

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 Grant Room
645 N. Janacek Road, Brookfield, WI

Wednesday, September 10, 2025

Architectural Review Committee

6:00 p.m.

AGENDA

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
 - a. August 13, 2025 Meeting Minutes
- 5) New Business:
 - a. Review and possible action on a replacement monument sign, window sign at 20900 Swenson Dr., Suite 900, Barry-Wehmiller (tenant) Lori Dominiak, Fast Signs (applicant), Decade Company Income Properties (owner).
 - b. Review and possible action on a two wall signs at 17780 W. Bluemound Road, Potbelly (tenant), Elevate Sign Group Ltd (applicant), TFW Group LLC (owner).
 - c. Review and possible action on a replacement pylon sign at 20700 Swenson Dr., Sign Effectz (applicant), JTM MKE LLC (owner).
- 6) Old Business:
 - a. Review and possible action on final site plan review for KHS Group at 880 Bahcall Court. Erik Madisen, Madisen Maher Architects, (applicant), KHS USA Inc. (owner).
 - b. Review and possible action on final site plan review for MLG Capital at 19000 W. Bluemound Road. Eric Nesseth, Stephen Perry Smith Architects (applicant), 19000 HQ LLC (owner).
- 7) Communication and Announcements.
- 8) Adjourn.

Posted this 4th day of September, 2025

*Rebekah Leto
Town Planner*

TOWN OF BROOKFIELD
ARCHITECTURAL REVIEW COMMITTEE MINUTES
AUGUST 13, 2025

The regular meeting of the Architectural Review Committee was held in the East Conference 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 Supervisors John Charlier (via Zoon) and Steve Kohlmann; and Committee members, Richard Diercksmeier, Alan Lee, and Matt Paris. Amy Barrows from Planning & Zoning LLC was present in Town Planner Rebekah Leto's absence.

2) MEETING NOTICES

Amy Barrows reported that the meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA

Motion by Kohlmann to approve the agenda as presented.

Seconded by Lee.

Motion carried unanimously.

4) APPROVAL OF MINUTES

Motion by Kohlmann to approve the minutes of the July 9, 2025 minutes as presented.

Seconded by Charlier.

Motion carried, with Paris abstaining.

5) OLD BUSINESS

a. Review and possible action on three wall signs at 21795 Doral Road (Master Spa and Good Health Sauna), Shaun Relken, Innovative Signs (applicant), KH Holdings Doral LLC (owner).

Barrows reviewed the proposed signage as follows: ARC approved wall signs on the south elevation that face I-94 on July 9, 2025, and requested a Master Sign Program (MSP) be submitted (included in tonight's packet). The signs on the north side were not approved, noting the amount of white was significant for the size of the sign. The revised plan shows a larger logo on each 15 square foot sign, as well as a phone number and storeroom address. The signs will be internally lit and will be centered over each service door. The MSP shows the square footage for each space and the building overall, (including north and south sides of the building) which will accommodate the larger logo and name of Good Health Saunas in the center unit, identifies standards for continuity of the signs, and notes that each tenant must obtain ARC approval. Ben Prochnow with Innovative Signs was present in place of Shaun Relken. Pearson noted that the white of the signs were to be opaque, and there is no indication in the packet that this was done. Pearson also asked why there is so much wording on the sign. Ben responded that it was to fill the white background with lettering. It was suggested to either flip the background color to blue and white letters, or make the background opaque which when lit will just show the letters, and not the white background. Barrows clarified that the signs are 3 feet high by 5 feet wide, and opined that for a 15 square foot sign, it would be difficult to read, due to the amount of text.

Motion by Lee to approve three wall signs at 21795 Doral Road for Master Spa and Good Health Sauna, either with the colors inverted, or the white background being opaque.

Paris asked for clarification from the last meeting, and whether the proposal included this same amount of text. Pearson responded that the previous proposal did not include the extra text.

Paris requested Lee to amend the motion to reflect the applicant may also revert to the first version with less text, as long as the colors are inverted, (blue background, white letters) and leaving the amount of text up to the applicant.

Lee is in favor of the phone number being on the sign.

Paris amended the motion to include that the sign can include information from July or August, with the same color inversion, as approved by the town planner.

Seconded by Lee.

Further Discussion:

Kohlmann clarified that this approval is for the north side of the building only.

Motion carried unanimously.

6) NEW BUSINESS

- a. Review and possible action on a replacement monument sign at 21051 Watertown Road (The Neighborhood Dentist). Ben Prochnow, Innovative Signs (applicant), Lundanovic Properties LLC (owner).

Applicant is proposing replacing the existing monument sign on the southeast corner of the property with a larger sign. The base of the sign is 5 feet tall by 10 feet wide, and placed on a 2 foot raised landscape bed. The blue and white sign face is also 5 feet by 10 feet. The address numbers and the lettering will be LED backlit. The Town code allows for 70 square feet per side. It is a two-sided sign. The total height with landscape base is 12 feet. The proposal complies with the Code. Prochnow indicated that a tree on the left would be removed to get better viewpoints. There is landscaping below the sign. Prochnow clarified that the address is on the street side.

Motion by Paris to approve a replacement monument sign at 21051 Watertown Road for the Neighborhood Dentist as presented.

Seconded by Lee.

Further Discussion:

None.

Motion carried unanimously.

- b. Review and possible action on preliminary and final site plan review for KHS Group at 880 Bahcall Court. Erik Madisen, Madisen Maher Architects, (applicant), KHS USA Inc. (owner).

Barrows reviewed the proposal as outlined in the staff report. Kohlmann recommended that since there was no one in attendance representing KHS, the item should be tabled. Paris stated he was comfortable recommending preliminary approval, but not final because of questions to be asked of the architect.

Motion by Paris to recommend preliminary approval only for KHS Group, located at 880 Bahcall Court as presented.

Seconded by Charlier.

Further Discussion:

None.

Motion passed 3-2-1, with Pearson and Kohlmann opposed, and Lee abstaining.

- c. Review and possible action on preliminary and final site plan review for MLG Capital at 19000 W. Bluemound Road. Eric Nesselth, Stephen Perry Smith Architects (applicant), 19000 HQ LLC (owner).

Barrows reviewed the proposal as outlined in the staff report. The addition is primarily full-depth stone with evenly spaced windows with black trim on the west and south sides. Planting beds with stone mulch and accent boulders are proposed around the addition exterior that will match existing landscaping. Plants include a variety of shrubs, grasses and perennials. Downcast LED-sconce lighting is proposed along the exterior elevations that are spaced approximately every 21.5 feet, which is every two windows. The photometrics do consider the carport; therefore, updated photometrics will have to be submitted for planning review, unless ARC would also want to review updates. The lighting on the west elevation near the addition appears to exceed the allowed .2 foot candles at the property line, however this development and the surrounding development has so many lights that the lighting numbers are most likely not just coming from this property. Additionally, Barrows mentioned that .2 foot candles is a very low number for a commercial district area. The northwest entrance to the site will be removed. A fire truck access plan is included in the civil packet (C201). Pearson recommended the fixtures on the greenhouse (south side) be removed, due to glare, and mentioned that this issue was discussed with the applicant previously. Applicant reported that the electrician attempted to make a shim plate for the fixtures to reduce glare, but there was nothing that could be made to keep water from getting in and destroying the fixtures. Landscaping was discussed and the consensus was that it is sufficient.

Motion by Pearson to recommend preliminary site plan approval with changes to the light fixtures at the greenhouse area prior to final approval for MLG Capital located at 19000 W. Bluemound Road as presented.

Seconded by Kohlmann.

Further Discussion:
None.

Motion carried unanimously.

d. Review and possible action on façade changes and two wall signs at 17800 W. Bluemound Road (Revival Boxing, Fitness and Wellness). Rob Miller (applicant) T.F.W. Group, LLC (owner).

Pearson recommended reviewing signage separately from façade changes. Barrows described the façade project as described in the staff report. All exterior brick of the tenant space to be painted white and new windows and doors are to have black trim. An existing cupola and dormer windows are to be removed. Two 6-foot wide columns are being proposed to match existing columns on the south side of the building. The doors are not centered under the roof space, so the columns will provide symmetry around the door. The north side will include a 100 square foot covered foyer entry. Doors are centered and flanked with closed sconce lighting; brick will be painted white; stucco will be added to lower portion of the façade. Several windows and doors will be modified; will be in a black clad material, revised location and size of upper level windows, and removal of windows on the lower level. The applicant will install additional landscaping to break up the wall face. Rob Miller (Rob Miller Homes) reported that the white brick would be just their northeast portion of the west building in the development. Miller stated that the property owners are considering changing from the current gray color to the same white being used in this proposal. A parapet wall will be constructed for signage, and the color is white. The columns will be stucco. Height is being added to the windows. The fascia of the entire building and the white color for the brick is the same. The roof will be brown on this space, the same color as existing, but newer. Kohlmann recommended the lighting on the back of the building points down. Lighting changes include lanterns on the north side, 3,000 – 4,000 lumens. Miller indicated it is a softer look, and can be put on dimmers. The lights illuminate the sidewalk area.

Motion by Paris to approve façade changes as presented at 17800 W. Bluemound Road, upper level suites LMN and lower level suites OPQRS, subject to the applicant being able to dim the northern lighting if complaints are received.

Seconded by Kohlmann.

Motion carried unanimously.

Signage on the south side facing Bluemound Road will have three rows of black lettering, centered over lobby door, and applied directly to the stucco façade. The proposal is to illuminate with soft gooseneck backlighting. Total sign area proposed is 68 square feet. The north sign is proposed to be two lines of black lettering applied directly to stucco façade, centered over the entrance. Total sign area is 27 square feet. Three gooseneck lights are proposed above the sign. Paris pointed out that the north sign does not face a right-of-way, but supports the proposal.

Motion by Paris to approve two wall signs as presented for Revival Boxing, Fitness and Wellness, located at 17800 West Bluemound Road, upper level LMN, lower level OPQRS, noting that the north side is approved as an exception.

Seconded by Lee.

Further discussion:
None.

Motion carried unanimously.

7) COMMUNICATION AND ANNOUNCEMENTS

Representatives for KHS arrived late due to schedule confusion. Kohlmann informed the applicants that they received preliminary approval but not final approval. Next steps were discussed.

8) ADJOURN

Motion by Kohlmann to adjourn at 7:25 pm.

Seconded by Lee.

Motion carried unanimously.

Respectfully submitted,
Amy Barrow, in place of Rebekah Leto, Town Planner

AB/lr



TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Town of Brookfield Architectural Review Committee

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: September 10, 2025

RE: Barry-Wehmiller request to change the face of the existing monument sign and to modify window signage at 20900 Swenson Dr, Unit 900.

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.

The subject site contains a large multi-tenant building that abuts USH 18 to the north and Swenson Drive to the south. Baldwin Paper Systems is being re-branded and combined with other businesses within the Barry-Wehmiller business group. Therefore, they are requesting updated signage to align with the rebranding. The unit is in the southeast corner of the building with the employee entrance facing Swenson Drive and the main entrance facing east. There are directional signs throughout the property to identify the unit numbers.

The existing double-sided sign contains two tiers: the top tier, which states the current business name "Baldwin," is 36" x 54" and the bottom tier, which is currently blank, is 12" tall x 54" wide. The request is to reface the sign with the new logo and new business names, with "BW Converting" and "BW Papersystems" on the top tier and a directional sign to the main entrance on the bottom tier. The sign is a 3mm black aluminum composite panel with white vinyl letters. This sign is located within the curb extension of the parking lot off of the southeast corner of the building. No illumination is existing or proposed.

The window signage is also proposed to be replaced on the main entrance. The existing window signage states the unit number, the company name and a "Main Entrance" sign on the windows to the right of the entrance door. The replacement signage moves the white vinyl address numerals and "Main Entrance" sign to the door, along with the "BW" company logo and slogan on the bottom of the door. The business name(s) (BW Converting and BW Papersystems) remain on the window to the right of the entrance door.

Window signage is not specifically called out in the Ordinance with specific provisions, which generally means that it is not permitted. However, the ARC is allowed to review "directional and informational" signs that direct traffic to individual tenant suites. Per the Ordinance, font size shall not exceed 5" and graphics or tag lines are not allowed. The font size is less than 5" but the proposed signage includes

the main BW logo and slogan on the bottom of the door. The ARC could also view this window sign as a legal non-conforming sign. The Ordinance states that legally existing signs as of 9/2/2008 may be continued and may be enlarged or refaced in cases of a new business name under existing ownership or new owners of an existing business.

Recommendation:

At the discretion of the ARC.

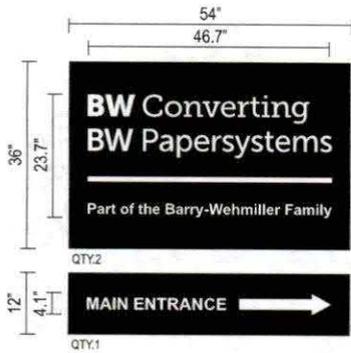
barrywehmiller

SIGNAGE PACKAGE PROPOSAL

20900 Swenson Dr Ste 900
Waukesha, WI 53186

FASTSIGNS
NATIONAL ACCOUNTS
2542 Highlander Way Carrollton TX 75006

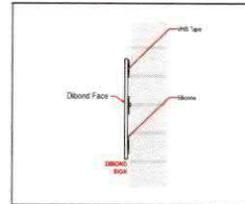
Project Manager: Elizabeth Baker
Job Number: 255533



MONUMENT REPLACEMENT ACM PANELS

- QTY. 4 TOTAL PANELS (AS SHOWN)
- 3mm BLACK ALUMINUM COMPOSITE PANEL
- LOGO AND COPY CUT FROM PREMIUM WHITE VINYL
- INSTALL AS SHOWN USING VHB AND SILICONE

REMOVE ALL EXISTING SIGNAGE AND INSTALL NEW



Dibond w/VHB Tape & Silicone



DOUBLE SIDED MULTITENANT SIGN - PROPOSED



SIDE B



EXISTING

FASTSIGNS NATIONAL ACCOUNTS	
ACCOUNT BARRY-WEHMLER	
FILE# 255533-ART1	
REPRESENTATIVE Elizabeth Baker	
ADDRESS 20900 Swenson Dr Ste 900 Waukesha WI 53186	
ORIGINAL DRAWING DATE: 06/10/25	
SCALE NTS	
REV. #1 BY: SD	REV. DATE: 07/01/2025
REVISION NO. 01 Revise to panels	
REV. #2 BY:	REV. DATE:
REVISION NOTES:	
REV. #3 BY:	REV. DATE:
REVISION NOTES:	
NOTES:	
REVISION-1 07/01/2025	
DRAWN BY: C. Sikora	
REVISED BY: S. Dicks	
THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT	

LANDLORD OR AGENT SIGNATURE HERE

Please sign & return drawing/s to FASTSIGNS
Signature below indicates approval of BOTH design & placement of sign/s
X *[Signature]* DATE 7-17-25

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE
FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

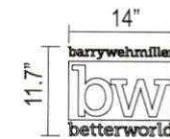
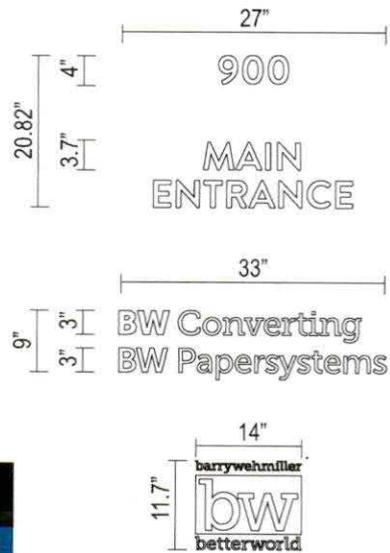
REMOVE ALL EXISTING SIGNAGE AND INSTALL NEW



ENTRANCE ELEVATION - PROPOSED



ENTRANCE ELEVATION - EXISTING



RTA VINYL
 - QTY. 1 EACH
 - GRAPHICS TO BE CUT FROM PREMIUM WHITE VINYL
 - INSTALL AS SHOWN

FASTSIGNS NATIONAL ACCOUNTS	
ACCOUNT: BARRY WEHMILLER	
FILE: 255533-ART2	
DESIGNED BY: Elizabeth Baker	
ADDRESS: 20900 Swenson Dr Ste 900 Waukesha WI 53186	
ORIGINAL DRAWING DATE: 06/10/25	
SCALE: NTS	
REV. #1 BY:	REV. DATE:
REVISION NOTES:	
REV. #2 BY:	REV. DATE:
REVISION NOTES:	
REV. #3 BY:	REV. DATE:
REVISION NOTES:	
DRAWN BY: C. Sikora	
REVISED BY:	
THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT	

LANDLORD OR AGENT SIGNATURE HERE
 Signature below indicates approval of BOTH design & placement of sign/s
 DATE 7-17-25

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE
 FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.



TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Town of Brookfield Architectural Review Committee
FROM: Rebekah Leto, AICP, Town Planner
MEETING DATE: September 10, 2025
RE: Potbelly request for two replacement wall signs on the west and south facades at 17780 W. Bluemound Road

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.

Potbelly's is located on the north side of Bluemound Road within a multi-tenant building and has frontage along Bluemound Road. Potbelly's is requesting to install two new wall signs with revised franchise logos in place of the existing signs on the south and west elevations.

South elevation (facing W. Bluemound Road)

- Proposed wall sign is 58 sq. ft. (58.2 sq. ft. permitted)

West elevation (facing parking lot)

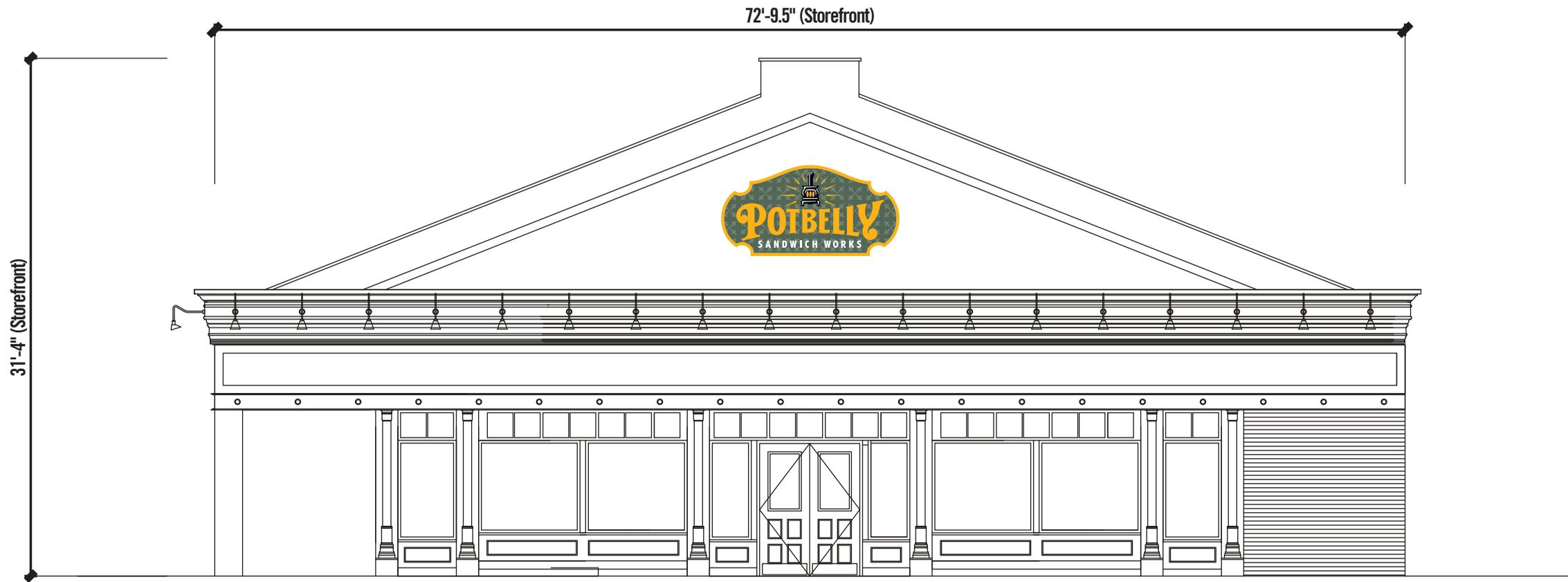
- Proposed wall sign is 28.75 sq. ft. (30.2 sq. ft. permitted)

Both signs are centered over the entrance and width of their perspective storefronts. The signs are internally lit with a green background with yellow and white lettering. The signs do not face adjacent lands that are zoned or used for single-family or duplex use. The proposed signs comply with the Section 17.08 of the Zoning Code.

Recommendation:

At the discretion of the ARC.





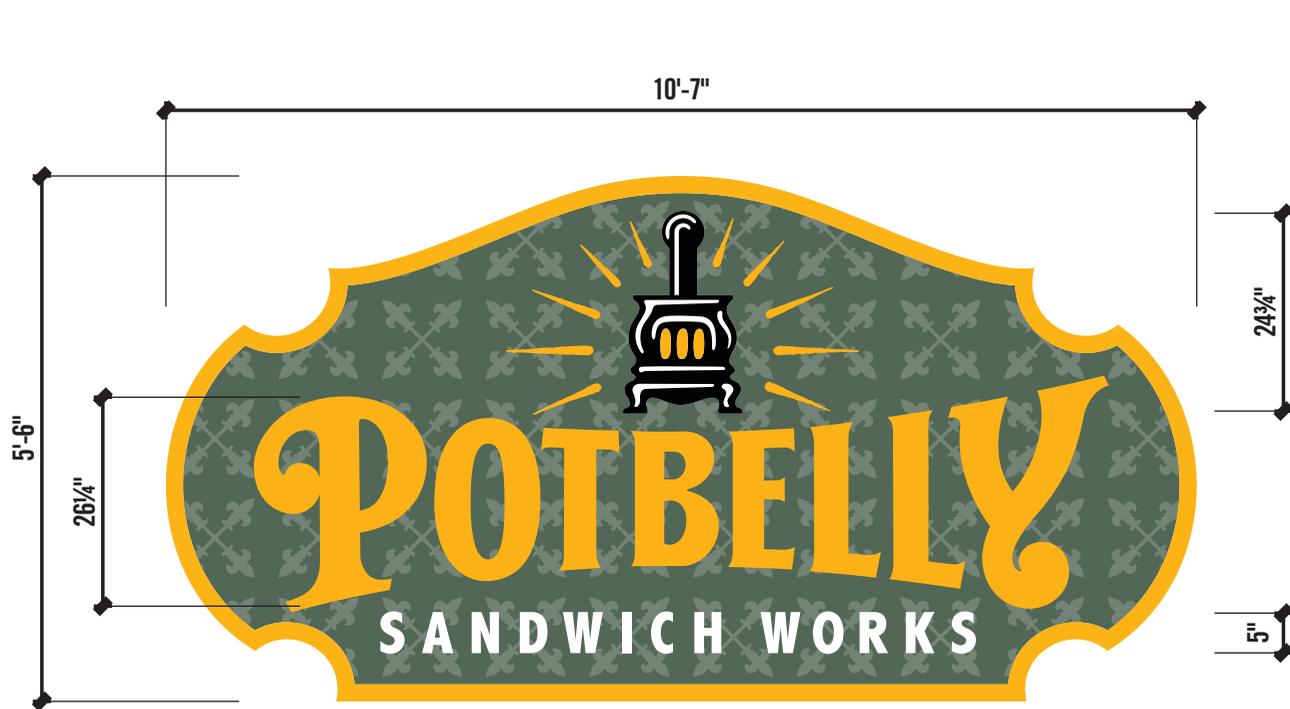
Storefront Elevation - South

Scale: 1/8"=1'-0"

City Code: Area limited to 0.8 sf of signage for each linear ft of building frontage on a public right-of-way, with a maximum area for any one sign not to exceed 100 sf.



Design No.: 25-0182r2	Contact Information:	Revisions:	<p>This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.</p> <p>National Awning & Sign, LLC. does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of National Awning & Sign, LLC and may not be copied or distributed w/o expressed written consent.</p>
Date: September 04, 2025	Salesman: Todd Hefner		
Sheet: 1 of 4	Designer: Trent Schultz		
Location: 17800 W. Bluemound Rd	P817.625.4323 F817.625.2123		
City/State: Brookfield, WI 53005	www.awningandsign.com		



Single Face Display Elevation

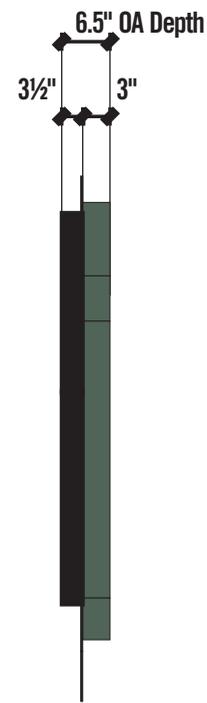
Scale: 1/2"=1'-0"

58 sq ft



The location of the disconnect switch after installation shall comply with Article 600.6(A) of the National Electrical Code.

Illumination Not To Exceed 100 footcandles of daytime 6am-7pm Candle Power
 Illumination Not To Exceed 45 footcandles of nighttime 7pm-6am Candle Power



Internally illuminated w/ LED light engines mounted in 3" deep light wire-way paint to match PMS 5615C Green

Rout out show thru "Heat Rays" with first surface applied 3M 230-25 Sunflower Yellow

"Stove" Fabricated 3 1/2" deep channel logo paint interior White - paint exterior flat black - White Plexiglas® with first surface applied 3M Trans. vinyl graphics

"Potbelly" Fabricated 3 1/2" deep channel letters paint interior White - paint exterior flat black - Yellow Plexiglas faces retained with Black Jewelite

Illuminated with White LED Light Engines

Rout out show thru White Plexiglas "Sandwich Works"

Flat .125 sheet aluminum background panel Painted two tone background PMS 5615C Green and PMS 7409C Gold

Details

Scale: 1 1/2"=1'-0"

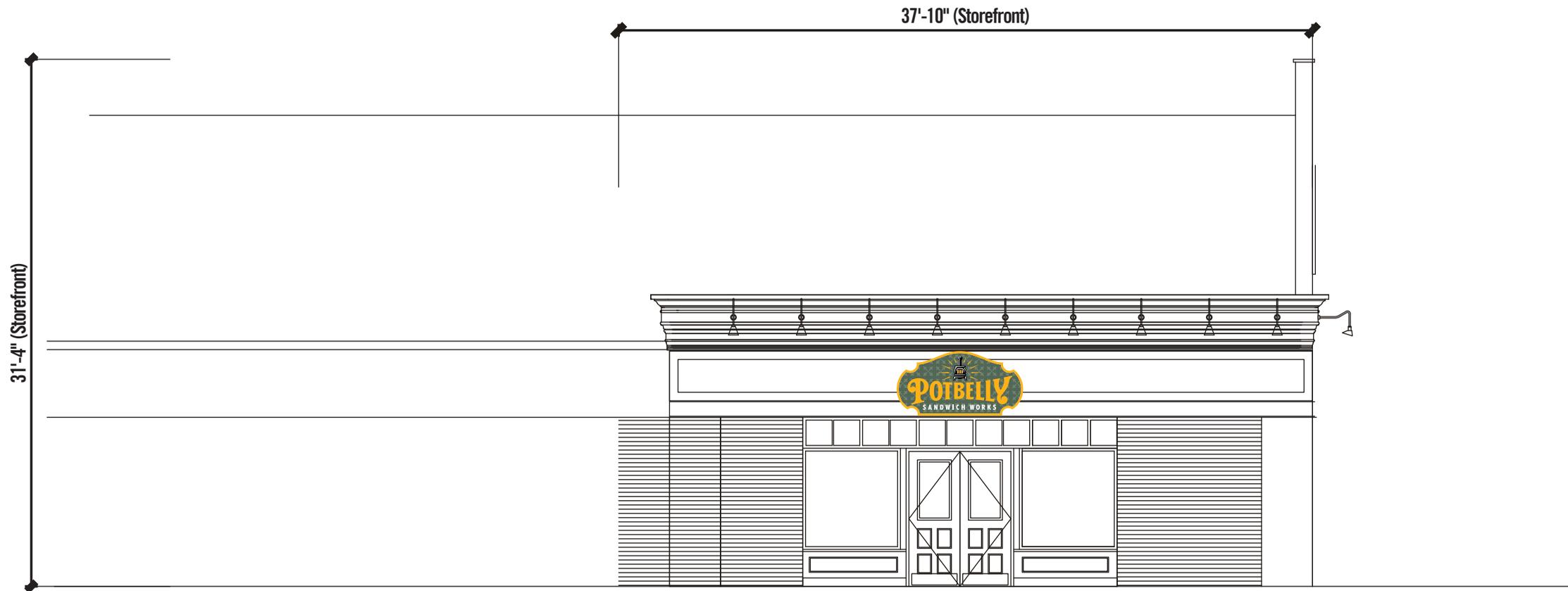


Design No.:	25-0182r2	Contact Information:	
Date:	September 04, 2025	Salesman:	Todd Hefner
Sheet:	2 of 4	Designer:	Trent Schultz
Location:	17800 W. Bluemound Rd		P817.625.4323 F817.625.2123
City/State:	Brookfield, WI 53005		www.awningandsign.com

Revisions:

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

National Awning & Sign, LLC. does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of **National Awning & Sign, LLC** and may not be copied or distributed w/o expressed written consent.



Storefront Elevation - West

Scale: 1/8"=1'-0"



Design No.: 25-0182r2	Contact Information:	Revisions:	<p>This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.</p> <p>National Awning & Sign, LLC. does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of National Awning & Sign, LLC and may not be copied or distributed w/o expressed written consent.</p>
Date: September 04, 2025	Salesman: Todd Hefner		
Sheet: 3 of 4	Designer: Trent Schultz		
Location: 17800 W. Bluemound Rd	P817.625.4323 F817.625.2123		
City/State: Brookfield, WI 53005	www.awningandsign.com		



Single Face Display Elevation

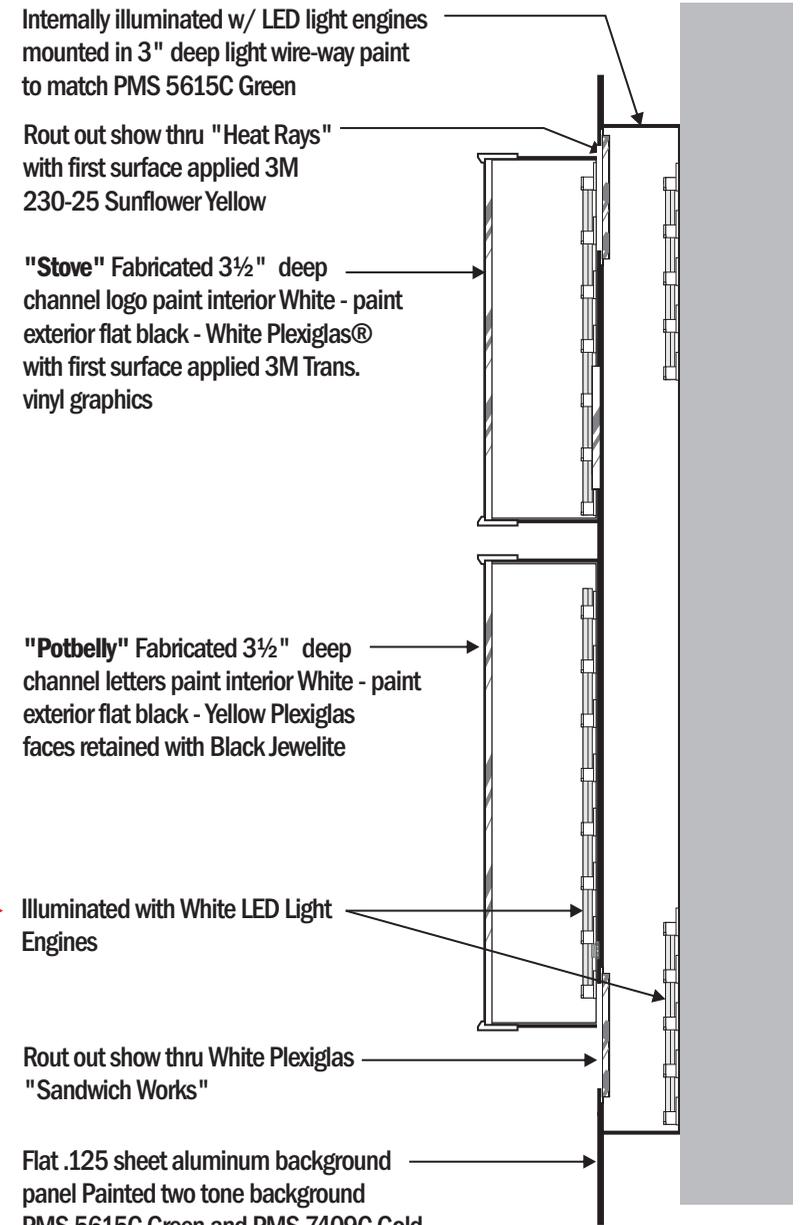
Scale: 3/4"=1'-0"

28.75 sq ft



The location of the disconnect switch after installation shall comply with Article 600.6(A) of the National Electrical Code.

Illumination Not To Exceed 100 footcandles of daytime 6am-7pm Candle Power
Illumination Not To Exceed 45 footcandles of nighttime 7pm-6am Candle Power



Details

Scale: 1 1/2"=1'-0"



Design No.: 25-0182r2	Contact Information:	Revisions:	<p>This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.</p> <p>National Awning & Sign, LLC. does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of National Awning & Sign, LLC and may not be copied or distributed w/o expressed written consent.</p>
Date: September 04, 2025	Salesman: Todd Hefner		
Sheet: 4 of 4	Designer: Trent Schultz		
Location: 17800 W. Bluemound Rd	P817.625.4323 F817.625.2123		
City/State: Brookfield, WI 53005	www.awningandsign.com		



POTBELLY

SANDWICH WORKS





TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Town of Brookfield Architectural Review Committee
FROM: Rebekah Leto, AICP, Town Planner
MEETING DATE: September 10, 2025
RE: Crossroads Corporate Center request for a replacement pylon sign at 20700 Swenson Drive

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.

Crossroads Corporate Center is requesting a replacement to the freestanding sign located on the northwest side of the building, which is visible from I-94. The replacement sign is utilizing the existing footings and the panels are being replaced. The existing sign contains the development name with the remainder of the sign being blank space. Only one wall sign is present on the face of the office building (Dana Investment Advisors).

The color scheme is going from gray and white to black and white with a blue outline for contrast. The address of the property is at the top of the sign and meets the minimum letter size requirement of 8" high (10.5" and 1'-8" proposed). The development name (Crossroads Corporate Center) is no longer present on the sign.

The existing and proposed sign information is as follows:

	Existing	Proposed
Sq. Ft.	366	286
Height (ft.)	25.25	24
Width (ft.)	14.5	13.25 (widest point) 12 ft. main sign

Items requiring a **waiver** from the ARC:

- Sign size. The maximum size for a freestanding sign is 120 sq. ft. of side for multi-tenant buildings. However, the proposed sign is smaller than the existing sign.
- Development name identifier. Freestanding signs require the name of the development. The proposed sign does not include the development name, as proposed.

Recommendation:

At the discretion of the ARC. Consideration should be given to the size of the sign as it relates to the size of the building. The sign does have space for the name of the development. However, the building owner has relayed that Crossroads Corporate Center will no longer be used to identify the development, as they feel the name has become confusing and no longer reflects the property's identity or relevance. The owner believes using the address is clearer and more meaningful way to convey the location and purpose of the building. One option being considered is to call the building "20700 Swenson Drive Office Building", if necessary.



1 PROPOSED - WEST ELEV SIGN - 286 SF
1 1/4" = 1' - 0" SCALE



2 WEST ELEVATION - NIGHT RENDER
1 1/4" = 1' - 0" SCALE

1 WEST ELEVATION - RENDER
1 1/4" = 1' - 0" SCALE

SignEffectz™

1827 W. Glendale Ave. Milwaukee, WI 53209
414.264.5504
414.262.5564
www.signeffectz.com

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THIS IS AN ORIGINAL DESIGN CREATED BY SIGN EFFECTZ. THE SUBMITTED DESIGN PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES CODE YOU AGREE NOT TO COPY PHOTOGRAPH MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY. NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF SIGN EFFECTZ.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

CUSTOMER:
JLL - Crossroads Corporate Center

PROJECT:
Primary Pylon

ITEMS ON SCOPE:

Proposed Sign - 286 SF
to Replace Existing

PROJECT ADDRESS:
Jones Lang La Salle
20800 Swenson Dr,
Waukesha, WI 53186

BILLING ADDRESS:
Jones Lang La Salle
20800 Swenson Dr,
Waukesha, WI 53186

REV.	DESCRIPTION	DATE	INIT
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PROJECT NOTES:

Final Tenant Panel Naming
to be Reviewed / Approved

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SHEET SIZE:	DEPT.	WORK ORDER NO.	JOB NO.
B	PERMITTING	17938	01
AUTHOR: AAE	PERMIT DRAWING NO: Z 17525064_1.0		
ACCT. MGR. JCB	SCALE: 1/4" = 1' - 0"		
PROJ. MGR. ML	QUOTE: 17795	CHG ORD. NO.:	
REV 00	DATE OF ISSUE: 07/21/25	SHEET NO: 1	

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CUSTOMER:
 JLL - Crossroads Corporate Center

PROJECT:
 Primary Pylon

ITEMS ON SCOPE:

Proposed Sign - 286 SF
 to Replace Existing

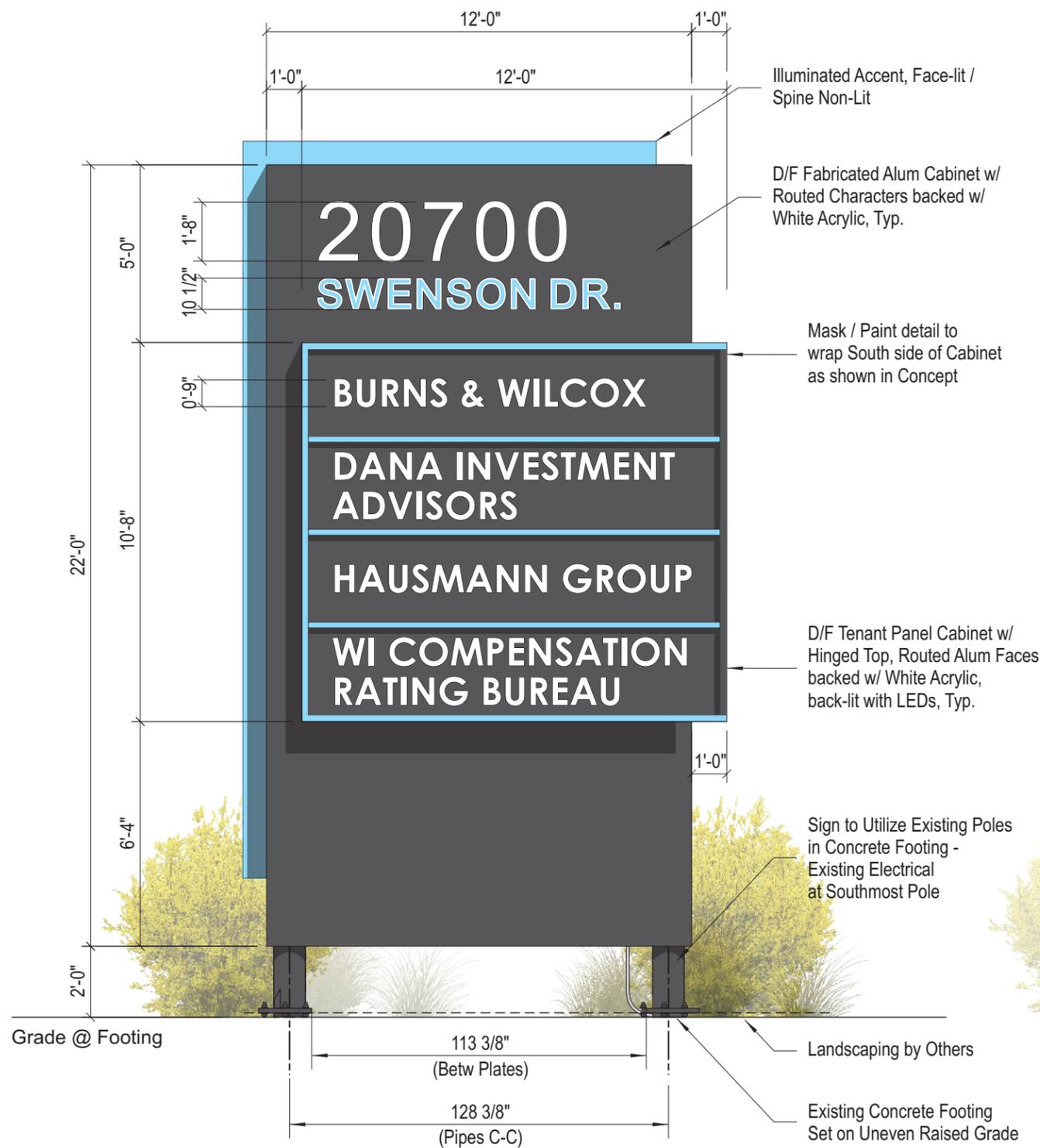
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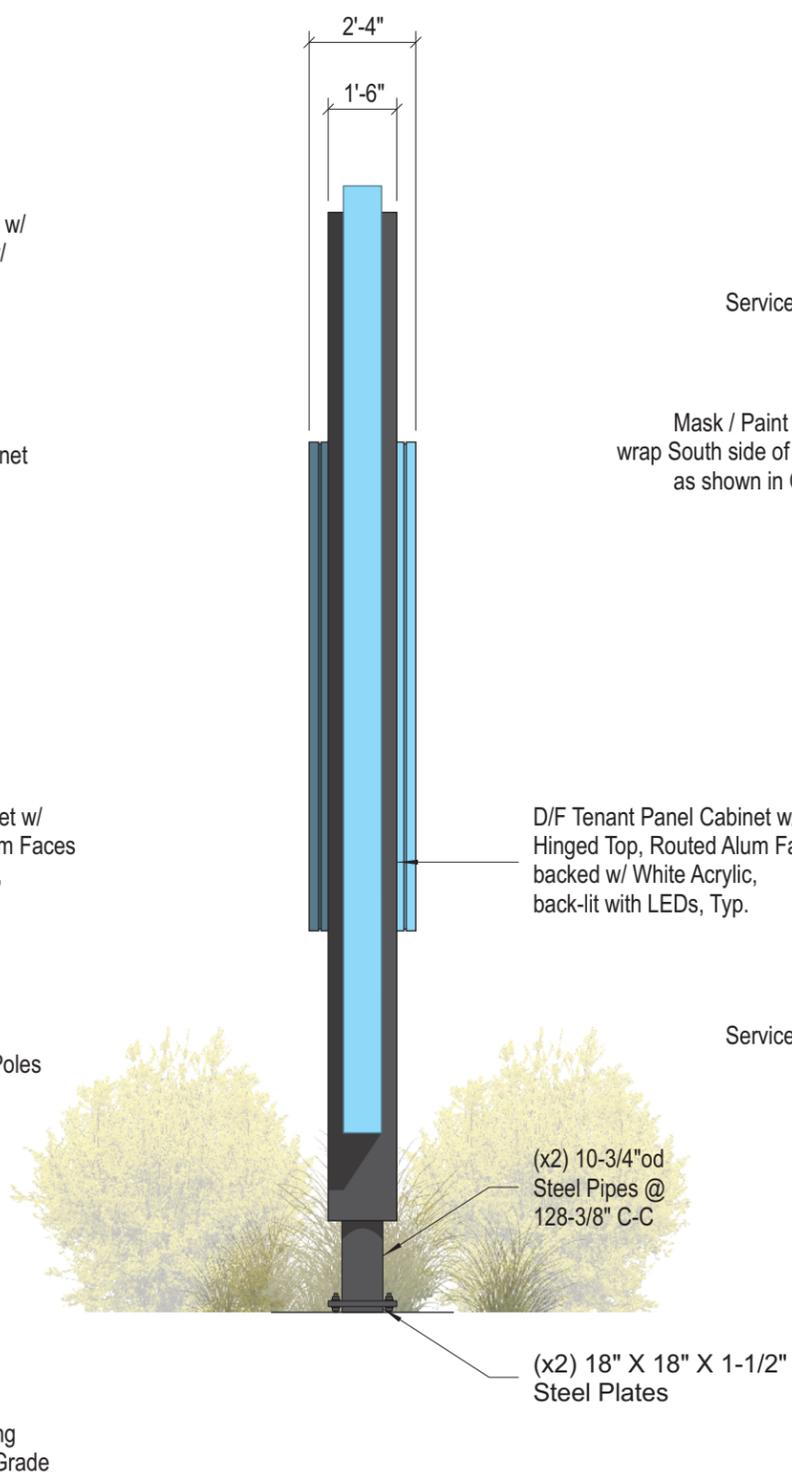
PROJECT NOTES:
 Existing Sign Surveyed at
 319 SF

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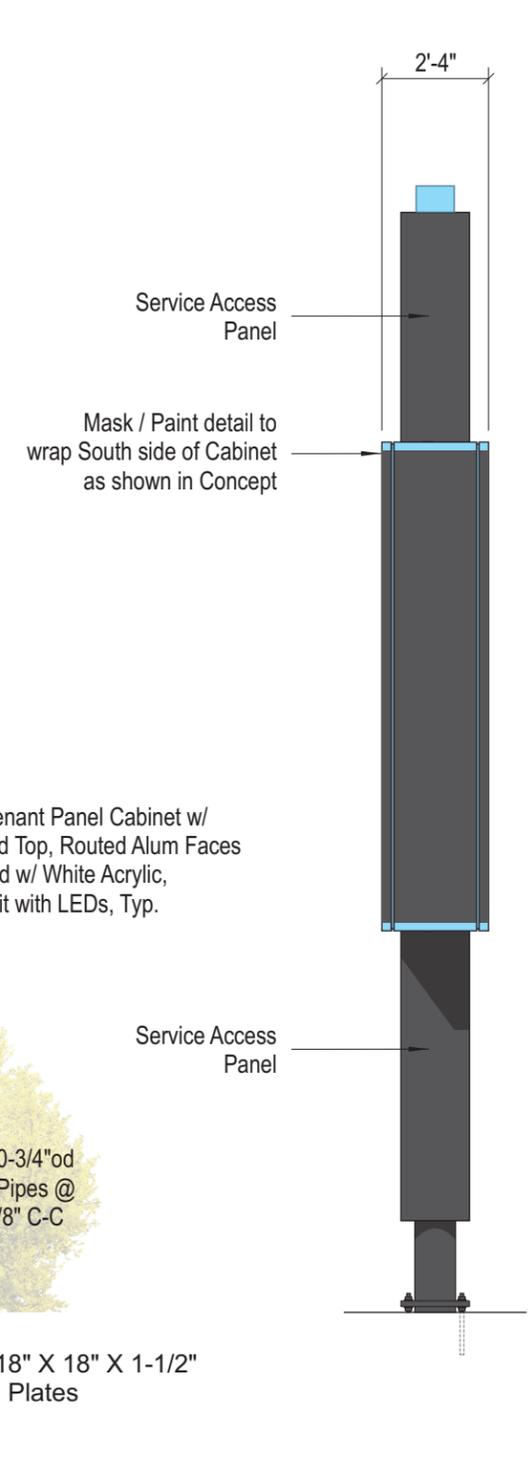
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REV 00	DATE OF ISSUE: 07/21/25	SHEET NO: 2	



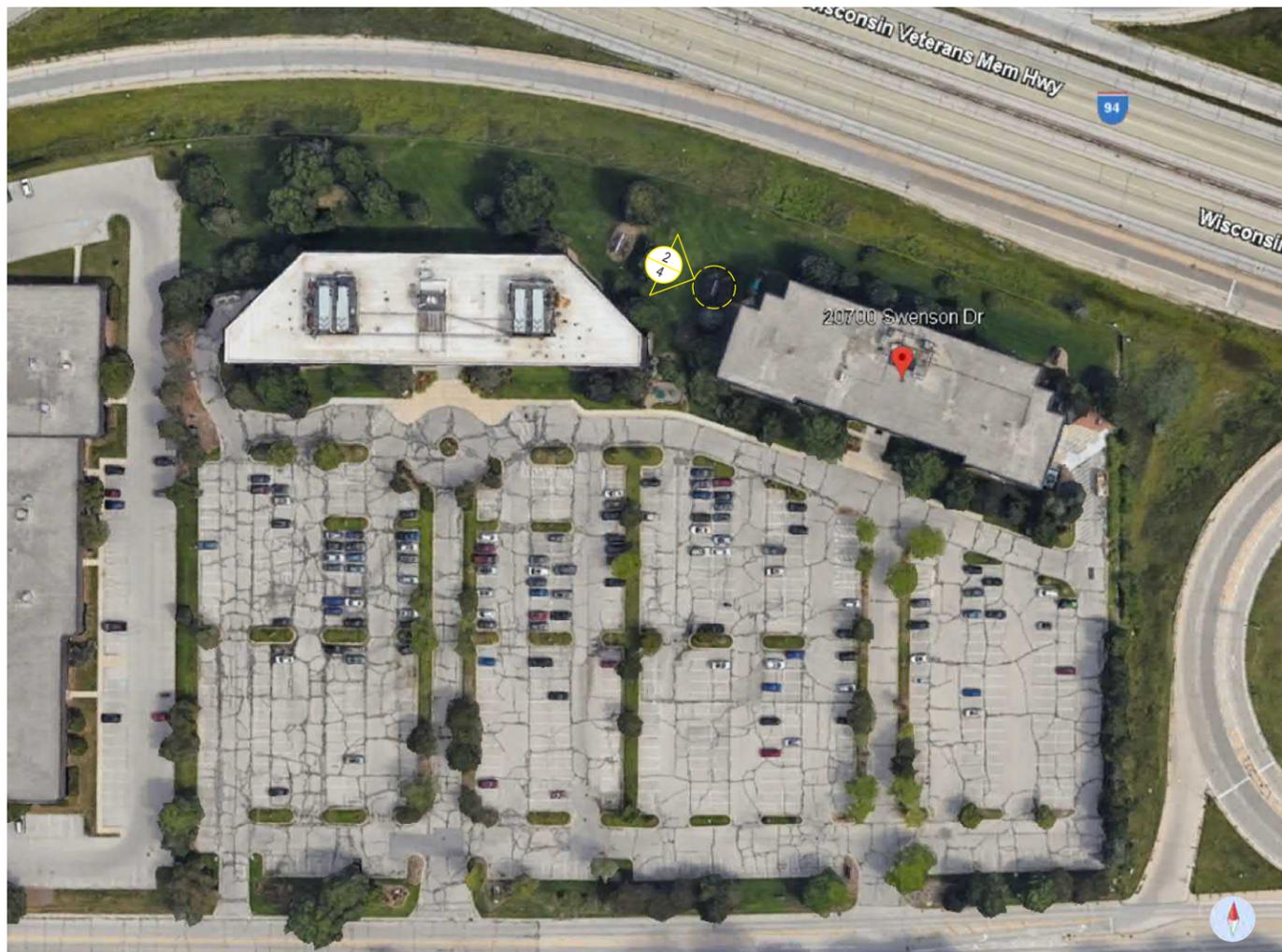
1 PROPOSED - WEST ELEV SIGN - 286 SF
2 1/4" = 1' - 0" SCALE



2 NORTH END
2 1/4" = 1' - 0" SCALE



3 SOUTH END
2 1/4" = 1' - 0" SCALE



1 SITE MAP - EXISTING MONUMENT SIGN
3 1/4" = 1' - 0" SCALE



EXISTING WEST ELEVATION - NOT TO SCALE



PROPOSED WEST ELEVATION - NOT TO SCALE

SignEffectz™

1827 W. Glendale Ave. Milwaukee, WI 53209
414.264.5504
414.262.5564
www.signeffectz.com

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CUSTOMER:

JLL - Crossroads Corporate Center

PROJECT:

Primary Pylon

ITEMS ON SCOPE:

Field Survey

PROJECT ADDRESS:

Jones Lang La Salle
20800 Swenson Dr,
Waukesha, WI 53186

BILLING ADDRESS:

Jones Lang La Salle
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Waukesha, WI 53186

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PROJECT NOTES:

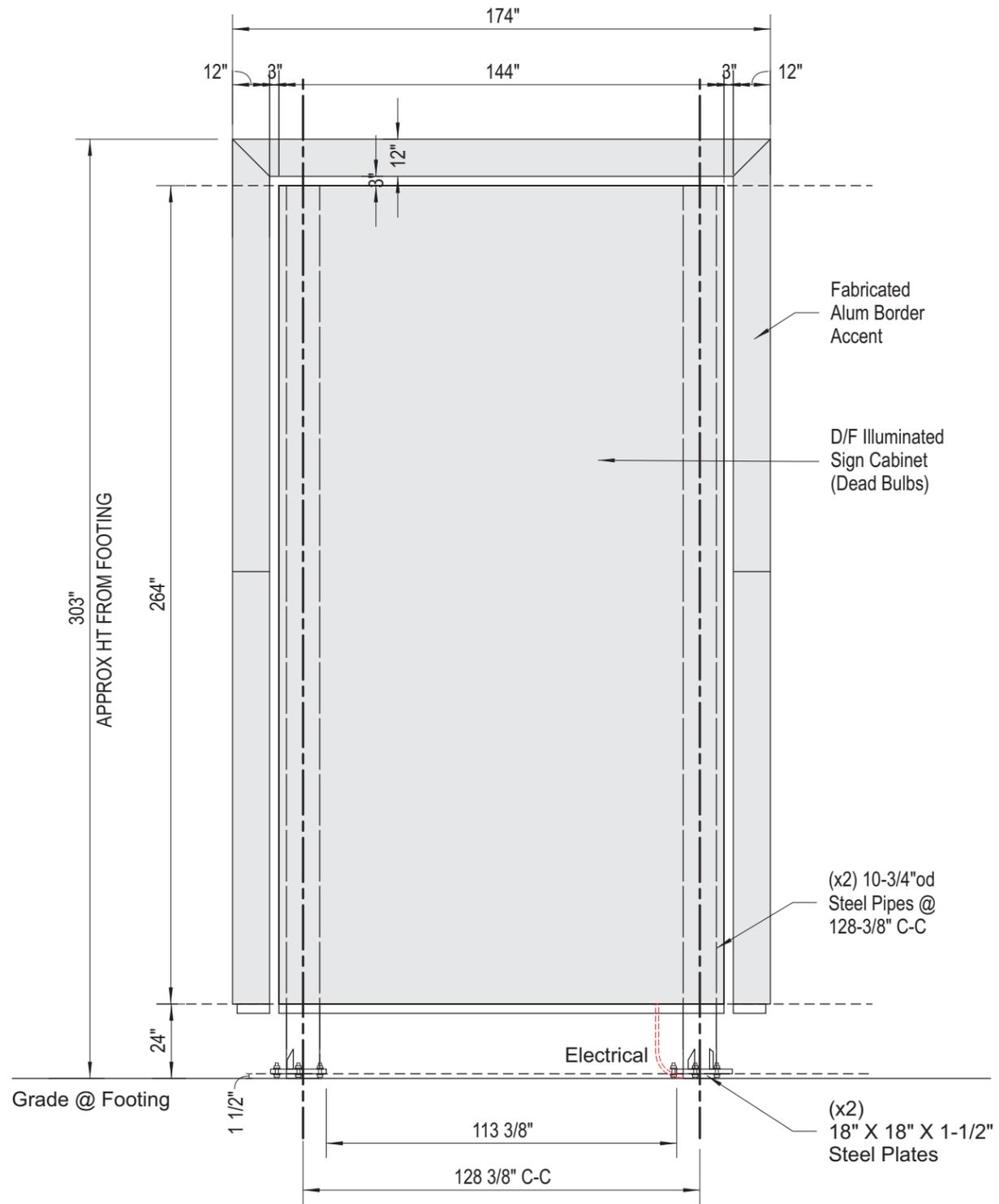
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AAE	Z 17525064_1.0		
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PROJ. MGR.	QUOTE:	CHG ORD. NO:	
ML	17795		
REV	DATE OF ISSUE:	SHEET NO:	
00	07/21/25	3	



1 EXISTING - WEST ELEV SIGN - 319 SF
4 NOT TO SCALE



2 WEST ELEVATION - SURVEY - SF
4 1/4" = 1' - 0" SCALE

SignEffectz™

1827 W. Glendale Ave. Milwaukee, WI 53209
414.264.5504
414.262.5564
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CUSTOMER:
JLL - Crossroads Corporate Center

PROJECT:
Primary Pylon

ITEMS ON SCOPE:

Survey of Existing Sign
319 SF

PROJECT ADDRESS:
Jones Lang La Salle
20800 Swenson Dr,
Waukesha, WI 53186

BILLING ADDRESS:
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20800 Swenson Dr,
Waukesha, WI 53186

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PROJECT NOTES:

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00	07/21/25	4	



TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Town of Brookfield Architectural Review Committee

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: September 10, 2025

RE: Final Approval for the proposed addition to KHS USA Inc., 880 Bahcall Court

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.

On August 13, 2025, the ARC granted preliminary approval for an addition to the existing KHS building. Final approval was not granted due to the applicant not being present. The following is a revised report with updated information from the August 13, 2025 staff report.

Project Description.

The 11.8-acre property contains five (5) separate buildings and borders Doral Rd to the north and I-94 to the south. The use of the property is primarily manufacturing and material storage with an office component. The surrounding area consists of other commercial and manufacturing businesses.

KHS is proposing to reconfigure and expand the site to accommodate the growth of the business. The expansion will occur in two phases. See enclosed Plan of Operation narrative that outlines specifics of the proposal. The expansion received conceptual approval from the Plan Commission (June) and Town Board (July). Preliminary and Final approval was granted by the Plan Commission on August 26, 2025.

Phase I:

- Demo 7,200+/- sq. ft. of existing office space and construct 24,087 sq. ft. of new office space.
- Construct a black 7 ft. tall open, aluminum fence along the north (front) property line.
- Install swing-up gates at Bahcall Ct entrance and at the west drive entrance.
- Relocate existing monument sign to lawn area north of the northern building, west of Bahcall Ct.

Zoning:

	Proposed	Required	Requirement met?
Road Setback (N) Doral Road	205+/- ft.	50 ft. min.	Yes
Road Setback (S) (I-94)	350+/- ft.	50 ft. min.	Yes
Offset (E)	200 ft. +/- ft.	10 ft. min.	Yes
Offset (W)	34.08 ft.	10 ft. min.	Yes
Height	24 ft. 8 in.	45 ft. max	Yes
Floor Area	204,039 sq. ft. (39.6%)	102,877 sq. ft. 20% (min.)	Yes

		257,194 sq. ft. (50% max)	
Parking	220 spaces (177 existing)	145 spaces (planned workforce for Phase II) (1 space per employee, max shift)	Yes

Building Materials: The materials include smooth metal panel cladding in dark grey/graphite and black anodized aluminum windows with sun shading. The west elevation along Bahcall Court is primarily windows. The south elevation (facing I-94) windows are at least 50% of the façade. Skylights are mounted on the roof.

Lighting: Dark bronze wall mounted LED downcast lights are proposed on the building addition, similar to what was approved with the 2022 office addition. Forty-two (42) inch tall LED bollards are proposed in 25 ft. intervals along the sidewalk in the front (west) of the building to provide a lighted path. These have zero up lighting and feature full cut-off luminaire. Cut sheets of both proposed lighting fixtures are in the packet. There are no existing or proposed pole mounted light fixtures. The wall-pak lighting complies with the ordinance requirements. The bollard cut sheet is still being reviewed by the engineer. A photometric plan has been submitted and is being reviewed by the engineer. The lighting does not exceed .01 foot candles (fc) at the property line (maximum of .2 fc is permitted).

Landscaping: Landscaping has been provided on the east and north sides of the addition, adjacent to the parking areas and includes a mix of deciduous shrubs, evergreen shrubs, ornamental grasses and perennials. Landscaping is also proposed around the relocated sign. The proposed landscaping meets the ordinance requirements.

Access: Two existing access points to Doral Road will remain unchanged. New swing-up type gates will be installed at both access points that will have cameras and a security intercom linked to the security office. Semi-trucks will utilize the west entry to allow a full-size trucks to park clear of the street. Access must be requested from KHS security to enter the site. The applicant is working with the fire department to create an emergency plan for the swing up gates.

Loading docks: There are two existing loading docks on site. One loading dock near the north access drive will be removed in Phase I and returned to lawn. The second existing loading dock is on the building with the proposed addition. This loading dock will remain with Phase I, but will ultimately be removed during Phase II. A new loading dock will be constructed during Phase II that will be located on the south portion of the building, facing I-94.

Dumpsters: Existing dumpsters are located in the southwest corner of the site and are screened from view of the road(s) and neighboring property with a fence and vegetation. The dumpsters will be relocated in Phase II.

Fencing: An existing chain link fence is along the west property line and is not proposed to change. A new seven (7) foot tall black aluminum fence will be installed along the north property, outside of the right of way.

Outdoor storage: No changes to outdoor storage are proposed with this Phase.

Recommendation:

At the discretion of the ARC.

PROPOSED ADDITION TO

KHS USA

880 BAHCALL CT
WAUKESHA, WI 53186



ARCHITECTS
133 W. PITTSBURGH AVE, SUITE 102
MILWAUKEE, WI 53204
P: 414.277.8000
MADISENMAHER.COM

PROPOSED ADDITION TO :

KHS USA



880 BAHCALL CT
WAUKESHA, WI 53186

CLIENT
KHS USA INC

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DATE	REV	ISSUE
12-11-23	#	PROJECT START
07-29-25		PLAN COMMISSION SUBMITAL

OWNER

KHS USA INC
880 BAHCALL CT
WAUKESHA, WI 53186
P: 262.797.7200
KHS.COM

ARCHITECT

MADISEN MAHER ARCHITECTS
133 W. PITTSBURGH AVE, SUITE 102
MILWAUKEE, WI 53204
P: 414.277.8000
MADISENMAHER.COM

SURVEYOR

CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
P: 262.766.6600
CAPITOLSURVEY.COM

SHEET INDEX		
NO.	NAME	REV#
A0.00	TITLE SHEET	
A0.40	EXISTING SITE PLAN	
A0.41	SITE PLAN	
L1.00	LANDSCAPE PLAN	
P-1	PLAT OF SURVEY	
A1.11	FIRST FLOOR PLAN	
A4.00	EXTERIOR ELEVATIONS	

CODE ANALYSIS IBC 2015, IEBC 2015	
OCCUPANCY CLASSIFICATION: (IBC 304, IBC 306)	B, BUSINESS F-1, FACTORY
CLASS OF CONSTRUCTION:	IIB
FIRE PROTECTION: (NFPA 13)	FULLY SPRINKLED
PROJECT BUILDING INFORMATION	
NUMBER OF STORIES (ALLOW):	1
BUILDING HEIGHT (ALLOW):	24 FT (45 FT)
EXISTING BUILDING FIRE AREA A, GROSS:	43,281 SF
PROPOSED ADDITION: TOTAL AREA, GROSS:	24,087 SF 67,368 SF
FIRE RESISTANCE RATINGS REQ'D, IIB: (IBC TABLE 601)	
STRUCTURAL FRAME:	0 HOURS
EXTERIOR BRG. WALLS:	0 HOURS
INTERIOR BRG. WALLS:	0 HOURS
FLOOR CONSTRUCTION:	0 HOURS
ROOF CONSTRUCTION:	0 HOURS
OCCUPANT LOAD:	232 PERSONS
BUSINESS AREAS	205 PERSONS
OFFICES, 3,019 SF:	31 PERSONS
CUBICLES:	74 PERSONS
TRAINING ROOM, 1,002 SF:	62 SEATS
BREAK ROOM, 1,078 SF:	35 SEATS
STORAGE, 612 SF:	3 PERSONS
FACTORY, 43,018SF - ACTUAL:	27 PERSONS
EGRESS WIDTH:	
REQUIRED:	X"
PROVIDED:	X"
OTHER EGRESS COMPONENTS:	X"
TOTAL WIDTH PROVIDED:	X"
EXIT TRAVEL DISTANCE, B: (IBC 1017.2)	300'-0" 250'-0"
THIS PROJECT, AND THE ROUTE TO IT, IS ALREADY ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES PER CURRENT CODE.	

ZONING INFORMATION TOWN OF BROOKFIELD	
ZONING DESIGNATION:	M-1, MANUFACTURING
17.04	
ALLOWABLE HEIGHT:	45'-0"
SITE COVERAGE:	STRUCTURES NOT TO EXCEED 50% OF LOT AREA
FRONT SETBACK:	50'-0"
SIDE & REAR SETBACK:	10'-0"
PARKING	
17.06(3)	
1. PARKING SPACE MINIMUMS: 9'-0" X 18'-0" ACCESSIBLE SPACES: 12'-0" X 18'-0"	
2. PARKING LOCATIONS NOT MORE THAN 400'-0" FROM PRINCIPAL USE BUILDING	
3. PARKING SURFACE REQUIREMENTS: ASPHALT OR CONCRETE PAVING	
4. LANDSCAPING: NOT LESS THAN 5% TOTAL PARKING AREA PARKING AREAS WITH 30 OR MORE VEHICLES REQUIRE LANDSCAPE PENINSULAS/ISLANDS, 1705F MINIMUM	
5. SPACES REQUIRED, INDUSTRIAL: 1 PER EMPLOYEE FOR LARGEST WORK SHIFT	
6. PARKING SCREENING: REQUIRED IF SITE ADJOINS RESIDENTIAL AREA OR PUBLIC RIGHT-OF-WAY	



② MAIN ENTRANCE

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE DONE IN STRICT COMPLIANCE W/ THE ADA AND THE LATEST EDITION OF THE STANDARD BUILDING CODE AS AMENDED BY THE APPLICABLE STATE, AND ALL OTHER CODES AND BUILDING REQUIREMENTS WHICH APPLY, AS WELL AS, MEET ALL APPLICABLE STANDARDS. IN INSTANCES WHERE SEVERAL DIFFERENT STANDARDS ARE APPLICABLE, THE STRICTEST STANDARD SHALL APPLY UNLESS PROHIBITED BY APPLICABLE CODES.

2. GENERAL CONTRACTOR TO SUPPLY ALL SUBCONTRACTORS WITH A FULL SET OF CONSTRUCTION DOCUMENTS, ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS.

3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE GENERAL CONTRACTOR IS TO VERIFY EXISTENCE OF ASBESTOS-CONTAINING MATERIAL (ACM) AND IS RESPONSIBLE FOR REMOVAL OF SUBSTANCE. GENERAL CONTRACTOR REPRESENTS THAT CONTRACTOR AND ITS EMPLOYEES ARE QUALIFIED IN ASBESTOS REMOVAL WITH FULL KNOWLEDGE OF, AND COMPLIANCE WITH, ALL APPLICABLE FEDERAL, STATE, AND LOCAL RULES, REGULATIONS, AND GUIDELINES GOVERNING ASBESTOS REMOVAL. CONTRACTOR MUST FURNISH ALL PERMITS, LABOR, MATERIAL, SERVICES, INSURANCE, TOOLS, EQUIPMENT, AND NOTIFICATIONS IN ACCORDANCE WITH EPA, OSHA, STATE, AND ALL OTHER APPLICABLE AGENCIES TO COMPLETE REMOVAL OF ACM.

4. BIDDING CONTRACTORS AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE APPLICABLE CONSTRUCTION DOCUMENTS. DISCREPANCIES IN THE EXISTING FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE SUBMISSION OF THE BID. FAILURE TO DO SO ON THE PART OF THE CONTRACTOR DOES NOT RELIEVE SAID CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE A CORRECT AND FINISHED PRODUCT.

5. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION/DEVELOPMENT RELATED FEES, INCLUDING BUT NOT LIMITED TO BUILDING PERMIT FEES, HEALTH DEPARTMENT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL IMPACT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE-ITEM LIST OF ALL FEES INCLUDED IN HIS BID AND SUBSTANTIATE HOW HE ARRIVED AT THOSE AMOUNTS.

6. GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITIES, (INCLUDING TELEPHONE, FAX, AND MODEM LINES) USED DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT THE OWNER/TENANT TAKES OCCUPANCY.

7. GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER AND TEMPORARY TOILET FACILITIES (IF TOILET FACILITIES ARE NOT ALREADY ON SITE) FOR HIS AND HER SUBCONTRACTORS USE.

8. GENERAL CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.

9. GENERAL CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS SHALL PICK UP AND DISPOSE OF DEBRIS ON A DAILY BASIS, INCLUDING ALL ACCESS AREAS.

10. OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIALS STOLEN OR DAMAGED ON SITE.

11. UPON THE COMPLETION OF WORK, GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN THE PREMISES AND WASH THE INSIDE & OUTSIDE OF ALL WINDOWS SO THAT THE SPACE IS READY FOR OCCUPANCY BY OWNER/TENANT. THIS INCLUDES VACUUMING, SWEEPING, DUSTING, AND PICKING UP ALL THE TRASH AND DEBRIS LEFT FROM CONSTRUCTION.

12. GENERAL CONTRACTOR SHALL WARRANT ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE (1) YEAR, OR AS REQUIRED BY LAW, WHICHEVER IS GREATER.

13. NO SUBSTITUTIONS ARE ALLOWED FOR PRODUCTS WITH A SPECIFIC MANUFACTURER AND MODEL NUMBER UNLESS APPROVED BY OWNER AND ARCHITECT.

14. SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY GENERAL CONTRACTOR FIRST THEN ARCHITECT SECOND.

15. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES SUCH AS: SANITARY AND STORM SEWER, WATER, NATURAL GAS AND ELECTRICAL LINES. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE AND SHALL PROVIDE ADDITIONAL SERVICE AS REQUIRED.

16. MATERIALS SPECIFIED BY THEIR BRAND NAMES ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED FOR APPROVAL TO OWNER AND ARCHITECT.

17. ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER REQUIREMENTS.

18. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS A PART OF THE WORK OF THE CONTRACTOR.

19. ALL WOOD TRIM OR OTHER PRE FINISHED ITEMS SHALL BE TRIMMED TO FIT AND RAW EXPOSED SURFACES SHALL BE STAINED AND FINISHED TO MATCH.

20. ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD (U.N.O.) OR FINISHED MATERIAL OR CENTER LINE OF OBJECT AS SPECIFICALLY NOTED. CONTRACTOR IS RESPONSIBLE FOR LOCATING STUD WALLS ACCORDINGLY.

21. ALL WOOD BLOCKING AND BACKING MATERIALS SHALL BE FIRE RETARDANT TREATED WHEN REQUIRED BY CODE.

22. ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREAS.

23. GENERAL CONTRACTOR ACCEPTS DELIVERIES OF ALL ITEMS NOTED ON PLANS, WHETHER OR NOT IN CONTRACT, AND IS RESPONSIBLE FOR THE LOSS/DAMAGE OF THESE ITEMS. ADDITIONALLY, GENERAL CONTRACTOR IS TO RECEIVE, UNPACK, INSPECT AND VERIFY QUANTITY, AND CONDITION OF FOIC ITEMS. CONTRACTOR IS TO NOTIFY OWNER OF ANY DISCREPANCIES IN QUANTITY, AND MATERIAL DAMAGE. FAILURE TO DO SO PLACES RESPONSIBILITY FOR ALL ITEMS ON THE GENERAL CONTRACTOR.

24. UPON COMPLETION OF WORK, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RETURN OF ALL MASTER KEY ORIGINALS OR SHALL PAY EXPENSES REQUIRED TO RE-KEY BUILDING.

25. ALL FINISH MATERIALS TO BE PER FINISH SCHEDULE.

26. GIVE ALL SURPLUS PAINT MATERIALS TO OWNER/OWNER/TENANT. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN LANDSCAPING.

27. ALL GYPSUM WALL BOARD TO BE MIN. OF 5/8" THICK AND SHALL BE SCREWED TO MIN. 2 1/2" METAL STUDS OR 1 1/2" METAL FURRING @ 24" O.C.. ALL GWB SURFACES TO BE PAINTED SHALL BE TAPED AND SANDED TO A LEVEL 5 FINISH PER ASTM C-840 AND FREE OF ANY DEFECTS PRIOR TO PAINT APPLICATION. ALL GWB SURFACES THAT SHALL BE CONCEALED BEHIND PANELS OR ABOVE THE CEILING SHALL BE LEVEL 2 PER ASTM C-840.

28. APPLICATION OF MATERIALS BY A SUBCONTRACTOR TO EXISTING SURFACES OR PROVIDED UNDER THIS CONTRACT, SHALL IMPLY ACCEPTANCE AND SUITABILITY OF EXISTING CONDITIONS. SUCH SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE AND IRREGULARITIES TO HIS WORK PRODUCT AS A RESULT OF PREVIOUS CONDITIONS.

29. INSTALL INSULATION IN WALLS U.N.O.. ALL THERMAL INSULATION SHALL COMPLY WITH STANDARD BUILDING CODE. AS A MINIMUM, VAPOR BARRIERS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT NOT TO EXCEED 450 OR BETTER AS REQUIRE BY CODE. OCCUPANCY AND CONSTRUCTION TYPE. ONE PERM VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM SIDE IN ALL WALLS AND CEILINGS AS REQUIRED.

30. PROVIDE DRAFT/FIRE STOPS AS REQUIRED BY GOVERNING CODES AND OFFICIALS.

31. GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND OPERATING MANUALS, TO LANDLORD, OWNER/TENANT WITHIN TWO (2) WEEKS OF COMPLETION OF WORK.

32. PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED. THE ABOVE SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.

33. PROVIDE SMOKE DETECTORS, FIRE SPRINKLER SYSTEMS, AND FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL'S AND CODE REQUIREMENTS.

34. PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.

35. ALL FURNITURE, FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE OWNER/TENANT UNLESS NOTED.

36. PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.

NOT FOR CONSTRUCTION

PROJECT NUMBER	25-012
START DATE	23-12-11
DRAWN BY	Author
CHECKED BY	Checker

TITLE SHEET

A0.00

7/27/2025 2:05:16 PM



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 ADDITION FOR:

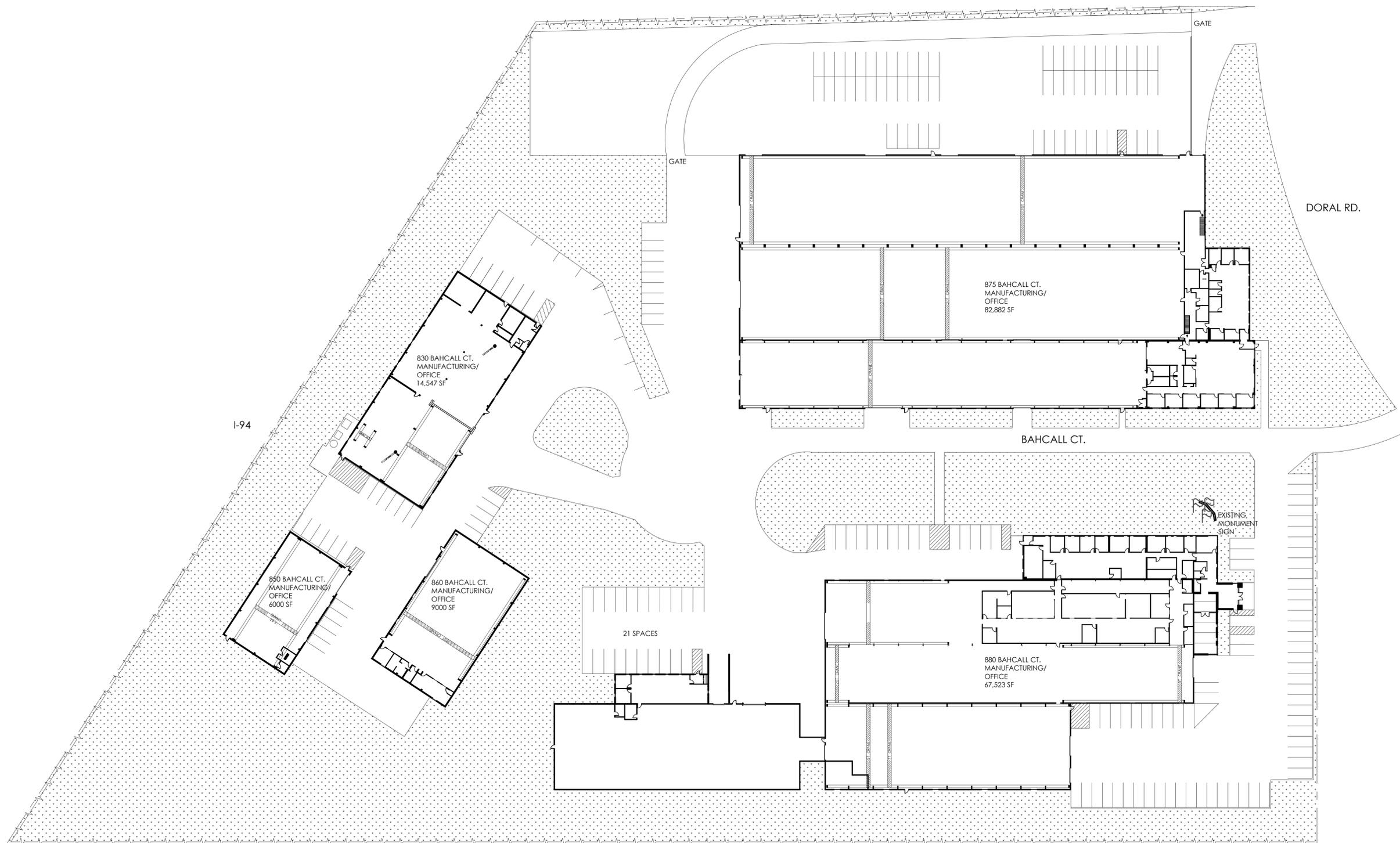
KHS USA, INC.

880 BAHCALL CT.
 WAUKESHA, WI 53186

CLIENT:
 KHS GROUP
 880 BAHCALL CT.
 WAUKESHA, WI 53186

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DATE	ISSUED SET
12-11-23	PROJECT START
7-29-25	PLAN COMMISSION SUBMITTAL



NOT FOR CONSTRUCTION

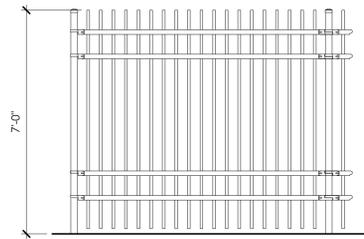
PROJECT NUMBER	25-012
START DATE	06-10-2025
DRAWN BY	ELM
CHECKED BY	ELM

**EXISTING
 SITE PLAN**

A0.40

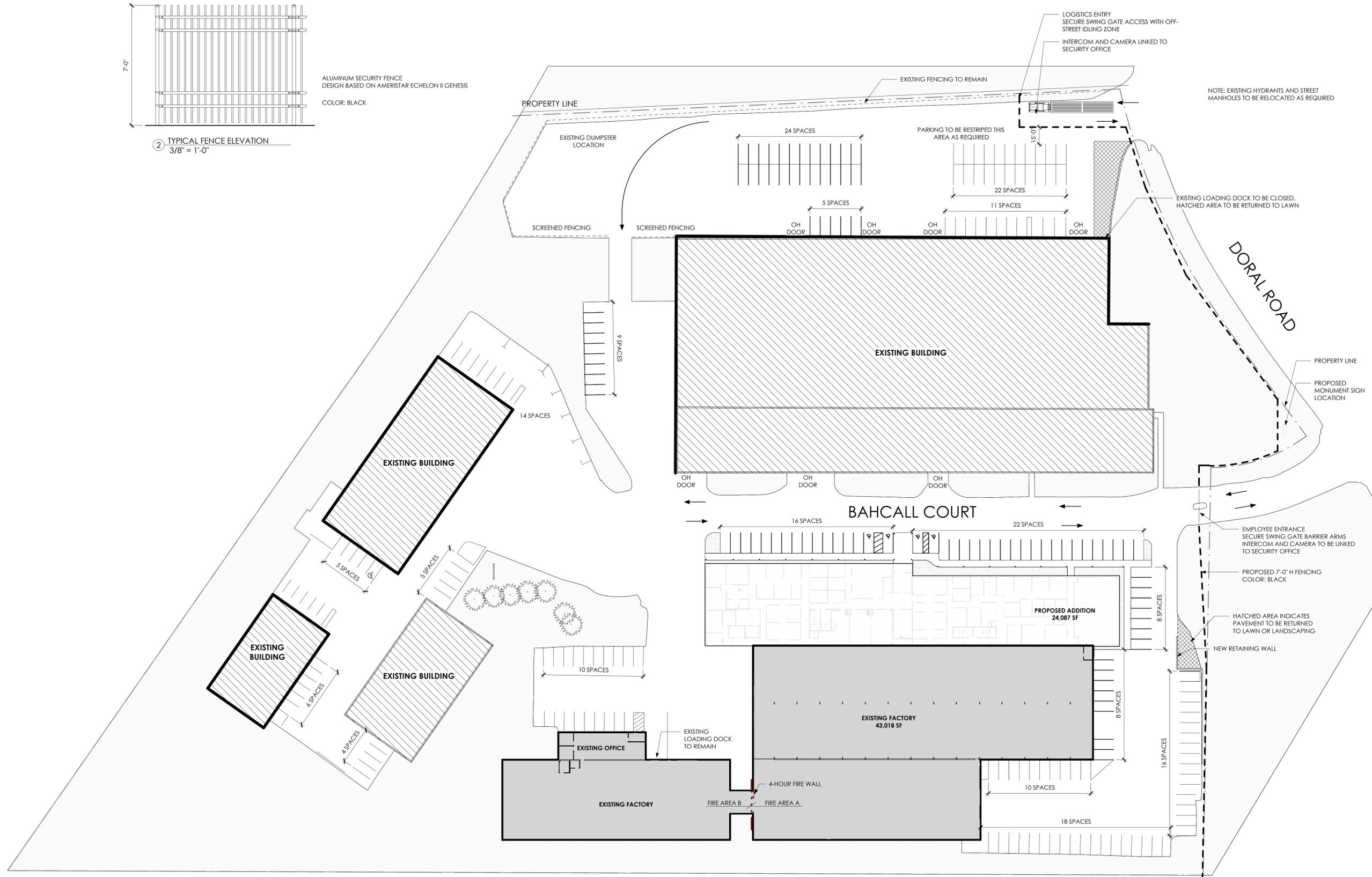
1 EXISTING SITE PLAN
 1" = 40'-0"

JULY 29, 2025



② TYPICAL FENCE ELEVATION
3/8" = 1'-0"

ALUMINUM SECURITY FENCE
DESIGN BASED ON AMERISTAR ECHELON II GENESIS
COLOR: BLACK



LOGISTICS ENTRY
SECURE SWING GATE ACCESS WITH OFF-STREET IDLING ZONE
INTERCOM AND CAMERA LINKED TO SECURITY OFFICE

NOTE: EXISTING HYDRANTS AND STREET MANHOLES TO BE RELOCATED AS REQUIRED

DORAL ROAD

BAHCALL COURT

PROPOSED ADDITION
24,087 SF

EXISTING FACTORY
43,018 SF

EXISTING OFFICE

EXISTING FACTORY

FIRE AREA B
FIRE AREA A

EMPLOYEE ENTRANCE
SECURE SWING GATE BARRIER ARMS
INTERCOM AND CAMERA TO BE LINKED TO SECURITY OFFICE

PROPOSED 7'-0" H FENCING
COLOR: BLACK

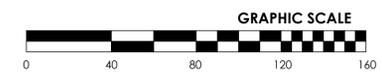
HATCHED AREA INDICATES
PAVEMENT TO BE RETURNED TO LAWN OR LANDSCAPING

NEW RETAINING WALL

EXISTING LOADING DOCK TO REMAIN

4-HOUR FIRE WALL

① SITE PLAN
1" = 40'-0"



ARCHITECTS
133 W. PITTSBURGH AVE, SUITE 102
MILWAUKEE, WI 53204
P: 414.277.8000
MADISENMAHER.COM

PROPOSED ADDITION TO:

KHS USA
KHS

880 BAHCALL CT
WAUKESHA, WI 53186

CLIENT
KHS USA INC

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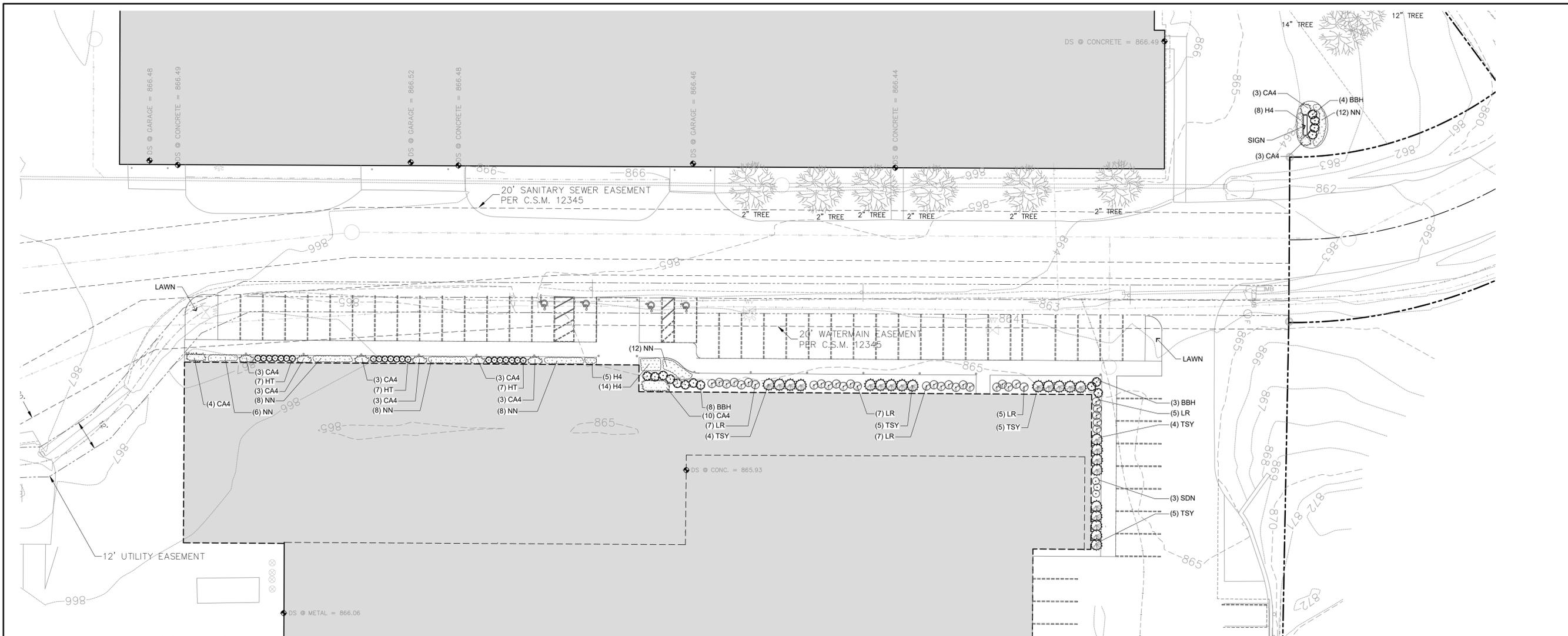
DATE	REV	ISSUE
12-11-23	#	PROJECT START
07-29-25	SD	PLAN COMMISSION SUBMITTAL
08-20-25	DD	PC COMMENTS

PROJECT NUMBER 25-012
START DATE 23-12-11
DRAWN BY Author
CHECKED BY Checker

NOT FOR CONSTRUCTION

SITE PLAN
A0.41

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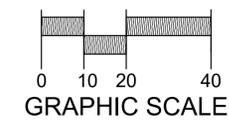
GENERAL LANDSCAPE NOTES

- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
- Any potential plant substitutions must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation. All plants must be installed as per sizes and quantities shown on plant material schedule, unless approved by the owner's representative or landscape architect. Any potential changes to sizes shown on plan and appropriate cost credits / adjustments must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation.
- Topsoil shall be placed to meet proposed finished grade. Planting islands to be backfilled with clean topsoil free of debris (per note below) to a minimum depth of 18" by general / grading contractor to insure long term plant health. All other landscaped areas to receive a minimum depth of 12" of clean topsoil (per note below).
- Topsoil shall be: screened existing stockpiled topsoil, existing in-place soil, or screened soil from an off-site source that will support plant growth, and meets the following requirements. Clean topsoil shall be free of rocks, coarse fragments, gravel, sticks, trash, roots, debris over 3/4" and any substances harmful to plant growth. It also must be free of plant parts of any noxious weeds. Topsoil shall contain 3 to 5 percent decomposed organic matter and a pH between 5.5 and 7.0.
- Planting beds and parking lot islands: Landscape contractor is responsible for ensuring that unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) has been removed from the topsoil and for the fine grading of all landscaped areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade, allowing for mulch depth. Crown all planting islands and planting beds not adjacent to buildings, a minimum of 6" to provide proper drainage, unless otherwise specified. All other finished landscaped areas to be smooth, uniform and provide positive drainage away from structures and pavement.
- Seeded areas: to receive a settled minimum depth of 6" of blended, prepared and non-compacted topsoil. Landscape contractor is responsible for excavation and removal of unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) to the specified depth, supplementing with additional topsoil (if necessary) and the fine grading of all seeded areas.
- Shrub planting (see planting detail): all shrubs to be pocket planted with a mix of 75% existing soil removed from excavation and 25% compost, blended prior to backfilling holes. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- Mulching: all shrub planting beds to receive a 3" deep layer of high-quality shredded hardwood bark mulch (not enviromulch or wood chips). Mulch shall be uniform in size, color, quality and overall appearance. Mulch shall be free of debris, large wood chunks, soil, rocks, weeds, invasive plant parts or seeds and any other material injurious to plant growth. All perennial and ornamental grass planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
- Plant bed preparation: the soil in all perennial and ornamental grass areas shall be amended with compost prior to plant installation. Spread a 2" layer of compost (per note below) on top of clean topsoil and rototill to a depth of approximately 8".
- Compost shall be stable, and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and organic acids, in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and meet the requirements of WisDNR S100 Compost Specification.
- Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed, ensure good seed to soil contact, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.

An acceptable quality turf is defined as having no more than 5% of the total area with bare spots larger than 1/2 square foot and uniform coverage throughout all turf areas.
- Seed mix for lawn areas - use only a premium quality seed mix. Premium blend seed mix (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF or at recommended rates from supplier. Provide seed specifications to general contractor prior to installation.
- Lawn installation for all sodded turfgrass areas: remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Use only premium sod blend according to TPI (revised 1996) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf. Landscape contractor shall repair and re-sod any eroded, sunken or bare spots (larger than 1/2 square foot) until acceptance by owner.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all shrubs, evergreens, perennials, ornamental grasses, and seeded turf grass areas. Maintenance includes mowing, weeding, watering, mulching, edging, pruning, deadheading, raking leaves / debris, sweeping up grass clippings, fertilizing and maintaining turf areas (including applying pre and post emergent herbicides), and any other needs that are required to keep the landscape healthy and well maintained.
- Substantial Completion of Landscape: after the landscape has been installed, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to ensure that all plans and specifications have been met. After this review, the landscape will be considered to be installed in substantial completion unless otherwise noted by the owner's representative and/or general contractor. Any items missing or incomplete, shall be corrected within 30 days. The landscape contractor shall provide written watering and maintenance instructions for the new plantings and lawn to the owner.
- Warranty and replacements: All plants (trees, evergreens, shrubs, perennials, ornamental grasses and groundcovers) shall be warranted by the landscape contractor to be in healthy and flourishing condition for a period of one year from the date of substantial completion. This assumes the owner performs required maintenance (i.e. regular watering) after substantial completion of the landscape. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Replacements shall be plants of the same variety specified on the plan and closely match adjacent specimens in size. The landscape contractor is responsible for keeping a documented record of which plants have been replaced during the warranty period.

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING	MATURE SIZE
DECIDUOUS SHRUBS							
SDN	3	Nikko Slender Deutzia	Deutzia gracilis 'Nikko'	18" SPD	CONT	Spacing as shown	2' x 4'
LR	31	Kodiak® Orange Diervilla	Diervilla x 'G2X8544'	18" HT	CONT	Spacing as shown	3.5' x 3.5'
HT	21	Fire Light® Tidal® Hydrangea	Hydrangea paniculata 'SMNHPK'	18" SPD	CONT	Spacing as shown	2.5' x 3'
BBH	15	BoBo® Hydrangea	Hydrangea paniculata 'ILVBOB'	18" HT	CONT	Spacing as shown	3' x 3.5'
EVERGREEN SHRUBS							
TSY	23	Tauton Yew	Taxus x media 'Tauntoni'	18" HT	B&B	Spacing as shown	4' x 6'
ORNAMENTAL GRASSES							
CA4	38	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	CONT	24" Spacing	5' x 2'
PERENNIALS							
H4	27	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	1 GAL	POT	18" Spacing	1.5' x 1.5'
NN	54	Junior Walker™ Catmint	Nepeta x fassenii 'Novanejun'	1 GAL	POT	24" Spacing	1.5' x 2.5'



Know what's below.
Call before you dig.

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DATE	DESCRIPTION

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

**KHS ADDITION
TOWN OF BROOKFIELD
SITE LANDSCAPE PLAN**

© COPYRIGHT 2025
R.A. Smith, Inc.
DATE: 08/19/2025
SCALE: 1" = 20'
JOB NO. 3250161
PROJECT MANAGER:
ROB WILLIAMS
DESIGNED BY: REW
CHECKED BY: REW
SHEET NUMBER
L100



CAPITOL SURVEY ENTERPRISES
 2015 LA CHANDELLE CT.
 BROOKFIELD, WI 53045
 PH: (262) 786-6600
 FAX: (414) 786-6608
 WWW.CAPITOLSURVEY.COM



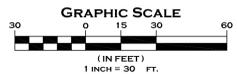
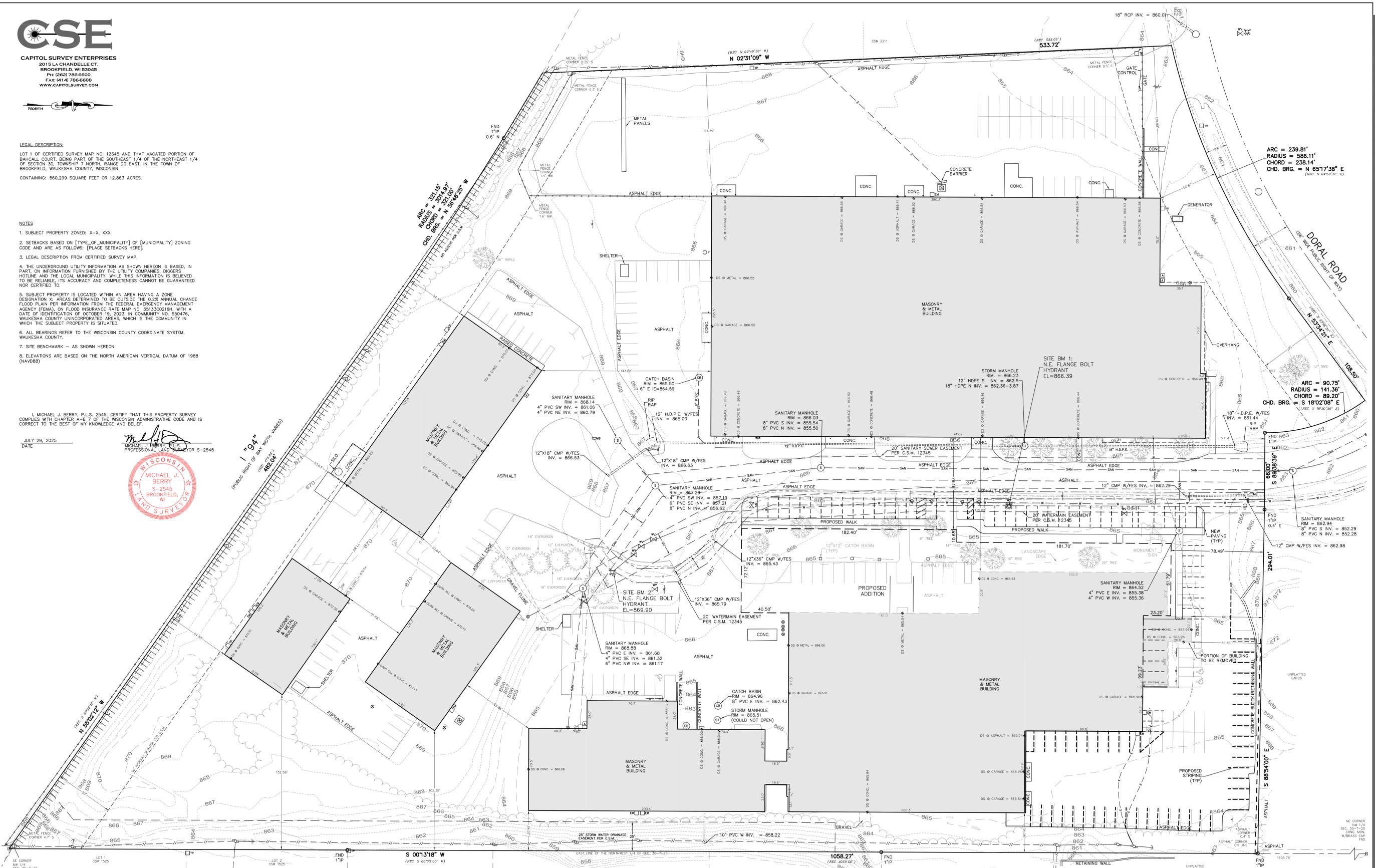
LEGAL DESCRIPTION:
 LOT 1 OF CERTIFIED SURVEY MAP NO. 12345 AND THAT VACATED PORTION OF
 BAHCALL COURT, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF
 BROOKFIELD, WAUKESHA COUNTY, WISCONSIN,
 CONTAINING: 560,299 SQUARE FEET OR 12.863 ACRES.

- NOTES**
- SUBJECT PROPERTY ZONED: X-X, XXX.
 - SETBACKS BASED ON [TYPE OF MUNICIPALITY] OF [MUNICIPALITY] ZONING CODE AND ARE AS FOLLOWS: [PLACE SETBACKS HERE].
 - LEGAL DESCRIPTION FROM CERTIFIED SURVEY MAP.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 551330216H, WITH A DATE OF IDENTIFICATION OF OCTOBER 19, 2023, IN COMMUNITY NO. 550476, WAUKESHA COUNTY UNINCORPORATED AREAS, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - ALL BEARINGS REFER TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY.
 - SITE BENCHMARK - AS SHOWN HEREON.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

I, MICHAEL J. BERRY, P.L.S. 2545, CERTIFY THAT THIS PROPERTY SURVEY COMPLIES WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JULY 29, 2025
DATE

MICHAEL J. BERRY, P.L.S. 2545
PROFESSIONAL LAND SURVEYOR S-2545



LEGEND

SAN	SANITARY SEWER	ET	ELECTRIC TRANSFORMER	HYDRANT	HYDRANT
ST	STORM SEWER	EM	ELECTRIC METER	WV	WATER VALVE
WM	WATER MAIN	EP	ELECTRIC PEDESTAL	GV	GAS VALVE
G	BURIED GAS LINE	EB	ELECTRIC BOX AT GRADE	M	MANHOLE
TEL	BURIED TELEPHONE LINE	EPD	TELEPHONE PEDESTAL	SM	STORM MANHOLE
FE	BURIED FIBER OPTIC LINE	EM	ELECTRIC METER	CB	CATCH BASIN
CU	COMBINATION UTILITY LINES	AC	AIR CONDITIONER	CI	CURB INLET
CATV	BURIED CABLE TELEVISION LINES	WS	WOOD SIGN	MLP	METAL LIGHT POLE
CMW	COMBINATION WATER MAIN	MS	METAL SIGN	CLP	CONCRETE LIGHT POLE
MF	METAL FENCE	FL	FLAG POLE	WLP	WOOD LIGHT POLE
EDTB	EDGE OF TREES AND BRUSH	BL	BOLLARD	MB	MAIL BOX
DE	DOOR SILL ELEVATION	RL	ROLLBAR LIGHT	FM	FIBER OPTIC MARKER
FD	FIRE DEPARTMENT CONNECTION	YL	YARD LIGHT	GW	GUY WIRE

PLAT OF SURVEY WITH TOPOGRAPHY

FOR
KHS USA
 875-880 BAHCALL COURT
 BROOKFIELD, WI

DRAWN BY:	NJF	DATE:	JULY 29, 2025
CHECKED BY:	MJB	DRAWING NO.:	P - 1
CSE JOB NO.:	21-079 CON	SHEET	1 OF 1

PLAN LEGEND	
	EXISTING WALL
	NEW METAL STUD WALL
	EXISTING DOOR
	NEW DOOR (WITH DOOR TAG)
	WALL TYPE
	KEYED NOTE
	REVISION



ARCHITECTS
 133 W. PITTSBURGH AVE, SUITE 102
 MILWAUKEE, WI 53204
 P: 414.277.8000
 MADISENMAHER.COM

PROPOSED ADDITION TO :

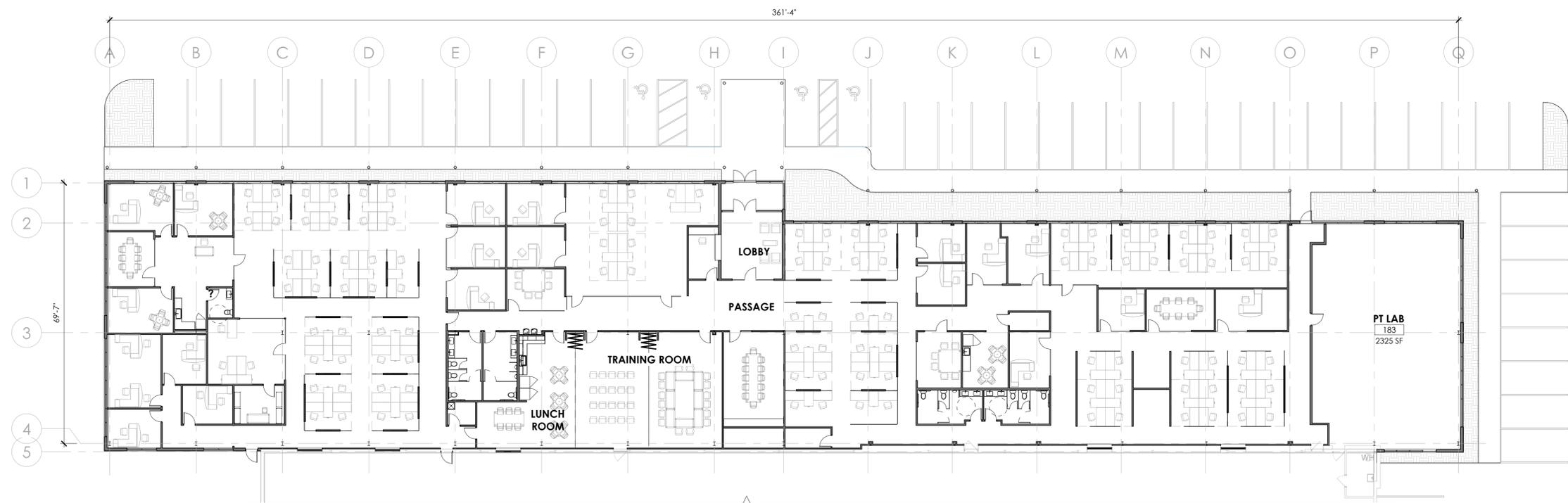
KHS USA

880 BAHCALL CT
 WAUKESHA, WI 53186

CLIENT
 KHS USA INC

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DATE	REV	ISSUE
12-11-23	#	PROJECT START
07-29-25		PLAN COMMISSION SUBMITTAL



② OVERALL FIRST FLOOR PLAN
 1/16" = 1'-0"

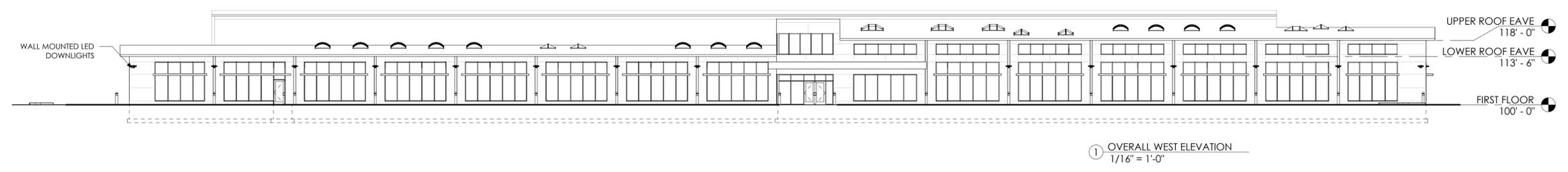
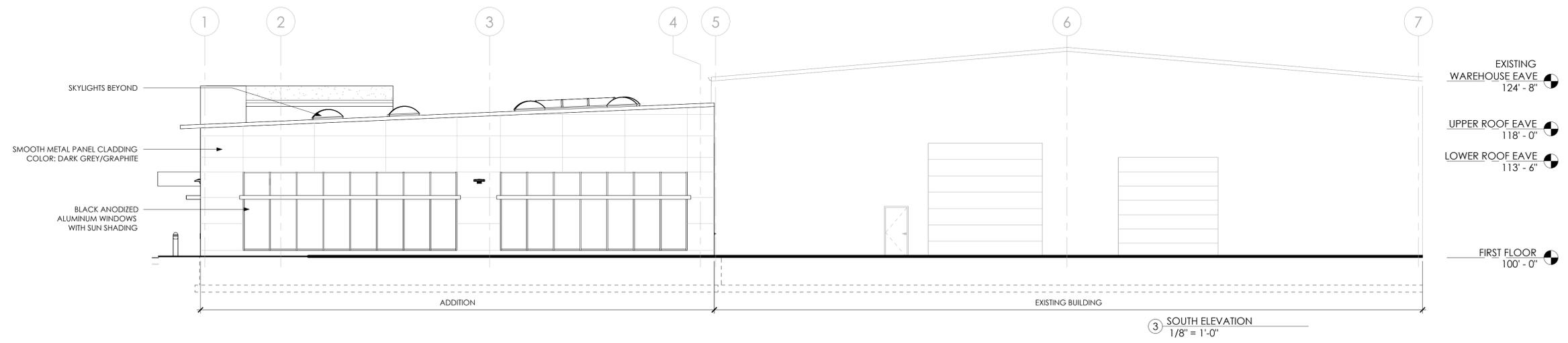
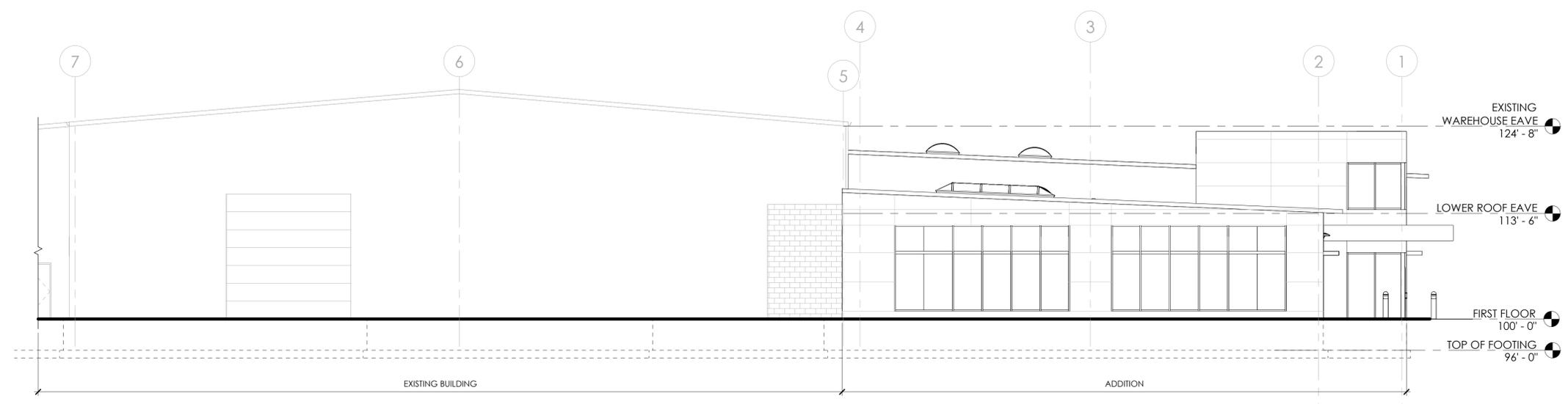
NOT FOR CONSTRUCTION

PROJECT NUMBER 25-012
 START DATE 23-12-11
 DRAWN BY ---
 CHECKED BY ---

FIRST FLOOR PLAN

A1.11

7/27/2025 2:05:16 PM



NOT FOR CONSTRUCTION

PROJECT NUMBER	25-012
START DATE	23-12-11
DRAWN BY	Author
CHECKED BY	Checker

EXTERIOR ELEVATIONS

A4.00

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
 - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
 - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

EXISTING BUILDING

OH DOOR

OH DOOR

OH DOOR

BAHCALL COURT

**PROPOSED ADDITION
24,087 SF**

**EXISTING FACTORY
43,018 SF**

EXISTING OFFICE

EXISTING FACTORY

FIRE AREA B

FIRE AREA A

Luminaire Schedule

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
19	OB	Single	0.950	LITHONIA	DSXB LED 16C 350 xxK SYM	20	380	1674
16	OW1	Single	0.950	LITHONIA	DSXW1 P2 xxK 80CRI TFTM	14.58	233.28	2094

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EXTERIOR	Illuminance	Fc	0.87	17.27	0.01	87.00	1727

ENTERPRISE
Lighting & Control



COMMENTS

DATE

#

REVISIONS

DRAWN BY : AD

DATE : AUG 25, 2025

SCALE : 1" = 20'- 0"

KHS

BROOKFIELD, WISCONSIN

LIGHTING LAYOUT



LED 26W Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 7.2 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.22A
208V	0.13A
240V	0.11A
277V	0.10A
Input Watts	28.9W

LED Info

Watts	26W
Color Temp	4000K (Neutral)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	3,738 lm
Efficacy	129.3 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

IP Rating:

Ingress protection rating of IP66 for dust and water

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P0000175P

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 150W Metal Halide

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.22A, 208V: 0.13A, 240V: 0.11A, 277V 0.10A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

10.02% at 120V, 10.55% at 277V

Power Factor:

98.3% at 120V, 95.4% at 277V

Construction

Finish:

Formulated for high durability and long-lasting color

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN3016490645.

5-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

FTC Country of Origin:

This product was assembled in the USA by RAB using imported components

Buy American Act Compliance:

This product complies with the Buy American Act

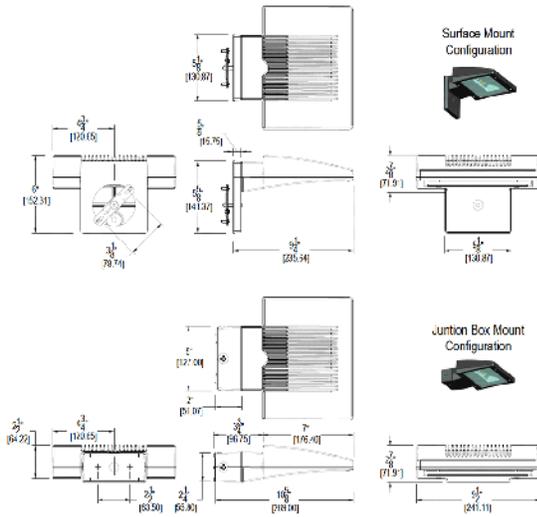
Technical Specifications (continued)

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty



D-Series LED Bollard



d[®]series

Specifications

Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplift. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED												
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Control options	Other options	Finish <i>(required)</i>	
DSXB LED	Asymmetric 12C 12 LEDs ¹	350	350 mA	30K	3000 K	ASY	Asymmetric ¹	MVOLT ⁵	Shipped installed PE Photoelectric cell, button type DMG 00-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup ⁶	Shipped installed SF Single fuse (120, 277, 347V) ^{4,7} DF Double fuse (208, 240V) ^{4,7} H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts ⁸	DWHXD	White
		450	450 mA ^{3,4}	40K	4000 K	SYM	Symmetric ²	120 ⁵			DNAXD	Natural aluminum
		530	530 mA	50K	5000 K			208 ⁵			DDBXD	Dark bronze
	700	700 mA	AMBPC Amber phosphor converted AMBLW Amber limited wavelength ^{3,4}				240 ⁵	DBLXD			Black	
	Symmetric 16C 16 LEDs ²							277 ⁵			DDBTXD	Textured dark bronze
								347 ⁴			DBLBXD	Textured black
											DNATXD	Textured natural aluminum
											DWHGXD	Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB⁸

NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber					
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1						
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1						
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1						
	Amber 450	16																348	22	1	0	1	
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0						
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1						
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1						
	Amber 450	20																419	21	1	0	1	

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

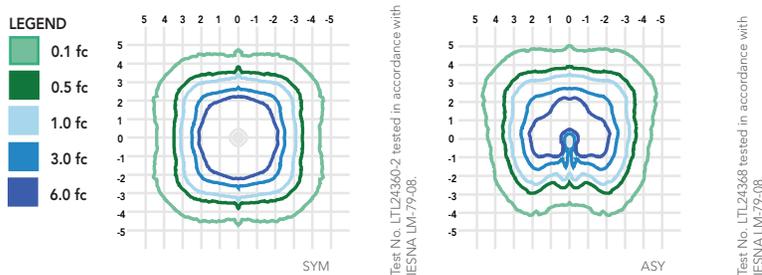
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Bollard homepage](#).

Isfootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.











1863

GFL
30-001

12471
12B

BIOHAZARD

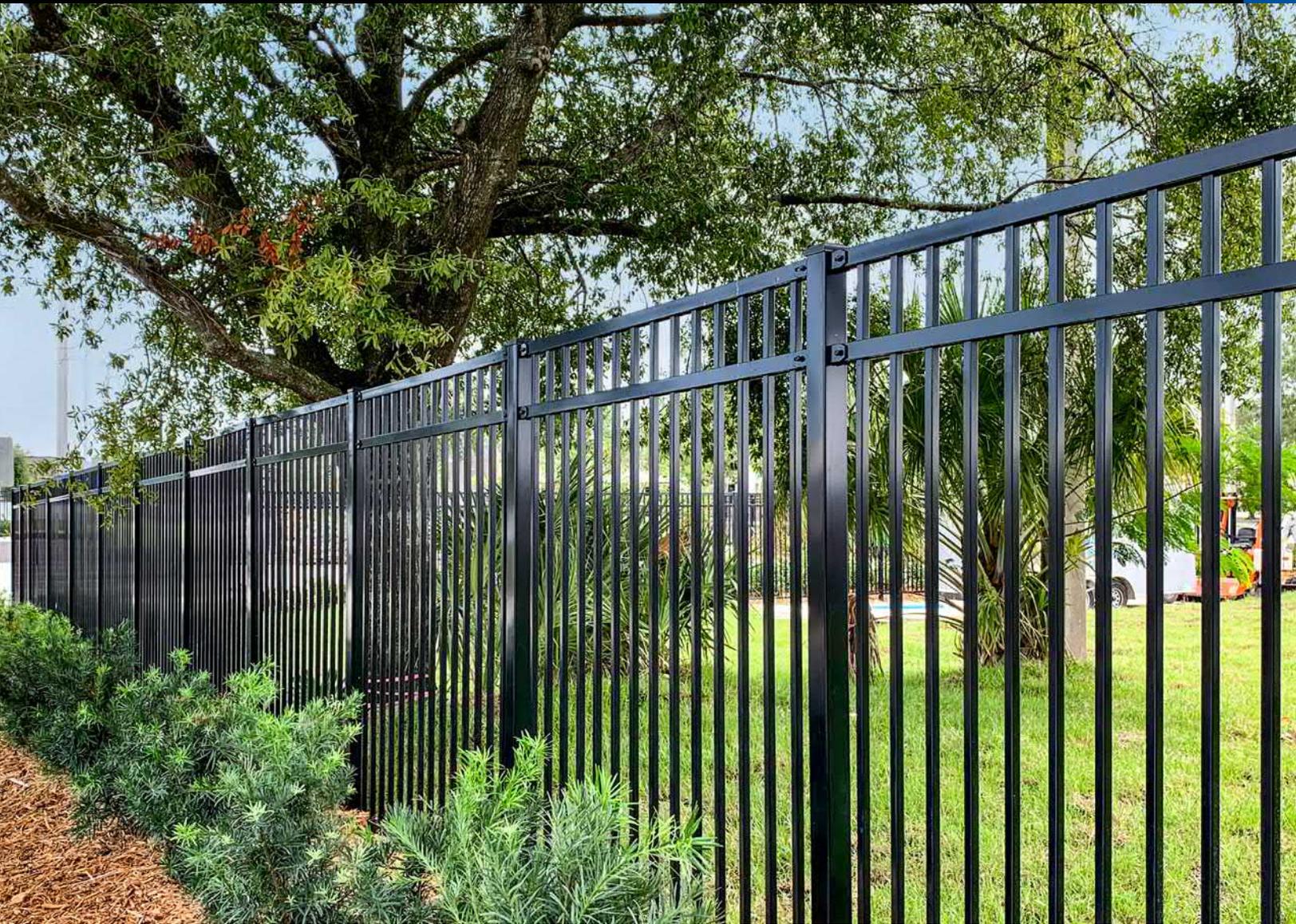


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Echelon II is the strongest and most durable aluminum fence available in the industry. The ForeRunner rail design enables this fence to have several attributes uncommon to typical aluminum fences. Echelon II aluminum fence has a unique post design with an internal reinforcing web which increases the strength of the overall fence significantly.

The unrivaled strength and durability of Echelon II is International Building Code (IBC) compliant.

- Exceeds all IBC 2018 Handrail & Guards load requirements
- Standard 8 ft. panels yield project savings
- Unique rail design for strength and maximum load capacity



TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Town of Brookfield Architectural Review Committee
FROM: Rebekah Leto, AICP, Town Planner
MEETING DATE: September 10, 2025
RE: Final Approval for the proposed addition to MLG Capital, 19000 W. Bluemound Road

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.

On August 13, 2025, MLG Capital received Preliminary approval from the ARC. The ARC asked the petitioner to submit a revised lighting plan to address glare extending from the greenhouse lights. The petitioner has submitted a revised lighting plan to address this issue.

Existing greenhouse lighting consists of a wedge light over each overhead door on the south side of the greenhouse. These have been turned off, as it is believed that these lights are bouncing off the glass of the greenhouse, producing glare. Instead, the vertical up-down sconce lights will be added to the greenhouse and the proposed addition, which will prevent light from hitting the glass while still providing adequate lighting over the walkway.

Please refer to the previous Planner report dated 8/13/25 for additional site details that were previously reviewed. The petitioner received preliminary and final approval from the Plan Commission at their August 26, 2025 meeting.

Recommendation:

At the discretion of the ARC.



TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Town of Brookfield Architectural Review Committee
FROM: Rebekah Leto, AICP, Town Planner
MEETING DATE: August 13, 2025
RE: **August 13, 2025 agenda items**

Note: This report has been modified as an exhibit to a Staff Report for the 9/10/25 Architectural Review Committee meeting. Information regarding all other applicants at the 8/13/25 meeting have been removed from this report to provide only relevant information to the ARC for the 9/10/25 meeting.

Agenda item: 6.d

Operator: MLG Capital
Applicant: Stephen Perry Smith Architects (Eric Nesseth)
Owner: 19000 HQ LLC (MLG Capital)
Request: Preliminary and Final Approval for building addition
Location: 19000 W. Bluemound Road
Zoning: B-2 Limited General Business District

Project Description

The subject property is 1.74 acres and is located on the north side of Bluemound Road and west of N. Brookfield Road. The site was formerly a Brennan's Market. MLG converted the site in 2018 for use as a real estate investment firm. The site includes the main building, a greenhouse, patio facing Bluemound Road and a detached car port on the west side of the property. During the conceptual phase, the carport was proposed to be reconstructed on the east side of the building. However, that project has been removed from the scope of this proposal.

The petitioner is proposing to remove the carport and construct a one-story "L"-shaped office addition on the west side of the building. The office space will generally be used by transient employees and includes open offices, six enclosed offices, a storage room, conference room and two new bathrooms. An exit door is located on the north side of the addition.

The existing, proposed and required zoning provisions are as follows:

	Existing	Proposed (addition)	Required
Road Setback	54.9 ft.	56.1 ft.	50 ft. min.
Offset (North)	11 ft. (nonconforming)*	47 ft.	15 ft. min.
Offset (East)	136.1 ft.	15 ft.	15 ft. min.
Offset (West)	49.8 ft.	283 ft.	15 ft. min.

Building Footprint	21,221 sq. ft.	25,782 sq. ft. (+4,561 sq. ft.) (33.8%)	11,408 sq. ft. (15% min.) 38,028 sq. ft. max (50%)
Height	26.2 ft.	15 ft.	45 ft. max.
Parking	86 spaces	90 spaces	103 spaces (1 per 250 sq. ft.)

*The building is nonconforming to the north offset. The Ordinance does not allow for additions to occur on buildings that are nonconforming. The applicant has applied for a variance from the Board of Appeals.

Parking: Eight parking spaces underneath the carport will be eliminated. Ten compact parking spaces will be added to the main parking area around the existing sign. Two additional ADA spaces will also be added near the entrance. This results in four additional spaces on site. While the existing site does not have enough parking to satisfy the code requirements, there is a parking easement recorded in the Register of Deeds (Document No. 1451917) that states parking for the subject parcel may have the benefit of utilizing the parking areas of Parcel 1, in common with Galleria and all tenants. The owner has shared that given the nature of their business and employees coming and going, additional parking is not needed. With the shared parking easement, consideration should be given if the parking requirement is satisfied.

Building Materials: The addition is primarily full-depth stone (Halquist stone) with evenly spaced windows with black trim on the west and south sides.

Landscaping: Planting beds with stone mulch and accent boulders are proposed around the addition exterior that will match the existing landscaping. Plants include a variety of shrubs (juniper, honeysuckle and hydrangeas), grass (Feather Reed Grass) and perennials (day lilies and catmint).

Lighting. Downcast LED-sconce lighting is proposed along the exterior elevations that are spaced approximately every 21.5 ft., which is every two windows. The site lighting plan still considers the carport addition. The lighting on the west elevation near the addition appears to exceed the allowed .2 foot candles at the property line. However, an updated plan is required that removes the carport addition.

Ingress/Egress: The northwest entrance to the site will be removed. A fire truck access plan is included in the civil packet (C201).

Other site details:

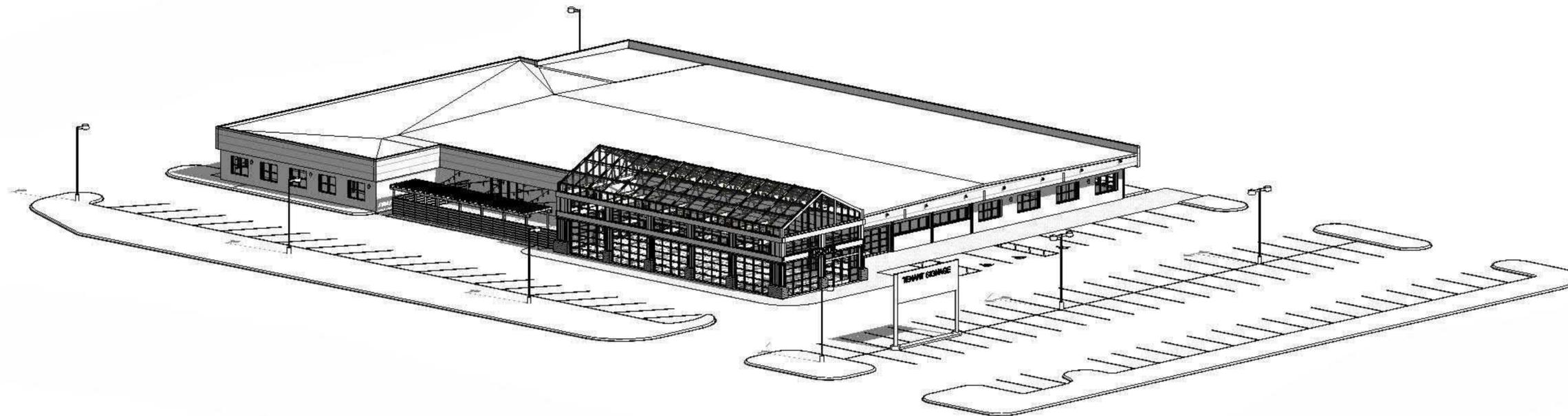
- No loading or unloading spaces.
- No exterior dumpsters.
- No outdoor storage proposed.
- No changes to the signage proposed.

Recommendation.

At the discretion of the ARC.

PROJECT: MLG HQ BUILDING ADDITION

19000 W. BLUEMOUND ROAD
BROOKFIELD, WI 53045



215 N. WATER STREET, SUITE 250
MILWAUKEE, WI 53202
414.277.9700
spsarchitects.com

PROJECT

PROPOSED BUILDING FOR:

MLG HQ EXPANSION

19000 W. BLUEMOUND RD
BROOKFIELD, WI 53045

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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OWNER

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	08/29/25

SHEET

TITLE PAGE

X080

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ISSUED FOR: **TOWN REVIEW & APPROVAL**

ARCHITECT:
STEPHEN PERRY SMITH ARCHITECTS, INC.
MILWAUKEE, WISCONSIN

KEYNOTES	
02-14	EXISTING LANDSCAPE TO REMAIN (SEE LANDSCAPE PLAN)
26-06	EXISTING EXTERIOR POLE LIGHTING
32-02	ALIGN NEW BUILDING EXPANSION WITH EXISTING GREENHOUSE
32-05	NEW CONCRETE SIDEWALK
32-09	REMOVE ASPHALT, INSTALL NEW CONCRETE CURB & INFILL WITH LANDSCAPING (SEE LANDSCAPE PLAN)
32-12	EXISTING SIGNAGE
32-14	EXISTING CEDAR TRASH ENCLOSURE



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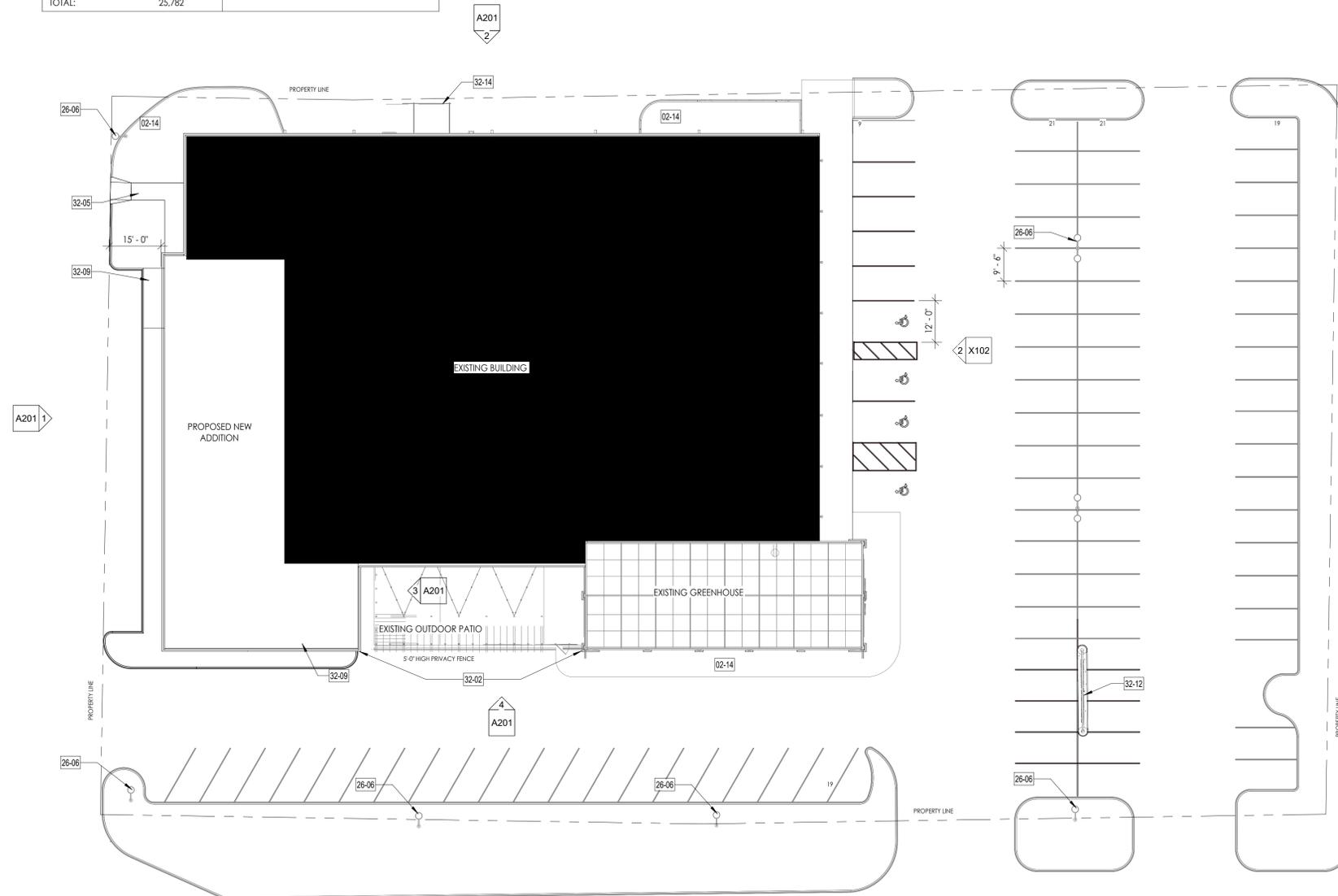
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EXHIBIT SITE PLAN

X090

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BUILDING AREAS & PARKING			
SPACE NAME	AREA (SF)	PARKING	COUNT
EXISTING BUILDING:	21,221	REQUIRED (1 PER 250 SF):	103
EXPANSION:	4,561	ACTUAL:	89 (INCLUDES 4 ADA)
TOTAL:	25,782		



1 EXHIBIT SITE PLAN

SCALE 1" = 20'-0"



PROJECT

PROPOSED BUILDING FOR:

**MLG HQ
EXPANSION**

19000 W. BLUEMOUND RD
BROOKFIELD, WI 53045

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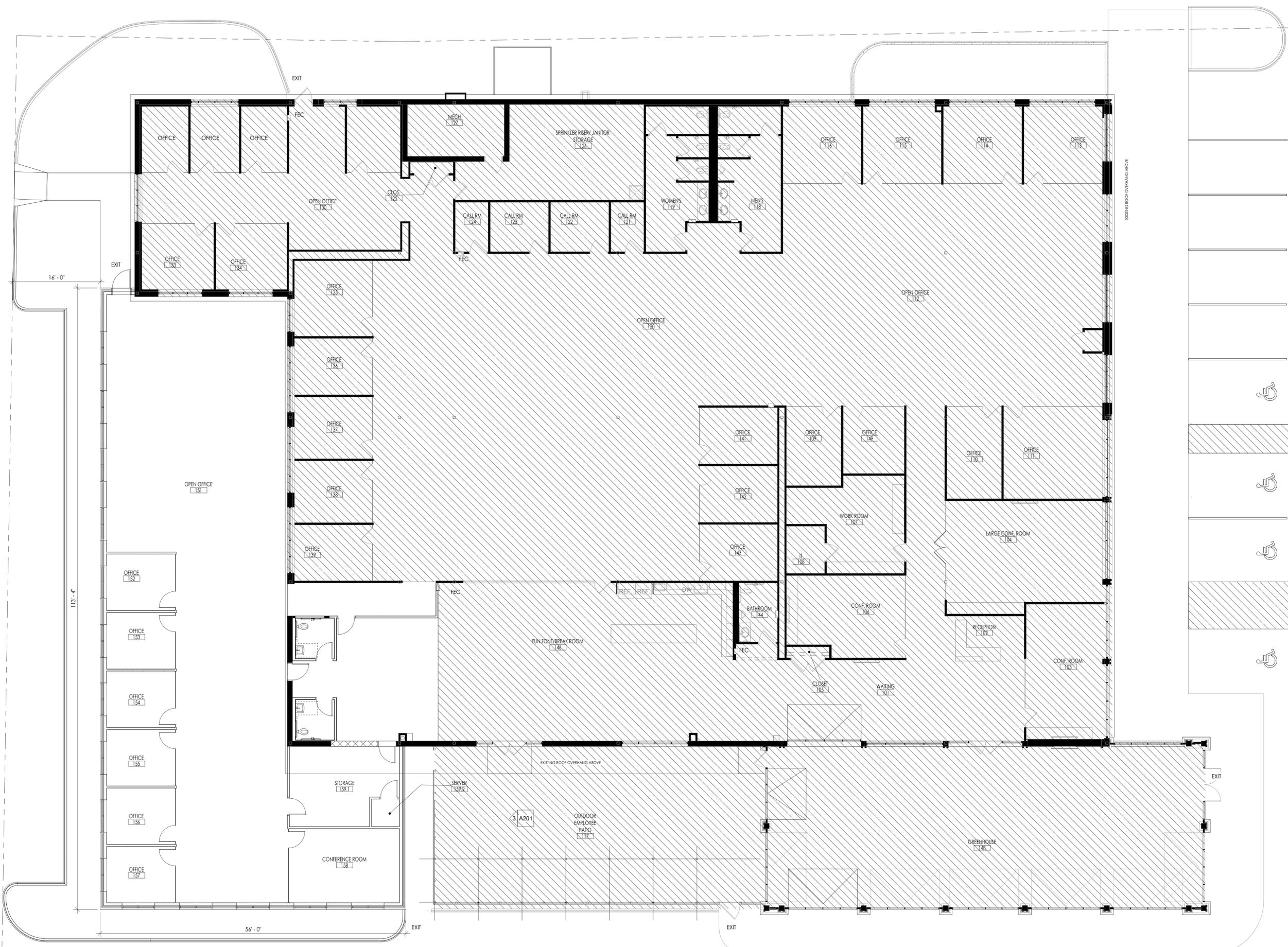
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DATE	08/29/25

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EXHIBIT CONSTRUCTION PLANS

X101



1 EXHIBIT PLAN - EXPANSION
SCALE 1/8" = 1'-0"

KEYNOTES	
04-01	FULL DEPTH STONE (HALQUIST STONE - KENSINGTON BUFF)
26-01	KICHLER-LED 4000K OUTDOOR UP & DOWN LANTERN - BKT
32-01	BENJAMIN MOORE WROUGHT IRON 2124-10



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PROJECT

PROPOSED BUILDING FOR:

**MLG HQ
EXPANSION**

19000 W. BLUEMOUND RD
BROOKFIELD, WI 53045

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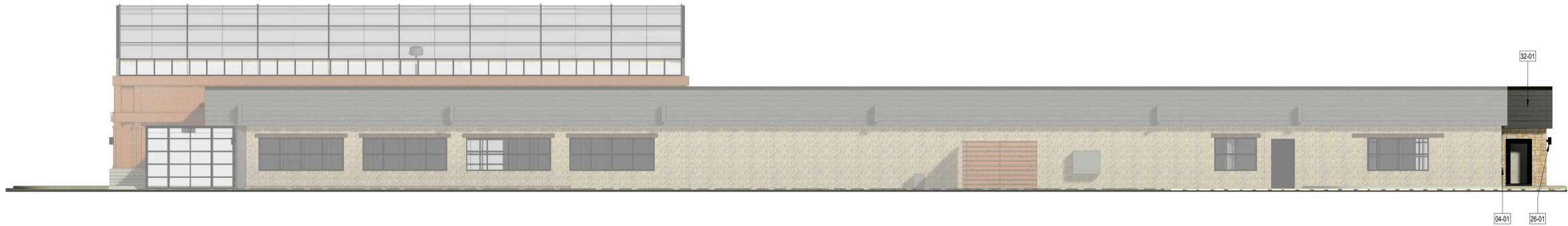
PROJECT ARCHITECT	SPS
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EXHIBIT ELEVATIONS

X102

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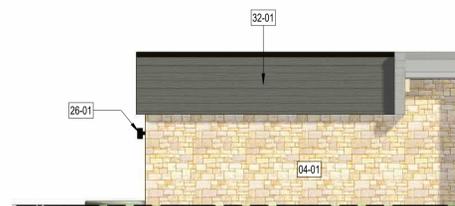
3 EXHIBIT - NORTH ELEVATION

SCALE 1/8" = 1'-0"



2 EXHIBIT - EAST ELEVATION

SCALE 1/8" = 1'-0"



1 EXHIBIT - EAST ELEVATION - EXPANSION

SCALE 1/8" = 1'-0"

KEYNOTES	
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PROPOSED BUILDING FOR:

MLG HQ EXPANSION

19000 W. BLUEMOUND RD
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EXHIBIT ELEVATIONS

X103

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2 EXHIBIT - SOUTH ELEVATION

SCALE 1/8" = 1'-0"



1 EXHIBIT - WEST ELEVATION

SCALE 1/8" = 1'-0"



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EXHIBIT PERSPECTIVE

X104

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VIEW AT EXPANSION - SOUTH WEST

PROJECT

PROPOSED BUILDING FOR:

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EXHIBIT PERSPECTIVE

X105



VIEW AT EXPANSION - NORTH WEST

PROJECT

PROPOSED BUILDING FOR:

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19000 W. BLUEMOUND RD
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EXHIBIT PERSPECTIVE

X106



VIEW AT EXPANSION - SOUTH EAST

PROJECT

PROPOSED BUILDING FOR:

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EXPANSION**

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EXHIBIT PERSPECTIVE

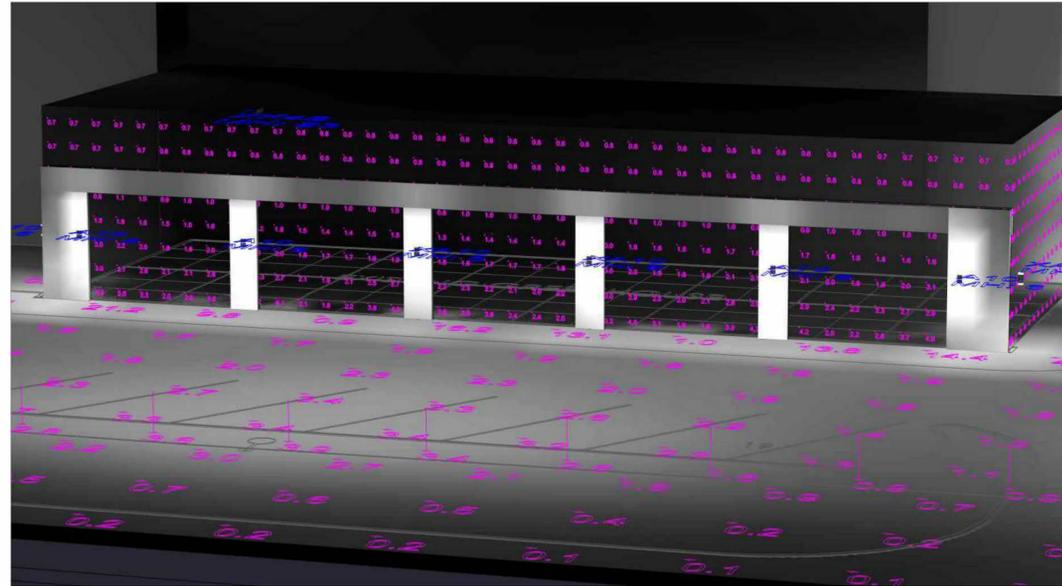
X107



VIEW AT NEW PARKING - SOUTH EAST

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
 - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
 - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.



Luminaire Schedule								
Label	Qty	Arrangement	LLF	Tag	Description	Lum. Watts	Total Watts	Lum. Lumens
A10	9	GROUP	0.950	FC LTG	FCC414W-UNV-940-10-10L-xxx-25-TD	N.A.	205.2	N.A.
XA10	13	GROUP	0.950	FC LTG	FCC414W-UNV-940-10-10L-xxx-25-TD	N.A.	296.4	N.A.
XX3	2	Single	0.950	CREE	OSQM-C-16L-40K7-3M-Ux-xxx-xxx-xx CONFIGURED FROM OSQ-L-xxL-30K7-3M-UL-xx-xxx-xx + 20FT POLE + 3FT BASE	97	194	15200
XX4B	3	Single	0.950	CREE	OSQM-C-16L-40K7-4B-Ux-xx-xx-xx-xx CONFIGURED FROM OSQ-L-xxL-40K7-4B-UL-xx-xxx-xx + 20FT POLE + 3FT BASE	97	291	9575
XX5M-2	2	Back-Back	0.950	CREE	OSQM-C-16L-40K7-5M-Ux-xxx-xx-xx CONFIGURED FROM OSQ-L-xxL-30K7-5M-UL-xx-xxx + 20FT POLE + 3FT BASE	97	388	16000

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GREENHOUSE_Side_2	Illuminance	Fc	4.95	127.0	0.8	6.19	158.75
GREENHOUSE_Side_3	Illuminance	Fc	1.74	60.7	0.0	N.A.	N.A.
PRESUMED PROPERTY LINE	Illuminance	Fc	1.22	6.1	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.77	21.2	0.0	N.A.	N.A.



#	DATE	COMMENTS

REVISIONS

DRAWN BY : LB	DATE : AUG 28, 2025	SCALE : 1/32" = 1'-0"
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MLG HQ EXPANSION	BROOKFIELD, WISCONSIN	SITE LIGHTING
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215 N. WATER STREET, SUITE 250
MILWAUKEE, WI 53202
414.277.9700
spsarchitects.com

PROJECT

PROPOSED BUILDING FOR:

MLG HQ EXPANSION

19000 W. BLUEMOUND RD
BROOKFIELD, WI 53045

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

THESE DOCUMENTS REFLECT PROGRESS AND INTENT AND MAY BE SUBJECT TO CHANGE, INCLUDING ADDITIONAL DETAIL. THESE ARE NOT FINAL CONSTRUCTION DOCUMENTS AND SHALL NOT BE USED FOR FINAL BIDDING OR CONSTRUCTION RELATED PURPOSES.

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	08/29/25

SHEET

EXHIBIT LIGHTING PLAN

X110

