

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



MEETING NOTICE

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

Tuesday, August 26, 2025

PUBLIC HEARING

7:00 p.m.

- 1) Confirmation of meeting notice.
- 2) Public Hearing to receive comment on a Conditional Use request by Ryan Amidon for a conditional use permit request to construct a solid 6 ft. white vinyl fence within three feet of the property line located at 20815 Brook Park Ct.
- 3) Adjourn.

PLAN COMMISSION

Immediately Following

AGENDA

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
 - a. June 24, 2025 Public Hearing (Jordan Jackson, The SandTrap)
 - b. June 24, 2025 Plan Commission Regular Meeting.
- 5) Citizen Comments: Three-minute limit.
- 6) Old Business:
 - a. None.
- 7) New Business:
 - a. Review and possible action on a Conditional Use Permit to construct a 6 ft. tall fence within 3 ft. of the side and rear property lines, Ryan Amidon (owner), 20815 Brook Park Ct., Tax Key No. BKFT1125.077.
 - b. Review and possible action of a 2-lot Certified Survey Map, James and Susan Taylor (owner), Chris White, RaSmith (applicant), located at 21165 Hwy 18, Tax Keys BKFT 1130.999.001 and BKFT 1128.959.001
 - c. Review and possible action on Conceptual approval for Johnson Financial Group, represented by The Redmond Company (applicant) on property owned by Bluemound Enterprises Limited Partnership located at 17740 W. Bluemound Road. Tax Key BKFT 1120.996.
 - d. Review and possible action on Preliminary and Final approval of a building addition to the MLG Capital building, Eric Nesseth (Stephen Perry Smith Architects) (applicant), 19000 HQ LLC (MLG Capital) (owner), located at 19000 West Bluemound Road Suite A. Tax Key No. BKFT1124.999.003
 - e. Review and possible action on Preliminary and Final approval for a building addition to KHS, Erik Madisen (Madisen Maher Architects) (applicant), KHS Group (owners), located at 880 Bahcall Court. Tax Key No. BKFT1126.006.006
- 8) Communication and Announcements.
- 9) Adjourn.

Posted this 21st day of August, 2025

*Rebekah Leto
Town Planner*

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request such services contact the clerk's office at the above.

TOWN OF BROOKFIELD
JOINT PUBLIC HEARING

June 24, 2025

PUBLIC HEARING TO RECEIVE COMMENT ON A REQUEST BY JORDAN JACKSON (THE SANDTRAP LLC) FOR A CONDITIONAL USE PERMIT REQUEST FOR A GOLF SIMULATOR BUSINESS LOCATED AT 17800 WEST BLUEMOUND ROAD.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, June 24, 2025.

CALL TO ORDER

Town Board Supervisor Ryan Stanelle called the meeting to order at 7:00pm. Also in attendance were Town Board Supervisors John Charlier, Steve Kohlmann, Plan Commissioners Kevin Riordan, Len Smeltzer, Dan Zuperku; and Town Planner Bryce Hembrook.

CONFIRMATION OF MEETING NOTICE

Town Planner Bryce Hembrook reported that the meeting notice was published, mailed out, posted to the website in accordance with the law.

NOTICE OF HEARING

Supervisor Stanelle read the attached Notice of Hearing into the record.

Planner Hembrook gave an overview of the proposed business, and reported that a golf simulator is considered a commercial recreation facility, which is a conditional use in non-residential districts. The entrance is on the north side, lower level. Applicant is proposing two phases, with the first phase being 4,500 square and including 3 golf simulator bays, a bar area, 1-2 pool tables, dart boards, retail golf shop, bathrooms, golf instructions, and hosting events. Phase Two is planned for an expansion of 4,500, for a total of up to 9,000 square feet. That space would potentially be used for a turfed indoor recreation space with corn hole lanes, picnic style seating, a small putting green, space for larger tournaments and league events, and potentially hosting competitions, themed nights and family-friendly activities. Hours of operation are proposed to be Monday – Thursday, 12:00pm – 10:00pm; Friday and Saturday 12:00pm – 12:00am; Sunday 10:00am – 8:00pm. Parking requirements are met. Hembrook showed a potential floor plan. Supervisor Kohlmann asked where the bathrooms are located. Jordan Jackson responded that they are still working with the architect to finalize where the bathrooms will be located and ADA accessible.

PUBLIC COMMENTS

Supervisor Stanelle opened the Hearing for any public comments.

Susan Puhek of the Brookview Condos on Wisconsin Avenue is concerned with Phase Two and outside picnic areas, especially if it is open until midnight.

Mr. Jackson clarified that the picnic area is all indoors in a turfed area. Everything will be contained within the building. He further stated that the garage door in the plan would not be open very often. The midnight hours on the weekends is subject to change to an earlier closing.

ADJOURN

There being no further comment, Supervisor Stanelle closed the Public Hearing at 7:12pm.

Submitted by:

Bryce Hembrook, AICP Town Planner

RL/lr

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
Tuesday June 24, 2025

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

1) CALL TO ORDER.

Town Supervisor Ryan Stanelle called the meeting to order at 7:13p.m., with the following people present: Plan Commissioners Kevin Riordan, Len Smeltzer, Dan Zuperku, and Town Planner Bryce Hembrook. Chairman Henderson, Plan Commissioners Tim Probst and Jeremy Watson were absent and excused.

2) MEETING NOTICES.

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

3) APPROVAL OF AGENDA

Motion by Riordan to approve the agenda.

Seconded by Zuperku.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES.

a. Motion by Smeltzer to approve the May 27, 2025 Public Hearing Minutes for Oscars as presented.

Seconded by Zuperku.

Motion Passed Unanimously.

b. Motion by Riordan to approve the May 27, 2025 Public Hearing Minutes for Wisconsin Adult Center as presented.

Seconded by Smeltzer.

Motion Passed Unanimously.

c. Motion by Riordan to approve the May 27, 2025 regular Plan Commission Meeting minutes as presented.

Seconded by Zuperku.

Motion Passed Unanimously.

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD BUSINESS:

a. None.

7) NEW BUSINESS:

a. Jordan Jackson (The Sandtrap LLC) is requesting approval for a conditional use permit to allow a golf simulator business in the B-2 Limited General Business District, located at 17800 West Bluemound Road.

Hembrook reported that in addition to what was covered in tonight's public hearing, signage would be an additional approval process for the applicant. Hembrook also pointed out that the applicant had added in justifying the request for a conditional use permit (CUP) as follows:

- Providing year-round recreational access in a climate-controlled, safe environment;
- Encouraging physical activity and social interaction among all age groups;
- Creating a new destination for families, friends, and professionals seeking entertainment that is both fun and skill-building;
- Partnering with local schools and programs to host youth golf instruction and mentorship;
- Adding visual interest to the building and neighborhood through a proposed golf-themed mural on the rear exterior wall (which would have to go through Architectural Review, or may not be allowed per code);
- Contributing to the local economy by increasing traffic and business activity in the area.

Motion by Smeltzer to **recommend** approval for a conditional use permit to allow a golf simulator business in the B-2 Limited General Business District, located at 17800 West Bluemound Road.

Seconded by Riordan.

Further Discussion:
None.

Motion carried unanimously.

- b. Eric Nesselth (Stephen Perry Smith Architects) is requesting conceptual approval of a building addition to the MLG Capital building, located at 19000 West Bluemound Road Suite A.

Hembrook described the proposal as relocating the carport to the east side of the building, and putting an addition on the west side of the building. The existing building is approximately 21,221 square feet (including the greenhouse area) and they are proposing a 4,560 square foot building for a total of 25,782 square feet. Parking does not meet requirements, but there is a shared parking agreement with Galleria West. Verification of setbacks will be required, as there were some discrepancies between the site plan presented and the County's GIS map. Hembrook reported the Fire Department would like to see the turning radius of the west side of the building. The Town Engineer noted there are not enough parking stalls (82 total) to meet the town ordinance parking requirement (103 stalls). Hembrook noted the engineer is not aware of the shared parking agreement. Smeltzer asked that if the building were full, would they take up all 83 spots for parking and much of the shared parking as well. Mike Jagodinski from MLG was present and responded that they do not get many visitors to the office, and two-thirds to three-fourths of employees are in the office. Businesses in the area are supportive of each other for parking, so parking has not been an issue. There are approximately 60-70 employees. 80 parking stalls are enough.

Motion by Smeltzer to **recommend** conceptual approval of a building addition to the MLG Capital building, located at 19000 West Bluemound Road Suite A as presented.

Seconded by Zuperku.

Further Discussion:
None.

Motion carried unanimously.

- c. Erik Madisen (Madisen Maher Architects), representing KHS Group, is requesting conceptual approval for proposed building expansions, located at 880 Bahcall Court.

Hembrook reported that there are two phases of building expansion. Phase I would be an addition on the east side of Bahcall Court, approximately 24,000 square feet, and a decorative metal fence along the northern property line. Phase Two includes removing the three existing one-story metal buildings on the south side of the property, and build an approximately 65,000 square foot building and connecting to the existing buildings on the east and west sides of Bahcall Court. Phase II will add approximately 45 workstations. The south part of the site (closer to I-94) will be reworked to include parking and truck maneuvering areas. Parking and setback requirements are being met, and detailed information is included in the staff report. The Fire Department made the following comments:

- Requesting an overlay of the proposed plans and water mains;
- Would like to see where the Fire Department Connect is located on the buildings;
- Will need to determine where the hydrants need to be located. (This should be discussed/ determined between conceptual and preliminary review phases).

Sanitary District No. 4 commented that they will need to review the utility plan since some of the existing water and sewer mains will need to be relocated. The Fire Department will need to review fire hydrant placement, the hydrant located at the end of Bahcall Court is located where they are proposing the building in Phase II. The Town engineer commented it appears they may be adding more than 0.5 acres of impervious area based on the existing site plan through Phase II construction. If so, the site would need to meet the Town's stormwater requirements.

Motion by Riordan to **recommend** conceptual approval for proposed building expansions, located at 880 Bahcall Court as presented.

Seconded by Zuperku.

Further Discussion:
None.

Motion carried unanimously.

8) COMMUNICATION AND ANNOUNCEMENTS.

Rebekah Leto will be the new Town Planner starting July 1st. Rebekah introduced herself to the Plan Commission members.

Hembrook reported that the zoning code update is being reviewed by the Town Attorney.

Stanelle mentioned the 4th of July parade at 9am, followed by a picnic at Marx Park.

9) ADJOURN.

Motion by Riordan to adjourn at 8:00pm.

Seconded by Zuperku.

Motion Passed Unanimously.

Respectfully submitted,
Rebekah Leto – Town Planner

RL/lr



TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: August 26, 2025

RE: Conditional Use request for the construction of a 6 ft. solid fence within three (3) feet of the property line, **20815 Brook Park Ct, BKFT1125.077996**

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

Property owner: Ryan Amidon

Application Type: Conditional Use Permit

Zoning: RS-3 Single Family Residential District

Project Description

The subject property is .47 acres and is located west of Barker Road in Brook Park Estates. The topography slopes down in the back of the property. The adjacent residence to the east is at a significantly lower elevation and a mature line of vegetation extends on the east and south property lines. There is less vegetation on the north and east property lines. The house to the north's backyard converges with the subject property's backyard to produce a flatter yard. It appears there was an existing fence on the property along the back (north and west) property lines based on a 2024 aerial photograph.

The property owner is proposing a 6 ft. tall solid white vinyl fence that extends the side and rear boundaries of the property, extending a total of 406 ft. per the property owner. The proposed fence connects to the rear corners of the house and does not extend into the street yard. The fence is proposed to be at a zero foot setback on the property lines.

The Town adopted a revised fence Ordinance in 2023 that states any solid fence located within three (3) feet of the property line requires a Conditional Use Permit. The Ordinance requires that a Plat of Survey be submitted depicting the location of the proposed fence. The owner has submitted a Plat of Survey with the proposed fence location drawn on the survey (enclosed), but the location of the fence was not staked by a surveyor. The Plan Commission should determine if an updated Plat of Survey is required with the proposed fence location staked on the survey. A rendering of the fence is enclosed.

Public Comments: One nearby resident called inquiring about the request and noted the back yards are free from structures.

Conditional Use request

The Town Board, following a recommendations from the Plan Commission, may issue a Conditional Use Permit provided that such conditional use and structures are in accordance with the purpose and intent of this chapter and are not found to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or community.

Staff Recommendation

Staff recommends that the Plan Commission make a recommendation to the Town Board to grant the Conditional Use for a solid 6 ft. tall fence within three feet of the property line at 20815 Brook Park Ct.

Conditions for consideration include:

1. A revised Plat of Survey shall be furnished with the proposed fence location staked on the survey to ensure it will not encroach on the neighboring properties, prior to the issuance of a fence permit by the Building Inspector.
2. The finished side of the fence shall face the neighboring property owner and the fence post face the subject property.
3. The fence shall not exceed 6 ft. tall, as proposed.

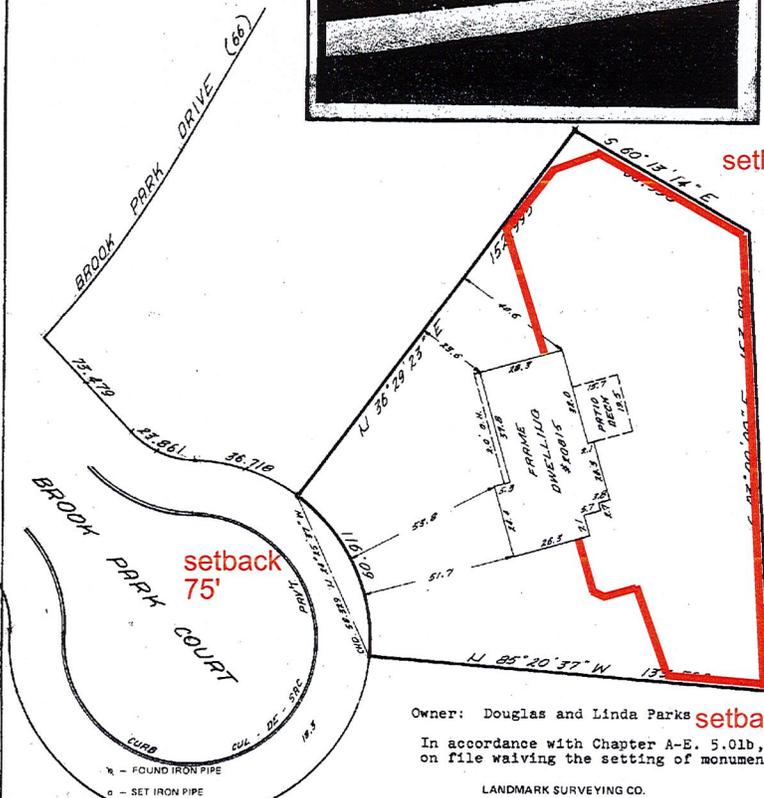
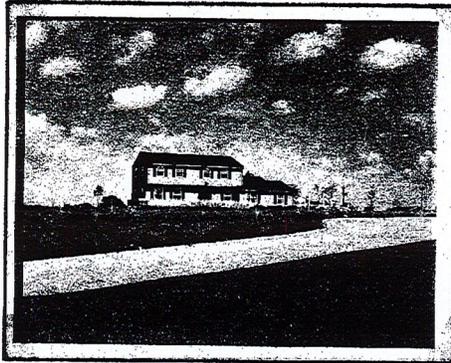
Date June 18, 1984

PLAT OF SURVEY

Job No. W-174-30984

LOT 77 - BROOK PARK ESTATES
being a subdivision of a part of the Northeast 1/4 of Section 30, Town 7 North, Range 20 East,
Town of Brookfield, Waukesha County, Wisconsin.

Located at 20815 Brook Park Court



Owner: Douglas and Linda Parks setback 0'

In accordance with Chapter A-E, 5.01b, a signed agreement is on file waiving the setting of monuments on the property.

LANDMARK SURVEYING CO.

PHONE 461-3730

I, Richard J. Lammi, surveyed the above described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage or guarantee the title thereto, within one year from date hereof.

Richard J. Lammi
REGISTERED LAND SURVEYOR NO. 5-777 - STATE OF WISCONSIN



8522 West Lisbon Avenue
Milwaukee, Wisconsin 53222
SURVEYED FOR
Merrill Lynch Realty
8201 W. Capitol Drive
Milwaukee, WI 53222





YUTKA
FENCE

800-899-8129



TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission
FROM: Rebekah Leto, AICP, Town Planner
PC MEETING DATE: August 26, 2025
RE: **Oscar's Certified Survey Map (CSM) Review**, 21165 HWY 18, BKFT
1130.999.001 and BKFT 1128.959.001.

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

Property owner: James and Susan Taylor (Oscar's Frozen Custard)
Applicant: Chris White, PE, RaSmith
Application Type: Certified Survey Map
Zoning: Lot 1: B-2 Limited General Business District
Lot 2: I-1 Institutional District
Land Use Plan: Commercial and Office Park

Project Description

A condition of approval for Oscar's to redevelop their site was to prepare a Certified Survey Map to facilitate a lot line adjustment and establish easements. The CSM is comprised of two platted lots: Lot 1 platted in 1981 and Lot 2 platted in 2019. Lot 1, which will be the redeveloped Oscar's Frozen Custard, is increasing in size from .875 acres to .943 acres and losing some road frontage along Swenson Drive. Lot 2, which will remain a vacant lot, is decreasing in size from .796 acres to .727 acres and is gaining road frontage. The area of the land conveyance will incorporate a shared water main easement. The Sanitary District has signed off on the utility plans, easement location and associated language via separate document. The recorded easement document number will be placed on the final CSM, prior to recording.

The CSM is also proposing a cross parking easement on Lot 2 for the benefit of Lot 1 (Oscars) and a cross access easement on Lot 1 (Oscars) for the benefit of Lot 2 in the future. The applicant understands that these agreements do not guarantee future development/ use approval for the vacant lot (Lot 2).

The Town Engineer and Planner have reviewed the CSM and provided technical comments that must be addressed on a revised CSM. All comments are minor and will not fundamentally change the CSM as shown. The City of Waukesha has extra-territorial land division review authority over the lands incorporated within the CSM.

Possible Motion:

Recommend Plan Commission make a recommendation to the Town Board to approve the 2-lot Certified Survey Map comprised of Tax Parcels BKFT 1128.959.001 and BKFT1130.999.001, subject to the following conditions, prior to the Town signing the Final Certified Survey Map:

1. All Engineer and Planner technical comments be addressed on a revised CSM.

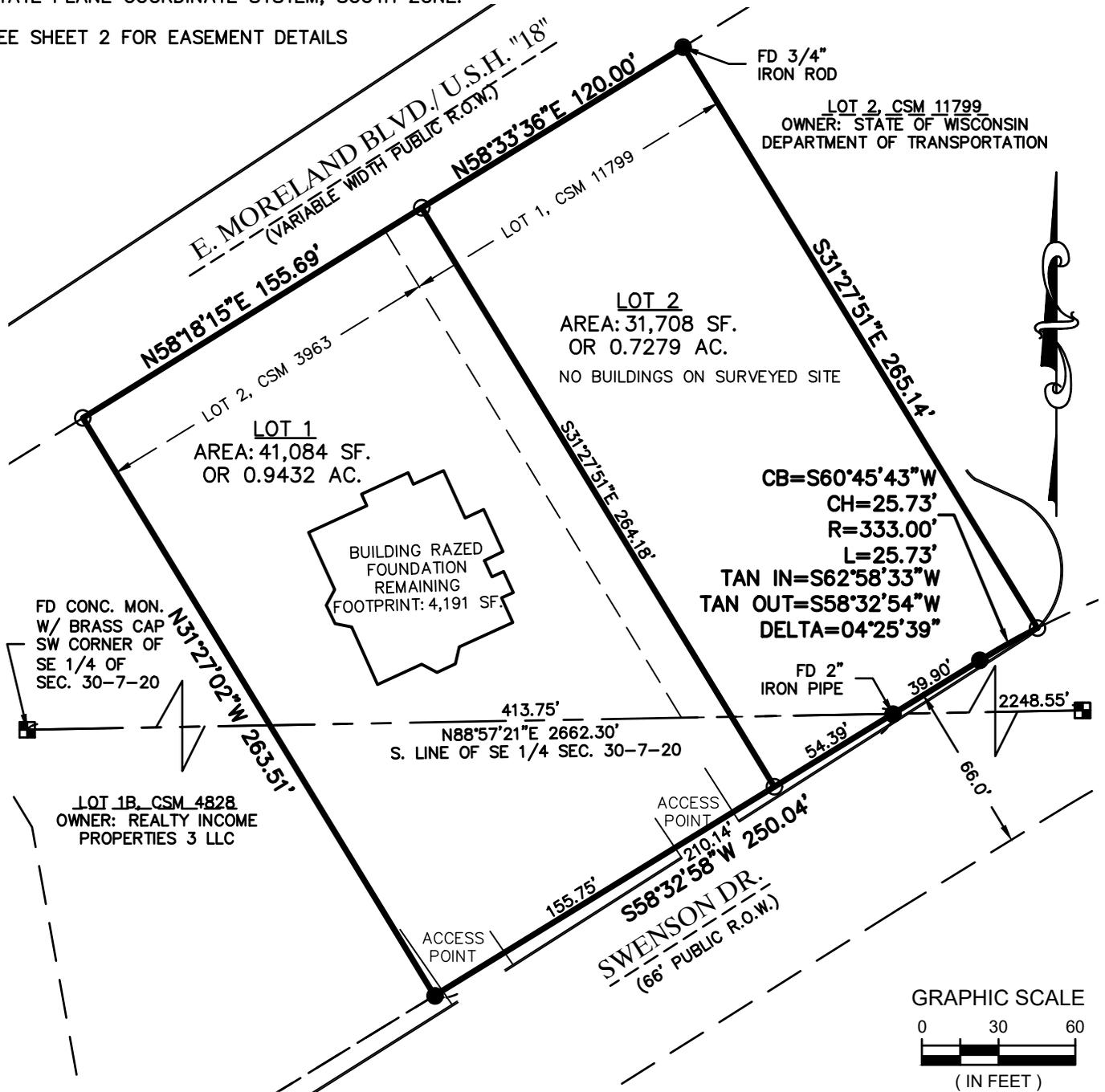
CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 2 of Certified Survey Map No. 3963, recorded on January 15, 1981, in the Waukesha County Register of Deeds Office in Volume 31, Page 4-7, as Document No. 1148662 and Lot 1 of Certified Survey Map No. 11799, recorded on January 4, 2019, in the Waukesha County Register of Deeds Office in Book 119, Page 9-13, as Document No. 4378007, being part of the Southwest 1/4 of the Southeast 1/4 of Section 30 and the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin.

- ▲ INDICATES FOUND MAG NAIL
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

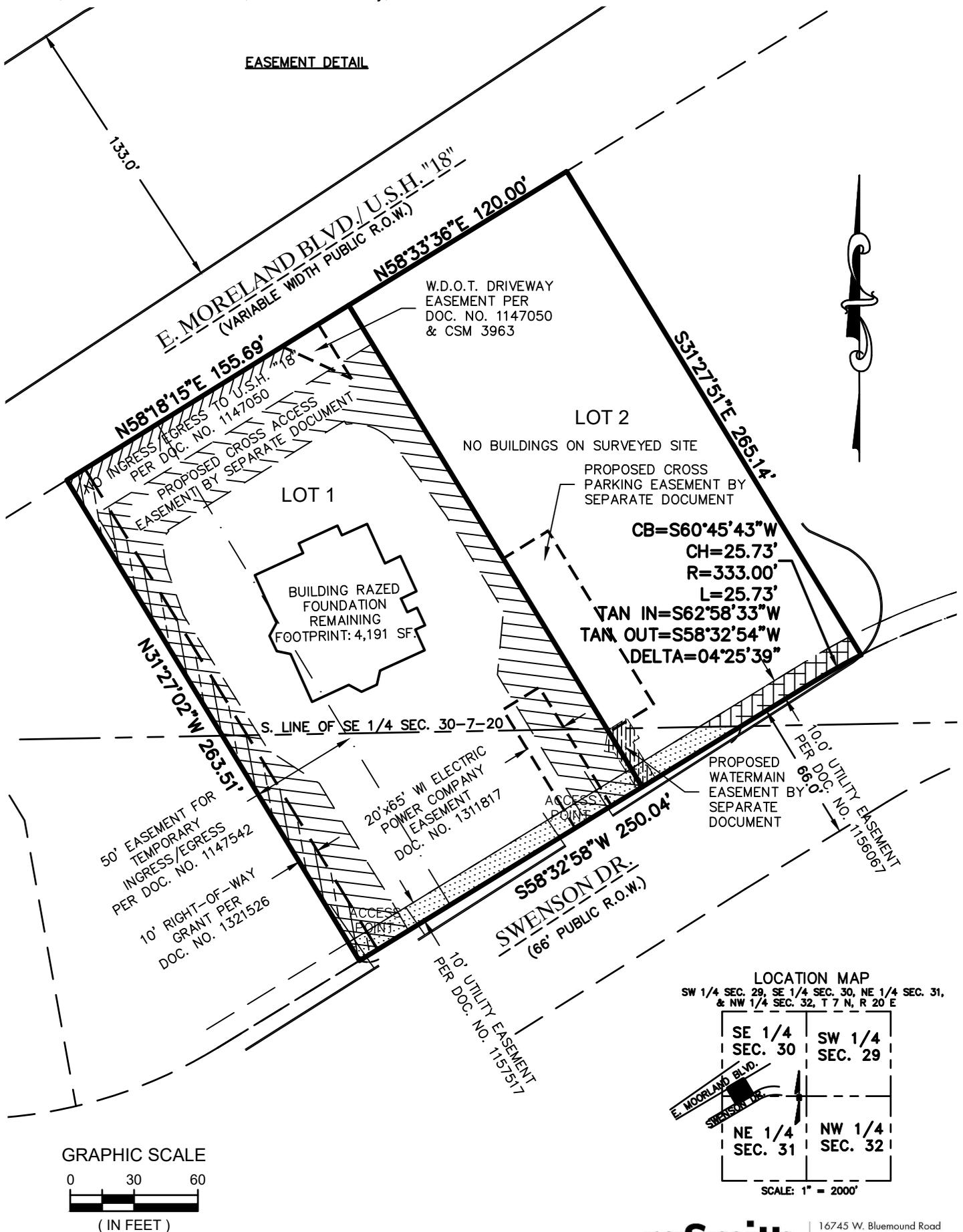
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30, T 7 N, R 20 E, WHICH BEARS NORTH 88°51'27" EAST. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

SEE SHEET 2 FOR EASEMENT DETAILS



CERTIFIED SURVEY MAP NO. _____

A revision of Lot 2 of Certified Survey Map No. 3963, recorded on January 15, 1981, in the Waukesha County Register of Deeds Office in Volume 31, Page 4-7, as Document No. 1148662 and Lot 1 of Certified Survey Map No. 11799, recorded on January 4, 2019, in the Waukesha County Register of Deeds Office in Book 119, Page 9-13, as Document No. 4378007, being part of the Southwest 1/4 of the Southeast 1/4 of Section 30 and the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 2 of Certified Survey Map No. 3963, recorded on January 15, 1981, in the Waukesha County Register of Deeds Office in Volume 31, Page 4-7, as Document No. 1148662 and Lot 1 of Certified Survey Map No. 11799, recorded on January 4, 2019, in the Waukesha County Register of Deeds Office in Book 119, Page 9-13, as Document No. 4378007, being part of the Southwest 1/4 of the Southeast 1/4 of Section 30 and the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, ERIC R. STURM, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped a redivision of Lot 2 of Certified Survey Map No. 3963, recorded on January 15, 1981, in the Waukesha County Register of Deeds Office in Volume 31, Page 4-7, as Document No. 1148662 and Lot 1 of Certified Survey Map No. 11799, recorded on January 4, 2019, in the Waukesha County Register of Deeds Office in Book 119, Page 9-13, as Document No. 4378007, being part of the Southwest 1/4 of the Southeast 1/4 of Section 30 and the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of said Section 30; thence North 88°57'21" East along the South line of said Southeast 1/4, a distance of 413.75 feet to the point of beginning; thence South 58°32'58" West along the North line of Swenson Drive 250.04 feet to the Southeast corner of Lot 1B, Certified Survey Map No. 4828; thence North 31°27'02" West along the East line of said Lot 1B, a distance of 263.51 feet to a point on the South line of East Moreland Boulevard (U.S.H. "18"); thence North 58°18'15" East along said South line 155.69 feet to a point; thence North 58°33'36" East along said South line 120.00 feet to the Northwest corner of Lot 2 of Certified Survey Map No. 11799; thence South 31°27'51" East along the West line of said Lot 2, a distance of 265.14 feet to the Southwest corner of said Lot 2; thence Southwesterly 25.73 feet along the arc of a curve, whose center lies to the South, whose radius is 333.00 feet, and whose chord bears South 60°45'43" West 25.73 feet to the intersection of the North line of aforementioned Swenson Drive and the South line of the Southeast 1/4 of Section 30; thence South 58°32'58" West 54.39 feet to the point of beginning.

Said lands containing 72,792 square feet or 1.6711 acres.

THAT I have made such survey, land division and map by the order and direction of JAMES TAYLOR, owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Ordinances of the Town of Brookfield in surveying, dividing and mapping the same.

June 10, 2025

DATE OF FIELD:
February 14, 2025

ERIC R. STURM,
REGISTERED LAND SURVEYOR S-2309

raSmith
CREATIVITY BEYOND ENGINEERING

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

CERTIFIED SURVEY MAP NO. _____

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TOWN OF BROOKFIELD PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Town of Brookfield on this ____ day of _____, 2025

KEITH HENDERSON, Chairman

EMILY HOWELLS, Deputy Clerk

TOWN BOARD APPROVAL

Approved by the Town Board of the Town of Brookfield on this ____ day of _____, 2025

KEITH HENDERSON, Chairman

EMILY HOWELLS, Deputy Clerk

All conditions of the approval of the Town of Brookfield were met as of the ____ day of _____, 2025.

THIS DOCUMENT WAS DRAFTED BY ERIC R. STURM,
REGISTERED LAND SURVEYOR S-2309

raSmith
CREATIVITY BEYOND ENGINEERING

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

EASEMENT EXHIBIT

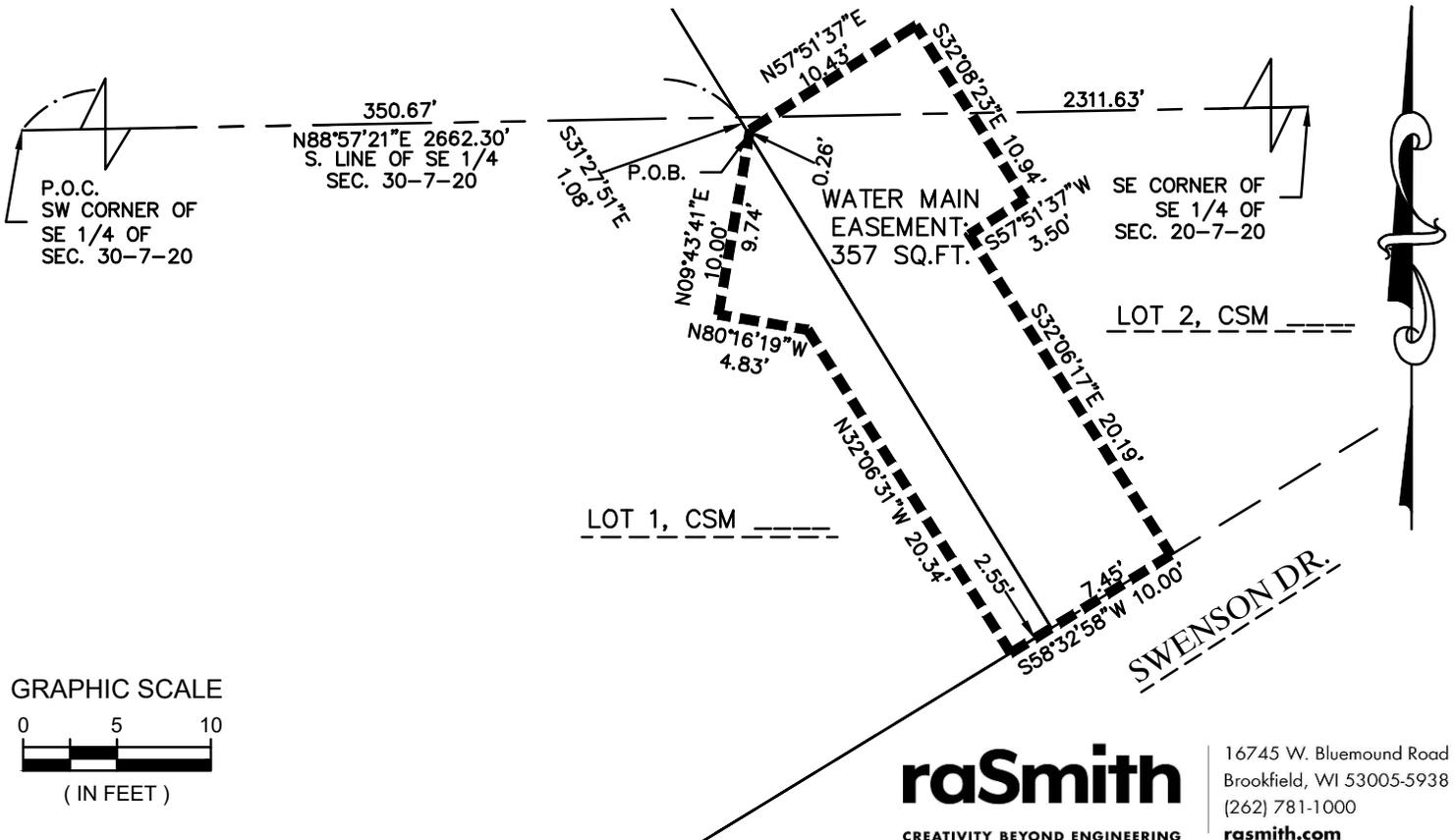
WATER MAIN EASEMENT

PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. _____, BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3963, RECORDED ON JANUARY 15, 1981, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 31, PAGE 4-7, AS DOCUMENT NO. 1148662 AND LOT 1 OF CERTIFIED SURVEY MAP NO. 11799, RECORDED ON JANUARY 4, 2019, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN BOOK 119, PAGE 9-13, AS DOCUMENT NO. 4378007, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 88°57'21" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SECTION 350.67 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE EAST LINE OF SAID LOT 1 OF CSM _____; THENCE SOUTH 31°27'51" EAST ALONG SAID EAST LINE 1.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09°43'41" EAST 0.26 FEET TO A POINT; THENCE NORTH 57°51'37" EAST 10.43 FEET TO A POINT; THENCE SOUTH 32°08'23" EAST 10.94 FEET TO A POINT; THENCE SOUTH 57°51'37" WEST 3.50 FEET TO A POINT; THENCE SOUTH 32°06'17" EAST 20.19 FEET TO A POINT ON THE NORTH LINE OF SWENSON DRIVE; THENCE SOUTH 58°32'58" WEST ALONG SAID NORTH LINE 10.00 FEET TO A POINT; THENCE NORTH 32°06'31" WEST 20.34 FEET TO A POINT; THENCE NORTH 80°16'19" WEST 4.83 FEET TO A POINT; THENCE NORTH 09°43'41" EAST 9.74 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 357 SQUARE FEET OR 0.0082 ACRES.

PREPARED FOR: JAMES TAYLOR
DATE: JUNE 25, 2025



EASEMENT EXHIBIT

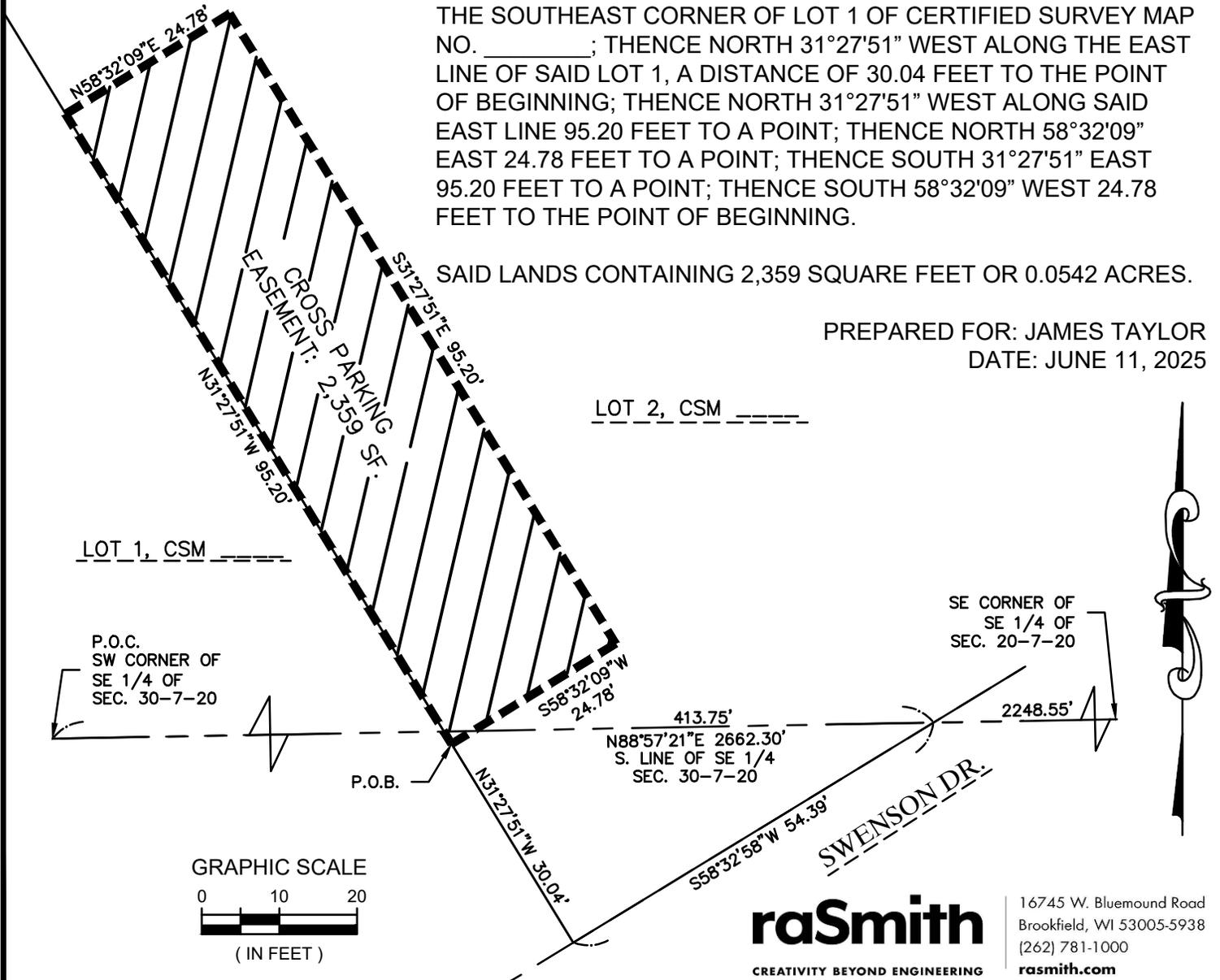
CROSS PARKING EASEMENT

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____, BEING PART A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3963, RECORDED ON JANUARY 15, 1981, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 31, PAGE 4-7, AS DOCUMENT NO. 1148662 AND LOT 1 OF CERTIFIED SURVEY MAP NO. 11799, RECORDED ON JANUARY 4, 2019, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN BOOK 119, PAGE 9-13, AS DOCUMENT NO. 4378007, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH $88^{\circ}57'21''$ EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SECTION 413.75 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE NORTHERLY LINE OF SWENSON DRIVE; THENCE SOUTH $58^{\circ}32'58''$ WEST ALONG SAID NORTHERLY LINE 54.39 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. _____; THENCE NORTH $31^{\circ}27'51''$ WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 30.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH $31^{\circ}27'51''$ WEST ALONG SAID EAST LINE 95.20 FEET TO A POINT; THENCE NORTH $58^{\circ}32'09''$ EAST 24.78 FEET TO A POINT; THENCE SOUTH $31^{\circ}27'51''$ EAST 95.20 FEET TO A POINT; THENCE SOUTH $58^{\circ}32'09''$ WEST 24.78 FEET TO THE POINT OF BEGINNING.

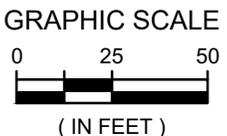
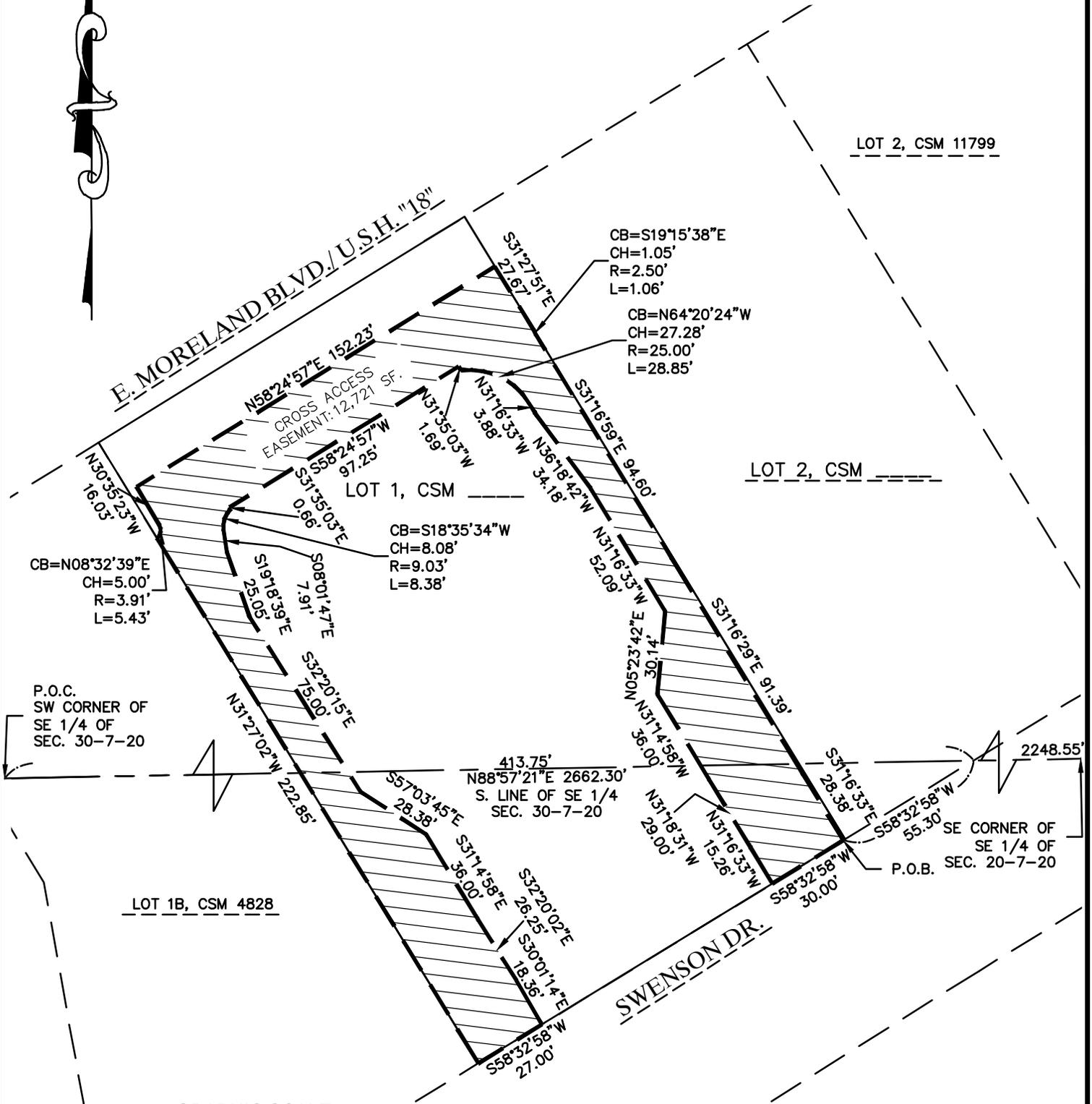
SAID LANDS CONTAINING 2,359 SQUARE FEET OR 0.0542 ACRES.

PREPARED FOR: JAMES TAYLOR
DATE: JUNE 11, 2025



EASEMENT EXHIBIT

CROSS ACCESS EASEMENT



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

CREATIVITY BEYOND ENGINEERING

EASEMENT EXHIBIT

CROSS ACCESS EASEMENT

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. _____, BEING PART A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3963, RECORDED ON JANUARY 15, 1981, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 31, PAGE 4-7, AS DOCUMENT NO. 1148662 AND LOT 1 OF CERTIFIED SURVEY MAP NO. 11799, RECORDED ON JANUARY 4, 2019, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN BOOK 119, PAGE 9-13, AS DOCUMENT NO. 4378007, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 88°57'21" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SECTION 413.75 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE NORTHERLY LINE OF SWENSON DRIVE; THENCE SOUTH 58°32'58" WEST ALONG SAID NORTHERLY LINE 55.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°32'58" WEST ALONG SAID NORTHERLY LINE 30.00 FEET TO A POINT; THENCE NORTH 31°16'33" WEST 15.26 FEET TO A POINT; THENCE NORTH 31°18'31" WEST 29.00 FEET TO A POINT; THENCE NORTH 31°14'58" WEST 36.00 FEET TO A POINT; THENCE NORTH 05°23'42" EAST 30.14 FEET TO A POINT; THENCE NORTH 31°16'33" WEST 52.09 FEET TO A POINT; THENCE NORTH 36°18'42" WEST 34.18 FEET TO A POINT; THENCE NORTH 31°16'33" WEST 3.88 FEET TO A POINT; THENCE NORTHWESTERLY 28.85 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 25.00 FEET, AND WHOSE CHORD BEARS NORTH 64°20'24" WEST 27.28 FEET TO A POINT; THENCE NORTH 31°35'03" WEST 1.69 FEET TO A POINT; THENCE SOUTH 58°24'57" WEST 97.25 FEET TO A POINT; THENCE SOUTH 31°35'03" EAST 0.66 FEET TO A POINT; THENCE SOUTHWESTERLY 8.38 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 9.03 FEET, AND WHOSE CHORD BEARS SOUTH 18°35'34" WEST 8.08 FEET TO A POINT; THENCE SOUTH 08°01'47" EAST 7.91 FEET TO A POINT; THENCE SOUTH 19°18'39" EAST 25.05 FEET TO A POINT; THENCE SOUTH 32°20'15" EAST 75.00 FEET TO A POINT; THENCE SOUTH 57°03'45" EAST 28.38 FEET TO A POINT; THENCE SOUTH 31°14'58" EAST 36.00 FEET TO A POINT; THENCE SOUTH 32°20'02" EAST 26.25 FEET TO A POINT; THENCE SOUTH 30°01'14" EAST 18.36 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY LINE OF SWENSON DRIVE; THENCE SOUTH 58°32'58" WEST ALONG SAID NORTHERLY LINE 27.00 FEET TO THE SOUTHEAST CORNER OF LOT 1B, OF CERTIFIED SURVEY MAP NO. 4828; THENCE NORTH 31°27'02" WEST ALONG THE EAST LINE OF SAID LOT 1B, A DISTANCE OF 222.85 FEET TO A POINT; THENCE NORTHEASTERLY 5.43 FEET ALONG THE ARC OF CURVE, WHOSE CENTER LIES TO THE WEST, WHOSE RADIUS IS 3.91 FEET, AND WHOSE CHORD BEARS NORTH 08°32'39" EAST 5.00 FEET TO A POINT; THENCE NORTH 30°35'23" WEST 16.03 FEET TO A POINT; THENCE NORTH 58°24'57" EAST 152.23 FEET TO A POINT ON THE WEST LINE OF LOT 2, OF CERTIFIED SURVEY MAP NO. _____; THENCE SOUTH 31°27'51" EAST ALONG SAID WEST LINE 27.67 FEET TO A POINT; THENCE SOUTHEASTERLY 1.06 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 2.50 FEET, AND WHOSE CHORD BEARS SOUTH 19°15'38" EAST 1.05 FEET TO A POINT; THENCE SOUTH 31°16'59" EAST 94.60 FEET TO A POINT; THENCE SOUTH 31°16'29" EAST 91.39 FEET TO A POINT; THENCE SOUTH 31°16'33" EAST 28.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 12,721 SQUARE FEET OR 0.2920 ACRES.

PREPARED FOR: JAMES TAYLOR
DATE: JUNE 11, 2025

raSmith
CREATIVITY BEYOND ENGINEERING

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



TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: August 26, 2025

RE: Conceptual approval for the construction of a financial institution with a service drive-thru lane and extension of timeframe for future approvals, **Johnson Financial Group, 17740 W. Bluemound Rd, BKFT1120.996**

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

Property owner: Bluemound Enterprises Limited Partnership

Applicant: Eric Ohlfs, The Redmond Company, on behalf of Johnson Financial Group

Application Type: Conceptual Approval

Zoning: B-2 Limited General Business District

Project Description

The property is approximately 1.9 acres and is located on the north side of W. Bluemound Road. The property was formerly Don and Roy's Motorsports and has a cell tower in the northwest corner of the site which is leased to the cell tower operator. The site is proposed to be redeveloped into a one-story financial institution (Johnson Financial Group), which is a permitted use within the B-2 District. Two service drive-thru lanes, which trigger a Conditional Use Permit, are proposed with one ATM lane on the end (west side). The surrounding area consists of condominiums to the north, a multi-tenant commercial building to the west and a Metro Market grocery store (in the City of Brookfield) to the east. The petitioners are seeking conceptual approval and an extension of the timeframe to receive preliminary and final approval from the Town. Additional details on the proposed use, hours of operation, dumpster enclosure and building materials are found in the attached narrative.

Ingress and Egress: Access to the site is proposed in the existing location off of Bluemound Road. Egress to the site is a right-turn only onto Bluemound Rd. A possible connection to Metro Market is also being explored.

Internal traffic patterns: Visitors will enter via Bluemound Road and proceed directly to the parking area or go east around the building to the service lane or the employee parking. There is a by-pass lane

around the service lanes. A painted “Do Not Enter” sign is directed on the west side of the entrance aisle.

Off-street parking: The area for customer service is approximately 2,300 sq. ft., which would result in 16 required customer parking spaces (1 space/150 sq. ft. of space reserved for customer service). There are 48 employee parking spaces proposed. However, a maximum of 28 employees are anticipated per shift (1/employee required). Some of the additional stalls may be utilized for stockpiling snow in the winter. The site plan identifies that the drive-in service lane can accommodate four waiting vehicles and a by-pass lane. The proposal meets the requirement.

Additional parking requirements:

- Spaces are 9’ x 18’ with a 24’ drive aisle. One aisle handicap stall is proposed in the customer parking area and two aisle handicap stalls are proposed in the employee parking area.
- A 10 ft. pavement setback is not being met to the east and west. The site plans note a 4 ft. requirement, which is the curb setback for parking.
- Parking is more than 25 ft. from the adjacent residential properties to the north.
- Parking lot islands and peninsulas are proposed at the end of aisles. Landscaping will be addressed in the future.
- A minimum 10 ft. landscape buffer yard is proposed along the north property line between the parking and the adjacent residential district.

Zoning

	Proposed	Required	Requirement met?
Road Setback (S) W. Bluemound Rd.	110+/- ft.	50 ft. min.	Yes
Offset (N) (residential)	231+/- ft.	15 ft. min.	Yes
Offset (E)	29 +/- ft.	15 ft. min.	Yes
Offset (W)	58 +/- ft.	15 ft. min.	Yes
Height	unknown	45 ft. max.	-
Floor Area	8,626 +/- sq. ft. (10.1%)	6,000 sq. ft. (min.) 42,600.5 sq. ft. (50% max)	Yes

Conceptual Approval

The purpose of conceptual project review shall be to determine the best use of a building site. The Plan Commission will consider the proposed land use and its compatibility with adjacent land uses. The Plan Commission should consider ingress and egress, off-street parking, and internal traffic patterns. Conceptual approval expires within six months, however the petitioners are seeking an extension on this approval to accommodate their current lease agreement until 2027. The petitioner is looking to break ground in Q2 of 2027 and complete the project by Q2 in 2028.

Staff Recommendation

Staff recommends that the Plan Commission make a recommendation to the Town Board to grant Conceptual Approval to allow a financial institution on the property located at 17740 W. Bluemound Road, subject to the following condition:

1. An extension on the timeframe to receive Preliminary and/or Final approval is permitted so long as the property is owned by Johnson Financial Group (or affiliate) and so long as the property grounds are maintained (e.g. mowing, clearing of unmaintained brush or garbage) by the owner (Johnson Financial Group) until such time the property is redeveloped.

August 14, 2025

Town of Brookfield
Attn: Plan Commission
645 North Janacek Road
Brookfield, Wisconsin 53045

RE: Johnson Financial Group Conceptual Plan for 17740 W. Bluemound Drive

Dear Plan Commission,

Johnson Financial Group currently operates out of a leased facility at 14000 West North Avenue in Brookfield, with the lease expiring in 2028. This location no longer meets their design standards and is not ideally situated for their clients.

To better serve the community, they are proposing an exciting redevelopment project at 17740 W. Bluemound Road, (the former Don & Roy's Motor Sports site). The existing building on the site would be demolished to make way for a new, state of the art 8,600 square foot single-story facility. Approximately half of the space will be dedicated to a retail bank branch, including two drive-thru lanes and one dedicated ATM lane. The remaining space will house offices for additional bank services and operations in commercial Banking and Wealth Management.

The new facility will also feature a community center where they plan to host seminars on financial literacy and first-time home buying – reinforcing their commitment to education and community engagement. The proposed hours of operation are M-F 8:30 am to 5 pm, and S 9 am to 12 pm.

Staffing will be limited to a maximum of 28 employees per shift.

Building Design: The lot is currently zoned B-2 (Limited General Business District) and a bank is permitted use; however, the drive-through would need a conditional use permit. The proposed building would meet all lot setbacks and building size and height requirements. The new 8,600 sf building will feature several architectural elements including a prominent entry feature located under a taller (22') clerestory element that also serves to provide a welcoming 20' tall lobby space with abundant natural light. A timeless palette of exterior materials including gray brick veneer, natural stone, brushed aluminum composite metal panel (ACM) and high-end faux wood aluminum siding provides an attractive and welcoming building to current and potential customers. Care has been taken to provide as many windows as possible to increase natural light into the building and enrich the customer's experience. The bank will be noncombustible Type IIB construction feature a steel structure and cold formed metal stud framing per the International Building Code. This design is based on JFG Corporate Design Standards that have been implemented at more than 5 other branches throughout Wisconsin in the past several years. Attached you will find a photo of a project that was recently completed near Appleton, WI that closely models the aesthetics of this project.

Site Design: The proposed site plan meets all parking and traffic ordinances. Access to the site would utilize the existing curb cut on to Bluemound Drive. Customer parking would be located at

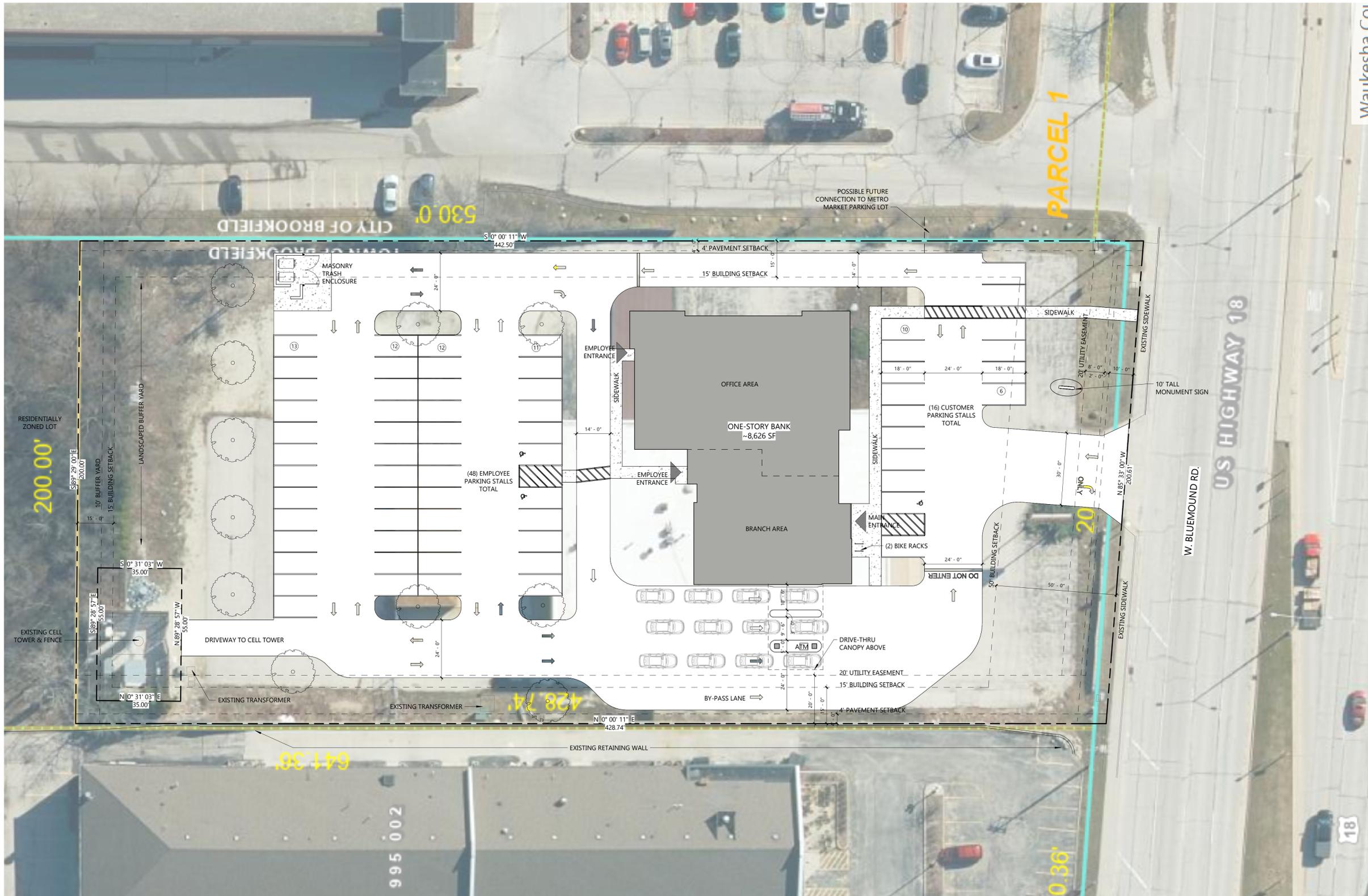
the front of the building with employee parking at the rear. Customers that need to access the drive-through or ATM would drive around the back of the building before exiting back onto Bluemound Drive. Based on the building size and planned number of employees, Town parking ordinance would require roughly 38-40 stalls. The proposed design currently has 64 stalls. Some of those stalls would be for stock piling snow during the winter months. The site will also feature a masonry trash enclosure that will match the same brick used on the building. The rear portion of the lot, that has a cell tower on it, is leased to the cell tower operator. As part of the lease agreement, access to the tower must be provided. Full civil and landscape plans will be provided at a later date, but we intend on meeting all stormwater and landscaping requirements.

Johnson Financial Group anticipates breaking ground in Q2 2027 and completing the project by Q2 2028.

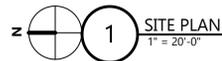
Sincerely,

A handwritten signature in black ink, appearing to read "Eric Ohlfs". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

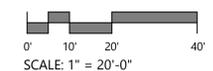
Eric Ohlfs
Senior Project Architect
The Redmond Company



ZONING INFO	
1.	ADDRESS: 17740 W BLUEMOUND RD, BROOKFIELD, WI 53045
2.	MUNICIPALITY: TOWN OF BROOKFIELD
3.	LOT ZONING: B-2 LIMITED GENERAL BUSINESS DISTRICT
4.	LOT SIZE: 85,201 SF (1.956 AC) (EXCLUDES CELL TOWER LOT)
5.	PERMITTED USE: BANKING INCLUDING DRIVE-IN FACILITIES
6.	CONDITIONAL USE: DRIVE-IN BANKS
7.	LOT AREA: 20,000 SF MIN.
8.	LOT WIDTH: 120' MIN.
9.	BUILDING HEIGHT: 45' MAX.
10.	ACCESSORY BUILDING: 15' MAX.
11.	BUILDING AREA: 6,000 SF MIN.
12.	BUILDING AREA: SHALL NOT EXCEED 50% OF LOT AREA (~43,500 SF MAX)
13.	BUILDING SETBACKS
A.	50' FROM R.O.W.
B.	15' FROM SIDE AND REAR LOT LINE
14.	BUFFER YARD - 10' WIDE AT RESIDENTIAL LOT LINE W/ OPAQUE LANDSCAPING
15.	PARKING LOT
A.	PAVEMENT SETBACK: 10' MIN.
16.	LIGHTING
A.	0.2 FC MAX AT PROPERTY LINE
B.	0.4 FC MIN AT PARKING LOT AND CIRCULATION AREAS
C.	NO LIGHT FIXTURES IN BUFFER YARDS
D.	LIGHTING <12V EXCLUDED FROM ABOVE RESTRICTIONS
17.	LANDSCAPING
A.	REFER TO ZONING ORDINANCE FOR ADDITIONAL INFO
B.	NO LANDSCAPING IN UTILITY OR DRAINAGE EASEMENTS (EXCEPT GRASS)
C.	NO PART OF TREE SHALL EXTEND BEYOND THE PROPERTY LINE
18.	TRAFFIC/PARKING
A.	DRIVEWAY VISION TRIANGLE: 15'X15' BETWEEN 30' TO 10' ABOVE GRADE
B.	PARKING STALL SIZE: 9'X18' MIN.
C.	ADA PARKING STALLS SIZE: 12'X18' MIN.
D.	NO PARKING WITHIN 25' OF A RESIDENTIAL LOT LINE
E.	PARKING LOT ISLANDS: REQUIRED WHEN >30 STALLS. MINIMUM SIZE OF 170 SF
F.	PARKING LOT CURB SETBACK: 4' MIN.
G.	PARKING QUANTITY: 1 STALL PER 150 GSF OF CUSTOMER SERVICE, PLUS 1 PER EMPLOYEE FOR LARGEST SHIFT
a.	8,000 SF BUILDING WOULD REQUIRE ~10 CUSTOMER STALLS & 28 EMPLOYEE STALLS
H.	DRIVE-THRU QUEUING: 4 VEHICLES PER LANE
I.	DRIVEWAYS - SEE CHAPTER 8
19.	SIGNAGE
A.	MONUMENT SIGNS
a.	NOT TO EXCEED A HEIGHT WHEN DRAWING A LINE 10' AT THE PROPERTY LINE TO THE BUILDING HEIGHT
b.	SIGN TO INCLUDE A 2' TALL MIN. MASONRY BASE WITH LANDSCAPING BED SHALL BE INCLUDED
c.	SIGN SETBACK: 5' MIN.
d.	SIGN AREA: 70 SF OF SIGN DISPLAY AREA PER SIDE
e.	SIGN QUANTITY: 1 MAX.
f.	SIGN TO INCLUDE 8" ADDRESS NUMERALS
B.	BUILDING SIGNS
a.	SIGN AREA: NOT TO EXCEED 0.8 SF PER LINEAR FOOT OF BUILDING FRONTAGE AT R.O.W. AND 100 SF MAX. EA.
b.	SIGN QUANTITY: 2 MAX. TOTAL



SITE PLAN
1" = 20'-0"



SCALE: 1" = 20'-0"

Johnson Financial Group - Brookfield

Site Presentation Plan



25010

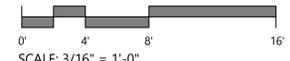
7/11/2025

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TOTAL BUILDING FOOTPRINT 8,636 SF

N
1 FIRST FLOOR PRESENTATION
3/16" = 1'-0"



Johnson Financial Group - Brookfield

First Floor Presentation Plan



25010

7/11/2025

© 2025 The Redmond Company



The above photo is from a recently completed building in the Appleton area. The Brookfield building will be very similar and will be using the same design aesthetic at the drive-thru, entrance, and clerestory at the branch portion of the building (left side of building). The office side of the building will also be very similar but reduced in length from the project above (right side of building).



TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission
FROM: Rebekah Leto, AICP, Town Planner
PC MEETING DATE: August 26, 2025
RE: Preliminary and Final approval for an addition to the existing real estate office,
MLG Capital, 19000 W. Bluemound Road, Tax Key No. BKFT1124.999.003

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

Property owner: 19000 HQ LLC (MLG Capital)
Applicant: Eric Nesseth, Stephen Perry Smith Architects
Application Type: Preliminary and Final Approval
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 petitioner was granted a variance from the Zoning Board of Appeals on 8/20/2025 to allow the expansion of a nonconforming building.

Parking: Eight parking spaces underneath the carport will be eliminated. Six compact parking spaces will be added to the main parking area around the existing sign. The petitioner does not anticipate needing to make changes to the sign to accommodate this. All spaces will be pavement parked for compact cars. Two additional ADA spaces will be added near the entrance and four parallel stalls will be added on the west side of the building addition (not currently shown on site plan). This results in four additional parking 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). The proposed open space on the site is 11%. New parking areas are surrounded with planting beds larger than 100 sq. ft. The proposed landscaping meets the ordinance requirements.

Lighting. The existing lighting was approved with the remodeling of the site in 2018. The proposed downcast LED lighting is similar to the lights approved with the initial project. Downcast LED-sconce lighting is proposed along the exterior elevations that are spaced approximately every 21.5 ft., which is every two windows. A revised photometric plan and cut sheets were submitted following the ARC meeting noted below. The new lights are now proposed on the existing greenhouse to prevent glare on the south face of the greenhouse, which was an item of concern at ARC. The photometric plan indicates the area near the addition has minimal foot candles at the property line. While the foot candles exceeds the .2 fc threshold, the existing conditions of the site already exceed the amount proposed. The removal of the lighted carport and the addition being 4 additional feet further from the property line will further reduce the existing condition of light at the property line. In addition, the light that does extend over the property line falls into an easement. Finally, lighting around the building provides a greater level of safety for drivers or pedestrians walking in the access easement drives that surround the site.

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.

Architectural Review Committee: Preliminary and Final approval were sought, however only a Preliminary recommendation was granted. The concerns from the ARC were around the existing and proposed lighting. The ARC advised the applicants to continue with the process and come back for final approval between the Plan Commission and Town Board. Since the ARC meeting, the petitioner has supplied an updated photometric plan and lighting cut sheets, which are discussed above. There were no concerns regarding the parking agreements in place or other site plan concerns.

Development Review Team Feedback:

No concerns were relayed. The Town Engineer is reviewing updated plans that appear to address all minor comments relayed to the applicant. Additional details will be provided at the meeting if there are any further comments.

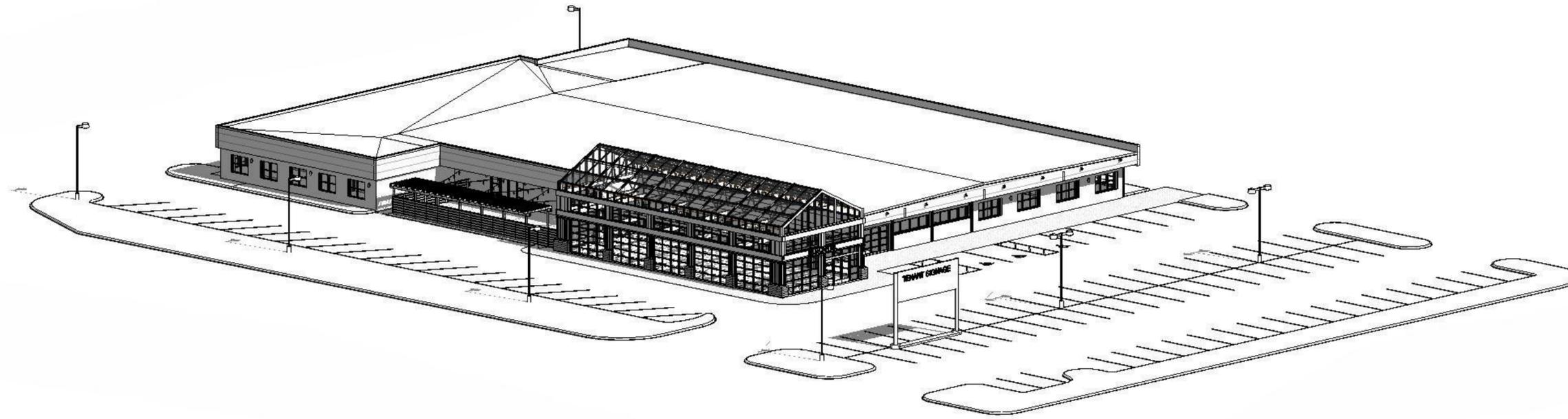
Staff Recommendation

Staff recommends that the Plan Commission make a recommendation to the Town Board to grant Preliminary and Final Approval to the Town Board to allow the petitioner to construct an addition onto the existing building located at 19000 W. Bluemound Road, subject to the following condition:

1. Subject to all final comments of the Town Engineer being addressed to his satisfaction.

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:

WALLACE & SMITH DISTILLING CO.

MLG HQ EXPANSION

Enter address here

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	07/25/25

SHEET

TITLE PAGE

X080

© STEPHEN PERRY SMITH ARCHITECTS, INC.

ISSUED FOR: **OWNER REVIEW**

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



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

PROJECT

PROPOSED BUILDING FOR:

WALLACE & SMITH DISTILLING CO.

MLG HQ EXPANSION

Enter address here

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
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INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	07/25/25

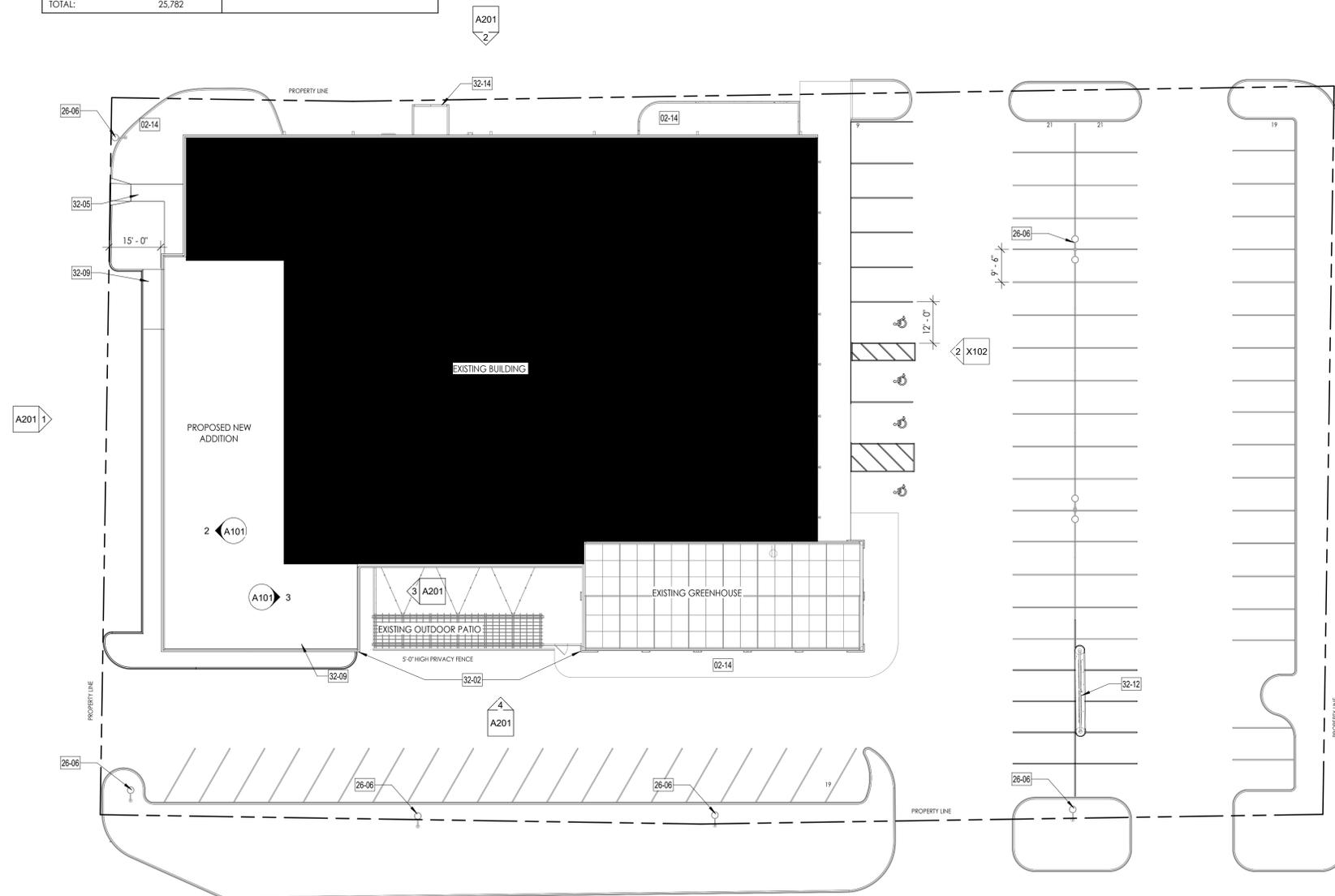
SHEET

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 ARCHITECTURAL SITE PLAN

SCALE 1" = 20'-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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Enter address here

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OWNER

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

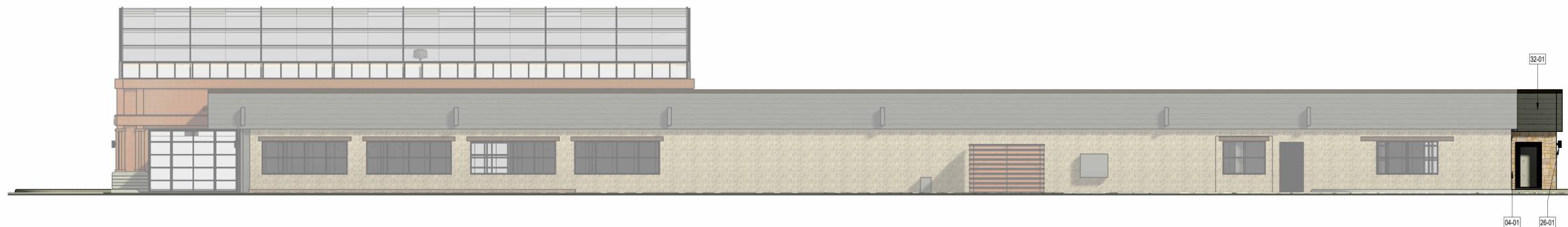
PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	07/25/25

SHEET

EXHIBIT ELEVATIONS

X102

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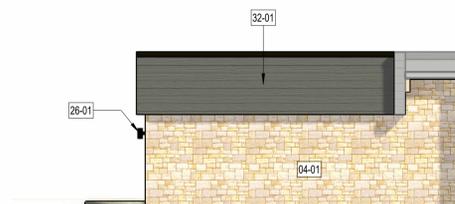
3 EXHIBIT - NORTH ELEVATION

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	
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:

WALLACE & SMITH DISTILLING CO.

MLG HQ EXPANSION

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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	07/25/25

SHEET

EXHIBIT ELEVATIONS

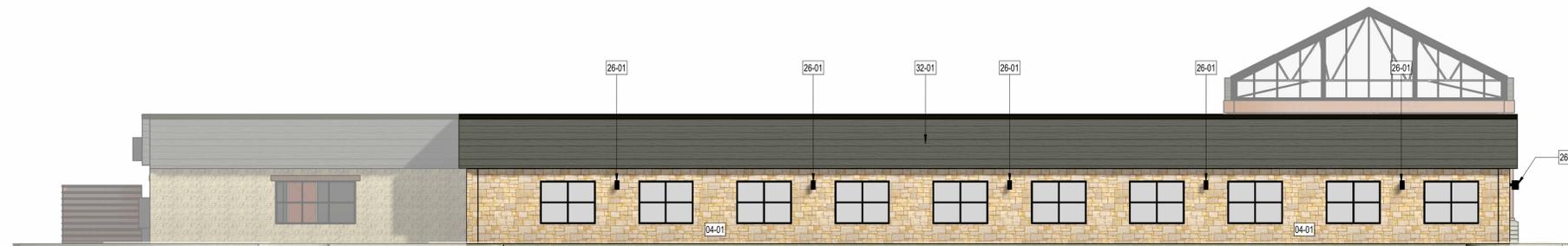
X103

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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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PROJECT

PROPOSED BUILDING FOR:

WALLACE & SMITH DISTILLING CO.

**MLG HQ
EXPANSION**

Enter address here

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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 EJM
PROJECT NUMBER 250219
ISSUED FOR REVIEW
DATE 07/25/25

SHEET

EXHIBIT PERSPECTIVE

X104

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VIEW AT EXPANSION - SOUTH WEST



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PROJECT

PROPOSED BUILDING FOR:

WALLACE & SMITH DISTILLING CO.

**MLG HQ
EXPANSION**

Enter address here

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OWNER

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	07/25/25

SHEET

EXHIBIT PERSPECTIVE

X105

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VIEW AT EXPANSION - NORTH WEST

PROJECT

PROPOSED BUILDING FOR:

WALLACE & SMITH DISTILLING CO.

**MLG HQ
EXPANSION**

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OWNER

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	07/25/25

SHEET

EXHIBIT PERSPECTIVE

X106



VIEW AT EXPANSION - SOUTH EAST

PROJECT

PROPOSED BUILDING FOR:

WALLACE & SMITH DISTILLING CO.

**MLG HQ
EXPANSION**

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OWNER

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	07/25/25

SHEET

EXHIBIT PERSPECTIVE

X107



VIEW AT NEW PARKING - SOUTH EAST

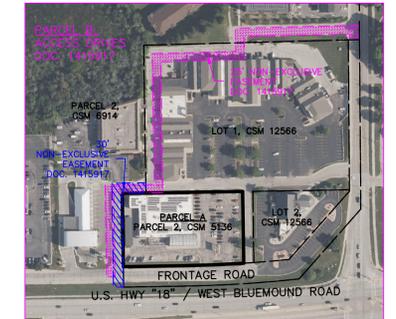
ALTA/NSPS LAND TITLE SURVEY

KNOWN AS: 19000 W. BLUEMOUND ROAD, BROOKFIELD, WISCONSIN

PARCEL A:
Parcel 2 of Certified Survey Map No. 5136, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 29, in Township 7 North, Range 20 East, in the Town of Brookfield, County of Waukesha, State of Wisconsin, recorded in the Office of the Register of Deeds for Waukesha County on January 28, 1987 in Volume 42 of Certified Survey Maps on Pages 71 to 73 inclusive, as Document No. 1399947.

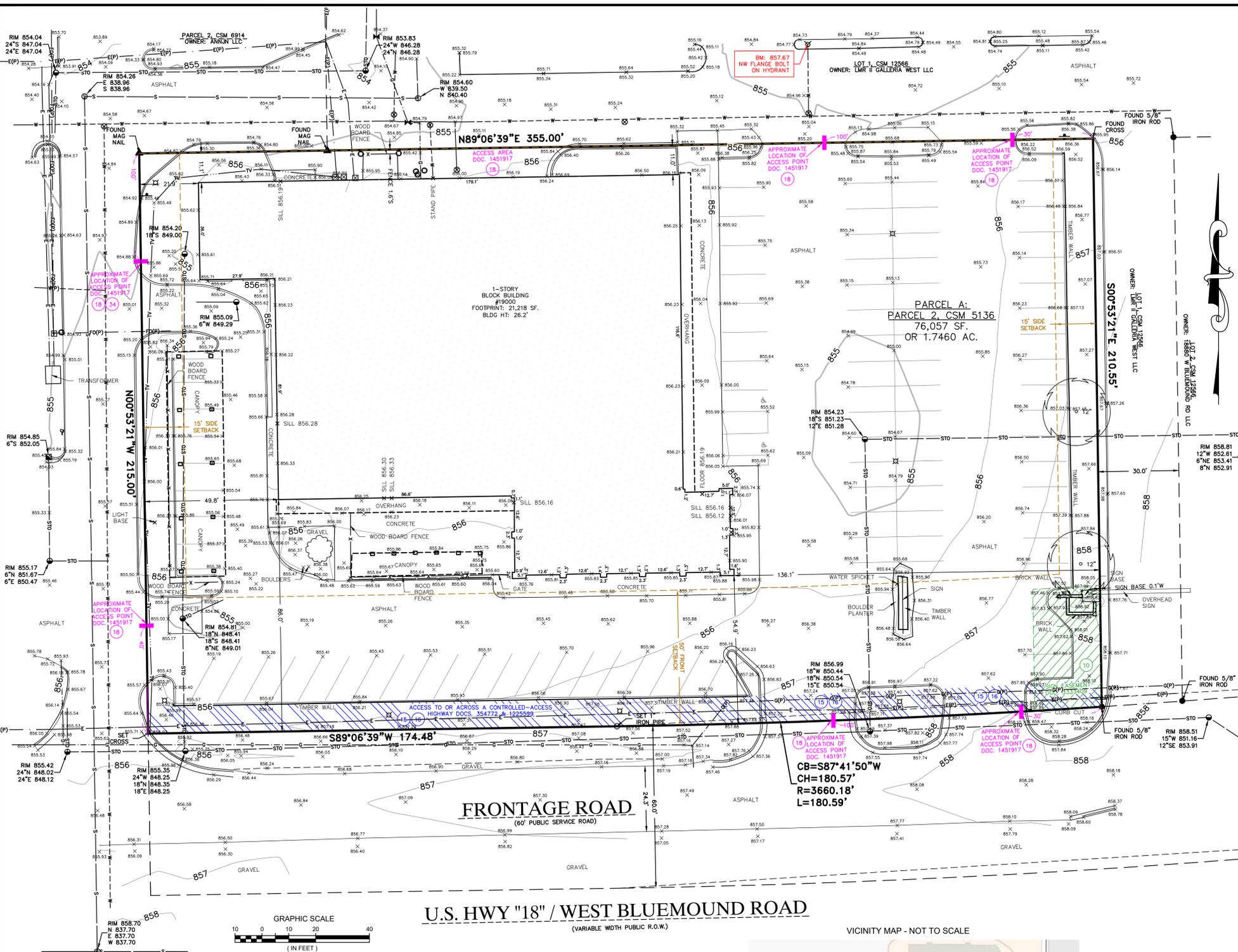
PARCEL B: (SHOWN IN DETAIL)
Non-exclusive easement for the benefit of Parcel A created by Restrictive Covenant and Easement Agreement, dated October 6, 1987 and recorded October 12, 1987 as Document No. 1451917, for ingress and egress as provided for therein.

Prepared for: MLG DEVELOPMENT
Survey No: 169793-KAC



- A. Basis of Bearings**
Bearings are based on the East line of the Southeast 1/4 of Section 29, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin, which bears South 00°26'01" East, as shown on Certified Survey Map No. 5136.
- B. Title Commitment**
This survey was prepared based on Chicago Title Insurance Company, title commitment number CO-6315, Revision D, commitment date September 26, 2017, which lists the following easements and/or restrictions from schedule B-II:
- 1-5, 9, and 19-30 - **NOT SURVEY RELATED.**
 - 6-8, 31, and 32 - **VISIBLE EVIDENCE SHOWN, IF ANY.**
 - 17 - **INTENTIONALLY DELETED FROM TITLE COMMITMENT.**
 - 10. Sign Easement Agreement recorded on November 2, 2005, as Document No. 3333409. - **LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.**
 - 11. Utility Easement recorded on April 19, 1911 as Document No. 74955. - **LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - IT IS A BLANKET EASEMENT, ITS LOCATION IS NOT SHOWN.**
 - 12. Utility Easement recorded on December 9, 1921 in Volume 176 of Deeds at page 145, as Document No. 120139. - **LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - IT IS A BLANKET EASEMENT, ITS LOCATION IS NOT SHOWN.**
 - 13. Utility Easement recorded on December 23, 1927 as Document No. 154949. - **DOCUMENT NOT PROVIDED.**
 - 14. Utility Easement recorded on March 18, 1953 in Volume 597 of Deeds at page 67, as Document No. 377695. - **LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - IT IS A BLANKET EASEMENT, ITS LOCATION IS NOT SHOWN.**
 - 15. Access Restriction recorded on August 10, 1951 in Volume 553 of Deeds at page 275, as Document No. 354772. - **IT LIMITS ACCESS TO AN OTHERWISE ABUTTING RIGHT OF WAY - ITS LOCATION IS SHOWN.**
 - 16. Access Authorization recorded on August 16, 1983 in Reel 560, Image 327, as Document No. 1225599. - **IT LIMITS ACCESS TO AN OTHERWISE ABUTTING RIGHT OF WAY - ITS LOCATION IS SHOWN.**
 - 18. Restrictions, covenants, conditions and easements recorded on October 12, 1987 in Reel 946, Image 1247, as Document No. 1451917. but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). - **LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.**
 - 33. Rights of utility companies to maintain their facilities as referenced on the ALTA/NSPS Land Title Survey prepared by The Sigma Group under date of July 12, 2017 and last revised August 23, 2017 as Project No. 17013. - **DOCUMENT NOT PROVIDED.**
 - 34. Consequences, if any, due to the location of the northern access drive along the West lot line which does not appear to comply with Section 3.4(b) of the Restrictive Covenant and Easement Agreement recorded as Document No. 1451917 and referenced on the ALTA/NSPS Land Title Survey prepared by The Sigma Group under date of July 12, 2017 and last revised August 23, 2017 as Project No. 17013. - **LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.**

- C. Flood Note**
According to flood insurance rate map of the Waukesha County Unincorporated Areas, community panel number 55133C0217H, effective date of October 19, 2023, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain). Flood Hazard Impact is subject to map scale uncertainty.
- D. Parking Spaces**
There are 88 total parking spaces consisting of 86 regular and 2 handicapped parking spaces marked on this site.
- E. Elevations**
Elevations refer to NAVD88 Datum. Starting Benchmark: 871.26', Reference benchmark for East corner of Section 29-7-20 - Chiseled Cross on Hydrant Nozzle
- F. Municipal Zoning** (Information obtained by Surveyor)
The zoning information listed below is taken from Town of Brookfield- site is zoned B-2 Limited General Business District
- Front setback = 50'
Side yard setbacks (offset) = 15'
Maximum height of principal building = 45'
- G. Notes**
As to Table A item 11
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction or observed in the process of conducting the fieldwork.
- There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.



U.S. HWY "18" / WEST BLUEMOUND ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

VICINITY MAP - NOT TO SCALE

LEGEND

<ul style="list-style-type: none"> ○ BOLLARD ⊕ SOIL BORING/MONITORING WELL ⊕ MAILBOX ⊕ SIGN ⊕ AIR CONDITIONER ⊕ CONTROL BOX ⊕ TRAFFIC SIGNAL ⊕ IRRIGATION CONTROL BOX ⊕ CABLE PEDESTAL ⊕ POWER POLE ⊕ GUY POLE ⊕ GUY WIRE ⊕ LIGHT POLE ⊕ SPOT/YARD/PEDESTAL LIGHT ⊕ HANDICAPPED PARKING ⊕ PULL BOX ⊕ ELECTRIC MANHOLE ⊕ ELECTRIC PEDESTAL ⊕ ELECTRIC METER ⊕ ELECTRIC TRANSFORMER ⊕ TELEPHONE MANHOLE ⊕ UTILITY VAULT ⊕ GAS VALVE ⊕ GAS METER ⊕ GAS WARNING SIGN ⊕ STORM MANHOLE ⊕ ROUND INLET ⊕ SQUARE INLET ⊕ STORM SEWER END SECTION 	<ul style="list-style-type: none"> ⊕ SANITARY MANHOLE ⊕ SANITARY CLEANOUT OR SEPTIC VENT ⊕ SANITARY INTERCEPTOR MANHOLE ⊕ MISCELLANEOUS MANHOLE ⊕ WATER VALVE ⊕ HYDRANT ⊕ WATER SERVICE CURB STOP ⊕ WATER MANHOLE ⊕ WELL ⊕ WATER SURFACE ⊕ WETLANDS FLAG ⊕ MARSH ⊕ CONIFEROUS TREE ⊕ DECIDUOUS TREE ⊕ SHRUB
--	--



To: 19000 HQ LLC, a Wisconsin limited liability company; Park Bank, its successors and/or assigns; Three B Land Company, a Wisconsin general partnership; and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 16, and 17 of Table A thereof. The fieldwork was completed on June 24, 2025.

Date of Plat or Map: June 25, 2025

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.



Eric R. Sturm
Eric R. Sturm
Professional Land Surveyor
Registration Number S-2309
eric.sturm@rasmith.com

DIGGERS HOTLINE TICKET NOS: 20252301795 & 1796

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

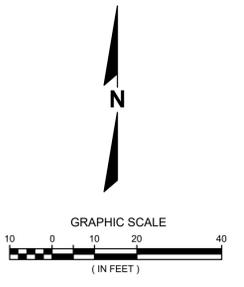
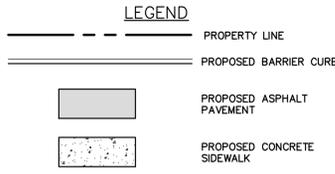
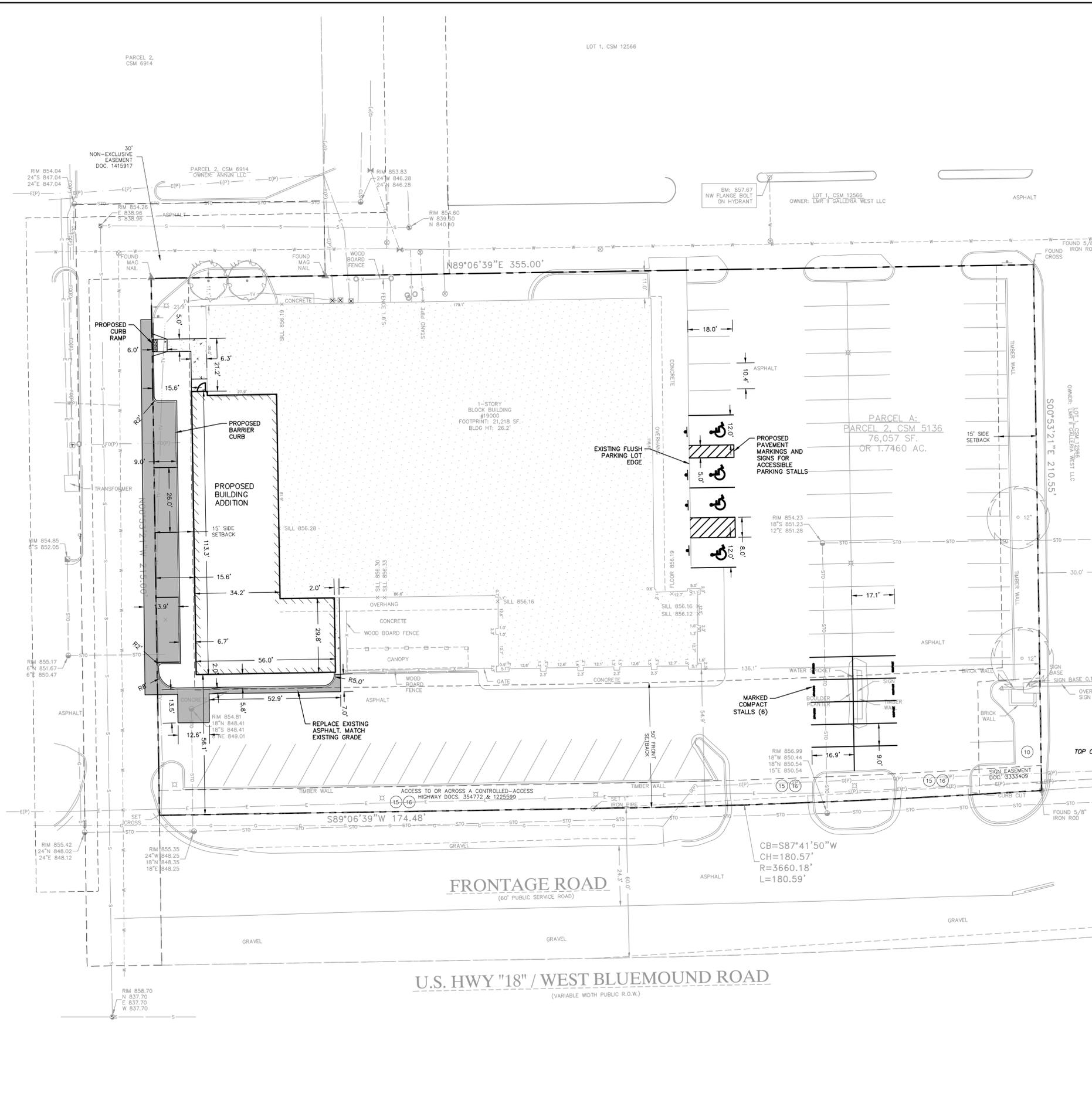
(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

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raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-9398
(262) 781-1000
rasmith.com



PARKING STATISTICS EXISTING CONDITIONS:

REGULAR STALLS	86
ADA STALLS	2
TOTAL	88

PARKING STATISTICS PROPOSED CONDITIONS:

REGULAR STALLS	90
ADA STALLS	4
TOTAL	94

EXISTING CONDITIONS

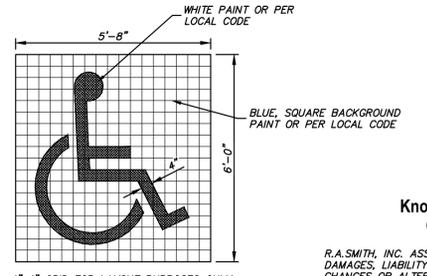
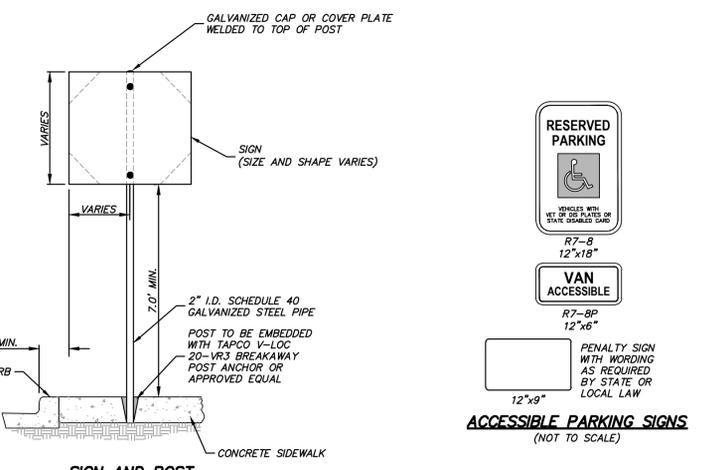
	SF	ACRES	COVERAGE
TOTAL SITE	76,057	1.74	
PERVIOUS SPACE	9,279	0.21	12.2%
IMPERVIOUS SPACE	66,778	1.53	87.8%

PROPOSED CONDITIONS

	SF	ACRES	COVERAGE
TOTAL SITE	76,057	1.74	
PERVIOUS SPACE	8,212	0.19	11.0%
IMPERVIOUS SPACE	67,845	1.55	89.0%

GENERAL NOTES:

- EXISTING TOPOGRAPHY OBTAINED BY raSmith JUNE 25, 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, WI 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.



Know what's below.
Call before you dig.

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DESCRIPTION	DATE
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	
MLG CAPITAL BUILDING ADDITION TOWN OF BROOKFIELD, WI	
SITE PLAN	
© COPYRIGHT 2025 R.A. Smith, Inc.	
DATE: 08/20/2025	
SCALE: 1" = 20'	
JOB NO. 3250112	
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.	
DESIGNED BY: MAF	
CHECKED BY: CBW	
SHEET NUMBER	
C200	

DIVISION 1 – GENERAL REQUIREMENTS	DIVISION 31 – EARTHWORK	DIVISION 32 – EXTERIOR IMPROVEMENTS	DIVISION 33 – UTILITIES
<p>01 41 00 – REGULATORY REQUIREMENTS</p> <p>1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:</p> <ol style="list-style-type: none"> WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS WISCONSIN EROSION CONTROL PROTECTION ACCEPTABILITY LIST STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION IN WISCONSIN (SSSWCW) WISCONSIN ADMINISTRATIVE CODE, SECTIONS 381-387 WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) APPROVED PRODUCT LISTS (APL) FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD) UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES MUNICIPALITY DEVELOPMENT STANDARDS COUNTY DEVELOPMENT STANDARDS <p>2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.</p> <p>3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.</p> <p>4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.</p> <p>5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL ENGINEER.</p> <ol style="list-style-type: none"> DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC., HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS MUST BE FOR SUBMITTAL REVIEW. THE USER OF THE MATERIAL BEING USED WILL BE NOTIFIED. CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN. IN PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR WORK DELAYS FOR SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. IF CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE. <ol style="list-style-type: none"> ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE OWNER OR THEIR REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REJECT MATERIALS, WORKMANSHIP, INTERPRETATION OF THE PLANS AND SPECIFICATIONS BY THE OWNER OR THEIR REPRESENTATIVE SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND THE COST OF SUCH REWORK. FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR THEIR REPRESENTATIVE TO CONDEMN OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR MATERIALS, IF IT BECOMES EVIDENT AT ANY TIME PRIOR TO THE FINAL ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR OF SUCH A SUM OF MONEY AS MAY BE NEEDED TO BUILD AROUND ALL PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR REPLACEMENT OF IMPROPER MATERIALS. INSPECTORS EMPLOYED BY THE OWNER SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION, FABRICATION OR MANUFACTURE OF THE MATERIALS TO BE USED. THE INSPECTOR IS NOT AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE COMPLETED PROJECT. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS AND AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR THEIR REPRESENTATIVE. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED TO BE AN ENDORSEMENT OR AUTHORITY TO RELEASE THE CONTRACTOR FROM FULFILLING THE OBLIGATIONS OF THE CONTRACT. ALL MATERIALS AND EACH PART OF DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRICT ADHERENCE TO THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MILL, PLANT OR SHOP INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS IS SUBJECT TO SUCH INSPECTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE ALLOWED ACCESS TO ALL PARTS OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE, TO MAKE A COMPLETE AND DETAILED INSPECTION. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS. ALL ITEMS OF WORK SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED, DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 15. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM). ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES. THE CONTRACTOR SHALL BE PREPARED FOR Dewatering CONTINGENCY BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ON SITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC TRAFFIC SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL SEEDING AREAS SHALL BE FERTILIZED AS NECESSARY AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER. 	<p>31 10 00 – SITE CLEARING & DEMOLITION</p> <ol style="list-style-type: none"> WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOSTS, STUMPS, RUBBISH, AND OTHER PERSHABLE MATTER INTERFERING WITH NEW CONSTRUCTION. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. CALL 811 TO NOTIFY UTILITY PROVIDERS, AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES. ISOLATION JOINTS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. SAW CUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER. VOIDS LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT PONDING OF WATER. REMOVE AND DEMOLISH MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION. <p>31 20 00 – EARTH MOVING</p> <ol style="list-style-type: none"> WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND CONSTRUCTION OF TEMPORARY EROSION CONTROL PRACTICES. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD OBSERVATIONS AND TESTS. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED UNDESIRABLE AND NOT TO BE USED IN THE WORK. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL. EXCAVATED MATERIALS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL. REMOVE AND DEMOLISH MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING CONSTRUCTION SHALL BE PERFORMED WITHIN 48 HOURS OF THE TIME WHEN COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERGUT IN ACCORDANCE WITH SECTION 646 OF WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING, SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING OF PROJECT AREAS. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SLOPE. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. TOPSOIL REPLACEMENT SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF SIX INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN. TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY THE END OF CONSTRUCTION TO INSURE LONG TERM PLANT HEALTH. GROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED. <p>31 25 00 – EROSION & SEDIMENTATION CONTROLS</p> <ol style="list-style-type: none"> WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES SHALL BE IN ACCORDANCE WITH THE WISCONSIN TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE. ACTIVITY, EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS. ALL ITEMS OF WORK SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED, DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 15. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM). ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES. THE CONTRACTOR SHALL BE PREPARED FOR Dewatering CONTINGENCY BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ON SITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC TRAFFIC SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL SEEDING AREAS SHALL BE FERTILIZED AS NECESSARY AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER. <p>31 32 00 – ASPHALT PAVING</p> <ol style="list-style-type: none"> WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. ASPHALT PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW SHALL BE FORMATTED USING WISDOT MIX DESIGN STANDARD DATA INPUT FORM/REPORT 249. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4-INCH FOR SURFACE COURSE. (NO MINUS). APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. <p>31 13 00 – CONCRETE PAVING</p> <ol style="list-style-type: none"> WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF PREPARED JOINT FILLER, CONCRETE PAVING, CURBING, AND CLEANUP. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. <ol style="list-style-type: none"> SECTION 405- COLORED AND STAMPED CONCRETE PAVING SECTION 415- CONCRETE PAVEMENT SECTION 416- CONCRETE PAVEMENT REPAIR SECTION 601- CONCRETE CURBING SECTION 602- CONCRETE SIDEWALK AND PATIO PAVING CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M. AIR-ENTRAINMENT SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260. 	<p>32 10 00 – SITE CLEARING & DEMOLITION</p> <ol style="list-style-type: none"> RETARDING, WATER-REDUCING, AND NON-CHLORIDE ACCELERATING ADMIXTURES SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASHTO M194. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS AND ASHTO M 148. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS. JOINT PATTERN SHALL FOLLOW ARCHITECTURAL PLANS IF AVAILABLE. ISOLATION JOINTS SHALL BE PERFORMED WITH JOINT FILLER STRIPS ADJUTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES ADJUTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL CURING. MAXIMUM DIFFERENCE BETWEEN CONCRETE SIDEWALKS AND ADJACENT PAVEMENT SURFACES SHALL NOT EXCEED 1/4-INCH VERTICAL. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. ALL ACCESSIBLE DOORWAYS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF 5 FEET BY 5 FEET WITH A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE. <p>32 17 00 – PAVEMENT MARKING</p> <ol style="list-style-type: none"> WORK SHALL CONSIST OF INSTALLATION OF PARKING LOT STRIPING, DIRECTIONAL ARROWS, AND ACCESSIBLE SYMBOLS. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH SECTION 646 OF WISDOT STANDARD SPECIFICATIONS AND WISDOT APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS NOTED OTHERWISE ON THIS PLAN. MARKINGS SEPARATING OPPOSING TRAFFIC SHALL BE YELLOW. ALL PARKING LOT STRIPING SHALL BE 4-INCH WIDTH UNLESS NOTED OTHERWISE ON THIS PLAN. EXISTING MARKINGS SHALL BE REMOVED AND UNTIL PAVEMENT MARKING IS DRIED, PROTECT ADJACENT AREAS FROM RECEIVING PAINT OR EPOXY. APPLY PAVEMENT MARKING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO PRODUCE MARKINGS AS INDICATED WITHIN THE CONTRACT DOCUMENTS. APPLY PAVEMENT MARKING TO CLEAN AND DRY SURFACE, FREE FROM FROST, TO ENSURE PROPER BONDING. NOTIFY OWNER OF ANY UNSOUND CONDITIONS PRIOR TO COMMENCING WORK. APPLYING PAVEMENT MARKING CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION. <p>32 32 00 – RETAINING WALLS</p> <ol style="list-style-type: none"> WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND DIRECTION TO CONSTRUCT RETAINING WALLS. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION AND DIMENSIONS SHOWN ON THIS PLAN. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION AND MATERIAL REFERENCE ONLY. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. THE CONTRACTOR SHALL PROCURE DETAILED DESIGN CALCULATIONS AND DRAWINGS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER EXPERIENCED WITH RETAINING WALL DESIGN AND LICENSED IN THE STATE IN WHICH THE RETAINING WALLS ARE TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES ARE PROTECTED FROM THE EFFECTS OF EXCAVATION AND PROVIDING ANY NECESSARY EXCAVATION SUPPORT. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ADJACENT TO THE RETAINING WALLS DOES NOT DISTURB OR PLACE TEMPORARY LOADS ON THE RETAINING WALLS THAT EXCEED DESIGN LOADS. <p>32 33 00 – UTILITIES</p> <p>33 10 00 – WATER DISTRIBUTION</p> <ol style="list-style-type: none"> WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE WATER DISTRIBUTION SYSTEM AND ALL APPURTENANCES. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. ALL PUBLIC WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE NR 811, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW. ALL PRIVATE WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW. POLYVINYL CHLORIDE (PVC) PIPE SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900 WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS IN ACCORDANCE WITH SECTION 8.2.0.0 OF SSSWCW. DUCTILE IRON PIPE (DIP) SHALL BE IN ACCORDANCE WITH SECTION 8.2.0.0 OF SSSWCW WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 8.1.8.0 OF SSSWCW. POLYETHYLENE TUBING SHALL BE SDR 9 IN ACCORDANCE WITH SECTION 8.2.4.0 OF SSSWCW AND CONFORM TO AWWA C901. COPPER TUBING SHALL BE TYPE "K" IN ACCORDANCE WITH SECTION 8.2.4.0 OF SSSWCW AND CONFORM TO ASTM B88. BALL VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.2.7.0 OF SSSWCW AND CONFORM TO AWWA C800 AND ASTM B62. GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.2.7.0 OF SSSWCW AND CONFORM TO AWWA C500. VALVE BOXES SHALL BE IN ACCORDANCE WITH SECTION 8.2.8.0 OF SSSWCW AND CONFORM TO AWWA C504. VALVE BUTTES SHALL BE IN ACCORDANCE WITH SECTION 8.2.9.0 OF SSSWCW AND CONFORM TO ASTM A48. VALVE BOXES SHALL BE CAST IRON, SREW TYPE, 3 PIECE ASSEMBLY, WITH COVERS MARKED "WATER". ALL VALVE BOXES SHALL BE SET TO PROPOSED GRADE. FULL SERVICE SHALL BE REPORTED BY USE OF SECTION 601. HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION 8.2.6.0 OF SSSWCW AND CONFORM TO AWWA C502. PUMPER NOZZLE SHALL BE PERPENDICULAR TO AND ORIENTED TOWARDS THE PAVEMENT. HYDRANTS SHALL BE ATTACHED BY MEANS OF TEE AND HAVE A CENTER LINE TO CENTER DISTANCE OF 18 TO 21 INCHES. FITTINGS SHALL BE CLASS 150 IN ACCORDANCE WITH SECTION 8.2.2.0 OF SSSWCW, CONFORMING TO AWWA C110, AND PROVIDED WITH MECHANICAL JOINTS. MECHANICAL JOINTS SHALL BE PREPARED FOR Dewatering CONTINGENCY BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ON SITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE. POLYETHYLENE WRAP SHALL BE IN ACCORDANCE WITH SECTION 8.2.1.0 OF SSSWCW AND PROVIDED FOR ALL METAL PIPES AND FITTINGS. PIPES AND FITTINGS SHALL BE IN ACCORDANCE WITH SECTION 4.3.1.3 OF SSSWCW AND PROVIDED FOR ALL BENDS, CAPS, PLUGS, AND TEES. TRENCH SECTION SHALL BE IN ACCORDANCE WITH FILE NO. 36 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 2.0 INCHES. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.4.3.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF SSSWCW BENEATH GREENSPACE AREAS, UNLESS ALTERNATIVE COMPACTION IS RECOMMENDED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. TRACER WIRE SHALL BE BLUE AND INSTALLED IN ACCORDANCE WITH SECTION 211.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 400 FEET. PROPOSED WATER SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF BENDS REQUIRED TO COMPLETE CONSTRUCTION, WHICH SHALL BE INCIDENTAL AND INCLUDED IN THE COST OF WORK. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO FINISHED SURFACE. THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING. HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH SECTION 4.15.0 OF SSSWCW. DISINFECTION SHALL BE IN ACCORDANCE WITH SECTION 4.16.0 OF SSSWCW AND CONFORM TO AWWA C851. WATER MAINS SHALL BE FLUSHED AND TESTED IN THE PRESENCE OF THE WATER UTILITY OPERATOR. <p>33 30 00 – SANITARY SEWERAGE</p> <ol style="list-style-type: none"> WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE NR 110, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW. ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW. POLYVINYL CHLORIDE (PVC) PIPE, AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET, AND SHALL BE SDR 18 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH PUSH-ON RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTIONS 8.1.0.6 AND 8.4.1.4 OF SSSWCW. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.3.6.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 2.0 INCHES. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.4.3.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF SSSWCW BENEATH GREENSPACE AREAS, UNLESS ALTERNATIVE COMPACTION IS RECOMMENDED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. ALL CONNECTIONS TO EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR ALL BUILDING SANITARY SERVICE PIPES, UNLESS NOTED OTHERWISE. 	<p>33 40 00 – STORMWATER DRAINAGE</p> <ol style="list-style-type: none"> WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM AND ALL APPURTENANCES. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. ALL PUBLIC STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW. ALL PRIVATE STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382 AND MUNICIPALITY DEVELOPMENT STANDARDS. REINFORCED CONCRETE PIPE (RCP) AND END SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 8.6.0 OF SSSWCW AND CONFORM TO ASTM C76 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM C443. UNLESS NOTED OTHERWISE, TRENCH WIDTH SHALL BE CLASS III, 12-15 INCH DIAMETER PIPE SHALL BE CLASS IV, AND 18-INCH DIAMETER PIPE AND LARGER SHALL BE CLASS III. CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE CONFORMING TO ASTM A760. HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE ADS N12 WT 18 PIPE CONFORMING TO ASTM F2648 WITH WATER TIGHT JOINTS CONFORMING TO ASTM D3212. GASKETS CONFORMING TO ASTM F477 AND FITTINGS CONFORMING TO ASTM F2306. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING. INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C913. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING. AREA DRAINS SHALL BE ADS NYLOPLAST AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS DIVISION. FRAMES AND GRATES SHALL BE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FRAMES AND GRATES ARE COMPATIBLE WITH PRECAST STRUCTURES PRIOR TO ORDERING. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 2.0 INCHES. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.4.3.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.5 OF SSSWCW BENEATH GREENSPACE AREAS, UNLESS ALTERNATIVE COMPACTION IS RECOMMENDED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. ALL CONNECTIONS TO EXISTING STORM SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE. FLEXIBLE COMPRESSION COUPLINGS SHALL BE USED IN THE CONNECTION OF DISSIMILAR PIPE MATERIALS. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE. TRACER WIRE SHALL BE BROWN AND INSTALLED IN ACCORDANCE WITH SECTION 211.1 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC STORM SEWER PIPE, PRIVATE STORM INTERCEPTOR PIPE, AND BUILDING STORM SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 400 FEET. FIELD THE ENCOUNTERED DURING CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH THE STORMWATER DRAINAGE SYSTEM. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL. DOCUMENTATION OF SUCH FIELD TILE SHALL BE PROVIDED TO THE OWNER. PROPOSED STORM SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. CONNECTIONS, DOWNSPOUTS SHALL BE PER DETAIL ON THE BUILDING PLUMBING PLANS. THE EXACT LOCATION OF DOWNSPOUTS SHALL BE PER THE ARCHITECTURAL PLANS. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS AND INLETS TO FINISHED SURFACE. AFTER INSTALLATION OF STORMWATER DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. REPAIR ANY DAMAGE.
<p>01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS</p> <ol style="list-style-type: none"> THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE PAID BY THE CONTRACTOR. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE. WHENEVER ANY DISCREPANCIES ARE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED. 			



TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: August 26, 2025

RE: Preliminary and Final approval for Phase I addition to the manufacturing building on property operated by KHS, located at 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.

Property owner: KHS Group

Applicant: Erik Madisen, Madisen Maher Architects

Application Type: Preliminary and Final Approval

Zoning: M-1 Manufacturing District

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 approval from the ARC was granted in August.

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.) 257,194 sq. ft. (50% max)	Yes
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. A photometric report was supplied and is being reviewed by the engineer. A photometric map was not produced. There are no existing or proposed pole mounted light fixtures.

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.

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.

Additional Site Elements:

- 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.
- 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. They are not proposed to be relocated with this Phase.

- An existing chain link fence is along the west property line. A new 7' tall black aluminum fence will be installed along the north property, outside of the right of way.
- No changes to outdoor storage are proposed with this Phase.

Architectural Review Committee: Preliminary and Final approval were sought, however only a Preliminary recommendation was granted due to lack of information on the lighting, the location and photos of the existing dumpster and clarification of the loading dock location. The petitioner has supplied additional information to address the outstanding issues. The information is incorporated above.

Development Review Team Feedback:

Fire Department: The swing-up gates will either need to be connected to an alarm to open automatically or a keypad needs to be installed to allow emergency access. Other standard comments include updating alarm and sprinkler systems, knox box locations and verifying hydrant locations are within 150 ft. of Fire Department connections.

Sanitary District: No issues with Phase I. There is an existing fire hydrant located over a proposed parking stall north of the addition. The hydrant will either need to be relocated or the parking will need to be removed. It should be noted that the parking stalls are not required to meet code. Phase II appears to require the rerouting of sewer and water mains.

Engineering: Minor comments/clarification need to be addressed, including an erosion control plan and a utility plan. The main comment is regarding the existing fire hydrant located in the proposed parking stalls north of the addition. Grading for Phase I is not being proposed. Stormwater management will be addressed during Phase II.

Staff Recommendation

Staff recommends that the Plan Commission make a recommendation to the Town Board to grant Preliminary and Final Approval to the Town Board to allow the petitioner to construct an addition onto the existing building located at 880 Bahcall Court, subject to the following condition:

1. All comments of the Town Engineer be addressed, prior to Town Board approval.
2. The applicant prepare an emergency access plan for the swing up gates that is submitted and approved by the Fire Department.

July 29, 2025

Rebekah Leto
Planning & Zoning
Town of Brookfield
645 N. Janacek Rd.
Brookfield, WI 53045

Re: Project Description/narrative for:
KHS Group
880 Bahcall Ct.
Waukesha, WI 53186

Rebekah:

Below is the project description/narrative for the proposed phased KHS Group Addition(s) located at 880 Bahcall Ct:

Current conditions (Shown on drawing C1.01):

- There are five separate buildings currently located on the 11.8-acre property.
- The property borders Doral Rd. on the north and I-94 on the south.
- The buildings are primarily manufacturing and material storage with an office component.

Proposed Phase I work (Shown on drawing C1.02):

- Two existing office areas totaling approximately 7200 square feet will be demolished to make way for new office areas.
- New office areas will be constructed totaling approximately 24,000 square feet along the east side of Bahcall Ct.
- Construction of a 7' high decorative metal fence along the north property line.
- Swing-up type gates will be located at the entrance to Bahcall Ct. and at the west drive to limit site access.
- The existing KHS monument sign will be relocated to the lawn area north of the 875 Bahcall Ct. building.

Plan of Operation Description:

- Hours of operation: Monday to Friday 6am till 10:00pm
- Saturday 6 am to 2 pm, additional hours occasionally occurring due to workload.
- 125 People today 135 People in Phase I Max, Phase II: 145 People.
- Phase II (future project) will include additional workstations: 20 + 25 = 45.

Exterior lighting:

- The KHS campus does not have pole mounted light fixtures. Area lighting is achieved through wall mounted light fixtures at each building.
- We are proposing wall-pak LED fixtures similar to the fixtures installed on the 2022 office addition.

- The housing of the wall-pak fixtures will be dark bronze color to match existing, 26-watt light source, 4000k (neutral) color temp and a lumen output of 3738. A data sheet of this fixture is attached.
- Sidewalk lighting around the office entry will be achieved with 42" high bollards with LED light source. The bollards will be dark bronze to match the wall-paks. A data sheet of the bollard fixture is attached.

Site security:

- A 7'-0" high decorative security fence will be constructed along the north property line. An elevation of the fence is shown on sheet A0.41. The fence will be black.
- Currently, the south, and west, property lines are secured with a 6'-0" high chain link fence.
- Visitors will check in at a camera/intercom installation at the visitor gate on Bahcall Ct. and trucks will check in at a camera/intercom installation at the west gate along the west property line.
- All requests for site entry will be routed to the security office located next to the office entry vestibule.

Loading and unloading:

- Truck loading and unloading areas are indicated on the site plan.
- Semi-truck access will be at the west entry where the security fence will be constructed to allow a full-size truck to park clear of the street, request access from KHS security, and enter the site through a swing-up type gate.

Parking:

- Town of Brookfield zoning ordinance calls for 1 parking space per employee at maximum shift.
- Currently, the site has 177 parking spaces, and the maximum shift includes 125 employees.
- Phase I includes 220 parking spaces for a planned workforce of 141 employees.
- The site plan indicates driveway locations and directional arrows indicating traffic circulation.

Outdoor storage areas:

- Outdoor storage areas are located at the back part of the site away from any street views.
- Outdoor storage areas are screened and no additional outdoor storage areas will be added as a result of the office expansion project.
- Garbage screening: Dumpsters are located at the back part of the site away from any street views.
- Photos of outdoor storage and dumpsters are attached for reference.

Landscaping:

- A landscaping plan of the Phase I project area (Office addition) is included in the drawing set.

Proposed project schedule:

- The Phase I work is scheduled to take place during 2025.
- KHS foresees a Phase II project with additional site improvements and a larger addition in the future.

This project reinforces KHS' **commitment** to increase its product portfolio produced at the Town of Brookfield. Please let me know if you have any questions or need additional information.

Respectfully Submitted,

A handwritten signature in blue ink that reads 'Erik L. Madisen'.

Erik L. Madisen, Principal
Madisen | Maher Architects



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

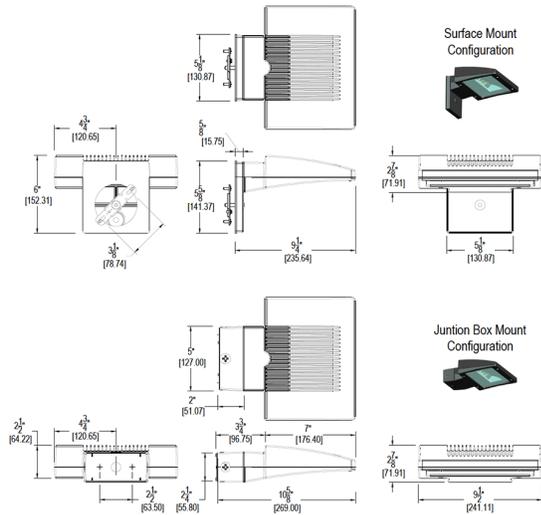
Technical Specifications (continued)

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 uplight. 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
	Symmetric 16C 16 LEDs ²	700	700 mA	AMBPC	Amber phosphor converted			240 ⁵			DBLXD	Black
				AMBLW	Amber limited wavelength ^{3,4}			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

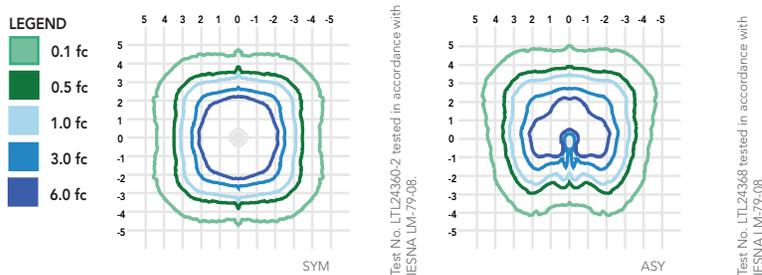
Electrical Load

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-efficiency 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

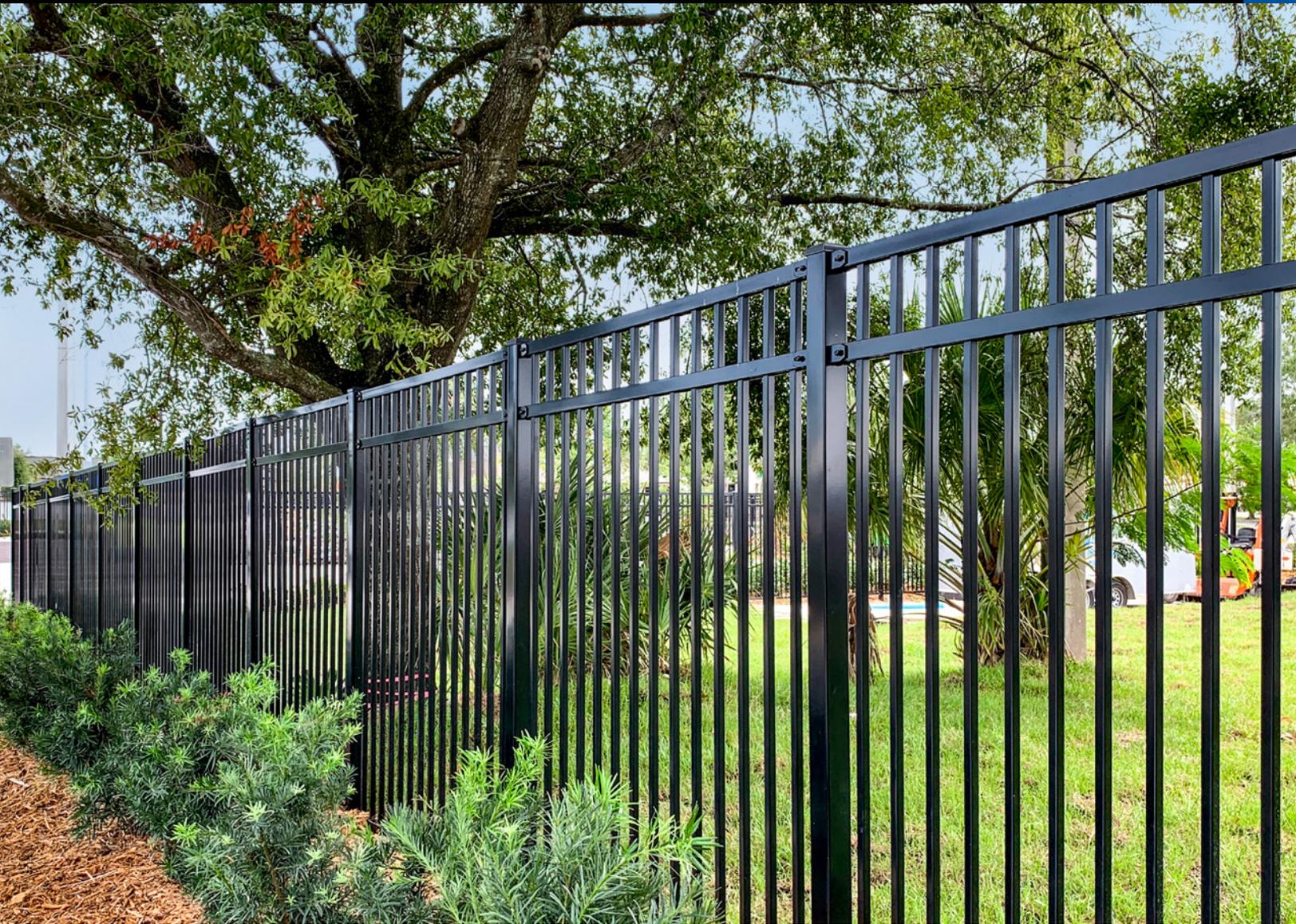
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomResources/Terms_and_conditions.aspx.

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.



ECHELON II

Industrial Ornamental Aluminum Fence



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ECHELON II[®]

INDUSTRIAL ALUMINUM FENCE



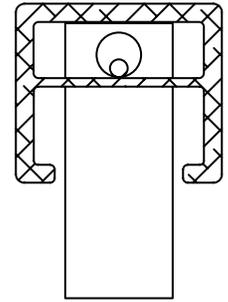
Echelon II is the strongest and most durable aluminum fence available in the industry. The ForeRunner rail design enables this fence to have several attributes uncommon to typical aluminum fences. Echelon II aluminum fence has a unique post design with an internal reinforcing web which increases the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

FORERUNNER® LOCKING SYSTEM

Ameristar engineered the Echelon II ForeRunner rail to maximize strength. The innovative design of the ForeRunner rail contains an internally-secured rod that allows for variable pitch connection and high-angle biasability and eliminates the need for external fasteners.



Rail Cross Section

Increased security

The ForeRunner rail, with an internal retaining rod, prevents the attachment from being compromised. Fasteners are not exposed.

Aesthetic details

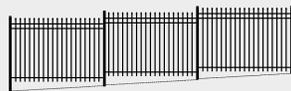
The “Good Neighbor Design” rod follows the ForeRunner centerline, providing a clean and uninterrupted look void of visible screws or rivets.

RACKABLE VS STAIR-STEP

Having a unique picket to rail connection allows Echelon products a minimum biasability of 10%, eliminating any possible security risks due to large gaps under the fence panels.



FULLY RACKABLE PANELS



STAIR-STEPPING PANELS



GROMMET

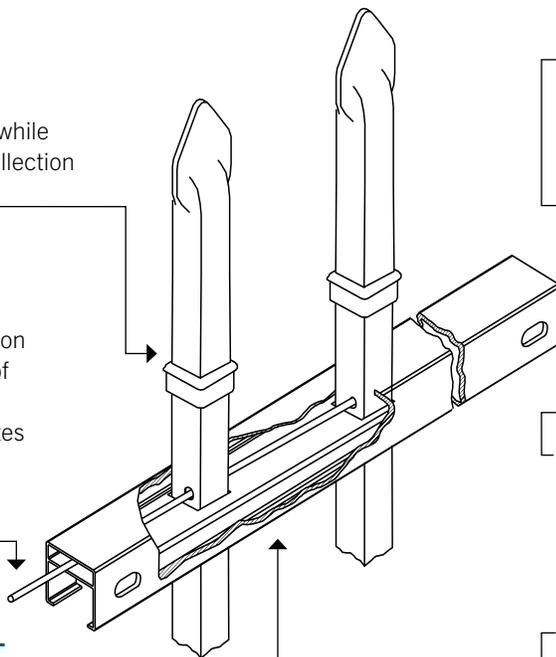
Aesthetic appearance while preventing moisture collection

INTERNAL RETAINING ROD

Variable pitch connection system provides ease of installation, high-angle biasability and eliminates unsightly external fasteners

FORERUNNER RAIL

Reengineered for optimal performance and strength



REINFORCED POST

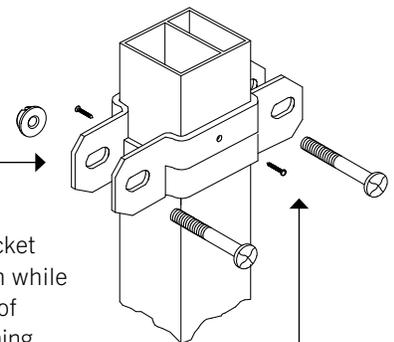
Center rib increases strength against wind loading and other horizontally applied forces

PANEL BRACKET

Universal Boulevard Bracket enables easy installation while allowing for adjustment of panel height and positioning

SECURITY FASTENER

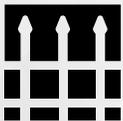
Security fastener secures the rail and deters removal by typical tools



NO RIVETS. NO SCREWS. NO WELDS.



STYLES



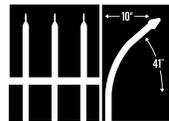
CLASSIC™



MAJESTIC™



GENESIS™



INVINCIBLE™

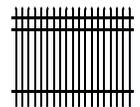
Note: Classic, Majestic, Genesis & Invincible 3- & 4-rail panels are IBC compliant.

BOTTOM OPTION

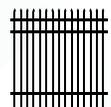


STANDARD
BOTTOM
RAIL

PANEL LENGTH



8' OPTION



6' OPTION

PICKETS

**1" SQ. X .062" /
.125" WALL***
**Invincible Only*

RAILS

**1.75" X 1.75" X (.070" SIDE & TOP WALL)
FORERUNNER® RAILS**

POSTS

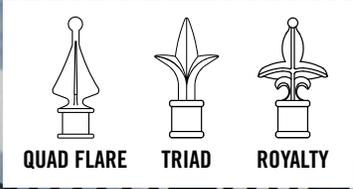
**2.5" SQ X .080"
3" SQ X .125"
4" SQ X .250"**

HEIGHTS

4', 5', 6', 7', 8', 9', 10'



MAJESTIC™

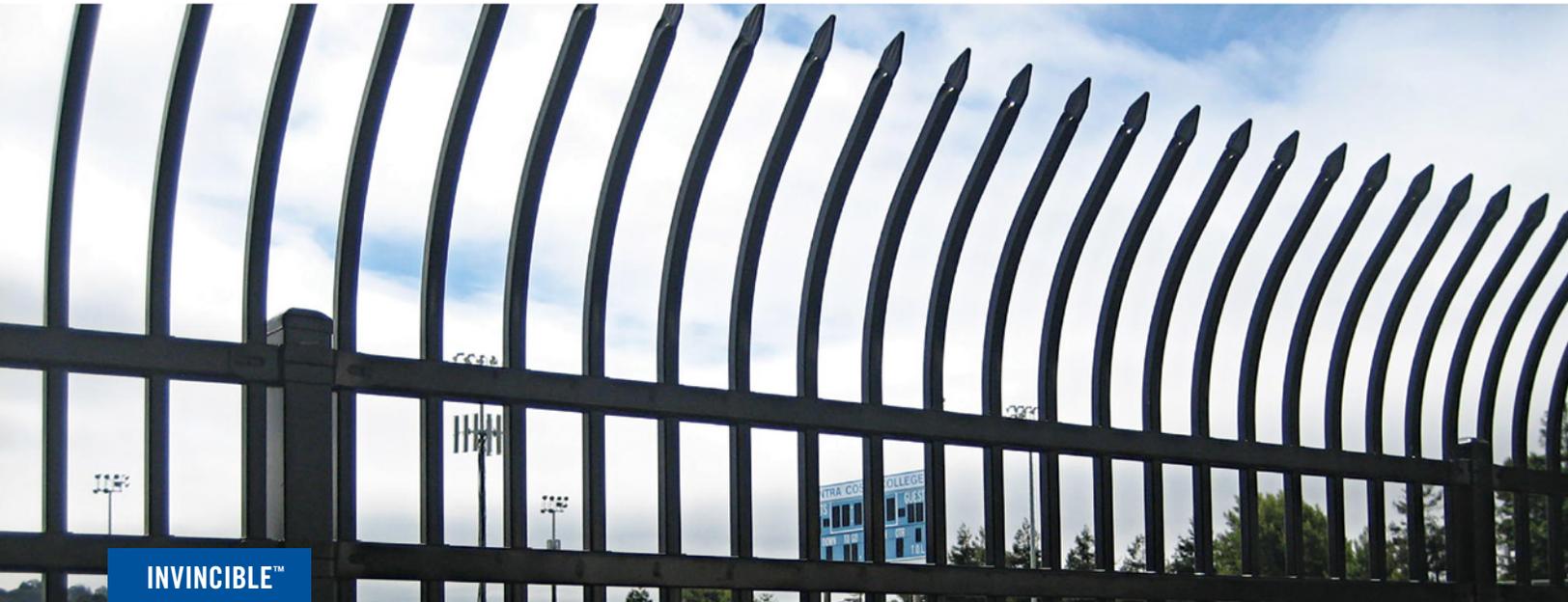


QUAD FLARE

TRIAD

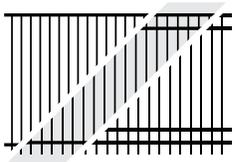
ROYALTY

GENESIS™



INVINCIBLE™

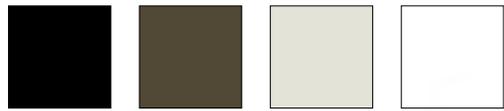
PANELS



**2-RAIL, 3-RAIL & 4-RAIL
PANELS AVAILABLE**

*Note: 4-rail is standard for heights 8' and over,
3-rail is standard for heights 4' thru 7' &
2-rail is standard for heights 4' thru 6'.*

COLORS



BLACK BRONZE SAND WHITE

*Custom colors also available.
Refer to color sample for actual color.*

ADORNMENTS



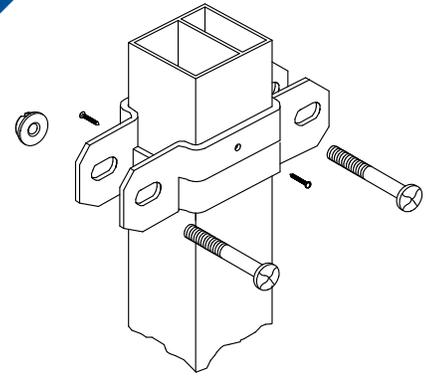
BALL CAP



RING
(internally secured)

POST STRENGTH & SECURITY

There are many advantages to choosing Echelon II® reinforced posts over standard punched posts made by typical aluminum fence manufacturers.

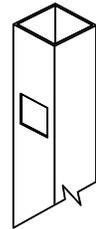


Echelon II® Posts

- Provide unparalleled strength due to a reinforced web profile design
- Require a single post (non-punched) for all line, end & corner posts (one post)
- Wrap-around brackets are secured to the rail with a tamper proof fastener, ensuring the greatest level of security

Standard Punched Posts

- ✗ Are weakened by removal of material from side-wall, yielding a vulnerable design
- ✗ Require different posts for all line, end & corner posts (multiple posts)
- ✗ The rail is inserted into the post and secured using a single screw — providing no level of security

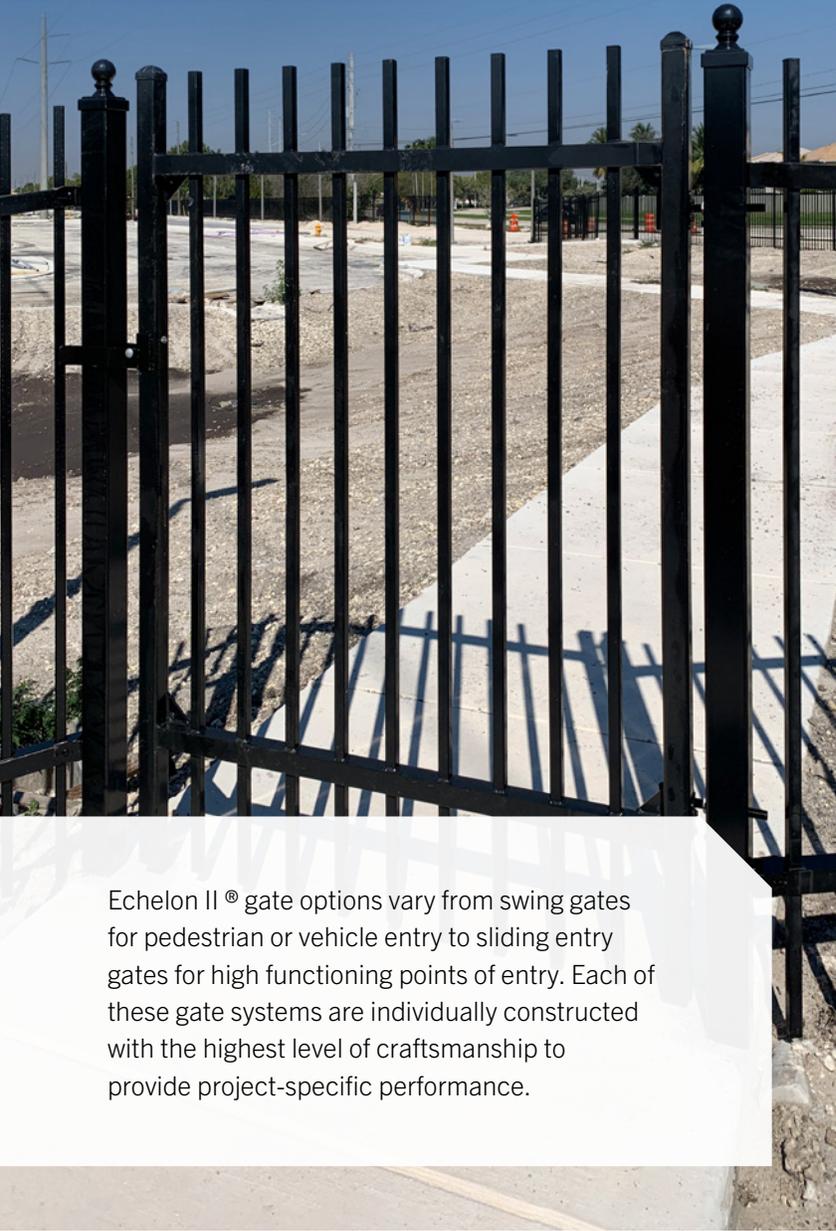


RAIL STRENGTH COMPARISON

STRUCTURAL PARAMETERS		FORERUNNER™ ECHELON II	U-CHANNEL COMPETITORS
Architectural Profile of rail shape. Vertical Design Loads are per rail. <i>(For capacity of fence panel, multiply by number of rails)</i>			
T_{eff} = Effective Wall Thickness (inches)		.070	.100 / .070
S_v = Section Modulus (inches vertical)		.125	.135
S_h = Section Modulus (inches horizontal)		.260	.260
Vertical Load Data	6' span	243#	262#
PV_f = Ultimate Vertical	8' span	182#	182#
Horizontal Load Data	6' span	505#	499#
PH_f = Ultimate Horizontal	8' span	379#	373#
Vertical Load Data*	6' span	145#	145#
PV_d = Vertical Design Load @ 66° F_y	8' span	109#	109#
Horizontal Load Data*	6' span	303#	299#
PH_d = Horizontal Design Load @ 66° F_y	8' span	227#	224#

* Recommended load value for safe structural design / allowable strength = .66° F

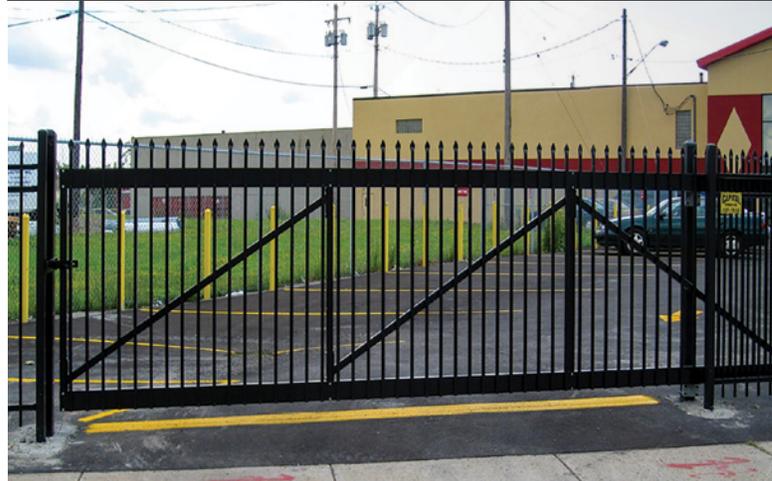
GATE SYSTEMS



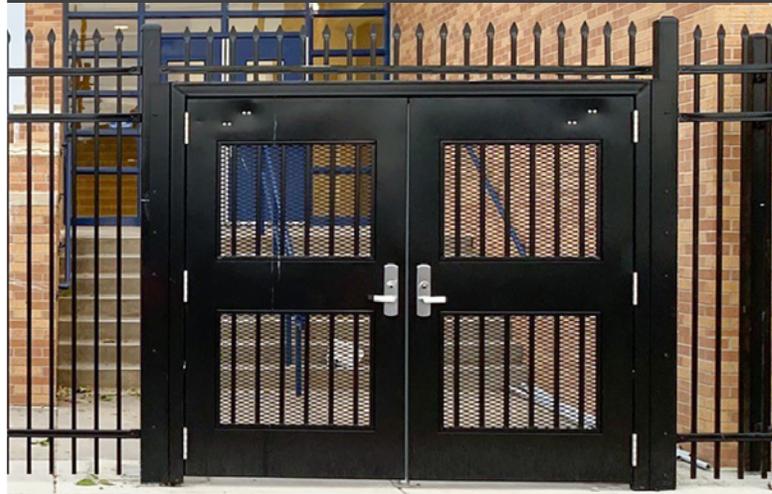
Echelon II[®] gate options vary from swing gates for pedestrian or vehicle entry to sliding entry gates for high functioning points of entry. Each of these gate systems are individually constructed with the highest level of craftsmanship to provide project-specific performance.



SWING GATE



SLIDE GATE



EXODUS GATE

Echelon fence systems are protected to endure the elements and are maintenance free.



Echelon fence systems are backed by over 40 years of excellence in the fencing industry.



Ameristar is committed to providing products that meet the Buy American Act.



Why Choose Ameristar?

KNOWLEDGE AND EXPERIENCE

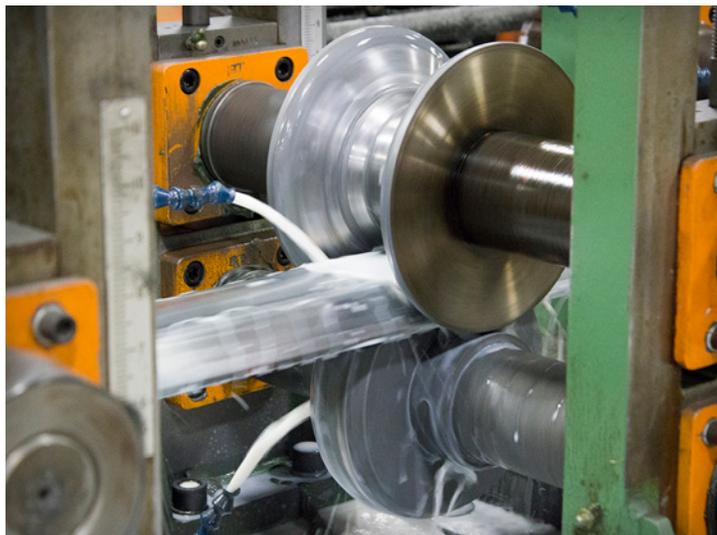
For over 40 years we've delivered aesthetically pleasing, high-quality and innovative fencing products with superior design strength and easy installation.

PROVEN CAPABILITIES

Our integrated in-house processes, extensive raw materials and finished goods inventory translate into quality, on-time delivery.

INDUSTRY LEADERSHIP

We continually raise the bar in manufacturing customer-focused solutions. Our high standards produce premium products that go beyond merely meeting minimum industry standards.



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more about
Echelon II®



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AMERISTAR®

ASSA ABLOY

PROPOSED ADDITION TO

KHS USA

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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
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TITLE SHEET

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A PROPOSED OFFICE

 ADDITION FOR:

KHS USA, INC.

 880 BAHCALL CT.

 WAUKESHA, WI 53186

CLIENT:

 KHS GROUP

 880 BAHCALL CT.

 WAUKESHA, WI 53186

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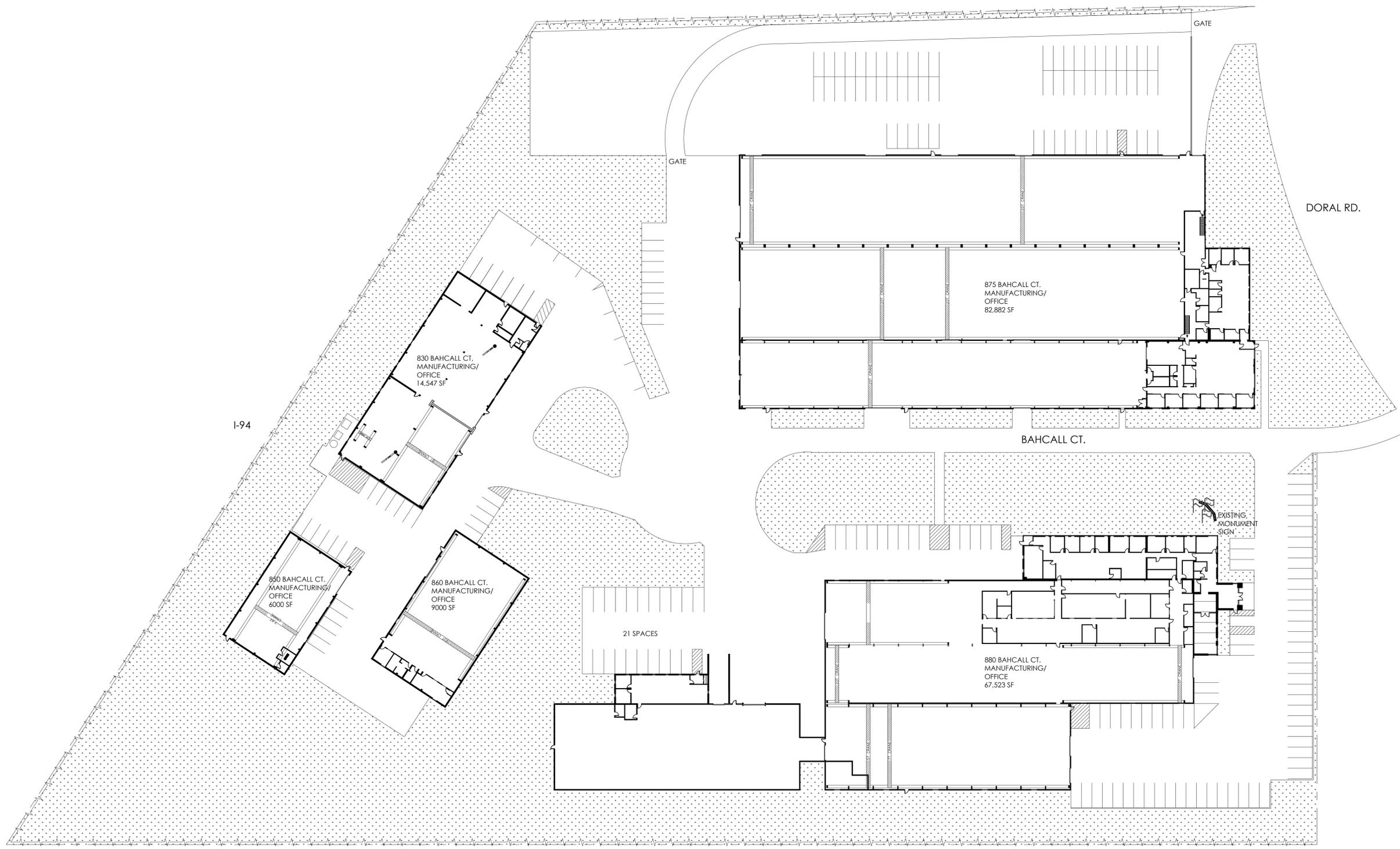
DATE	ISSUED SET
12-11-23	PROJECT START
7-29-25	PLAN COMMISSION SUBMITTAL

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

EXISTING

SITE PLAN

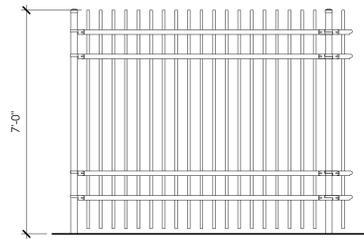
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1 EXISTING SITE PLAN

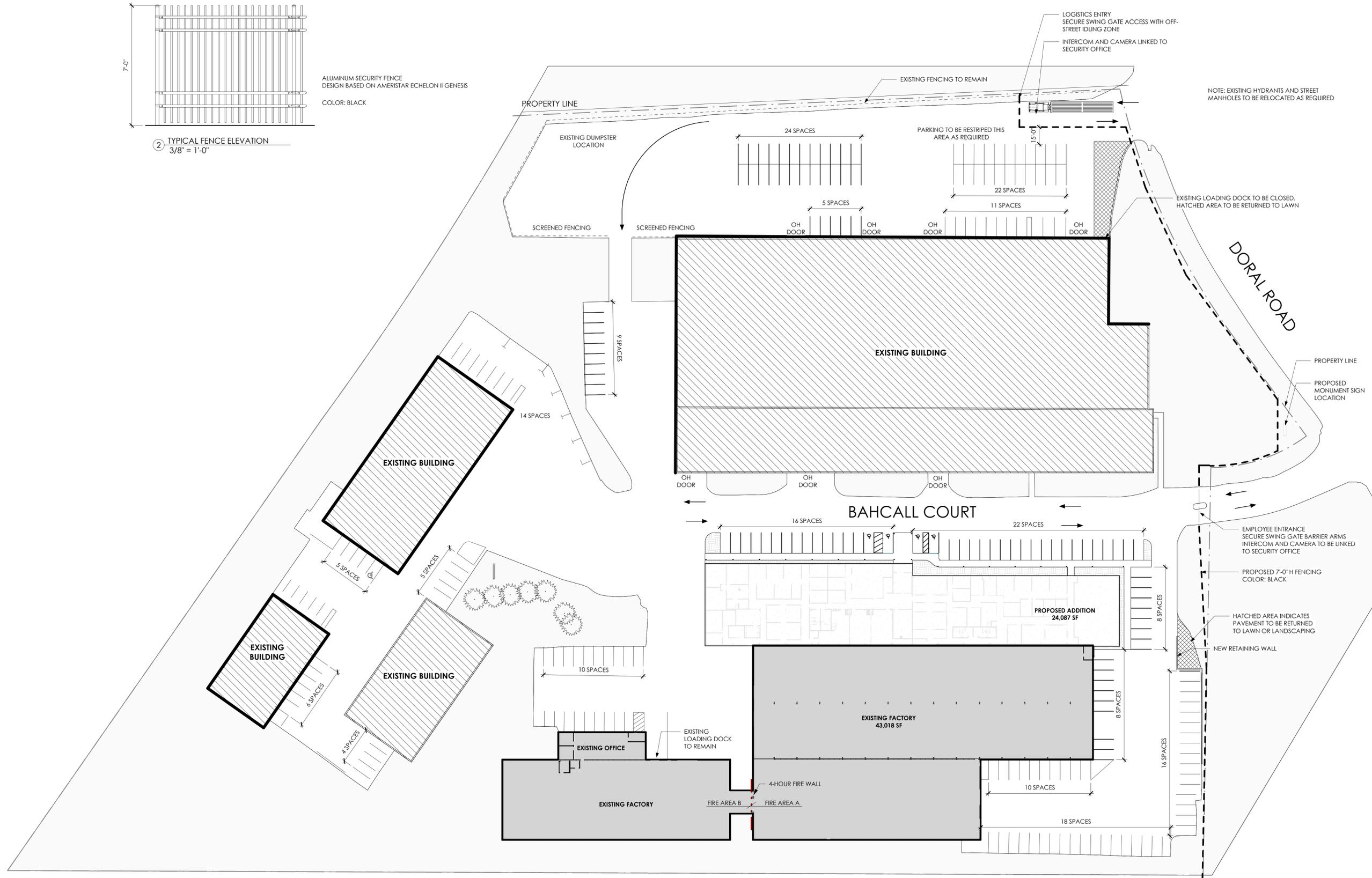
 1" = 40'-0"

NOT FOR CONSTRUCTION



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

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



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

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



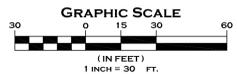
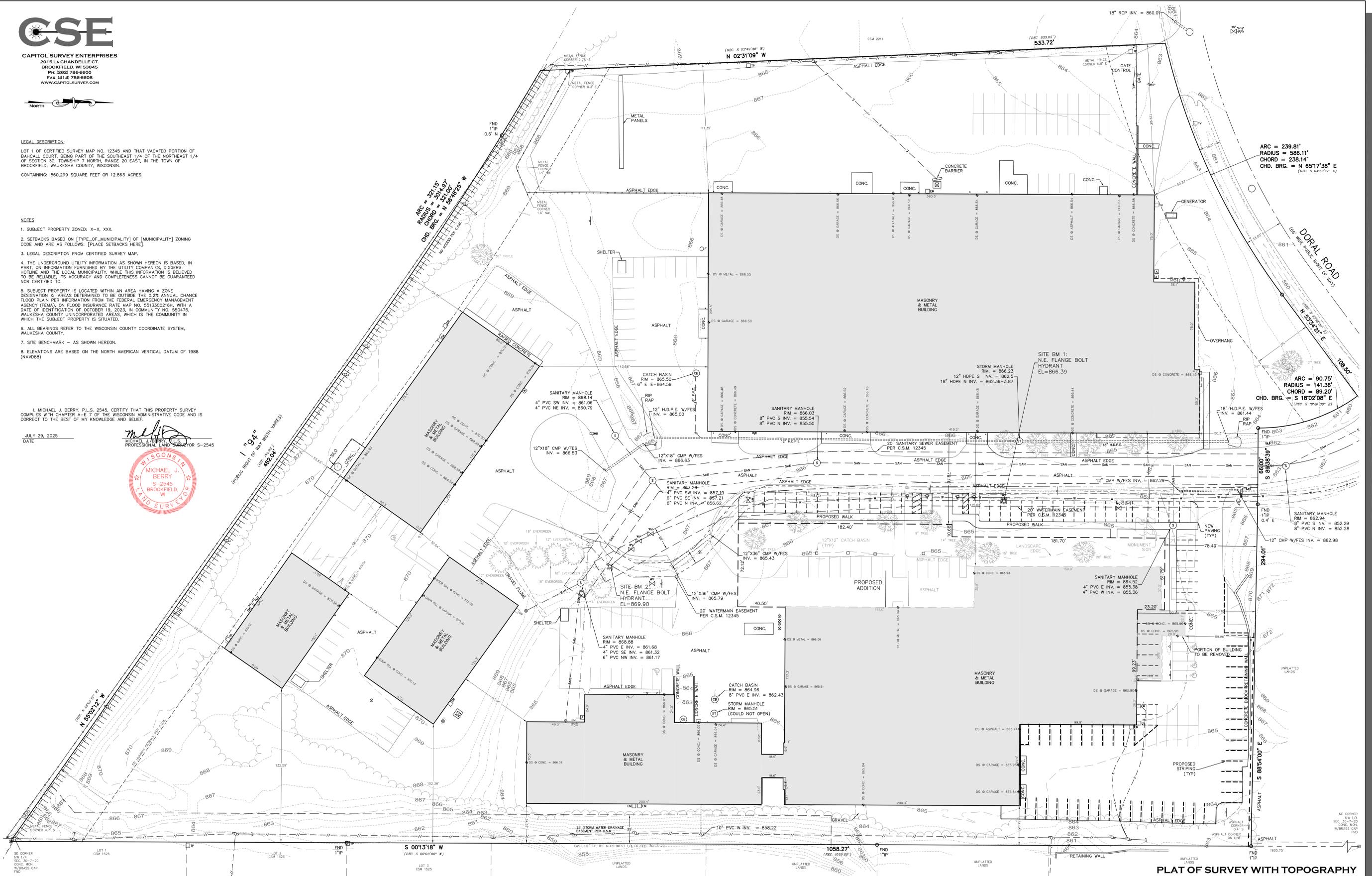
LEGAL DESCRIPTION:
 LOT 1 OF CERTIFIED SURVEY MAP NO. 12345 AND THAT VACATED PORTION OF
 BAHCALL COURT, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF
 BROOKFIELD, WAUKESHA COUNTY, WISCONSIN,
 CONTAINING: 560,299 SQUARE FEET OR 12.863 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	— ELECTRIC TRANSFORMER
— ST	— STORM SEWER	— ELECTRIC METER
— W	— WATER MAIN	— ELECTRIC PEDESTAL
— G	— BURIED GAS LINE	— ELECTRIC BOX AT GRADE
— TEL	— BURIED TELEPHONE LINE	— TELEPHONE PEDESTAL
— FO	— BURIED FIBER OPTIC LINE	— TV PEDESTAL
— CATV	— BURIED CABLE TELEVISION LINES	— GAS METERS
— COMB	— COMBINATION SEWER	— AIR CONDITIONER
— M.F.	— METAL FENCE	— WOOD SIGN
— W.F.	— WOOD FENCE	— FLAG POLE
— E.T.B.	— EDGE OF TREES AND BRUSH	— HOLLAND LIGHT
— D.S.	— DOOR SILL ELEVATION	— YARD LIGHT
— F.D.C.	— FIRE DEPARTMENT CONNECTION	
		— HYDRANT
		— WATER VALVE
		— GAS VALVE
		— MANHOLE
		— STORM MANHOLE
		— CATCH BASIN
		— CURB INLET
		— METAL LIGHT POLE
		— CONCRETE LIGHT POLE
		— WOOD LIGHT POLE
		— MAIL BOX
		— FIBER OPTIC MARKER
		— 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

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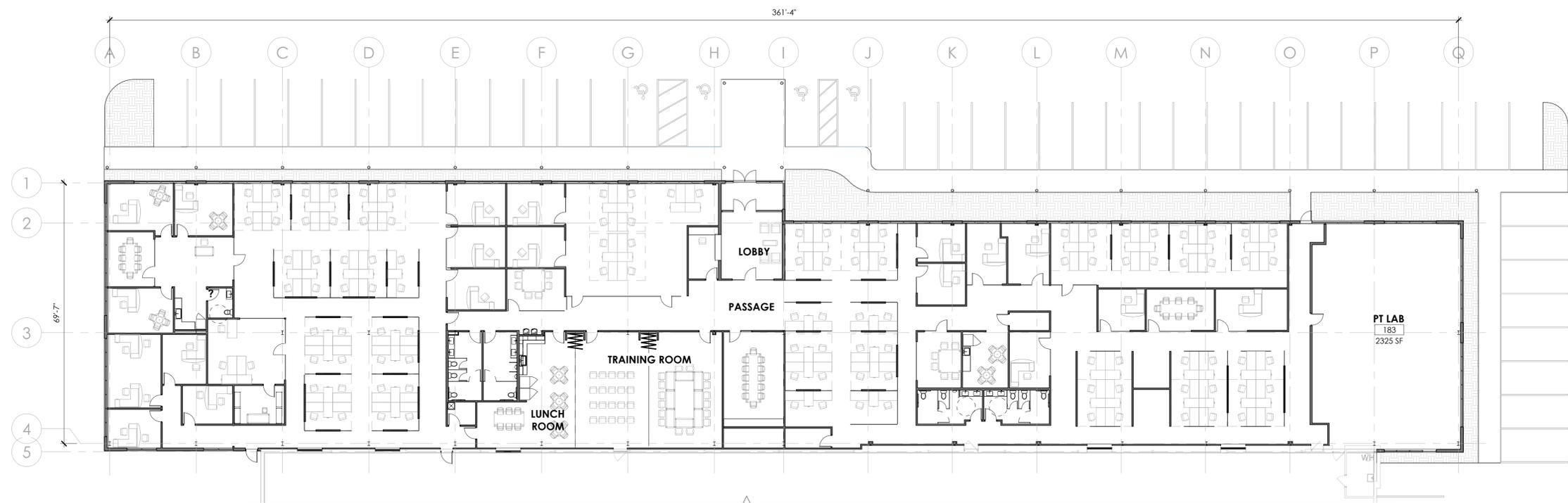
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DATE	REV	ISSUE
12-11-23	#	PROJECT START
07-29-25		PLAN COMMISSION SUBMITTAL



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

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PROJECT NUMBER 25-012
 START DATE 23-12-11
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FIRST FLOOR PLAN

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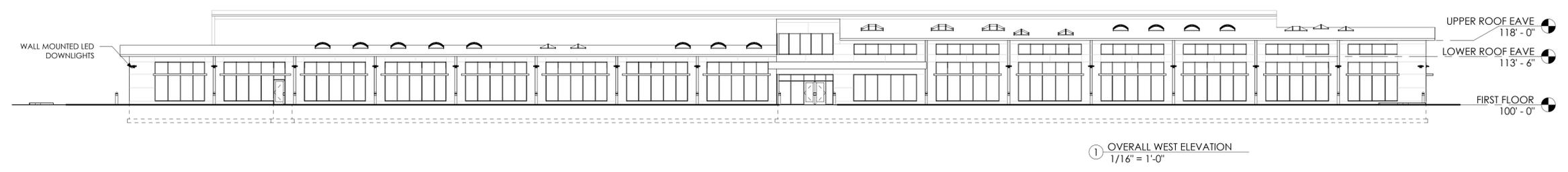
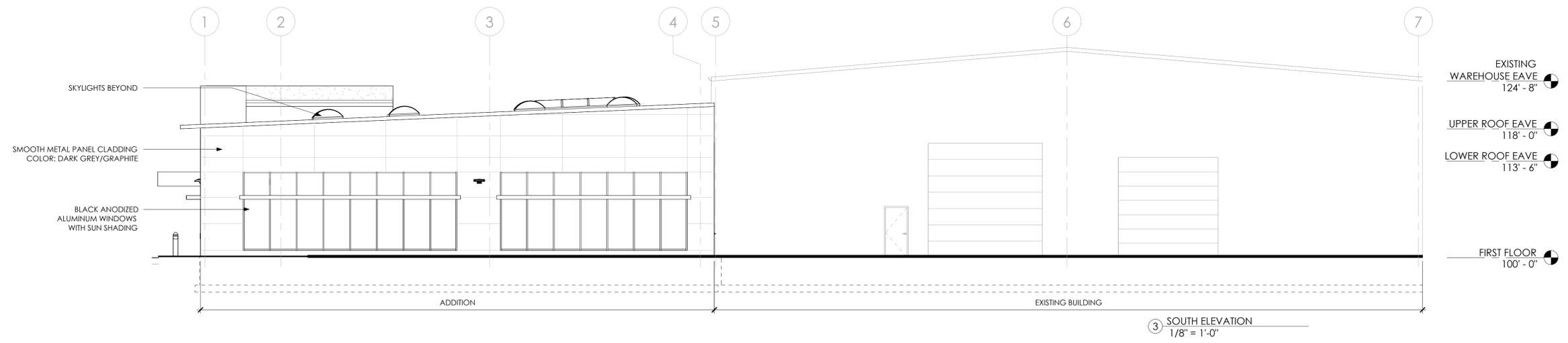
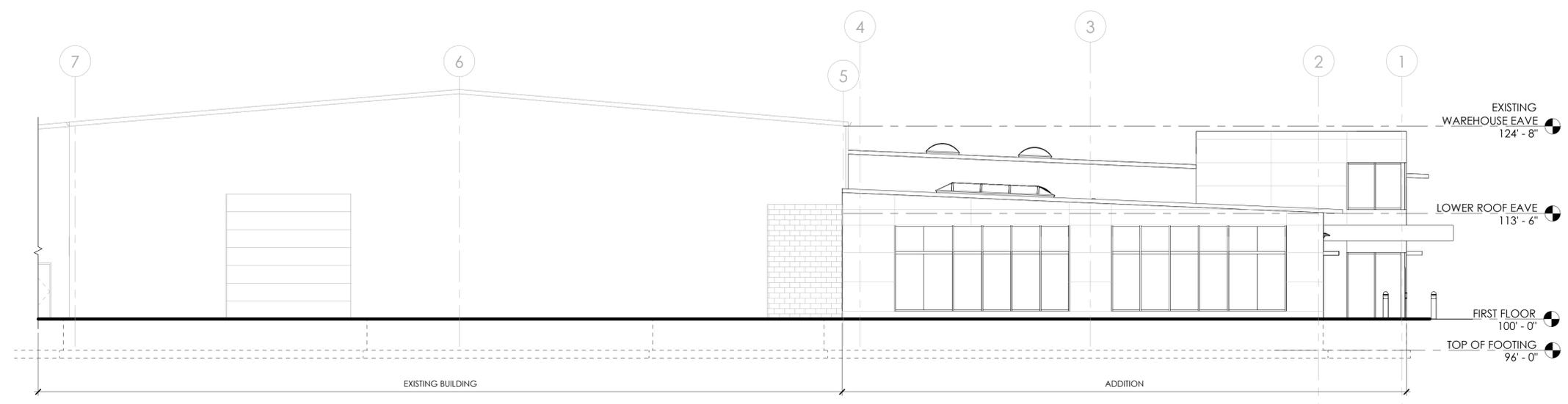
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EXTERIOR ELEVATIONS

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