



Office of the Town Clerk

Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045

Office: 262-796-3788 | Clerk@TownofBrookfield.com

MEETING AGENDA

Tuesday, July 15, 2025
7 p.m.

Town Board
Utility District No. 1
Sanitary District No. 4

Eric Gnant Room
TOB Municipal Building
645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.
2. Meeting Notices.
3. Approval of Agenda.
4. Approval of Minutes:
 - a. July 1, 2025 meeting of the TB, UD1, SD4.
5. Citizen Comments: Three-minute limit.
6. Old Business: None.
7. New Business:
 - a. Discussion and possible action regarding the appointment of Jason Krogsund to the Community Development Authority.
 - b. Convene into **CLOSED SESSION** pursuant to Wis. Stat. § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Municipal Recycling Dividend Program
 - c. Reconvene into **OPEN SESSION**, according to Wis. Stat. §19.85(2), for any necessary action resulting from the Closed Session.
8. Departments, Boards, Committee/Commission Reports/Recommendations:
 - a. Plan Commission:
 1. Discussion and possible action regarding the request by Ryan Janssen, representing Avery & Birch, for final approval of a new building consisting of a one-story salon suite facility, located at 21055 Crossroads Circle.
9. Approval of Vouchers and Checks.
10. Communication and Announcements.
11. Adjourn.

Posted July 11, 2025
Emily Howells, Deputy Clerk



Office of the Town Clerk

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Office: 262-796-3788 | Clerk@TownofBrookfield.com

MEETING MINUTES

Tuesday, July 1, 2025
7 p.m.

Town Board
Utility District No. 1
Sanitary District No. 4

Eric Gnant Room
TOB Municipal Building
645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.

Chairman Henderson called the meeting to order at 7:00 p.m.

Present: Chairman Keith Henderson; Supervisors Steve Kohlmann, John Schatzman and Ryan Stanelle. Supervisor John Charlier was absent and excused.

A quorum was met (4-1).

Staff Present: Fire Chief John Schilling, Town Attorney Michael Van Kleunen, Administrator/Interim-Clerk Tom Hagie and Deputy Clerk Emily Howells.

2. Meeting Notices.

Hagie confirmed the meeting notices were posted as required by law.

3. Approval of Agenda.

Motion by Schatzman to adopt the agenda as presented; seconded by Stanelle.

Motion prevailed by a voice vote (4-0).

4. Approval of Minutes:

a. June 17, 2025 meeting of the TB, UD1, SD4.

Motion by Stanelle to approve the minutes as presented; seconded by Kohlmann.

Motion prevailed by a voice vote (4-0).

5. Citizen Comments: Three-minute limit.

a. Residents from the Brookview Condominiums expressed concerns for the proposed golf simulator business.

b. Residents on S Allen Rd and Kossow Rd voiced their concerns regarding the property maintenance code enforcement.

6. Old Business: None.

7. New Business: None.

8. Departments, Boards, Committee/Commission Reports/Recommendations:

a. Plan Commission:

1. Discussion and possible action regarding the request by Jordan Jackson, representing The Sandtrap LLC, to approve a conditional use permit for a golf simulator business in the B-2 Limited General Business District, located at 17800 West Bluemound Road.

Motion by Kohlmann to approve a conditional use permit for a golf simulator business in the B-2 Limited General Business District, located at 17800 West Bluemound Road with the following conditions:

- Phase I Only
- Hours of Operation: Monday – Saturday 10 a.m. – 10 p.m.; Sunday 10 a.m. – 8 p.m.
- Roll Door: 12 p.m. – Dusk

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.

- Noise levels must not exceed residential level decibels at the property line.
- Review 6 months from issuance of the occupancy permit.

Seconded by Stanelle.

Motion prevailed by a voice vote (3-1).

2. Discussion and possible action regarding the request by Eric Nesseth, with Stephen Perry Smith Architects, for conceptual approval for a building addition to the MLG Capital Building, located at 19000 West Bluemound Road Suite A.

Motion By Schatzman to approve the request by Eric Nesseth, with Stephen Perry Smith Architects, for conceptual approval for a building addition to the MLG Capital Building, located at 19000 West Bluemound Road Suite A.;

Seconded by Stanelle.

Motion prevailed by a voice vote (4-0).

3. Discussion and possible action regarding the request by Erik Madisen, with Madisen Maher Architects representing KHS Group, for conceptual approval for proposed building expansions, located at 880 Bahcall Court.

Motion by Stanelle to approve the request by Erik Madisen, with Madisen Maher Architects representing KHS Group, for conceptual approval for proposed building expansions, located at 880 Bahcall Court.; Seconded by Schatzman.

Motion prevailed by a voice vote (4-0).

b. Clerk's Office:

1. Memo Addressing Establishment Concerns Regarding Town Code Chapter 12.12 Massage Therapy Businesses and Massage Therapists.

Howells and Hagie provided a breakdown of the memo referencing the AMTA – Wisconsin Chapter website which clarifies municipalities are able to enact ordinances for business regulation, and provided examples of other cities who have and enforce similar ordinances, including the City of Milwaukee.

9. Approval of Vouchers and Checks.

Motion by Stanelle to approve vouchers and checks in the amount of \$129,627.04; seconded by Schatzman.

Motion prevailed by a voice vote (3-0-1). Kohlmann voted present.

10. Communication and Announcements.

11. Adjourn.

Motion by Kohlmann to adjourn at 8:20 p.m.; seconded by Stanelle.

Motion prevailed by a voice vote (4-0)

Respectfully submitted by,

Emily Howells, Deputy Clerk

**TOWN OF BROOKFIELD
PLANNING COMMISSION RECOMMENDATIONS
MAY 27, 2025**

Town Chairman Henderson called the meeting to order at 7:13pm on Tuesday, May 27, 2025, at the Town of Brookfield Town Hall, 645 North Janacek Road, Brookfield, Wisconsin. Also present at the meeting was Town Supervisor Ryan Stanelle, Commissioners Dan Zuperku, Len Smeltzer, and Jeremy Watson and Town Planner Bryce Hembrook. Commissioners Tim Probst and Kevin Riordan were absent.

JIM TAYLOR (OSCAR'S) IS REQUESTING APPROVAL FOR A CONDITIONAL USE PERMIT FOR A NEW DRIVE-THRU RESTAURANT ON THE PROPERTY LOCATED AT 21165 HIGHWAY 18 AND PARKING ON PROPERTY TO THE EAST

Commissioner Watson moved to **recommend approval to the Town Board for a conditional use permit request** for a new drive-thru restaurant on the property located at 21165 Highway 18 and parking on property to the east subject to Town Engineer's approval, a certified survey map is recorded within 365 days of Town Board final approval, and the applicant shall submit a draft shared access and parking document to Town Board.

The motion was seconded by Supervisor Stanelle. The motion carried.

JIM TAYLOR (OSCAR'S) IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR A NEW DRIVE-THRU RESTAURANT ON THE PROPERTY LOCATED AT 21165 HIGHWAY 18 AND PARKING ON PROPERTY TO THE EAST

Commissioner Watson moved to grant preliminary and **recommend final approval to the Town Board for a conditional use permit amendment** for a new drive-thru restaurant on the property located at 21165 Highway 18 and parking on property to the east as presented.

The motion was seconded by Commissioner Smeltzer. The motion carried.

LINDSEY CHIAVEROTTI (WISCONSIN ADULT CENTER DBA BROOKFIELD ADULT CENTER) IS REQUESTING APPROVAL FOR A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW THE EXPANSION OF AN ADULT DAY CARE CENTER IN THE B-3 OFFICE AND PROFESSIONAL BUSINESS DISTRICT, LOCATED AT 20711 WATERTOWN ROAD SUITE V

Commissioner Watson moved to **recommend the Town Board approve** a conditional use permit amendment to allow the expansion of an adult daycare center in the B-3 Office and Professional Business District for Wisconsin Adult Center DBA Brookfield Adult Center, located at 20711 Watertown Road Suite V as presented.

The motion was seconded by Supervisor Stanelle. The motion carried.

JORDAN JACKSON (THE SANDTRAP LLC) IS REQUESTING TO SET A PUBLIC HEARING DATE TO DISCUSS A CONDITIONAL USE PERMIT REQUEST FOR A GOLF SIMULATOR BUSINESS LOCATED AT 17800 WEST BLUEMOUND ROAD

Commissioner Watson moved to **recommend the Town Board set a date for a public hearing to discuss a conditional use permit request** for a golf simulator business located at 17800 West Bluemound Road.

The motion was seconded by Commissioner Zuperku. The motion carried.

RYAN JANSSEN (AVERY & BIRCH) IS REQUESTING FINAL APPROVAL OF A NEW BUILDING CONSISTING OF A ONE-STORY SALON SUITE FACILITY, LOCATED AT 21055 CROSSROADS CIRCLE

Commissioner Watson moved to **recommend** final approval to the Town Board for a new building consisting of a one-story salon suite facility, located at 21055 Crossroads Circle as presented.

The motion was seconded by Commissioner Smeltzer. The motion carried.

LUKE SEBALD (KELLER, INC), REPRESENTING BANCROFT ENGINEERING, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR AN ADDITION TO AN EXISTING MANUFACTURING BUILDING, LOCATED AT 21550 DORAL ROAD

Commissioner Watson moved to **grant preliminary and recommend final approval** for an addition to an existing manufacturing building, located at 21550 Doral Road as presented.

The motion was seconded by Commissioner Zuperku. The motion carried.



Building a Better World
for All of Us®

TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP
Town Planner

REPORT DATE: May 22, 2025
PC MEETING DATE: May 27, 2025

RE: **Avery & Birch – Final Approval**
21055 Crossroads Circle BKFT1129999007

SEH No. 171421, TASK 93

Applicant: Ryan Janssen (Avery & Birch)

Application Type: Final Approval

Request

Final approval of a new building consisting of a one-story salon suite facility, located at 21055 Crossroads Circle.

Summary of Request

- Received approval for a three-story facility in 2024 but have since changed their plans. Applicant is now proposing a single-story 16,550 square foot building that will be used for luxury salon suite rentals.
- Each one of the suites is occupied by a self-employed beauty professional. Avery and Birch does not provide beauty services we simply act as a landlord for our multi-tenant buildings. This use for this submittal is similar to the last approval except for the proposed building is now a single-story building.
- Zoning District = B-2 Limited General Business District
- Currently a vacant 3.67 acre parcel in an office park.
 - This parcel has received two approvals in the past few years. First, Quest Interiors received final approval for their facility on the subject property in 2023, but decided to no longer pursue the project. Avery and Birch received final approval in 2024 but have since changed their plans.
- Proposed structure = 16,550 total square foot facility with salon suites.
- Approximately 86 parking stalls currently proposed, including 4 handicap stalls.
 - The proposed use is likely considered a personal service use, which requires one space per 200 square feet of gross floor area, plus one space per employee for the work shift with the largest number of employees.
 - According to the code, 82 parking spaces are required for the square footage and the number of employees is unknown at this time.
 - The proposed site plan shows one drive access to Crossroads Circle.
- Proposed setbacks:
 - Front = 154'

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

SEH is 100% employee-owned | **sehinc.com** | 262.646.6855 | 888.908.8166 fax

- Side = 107' north and 101' south
 - Rear = 77'
 - All building setbacks will meet code requirements.
 - The pavement setbacks appear to meet requirements.
- Sum total of floor area
 - Proposed = 10.3% of lot area.
 - Required = No less than 6,000sf or 15% of the lot area, whichever is less. Shall not exceed 50% of lot area.
 - Requirement is met.
- No building height dimensions were provided but the building will likely meet the 45' height requirement.
- There are single-family residences directly to the west of the subject property, but only one of the adjacent parcels is zoned residential. The applicant intends to keep the existing landscaping to serve as a buffer for the residential properties.

Development Review Team

The Development Review Team has reviewed this item and most items have been addressed.

Sanitary District No.4 Comments

- According to our records the existing water service in Crossroads Cir is 6", they are proposing connecting a 8" watermain to it. So the existing service will need to be abandoned and tap a new 8" tee and valve or the existing 8"x6" Tee be replaced by a 8"x8" Tee. Either way the watermain will need to be turned off to abandon the existing 6", the neighboring office buildings will need to be notified and this may need to be completed at night. The existing watermain is in the street so street restoration and traffic control should be added.
- The proposed 8" watermain and hydrant will become public, it should be noted and I believe a DNR approval will be needed.
- The "Hydrant Installation Figure 2" specifies a Ductile Iron Lead, we allow PVC.
- I would also like to know how close to the curb the hydrant will be located, if it's too close it may be difficult to access if there's a car parked and can be easily hit by snow plow.

Staff Recommendation

Per the discretion of the Plan Commission.

CONSTRUCTION PLANS
FOR
AVERY & BIRCH
21055 CROSSROADS CIRCLE
TOWN OF BROOKFIELD, WISCONSIN

LEGEND

SECTION CORNER MONUMENT

FOUND 1" IRON PIPE OR AS NOTED

POST

UTILITY POLE

GUY POLE

GUY WIRE

CULVERT

UTILITY PEDESTAL

ELECTRIC PEDESTAL

SEPTIC FACILITY

SEPTIC CLEANOUT

TV MANHOLE

YARD LIGHT

INLET

SOIL TEST LOCATION W/ ELEV.

WELL

WIRE FENCE

SILT FENCE

(XXXXXX) RECORD DIMENSION

ST STORM SEWER

SAN SANITARY SEWER

WM WATER MAIN

OH OVERHEAD POWER/UTILITY

G UNDERGROUND GAS

E UNDERGROUND ELECTRIC

C UNDERGROUND CABLE

x 1007.0 EXISTING SPOT ELEVATION

- 1008 EXISTING CONTOUR

x 1008 PROPOSED SPOT ELEVATION

- 1008 PROPOSED CONTOUR

PROPOSED DRAINAGE DIRECTION

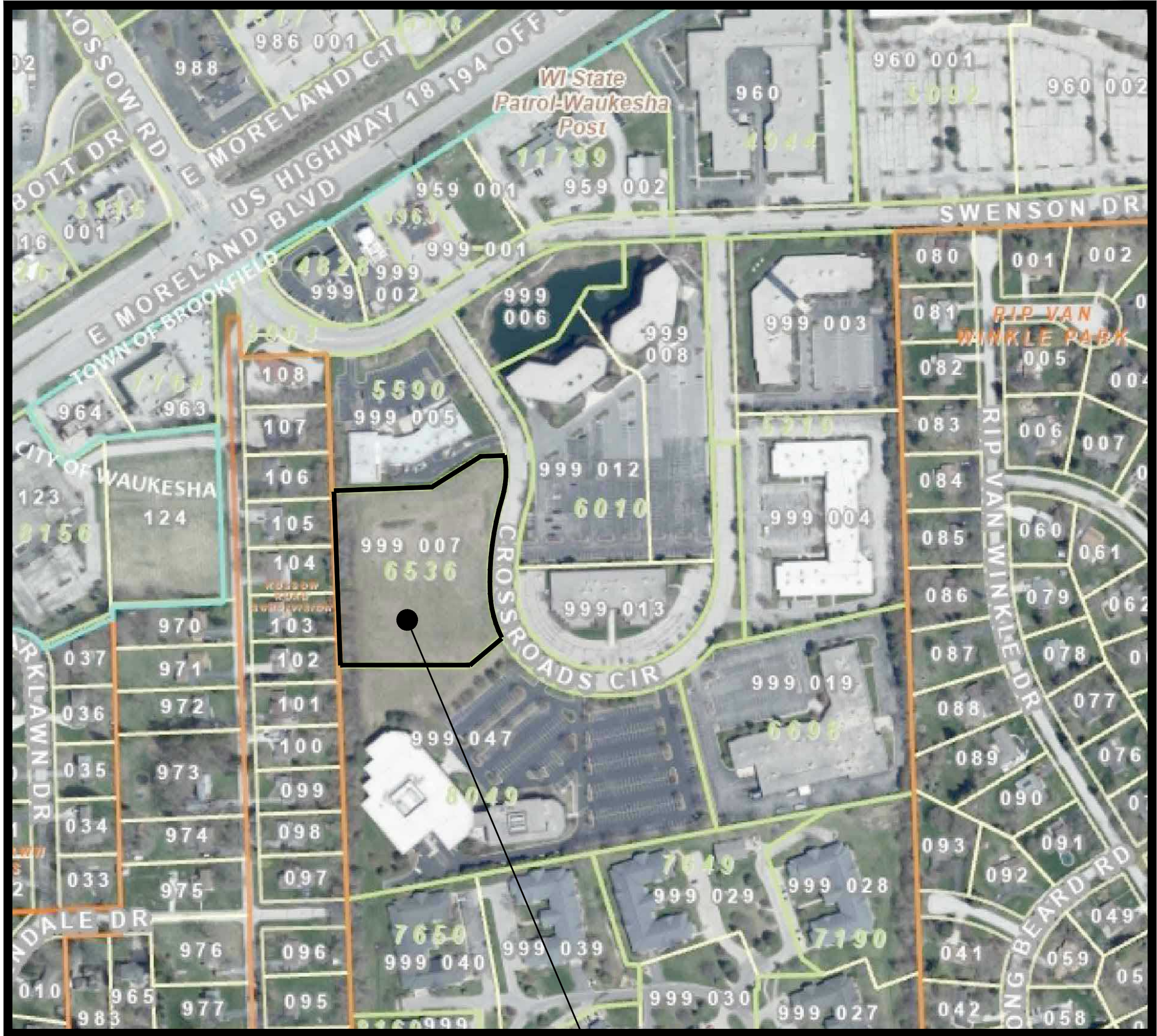
Soil TYPE

FG 1008.0 PROPOSED YARD GRADE

STRAW LOG DITCH CHECK

RIPRAP

NOTES:
1) A LEGEND SHOWING SPECIAL SYMBOLS, LINE TYPES, ETC. IS SHOWN HEREON.
2) UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO START OF CONSTRUCTION.



SUBJECT
PROPERTY

GENERAL NOTES:
1. BEARINGS ARE REFERENCED TO THE CERTIFIED SURVEY MAP NO. 6536, IN WHICH WEST LINE OF THE NE 1/4 OF SEC. 31-7-20 WAS TAKEN TO BEAR S02°06'31"W.
2. Vertical datum is based on North American Vertical Datum of 1988.
3. ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CURRENT TOWN OF BROOKFIELD CONSTRUCTION STANDARDS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

SCALE: 1" = 200'

DEVELOPER:
Ryan Janssen
Ryan's Buying LLC
13416 Watertown Plank Rd. #245
Elm Grove, WI 53122
Phone: 414-736-3066
Email: ryan@ryansbuying.com

ENGINEER:
Mark R. Ellena, PE
Ellena Engineering Consultants, LLC
700 Pilgrim Parkway, Suite 100
Elm Grove, WI 53122
Phone: 262-791-6183
Email: mellenae@eeceng.com

SURVEYOR:
TBD

APPROVAL AGENCY:
Town of Brookfield

DESCRIPTION	SHEET NO.
SITE PLAN	C100
GRADING, PAVING & DRAINAGE PLAN	C200
UTILITY PLAN	C300
EROSION CONTROL PLAN	C400
DETAILS	C500 - C501

DATE

DESCRIPTION

EEC

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellenae@eeceng.com

AVERY & BIRCH SALON SUITE FACILITY
TOWN OF BROOKFIELD, WI

COVER SHEET

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 03-26-25
BY: MARK R. ELLENA, PE

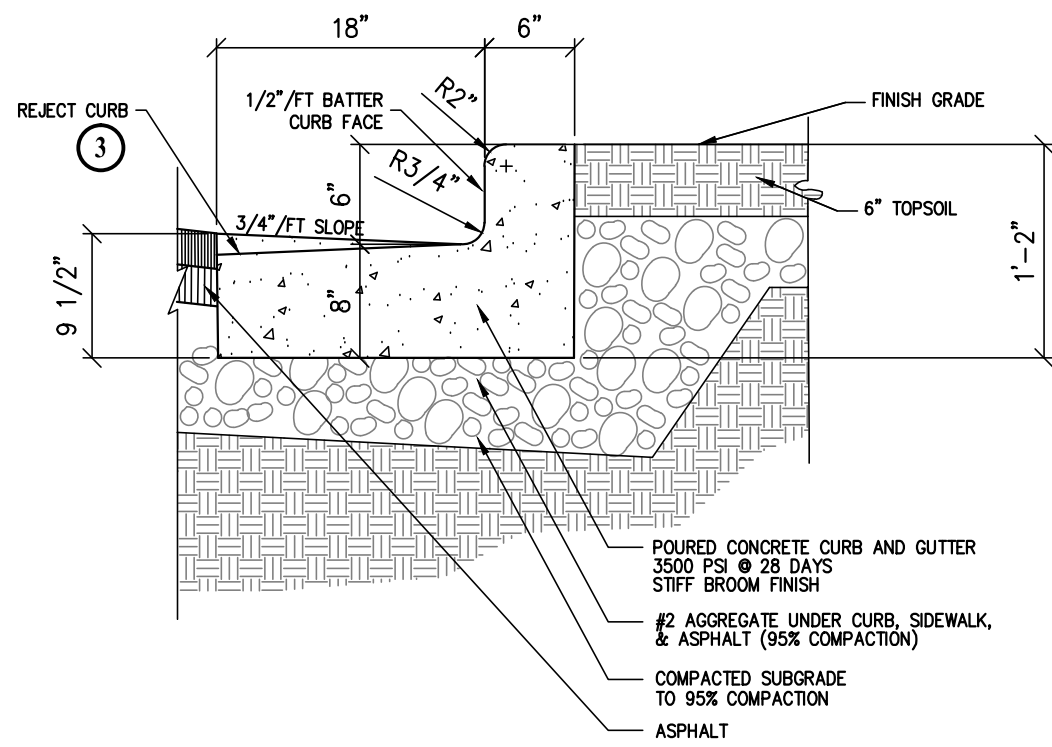
SHEET NUMBER
C000

GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the Town of Brookfield. All permits must be obtain by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the Town of Brookfield and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
10. All disturbed areas shall be re-vegetated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.

GENERAL SPECIFICATIONS FOR PRIVATE STORM SEWER:

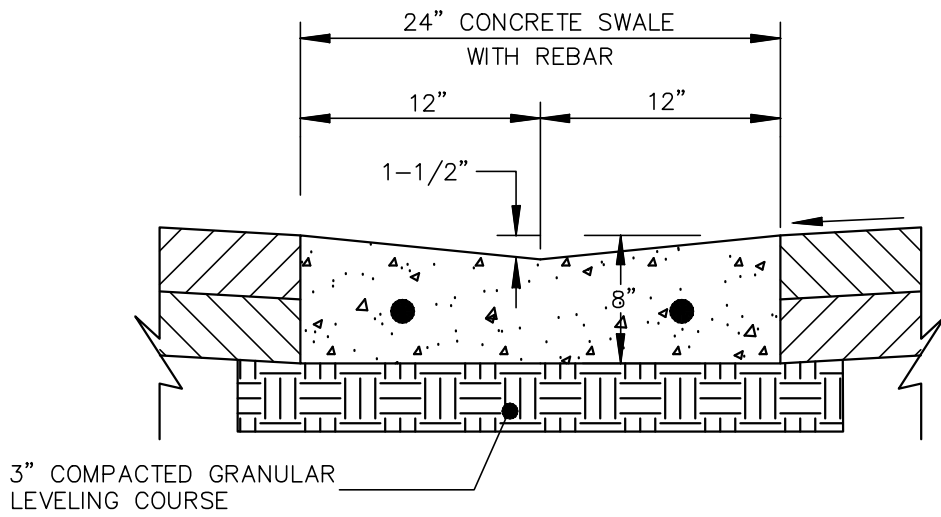
1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, and the Town Ordinances and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin.
2. The private storm sewer design, permitting, construction, installation, supervision, maintenance, inspection AND testing shall be in accordance with the Town of Brookfield Plumbing Inspection Department and the State of Wisconsin, Chapter SPS 382. All permits must be obtain by the contractor prior to commencing work.
3. Private Storm Sewers shall be PVC (solid wall), DR-26 OR HDPE, per the State of Wisconsin Plumbing Code, Chapter SPS 382. Catch Basins and Inlets shall be precast concrete structures in accordance with the Standard Specifications for Sewer & Water Construction in Wisconsin (SEE DETAIL PLAN SHEET).



CONCRETE CURB & GUTTER

NO SCALE

1



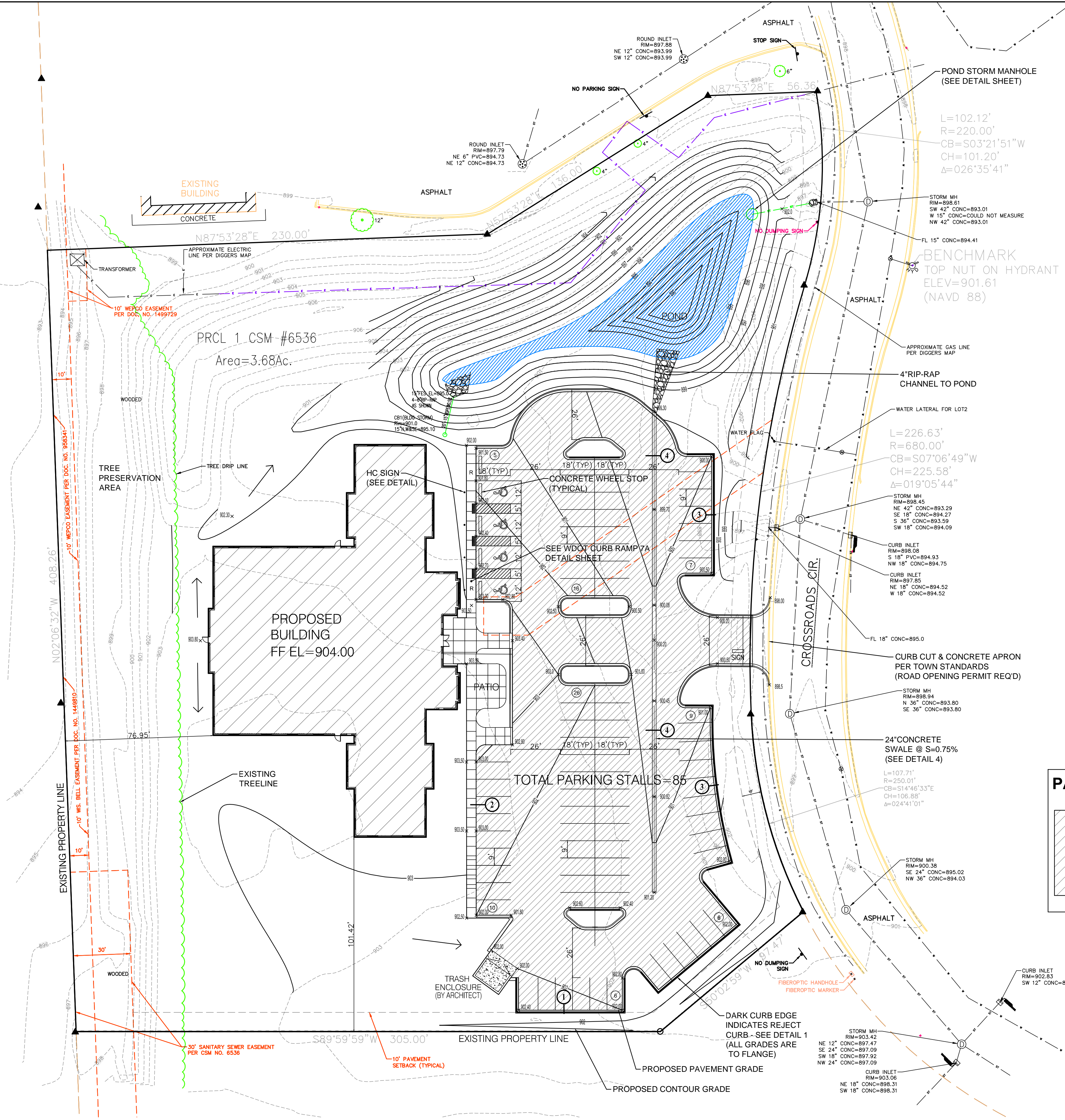
24" CONCRETE SWALE

NO SCALE

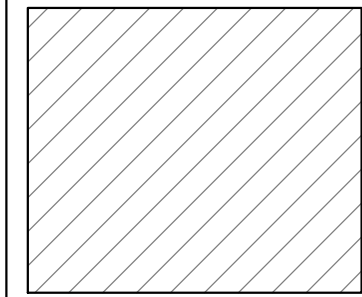
4

NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES, STORM SIZE & INVERT PRIOR TO CONSTRUCTION. OBTAIN ALL TOWN OF BROOKFIELD PERMITS PRIOR TO CONSTRUCTION.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROED BY EXCEL ENGINEERING. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



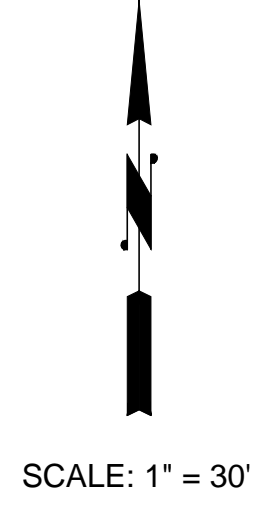
PAVEMENT LEGEND:



STANDARD DUTY PAVEMENT
4" ASPHALT PAVEMENT
(2 LIFTS)
8" - 3/4" GRAVEL BASE



811



SCALE: 1" = 30'

AVERY & BIRCH SALON SUITE FACILITY
TOWN OF BROOKFIELD, WI

GRADING, PAVING & DRAINAGE PLAN



DATE: 03-26-25
BY: MARK R. ELLENA, P.E.
SCALE: 1"=30'

SHEET NUMBER
C200

NOTE: THIS GRADING PLAN MUST BE APPROVED BY THE TOWN ENGINEER AND BUILDING INSPECTOR.

DATE	DESCRIPTION

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellenae@eeceng.com

The timing and sequence of construction is scheduled as follows:

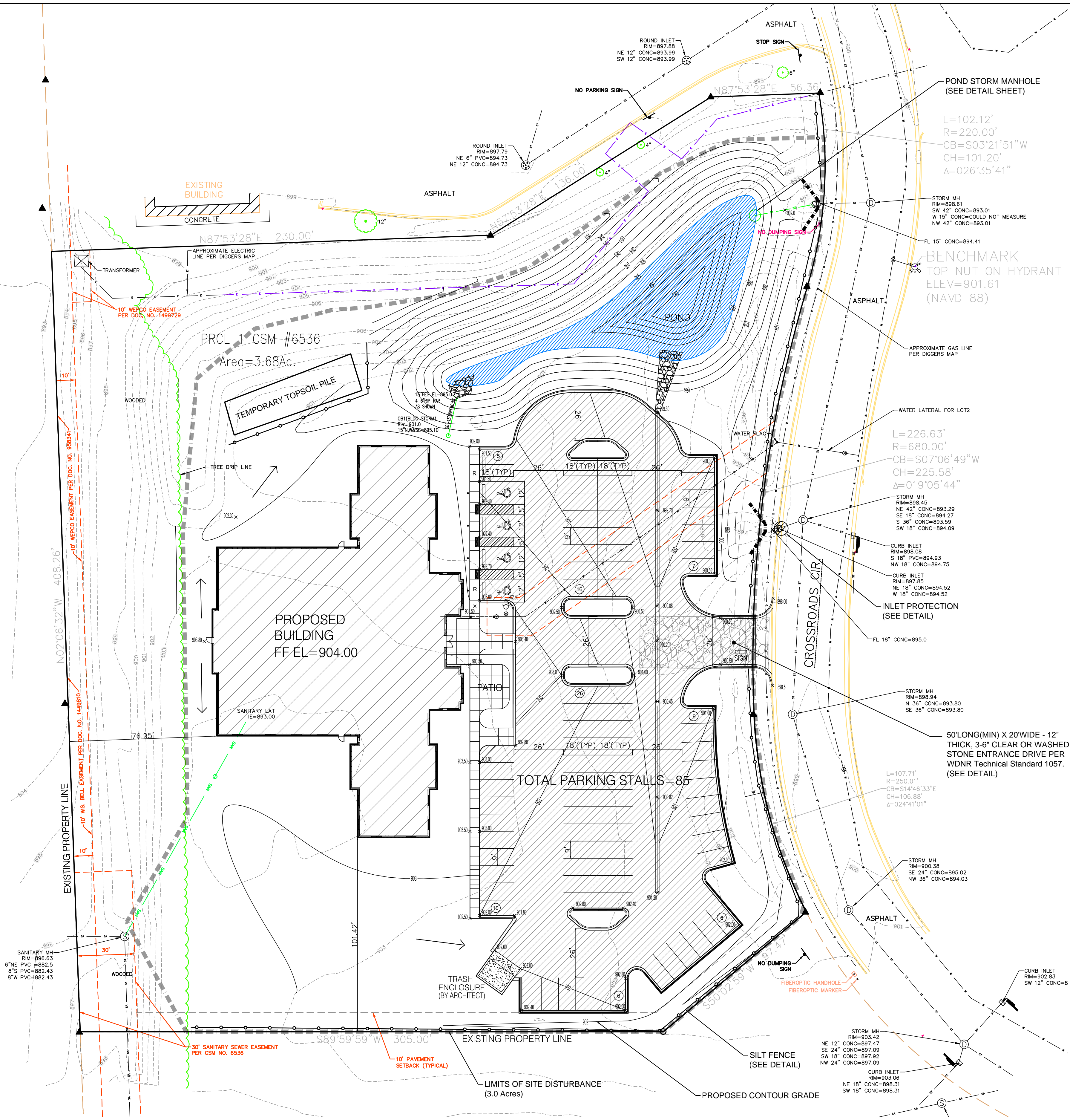
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The objective is to stabilize the site with 70% vegetative coverage of all previous disturbed areas before the end of the growing season. After November 15, no land disturbing activity is permitted outside of active building envelopes, and all other disturbed areas must be stabilized by November 15 per the following schedule.

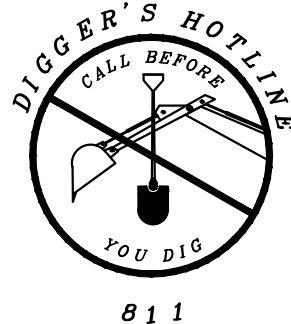
- o **Permitted Vegetation (Before September 15):**
- i. **Sanding:** Permitted sand and silt spalls may be placed in the creeks and rivers of Wisconsin and the Townships of Transporthaven and Standard Sections 603.
 - ii. **Erosion Control:** Immediately apply mulch, erosion control matting, or other stabilization BMPs as specified below, following DIN technical standards.
 - iii. **Stabilization:** Stabilization BMPs must be applied to all erosion control points on DIN technical standards.
- o **Permitted Vegetation (After September 15):**
- i. **Sanding:** Sand applied at all sanded areas weekly. Erosion adequate water is provided until full vegetative cover is obtained, and report any erosion problems, wash out or maintenance. **(September 15 – October 15)**
 - ii. **Sanding:** The above noted sanding must include a minimum of 2 lbs. per 1,000 sq. ft. of sanded area. (i.e. water wheel and/or annual grass for full planting) per Section 603.
 - iii. **Stabilization:** Immediately apply mulch, erosion control matting, or other stabilization BMPs as specified below, following DIN technical standards.
- o **Channel Flow (roadside waters, etc.) and Backdrops:** Stake erosion matting over all the riparian areas of the watershed to a minimum WAQSC Erosion Control Product Acceptability (PAL) Class 3 Type A mulch, unless otherwise called for in the WAQSC Erosion Control Product Acceptability.
- o **Other disturbed areas:** Apply Type B Soil Stabilizer, mulch and tackifier from the WAQSC Product Acceptability list at all disturbed areas that remain exposed.
- o **Information:** All information is to be current, verified, and other high-resolution locations in accordance with County standards.
- ii. **Maintenance:** Inspect all sanded areas weekly. Erosion adequate water is provided until full vegetative cover is obtained, and report any erosion problems, wash out or maintenance. **(September 15 – November 15)**
- o **Permitted Sanding (Before September 15):**
- i. **Sanding Rate:** Sand same seed mix as subsection (b) (including type control grass) except the rates for perennial species must be applied at 1/3 x WAQSC section 603 rates. Rates of 3-5 lbs. per 1,000 sq. ft. are required.

If construction schedules should change significantly, this plan narrative will be updated and resubmitted.

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the Town of Brookfield, All permits must be obtain by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the Town of Brookfield and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
10. All disturbed areas shall be re-vegetated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.



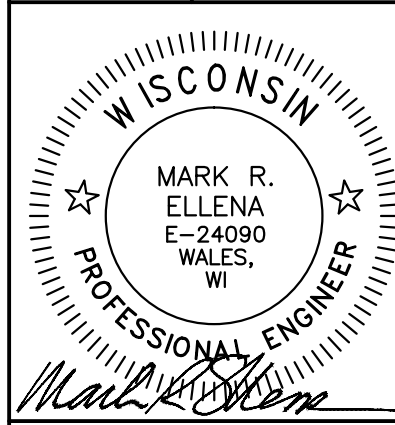
THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROED BY EXCEL ENGINEERING.
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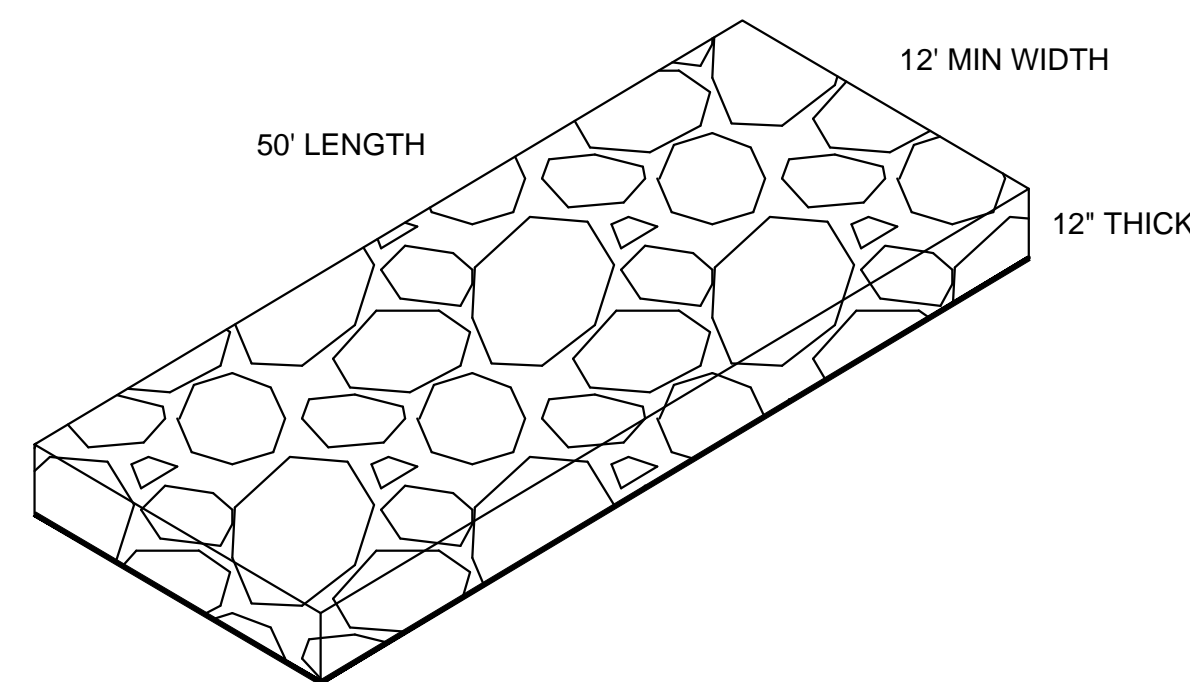
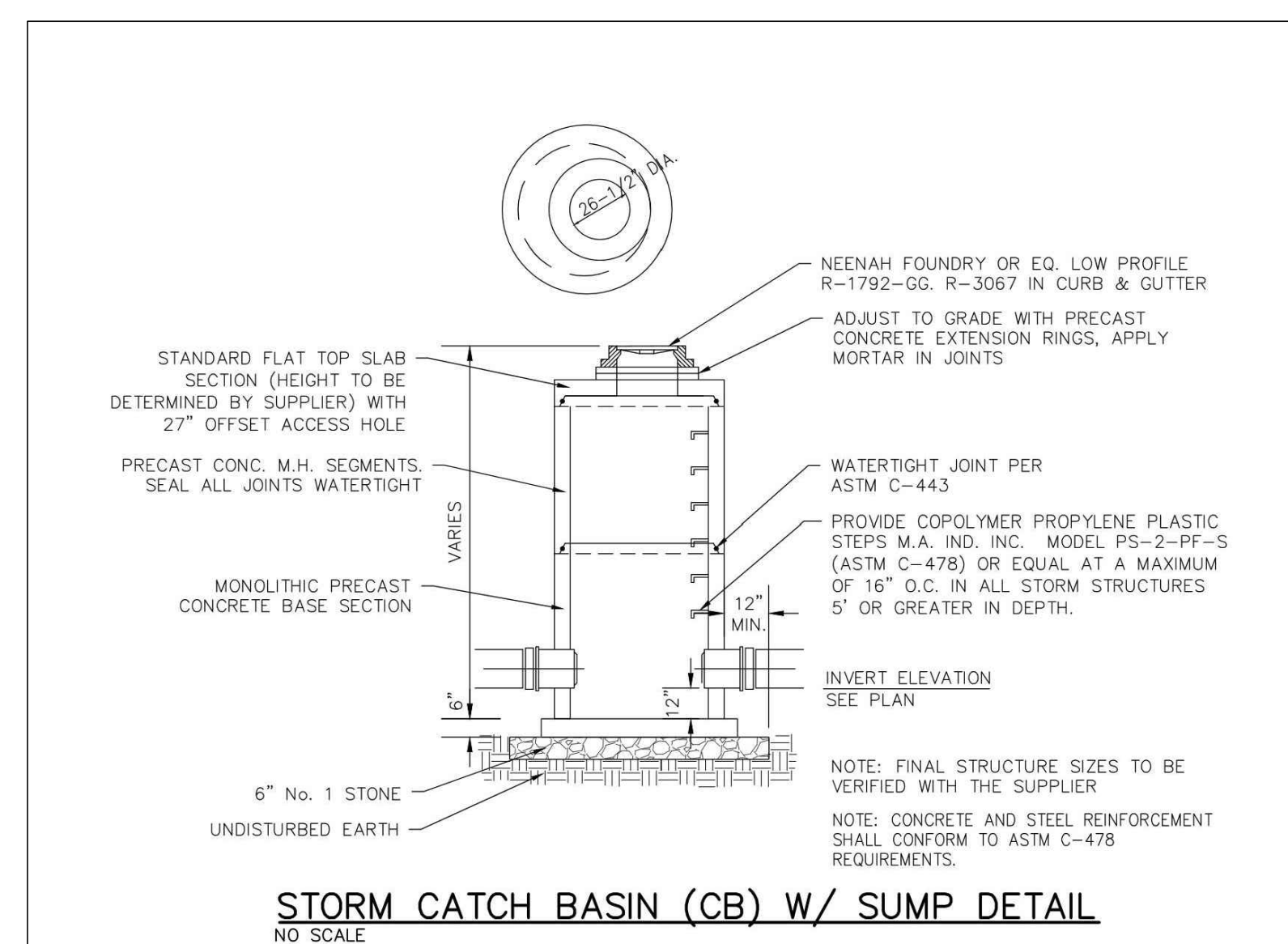
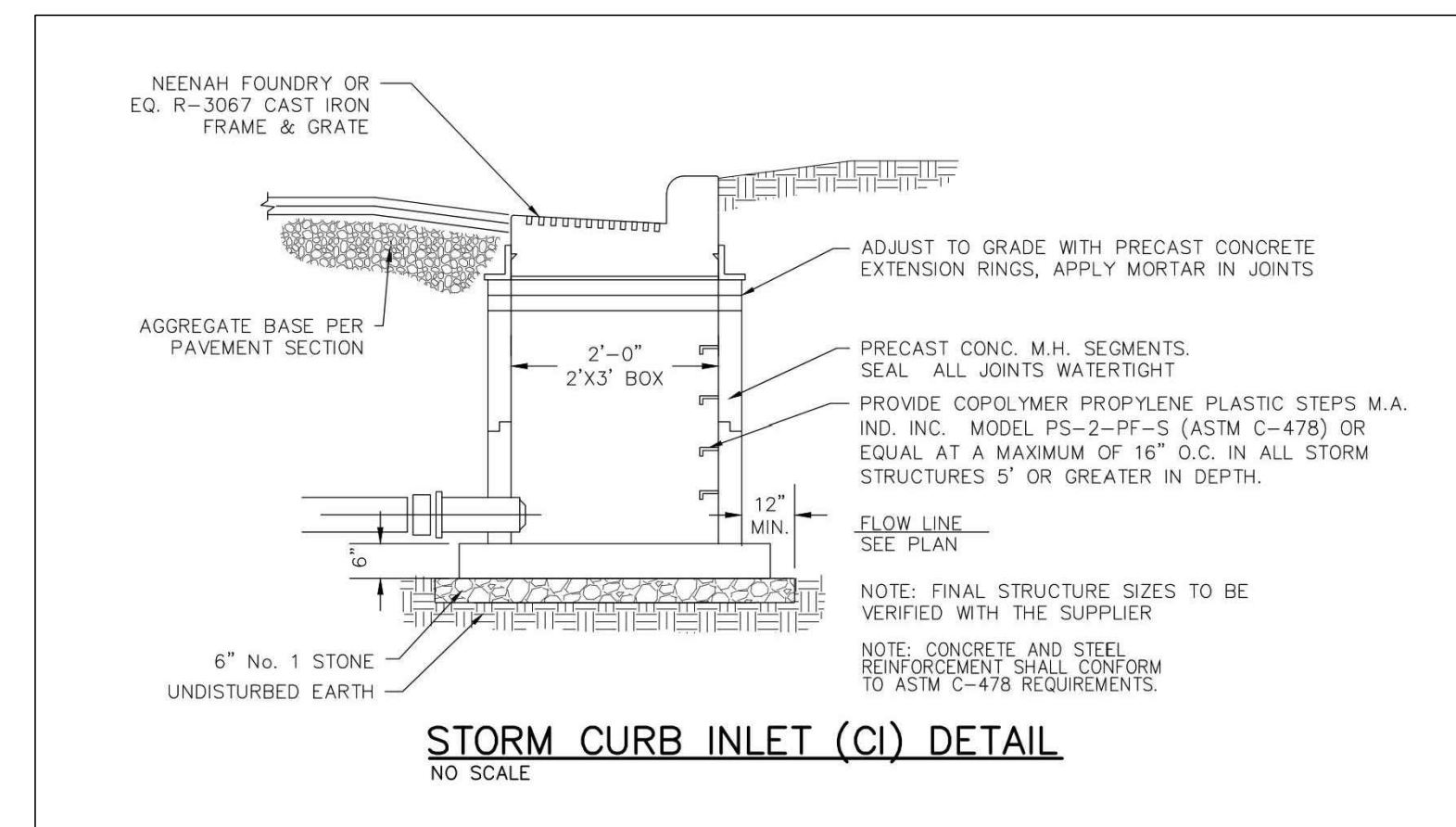
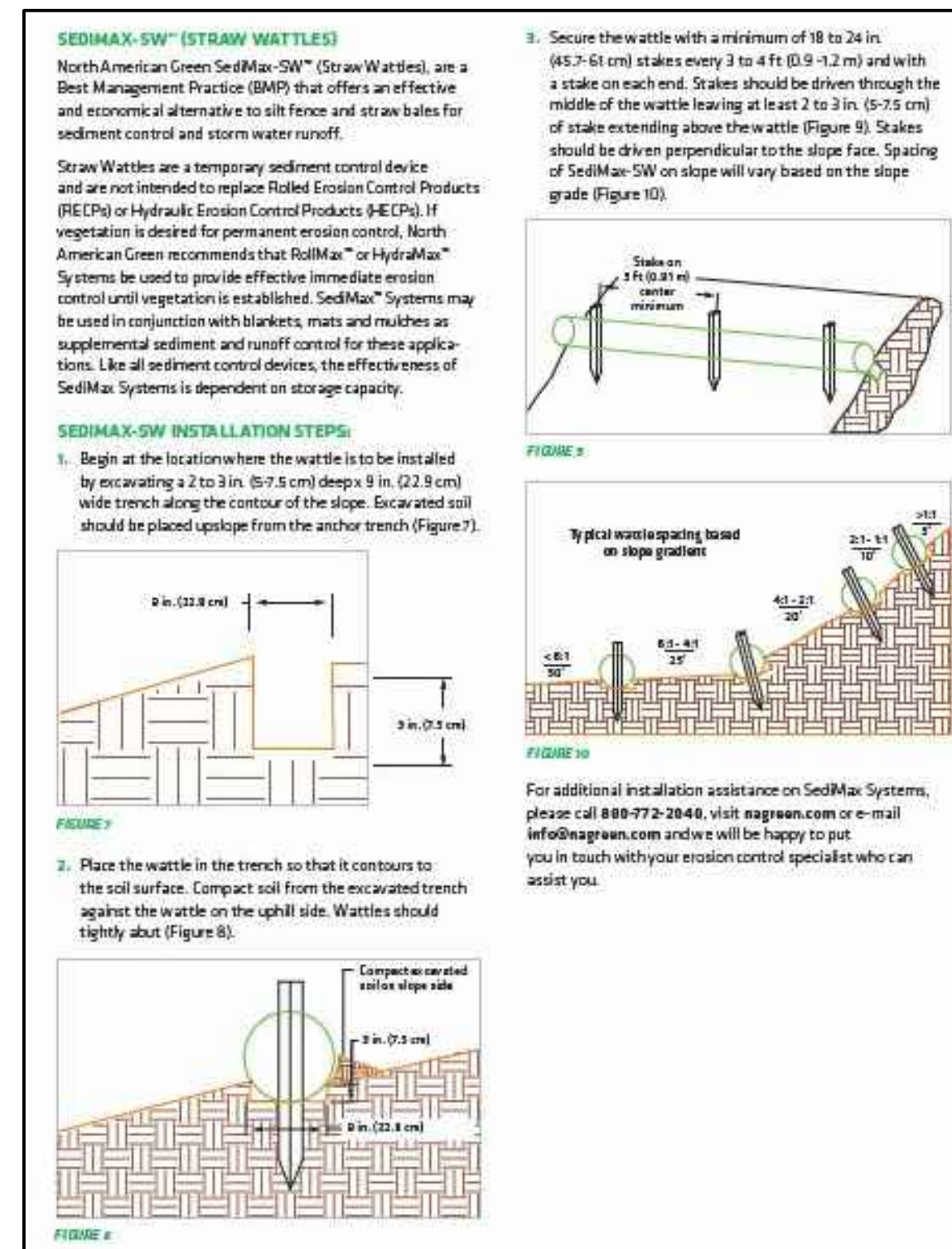
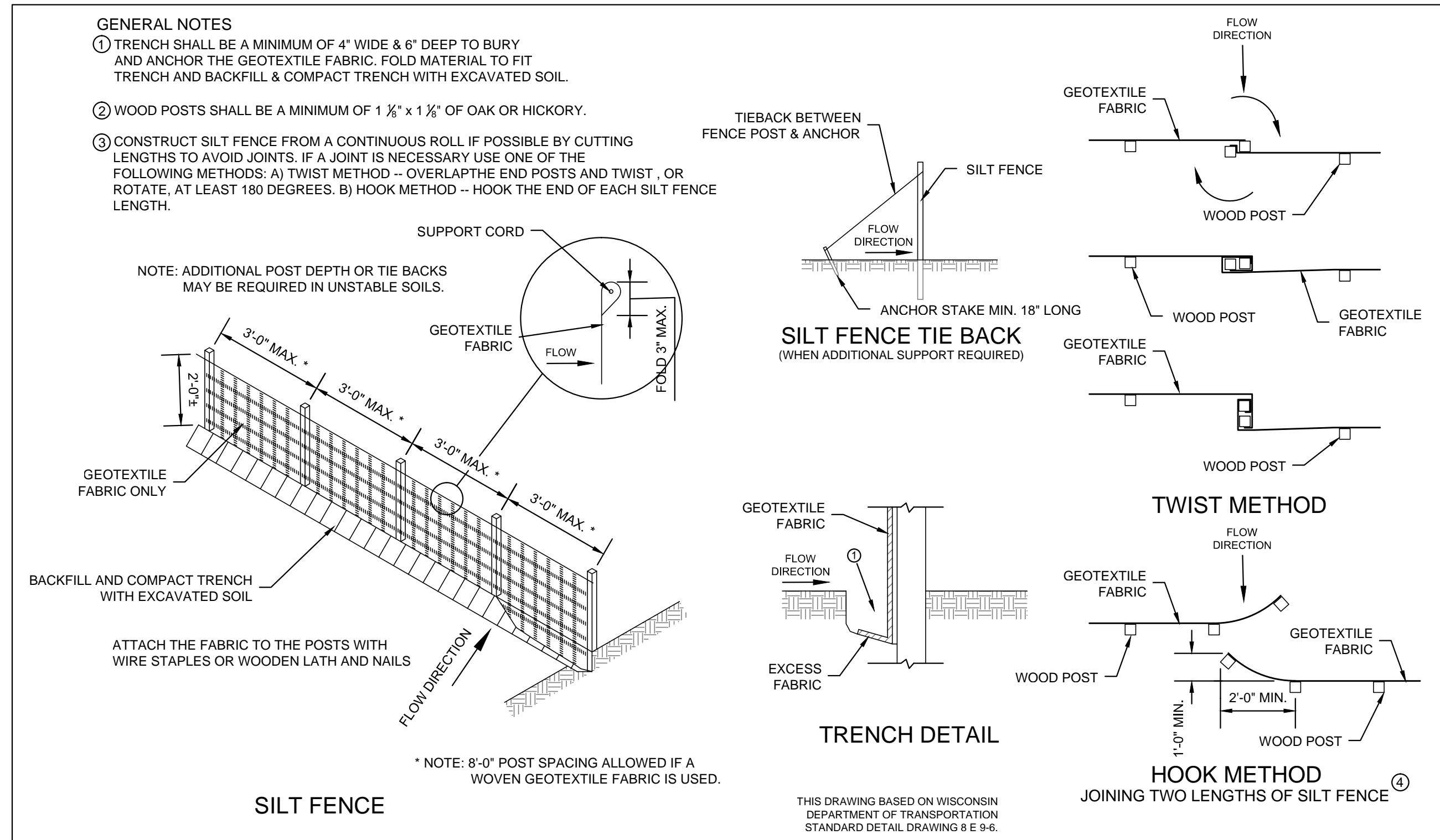
AVERY & BIRCH SALON SUITE FACILITY
 TOWN OF BROOKFIELD, WI

DETAILS



DATE: 03-26-25
BY: MARK R. ELLENA, PE

SHEET NUMBER
C500



PER WDNR Tech Standard 1057

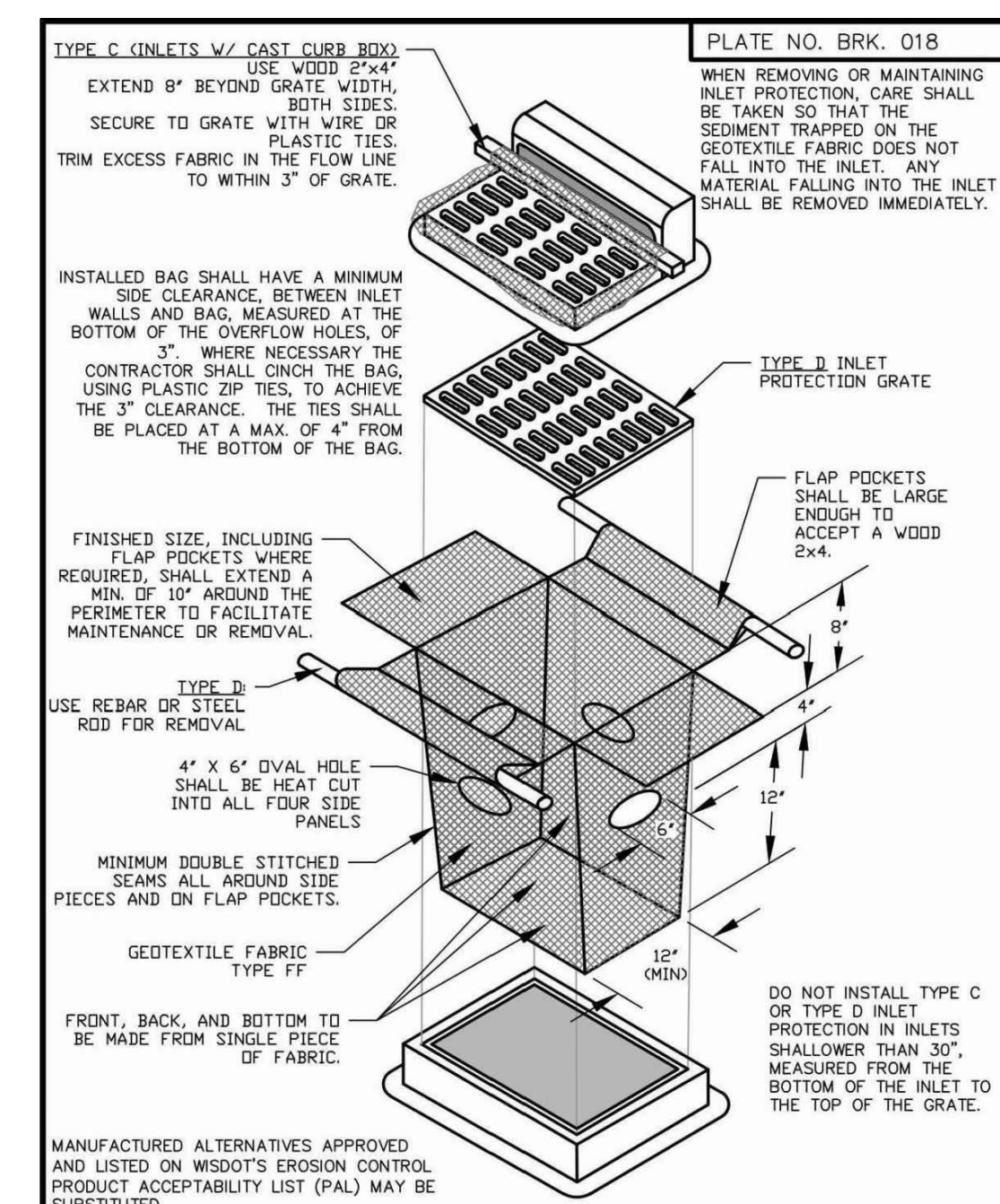
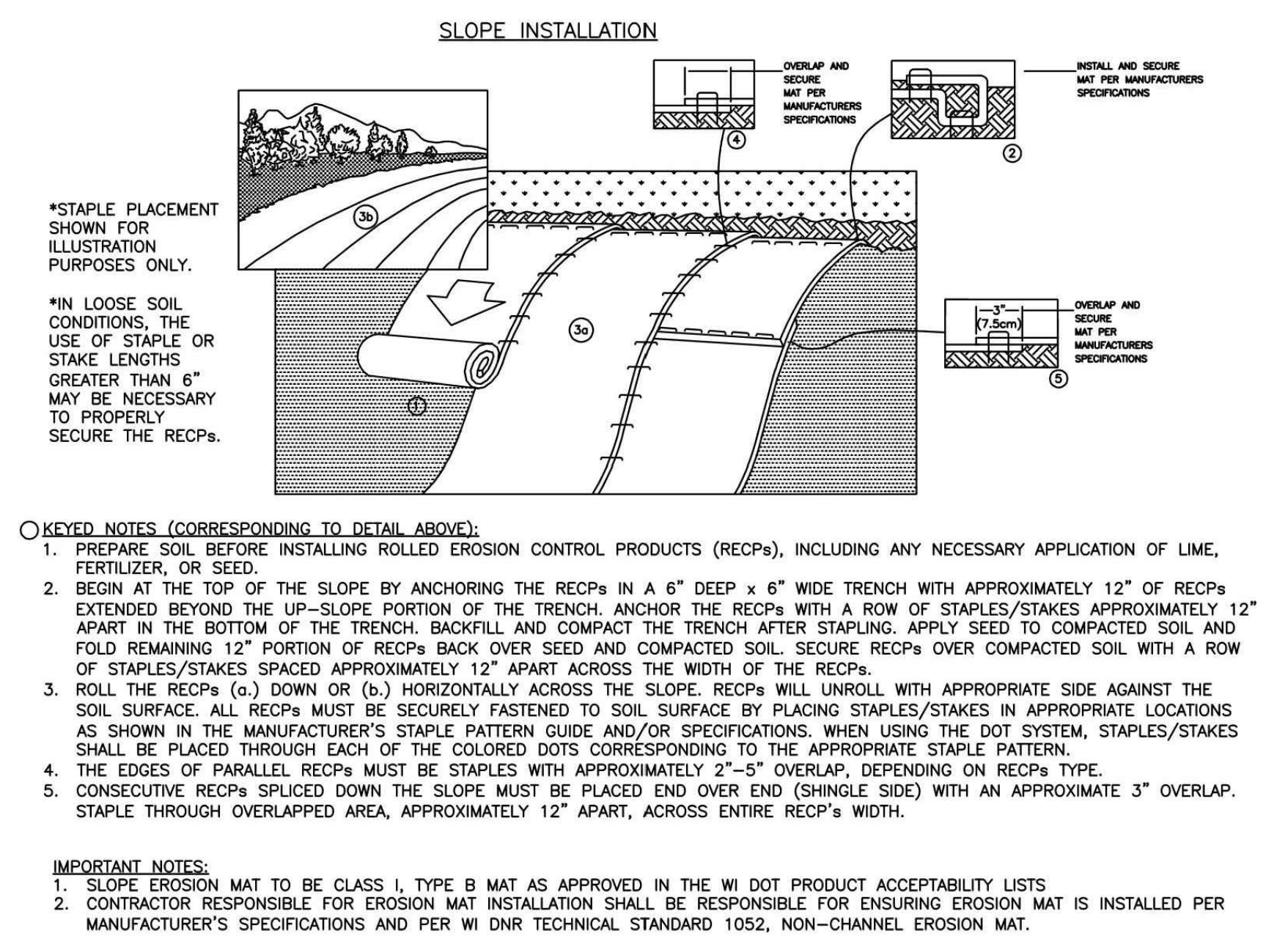
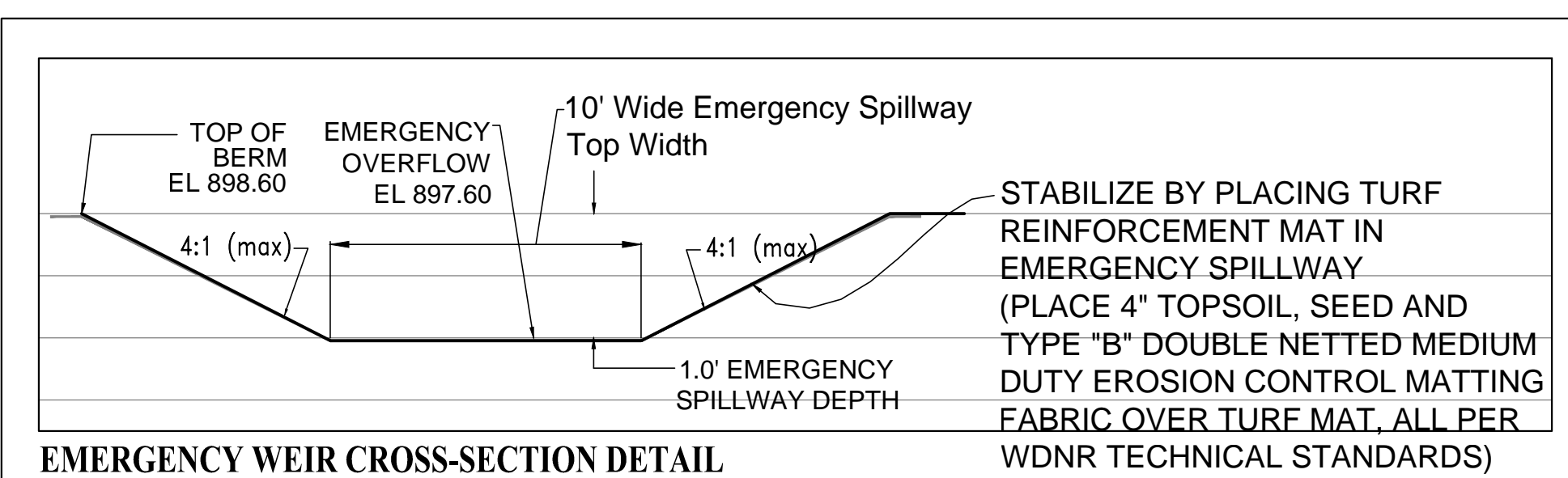
Note 1: Use hard, durable, angular No. 3" stone or recycled concrete meeting the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.

Note 2: Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

Note 3: Select fabric type based on soil conditions and vehicles loading.

Note 4: Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated access lane at least 12 feet wide across the top of the pad.

Note 5: If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

[illegible]

Avery and Birch
beauty studios

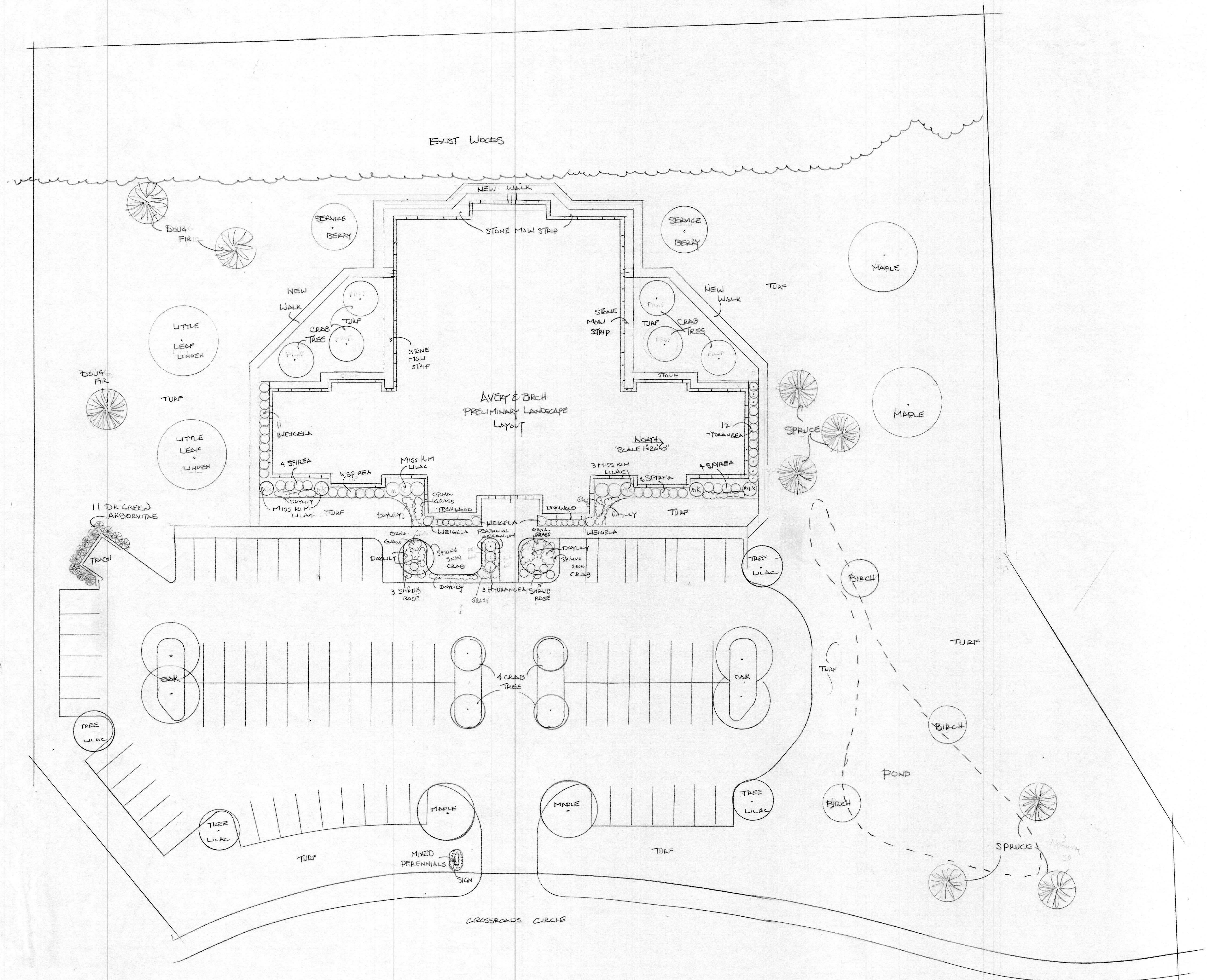
in.studio
architecture

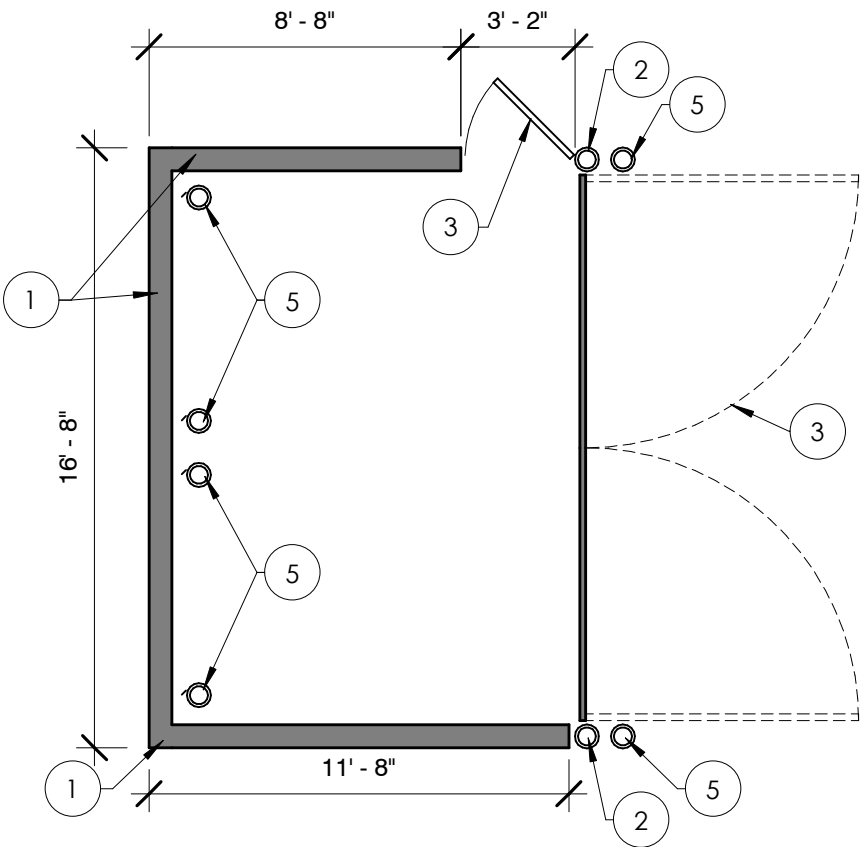


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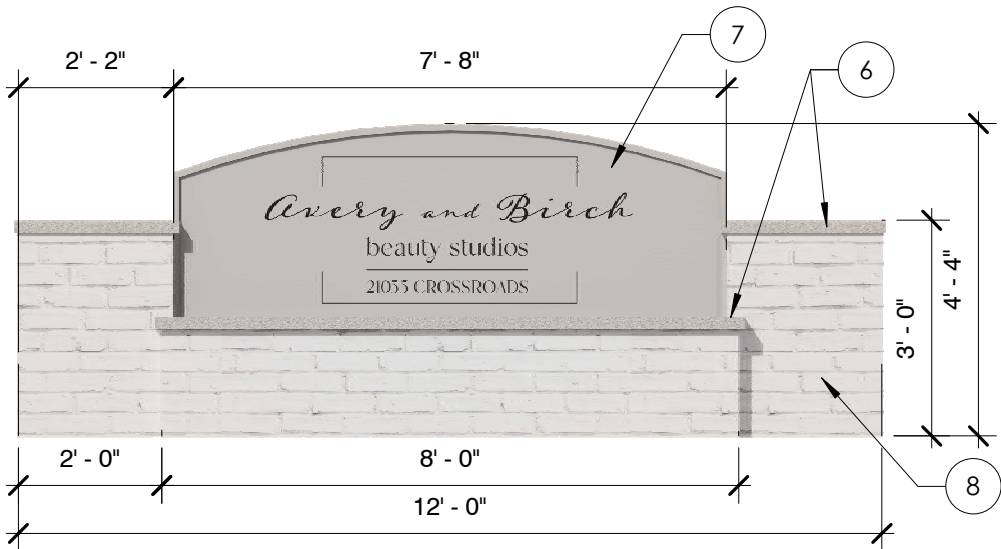






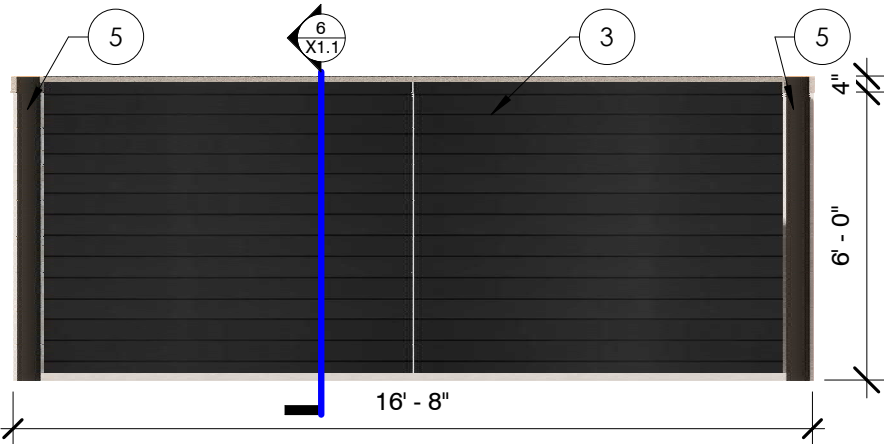
DUMPSTER ENCLOSURE PLAN

3/16" = 1'-0"



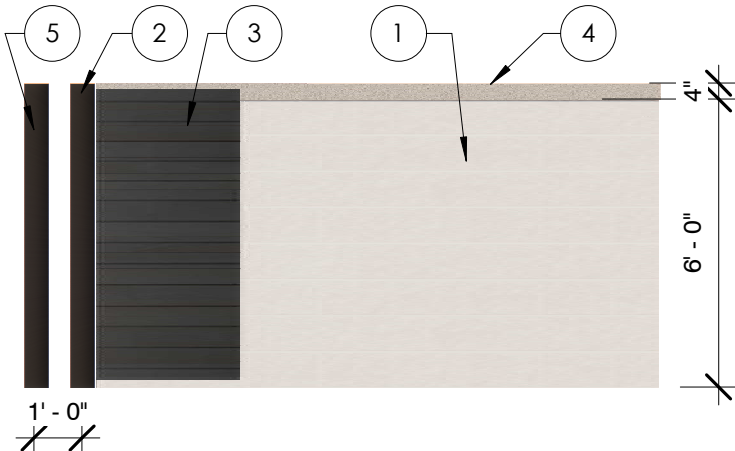
MONUMENT SIGN

3/8" = 1'-0"



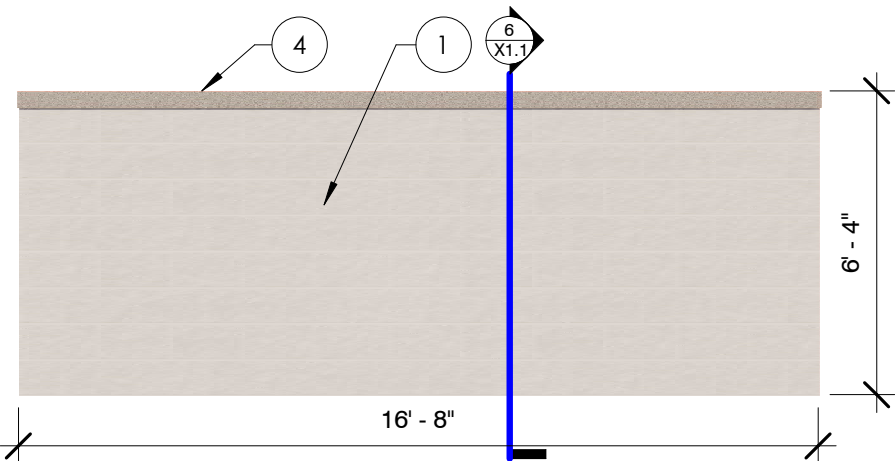
DUMPSTER - FRONT

1/4" = 1'-0"



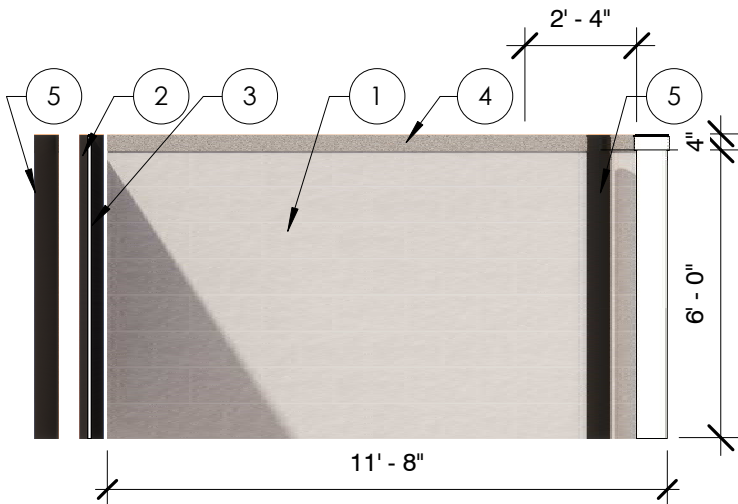
DUMPSTER - SIDE

1/4" = 1'-0"



DUMPSTER - REAR

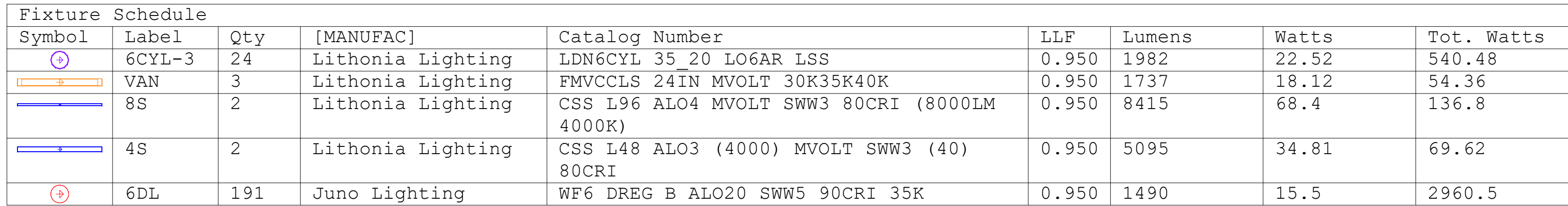
1/4" = 1'-0"



DUMPSTER - SECTION

1/4" = 1'-0"

KEYED GARBAGE ENCLOSURE AND SIGNAGE NOTES	
TAG #	DESCRIPTION
1	8"X16" SPLIT FACE BLOCK (CMU-1), COLOR TO MATCH BRICK
2	6" CONCRETE FILLED GALVANIZED STEEL PIPE POSTS FOR GATE SUPPORT. SET 1" INSIDE EDGE OF CMU WALL
3	ENCLOSURE GATE/DOOR COMPOSITE DECKING (COLOR TO MATCH DARK BUILDING ACCENTS) ON PAINTED STEEL DOOR FRAME. PROVIDE DOOR HINGES, LATCHES, AND OTHER REQUIRED HARDWARE, TYP.
4	4" LIMESTONE CAP
5	6" CONCRETE FILLED GALVANIZED STEEL BOLLARD. 6'-4" TALL OUTSIDE OF ENCLOSURE, 4'-0" TALL INSIDE OF ENCLOSURE
6	2" LIMESTONE CAP
7	PREFINISHED METAL SIGN BOX
8	MASONRY BASE (BK-1), MATCH BRICK TO BUILDING



1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. CED Pewaukee assumes no responsibility for installed light levels due to field conditions, etc.

Fixture Schedule							
Symbol	Label	Qty	[MANUFAC]	Catalog Number	LLF	Lumens	Watts
⊕	6DL	2	Juno Lighting	WF6 DREG B ALO20 SWW5 90CRI 40K	0.900	1501	15.5
WP1-EM	3	Chloride	ARC-ACEM-BZ		0.900	7600	16
SIGN	2	Lithonia Lighting	ESXF1 ALO(3,000L) SWW2(5000K) KY DDB		0.900	3076	19.12
P3-3HS	5	Lithonia Lighting	RSX1 LED P1 40K R3 HS		0.900	4980	51.34
SCO	2		20131LEDDMG		0.900	673	12.61
P3-3	3	Lithonia Lighting	RSX1 LED P1 40K R3		0.900	7096	51.34
P1-5	5	Lithonia Lighting	RSX1 LED P4 40K R5		0.900	16793	133.14
							665.7

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Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Prop Line	Illuminance	Fc	0.20	0.9	0.0	N.A.
Sidewalk	Illuminance	Fc	2.06	5.2	0.9	2.29
Site	Illuminance	Fc	2.48	4.0	1.0	2.48

Avery & Birch

Brookfield, WI

QUOTE#

Drawn By: Nick Rooyakkers

Date:3/31/2025

Revisions			
#	Date	Comments	