

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

Telephone: 262-796-3788  
FAX: 262-796-0339



March 17, 2023

## MEETING NOTICE

Meeting will be held at the TOWN HALL, 645 N. Janacek Road, Brookfield, WI:

WEDNESDAY, MARCH 22, 2023

7:00PM

PLANNING COMMISSON

### AGENDA:

1. Confirmation of meeting notice.
2. Approval of January 24, 2023 Public Hearing Minutes.
3. Approval of February 28, 2023 Public Hearing Minutes.
4. Approval of February 28, 2023 Plan Commission Minutes.
5. SD-0123-01 Lou Petros for a recommendation for Final Approval of a building addition to the principal structure located at 1480 North Springdale Road.
6. Correspondence.
7. Adjourn.

SD	Site Development
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Bryce Hembrook, AICP  
Town Planner

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

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

January 24, 2023

PUBLIC HEARING TO RECEIVE COMMENT ON A REQUEST FOR A CONDITIONAL USE PERMIT REQUEST TO ALLOW A COMMERCIAL DAY CARE CENTER IN THE B-3 OFFICE AND PROFESSIONAL BUSINESS DISTRICT, LOCATED AT 20711 WATERTOWN ROAD.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, January 24, 2023, in the Erich Gnant Room of Town Hall at 645 North Janacek Road, Brookfield, Wisconsin.

**CALL TO ORDER**

Town Board Chairman Keith Henderson called the meeting to order at 7:00pm. Also in attendance were Town Board Supervisors Steve Kohlmann, John Schatzmann, Mike Schmitt, Ryan Stanelle; Plan Commissioners Gordon Gaeth, William Neville, Kevin Riordan, and Jeremy Watson; Town Planner Bryce Hembrook.

**NOTICE OF HEARING**

Chairman Henderson read the attached Notice of Hearing into the record.

Planner Hembrook described the proposed use for the space, as well as the surrounding area. It was also reported that an adult day care center is permitted as a Conditional Use in the B-3 Zoning district. Hours of operation for the proposed use are as follows: Monday thru Friday, from 6:00am until 6:30pm.

**PUBLIC COMMENTS**

Chairman Henderson opened the Hearing for any public comments.

**BOARD COMMENTS**

There being no public comment, Chairman Henderson asked the Board for any questions or comments.

**ADJOURN**

There being no further questions or comments, Chairman Henderson closed the Public Hearing at 7:04pm.

Submitted by:

Bryce Hembrook, AICP  
Town Planner

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

February 28, 2023

PUBLIC HEARING TO RECEIVE COMMENT ON A REQUEST FOR A CONDITIONAL  
USE PERMIT REQUEST TO ALLOW AN ADULT DAY CARE CENTER IN THE B-3  
OFFICE AND PROFESSIONAL BUSINESS DISTRICT, LOCATED AT 20711  
WATERTOWN ROAD.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, February 28, 2023, in the Erich Gnant Room of Town Hall at 645 North Janacek Road, Brookfield, Wisconsin.

**CALL TO ORDER**

Town Board Chairman Keith Henderson called the meeting to order at 7:00pm. Also in attendance were Town Board Supervisors Steve Kohlmann, John Schatzmann, Mike Schmitt, Ryan Stanelle; Plan Commissioners Gordon Gaeth, William Neville, Kevin Riordan, Len Smeltzer, and Jeremy Watson; Acting Town Planner Amy Barrows.

**NOTICE OF HEARING**

Chairman Henderson read the attached Notice of Hearing into the record.

Planner Barrows summarized the proposed use in the B-3 zoning district is allowed by conditional use, as well as the location, and the fact that this would be the second adult day care in the same building. Planner Barrows further reported that the applicant is proposing accommodating 26 clients to provide life skill education from the hours of 8:30am to 2:30pm, Monday thru Friday. Applicant stated in their narrative that they have over 20 years of experience.

**PUBLIC COMMENTS**

Chairman Henderson opened the Hearing for any public comments.

Lindsey Chiaverotti, 20711 Watertown Road, Suite B, who owns and operates an adult day care, has been in this same building since July of 2023. She has done renovations to the space, signed a 3-year lease, and has expanded into suite K. Ms. Chiaverotti stated that the proposed use is identical to what her adult day care offers. Ms. Chiaverotti feels this is a conflict to her business, and passed around a brochure showing what their services are. Ms. Chiaverotti's concern is having two of the exact same businesses with the exact same address. Another concern is if there is a medical emergency, having another adult day care program in the same building could create confusion and delay response time. She also feels it would affect her revenue. Ms. Chiaverotti does not have a problem with the business opening, just not in the same building.

**BOARD COMMENTS**

There being no further public comment, Chairman Henderson asked the Board for any questions or comments.

**ADJOURN**

A motion was made by Commissioner Smeltzer to adjourn the public hearing. The motion was seconded by Supervisor Schmitt, voted on, and carried unanimously. Chairman Henderson closed the Public Hearing at 7:12pm.

Submitted by:

Bryce Hembrook, AICP  
Town Planner

**TOWN OF BROOKFIELD  
PLAN COMMISSION MINUTES  
February 28, 2023**

Town Chairman Keith Henderson called the meeting to order at 7:13pm on Tuesday, February 28, 2023, at the Town of Brookfield Town Hall, 645 North Janacek Road, Brookfield, Wisconsin. Also, present at the meeting was Supervisor Mike Schmitt, Commissioners Gordon Gaeth, William Neville, Kevin Riordan, Len Smeltzer, Jeremy Watson, and Acting Town Planner Amy Barrows.

**CONFIRMATION OF MEETING NOTICE**

Acting Town Planner Amy Barrows reported that the agenda was noticed and posted as required.

**MINUTES**

Commissioner Watson moved to approve the minutes of the regular meeting at the January 24, 2023 Plan Commission meeting as presented. The motion was seconded by Commissioner Gaeth, voted on, and carried unanimously.

**TREMAINE BROWN IS REQUESTING A CONDITIONAL USE PERMIT TO ALLOW AN ADULT DAY CARE CENTER IN THE B-3 OFFICE AND PROFESSIONAL BUSINESS DISTRICT, LOCATED AT 20711 WATERTOWN ROAD.**

Chairman Henderson commented to the Plan Commission members that this is the second conditional use for the same type of business in the same building. Chairman Henderson suggested the Plan Commission give serious consideration to this proposal, and perhaps at the next meeting, make a decision. Commissioner Smeltzer opined that previously, adult care homes in neighborhoods were not to be too close together. Planner Barrows clarified residential living ordinances exist, and licensure is for adult day care. Commissioner Riordan asked about the typical volume of emergency services to this type of business. Chairman Henderson replied that the information could be requested from the proper departments in the Town of Brookfield. Commissioner Watson made a motion to the Town Board to **deny** a request for a conditional use permit to allow an adult day care center in the B-3 office and professional Business District, located at 20711 Watertown Road, for the following reason:

- Approving would be setting a precedent of allowing a Conditional Use for two of the same businesses in the same building.

The motion was seconded by Commissioner Smeltzer, voted on, and passed with a vote of 4-2, with Commissioners Neville and Riordan dissenting.

**WESENBERG ARCHITECTS, REPRESENTING QUEST INTERIORS, FOR A RECOMMENDATION FOR CONCEPTUAL APPROVAL OF A NEW BUILDING CONSISTING OF AN OFFICE, PRODUCT SHOWROOM, AND PRODUCT STORAGE AND SHIPPING AREA LOCATED AT 21055 CROSSROADS CIRCLE.**

Acting Town Planner Barrows described the proposed development and location. The warehouse has 14,158 square feet, the showroom is 5800 square feet, and the office area has approximately 3,500 square feet. The office and showroom are permitted by right in the B-2 zoning district, however warehousing is not specifically allowed in the B-2 zoning district. The applicant is proposing 48 parking stalls, 39 are for customer parking, and 9 are intended for staff. Based on the code they are required to have 62 spaces. There may be space on the site to accommodate that requirement. Setbacks and offsets are met, as well as the forward area requirements. They will also meet the impervious surface provisions. Building height is about 25 feet, which is acceptable within the code. There are single family homes to the west, most are zoned business, and to the south of the site, there is residential. Chairman Henderson asked for clarification of the zoning for the residential area to the west. Planner Barrows looked up zoning on the GIS mapping system for Waukesha County and it indicates that the residential area to the west is zoned B-2. Chairman Henderson believes that could be an error and should be mapped as B-1, which is a combination of residential and business, and it should be verified. The Chairman also asked for clarification of the loading dock location. Michael Noffke from Wesenberg Architects pointed out the dock locations as being 4 docks with doors on the south side, with an area for truck turn-around.

**TOWN OF BROOKFIELD  
PLAN COMMISSION MINUTES  
February 28, 2023**

Page Two

There is an additional overhead door facing the west, as well as dumpster storage and additional storage, all behind screening on the west side of the site. Mr. Noffke added that there is quite an overgrowth of foliage and trees on the west side of the property and they will try to maintain that as much as possible. Trucks will be coming and going, they will not be parked outside. Tim Twohie with Quest Interiors was present, and added that typically they are not large trucks, but work vans and box trucks that will be parked inside overnight. The overhead door facing west is not a loading dock, but an extra entry point into the warehouse for vehicles to enter. Mr. Twohie indicated that the warehouse staff starts at 6:30am. He also reported that Quest is not a retail store, and they do most of most of their business by appointment only. The business is supplying flooring, cabinetry, and countertops to builders and remodelers. There is no production or manufacturing proposed for this site, it is strictly storage for the aforementioned products. Mr. Noffke clarified that loading would occur within the building. Commissioner Watson moved to **recommend** Town Board approval for Conceptual Approval of a new building consisting of an office, product showroom, and product storage and shipping area located at 21055 Crossroads Circle. The motion was seconded by Commissioner Neville, voted on, and carried unanimously.

**CORRESPONDENCE AND ANNOUNCEMENTS**

None.

**ADJOURN**

There being no further business, Commissioner Watson made a motion to adjourn the meeting. The motion was seconded by Commissioner Gaeth, voted on, and carried unanimously. Chairman Henderson closed the meeting at 7:33pm.

Respectfully submitted,  
Bryce Hembrook



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: March 16, 2023  
PC MEETING DATE: March 22, 2023

RE: Petros Properties – Final Approval  
1480 N Springdale BKFT1083998001 & BKFT1083998

SEH No. 166220, TASK 17

Applicant: Lou Petros, Petros Properties  
Application Type: Final Approval

### Request

Final approval of a building addition to the principal structure located at 1480 North Springdale Road.

### Summary of Request

- Zoning District = M-2 General Manufacturing District
- Currently split into 2 properties. Applicant recently combined the lots through a certified survey map approval.
- Existing structure = 11, 165 square foot industrial building with a recycling company as tenant.
- Proposed structure = 28,000 square foot addition to the east and south east of existing building.
- 10 truck bays proposed and approximately 24 total parking stalls currently proposed on-site.
- Proposing a new chain link fence that will be located to the east of the proposed parking area and a gate is proposed to access the truck bay area.
- Setbacks
  - Proposed rear setback = 11.33'.
  - Proposed side setbacks = 14'4" north side and 12'4" south side.
  - Pavement setback = 10'
  - All setbacks will meet code requirements.
- Sum total of floor area
  - Proposed = 38.5% of lot area.
  - Required = No less than 8,000sf or 20 % of the lot area, whichever is less. Shall not exceed 50% of lot area.
  - Requirement is met.
- Proposed building height is approximately 30'.

Engineers | Architects | Planners | Scientists

**Short Elliott Hendrickson Inc.**, 501 Maple Avenue, Delafield, WI 53018-9351  
SEH is 100% employee-owned | [sehinc.com](http://sehinc.com) | 262.646.6855 | 888.908.8166 fax

- The applicant is proposing to keep the truck traffic circulation area (within the fenced-in area) as gravel, but is proposing to add a tracking pad near the gate to ensure that gravel is not transferred to the county road. The Plan Commission (Town Supervisor Schmitt voted no) decided to allow the gravel to remain if a tracking pad is proposed and the Town Engineer is satisfied with the proposed tracking pad.
  - The Architectural Review Committee recommended approval of the plans including the gravel area.
- During Preliminary review, the Plan Commission recommended preliminary approval with the provision to check that the gate entrance to the right-of-way is more than 70', the fence on the south side of the property must be replaced, and the proposed use must be confirmed prior to approval.
  - The plan set shows that the gate is approximately 59' from the right-of-way (property line) and 81' feet to the edge of the road. The gate is shown at the same location as the existing gate.
- The Town Engineer and other development review team staff have confirmed that all of their previous concerns have been addressed.

#### *Final Approval Requirements*

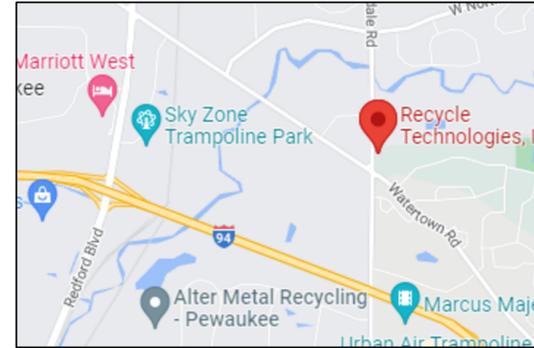
The purpose of final project review shall be to determine that this chapter and other Town ordinances have been fully complied with, and to authorize the issuance of a building permit, subject to the developer receiving approval of the Wisconsin Department of Safety and Professional Services (SPS) of the building plans, if required, including architectural details and lighting plan. The Plan Commission may require appropriate sureties to guarantee the completion of grading, landscaping, and construction and paving of parking and loading areas within an approved time schedule. Final approval granted by the Town Board shall expire within 12 months unless necessary building permits have been applied for and issued.

#### ARC Recommendation

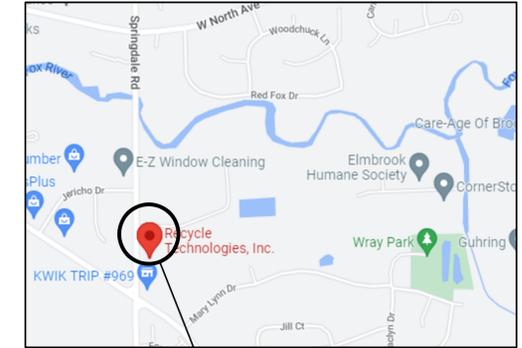
The Architectural Review Committee reviewed this final approval submittal and recommend Final Approval of the building addition to the Plan Commission.

**1480 SPRINGDALE LLC.**  
 1480 N. SPRINGDALE ROAD  
 BROOKFIELD, WI.

**AREA MAP**



**SITE LOCATION**



**SITE**

**PLAN COMMISSION MEETING DATE: DEC. 27, 2022**

**SHEET INDEX:**

*COVER SHEET*  
**CIVIL/STRUCTURAL/ARCHITECTURAL**

- T-0 TITLE SHEET
- C-001 CIVIL DETAILS
- C-100 EXISTING CONDITIONS
- C-200 DEMOLITION PLAN
- C-300 SITE PLAN
- C-400 GRADING PLAN
- C-500 UTILITY PLAN
- C-600 EROSION CONTROL PLAN
- L-100 LANDSCAPING
- EXHIBIT I TRUCK TURNING MOVEMENT
- ES-01 PHOTOMETRIC PLAN
- A-10 OVERALL FLOOR PLAN
- A-11 FLOOR PLAN PARTIAL
- A-12 FLOOR PLAN PARTIAL
- A-20 ELEVATIONS
- A-21 ELEVATIONS-RENDERING

**ADDITION TO EXISTING BUILDING**  
 Project: #900-238

**STAMPS &  
 APPROVALS :**



DESIGN - BUILD  
 GENERAL CONTRACTORS  
 1314 EMIL ST. MADISON, WI 53713 608-257-2289

REVISIONS
ACC MEETING
PLAN COMMISSION MEETING 12-27-2022

1480 SPRINGDALE LLC  
 1480 N. SPRINGDALE ROAD  
 BROOKFIELD, WI.



DRAWING NAME:  
 TITLT SHEET  
 SCALE: NONE  
 DRAWN BY: RWP  
 DATE: 10/26/2022

SHEET NO.  
**TO**  
 PROJ. #900-238

**EROSION CONTROL NOTES/SPECIFICATIONS.**

- EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WS. ADM. CODE.
- CONSTRUCTION ENTRANCES - PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST\\_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
- SOIL STOCKPILES - A ROW OF SILT FENCE OR SILT SOCK PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 7 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
- DEWATERING - WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST\\_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.
 

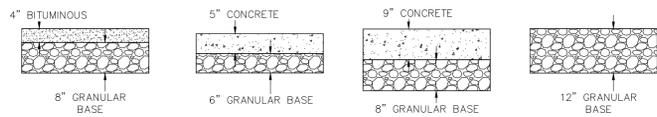
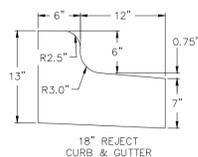
PUMP SIZE (MAX GPM)	TYPE I BAG SIZE (SQ-FT)
50	25
100	50
150	75
- STORM SEWER INLETS - PROVIDE WOOD TYPE D "CATCHALL" INLET PROTECTION OR APPROVED EQUIVALENT. REFER TO WOOD PRODUCT ACCEPTABILITY LIST AT: [HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGSEV/PAL.HTML](http://www.dot.wisconsin.gov/business/engserv/pal.html). INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL SITE STABILIZATION IS COMPLETE.
- BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
- NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
- EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: [HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDs.HTM](http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND COMPLY WITH ALL COUNTY AND LOCAL ORDINANCES.
- ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEEPED OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
- ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
- ALL DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY AFTER GRADING FINAL GRADE HAS BEEN ACHIEVED.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX.
- ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST\\_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.

**EMERGENCY CONTACT**

BART O'BRIEN  
SULLIVAN DESIGN BUILD  
1314 EML ST.  
MADISON, WI 53713  
PHONE: OFFICE: DIRECT 608-661-6804  
CELL: 608-695-1326  
EMAIL: [Bart@sullivanbuild.com](mailto:Bart@sullivanbuild.com)

**SCHEDULE:**

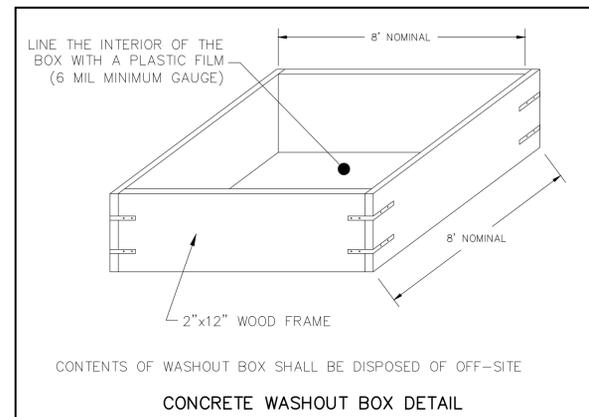
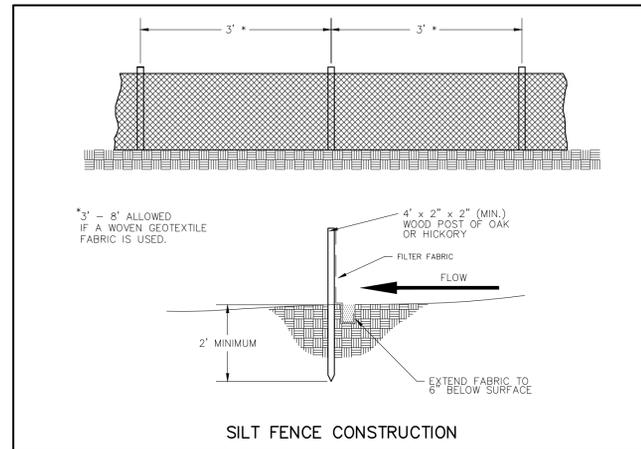
DATE	ACTIVITY
JUNE 13, 2023	INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE.
JUNE 14, 2023	BEGIN DISTURBANCE OF SITE GROUND COVER.
SEPTEMBER 15, 2023	BASE COURSE INSTALLED. APPLY SEED AND MULCH TO ALL DISTURBED AREAS.
NOVEMBER 15, 2023	VEGETATION ESTABLISHED.



PRELIMINARY: ALL PAVEMENT SECTIONS TO BE REVIEWED AND APPROVED BY GEOTECHNICAL CONSULTANT

CIVIL SHEET INDEX	
SHEET NUMBER	DESCRIPTION
C-001	CIVIL DETAILS
C-100	EXISTING CONDITIONS
C-200	DEMOLITION PLAN
C-300	SITE PLAN
C-400	GRADING PLAN
C-500	UTILITY PLAN
C-501	UTILITY PLAN & PROFILE
C-600	EROSION CONTROL PLAN
L-100	LANDSCAPE PLAN

**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
[www.DiggersHotline.com](http://www.DiggersHotline.com)



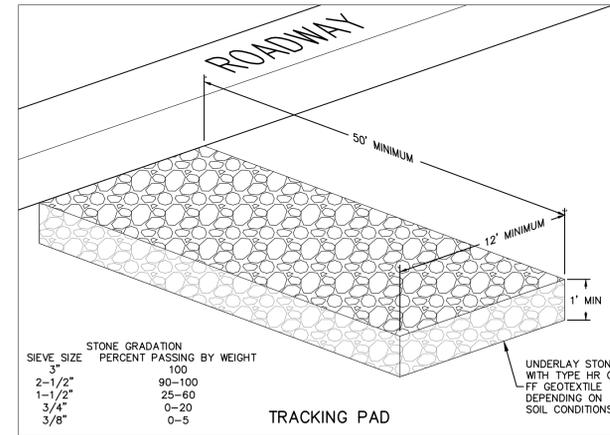
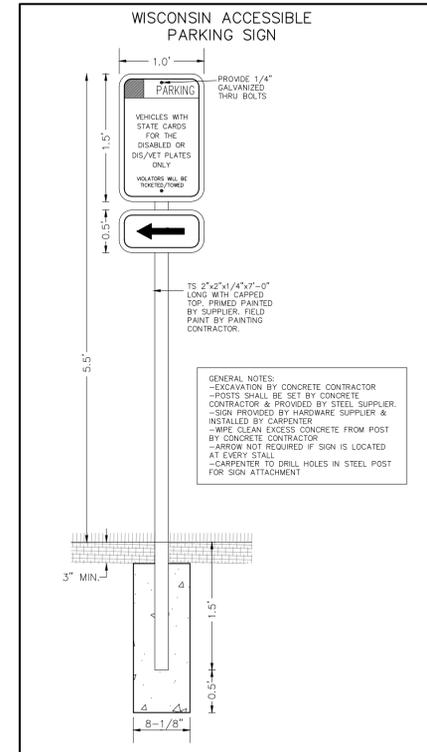
**GENERAL NOTES:**  
FRAME: Top flange fabricated from 1 1/2"x1 1/2"x3/8" angle. Base rim fabricated from 1 1/2"x2 1/2"x3/8" channel. Handles and suspension brackets fabricated from 1 1/2"x2 1/2" flat stock. All steel conforming to ASTM-A36.  
SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel band and lock.

DATE	REVISIONS
01-22-02	Original

Typical Rectangular Catch-All  
Marathon Materials, Inc.

**GENERAL PLAN NOTES:**

- ALL FILL REQUIRED TO RAISE THE BUILDING, PARKING AND DRIVE AREAS TO THE PROPOSED GRADE WILL BE ACCOMPLISHED WITH BASE COURSE. THEREFORE, BY THE DWP'S DEFINITION, THESE AREAS ARE NOT CONSIDERED DISTURBED AS THE SUBGRADE WILL NOT BE AFFECTED.
- PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
- TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
- ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.
- UTILITY INSTALLATION SHALL BE COORDINATED WITH ENGINEER AT LEAST 4 WEEKS PRIOR TO INSTALLATION TO ENSURE BUILDING INSPECTION APPROVAL IS OBTAINED.
- ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS ARE TO BE PROTECTED AND MAINTAINED OR IMPROVED AS REQUIRED BY THE UTILITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE INSPECTOR AND PROJECT CIVIL ENGINEER.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE IMPROVEMENTS SHALL BE REPLACED IN-KIND PER THE TOWN OF BROOKFIELD ORDINANCES.



**LEGEND**

---	ACCESSIBLE ROUTE
---	EXISTING EASEMENT
---	PROPERTY BOUNDARY
#	PARKING STALL COUNT
L.S.	LANDSCAPED AREA
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE PAVEMENT
1041.02	SPOT GRADE
FG	FINISH GRADE
EG	EXISTING GRADE
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BOW	BACK OF WALK
FOW	FRONT OF WALK
EXP	EXPOSURE
SAN	PROPOSED SANITARY SEWER
ST	PROPOSED STORM SEWER
WM	PROPOSED WATER LATERAL
X	UTILITY LINE DEMOLITION
1041	EXISTING MINOR CONTOUR
1041	EXISTING MAJOR CONTOUR
1041	PROPOSED MINOR CONTOUR
1041	PROPOSED MAJOR CONTOUR
---	PROPOSED RIDGE LINE
---	PROPOSED SWALE/DITCH
---	ACCESSIBLE PARKING SIGN
---	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30' AND 10')
---	RIPRAP
X	CONSTRUCTION ENTRANCE
---	SAW CUT / REMOVAL LIMITS
---	DISTURBANCE LIMITS
---	SILT FENCE
---	CHECK DAM
---	DIVERSION BERM
---	INLET PROTECTION
---	USLE FLOW PATH
---	NEW CONCRETE

**Burse**  
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e-mail: [Mbursa@BSE-INC.net](mailto:Mbursa@BSE-INC.net)  
[www.bursesurveyeng.com](http://www.bursesurveyeng.com)

**1480 SPRINGDALE LLC**  
1480 N SPRINGDALE ROAD  
WAUKESHA, WI 53186  
**SULLIVAN DESIGN BUILD**  
1314 EML STREET  
MADISON, WI 53713

**PROJECT #:** BSE2623  
**PLOT DATE:** 03/07/2023

**REVISION DATES:**

10/25/2022
12/13/2022
01/06/2023

**ISSUE DATES:**

10/13/2022
10/25/2022
12/13/2022
01/06/2023

**PLAN APPROVAL 03/07/2023**

**CIVIL DETAILS**

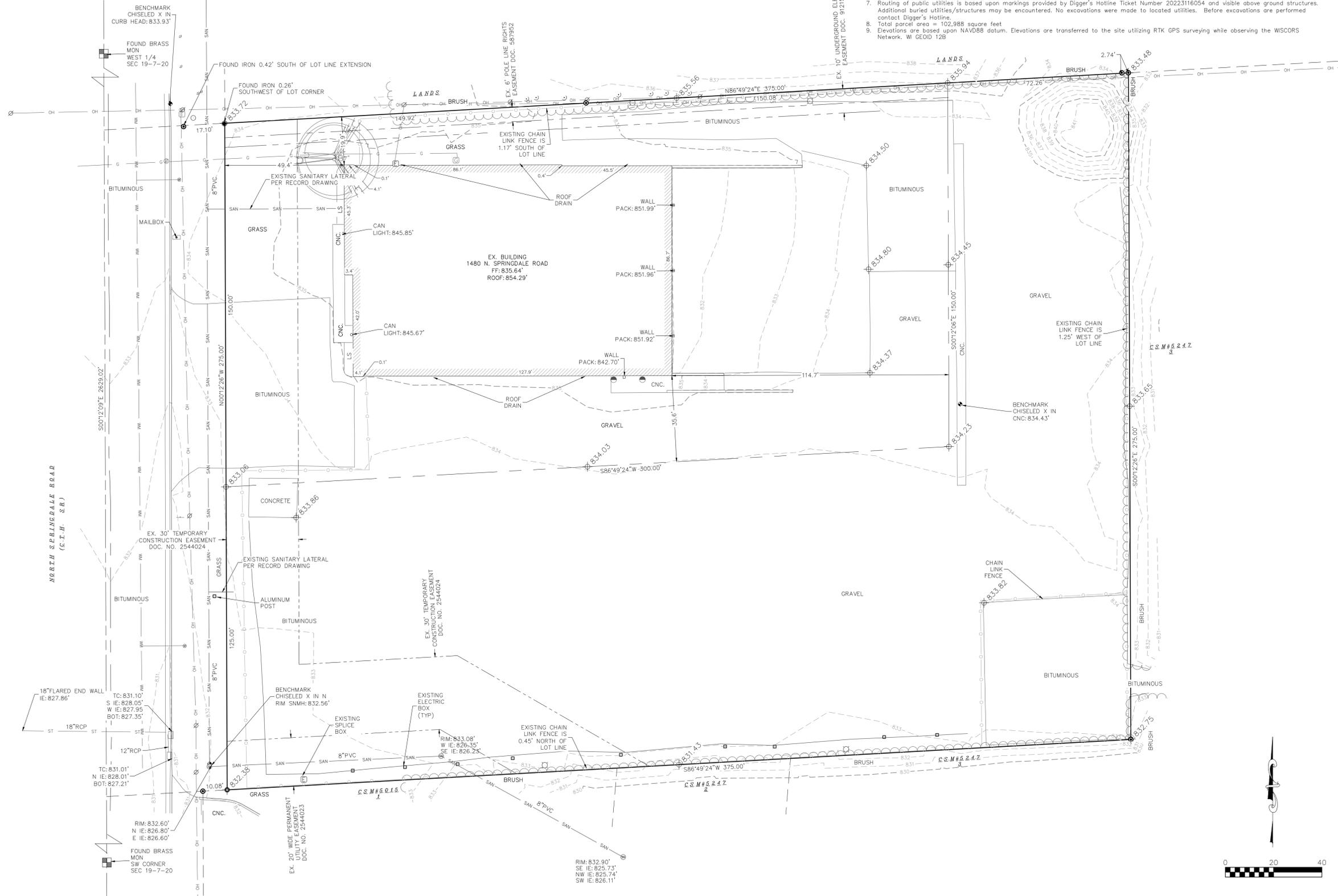
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**DRAWING NUMBER**  
**C-001**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 19, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 07 NORTH, RANGE 20 EAST, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN

NOTES:

1. Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
2. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
3. Date of field work: August 04, 08, & 10, 2022
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. All buildings, and surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
6. All trees, hedges and ground cover on the site may not necessarily be shown hereon.
7. Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Number 20223116054 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
8. Total parcel area = 102,988 square feet
9. Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCONSIN Network, WI GEOD 12B



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APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	MLB
	DRAWN BY	DPH	CHECKED BY	PDF
			APPROVED	MLB

**1480 SPRINGDALE LLC**  
1480 N SPRINGDALE ROAD  
WAUKESHA, WI 53186  
**SULLIVAN DESIGN BUILD**  
1314 EMIL STREET  
MADISON, WI 53713

PROJECT #: BSE2623  
PLOT DATE: 03/07/2023

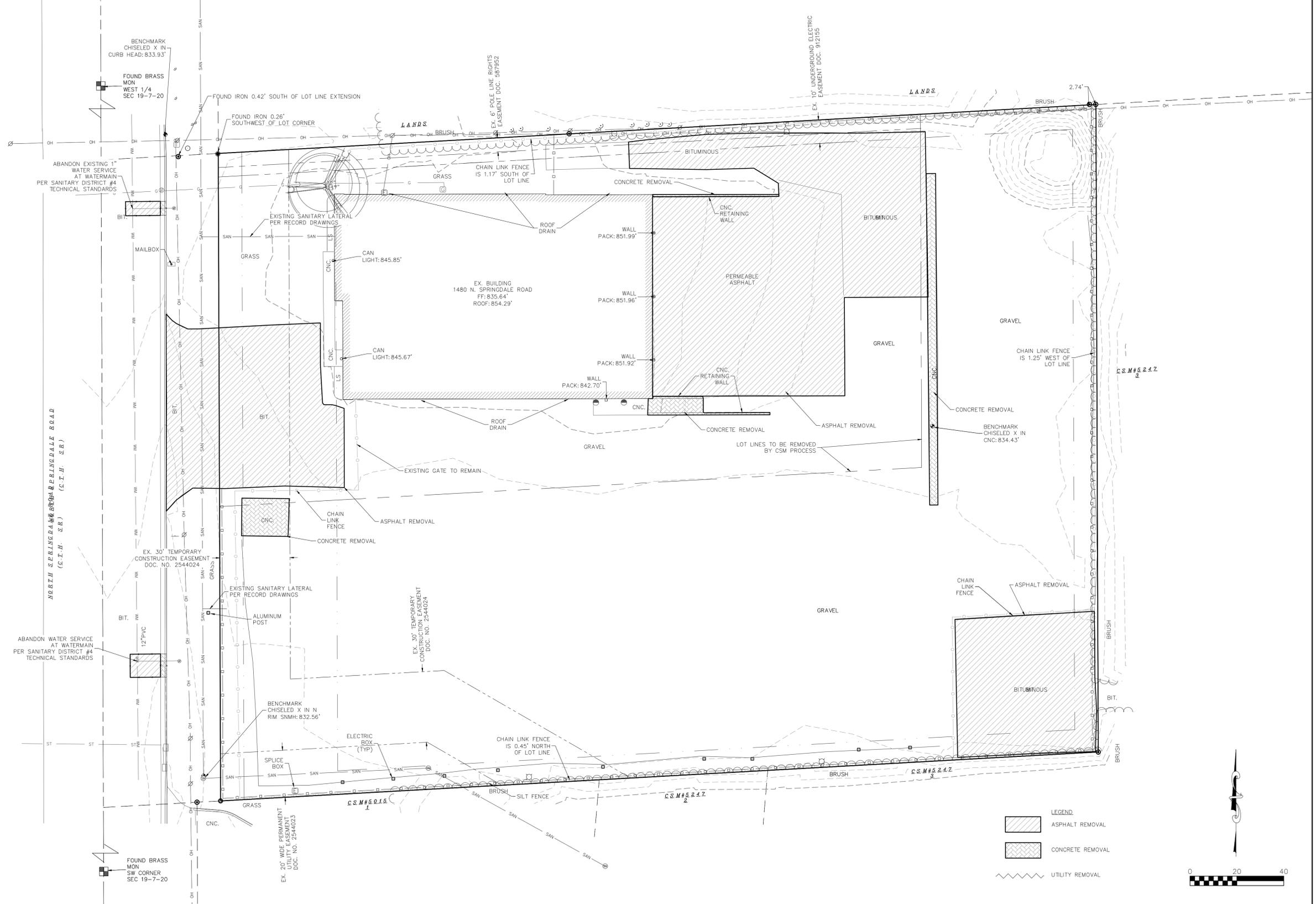
REVISION DATES:	10/25/2022
	12/13/2022
	01/06/2023

ISSUE DATES:	10/13/2022
PLAN COMM.	10/25/2022
COUNCIL	12/13/2022
PLAN APPROVAL	03/07/2023

EXISTING CONDITIONS

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DRAWING NUMBER  
**C-100**



**LEGEND**

	ASPHALT REMOVAL
	CONCRETE REMOVAL
	UTILITY REMOVAL



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**APPROVALS**

PROJECT ENG:	MLB
DESIGNED BY:	DPH
DRAWN BY:	DPH
CHECKED BY:	PDF
APPROVED:	MLB

**1480 SPRINGDALE LLC**  
1480 N SPRINGDALE ROAD  
WALUKESHA, WI 53186  
**SULLIVAN DESIGN BUILD**  
1314 EMIL STREET  
MADISON, WI 53713

**PROJECT #: BSE2623**  
**PLOT DATE: 03/07/2023**

**REVISION DATES:**

10/25/2022
12/13/2022
01/06/2023

**ISSUE DATES:**

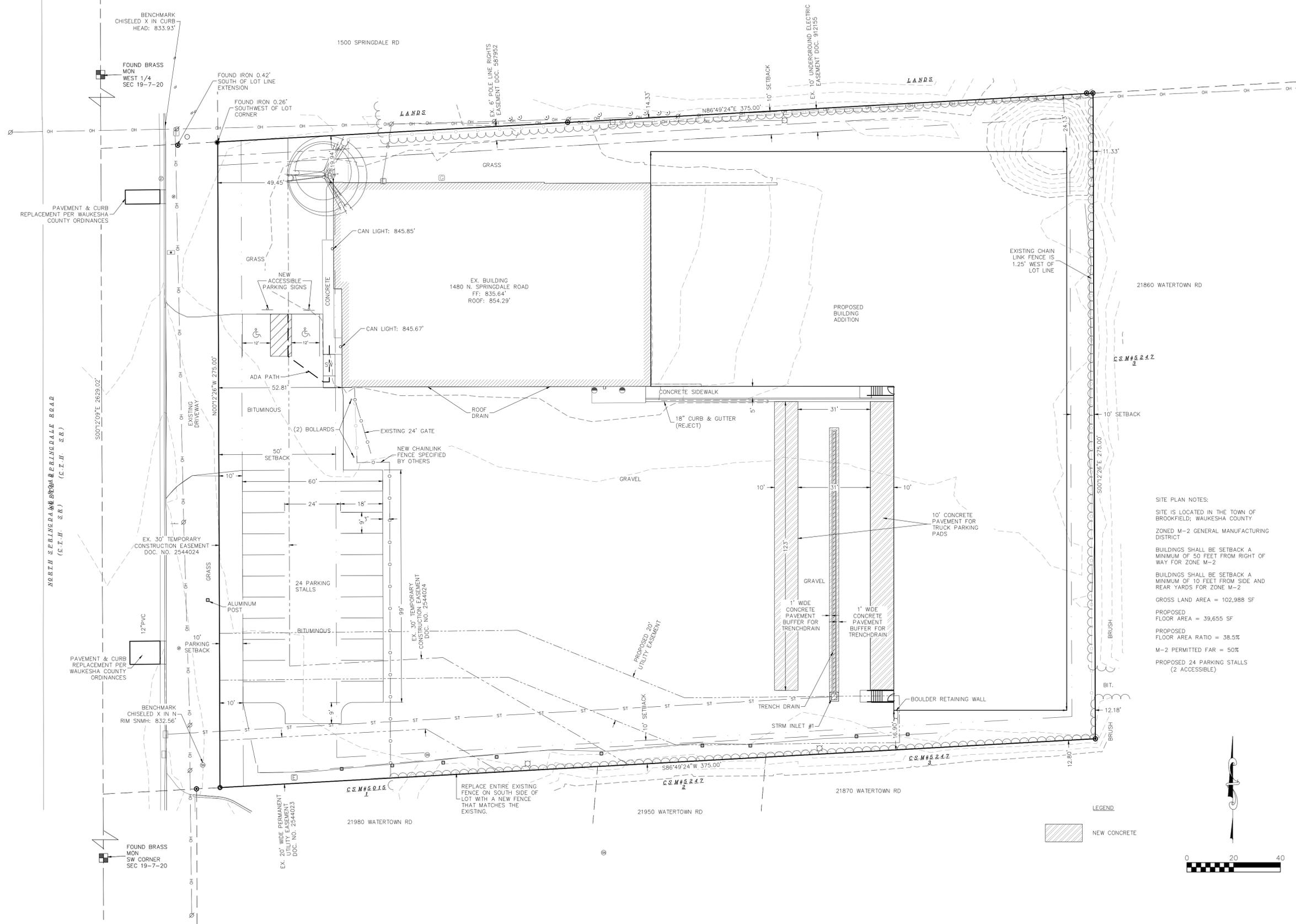
10/13/2022
10/25/2022
12/13/2022
01/06/2023

**PLAN APPROVAL 03/07/2023**

**DEMOLITION PLAN**

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**DRAWING NUMBER**  
**C-200**



**SITE PLAN NOTES:**

SITE IS LOCATED IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY

ZONED M-2 GENERAL MANUFACTURING DISTRICT

BUILDINGS SHALL BE SETBACK A MINIMUM OF 50 FEET FROM RIGHT OF WAY FOR ZONE M-2

BUILDINGS SHALL BE SETBACK A MINIMUM OF 10 FEET FROM SIDE AND REAR YARDS FOR ZONE M-2

GROSS LAND AREA = 102,988 SF

PROPOSED FLOOR AREA = 39,655 SF

PROPOSED FLOOR AREA RATIO = 38.5%

M-2 PERMITTED FAR = 50%

PROPOSED 24 PARKING STALLS (2 ACCESSIBLE)



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APPROVALS	MLB	DPH	PDF	MLB
PROJECT ENG	REVISION BY	DESIGN BY	CHECKED BY	APPROVED

**1480 SPRINGDALE LLC**  
1480 N SPRINGDALE ROAD  
WAUKESHA, WI 53186

**SULLIVAN DESIGN BUILD**  
1314 EMIL STREET  
MADISON, WI 53713

**PROJECT #:** BSE2623  
**PLOT DATE:** 03/07/2023

**REVISION DATES:**

10/25/2022
12/13/2022
01/06/2023

**ISSUE DATES:**

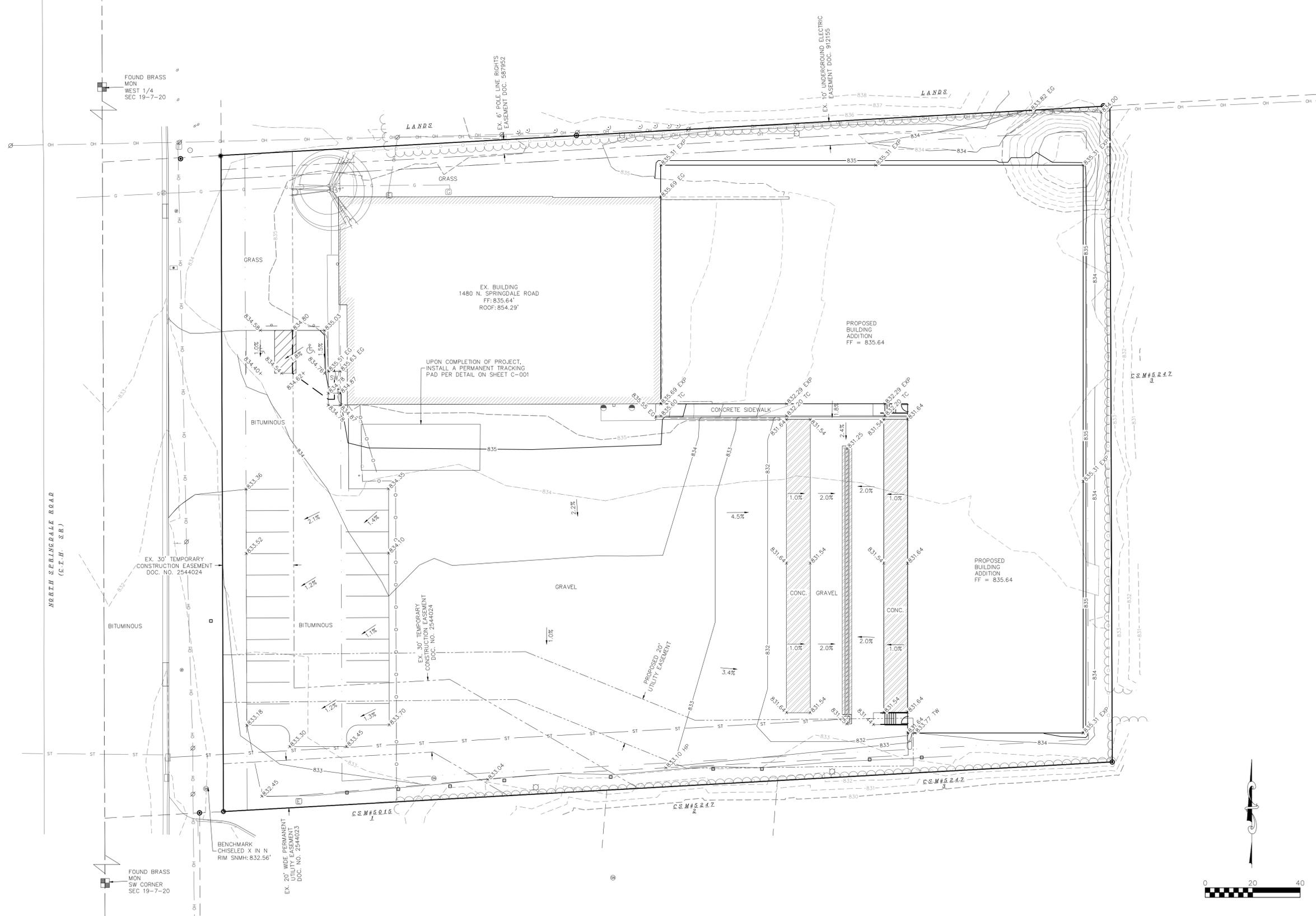
10/13/2022
10/25/2022
12/13/2022
01/06/2023

**PLAN APPROVAL 03/07/2023**

**SITE PLAN**

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**DRAWING NUMBER**  
**C-300**



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 www.bursesurveyeng.com

APPROVALS	MLB	DPH	PDF	MLB
PROJECT ENG.	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED

**1480 SPRINGDALE LLC**  
 1480 N SPRINGDALE ROAD  
 WAUKESHA, WI 53186  
**SULLIVAN DESIGN BUILD**  
 1314 EMIL STREET  
 MADISON, WI 53713

PROJECT #:	BSE2623
PLOT DATE:	03/07/2023
REVISION DATES:	
	10/25/2022
	12/13/2022
	01/06/2023

ISSUE DATES:	10/13/2022
PLAN COMM.	10/25/2022
COUNCIL	12/13/2022
	01/06/2023
PLAN APPROVAL	03/07/2023

**GRADING PLAN**

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DRAWING NUMBER  
**C-400**

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	MLB
	DRAWN BY	DPH	CHECKED BY	MLB
		DPH	APPROVED	MLB

**1480 SPRINGDALE LLC**  
1480 N SPRINGDALE ROAD  
WALKESHA, WI 53186  
**SULLIVAN DESIGN BUILD**  
1314 EMIL STREET  
MADISON, WI 53713

**PROJECT #: BSE2623**  
**PLOT DATE: 03/07/2023**

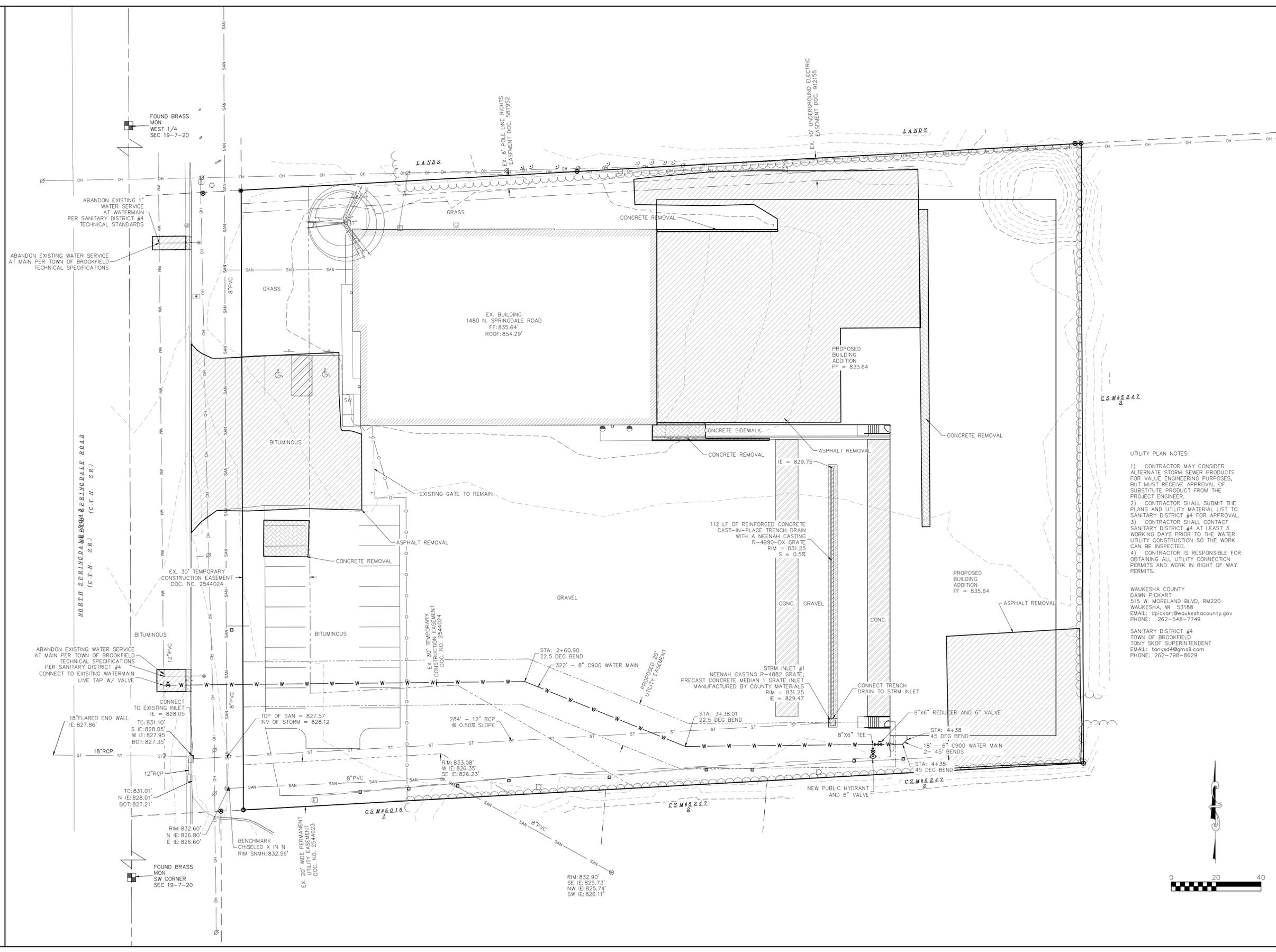
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	10/25/2022
	12/13/2022
	01/06/2023

<b>ISSUE DATES:</b>	10/13/2022
<b>PLAN COMM.</b>	10/25/2022
<b>COUNCIL</b>	12/13/2022
	01/06/2023
<b>PLAN APPROVAL</b>	03/07/2023

**UTILITY PLAN**

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**DRAWING NUMBER**  
**C-500**



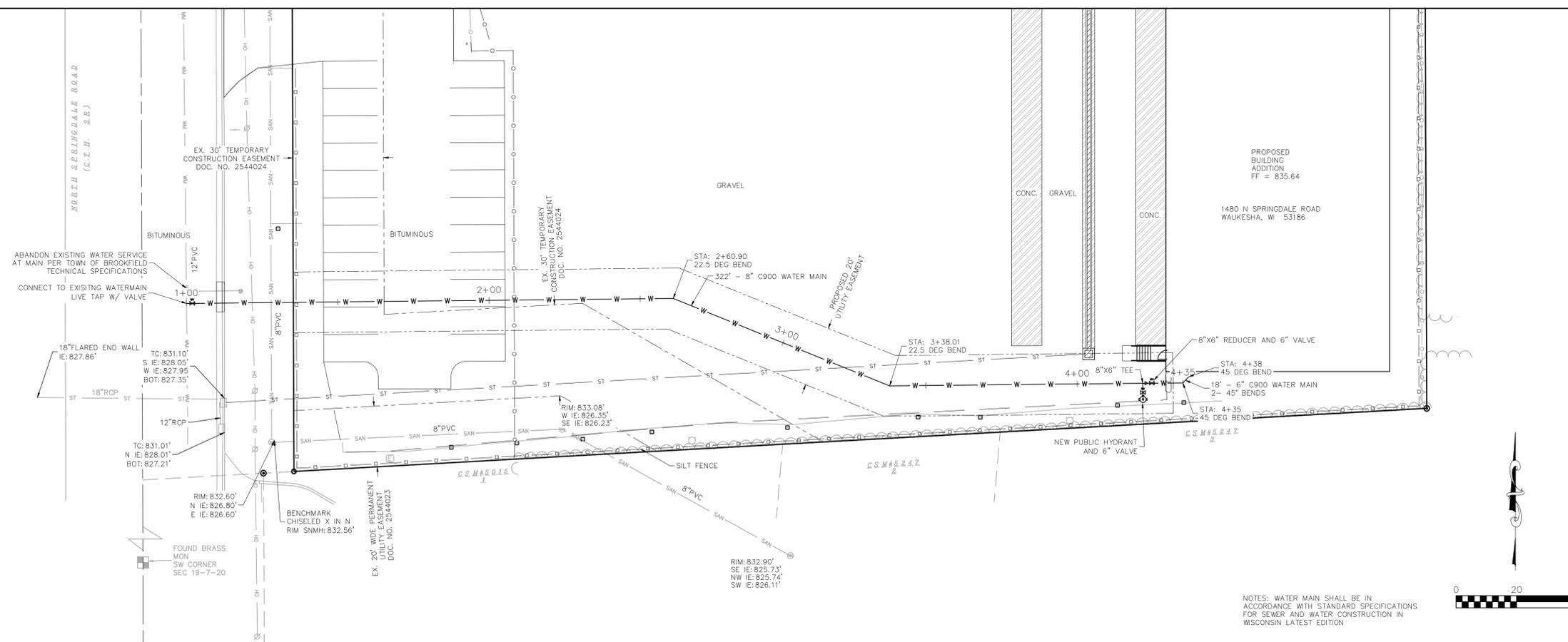
**UTILITY PLAN NOTES:**

- 1) CONTRACTOR MAY CONSIDER ALTERNATE STORM SEWER PRODUCTS FOR VALUE ENGINEERING PURPOSES, BUT MUST RECEIVE APPROVAL OF SUBSTITUTE PRODUCT FROM THE PROJECT ENGINEER.
- 2) CONTRACTOR SHALL SUBMIT THE PLANS AND UTILITY MATERIAL LIST TO SANITARY DISTRICT #4 FOR APPROVAL.
- 3) CONTRACTOR SHALL CONTACT SANITARY DISTRICT #4 AT LEAST 3 WORKING DAYS PRIOR TO THE WATER UTILITY CONSTRUCTION SO THE WORK CAN BE INSPECTED.
- 4) CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY CONNECTION PERMITS AND WORK IN RIGHT OF WAY PERMITS.

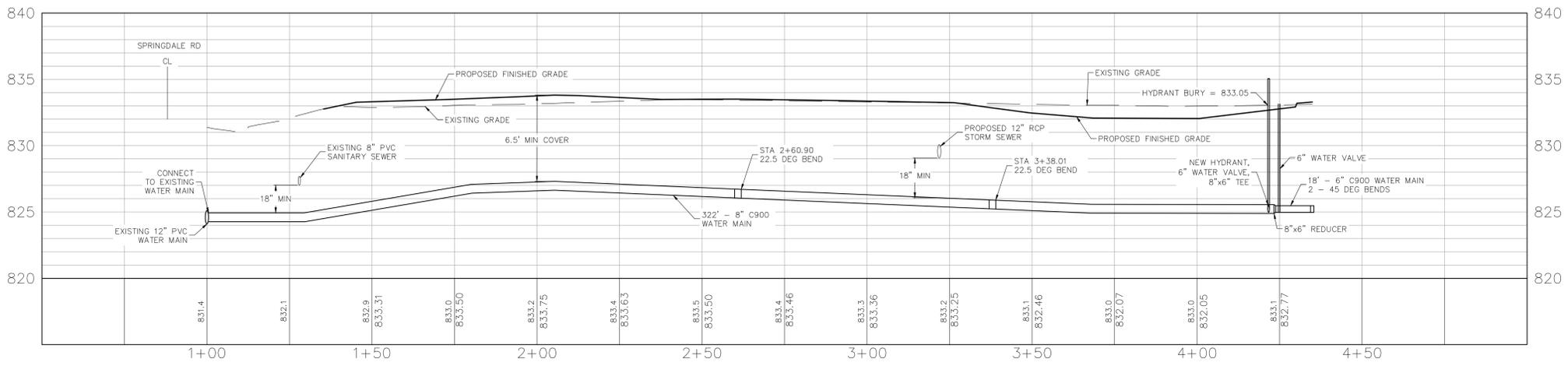
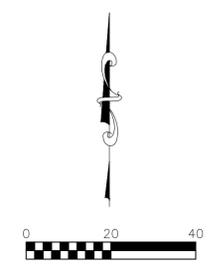
WALKESHA COUNTY  
DANN PICKART  
515 W. MORELAND BLVD, RM220  
WALKESHA, WI 53188  
EMAIL: dpickart@walkeshacounty.gov  
PHONE: 262-548-7749

SANITARY DISTRICT #4  
TOWN OF BROOKFIELD  
TONY SKOF SUPERINTENDENT  
EMAIL: tonys4@gmail.com  
PHONE: 262-798-8629





NOTES: WATER MAIN SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION



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APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	MLB
	DRAWN BY	DPH	CHECKED BY	PDF
	DATE	03/07/2023	DATE	03/07/2023

**1480 SPRINGDALE LLC**  
1480 N SPRINGDALE ROAD  
WAUKESHA, WI 53186  
**SULLIVAN DESIGN BUILD**  
1314 EMIL STREET  
MADISON, WI 53713

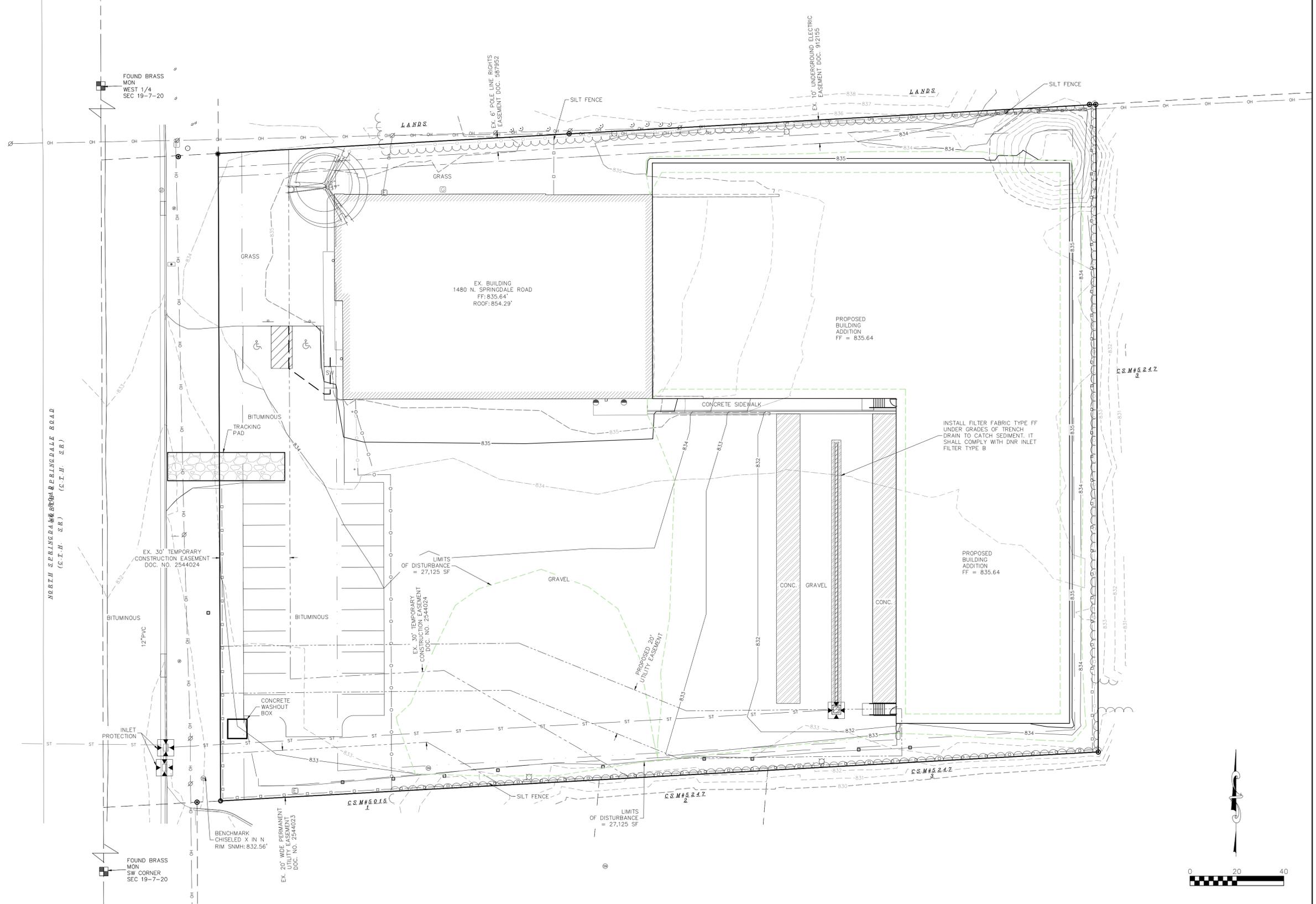
PROJECT #:	BSE2623
PLOT DATE:	03/07/2023
REVISION DATES:	

ISSUE DATES:	03/07/2023

UTILITY PLAN & PROFILE

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DRAWING NUMBER  
**C-501**



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www.bursesurveyeng.com

APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	MLB	DRN	CHKD BY	PDF	MLB

**1480 SPRINGDALE LLC**  
1480 N SPRINGDALE ROAD  
WALUKESHA, WI 53186

**SULLIVAN DESIGN BUILD**  
1314 EMIL STREET  
MADISON, WI 53713

<b>PROJECT #:</b> BSE2623
<b>PLOT DATE:</b> 03/07/2023
<b>REVISION DATES:</b>
10/25/2022
12/13/2022
01/06/2023

<b>ISSUE DATES:</b>
10/13/2022
10/25/2022
12/13/2022
01/06/2023
<b>PLAN APPROVAL 03/07/2023</b>

**EROSION CONTROL PLAN**

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**DRAWING NUMBER**  
**C-600**



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
	(8)		<b>Deciduous Trees</b>		
EM	1	24"	Existing Silver Maple	Acer Saccharinum	EX
EP	1	2"	Exclamation Planetree	Platanus Acerifolia	BB
RB	2	10"	River Birch Clump	Betula Nigra	BB
TM	4	2"	Tatarian Maple	Acer Tataricum	BB
	(26)		<b>Deciduous Shrubs</b>		
AVB	3	36"	Arrowwood Viburnum	Viburnum Dentatum	Pot
DBH	22	18"	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot
EA	3	7"	Existing Serviceberry	Ameianchier Grandiflora	EX
	(34)		<b>Evergreen Shrubs</b>		
EA	22	6"	Emerald Arborvitae	Thuja Occidentalis	BB
EEA	4	5"	Existing Emerald Arborvitae	Thuja Occidentalis	EX
SGJ	8	24"	Sea Green Juniper	Juniperus P 'Sea Green'	Pot

- NOTES:
- 1) New lawn or existing lawn areas disturbed by construction to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch. Lawn areas are all pervious, excluding planting beds, area between the building's west face and the right-of-way.
  - 2) Turf areas to receive a minimum of 4" of topsoil, no-mow seed mix, starter fertilizer, and straw mulch. Turf areas are all pervious areas, excluding planting beds, east of the building's west face.
  - 3) Designated planting beds to be mulched with #2 washed stone to a depth of 3" over weed barrier fabric or with shredded hardwood bark mulch spread to a depth of 3", as noted on the Landscape Plan.
  - 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
  - 5) Designated planting beds to be separated from turf areas with 5" crisp shovel cut edge.



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www.bursesurveyeng.com



APPROVALS	PROJECT ENG	MLB	DESIGNED BY	MLB	DRW	CHKD BY	PDF	MLB

**1480 SPRINGDALE LLC**  
1480 N SPRINGDALE ROAD  
WALUKESHA, WI 53186  
**SULLIVAN DESIGN BUILD**  
1314 EMIL STREET  
MADISON, WI 53713

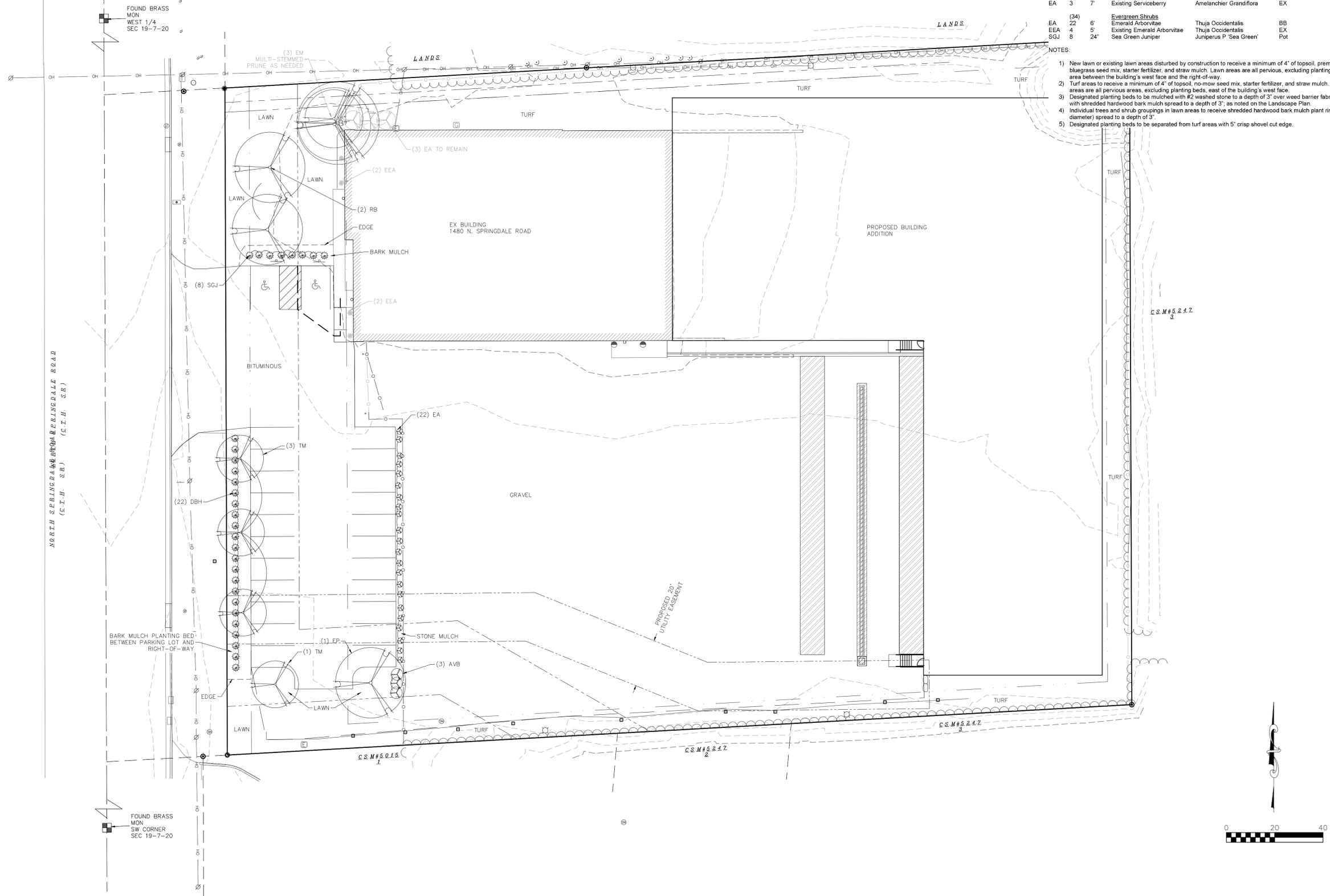
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PLOT DATE:	03/07/2023
REVISION DATES:	
	10/25/2022
	12/13/2022
	01/06/2023

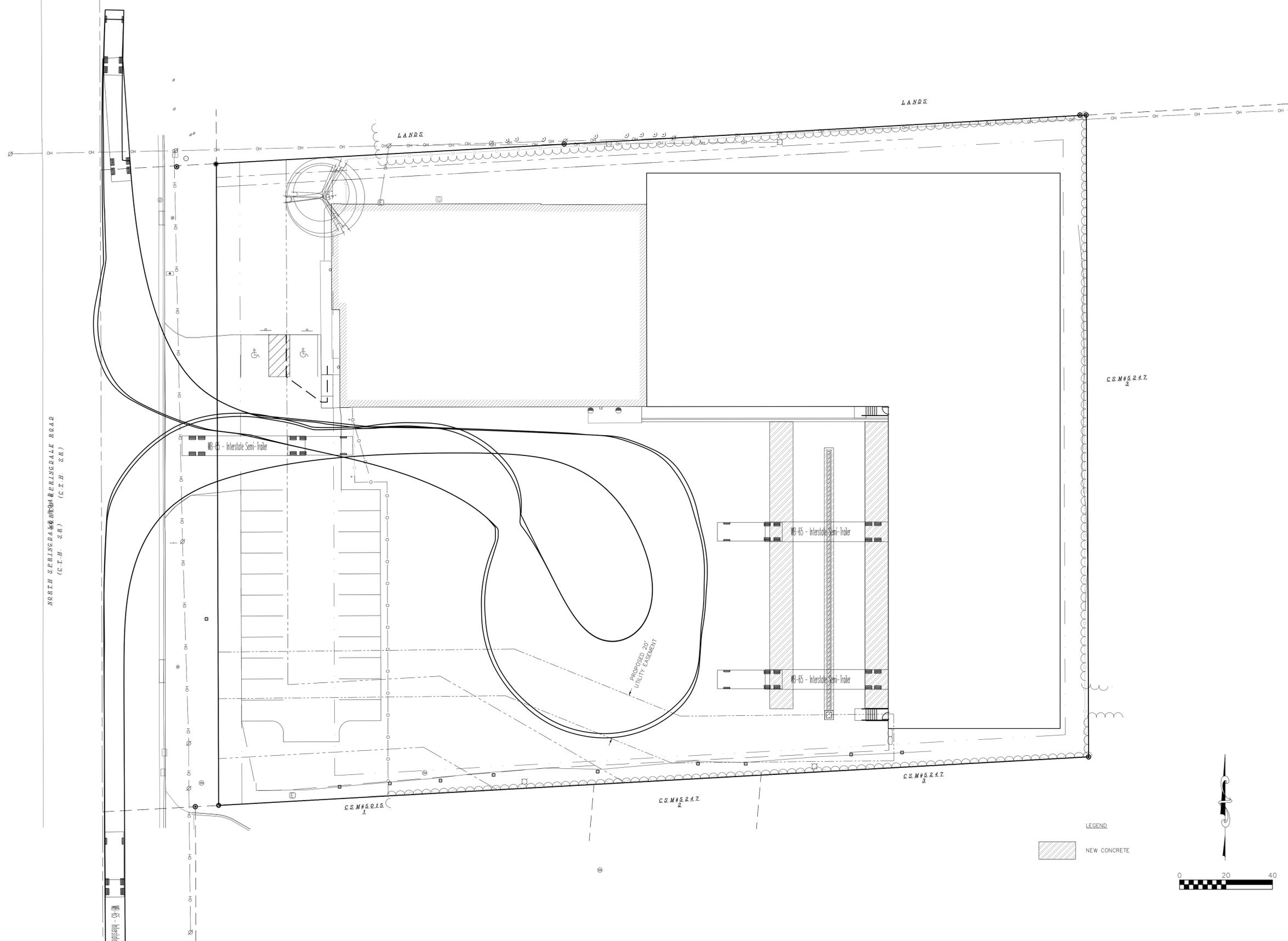
ISSUE DATES:	10/13/2022
PLAN COMM.	10/25/2022
COUNCIL	12/13/2022
PLAN APPROVAL	03/07/2023

LANDSCAPE PLAN

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DRAWING NUMBER  
**L-100**





NORTH SPRINGDALE BRANCH SPRINGDALE ROAD  
(C.T.H. S.R.) (C.T.H. S.R.)

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APPROVALS	MLB	DPH	PDF	MLB
PROJECT ENG.	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED

**1480 SPRINGDALE LLC**  
1480 N SPRINGDALE ROAD  
WALUKESHA, WI 53186  
**SULLIVAN DESIGN BUILD**  
1314 EMIL STREET  
MADISON, WI 53713

PROJECT #: BSE2623  
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REVISION DATES:	10/25/2022
	12/13/2022
	01/06/2023

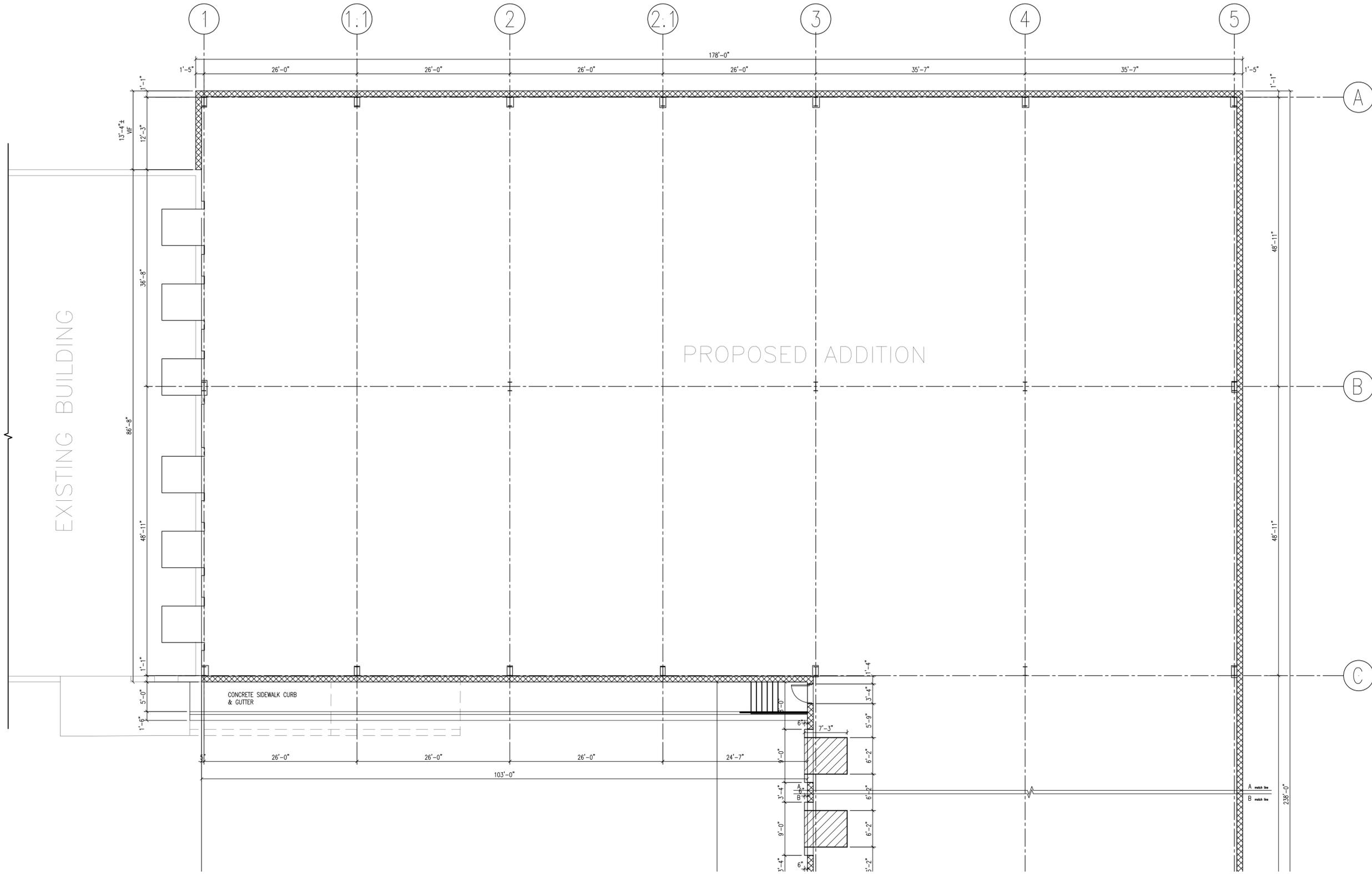
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PLAN COMM.	10/25/2022
COUNCIL	12/13/2022
	01/06/2023
PLAN APPROVAL	03/07/2023

**TRUCK TURNING MOVEMENTS**  
WB-65

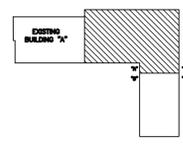
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DRAWING NUMBER  
**EXHIBIT 1**





1 FLOOR PLAN A-A  
1/8"=1'-0"



KEY PLAN  
NO SCALE

REVISIONS
ACC MEETING
PLAN COMMISSION MEETING 12-27-2022

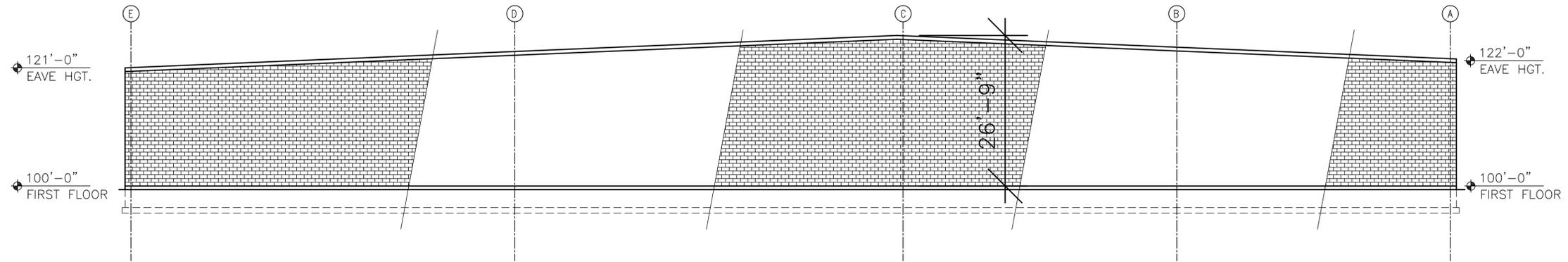
1480 SPRINGDALE, LLC.  
1480 N. SPRINGDALE ROAD  
BROOKFIELD, WI.



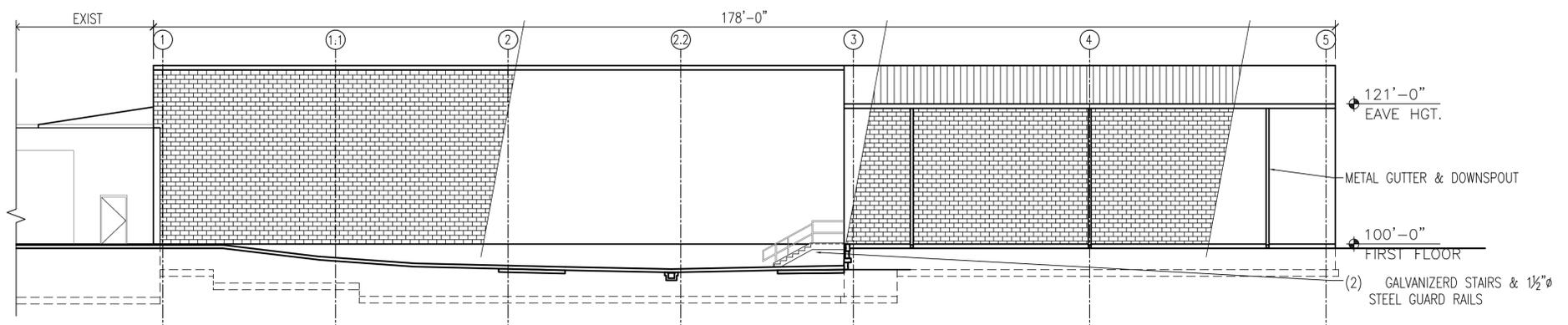
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PARTIAL  
FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"  
DRAWN BY: RWD  
DATE: 10/26/2022

SHEET NO.  
**A-1.1**  
PROJ. # 900-238

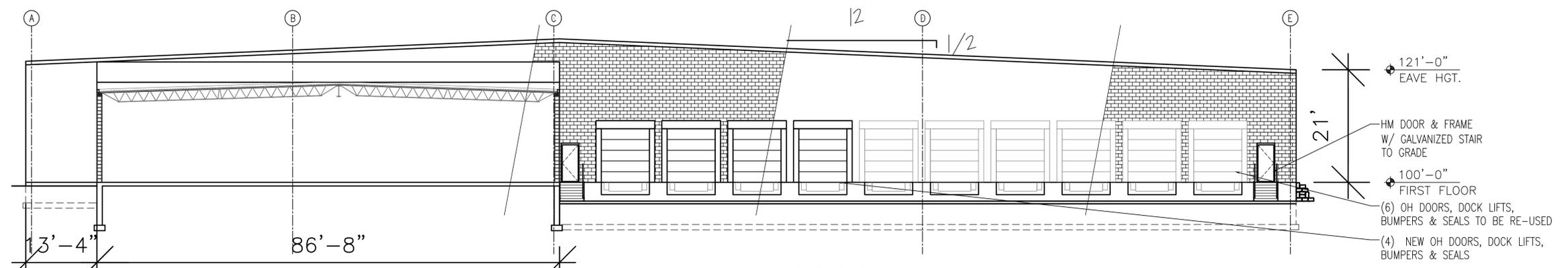




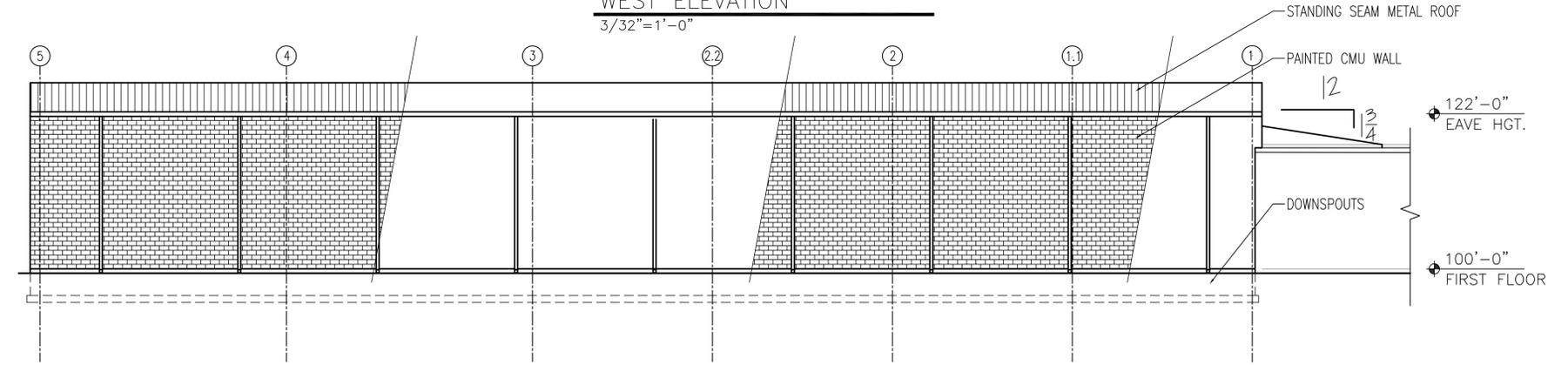
**EAST ELEVATION**  
3/32"=1'-0"



**NORTH ELEVATION**  
3/32"=1'-0"



**WEST ELEVATION**  
3/32"=1'-0"



**SOUTH ELEVATION**  
3/32"=1'-0"

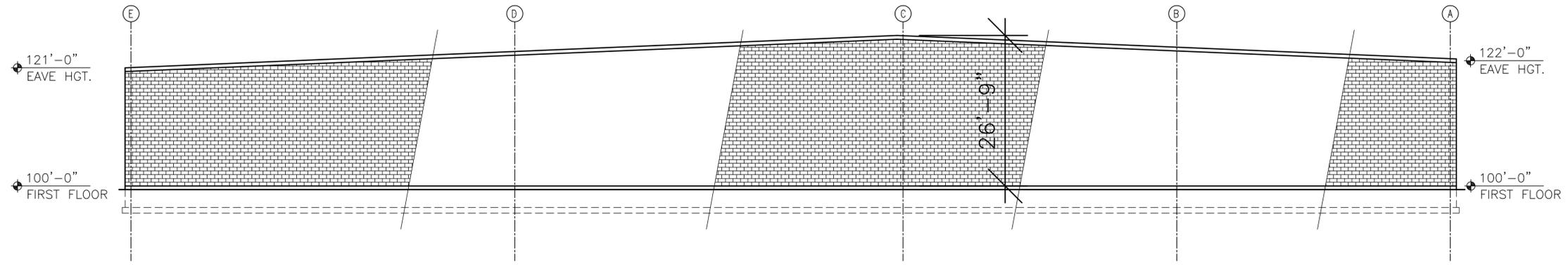
REVISIONS
ACC MEETING
PLAN COMMISSION MEETING 12-27-2022

**1480 SPRINGDALE, LLC.**  
1480 N. SPRINGDALE ROAD  
BROOKFIELD, WI.

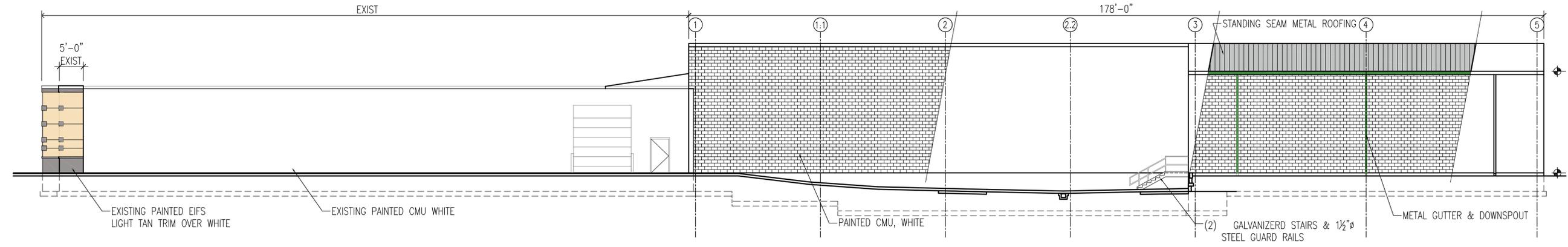
**Sullivan**  
designBUILD  
GENERAL CONTRACTORS  
1314 EMIL ST. MADISON, WI 53713 608/257-2289

DRAWING NAME:  
ELEVATIONS  
SCALE: 3/32"=1'-0"  
DRAWN BY: RWD  
DATE: 10/26/2022

SHEET NO.  
**S-2.0**  
PROJ. # 900-238



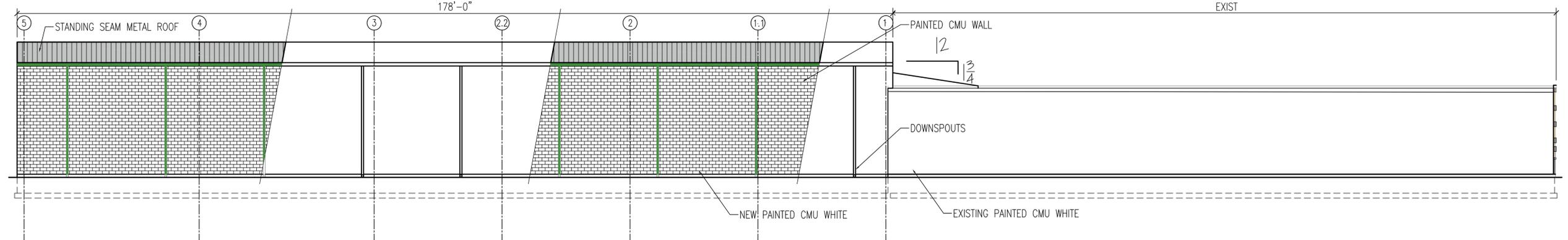
**EAST ELEVATION**  
3/32"=1'-0"



**NORTH ELEVATION**  
3/32"=1'-0"



**WEST ELEVATION**  
3/32"=1'-0"



**SOUTH ELEVATION**  
3/32"=1'-0"

REVISIONS
ACC MEETING
PLAN COMMISSION MEETING 12-27-2022

**1480 SPRINGDALE, LLC.**  
1480 N. SPRINGDALE ROAD  
BROOKFIELD, WI.

**Sullivan**  
designBUILD  
GENERAL CONTRACTORS  
1314 EMIL ST. MADISON, WI 53713 608/257-2289

DRAWING NAME:  
ELEVATIONS  
SCALE: 3/32"=1'-0"  
DRAWN BY: RWD  
DATE: 10/26/2022

SHEET NO.  
**S-2.1**  
PROJ. #900-238

