

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



MEETING NOTICE

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

Wednesday, December 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. November 12, 2025 Meeting Minutes
- 5) Old Business:
 - a. Review and possible action on a new tenant panel on a pylon sign for Inner Haven Wellness at 19601 W. Bluemound Road. Chad Schultz, Innovative Signs (applicant), 19601 Bluemound LLC (owner).
- 6) New Business:
 - a. Review and possible action on a new wall sign for Vivo Infusions (tenant) at 18900 W. Bluemound Road. Grant signs (applicant), Last Mile Investments (owner).
 - b. Review and possible action on Oscar's Frozen Custard for new wall signs, architectural details, and site signage at 21165 Hwy 18 (E. Moreland Blvd). Innovative Signs and The Howard Company (applicants), Jim Taylor (owner).
- 7) Communication and Announcements.
- 8) Adjourn.

Posted this 4th day of December, 2025

*Rebekah Leto
Town Planner*

TOWN OF BROOKFIELD
ARCHITECTURAL REVIEW COMMITTEE MINUTES
NOVEMBER 12, 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 6:03 p.m. with the following people present: Town Supervisors John Charlier, Steve Kohlmann; and Committee members, Richard Diercksmeier, Alan Lee, and Matt Paris; and Town Planner Rebekah Leto.

2) MEETING NOTICES

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

3) APPROVAL OF AGENDA

Motion by Mr. Kohlmann to approve the agenda as presented.

Seconded by Mr. Charlier.

Motion carried unanimously.

4) APPROVAL OF MINUTES

Motion by Mr. Kohlmann to approve the minutes of the October 8, 2025 minutes as presented.

Seconded by Mr. Paris.

Motion carried unanimously.

5) OLD BUSINESS

None.

6) NEW BUSINESS

- a. Review and possible action on a proposed wall sign for "Diesel Barbershop" at 20400 W. Bluemound Road, Suite 300 at Poplar Creek Town Center. Karen Dodge (applicant), Wimmer Brothers Realty, Inc. (owner).

Planner Leto gave an overview of the proposal in accordance with the staff report. Planner Leto noted how the proposed sign was over twice as large as the Code would allow and pointed out that the development's exterior lighting, which includes recessed lighting under the awning and a streetlight, paired with the proposed illuminated sign would be very bright. The Committee discussed the following points:

- The streetlight [for the development property] were much brighter than anticipated. The proposed sign would be competing for the light.
- Generally, the Town avoids white backlit letters and prefers off-white or colored. However, previous renderings of the development showed white letters. Some members noted they were generally okay with the white letters because of this and that the hotel and Fidelity were approved with white letters. It was noted that the hotel letters were 50 ft. in the air and this sign will be at street level. Planner Leto pointed out that there were signs under the drop-off awning for the hotel that would be at the same level as the proposed sign. The committee requested that Planner Leto bring forward the sign sizes that were approved for the hotel at the next meeting.
- The "barbershop" sign may cause the most issue because there was an illuminated white cabinet background. It was noted that the applicant consider switching to a blackout vinyl background.

- The size of the proposed sign was too large. Committee comments included that the sign looks cramped along the frontage; that they may be okay with a version reduced to 75-80% of what was being proposed; they like the size of the Fidelity sign as it relates to the tenant frontage; the sign size should follow the code. It was discussed whether the “barbershop” portion could be underneath “diesel” so that it would not be so long. However, it was noted that the sign would still need to shrink considerably.

The applicant inquired if they could put up a temporary sign. Planner Leto stated that the Code allows a temporary sign for 30 days. Mr. Kohlmann pointed out that if the business was not open, a temporary sign would not be needed outside of a “coming soon” sign. The applicant asked for feedback for a redesign. Chairman Pearson stated that the Town has historically tried to stay clear of the white letters. Planner Leto told the committee that Wimmer was proposing a Master Sign Plan for the December meeting. The committee discussed how this sign should fit within whatever Master Sign Plan is approved for the Development. Planner Leto noted the Master Sign Plan would also need to be approved by the Plan Commission and Town Board.

Motion by Mr. Pearson to table the wall sign for Diesel Barbershop, located at 20400 W. Bluemound Road, Suite 300, to allow the petitioner to submit a revised sign plan based on the comments herein and to allow for the proposed Master Sign Plan for Poplar Creek Town Center to be presented to the Town.

Seconded by Mr. Kohlmann.

Further Discussion: None.

Motion carried unanimously.

7) COMMUNICATION AND ANNOUNCEMENTS:

Planner Leto relayed there were several items on the December agenda, including the aforementioned Wimmer project. The committee asked the status of past sign approvals, including Galleria West and Master Zs.

8) ADJOURN

Motion by Mr. Kohlmann to adjourn at 6:35 pm.

Seconded by Mr. Charlier.

Motion carried unanimously.

Respectfully submitted,
Rebekah Leto, Town Planner



TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Town of Brookfield Architectural Review Committee

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: December 2, 2025

RE: **Tabled item:** Inner Haven Wellness's request for a new sign within a proposed divided frame on an existing pylon sign (recently approved) at 19601 W. Bluemound Road.

APPLICANT: Innovative Signs

OWNER: 19601 Bluemound LLC

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 October 8, 2025, the Architectural Review Committee heard a request from the applicant to install a new cabinet sign on a multi-tenant freestanding sign at 19601 W. Bluemound Road. The tenant is Inner Haven Wellness, which is a Wisconsin-based nutrition and dietary therapy office that specializes in eating disorder treatment. The proposed sign had an illuminated white bubble that surrounded the logo. The ARC tabled the matter to allow the applicant time to discuss with the owner alternatives to a white illuminate cabinet. The applicant has since submitted revised plans.

The proposed tenant sign remains approximately 11 sq. ft. of the 65 sq. ft. upper cabinet on the existing pylon sign. After receiving updated artwork from the tenant, the applicant was able to illuminate the logo, rather than the background. The white background will be opaque when illuminated at night. See enclosed renderings dated 11/18/2025. No wall signage is proposed with this request.

Recommendation:

I recommend the ARC approve the proposed cabinet sign on the existing pylon located at 19601 W. Bluemound Road, as proposed on the modified plans dated 11/18/2025.

Qty: 2 - Each side to be modified

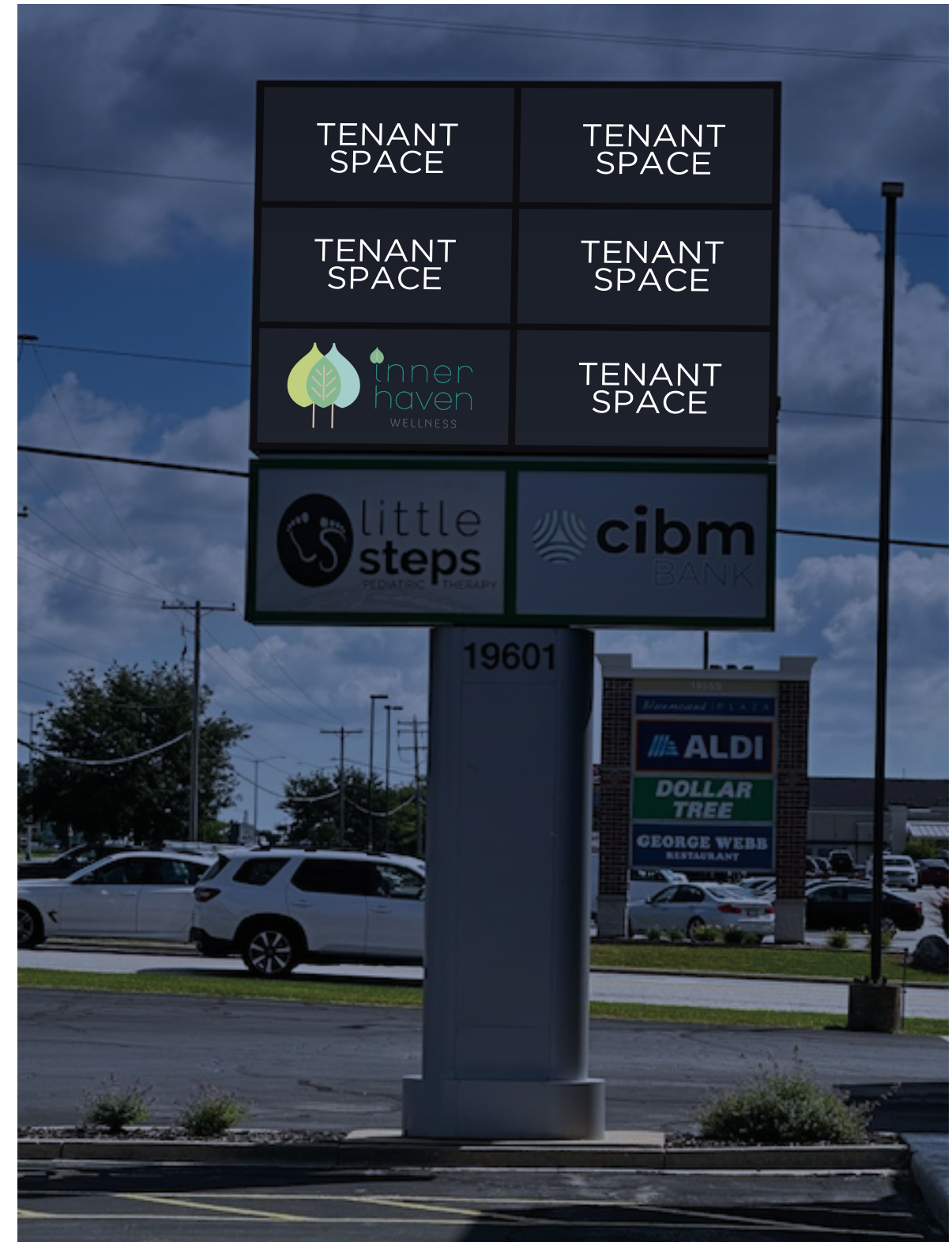
Updated Layout



Alternate Option (PMS 7485):



Customer	
Inner Haven Wellness	
Date	Project Manager
11/18/2025	Emerson M.
Order #	Designer
ISI - 15884	Ashlee K.
Materials & Specifics	
Update to Existing Monument - 3M Blockout background, Oracal 751-010 White reverse cut to reveal Translucent Digital Print logo with lamination	
Colors	
■ 3M Blockout vinyl □ Oracal 751-010 White ■ Full Color CMYK	
Revisions	
<input type="checkbox"/> Revision 1:	
<input type="checkbox"/> Revision 2:	
<input type="checkbox"/> Revision 3:	
<input type="checkbox"/> Revision 4:	





TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Town of Brookfield Architectural Review Committee

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: December 10, 2025

RE: Request for a wall sign for Vivo Infusions (tenant) at 18900 W. Bluemound Rd., Suite 142.

APPLICANT: Grant Signs, Dan Pietrzykowski

PROPERTY OWNER: Last Mile Investments

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.

Vivo Infusions is a new infusion therapy business located within the Galleria West shopping complex. The tenant space is a corner space and has somewhat limited wall frontage on the covered overhang. The petitioner is proposing a 22.1 sq. ft. sign on the face of the building. The length of the sign is 9 ft. and the height is 2.5 ft. The tenant frontage is 29 ft. in length. Therefore, the proposed sign complies with the maximum sign area permitted. The sign is comprised of race-way mounted blue channel letters that will be illuminated. A night time rendering is included in the drawing.



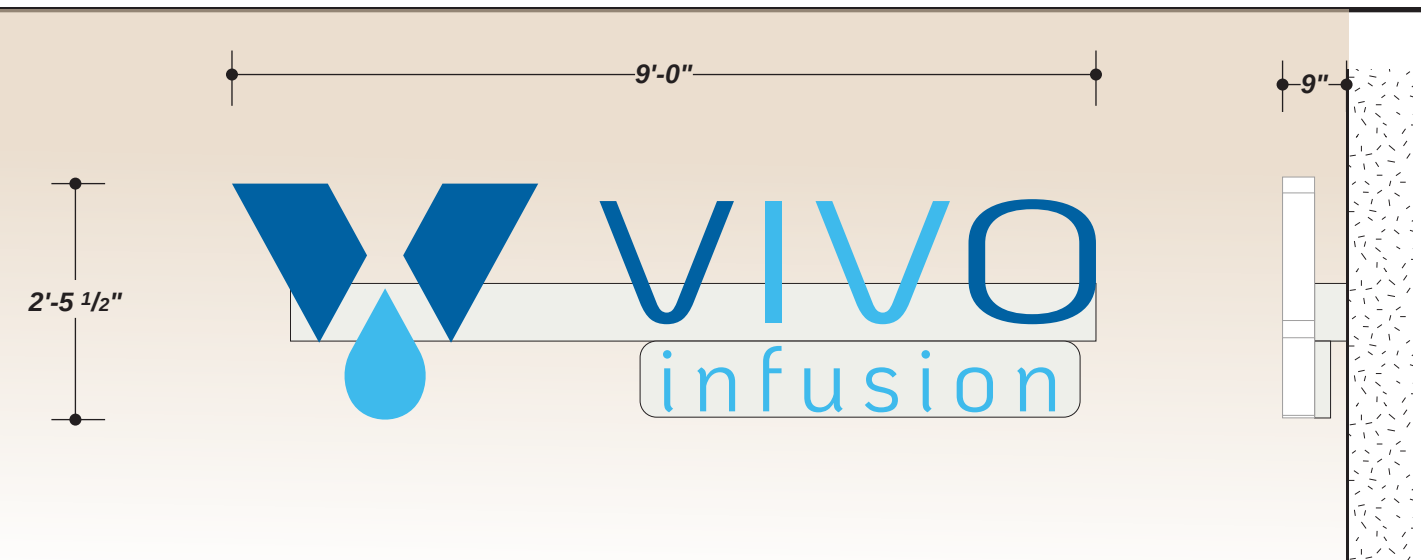
Previous Tenant sign location

	Wall Sign
Proposed	22.1 sq. ft.
Max. Permitted	23 sq. ft.

The proposed sign is off center from the actual frontage due to the way the rooflines meet in the corner of the building. The proposed location is in the same location as past occupants of the space. The petitioner is also proposing window vinyl signage on the door that includes the name of the business ("Vivo Infusions") and the hours ("By Appointment Only").

Recommendation:

I recommend the ARC approve the proposed wall sign at 18900 W. Bluemound Road, Suite 142, as proposed on the plans dated 10/3/2025.



SIMULATED NIGHT VIEW



CONCEPTUAL RENDERING (*MAY NOT BE TO EXACT SCALE)



PROPOSED WINDOW VINYL

- WHITE (PAINT)
- DIG. PRINTED VINYL AND BLOCKOUT
- PMS 298 C (DIG. PRINTED VINYL)
- PMS 3015 C (DIG. PRINTED VINYL)

JOB DESCRIPTION

S/F, LED-ILLUMINATED, RACEWAY-MOUNTED CHANNEL LETTERS

- 4" DEEP
- WHITE ACRYLIC FACES W/ VINYL GRAPHICS APPLIED
- WHITE RETURNS & TRIM CAPS
- MOUNTED TO RACEWAY

RACEWAY PAINTED AS SHOWN

INSTALL



CONCEPTUAL RENDERING (*MAY NOT BE TO EXACT SCALE) SHOWING LOCATION WITHIN DEVELOPMENT

FILE NAME: 61393-02-2 03-2 DATE: 10.03.25 SCALE: 1/2" = 1'-0"
FILE TYPE: ☐ OUT ☐ PROD ☒ OTHER PERMITTING
JOB NAME: VIVO INFUSION
LOCATION: BROOKFIELD, WI
DRAWN BY: CS SALESMAN: DAN PIETRZYKOWSKI

DESIGN APPROVED BY: _____
AUTHORIZED SIGNATURE _____
DATE _____



TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Town of Brookfield Architectural Review Committee

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: December 10, 2025

RE: **Oscar's Frozen Custard's** request for wall signs, directional/informational signage and digital changeable copy signs, at 21165 Hwy 18 (E. Moreland Blvd.)

APPLICANT: Innovative Signs and The Howard Company

OWNER: James and Susan Taylor

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.

Oscar's Frozen Custard has submitted a signage proposal for their site redevelopment. There are two sign companies working on the proposal—one contracted for the building site and one contracted for the directional and electronic signs.

Building signs (Innovative)

The proposed building signage is as follows:

Proposed signage	Location	Size	Max. SF Permitted with 81' of frontage per side
Large cones (x2)	North and South wall elevations	77.44 SF	64.8 SF
Medium cone (x1)	West wall elevation	55.15 SF	64.8 SF
Awning Logo (x1)	South wall elevation	33.77 SF	64.8 SF
Wall Logo (x1)	North wall elevation	52.35 SF	64.8 SF

The logo signs are white letters with a black outline, overlaid on a red fabricated pan, which gives it a 3-dimensional effect. The white letters on the south elevation (facing Swenson) sign are face-lit channel set letters. The north elevation will have the same face-lit letters, but will also include a soft halo light around the sign against the stone. The south elevation does not have this because it is connecting to an awning, rather than the stone wall. The south wall elevation projects 11 inches from the wall, whereas the north elevation projects only 9 inches. The cones project 5 inches. The maximum

projection permitted is 12 inches. The signs comply with this requirement. The tan-colored ice cream with a black outline will also be illuminated on each cone.

Wall signage is limited to a maximum of two (2) signs per building. At the ARC review for the site redevelopment, it was discussed how the cones could be considered as architectural design features if the word "Oscar's" was removed from the cone design. The proposed signage now shows stand-alone cones. Therefore, the number of wall signs proposed is in compliance with the code.

However, the ARC must determine whether the proposed ice cream cone elements should be counted toward the maximum permitted sign size. If they are included, the applicant will need a **waiver** from the sign size requirements. If the ARC decides they are not part of the sign area, then the two proposed wall signs comply with the Code as submitted.

Recommendation for building signs and architectural details:

I recommend the ARC approve two (2) wall signs and three (3) ice cream cones on the building, including any necessary waivers for exceeding the size sign maximum, if applicable, as shown on the plans dated 11/18/2025, on the property located at 21165 E. Moreland Blvd.

Site signage

There are multiple directional and informational signs being proposed throughout the property to help with wayfinding, the drive-thru, pedestrian crossing, and overall traffic flow. The location of these signs are shown on the enclosed site plan and include the following:

- Do Not Enter (x2)
- Stop sign
- Yield and Left Turn Only sign
- Pedestrian crossing
- Bollard style Accessible parking signs (required by code)
- Menu Boards (x2) (50.45 sq. ft.)
- Drive-thru waiting sign
- End of Road sign (east property line on north side).
- Exit wayfinding sign (24" x 13.5")
- Digital message board affixed to building that identifies the Flavor of the Day (size unknown).
- Enter wayfinding sign with changeable copy "Flavor of the Day" (2.5' wide x 3.33' tall)

The submittal did not include renderings of the standard directional signs noted above. There are plans for the menu board and the exit wayfinding sign (no renderings). There is a rendering/example of the Enter wayfinding sign with the changeable copy Flavor of the Day. The architectural drawings of the wall signs show the "Flavor of the Day" digital message board. These items are included in the packet.

The Enter wayfinding sign is 2.5' wide x 3.33' tall and contains two separate cabinets. The top cabinet is 2.5' tall with a white background and includes the Oscar's logo with "Enter" in black text. The white cabinet is proposed to be back lit and the graphic is static. The bottom cabinet is 10" tall and includes the electronic changeable copy portion that will display the Flavor of the Day. This is also proposed to be back lit, but because it is a digital sign, it can be any color. The blue shown on the rendering is not necessarily the color it will be, per the applicant. The Flavor of the Day will be static. A digital message board showing the Flavor of the Day is also proposed on the south exterior of the building. The size is unknown and no rendering was provided at the time of submittal.

Changeable copy signs require a Conditional Use Permit in the B-2 District, per Town Code. Therefore, following the recommendation from the ARC, the applicant will need to apply for a Conditional Use Permit prior to obtaining a sign permit. It should be noted that only one changeable copy sign is permitted per property and they are not permitted to be affixed to the building.

The code also only allows for one freestanding sign per parcel. The property contains an existing free-standing sign (large Oscar's Frozen Custard ice cream cone) located in the northwest corner of the property, visible from E. Moreland Blvd. The Enter wayfinding sign would be considered a freestanding sign with the addition of the "Flavor of the Day".

The proposed signage site plan shows that the Enter wayfinding sign is to be located within a watermain easement. Approval from the Sanitary District is required prior to final sign approval. The Sanitary District Superintendent stated that as long as the sign is not on top of the watermain itself, it should be okay with the understanding that if the sign ever needs to be removed to repair or replace the watermain, the burden to replace the sign is on the property owner. In addition, the sign must meet a 5 ft. setback from the road right of way and offset. It does not appear that either of these requirements are being met. In fact, it appears the sign is proposed on the adjacent property, which is owned in common by the property owner.

It should be noted that the Architectural Review Committee has the authority to grant waivers in certain situations. The Zoning Code states, "In the interest of architectural integrity, this chapter expressly allows regulation of all signs in the Town to be based upon the finding of the Architectural Control Committee that such signage will not violate the purpose and intent of this chapter." The basis for a waiver should be granted based on this provision. More information regarding the extent of the Architectural Review Committee's ability to grant a waiver from code provisions, versus a variance or special exception, will be provided at the meeting.

Recommendation for site signage including directional, drive-thru and freestanding:

I recommend the ARC **approve** the directional signs, including the exit signage, and drive-thru signage as proposed on the site plan dated 06/02/2025 prepared by raSmith with modifications by Innovative Signs, including the plans prepared by The Howard Company (undated) for the property located at 21165 E. Moreland Blvd.

Recommendation for the Enter wayfinding sign with changeable copy "Flavor of the Day":

I recommend the ARC **conditionally approve** the Enter wayfinding sign with the changeable copy "Flavor of the Day" at 21165 E. Moreland Blvd, including a waiver from the number of freestanding sign and changeable copy signs permitted on a property, subject to the following conditions:

1. The sign shall meet a 5 ft. setback from the road right of way and a 5 ft. offset from the property line. If the sign is proposed on the adjacent property, an easement shall be created and recorded in the Register of Deeds. The easement does not release the requirement that a freestanding sign be located five feet from a property line. A revised site plans showing the location meets these requirements and Condition No 2 below shall be provided.
2. The Sanitary District Superintendent shall review and approve the final location of the sign to ensure it does not impact the water main. Documentation shall be provided by the petitioner that indicates the Sanitary District has approved the sign location.

3. A Conditional Use Permit shall be obtained by the Town Board, prior to the issuance of a sign permit.
4. The cabinet color shall be modified to be off-white or opaque or any color other than white.

Recommendation for the Digital “Flavor of the Day” sign affixed the south side of the building:

I recommend the ARC **deny** the digital changeable copy sign affixed to the south side of the building located on the property located at 21165 E. Moreland Blvd. A third digital changeable copy sign located on a property of this size exceeds what is reasonably necessary for the property to operate as intended (drive-thru restaurant). There are two locations in which the Flavor of the Day can be seen by patrons: one on the north side and one on the south side. Adding a second Flavor of the Day sign on the south side is unnecessary. In addition, the Zoning Code does not allow changeable copy signs to be affixed to a building wall.



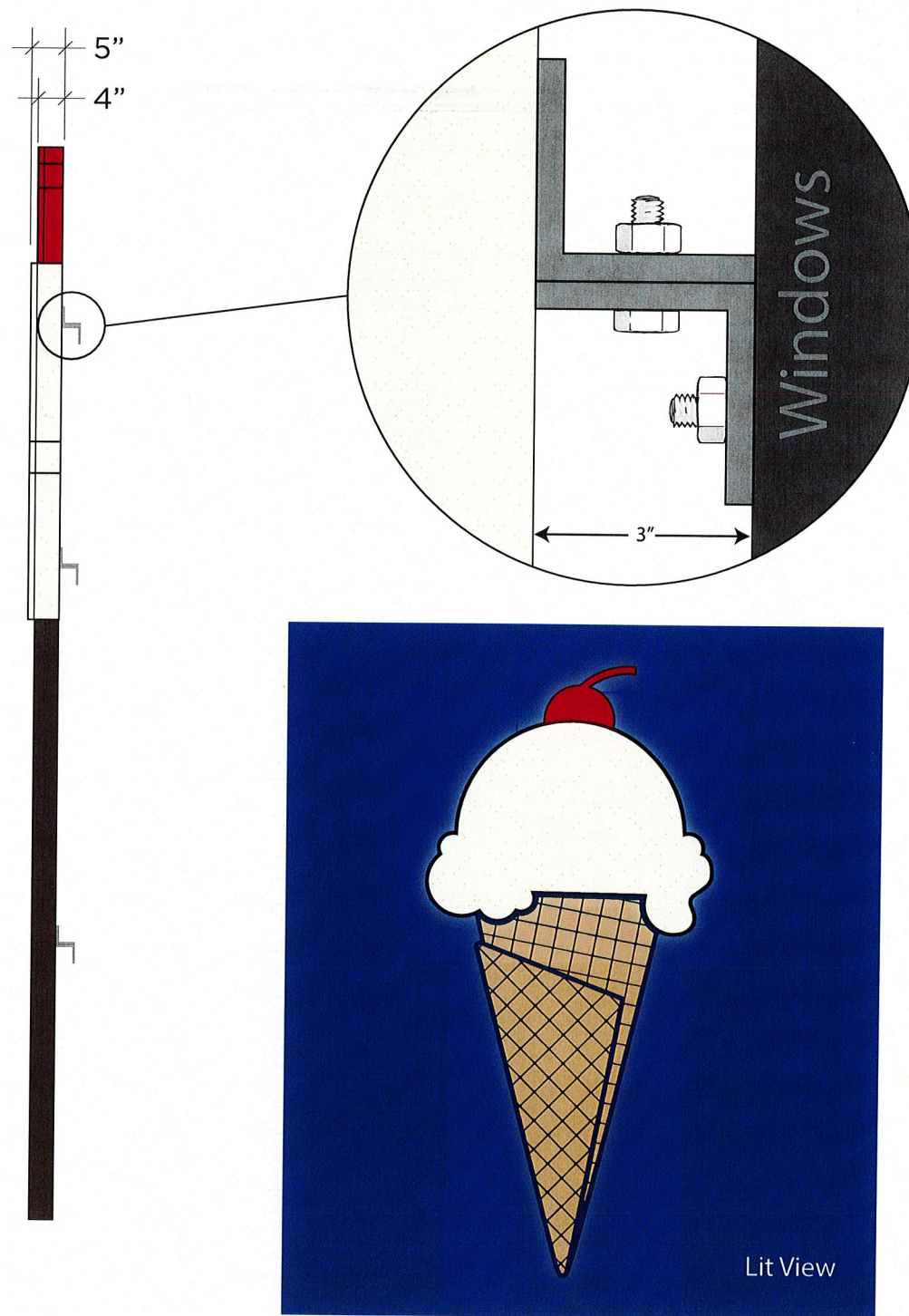
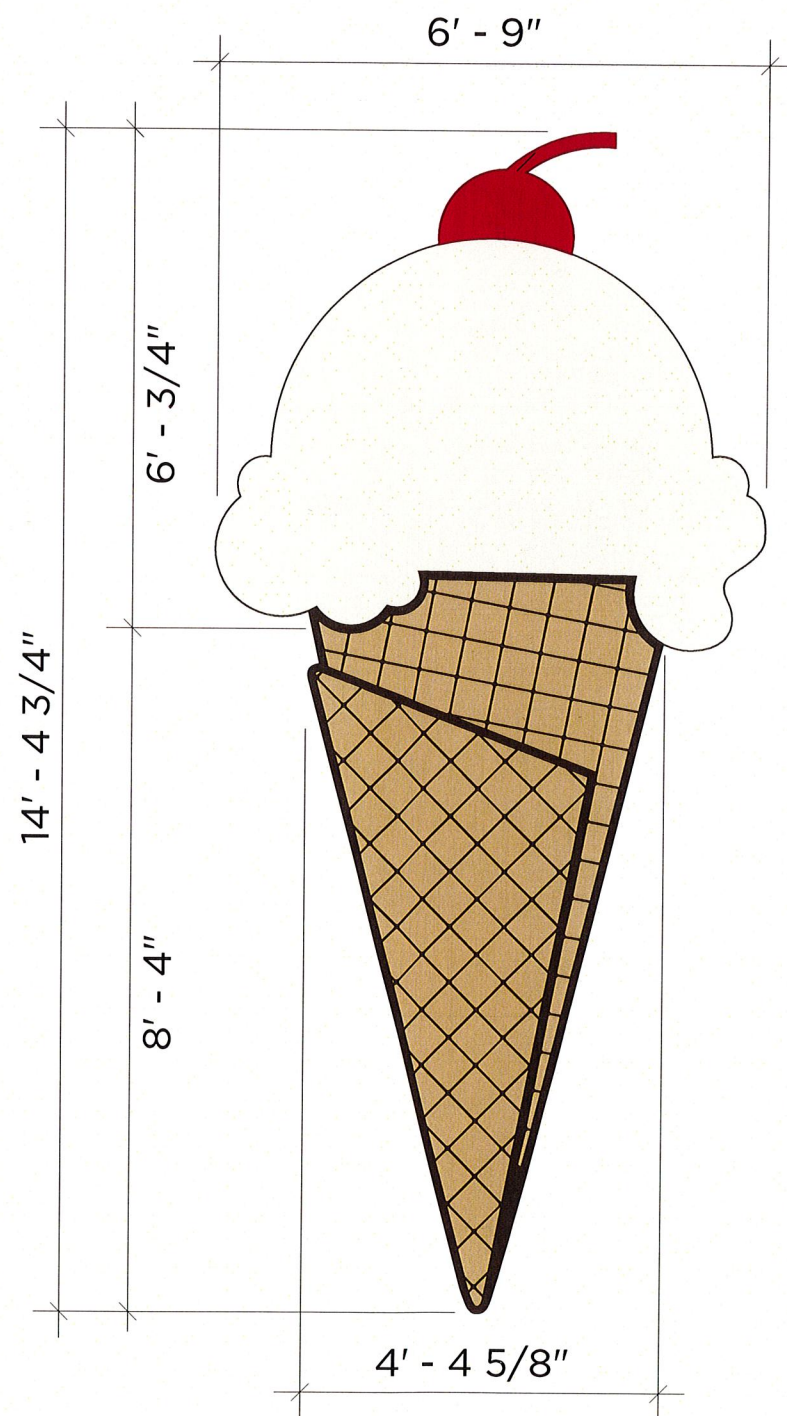
21165 E Moreland Blvd, Waukesha, WI 53186



21700 DORAL ROAD
WAUKESHA WI 53186
262.432.1330
www.innovative-signs.com



North & South Elevation Upper Cabinets



Customer

Oscar's

Date Project Manager

11/18/2025 Nick M.

Order # Designer

EST - 15838 Nick M.

Trim Cap Square Footage

Duronidic 77.44 sf

Return Acrylic Faces

Duronidic 7328 White

Return Depth Mounting

Standard 4" ☐ Stud Mounted

Standard 5" ☒ Rail Mounted

Location & Electrical Specifications

Electrical Location: Centered @ Bottom Edge
20 AMP to 120 or 277 VAC
(6ft whips unless specified)

Materials & Specifics

Custom Fabricated Cabinet- Face Lit

- White 7100K LED's
- Aluminum Construction
- Custom Mounting

Colors

- ☒ Duronidic Bronze
- ☒ Black
- ☒ 485c Red
- ☒ 465c Tan
- ☒ 726c Brown

Revisions

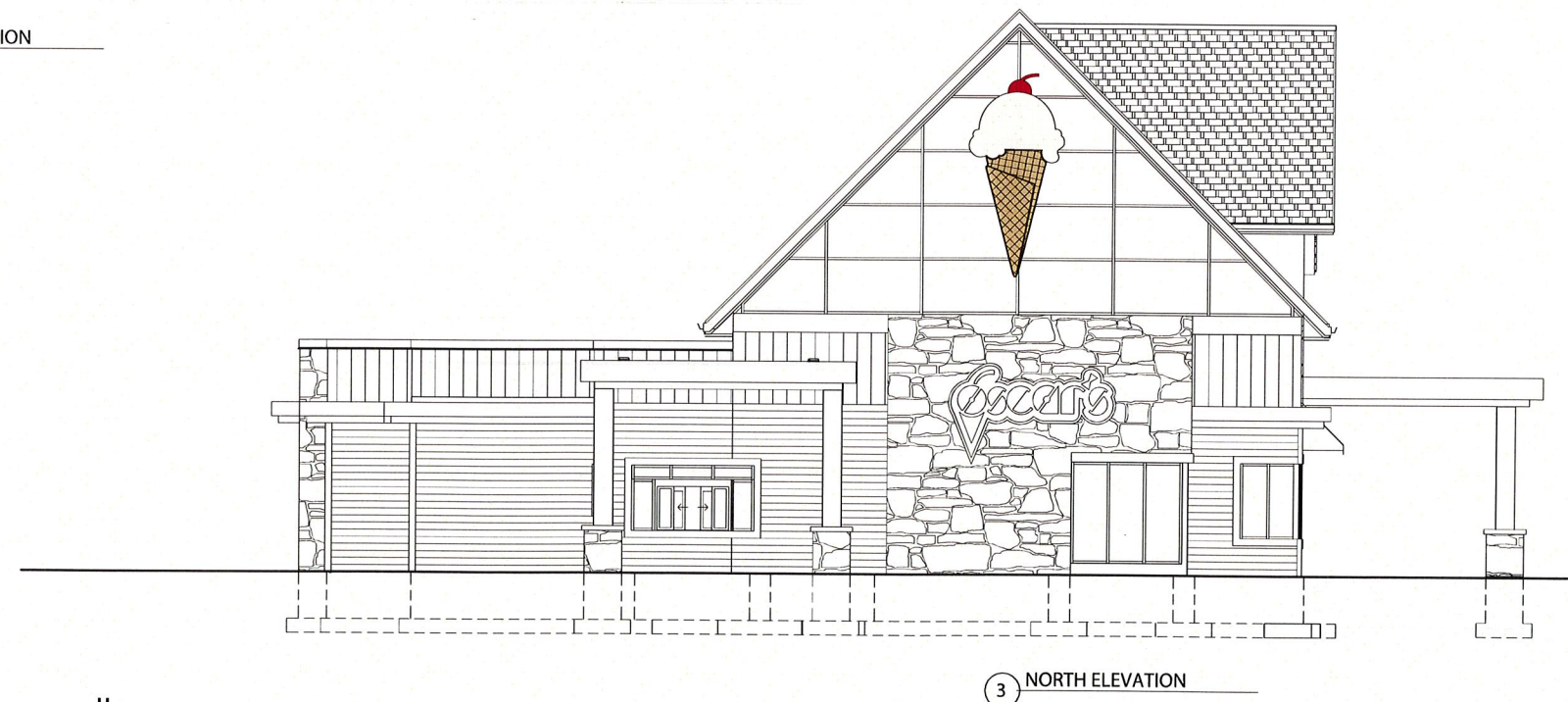
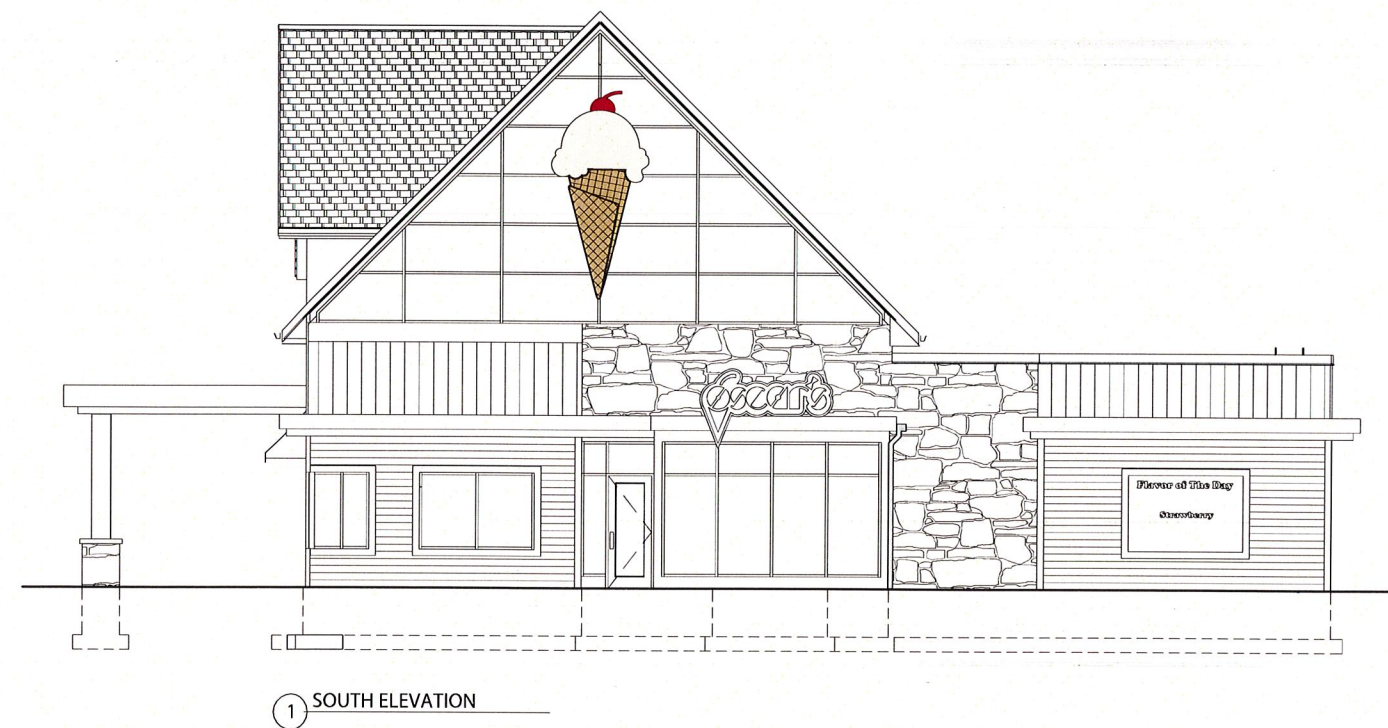
☐ Revision 1:

☐ Revision 2:

Scroll Down
For Page 2

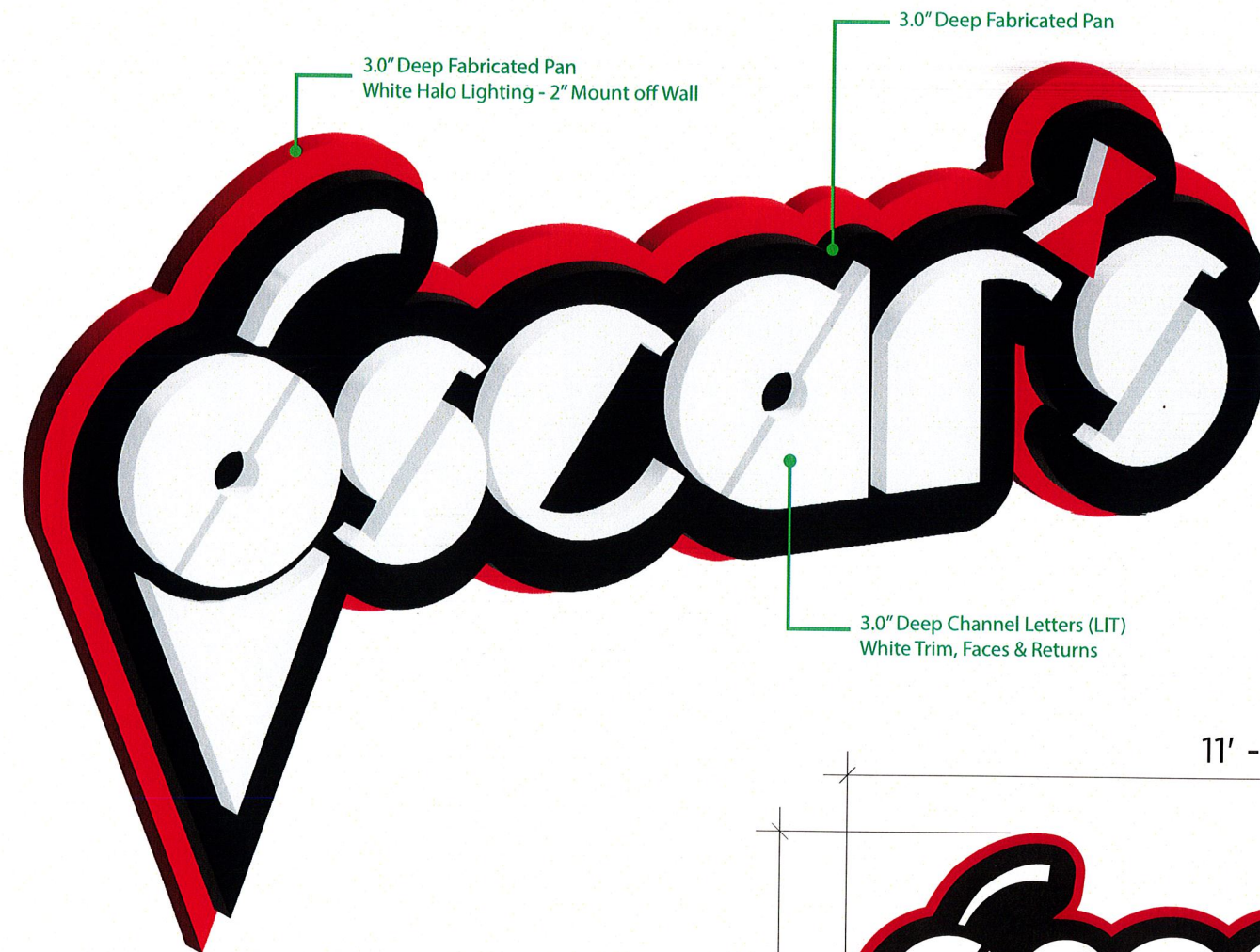


Elevations - North & South



81' of Frontage per Elevation - 162' overall

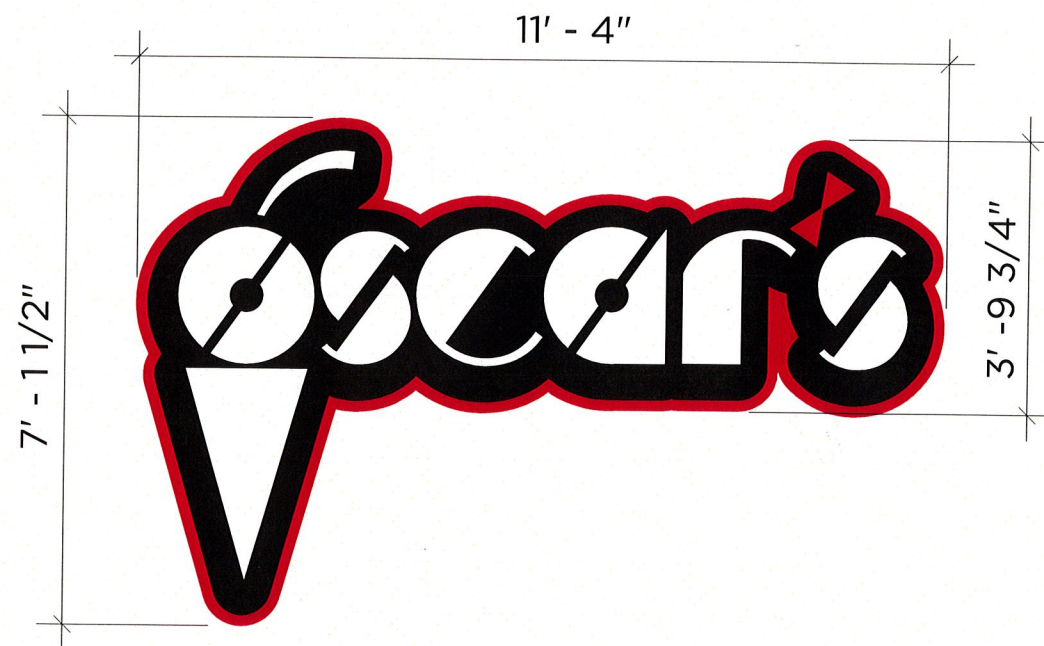
Drive Thru Signage - North Elevation



3.0" Deep Fabricated Pan
White Halo Lighting - 2" Mount off Wall

3.0" Deep Fabricated Pan

3.0" Deep Channel Letters (LIT)
White Trim, Faces & Returns



Customer

Oscar's

Date Project Manager

11/18/2025 Nick M.

Order # Designer

EST - 15838 Nick M.

Trim Cap Square Footage

White 52.35 sf

Return Acrylic Faces

White 7328 White

Return Depth Mounting

Standard 3" ☒ Stud Mounted

☐ Raceway

Location & Electrical Specifications

Electrical Location: Centered @ Bottom Edge
20 AMP to 120 or 277 VAC

Materials & Specifics

Custom Fabricated Cabinet - Halo Lit
Face Lit Channel Set

- White 7100K LED's
- Aluminum Construction
- Blind Stud Mount w/ 1.5" Spacers

Colors

- ☒ Black
- ☒ 485c Red
- ☒ White 7328c

Revisions

☐ Revision 1:

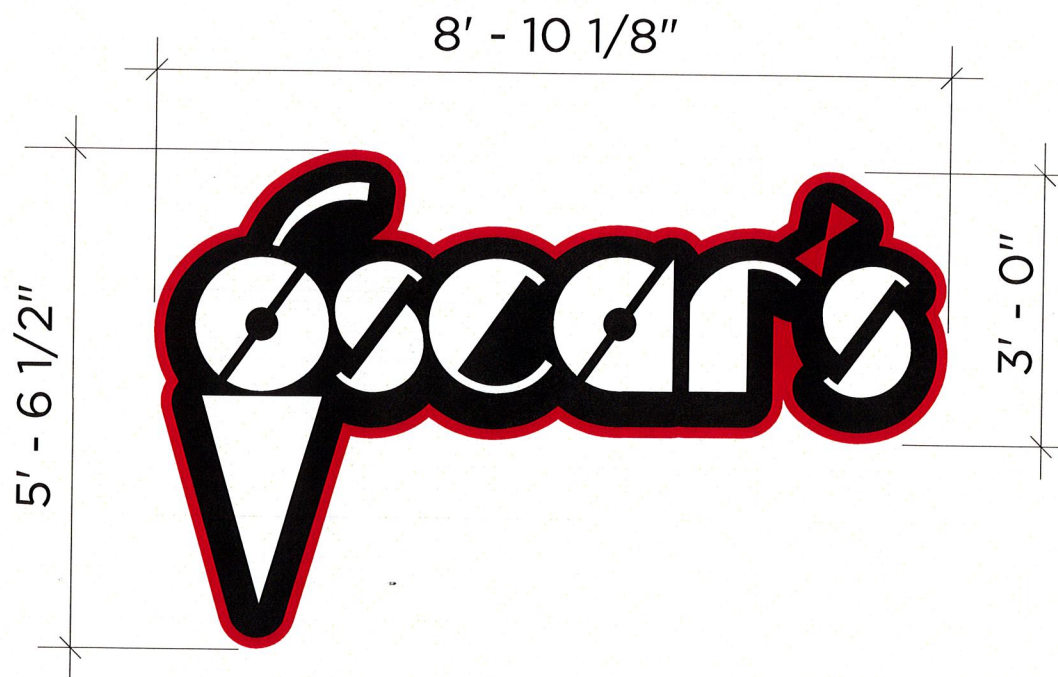
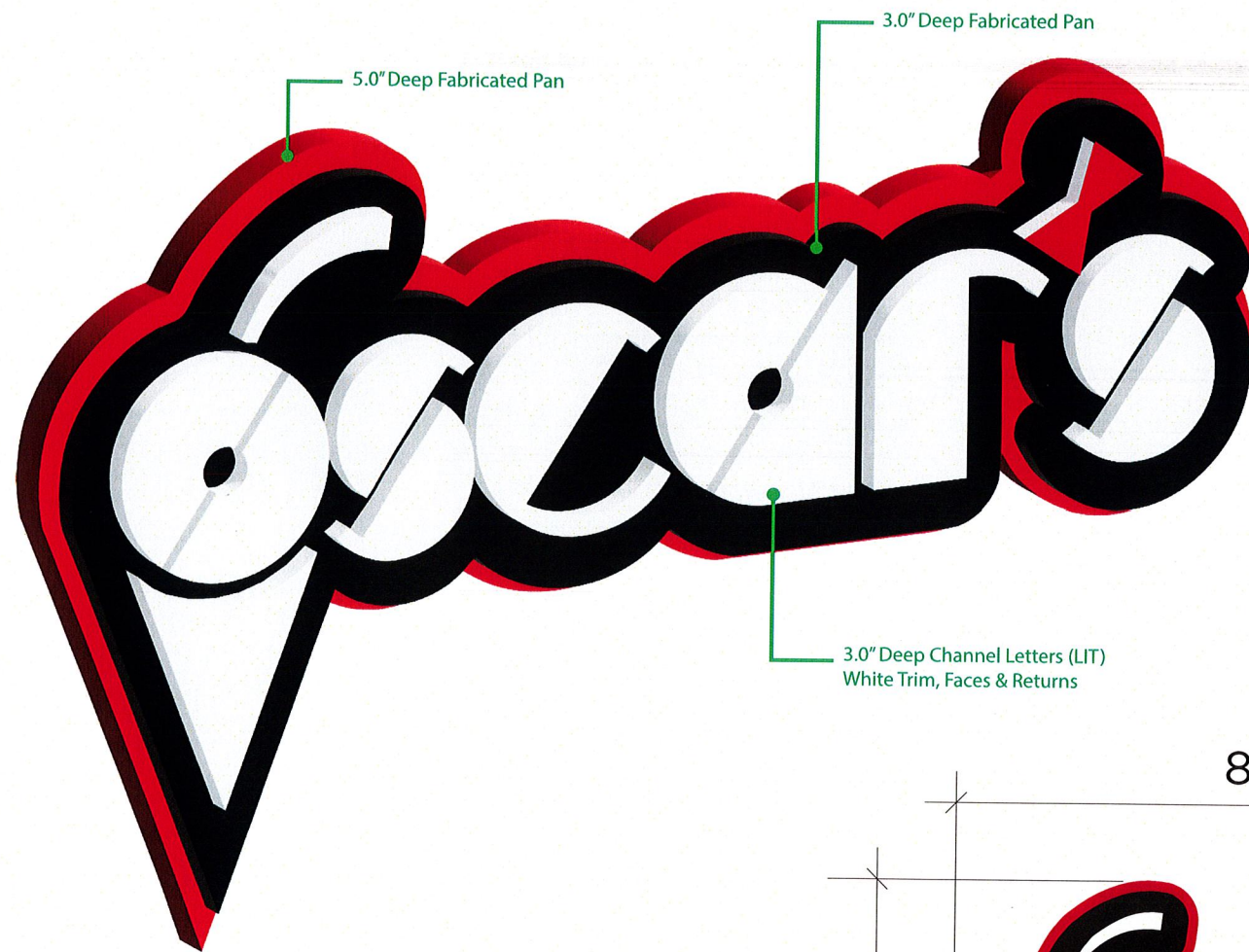
☐ Revision 2:

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For Page 2





Awning Signage - South Elevation



Customer

Oscar's

Date Project Manager

11/18/2025 Nick M.

Order # Designer

EST - 15838 Nick M.

Trim Cap Square Footage

White 33.77 sf

Return Acrylic Faces

White 7328 White

Return Depth Mounting

Standard 5" ☐ Stud Mounted

Standard 3" ☒ Raceway

Location & Electrical Specifications

Electrical Location: Centered @ Bottom Edge

20 AMP to 120 or 277 VAC

Materials & Specifics

Custom Fabricated Cabinet

Face Lit Channel Set

- White 7100K LED's

- Aluminum Construction

- Blind Raceway Mounted

Colors

☒ Black

☒ 485c Red

☒ White 7328c

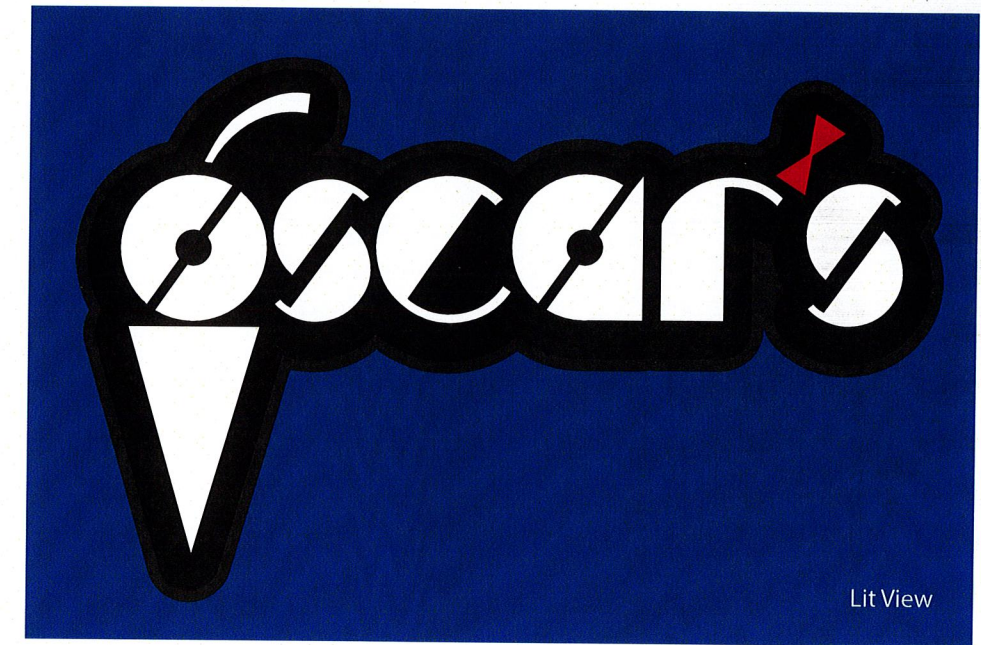
Revisions

☐ Revision 1:

☐ Revision 2:

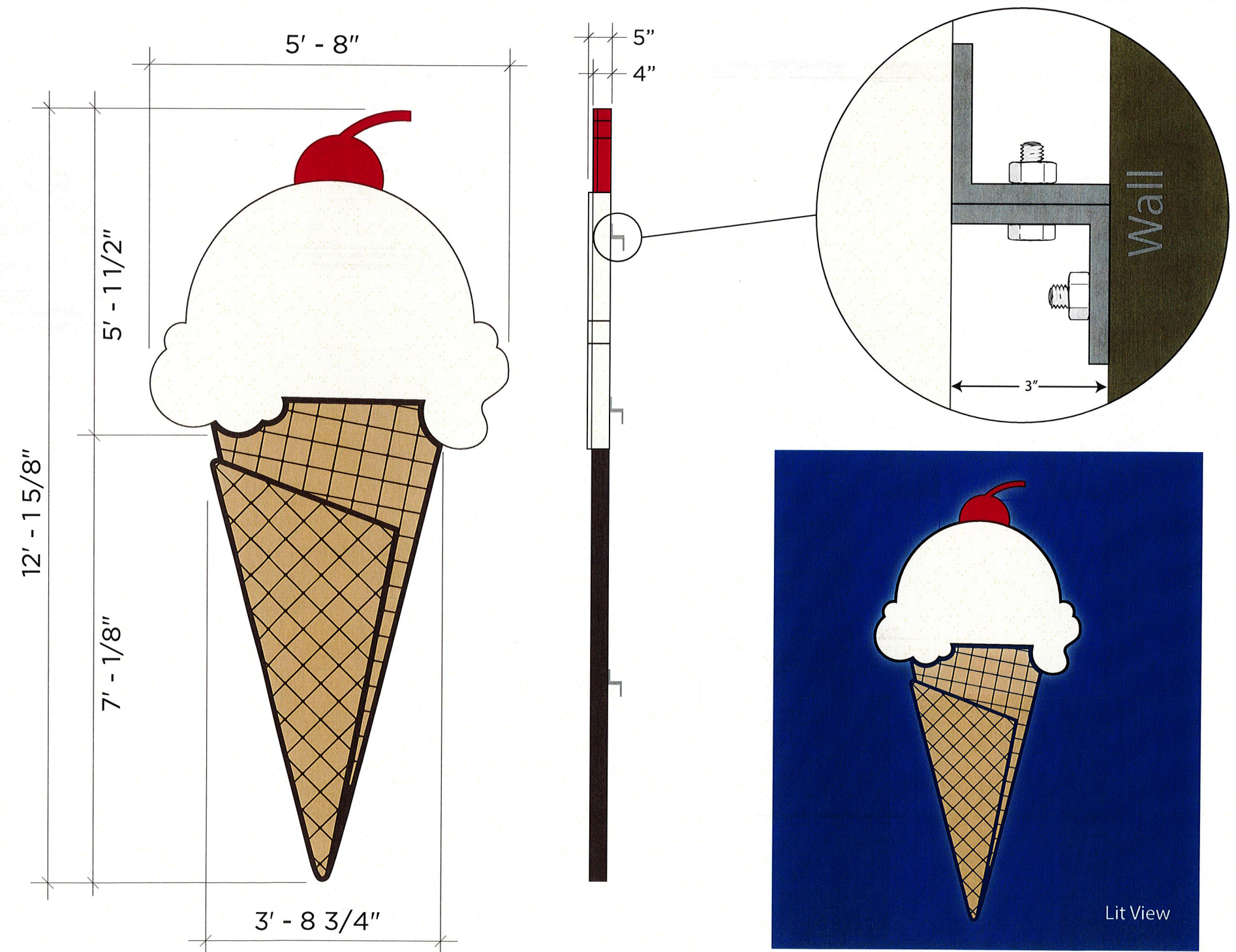
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For Page 2





① SOUTH ELEVATION

West Upper Cabinet



Customer

Oscar's

Date	Project Manager
11/18/2025	Nick M.
Order #	Designer
EST - 15838	Nick M.
Trim Cap	Square Footage
Duronidic	55.15 sf
Return	Acrylic Faces
Duronidic	7328 White
Return Depth	Mounting
Standard 4"	<input type="checkbox"/> Stud Mounted
Standard 5"	<input checked="" type="checkbox"/> Rail Mounted

Location & Electrical Specifications

Electrical Location: Centered @ Bottom Edge
20 AMP to 120 or 277 VAC
(6ft whips unless specified)

Materials & Specifics

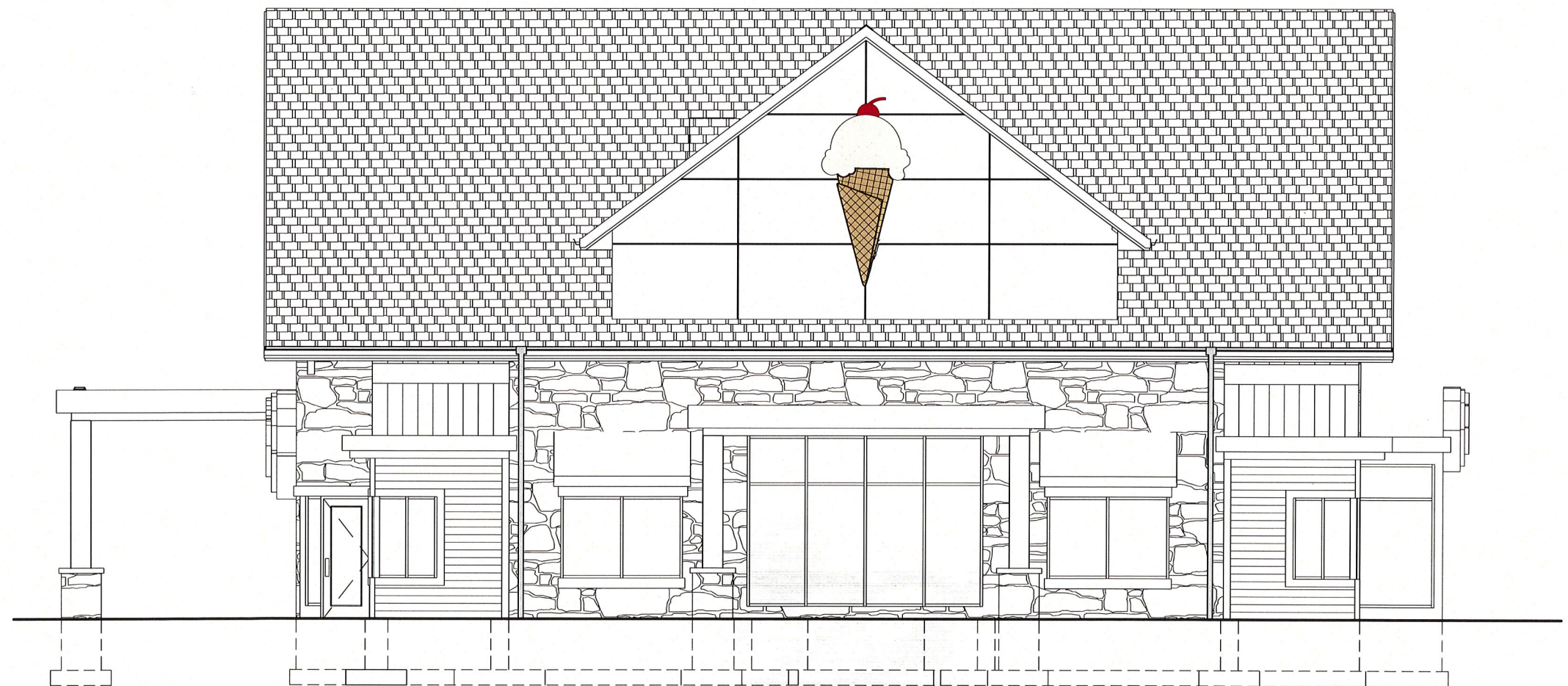
Custom Fabricated Cabinet- Face Lit
- White 7100K LED's
- Aluminum Construction
- Custom Mounting

Colors

- Duronidic Bronze
- Black
- 485c Red
- 465c Tan
- 726c Brown

Revisions

- ☐ Revision 1:
- ☐ Revision 2:



2 WEST ELEVATION



LEGEND

- PROPERTY LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 18" CURB AND GUTTER

GRAPHIC SCALE
0 10 20 40
(IN FEET)

OSCAR'S PROPERTY (ZONED B-2)

PARKING STATISTICS

REQUIRED PARKING: 1 PER 50 SF OF DINING AREA AND 1 PER TWO EMPLOYEES ON LARGEST SHIFT

DINING AREA = 2,100 SF / 50 SF = 42 STALLS
EMPLOYEES = 10 / 2 = 6 STALLS
TOTAL REQUIRED = 48 STALLS

PROPOSED PARKING (WITH SHARED PARKING AGREEMENT):

REGULAR STALLS	56
ADA STALLS	3
TOTAL	59

EXISTING CONDITIONS

	SF	ACRES	COVERAGE
TOTAL SITE	41,090	0.94	
PERVIOUS SPACE	3,805	0.08	8.5%
IMPERVIOUS SPACE	37,425	0.86	91.5%

PROPOSED CONDITIONS

	SF	ACRES	COVERAGE
TOTAL SITE	41,090	0.94	
PERVIOUS SPACE	2,958	0.07	7.4%
IMPERVIOUS SPACE	38,134	0.87	92.6%

*REQUIRED GREEN SPACE = 9% OF SURFACE NOT INCLUDING BUILDING AND PATIO AREAS
REQUIRED GREEN SPACE = (38,100 - 8,403) * 9% = 1,886 SF

FUTURE DEVELOPMENT PROPERTY

EXISTING CONDITIONS

	SF	ACRES	COVERAGE
TOTAL SITE	31,708	0.73	
PERVIOUS SPACE	30,050	0.70	95.9%
IMPERVIOUS SPACE	1,658	0.03	4.1%

PROPOSED CONDITIONS

	SF	ACRES	COVERAGE
TOTAL SITE	31,708	0.73	
PERVIOUS SPACE	29,803	0.68	93.2%
IMPERVIOUS SPACE	1,905	0.05	6.8%

GENERAL NOTES:

- EXISTING TOPOGRAPHY OBTAINED BY R.A. SMITH FEBRUARY 24, 2025.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE TOWN OF BROOKFIELD EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
- ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
- ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PAVEMENT SECTIONS SHALL MATCH EXISTING PAVEMENT DESIGN OR APPROVED BY OWNER.

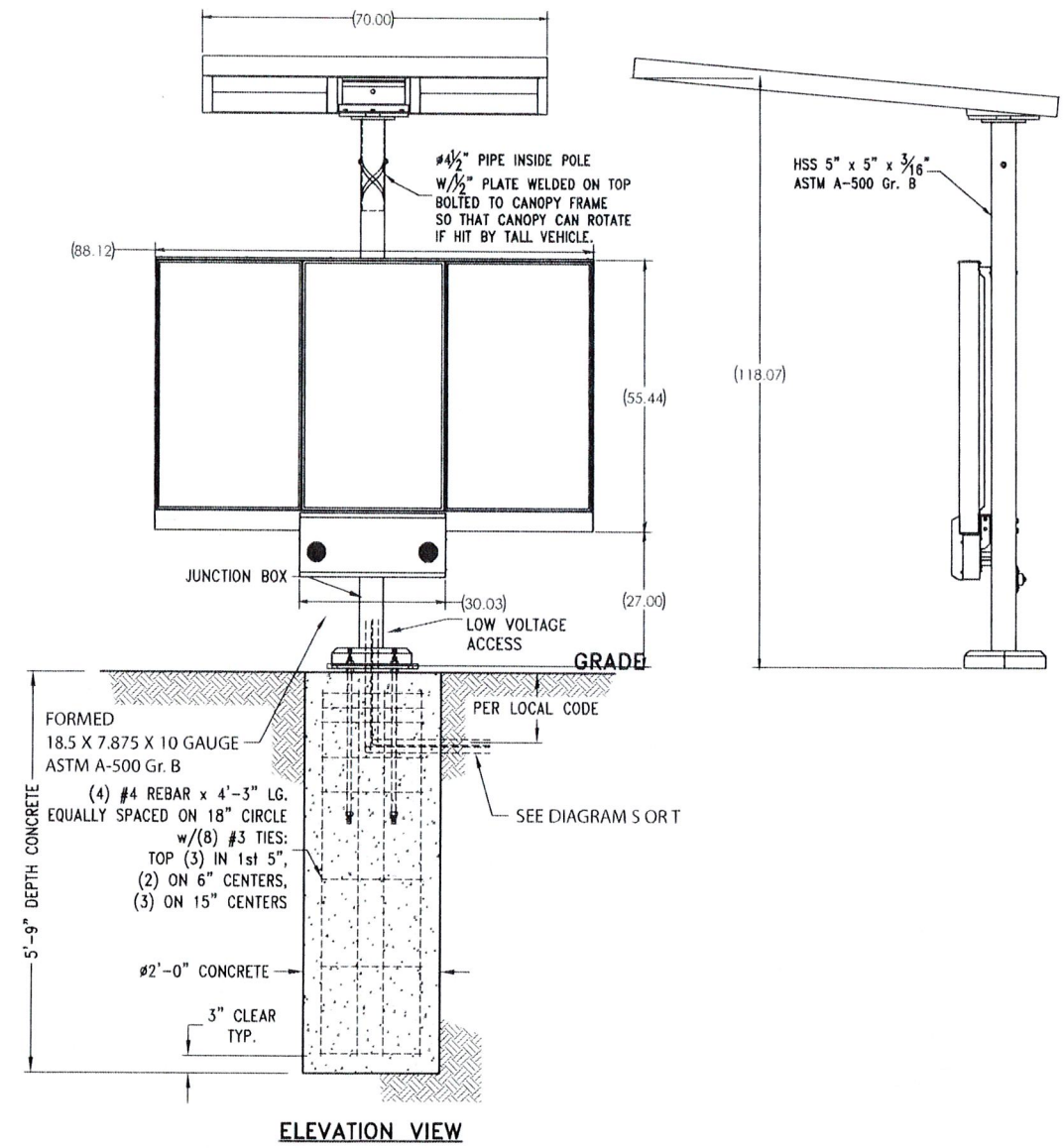
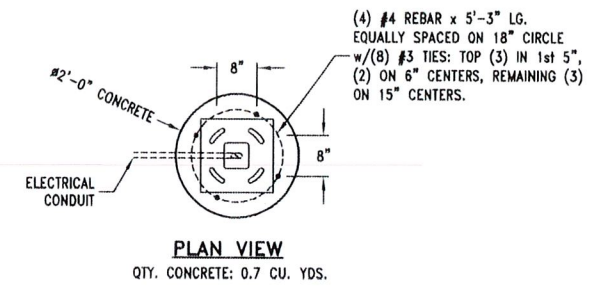
- Large Cone
- Medium Cone
- Awning Logo
- Wall Logo

811
Know what's below.
Call before you dig.

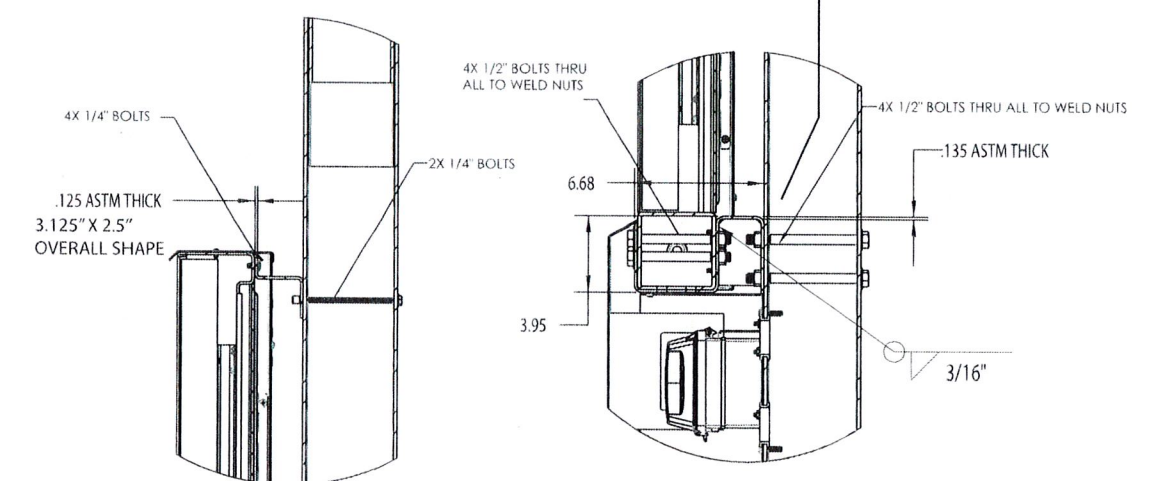
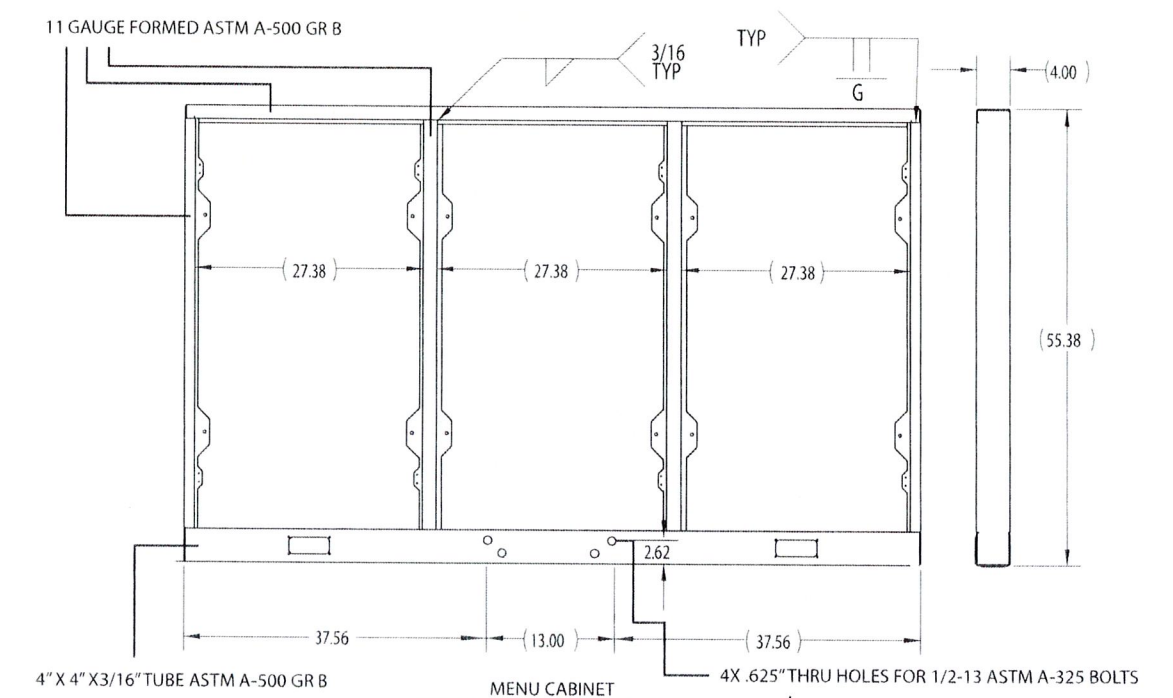
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DATE	09/30/2025	REVISION	2
DESCRIPTION	16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com		
raSmith CREATIVITY BEYOND ENGINEERING			
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA			
OSCAR'S FROZEN CUSTARD TOWN OF BROOKFIELD		SITE PLAN	
© COPYRIGHT 2025 R.A. Smith, Inc. DATE: 06/02/2025 SCALE: 1" = 20' JOB NO. 3240290 PROJECT MANAGER: CHRISTOPHER WHITE, P.E. DESIGNED BY: CBW CHECKED BY: MAF			
SHEET NUMBER C200			

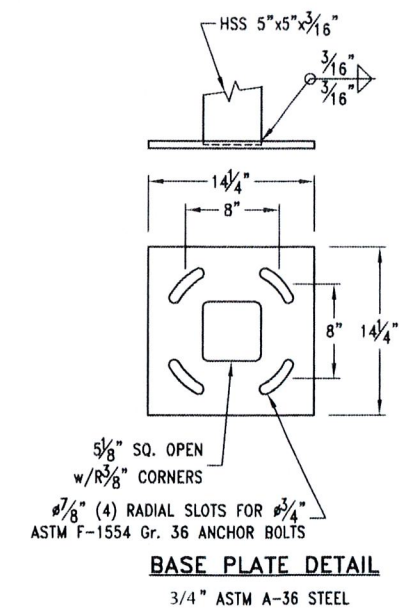
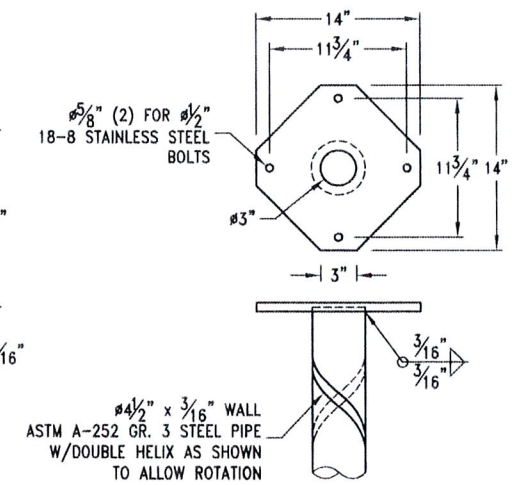
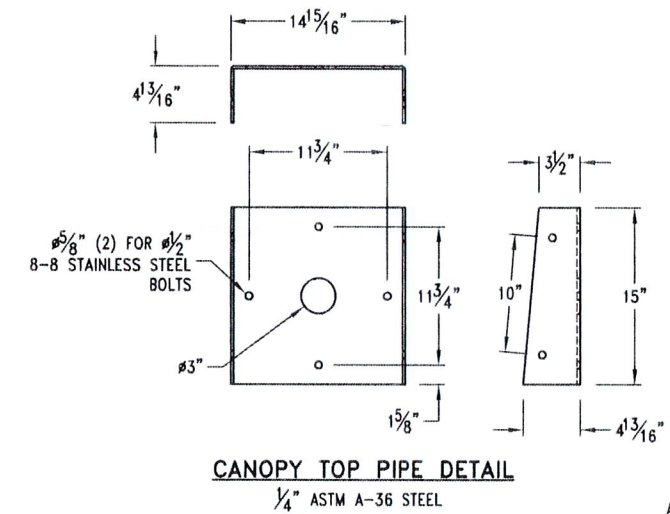
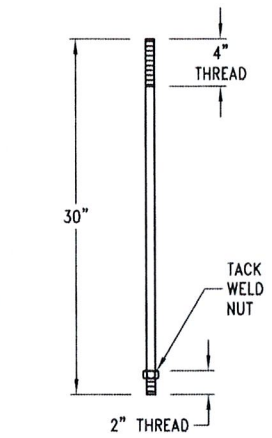
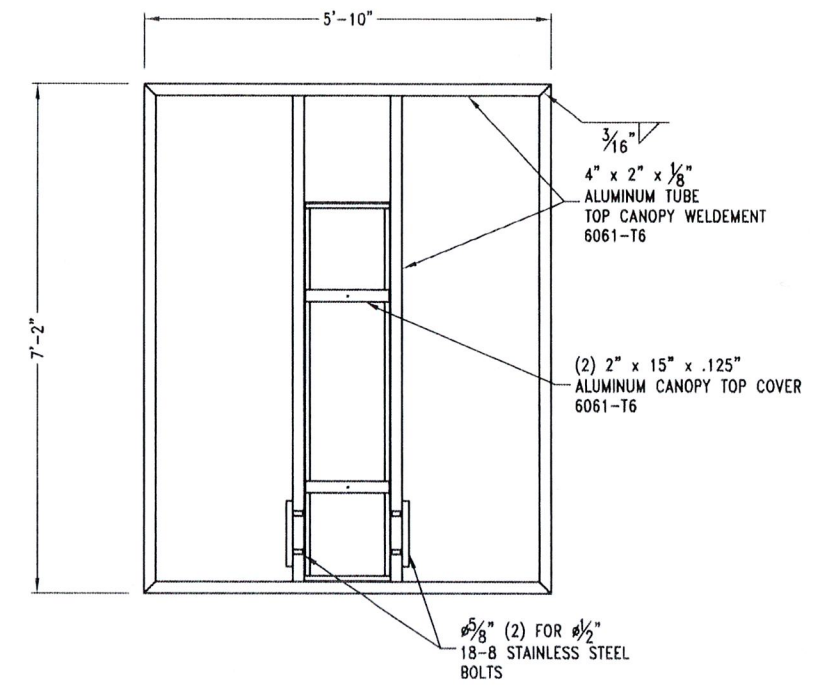


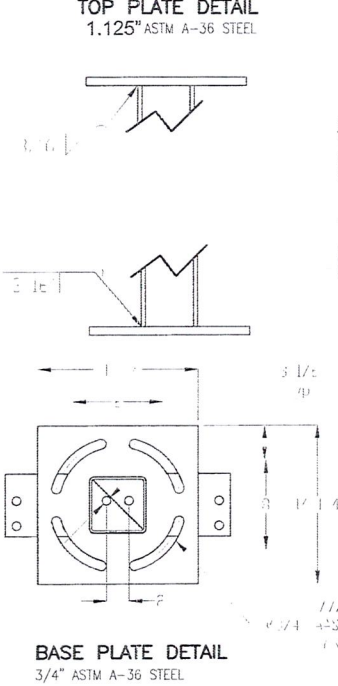
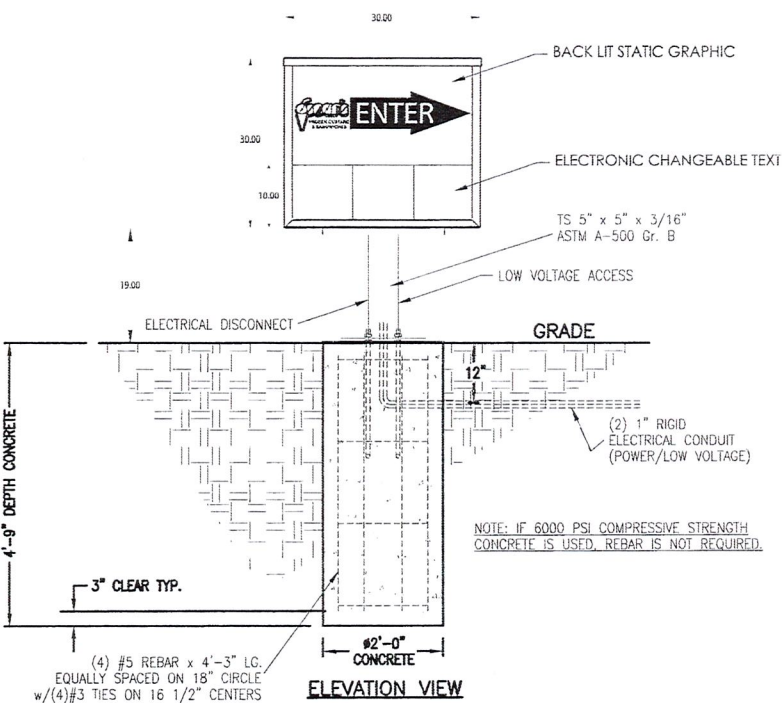
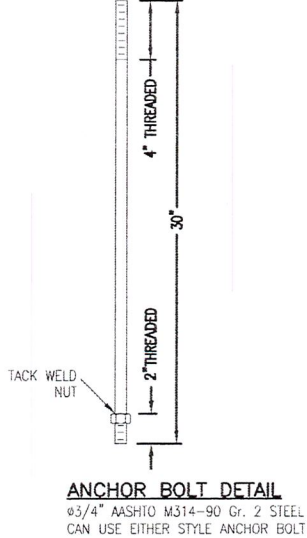
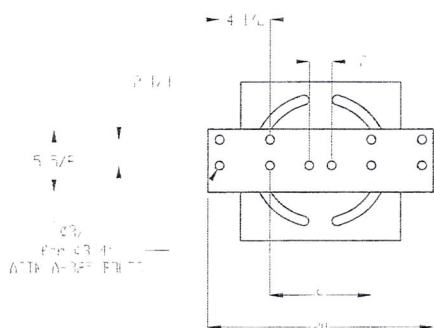
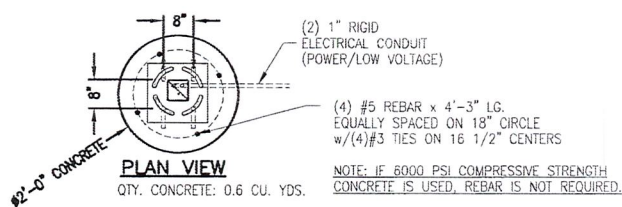
SEE DETAIL VIEWS - SHEET 2



CUT AWAY VIEW TOP POLE TO CABINET CONNECTION

CUT AWAY VIEW BOTTOM POLE TO CABINET CONNECTION





FOUNDATION DESIGN NOTES:

- Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
- Reinforcing steel shall be ASTM A-615 grade 60.
- Caisson footing designed using a soil bearing force of 400 PSF per foot lateral. If this soil condition does not exist, it is the Erector's responsibility to have a new base designed for the existing soil conditions by a Licensed Structural Engineer.
- Anchor bolts shall be AASHTO specification M314-90 Gr. 2.

DESIGN WINDLOAD:
Based on the 2003 International Building Code using Exposure C and 150 mph winds.

OSCAR'S DIRECTIONAL SIGN									
OSCAR'S DIRECTIONAL SIGN									
REV	DATE	BY	CHKD	APP'D	QTY	UNIT	PRICE	TOTAL	REMARKS
1	10/1/00	J. J. J.	J. J. J.	J. J. J.	1	EA	100.00	100.00	OSCAR'S DIRECTIONAL SIGN
2	10/1/00	J. J. J.	J. J. J.	J. J. J.	1	EA	100.00	100.00	OSCAR'S DIRECTIONAL SIGN
3	10/1/00	J. J. J.	J. J. J.	J. J. J.	1	EA	100.00	100.00	OSCAR'S DIRECTIONAL SIGN
4	10/1/00	J. J. J.	J. J. J.	J. J. J.	1	EA	100.00	100.00	OSCAR'S DIRECTIONAL SIGN
5	10/1/00	J. J. J.	J. J. J.	J. J. J.	1	EA	100.00	100.00	OSCAR'S DIRECTIONAL SIGN
6	10/1/00	J. J. J.	J. J. J.	J. J. J.	1	EA	100.00	100.00	OSCAR'S DIRECTIONAL SIGN
7	10/1/00	J. J. J.	J. J. J.	J. J. J.	1	EA	100.00	100.00	OSCAR'S DIRECTIONAL SIGN
8	10/1/00	J. J. J.	J. J. J.	J. J. J.	1	EA	100.00	100.00	OSCAR'S DIRECTIONAL SIGN
9	10/1/00	J. J. J.	J. J. J.	J. J. J.	1	EA	100.00	100.00	OSCAR'S DIRECTIONAL SIGN
10	10/1/00	J. J. J.	J. J. J.	J. J. J.	1	EA	100.00	100.00	OSCAR'S DIRECTIONAL SIGN











