

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



MEETING NOTICE

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

Tuesday, January 23, 2024

PLAN COMMISSION

7:00 p.m

AGENDA

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
 - a. November 28, 2023 Plan Commission Minutes
- 5) Citizen Comments: Three-minute limit.
- 6) Old Business:
 - a. None
- 7) New Business:
 - a. Ryan Janssen, representing Avery & Birch, for a recommendation for Preliminary Approval of a new building consisting of a three-story salon suite facility, located at 21055 Crossroads Circle.
 - b. Town of Brookfield request to schedule a public hearing at a future Town Board meeting for a Municipal Code Text Amendment to amend Section 5.23(1) and 5.23(1)(a) (Fire Code – Life Safety and Fire Protection Systems) of the Municipal Code.
- 8) Communication and Announcements.
- 9) Adjourn.

Posted this 18th day of January, 2024
Bryce Hembrook
Town Planner

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
November 28, 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 7:00 p.m. with the following people present: Town Planner Bryce Hembrook, Town Supervisor Ryan Stanelle, Plan Commission members Kevin Riordan, Len Smeltzer, and Jeremy Watson.

2) MEETING NOTICES.

Planner Hembrook confirmed that 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 Mr. Watson to approve the October 24, 2023 Joint Public Hearing Minutes for the request by David Wimmer to add 3 units to Northbrook apartment building as presented.

Seconded by Supervisor Stanelle.

Motion passed unanimously.

Motion by Mr. Watson to approve the October 24, 2023 Joint Public Hearing relating to a Zoning Code Text Amendment relating to fences.

Seconded by Supervisor Stanelle.

Motion Passed Unanimously.

- b. Motion by Mr. Watson to approve the October 24, 2023 regular Plan Commission minutes as presented.

Seconded by Supervisor Stanelle.

Motion Passed Unanimously.

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

Angie Otto, 21545 Greendale Drive asked if a fence in current compliance would be grandfathered in. Ms. Otto felt that her fence is in compliance and asked for proof that it is not. It was agreed that Planner Hembrook would look into her concern further and either he or the building inspector will respond.

Debra Dabey, 545 S. Allen Road stated that a previous comment from a Plan Commission member, allegedly saying that property owners should be able to do what they want in their own yard, does not make sense. Ms. Dabey said that since there are other ordinances regarding yards, such as slabs under sheds, and you cannot have a lot of junk in the yard, the comment did not make any sense. Ms. Dabey went on to say that she feels it is extremely important to have a fence be three feet from the lot line, because a fence shades three feet so she can't grow anything up to her lot line. She can't weed-whack, because then she is possibly damaging the other property owner's fence. Ms. Dabey also stated that if the Town doesn't want a lot of fences, they should make it more inconvenient for people to put up fences.

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.

Planner Hembrook outlined two options, with Option 2 including a signed agreement from neighbors, and Option 1 eliminating that agreement. Hembrook reminded the Plan Commission that the recommendation from the town attorney was to omit the requirement of neighbor approval, because in requiring a conditional use permit there would be notification of a public hearing. Language was added to reflect that open fences may be allowed in double frontage or corner lots. Additionally, language was amended to show that a survey would be required for both open and solid fences within five feet of the property line. The checklist was updated to correct typographical errors, and a drawing showing a double frontage lot and an interior lot was included.

Chairman Henderson pointed out some errors on the fence application and the PSR agreement (backside of application). Hembrook noted the errors and they will be corrected. Chairman Henderson also suggested color modification on the drawing to be more easily seen.

Motion was made by Mr. Watson to **recommend approval** for a Zoning Code Text Amendment to Section 17.02(14)(g)11 related to fences with Option 1 as provided by town staff, and with corrections to the application and drawing as noted above.

Seconded by Mr. Riordan.

Motion passed 3-1, with Mr. Smeltzer dissenting.

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 Crossroad Circle.

Planner Hembrook described that the applicant is proposing to split the current lot, and use the southern part of the lot for a new three-story building. The proposed lot size is 1.7 acres, which requires a Certified Survey Map (CSM) review and approval for splitting the parcel. The proposed structure is 17,619 total square feet, to be used for salon suites. Each floor is approximately 5,800 square feet. The applicant is proposing 77 parking stalls for this site. Hembrook reported that according to code, 88 parking spaces would be required. The number could be adjusted as employee numbers fluctuate. The building is 67' from the rear yard. Hembrook had discussions with the applicant that the landscaping on the west side must be maintained to screen the residential area. Floor area is 23.79%, which meets requirements. The fire department indicated concerns with maneuvering around landscape islands, and suggested reducing the width of the landscape curb on the north to allow trucks to get through with ease. The Town Engineer has not seen preliminary plans yet but there will be storm water requirements included as the review process continues.

Mr. Watson inquired whether the applicant actually owns the property currently. Ryan Janssen was present and responded that the property is under offer to purchase and is contingent on approvals of the building. He will be purchasing entire parcel and splitting after closing. Mr. Janssen also addressed the parking stalls and by moving two landscape islands closer to the building, he would gain four spaces, also allowing fire department equipment a better easement. A storm water pond will be built to service both parcels, with possible placement between two buildings. A second building would most likely be "build to suit". Mr. Janssen indicated that he may not proceed with the parcel split (requiring a CSM) right away, instead concentrating his efforts on approvals for this first building.

Chairman Henderson expressed concern whether one entrance would be sufficient for two buildings. Potential options were discussed for an additional entrance for a future building on the north parcel. Mr. Smeltzer opined that it is very close to a residential neighborhood, and the landscape screening must be maintained because of that, and would like to see more green space at the front of the building. Mr. Janssen responded that the reason the building is set back further is the nature of the business. The suites would all have a window and rather than look onto a parking lot, the windows have a more park-like setting on two sides. The south side is further from the property line and therefore more green space is seen from the windows. Rather than allowing for parking that essentially surrounds the building, it is all on one side to allow better views on three other sides. It was clarified that there are 35 suites in the building, and they are all independent contractors that offer many different salon services.

Motion was made by Mr. Watson to **recommend** to the Town Board Conceptual Approval of a new building consisting of a three-story salon suite facility, located at 21055 Crossroads Circle.

Seconded by Supervisor Stanelle.

Motion passed unanimously.

- 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.

Planner Hembrook reported that Discount Tire is proposed to be in the building where F&F Tire currently exists, and described proposed changes as follows:

- Adding a new northern parking lot consisting of 17 parking stalls and a trash enclosure;
- Adding three stalls, two of which are ADA compliant, in front of the building;
- Proposed site plan shows 49 parking stalls, (current site has 37);
- Landscaping plan, which Town Engineer has reviewed and two items need to be addressed.

The use will be strictly tires, no automotive repair. Discount Tire would bring the building to company standards. The building is not a purchase, but a lease. Mr. McCleary reported that the recommendations from the Town Engineer as stated above have already been addressed. Architectural Review Committee has reviewed and approved the exterior changes. The trash enclosure is concrete block. The tires will be stocked inside, with the dead tire storage inside as well. Mr. Watson expressed concern over outdoor storage of dead tires and reported that at another Discount Tire location in Waukesha County the old tires were in fact outside. Mr. McCleary indicated he will let them know that this practice is not allowed. It was clarified outdoor storage will not be allowed. Mr. Riordan recused himself from the discussion due to this site being his brother's property. A sidewalk is in existence and located off the property, so there most likely is not a need for an easement. The back parking lot is intended for staff. The lease deal is expected for January. Interior alterations would take place in winter.

Motion was made by Mr. Watson to **recommend** to the Town Board 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

Seconded by Supervisor Stanelle.

Further discussion included Mr. Smeltzer asking for clarification regarding sidewalks. It was noted that sidewalks are on the east and west sides of Poplar Creek Parkway, and if widening the private road would impact the sidewalk on the Discount Tire location. Chairman Henderson also commented that exterior alterations should be shown to the Town Board. Lighting was also a topic to explore further.

Motion passed unanimously. Note: Commissioner Riordan was present.

8) COMMUNICATION AND ANNOUNCEMENTS.

The next meeting falls on the 26th of December. It was agreed to have the December meeting on January 9th, 2024. Mr. Hembrook suggested that the change is posted on the website. There will still be a regular January meeting scheduled on the normal fourth Tuesday, January 23rd.

Tree lighting is Saturday, December 3 from 3pm – 5:30pm.

9) ADJOURN.

Motion by Commissioner Watson to adjourn at 8:04pm.
Seconded by Commissioner Smeltzer.

Motion Passed Unanimously.

Respectfully submitted,
Bryce Hembrook, Town Planner



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: January 18, 2024
PC MEETING DATE: January 23, 2024

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

Applicant: Ryan Janssen representing Avery & Birch

Application Type: Preliminary approval of a new building consisting of a three-story salon suite facility

Request

Preliminary 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 eventually split the existing lot into 2 lots but is not planning on splitting the property at this time. The plans show where the potential property split may occur.
 - Potential lot size (if divided) = Approximately 1.82 acres or 79,505 square feet.
 - This will require a certified survey map review and approval. The lot size may differ than current plans but must still meet setback and lot size requirements.
- Proposed structure = 16,500 total square foot three-story facility with salon suites. Approximately 5,500 square feet each floor.
- Approximately 89 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.
 - There appears to be an adequate amount of parking provided on-site.
 - The proposed site plan shows a drive access connection to the future lot to the north.
- Proposed setbacks:
 - Front = 210+’
 - Side = 66’ north and 87’ south
 - Rear = 69’

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

- All building setbacks will meet code requirements.
- The pavement setback along the Crossroads Circle right-of-way appears to meet the 10' requirement.
- Sum total of floor area
 - Proposed = 20.7% 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 applicant is proposing to add a stormwater pond to the north of the building and this is proposed to serve the potential northern lot as well.
- Note: Some of the site data provided on the site plan (Sheet C100) is inaccurate as the total floor area and the floor area ratio.

Any review comments or concerns from the Development Review Team will be provided at the time of the meeting.

Preliminary Approval Requirements

The purpose of preliminary project review is to determine that proposed structures are properly located and to review the project plans. The project plans, in the maximum scale of one-inch equals 40 feet, for any multifamily residential, commercial, industrial, park, or institutional development shall include a plat of survey prepared by a registered land surveyor showing the location, boundaries, dimensions, elevations, existing and proposed grades to the Town of Brookfield datum. In addition, the plat of survey shall show the location, elevation, existing grades, and use of any abutting lands and their structures within 100 feet of the subject site. This information was provided by the applicant and included in the plan sets.

According to Section 17.02(4)(c) of the zoning code, the Committee needs to review the following:

- site plan
- existing and proposed structures
- architectural plans
- driveway location
- loading and unloading
- highway access
- traffic generation and circulation
- drainage
- utilization of landscaping and open space.

When deciding whether to approve the preliminary plans, the Committee should consider these elements.

Development Review Team Feedback

The Town Engineer provided a review letter to the applicant and the applicant has submitted new plans to address the items listed in the letter. The Town Engineer has not been able to review the revised plans at this time.

Architectural Review Committee (ARC) Review

The ARC reviewed the proposed preliminary plans and recommended preliminary approval. The ARC did mention that they thought the architectural features should be enhanced.

Next Steps

If approved by Plan Commission, the applicant can submit for final approval, which is reviewed by Architectural Review Committee, Plan Commission, and approved by the Town Board.

Plan Commission Recommendation

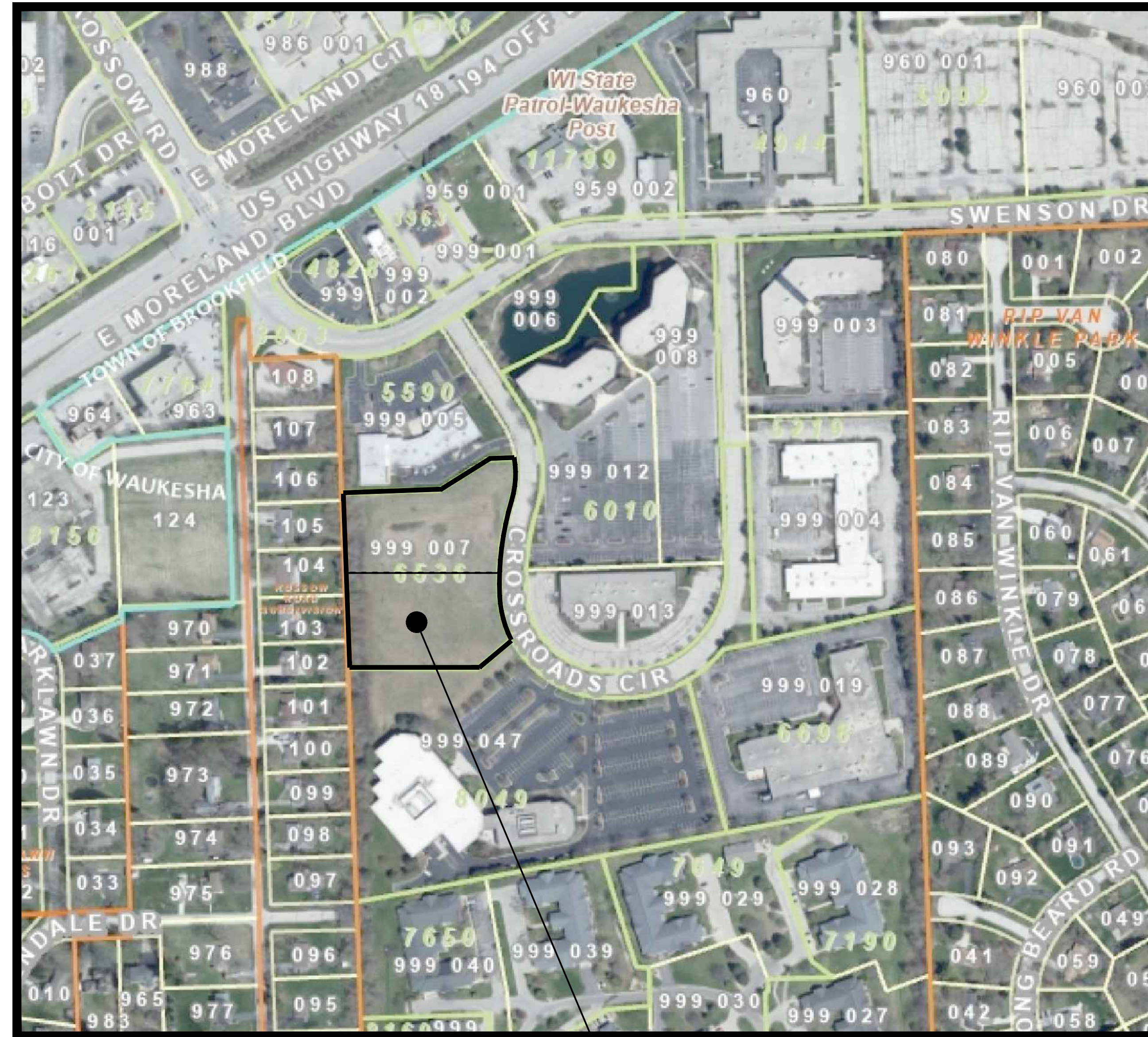
Grant preliminary approval of the proposed building.

CONSTRUCTION PLANS
FOR
AVERY & BIRCH
21055 CROSSROADS CIRCLE
TOWN OF BROOKFIELD, WISCONSIN

LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR AS NOTED
- POST
- UTILITY POLE
- GUY POLE
- GUY WIRE
- CULVERT
- UTILITY PEDESTAL
- ELECTRIC PEDESTAL
- SEPTIC FACILITY
- SEPTIC CLEANOUT
- TV MANHOLE
- YARD LIGHT
- INLET
- SOIL TEST LOCATION W/ ELEV.
- WELL
- WIRE FENCE
- SILT FENCE
- RECORD DIMENSION (XXXXXX)
- ST- STORM SEWER
- SAN- SANITARY SEWER
- WM- WATER MAIN
- OH- OVERHEAD POWER/UTILITY
- G- UNDERGROUND GAS
- E- UNDERGROUND ELECTRIC
- C- UNDERGROUND CABLE
- x1007.0 EXISTING SPOT ELEVATION
- 1008 EXISTING CONTOUR
- x1008 PROPOSED SPOT ELEVATION
- 1008 PROPOSED CONTOUR
- PROPOSED DRAINAGE DIRECTION
- FG Soil TYPE
- FG 1008.0 PROPOSED YARD GRADE
- STRAW LOG DITCH CHECK
- RIPRAP

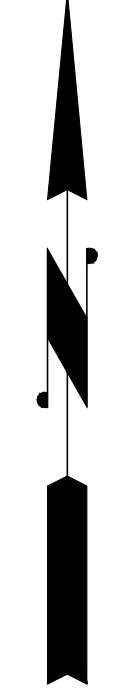
NOTES:
1) A LEGEND SHOWING SPECIAL SYMBOLS, LINE TYPES, ETC. IS SHOWN HEREON.
2) UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO START OF CONSTRUCTION.



SUBJECT
PROPERTY

- GENERAL NOTES:**
- BEARINGS ARE REFERENCED TO THE CERTIFIED SURVEY MAP NO. 6536, IN WHICH WEST LINE OF THE NE 1/4 OF SEC. 31-7-20 WAS TAKEN TO BEAR S02°06'31"W.
 - Vertical datum is based on North American Vertical Datum of 1988.
 - ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CURRENT TOWN OF BROOKFIELD CONSTRUCTION STANDARDS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

SCALE: 1" = 200'



DEVELOPER:
Ryan Janssen
Ryan's Buying LLC
13416 Watertown Plank Rd. #245
Elm Grove, WI 53122
Phone: 414-736-3066
Email: ryan@ryansbuying.com

ENGINEER:
Mark R. Ellena, PE
Ellena Engineering Consultants, LLC
700 Pilgrim Parkway, Suite 100
Elm Grove, WI 53122
Phone: 262-791-6183
Email: mellenae@eeceng.com

SURVEYOR:
TBD

APPROVAL AGENCY:
Town of Brookfield

DESCRIPTION	SHEET NO.
SITE PLAN	C100
GRADING, PAVING & DRAINAGE PLAN	C200
UTILITY PLAN	C300
EROSION CONTROL PLAN	C400
DETAILS	C500 - C501

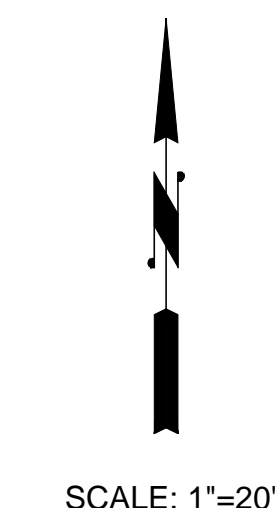
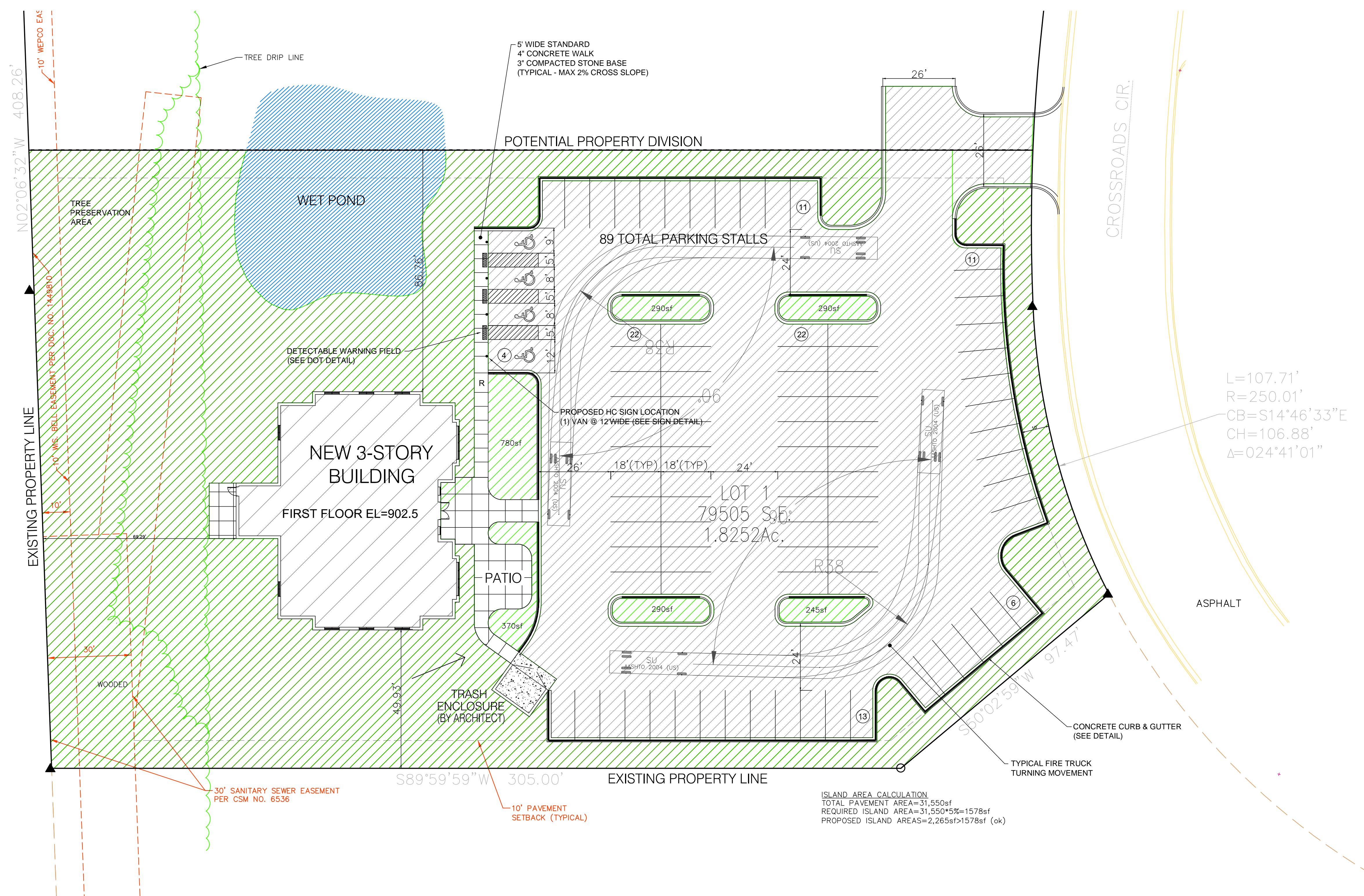
DATE	DESCRIPTION
03-22-22	REVIEW No.1

EEC
ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-791-6183 Fax: 866-457-2584 Email: mellenae@eeceng.com

AVERY & BIRCH SALON SUITE FACILITY
TOWN OF BROOKFIELD, WI
COVER SHEET

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER
DATE: 01-17-24
BY: MARK R. ELLENA, PE

SHEET NUMBER
C000



$L=107.71'$
 $R=250.01'$
 $CB=S14^{\circ}46'33''E$
 $CH=106.88'$
 $\Delta=024^{\circ}41'01''$

ISLAND AREA CALCULATION
 TOTAL PAVEMENT AREA=31,550sf
 REQUIRED ISLAND AREA=31,550*5%=1578sf
 PROPOSED ISLAND AREAS=2,265sf>1578sf (ok)

SITE DATA TABLE		PROPOSED
PROPERTY AREA :		79,505 S.F.
TOTAL BUILDING FLOOR AREA :		5,500 S.F.
FLOOR AREA RATIO :		5,500 / 79,505 = 6.9%
TOTAL PAVED SURFACE AREA (including concrete areas) :		33,050 S.F.
TOTAL OPEN AREA (GREEN SPACE):		40,955 S.F.
LANDSCAPE SURFACE AREA RATIO		40,955 / 79,505 = 51.5%
LOT COVERAGE RATIO		48.5%
TOTAL PARKING :	REQUIRED: 88	PROVIDED: 89
HC PARKING :	REQUIRED: 4	PROVIDED: 4 (1 VAN)

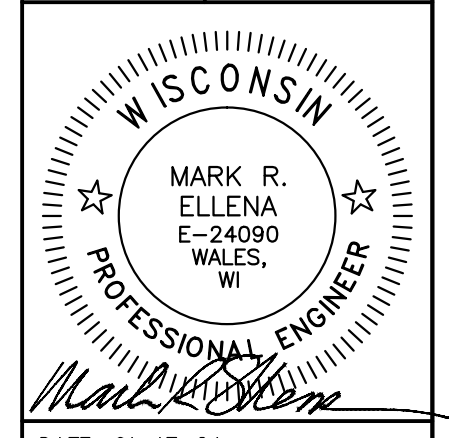
THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY EXCEL ENGINEERING.
 WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS
 CANNOT BE GUARANTEED NOR CERTIFIED TO.

DATE	DESCRIPTION

EEC
ELLENA ENGINEERING CONSULTANTS, LLC
 SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
 700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
 Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eeceng.com

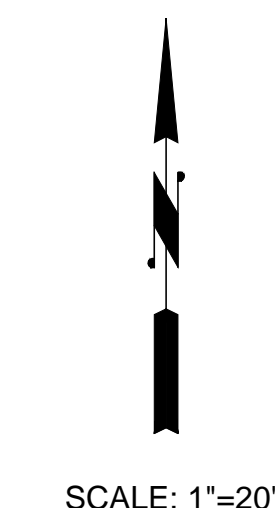
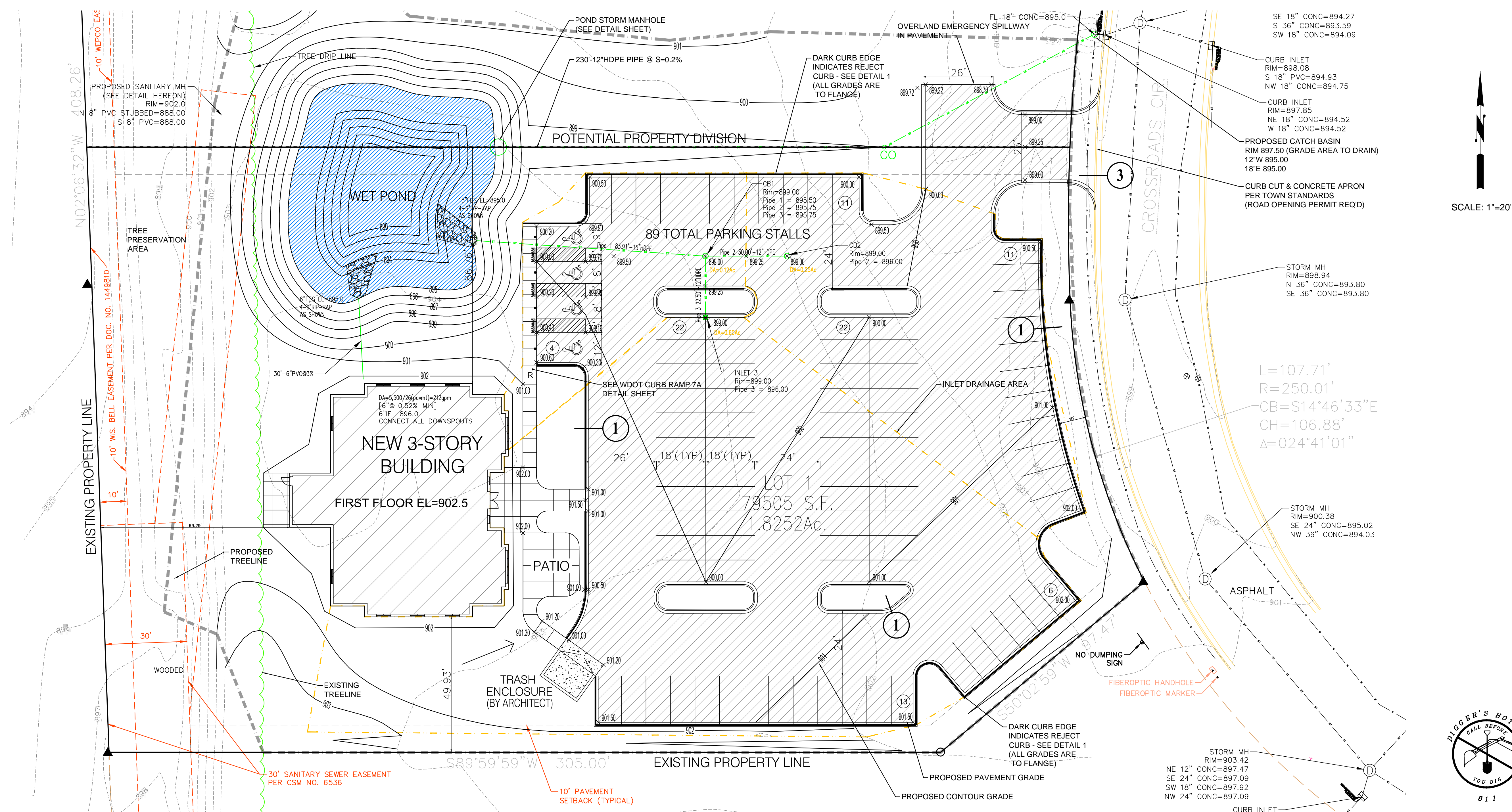
AVERY & BIRCH SALON SUITE FACILITY
 TOWN OF BROOKFIELD, WI

SITE PLAN



DATE: 01-17-24
 BY: MARK R. ELLENA, PE
 SCALE: 1"=20'

SHEET NUMBER
C100



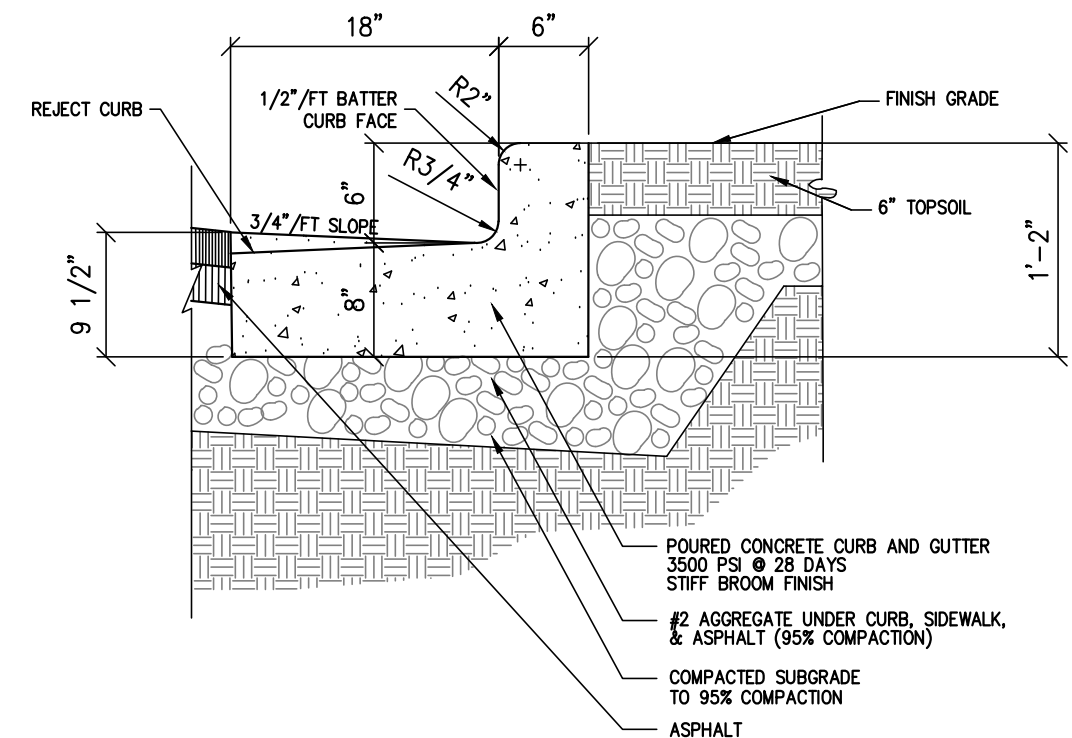
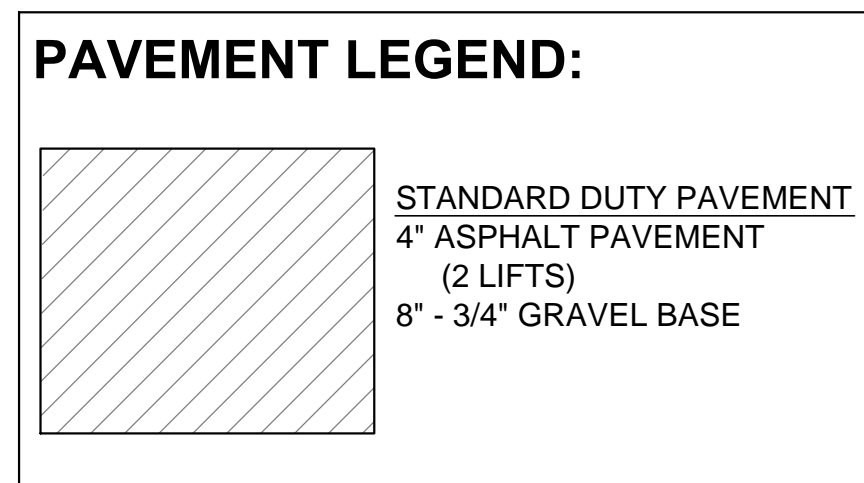
$L=107.71'$
 $R=250.01'$
 $CB=S14^{\circ}46'33''E$
 $CH=106.88'$
 $\Delta=024^{\circ}41'01''$

GENERAL SPECIFICATIONS FOR PRIVATE STORM SEWER:

- All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, and the Town Ordinances and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin.
- The private storm sewer design, permitting, construction, installation, supervision, maintenance, inspection AND testing shall be in accordance with the Town of Brookfield Plumbing Inspection Department and the State of Wisconsin, Chapter SPS 382.. All permits must be obtained by the contractor prior to commencing work.
- Private Storm Sewers shall be PVC (solid wall), DR-26 OR HDPE, per the State of Wisconsin Plumbing Code, Chapter SPS 382. Catch Basins and Inlets shall be precast concrete structures in accordance with the Standard Specifications for Sewer & Water Construction in Wisconsin (SEE DETAIL PLAN SHEET).

GENERAL CONSTRUCTION SPECIFICATIONS:

- All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the Town of Brookfield. All permits must be obtained by the contractor prior to commencing work.
- All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the Town of Brookfield and the Department of Natural Resources Wisconsin Technical Standards.
- All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
- All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
- The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
- The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
- Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
- Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
- Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
- All disturbed areas shall be re-vegetated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.



STORM SEWER CALCULATIONS

Pipe	InCh	At	C	InCt	Tc	Yr	I	Qt	n	Slope	D	Cap	Depth	V	L	UpInV	DnInV	UpRim	DnRim
INL3	0.60	0.60	0.90	10.00	10.00	10	5.23	2.85	0.013	1.111	12	4.14	9.77	4.16	22.50	896.00	895.75	899.00	899.00
CB2	0.25	0.25	0.90	5.00	5.00	10	6.41	1.45	0.013	0.833	12	3.49	10.49	2.00	30.00	896.00	895.75	899.00	899.00
CB1	0.12	0.97	0.90	5.00	10.09	10	5.21	4.59	0.013	0.596	15	5.05	10.42	5.04	83.91	895.50	895.00	899.00	899.00

INLET CAPACITY CALCULATIONS

STRUCTURE	Grate	Open	Long	Pav	Flow	Bypass Flow	Captured	Curb Flow
	Type	Area	SLOPE	X/SLOPE	Q (cfs)	Q (cfs)	Q (cfs)	Q (cfs)
		(ft ²)	(%)	(%)	(cfs)	(cfs)	(cfs)	(inches)
INL3	R3067	1.60	sag	0.020	2.85	-----	2.85	1.32
CB2	R1792	2.00	sag	0.020	1.45	-----	1.45	0.22
CB1	R1792	2.00	sag	0.020	0.56	-----	0.56	0.03

NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES, STORM SIZE & INVERT PRIOR TO CONSTRUCTION. OBTAIN ALL TOWN OF BROOKFIELD PERMITS PRIOR TO CONSTRUCTION.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROED BY EXCEL ENGINEERING. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

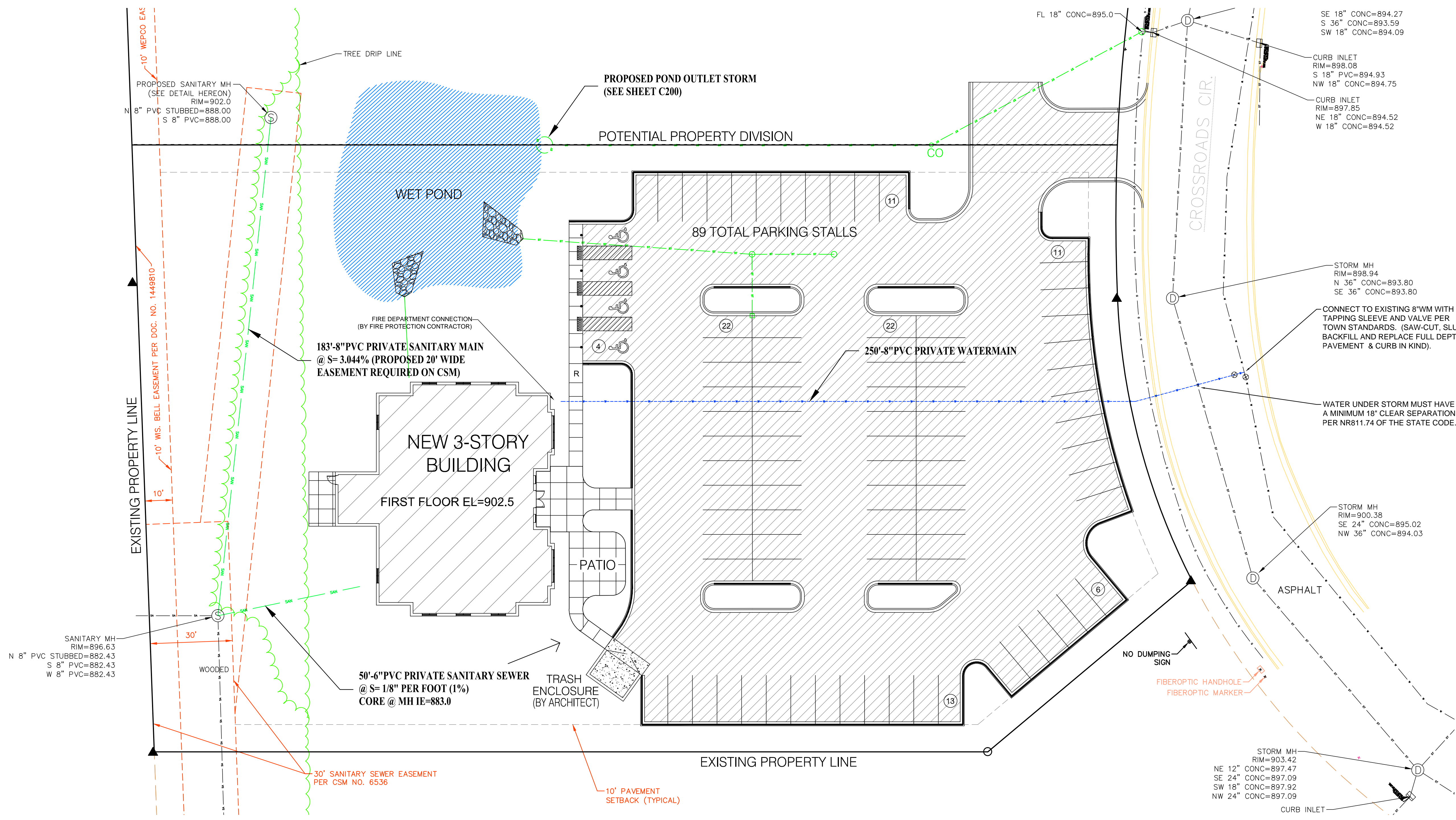
NOTE: THIS GRADING PLAN MUST BE APPROVED BY THE TOWN ENGINEER AND BUILDING INSPECTOR.

DESCRIPTION	DATE

ELLENA ENGINEERING CONSULTANTS, LLC
 SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
 700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
 Phone: 262-719-6183 Fax: 866-457-2584 Email: mellen@eeceng.com

AVERY & BIRCH SALON SUITE FACILITY
 TOWN OF BROOKFIELD, WI
GRADING, PAVING & DRAINAGE PLAN

MARK R. ELLENA
 E-24090
 WALES, WI
 PROFESSIONAL ENGINEER
 DATE: 01-17-24
 BY: MARK R. ELLENA, PE
 SCALE: 1"=20'
SHEET NUMBER
C200



SCALE: 1"=20'

PRIVATE WATER MAIN, SANITARY & STORM SEWER SPECIFICATIONS:

- All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin, the State of Wisconsin Department of Safety and Professional Services Plumbing Code; and the Town Ordinances. **TRACER WIRE REQUIRED ON ALL MAINS.**
- The private water main, sanitary & storm sewer design, permitting, construction, installation, supervision, maintenance, inspection AND testing shall be in accordance with State of Wisconsin, Chapter SPS 382. All permits must be obtained by the contractor prior to commencing work.
- Private sanitary laterals shall be PVC (solid wall), ASTM D-3034, DR-35 or 28; or PVC (solid wall), AWWA C-900 per the State of Wisconsin Plumbing Code, Chapter SPS 382 and the Standard Specifications for Sewer & Water Construction in Wisconsin.
- Private Water main laterals shall be PVC (solid wall), AWWA C-900, CLASS 235, DR-18 with Push-On type integral elastomeric ball-spigot joints per the State of Wisconsin Plumbing Code, Chapter SPS 382 AND the Standard Specifications for Sewer & Water Construction in Wisconsin. 6' BURY REQUIRED.
- MINIMUM BURY DEPTH IS 6.5 FEET ACCORDING TO SECTION 12.4 OF THE TOWN TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE TOWN SANITARY DISTRICT NO. 4 AND FIELD STAFF A MINIMUM OF 72 HOURS BEFORE THE START OF ANY CONSTRUCTION OR CONNECTION TO EXISTING PUBLIC UTILITIES.
- BUILDING PLUMBER TO PROVIDE SANITARY & WATER MAIN LATERAL SIZING CALCULATIONS FOR ISSUANCE OF BUILDING PERMIT.

GENERAL CONSTRUCTION SPECIFICATIONS:

- All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the Town of Brookfield. All permits must be obtained by the contractor prior to commencing work.
- All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the Town of Brookfield and the Department of Natural Resources Wisconsin Technical Standards.
- All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
- All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
- The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
- The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
- Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
- Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
- Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
- All disturbed areas shall be re-vegetated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED BY EXCEL ENGINEERING. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DATE	DESCRIPTION

ELLENA ENGINEERING CONSULTANTS, LLC
 SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
 700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
 Phone: 262-719-6183 Fax: 866-457-2584 Email: mellen@ececeng.com

**AVERY & BIRCH SALON SUITE FACILITY
 TOWN OF BROOKFIELD, WI
 PRIVATE SANITARY SEWER AND WM PLAN**

WISCONSIN
 MARK R. ELLENA
 E-24090
 WALES, WI
 PROFESSIONAL ENGINEER
 DATE: 01-17-24
 BY: MARK R. ELLENA, PE
 SCALE: 1"=20'

SHEET NUMBER
 C300

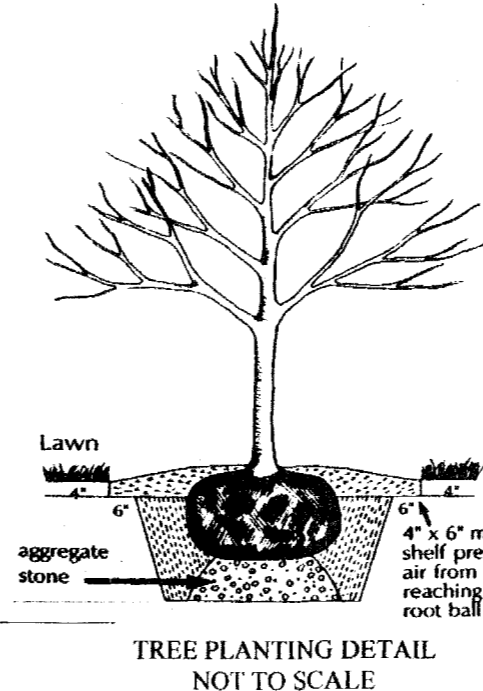
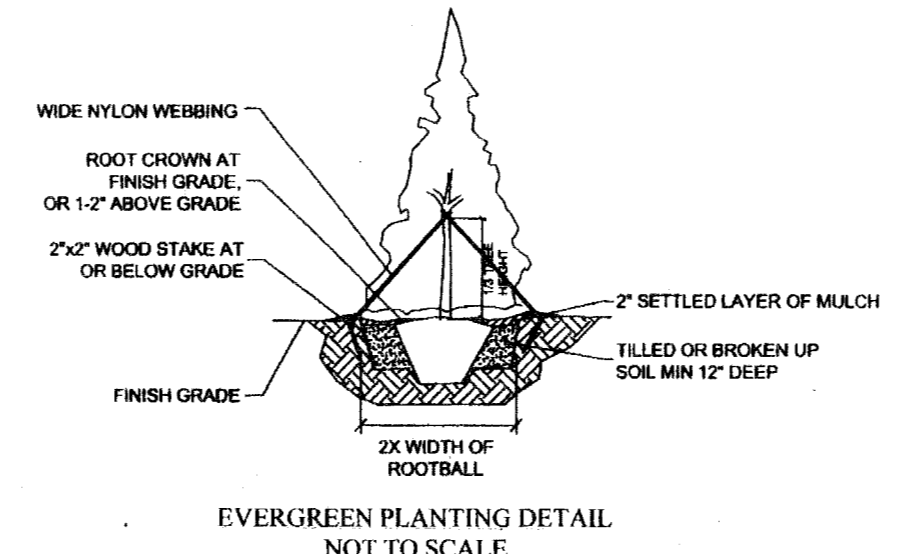
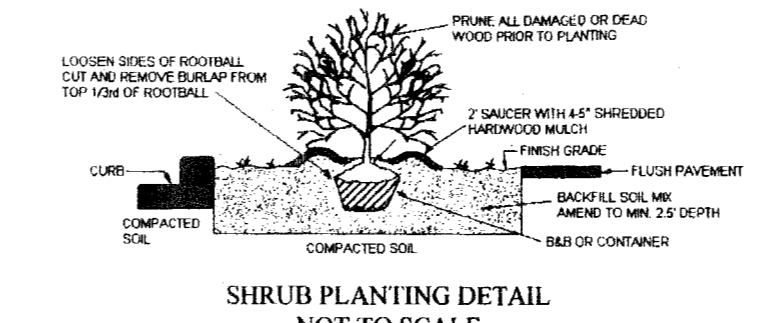
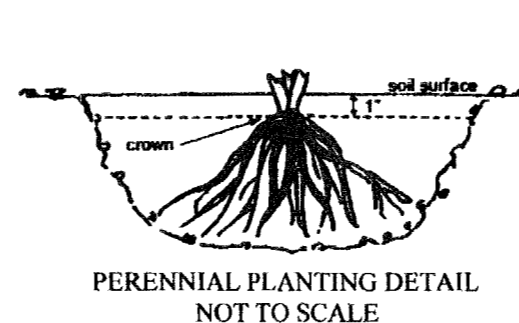


PERENNIAL SCHEDULE

#	BOTANICAL NAME	COMMON NAME	QTY	SIZE
1	HEMEROCALLIS SP. 'STELLA DE ORO'	DAYLILY	10	1 GAL
2	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	4	1 GAL
3	HEMEROCALLIS SP. 'STELLA DE ORO'	DAYLILY	15	1 GAL
4	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	4	1 GAL
5	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	6	1 GAL
6	HEMEROCALLIS SP. 'STELLA DE ORO'	DAYLILY	10	1 GAL
7	RUDBECKIA 'VIETTE'S LITTLE SUZY'	BLACKEYED SUSAN	8	1 GAL
8	RUDBECKIA 'VIETTE'S LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
9	RUDBECKIA 'VIETTE'S LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
10	RUDBECKIA 'VIETTE'S LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
11	RUDBECKIA 'VIETTE'S LITTLE SUZY'	BLACKEYED SUSAN	12	1 GAL
12	HEMEROCALLIS SP. 'ROSY RETURNS'	DAYLILY	15	1 GAL
13	ECHINACEA SP. 'PIXIE MEADOWBRITE'	CONEFLOWER	12	1 GAL
14	RUDBECKIA 'VIETTE'S LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
15	RUDBECKIA 'VIETTE'S LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
16	RUDBECKIA 'VIETTE'S LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
17	RUDBECKIA 'VIETTE'S LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
18	LEUCANTHEMUM SP. 'DAISY MAY'	DAISY	10	1 GAL
19	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	6	3 GAL
20	HEMEROCALLIS SP. 'ROSY RETURNS'	DAYLILY	18	1 GAL
21	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	6	3 GAL
22	GERANIUM SANG. 'MAX FRET'	PERENNIAL GERANIUM	15	1 GAL
23	SEDUM SPECTABILE 'NEON'	NEON SEDUM	6	1 GAL
24	GERANIUM SANG. 'MAX FRET'	PERENNIAL GERANIUM	15	1 GAL
25	SEDUM SPECTABILE 'NEON'	NEON SEDUM	6	1 GAL
26	HEMEROCALLIS SP. 'ROSY RETURNS'	DAYLILY	12	1 GAL
27	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	6	1 GAL
28	ECHINACEA SP. 'PIXIE MEADOWBRITE'	CONEFLOWER	15	1 GAL
29	GERANIUM SANG. 'MAX FRET'	PERENNIAL GERANIUM	8	1 GAL
30	HEUCHERA SP. 'PALACE PURPLE'	CORAL BELLS	12	1 GAL
31	HOSTA SP. 'SUM AND SUBSTANCE'	HOSTA	8	1 GAL
32	HOSTA SP. 'SUM AND SUBSTANCE'	HOSTA	8	1 GAL
33	ALLIUM 'SUMMER BEAUTY'	ALLIUM	25	1 GAL
34	COREOPSIS SP. 'JETHRO TULL'	COREOPSIS	12	1 GAL
35	COREOPSIS SP. 'JETHRO TULL'	COREOPSIS	12	1 GAL
36	ALLIUM 'SUMMER BEAUTY'	ALLIUM	25	1 GAL
37	HEUCHERA SP. 'PALACE PURPLE'	CORAL BELLS	20	1 GAL
38	HEMEROCALLIS SP. 'ROSY RETURNS'	DAYLILY	15	1 GAL

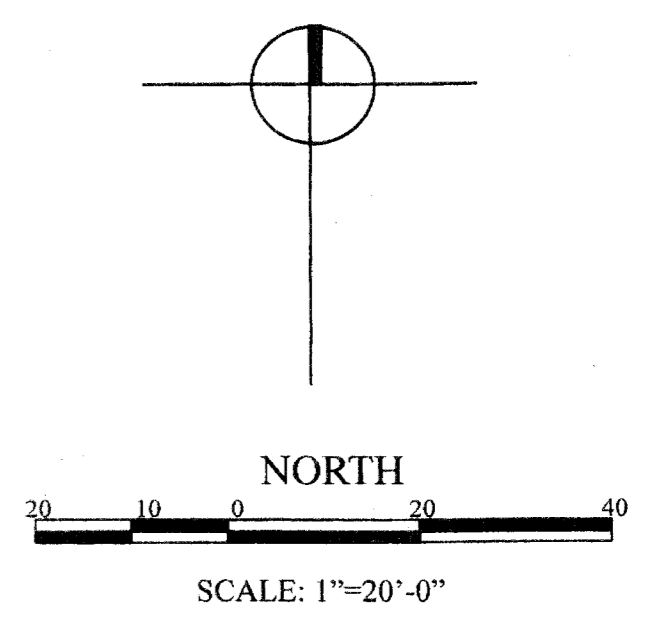
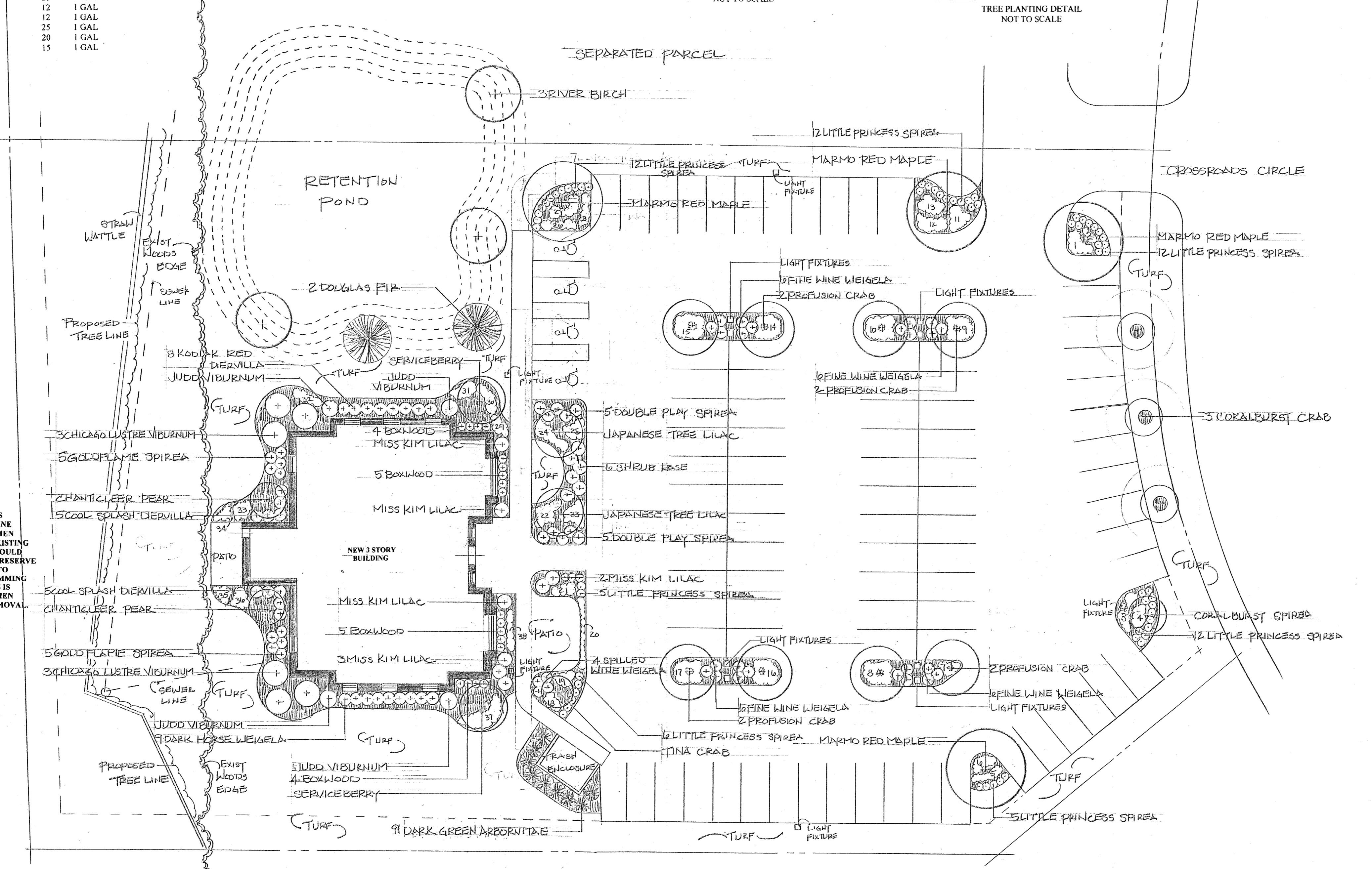
PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
4	ACER FREEMANII 'MARMO'	MARMO RED MAPLE	2 1/2"
2	AMELANCHIER CANADENSIS	RIVER BIRCH	8"
3	BETULA NIGRA	BOXWOOD	10"
18	BUXUS 'CHICAGOLAND GREEN'	BOXWOOD	24"
10	DIERVILLA 'COOL SPLASH'	COOL SPLASH DIERVILLA	24"
8	DIERVILLA 'KODIAK RED'	KODIAK RED DIERVILLA	24"
4	MALUS SP. 'CORAL BURST'	CORAL BURST CRABAPPLE	2"
8	MALUS SP. 'PROFUSION'	PROFUSION CRABAPPLE	2"
1	MALUS SP. 'TINA'	TINA CRABAPPLE	2"
2	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7-8"
2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2 1/2"
6	ROSA SP. 'KNOCK OUT PINK DOUBLE'	SHRUB ROSE	5 GAL
10	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	18-24"
10	SPIREA X JAP. 'DOUBLE PLAY PINK'	DOUBLE PLAY PINK SPIREA	18-24"
64	SPIREA X JAP. 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18-24"
8	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	42"
2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	5"
9	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	2"
6	VIBURNUM DENT. 'CHICAGO LUSTRE'	CHICAGO LUSTRE VIBURNUM	5"
4	VIBURNUM X JUDDII	JUDD VIBURNUM	36"
9	WEIGELA FLORIDA 'DARK HORSE'	DARK HORSE WEIGELA	24"
24	WEIGELA FLORIDA 'FINE WINE'	FINE WINE WEIGELA	24"
4	WEIGELA FLORIDA 'SPILLED WINE'	SPILLED WINE WEIGELA	24"



NOTE:
GRADE AND SEED ALL OPEN AREAS NOT MULCHED OR HARDCAPED. SEED MIX TO BE REINDEERS LANDSCAPE 40% LAWN SEED MIX (OR EQUAL) INSTALLED AT 150-200 LB/ACRE. (ROTARY OR DROP SEED APPLICATION)
25% Kentucky Bluegrass
6% Named Kentucky Bluegrass
25% Creeping Red Fescue
15% Wicked Perennial Ryegrass
20% Annual Ryegrass
MOWING HEIGHT 2-3"
FERTILIZE APPLICATION 2-3%R.

- NOTES AND SPECIFICATIONS
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH CITY, VILLAGE OR OTHER LOCAL LANDSCAPING OR CONSTRUCTION SPECIFICATIONS
 - ALL INDIVIDUAL TREES TO RECEIVE 3" CLEAN SHREDDED HARDWOOD BARK MULCH IN A 5' DIAMETER MOW RING.
 - ALL PLANTING BEDS TO RECEIVE 3" MIN. SHREDDED BARK MULCH.
 - ALL PLANTING BEDS TO BE SPADE EDGED.
 - ALL PLANT MATERIAL TO BE OF SPECIMEN QUALITY AND MEET THE AMERICAN STANDARDS FOR NURSERY STOCK, WHICH IS PUBLISHED BY THE ANA (AMERICAN ASSOCIATION OF NURSERYMEN).
 - ALL PLANTS (UNLESS OTHERWISE SPECIFIED) ARE TO BE BALLED & BURLAPPED OR APPROVED CONTAINER STOCK.
 - ALL TREE, SHRUB BACK FILL MIX TO BE:
4 PARTS CLEAN PULVERIZED TOPSOIL
1 PART MUSHROOM COMPOST
 - ALL PERENNIAL PLANTING MIX TO BE:
3 PART CLEAN PULVERIZED TOPSOIL
1 PART MUSHROOM COMPOST
1 PART SAND
40 # / 100 SF GYPSUM (FILL 2" OF THIS MIX IN 6-8" DEEP)
 - CONTRACTOR TO SUBMIT IN WRITING TO PROPERTY OWNERS, A ONE YEAR 100% PLANT GUARANTEE TO COMMENCE ON THE DAY OF PROJECT COMPLETION.
 - CONTRACTOR RESPONSIBLE FOR CALLING DIGGERS HOTLINE 1-800-242-8511 TO LOCATE ALL UTILITIES PRIOR TO STARTING PROJECT.
 - CONTRACTOR RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED FOR PROJECT INSTALLATION.
 - CONTRACTOR TO ADJUST PLANTINGS FOR UNDERGROUND UTILITY LINES, ESCAPE WINDOWS, CONDENSER UNITS AND UTILITY METERS AND OVERHEAD UTILITY LINES.



REVISED	DATE OF REVISION
5-5	1-16-24

NOTE:
CARE TO BE TAKEN IN AREAS BETWEEN PROPOSED TREE LINE AND EXISTING TREE LINE WHEN CLEARING AND GRUBBING EXISTING VEGETATION. REMOVALS SHOULD BE KEPT TO A MINIMUM TO PRESERVE EXISTING NATURAL BUFFER TO ADJACENT PROPERTIES. TRIMMING EXISTING TREES AND SHRUBS IS THE PREFERRED METHOD WHEN FEASIBLE VERSUS TOTAL REMOVAL.

SITE LANDSCAPING

AVERY AND BIRCH BEAUTY STUDIOS
21055 CROSSROADS CIRCLE
BROOKFIELD, WI 53186
DECEMBER 21, 2023
BY: SLS

SCHEEL &
ASSOCIATES
LANDSCAPE DESIGN
RESIDENTIAL AND COMMERCIAL
LOW VOLTAGE OUTDOOR LANDSCAPE LIGHTING
Phone: (815) 482-8187
E-mail: scheelassociates@gmail.com
© Scheel and Associates 2023

IN PARTNERSHIP WITH

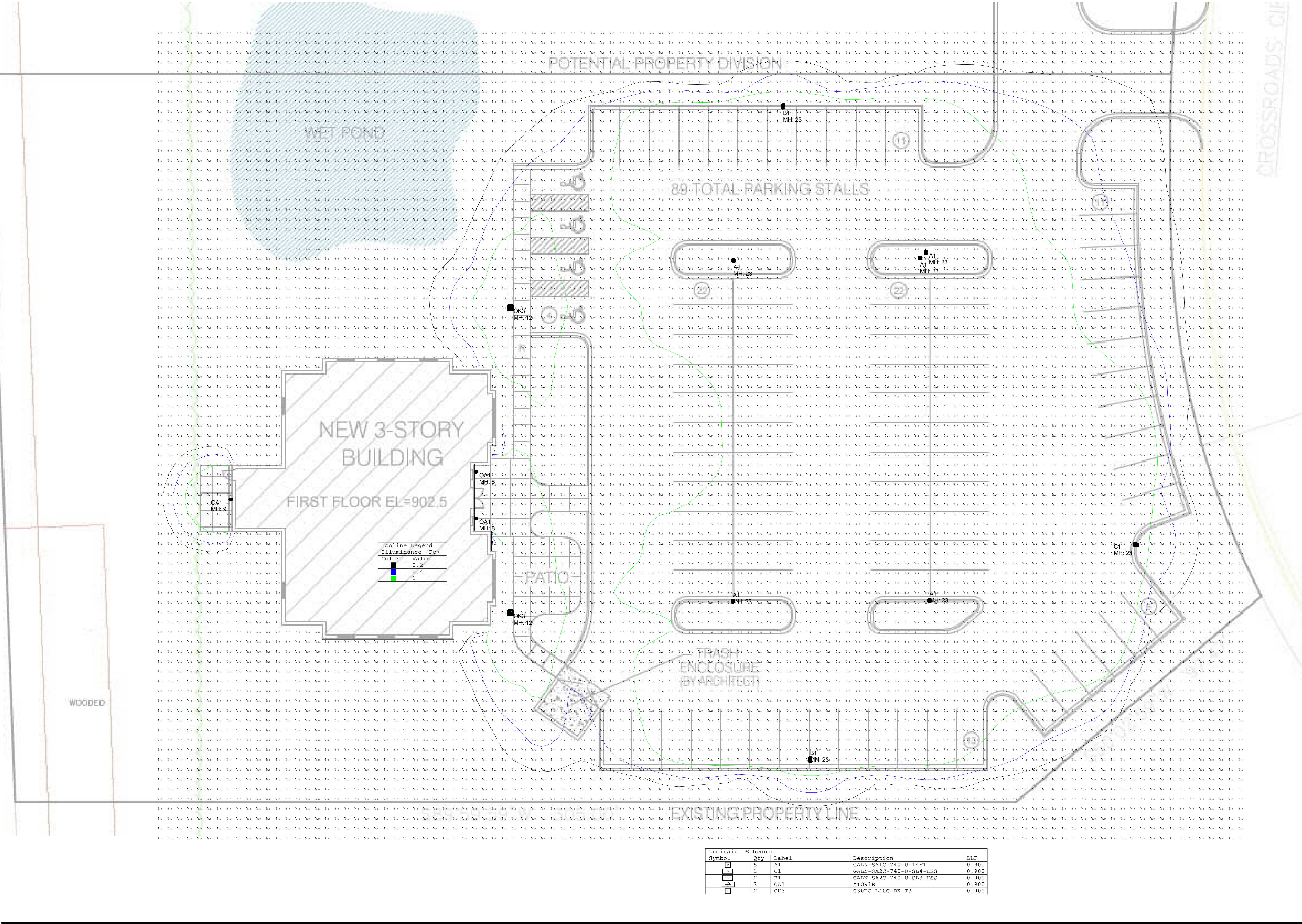
AVERY & BIRCH BROOKFIELD

RECORDS INFO
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SCALE: 1" = 1'
JOB #: 82516

SHEET DESCRIPTION
INTERIOR
LIGHTING
LAYOUT

SHEET NO.

ES02



Isoline Legend

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Luminaire Schedule

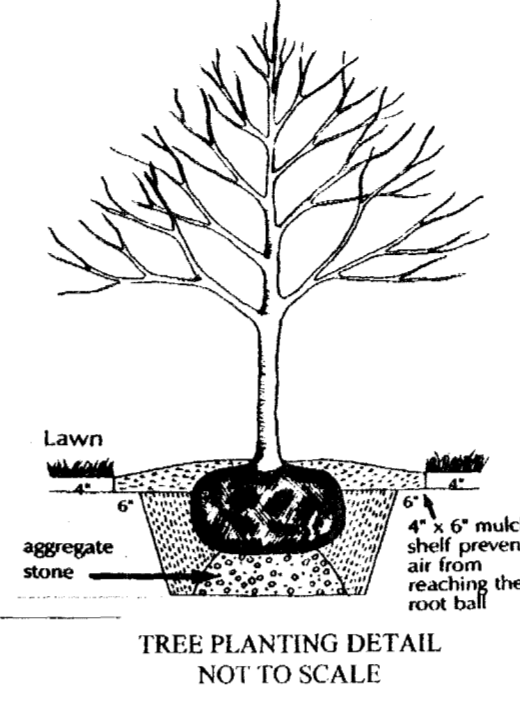
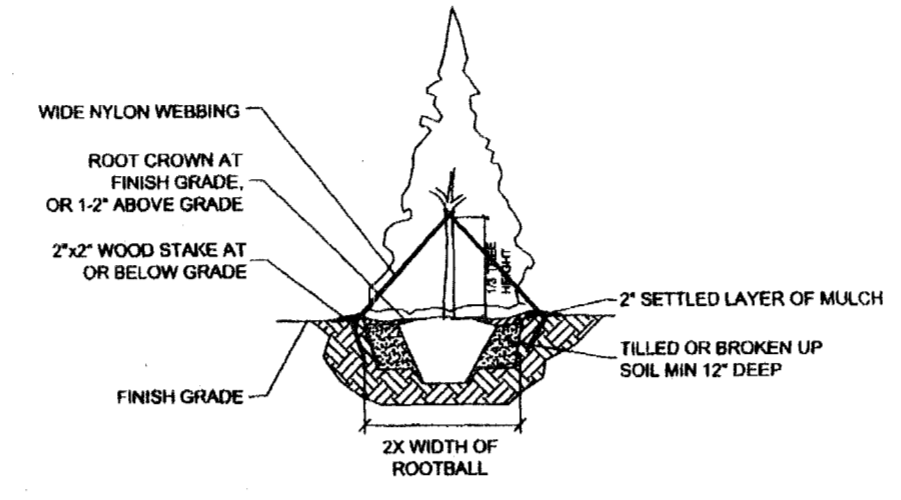
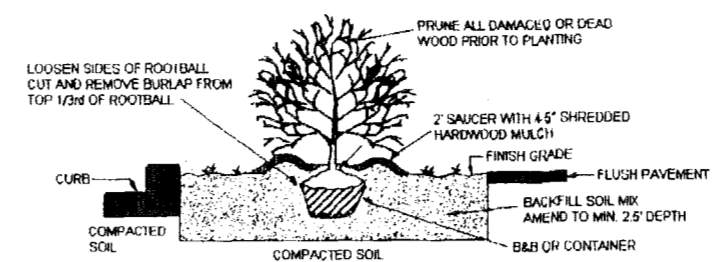
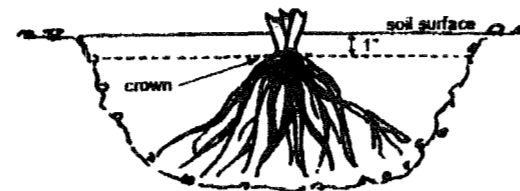
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□	5	A1	GALN-SA1C-740-U-T4FT	0.900
+	1	C1	GALN-SA2C-740-U-SL4-HSS	0.900
+	2	B1	GALN-SA2C-740-U-SL3-HSS	0.900
→	3	OA1	XTOR1B	0.900
□	2	OK3	C30TC-L40C-BK-T3	0.900

PERENNIAL SCHEDULE

#	BOTANICAL NAME	COMMON NAME	QTY	SIZE
1	HEMEROCALLIS SP. 'STELLA DE ORO'	DAYLILY	10	1 GAL
2	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	4	1 GAL
3	HEMEROCALLIS SP. 'STELLA DE ORO'	DAYLILY	15	1 GAL
4	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	4	1 GAL
5	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	6	1 GAL
6	HEMEROCALLIS SP. 'STELLA DE ORO'	DAYLILY	10	1 GAL
7	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	8	1 GAL
8	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
9	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
10	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
11	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	12	1 GAL
12	HEMEROCALLIS SP. 'ROSEY RETURNS'	DAYLILY	15	1 GAL
13	ECHINACEA SP. 'PIXIE MEADOWWRITE'	CONEFLOWER	12	1 GAL
14	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
15	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
16	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
17	RUDBECKIA 'VIETTES LITTLE SUZY'	BLACKEYED SUSAN	15	1 GAL
18	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5	1 GAL
19	HEMEROCALLIS SP. 'ROSEY RETURNS'	DAYLILY	15	1 GAL
20	GERANIUM SANG. 'MAX FRET'	PERENNIAL GERANIUM	10	1 GAL
21	LEUCANTHEMUM SP. 'DAISY MAY'	DAISY	10	1 GAL
22	HEUCHERA SP. 'PALACE PURPLE'	CORAL BELLS	12	1 GAL
23	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	12	3 GAL
24	GERANIUM SANG. 'MAX FRET'	PERENNIAL GERANIUM	15	1 GAL
25	HEMEROCALLIS SP. 'ROSEY RETURNS'	DAYLILY	18	1 GAL
26	SEDUM SPECTABILE 'NEON'	NEON SEDUM	12	1 GAL
27	LEUCANTHEMUM SP. 'DAISY MAY'	DAISY	10	1 GAL
28	GERANIUM SANG. 'MAX FRET'	PERENNIAL GERANIUM	10	1 GAL
29	GERANIUM SANG. 'MAX FRET'	PERENNIAL GERANIUM	8	1 GAL
30	HEUCHERA SP. 'PALACE PURPLE'	CORAL BELLS	12	1 GAL
31	HOSTA SP. 'SUM AND SUBSTANCE'	HOSTA	8	1 GAL
32	HOSTA SP. 'SUM AND SUBSTANCE'	HOSTA	8	1 GAL
33	ALLIUM 'SUMMER BEAUTY'	ALLIUM	25	1 GAL
34	COREOPSIS SP. 'JETHRO TULL'	COREOPSIS	12	1 GAL
35	COREOPSIS SP. 'JETHRO TULL'	COREOPSIS	12	1 GAL
36	ALLIUM 'SUMMER BEAUTY'	ALLIUM	25	1 GAL
37	HEUCHERA SP. 'PALACE PURPLE'	CORAL BELLS	20	1 GAL
38	HEMEROCALLIS SP. 'ROSEY RETURNS'	DAYLILY	15	1 GAL

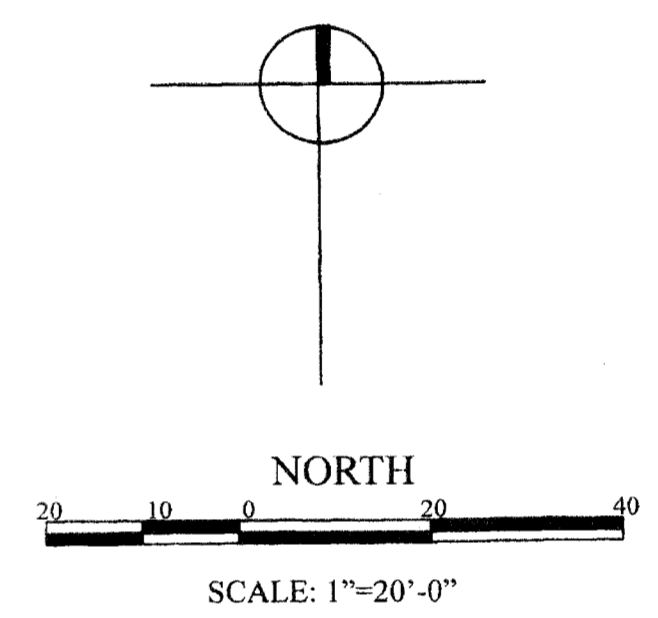
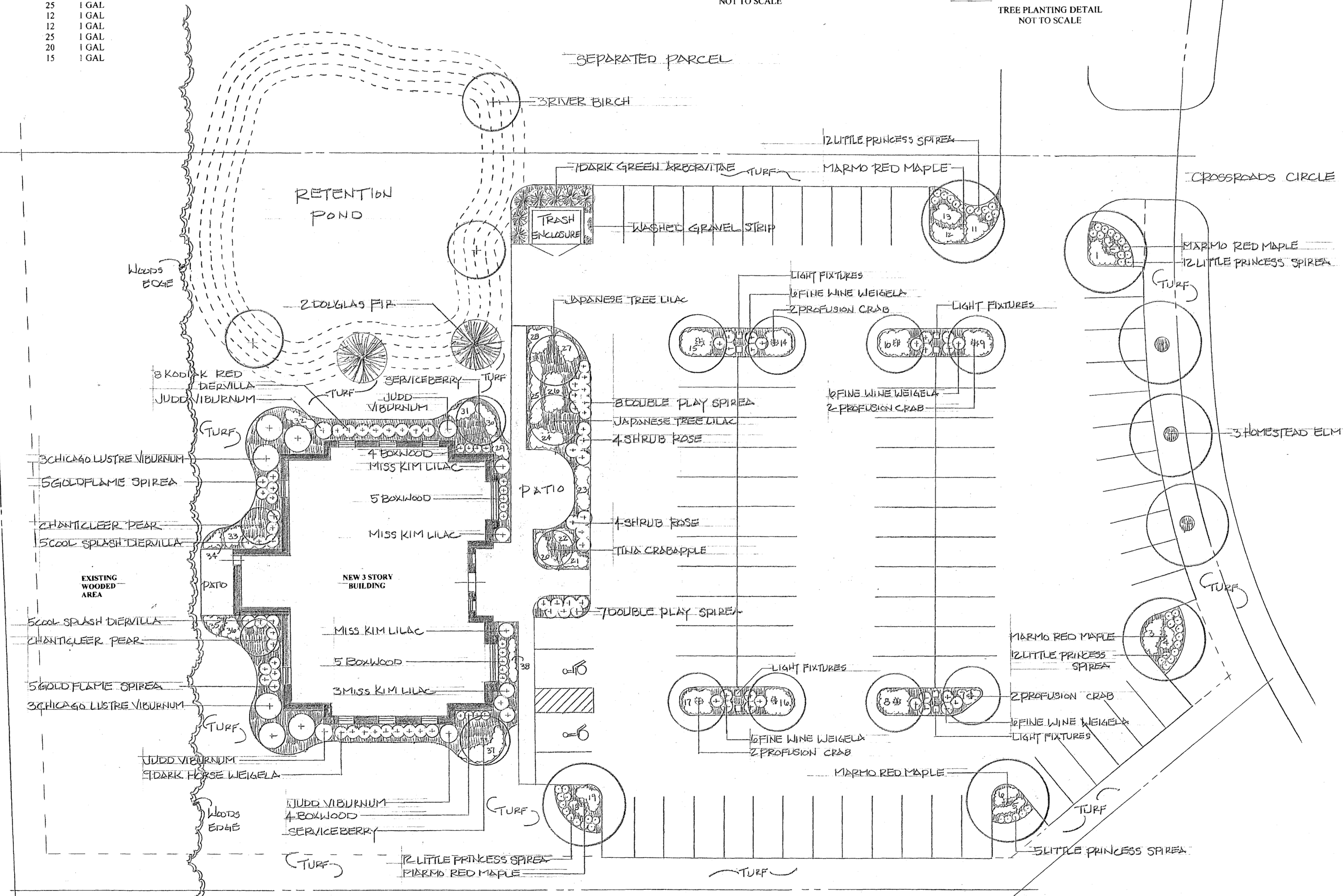
PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
5	ACER FREEMANII 'MARMO'	MARMO RED MAPLE	2 1/2"
2	AMELANCHIER CANADENSIS	SERVICEBERRY	8"
3	BETULA NIGRA	RIVER BIRCH	10"
18	BUXUS 'CHICAGO LANE GREEN'	BOXWOOD	24"
10	DIERVILLA 'COOL SPLASH'	COOL SPLASH DIERVILLA	24"
8	DIERVILLA 'KODIAK RED'	KODIAK RED DIERVILLA	24"
8	MALUS SP. 'PROFUSION'	PROFUSION CRABAPPLE	2"
1	MALUS SP. 'TINA'	TINA CRABAPPLE	2"
2	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7-8"
1	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2 1/2"
8	ROSA SP. 'KNOCK OUT PINK DOUBLE'	SHRUB ROSE	5 GAL
10	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	18-24"
15	SPIREA X JAP. 'DOUBLE PLAY PINK'	DOUBLE PLAY PINK SPIREA	18-24"
53	SPIREA X JAP. 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18-24"
6	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	42"
2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2"
7	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	5"
2	ULMUS CARPINIFOLIA 'HOMESTEAD'	HOMESTEAD ELM	2 1/2"
6	VIBURNUM DENT. 'CHICAGO LUSTRE'	CHICAGO LUSTRE VIBURNUM	6"
4	VIBURNUM X JUDDII	JUDD VIBURNUM	36"
9	WEIGELA FLORIDA 'DARK HORSE'	DARK HORSE WEIGELA	24"
24	WEIGELA FLORIDA 'FINE WINE'	FINE WINE WEIGELA	24"



NOTE:
GRADE AND SEED ALL OPEN AREAS NOT MULCHED OR HANDSCAPED. SEED MIX TO BE REINDERS LANDSCAPE 40 LAWN SEED MIX (OR EQUAL) INSTALLED AT 150-200 LB/ACRE (ROTARY OR DROP SEED APPLICATION)
28% Kentucky Bluegrass
6% Named Kentucky Bluegrass
6% Named Kentucky Bluegrass
25% Creeping Red Fescue
15% Wicked Perennial Ryegrass
20% Annual Ryegrass
MOWING HEIGHT 2-3"
FERTILIZE APPLICATION 2-3/YR.

- NOTES AND SPECIFICATIONS**
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH CITY, VILLAGE OR OTHER LOCAL LANDSCAPING OR CONSTRUCTION SPECIFICATIONS
 - ALL INDIVIDUAL TREES TO RECEIVE 3" CLEAN SHREDDED HARDWOOD BARK MULCH IN A 5' DIAMETER MOW RING.
 - ALL PLANTING BEDS TO RECEIVE 3" MIN. SHREDDED BARK MULCH.
 - ALL PLANTING BEDS TO BE SPADE EDGED.
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 - ALL PLANTS (UNLESS OTHERWISE SPECIFIED) ARE TO BE BALLED & BURLAPPED OR APPROVED CONTAINER STOCK
 - ALL TREE, SHRUB BACK FILL MIX TO BE:
4 PARTS CLEAN PULVERIZED TOPSOIL
1 PART MUSHROOM COMPOST
 - ALL PERENNIAL PLANTING MIX TO BE:
3 PARTS CLEAN PULVERIZED TOP SOIL
1 PART MUSHROOM COMPOST
1 PART SAND
40 # / 100 SF GYPSUM
(TILL 2" OF THIS MIX IN 6-8" DEEP)
 - CONTRACTOR TO SUBMIT IN WRITING TO PROPERTY OWNERS, A ONE YEAR-100% PLANT GUARANTEE TO COMMENCE ON THE DAY OF PROJECT COMPLETION.
 - CONTRACTOR RESPONSIBLE FOR CALLING DIGGERS HOTLINE 1-800-242-8511 TO LOCATE ALL UTILITIES PRIOR TO STARTING PROJECT
 - CONTRACTOR RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED FOR PROJECT INSTALLATION.
 - CONTRACTOR TO ADJUST PLANTINGS FOR UNDERGROUND UTILITY LINES, ESCAPE WINDOWS, CONDENSER UNITS AND UTILITY METERS AND OVERHEAD UTILITY LINES.



SITE LANDSCAPING

AVERY AND BIRCH BEAUTY STUDIOS
21055 CROSSROADS CIRCLE
BROOKFIELD, WI 53186
DECEMBER 21, 2023
BYSLS

SCHEEL &
ASSOCIATES
LANDSCAPE DESIGN
RESIDENTIAL AND COMMERCIAL
LOW VOLTAGE OUTDOOR LANDSCAPE LIGHTING
Phone: (815) 482-8187
E-mail: scheelassociates@gmail.com
© Scheel and Associates 2023

IN PARTNERSHIP WITH:

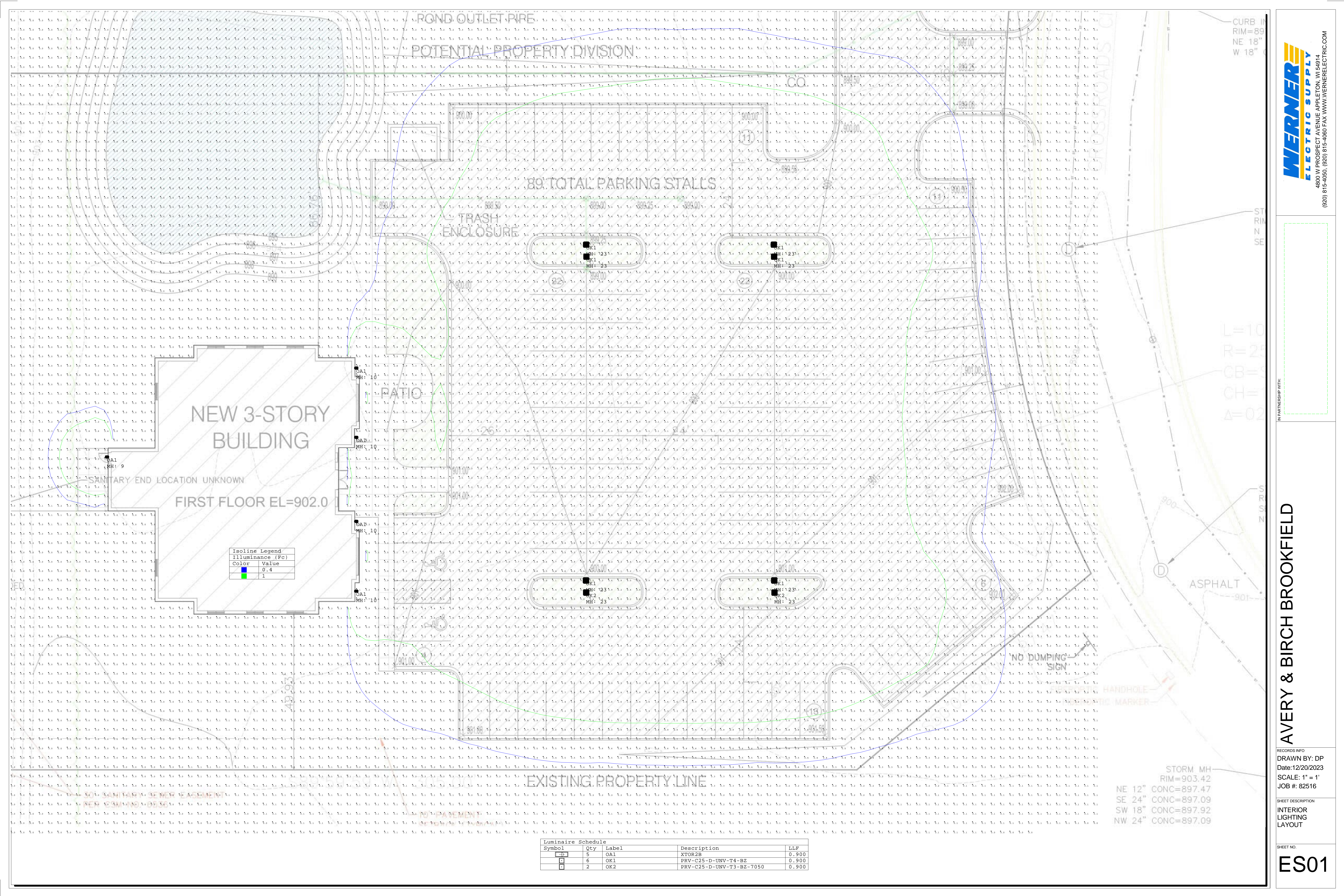
AVERY & BIRCH BROOKFIELD

RECORDS INFO
DRAWN BY: DP
Date: 12/20/2023
SCALE: 1" = 1'
JOB #: 82516

SHEET DESCRIPTION
INTERIOR
LIGHTING
LAYOUT

SHEET NO.

ES01



NEW 3-STORY BUILDING

FIRST FLOOR EL=902.0

89 TOTAL PARKING STALLS

TRASH ENCLOSURE

EXISTING PROPERTY LINE

Isoline Legend

Color	Value
Blue	0.4
Green	1

Luminaire Schedule

Symbol	Qty	Label	Description	LLF
□	5	OK1	XTOR28	0.900
□	6	OK1	PRV-C25-D-UNV-T4-BZ	0.900
□	2	OK2	PRV-C25-D-UNV-T3-BZ-7050	0.900

STORM MH
RIM=903.42
NE 12" CONC=897.47
SE 24" CONC=897.09
SW 18" CONC=897.92
NW 24" CONC=897.09

CURB IN
RIM=89
NE 18"
W 18"

L=10
R=25
CB=6
CH=6
Δ=02

SR 18"

SR 18"

SR 18"

SR 18"

SR 18"

Avery and Birch

beauty studios



in.studio
architecture

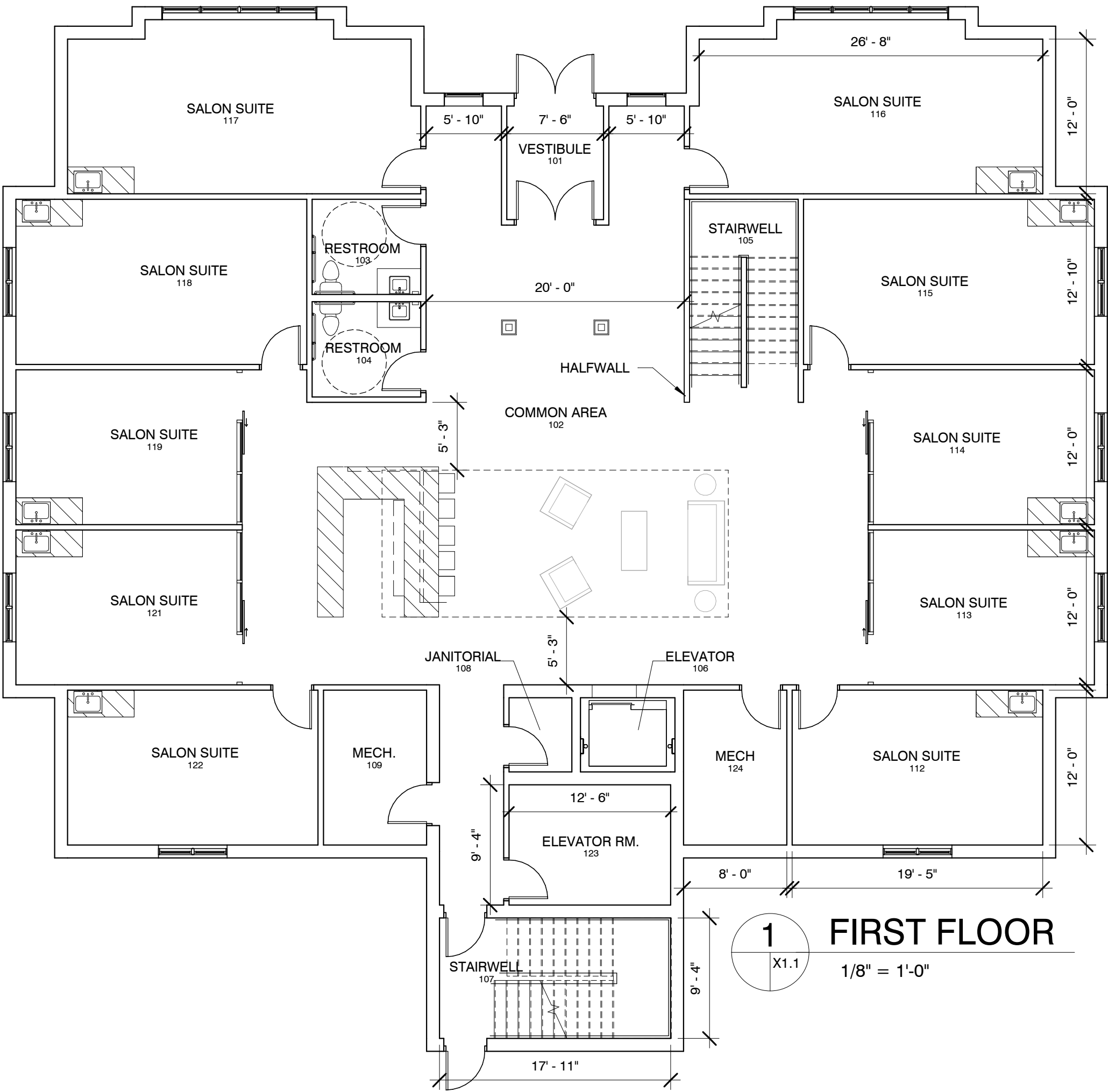
Avery and Birch
beauty studios



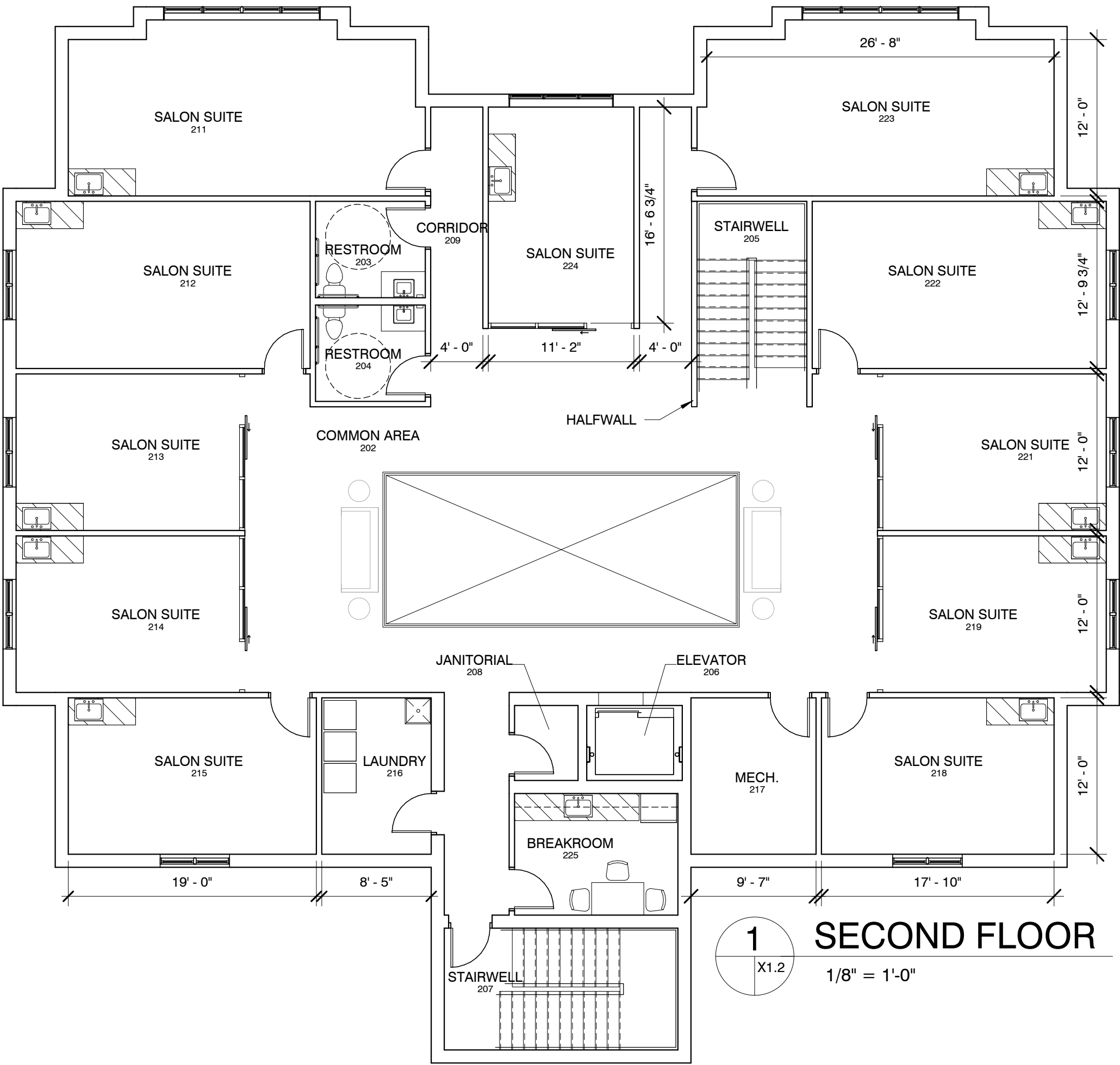
in.studio
architecture

Avery and Birch
beauty studios

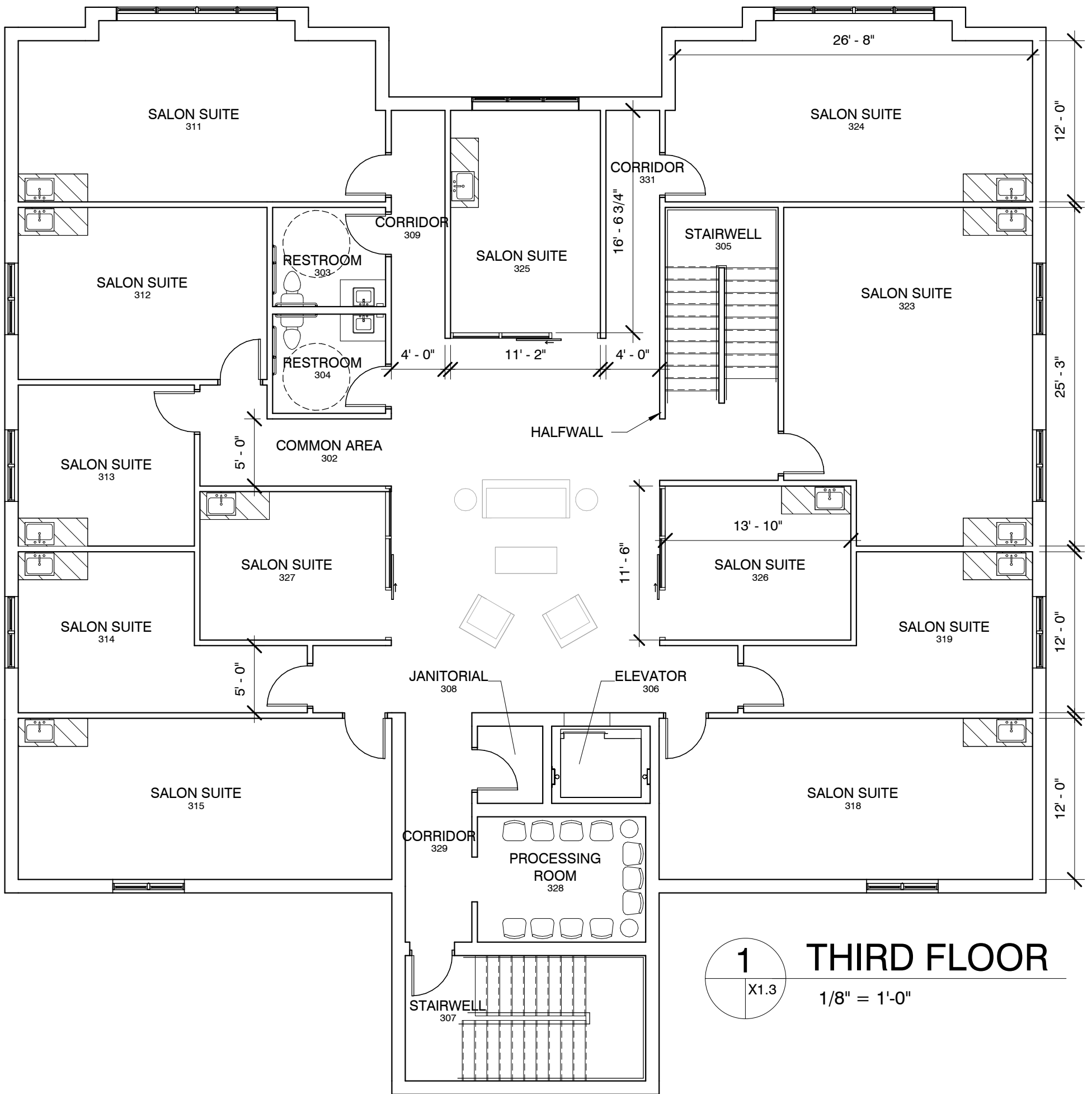




1 FIRST FLOOR
 X1.1
 1/8" = 1'-0"



1 SECOND FLOOR
 X1.2
 1/8" = 1'-0"





Strand Associates, Inc.[®]
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843
www.strand.com

January 8, 2024

Mr. Tom Hagie, P.E.
Town of Brookfield
645 North Janacek Road
Brookfield, WI 53045

Re: Avery and Birch Development
Town of Brookfield, Wisconsin (Town)

Dear Tom,

Strand Associates, Inc.[®] (Strand) has finished its initial review of the plan package for the Avery and Birch Development that was received from the Town on December 28, 2023, for conformance with the Town specifications and general engineering practices. Before construction may begin, the contractor shall submit all required permits for the development to the state, Wisconsin Department of Natural Resources, Town, and any other relevant agencies. New drawings and a letter describing the revisions should be returned to Strand after the following concerns have been addressed.

Stormwater Management Report

1. It appears that the proposed wet detention pond is detaining runoff from the peak 2-, 10-, and 100-year storm events to be equal or less than the existing peak discharge rates for the existing conditions. Based on the Town's Ordinance (Section 26.07(5)(b)2.), the 1-year storm event should also be analyzed. Calculations should be submitted showing that the proposed peak discharge rates are equal or less than the existing peak discharge rates for this storm event.
2. The Stormwater Management Report should explain and show how the site is meeting infiltration requirements within the Town Code (Section 26.07(5)(c)).
3. It is not clear why only a length of 80 feet was used for sheet flow in the existing conditions. It appears that the sheet flow could be extended the maximum allowable length of 100 feet.
4. It appears that the 2-year, 24-hour precipitation used in the proposed conditions sheet flow calculations should be changed from 2.6 to 2.7 inches.
5. The proposed condition's shallow concentrated flow length shown in the Proposed Drainage Map (260 feet), does not match the Hydraflow model input length (270 feet).
6. The Hydraflow input for the pond weir structure shows a crest length of 9.5 feet at elevation 897.00. It is not clear whether this is supposed to be the open grate on the outlet structure shown in the detail on Sheet C500 or another component of the outlet. If this is referring to the open grate, it appears that the crest length needs to be modified.
7. A stormwater maintenance agreement should be established between the owner and Town.

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Sheet C500–Details

1. It appears that the pond outlet structure bottom elevation callout of 896.00 is incorrect in the typical stormwater pond cross section detail.

Stormwater Conveyance

1. Storm sewer sizing using the rational method and inlet capacity calculations should be provided for the proposed storm sewers.

Site Plan–Sheet C100

1. According to Section 17.06(3)(c)(2) of the Town Zoning Code, 2 percent of the total number of spaces shall be designated for the physically disabled. The 2010 Americans with Disabilities Act (ADA) Standards, Section 208.2, requires a minimum number of physically disabled accessible parking spaces based on the total number of parking spaces provided in the parking facility. The Town should provide direction on which standard will be enforced. There are 89 parking stalls being provided, with two stalls (2.2 percent) being ADA-accessible. The 2010 ADA standards note that a minimum of four ADA compliant stalls shall be provided if the total number of stalls ranges from 76 to 100.
2. Calculations should be submitted showing the minimum number of parking spaces are being provided in accordance with Section 17.06(3)(h) of the Town Zoning Code.
3. A turning moving exhibit should be provided to verify the largest vehicle (including any emergency vehicles) that will access the site can perform the required turning movements with the proposed layout.

Site Grading Plan–Sheet C200

1. It appears that a new high density polyethylene (HDPE) 12-inch-diameter storm sewer pipe will be cored in the southwest side of an existing curb inlet on Crossroads Circle. There is an 18-inch-diameter opening on the west side of this inlet as well. It should be verified that the new 12-inch pipe being cored into the existing inlet will not jeopardize the structural integrity of the structure.
2. There is a callout stating “Concrete Curb & Gutter (see detail), reject curb along exterior of lot.” The detail on the sheet is of standard curb and there is no detail for the reject curb. It is not clear what exact curb type is used at what locations (i.e., whether all islands contain regular curb). More detail should be added to the construction drawings identifying the different curb types.
3. A more detailed grading plan is needed for the handicap-accessible route in order to determine whether the proposed grades are ADA-compliant. Also, dimensions should be included for the handicap-accessible parking stalls and access aisle.
4. It appears that a detectable warning field is needed west of the handicap access aisle between the two ramps.

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5. It does not appear that the 12-inch HDPE storm sewer pipe downstream of the outlet structure running at a 0.2 percent has the capacity to handle the 10-year design storm event outgoing flow from the pond (3.19 cubic feet per second).
6. Please denote intended tree protection or woodland area protection provided on-site.
7. Storm sewer note 3 states that inlet grates shall be Neenah No. R3227-C, but it appears that a couple of the inlets are located in the curb and a different frame and grate should be selected for these locations.

Sheet C300–Private Sanitary Sewer and Water Main Plan

1. It should be noted that the minimum bury depth is 6.5 feet according to Section 12.4 of the Town technical specifications.
2. Evaluate that proper separation between water and storm crossing in Crossroads Circle is meeting the requirements of Section NR811.74 of the state administrative code.
3. A note should be added stating that the contractor shall notify the Town Sanitary District No. 4 and field staff a minimum of 72 hours before the start of any construction or connection to existing public utilities.
4. Provide sizing calculations for the proposed sanitary and water utilities.
5. Sanitary sewer frame and castings should be noted in the drawing.
6. The existing sanitary sewer is not shown correctly on the west side of the property where the proposed sanitary service connection to the main is taking place. There is no sewer line running north of this manhole. The existing line running to the north of this manhole should be removed.
7. It appears a proposed sanitary sewer easement will be needed for the new 8-inch-diameter main running to the north of the existing manhole.
8. It should be noted that, if the building requires a sprinkler system, a fire hydrant needs to be within 150 feet of a Fire Department Connection. Any water main leading to the hydrant would be considered public and utility easements will be needed. Also, after reviewing the Town's water model, it is recommended that the piping be 8-inch diameter as that will result in available fire flow at the end of the new 8-inch main to be more than 3,000 gallons per minute (gpm), which is good for this type of development. A 6-inch-diameter main would result in fire flows less than 2,000 gpm, which is borderline for the development.

Landscape Plan

1. It should be verified that the mature spread of the trees, specifically the Homestead Elm trees, will not extend beyond the lot line (Section 17.02.19.e.).
2. Please show trees for preservation on future drawings. Also, in accordance with Section 17.02 (6) 19.C, provide information on natural forest or woodland areas and substantiality or quality thereof.

Mr. Tom Hagie, P.E.
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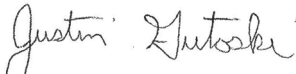
Lighting Plan–ES01

1. It appears that the intensity of illumination measured at the property line exceeds 0.2 foot-candles at numerous locations (Section 17.02(6)(15)d.).
2. All areas designated on approved site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas at a minimum intensity of 0.4 foot-candle, exclusive of approved anti-vandal lighting (Section 17.02(6)(15)c.).

Please call 608-251-4843 if you have any questions.

Sincerely,

STRAND ASSOCIATES, INC.®


Justin J. Gutoski, P.E.

- c: Bryce Hembrook, Planner, Town of Brookfield
Tony Skof, Town of Brookfield Sanitary District No. 4
Scott Hartung, Department of Public Works Superintendent, Town of Brookfield
Mark Ellena, Ellena Engineering Consultants, LLC

Ord. No.: ____

**ORDINANCE REPEALING AND RECREATING SECTIONS 5.23(1) AND 5.23(1)(a) of
THE MUNICIPAL CODE OF THE TOWN OF BROOKFIELD**

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

SECTION 1: Section 5.23(1) and 5.23(1)(a) of the Town Code is hereby repealed and
recreated as follows:

- (1) Fire Department review. One copy of approved plans and calculations, if approval is required by Wisconsin Statutes, rules or regulations, and one copy of cut sheet on all fire-protection and/or fire alarm equipment be submitted electronically to and approved by the Fire Department Bureau of Fire Prevention.
 - (a) One hard copy of approved plans, if approval is required by Wisconsin Statutes, rules or regulations be submitted by mail to the Fire Department Bureau of Fire Prevention. In addition, one copy of the approved plans under this section shall be submitted electronically to the Fire Department Bureau of Fire Prevention.

SECTION 2: All other provisions of the Town Code, including Sections 5.23(1)(b)–(f),
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.

[Signature Page to Follow]

PASSED AND ADOPTED by the Town Board of the Town of Brookfield, Waukesha

County, Wisconsin this _____, day of _____, _____.

BY: _____
KEITH HENDERSON, Chairman

BY: _____
STEVE KOHLMANN, Supervisor

BY: _____
JOHN CHARLIER, Supervisor

BY: _____
JOHN R. SCHATZMAN, Supervisor

BY: _____
RYAN STANELLE, Supervisor

ATTEST: _____

Name: _____

Title: _____