECT PRIOR TO PAINTING.
- C. ALL LIGHT FIXTURES, VENTS, AND OTHER PENETRATIONS IN EXTERIOR SIDING SHALL BE MOUNTED ON 5/4 TRIM PLATE PAINTED TO MATCH ADJACENT SIDING.

ARC-INT ARCHITECTURE

131 WEST SEEBOTH ST SUITE 230 MILWAUKEE WISCONSIN 53204

arcint-architecture.com

PROJECT NAME 655 BROOKFIELD ROAD **APARTMENTS**

655 BROOKFIELD ROAD TOWN OF BROOKFIELD WISCONSIN

DRAWING ISSUE HISTORY

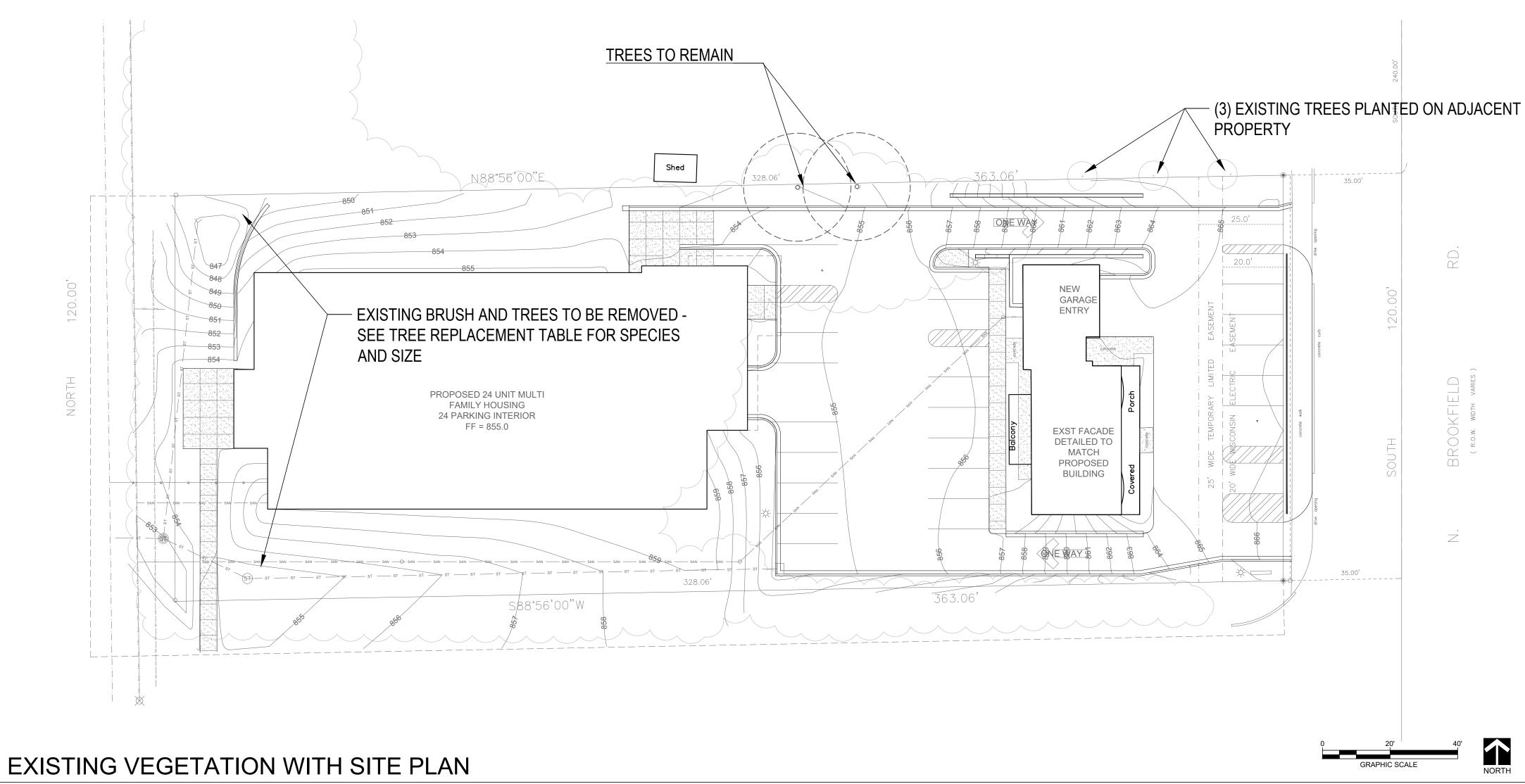
SET TYPE CONSTRUCTION DOCUMENTS

A A PROJECT NUMBER 20009

DATE 11-16-2020

SHEET TITLE EXTERIOR ELEVATIONS EXISTING STRUCTURE

SHEET NUMBER



L100

SCALE: 1" = 20'-0"

TREE REPLACEMENT SCHEDULE:

TREE REPLACEME		Town Replacement Formula	Pontacoment Ontions	Proposed Replacement	
LAISTING TIEE	Qty	Town Replacement Formula	Replacement Options	_ Froposed Replacemen	
		(6) - 5"-7" cal. Tree or	(2) ex. Tree x (6) = 12 new 5"+ trees or		
Basswood - 12"	2	(12) 2 .5" - 4" cal. Tree	(2) ex. Tree x (12) = 24 new 2.5"trees	(12) new 5" cal. Tree	
		6) - 5"-7" cal. Tree or	(1) ex. Tree x (6) = 6 new 5"+ trees or		
Basswood - 18"	1	(12) 2.5" - 4" cal. Tree	(1) ex. Tree x (12) = 12 new 2.5"tree	(12) new. 2.5" cal. Tree	
		6) - 5"-7" cal. Tree or			
Shagbark Hickory 12"	1	(12) 2.5" - 4" cal. Tree	Save tree on lot line if possible	Save tree	
		6) - 5"-7" cal. Tree or			
Shagbark Hickory 18"	1		Save tree on lot line if possible	Save tree	
			(5) ex. Trees x (1) = (5) 10' Ht tree or (4) ex. Tree x (1) 10' Ht. tree and (1) ex	(1) 10'4+ trac and	
Spruce /Pine - 40'	5	(1) - 10' or (3) 6'-10' tree	tree x (3) = (3) 6' Ht. trees	(4) 10'Ht. tree and (3) 6' ht. trees	

Existing High Quality Trees Include:

1. Three (3) Basswood (2) 12" caliper at D.B.H.

(1) 18" caliper at D.B.H. 2. Two (2) Shagbark Hickory

(1) 12" caliper at D.B.H. (1) 18" caliper at D.B.H.

3. Five (5) Spruce/Pine (5) 40' ht.

The remainder of the site vegetation includes a mix of Green Ash, Buckthorn, Box Elder, and various non-native invasive shrubs. Of the ten high quality trees found on site only two can be preserved in place if possible, because of site grading requirements. See Tree Placement Table for replacement or preservation options.



THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



www.newedenlandscape.com

655 N. BROOKFIELD RD APARTMENT DEVELOPMENT BRAYTON MANAGEMENT

PROJECT NAME

EXISTING SITE VEGETATION

SHEET TITLE

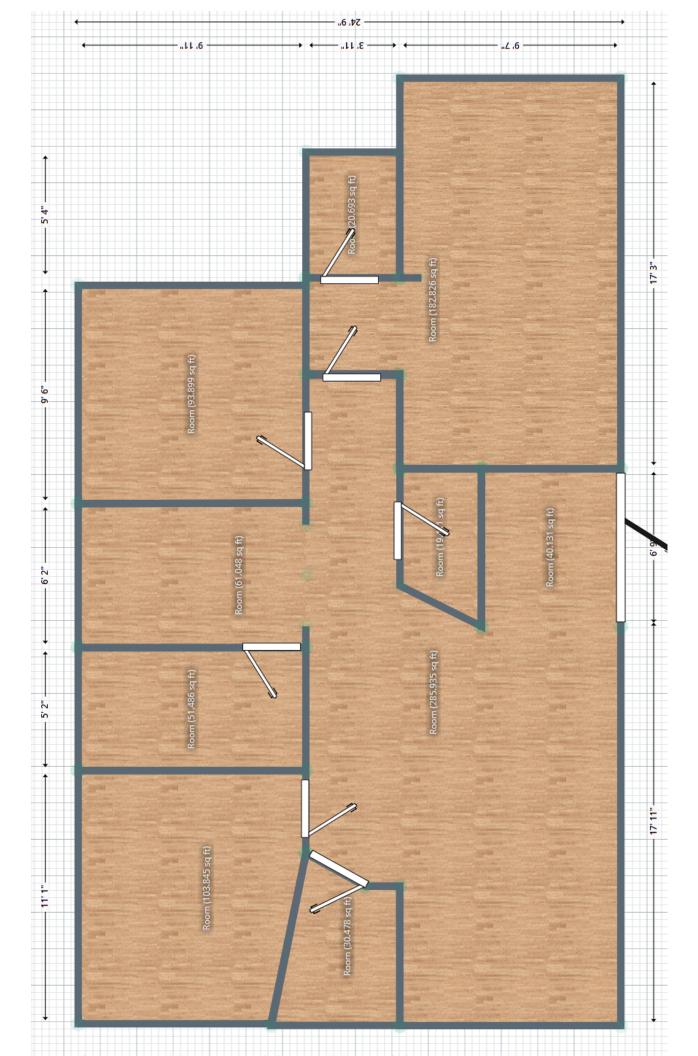
REVISION DATE PLAN COMMISSION REVISION

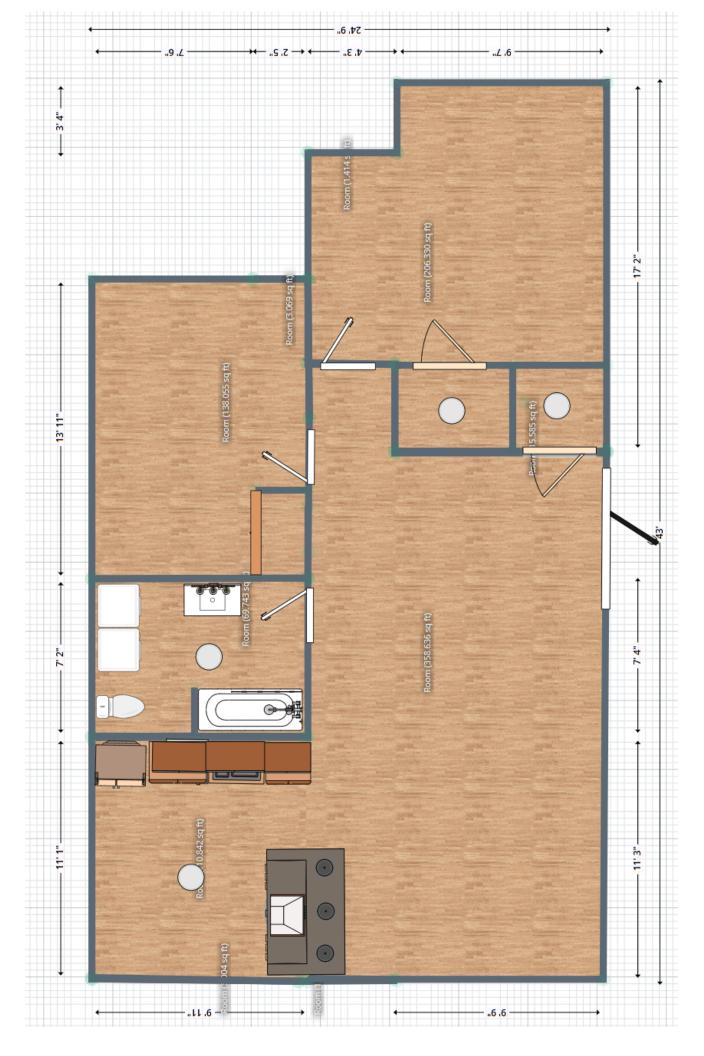
2016-06-30

AA PROJECT NO 15022 DRAWING SCALE AS NOTED DATE

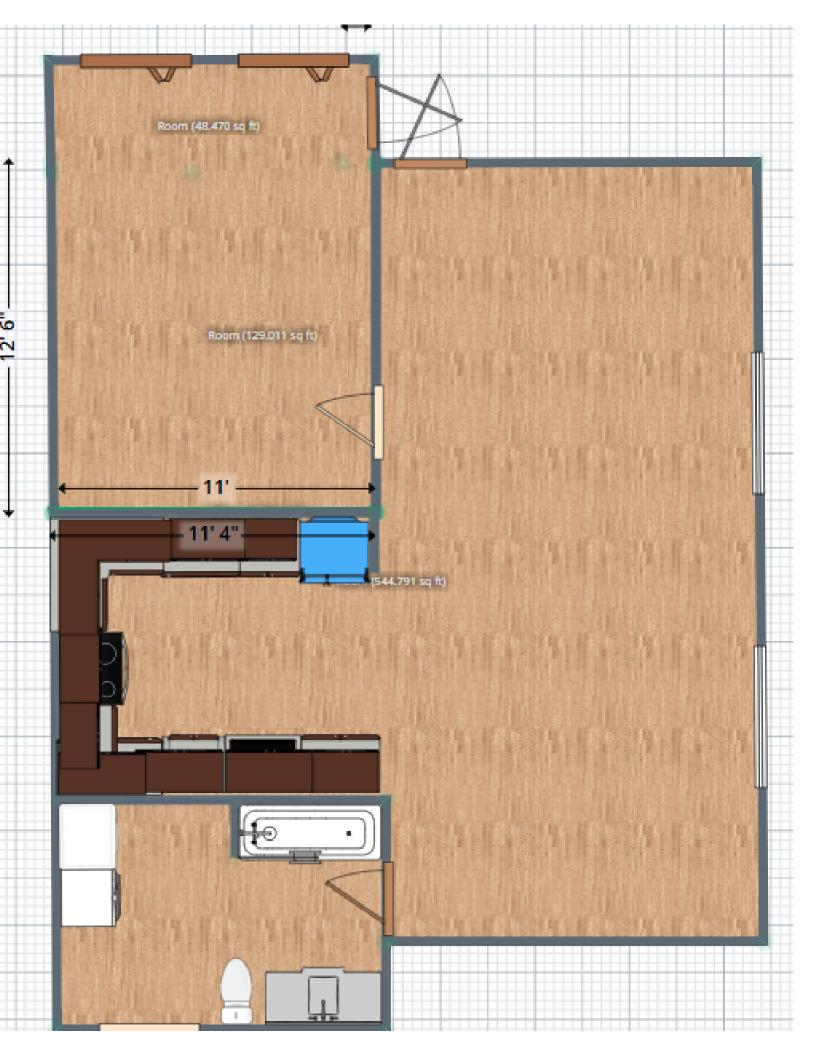
2016-06-30 PLAN COMMISSION SUBMITTAL

SET TYPE











TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission and Town Board

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: December 16, 2025

RE: Consideration of a Land Use Plan amendment and Rezone, KCG Companies,

1345 S. Barker Road, Tax Key No. BKFT 1132.994

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner: Michael and Sally Alexander

Applicant: Megan Schuetz, KCG Companies

Application Type: Land Use Plan amendment (map) and Zoning Map amendment (rezone)

Land Use Plan (current): Commercial and Office Park and Primary Environmental Corridor (Town

and County)

Land Use Plan (proposed): Mixed Use and Primary Environmental Corridor (Town and County).

Zoning (current): RS-3 Single Family Residential District (Town) / R-3 Residential, C-1

Conservancy Overlay (Wetland), Primary Environmental Corridor Overlay, FW

Floodway District and HG High Groundwater District (County)

Zoning (proposed): MU-1 Mixed-Use District

Project Description

The subject property is 7.7 acres and is located on the northwest corner of the S.T.H. 59 (W. Greenfield Ave.) and C.T.H. Y (Barker Road) intersection. The property has split jurisdiction between the Town and Waukesha County. Poplar Creek runs along the northern lot line, with significant environmental features adjacent to the creek, including floodplain, wetland and environmental corridor. The upland (developable) area is limited to the southeast portion of the site, closest to the intersection. Historically, a single family residence has resided on the property, which is reflected on the Town and County zoning maps. The upland acreage for development is approximately three (3) acres. A wetland delineation is required to determine the exact upland acreage.

To the north and west of the conservancy lands are single-family neighborhoods, both in the Town and in New Berlin. Conservancy lands also abut the property to the south, which are lands owned by public entities (either the State or County) and are in New Berlin. East of the subject parcel is the Sutter Creek development, located in the City of Brookfield, which is a three-building, 170-unit apartments complex on Town sewer and City water. There is also a medical clinic (cosmetic surgery) on the east corner of the intersection in the Town. The municipal boundaries create a mix of uses in the area.

The applicant is proposing a four-story, 60-unit apartment building with one to three bedroom units in the southeast corner of the property. Parking would be located north of the structure abutting a large retaining wall. A project narrative and conceptual site plan are enclosed. In order to accommodate residential uses on this parcel, the Town and County Land Use Plans must be amended. If the Town of Brookfield determines that a use other than Commercial and Office Park is appropriate on the subject parcel, the County Land Use Map would also need to be amended.

There are a variety of Land Use Plan designations in this area, including low, medium and high density residential, industrial uses south of Greenfield Ave. and commercial uses on the lands abutting Greenfield Ave. The applicant is proposing to amend the designation from Commercial and Office Park to the Mixed Use category to reflect the multiple uses that are both existing and envisioned for this area. Although the current proposal is purely residential, the plan amendment should not be tied specifically to this request and the Plan Commission should consider if a variety of uses is appropriate on this parcel. Mixed Use categories do not require that a development encompass more than a single use on a parcel.

The applicant is also proposing a subsequent Town rezone from the RS-3 District to the MU-1 District to accompany the request for a Land Use Plan amendment. The MU-1 District better aligns with the proposed Land Use Plan category and is intended to encourage mixed-use development that promote a range of compatible land uses through appropriate site design, including higher residential density. The requested density is approximately 15 units per acre when conservancy acreage is considered. The overall density being requested is 7.7 dwelling units per acre. If approved, a Planned Unit Development Conditional Use would be sought with the Town and County to proceed with the development, where the details of the development would be presented.

Staff Recommendation

Staff recommends the Plan Commission make a recommendation to the Town Board to set a public hearing date to consider the request for a Land Use Plan amendment and subsequent rezone.

POPLAR POINT APARTMENTS – PROJECT NARRATIVE

Poplar Point Apartments is a proposed 60-unit community located at 1345 South Barker Road in the Town of Brookfield. The development is designed to serve families and will feature a mix of 1-, 2-, and 3-bedroom apartments in a single, four-story, elevator-served building.

Poplar Point Apartments will provide high-quality housing, modern design, and community-focused amenities within a high-opportunity suburban community characterized by strong schools, job access, and a very limited supply of affordable rental housing.

The Poplar Point Apartments site includes approximately three buildable acres located along S. Barker Road, immediately south of the I-94 interchange. The parcel includes natural conservancy areas and protected wetlands that will be preserved and incorporated into the site plan through landscaping, stormwater features, and green buffers. The development itself will include an onsite leasing office, community room, and fitness center as well as private, off-street parking.

The site is located across the street from an existing large multi-family development with over 150 apartments and other commercial uses. To the west of the site there lies a natural buffer of wetlands creating a site that can only develop the three acres of buildable area. The proposed project is consistent with adjacent land uses. While this is a busy intersection the building would be set off of the corner a bit and accommodate its own parking needs by providing approximately 115 parking stalls for the 60 units.

KCG Companies is a vertically integrated real estate development firm with over ten years of experience specializing in multi-family housing. Our team has completed more than 31 transactions and built or rehabilitated 26 communities across nine states, representing over \$1.5 billion invested and 5,000 homes delivered. KCG's disciplined and relationship-driven approach to development ensures high-quality outcomes from concept through completion. Our in-house subsidiaries—KCG Development, KCG Construction, and KCG Design Services—work collaboratively to streamline project delivery, control costs, and uphold the highest standards of design and construction.

Below is a preliminary rendering of the site as proposed. The orange dashed line indicates the existing edges of the wetland delineation and elevations are noted as well.





