

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



MEETING NOTICE

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

Wednesday, March 11, 2026

Architectural Review Committee

6:00 p.m.

AGENDA

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
 - a. February 11, 2026 Meeting Minutes
- 5) Old Business: None.
- 6) New Business:
 - a. Review and possible action on request for a wall sign at 18900 W. Bluemound Road, Suite 139 for Graze Craze (tenant); Signarama (applicant); LMR II Galleria West LLC (owner)
 - b. Review and possible action on a request for Preliminary and Final approval for site plan changes, including a revised parking lot, dumpster and lighting for Kwik Trip, located at 21980 Watertown Road. Excel Engineering (applicant); Kwik Trip Inc. (owner).
 - c. Review and possible action on a request for Preliminary and Final approval for site plan changes, including a new LED screen and stage at Market Square located within The Corners of Brookfield, north of Von Maur department store. Tax Key No. BKFT1123.960 Brookfield Corners LLC (owner/applicant).
- 7) Communication and Announcements.
 - a. Update on permanent outdoor lighting in residential areas regulations
- 8) Adjourn.

Posted this 5th day of March, 2026
Rebekah Leto
Town Planner

TOWN OF BROOKFIELD
ARCHITECTURAL REVIEW COMMITTEE MINUTES
FEBRUARY 11, 2026

The regular meeting of the Architectural Review Committee was held in the East Conference Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

1) CALL TO ORDER

Chairman Dean Pearson called the meeting to order at 6:00 p.m. with the following people present: Town Supervisors John Charlier, Steve Kohlmann; and Committee members Alan Lee and Matt Paris; and Town Planner Rebekah Leto. Richard Diercksmeier was absent.

2) MEETING NOTICES

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

3) APPROVAL OF AGENDA

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

Seconded by Mr. Kohlmann.

Motion carried unanimously.

4) APPROVAL OF MINUTES

Motion by Mr. Kohlmann to approve the minutes of the January 14, 2026 minutes as presented.

Seconded by Mr. Lee.

Motion carried unanimously.

5) OLD BUSINESS

- a. Review and possible action on a new wall sign at 18900 W. Bluemound Road. Richard Bennett Tailors (tenant); Bauer Sign and Lighting (applicant); LMR II Galleria West LLC (owner).

Planner Leto gave an overview of the revised proposal in accordance with the staff report, explaining the change to the smaller cabinet centered over the grid. A waiver is still required for 2 sq. ft. over the allotted amount.

Motion by Mr. Lee to approve a new wall sign for Richard Bennett Tailors, located at 18900 W. Bluemound Road as presented, on plans with a revision date of 1/26/2026, including a waiver from the maximum sign size allowed.

Seconded by Mr. Kohlmann.

Further Discussion: None.

Motion carried unanimously.

6) NEW BUSINESS

- a. Review and possible action on two replacement monument signs for the office building, including new tenant panels, at 20800 Swenson Drive. Sign Effectz Inc. (applicant); JTM MKE LLC (owner).

Planner Leto noted for the record that a revised agenda was posted with the correct address of this correction 20800 Swenson, rather than the 20700 that was noted in the staff report. Planner Leto gave an overview of the proposal in accordance with the staff report, noting that two waivers were required. One for two freestanding signs on a single parcel, which is the current existing condition, and one for no address numerals on the monument sign. Planner Leto's recommendation was to require the address numerals on the south sign in accordance with Code. Mr. Paris noted that the address was clearly on the face of the building and the proposed sign was near the entry of the building. Other Committee members agreed.

Motion by Mr. Paris moved to approve two replacement monument signs for the office building located at 20800 Swenson Drive, including waivers for number of freestanding signs on a single parcel and the requirement to include address numerals on signs, on plans dated 7/21/2025.

Seconded by Mr. Charlier.

Further Discussion: None.

Motion carried unanimously.

- b. Review and possible action on a replacement wall sign at 17800 W. Bluemound Road, Unit E for Hot Yoga Milwaukee (tenant); Innovative Signs (applicant); TFW Group LLC (owner).**

Planner Leto gave an overview of the proposal in accordance with the staff report, noting that this was a replacement wall sign.

Motion by Mr. Kohlmann to approve the wall sign for Hot Yoga Milwaukee, located at 17800 W. Bluemound Road as presented.

Seconded by Mr. Paris.

Further Discussion: None.

Motion carried unanimously.

- c. Review and possible action on a wall sign and tenant panel at 18000 W. Bluemound Road, Suite J for Pet Care Essentials Plus (tenant; Biha Abdallah (applicant); Harvard Square Baseline, LLC (owner).**

Planner Leto gave an overview of the proposal in accordance with the staff report. There was no further discussion.

Motion by Mr. Paris to approve the wall sign and tenant panel for Pet Care Essentials Plus, located at 18000 W. Bluemound Road Suite J as presented on plans dated 12/16/2025.

Seconded by Mr. Kohlmann.

Further Discussion: None.

Motion carried unanimously.

- d. Review and possible action on directional signage at 19050 W. Bluemound Road for Mister Car Wash (tenant); Midwest Sign & Lighting, Inc. (applicant); CWP West LLC (owner).**

Planner Leto gave an overview of the proposal in accordance with the staff report. General discussion over what signs existed occurred. The applicant stated he thought the owners put up temporary signs to help with wayfinding until they could get final plans to the ARC.

Motion by Mr. Charlier to approve directional signage for Mister Car Wash, located at 19050 W. Bluemound Road as presented, on plans with a revision date of 12/5/2025.

Seconded by Mr. Kohlmann.

Further Discussion: None.

Motion carried unanimously.

- e. Review and possible action on a request for Preliminary and Final approval for a proposed addition to Eble Ice Arena located at 19400 W. Bluemound Road. Briohn Building Corporation (applicant); Waukesha County (owner).

Planner Leto gave an overview of the proposal in accordance with the staff report. The applicant noted that they will have a fire exit door on the front façade that will be softened with landscaping. Mr. Kohlmann noted that landscaping review is in the prevue of this Committee. Planner Leto concurred and said the landscaping plan was being worked on at the time of submittal and the Committee could only grant Preliminary Approval if they would like to see the full picture. The applicant stated that the plan was complete and showed a copy of it from his phone. Mr. Paris noted that given the property was owned by Waukesha County, he trusted that they would make the landscaping look nice.

Motion by Mr. Paris to recommend Preliminary and Final Approval for a proposed addition to Eble Ice Arena, located at 19400 W. Bluemound Road as presented, with the Plan Commission approving the proposed landscaping.

Seconded by Mr. Charlier.

Further Discussion: None.

Motion carried unanimously.

- f. Review and possible action on a Master Sign Program for Poplar Creek Town Center, located on the NE corner of Barker Road and W. Bluemound Road. David Wimmer and Mitch Wimmer (applicant); Poplar Creek Hospitality LLC and The Town Center at Poplar Creek LLC.

Planner Leto, the Committee and the applicants discussed the Master Sign Program (MSP) by building, as outlined in the staff report. The general comments of the office building included that Table 1C, which was for a maximum buildout of the building, would have too many signs (a maximum of nine wall signs). Mr. Paris noted he did not like that they were stacked vertically rather than horizontally across the building. David Wimmer noted that this is a company's chance to show their physical presence in a space and is important to the success of Poplar Creek Town Center. He also noted that the artist renderings submitted to the Town at the start of the development included signs in the locations being proposed. Nick Wimmer commented that the signs transition to the canopy as you go east to get more visibility as the grades change. The sign placement was intentional. The Committee noted that they were not looking at signage at that point. Chairman Pearson noted that typically MSP's are done by allowing 80% of the building's frontage to be the maximum square footage of signs across all units. The applicants responded they were looking for more consistency than that. Mr. Kohlmann noted that he understands companies want the advertising but for wayfinding, technology is used more than signs. Planner Leto noted that the Committee did not have to approve as presented and identified that the issue seemed to be when there was more than three tenants in the office building (600 N. Barker). A consensus was made where anything more than three tenants required that the applicant being forth a proposal to the Town of Brookfield for approval.

Motion by Mr. Charlier to approve the portion of the Master Sign Program for Poplar Creek Town Center as it relates to 600 N. Barker Road (Office Building), subject to Table 1C being removed and anything over three tenant signs proposed on the building requires approval from the Architectural Review Committee, and subject to Plan Commission and Town Board approval.

Seconded by Mr. Lee.

Further Discussion: none.

Motion carried unanimously.

Planner Leto, the Committee and applicants then discussed 20400 W. Bluemound Road (Retail Building). Mr. Paris asked if the applicants plan was anywhere close to meeting the 80% maximum sign size requirements. Planner Leto responded that that information was not given to her to evaluate. It was clarified that all signs were to be white, internally lit channel letters, however cabinet signs were permitted on a case-by-case basis with landlord approval. A specific provision is noted in Table 7A and 7B regarding cabinet sign requirements, limiting them to 50% of the overall sign size. Mr. Kohlmann asked if this was being used in practice at other locations. David Wimmer replied no, but they used The Corners as a guide. Mr. Charlier asked if logos could be used, in which David Wimmer referred to Page 1 and stated no. Substantial discussion around a new tenant, Diesel Barbershop, ensued, where at previous meeting the Committee tabled the proposed sign stating it was too big. It was determined that the sign, as proposed, would have been approved by the Landlord in compliance with the MPS. Nick Wimmer noted that these three suites (100-300) were the largest signs and the remaining signs were considerably smaller. He reminded the Committee the scale of this building and noted the proposed sign sizes are appropriate. Mr. Charlier noted that the signs on the renderings appear to be way too large for the building. Mitch Wimmer noted that the guidelines are actually smaller than what is being shown on the renderings. Planner Leto noted that the renderings are not a representation of the sign plan and had asked the applicant to remove it from the plan. However they felt the original renderings were important to keep in.

Motion by Mr. Paris to approve the portion of the Master Sign Program for Poplar Creek Town Center as it relates to 20400 W. Bluemound Road, the retail building connected to the Marriott Center, subject to Plan Commission and Town Board approval, with a specific note to the applicants to provide up to date renderings showing the sign plan in practice.

Seconded by Mr. Charlier.

Further Discussion: None.

Motion carried unanimously.

Planner Leto, the Committee and applicants then discussed 20200 W. Bluemound Road (Retail Building under construction). Mr. Paris asked about the materials of the corner of the building. Nick Wimmer noted that all four corners are anchored by floor to ceiling windows, so that is why the signs are on the face of the canopy.

Motion by Mr. Paris to approve the portion of the Master Sign Program for Poplar Creek Town Center as it relates to 20200 W. Bluemound Road, the retail building under construction, subject to Plan Commission and Town Board approval.

Seconded by Mr. Kohlmann.

Further Discussion: None.

Motion carried unanimously.

Planner Leto brought up the remaining details of the MPS that were not covered under each individual building. This includes general guidelines, window signage, permanent signage, lighting, installation, and more. Planner Leto noted that she would recommend the Committee allow temporary signage be approved by the developer, rather than each tenant getting a permit for a temporary sign from the town. Mr. Paris inquired about illuminated window signage. David Wimmer noted that it was not applicable.

Motion by Mr. Charlier to the remaining portions (items 1-9) of the Master Sign Program for Poplar Creek Town Center subject to Plan Commission and Town Board approval.

Seconded by Mr. Kohlmann.

Further Discussion: None.

Motion carried unanimously.

7) COMMUNICATION AND ANNOUNCEMENTS:

Mr. Kohlmann asked the Committee if they would like to take into consideration LED holiday lights on residential homes. The Town does not have an ordinance regulating these types of lights currently. The concern was that the aggregate of lights on homes in a single neighborhood might make the town look more like Vegas than a quiet, Brookfield subdivision. The directive was for Planner Leto to speak to Attorney Van Kleunen about forming a committee to research this issue.

Chairman Pearson noted that Bullwinkles is no longer turning down their accent lights, as required.

8) ADJOURN

Motion by Mr. Kohlmann to adjourn at 8:37 pm.

Seconded by Mr. Charlier.

Motion carried unanimously.

Respectfully submitted,
Rebekah Leto, Town Planner



TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Town of Brookfield Architectural Review Committee

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: March 11, 2026

RE: Request for a wall sign for Graze Craze (tenant) at 18900 W. Bluemound Road, Suite 139 (Galleria West)

APPLICANT: Signarama-Bloomingtondale, Aaron Grochowski (applicant) / Dave Hess (tenant)

PROPERTY OWNER: LMR II GALLERIA WEST LLC

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

Graze Craze is a new tenant that is looking to operate out of Galleria West shopping complex. The unit is on the back (north) west portion of the building. The request is for a wall sign; no tenant panel is being proposed at this time. The sign consists of channel letters mounted on a raceway, which will match the façade color of the building. The letters for “Graze Craze” are a deep blue, with a red orange logo separating the two words. The second line of the sign is a descriptor for the business, which includes “charcuterie boards and boxes”. This consists of an 8.2” tall cabinet with white letters and a bright green background. The sign will be illuminated.

The proposed sign dimensions are as follows:

	Proposed	Permitted	Waiver required?
Wall Sign	23.75 Sq. Ft. (130” x 28.5”)	11.6 sq. ft.	Yes , sign size

The frontage of the unit is very narrow at only 14 ft. 6 in., which would allow for an 11.6 sq. ft. sign. The applicant has submitted a second rendering that illustrates how the sign would look if it were to be 11 sq. ft. as permitted by code, which does appear to be out of scale with the building. Therefore, the applicant is requesting a sign size waiver.

The sign is proposed to go on one of the building’s peak and will share the space with a recently approved tenant, Vivo Infusions. Vivo’s building frontage was double the size as a corner unit and their approved sign is 22.125 sq. ft. An older google maps image below shows the building frontage with two signs on the wall peak. The proposed wall sign for Graze Craze is of similar size as Vivo’s installed sign.



Google Maps photo with two signs



Existing sign on façade

Recommendation:

I recommend **approval** of the proposed wall sign, including the requested waiver for sign size, for Graze Craze, located at 18900 W. Bluemound Road, Suite 139, as proposed on the plans with a revision date of January 15, 2026.

Graze Craze

Date: 12.08.2025

Job Name: Brookfield Channel letters

Revised Date: 01.15.2025

Revisions: 01

Contact Person: --



Name: David Hess

Address: Galleria West 18900 West Bluemound Rd. Suite 139
Brookfield, WI 53045

Phone: 414-617-9007

E-mail: skowieski@midamericagr.com

Approval Signature: _____

MATERIAL: Channel Letter

Mounted on Raceway

Return coil & trim cap to match sign face

Raceway to match facade color

QTY: 1 (23.75 SQ FT)

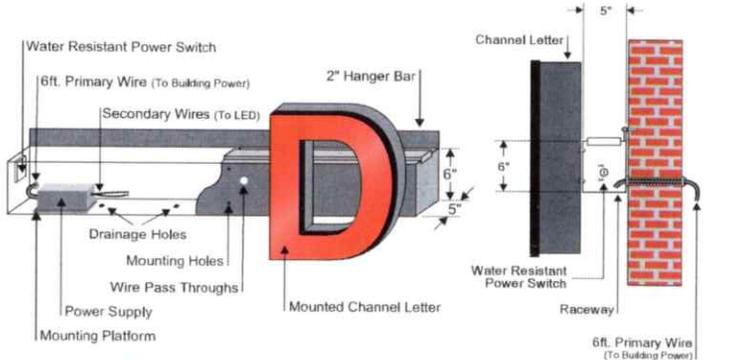
RENDERING



DAY



NIGHT



RACEWAY FRONT VIEW

RACEWAY SIDE VIEW

PMS COLORS



Site Address: Galleria West 18900 West Bluemound Rd. Suite 139, Brookfield, WI 53045

PROOF REVIEWER WILL BE RESPONSIBLE FOR FINDING ALL ERRORS AT THE PROOFING STAGE, ONCE A PROOF HAS BEEN APPROVED, WE CONSIDER IT READY FOR PRINT. ANY ARTWORK, COPY AND/OR LAYOUT ERRORS DISCOVERED AFTER PRINTING, WILL BE THE PROOF REVIEWERS RESPONSIBILITY. Signarama is authorized to do the work as specified. This design and drawing submitted for your review and approval are the exclusive property of Signarama. It may not be re-produced, copied, exhibited or utilized for any purpose, in part or whole without the written consent of Signarama.



(630) 351-8400

399 Wall Street, Unit J
Glendale Heights, IL 60139

signs@signarama-bloomington.com

Sales Person: Aaron Grochowski

Designer: Nora Sabol

PAGE: 1 OF 1

Link to File (Office Use Only): Customers\Graze Craze Franchise Art\Graze Craze Brookfield WI\Building Signage



Name: David Hess
Address: Galleria West 18900 West Bluemound Rd. Suite 139
 Brookfield, WI 53045
Phone: 414-617-9007
E-mail: skowieski@midamericagrp.com
Approval Signature: _____

MATERIAL: Channel Letter
 Mounted on Raceway
 Return coil & trim cap to match sign face
 Raceway to match facade color
QTY: 1 (11 SQ FT)

RENDERING



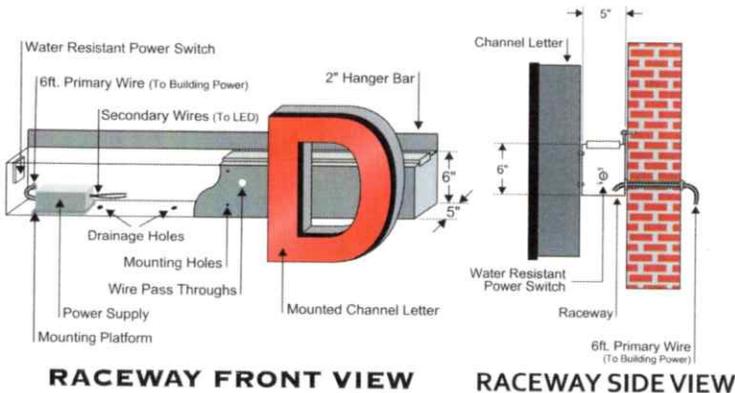
DAY



NIGHT



PMS COLORS



Site Address: Galleria West 18900 West Bluemound Rd. Suite 139, Brookfield, WI 53045

PROOF REVIEWER WILL BE RESPONSIBLE FOR FINDING ALL ERRORS AT THE PROOFING STAGE, ONCE A PROOF HAS BEEN APPROVED, WE CONSIDER IT READY FOR PRINT. ANY ARTWORK, COPY AND/OR LAYOUT ERRORS DISCOVERED AFTER PRINTING, WILL BE THE PROOF REVIEWERS RESPONSIBILITY. Signarama is authorized to do the work as specified. This design and drawing submitted for your review and approval are the exclusive property of Signarama. It may not be re-produced, copied, exhibited or utilized for any purpose, in part or whole without the written consent of Signarama.

Sales Person: Aaron Grochowski

Designer: Nora Sabol

PAGE: 1 OF 1

Link to File (Office Use Only): Customers\Graze Craze Franchise Art\Graze Craze Brookfield WI\Building Signage



TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Town of Brookfield Architectural Review Committee
FROM: Rebekah Leto, AICP, Town Planner
MEETING DATE: March 11, 2026
RE: Kwik Trip Site Plan changes, 21980 Watertown Road

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

Kwik Trip, located on the corner of Springdale Road and Watertown Road, is proposing minor alterations to their site plan. The changes being requested include an expansion of the parking lot on the north side of the property, the relocation of the dumpsters and additional lighting. No landscaping is being proposed at this time.

Parking: The parking lot expansion will result in a net gain of 2 spaces, and will bring the total parking stalls on site to 33 stalls, including 8 existing fuel stalls. One ADA-compliant parking stall is required on site and is provided for on the south side of the building (no change). The proposed stalls meet the locational requirements and the dimensional standards of the ordinance. Bollards will be placed at the front of the parking stalls between the building.

The Ordinance does require that landscaping be provided (at least 100 sq. ft.) for parking areas serving 5 or more vehicles and created or redesigned and rebuilding following adoption of the ordinance. However, given the site maneuverability on site, requiring landscaping within the parking lot would have the potential to create a traffic flow issue.

Dumpsters: The dumpsters are proposed to be relocated to the east of the parking lot expansion. The proposed concrete slab is 20'-9" x 21'-6" with 8 ft. tall fencing. The fence enclosure is constructed of solid-cellular vinyl for durability and low maintenance, but will be finished to look like wood. The Code requires that dumpsters meet the offset of the district and comply with the area requirements of an accessory building. The dumpsters are 22' from the west offset and the total square footage of the slab is 446 sq. ft., which larger than the existing dumpster area (approx. 237 sq. ft.). The maximum accessory building is limited to 625 sq. ft. Therefore, the size and location of the dumpsters meet the ordinance requirements.

Lighting: Additional lighting is proposed near the new dumpster location. The lighting plan confirms the proposed parking area complies with the town requirements (min. 0.4 fc); however the plan revealed the north west portion of the existing parking area is under lit, with zero foot candles at the property line. It should be noted that the parking lot configuration would not allow for an additional light pole location outside of the right of way. The ARC should determine if it is reasonable for Kwik Trip to explore adding a light to cover this area, including whether an additional light on the northwest corner of the building would expand coverage.

The Town Engineer has reviewed the civil plan and offered minor comments for future plan sets that do not alter the proposal.

Recommendation:

I recommend Preliminary and Final **approval** to the Town Plan Commission and Town Board of the proposed site plan changes at 21980 Watertown Road for Kwik Trip, including an expanded parking lot, dumpster relocation and enclosure and lighting modifications, as shown on the civil plans dated February 18, 2026 and dumpster plans dated February 25, 2026, prepared by Excel Engineering, subject to any final Town Engineer comments being addressed.

The ARC may wish to include additional lighting as a condition of approval.



February 18, 2026

Project Narrative

Project: Kwik Trip 969
21980 Watertown Rd
Waukesha, WI 53186

Kwik Trip, Inc is requesting Town of Brookfield conceptual, preliminary and final review and approval for a parking lot expansion and waste enclosure relocation project at their existing fueling station and convenience store located at 21980 Watertown Rd (TaxKey: BKFT1083997001) in the Town of Brookfield. The property is zoned M-2– Commercial Corridor and the use is permitted.

Site access points will remain in the existing locations. The proposed parking expansion will be on the north side of the building and will result in a net gain of 2 spaces. This will increase the parking count from 31 stalls to 33 stalls (including 8 existing fuel stalls). The existing dumpster enclosure will be removed and replaced on the east side of the new parking addition. The proposed enclosure will be constructed using materials consistent with the existing enclosure and will conform to all applicable Town codes and standards.

PROPOSED ALTERATIONS FOR: KWIK TRIP #969

WAUKESHA, WI



PROJECT INFORMATION

PROPOSED ALTERATIONS FOR:
KWIK TRIP #969
21980 WATERTOWN RD • WAUKESHA, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 18, 2026

REVIEW SET #1

JOB NUMBER

260012400

SHEET NUMBER

C001

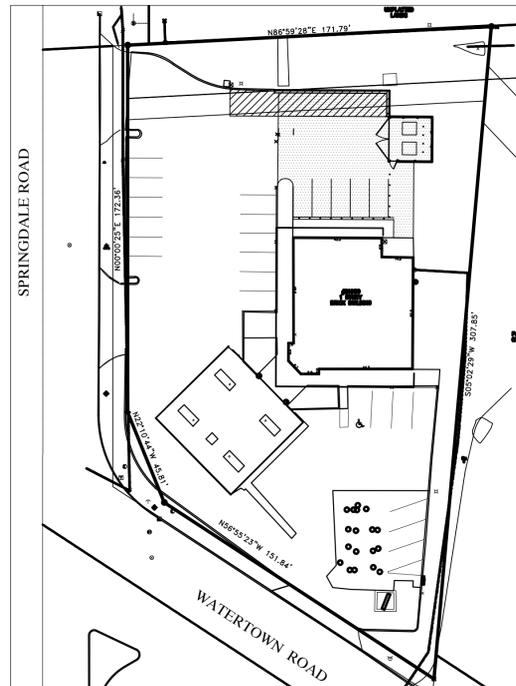
EXCEL LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM	IDENTIFICATION	SYM	IDENTIFICATION
1000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	1000.00TC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
1000.00EG	EXISTING GRADE SPOT ELEVATIONS	1000.00FL	PROPOSED SPOT ELEVATIONS (TOP OF WALK @ FLOWLINE)
1000.00BG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL	1000.00TW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
1000.00FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) FG-FINISHED SURFACE GRADE AT FRONT OF WALL	1000.00BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
PROPOSED SITE SYMBOLS			
→	PROPOSED DRAINAGE FLOW	CO	PROPOSED CLEANOUT
⊕	PROPOSED WATER VALVE IN BOX	DS	PROPOSED DOWNSPOUT
⊕	PROPOSED WELL	↔	PROPOSED APRON END SECTION
⊕	PROPOSED LIGHT POLE	⊕	SOIL BORING
⊕	PROPOSED STORM CATCH BASIN - ST CB	CL	CENTER LINE
⊕	PROPOSED STORM FIELD INLET - ST FI	♿	PROPOSED HANDICAP PARKING STALL
⊕	PROPOSED STORM CURB INLET - ST CI	♿	PROPOSED SIGN
PROPOSED LINETYPES			
---	PROPOSED PROPERTY LINE	---	INTERIOR PROPERTY LINE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	RR	RAILROAD TRACKS
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	---	EXISTING GROUND CONTOUR
---	PROPOSED WATER LINE AND HYDRANT	---	PROPOSED GROUND CONTOUR
---	PROPOSED CURB AND GUTTER	POL	PROPOSED POLISH SEWER AND MANHOLE
---	GRADING/SEEDING LIMITS	P	PROPOSED PROCESS SEWER AND MANHOLE
---	RIGHT-OF-WAY LINE	CLW	PROPOSED CLEAR WATER LINE
T	PROPOSED UNDERGROUND TELEPHONE CABLE	G	PROPOSED UNDERGROUND GAS LINE
---	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
FO	PROPOSED UNDERGROUND FIBER OPTIC LINE		

R.A. SMITH LEGEND

()	INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
⊕	SECTION OR 1/4 SECTION CORNER AS DESCRIBED
●	1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
○	1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
⊕	BOLLARD
+	SOIL BORING/MONITORING WELL
+	FLAGPOLE
+	MAILBOX
+	SIGN
+	BILLBOARD
+	AIR CONDITIONER
+	CONTROL PULL BOX
+	TRAFFIC SIGNAL
+	RAILROAD CROSSING SIGNAL
+	CABLE PEDESTAL
+	POWER POLE
+	GUY POLE
+	GUY WIRE
+	LIGHT POLE
+	SPOT/YARD/PEDESTAL LIGHT
+	HANDICAPPED PARKING
+	ELECTRIC MANHOLE
+	ELECTRIC PEDESTAL
+	ELECTRIC METER
+	ELECTRIC TRANSFORMER
+	TELEPHONE MANHOLE
+	TELEPHONE PEDESTAL
+	MARKED FIBER OPTIC
+	GAS VALVE
+	GAS METER
+	GAS WARNING SIGN
+	STORM MANHOLE
+	ROUND INLET
+	SQUARE INLET
+	STORM SEWER END SECTION
+	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
+	MARKS
+	CONIFEROUS TREE
+	DECIDUOUS TREE
+	SHRUB
---	EDGE OF TREES
s	SANITARY SEWER
---	STORM SEWER
---	WATERMAIN
o	MARKED GAS MAIN
e	MARKED ELECTRIC
o-w	OVERHEAD WIRES
b	BUREAU ELEC. SERV.
t	MARKED TELEPHONE
tv	MARKED CABLE TV LINE
fo	MARKED FIBER OPTIC
---	INDICATES EXISTING CONTOUR ELEVATION
---	INDICATES EXISTING SPOT ELEVATION



SITE PLAN OVERVIEW
SCALE: 1" = 40'
NORTH

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511
TOLL FREE TELEFAX (414) 259-0947 TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

EXISTING CONDITIONS NOTE:
ALTA/ NSPS DATED 08/14/2017 USED AS EXISTING CONDITIONS. ALTA/ NSPS BY R.A. SMITH NATIONAL, INC. BY STEPHAN G. SOUTHWELL S-1939, (262) 781-1000. PRIOR TO CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY ALL SITE IMPROVEMENTS, UTILITY LOCATIONS, INVERTS, SEIZES, ETC. NOTIFY ENGINEER OF ANY DISCREPANCIES. FAILURE TO NOTIFY ENGINEER SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR ANY DAMAGES AS A RESULT OF FAILURE TO FIELD VERIFY.

PROJECT CONTACTS

OWNER INFORMATION:

Kwik Trip
Contact: Nicholas Newman
P.O. Box 2107
La Crosse, WI 54602-2107
Phone: (608) 793-6199
Email: nnewman@kwiktrip.com

CIVIL:

Eric Drackowski, P.E.
Contact: Zach Becker
Phone: (920) 926-9800
E-mail: zach.becker@excelengineer.com

CITY PLANNER:

Rebekah Leto
Phone: (262) 796-3760
E-mail: planning@townofbrookfield.com

CITY ENGINEER:

Justin Gutoski
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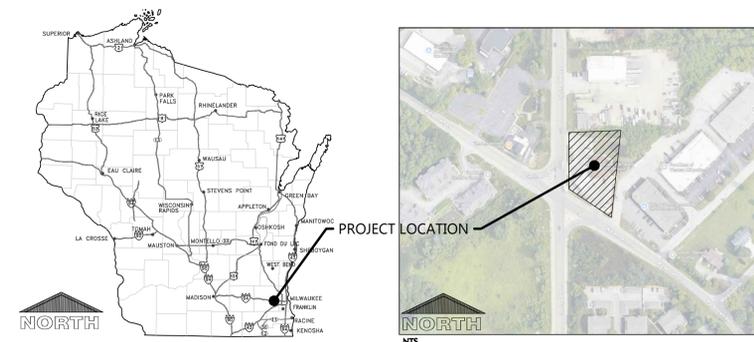
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LOCATION MAP



SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C001	CIVIL COVER SHEET
C002	CIVIL SPECIFICATIONS
C020	EXISTING SITE AND DEMOLITION PLAN
C100	SITE PLAN
C200	GRADING AND EROSION CONTROL PLAN
C800	SITE PHOTOMETRIC PLAN & DETAILS

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

- CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

- CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
- ALL ORGANIC TOPSOIL UNDER PAVED AREAS AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
 - UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 - UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 - UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
- CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
- WHEN THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB.
- WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

- THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151. THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
 - SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
 - STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
 - DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
 - THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
 - CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
 - TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
 - IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
 - ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER W.D.M. TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
 - ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151.105 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
 - EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 CONCRETE AND AGGREGATE BASE

- CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 308R-08 & ACI 318-08.
- EXTERIOR CONCRETE FLAT WORK CONSTRUCTION IS TO BE PROVIDED PER THE MOST STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
 - SIDEWALK CONCRETE** - 4" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE.
 - CONCRETE SHALL BE REINFORCED AS FOLLOWS:
 - REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, *SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT*
 - CONCRETE SHALL UTILIZE #3 BAR 3' ON-CENTER FOR DEPTHS UP TO 6" AND #4 BAR 3' ON-CENTER FOR CONCRETE OVER 6" IN DEPTH.
 - BAR- DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
 - MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60.
 - CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
 - LIGHT DUTY CONCRETE (PASSENGER CAR TRAFFIC)** - 4" OF CONCRETE OVER 12" OF 3/4" CRUSHED AGGREGATE.
 - CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
 - REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, *SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT*
 - CONCRETE SHALL UTILIZE #3 BAR 3' ON-CENTER FOR DEPTHS UP TO 6" AND #4 BAR 3' ON-CENTER FOR CONCRETE OVER 6" IN DEPTH.
 - BAR- DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
 - MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60.
 - THE BARS AT OUTERMOST CONTRACTION JOINT (FIRST JOINT FROM EDGE OR AT CURB JOINT) AROUND PERIMETER OF CONCRETE. THE BARS SHALL BE #4 REBAR 24" LONG PLACED AT 30" O.C.
 - TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1/4" X 4-1/2" X 4-1/4" DIAMOND SHAPED TAPERED PLATE DOWELS MANUFACTURED PER ASTM A36. INSTALL PER MANUFACTURERS SPECIFICATIONS.
 - LIGHT DUTY CONCRETE JOINTING SHALL BE AS FOLLOWS:
 - CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER FOR CONCRETE REINFORCEMENT*
 - CONCRETE SHALL UTILIZE #3 BAR 3' ON-CENTER FOR DEPTHS UP TO 6" AND #4 BAR 3' ON-CENTER FOR CONCRETE OVER 6" IN DEPTH.
 - BAR- DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
 - MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60.
 - DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
 - CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
 - TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREK 9' SPEED DOWEL TUBES SHALL BE USED.
 - HEAVY DUTY/FUEL CONCRETE (TRUCK TRAFFIC) - 8" OF CONCRETE OVER 12" OF 3/4" CRUSHED AGGREGATE.
 - CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
 - REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, *SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT*
 - CONCRETE SHALL UTILIZE #3 BAR 3' ON-CENTER FOR DEPTHS UP TO 6" AND #4 BAR 3' ON-CENTER FOR CONCRETE OVER 6" IN DEPTH.
 - BAR- DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
 - MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60.
 - HEAVY DUTY CONCRETE JOINTING SHALL BE AS FOLLOWS:
 - CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
 - CONCRETE ACCESSORIES TO BE USED AS FOLLOWS. USE OF ACCESSORIES OTHER THAN LISTED REQUIRES OWNER APPROVAL:
 - EXPANSION JOINT FILLER: NON-EXTRUDING RESILIENT BUTYLBOLUS TYPE, ASTM D 1751.
 - CURING COMPOUND: ASTM C 309 TYPE 1 (ACCEPTABLE PRODUCTS ARE SPEC CHEM ECO-CURE OR EUCLID CHEMICAL TAMMS/CUREWB)
 - CURING AND SEALING COMPOUND: ASTM C1315, TYPE 1, CLASS B AND C WITH A MAXIMUM OF 700 GRAMS PER LITER OF VOC'S (WATER BASED ACRYLIC). ACCEPTABLE PRODUCTS ARE TR PRODUCTS TRI-COTE 2610V/EUCLID CHEMICAL SUPER DIAMOND CLEAR)
 - BOND BREAKER: 4 MIL POLYETHYLENE FILM OR 15# BUILDING PAPER.
 - DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
 - STRENGTH TO BE MINIMUM OF 4500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
 - ALL CONCRETE SUBJECT TO FREEZING AND THAWING SHALL HAVE A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.45 (4500 PSI AT 28 DAYS OR MORE). ALL STEEL REINFORCED CONCRETE SUBJECTED TO BRACKISH WATER, SALT SPRAY OR DEICERS SHALL HAVE A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.40 (5000 PSI AT 28 DAYS OR MORE).
 - SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK.
 - SLUMP SHALL BE 2" OR LESS FOR SUPERFORMED CURB AND GUTTER.
 - SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SUP-FORMED CURB AND GUTTER.
 - ALL CONCRETE EXPOSED TO FREEZING AND THAWING AND/OR REQUIRED TO BE WATERTIGHT SHALL HAVE AN AIR CONTENT OF 4.5% TO 7.5%. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT IN ALL MEMBERS (AFTER PUMPING IF APPLICABLE). NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL FROM EXCEL ENGINEERING, INC. & KWIK TRIP'S ENGINEERING TEAM. CALCIUM CHLORIDE SHALL NOT BE USED.
 - READY-MIXED CONCRETE: ASTM C-94, EXCEPT WHERE "CONCRETE MIX DESIGN SCHEDULE TABLE" IS MORE RESTRICTIVE. SEE CONCRETE MIX DESIGN SCHEDULE IN THE PLANS.
 - VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU YD. OR 6 X 6' W/ 4 X W/ 4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
 - ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
 - CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
 - ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 2" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP DUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB UNLESS INDICATED OTHERWISE.
 - CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU YD. BUT LESS THAN 25 CU YD. PLUS ONE SET FOR EACH ADDITIONAL 50 CU YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
 - PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL-FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
 - TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
 - CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- TOPSOIL** - CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
 - TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- SEEDED LAWNS**:
 - PERMANENT LAWN AREAS SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS./1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON-SITE. FOLLOW PROCEDURES FOUND IN WDMR TECHNICAL STANDARDS 1058 & 1059.
 - ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1,000 S.F.), 40% CREeping RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDMR TECHNICAL STANDARDS 1058 & 1059.
 - ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDMR TECHNICAL STANDARDS 1058 & 1059.
- SEEDED LAWN MAINTENANCE** - CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5%. CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

CONCRETE MIX DESIGN SCHEDULE TABLE							
TYPE OF CONSTRUCTION	MIN 28 DAY COMPRESSIVE STRENGTH F (PSI) (ASTM C39)	MAX SLUMP +/- 1" (ASTM C143) (C)	MAX AGGREGATE SIZE (INCH)	% AIR ENTRAINING +/- 1.5%	MAX W/C RATIO	MINIMUM CEMENTITIOUS MATERIALS PER CUBIC YARD	ADDITIONAL COMMENTS
FOOTINGS	3000	4 D	1-1/2	3% MAX	--	--	
FOUNDATION WALLS AND CAVITY FOOTINGS/PIERS	4500	4 D	1	6	0.45	--	
EXTERIOR SLABS, WALKS, AND CURBS	4500	4 D	1	6	0.45	520	(B) (D) (E) (F)
CMU BLOCK FILL	2500	7 D	3/8	--	--	--	(A) (F)
(A) MAXIMUM REPLACEMENT OF PORTLAND CEMENT WITH SUPPLEMENTARY CEMENTITIOUS MATERIALS BY WEIGHT IS: FLY ASH 40%, SLAG 60%. TOTAL REPLACEMENT OF PORTLAND CEMENT WITH SUPPLEMENTARY CEMENTITIOUS MATERIALS SHALL BE AT LEAST 40% (LESS THAN 40% AS APPROVED BY PROJECT ENGINEER) BUT NOT GREATER THAN 60%.							
(B) MAXIMUM REPLACEMENT OF PORTLAND CEMENT WITH SUPPLEMENTARY CEMENTITIOUS MATERIALS BY WEIGHT IS: FLY ASH 20%, SLAG 30%. DESIGN STRENGTH AT TIME OF STEEL ERECTION AND BACKFILLING RESPECTIVELY. THIS TIME PERIOD IS 21 DAYS UNLESS DIRECTED OTHERWISE.							
(C) SLUMP MAY BE INCREASED WHEN CHEMICAL ADMIXTURES ARE USED; PROVIDED THAT THE ADMIXTURE TREATED CONCRETE HAD THE SAME OR LOWER WATER-CEMENT RATIO AND DOES NOT EXHIBIT SEGREGATION POTENTIAL OR EXCESSIVE BLEEDING. CONCRETE MIXES SHALL BE PROPORTIONED TO ACHIEVE A MAXIMUM SLUMP OF 8" FOR CONCRETE CONTAINING HIGH RANGE WATER REDUCING ADMIXTURE AND 4" FOR CONCRETE CONTAINING A MEDIUM RANGE WATER REDUCING ADMIXTURE. MIXES SHALL HAVE A WATER SLUMP OF 2"-3" (3" TO 4" FOR CONCRETE RECEIVING A "DRY-SHAKE" HARDENER). MAXIMUM OF 4" WATER SLUMP FOR ALL OTHER CONCRETE OR HIGHER SLUMPS MAY BE CONSIDERED AS LONG AS THEY ARE ACHIEVED THROUGH THE USE OF APPROPRIATE ADMIXTURE USAGE.							
(D) HIGH EARLY STRENGTH CONCRETE TO BE SUPPLIED ONLY WHEN APPROVED BY KWIK TRIP.							
(E) FOR COLD WEATHER CONDITIONS, SPECIFIED MINIMUM REPLACEMENT OF PORTLAND CEMENT MAY BE REDUCED BY UP TO 50% WITH PERMISSION OF OWNER.							
(F) CONCRETE SUPPLIER AND FINISHER SHALL COORDINATE APPROXIMATE SET TIMES OF PROPOSED MIX DESIGN UNDER VARIOUS WEATHER CONDITIONS AND ADJUST MIX DESIGN AS NECESSARY TO ASSURE SET TIME IS ACCEPTABLE TO COMPLETE PLACING AND FINISHING OF SLAB IN A TIMELY MANNER. FOR COLD WEATHER CONCRETE, NON-CHLORIDE SET ACCELERATING ADMIXTURES MAY BE USED UPON APPROVAL OF ENGINEER. FOR HOT WEATHER CONCRETE SET RETARDING ADMIXTURES MAY BE USED UPON APPROVAL OF ENGINEER.							



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Fond du Lac, WI 54905
920-926-9800
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED ALTERATIONS FOR:
kwik TRIP #969
21980 WATERTOWN RD • WAUKESHA, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 18, 2026

JOB NUMBER

260012400

SHEET NUMBER

C002

REVIEW SET #1

COLLABORATION



PROJECT INFORMATION

PROPOSED ALTERATIONS FOR:
KWIK TRIP #969
21980 WATERTOWN RD • WAUKESHA, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 18, 2026

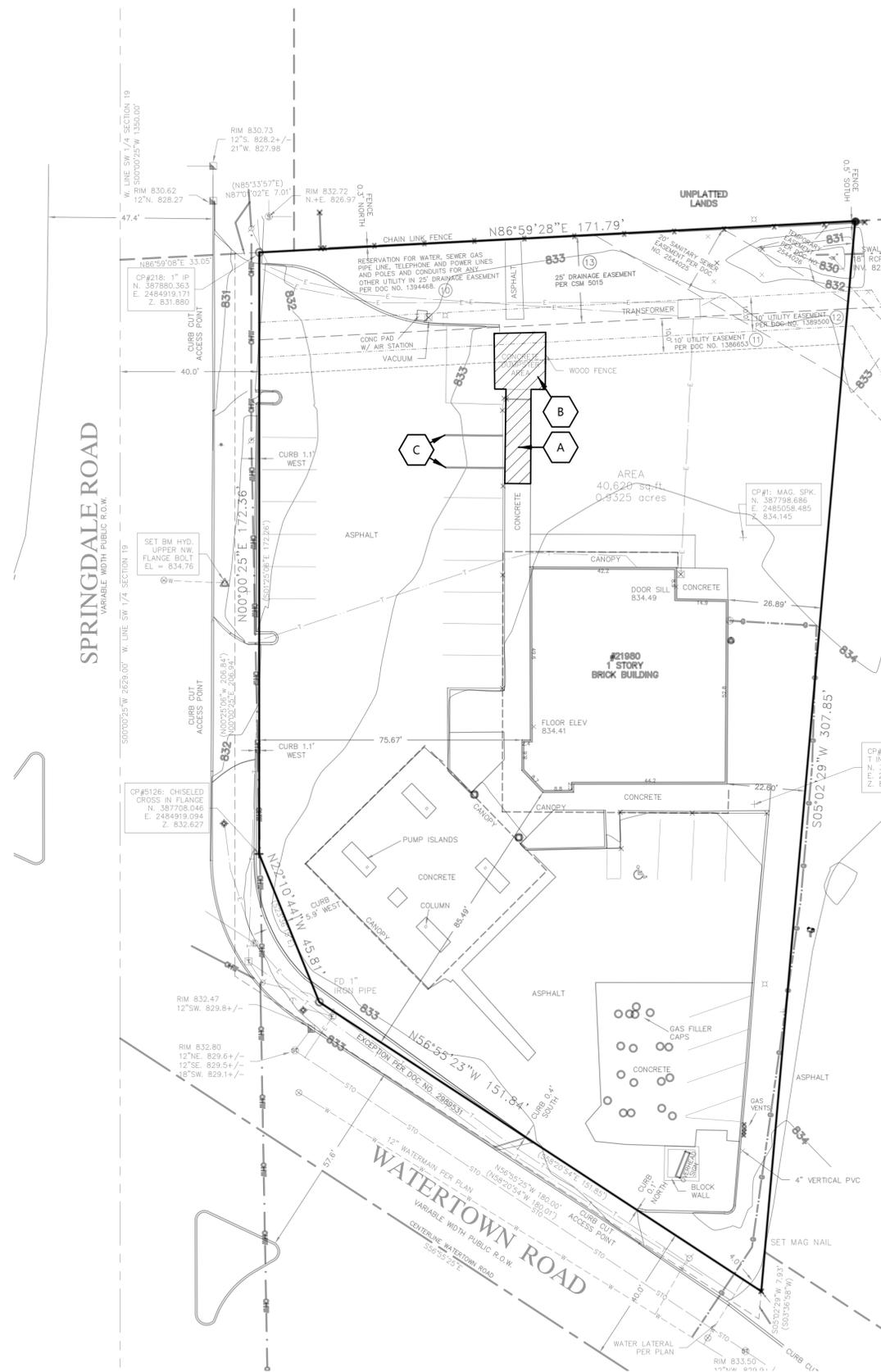
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JOB NUMBER

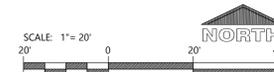
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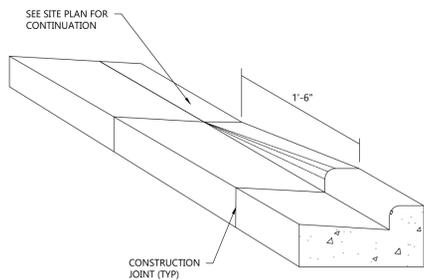
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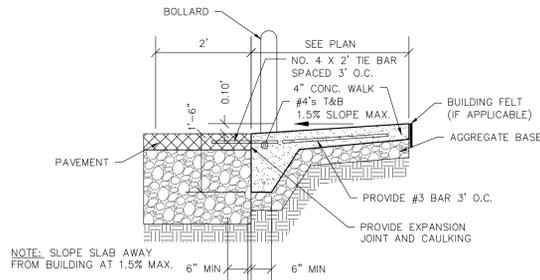


KEYNOTES	
	SAWCUT AND REMOVE PAVEMENT
	REMOVE DUMPSTER ENCLOSURE
	REMOVE STRIPING

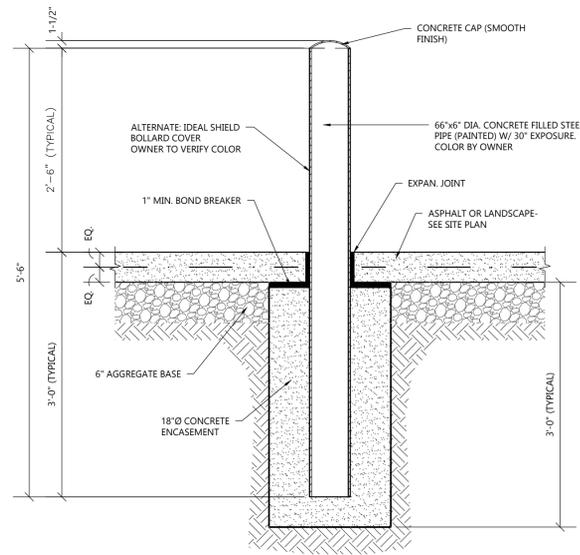




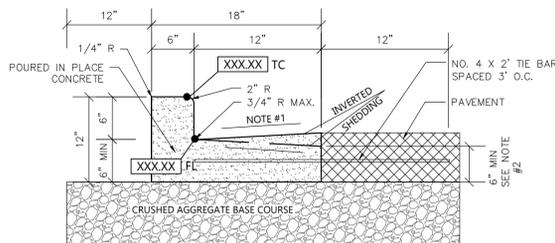
CURB TAPER DETAIL
NOT TO SCALE



FLUSH WALK DETAIL
NO SCALE



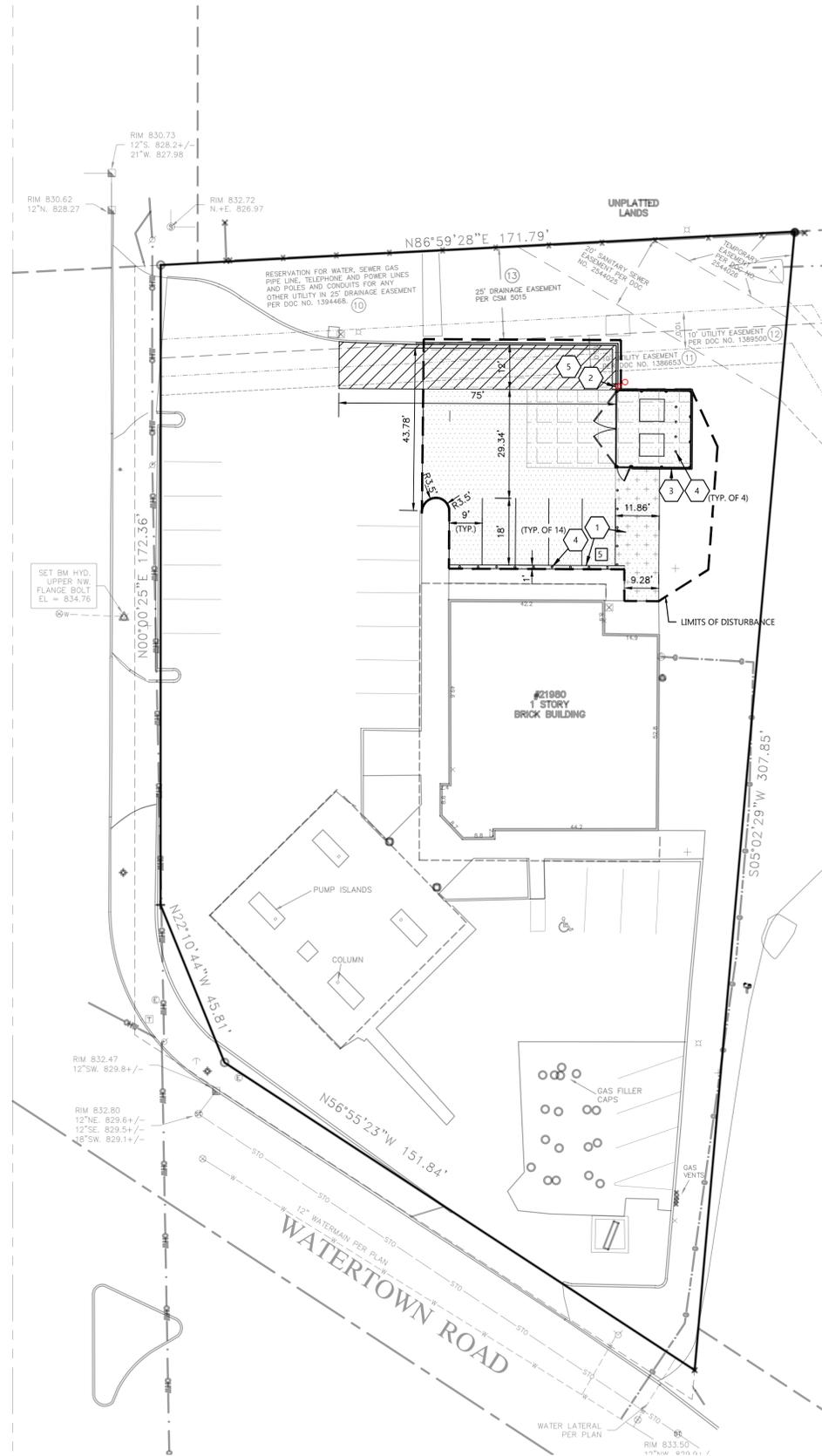
6" PIPE BOLLARD DETAIL
NOT TO SCALE



- NOTE:
- USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 - THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 - SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" CONCRETE CURB & GUTTER DETAIL
NO SCALE

SPRINGDALE ROAD



SITE INFORMATION:

PROPERTY AREA: 40,620 S.F. (0.93 ACRES).
 EXISTING ZONING: M-2 GENERAL MANUFACTURING
 PROPOSED ZONING: M-2 GENERAL MANUFACTURING
 PROPOSED USE: GAS STATION/ C-STORE
 AREA OF SITE DISTURBANCE: 4,488 S.F. (0.10 ACRES)
 PAVEMENT: NO CODIFIED SETBACKS
 PARKING REQUIRED: 1 SPACE PER 150 S.F. PLUS 1 PER EMPLOYEE (33 SPACES REQUIRED)
 PARKING PROVIDED: 33 SPACES (1 H.C. ACCESSIBLE)
 HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.08	3,442	8.5%
PAVEMENT (ASP. & CONC.)	0.55	23,882	58.8%
TOTAL IMPERVIOUS	0.63	27,324	67.3%
LANDSCAPE/ OPEN SPACE	0.31	13,296	32.7%
PROJECT SITE	0.93	40,620	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.08	3,442	8.5%
PAVEMENT (ASP. & CONC.)	0.64	27,832	68.5%
TOTAL IMPERVIOUS	0.72	31,274	77.0%
LANDSCAPE/ OPEN SPACE	0.21	9,346	23.0%
PROJECT SITE	0.93	40,620	100.0%

KEYNOTES

1	FLUSH WALK (SEE DETAIL)
2	CURB TAPER (SEE DETAIL)
3	DUMPSTER ENCLOSURE (PLANS BY OTHERS)
4	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
5	PAINT STRIPING (TYP.) COLOR TO MATCH PARKING STALL STRIPING

LEGEND:

HATCH	PAVEMENT SECTION
[Hatch Pattern]	SIDEWALK CONCRETE
[Hatch Pattern]	LIGHT DUTY CONCRETE
[Hatch Pattern]	HEAVY DUTY CONCRETE
[Hatch Pattern]	DUMPSTER PAD/APRON CONCRETE
[Hatch Pattern]	18" CURB AND GUTTER (SEE DETAIL)



CIVIL SITE PLAN

EXCEL

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 excelengineer.com

COLLABORATION

Kwik TRIP

Kwik STAR

PROJECT INFORMATION

PROPOSED ALTERATIONS FOR:
kwik TRIP #969
 21980 WATERTOWN RD • WAUKESHA, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 10, 2026
 FEB. 18, 2026

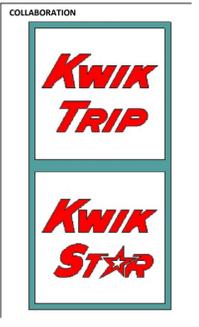
JOB NUMBER

260012400

SHEET NUMBER

C100

REVIEW SET #1



PROJECT INFORMATION

PROPOSED ALTERATIONS FOR:
KWIK TRIP #969
 21980 WATERTOWN RD • WAUKESHA, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES
 FEB. 18, 2026

REVIEW SET #1

JOB NUMBER
 260012400

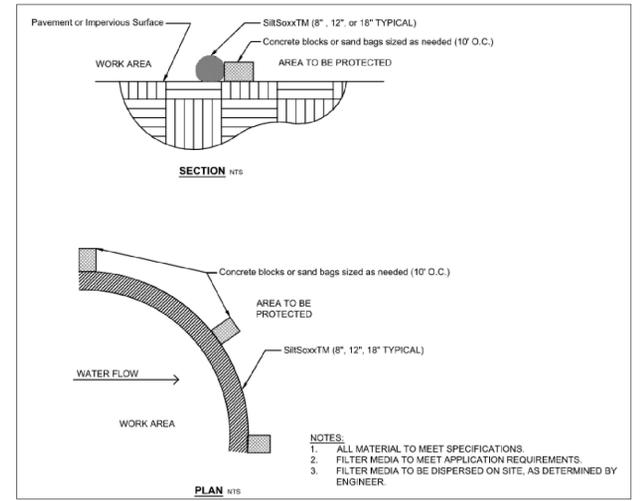
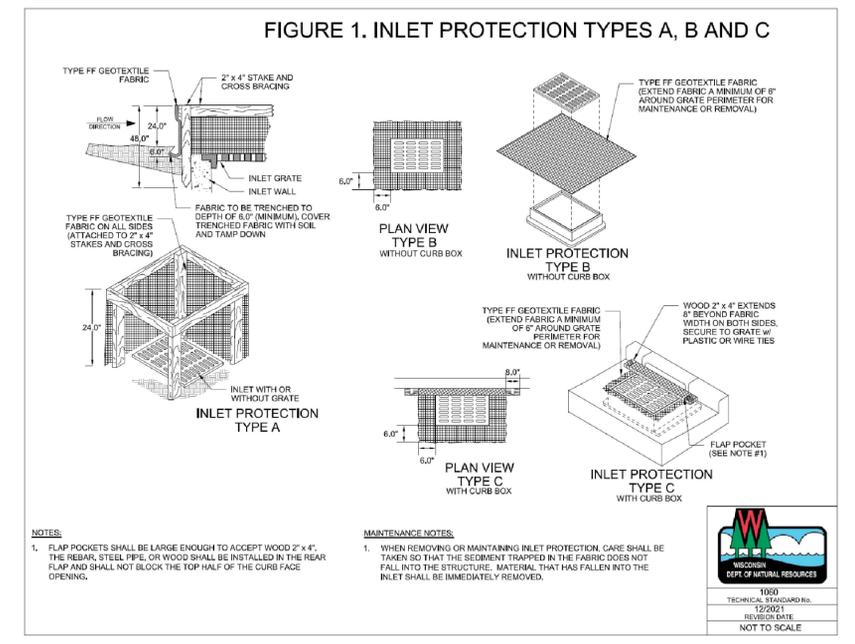
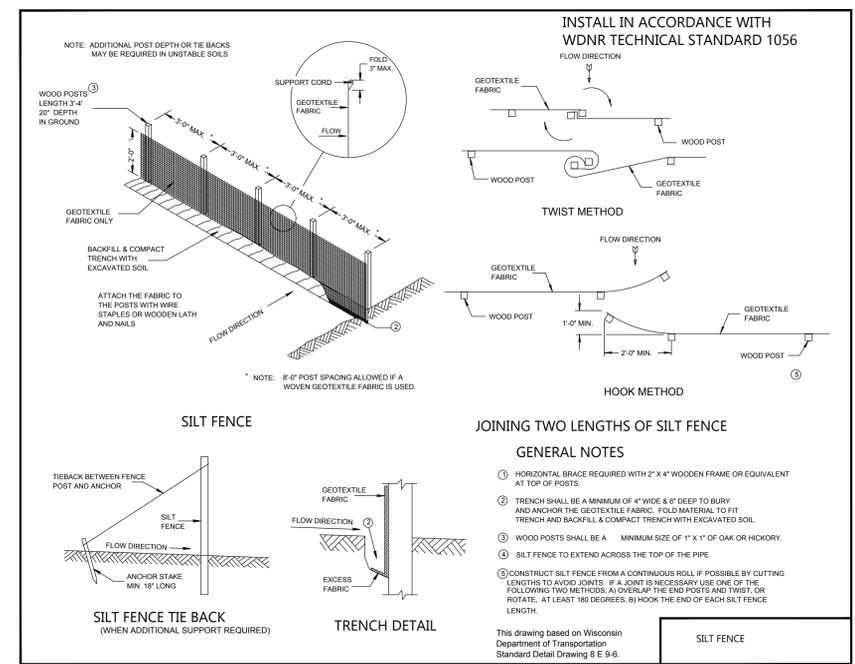
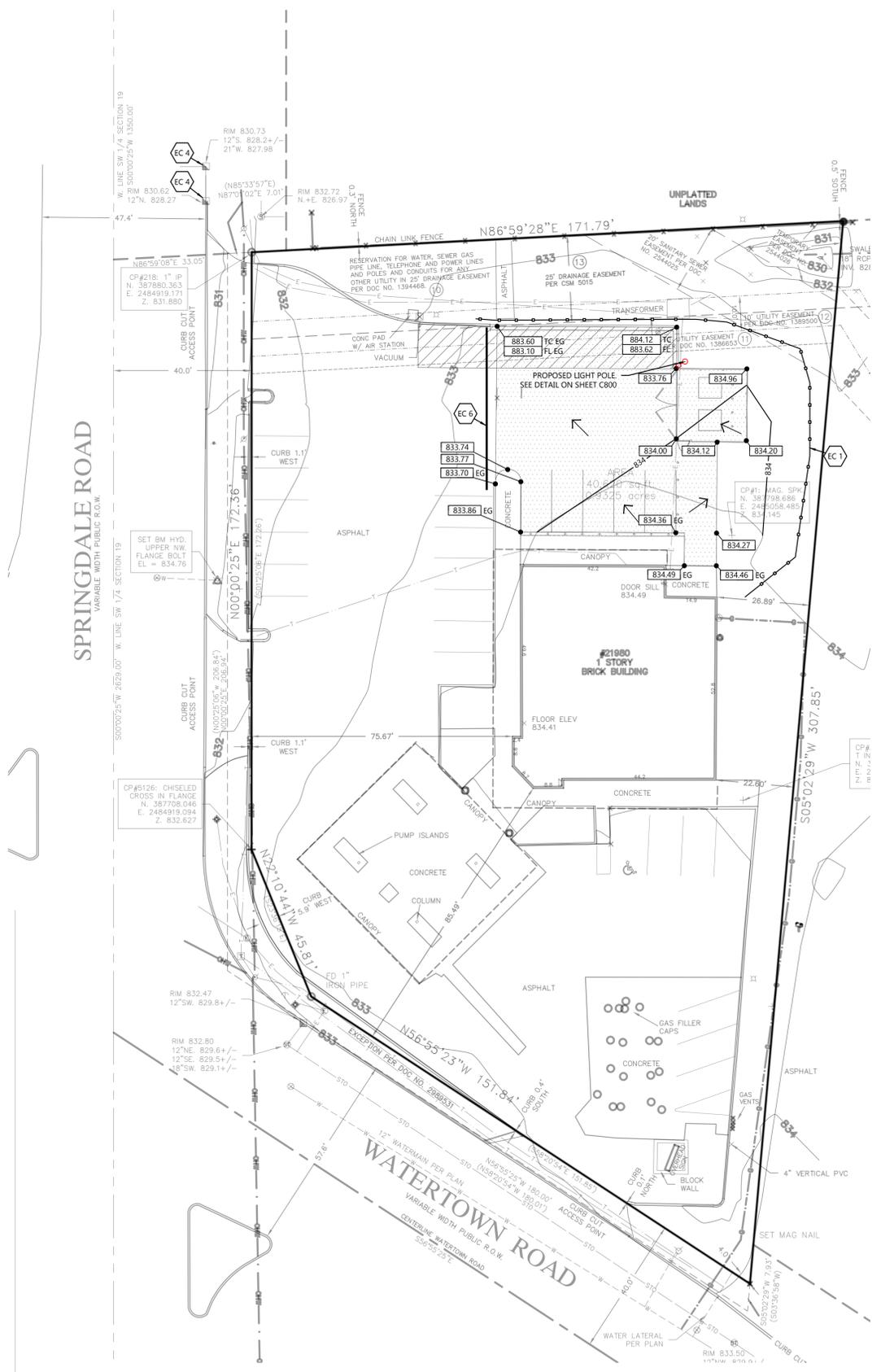
SHEET NUMBER

C200

KEYNOTES	
EC 1	SILT FENCE
EC 4	INLET PROTECTION
EC 6	SEDIMENT LOG

GENERAL NOTES:

- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.





TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Town of Brookfield Architectural Review Committee
FROM: Rebekah Leto, AICP, Town Planner
MEETING DATE: March 11, 2026
RE: **The Corners Market Square Stage and Screen replacement, BKFT1123.960**

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: Brookfield Corners LLC
Applicant: same
Application Type: Development Approval (Conceptual, Preliminary, Final) / Site Plan change
Zoning: MU-1 Mixed Use District

Project Description

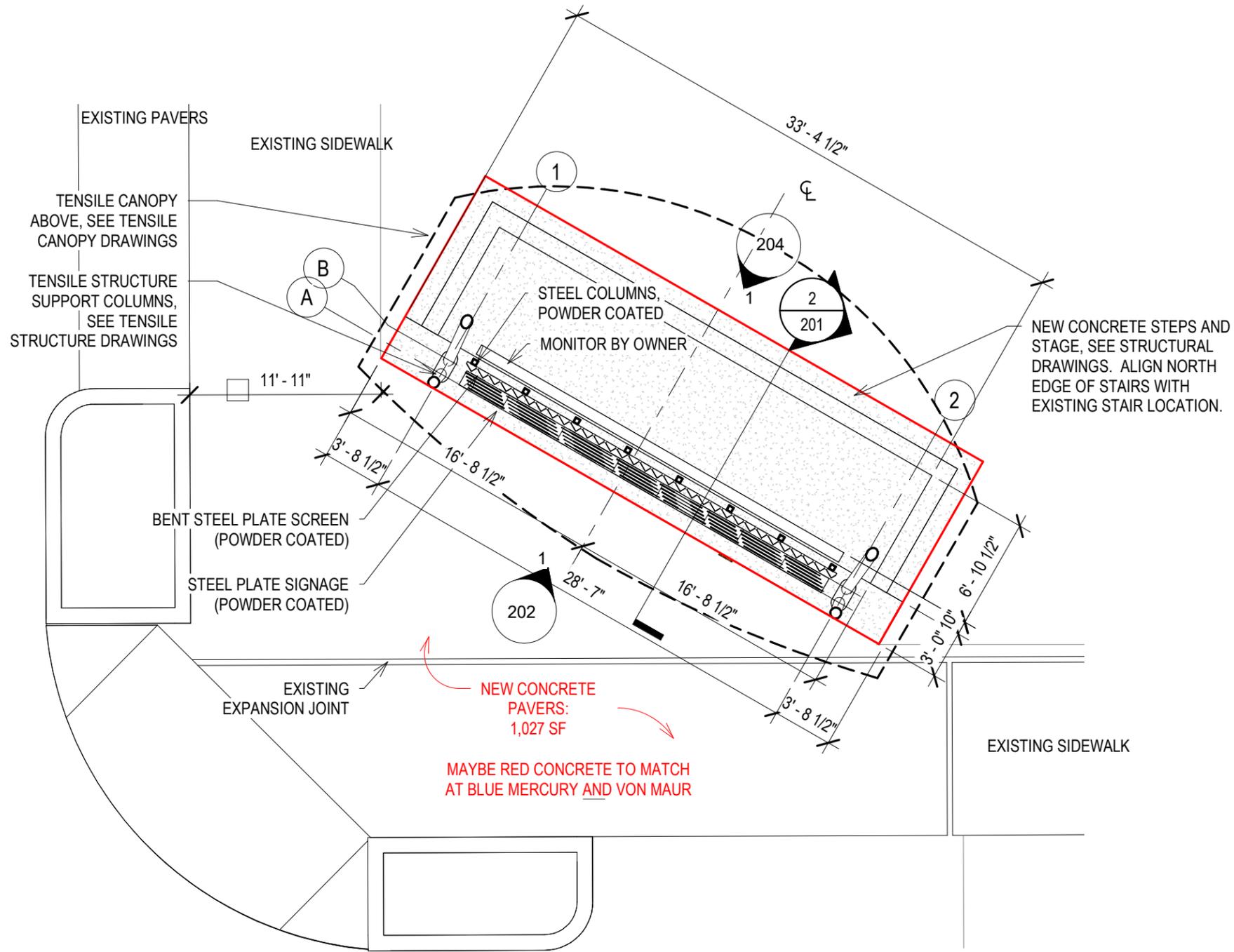
The Corners of Brookfield is proposing modifications to Market Square, which is the plaza space north of Von Maur. Market Square hosts a variety of events in this space and currently has an elevated 20 ft. wide LED-screen and open air stage in the southwest corner. The LED-screen is beginning to fail. In addition, a structural engineer discovered corrosion of the steel frame surrounding the LED-screen and mounting hardware. They also found significant cracking of the stage and integral planter that may be contributing to deterioration of the concrete structure below due to water migration. Therefore, the owners are proposing an enhanced stage and screen for Market Square.

The proposal includes a new stage, screen, increased waterproofing measures and new pavement. In addition, there is now an overhead protective canopy for the performers on stage and the screen. The primary color of the stage is white, with the south side incorporating colors from The Corners logo, including orange, red, teal and blue. The south side of the stage that faces Lord Street includes "The Corners" and "Town of Brookfield" signage, which will have up-lighting at night. The highest part of the canopy is 19 ft. tall as measured from grade. The stage is 6'-11" deep by 33'-4.6" long and is elevated 1'-7.6" with two stairs. New concrete pavers will surround the sides and rear of the stage to replace the sidewalk (1,027 sq. ft.). The landscape planter will be demolished and does not appear to be replaced.

Staff Recommendation

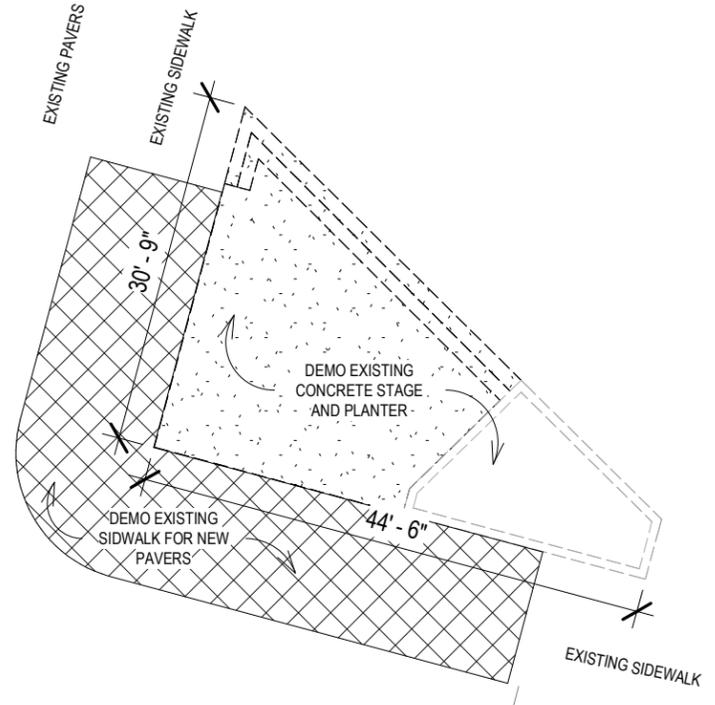
I recommend Preliminary and Final **approval** to the Town Plan Commission and Town Board for the proposed site plan changes to Market Square at The Corners of Brookfield as shown on the plans dated January 15, 2026, prepared by Dan Beyer Architects.

The Architectural Committee may wish to discuss whether replacement of the planter box, or any landscaping, should be considered.



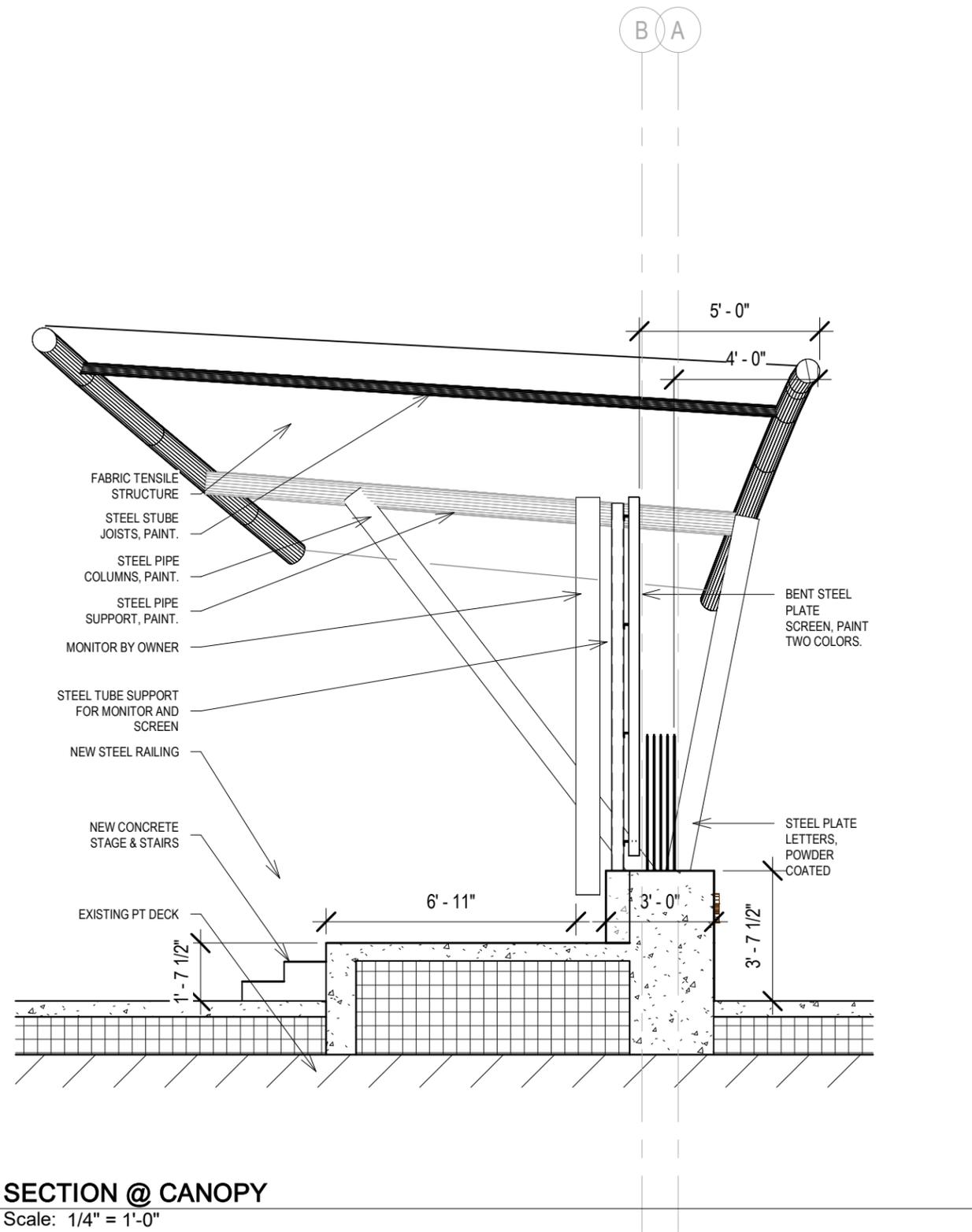
PLAZA LEVEL

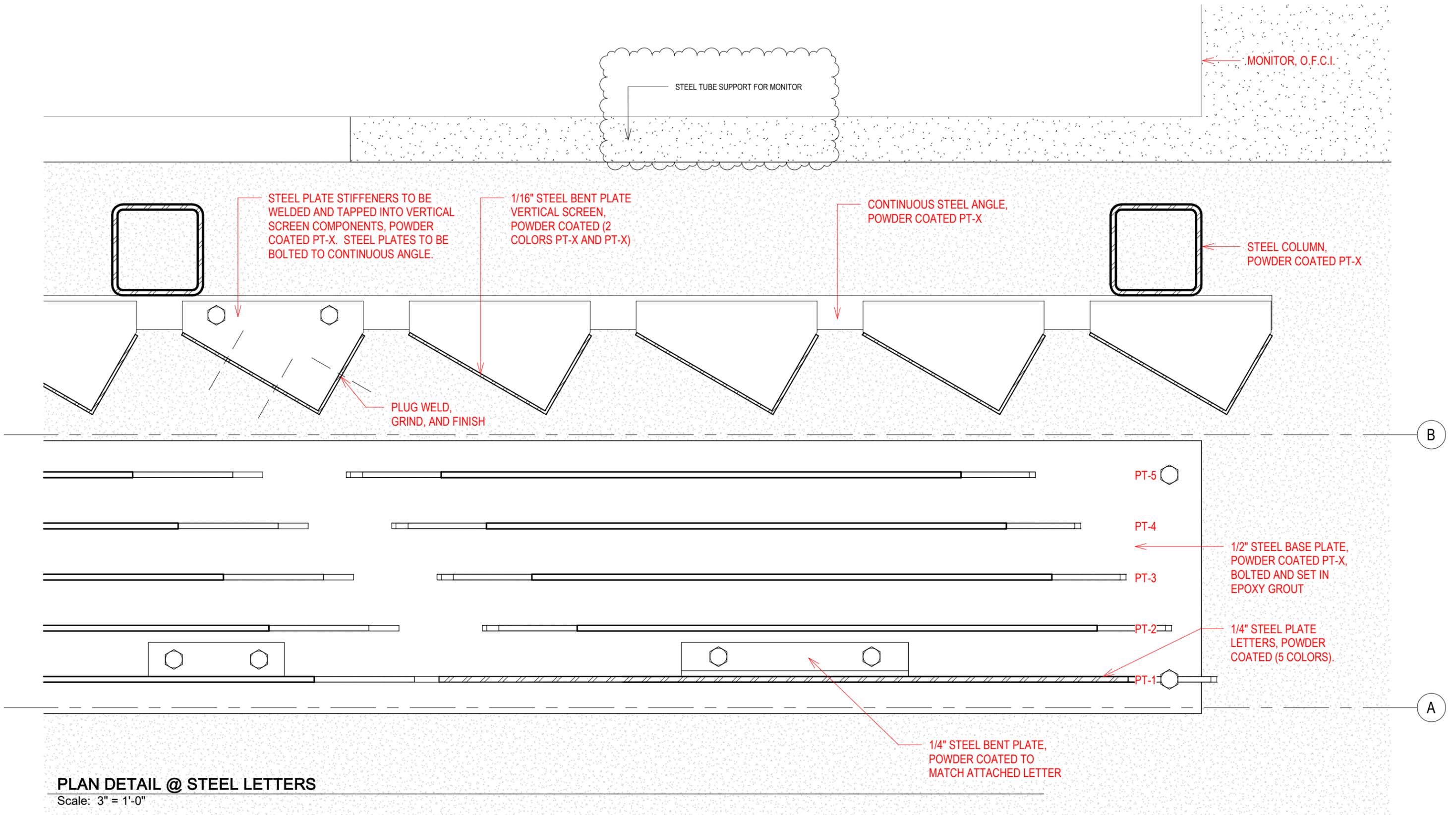
Scale: 1/8" = 1'-0"



STAGE DEMO PLAN

Scale: 1/16" = 1'-0"



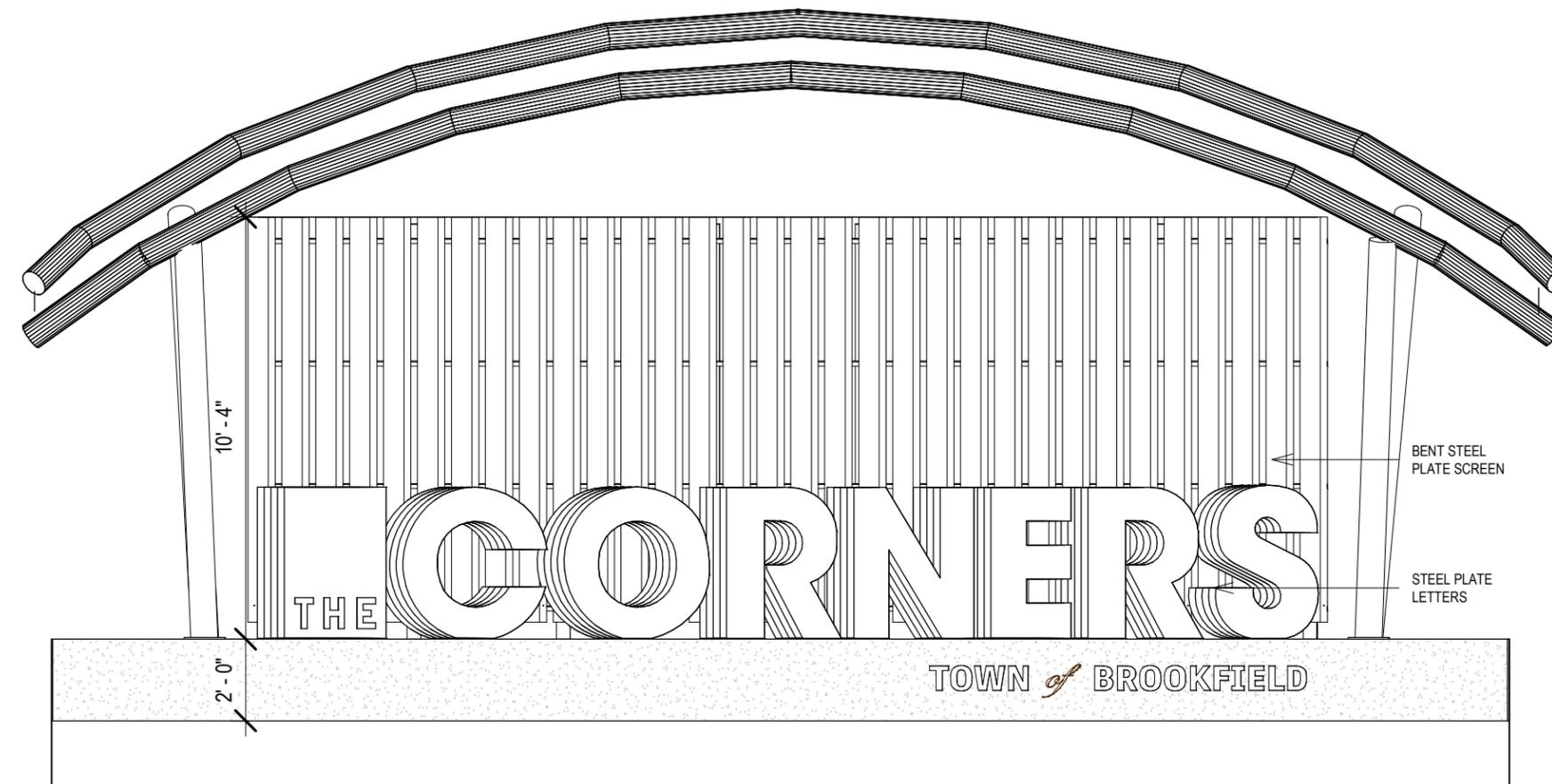


DATE: 01/15/2026
PROJECT NO: 26X-XXX

PLAZA STAGE RENO

345 N. 95TH STREET
MILWAUKEE, WISCONSIN

DAN BEYER ARCHITECTS

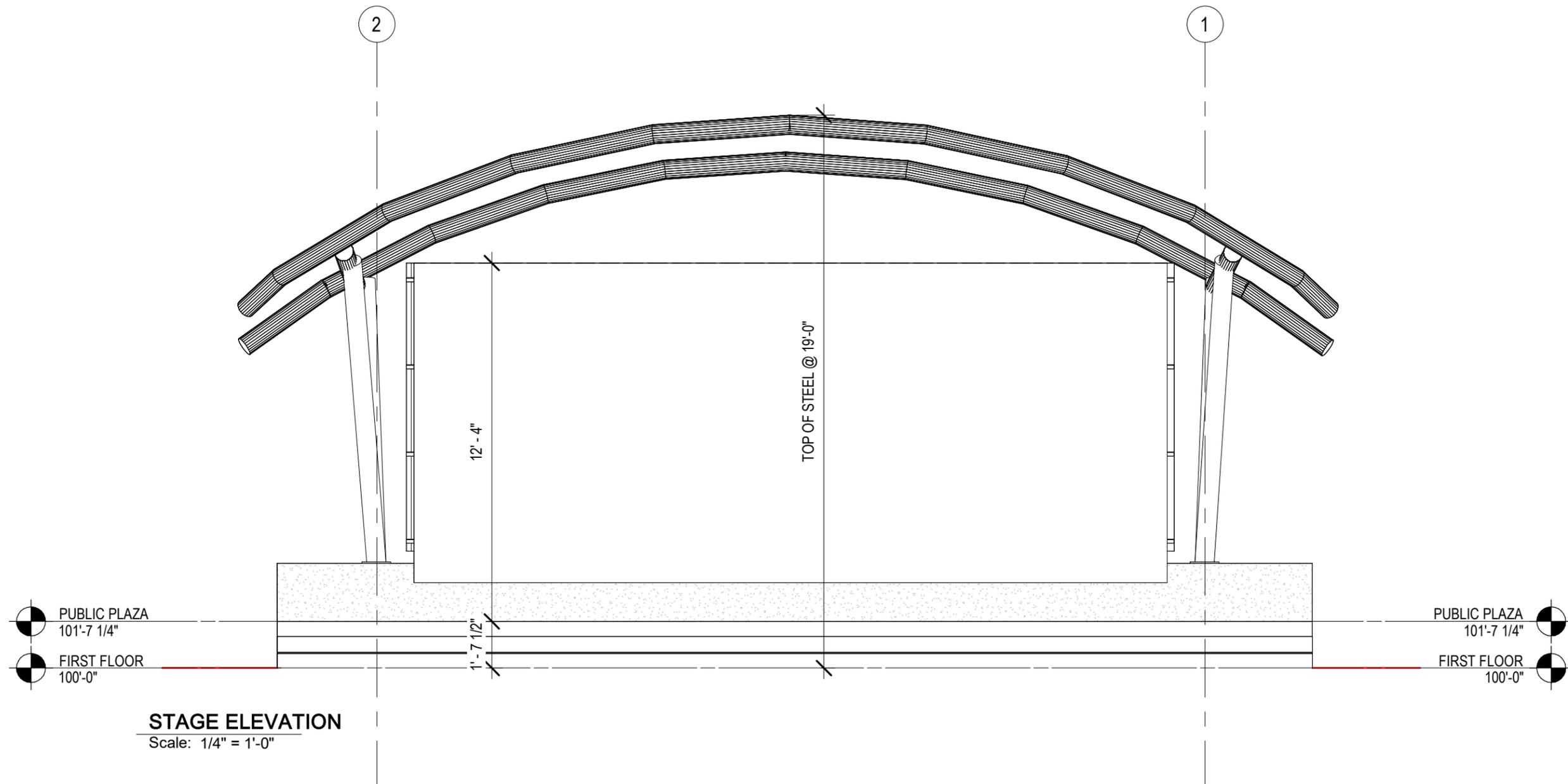


SIGN ELEVATION

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

PLAZA STAGE RENO

345 N. 95TH STREET
MILWAUKEE, WISCONSIN





DATE: 01/15/2026
PROJECT NO: 26X-XXX

PLAZA STAGE RENO

345 N. 95TH STREET
MILWAUKEE, WISCONSIN

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PROJECT NO: 26X-XXX

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