

TOWN OF BROOKFIELD
TOWN BOARD MINUTES
MARCH 21, 2023

The regular meeting of the Town Board, Sanitary District No. 4, and Utility District No. 1 was held in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

1) CALL TO ORDER.

The Town Board meeting was called to order by Chairman Henderson at 7:00 p.m. with the following people present: Town Chairman Keith Henderson; Supervisors Steve Kohlmann, Ryan Stanelle, John Schatzman and Michael Schmitt; Town Attorney Michael Van Kleunen; Sanitary District Supervisor Tony Skof. Administrator/Interim Clerk Tom Hagie was absent and excused.

2) MEETING NOTICES.

The meeting was noticed on Friday, March 17, 2023 in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA.

Motion by Supervisor Schatzman to approve the agenda.

Seconded by Supervisor Stanelle.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES.

Motion by Supervisor Stanelle to approve the minutes of March 7, 2023 Town Board meeting with corrections.

Seconded by Supervisor Kohlmann.

Motion Passed Unanimously.

5) CITIZEN COMMENTS.

None.

6) OLD BUSINESS.

None.

7) NEW BUSINESS.

a. Discover Brookfield Quarterly Update.

Anna Antoine from Discover Brookfield provided an update on the current and planned events and a summary of the financial status of Discover Brookfield.

b. Discussion of Board Member availability for upcoming Board of Review training sessions.

Chairman Henderson noted there is an upcoming Board of Review training being held virtually on May 1, 2023. Supervisors interested in attending the training should contact the Town Clerk to get registered.

c. Discussion and possible action regarding Resolution 2023-03: Governmental Responsibility for Urban Nonpoint Source and Stormwater Grants.

Motion by Supervisor Schatzman to approve the resolution as presented.

Seconded by Supervisor Stanelle.

Motion Passed Unanimously.

8) DEPARTMENT, BOARDS, COMMITTEE/COMMISSION REPORTS/RECOMMENDATIONS:

a. Personnel Committee

i. Discussion and possible action regarding the McMahon Executive Selection proposal.

Ed Henschel with McMahon presented a proposal for professional consulting services.

Motion by Supervisor Schatzman to approve subject to the agreement be reviewed by the Town Attorney and signed by the Town Administrator and McMahon.

Seconded by Supervisor Kohlmann.

Motion Passed Unanimously.

b. Sanitary District No. 4

i. Discussion and possible action regarding Resolution 2023-04: Release Sanitary District No. 4 – Town of Brookfield Easements.

Motion by Supervisor Schmitt to approve the resolution as presented.

Seconded by Supervisor Kohlmann.

Motion Passed Unanimously.

ii. Discussion and possible action regarding replacement of Water Services Pumps 1 and 2.

Motion by Supervisor Kohlmann to approve the Municipal Well and Pump proposal in the amount not-to-exceed \$35,970.

Seconded by Supervisor Schmitt.

Motion Passed Unanimously.

9) APPROVAL OF VOUCHERS AND CHECKS.

Motion by Supervisor Schatzman to approve the vouchers and checks dated 2/23/2023-3/21/2023 in the amount of \$379,294.37.

Seconded by Supervisor Schmitt.

Motion Passed 4-0 with Supervisor Kohlmann voting present.

10) COMMUNICATION AND ANNOUNCEMENTS

Spring Election on Tuesday, April 4, Town Easter Egg Hunt on Saturday, April 8 and Elmbrook Church Easter Egg Hunt on Saturday, April 8.

11) ADJOURN

Motion by Supervisor Kohlmann to adjourn at 8:13 p.m.

Seconded by Supervisor Schmitt.

Motion Passed Unanimously.

Respectfully submitted,

Tom Hagie

Town Administrator/Interim Clerk

TOWN OF BROOKFIELD
WAUKESHA COUNTY

APPLICATIONS FOR ALCOHOLIC BEVERAGE LICENSES
2022-23

NOTICE IS HEREBY GIVEN that the following application have been received by the Clerk of the Town of Brookfield, Waukesha County, for alcohol retail license for the July 1, 2022 to June 30, 2023 license year:

CLASS A FERMENTED MALT BEVERAGE AND CLASS A LIQUOR

Christina Kessler, 2234 South 59th Street, West Allis, WI 53219, for 7-Eleven, Inc. #35846J, 21350 W Capitol Dr, Pewaukee, WI 53072

Malissa Larscheidt, 9505A W. Coldspring Road, Greenfield, WI 53288, WRLP Brookfield, LLC d/b/a Hampton Inn Milwaukee/Brookfield, 575 N Barker Road, Brookfield, WI 53045

The Town Board of the Town of Brookfield will consider and receive public input, comment, or concerns regarding issuance of the above referenced license at its regularly scheduled meeting on Wednesday, April 5, 2023 at 7:00 p.m. at the Brookfield Town Hall, 645 N. Janacek Road, Brookfield, WI 53045.

Interim Town Clerk Tom Hagie

Pub: 3/31, 4/1, 4/4

Ord. No.: 2023-04

**ORDINANCE REPEALING AND RECREATING SECTION 1.23(3)(c) OF THE
MUNICIPAL CODE OF THE TOWN OF BROOKFIELD**

NOW THEREFORE, the Town Board of the Town of Brookfield, Wisconsin does ordain
as follows:

SECTION 1: Section 1.23(3)(c) of the Town Code is hereby repealed and recreated as
follows:

The hours of the first meeting of the Board of Review of the Town of Brookfield shall be a minimum of two hours beginning at 8:00 a.m., unless otherwise directed by Wis. Stat. § 70.47. During the first meeting, the Board of Review shall receive the assessment roll and sworn statements from the Clerk. Any change in the time of the Board of Review's first meeting will not be effective unless notice is posted in three or more public places in the Town of Brookfield for at least 15 days before the first meeting.

SECTION 2: All other provisions of the Town Code shall remain in full force and effect.

SECTION 3: All ordinances or parts of this ordinance conflicting or contravening the provisions of this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect upon passage and posting or publication as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin this 5th, day of April, 2023.

BY: _____
KEITH HENDERSON, Chairman

BY: _____
STEVE KOHLMANN, Supervisor

BY: _____
MICHAEL SCHMITT, Supervisor

BY: _____
JOHN R. SCHATZMAN, Supervisor

BY: _____
RYAN STANELLE, Supervisor

ATTEST: _____
Tom Hagie, Administrator and
Interim Clerk

**TOWN OF BROOKFIELD
PLANNING COMMISSION RECOMMENDATIONS
MARCH 22, 2023**

Town Chairman Keith Henderson called the meeting to order at 7:05pm on Wednesday, March 22, 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, Len Smeltzer, Kevin Riordan, and William Neville; Town Planner Bryce Hembrook; and applicants.

RECOMMENDATION TO THE TOWN BOARD FOR FINAL APPROVAL OF A BUILDING ADDITION TO THE PRINCIPAL STRUCTURE LOCATED AT 1480 NORTH SPRINGDALE ROAD.

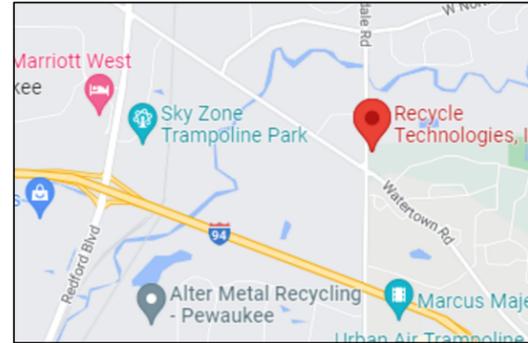
Supervisor Schmitt moved to **recommend** to the Town Board **final** approval of a building addition to the principal structure located at 1480 North Springdale Road, with the following conditions:

- That the gate is moved to be 70 feet from the right-of-way;
- The traffic circulation/ parking area is to be asphalt, where gravel was proposed.

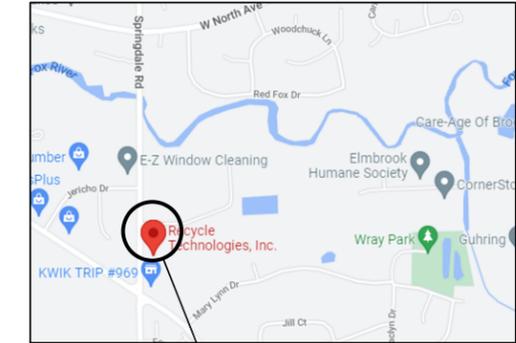
The motion was seconded by Commissioner Neville, voted on, and carried unanimously.

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-501 UTILITY PLAN & PROFILE
- C-600 EROSION CONTROL PLAN
- L-100 LANDSCAPING
- EXHIBIT 1 TRUCK TURNING MOVEMENT
- ES01 PHOTOMETRIC PLAN
- A-10 OVERALL FLOOR PLAN
- A-11 FLOOR PLAN PARTIAL
- A-12 FLOOR PLAN PARTIAL
- A-20 ELEVATIONS
- A-21 ELEVATIONS-RENDERING

STAMPS & APPROVALS :

ADDITION TO EXISTING BUILDING
 Project: #900-238



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.
	ADDITION TO EXISTING BUILDING Project: #900-238
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), WIS. ADM. CODE.
- CONSTRUCTION ENTRANCES - PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDRN STANDARD 1057. REFER TO WDRN'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPI/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 WDRN TECHNICAL STANDARD 1061 FOUND AT: [HTTP://DNR.WI.GOV/TOPI/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.

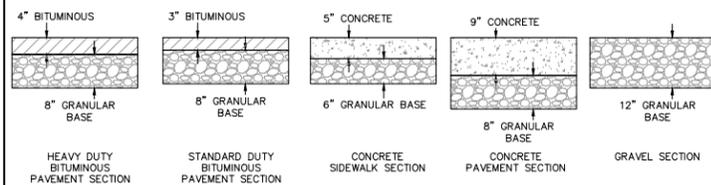
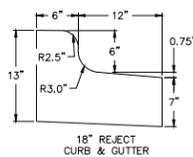
PUMP SIZE (MAX GPM)	TYPE I BAG SIZE (SQ-FT)
50	25
100	50
150	75
- STORM SEWER INLETS - PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR APPROVED EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: [HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGSERV/PAL.HTM](http://www.dot.wisconsin.gov/business/engserv/pal.htm). 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/TECHSTD.SHTM](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 WDRN TECHNICAL STANDARD 1059 FOUND AT [HTTP://DNR.WI.GOV/TOPI/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 EMIL ST
MADISON, WI 53713
PHONE: OFFICE: DIRECT 608-661-6804
CELL: 608-695-1326
EMAIL: Bar@SullivanDesignBuild.com

SCHEDULE:

- | | |
|--------------------|---|
| 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. |

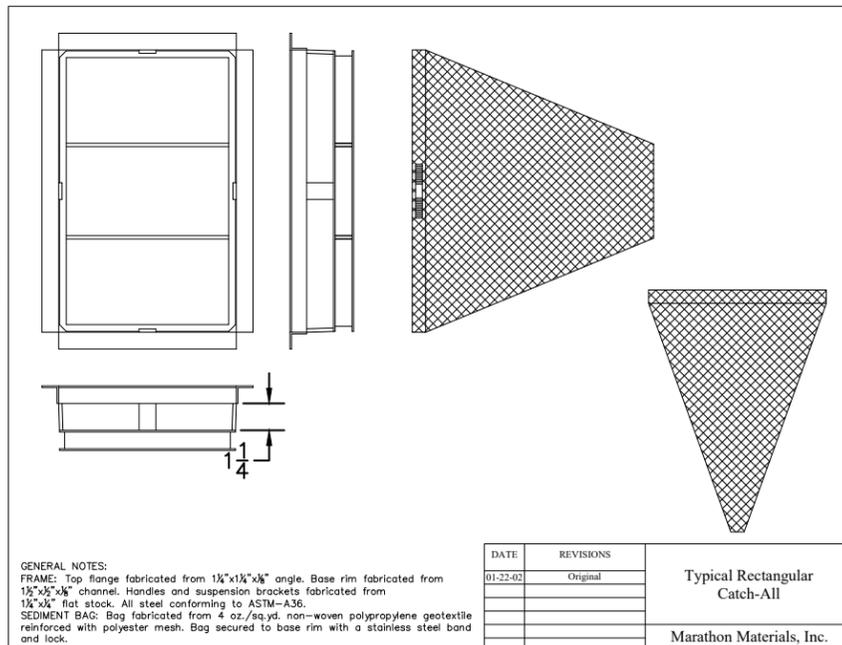
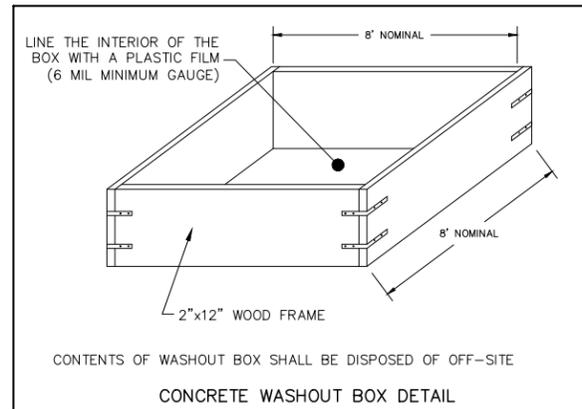
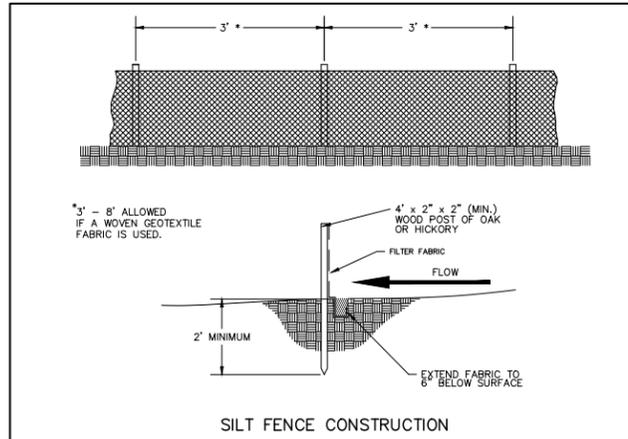


PRELIMINARY: ALL PAVEMENT SECTIONS TO BE REVIEWED AND APPROVED BY GEOTECHNICAL CONSULTANT

CIVIL SHEET INDEX

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

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

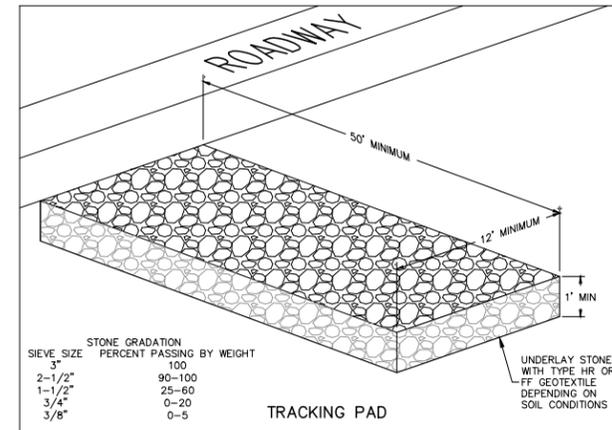
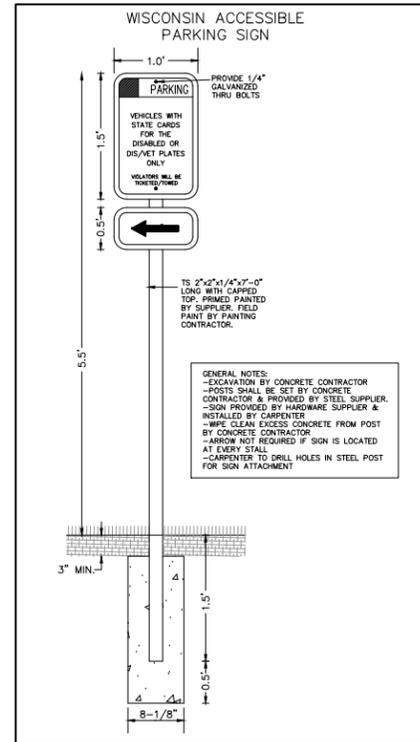


DATE	REVISIONS
01-22-02	Original

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 DNR'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
EPER	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
X	TREE REMOVAL
1041	EXISTING MINOR CONTOUR
1040	EXISTING MAJOR CONTOUR
1041	PROPOSED MINOR CONTOUR
1040	PROPOSED MAJOR CONTOUR
1040	PROPOSED RIDGE LINE
---	PROPOSED SWALE/DITCH
▲	ACCESSIBLE PARKING SIGN
▲	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30' AND 10')
X	RIPRAP
X	CONSTRUCTION ENTRANCE
X	SAW CUT / REMOVAL LIMITS
---	DISTURBANCE LIMITS
---	SILT FENCE
---	CHECK DAM
---	DIVERSION BERM
X	INLET PROTECTION
---	USLE FLOW PATH
---	NEW CONCRETE

Burse
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Madison, WI 53704
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Fax: 608-250-9269
e-mail: MBurse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	PROJECT FILE	REVISIONS	DATE	BY	DATE	BY

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

PROJECT #: BSE2623
PLOT DATE: 03/28/2024

REVISION DATES:

10/25/2022
12/13/2022
01/06/2023
03/28/2024

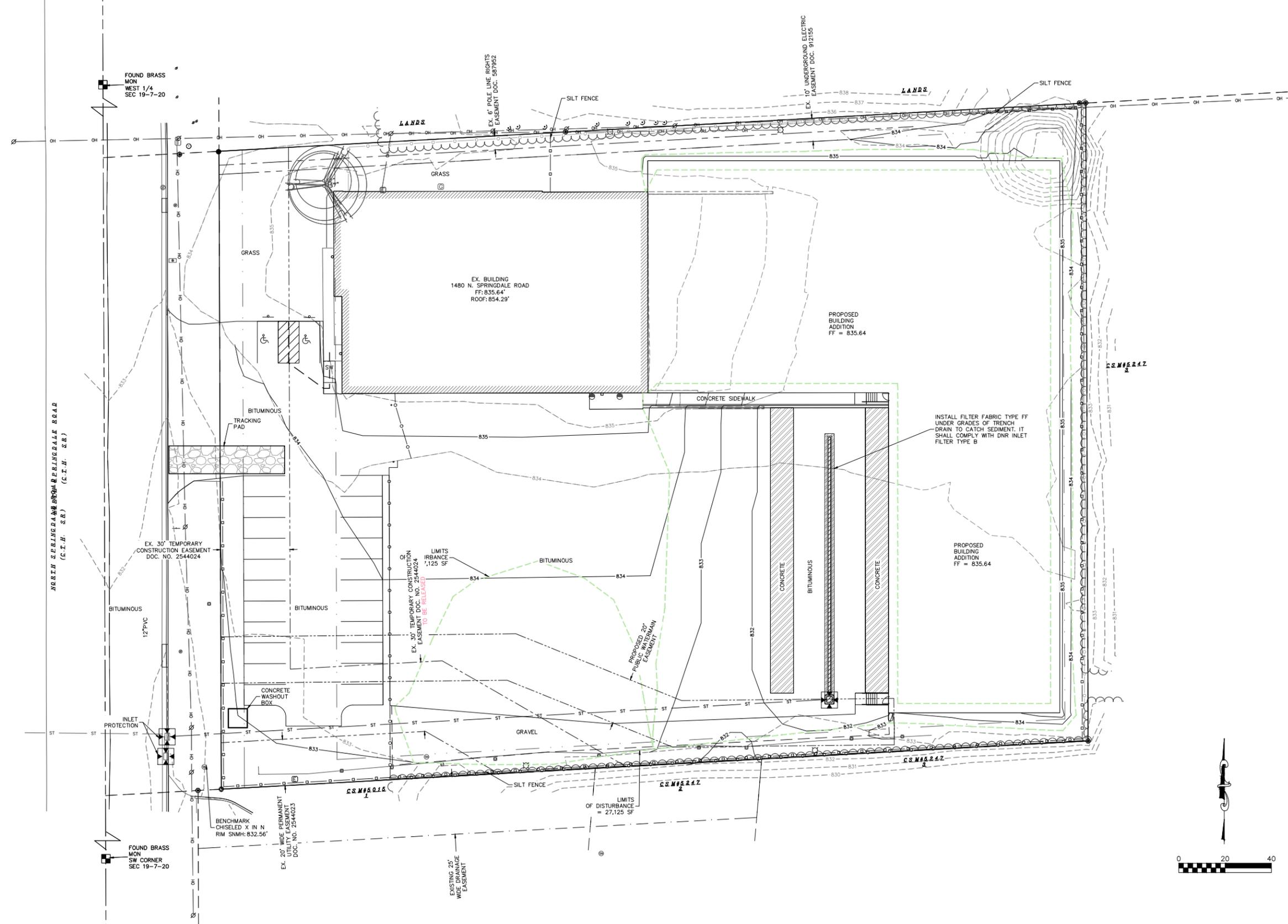
ISSUE DATES:

10/13/2022
10/25/2022
12/13/2022
01/06/2023
03/07/2023
03/28/2024

CIVIL DETAILS

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DRAWING NUMBER
C-001



Burse
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Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	PROJECT NO.	DATE	BY
DRH			
DRH			
PDF			
MLB			

1480 SPRINGDALE LLC
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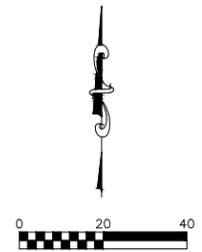
ISSUE DATES:

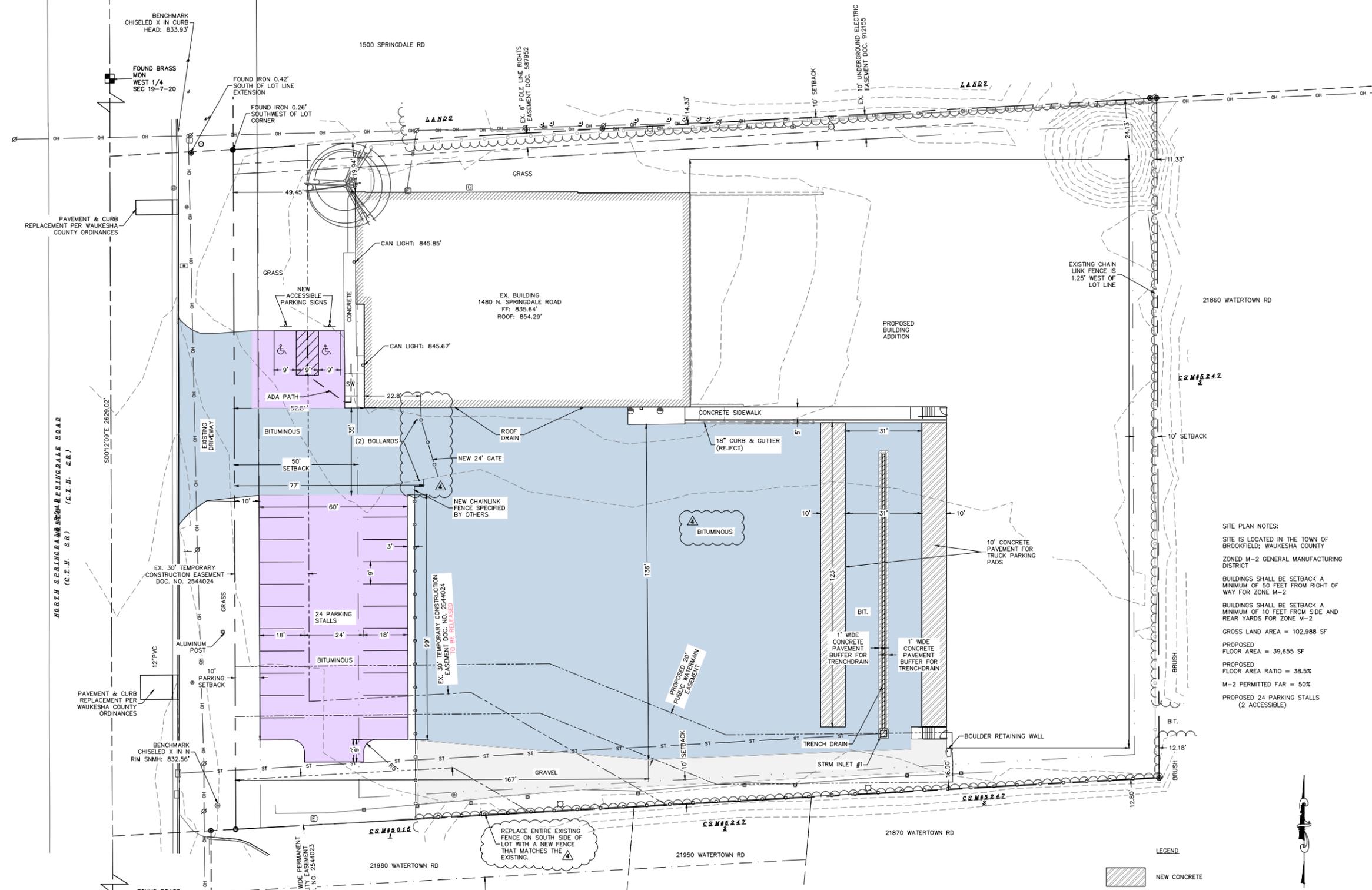
10/13/2022
10/25/2022
12/13/2022
01/06/2023
03/07/2023
03/28/2024

EROSION CONTROL PLAN

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DRAWING NUMBER
C-300





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)

LEGEND

- NEW CONCRETE
- HEAVY DUTY BITUMINOUS
- STANDARD DUTY BITUMINOUS
- GRAVEL

0 20 40

Burse
 Surveying and Engineering, Inc.
 2801 International Lane, Suite 101
 Madison, WI 53704
 Phone: 608-250-9263
 Fax: 608-250-9269
 e-mail: Mburse@BSE-INC.net
 www.bursesurveyengr.com

APPROVALS	PROJECT FILE	DATE	BY

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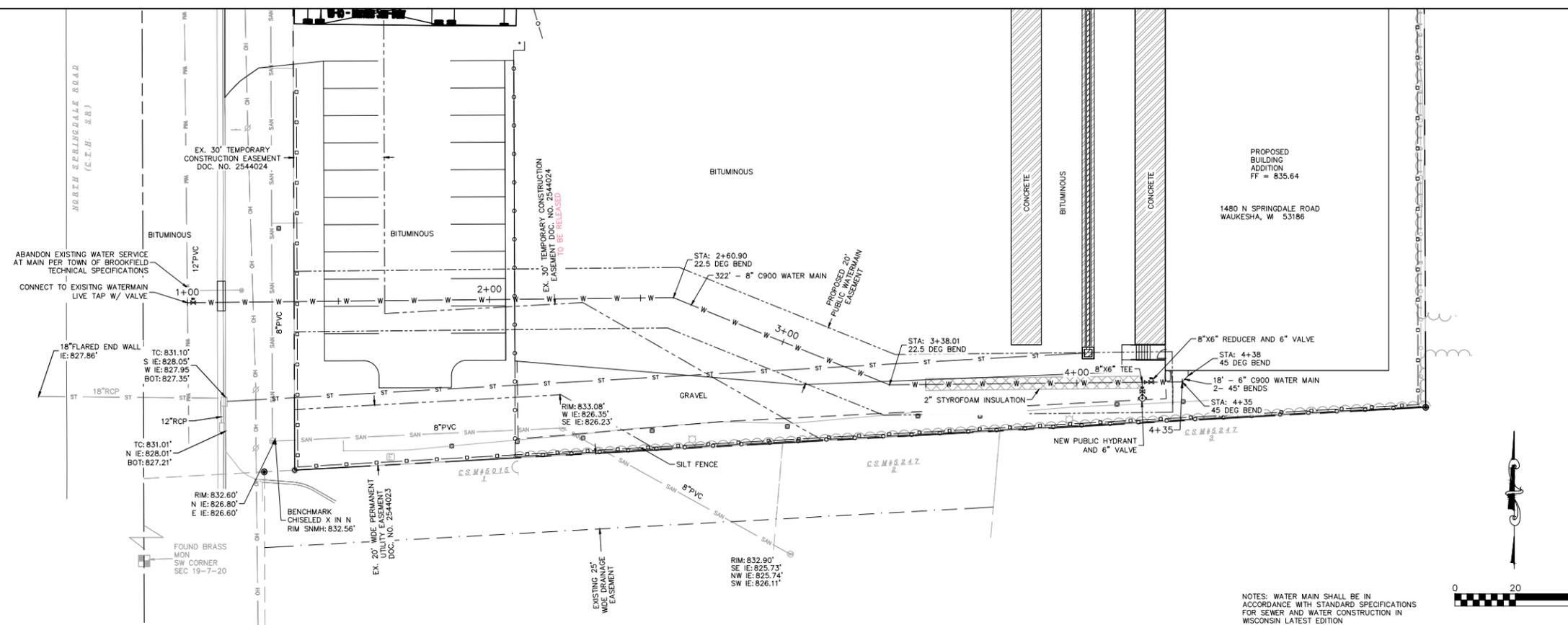
REVISION DATES:

ISSUE DATES:

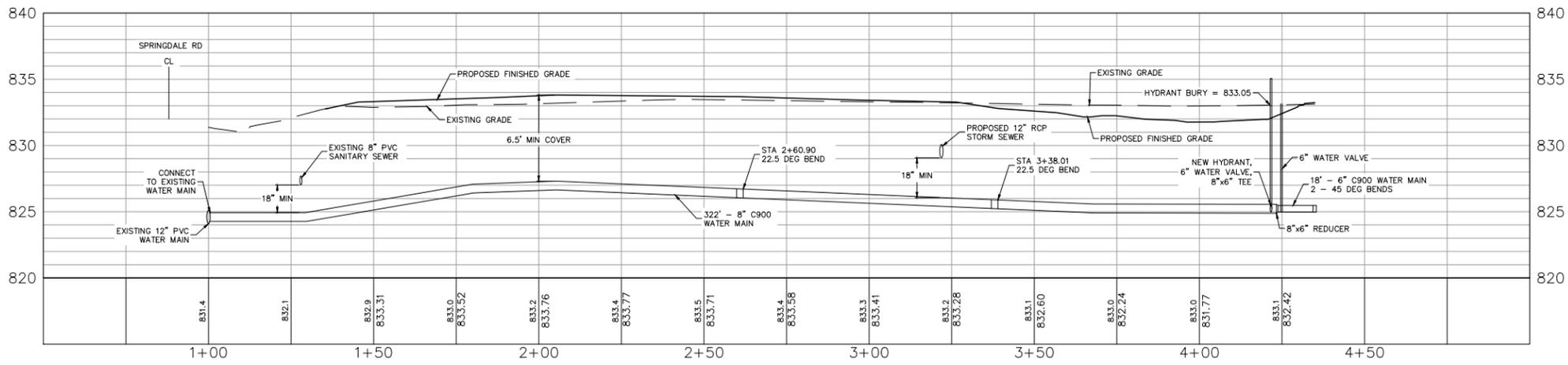
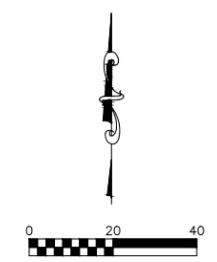
SITE PLAN

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DRAWING NUMBER
C-400



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



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www.bursesurveyengr.com

APPROVALS	PROJECT FILE	DESIGNED BY	DRN	MLB
		SKETCHED BY	DRH	
		CHECKED BY	DRH	
		APPROVED BY	PDF	

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

FOUND BRASS MON
WEST 1/4
SEC 19-7-20

NORTH SPRINGDALE RD
(C.T.H. S.R.) (C.T.H. S.R.)

FOUND BRASS MON
SW CORNER
SEC 19-7-20

(3) EM
MULTI-STEMMED
PRUNE AS NEEDED

LANDS

(3) EA TO REMAIN

EX BUILDING
1480 N. SPRINGDALE ROAD

PROPOSED BUILDING
ADDITION

BITUMINOUS

GRAVEL

PROPOSED 20'
PUBLIC EASEMENT

BARK MULCH PLANTING BED
BETWEEN PARKING LOT AND
RIGHT-OF-WAY

STONE MULCH

EXISTING 25'
PUBLIC EASEMENT

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
(9)	EM	1	24"	Deciduous Trees	
	EP	1	2"	Existing Silver Maple	Acer Saccharinum EX
	RB	2	10"	Exclamation Planetree	Platanus Acerifolia BB
	TM	4	2"	River Birch Clump	Betula Nigra BB
(28)	AVB	3	36"	Tatarian Maple	Acer Tataricum BB
	DBH	22	18"	Deciduous Shrubs	
	EA	3	7"	Arrowood Viburnum	Viburnum Dentatum Pot
(34)	EA	22	6"	Dwarf Bush Honeysuckle	Diervilla Lonicera Pot
	EEA	4	5"	Existing Serviceberry	Amelanchier Grandiflora EX
	SGJ	8	24"	Evergreen Shrubs	
			Emerald Arborvitae	Thuja Occidentalis BB	
			Existing Emerald Arborvitae	Thuja Occidentalis EX	
			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) spaced 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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APPROVALS	PROJECT FILE	DATE	BY
DESIGNED BY	DRN		
CHECKED BY	DRN		
APPROVED BY	MLB		

1480 SPRINGDALE LLC
1480 N SPRINGDALE ROAD
WAUKESHA, WI 53186
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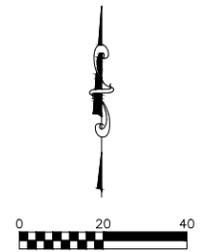
PROJECT #: BSE2623
PLOT DATE: 03/28/2024
REVISION DATES:
10/25/2022
12/13/2022
01/06/2023
03/28/2024

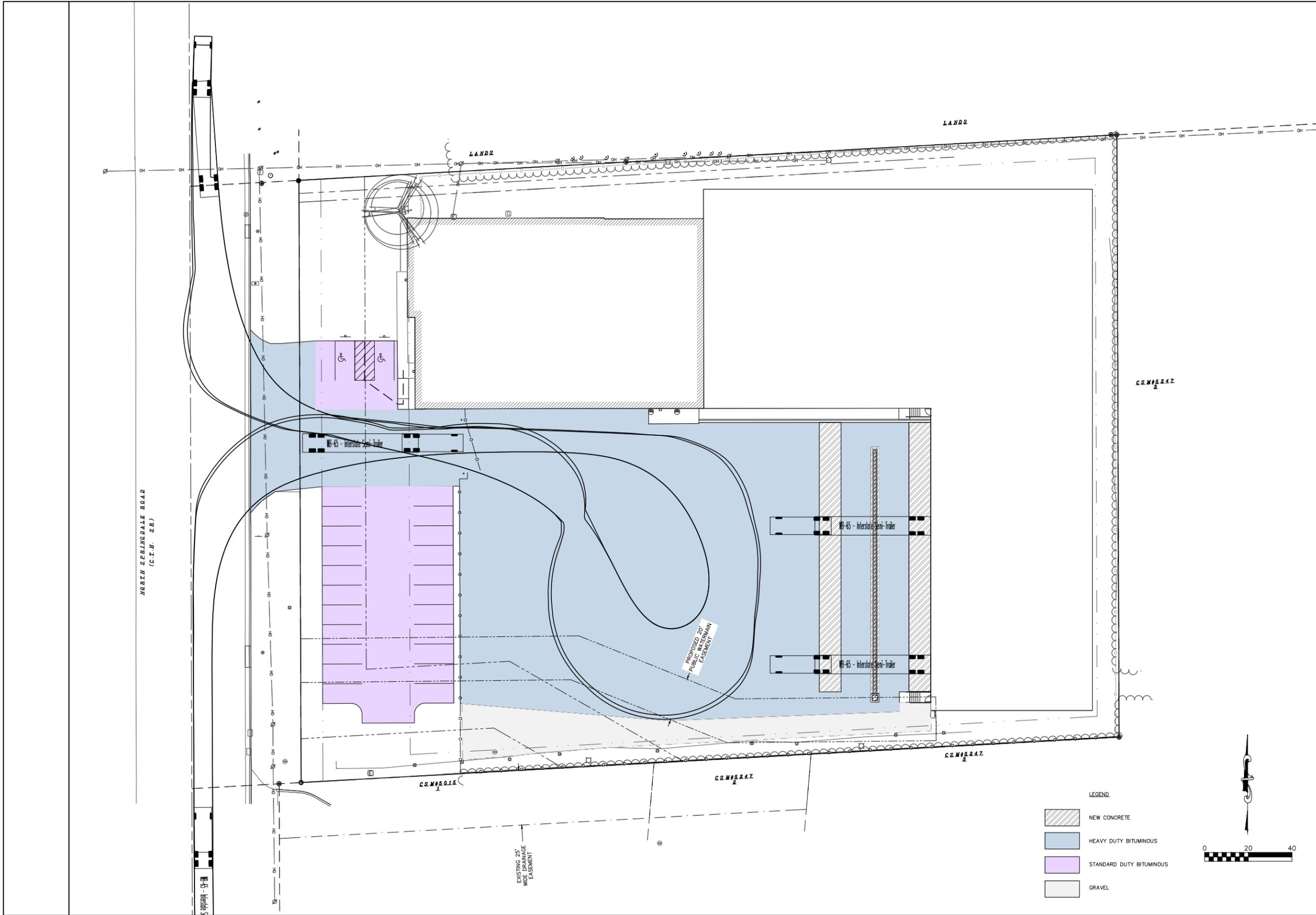
ISSUE DATES:
10/13/2022
PLAN COMM. 10/25/2022
COUNCIL 12/13/2022
PLAN APPROVAL 03/07/2023
03/28/2024

LANDSCAPE PLAN

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DRAWING NUMBER
L-100





LEGEND

	NEW CONCRETE
	HEAVY DUTY BITUMINOUS
	STANDARD DUTY BITUMINOUS
	GRAVEL

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APPROVALS

PROJECT FILE	PROPOSED BY	DRH	DRH	PDF	MLB

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

PROJECT #: BSE2623
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10/25/2022
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03/28/2024

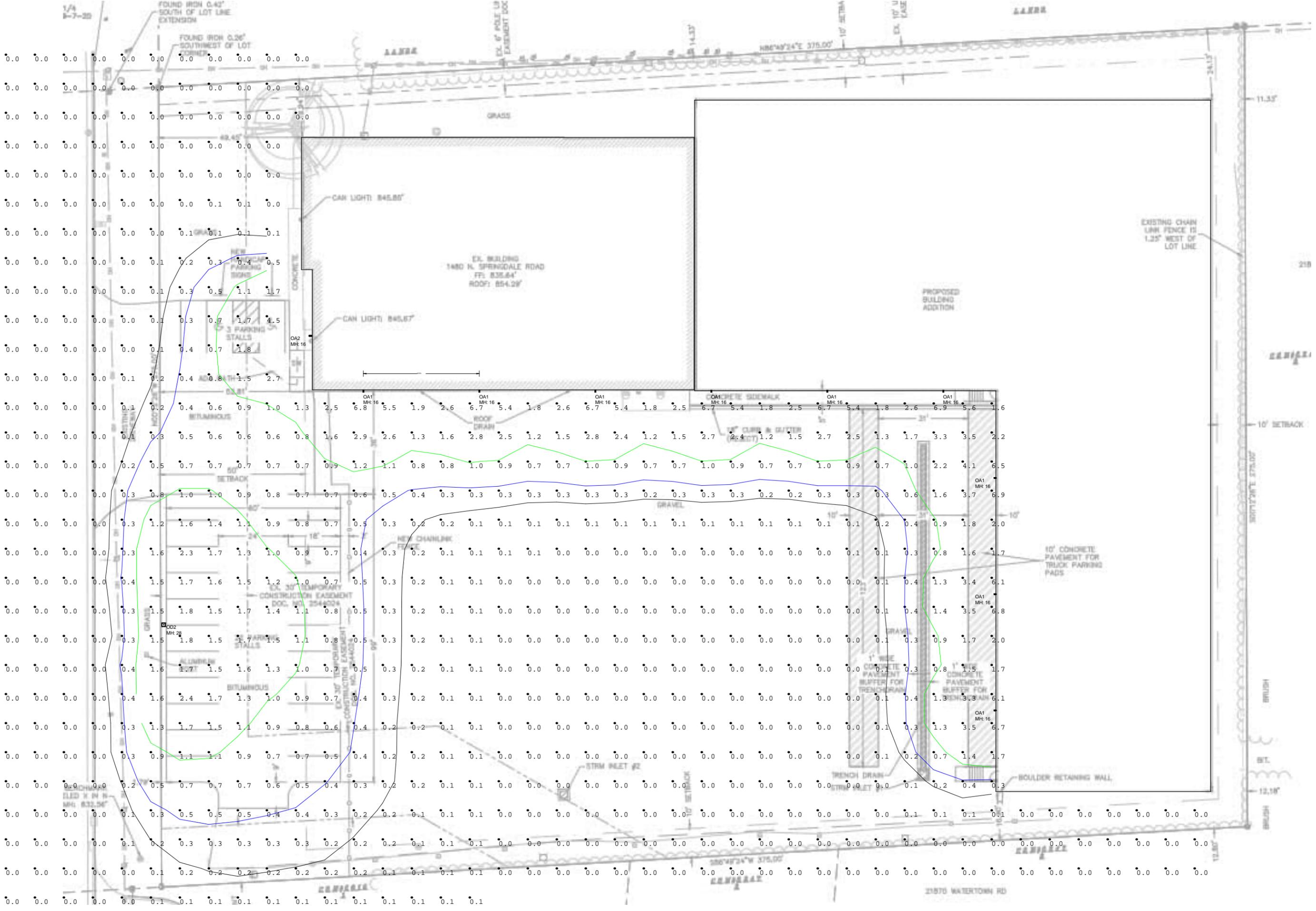
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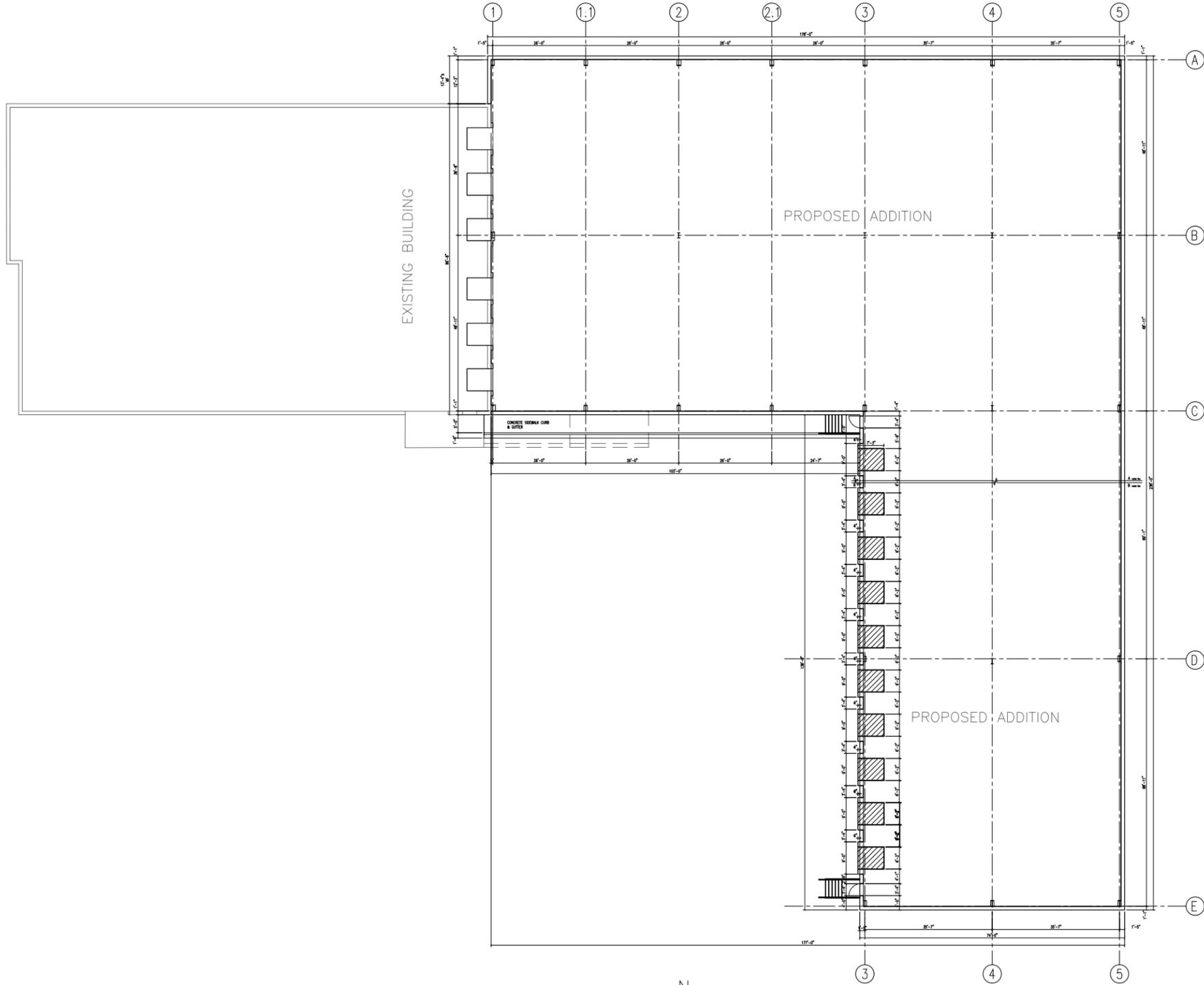
10/13/2022
10/25/2022
12/13/2022
01/06/2023
03/07/2023
03/28/2024

TRUCK TURNING MOVEMENTS
WB-65

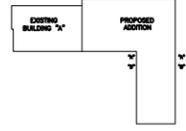
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DRAWING NUMBER
EXHIBIT 1



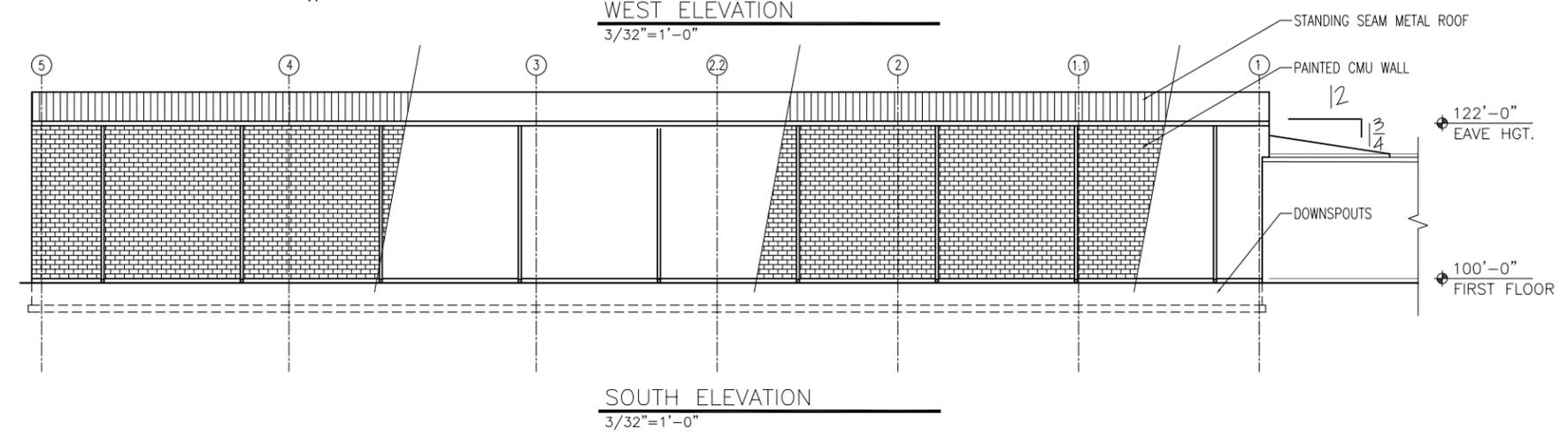
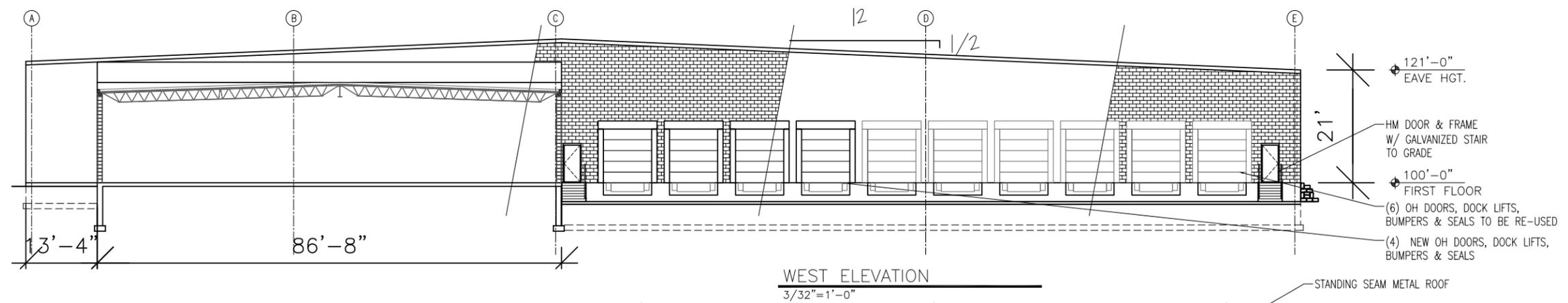
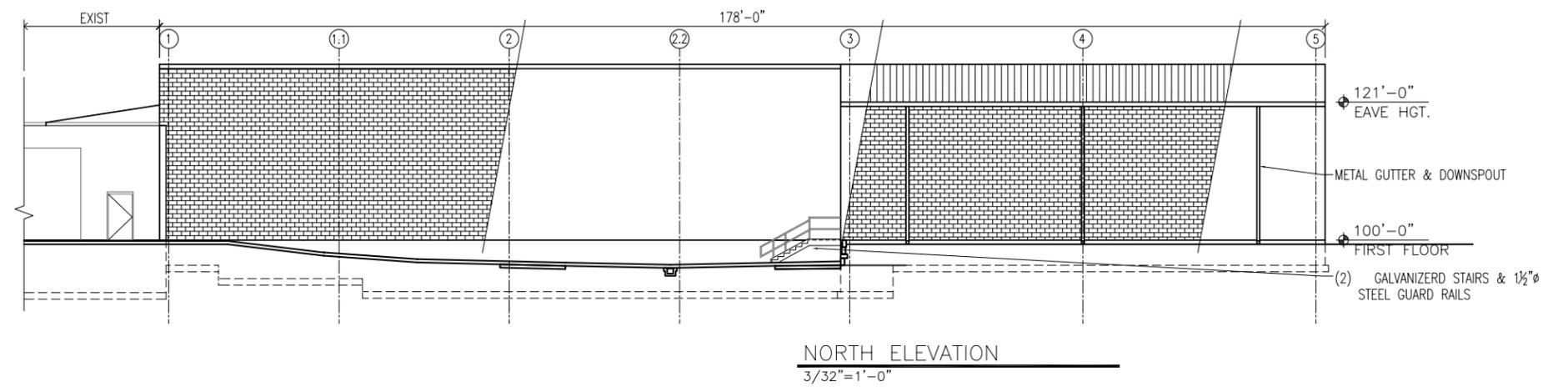
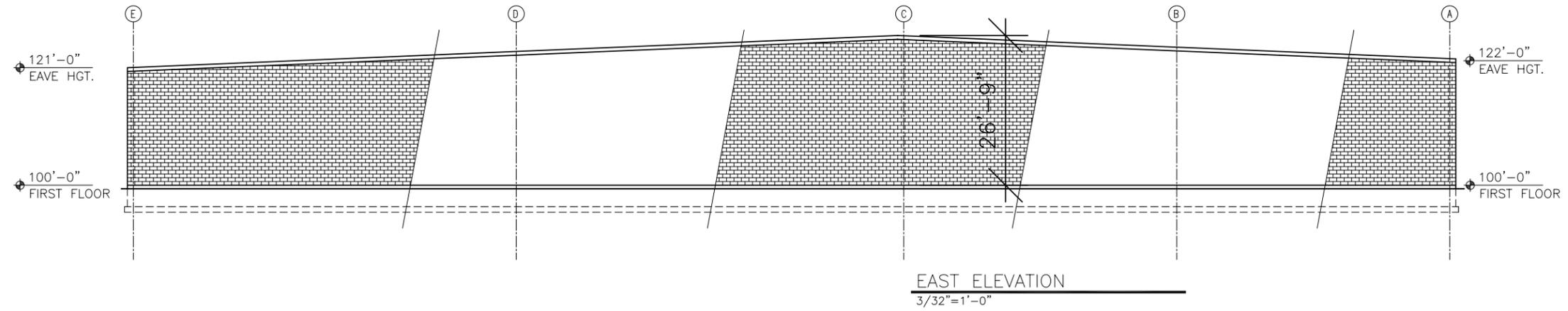


1 OVERALL PLAN
1/16" = 1'-0"



KEY PLAN
NO SCALE

SHEET NO. A-1.0	DRAWING NAME: OVERALL FIRST FLOOR PLAN	 GENERAL CONTRACTORS 1314 EMIL ST. MADISON, WI 53713 608/257-2289	1480 SPRINGDALE, LLC. 1480 N. SPRINGDALE ROAD BROOKFIELD, WI.	REVISIONS
	SCALE: 1/16" = 1'-0" DRAWN BY: RWD DATE: 10/26/2022			ACC MEETING PLAN COMMISSION MEETING 12-27-2022
PROJ. #900-238				



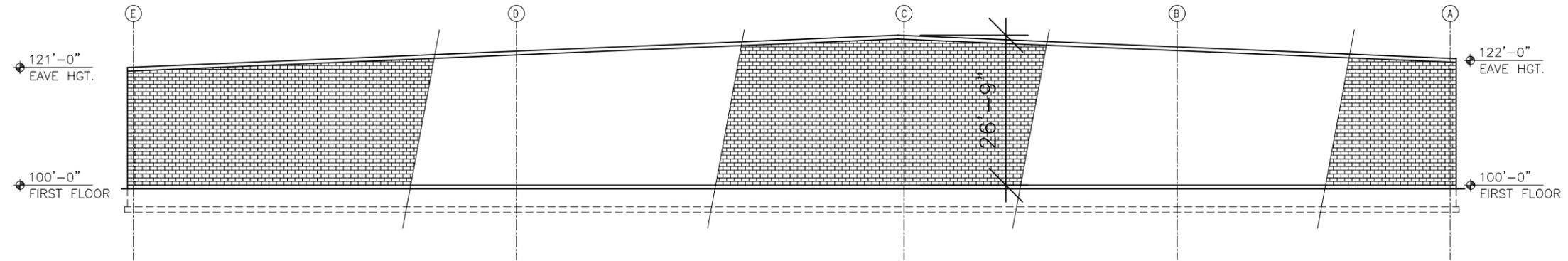
REVISIONS
ACC MEETING
PLAN COMMISSION MEETING 12-27-2022

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

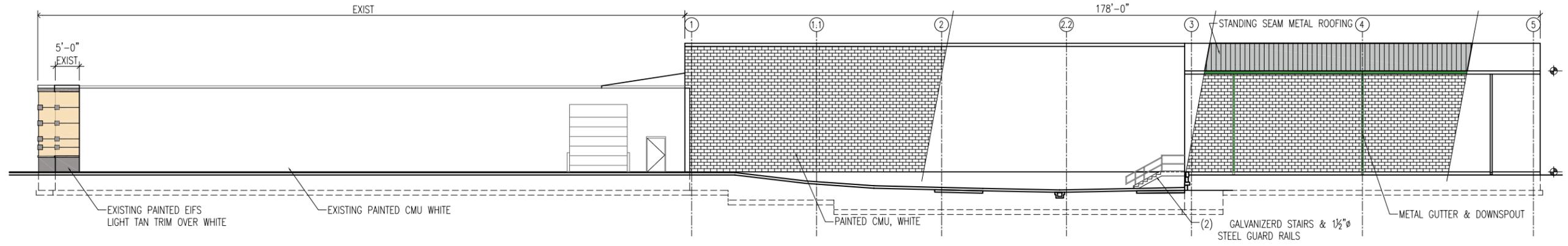


DRAWING NAME: ELEVATIONS
SCALE: 3/32"=1'-0"
DRAWN BY: RWD
DATE: 10/26/2022

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



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

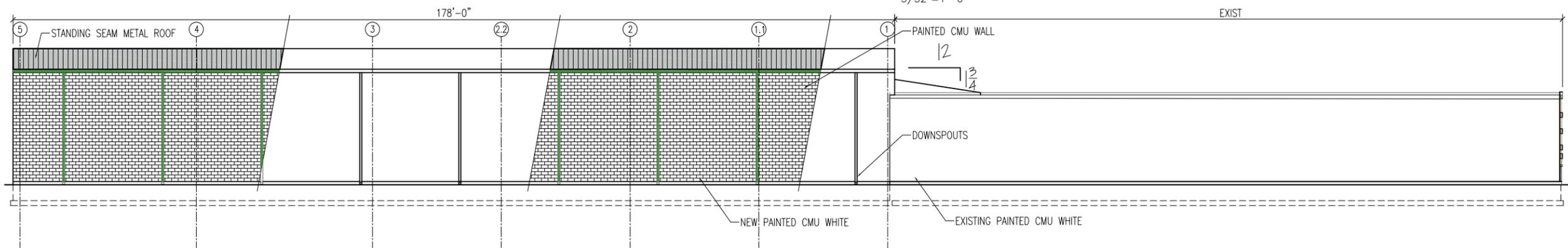


NORTH ELEVATION
3/32"=1'-0"



EXISTING PAINTED EIFS
LIGHT TAN TRIM OVER WHITE

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.



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

SHEET NO.
A-2.1
PROJ. #900-238

2023 Wray Park Pickleball/Tennis Court Bid Results

Company	Base Bid	Bid Alternate No. 1	Bid Alternate No. 2	Bid Alternate No. 3
Frank Armstrong Enterprises	\$119,950.00	\$5,520.00 (ADD)	\$3,013.00 (ADD)	\$3,549.00 (DEDUCT)
Parking Lot Maintenance (PLM)	\$138,615.00	\$4,626.00 (ADD)	\$4,425.00 (ADD)	\$6,478.00 (ADD)

Bid Alternate No. 1: Install 112-feet of 4-foot tall black powder-coated chain link fence with 1-5/8-inch top rail and bottom tension wire, running north to south, between the pickleball courts. 10-foot maximum post spacing.

Bid Alternate No. 2: Install 112-feet of 4-foot tall galvanized chain link fence with 1-5/8-inch top rail and bottom tension wire, running north to south, between the pickleball courts. 10-foot maximum post spacing.

Bid Alternate No. 3: Install 164-feet of 4-foot tall galvanized chain link fence with 1-5/8-inch top rail and bottom tension wire. 10-foot maximum post spacing.