

Town Clerk's Office | Town of Brookfield  
645 N. Janacek Road | Brookfield, WI 53045  
Phone: (262)796-3788 | Fax: (262)796-0339



## MEETING NOTICE

A regular meeting of the Town of Brookfield's Architectural Review Committee will be held on Wednesday, April 12, 2023 at the TOWN HALL, 645 N. Janacek Road, Brookfield, WI:

**April 12, 2023**

**6:00 P.M.**

**ARCHITECTURAL  
REVIEW COMMITTEE**

### AGENDA:

1. Confirmation of meeting notice.
2. Approval of Minutes.
3. S-0423-01 Deb Burton (Poblocki Sign Co.), representing ProHealth Care Regency Senior Communities, is requesting review and approval of replacing 3 signs with new sign faces, located at 777 North Brookfield Road.
4. S-0423-02 Tim Lang, representing Environment Control of Wisconsin, is requesting review and approval of proposed permanent wall signage, located at 710 Larry Court.
5. ER-0423-01 Kristyn Eitel, representing Margaux, is requesting review and approval of proposed exterior alterations to the exterior of the building and to add outdoor dining area, located at 20107 Lord Street.
6. ER-0423-02 Arlene Escamilla Teran, representing El Gaucho Grill, is requesting review and approval of a site plan utilization plan amendment to allow for outdoor dining at the restaurant located at 17800 West Bluemound Road, Suite 7.
7. S-0423-03 Zane Nichols (Lemberg Electric), representing Bluemound Car Care, is requesting review and approval of proposed wall signage and a sign face change to the existing monument sign, located at 18795 West Bluemound Road.
8. Adjourn

<b>S</b>	<b>Sign</b>
<b>ER</b>	<b>Exterior Review</b>

Bryce Hembrook, AICP  
Town Planner

# Town of Brookfield

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DEPARTMENT OF DEVELOPMENT SERVICES  
BRYCE HEMBROOK, TOWN PLANNER

## ARCHITECTURAL CONTROL COMMITTEE MINUTES February 8, 2023

A meeting of the Architectural Control Committee of the Town of Brookfield was called to order by Chairman Dean Pearson at 6:00pm on Wednesday, February 8, 2023, at the Town of Brookfield Town Hall, 645 North Janacek Road, Brookfield, Wisconsin. Also present at the meeting was Town Planner Bryce Hembrook, Town Supervisor Steve Kohlmann and Committee members John Charlier, Richard Diercksmeier, Alan Lee, and Matt Paris.

1. **Confirmation of meeting notice**  
Town Planner Hembrook reported receipt of verbal confirmation from the Clerk's Office that the meeting was noticed as required.
  
2. **Minutes.**  
Chairman Pearson pointed out that on page two, five lines from the bottom of the paragraph, the word "sift" should read, "silt". Planner Hembrook agreed and will correct the error. A motion was made and seconded (Kohlmann / Charlier) to approve the January 11, 2023 minutes with the suggested amendment.  
**The motion was voted on and carried unanimously.**
  
3. **S-0223-01 Shaun Relken (Innovative Signs, Inc.) representing Techniblend, is requesting review and approval of proposed permanent wall signage, located at 21800 Doral Road.**  
Planner Hembrook described the location of the sign as being on the south face of the building towards Doral Road. The current sign in that same location is just under 84 square feet. The proposed new sign to replace that is 65 square feet, and meets code requirements. In the daytime, the sign would show the logo and darker grey colors and dark blue, and at night a lighter blue for "Promach", and "Techniblend" in white. The material is a perforated vinyl, which allows the light to show through at night, which gives the letters the white appearance. Mr. Relken clarified that projection off the façade will be 4.5 – 5 inches. A motion was made and seconded (Paris / Lee) to approve proposed permanent wall signage, located at 21800 Doral Road.  
**The motion was voted on and carried unanimously.**
  
4. **Adjourn**  
A motion was made and seconded (Kohlmann / Diercksmeier) to **adjourn** at 6:06pm.  
**The motion was voted on and carried unanimously.**



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for All of Us®

## TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO: Architectural Review Committee

FROM: Bryce Hembrook, AICP  
Town Planner

REPORT DATE: April 6, 2023  
ACC MEETING DATE: April 12, 2023

RE: ARC Staff Report – April Agenda Items

### **ProHealth Regency Senior Communities – Sign Permit**

**Applicant: Deb Burton (Poblocki Sign Co) representing ProHealth Care Regency Senior Communities**

**Location: 777 North Brookfield Road**

**Request: Approval of Permanent Signage**

- Requesting to replace 3 existing signs with new signs.
- Monument sign
  - The applicant originally submitted a monument sign that included an electronic message center, which is not permitted in the zoning district. The original proposed sign met all other code requirements.
  - An updated rendering may be available prior to the meeting and staff will forward to the Committee and provide additional information at the time of the meeting.
- 2 freestanding directional signs.
  - Do not require sign permit but are reviewed and approved by the Committee.
  - Both proposed to be 13.3 square feet.
  - Both have gray background and black letters.
  - Both 5' in height.
  - No illumination.
  - Provides direction to the reception center and senior living center.
  - The Code states that the total display area shall not exceed 8 inches by 30 inches per tenant, unless approved to provide consistency with design features of the development. The proposed display area is larger than the requirement but can be approved by the Committee.

**Recommended Action:** Per the discretion of the Committee.

**Environment Control – Sign Permit**

**Applicant: Tim Lang representing Environment Control of Wisconsin**

**Location: 710 Larry Court**

**Request: Approval of Permanent Signage**

- Requesting to add two new internally illuminated LED cabinet sign located above the garage door on the northwest side of the building.
- Proposed sign area = 15 square feet (10'x1.5').
- Allowable wall signage = 80 square feet.
- Green background with translucent white logo and lettering.
- Internal lighting = LED (7500K color temp), 40 LED modules @ 165 lumens per module.
- This sign will meet all other requirements as set forth in the sign code.

**Recommended Action:** Approve the sign permit as presented.

**Margaux – Exterior Alteration**

**Applicant: Kristyn Eitel representing Margaux**

**Location: 20107 Lord Street**

**Request: Approval of Exterior Alterations and Outdoor Dining Area**

- Tenant space is located to the east of the Von Maur main entrance off of Lord Street.
- Proposed to be a French restaurant and will include outdoor dining.
- Proposing to paint the existing brick “Charcoal Blue” and add navy awnings, accent lighting including string lights under awnings, and planters. Please note that accent lighting is exempt from lighting requirements listed in Section 17.02(6)(a)15 of the zoning code.
- The renderings also show potential locations and appearances of future signs and include information on the proposed sign sizes in the packet. No signage will be approved as part of this review but the Committee should review and offer any comments, if any. Signage in the Corners is generally administratively approved if it meets the standards of the Corners Design Manual and so the signage would be reviewed by the Zoning Administrator at a later date.

**Recommended Action:** Per the discretion of the Committee.

**El Gaucho – Exterior Alteration**

**Applicant: Arlene Escamilla Teran representing El Gaucho Grill**

**Location: 17800 West Bluemound Road**

**Request: Approval of Site Plan Utilization Plan Amendment (Outdoor Dining)**

- El Gaucho Grill is relatively new restaurant located at 17800 West Bluemound Road.
- The owner of the restaurant is interested in providing an outdoor dining area for customers.
- The restaurant is located on the north side of the building.
- Proposing 8 tables in two rows.
- The building inspector inspected the railing and determined that it was meeting code.
- The Fire Department Assistant Chief reviewed the requested and is requesting that a condition is made to ensure that the center aisle width is at least 3' wide. Also, he suggested that the applicant place the one row of tables along the rail in order to increase the aisle width, if possible.
- No additional lighting is proposed in the outdoor dining area.

- The applicant intends to stack the tables and chairs in a corner and secure with bungee cords overnight.

**Recommended Action:** Per the discretion of the Committee.

**Bluemound Car Care – Sign Permit**

**Applicant:** Zane Nichols (Lemberg Electric) representing Bluemound Car Care

**Location:** 18795 West Bluemound Road

**Request:** Approval of Permanent Signage

- Requesting to replace two wall channel letter sign (formerly Meineke) with the new business’s logo on the north and west elevations and to change the sign face on the existing monument sign.
- Wall signs:
  - Proposed sign area = 20.43 square feet each.
  - Allowable wall signage = 34 square feet on north elevation and 72.18 square feet on west elevation.
  - The signs appear to be roughly the same size as the previous signs.
  - Both signs will be individually mounted face lit channel letter signs and will consist of black, white, red, and gray colors.
- Monument sign:
  - Replacing the Meineke sign on the bottom half of the monument sign.
  - Will consist of black background, white and gray letterings, and red car logo.
  - Double-sided.
  - Proposed sign area = 58.22 square feet each side.
- These signs will meet all other requirements as set forth in the sign code.

**Recommended Action:** Approve the sign permit as presented.

# SIGN SPECIFICATIONS

## [A] - CABINET

Lighting: Lit  
 Voltage: 19.8 amps @ 120 volts  
 Material: Aluminum Angle Frame  
 Faces: 1/2" Thick Clear Acrylic  
 Finish: Sanded Frosted [1st surface] w/  
 3635-70 Diffuser [2nd surface] - All 4 sides

## [B] - GRAPHICS

Material: 3/8" White Acrylic  
 Color: Painted 3630-57 Olympic Blue [TBD]  
 Installation: Glued flush to 1/2" Acrylic

## [C] - GRAPHICS

Material: 3/8" Acrylic  
 Color: Painted Black  
 Installation: Glued flush to 1/2" Acrylic

## [D] - EDS DISPLAY

Manufacturer: Watchfire  
 Model: 10mm LED RGB  
 Pixel Matrix: 90 x 150  
 Character Size: 11 lines/ 30 (3") Characters

## [E] - EDS CABINET

Material: Aluminum  
 Finish: Black (satin)

## [F] - BASE

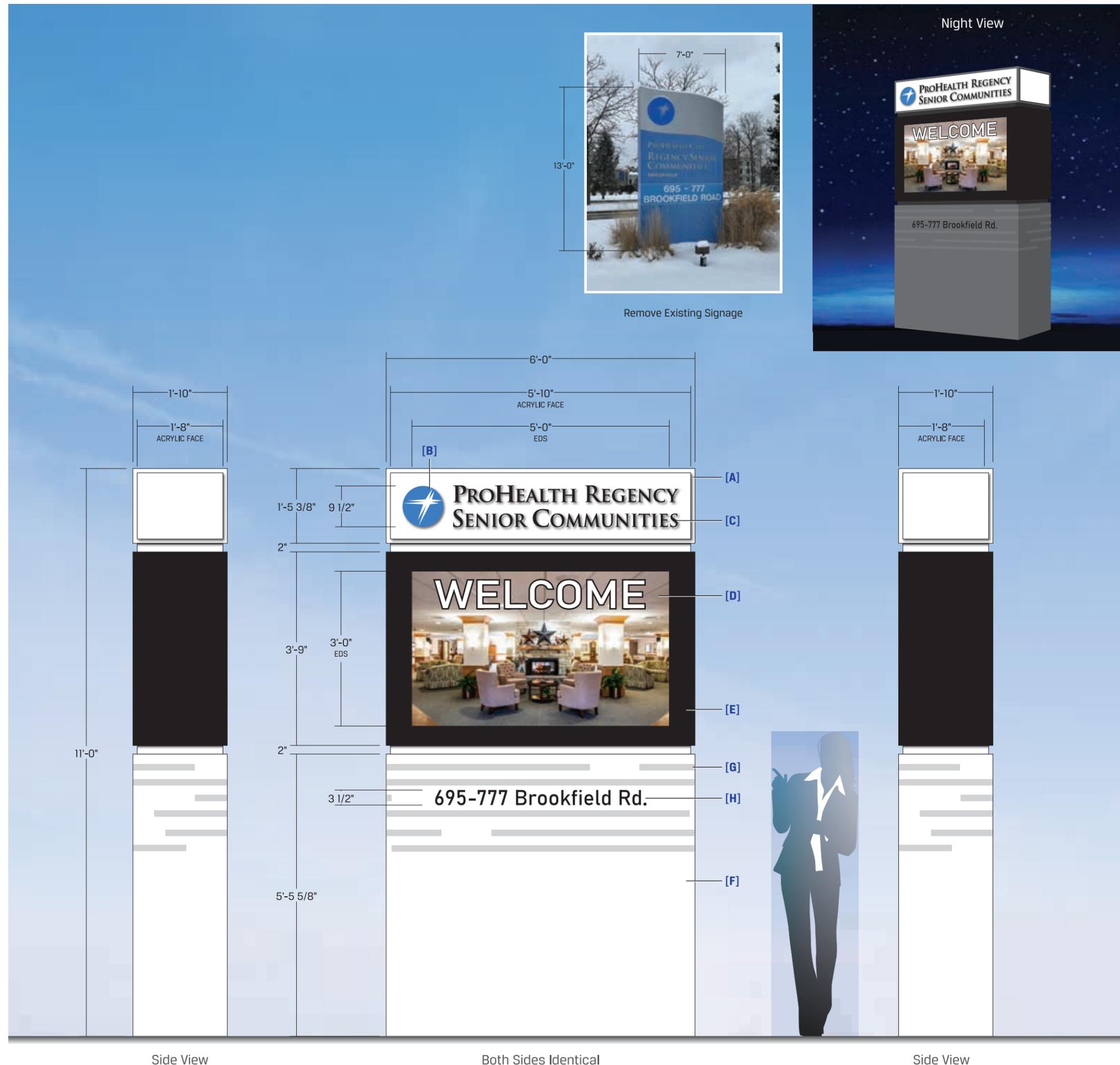
Material: Aluminum  
 Face Color: Paint MP18914 [TBD]  
 Cabinet Color: Paint MP18914 [TBD]

## [G] - GRAPHICS

Material: Mask & Spray  
 Color: MP07897 Stonington Gray

## [H] - ADDRESS

Material: Vinyl  
 Color: 7725-20 Black



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## Project

**ProHealth Medical Group**  
**Brookfield Regency**  
 Brookfield, Wisconsin

Scale: 1/2"=1'  
 Original Page Size: 11" x 17"

## Notes

**CONFIRM ALL COLORS**  
**CONFIRM ADDRESS FONT**  
**NOTE: MP18914 DOES NOT EXIST. A COLOR MATCH IS REQUIRED**

## Revisions

REV	DESCRIPTION	BY	DATE
01	PreProd Update	JJ	03/20/23

Rep.: Dan Schumann

Drawn By: Sarah Biagioni Orig. Date: 02/04/22

Sign Loc. No. .

**MON-01**

D/F Monument

Sign. Type

**93123**

OPP - Project - Job No.

**102**

Design

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**Project**

**PROHEALTH MEDICAL GROUP  
BROOKFIELD REGENCY**

BROOKFIELD, WI

Scale: **AS NOTED**

Original Page Size: **11" X 17"**

**Notes**

**Revisions**

REV	DESCRIPTION	BY	DATE
1	EXISTING FOOTING	BRP	3.16.23

Rep: **DAN S** Orig. Date: **2.24.23**

Drawn By: **BRAD POBLOCKI**

**Sign Loc. No.**

**MON-01**

D/F MONUMENT

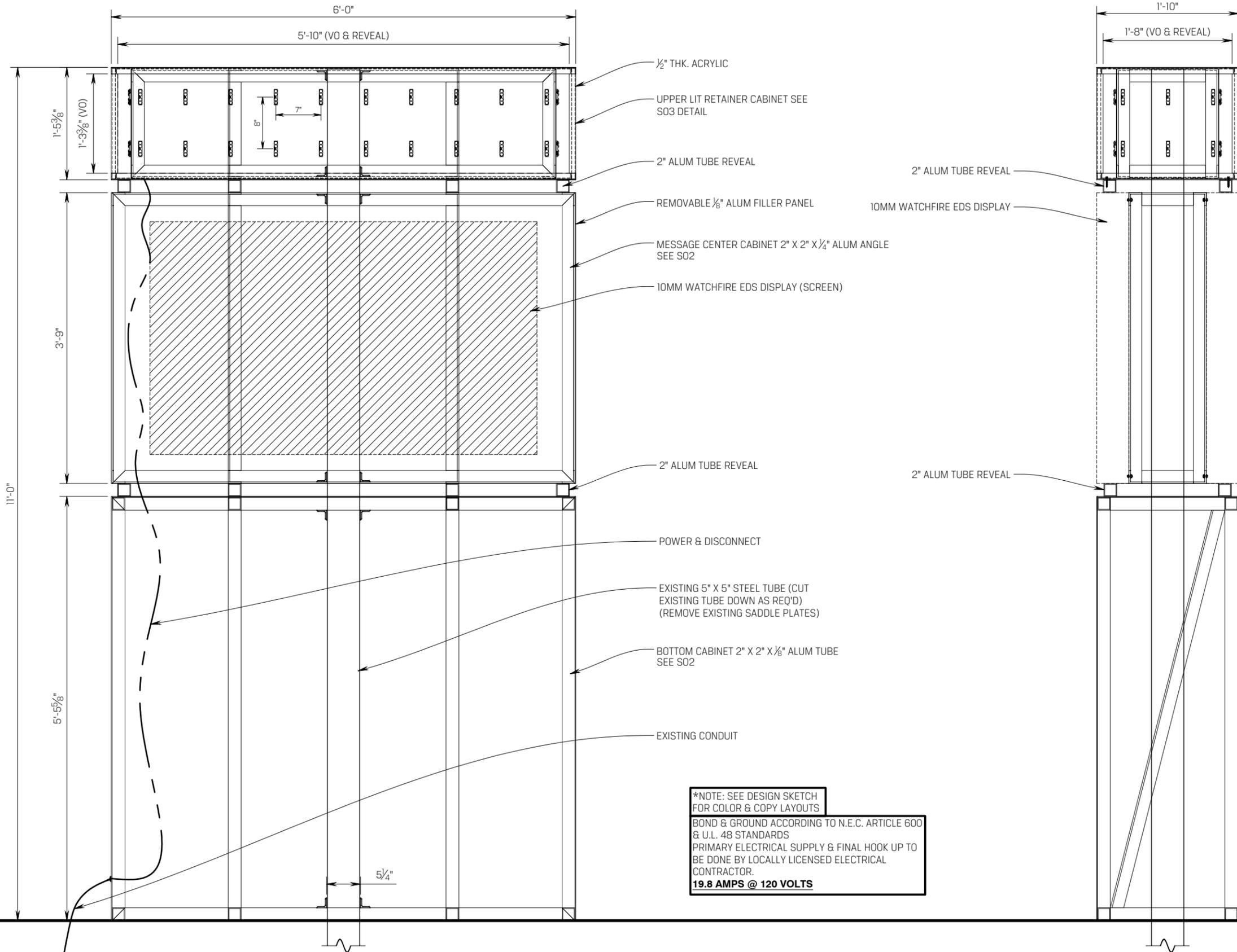
Sign Type

**93123**

OPP-Project-Job No.

**S01**

Sheet



**\*NOTE: SEE DESIGN SKETCH FOR COLOR & COPY LAYOUTS**  
**BOND & GROUND ACCORDING TO N.E.C. ARTICLE 600 & U.L. 48 STANDARDS**  
**PRIMARY ELECTRICAL SUPPLY & FINAL HOOK UP TO BE DONE BY LOCALLY LICENSED ELECTRICAL CONTRACTOR.**  
**19.8 AMPS @ 120 VOLTS**

**FRONT ELEVATION (NORTH)**

SCALE : 3/4" = 1'-0"

**SIDE ELEVATION**

SCALE : 3/4" = 1'-0"

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**Project**  
**PROHEALTH MEDICAL GROUP**  
**BROOKFIELD REGENCY**

BROOKFIELD, WI

Scale: **AS NOTED**  
Original Page Size: **11" x 17"**

**Notes**

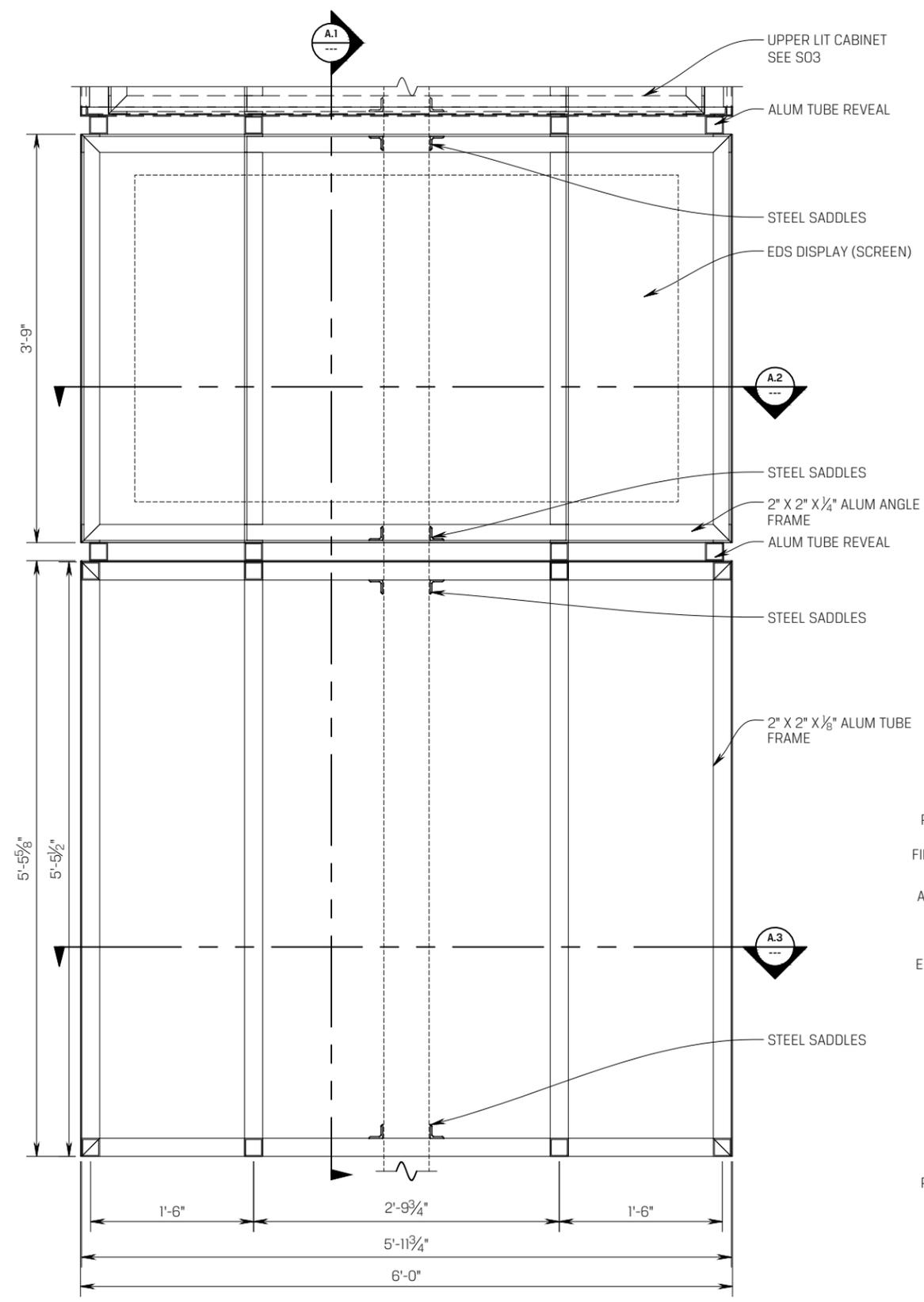
**Revisions**

REV	DESCRIPTION	BY	DATE
1	EXISTING FOOTING	BRP	3.16.23

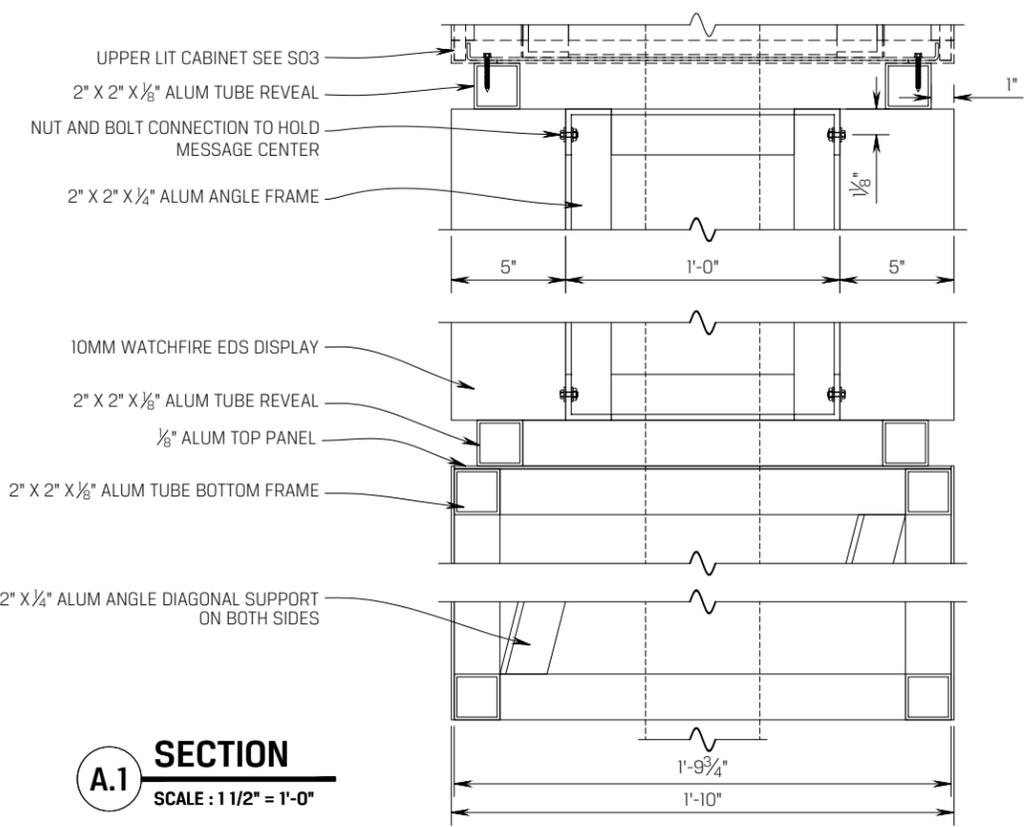
Rep: **DAN S** Orig. Date: **2.24.23**  
Drawn By: **BRAD POBLOCKI**

**Sign Loc. No.**  
**MON-01**  
D/F MONUMENT  
Sign Type

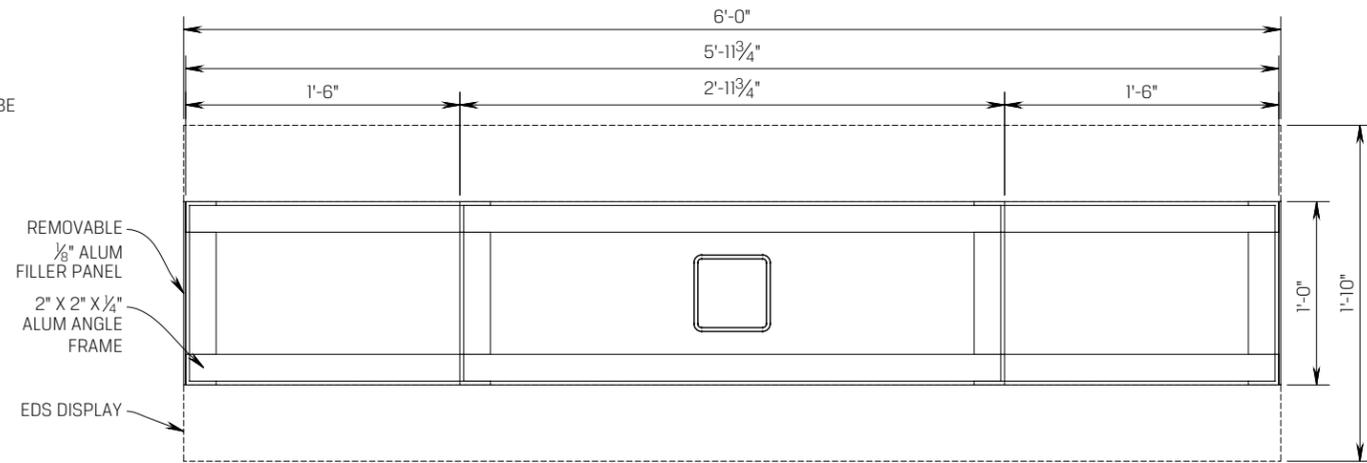
**93123** **S02**  
OPP-Project-Job No. Sheet



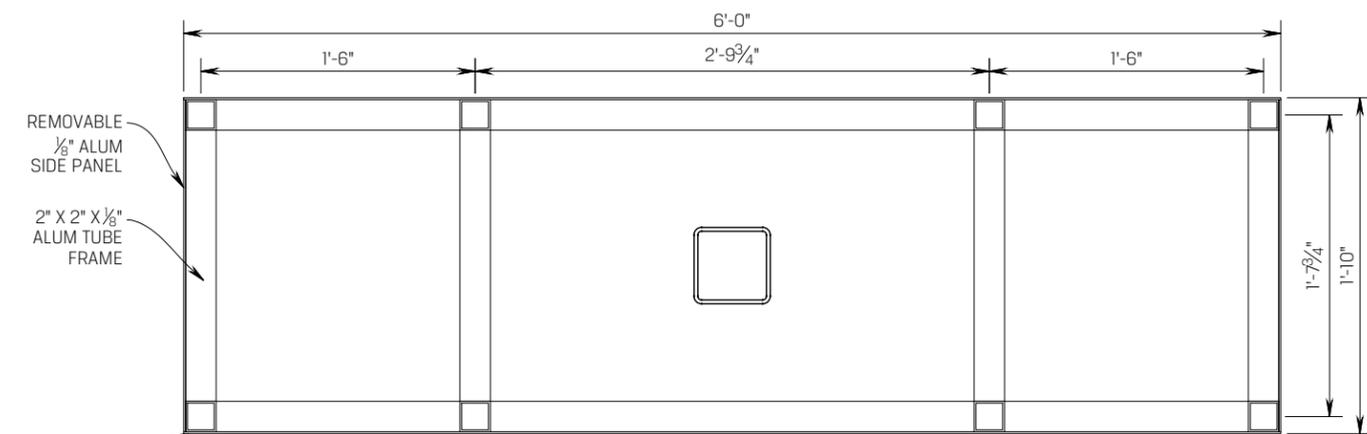
**ALUMINUM FRAME ELEVATION**  
SCALE : 3/4" = 1'-0"



**A.1 SECTION**  
SCALE : 1 1/2" = 1'-0"



**A.2 SECTION**  
SCALE : 1" = 1'-0"



**A.3 SECTION**  
SCALE : 1" = 1'-0"

FILE: R:\Drawings\ProHealth Medical Group\93123-MON-01.dwg SHEET: S02 PLOTTED: Mar 16, 2023 3:43 PM BY: Poblocki, Brad

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**Project**  
**PROHEALTH MEDICAL GROUP**  
**BROOKFIELD REGENCY**

BROOKFIELD, WI

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**Notes**

**Revisions**

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1	EXISTING FOOTING	BRP	3.16.23

Rep: **DAN S** Orig. Date: **2.24.23**  
Drawn By: **BRAD POBLOCKI**

**Sign Loc. No.**

**MON-01**

D/F MONUMENT

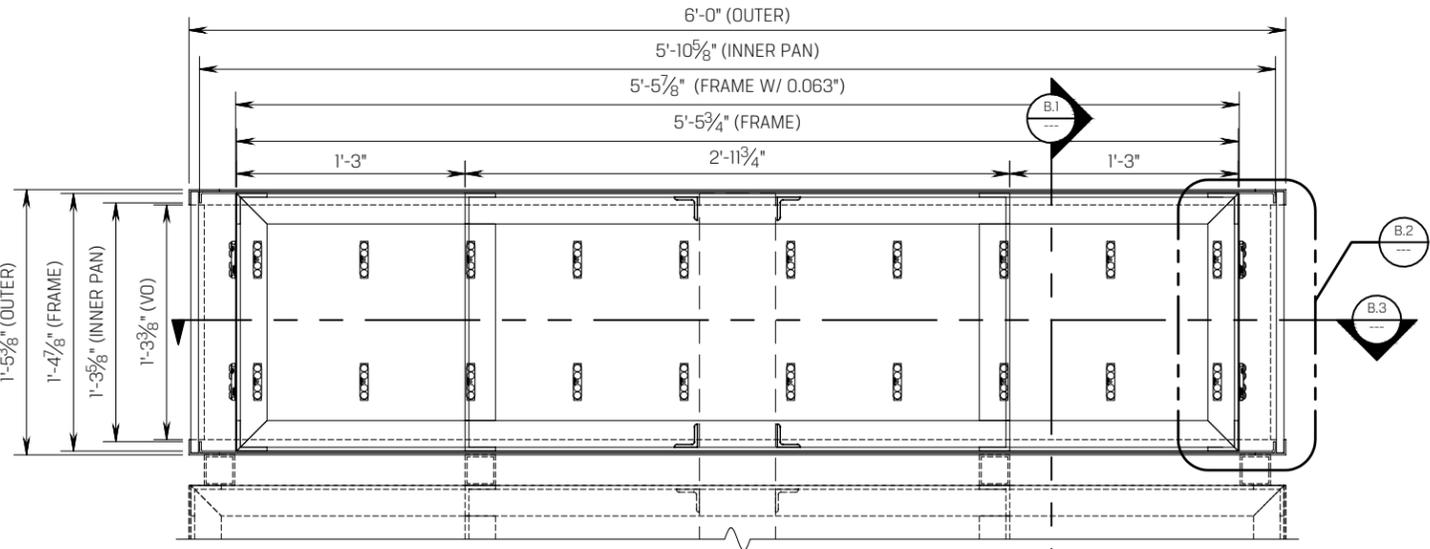
Sign Type

**93123**

OPP-Project-Job No.

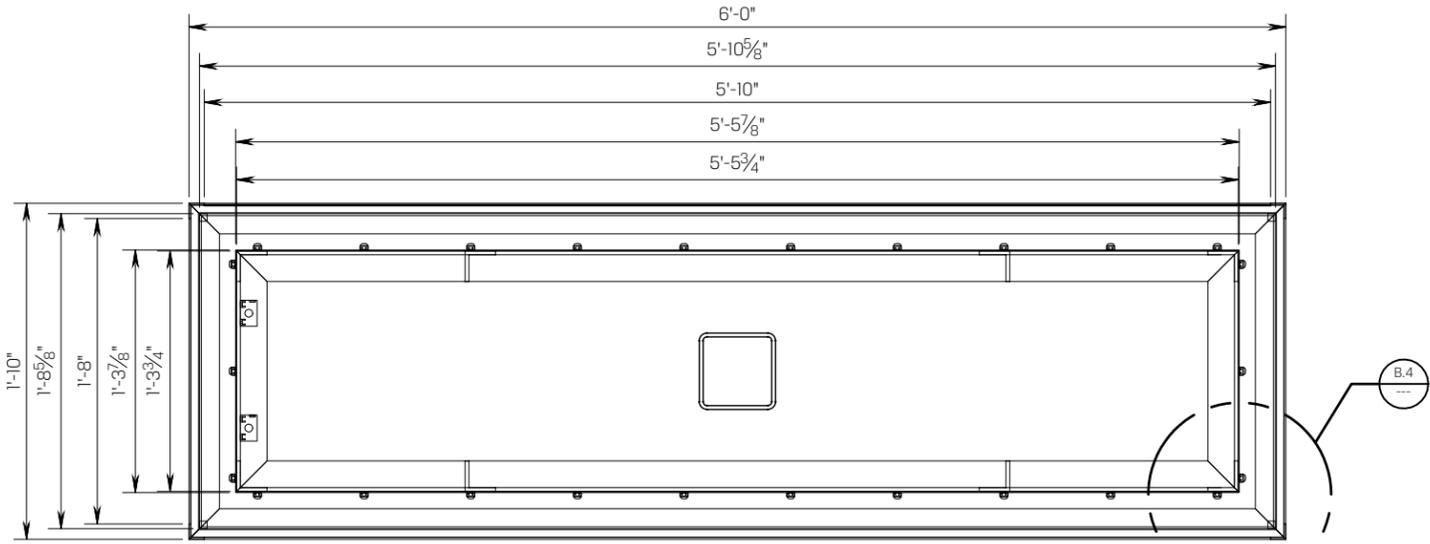
**S03**

Sheet



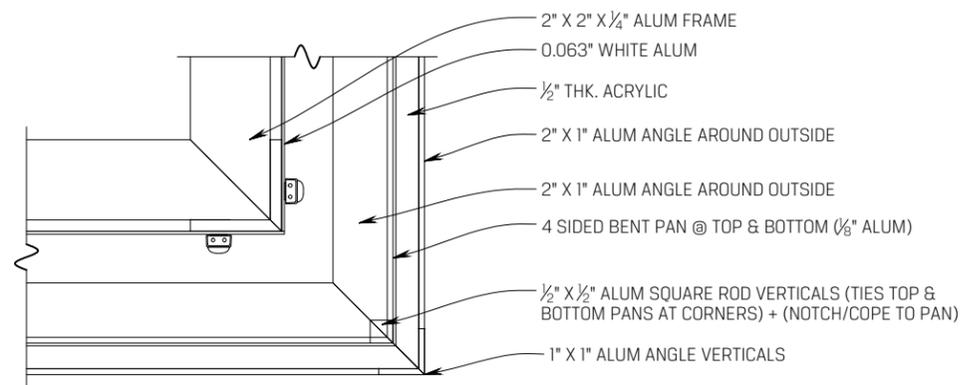
**UPPER LIT CABINET DETAIL**

SCALE : 1" = 1'-0"



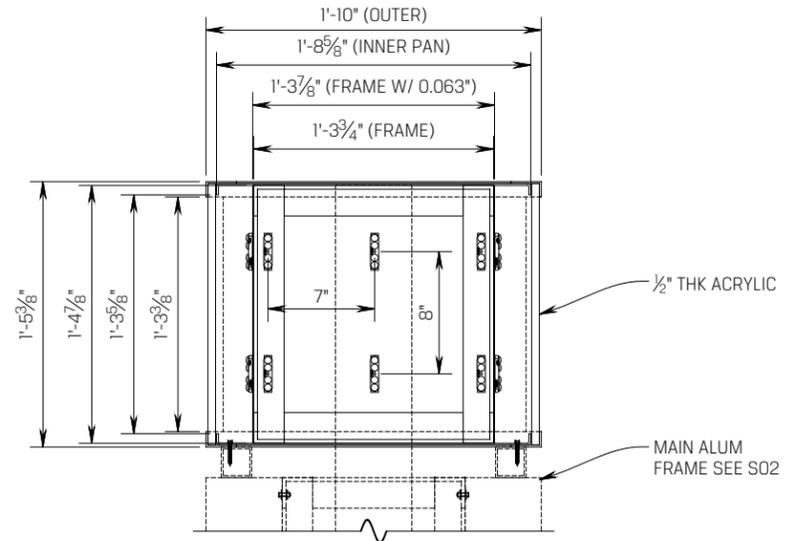
**B.3 SECTION**

SCALE : 1" = 1'-0"



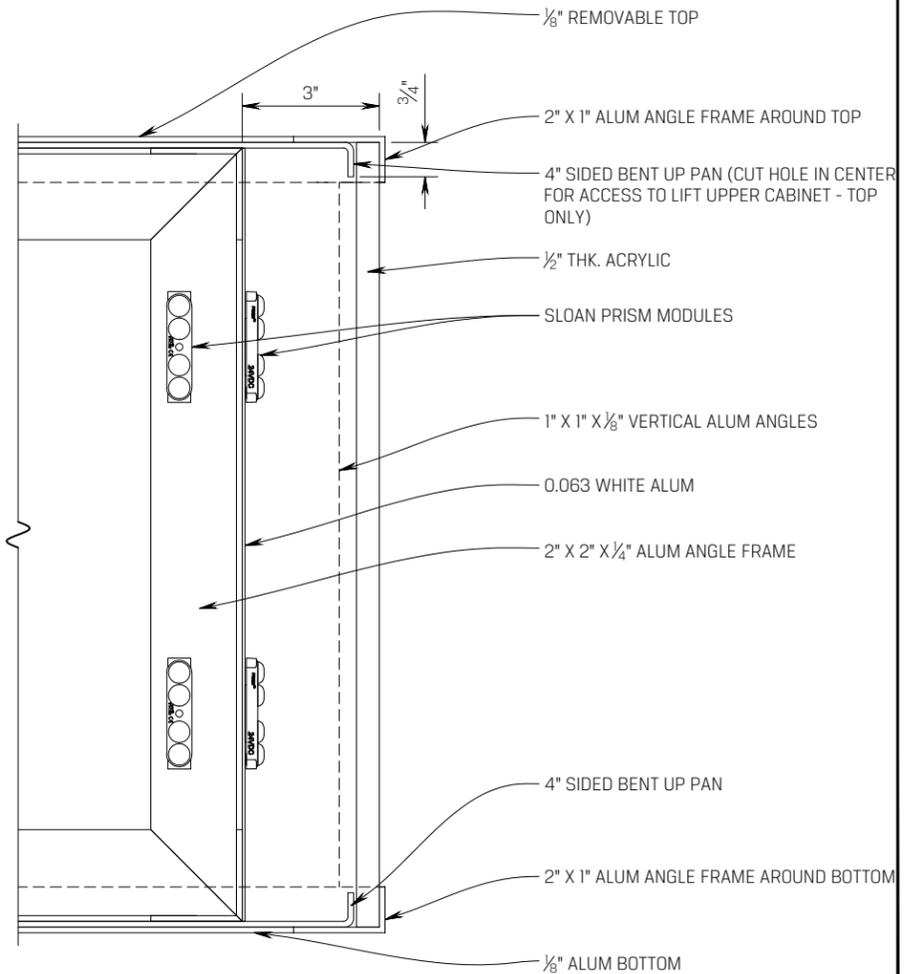
**B.4 DETAIL**

SCALE : 3" = 1'-0"



**B.1 SECTION**

SCALE : 1" = 1'-0"



**B.2 DETAIL**

SCALE : 3" = 1'-0"

# SIGN SPECIFICATIONS

## [A] - CABINET

Lighting: Non-Lit  
 Material: Aluminum  
 Face Color: Paint MP18914 [TBD]  
 Cabinet Color: Paint MP18914 [TBD]  
 Installation: New Structure

## [B] - GRAPHICS

Material: Vinyl  
 Color: 7725-22 Black

## [C] - ARROW

Material: Vinyl  
 Color: 7725-22 Black & 7725-20 White

## [D] - SIDE CABINET

Lighting: Non-Lit  
 Material: Aluminum  
 Color: Paint MP18914 [TBD]

## [E] - GRAPHICS

Material: Mask & Spray  
 Color: MP07897 Stonington Gray

## [F] - BASE

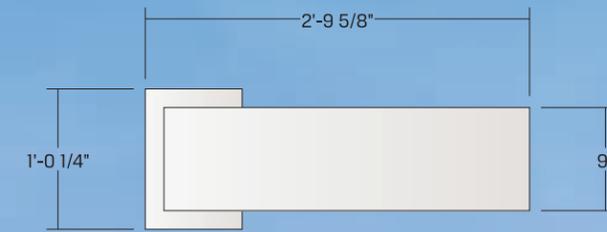
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 Color: PMS Cool Gray 8c



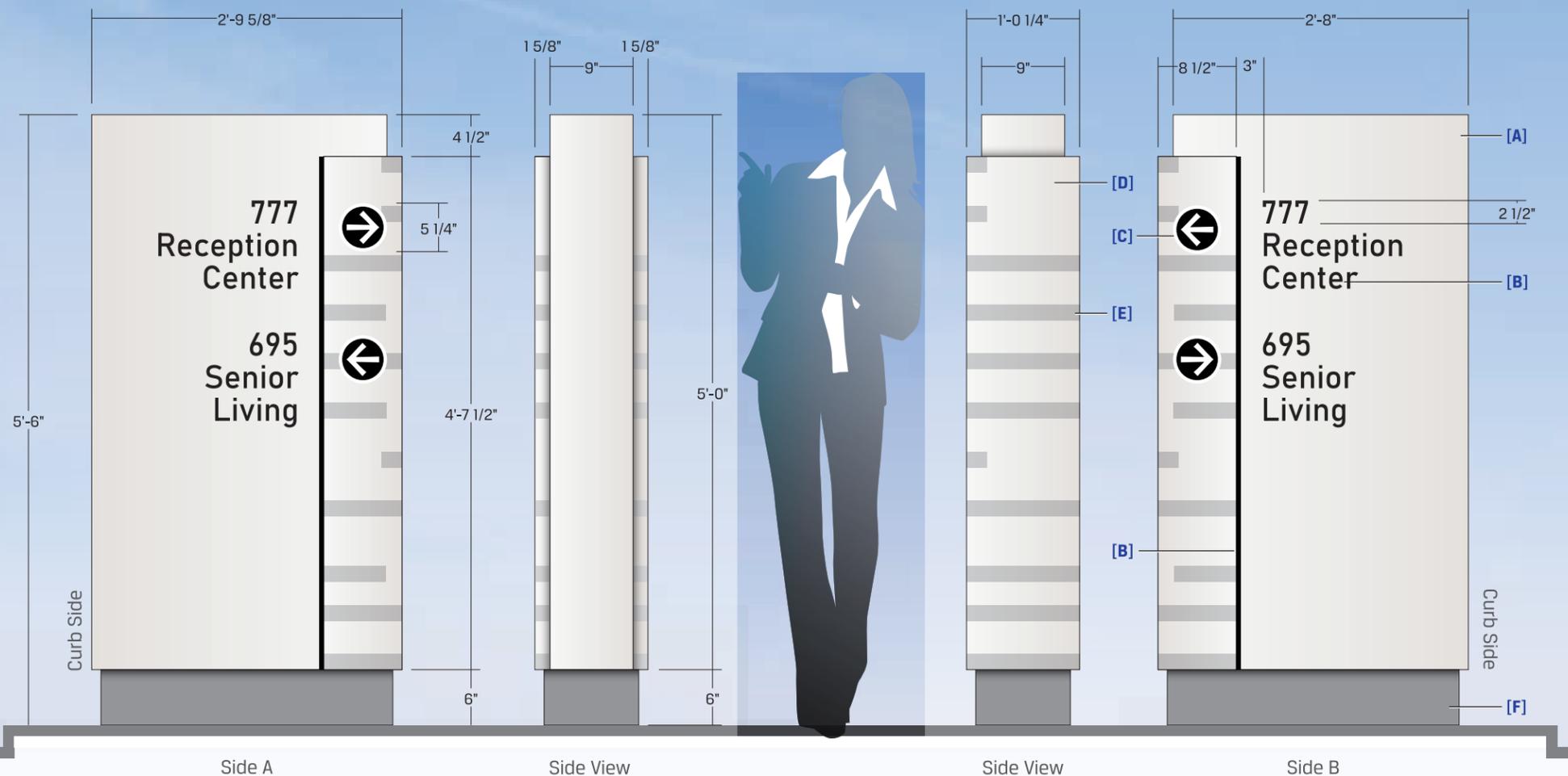
5'-0"

3'-6"

Remove Existing Signage



Top View



Curb Side

Curb Side

Side A

Side View

Side View

Side B

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**Brookfield Regency**  
 Brookfield, Wisconsin

Scale: 3/4"=1'  
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### Notes

- CONFIRM ALL COLORS**
- CONFIRM FONT**
- NOTE: MP18914 DOES NOT EXIST. A COLOR MATCH IS REQUIRED**

### Revisions

REV	DESCRIPTION	BY	DATE
01	add paint dims	seb	02.18.22
02	sales update	seb	01.26.23
03	PreProd Update	JJ	03/20/23

Rep.: Dan Schumann  
 Drawn By: Sarah Biagioni Orig. Date: 02/04/22

Sign Loc. No. **B**

**MON-02**  
 D/F Monument  
 Sign. Type

**93123**  
 OPP - Project - Job No.

**JO1**  
 Design

# SIGN SPECIFICATIONS

## [A] - CABINET

Lighting: Non-Lit  
 Material: Aluminum  
 Face Color: Paint MP18914 [TBD]  
 Cabinet Color: Paint MP18914 [TBD]  
 Installation: New Structure

## [B] - GRAPHICS

Material: Vinyl  
 Color: 7725-22 Black

## [C] - ARROW

Material: Vinyl  
 Color: 7725-22 Black & 7725-20 White

## [D] - SIDE CABINET

Lighting: Non-Lit  
 Material: Aluminum  
 Color: Paint MP18914 [TBD]

## [E] - GRAPHICS

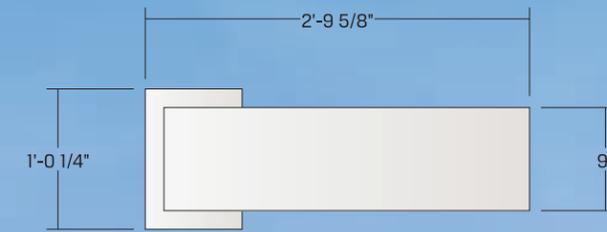
Material: Mask & Spray  
 Color: MP07897 Stonington Gray

## [F] - BASE

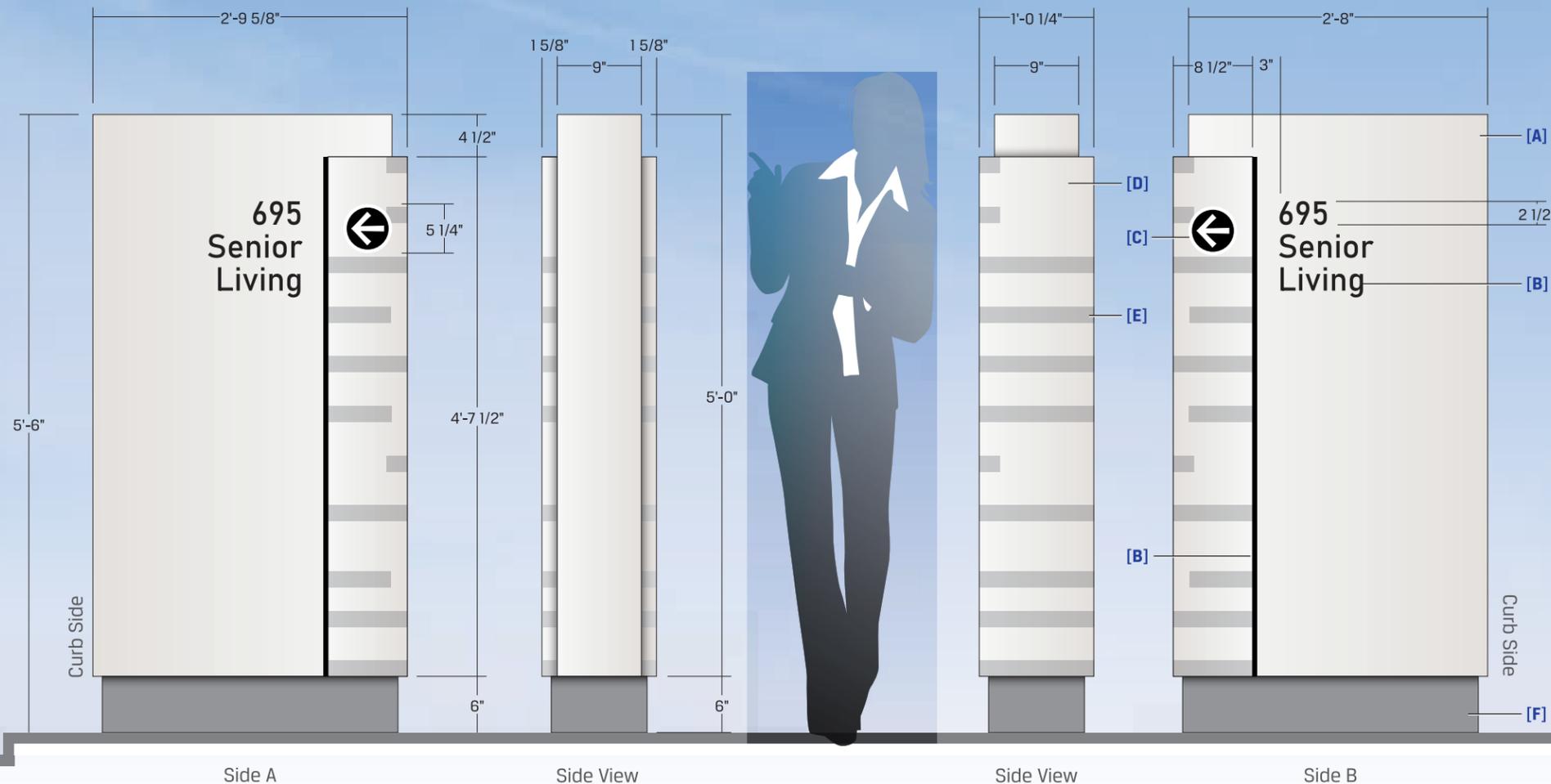
Material: Aluminum  
 Color: PMS Cool Gray 8c



Remove Existing Signage



Top View



Side A

Side View

Side View

Side B

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 Brookfield, Wisconsin

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## Notes

**CONFIRM ALL COLORS**

**CONFIRM FONT**

**NOTE: MP18914 DOES NOT EXIST. A COLOR MATCH IS REQUIRED**

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REV	DESCRIPTION	BY	DATE
01	add paint dims	seb	02.18.22
02	sales update	seb	01.26.23
03	PreProd Update	JJ	03/20/23

Rep.: Dan Schumann

Drawn By: Sarah Biagioni Orig. Date: 02/04/22

Sign Loc. No. **A**

**MON-02**

D/F Monument

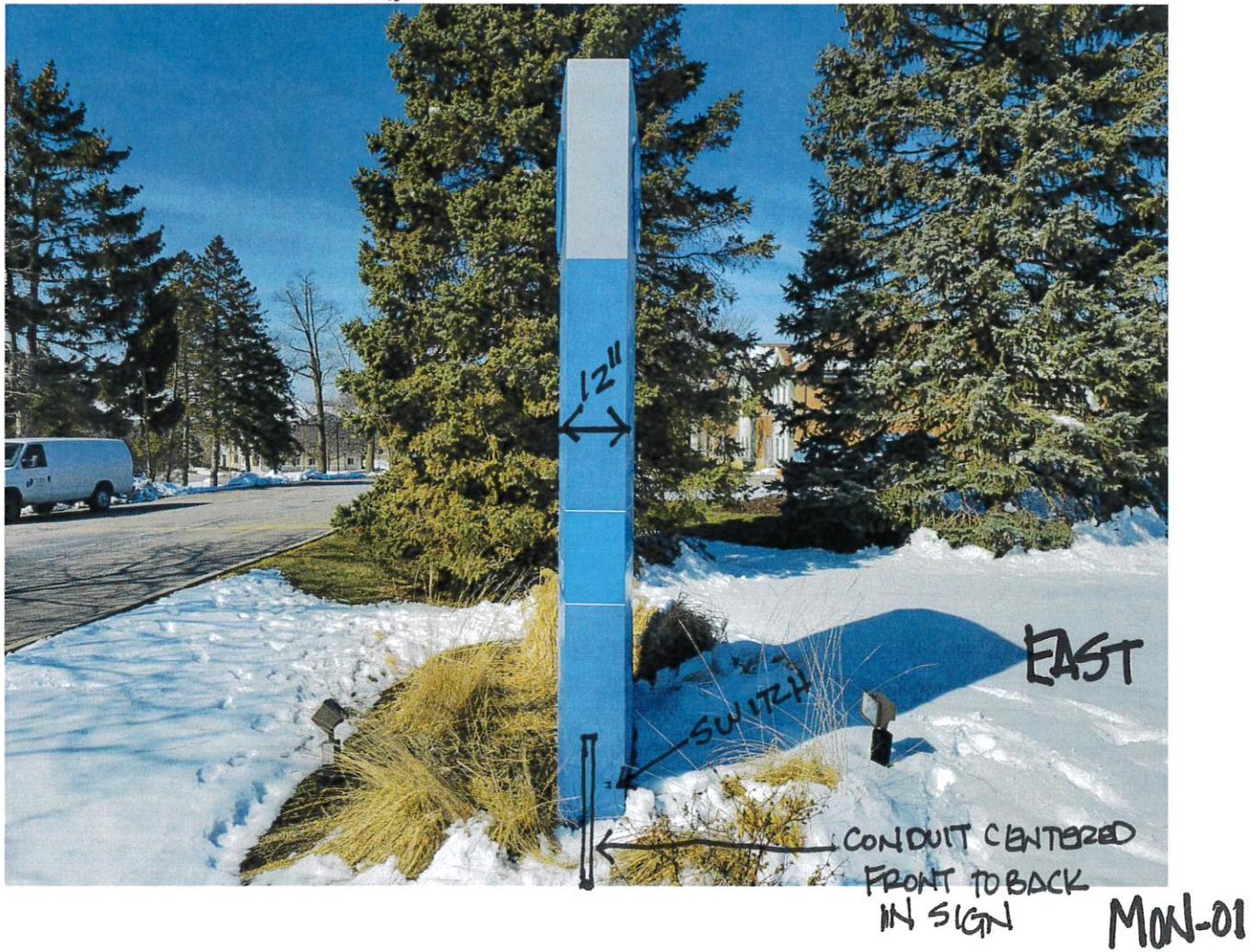
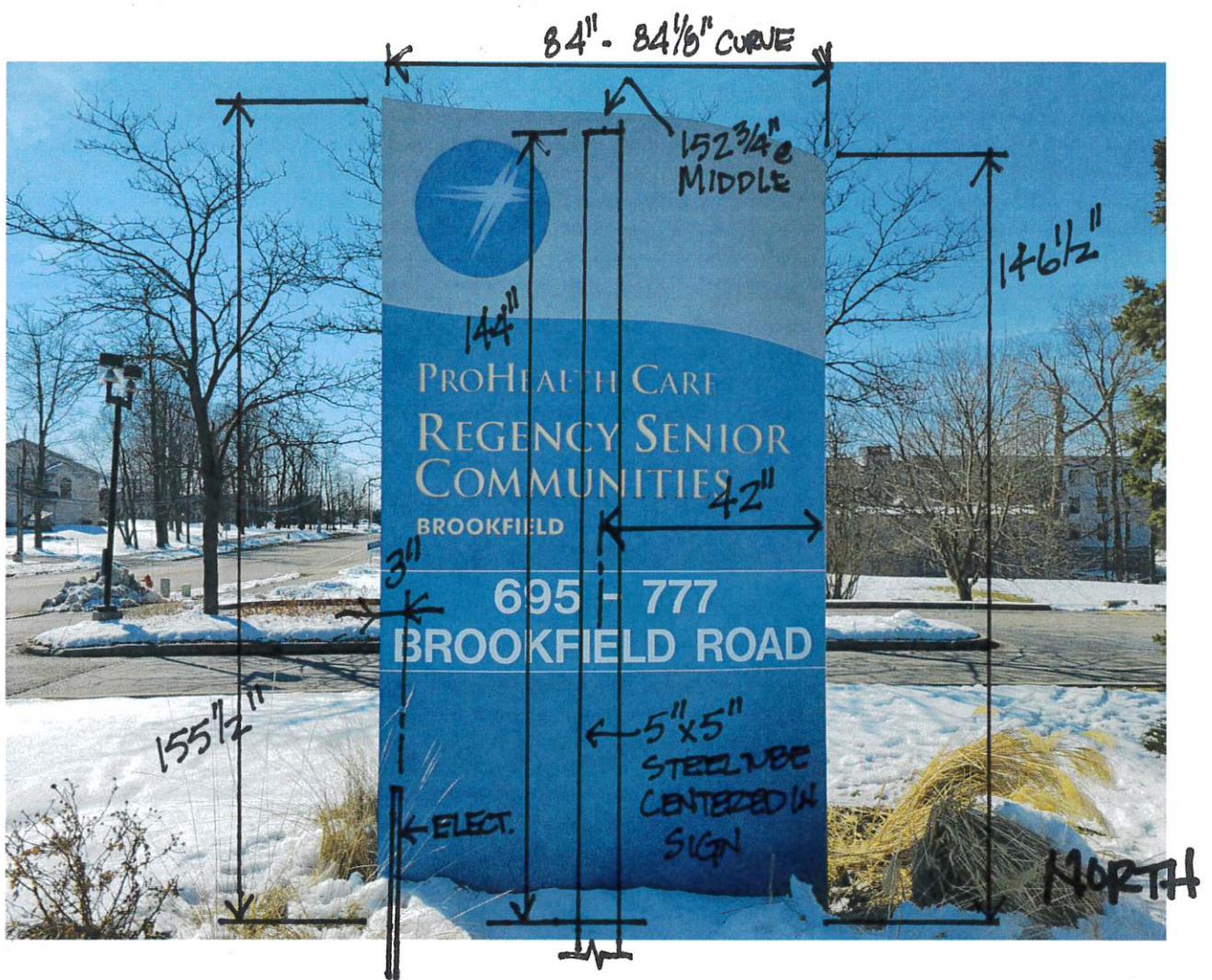
Sign. Type

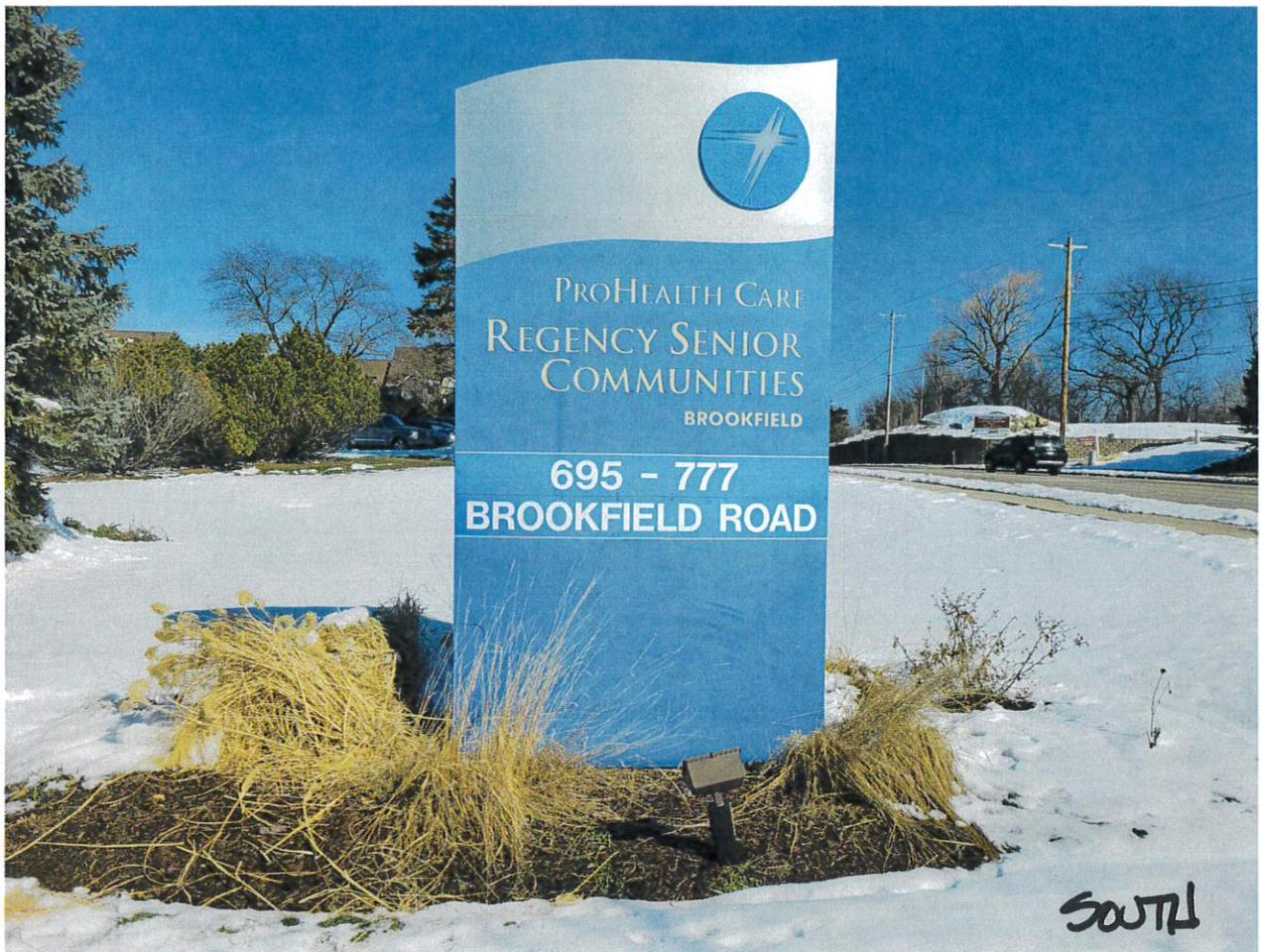
**93123**

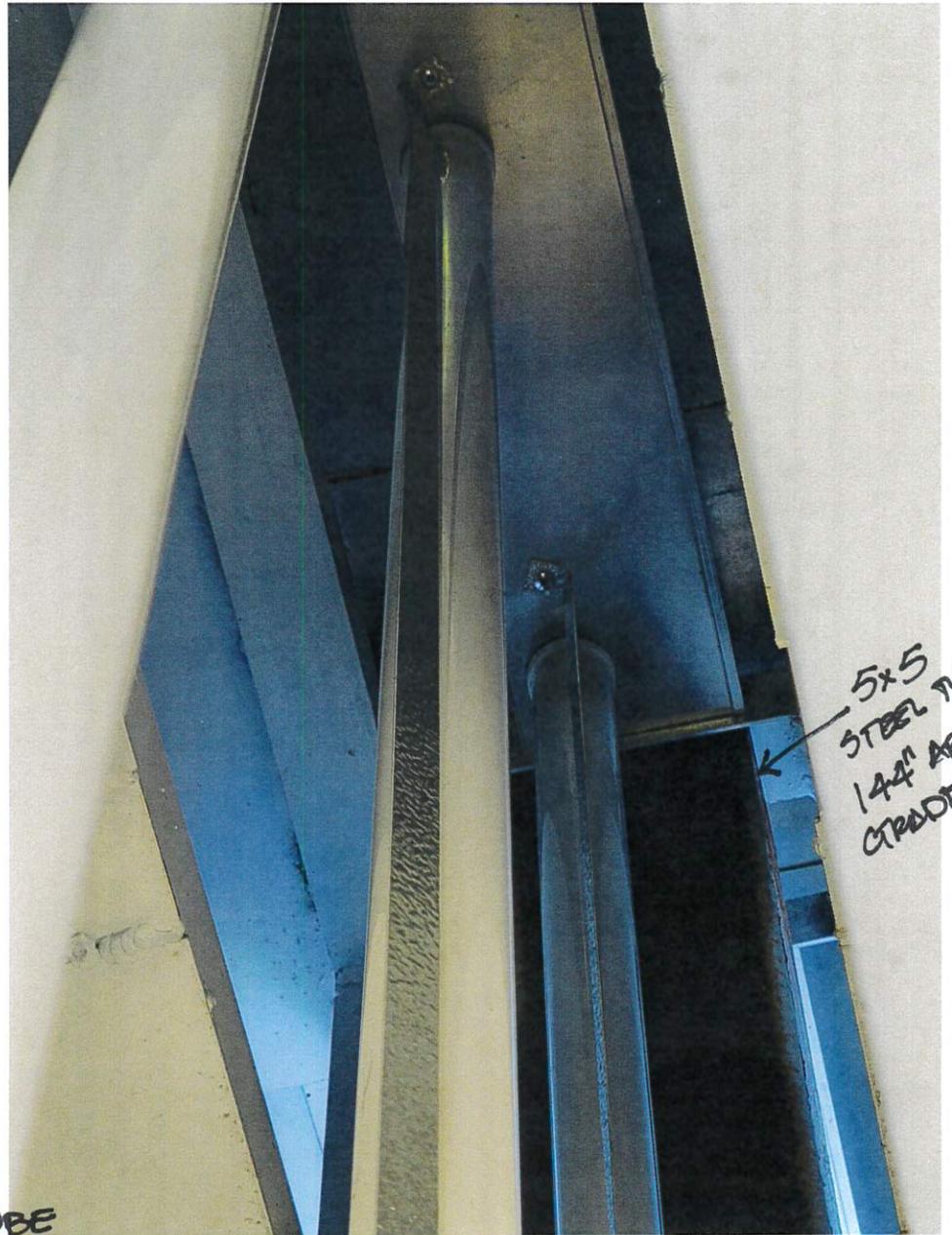
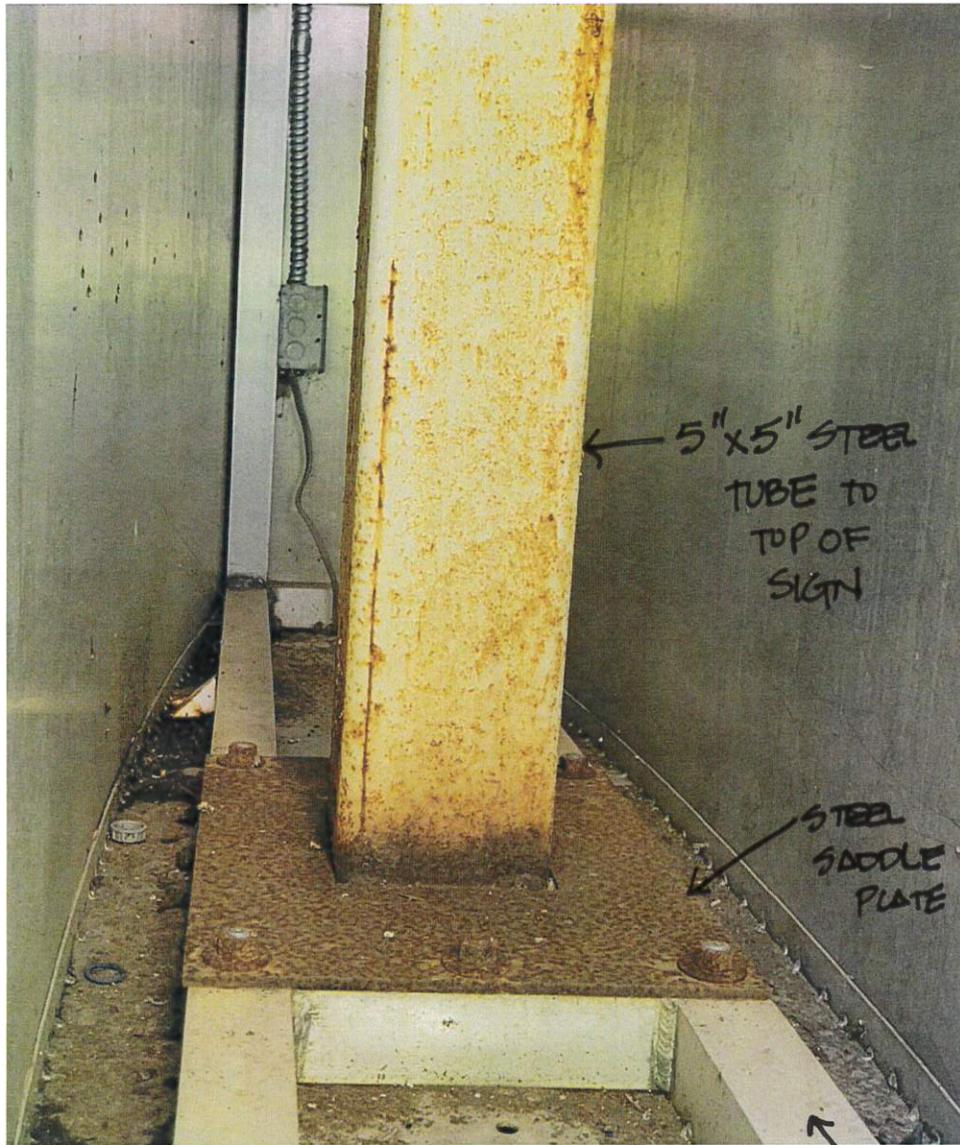
OPP - Project - Job No.

**JO1**

Design

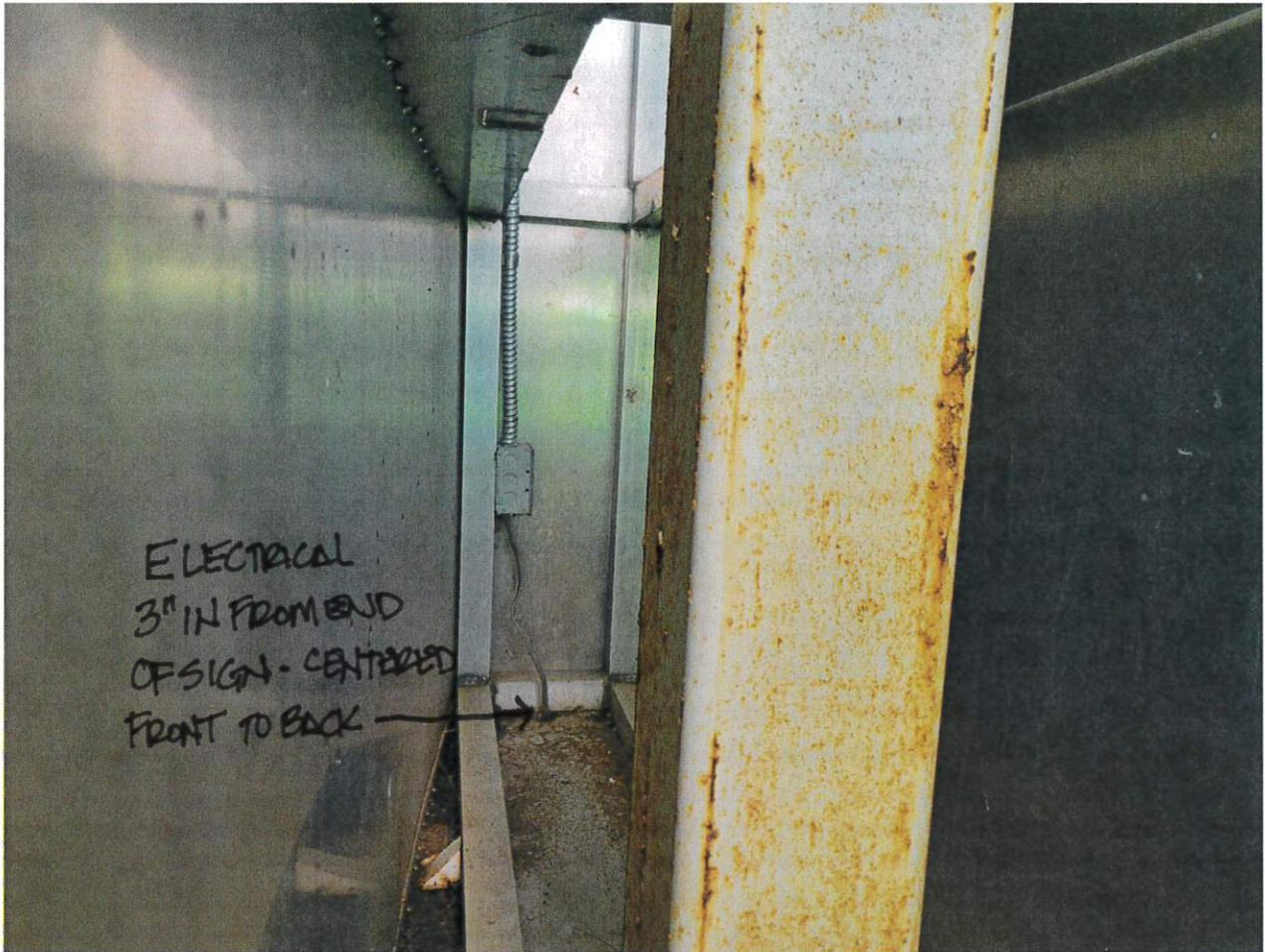






2" x 2" TUBE  
FRAME  
11 3/4" WIDE

Mon-01



MAN-01



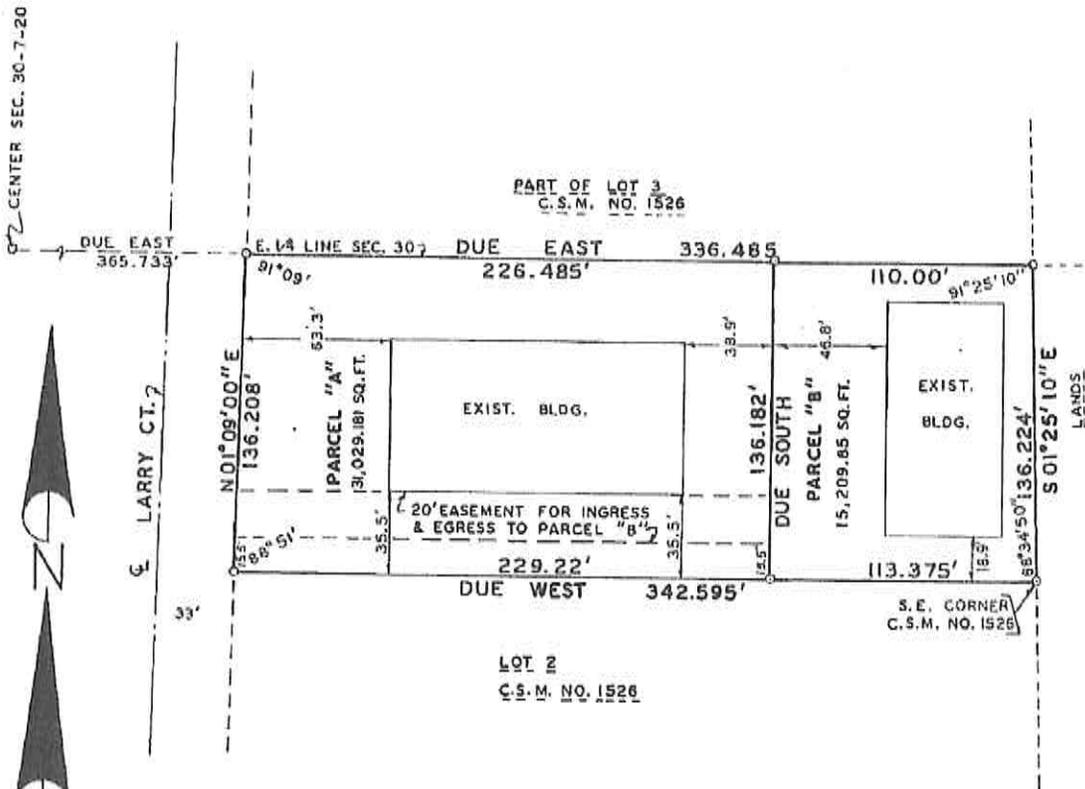
#253-C

1240582

CERTIFIED SURVEY MAP NO. 4455, BEING A PART OF LOT 3, CERTIFIED SURVEY MAP NO. 1526 IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 20 EAST, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

Monuments:  $\phi$  = 1" O. D. steel pipe 24" long at 1.13# per lineal foot.

North point referred to the west line of the Northeast Quarter of Section 30 and assumed as North 01°09'00" East. (Based on previous surveys in this area.)



LARRY CT.

PART OF LOT 3  
C.S.M. NO. 1526

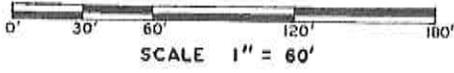
LOT 2  
C.S.M. NO. 1526

EXIST. BLDG.

EXIST. BLDG.

20' EASEMENT FOR INGRESS & EGRESS TO PARCEL "B"

S.E. CORNER  
C.S.M. NO. 1526



REGISTERED OFFICE )  
 ) SS  
 ) No. 1240582  
 RECEIVED FOR RECORD THE 24th DAY  
 OF DECEMBER A.D. 1983 AT 1:15  
 P.M. CLERK & RECORDER IN THE  
 OFFICE OF THE CLERK & RECORDER  
 OF WAUKESHA COUNTY, WISCONSIN  
 Edward A. Hurley

267

View of front facade of 710 Larry Ct.



View of the 710 Larry Ct building from the road.  
Only the garage door end of building is visible.



Design for Internally LED-Lighted Cabinet Sign for Environment Control of Wisconsin, Inc.



**ENVIRONMENTCONTROL**

A BUILDING SERVICE COMPANY

Location: 710 Larry Ct, Waukesha WI 53186

Placement: Above garage door, north end of building.

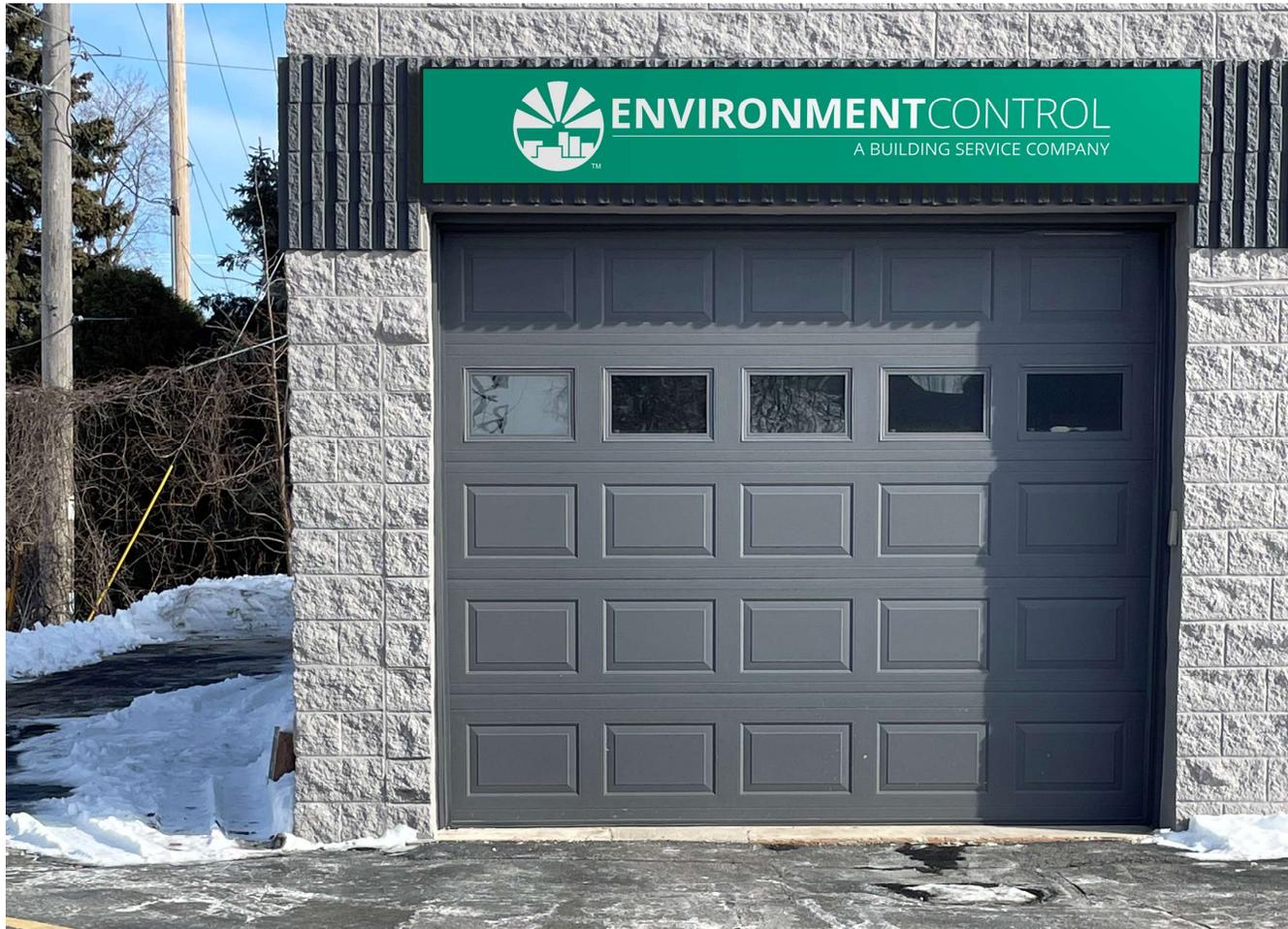
Dimensions: 10' L x 18" H x 6" D

Colors: Green background (PMS 340) with translucent white logo and lettering

Material: Lexan front with black metal cabinet

Internal Lighting: LED (7500K color temp), 40 LED modules @ 165 lumens per module

Visualization of Sign Box above Garage Door at 710 Larry Ct.



Existing storefront-style Sign above Environment Control office at 2181 W Spencer St, Appleton WI.



# MARGAUX

SHEET INDEX



ADDRESS

**THE CORNERS OF BROOKFIELD**  
**2005 WEST BLUEMOUND RD**  
**SUITE H101-H103**  
**BROOKFIELD, WI 53045**

## ABBREVIATIONS

@	AT	CORR	CORRIDOR	HC	HANDICAPPED	R.C.	ROOF CONDUCTOR
ADJ	ADJUSTABLE	CRS	COURSE	HDR	HEADER	R.D.	ROOF DRAIN
AFF	ABOVE FINISHED FLOOR	CTR	COUNTER	HM	HOLLOW METAL	REF	REFRIGERATOR
AL	ALUMINUM	DS	DOWNSPOUT	HR	HOUR	R.I.	ROUGH IN
ACT	ACOUSTICAL CEILING TILE	DTL	DETAIL	HT	HEIGHT	R.O.	ROUGH OPENING
ACP	ACOUSTICAL CEILING PANEL	DWG	DRAWING	HVAC	HEATING, VENTILATING & AIR CONDITIONING	SAN	SANITARY SEWER
BL	BRICK LEDGE	EL	ELEVATION	IE	INVERT ELEVATION	SDS	SOAP DISPENSER
BITUM	BITUMINOUS	ELEC	ELECTRIC	INSUL	INSULATION	SH	SHelf
BLDG	BUILDING	ELEV	ELEVATOR	I.C.	IN CONTRACT	ST	STORM SEWER
BRG	BEARING	EQUIP	EQUIPMENT	LAV	LAVATORY	STL	STEEL
C	CONDUIT	EXIST	EXISTING	LL	LOWER LEVEL	STR	STRUCTURAL
CAB	CABINET	FD	FLOOR DRAIN	MFG	MANUFACTURER	SUSP	SUSPENDED
CB	CATCH BASIN	FE	FIRE EXTINGUISHER	MH	MANHOLE	T/C	TOP OF CONCRETE
CH	COAT HOOK	FEC	FIRE EXTINGUISHER	MO	MASONRY OPENING	TDS	TOWEL DISPENSER
CI	CAST IRON	FIN	FINISHED	MTD	MOUNTED	TEL	TELEPHONE
CJ	CONTROL JOINT	FLR	FLOOR	MTG	MOUNTING	T/S	TOP OF STEEL
CKT	CIRCUIT	FNDTN	FOUNDATION	N.I.C.	NOT IN CONTRACT	TLT	TOILET
CPT	CARPET LINE	FUT	FUTURE	O.C.	ON CENTER	TYP	TYPICAL
CL	CENTER LINE	GA	GAUGE	O.D.	OUTSIDE DIAMETER	UL	UNDERWRITER'S LABORATORY
CLG	CEILING	GALV	GALVANIZED	PNT	PAINT	UNO	UNLESS NOTED OTHERWISE
CMU	CONCRETE MASONRY UNIT	GB	GRAB BAR	PL	POLE	V.I.F.	VERIFY IN FIELD
COL	COLUMN	GYP BRD	GYP SUM BOARD	PTD	PAINTED	WI	WITH
CONC	CONCRETE	GW	GYP SUM WALL BOARD			WC	WATER CLOSET
CONN	CONNECTION					WM	WATER MAIN
CONTR	CONTRACTOR					WWF	WELDED WIRE FABRIC

## ARCHITECTURAL REVIEW COMMITTEE DRAWING SET - TOWN OF BROOKFIELD

PROJECT NO. 247322  
 29 | MARCH | 2023

### OWNER

20107 LORD STREET, INC  
 DBA MARGAUX

220 E PITTSBURGH AVE  
 MILWAUKEE, WI 53204

### CONSTRUCTION MANAGER

KELLY CONSTRUCTION & DESIGN, LLC

225 EAST ST. PAUL AVE., SUITE 205  
 MILWAUKEE, WI 53202  
 P: 414.272.1110

### ARCHITECT



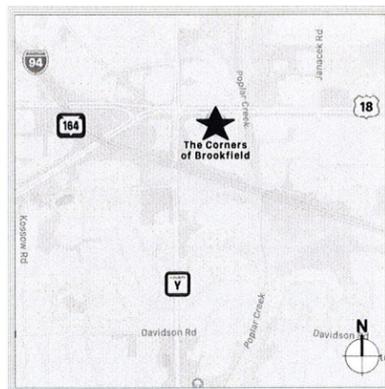
THE KUBALA WASHATKO ARCHITECTS, INC.

W61 N617 MEQUON AVENUE  
 CEDARBURG, WI 53012  
 P: 262.377.6039 | F: 262.377.2954

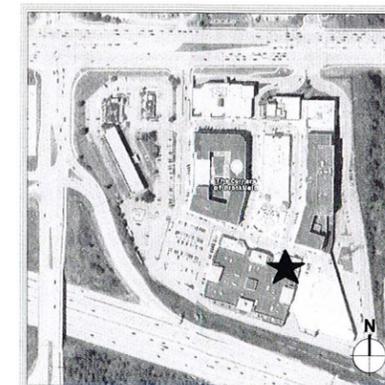


STAMP

### GENERAL LOCATION MAP



### SITE LOCATION MAP



SHEET NUMBER  
**G1.0**

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 All Rights Reserved



THE KUBALA WASHATKO ARCHITECTS, INC.  
W81 N517 MEQUON AVENUE  
CEDARBURG, WI 53012  
P. 262.377.6039 | F. 262.377.2954

PROJECT  
**MARGAUX**

THE CORNERS OF BROOKFIELD  
2005 WEST BLUEMOUND RD  
SUITE H101-H103  
BROOKFIELD, WI 53045

OWNER  
20107 LORD STREET, INC  
DBA MARGAUX  
220 E PITTSBURGH AVE  
MILWAUKEE, WI 53204

CONSTRUCTION MANAGER  
KELLY CONSTRUCTION &  
DESIGN, LLC  
225 EAST ST PAUL AVE. SUITE 205  
MILWAUKEE, WI 53202  
P. 414.272.1110

**GENERAL PLAN NOTES:**

1) ALL INFORMATION CONCERNING EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION OR MATERIAL FABRICATION. NOTIFY ARCHITECT AND OWNER FOR POSSIBLE REMEDIAL ACTION IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN HERE.

**PLAN NOTES:**

1) XXXXXXX

**SYMBOL KEY**

- AREA OUTSIDE OF CONTRACT (NO WORK)
- EXISTING WALL
- NEW WALL
- EXISTING DOOR TO REMAIN
- NEW DOOR
- DOOR TAG (SEE A8.0)
- ROOM NAME & NUMBER
- STRUCTURAL GRID LINE
- WALL OR BUILDING SECTION (SEE DESIGNATED SHEETS)
- WALL TYPE (SEE A5.0)
- INTERIOR ELEVATION TAG (SEE A7.0)
- WINDOW TAG (SEE A8.1)

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

REVISIONS

NO.	DATE	DESCRIPTION

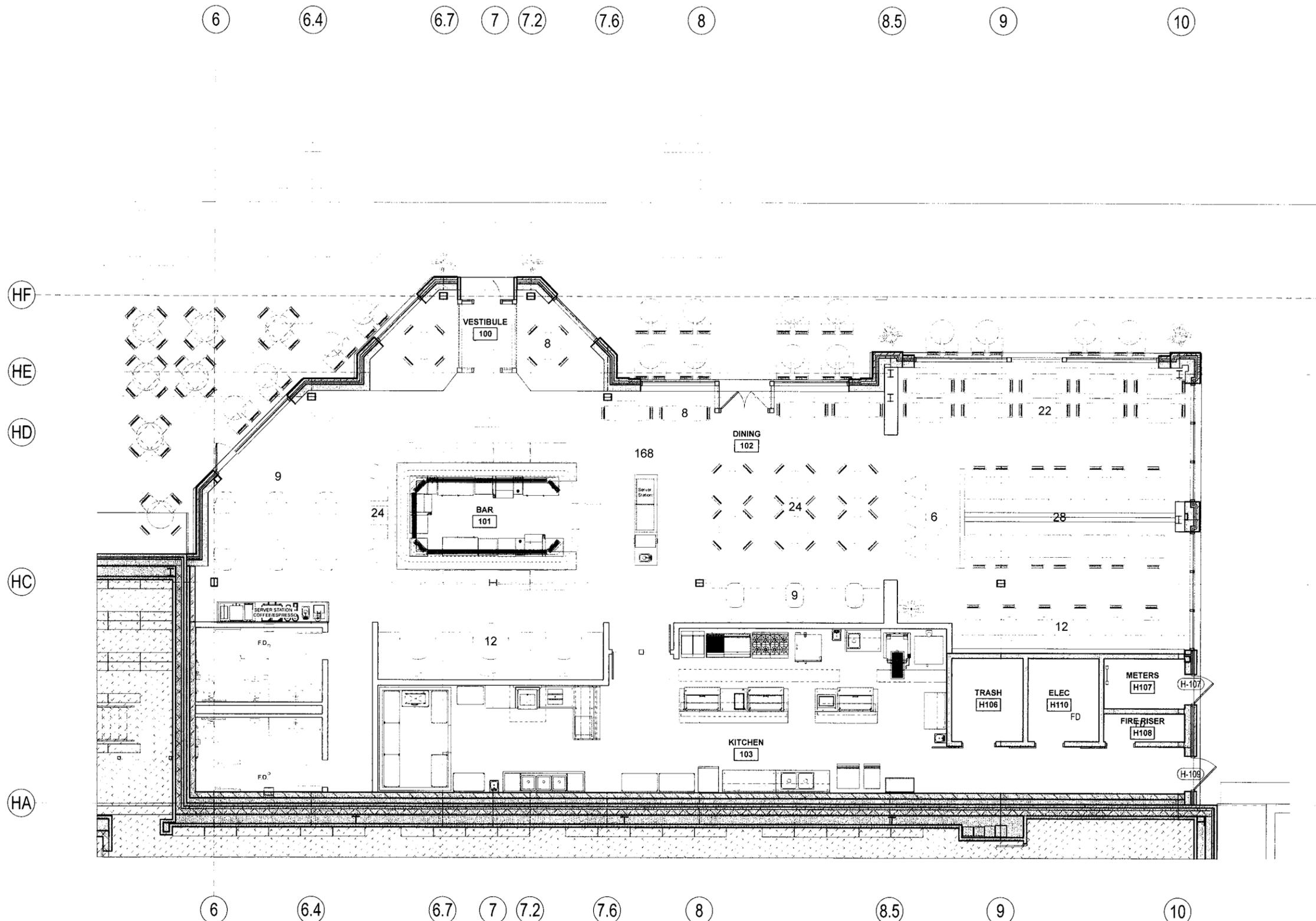
DATE  
**MARCH 29, 2023**  
PROJECT NUMBER  
**247322.00**  
SHEET TITLE

**GROUND  
FLOOR PLAN**

SHEET NUMBER

**A1.0**

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**1 GROUND FLOOR PLAN**  
A1.0 SCALE: 3/16" = 1'-0"



NEW CONCEPTUAL  
 SIGNAGE, SEE  
 SIGNAGE AND  
 AWNINGS SUMMARY.  
 FINAL DESIGN BY SIGN  
 CONTRACTOR FOR  
 PERMIT

EXTERIOR PAINT, SEE  
 BELOW

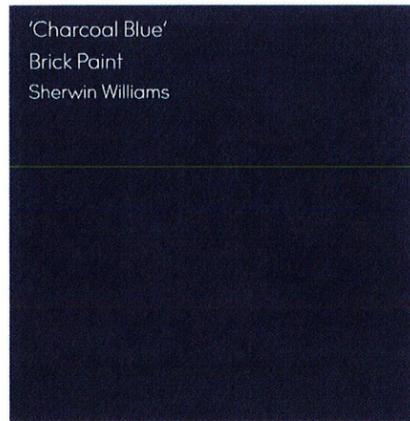
FABRIC AWNINGS,  
 TYPICAL. SEE  
 SIGNAGE AND  
 AWNINGS SUMMARY.  
 SEE BELOW.

ACCENT LIGHTING,  
 WALL SCONCE. SEE  
 BELOW

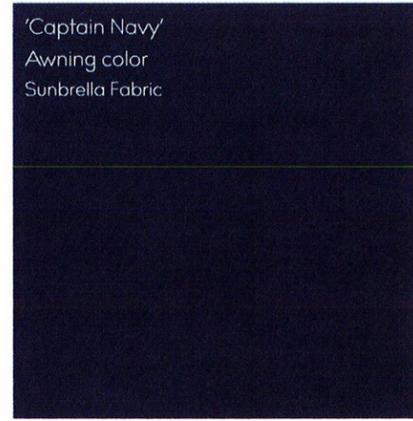
ACCENT LIGHTING  
 AT UNDERSIDE OF  
 AWNINGS. SEE BELOW



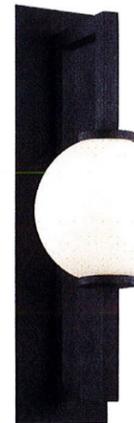
1  
 G2.4 EXTERIOR PERSPECTIVE - NORTH FACADE



EXTERIOR PAINT



AWNING FABRIC



ACCENT LIGHTING,  
 WALL SCONCE  
 TROY LIGHTNING,  
 DARWIN OUTDOOR  
 WALL SCONCE - 2700K



ACCENT LIGHTING  
 UNDERSIDE OF  
 AWNINGS  
 FESTOON LIGHTING  
 - 2700K



DECORATIVE FAUX  
 PLANTS  
 ABOVE MAIN ENTRY  
 AWNING

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

DATE  
 MARCH 29, 2023  
 PROJECT NUMBER  
 247322.00

SHEET TITLE  
**RENDERINGS,  
 MATERIALS,  
 AND  
 FIXTURES**

SHEET NUMBER  
**G2.1**



Type 1 – Wall-Mounted

This type is a three dimensional sign that may be mounted in the sign band or within the Tenant’s shop-front area.

Signs may be multi-layered using a combination of halo illuminated reverse channel letters, indirectly illuminated dimensional letters and other acceptable color and material treatments provided for in the general Criteria for Tenant signs.

Sign letters must be appropriately scaled to complement the concept, design, and location of the store. In all cases, the Tenant’s shop-front signage shall be proportional to the scale of the overall shop-front design.

maximum width	½ the lineal feet of shop-front width
maximum height	24 inches (tenants < 10,000 sf) 48 inches (tenants > 10,000 sf)
maximum overall area	1 square foot per lineal feet of shop-front width
minimum mounting height	9 feet from grade to bottom of sign
allowable mounting location	sign band or tenant shop-front
required illumination	internal or spot lit

**PROPOSED**

**North Elevation: wall-mounted sign above entry**

Height of Lettering = 1'-1"

Length of Lettering = 9'-0"

Area of Lettering = 9.75 SF

**Area of conceptual sign profile = 16 SF**

**East Elevation: wall-mounted sign**

Height of Lettering = 2'-0"

Length of Lettering = 16'-0"

Area of Lettering = 32 SF

**Area of conceptual sign profile = 72 SF**

Type 7 – Medallion

Medallions are typically round signs that contain a graphic and no tenant name. They are intended to be supplementary to the Primary Signage. Medallions may contain a limited amount of text if part of the design that is used in other mediums, however all text is discouraged.

Medallions may only be mounted on opaque areas of the Tenant’s leased shop-front. They may not be mounted on neutral piers, within the sign band, or on canopies.

Medallions may be flat, but those with relief are encouraged. In all cases, medallions are limited to a 6 inch projection from the exterior wall they are mounted to.

maximum width	4 feet
maximum height	4 feet
maximum overall area	15 square feet
maximum mounting height	9 feet from grade to bottom of sign
allowable mounting location	per above
required illumination	none – NOT ALLOWED

**PROPOSED**

**North Elevation: Medallion**

Logo TBD

Height of Logo Approximately = 3'-0"

Width of Logo Approximately = 3'-0"

Area of Medallion = 9 SF

## SUMMARY OF PROPOSED SIGNAGE

Wall-Mounted Sign = 16 SF

Wall-Mounted Sign = 72 SF

Printed Awning = 9 SF

Printed Awning = 9 SF

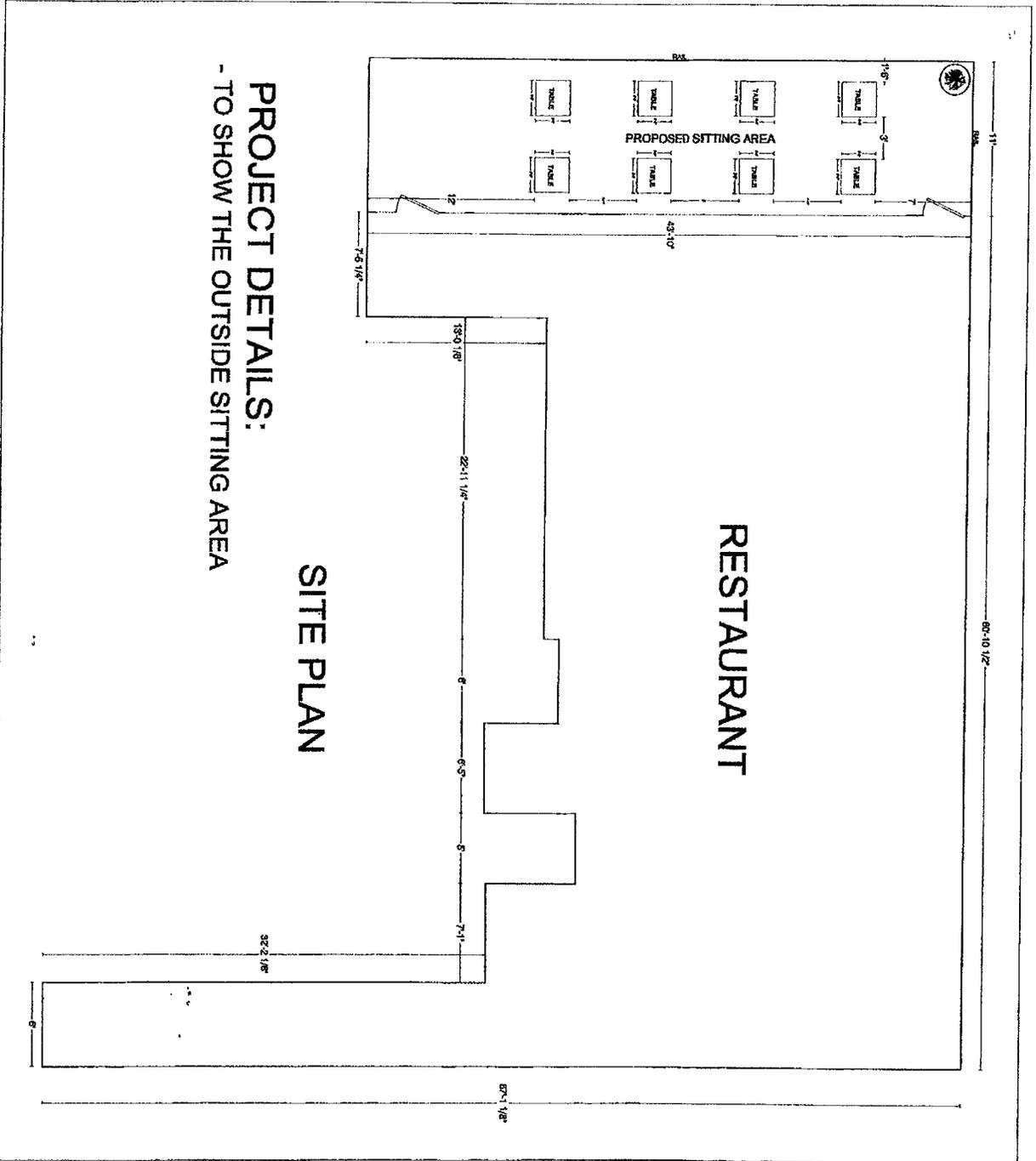
Medallion = 9 SF

---

**TOTAL SIGNAGE AREA = 116 SF** (Window Graphics, Hours of operation, Menu Board, etc to be determined)

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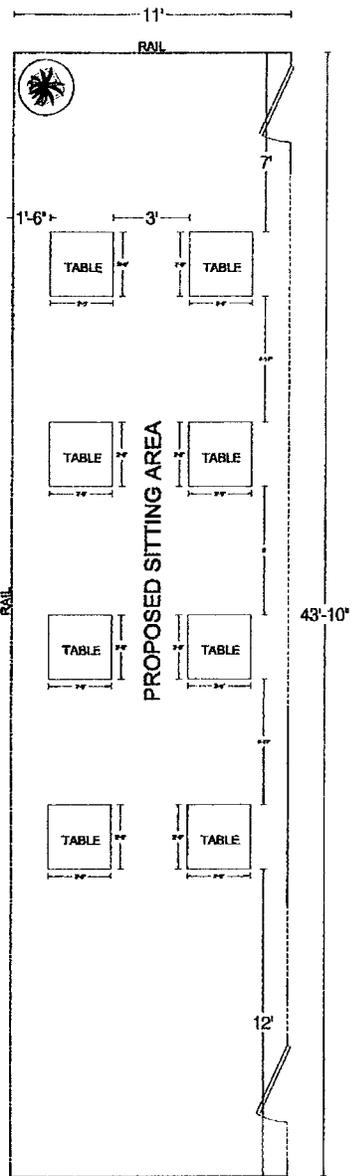
**Note: Overall lineal feet of shop-front at Margaux = 191'**



# RESTAURANT

## SITE PLAN

**PROJECT DETAILS:**  
**- TO SHOW THE OUTSIDE SITTING AREA**



# SITE PLAN

**PROJECT DETAILS:**  
 - TO SHOW THE OUTSIDE SITTING AREA

< Table / Chair Sets Outdoor Restaurant Tables and Sets

**Lancaster Table & Seating 27 1/2" x 27 1/2" Chrome Square Outdoor Standard Height Table with 2 Chrome Arm Chairs**

Item #: 427CSTL28S2A





Bluemound Car Care - Brookfield

18795 West Bluemound Road - Brookfield, Wisconsin 53045

Drawing Package Title: Bluemound\_Car\_Care\_1\_(2).pdf

Date: 03-03-23



SIGNS

4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

CONCEPTUAL DRAWING

Overview Photos



SIGNS

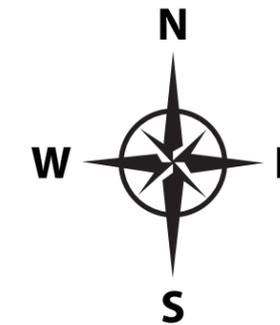
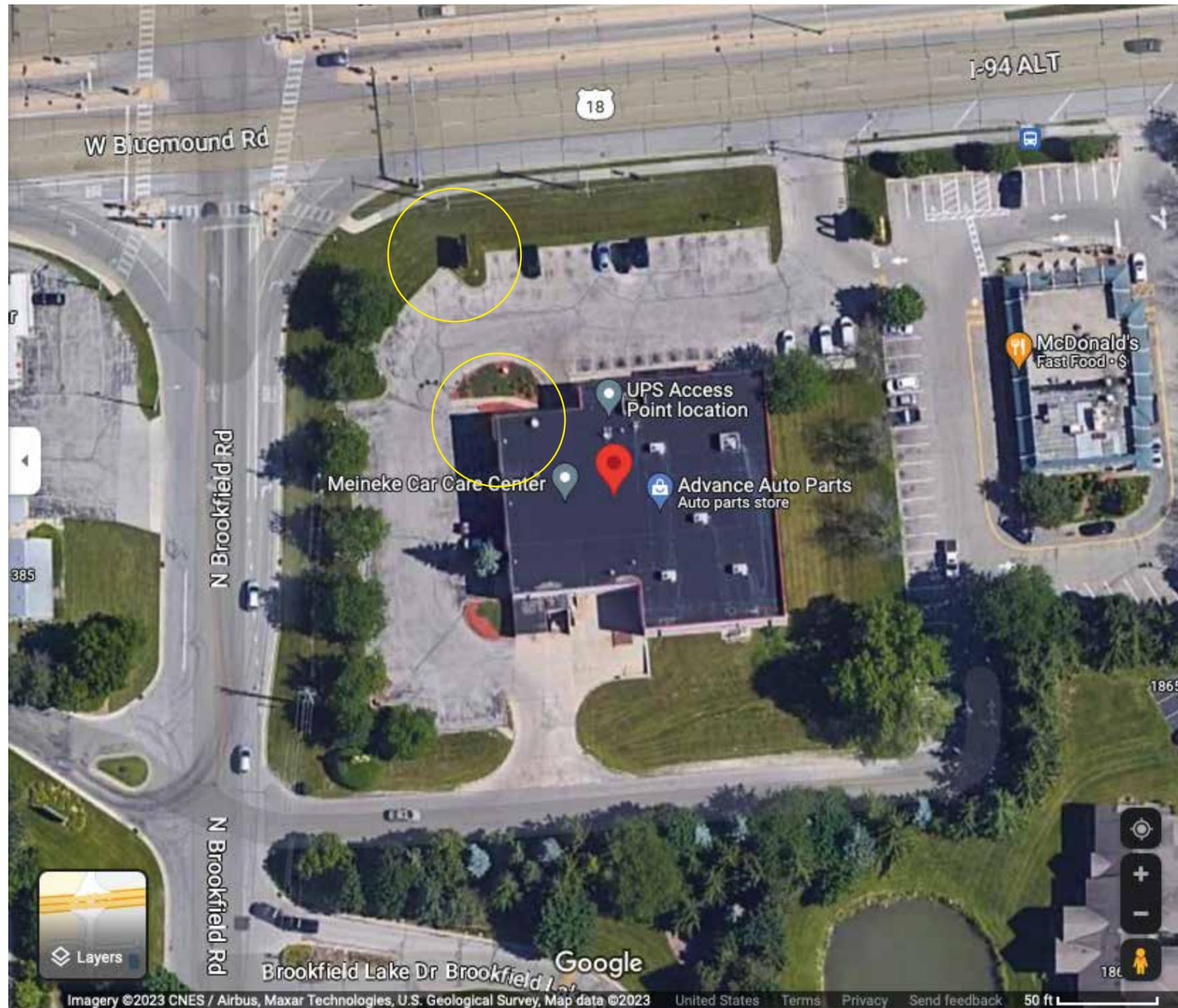
4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

Client: Bluemound Car Care  
Address: 18795 West Bluemound Road  
Location: Brookfield, Wisconsin 53045

Sales Representative: Skip DeBack  
Project Manager: T.B.D.  
Designer: Mark Mayzik

Scale: N/A  
Paper Size: 11x17  
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Date:  
Bluemound\_Car\_Care\_OVERVIEW\_r00\_D 02-20-23



4085 North 128th Street  
 Brookfield, WI 53005  
 p. 262-781-1500  
 www.LembergElectric.com

Client: Bluemound Car Care  
 Address: 18795 West Bluemound Road  
 Location: Brookfield, Wisconsin 53045

Sales Representative: Skip DeBack  
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 Designer: Mark Mayzik

Scale: N/A  
 Paper Size: 11x17  
 Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Date:  
 Bluemound\_Car\_Care\_SITE\_MAP\_r00\_D 02-20-23

Face Replacement Specifications

Two (2) New Sets of Vinyl Graphics for an Existing Monument Sign - Illuminated

Double Sided

Face Size: 47.25" H x 179.25" W 2 new faces, w/ translucent vinyl graphics

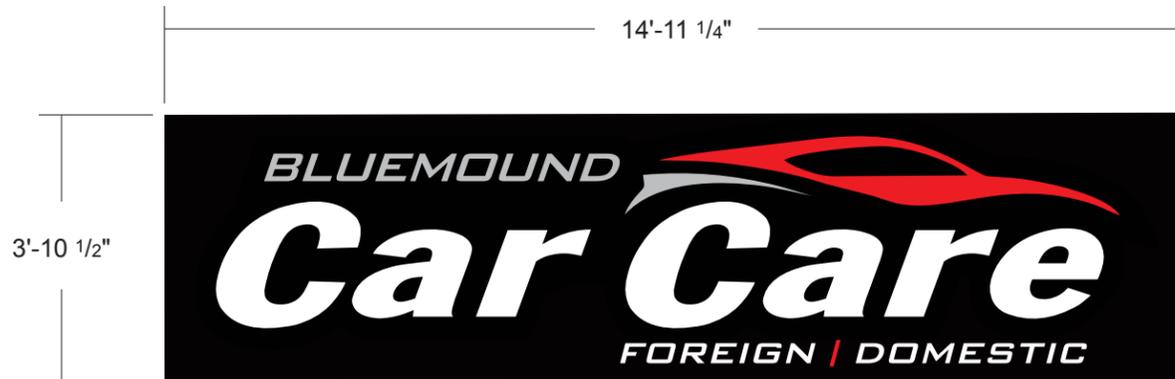
(A) Substrate: (Existing)  
White polycarbonate face(s).

(B) Graphics:  
3M translucent film on 1st surface of existing face.

Installation Method:  
Remove retainers.

Colors:

- 1) 3M translucent film, Red 3630-33
- 2) 3M translucent film, Silver 3630-121
- 3) 3M Blockout film, Black 3635-22B



2 new lexan faces w/ translucent vinyl graphics



Retainer is 2-1/2" thick

VO:  
W: 174-1/2"  
H: 44-5/8"

← Top Faces Stay As Is

2 new lexan faces w/ translucent vinyl graphics

Double Sided



4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

Client: Bluemound Car Care  
Address: 18795 West Bluemound Road  
Location: Brookfield, Wisconsin 53045

Sales Representative: Skip DeBack  
Project Manager: T.B.D.  
Designer: Mark Mayzik / Skip DeBack

Scale: 3/8"=1'-0"  
Paper Size: 11x17  
Signature / Date:

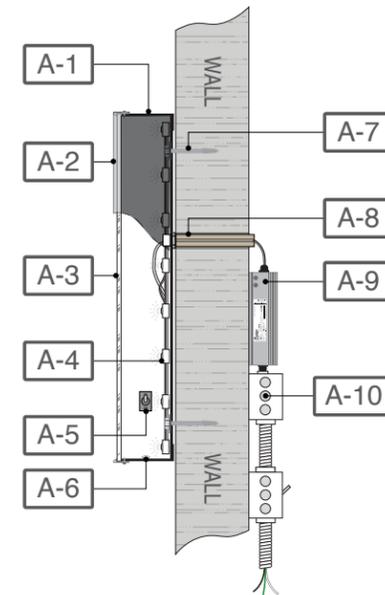
Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Date:  
Bluemound\_Car\_Care\_FACE\_v01\_r02\_D 03-03-23



Two (2) Req'd.

Face Lit Channel Letters Individually Mounted / Cross Section Detail

Remote Located Power Supply



A-1	5" Deep Aluminum Return (.040) Black
A-2	1" Trim Cap Black
A-3	White Acrylic with 3M Film
A-4	LED Modules White
A-5	Disconnect Toggle Switch
A-6	Weep Holes
A-7	Mounting Hardware
A-8	Paige Wall Buster 98P0014 (14")
A-9	Power Supply 120v / 277 Multi-voltage
A-10	Junction Box

Channel Letters - Individually Mounted

Two (2) New Face Lit Channel Letter Type "Cloud" Sign Individually Mounted

Illuminated with Internal White LED  
Sign to have Photo Cell

(A-1) Returns:  
5" deep .040 letter coil - Black

(A-2) Trim Cap:  
1" Black

(A-3) Face & Graphics:  
.177 white acrylic with 3M film applied to 1st surface

Installation Method:  
Mounted flush to exterior wall. (verify)

Colors:

- 1) 3M translucent film, Red 3630-33
- 2) 3M translucent film, Silver 3630-121
- 3) 3M Blockout film, Black 3635-22B
- 4) Black paint, (satin finish)



North Elevation



West Elevation



SIGNS

4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

Client: Bluemound Car Care  
Address: 18795 West Bluemound Road  
Location: Brookfield, Wisconsin 53045

Sales Representative: Skip DeBack  
Project Manager: T.B.D.  
Designer: Mark Mayzik / Skip DeBack

Scale: 1/2"=1'-0"  
Paper Size: 11x17  
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Date:  
Bluemound\_Car\_Care\_CL\_v01\_r00\_D 02-20-23

**Notes & Revisions | Check List & Flagged Items**

02-20-2023 / Sign Class: Type / File Name: Bluemound\_Car\_Care\_1\_(0).pdf  
Initial drawings completed. - MCM

-



- Colors properly specified. (Y)
- Colors picked by design, client to approve. (Y)
- Elevation details called out. (N)
- EMC call outs and electrical drawings. (N/A)
- LED color temp. (N)
- Logo/Art do we have clean vector art. (Y)
- Photo eye placement. (N)
- PMS Colors. (N)
- Sample colors being provided to client. (N)
- Tech audit info- Electrical Placement. (N)
- Tech audit info- Footer Details on Drawings. (N/A)

02-27-2023 / Sign Class: Type / File Name: Bluemound\_Car\_Care\_1\_(1).pdf  
Changed scope to new vinyl graphics for existing faces. (SD) - MCM

-

03-03-2023 / Sign Class: Type / File Name: Bluemound\_Car\_Care\_1\_(2).pdf  
Added "tag line" to logo art. (SD) - MCM

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**Job File Location Sales:** Customer Folders / Bluemound Care Care / Art Work | **Job File Location Design:** Sign Vault\_20 / B / Bluemound Car Care



SIGNS

4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

Client: Bluemound Car Care

Sales Representative: Skip DeBack

Scale: N/A

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Date:  
Bluemound\_Car\_Care\_NOTES\_r02\_D 03-03-23

Address: 18795 West Bluemound Road

Project Manager: T.B.D.

Paper Size: 11x17

Location: Brookfield, Wisconsin 53045

Designer: Mark Mayzik

Signature / Date: \_\_\_\_\_