

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



MEETING NOTICE

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

Tuesday, November 28, 2023

PLAN COMMISSION

7:00 p.m

AGENDA

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
 - a. October 24, 2023 Joint Public Hearing Minutes
 - b. October 24, 2023 Plan Commission Minutes
- 5) Citizen Comments: Three-minute limit.
- 6) Old Business:
 - a. Town of Brookfield for a recommendation of approval for a Zoning Code Text Amendment to Section 17.02(14)(g)11 related to fences.
- 7) New Business:
 - a. Ryan Janssen, representing Avery & Birch, for a recommendation for Conceptual Approval of a new building consisting of a three-story salon suite facility, located at 21055 Crossroads Circle.
 - b. Steve McCleary (ra Smith, Inc), representing Discount Tire, for a recommendation for site plan approval for proposed changes to the subject property site plan to expand parking area on north side of the property and along the building and to update the landscaping plan, located at 20120 West Bluemound Road.
- 8) Communication and Announcements.
- 9) Adjourn.

Posted this 20th day of November, 2023

*Bryce Hembrook
Town Planner*

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

October 24, 2023

PUBLIC HEARING TO RECEIVE COMMENT ON A REQUEST BY DAVID WIMMER TO APPROVE A CONDITIONAL USE PERMIT AMENDMENT REQUEST TO INCREASE THE NUMBER OF PROPOSED DWELLING UNITS FROM 32 TO 35 IN THE NORTHBROOK APARTMENT BUILDING, LOCATED AT 700 NORTH BARKER ROAD (BKFT1122993005).

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, October 24, 2023, in the Erich Grant 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 John Charlier, John Schatzmann, Ryan Stanelle; Plan Commissioners William Neville, Len Smeltzer, 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 change to the original plans. There would be one unit added to each floor. Nick Wimmer (Wimmer Communities, Hales Corners WI) was present and described that the units would be added to where there was previously a planned courtyard. There was a slight reorientation of the building, mainly due to improvements to Barker Road.

PUBLIC COMMENTS

Kamlesh Soni, of 20455 Hunters Court commented that he was surprised the building was approved, and indicated that he did not receive a notice at the time of the original plan approval. The development is allowing parking on the grass and lights are shining into his house. Three stories are going to be right in his back yard. Mr. Soni provided the attached petition signed by neighbors titled "Opposition to Wimmer's Request for Zoning Change". Mr. Soni feels that he will be forced to move.

Jared Protaskey, 20435 Hunters Court commented that he did not receive a notice for the initial public hearing either. There is confusion among the neighbors as to why that happened, and now that the project is in process, they received notice for tonight's hearing. Mr. Protaskey also asked how adding three units will affect the cash on cash return, and how it relates to the TIF district, and feels that considerations should be had with future developers. Sidewalks should also be considered with these types of developments. Chairman Henderson clarified that there is a sidewalk planned for the east side of Barker Road. Mr. Protaskey reiterated that notices were previously not sent out for any changes that would negatively or positively affect the community, and the neighbors.

Angie Otto, 21545 Greendale Drive, asked about Barker Road improvements, and wanted to know what type of housing are the apartments.

Mr. Wimmer responded that the apartments will be at the upper end of the scale. As for Barker Road, they do have a full improvement plan that is permitted with Waukesha County.

Those plans include a right turn lane onto Poplar Creek Parkway on the east side of Barker Road, as well as other widening aspects to Barker Road, curb and gutter, storm sewer, and a sidewalk from the north by Mallard Landing extending south to Barker and Bluemound Roads.

ADJOURN

Chairman Henderson closed the Public Hearing at 7:14pm.

Submitted by:

Bryce Hembrook, AICP Town Planner

DRAFT

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

October 24, 2023

PUBLIC HEARING TO RECEIVE COMMENT ON A ZONING CODE TEXT AMENDMENT TO SECTION 17.02(14)(g)11 RELATED TO PROPOSED CHANGES TO THE TOWN'S FENCE REGULATIONS.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, October 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 7:15pm. Also in attendance were Town Board Supervisors John Charlier, John Schatzmann, Ryan Stanelle; Plan Commissioners William Neville, Len Smeltzer, 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 potential changes/ inclusions as follows:

- Fence permits would now be required for all fences, solid and open;
- Permit application checklist included;
- Residential districts and non-residential districts are broken down separately;
- Open fences are permitted up to the lot line in the side and rear yards, but shall not extend into the street yard;
- Solid fences allowed up to, but not on, the property line, and within 5 feet of the lot line requires a survey, and within 3 feet requires a survey, a conditional use permit, and a signed agreement from all neighbors abutting the property. A solid fence shall not exceed 6 feet in height.

Planner Hembrook also described chain link and barbed wire as being prohibited materials, unless granted through a conditional use permit. Ornamental fences are allowed in the front yard, but cannot exceed 3 feet [in height] and must be 80% open. Temporary fences for construction sites, snow fencing, decorative for surrounding gardens, and pet kennels are also addressed in the proposed text amendment. It does not include invisible electronic pet fences. **For a full review of the proposed amendment, please see the attached document.**

PUBLIC COMMENTS

Kamlesh Soni, 20455 Hunters Court, asked if this would apply to new fences or existing fences. Mr. Hembrook responded that it applies to new fences, and existing fences would be considered legal non-conforming. Mr. Soni asked about a double frontage lot. Mr. Hembrook added to his above description that there is a section in the code that covers double frontage and corner lots. Currently, it is permitted to have a privacy fence on a double frontage lot if it is 5 feet from the right-of-way, and if the zoning administrator approved the fence. It could also go to the Architectural Review Committee for approval. Mr. Hembrook stated that there were not significant changes to this section of the code.

Angie Otto, 21545 Greendale Drive, asked if a fence legally conforms now, under the text amendment, would it be grandfathered in? Mr. Hembrook replied that if it legally conforms now, it would be grandfathered in.

Gopinath Dhakshinamurthy, 20475 Hunters Court, inquired whether it would be required to get permits for existing fences. Mr. Hembrook stated that permits for existing fences would not be required.

Jared Protaskey, 20435 Hunters Court, asked about the current code, and if he wanted to put up a 6 foot privacy fence, without neighbors agreement, would he come to Plan Commission for approval? Mr. Hembrook responded that as the code is right now, if a privacy fence were installed, it would have to meet current code requirements which include being 15 feet from the property line, and no permit or neighbor approval is required. Mr. Protaskey commented that he feels it is quite arduous to require neighbors approval for a fence to be installed on a homeowners property. Mr. Protaskey went on to say that other items like plantings, or for example an arborvitae that can get to be 30 feet tall can be within 3 feet of the property line but there are no regulations for that, so why are such strong requirements being proposed for a 6 foot fence.

Roger Perea, 1005 S. Springdale Road, asked for clarification regarding neighbor approval if the fence is on the property line, and was informed neighbor approval would be required if the text amendment is approved as proposed. Mr. Perea also asked if there was any specific number of gates that can be put in. Mr. Hembrook responded that there is no specific language regarding gates. Mr. Perea asked how long a survey is good, and there is not a consensus on that question, however Mr. Hembrook stated that the property line needs to be staked.

Joe Della, 21620 Greendale Drive, stated that not every back yard is square. His front yard is large, but his back yard is small. Having the setback requirement of 3-5 feet takes a lot of space from his small back yard. Mr. Della feels consideration should be made for those types of yards.

Debora Dabey, 545 S. Allen Road, commented that if the setback is not at least 3 feet from the property line, there is no way of maintaining the fence and grass. Ms. Dabey feels the setback should be a minimum of 3 feet, and presented a petition titled "Town of Brookfield Property 6' Solid Fences Should Be 3' From Lot Line".

Joe Della reiterated his earlier comments, and doesn't feel that it is fair to have a 3 foot setback because not every property is the same in size, and now the usable space in the backyard is decreased.

Angie Otto asked for clarification regarding surveys, and the comments about a survey expiring. Mr. Hembrook responded that a survey from 1960 for example could be outdated due to property lines potentially changing, and staking the property would be beneficial and done during the survey process.

Kamlesh Soni voiced that his property should be used the way he wants without government overreach. He paid for the land and the house, and he is not going on anyone elses property. His family is safe, and his kids are safe with the fence where it is.

ADJOURN

There being no further public comment, a motion was made by Mr. Watson to adjourn the public hearing.

Seconded by Supervisor Stanelle.

Chairman Henderson closed the Public Hearing at 7:42pm.

Submitted by: Bryce Hembrook,

AICP Town Planner

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
October 24, 2023

The regular meeting of the Plan Commission was held in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

1) CALL TO ORDER.

Chairman Keith Henderson called the meeting to order at 7:43 p.m. with the following people present: Town Planner Bryce Hembrook, Town Supervisor Ryan Stanelle, Plan Commission members William Neville, Len Smeltzer, and Jeremy Watson; Gordon Gaeth was absent and excused; Kevin Riordan was absent. Also in attendance was Town Attorney Michael Van Klunen.

2) MEETING NOTICES.

The meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA

Motion by Supervisor Stanelle to approve the agenda.

Seconded by Mr. Watson.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES.

a. Motion by Supervisor Stanelle to approve the September 26, 2023 Joint Public Hearing Minutes as presented.

Seconded by Mr. Watson.

Motion Passed Unanimously.

b. Motion by Supervisor Stanelle to approve the September 26, 2023 Plan Commission minutes with the following correction: on page 2, item a, remove the denial of the field fence portion of the line.

Seconded by Mr. Watson.

Motion Passed Unanimously.

5) **Citizen Comments: Three-minute limit.**

None.

6) **Old Business:**

a. David Wimmer for a Conditional Use Permit Amendment to Northbrook Apartment Building to increase the number of proposed dwelling units by 3 units, located at 700 North Barker Road (BKFT1122993005).

Chairman Henderson asked for clarification regarding comments made in tonight's public hearing, that some residents in the Brook Park area reported that they did not receive notice of the public hearing at the beginning of this project. Mr. Hembrook was clear that notices did go out, and showed the 300-foot buffer zone for this proposal. Mr. Watson asked if the Town keeps a record of who receives public hearing notices as a general rule. Mr. Hembrook will check with the clerk's office for that information. Chairman Henderson then asked about a previous multi-family development (Poplar Creek Apartments) by Wimmer Properties, which had a similar situation. Mr. Wimmer stated the reason for that change was that there were two satellite elevator lobbies that added some extended space, and decided that would it would be better as units. Supervisor Stanelle asked about density, Planner Hembrook confirmed that it does meet the criteria, even with additional units. It was clarified what was originally planned for that space was a concrete pad for an outdoor courtyard/ patio. The proposed plan is to place 3 units (1 per level) on that space. There are 60 underground parking spaces for 35 units. There is a significant amenity center for the development.

Motion was made by Jeremy Watson to **recommend approval** of a Conditional Use Permit Amendment to Northbrook Apartment Building to increase the number of proposed dwelling units by 3 units, located at 700 North Barker Road (BKFT1122993005).

The motion was not seconded, therefore the motion failed.

Motion made by Mr. Neville to **recommend denial** of a Conditional Use Permit Amendment to Northbrook Apartment Building to increase the number of proposed dwelling units by 3 units, located at 700 North Barker Road.

Seconded by Mr. Watson.

Motion Carried 3-1, with Supervisor Stanelle dissenting.

- b. Town of Brookfield for a recommendation of approval for a Zoning Code Text Amendment to Section 17.02(14)(g)11 related to fences.

Planner Hembrook included two options, with the word “solid” in option 2 and removing “solid” from option 1, referring to the survey requirement for solid fences. Regarding double frontage lots, Planner Hembrook suggested adding to the amendment that in some situations, the request could come before the Plan Commission for a recommendation. That would not require a public hearing. Chairman Henderson inquired why Plan Commission as opposed to Architectural Review Committee (ARC). Planner Hembrook responded that Plan Commission would review Conditional Use for fences, but can go to ARC if that is desired. Attorney Van Kluenen suggested striking the requirement for a neighbor(s) signed agreement. This requirement creates an additional burden on staff, and a proposed document could be unclear as to what is included in an agreement. Destruction of property could be a reason for denial. Additionally, under the Conditional Use Permit (CUP) process, a neighbor would be notified of the proposed fence and have the opportunity at a public hearing to express support or opposition to the proposal. Supervisor Stanelle explained the reasoning for a neighbor agreement is to try to keep all that would be impacted by a privacy fence satisfied, allowing those that want a fence up to the property line the ability to do so, while also understanding those who do not want a fence on the property line and trying to accommodate them. Mr. Watson indicated that he is not in support of a neighbor agreement requirement. Mr. Smeltzer opined that if there is 6 feet of dead space between back-to-back neighbor’s fences, it does not make sense. It was clarified that a fence can go up to the property line in the proposed changes to the text amendment. Supervisor Stanelle suggested simplifying the foot markers for the requirements. The importance of a survey was stressed. Commissioner Neville inquired about existing fences that do not comply with the current code, and what the remedy is for that situation. Chairman Henderson responded that if there is an open complaint on an existing fence, it would fall under what the ordinance is at the time of the complaint. Mr. Smeltzer expressed strong opposition to allowing privacy fences up to the front foundation of a dwelling for the side yard. Chain link, etc. materials were clarified as being prohibited, however Planner Hembrook mentioned the possibility of coated chain link. A property owner could also pursue a chain link fence through the CUP process. Planner Hembrook outlined the fees that would be involved with a CUP, including a survey (averaging over \$1,000); \$300 for the CUP process; fees that Planner Hembrook charges for his consulting services; adding up to approximately \$2,000 for fees alone. Other options were discussed regarding requirements for a CUP, including the possibility of a CUP requirement at 5 feet. Chairman Henderson read through the fence checklist as provided by Planner Hembrook. Changes to the proposed fence zoning code text amendment, and including permit application changes/ additions are as follows:

- Address utility easements, clarify that the utility has the right to remove if necessary at the owner’s expense (add to permit application);
- Make grammatical corrections as noted in “Residential Fence Checklist” section;
- Show fence placement on diagram;
- Strike “signed agreement” from “Solid Fences” section;
- 5’ requires survey for solid and open fences;
- 3’ requires CUP, no CUP required for open fences;

- Open or solid in corner or double frontage lots are allowed (one diagram, which says open or solid and covers both. Then add another diagram for a street yard. Instead of saying solid fence example, just indicate “fence example”);
- Permit required for ornamental fences;
- Double frontage lots to Plan Commission for approval as Zoning Administrator/Town Planner sees fit;
- Garden enclosures, pet kennels would not require a permit.

Further discussion included that it is acceptable to use a previous survey. The corners of the yard must be staked based off a current or previous survey. Options regarding chain link fences were considered, including green or black coating, and rust resistant finishes. It was the consensus that chain link fences that can be seen from the street are undesirable. Chairman Henderson suggested showing on the diagrams where a fence can be, by actually putting a fence on the diagram. Additional comments were made regarding a signed neighbor agreement for solid fences, versus notification via CUP process. Attorney Van Klunen cautioned that there is nothing in the code which says before a property owner can do something on their own property, permission is required from someone else (i.e. neighbors). Mr. Van Klunen went on to say that according to the zoning code, a person’s opportunity to be heard is when you get a notification by mail, or it gets published on-line on the Town of Brookfield website, in the newspaper, and is posted on the bulletin boards around the town. If neighbors are opposed, they can submit their concerns at the public hearing, or via a letter or email. For open fences, a survey would be required within 5 feet, but not a CUP. Mr. Watson clarified that the Plan Commission was focusing on Option 1. Planner Hembrook also mentioned that any changes made to the fence zoning code must be communicated to the public, and Chairman Henderson suggested Town Tidings; highlight it on the town website, bulletin boards, and social media outlets.

Motion was made by Commissioner Watson to add the recommendations as discussed and tabled to be brought back to the next Plan Commission meeting to recommend approval for a Zoning Code Text Amendment to Section 17.02(14)(g)11 related to fences.

Seconded by Supervisor Stanelle.

Motion passed unanimously.

7) **New Business:**

- a. None.

8) COMMUNICATION AND ANNOUNCEMENTS.

Add agenda item to discuss December’s regular Plan Commission meeting, which is currently scheduled for December 26.

Trick or Treating is Tuesday, October 31st from 6-8pm.

Tree lighting is the first Saturday in December at The Corners of Brookfield.

9) ADJOURN.

Motion by Commissioner Neville to adjourn at 9:35pm.

Seconded by Commissioner Watson.

Motion Passed Unanimously.

Respectfully submitted,
Bryce Hembrook, Town Planner

Option 1

Fences. Fences are a permitted accessory use in any district upon issuance of a permit and compliance with the requirements in this section. All fences shall be constructed in such a manner that the "finished" side faces the neighboring property and the fence posts are on the side of the fence facing the subject property. ~~and may be erected without a permit, provided that fences shall comply with the following requirements:~~

a. ~~Residential fences shall be constructed in such a manner that the "finished" side shall face the neighboring property. Fence posts shall be on the side of the fence facing the subject property~~ In residential districts, all fences constructed after January 1, 2024 shall comply with the following requirements:-

i. ~~Open residential fences are permitted up to the lot line in the side and rear yards but shall not extend into the street yard of residential districts, but shall not or exceed a height of four feet. Unless approved by a conditional use permit, chain link and barbed wire fences are prohibited. Such prohibition includes chain link and barbed wire fences surrounding tennis courts, basketball courts, and other similar recreational areas, and shall not extend into the street yard.~~ Open fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least five feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood continuity standard. The zoning administrator may forward the fence permit application to the Plan Commission for final approval.

ii.

~~Solid residential fences, as defined in § 17.01(9)(b) of this chapter, are permitted up to the lot line in the side and rear yard but shall not extend into the street yard or exceed a height of six feet. A survey is required for all proposed solid fences located within five feet of the property line. Any solid fence located closer than three feet from the property line shall also receive a Conditional Use Permit. along with a survey and a signed agreement from all neighbors in which the fence abuts. Solid fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least five feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood continuity standard. The zoning administrator may forward the fence permit application to the Plan Commission for final approval.~~ shall meet the offset requirements of the district. Fences shall not exceed six feet in height and shall be placed in the rear yard only.

iii. Prior to permit approval, any person proposing a solid or open fence that will be located within five feet of a lot line shall submit a plat of survey depicting the location of the proposed fence and stake the corners of the property.

b. In any district, ornamental fences, as defined in § 17.01(9)(b) of this chapter, are permitted up to the lot line in the side, rear, and in the street yard in any district, but shall not extend into

~~the be erected in a street right-of-way or and shall not exceed a fence height of three feet.~~ Ornamental fences shall comply with the traffic visibility requirements set forth in § 17.06 of this chapter. Ornamental fences shall require a fence permit.

c. ~~In any district except residential districts, chain link, barbed wire, or other sSecurity fences is or screening fences are permitted up to the lot property lines in the side, rear, and street yard but shall not extend into the street right-of-way all districts except residential districts, but shall or not exceed a height of 10 feet in total height and shall be "open fences" as defined in § 17.01(9)(b) of this chapter when located in the street yard. Any portion of such fencing located in the street yard shall be an open fence as defined in § 17.01(9)(b) of this chapter. Barbed wireSecurity fences may include up to four strands of barbed wire on the top of the fence, provided that the barbed wire is at least eight feet above grade with the vertical supports for the barbed wire slanting inward away from the neighboring property line. Security and screening Ffences authorized by this section shall comply with the traffic visibility requirements set forth in § 17.06 of this chapter. Security fences shall be constructed in such a manner that the "finished" side shall face the neighboring property. Fence posts shall be on the side of the fence facing the permit applicant's property.~~

d. ~~Reserved. Solid, privacy fences, as described in § 17.01(9)(b) of this chapter, not exceeding six feet in height, may be placed in a street yard of double frontage or corner lots subject to approval by the Building Inspector or Architectural Review Committee. Approval shall be based upon a neighborhood continuity standard. Such fencing may be placed at a minimum five-foot setback to a street right-of-way, providing the side facing the street is attractively landscaped.~~

e. ~~Except as otherwise permitted in this section, bBarbed wire, razor wire, corrugated metal, chicken wire, T-posts and U-posts, fences and electric fences are prohibited in the Town of Brookfield.~~

f. Exemptions from permit and permit standards. The following fences are exempt from the requirements of this section:

i. Temporary fencing used for the protection of excavation, construction sites and individuals plants.

ii. Decorative fencing, fences encompassing a garden, pet kennels and other similar fences provided that they are not located in the front yard, setback a minimum of five feet from all property lines, and do not exceed a height of six feet.

iii. Invisible fences intended for pets.

g. All fences or posts shall be maintained in a structurally sound and attractive manner.

h. Any utility equipment located within a fence shall be safe and accessible. If the metering location becomes unsafe or inaccessible, the owner shall be required to remove the fence or have the utility equipment moved at the owner's expense.

i. Fence permits may be approved administratively by the zoning administrator. Any proposed fence ~~that does which would not conform with this section e above provisions~~ shall be considered a conditional use under as described in § 17.02(14) of this chapter.

Ord. No.: _____

**ORDINANCE REPEALING AND RECREATING SECTION 17.02(14)(g)11. 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 17.02(14)(g)11. of the Town Code is hereby repealed and recreated
to read as follows:

11. Fences. Fences may be permitted as an accessory use in any district upon issuance of a permit and compliance with the requirements in this section. All fences shall be constructed in such a manner that the "finished" side faces the neighboring property and the fence posts are on the side of the fence facing the subject property.

a. In residential districts, all fences constructed after January 1, 2024 shall comply with the following requirements:

i. Open fences are permitted up to the lot line in the side and rear yards but shall not extend into the street yard or exceed a height of four feet. Unless approved by a conditional use permit, chain link and barbed wire fences are prohibited. Such prohibition includes chain link and barbed wire fences surrounding tennis courts, basketball courts, and other similar recreational areas. **Open fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least five feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood continuity standard. The zoning administrator may forward the fence permit application to the Plan Commission for final approval.**

ii. Solid fences are permitted up to the lot line in the side and rear yard but shall not extend into the street yard or exceed a height of six feet. Any solid fence located closer than three feet from the property line shall receive a Conditional Use Permit. Solid fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least five feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood continuity standard. **The zoning administrator may forward the fence permit application to the Plan Commission for final approval.**

iii. Prior to permit approval, any person proposing a solid or open fence that will be located within five feet of a lot line shall submit a plat of survey depicting the location of the proposed fence and stake the corners of the property.

[Amended at time of adoption of Code (see Ch. 25, General Provisions, Art. II)]

b. In any district, ornamental fences are permitted up to the lot line in the side, rear, and street yard but shall not extend into the street right-of-way or exceed a height of three feet. Ornamental fences shall comply with the traffic visibility requirements set forth in § 17.06 of this chapter.

Ornamental fences shall require a fence permit.

c. In any district except residential districts, chain link, barbed wire, or other security fencing is permitted up to the lot line in the side, rear, and street yard but shall not extend into the street right-of-way or exceed a height of ten feet. Any portion of such fencing located in the street yard shall be an open fence as defined in § 17.01(9)(b) of this chapter. Barbed wire fences may include up to four strands of barbed wire on the top of the fence, provided that the barbed wire is at least eight feet above grade with the vertical supports for the barbed wire slanting inward away from the neighboring property line. Fences authorized by this section shall comply with the traffic visibility requirements set forth in § 17.06 of this chapter.

d. Reserved.

e. Except as otherwise permitted in this section, barbed wire, razor wire, corrugated metal, chicken wire, T-posts and U-posts, and electric fences are prohibited.

f. Exemptions from permit and permit standards. The following fences are exempt from the requirements of this section:

i. Temporary fencing used for the protection of excavation, construction sites, and individuals plants.

ii. Decorative fencing, fences encompassing a garden, pet kennels, and other similar fences provided that they are not located in the front yard, setback at least five feet from all property lines, and do not exceed a height of six feet.

iii. Invisible fences intended for pets.

g. All fences and posts shall be maintained in a structurally sound and attractive manner.

h. Any utility equipment located within a fence shall be safe and accessible. If the metering location becomes unsafe or inaccessible, the owner shall be required to remove the fence or have the utility equipment moved at the owner's expense.

i. Fence permits may be approved administratively by the zoning administrator. Any proposed fence that does not comply with this section shall be considered a conditional use under § 17.02(14) of this chapter.

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 _____, day of _____, 2023.

BY: _____
KEITH HENDERSON, Chairman

BY: _____
STEVE KOHLMANN, Supervisor

BY: _____
JOHN CHARLIER, Supervisor

BY: _____
JOHN R. SCHATZMAN, Supervisor

BY: _____
RYAN STANELLE, Supervisor

ATTEST: _____
TOM HAGIE, Administrator and
Interim Clerk

Option 2

Fences. Fences are a permitted accessory use in any district upon issuance of a permit and compliance with the requirements in this section. All fences shall be constructed in such a manner that the "finished" side faces the neighboring property and the fence posts are on the side of the fence facing the subject property. ~~and may be erected without a permit, provided that fences shall comply with the following requirements:~~

a. ~~Residential fences shall be constructed in such a manner that the "finished" side shall face the neighboring property. Fence posts shall be on the side of the fence facing the subject property~~ In residential districts, all fences constructed after January 1, 2024 shall comply with the following requirements:-

i. ~~Open residential fences are permitted up to the lot line in the side and rear yards but shall not extend into the street yard of residential districts, but shall not or exceed a height of four feet. Unless approved by a conditional use permit, chain link and barbed wire fences are prohibited. Such prohibition includes chain link and barbed wire fences surrounding tennis courts, basketball courts, and other similar recreational areas, and shall not extend into the street yard.~~ Open fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least five feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood continuity standard. The zoning administrator may forward the fence permit application to the Plan Commission for final approval.

ii.

~~Solid residential fences, as defined in § 17.01(9)(b) of this chapter, are permitted up to the lot line in the side and rear yard but shall not extend into the street yard or exceed a height of six feet. A survey is required for all proposed solid fences located within five feet of the property line. Any solid fence located closer than three feet from the property line shall receive a Conditional Use Permit along with a survey and a signed agreement from all neighbors in which the fence abuts. Solid fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least five feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood continuity standard. The zoning administrator may forward the fence permit application to the Plan Commission for final approval.~~ shall meet the offset requirements of the district. Fences shall not exceed six feet in height and shall be placed in the rear yard only.

iii. Prior to permit approval, any person proposing a solid or open fence that will be located within five feet of a lot line shall submit a plat of survey depicting the location of the proposed fence and stake the corners of the property.

b. In any district, ornamental fences, as defined in § 17.01(9)(b) of this chapter, are permitted up to the lot line in the side, rear, and in the street yard in any district, but shall not extend into

~~the be erected in a street right-of-way or and shall not exceed a fence height of three feet.~~ Ornamental fences shall comply with the traffic visibility requirements set forth in § 17.06 of this chapter. Ornamental fences shall require a fence permit.

c. ~~In any district except residential districts, chain link, barbed wire, or other sSecurity fences is or screening fences are permitted up to the lot property lines in the side, rear, and street yard but shall not extend into the street right-of-way all districts except residential districts, but shall or not exceed a height of 10 feet in total height and shall be "open fences" as defined in § 17.01(9)(b) of this chapter when located in the street yard. Any portion of such fencing located in the street yard shall be an open fence as defined in § 17.01(9)(b) of this chapter. Barbed wireSecurity fences may include up to four strands of barbed wire on the top of the fence, provided that the barbed wire is at least eight feet above grade with the vertical supports for the barbed wire slanting inward away from the neighboring property line. Security and screening Ffences authorized by this section shall comply with the traffic visibility requirements set forth in § 17.06 of this chapter. Security fences shall be constructed in such a manner that the "finished" side shall face the neighboring property. Fence posts shall be on the side of the fence facing the permit applicant's property.~~

d. ~~Reserved. Solid, privacy fences, as described in § 17.01(9)(b) of this chapter, not exceeding six feet in height, may be placed in a street yard of double frontage or corner lots subject to approval by the Building Inspector or Architectural Review Committee. Approval shall be based upon a neighborhood continuity standard. Such fencing may be placed at a minimum five-foot setback to a street right-of-way, providing the side facing the street is attractively landscaped.~~

e. ~~Except as otherwise permitted in this section, bBarbed wire, razor wire, corrugated metal, chicken wire, T-posts and U-posts, fences and electric fences are prohibited in the Town of Brookfield.~~

f. Exemptions from permit and permit standards. The following fences are exempt from the requirements of this section:

i. Temporary fencing used for the protection of excavation, construction sites and individuals plants.

ii. Decorative fencing, fences encompassing a garden, pet kennels and other similar fences provided that they are not located in the front yard, setback a minimum of five feet from all property lines, and do not exceed a height of six feet.

iii. Invisible fences intended for pets.

g. All fences or posts shall be maintained in a structurally sound and attractive manner.

h. Any utility equipment located within a fence shall be safe and accessible. If the metering location becomes unsafe or inaccessible, the owner shall be required to remove the fence or have the utility equipment moved at the owner's expense.

i. Fence permits may be approved administratively by the zoning administrator. Any proposed fence ~~that does which would not conform with this section~~ above provisions shall be considered a conditional use under ~~as described in § 17.02(14) of this chapter.~~

Ord. No.: _____

**ORDINANCE REPEALING AND RECREATING SECTION 17.02(14)(g)11. 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 17.02(14)(g)11. of the Town Code is hereby repealed and recreated
to read as follows:

11. Fences. Fences may be permitted as an accessory use in any district upon issuance of a permit and compliance with the requirements in this section. All fences shall be constructed in such a manner that the "finished" side faces the neighboring property and the fence posts are on the side of the fence facing the subject property.

a. In residential districts, all fences constructed after January 1, 2024 shall comply with the following requirements:

i. Open fences are permitted up to the lot line in the side and rear yards but shall not extend into the street yard or exceed a height of four feet. Unless approved by a conditional use permit, chain link and barbed wire fences are prohibited. Such prohibition includes chain link and barbed wire fences surrounding tennis courts, basketball courts, and other similar recreational areas. **Open fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least five feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood continuity standard. The zoning administrator may forward the fence permit application to the Plan Commission for final approval.**

ii. Solid fences are permitted up to the lot line in the side and rear yard but shall not extend into the street yard or exceed a height of six feet. Any solid fence located closer than three feet from the property line shall receive a Conditional Use Permit **and a signed agreement from all neighbors in which the fence abuts.** Solid fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least five feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood continuity standard. **The zoning administrator may forward the fence permit application to the Plan Commission for final approval.**

iii. Prior to permit approval, any person proposing a **solid or open fence** that will be located within five feet of a lot line shall submit a plat of survey depicting the location of the proposed fence and stake the corners of the property.

[Amended at time of adoption of Code (see Ch. 25, General Provisions, Art. II)]

b. In any district, ornamental fences are permitted up to the lot line in the side, rear, and street yard but shall not extend into the street right-of-way or exceed a height of three feet. Ornamental fences shall comply with the traffic visibility requirements set forth in § 17.06 of this chapter.

Ornamental fences shall require a fence permit.

c. In any district except residential districts, chain link, barbed wire, or other security fencing is permitted up to the lot line in the side, rear, and street yard but shall not extend into the street right-of-way or exceed a height of ten feet. Any portion of such fencing located in the street yard shall be an open fence as defined in § 17.01(9)(b) of this chapter. Barbed wire fences may include up to four strands of barbed wire on the top of the fence, provided that the barbed wire is at least eight feet above grade with the vertical supports for the barbed wire slanting inward away from the neighboring property line. Fences authorized by this section shall comply with the traffic visibility requirements set forth in § 17.06 of this chapter.

d. Reserved.

e. Except as otherwise permitted in this section, barbed wire, razor wire, corrugated metal, chicken wire, T-posts and U-posts, and electric fences are prohibited.

f. Exemptions from permit and permit standards. The following fences are exempt from the requirements of this section:

i. Temporary fencing used for the protection of excavation, construction sites, and individuals plants.

ii. Decorative fencing, fences encompassing a garden, pet kennels, and other similar fences provided that they are not located in the front yard, setback at least five feet from all property lines, and do not exceed a height of six feet.

iii. Invisible fences intended for pets.

g. All fences and posts shall be maintained in a structurally sound and attractive manner.

h. Any utility equipment located within a fence shall be safe and accessible. If the metering location becomes unsafe or inaccessible, the owner shall be required to remove the fence or have the utility equipment moved at the owner's expense.

i. Fence permits may be approved administratively by the zoning administrator. Any proposed fence that does not comply with this section shall be considered a conditional use under § 17.02(14) of this chapter.

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 _____, day of _____, 2023.

BY: _____
KEITH HENDERSON, Chairman

BY: _____
STEVE KOHLMANN, Supervisor

BY: _____
JOHN CHARLIER, Supervisor

BY: _____
JOHN R. SCHATZMAN, Supervisor

BY: _____
RYAN STANELLE, Supervisor

ATTEST: _____
TOM HAGIE, Administrator and
Interim Clerk

RESIDENTIAL FENCE CHECKLIST

General Information

- Fences may be permitted as an accessory use in any district upon this issuance of a permit and compliance with requirements as stated in the Town's zoning code.
- All fences shall be constructed in such a manner that the "finished" side faces the neighboring property and the fence posts are on the side of the fence facing the subject property.
- All fences and posts shall be maintained in a structurally sound and attractive manner.
- All utility equipment located within the fence shall be safe and accessible. If the metering location becomes unsafe or inaccessible, the owner shall be required to remove the fence or have the utility equipment moved at the property owner's expense.
- Any proposed fence that does not conform with the fence requirements in the zoning code shall be considered a conditional use. Please email the Town Planner at Planning@townofbrookfield.com to receive more information regarding the conditional use permit process.
- Please note that the Town Planner is only available on Tuesday and Thursday mornings (generally 8:30am-12:30pm), so please schedule an appointment to discuss your fence plans.

Residential Fences

Any open or solid fence proposed to be located within 5 feet of a lot line shall require the applicant to submit a plat of survey depicting the location of the proposed fence and stake the corners of the property.

Open Fences

- Open fences are those with more than 30% of their surface area open for free passage of light and air. Examples of such fences include picket and rail fences.
- Permitted up to the lot line in the side and rear yards but **shall not** extend into the street yard, unless located on corner lot or double frontage lot.
- Shall not exceed 4' in height.
- Chain link and barbed wire fence are prohibited, except as approved by a conditional use permit. This includes fencing surrounding tennis courts, basketball courts, and other similar recreational areas.
- Open fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least 5 feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood standards. The zoning administrator may forward the fence permit application to the Plan Commission for final approval.



Solid Fences

- Solid fences are those with 30% or less of their surface area open for free passage of light and air and designed to conceal from the activities conducted behind them. Examples of such fences are stockade, board-on-board, board and batten, basket weave, and louvered.
- Permitted up to the lot line in the side and rear yard, subject to additional requirements below, but **shall not** extend into the street yard, unless located on corner lot or double frontage lot.
- Shall not exceed 6' in height.
- Any solid fence located closer than 3 feet from the property line shall receive a Conditional Use Permit.
- Solid fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least 5 feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood standards. The zoning administrator may forward the fence permit application to the Plan Commission for final approval.



Ornamental Fences

- An ornamental fence is a fence intended to decorate, accent, or frame a feature of the landscape. Ornamental fences are often used to identify a lot corner or a lot line or frame a driveway, walkway or planting bed. Ornamental fences are those with more than 80% of their surface area open for free passage of light and air. Ornamental fences are often of the rail or wrought iron type.
- Permitted up to the lot line in the side, rear, and street yard but **shall not** extend into the street right-of-way.
- Shall not exceed 3' in height.
- Ornamental fences shall comply with the traffic visibility requirements set forth in the zoning code.
- Require a fence permit but do not require a survey within 5' of property line.



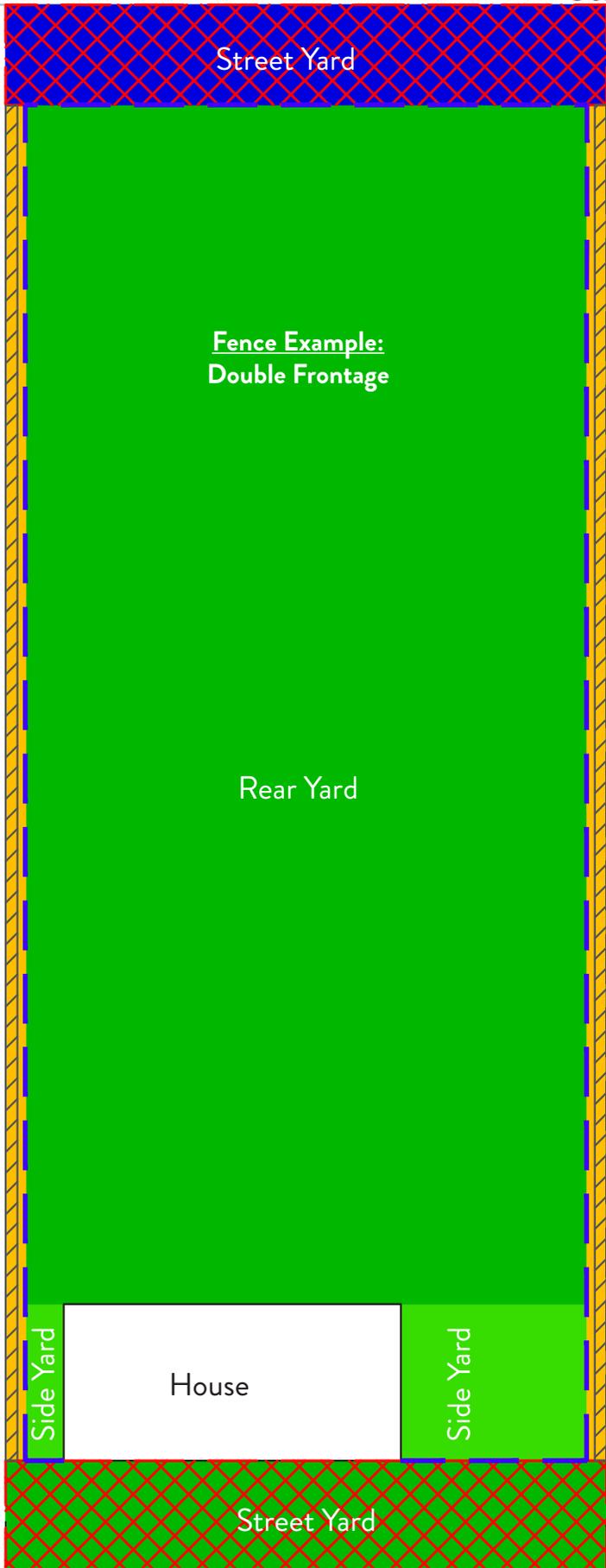
Prohibited Materials

- Barbed wire, razor wire, corrugated metal, chicken wire, T-posts, U-posts, and electric fences.

Fences Exempt from Fence Regulations and Permits

- Temporary fencing used for protection of excavation, construction sites, and individual plants.
- Decorative fencing, fences encompassing a garden, pet kennels and other similar fences provided that they are not located in the front yard, setback a minimum of 5' from all property lines, and do not exceed a height of 6'.

Street



**Fence Example:
Double Frontage**

Rear Yard

Side Yard

House

Side Yard

Street Yard

Property Line



Area where all fencing is prohibited



Fence



Open and Solid Fences Permitted



Street Yard - Double Frontage:

Solid or open fencing must be placed 5 feet from Right-of-Way.

Subject to additional requirements.

Zoning Administrator may forward to Plan Commission for final approval.



Solid or Open Fence within 5 feet of property line:

Survey required.

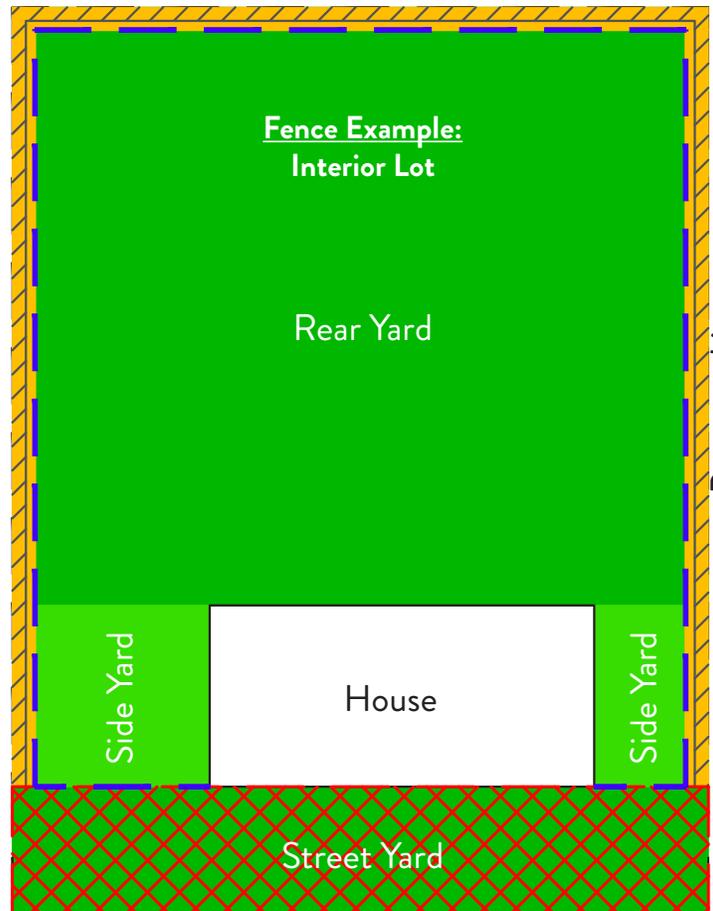


Solid Fence within 3 feet of property line:

Conditional Use Permit required.

Survey Required.

Street



**Fence Example:
Interior Lot**

Rear Yard

Side Yard

House

Side Yard

Street Yard

Property Line



TOWN OF BROOKFIELD
645 N Janacek Road
Brookfield, WI 53045

Town Planner
Bryce Hembrook (262) 796-3760
 Office hours by appointment only
 Tuesday and Thursday
 8:30am – 12:30pm

Building Inspector
Jason Chromy (262) 364-6969

PERMIT #
TAX KEY#
APPLICATION DATE

**FENCE
 Permit Application**

OWNER'S NAME(S)	MAILING ADDRESS - INCLUDE CITY & ZIP	EMAIL/PHONE NUMBER
CONTRACTOR NAME(S)	MAILING ADDRESS - INCLUDE CITY & ZIP	EMAIL/PHONE NUMBER
FENCE TYPE	PROPOSED HEIGHT	TOTAL LENGTH
ESTIMATED CONSTRUCTION COST		

- Include a site plan showing the location and the dimension from the rear, street, and side lot lines.
- A property survey is required for any solid or open fence proposed to be within five (5) feet of a property line.
- A solid fence proposed to be within three (3) feet of the property line requires a Conditional Use Permit.
- Include a picture or rendering of proposed fence.
- Applicant must sign Professional Services Agreement (next page).

SCHEDULE OF SIGN FEES				
		EACH	COUNT	FEE
FENCE	Permit Fee	\$75.00	_____	\$_____
	*Additional consultation fees may apply depending on length of review/ approval.			
NO REFUNDS ON PERMITS				

SELF ADDRESSED STAMPED ENVELOPE REQUIRED FOR PERMIT RETURN

The applicant agrees to comply with the Municipal Ordinances and with the conditions of the permit; understands that the issuance of the permit creates no legal liability, express, or implied of the Department, Municipality, Agency, or Inspector, and certifies that the above information is accurate. Have Permit/Application number and address when requesting Inspections.

Signature of Applicant _____ Date _____

This permit is granted upon the express condition that said owner agrees to faithfully comply with the fence rules and regulations established, and said fence will be located and built in strict accordance with the descriptions, plans, and plats as submitted to the Development Services Department for conditional approval; and shall further conform in all respects to the Ordinances of the Town of Brookfield and to the State of Wisconsin's Administrative Codes of the department. This permit may be revoked at any time upon violating any of the above mentioned provisions.

PERMIT APPROVED BY _____ DATE _____
 Bryce Hembrook – Town of Brookfield Planner

FEES	RECEIPT	PERMIT EXPIRATION	PERMIT ISSUED BY MUNICIPAL AGENT
Permit Fee \$ _____ Receipt Number: _____ Date _____	Check # _____ Date _____ From _____ Rec. By _____	Permit Expires 90 days from date Unless otherwise noted below	Name _____ Date _____ Certification Number _____



TOWN OF BROOKFIELD - TOWN HALL OFFICES
645 N Janacek Road - Brookfield, WI 53045
Phone (262) 796-3788 - Fax (262) 796-0339

PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

AGREEMENT

PURSUANT TO SECTION 3.21, OF THE TOWN OF BROOKFIELD CODE, THE UNDERSIGNED AGREES TO REIMBURSE THE TOWN OF BROOKFIELD FOR ALL COSTS, EXPENSES, AND FEES INCURRED BY THE TOWN OF BROOKFIELD BY THE TOWN ATTORNEY, ENGINEER, PLANNER, ECONOMIC DEVELOPMENT CONSULTANT, OR ANY OTHER PROFESSIONAL CONSULTANTS RETAINED BY THE TOWN, AND SUCH SERVICES RELATED TO THE FOLLOWING:

PROJECT NAME

PROJECT ADDRESS

SEND ALL INVOICES TO:
 (NAME & ADDRESS)

TAX KEY NUMBER(S)

BY SIGNING BELOW, I REPRESENT AND WARRANT TO THE TOWN OF BROOKFIELD THAT I AM AUTHORIZED TO EXECUTE THIS AGREEMENT ON BEHALF OF THE APPLICANT AND/OR PROPERTY OWNER, AND IN THOSE CASES WHERE THE APPLICANT AND/OR PROPERTY OWNER IS A CORPORATION, LIMITED LIABILITY COMPANY, PARTNERSHIP OR OTHER BUSINESS ENTITY (COLLECTIVELY "BUSINESS ENTITY"), I REPRESENT AND WARRANT THAT THE BUSINESS ENTITY IS IN GOOD STANDING AND AUTHORIZED TO DO BUSINESS IN THE STATE OF WISCONSIN, AND THAT I AM AUTHORIZED TO EXECUTE AND BIND THE BUSINESS ENTITY TO THE TERMS OF THIS AGREEMENT.

RESPONSIBLE PARTY OR PARTIES

APPLICANT NAME CODE	MAILING ADDRESS - INCLUDE CITY & ZIP	TELEPHONE - INCLUDE AREA
------------------------	--------------------------------------	--------------------------

FAX - INCLUDE AREA CODE	EMAIL
-------------------------	-------

PRINTED NAME	SIGNATURE	DATE
--------------	-----------	------

OWNER NAME (IF DIFFERENT THAN APPLICANT)	MAILING ADDRESS - INCLUDE CITY & ZIP	TELEPHONE - INCLUDE AREA CODE
---	--------------------------------------	-------------------------------

FAX - INCLUDE AREA CODE	EMAIL
-------------------------	-------

PRINTED NAME	SIGNATURE	DATE
--------------	-----------	------



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: November 21, 2023
PC MEETING DATE: November 28, 2023

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

SEH No. 171421, TASK 38

Applicant: Ryan Janssen (Avery & Birch)

Application Type: Conceptual Approval

Request

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

Summary of Request

- Zoning District = B-2 Limited General Business District
- Currently a vacant 3.6 acre parcel in an office park.
 - Quest Interiors received final approval for their facility on the subject property earlier this year, but decided to no longer pursue the project.
- The applicant intends to split the existing lot into 2 lots.
 - Proposed lot size = Approximately 1.7 acres or 74,052 square feet.
 - This will require a certified survey map review and approval.
- Proposed structure = 17,619 total square foot three-story facility with salon suites. Approximately 5,875 square feet each floor.
- Approximately 77 parking stalls currently proposed, including 2 handicap stalls.
 - The proposed use is likely considered a personal service use, which requires one space per 200 square feet of gross floor area, plus one space per employee for the work shift with the largest number of employees.
 - According to the code, 88 parking spaces are required for the square footage and the number of employees is unknown at this time.
 - The proposed site plan shows a drive access connection to the future lot to the north.
- Proposed setbacks:
 - Front = 220+'
 - Side = 66' north and 47' south

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351
SEH is 100% employee-owned | sehinc.com | 262.646.6855 | 888.908.8166 fax

- Rear = 67'
- All building setbacks will meet code requirements.
- The pavement setback along the Crossroads Circle right-of-way appears to not meet the 10' requirement (8' is proposed).
- Sum total of floor area
 - Proposed = 23.79% of lot area.
 - Required = No less than 6,000sf or 15% of the lot area, whichever is less. Shall not exceed 50% of lot area.
 - Requirement is met.
- No building height dimensions were provided but the building will likely meet the 45' height requirement.
- There are single-family residences directly to the west of the subject property, but only one of the adjacent parcels is zoned residential. The applicant intends to keep the existing landscaping to serve as a buffer for the residential properties.

The development review team has provided some initial feedback regarding the plans, but most of the comments or concerns can be addressed later in the review process. The purpose of conceptual project review shall be to determine the best use of a building site. The Plan Commission will consider the proposed land use and its compatibility with adjacent land uses. The Plan Commission should consider ingress and egress, off-street parking, and internal traffic patterns.

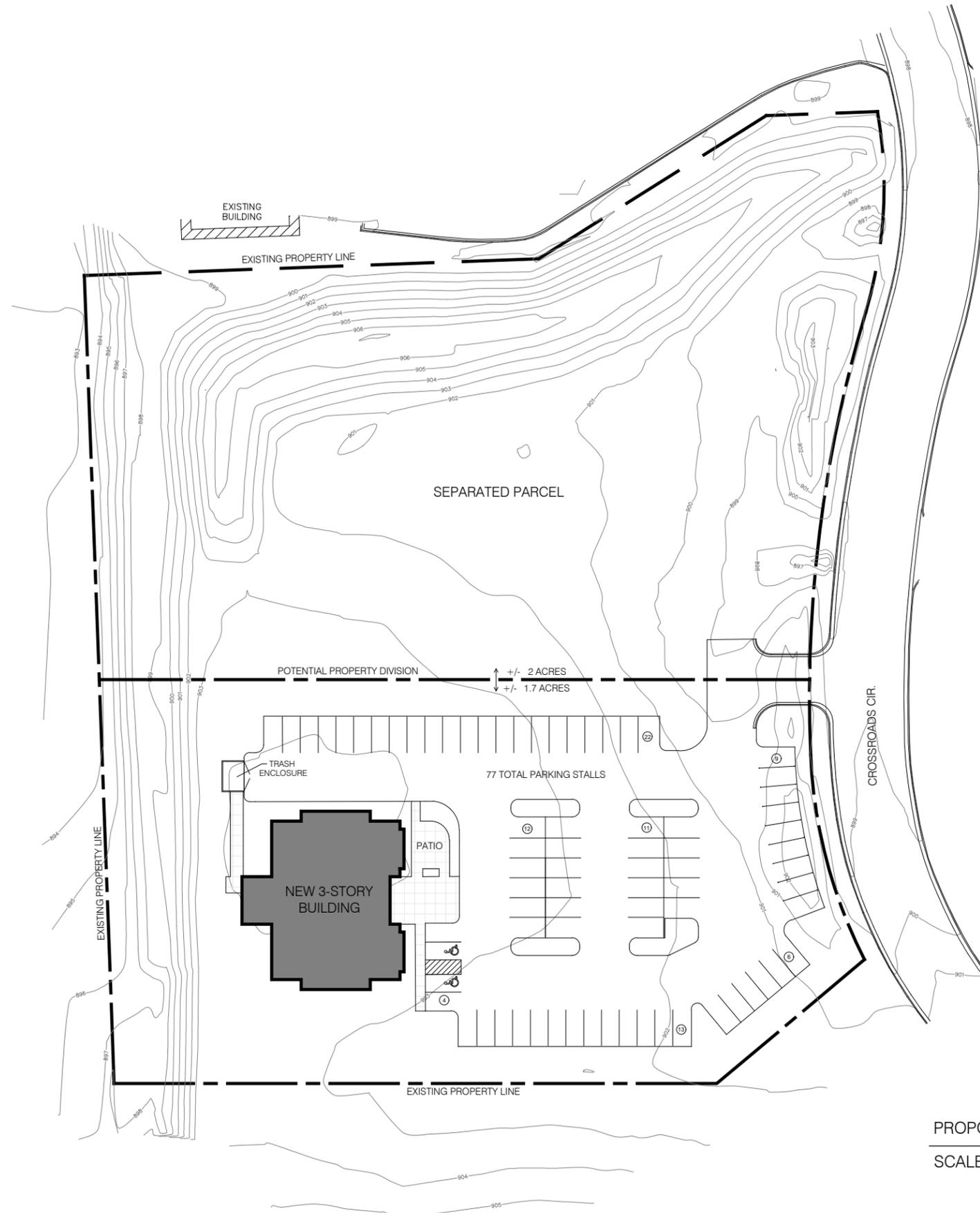
Staff Recommendation

Per the discretion of the Plan Commission.

Avery and Birch
beauty studios



in.studio
architecture

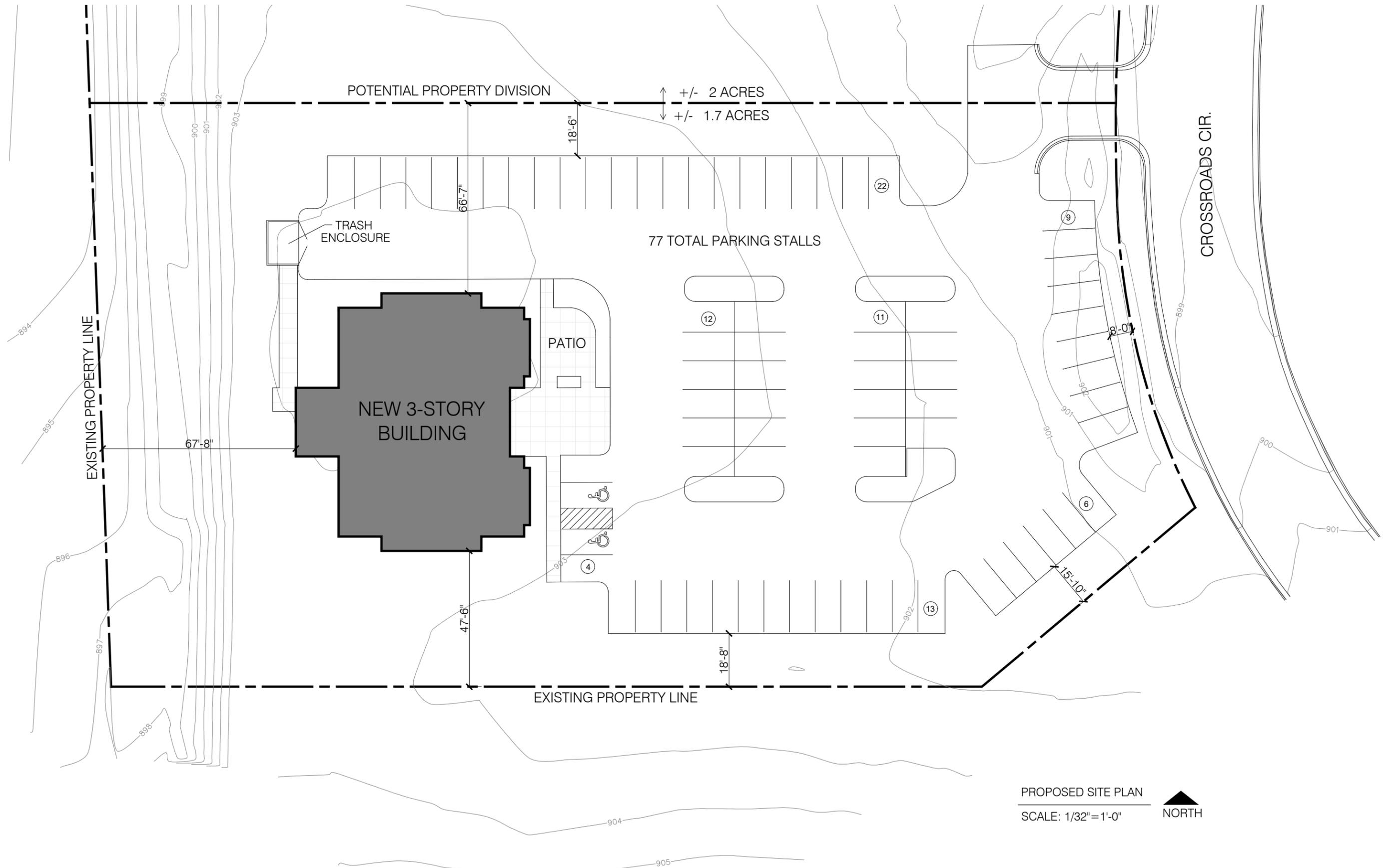


PROPOSED SITE PLAN

SCALE: 1/64" = 1'-0"



NORTH



PROPOSED SITE PLAN
 SCALE: 1/32" = 1'-0" 



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: November 21, 2023
PC MEETING DATE: November 28, 2023

RE: **Discount Tire – Site Plan Review**
20120 W Bluemound Rd BKFT1123999001

SEH No. 171421, TASK 37

Applicant: Steve McCleary (ra Smith, Inc), representing Discount Tire

Application Type: Site Plan and Landscaping Plan Review

Request

Review and approve proposed changes to the subject property site plan to expand parking area on north side of the property and along the building and to update the landscaping plan.

Summary of Request

- Discount Tire is in the process of moving into the existing F&F Tire building and plan to expand their parking area. The use of the property will remain the same.
- The Architectural Review Committee reviewed and approved changes to the proposed exterior alteration changes and approved two signs.
- Proposing to remove five existing parking stalls on north side and expand the parking lot to the north. The new northern parking lot will consist of 17 parking stalls and a trash enclosure.
- The applicant is also requesting to add three parking stalls near the southeast side of the building. Two of the three parking stalls will be ADA-compliant.
- The existing site has 37 parking stalls and the proposed site plans shows 49 parking stalls.
- The applicant has also provided a landscaping plan for the new parking area and shows the existing landscaping.
 - The Town Engineer will review the proposed landscaping and determined that the plan meets code requirements and I will provide an update at the Plan Commission meeting.

Staff Recommendation

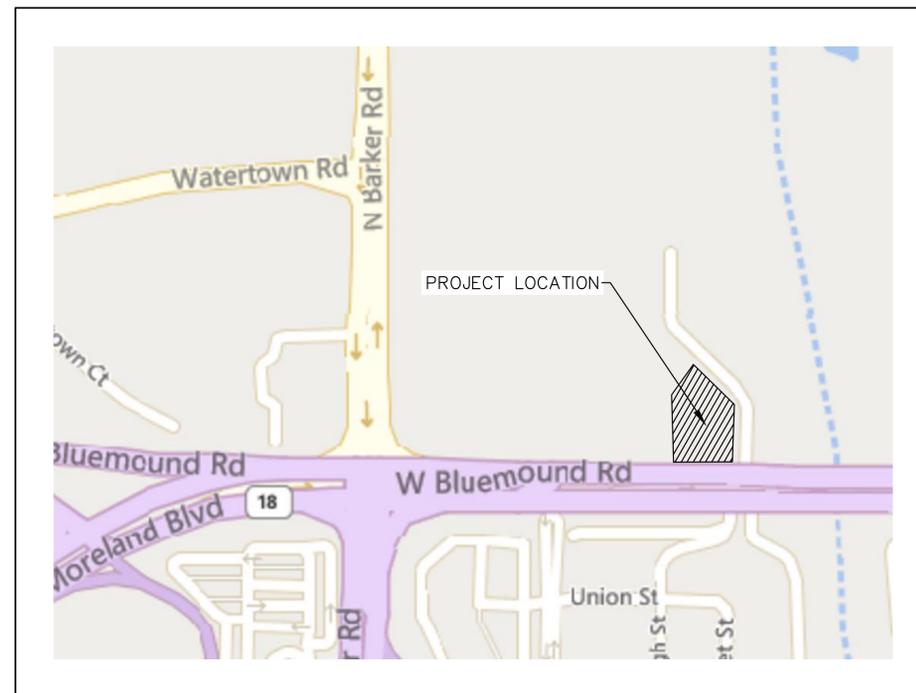
Per the discretion of the Plan Commission.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351
SEH is 100% employee-owned | sehinc.com | 262.646.6855 | 888.908.8166 fax

SITE DEVELOPMENT PLANS FOR DISCOUNT TIRE 20120 WEST BLUEMOUND ROAD BROOKFIELD, WI 53045

VICINITY MAP



PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING AND EROSION CONTROL PLAN
C400	UTILITY PLAN
C500	EROSION CONTROL DETAILS
C501	SPECIFICATIONS & SITE DETAILS
L100	LANDSCAPE PLAN

PLAN PREPARED BY:
CHRISTOPHER WHITE
R.A. SMITH, INC.
(262) 317-3286
christopher.white@rasmith.com

45676-6 10/16/2023
NUMBER DATE



**Know what's below.
Call before you dig.**

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A. SMITH, INC.

PLAN DATE: 10/16/2023			
REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

DEVELOPER/OWNER:
BR OF WISCONSIN 19 LLC
PO BOX 13125
MILWAUKEE, WI 53213-0125

CIVIL ENGINEER/LANDSCAPE ARCHITECT:

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

FIELD DATE
JULY 25, 2023

HORIZONTAL DATUM
Wisconsin State Plane Coordinate System, South Zone (NAD 27).
(same as adjoining CSM 11798)

REFERENCE POINTS
Concrete Mon with Alum Cap at West 1/4 corner (Barker Rd)
N. 384169.49
E. 2490103.70

VERTICAL DATUM
NAVD 1988(12)

STARTING BENCHMARK
Concrete Mon with Alum Cap at West 1/4 corner (Barker Rd) elev
832.48 (per GPS observation on tie sheet)
384169.49
E. 2490103.70

SITE BENCHMARKS
#1002 - SW bolt on Hydrant on West side of Poplar Creek Drive,
elevation 846.67
Door Sill at main Entrance, South side of Building, elevation 848.99

Disclaimer:
The above vertical and horizontal reference points were measured on the field date listed hereon for the purpose of locating visible improvements and elevations illustrated on the design survey. The reference points are not intended for construction purposes nor is the perpetuation and/or protection of the reference points ensured. All reference points must be field verified prior to use in construction and/or layout staking.

DATE	DESCRIPTION

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

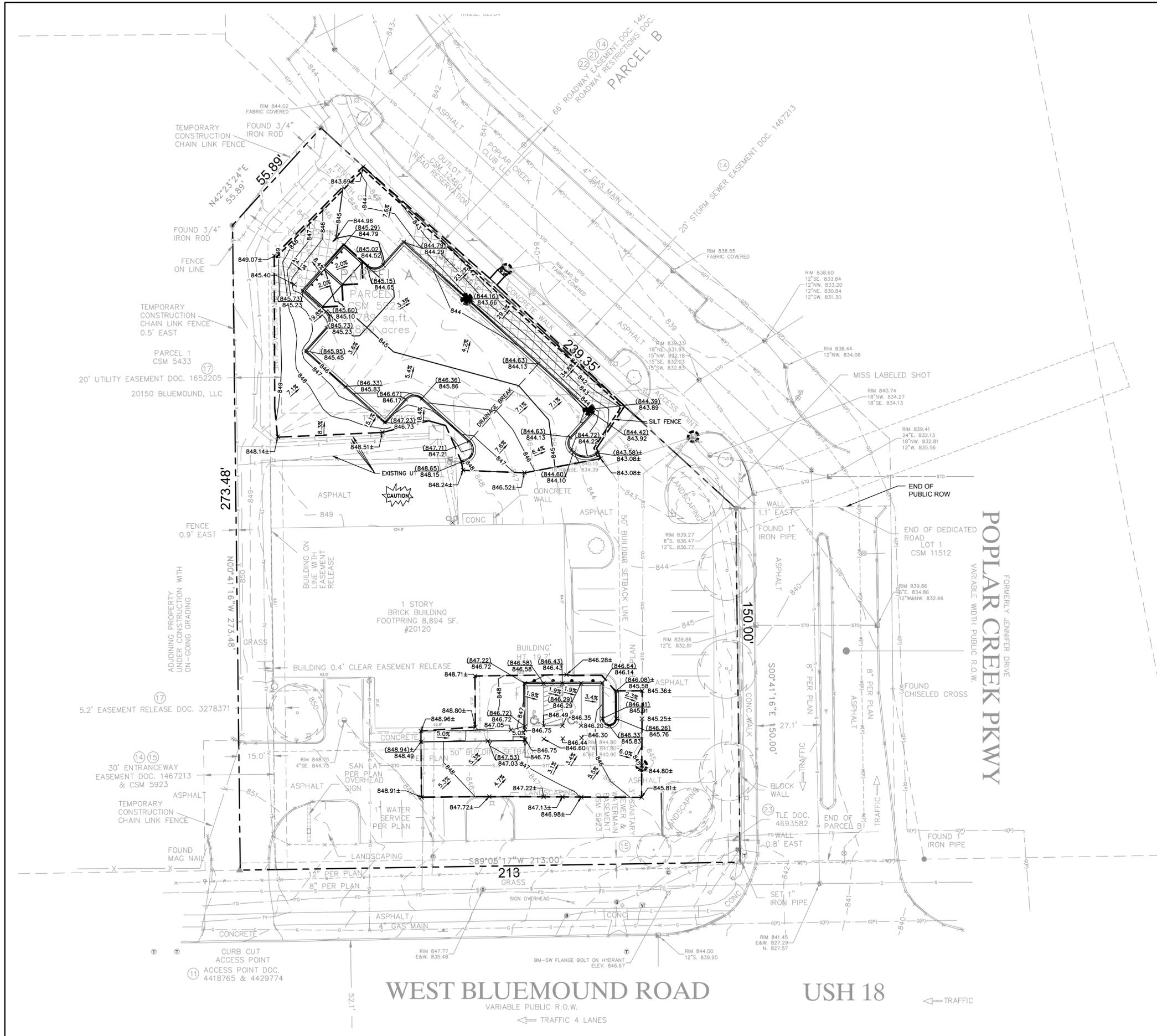
raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

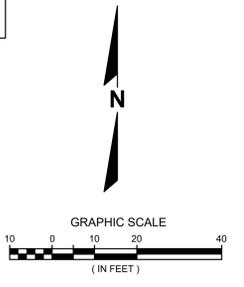
**DISCOUNT TIRE - WIE 12885
TOWN OF BROOKFIELD
TITLE SHEET**

© COPYRIGHT 2023
R.A. Smith, Inc.
DATE: 10/16/2023
SCALE: NTS
JOB NO. 3230120
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.
DESIGNED BY: EMG
CHECKED BY: CBW
SHEET NUMBER
C000

PRELIMINARY, FOR REVIEW ONLY



NOTES:
 HORIZONTAL DATUM: NAD27
 VERTICAL DATUM: NAVD 1988 (12)



LEGEND

- PROPERTY LINE
- HIGH SIDE OF CURB
- - - - - 845- EXISTING 5-FT CONTOUR
- - - - - 846- EXISTING 1-FT CONTOUR
- 845- PROPOSED 5-FT CONTOUR
- 846- PROPOSED 1-FT CONTOUR
- 841.25
841.22±
- PROPOSED SPOT GRADE AT GUTTER OR ON PAVEMENT
- MATCHING GRADES INTO EXISTING
- LIMITS OF DISTURBANCE (0.36 AC)
- ⊗ INLET PROTECTION
- ▭ EROSION CONTROL MATTING

GENERAL NOTES:

1. ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE.
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
3. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
4. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
5. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.

DATE	DESCRIPTION

16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
 rasmith.com

raSmith
 CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
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GRADING AND EROSION CONTROL PLAN



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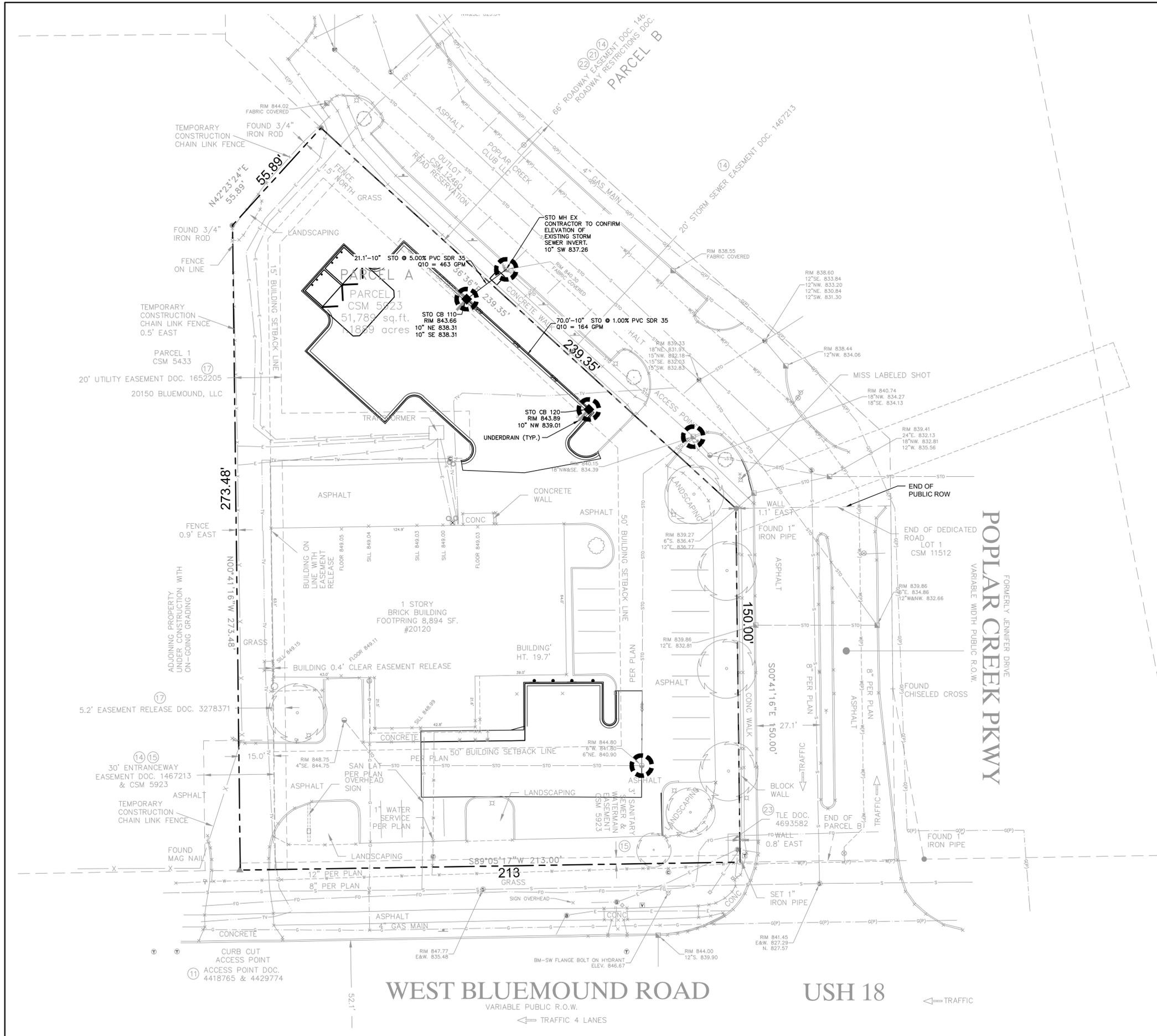
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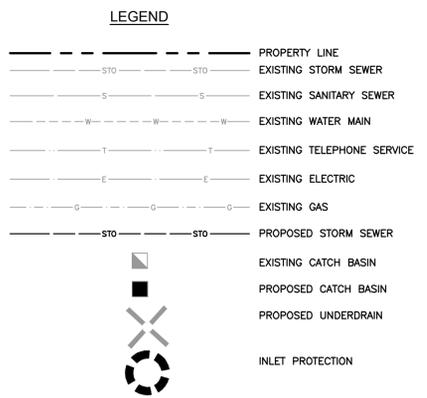
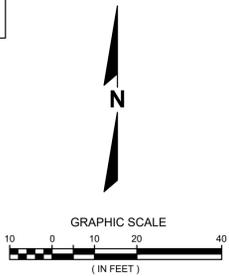
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DATE: 10/16/2023
SCALE: 1" = 20'
JOB NO. 3230120
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: EMG
CHECKED BY: CBW
SHEET NUMBER
C300

PRELIMINARY, FOR REVIEW ONLY



NOTES:
 HORIZONTAL DATUM: NAD27
 VERTICAL DATUM: NAVD 1988 (12)



UTILITY NOTES:

CONTRACTOR TO MAINTAIN MINIMUM 12" CLEARANCE WHEN WATER MAIN CROSSES ABOVE SEWER. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER SERVICE CROSSES BELOW SEWER.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH SPECIFIED STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY.

CONTRACTOR TO CONFIRM AND VERIFY SITE LIGHTING PLAN WITH ARCHITECTURAL PLANS AND/OR MEP PLANS.

EXISTING WATER LINE LOCATION MAY VARY FROM SHOWN. CONTACT ENGINEER IF CONFLICTS ARE FOUND WITH PROPOSED SEWER ONCE LOCATION IS VERIFIED BY CONTRACTOR.

WATER SERVICE PIPE MATERIAL: POLYVINYL CHLORIDE (PVC) PIPE SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900 WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS IN ACCORDANCE WITH SECTION 8.20.0 OF SSSWCW.

STORM SEWER PIPE MATERIAL: POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212.

SANITARY SEWER PIPE MATERIAL: POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET, AND SHALL BE SDR 18 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH PUSH-ON RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTIONS 8.10.6 AND 8.41.4 OF SSSWCW.

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UTILITY PLAN



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DATE: 10/16/2023
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C400

PRELIMINARY, FOR REVIEW ONLY

DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

- 1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
a. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
b. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
c. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
d. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382-387
e. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
f. FEDERATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
g. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
h. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
i. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
j. MUNICIPALITY DEVELOPMENT STANDARDS
k. COUNTY DEVELOPMENT STANDARDS
2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL ENGINEER.
a. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION, EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBSTITUTIONS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
b. CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN IN PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR 5 WORKING DAYS FOR SUBSTITUTION REVIEW AND APPROVAL. THE CONTRACTOR SHALL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE.
6. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. IF CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
a. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE OWNER OR THE OWNER'S REPRESENTATIVE SHALL DECIDE ALL QUESTIONS WHICH SHALL ARISE AS TO THE QUALITY AND ACCEPTABILITY OF MATERIALS FURNISHED, WORK PERFORMED, AND WORKMANSHIP. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS FURNISHED.
b. FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR THE OWNER'S REPRESENTATIVE TO CONDEMN OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR MATERIALS, IF IT BECOMES EVIDENT AT ANY TIME PRIOR TO THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER. NEITHER SHALL IT BE CONSTRUED AS BARRING THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR FROM SUCH A SUIT OF MONEY AS MAY BE NEEDED TO BUILD AROUND ALL PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR REPLACEMENT OF IMPROPER MATERIALS WHEREVER FOUND.
c. INSPECTORS EMPLOYED BY THE CONTRACTOR SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION, FABRICATION OR MANUFACTURE OF THE MATERIALS TO BE USED. THE INSPECTOR IS NOT AUTHORIZED TO REQUIRE THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE CONTRACTOR UNLESS AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE COMPLETED PROJECT. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS AND CONTRACT, AND SHALL HAVE THE AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR THE OWNER'S REPRESENTATIVE. ANY ACTION WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
d. ALL MATERIALS AND EACH PART OF DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION AND THE CONTRACTOR WILL BE HELD STRICTLY TO THE TRUE INTENT OF THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MILL, PLANT OR SHOP INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS IS SUBJECT TO SUCH INSPECTION. THE OWNER OR HIS REPRESENTATIVES SHALL BE ALLOWED ACCESS TO ALL PARTS OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE, TO MAKE A COMPLETE AND DETAILED INSPECTION.
e. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION CONTRACTORS CODES OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP.
f. ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE TO OBTAIN WITH MEASURING OR LEVELING INSTRUMENTS GENERALLY USED IN THE RESPECTIVE TYPES OF WORK. ITEMS OF WORK SHALL BE SOUND AND FULLY PROTECTED AGAINST DAMAGE AND PREMATURE DETERIORATION. IT IS SPECIFICALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTABILITY OF WORKMANSHIP, THE CONTRACTOR AGREES TO ABIDE BY THE DECISION OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
g. ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS, WHETHER IN-PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM THE WORK BY THE CONTRACTOR AT HIS EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE OWNER RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE OWNER SHALL HAVE THE AUTHORITY TO REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE TO THE CONTRACTOR.
h. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.
i. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE TO THE OWNER OR THE OWNER'S REPRESENTATIVE WITH A MARKED-UP SET OF DRAWINGS SHOWING ALL CHANGES OR VARIATIONS FROM THE ORIGINAL DRAWINGS. THESE CHANGES SHALL BE MADE ON A SET OF FIELD DRAWINGS AS THE WORK TAKES PLACE, AND NOT FROM MEMORY WHEN THE WORK IS DONE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE OWNER OR THE OWNER'S REPRESENTATIVE MAY EXAMINE THEM.
j. THE MARKED-UP DRAWINGS SHALL BE ACCURATE. ARBITRARY MARKINGS ARE OF NO VALUE. CAREFUL MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND EXTERIOR AND UNDERGROUND INTERIOR SEWERS, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ON-SITE OR IN THE PUBLIC RIGHT-OF-WAY.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

- 1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK. SURVEY BENCHMARKS AND HORIZONTAL CONTROL SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
6. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
8. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
10. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
11. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
12. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

- 1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW).
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERMITS OR PERMITS TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION OR TO A BETTER WISE ACCEPTABLE TO THE OWNER.
7. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOIDSP LEFT BY REMOVALS SHALL BE LEVELLED TO PREVENT PONDS OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

- 1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF PARKING LOT STRIPING.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.
4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
6. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
7. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
8. THE FRESH SURFACE SHALL BE PROTECTED FROM BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
9. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING, SURFACE WATER AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
10. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
11. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF FOUR INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

- 1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GRASSY AREAS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE WITH MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED WITH MULCH.
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ON-SITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 10 00 – ASPHALT PAVING

- 1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
6. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
7. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS; COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND 1/4 -INCH CRUSHED STONE WITHIN PLUS 1/4-INCH FOR SURFACE COURSE (NO MINUS).
8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE POSITIONED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
11. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
12. SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 – CONCRETE PAVING

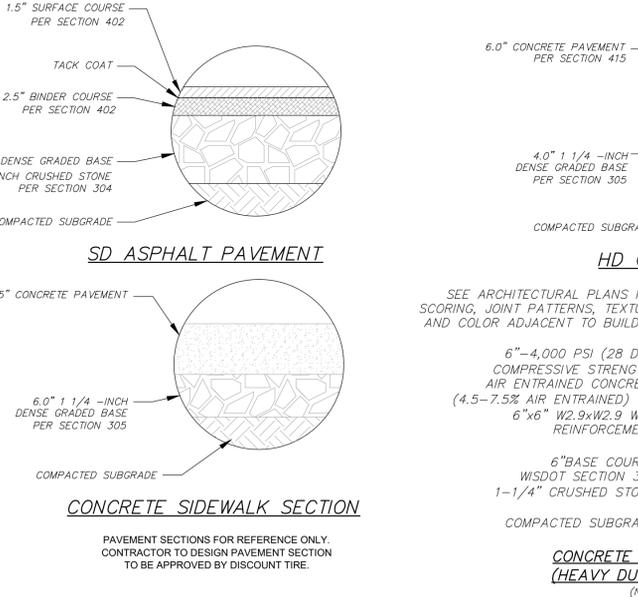
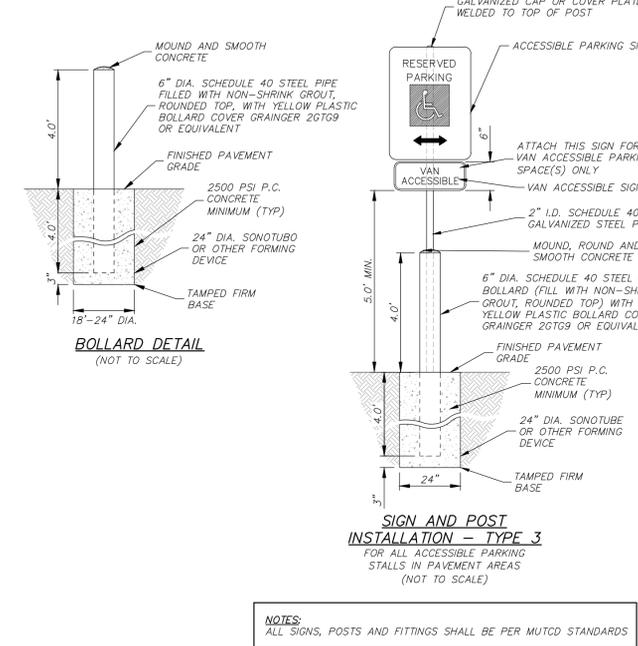
- 1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
7. AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C1084.
9. CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
10. SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
11. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE CLEANED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
12. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS. JOINT PATTERN SHALL FOLLOW ARCHITECTURAL PLANS AND BE APPROVED BY DISCOUNT TIRE.
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.

DIVISION 32 – EXTERIOR IMPROVEMENTS

- 14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
15. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
16. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
17. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
18. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
19. MAXIMUM DIFFERENCE BETWEEN CONCRETE SIDEWALKS AND ADJACENT PAVEMENT SURFACES SHALL NOT EXCEED 1/4-INCH VERTICAL.
20. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
21. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
22. ALL HANDICAP ACCESSIBLE DOORWAYS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF 5 FEET BY 5 FEET WITH A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
23. REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE.

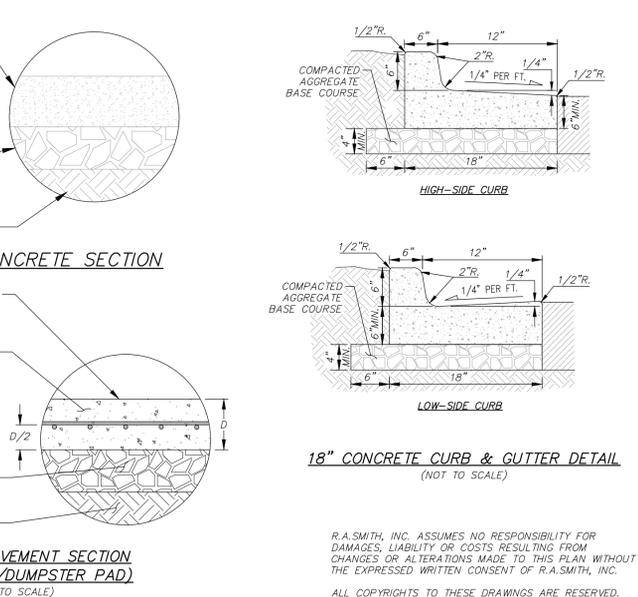
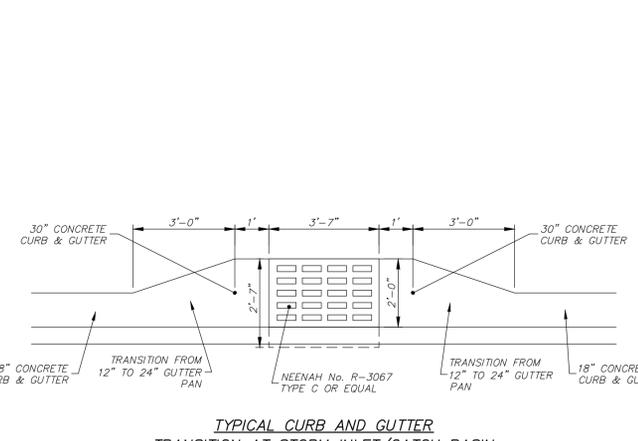
32 17 00 – PAVEMENT MARKING & SIGNAGE

- 1. WORK SHALL CONSIST OF INSTALLATION OF PARKING LOT STRIPING, DIRECTION ARROWS, HANDICAP ACCESSIBLE SYMBOLS AND SITE SIGNAGE.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. PAVEMENT MARKING PAINT SHALL BE IN ACCORDANCE WITH SECTION 646 OF WISDOT STANDARD SPECIFICATIONS AND WISDOT APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS NOTED OTHERWISE ON THIS PLAN. MARKINGS SEPARATING OPPOSING TRAFFIC SHALL BE YELLOW.
4. ALL PARKING LOT STRIPING SHALL BE 4-INCH WIDTH UNLESS NOTED OTHERWISE ON THIS PLAN.
5. BARRICADE WORK AREA DURING INSTALLATION AND UNTIL PAVEMENT MARKING PAINT IS DRIED. PROTECT ADJACENT AREAS FROM RECEIVING PAINT.
6. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO PRODUCE MARKINGS AS INDICATED WITH UNIFORM, STRAIGHT EDGES. TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS.
7. APPLY PAINT TO CLEAN AND DRY SURFACE, FREE FROM FROST, TO ENSURE PROPER BONDING.
8. NOTIFY OWNER OF ANY UNSOUND CONDITIONS PRIOR TO COMMENCING WORK. APPLYING PAVEMENT MARKING PAINT CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

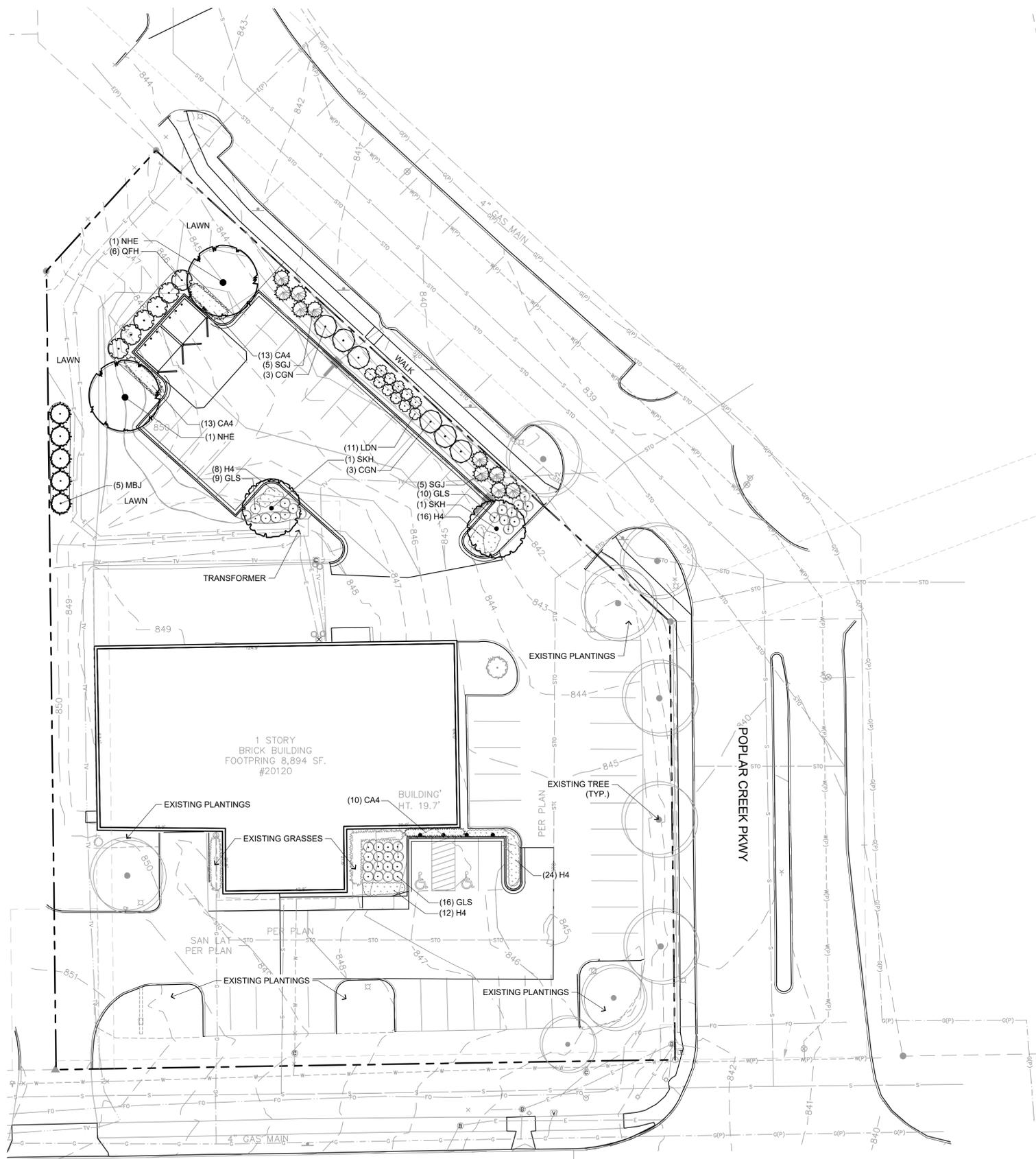


33 40 00 – STORMWATER DRAINAGE

- 1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND MUNICIPALITY DEVELOPMENT STANDARDS.
4. ALL PRIVATE STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND MUNICIPALITY DEVELOPMENT STANDARDS.
5. REINFORCED CONCRETE PIPE (RCP) AND END SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 8.6.0 OF SSSWCW AND CONFORM TO ASTM C76 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM C443 UNLESS NOTED OTHERWISE. 12-INCH DIAMETER PIPE SHALL BE CLASS V, 15-INCH DIAMETER PIPE SHALL BE CLASS IV, AND 18-INCH DIAMETER PIPE AND LARGER SHALL BE CLASS III.
6. CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE CONFORMING TO ASTM A760.
7. HIGH-DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS SHALL BE A12 AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
8. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212.
9. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
10. INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C913. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING. AREA DRAINS SHALL BE ADS NYLOPLAST AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
11. FRAMES AND GRATES SHALL BE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FRAMES AND GRATES ARE COMPATIBLE WITH PRECAST STRUCTURES PRIOR TO ORDERING.
12. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
13. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
14. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.5 OF SSSWCW BENEATH GREENSPACE AREAS, UNLESS ALTERNATIVE COMPACTION IS RECOMMENDED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
15. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
16. ALL CONNECTIONS TO EXISTING STORM SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE.
17. FLEXIBLE COMPRESSION COUPLINGS SHALL BE USED IN THE CONNECTION OF DISSIMILAR PIPE MATERIALS.
18. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
19. TRACER WIRE SHALL BE BROWN AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.1 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC STORM SEWER PIPE, PRIVATE INTERCEPTOR PIPE, AND BUILDING STORM SEWER PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
20. FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL. DOCUMENTATION OF SUCH FIELD TILE SHALL BE PROVIDED TO THE OWNER.
21. PROPOSED STORM SERVICES SHOW IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. CONNECTIONS TO DOWNSPOUTS SHALL BE PER DETAILS ON THE BUILDING PLUMBING PLANS. THE EXACT LOCATION OF DOWNSPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
22. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS AND INLETS TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
23. AFTER INSTALLATION OF STORMWATER DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. REPAIR ANY DAMAGE.



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SPECIFICATIONS & SITE DETAILS
PRELIMINARY, FOR REVIEW ONLY
DATE: 10/16/2023
SCALE: N.T.S.
JOB NO. 3230120
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: EMG
CHECKED BY: CBW
SHEET NUMBER C501
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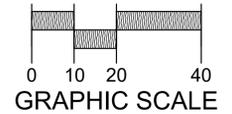
WEST BLUEMOUND ROAD (U.S.H. 18)

PLANT SCHEDULE SITE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SKH	2	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	2' CAL	B&B	Full, matching heads
NHE	2	New Horizon Elm	Ulmus x 'New Horizon'	2' CAL	B&B	Full, matching heads
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
MBJ	5	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	6' HT	B&B	Semi-sheared, fully branched to ground
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
QFH	6	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	24' HT	CONT.	
CGN	6	Center Glow Ninebark	Physocarpus opulifolius 'Center Glow'	3' HT	CONT.	
LDN	11	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	24' HT	CONT.	
GLS	35	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15' HT	CONT.	
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SGJ	10	Sea Green Juniper	Juniperus chinensis 'Sea Green'	18"SPD	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	36	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	POT	24" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
H4	60	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.



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DESCRIPTION

DATE

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DISCOUNT TIRE - WIE 12885
TOWN OF BROOKFIELD

LANDSCAPE PLAN

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DATE: 10/16/2023
SCALE: 1" = 20'
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DESIGNED BY: NJW
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SHEET NUMBER
L100

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