

**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, May 27, 2025**

### **PUBLIC HEARING**

**7:00 p.m.**

- 1) Confirmation of meeting notice.
- 2) Public Hearing to receive comment on a request by Jim Taylor (Oscar's) to consider a conditional use permit approval for a new drive-thru restaurant on the property located at 21165 Highway 18 and parking on property to the east.
- 3) Public Hearing to receive comment on a request by Lindsey Chiaverotti (Wisconsin Adult Center DBA Brookfield Adult Center) to consider a conditional use permit amendment to allow the expansion of an adult day care center in the B-3 Office and Professional Business District, located at 20711 Watertown Road Suite V.
- 4) Adjourn.

### **PLAN COMMISSION**

**7:00 p.m.**

### **AGENDA**

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
  - a. April 28<sup>th</sup> Plan Commission Regular Meeting.
- 5) Citizen Comments: Three-minute limit.
- 6) Old Business:
  - a. None.
- 7) New Business:
  - a. Jim Taylor (Oscar's) is requesting approval for a conditional use permit for a new drive-thru restaurant on the property located at 21165 Highway 18 and parking on property to the east.
  - b. Jim Taylor (Oscar's) is requesting preliminary and final approval for a new drive-thru restaurant on the property located at 21165 Highway 18 and parking on property to the east.
  - c. Lindsey Chiaverotti (Wisconsin Adult Center DBA Brookfield Adult Center) is requesting approval for a conditional use permit amendment to allow the expansion of an adult day care center in the B-3 Office and Professional Business District, located at 20711 Watertown Road Suite V.
  - d. Jordan Jackson (The Sandtrap LLC) is requesting to set a public hearing date to discuss a conditional use permit request for a golf simulator business located at 17800 West Bluemound Road.
  - e. Ryan Janssen (Avery & Birch) is requesting final approval of a new building consisting of a one-story salon suite facility, located at 21055 Crossroads Circle.
  - f. Luke Sebald (Keller, Inc), representing Bancroft Engineering, is requesting preliminary and final approval for an addition to an existing manufacturing building, located at 21550 Doral Road.

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

- 8) Communication and Announcements.
- 9) Adjourn.

*Posted this 22nd day of May, 2025*  
*Bryce Hembrook*  
*Town Planner*

TOWN OF BROOKFIELD  
PLAN COMMISSION MINUTES  
Monday, April 28, 2025

**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.

Town Chairman Keith Henderson called the meeting to order at 7:00p.m., with the following people present: Town Supervisor Ryan Stanelle; Plan Commission members Kevin Riordan, Tim Probst, and Len Smeltzer; and Town Planner Bryce Hembrook. Plan Commission members Jeremy Watson and Daniel Zuperku were absent and excused.

2) MEETING NOTICES.

Hembrook confirmed the meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA

Motion by Stanelle to approve the agenda.

Seconded by Riordan.

*Motion Passed Unanimously.*

4) APPROVAL OF MINUTES.

a. Motion by Stanelle to approve the March 25, 2025 regular Plan Commission Minutes as presented.

Seconded by Probst.

*Motion Passed Unanimously.*

5) CITIZEN COMMENTS; Three-minute limit.

None.

6) OLD BUSINESS:

a. None.

7) NEW BUSINESS:

a. Jim Taylor (Oscar's) is requesting to set a public hearing date to discuss a conditional use permit approval for a new drive-thru restaurant on the property located at 21165 Highway 18 and parking on property to the east.

Hembrook reported that the main change from the previous proposal is that the applicant is no longer considering the 7-Brew Coffee location on the east side of the parcel. That space would now be used for parking and traffic circulation area. The proposed building is 4,750 square feet with two drive-thru lanes. Setbacks are meeting requirements. The sum total floor area is smaller than required, but is larger than the previous building. Henderson asked if the outdoor seating area is included in the 4,750 square footage. Hembrook responded that outdoor seating is not included in that number, and a rough calculation including outdoor brings that number to slightly over 6,000 square feet.

Motion by Riordan to **recommend** Town Board set a date for a public hearing to discuss a conditional use permit approval for a new drive-thru restaurant on the property located at 21165 Highway 18 and parking on property to the east.

Seconded by Stanelle.

Further Discussion:

None.

*Motion carried unanimously.*

- b. Lindsey Chiaverotti (Wisconsin Adult Center DBA Brookfield Adult Center) is requesting to set a public hearing date to discuss a conditional use permit amendment to allow the expansion of an adult day care center in the B-3 Office and Professional Business District, located at 20711 Watertown Road Suite V.

Hembrook presented the proposal as follows: The applicant is proposing to expand to an adjacent tenant space within the current building. The conditional use permit approved in 2022 at the subject property states that any addition or expansion of the use requires the conditional use permit to be amended and approved following the Town's conditional use permit procedures.

Motion by Stanelle to **recommend** Town Board set a date for a public hearing to discuss a conditional use permit amendment to allow the expansion of an adult day care center in the B-3 Office and Professional Business district for Wisconsin Adult Center DBA Brookfield Adult Center located at 20711 Watertown Road.

Seconded by Probst.

Further Discussion:

None.

*Motion carried unanimously.*

- c. Ryan Janssen (Avery & Birch) is requesting preliminary/ final approval of a new building consisting of a one-story salon suite facility, located at 21055 Crossroads Circle.

Hembrook reviewed the proposal as outlined in the SEH staff report, and reported that a change was made to an island in the parking lot to meet turning radius requirements. Parking, setbacks, and sum total of floor area all meet requirements. The Development Review Team (DRV) has evaluated the proposed, and most items have been addressed, with the town engineer still reviewing the proposal. Hembrook noted that a landscaping plan was provided, and town engineer will have to review. The lighting submitted only showed the parking area, so the applicant will have to provide lighting details for the rest of the property, to include foot-candles at the property line. Smeltzer asked if this building was closer than the first proposal last year to the residential area. Hembrook responded that it is slightly closer because the one-story building is spread out more; however, the consensus at the conceptual approval was that a one-story building was preferred over the previous three-story building. Hembrook added that the landscaping on the west side of the property would remain. Hembrook stated that having one access drive has been determined to not be a concern. Henderson mentioned that he did not see electric, gas, or fiber connections for the building, nor dumpster enclosure renderings; and noted that on the lighting diagram, the sign (monument) is physically in the driveway. Henderson opined that he does not think the applicant is ready for final approval considering those details are missing. Smeltzer concurred.

Motion by Smeltzer to grant preliminary approval of a new building consisting of a one-story salon suite facility, located at 21055 Crossroads Circle, and recommendation for final approval contingent on lighting, trash enclosure rendering, gas, utility, and fiber connections; and signage plans.

Seconded by Stanelle.

Further Discussion:

None.

*Motion carried unanimously.*

- d. David Wimmer and Nick Wimmer (Wimmer Communities) are requesting review and approval for an amended site plan for the Town Center building (building#2 in the Poplar Creek Town Center development) for the property located at 20200 West Bluemound Road & 20500 Crosstown Avenue.

Hembrook described the changes as outlined in the SEH staff report, including the following: originally planned for 99 residential apartments, proposed change is for 80 apartments; 12,200 square feet of retail space to 6,794 square feet; 170 enclosed parking stalls to 183; and 44 surface parking stalls to 52. Hembrook reported that the Architectural Review Committee (ARC) reviewed for architectural changes and recommended approval. Nick Wimmer was present and described reasoning for the changes. The main residential entry for the underground garage was across from the Marriott Center on the west off Brooktown Boulevard. Proposed change is to move residential access to the northeast portion of the building. There are two levels of underground parking, and there is another access to the upper level from Brooktown Boulevard, directly across from the Marriott Center parking access. The southern half of Crosstown Avenue has changed from parallel to angled parking to pick up a few more spaces. Probst asked if both entries to the underground parking accessed both levels, or if each entry was exclusive to one level. Wimmer clarified that each entry was for one level, not both. The loss of residential apartments is due to changing the building from an enclosed courtyard in the center (doughnut shape) to a more open courtyard (horseshoe shape). Landscaping adjustments are minimal. The result of the changes are that a few residential units were lost, and a few parking stalls were gained.

Motion by Smeltzer to **recommend** approval for an amended site plan for the Town Center building (building #2 in the Poplar Creek Town Center development) for the property located at 20200 West Bluemound Road & 20500 Crosstown Avenue.

Seconded by Riordan.

Further Discussion:

*Motion carried unanimously.*

- e. Thomas Kafkes (Corners of Brookfield; IM Property investments (USA) LLC) is requesting site plan amendment approval for the reconfiguration of Market Street located on the east side of the Corners of Brookfield. Hembrook reviewed the proposal as outlined in the SEH staff report, including the following: proposed number of parking spaces is 11 (up from 9), there are 4 parking spaces on the east side and 7 spaces on the west side, including 2 ADA compliant stalls. The town engineer reviewed the plans and did not have any concerns with proposed changes. Robert Gould was present and stated that Market Street is the last to build out. The Corners wants to give it a fresh look and more appropriate for new retail tenants. On the south end, they are putting in a speed table, and planters by Margeaux. More visuals will be sent before the Town Board meeting.

Motion by Stanelle to **recommend** site plan amendment approval for the reconfiguration of Market Street located on the east side of the Corners of Brookfield.

Seconded by Probst.

Further discussion:

None.

*Motion carried unanimously.*

- f. Discussion /action to set a public hearing date to discuss the proposed Zoning Code Update draft. Hembrook reported that the town attorney is working on the final draft. The consensus is that a final draft is desired 2 weeks prior to the public hearing.

Motion by Probst to **recommend** the Town Board set a date for a public hearing for the proposed Zoning Code Update draft.

Seconded by Smeltzer.

Further Discussion:  
None.

*Motion carried unanimously.*

8) COMMUNICATION AND ANNOUNCEMENTS.

Henderson asked about #8 from the last meeting, where he mention the brightness of the streetlights at Poplar Creek. The Wimmers were still in attendance and will take a look at it. They did mention that the residents of Poplar Creek have not voiced a concern, and brighter lights help with safety.

9) ADJOURN.

Motion by Stanelle to adjourn at 7:53pm.

Seconded by Riordan.

*Motion Passed Unanimously.*

Respectfully submitted,  
Bryce Hembrook – Town Planner

BH/lr



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: May 22, 2025  
PC MEETING DATE: May 27, 2025

RE: **Oscar's Frozen Custard – Preliminary and Final Approval & Conditional Use Permit  
21165 Hwy 18 BKFT1130999001 & 1128959001**

SEH No. 171421, TASK 85

**Applicant:** Jim & Susie Taylor, representing Oscar's Frozen Custard  
**Application Type:** Preliminary and Final Approval & Conditional Use Permit

### Request

Applicant is requesting preliminary and final approval and conditional use permit for the construction of a drive-thru restaurant and ice cream shoppe for the property located at 21165 Hwy 18.

### Summary of Request

- Oscar's Frozen Custard has occupied this site for decades but a fire recently significantly damaged the building beyond repair. The applicant is proposing to construct a new building which will be slightly larger but generally in the same location as the last building. The applicant also owns the adjacent parcel to the east of the subject parcel and is proposing to have some parking provided on the adjacent parcel.
- The applicant is proposing to construct a 4,815 square foot restaurant building with two drive thru lanes and one pick up window and an outdoor dining area.
- Zoning District = B-2 Limited General Business District.
- Lot size = .864 acres.
- Proposed Use = Drive-thru restaurant.
  - Permitted as a conditional use
- Proposed setbacks:
  - Street (Hwy 18) = 79'
  - Street (Swenson Dr) = 107'
  - Side (west) = 40'
  - Side (east) = 24'
  - All building setbacks will meet code requirements.
- Parking
  - Code requirement: One space per 50 square feet of gross dining area, plus one space per two employees for the work shift with the largest number of employees. Restaurants with drive-

Engineers | Architects | Planners | Scientists

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

through facilities shall provide sufficient space for four waiting vehicles at each drive-through service lane.

- Parking required: Dining area (2,100sf) = 42 stalls; employees (10) = 5 stalls; total stalls required: 47
- Staff recommends that the stacking length should exceed four waiting vehicles.
- Proposed: 51 parking spaces on the subject parcel, 3 of which are ADA stalls. Also proposing 8 parking spaces on the adjacent property owned by the applicant. The applicant intends to have a shared access/parking agreement for a future development.
- The site plan shows a potential access connection on the northeast side of the property.
- Drive-through lanes
  - The site plan shows 2 drive-through lanes and 1 pickup window. Generally, a stacking length of 100 feet is desirable and 40 feet of distance between the pick up window and the access drive is preferred. Overall, it looks like sufficient stacking length is provided.
- Lighting
  - Applicant is proposing to keep exterior lighting as is except for moving one light pole to accommodate parking space. Architectural Review Committee approved the lighting plan subject to Town Engineer approval.
- Landscaping
  - Appears to meet requirements.

#### **Development Review Team Feedback**

The development review team has provided some initial feedback. Any additional feedback will be provided at the time of the meeting.

#### **Architectural Review Committee**

The Architectural Review Committee reviewed the proposed plans and recommended to approve the preliminary and final plans subject to Town Engineer concerns being addressed. The Committee also noted that sign permits will need to be pulled at a later date and that the cones on the building should be considered an architectural elements instead of a sign to meet sign area requirements.

#### **Preliminary Approval**

The purpose of preliminary project review shall be 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; and uses and sizes of the following: subject site; existing and proposed structures; existing and proposed easements, streets, and other public ways; off-street parking, loading areas, driveways, ingress and egress plans; landscaping and open space utilization plans; existing highway access restrictions; and existing and proposed street, side, and rear yards. 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. Preliminary approval recommended by the Architectural Review Committee and granted by the Plan Commission shall expire within six months unless final project plans are presented to the Plan Commission.

#### **Final Approval**

The purpose of final project review shall be to determine that this chapter and other Town ordinances have been fully complied with, and to authorize the issuance of a building permit, subject to the developer receiving approval of the Wisconsin Department of Safety and Professional Services (SPS) of the building plans, if required,

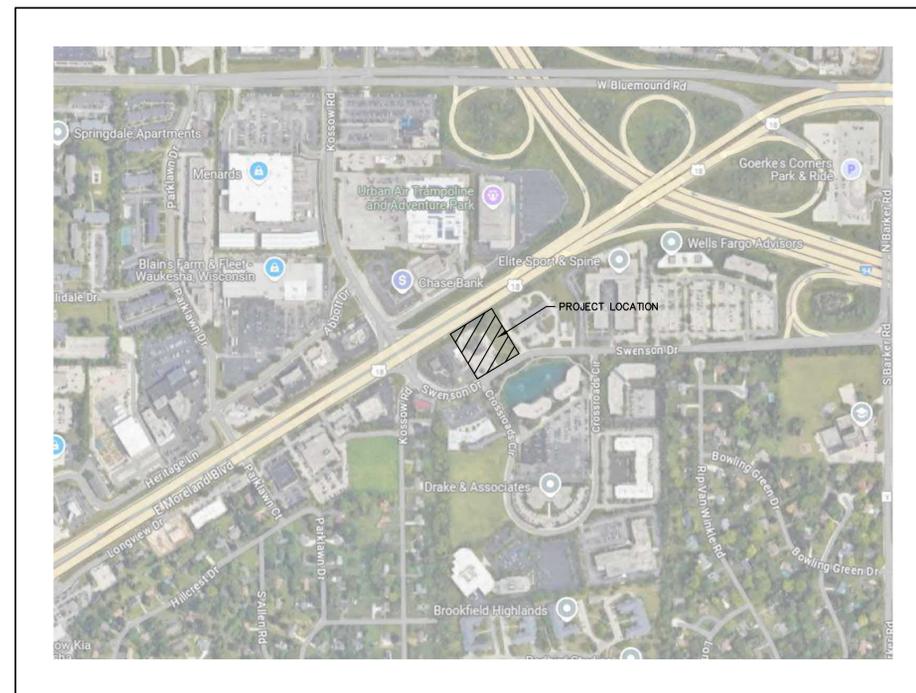
including architectural details and lighting plan. The Plan Commission may require appropriate sureties to guarantee the completion of grading, landscaping, and construction and paving of parking and loading areas within an approved time schedule. Final approval granted by the Town Board shall expire within 12 months unless necessary building permits have been applied for and issued.

**Attachments**

1. Town Engineer Review Letter

# SITE DEVELOPMENT PLANS FOR OSCAR'S CUSTARD 21165 EAST MORELAND BOULEVARD WAUKESHA, WI

## VICINITY MAP



### ENGINEER AND LANDSCAPE ARCHITECT:



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

### DEVELOPER / OWNER:

JAMES TAYLOR  
W279N2865 ROCKY POINT RD  
PEWAUKEE, WI 53072

### PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
---	PLAT OF SURVEY
C100	DEMOLITION & EROSION CONTROL PLAN
C200	SITE PLAN
C201	TRUCK ACCESS PLAN
C300	GRADING PLAN
C400	UTILITY PLAN
C500 - C501	DETAILS
C600	SPECIFICATIONS
L100	SITE LANDSCAPE PLAN
L200	LANDSCAPE NOTES AND DETAILS
1 OF 1	PHOTOMETRIC PLAN - BY OTHERS

DESCRIPTION

DATE

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



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

OSCAR'S FROZEN CUSTARD  
TOWN OF BROOKFIELD

TITLE SHEET

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PLAN DATE: 04/30/2025			
REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:



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.

© COPYRIGHT 2025  
R.A. Smith, Inc.

DATE: 04/30/2025

SCALE: N.T.S.

JOB NO. 3240290

PROJECT MANAGER:  
CHRISTOPHER WHITE, P.E.

DESIGNED BY: CBW

CHECKED BY: MAF

SHEET NUMBER

C000

**LEGEND**

- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⚑ FLAGPOLE
- ⊕ MAILBOX
- SIGN
- ⊠ AIR CONDITIONER
- ⊠ CONTROL BOX
- ⊠ TRAFFIC SIGNAL
- ⊠ CABLE PEDESTAL
- ⊠ POWER POLE
- ⊠ GUY POLE
- ⊠ GUY WIRE
- ⊠ LIGHT POLE
- ⊠ SPOT/YARD/PEDESTAL LIGHT
- ⊠ HANDICAPPED PARKING
- ⊠ PULL BOX
- ⊠ ELECTRIC MANHOLE
- ⊠ ELECTRIC PEDESTAL
- ⊠ ELECTRIC METER
- ⊠ ELECTRIC TRANSFORMER
- ⊠ TELEPHONE MANHOLE
- ⊠ TELEPHONE PEDESTAL
- ⊠ UTILITY VAULT
- ⊠ GAS VALVE
- ⊠ GAS METER
- ⊠ GAS WARNING SIGN
- ⊠ STORM MANHOLE
- ⊠ ROUND INLET
- ⊠ SQUARE INLET
- ⊠ STORM SEWER END SECTION
- ⊠ SANITARY MANHOLE
- ⊠ SANITARY CLEANOUT OR SEPTIC VENT
- ⊠ SANITARY INTERCEPTOR MANHOLE
- ⊠ MISCELLANEOUS MANHOLE
- ⊠ IRRIGATION CONTROL BOX
- ⊠ WATER VALVE
- ⊠ HYDRANT
- ⊠ WATER SERVICE CURB STOP
- ⊠ WATER MANHOLE
- ⊠ WELL
- ⊠ WATER SURFACE
- ⊠ WETLANDS FLAG
- ⊠ MARSH
- ⊠ CONIFEROUS TREE
- ⊠ DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S—SANITARY SEWER
- STS—STORM SEWER
- W—WATERMAIN
- E—MARKED GAS MAIN
- E—MARKED ELECTRIC
- OHW—OVERHEAD WIRES
- B—BUREAU ELEC. SERV.
- T—MARKED TELEPHONE
- TW—MARKED CABLE TV LINE
- FO—MARKED FIBER OPTIC
- (P)—UTILITY PER PLAN
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

**PLAT OF SURVEY  
W/ TOPOGRAPHIC DATA & UTILITIES**

KNOWN AS: 21165 HIGHWAY "18", WAUKESHA, WISCONSIN

LOT 2 OF CERTIFIED SURVEY MAP NO. 3963, RECORDED ON JANUARY 15, 1981, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 31, PAGE 4-7, AS DOCUMENT NO. 1148662 AND LOT 1 OF CERTIFIED SURVEY MAP NO. 11799, RECORDED ON JANUARY 4, 2019, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN BOOK 119, PAGE 9-13, AS DOCUMENT NO. 4378007, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

PREPARED FOR: JAMES TAYLOR  
SURVEY NO: 154623-KAC

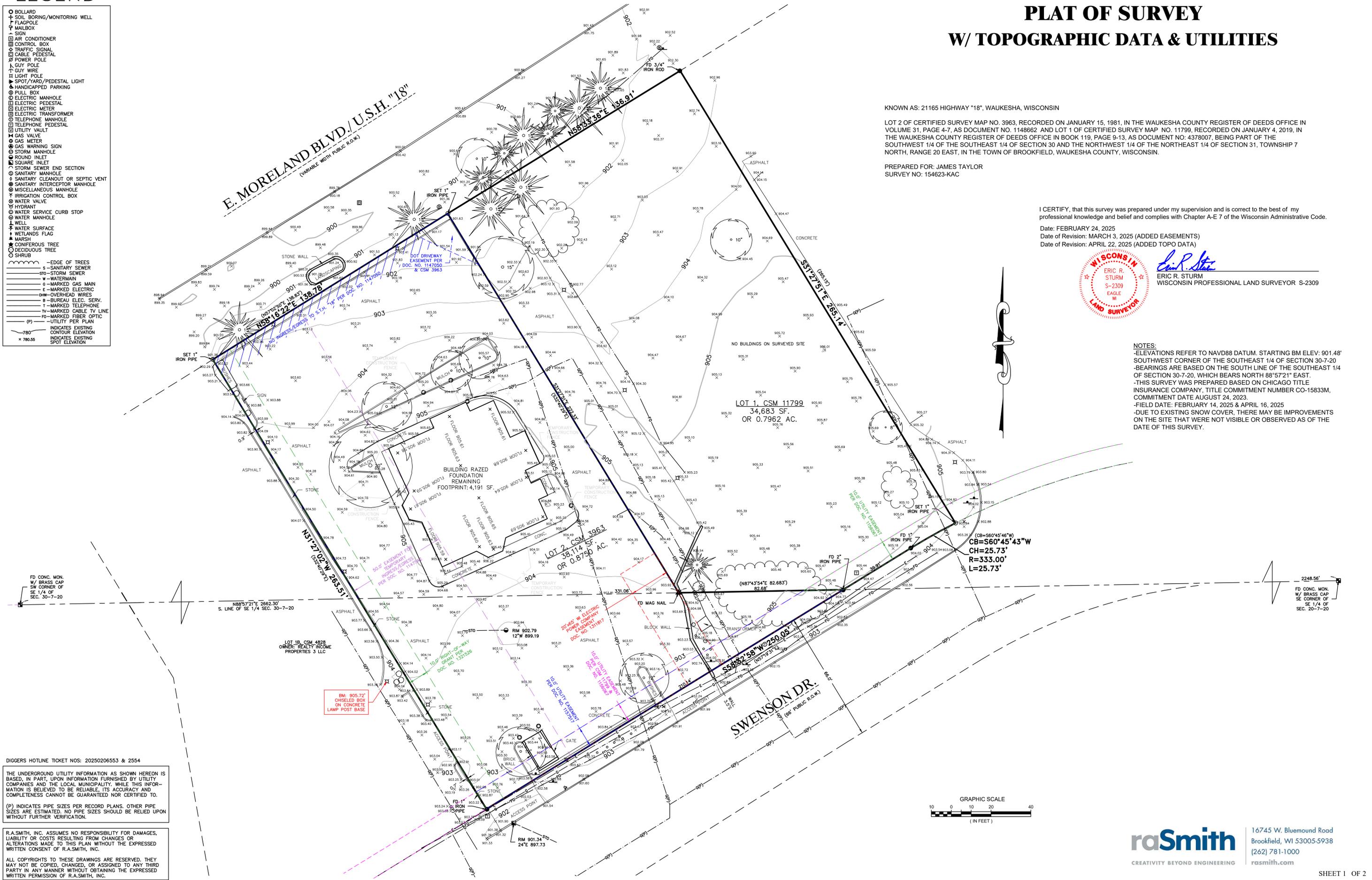
I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

Date: FEBRUARY 24, 2025  
Date of Revision: MARCH 3, 2025 (ADDED EASEMENTS)  
Date of Revision: APRIL 22, 2025 (ADDED TOPO DATA)



*Eric R. Sturm*  
ERIC R. STURM  
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2309

- NOTES:**
- ELEVATIONS REFER TO NAVD88 DATUM, STARTING BM ELEV: 901.48'
  - SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30-7-20
  - BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30-7-20, WHICH BEARS NORTH 88°57'21" EAST.
  - THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER CO-15833M, COMMITMENT DATE AUGUST 24, 2023.
  - FIELD DATE: FEBRUARY 14, 2025 & APRIL 16, 2025
  - DUE TO EXISTING SNOW COVER, THERE MAY BE IMPROVEMENTS ON THE SITE THAT WERE NOT VISIBLE OR OBSERVED AS OF THE DATE OF THIS SURVEY.



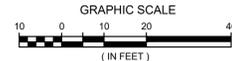
DIGGERS HOTLINE TICKET NOS: 20250206553 & 2554

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

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.

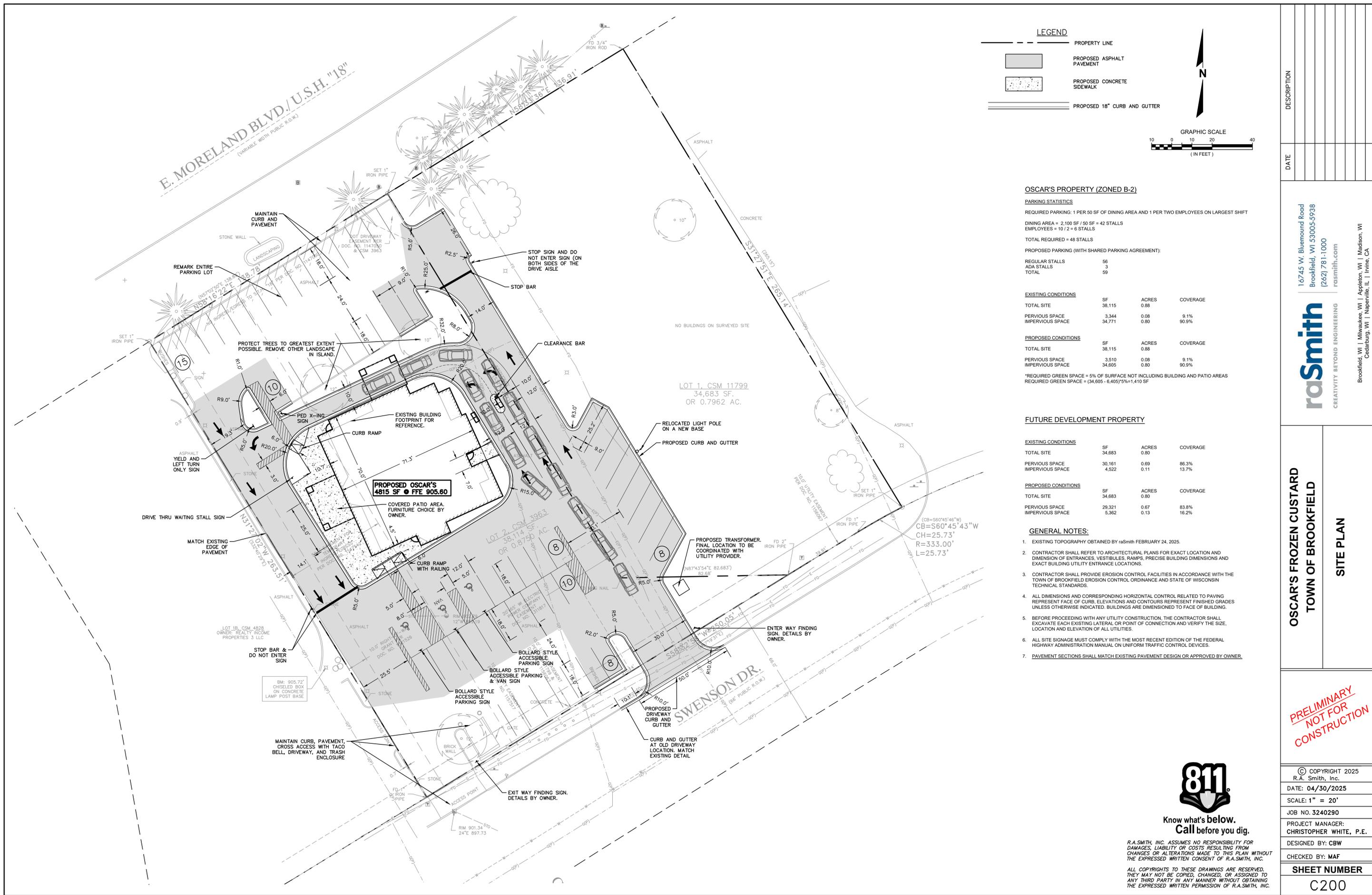
ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.



**raSmith**  
CREATIVITY BEYOND ENGINEERING

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





**LEGEND**

- PROPERTY LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 18" CURB AND GUTTER

GRAPHIC SCALE  
0 10 20 40  
(IN FEET)

**OSCAR'S PROPERTY (ZONED B-2)**

**PARKING STATISTICS**

REQUIRED PARKING: 1 PER 50 SF OF DINING AREA AND 1 PER TWO EMPLOYEES ON LARGEST SHIFT  
 DINING AREA = 2,100 SF / 50 SF = 42 STALLS  
 EMPLOYEES = 10 / 2 = 6 STALLS  
 TOTAL REQUIRED = 48 STALLS

PROPOSED PARKING (WITH SHARED PARKING AGREEMENT):

REGULAR STALLS	56
ADA STALLS	3
TOTAL	59

**EXISTING CONDITIONS**

	SF	ACRES	COVERAGE
TOTAL SITE	38,115	0.88	
PERVIOUS SPACE	3,344	0.08	9.1%
IMPERVIOUS SPACE	34,771	0.80	90.9%

**PROPOSED CONDITIONS**

	SF	ACRES	COVERAGE
TOTAL SITE	38,115	0.88	
PERVIOUS SPACE	3,510	0.08	9.1%
IMPERVIOUS SPACE	34,605	0.80	90.9%

\*REQUIRED GREEN SPACE = 5% OF SURFACE NOT INCLUDING BUILDING AND PATIO AREAS  
 REQUIRED GREEN SPACE = (34,605 - 6,405) / 5% = 1,410 SF

**FUTURE DEVELOPMENT PROPERTY**

**EXISTING CONDITIONS**

	SF	ACRES	COVERAGE
TOTAL SITE	34,683	0.80	
PERVIOUS SPACE	30,161	0.69	86.3%
IMPERVIOUS SPACE	4,522	0.11	13.7%

**PROPOSED CONDITIONS**

	SF	ACRES	COVERAGE
TOTAL SITE	34,683	0.80	
PERVIOUS SPACE	29,321	0.67	83.8%
IMPERVIOUS SPACE	5,362	0.13	16.2%

- GENERAL NOTES:**
- EXISTING TOPOGRAPHY OBTAINED BY raSmith FEBRUARY 24, 2025.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE TOWN OF BROOKFIELD EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
  - ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB. ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
  - BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
  - ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - PAVEMENT SECTIONS SHALL MATCH EXISTING PAVEMENT DESIGN OR APPROVED BY OWNER.

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

**OSCAR'S FROZEN CUSTARD  
 TOWN OF BROOKFIELD  
 SITE PLAN**

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

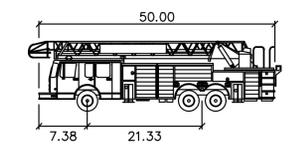
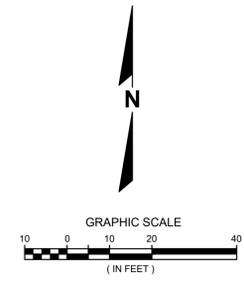


Know what's below.  
 Call before you dig.

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.

© COPYRIGHT 2025 R.A. Smith, Inc.
DATE: 04/30/2025
SCALE: 1" = 20'
JOB NO. 3240290
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: CBW
CHECKED BY: MAF
<b>SHEET NUMBER</b>
C200

E. MORELAND BLVD./U.S.H. "18"



Pierce Lance 50ft  
feet  
Width : 7.83  
Track : 7.00  
Lock to Lock Time : 6.0  
Steering Angle : 31.8

NO BUILDINGS ON SURVEYED SITE

PROPOSED OSCAR'S  
4815 SF ● FFE 905.60

LOT 1B, CSM 4828  
OWNER: REALTY INCOME  
PROPERTIES 3 LLC

MANSON DR.



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.

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

OSCAR'S FROZEN CUSTARD  
TOWN OF BROOKFIELD  
TRUCK ACCESS PLAN

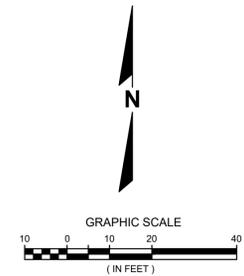
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

© COPYRIGHT 2025 R.A. Smith, Inc.
DATE: 04/30/2025
SCALE: 1" = 20'
JOB NO. 3240290
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: CBW
CHECKED BY: MAF
<b>SHEET NUMBER</b>
C201



**LEGEND**

---	PROPERTY LINE
840.00 X	EXISTING SPOT ELEVATION
- - - - 840	EXISTING CONTOURS
---	PROPOSED CONTOURS
840.00 X	PROPOSED SPOT GRADES
(840.00) X	PROPOSED TOP OF CURB GRADE
T/ 840.00 X	PROPOSED TOP OF ISLAND GRADE
■ ●	PROPOSED STORM INLETS / MANHOLES
- - - -	LIMITS OF DISTURBANCE = 0.86 ACRES



- 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. SEE SHEET C100 FOR PLACEMENT OF EROSION CONTROL FACILITIES.
  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. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PAD AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
  7. 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.
  8. CONTRACTOR TO VERIFY FIRST FLOOR ELEVATION AND CONTACT ENGINEER IF DISCREPANCIES ARE FOUND.

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

**OSCAR'S FROZEN CUSTARD  
TOWN OF BROOKFIELD  
GRADING PLAN**

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

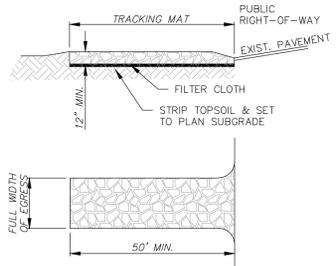


Know what's below.  
Call before you dig.

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.

© COPYRIGHT 2025 R.A. Smith, Inc.
DATE: 04/30/2025
SCALE: 1" = 20'
JOB NO. 3240290
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: CBW
CHECKED BY: MAF
<b>SHEET NUMBER</b>
<b>C300</b>





- CONSIDERATIONS:**
- TIRE WASHING AND TRACKING PAD TO CONFORM TO WDR CONSERVATION PRACTICE STANDARD 1057.
  - VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
  - THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
  - IT IS ALWAYS PREFERABLE TO PREVENT SEDIMENT FROM BEING DEPOSITED UPON THE ROAD THAN CLEANING THE ROAD LATER. SEDIMENT ON A ROAD CAN CREATE A SAFETY HAZARD AS WELL AS A POLLUTION PROBLEM.
  - ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

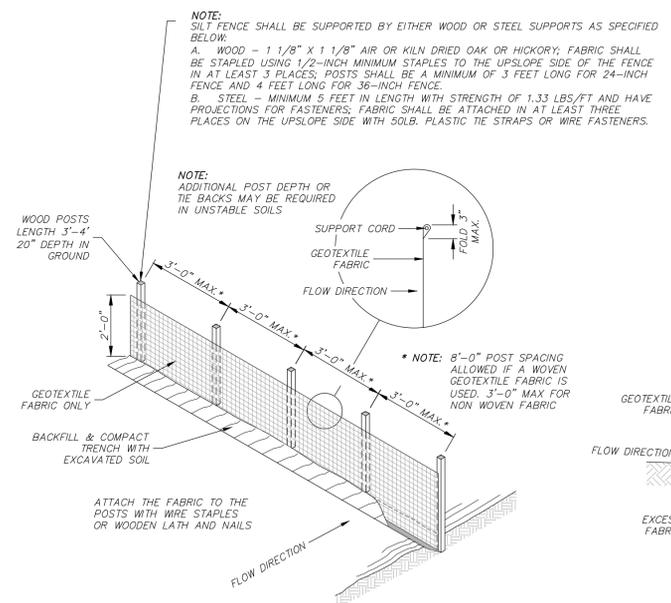
- NOTES:**
- TRACKING PAD:**
    - THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
    - THE AGGREGATE FOR THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DNR TECHNICAL STANDARD 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.
    - THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WSDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
    - THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
    - SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.
  - TIRE WASHING:**

IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.

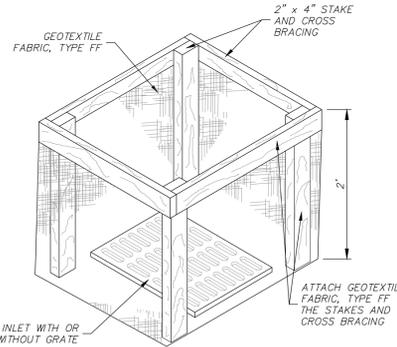
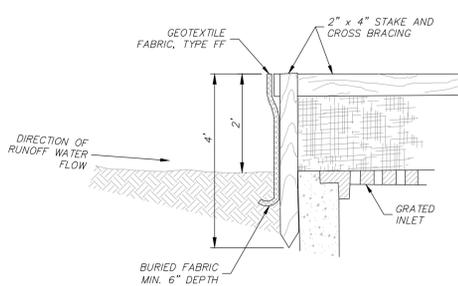
    - THE WASHING STATION SHALL BE LOCATED ON-SITE ON AN AREA THAT IS STABILIZED AND DRAINS INTO A SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
    - THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.
  - MAINTENANCE**
    - ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
    - TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
    - THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
    - A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

**STONE TRACKING PAD AND TIRE WASHING (NOT TO SCALE)**

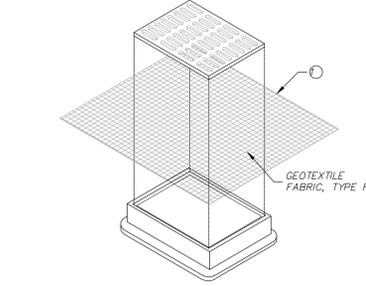
- NOTES:**
- SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDR CONSERVATION STANDARD 1056
  - SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
  - WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:
- | SLOPE     | FENCE SPACING |
|-----------|---------------|
| < 2%      | 100 FEET      |
| 2 TO 5%   | 75 FEET       |
| 5 TO 10%  | 50 FEET       |
| 10 TO 33% | 25 FEET       |
| > 33%     | 20 FEET       |
- INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
  - A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
  - SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
  - CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
    - TWIST METHOD**—OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
    - HOOK METHOD**—HOOK THE END OF EACH SILT FENCE LENGTH.
  - SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
  - DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
  - SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
  - SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



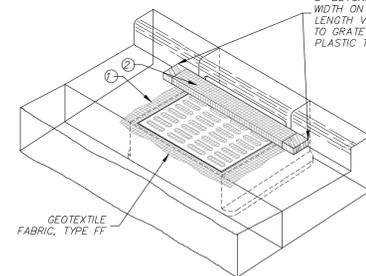
**SILT FENCE (NOT TO SCALE)**



**INLET PROTECTION, TYPE A**



**INLET PROTECTION, TYPE B (WITHOUT CURB BOX)**  
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



**INLET PROTECTION, TYPE C (WITH CURB BOX)**

**INLET PROTECTION, TYPE D (WITH CURB BOX)**  
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

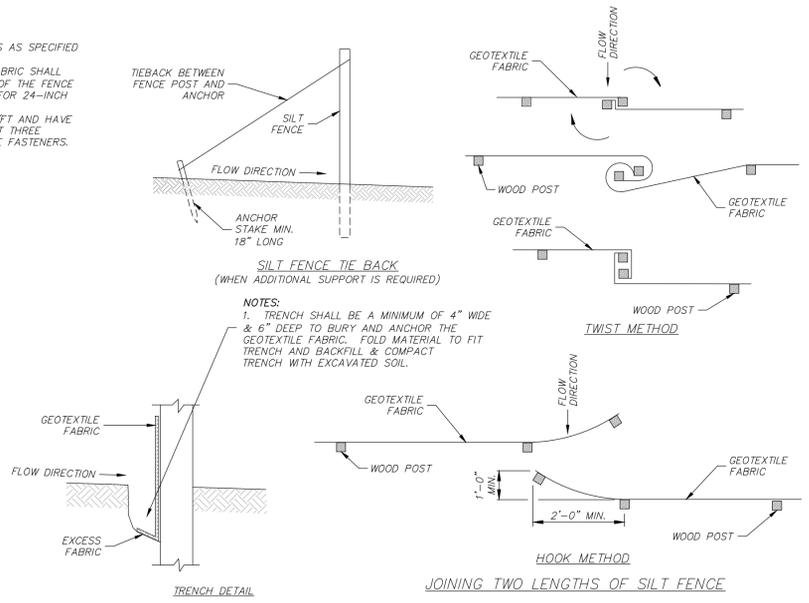
- GENERAL NOTES:**
- INLET PROTECTION DEVICES SHALL CONFORM TO WDR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WSDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.
- TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.
- TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.
- TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.
- TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEIGHTS.
- TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.
- TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4, THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

- INSTALLATION NOTES:**
- TYPE B & C:  
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D:  
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CATCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

- MAINTENANCE:**
- REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.
- INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
- FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.
- FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.
- REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

**STORM DRAIN INLET PROTECTION (NOT TO SCALE)**



**SILT FENCE (NOT TO SCALE)**

**STORM DRAIN INLET PROTECTION (NOT TO SCALE)**

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.

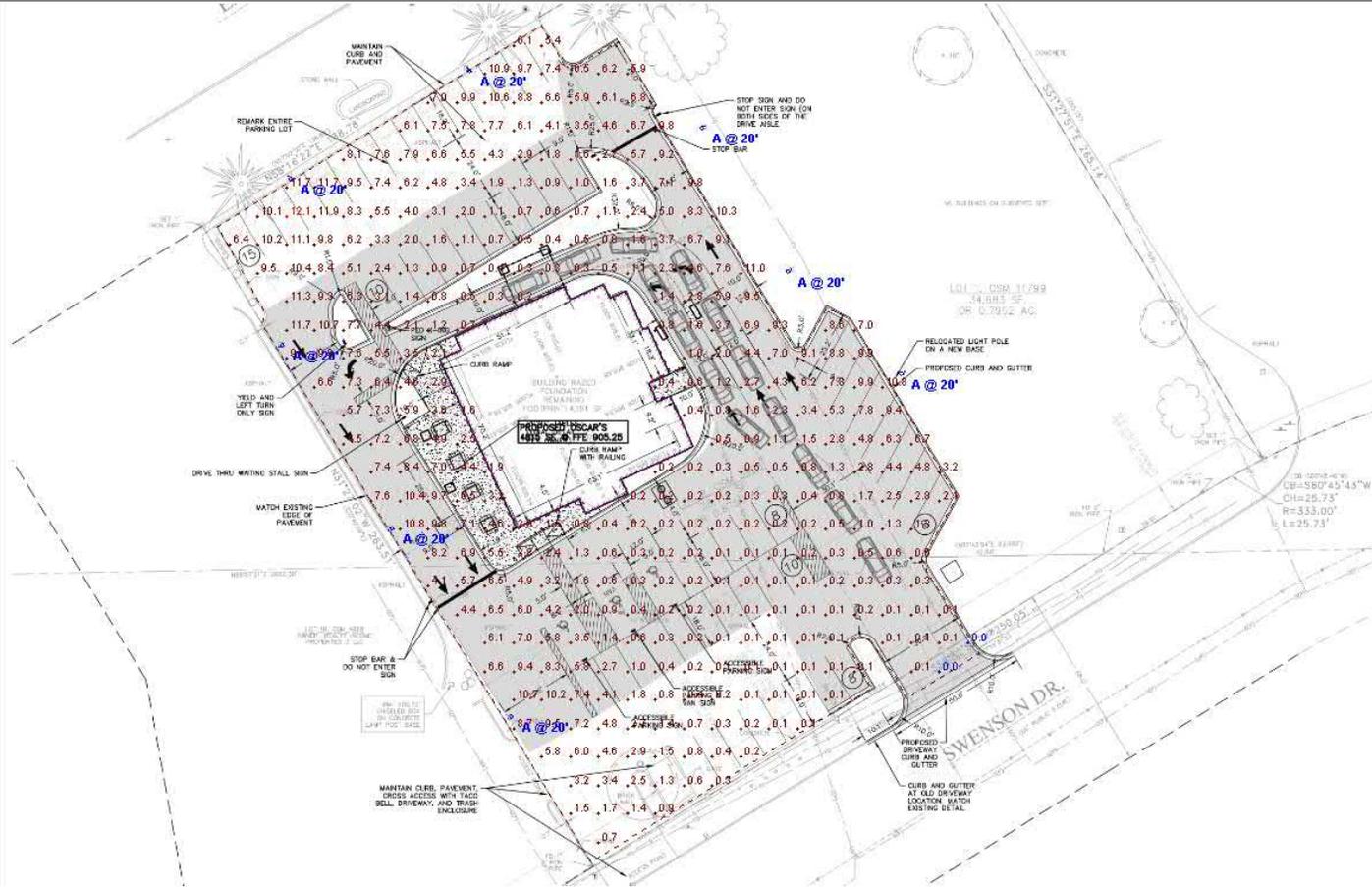
DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com <b>raSmith</b> CREATIVITY BEYOND ENGINEERING	
<b>OSCAR'S FROZEN CUSTARD TOWN OF BROOKFIELD</b> <b>EROSION CONTROL DETAILS</b>	
<b>PRELIMINARY NOT FOR CONSTRUCTION</b>	
© COPYRIGHT 2025 R.A. Smith, Inc. DATE: 04/30/2025 SCALE: N.T.S. JOB NO. 3240290 PROJECT MANAGER: CHRISTOPHER WHITE, P.E. DESIGNED BY: CBW CHECKED BY: MAF <b>SHEET NUMBER</b> C500	



DIVISION 1 – GENERAL REQUIREMENTS	DIVISION 31 – EARTHWORK	DIVISION 32 – EXTERIOR IMPROVEMENTS	DIVISION 33 – UTILITIES
<p><b>01 41 00 – REGULATORY REQUIREMENTS</b></p> <p>1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:</p> <ol style="list-style-type: none"> <li>WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS</li> <li>WISCONSIN EROSION CONTROL PROTECTION ACCEPTABILITY LIST</li> <li>STANDARD ITEMS CHECKLIST FOR CONSTRUCTION IN WISCONSIN (SSSWCW)</li> <li>WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 381–387</li> <li>WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION</li> <li>WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) APPROVED PRODUCT LISTS (APL)</li> <li>GENERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)</li> <li>WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)</li> <li>UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS</li> <li>LOCAL STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES MUNICIPALITY DEVELOPMENT STANDARDS</li> <li>COUNTY DEVELOPMENT STANDARDS</li> </ol> <p>2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.</p> <p>3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.</p> <p>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 INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.</p> <p>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.</p> <ol style="list-style-type: none"> <li>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 &amp; SIZE TO BE USED ON PROJECT. ALL SUBMITTALS MUST BE FOR SUBMIT REVIEW IN AND EVENT SUCH SUBSTITUTION IS APPROVED, THE 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 WORKING DAYS FOR SUBMIT REVIEW IN AND EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL 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.</li> <li>THE CONTRACTOR SHALL ASSUME FULL 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 THEIR REPRESENTATIVE.</li> <li>ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE OWNER OR THEIR REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REJECT MATERIALS, WHEN IN PLACE OR NOT, AND ACCEPTABILITY OF MATERIALS FURNISHED, WORK PERFORMED, AND WORKMANSHIP. INTERPRETATION OF THE PLANS AND SPECIFICATIONS BY THE OWNER OR THEIR REPRESENTATIVE SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND THE QUALITY OF WORK.</li> <li>FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR THEIR 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 CONSIDERED AS BARRING THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR SUCH A SUM OF MONEY AS MAY BE NEEDED TO BUILD AROUND ALL PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR REPLACEMENT OF IMPROPER MATERIALS, WHEN IN PLACE.</li> <li>INSPECTORS EMPLOYED BY THE OWNER 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 TO BE AUTHORIZED TO APPROVE ANY REQUIREMENTS OF THE SPECIFICATIONS, NOR IS HE 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 AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR THEIR REPRESENTATIVE. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS AN ENDORSEMENT OR AUTHORITY OF THE CONTRACTOR FROM FULFILLING THE OBLIGATIONS UNDER THE TERMS OF THE CONTRACT.</li> <li>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 SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE INTERESTS 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 REPRESENTATIVE SHALL BE ALLOWED ACCESS TO ALL PART 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.</li> <li>ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP.</li> <li>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 THEIR REPRESENTATIVE.</li> <li>ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS, WHEN 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 REJECT DEFECTIVE MATERIAL AND TO DIRECT THE CONTRACTOR TO REPAIR, REWORK AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE TO THE CONTRACTOR.</li> <li>THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.</li> <li>AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER OR THEIR 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. NOT ALL CHANGES TO THE ORIGINAL SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE OWNER OR THEIR REPRESENTATIVE MAY EXAMINE THEM.</li> <li>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, GAS LINES, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING.</li> <li>THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ONSITE OR IN THE PUBLIC RIGHT-OF-WAY.</li> </ol>	<p><b>31 10 00 – SITE CLEARING &amp; DEMOLITION</b></p> <ol style="list-style-type: none"> <li>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, ROOSTS, STUMPS, RUBBISH, AND OTHER PERSHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.</li> <li>STUMP REMOVAL SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.</li> <li>CALL 811 TO NOTIFY UTILITY PROVIDERS, AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.</li> <li>ISOLATION JOINTS SHALL BE MAINTAINED THROUGHOUT COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.</li> <li>CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.</li> <li>PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.</li> <li>REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.</li> <li>SAW CUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.</li> <li>DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.</li> <li>DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.</li> <li>THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.</li> <li>DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.</li> <li>VOIDS LEFT BY REMOVALS SHALL BE LEVELLED TO PREVENT PONDING OF WATER.</li> <li>REMOVE AND DEMOLISH MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE.</li> <li>RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.</li> </ol> <p><b>31 20 00 – EARTH MOVING</b></p> <ol style="list-style-type: none"> <li>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 DRAINAGE PROVISIONS.</li> <li>ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.</li> <li>ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD OBSERVATIONS AND TEST RESULTS AS INDICATED IN THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.</li> <li>EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED BELOW SUBGRADE.</li> <li>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 BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.</li> <li>EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.</li> <li>EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.</li> <li>DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING CONSTRUCTION SHALL BE PERFORMED WITH A HEAVY 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 UNDERGUT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.</li> <li>THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVATE WATER PONDING, SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND TEMPORARY DITCHES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD.</li> <li>THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.</li> <li>TOPSOIL REPLACEMENT DEEP SHALL AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF SIX INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN.</li> <li>TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 12 INCHES. TOPSOIL IN PARKING ISLANDS TO INSURE LONG TERM PLANT HEALTH. GROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.</li> </ol> <p><b>31 25 00 – EROSION &amp; SEDIMENTATION CONTROLS</b></p> <ol style="list-style-type: none"> <li>WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.</li> <li>ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.</li> <li>INSTALLATION OF EROSION CONTROL 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.</li> <li>ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.</li> <li>ALL EXPOSED AREAS 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.</li> <li>ALL DISTURBED AREAS SHALL DRAIN UPON 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.</li> <li>ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND 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.</li> <li>DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).</li> <li>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.</li> <li>DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.</li> <li>THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.</li> <li>THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC TRUCKS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.</li> <li>FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.</li> <li>ALL SEEDED AREAS SHALL BE FERTILIZED, AS REQUIRED, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.</li> </ol>	<p><b>32 10 00 – ASPHALT PAVING</b></p> <ol style="list-style-type: none"> <li>WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.</li> <li>ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.</li> <li>ASPHALT PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW SHALL BE FORMATTED USING WISDOT MIX DESIGN STANDARD DATA INPUT FORM/REPORT 249.</li> <li>CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.</li> <li>ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.</li> <li>AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.</li> <li>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.</li> <li>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 WITHIN PLUS 1/4-INCH FOR SURFACE COURSE. (NO MINUS).</li> <li>APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.</li> <li>NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.</li> <li>FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.</li> <li>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.</li> <li>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.</li> </ol> <p><b>32 13 00 – CONCRETE PAVING</b></p> <ol style="list-style-type: none"> <li>WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.</li> <li>ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.</li> <li>CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.</li> <li>CONCRETE PAVING SHALL BE IN ACCORDANCE WITH WISDOT STANDARD SPECIFICATIONS:       <ol style="list-style-type: none"> <li>SECTION 405– COLORED AND STAMPED CONCRETE PAVING</li> <li>SECTION 415– CONCRETE PAVEMENT</li> <li>SECTION 416– CONCRETE PAVEMENT REPAIR</li> <li>SECTION 601– CONCRETE CURBING</li> <li>SECTION 602– CONCRETE SIDEWALK AND PATIO PAVING</li> </ol> </li> <li>CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.</li> <li>AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.</li> <li>WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.</li> <li>AIR-ENTRAINMENT SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.</li> </ol>	<p><b>32 30 00 – SANITARY SEWERAGE</b></p> <ol style="list-style-type: none"> <li>WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES.</li> <li>ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.</li> <li>ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE NR 110, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW.</li> <li>ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW.</li> <li>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 8.4.1.4 OF SSSWCW.</li> <li>MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTIONS 8.3.9 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.</li> <li>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.</li> <li>PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.4.3.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.</li> <li>TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF SSSWCW BENEATH GREENSPACE 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.</li> <li>CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.</li> <li>TRACER WIRE SHALL BE BLUE AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE 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 400 FEET.</li> <li>PROPOSED SERVICE SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.</li> <li>THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF BENDS REQUIRED TO COMPLETE CONSTRUCTION, WHICH SHALL BE INCIDENTAL AND INCLUDED IN THE COST OF WORK.</li> <li>THE CONTRACTOR SHALL MAINTAIN ALL VALVE BOXES TO FINISHED SURFACE.</li> <li>THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING. HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH SECTION 4.15.0 OF SSSWCW. DISINFECTION SHALL BE IN ACCORDANCE WITH SECTION 4.16.0 OF SSSWCW AND CONFORM TO AWWA C651. WATER MAINS SHALL BE FLUSHED AND TESTED IN THE PRESENCE OF THE WATER UTILITY OPERATOR.</li> </ol> <p><b>33 30 00 – STORMWATER DRAINAGE</b></p> <ol style="list-style-type: none"> <li>WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM AND ALL APPURTENANCES.</li> <li>ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.</li> <li>ALL PUBLIC STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW.</li> <li>ALL PRIVATE STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382 AND MUNICIPALITY DEVELOPMENT STANDARDS.</li> <li>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 OTHERWISE NOTED OTHERWISE, 12-GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE SHALL BE CLASS IV, AND 18-INCH DIAMETER PIPE AND LARGER SHALL BE CLASS III.</li> <li>CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE CONFORMING TO ASTM A760.</li> <li>HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE ADS N12 WT 18 PIPE CONFORMING TO ASTM F2648 WITH WATER TIGHT JOINTS CONFORMING TO ASTM D3212, GASKETS CONFORMING TO ASTM F477 AND FITTINGS CONFORMING TO ASTM F2306.</li> <li>POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3304 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>AREA DRAINS SHALL BE ADS NYLOPLAST AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.</li> <li>FRAMES AND GRATES SHALL BE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FRAMES AND GRATES ARE COMPATIBLE WITH PRECAST STRUCTURES PRIOR TO ORDERING.</li> <li>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.</li> <li>PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.4.3.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.</li> <li>TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 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.</li> <li>CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.</li> <li>ALL CONNECTIONS TO EXISTING STORM SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE.</li> <li>FLEXIBLE COMPRESSION COUPLINGS SHALL BE USED IN THE CONNECTION OF DISSIMILAR PIPE MATERIALS.</li> <li>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 FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.</li> <li>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 STORM INTERCEPTOR PIPE, AND BUILDING STORM SERVICE 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 400 FEET.</li> <li>FIELD THE 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.</li> <li>PROPOSED STORM SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. CONNECTIONS, DOWNSPOUTS SHALL BE PER DETAILS ON THE BUILDING PLUMBING PLAN. THE EXACT LOCATION OF DOWNSPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.</li> <li>THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS AND INLETS TO FINISHED SURFACE.</li> <li>AFTER INSTALLATION OF STORMWATER DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. REPAIR ANY DAMAGE.</li> </ol>
<p><b>01 70 00 – EXECUTION &amp; CLOSEOUT REQUIREMENTS</b></p> <ol style="list-style-type: none"> <li>THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATE TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.</li> <li>SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE. 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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>IF 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.</li> <li>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.</li> <li>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.</li> </ol>	<p><b>DIVISION 32 – EXTERIOR IMPROVEMENTS</b></p> <p><b>32 12 00 – ASPHALT PAVING</b></p> <ol style="list-style-type: none"> <li>WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.</li> <li>ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.</li> <li>ASPHALT PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW SHALL BE FORMATTED USING WISDOT MIX DESIGN STANDARD DATA INPUT FORM/REPORT 249.</li> <li>CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.</li> <li>ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.</li> <li>AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.</li> <li>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.</li> <li>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 WITHIN PLUS 1/4-INCH FOR SURFACE COURSE. (NO MINUS).</li> <li>APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.</li> <li>NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.</li> <li>FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.</li> <li>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.</li> <li>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.</li> </ol> <p><b>32 13 00 – CONCRETE PAVING</b></p> <ol style="list-style-type: none"> <li>WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.</li> <li>ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.</li> <li>CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.</li> <li>CONCRETE PAVING SHALL BE IN ACCORDANCE WITH WISDOT STANDARD SPECIFICATIONS:       <ol style="list-style-type: none"> <li>SECTION 405– COLORED AND STAMPED CONCRETE PAVING</li> <li>SECTION 415– CONCRETE PAVEMENT</li> <li>SECTION 416– CONCRETE PAVEMENT REPAIR</li> <li>SECTION 601– CONCRETE CURBING</li> <li>SECTION 602– CONCRETE SIDEWALK AND PATIO PAVING</li> </ol> </li> <li>CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.</li> <li>AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.</li> <li>WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.</li> <li>AIR-ENTRAINMENT SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.</li> </ol>	<p><b>33 30 00 – SANITARY SEWERAGE</b></p> <ol style="list-style-type: none"> <li>WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES.</li> <li>ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.</li> <li>ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE NR 110, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW.</li> <li>ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW.</li> <li>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 8.4.1.4 OF SSSWCW.</li> <li>MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTIONS 8.3.9 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.</li> <li>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.</li> <li>PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.4.3.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.</li> <li>TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 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.</li> <li>CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.</li> <li>ALL CONNECTIONS TO EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE.</li> <li>FLEXIBLE COMPRESSION COUPLINGS SHALL BE USED IN THE CONNECTION OF DISSIMILAR PIPE MATERIALS.</li> <li>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 FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.</li> <li>TRACER WIRE SHALL BE BROWN AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.1 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE 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 400 FEET.</li> <li>FIELD THE 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.</li> <li>PROPOSED STORM SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. CONNECTIONS, DOWNSPOUTS SHALL BE PER DETAILS ON THE BUILDING PLUMBING PLAN. THE EXACT LOCATION OF DOWNSPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.</li> <li>THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS AND INLETS TO FINISHED SURFACE.</li> <li>AFTER INSTALLATION OF STORMWATER DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. REPAIR ANY DAMAGE.</li> </ol>	<p><b>OSCAR'S FROZEN CUSTARD TOWN OF BROOKFIELD SPECIFICATIONS</b></p> <p>16745 W. Blueround Road Brookfield, WI 53005-9938 (262) 781-1000 rasmith.com</p> <p>CREATIVITY BEYOND ENGINEERING</p> <p>Brookfield, WI   Milwaukee, WI   Appleton, WI   Irwin, CA Cedarburg, WI   Waukesha, WI   Wauwatosa, WI</p> <p>© COPYRIGHT 2025 R.A. Smith, Inc.</p> <p>DATE: 04/30/2025</p> <p>SCALE: N.T.S.</p> <p>JOB NO: 3240290</p> <p>PROJECT MANAGER: CHRISTOPHER WHITE, P.E.</p> <p>DESIGNED BY: CBW</p> <p>CHECKED BY: MAF</p> <p><b>SHEET NUMBER</b> C600</p> <p>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</p>







Layout

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A	8	Industrial Lighting Products Inc	VAM-28L-U-40-T3-[PMB;SLPF]	Viewpoint Area Light Medium, 28,000 Lumen, 4,000K, Type 3 Polycarbonate Lens	1	28832	0.9	194.69

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Layout	+	3.7 fc	12.1 fc	0.0 fc	N/A	N/A

**Note**

1. Dimensions:
2. Mounting Height: 20
3. Calc Zone: 0
4. Reflectances:

Calculations provided are estimates only.

**Designer**  
Bryan Schneider

**Date**  
04/29/2025

**Scale**  
Not to Scale

**Drawing No.**

**Summary**





1 NORTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



4 EAST ELEVATION  
1/8" = 1'-0"

MATERIAL LEGEND	
NOTE #	MATERIAL
1	6" COMPOSITE SIDING
2	2" VENEER STONE
3	ARCHITECTURAL METAL PANELS
4	STORE FRONT SYSTEM, 1" THERMALLY BROKEN GLASS
5	ALUM. ENTRY DOOR
6	PREFINISHED ALUM. CAP
7	DIMENSIONAL SHINGLES
8	PAINTED E.I.F.S. WALL SYSTEM
9	PREFINISHED ALUM. TRIM
10	OUTDOOR DINING OVERHANG
11	RED FABRIC WINDOW AWNING
12	6" COMPOSITE TRIM
13	PREFINISHED DECORATIVE OVERHANG
14	COLUMN PAINTED TO MATCH TRIM
15	STONE CAP
16	FLAVOR OF THE DAY SIGN - 42 S.F.
17	DECORATIVE CONE FEATURE - 45 S.F.
18	OSCAR'S LOGO SIGN - 25 S.F.
19	1" REVEAL
20	DRIVE THRU OVERHANG
21	OSCAR'S LOGO DRIVE THRU - 41 S.F.
22	STONE SILL/LINTIL
23	DRIVE THRU WINDOW
24	PAINTED INSULATED HOLLOW MTL. DOOR



OSCAR'S FROZEN  
CUSTARD BROOKFIELD

21165 E. Moreland Blvd  
Brookfield, WI 53106

TDI ASSOCIATES, INC  
All Rights Reserved

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title  
EXTERIOR  
ELEVATIONS

Revision:

No.	Description	Date

Date: 4/30/2025

Job No. 25104

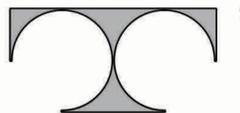
Drawn By: HAC

Sheet No.

A 2.1



OSCARS FROZEN CUSTARD  
BROOKFIELD

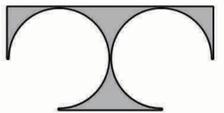


TDI ASSOCIATES, INC.  
ARCHITECTURE & PLANNING  
25217 SOUTH WIND LAKE ROAD  
WIND LAKE, WISCONSIN 53185  
PHONE 262-469-2530

APRIL 30th, 2025



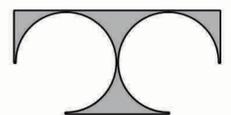
OSCARS FROZEN CUSTARD  
BROOKFIELD



TDI ASSOCIATES, INC.  
ARCHITECTURE & PLANNING  
25217 SOUTH WIND LAKE ROAD  
WIND LAKE, WISCONSIN 53185  
PHONE 262-469-2530  
APRIL 30th, 2025



OSCARS FROZEN CUSTARD  
BROOKFIELD

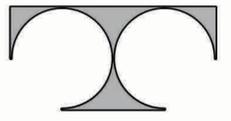


TDI ASSOCIATES, INC.  
ARCHITECTURE & PLANNING  
25217 SOUTH WIND LAKE ROAD  
WIND LAKE, WISCONSIN 53185  
PHONE 262-469-2530

APRIL 30th, 2025



OSCAR'S FROZEN CUSTARD  
BROOKFIELD



TDI ASSOCIATES, INC.  
ARCHITECTURE & PLANNING  
2517 SOUTH WIND LAKE ROAD  
WIND LAKE, WISCONSIN 53185  
PHONE 262-469-2530  
APRIL 30th, 2025



April 29, 2025

Mr. Bryce Hembrook  
Town of Brookfield  
645 North Janacek Road  
Brookfield, WI 53045

Re: Oscar's Custard Redevelopment  
Town of Brookfield, Wisconsin (Town)

Dear Bryce,

Strand Associates, Inc.® (Strand) has finished its initial review of the plan package for the Oscar's Custard Redevelopment that was received from the Town on April 22, 2025, for conformance with the Town specifications and general engineering practices. Before construction may begin, the contractor shall submit all required permits for the redevelopment 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.

#### **Demolition and Erosion Control Plan–Sheet C100**

1. Based on Google Street View, there appears to be an existing inlet located within the middle of the parking lot between the front of the building and Swenson Drive. If this is still here, inlet protection should be provided.
2. It is anticipated that the existing asphalt on the site that will remain in place near the existing western entrance off Swenson Drive and the back parking lot will see substantial wear and tear during construction. It is recommended that both areas be replaced with new asphalt like the rest of the site.

#### **Site Plan–Sheet C200**

1. Provide details on the proposed asphalt pavement and concrete sidewalk thickness.
2. Pavement marking arrows should be provided on the eastern driveway entrance to indicate whether this is only an entrance driveway or an entrance and exit driveway.
3. Pavement marking arrows should be provided on the western driveway entrance to indicate whether this is only an exit driveway or an entrance and exit driveway.
4. It is not clear whether the sidewalk on the east side of the proposed building is an entrance for customers or a private entry for employees. Regardless, there is no crosswalk pavement marking for safe access to the parking lot.

Mr. Bryce Hembrook  
Town of Brookfield  
Page 2  
April 29, 2025

5. It should be verified that there is sufficient space for four waiting vehicles at each drive-through service lane in accordance with Section 17.06(3)(h)2.i of the Town Zoning Code.
6. Provide signage or pavement marking to discourage vehicles from using the space that will become the access into Lot 1 in the future.

#### **Truck Access Plan–Sheet C201**

1. The truck path shown was developed with the “turn wheels from stop” option checked. At every click, the truck was free to turn its wheels as if it was stopped and resulted in the disjointed and nonsmoothed center line path. The truck should be driven through the site again with that option unchecked to verify that it can navigate the site.
2. Provide an exhibit that shows the turning path for the largest delivery vehicle or garbage truck, whichever is larger.

#### **Grading Plan–Sheet C300**

1. The pedestrian ramp at the northwest corner has a slope greater than is allowable. Provide a warning field at this ramp. Indicate the ramp slope percentage on the drawings. Please explain the purpose of the two locations where pedestrian pavement markings at this ramp extend into a travel lane to the west, and into the north section of the parking lot.
2. Provide a warning field at the southwest ramp. Indicate the ramp slope percentage on the drawings.
3. Verify where the handicapped accessible signposts will be located for the accessible parking stalls. The current locations appear that the signposts will encroach into the 18-foot-long parking stall.
4. Verify the accessible route for the easternmost handicapped accessible parking stall.
5. It appears the travel lane width between the accessible stalls and the flag of the curb and gutter to the north is only 23 feet in width. Please indicate the actual width of the travel lanes on the drawings.

#### **Utility Plan**

1. It is not clear whether new sanitary and water services will be constructed and connect to the existing mains within the Swenson Drive right-of-way. A utility plan should be provided if the proposed utility work will be completed.

#### **Landscape Plan**

1. The landscape plan should be provided for review when available.

Mr. Bryce Hembrook  
Town of Brookfield  
Page 3  
April 29, 2025

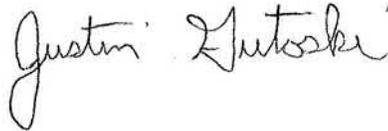
**Lighting Plan**

1. It should be verified there is no proposed lighting or photometric plan for the site.

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

Sincerely,

STRAND ASSOCIATES, INC.®

A handwritten signature in black ink that reads "Justin J. Gutoski". The signature is written in a cursive style with a large initial 'J'.

Justin J. Gutoski, P.E.

c: Tom Hagie, Town Administrator, Town of Brookfield  
Tony Skof, Town of Brookfield Sanitary District No. 4  
Scott Hartung, Department of Public Works Superintendent, Town of Brookfield

May 14, 2025

Mr. Justin J. Gutoski, P.E.  
Strand Associates, Inc.  
910 West Wingra Drive  
Madison, WI 53715

Re: Oscar's Custard Redevelopment  
Town of Brookfield, Wisconsin (Town)  
raSmith Project No.: 3240290

Dear Mr. Gutoski:

Below are the responses of raSmith to your letter to the Town of Brookfield dated May 13, 2025, regarding the above-referenced matter:

#### **Demolition and Erosion Control Plan—Sheet C100**

It is anticipated that the existing asphalt on the site that will remain in place near the existing western entrance off Swenson Drive and the back parking lot will see substantial wear and tear during construction. It is recommended that both areas be replaced with new asphalt like the rest of the site.

**raSmith Response – Demolition and Erosion: The entire parking lot will be repaved. Areas that are not within grading limits will be milled and overlaid. The demo plan and site plan have been updated to show this change on sheets C100 and C200 respectively.**

#### **Site Plan—Sheet C200**

1. Provide details on the proposed asphalt pavement and concrete sidewalk thickness.

**raSmith Response No. 1. – Site Plan: Proposed asphalt pavement and concrete sidewalk thickness have been shown on the details sheet C600.**

2. Pavement marking arrows should be provided on the eastern driveway entrance to indicate whether this is only an entrance driveway or an entrance and exit driveway.

**raSmith Response No. 2. – Site Plan: The eastern driveway is proposed to be an entrance only driveway and pavement marking arrows have been added to sheet C200.**

3. Pavement marking arrows should be provided on the western driveway entrance to indicate whether this is only an exit driveway or an entrance and exit driveway.

**raSmith Response No. 3. – Site Plan: The western driveway is proposed to be an entrance and exit driveway to uphold cross access agreements. The pavement markings have been added to sheet C200.**



Mr. Justin J. Gutoski, P.E.  
Strand Associates, Inc.  
Page 2 / May 14, 2025

4. It is not clear whether the sidewalk on the east side of the proposed building is an entrance for customers or a private entry for employees. Regardless, there is no crosswalk pavement marking for safe access to the parking lot.

**raSmith Response No. 4. – Site Plan: The sidewalk on the east side of the proposed building is a delivery door that will be accessed for after hour deliveries. A crosswalk to this location is unnecessary since the delivery truck will make deliveries here when the restaurant is closed. The door will not be used during regular business hours. A note has been added to the site plan on sheet C200.**

5. It should be verified that there is sufficient space for four waiting vehicles at each drive-through service lane in accordance with Section 17.06(3)(h)2.i of the Town Zoning Code.

**raSmith Response No. 5. – Site Plan: There is enough space for at least four vehicles to wait in each drive thru lane. An additional car sketch was added to the inner lane to show four vehicles waiting to order. The change can be seen on the site plan on sheet C200.**

6. Provide signage or pavement marking to discourage vehicles from using the space that will become the access into Lot 1 in the future.

**raSmith Response No. 6. – Site Plan: Two Temporary End of Road signs have been added to the site plan on sheet C200 the WisDOT sign detail has been added to sheet C501.**

#### **Truck Access Plan–Sheet C201**

1. The truck path shown was developed with the “turn wheels from stop” option checked. At every click, the truck was free to turn its wheels as if it was stopped and resulted in the disjointed and nonsmoothed center line path. The truck should be driven through the site again with that option unchecked to verify that it can navigate the site.

**raSmith Response No. 1. – Truck Access: The fire truck was driven through the site to show a smooth driving path which can be seen on sheet C201.**

2. Provide an exhibit that shows the turning path for the largest delivery vehicle or garbage truck, whichever is larger.

**raSmith Response No. 2. – Truck Access: A delivery truck exhibit has been added to the plan set. The truck turn shows a smooth driving path through the site which can be seen on sheet C201.**

#### **Grading Plan–Sheet C300**

1. The pedestrian ramp at the northwest corner has a slope greater than is allowable. Provide a warning field at this ramp. Indicate the ramp slope percentage on the drawings. Please explain the purpose of the two locations where pedestrian pavement markings at this ramp extend into a travel lane to the west, and into the north section of the parking lot.

**raSmith Response No. 1. – Grading: A warning field has been added to the curb ramp and the slope percentages have been shown on the grading plan. The pavement marking to the north are for pedestrian safety crossing the drive thru. A pedestrian crossing sign has also been proposed at this**



Mr. Justin J. Gutoski, P.E.  
Strand Associates, Inc.  
Page 3 / May 14, 2025

**crossing location. The pavement marking to the west of the northwest curb ramp has been removed from the plan. The pavement marking changes and added warning field can be seen on the site plan sheet C200 and the grading changes on sheet C300.**

2. Provide a warning field at the southwest ramp. Indicate the ramp slope percentage on the drawings.

**raSmith Response No. 2. – Grading: A warning field has been added to the southwest curb ramp and slope percentages have been shown on the grading plan which can be seen on sheets C200 and C300.**

3. Verify where the handicapped accessible signposts will be located for the accessible parking stalls. The current locations appear that the signposts will encroach into the 18-foot-long parking stall.

**raSmith Response No. 3. – Grading: The ADA signage will be placed in the center of the stall on the pavement marking. The signs have been relocated and can be seen in the proposed location on sheet C200.**

4. Verify the accessible route for the easternmost handicapped accessible parking stall.

**raSmith Response No. 4. – Grading: A stripped crosswalk has been added to connect the eastern most ADA stall to the crosswalk that reaches the building. The updated crosswalk can be seen on the site plan on sheet C200.**

5. It appears the travel lane width between the accessible stalls and the flag of the curb and gutter to the north is only 23 feet in width. Please indicate the actual width of the travel lanes on the drawings.

**raSmith Response No. 5. – Grading: Dimensions have been added from the edge of the ADA stall to the flange and face of curb to the north. The width from the end of the stall to the flange is 23 feet. The dimensions can be seen on sheet C200.**

#### **Utility Plan–Sheet C400**

1. The existing sanitary sewer and service lateral should be shown on the utility plan.

**raSmith Response No. 1. – Utility: An assumed location of the sanitary sewer main and service lateral has been added to the plan and can be seen on the utility plan sheet C400.**

2. The following notes should be added to the utility plan:

- a. All storm sewer, sanitary sewer, and water main materials and installation shall comply with the latest editions of the Standard Specifications for Sewer and Water Construction in Wisconsin (Standard Specifications), Wisconsin Administrative Plumbing Code, and the Town specifications.

**raSmith Response No. 2.a. – Utility: The note above has been added as number 10 under the General Notes section on sheet C400.**

- b. Contractor shall notify the Town, Sanitary District No. 4, and field staff a minimum of 72 hours before the start of construction to the existing public facilities.



Mr. Justin J. Gutoski, P.E.  
Strand Associates, Inc.  
Page 4 / May 14, 2025

**raSmith Response No. 2.b. – Utility: The note above has been added as number 11 under the General Notes section on sheet C400.**

### **Landscape Plan**

1. Provide verification that the proposed landscaping plan meets Section 17.06(3)f. of the Town Ordinance.  
**raSmith Response No. 1. – Landscape: Landscape calculations have been added to the plan sheet to show compliance with this section.**

2. It appears that several proposed shrubs are less than 18 inches in height or spread. Based on the Town Ordinance (Section 17.02.6.a.19.b.iii.), shrubs shall be a minimum of 18 inches in height or spread.  
**raSmith Response No. 2. – Landscape: Plants have been updated to meet these minimum requirements.**

3. Verify that no landscaping will be located within existing or proposed utility or drainage easements (Section 17.02.6.a.19.f.).  
**raSmith Response No. 3. – Landscape: With the exception of one group of perennials in the island along Swenson Drive, all proposed plants are outside known easements. Most utility easements allow small plants at owner risk.**

### **Lighting Plan**

Review the markups on the enclosed photometric lighting plan.

**raSmith Response No. 1. – Lighting: Owner to follow up regarding lighting comments.**

If you should have any additional questions, please email me at [christopher.white@rasmith.com](mailto:christopher.white@rasmith.com), or call me at 262-317-3286.

Sincerely,  
raSmith

Christopher B. White, P.E.  
Project Manager



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: May 22, 2025  
PC MEETING DATE: May 27, 2025

RE: Wisconsin Adult Center/Brookfield Adult Center – Conditional Use Permit  
20711 Watertown Road Suite V, BKFT1128957005

Applicant: Lindsey Chiaverotti (Wisconsin Adult Center DBA Brookfield Adult Center)  
Application Type: Conditional Use Permit

### Request

Conditional Use Permit request to allow the expansion of an adult day care center in the B-3 Office and Professional Business District, located at 20711 Watertown Road Suite V.

### Summary of Request

The applicant received conditional use permit approval on March 29, 2022 to operate an adult day care center at the subject property. Prior to this approval, the applicant had approval to operate the business on a different property (705 Larry Court). The applicant is now considering expanding operations and moving into the adjacent tenant space within the current building. The conditional use agreement states that any addition or expansion of the use requires the conditional use permit to be amended and approved following the Town's conditional use permit procedures.

According to information provided by the applicant, the Brookfield Adult Center (BAC) is a luxury day service center that works with adults 18 years of age or older. The BAC works with individuals who have cognitive or physical disability and advanced age. BAC uses person centered planning with assistance of qualified and experiences CBRF certified staff to develop stimulating and enriching activities for all their members. BAC also offers community integration opportunities for their members. The BAC's goal for each of their members is to promote independence, enhance socialization skills, and have fulfilled days. Overall, they provide the following services:

- Recreation Activities
- Therapeutic Activities
- Communication Skills
- Socialization
- Community Integration
- Living/Independence Skills
- Entertainment

Engineers | Architects | Planners | Scientists

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

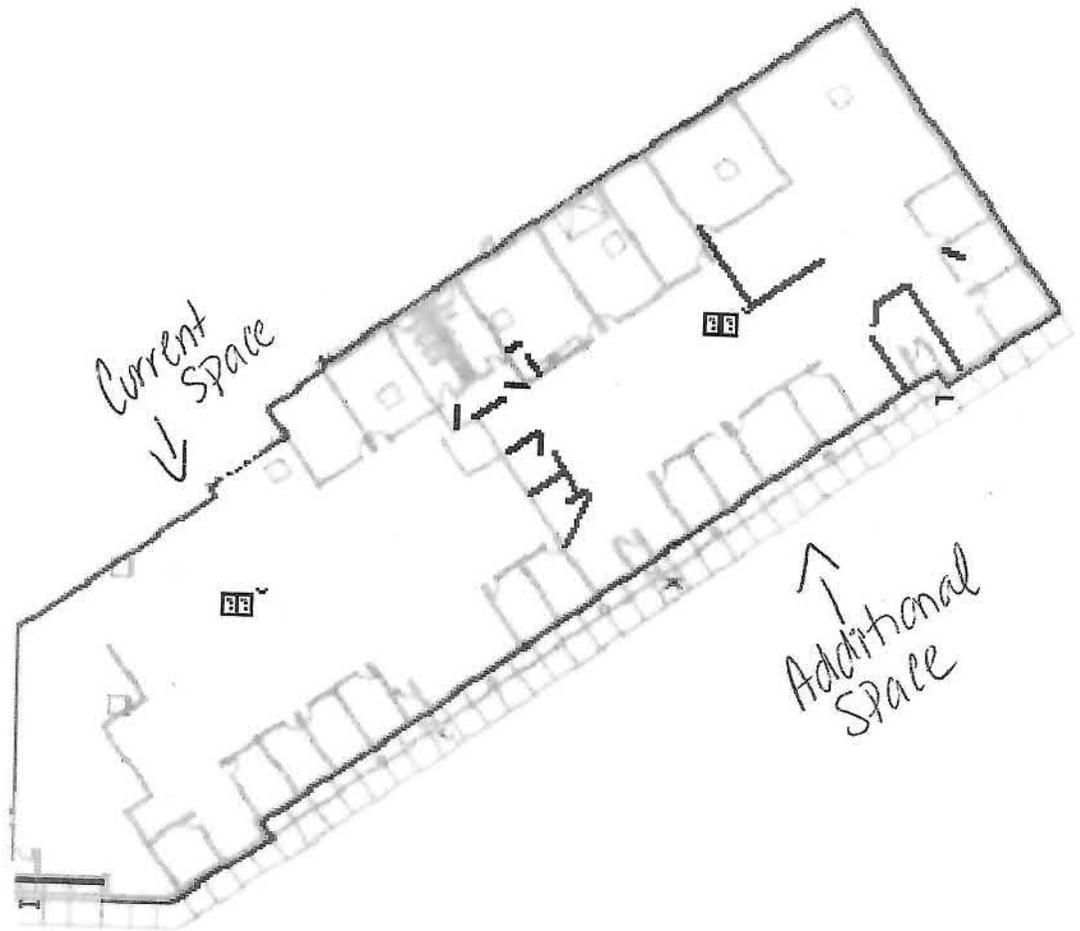
- Self-Advocacy
- Personal Cares

The property is located in the B-3 Office and Professional Business District, which is generally intended for individual or small groups of buildings limited to office, professional and special service uses where the office use would be compatible with other neighborhood uses and not exhibit the intense activity of other business districts. Adult day care facilities are considered to be a commercial daycare center land use, which is permitted as a conditional use. This will be the only adult daycare facility located on the property, which is one of the requirements listed for a commercial daycare center land use. The applicant is not proposing to change the hours of operation, which is typically 8am-3pm Monday thru Friday.

Recommendation

Per the discretion of the Plan Commission

EXHIBIT A:



**CONDITIONAL USE PERMIT**

Document Number

This Conditional Use Permit (this "CUP"), effective as of the date above the signature line below (the "Effective Date"), is by and between Waukesha Crossings LLC (the "Owner") and the Town of Brookfield (the "Town").

**WHEREAS**, the Owner is the owner of real property located at 20711 Watertown Road, Waukesha, WI 53186 (Tax Key No.: BKFT1128957005), which is more particularly described on the attached Exhibit A (the "Property");

**WHEREAS**, Lindsey Chiaverotti (the "Applicant"), Wisconsin Adult Center, on behalf of the Owner, has made an application for a conditional use permit to operate an adult day care center on the Property;

**WHEREAS**, a public hearing upon the above-referenced application was conducted by the Town Plan Commission on March 22, 2022.

**WHEREAS**, on March 22, 2022, the Town Plan Commission recommended to the Town Board that this CUP be granted; and

**WHEREAS**, on March 29, 2022, the Town Board accepted the Plan Commission's recommendation.

**NOW, THEREFORE**, this CUP to operate an adult day care center on the Property is granted and approved, subject to the following terms and conditions:

1. This CUP shall be recorded on the Property and only apply to the area described in the Legal Description attached as **Exhibit A**.
2. The Applicant shall obtain all necessary permits or approvals from the Federal Government, State, County, and any other governmental entity, and any conditions of such governmental approvals are incorporated into this CUP.
3. The Applicant shall cease all operations at their current business location, located at 705 Larry Court, by July 31, 2022.
4. The Conditional Use Permit for the Applicant's current business, located at 705 Larry Court (BKFT1125990), will terminate on July 31, 2022.
5. Any change, addition, modification, alteration, and/or amendment of any aspect of this CUP, including but not limited to an addition, modification, alteration, and/or amendment to the use, Property (including but not limited to any change to the boundary limits of the Property), structures, lands, or owners other than as specifically authorized herein, shall require the Town's prior approval and all procedures in place at the time must be followed.
6. This CUP may not be transferred and shall terminate upon such transfer of this CUP or conveyance of the Property; provided however, an application for a new Conditional Use Permit may be made

Recording Area

Name and Return Address

Town Clerk

Town of Brookfield

645 N. Janacek Road

Brookfield, WI 53045

BKFT1128957005

Parcel Identification Number (PIN)

as set forth in Section 17 of the Town's Code. The Owner's transfer or conveyance of this CUP or the Property to a separate entity that is solely owned by the Owner shall not cause this CUP to terminate so long as the Owner provides prior written notice to the Town, and an amended Conditional Use Permit reflecting the ownership status and all conditions in this CUP is recorded against the Property with the Waukesha County Register of Deeds. If the conditional use of an adult day care center identified as "Wisconsin Adult Center" is discontinued or ceases to operate on the Property, this CUP may be terminated by the Town Board pursuant to the procedures set forth in the Town Code.

7. The Owner represents and warrants that the individual signing below has full and complete authority to execute this CUP.

Dated and effective as of the date signed by the Owner below.

**OWNER**

**WAUKESHA CROSSINGS LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ COUNTY ) ss.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the above-named \_\_\_\_\_, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_  
Commission expires: \_\_\_\_\_

Tony Evers  
Governor



**DIVISION OF MEDICAID SERVICES**

1 WEST WILSON STREET  
PO BOX 309  
MADISON WI 53701-0309

Karen E. Timberlake  
Secretary

**State of Wisconsin**  
Department of Health Services

Telephone: 608-261-6393  
TTY: 711

July 21, 2022

**NOTICE OF COMPLIANCE DECISION**  
**Medicaid Waiver Home and Community-Based Services Settings Requirements**

Brookfield Adult Center  
Adult Day Services  
20711 Watertown Road, Ste V  
Waukesha, WI 53186

Dear Ms. Chiaverotti:

The Wisconsin Department of Health Services (DHS) is required by federal law to ensure that settings serving home and community-based services (HCBS) waiver participants meet and remain in compliance with the HCBS settings rule requirements. These requirements are part of 42 C.F.R. §§ 441.031(c)(4) and 441.710

The Medicaid HCBS waiver programs participants affected by this rule include those who are in the Family Care, Family Care Partnership, IRIS (Include, Respect, I Self-Direct), and the Children's Long-Term Support Waiver programs. For more information about the rule, view our fact sheet about the HCBS rule at <https://www.dhs.wisconsin.gov/publications/p02319.pdf>.

**Your Setting is in Compliance with the Federal HCBS Settings Rule.**

DHS has determined that your setting, named above, is in compliance with the federal HCBS settings rule for Wisconsin's Medicaid waiver programs. The decision was based on an onsite or desk review for this setting and related information gathered.

**No Further Action is Required. Retain This Notice for Your Records.**

This notice only applies to compliance with the federal HCBS settings rule. It is recommended that this notice be retained for your records. No further action is required at this time. Your setting's ongoing HCBS compliance will be monitored by DHS. Your setting still remains subject to all requirements of your applicable regulatory licensure and Medicaid provider regulations.

Brookfield Adult Center

Page 2

July 21, 2022

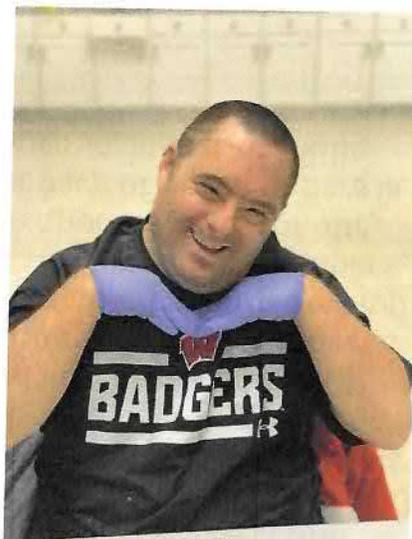
If you have questions regarding this notification, you may contact DHS staff at [DHSHCBSReview@dhs.wiscosin.gov](mailto:DHSHCBSReview@dhs.wiscosin.gov) or 608-261-6393.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ann', with a vertical line extending downwards from the end of the signature.

Ann Lamberg, Deputy Director  
Bureau of Quality and Oversight

Enclosure: Implementation of Federal HCBS Settings Rule in Wisconsin



# Brookfield Adult Center



Call to set up a tour!

262-599-8083

## Hours of Operation

Day	Hours
Monday	8:00am - 3:00pm
Tuesday	8:00am - 3:00pm
Wednesday	8:00am - 3:00pm
Thursday	8:00am - 3:00pm
Friday	8:00am - 3:00pm
Saturday	Closed
Sunday	Closed



2071 Watertown Rd Ste V  
Waukesha, WI 53186

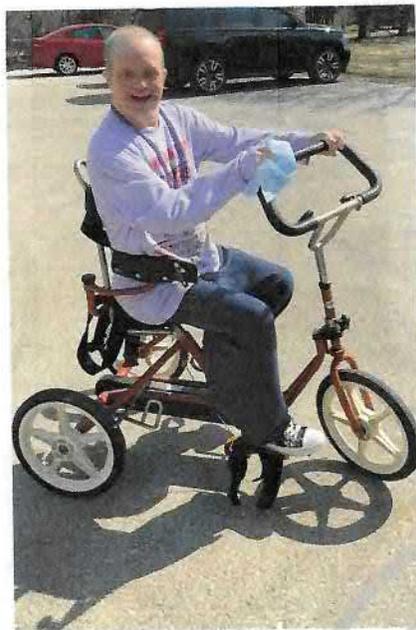
**262-599-8083**

brookfieldadultcenter@gmail.com

www.brookfieldadultcenter.com

## Our Program Offers

- Recreation Activities
- Therapeutic Activities
- Communication Skills
- Socialization
- Community Integration
- Living/Independence Skills
- Entertainment
- Self-Advocacy
- Personal Cares



262-599-8083

## About Us

Brookfield Adult Center is a luxury day service center located in the town of Brookfield, WI. Our program works with adults 18 years of age and older. At Brookfield Adult Center we work with individuals who have cognitive or physical disability, and advanced age. Brookfield Adult Center uses person centered planning with assistance of qualified and experienced CBRF certified staff to develop stimulating and enriching activities for all our members. We offer community integration opportunities for our members. Our program goals for each of our members is to promote independence, enhance socialization skills, and have fulfilled days.

## Trial Days

Brookfield Adult Center offers 1- or 2-day trial for prospective members. Trial days assess members to ensure all needs can be accommodated and what level of care may be needed. Prior service authorization required for trial days.



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: May 22, 2025  
PC MEETING DATE: May 27, 2025

RE: **The Sandtrap LLC – Conditional Use Permit  
17800 West Bluemound Road BKFT1120995002**

**Applicant:** Jordan Jackson (The Sandtrap LLC)

**Application Type:** Conditional Use Permit

### **Request**

Conditional Use Permit request to allow a commercial recreation facility land use (golf simulator business) in the B-2 Limited General Business District, located at 17780 West Bluemound Road.

### **Summary of Request**

The applicant is proposing to open *The Sand Trap: Golf Bays & Entertainment* in a commercial building located at 17800 West Bluemound Avenue. According to the applicant's narrative, the business will be a high-end indoor golf and social entertainment venue, offering a modern, family-friendly space that blends sports, technology, and community. The goal is to create a welcoming destination where people of all ages can enjoy golf, events, and year-round recreation in a state-of-the-art environment. The applicant anticipates that this business would expand during several phases, if approved. Phase I would consist of the initial buildout which is approximately 4,500 square feet of the commercial space. The initial space will include the following:

- Three golf simulator bays
- Custom lighting and bay finishes
- Bar area (pending liquor license)
- 1-2 pool tables
- Dart boards
- Retail golf shop
- Bathrooms
- Golf instructions with a certified trainer
- Host events
  - League play
  - Private and group lessons
  - Youth programs
  - Community-based events

Engineers | Architects | Planners | Scientists

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

Phase 2 would be a future expansion up to 9,000 square feet. The applicant intends to eventually expand into the remaining 4,500 square feet of the building space. If this occurs, the 2<sup>nd</sup> phase would include:

- Additional golf bays
- Turf indoor recreation space for cornhole lanes, picnic style seating, and small putting green
- Dedicated space for larger tournaments and league events
- Host cornhole competitions

According to the narrative, *The Sand Trap* will offer significant value to Brookfield by:

- Providing year-round recreational access in a climate-controlled, safe environment
- Encouraging physical activity and social interaction among all age groups
- Creating a new destination for families, friends, and professionals seeking entertainment that's both fun and skill building.
- Partnering with local schools and programs to host youth golf instruction and mentorship
- Adding visual interest to the building and neighborhood through a proposed golf-themed mural on the rear exterior wall
- Contributing to the local economy

The tenant space is located on the north side of the building which is located by the parking lot to the north of the buildings. Customers will use a dedicated private entrance in the back of the building. The applicant believes that the use will require about 50 parking spaces to provide adequate parking for the use. The code does not specifically address parking requirements for golf simulator uses but below is the requirements for similar uses:

*Commercial/recreational uses.*

- a. General standard: one space per four patrons based on the maximum capacity of the facility, plus one space per employee for the work shift with the largest number of employees.
- b. Bowling alleys: five spaces for each lane, plus one space per employee for the work shift with the largest number of employees.
- c. Golf courses: 90 spaces per nine holes, plus one space per employee for the work shift with the largest number of employees.
- d. Golf driving ranges: one space per tee, plus one space per employee for the work shift with the largest number of employees.
- e. Miniature golf course: 1 1/2 spaces per hole, plus one space per employee for the work shift with the largest number of employees.

\* Plan Commission should determine which parking calculation to use.

The applicant is targeting a fall/winter 2025 opening and daily operations will be handled by 1-2 staff members. Additional staff or trainers may be present during peak house, leagues, or event nights. Anticipated hours of operations include:

- Monday-Thursday: Noon-10pm
- Friday & Saturday: Noon-Midnight
- Sunday: 10am-8pm

For more detailed information, please review applicant's narrative provided in the packet.

**Recommendation**

Set a public hearing date to discuss the proposed conditional use permit.

## Plan of Operation Narrative

Address is 17780 Bluemound

**Business Name:** *The Sand Trap*

**Business Address:** 17800 W Bluemound Rd, Brookfield, WI

**Applicant:** Jordan Jackson

**Square Footage Occupied:** 4,500 sq ft (Phase 1), with potential expansion to full 9,000 sq ft (Phase 2)

---

We are seeking approval to occupy and operate within approximately 4,500 sq ft of a commercial building at 17800 W Bluemound Rd, Brookfield, WI. *The Sand Trap: Golf Bays & Entertainment* will be a high-end indoor golf and social entertainment venue, offering a modern, family-friendly space that blends sport, technology, and community. Our goal is to create a welcoming destination where people of all ages can enjoy golf, events, and year-round recreation in a state-of-the-art environment.

---

### Phase 1 – Initial Buildout and Operations (4,500 sq ft):

The initial space will include:

- **Three (3) TrackMan golf simulator bays**, professionally built out with the assistance of a **TrackMan Wisconsin representative** to ensure top-tier performance and custom design
- **Custom lighting** and bay finishes to create a premium, immersive experience
- A **bar area** offering alcoholic and non-alcoholic beverages (pending liquor licensing)
- **1–2 pool tables**
- **Dart boards**
- A **retail golf shop** featuring clubs, gloves, apparel, and accessories
- A private **rear entrance** connected to ample off-street parking
- Installation of a **second bathroom** to meet occupancy and health code requirements

We will also offer **golf instruction**, with plans to bring in a **PGA-certified trainer** to provide lessons and coaching for players of all levels — from beginners to experienced golfers.

The business will host:

- League play
  - Private and group lessons
  - Youth programs
  - Community-based events to promote the game of golf in a fun and inclusive atmosphere
- 

## **Phase 2 – Future Expansion Plan (up to 9,000 sq ft):**

Over the course of our 5-year lease, we plan to expand into the remaining 4,500 sq ft of the building. This second phase will include:

- Additional TrackMan golf simulator bays
- **A turfed indoor recreation space** designed to mimic an outdoor setting with:
  - **Cornhole lanes**
  - **Picnic-style seating**
  - **A small putting green**
- Dedicated space for **larger tournaments and league events**
- Hosting of **cornhole competitions**, themed nights, and family-friendly activities

This expansion will support a growing customer base while enhancing the recreational offerings in the Town of Brookfield.

---

## **Community Impact and Value:**

*The Sand Trap* will offer significant value to Brookfield by:

- **Providing year-round recreational access** in a climate-controlled, safe environment
- **Encouraging physical activity and social interaction** among all age groups
- **Creating a new destination** for families, friends, and professionals seeking entertainment that's both fun and skill-building

- **Partnering with local schools and programs** to host youth golf instruction and mentorship
  - **Adding visual interest** to the building and neighborhood through a proposed **golf-themed mural** on the rear exterior wall
  - **Contributing to the local economy** by increasing traffic and business activity in the area
- 

### **Parking and Access:**

The rear parking lot provides **ample off-street parking** to support operations, with an estimated need of 50 spaces — all available onsite. Customers will use a dedicated private entrance in the back of the building, ensuring easy access and minimal traffic congestion.

---

### **Projected Opening Timeline:**

We are targeting a **Fall/Winter 2025** opening, aligning with increased demand for indoor entertainment during colder months.

---

### **Staffing:**

Daily operations will be efficiently handled by **1–2 staff members**, responsible for guest check-ins, bar service, and general oversight. Additional staff or trainers may be present during peak hours, leagues, or event nights.

---

### **Tentative Hours of Operation:**

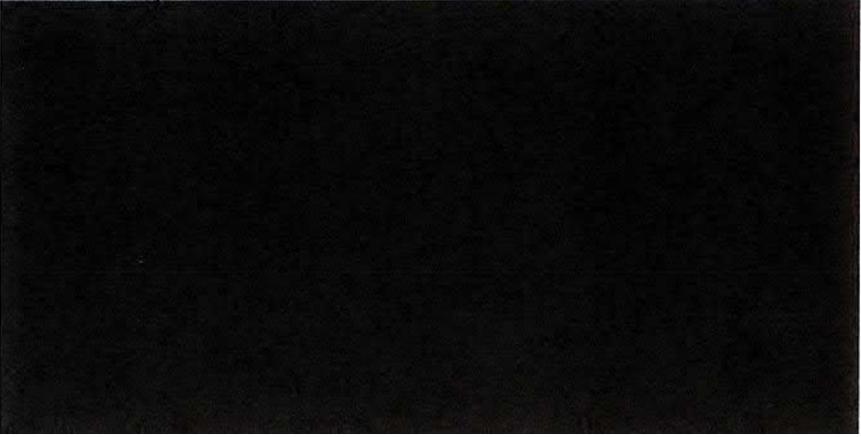
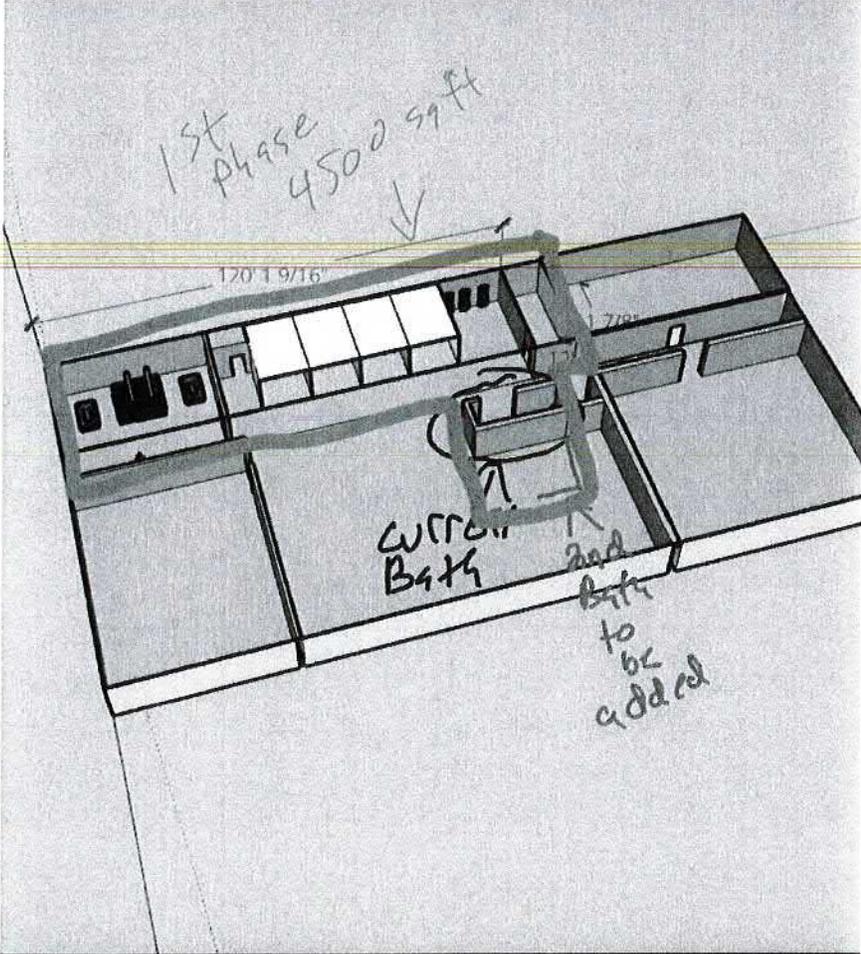
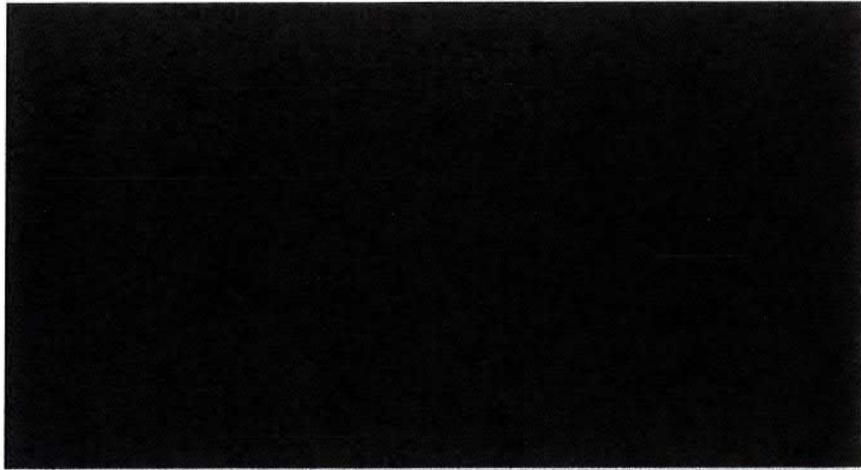
- **Monday – Thursday:** 12:00 PM – 10:00 PM
- **Friday – Saturday:** 12:00 PM – 12:00 AM
- **Sunday:** 10:00 AM – 8:00 PM  
*(Subject to adjustment based on community interest and business demand)*

1st phase  
4500 sq ft

120' 1 9/16"

Current  
Bath

2nd  
Bath  
to  
be  
added





85 Parking spots of shared lot

32 Parking spaces

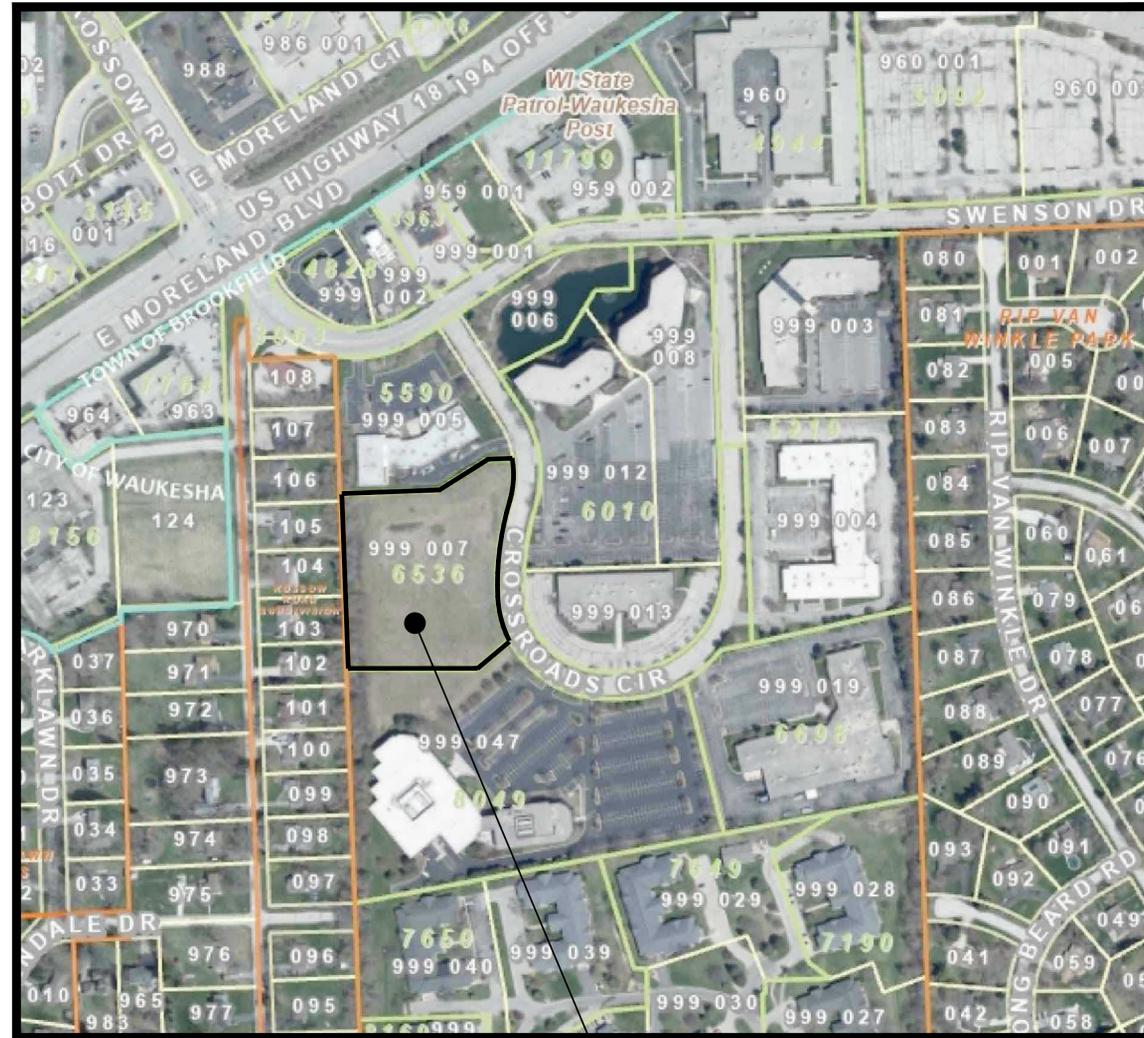
RESERVED

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)
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- OVERHEAD POWER/UTILITY
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED DRAINAGE DIRECTION
- SOIL TYPE
- 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.



  
 SCALE: 1" = 200'

- 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.

SUBJECT  
PROPERTY

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

**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

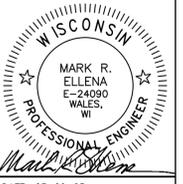
**SURVEYOR:**  
TBD

**APPROVAL AGENCY:**  
Town of Brookfield

DATE	DESCRIPTION

  
**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**

  
 DATE: 03-26-25  
 BY: MARK R. ELLENA, PE  
**SHEET NUMBER**  
 C000

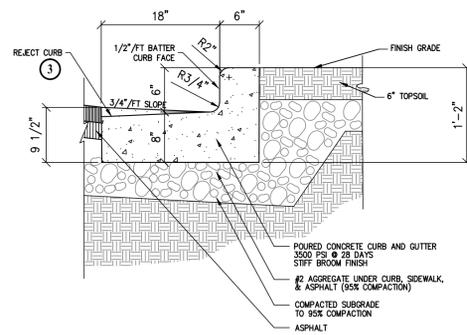


**GENERAL CONSTRUCTION SPECIFICATIONS:**

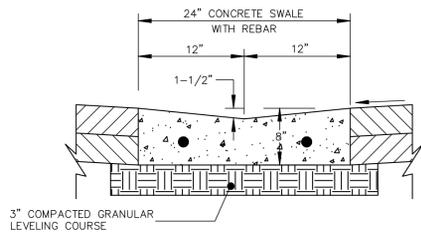
1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the Town of Brookfield. All permits must be obtained by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the Town of Brookfield and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

**GENERAL SPECIFICATIONS FOR PRIVATE STORM SEWER:**

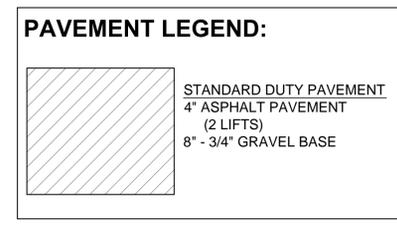
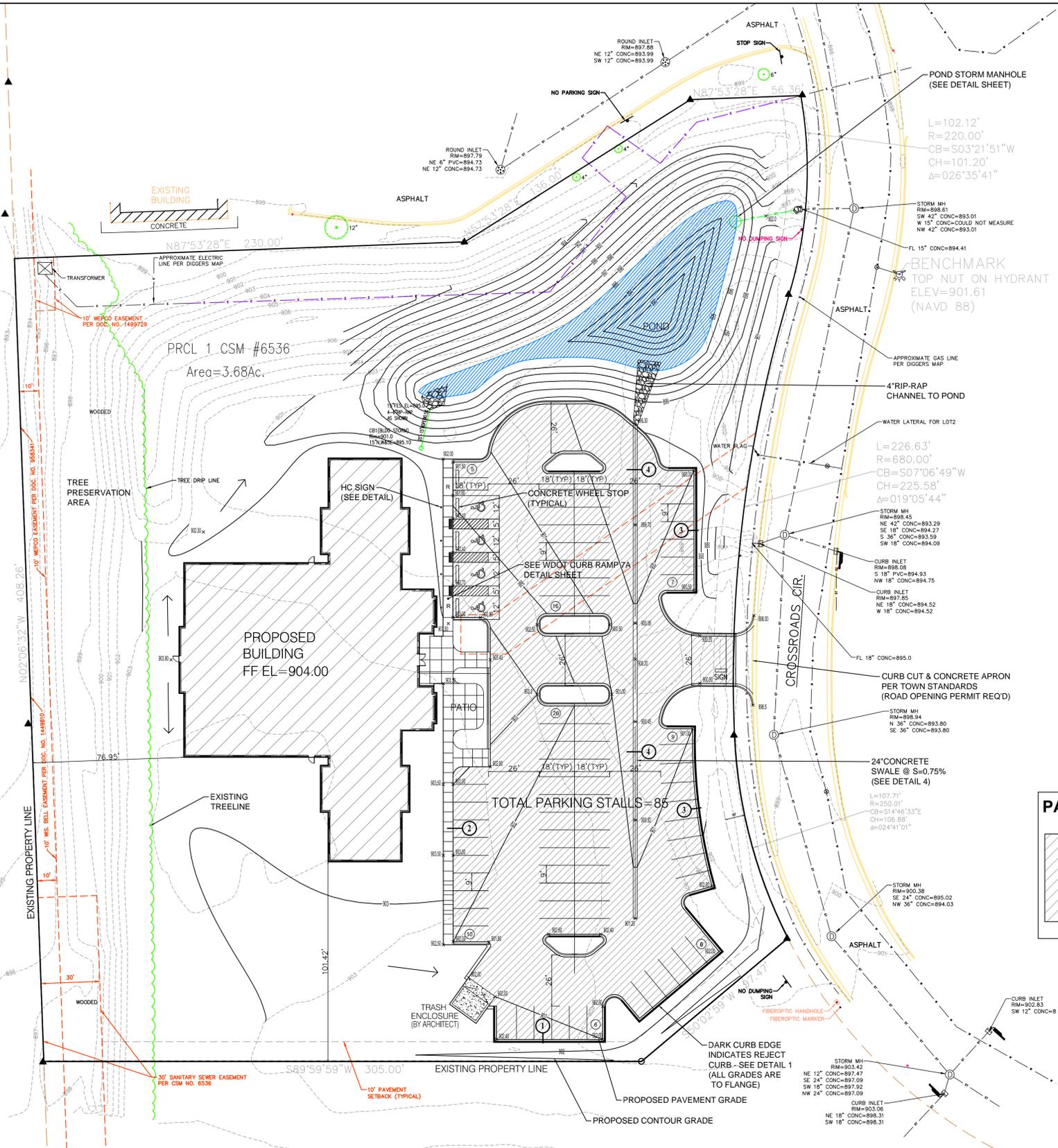
1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, and the Town Ordinances and the State of Wisconsin, Chapter SPS 382. All permits must be obtained by the contractor prior to commencing work.
2. The private 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.
3. 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).



**CONCRETE CURB & GUTTER**  
NO SCALE 1



**24\"/>**



**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 PERFORMED BY EXCEL ENGINEERING. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



DATE	DESCRIPTION

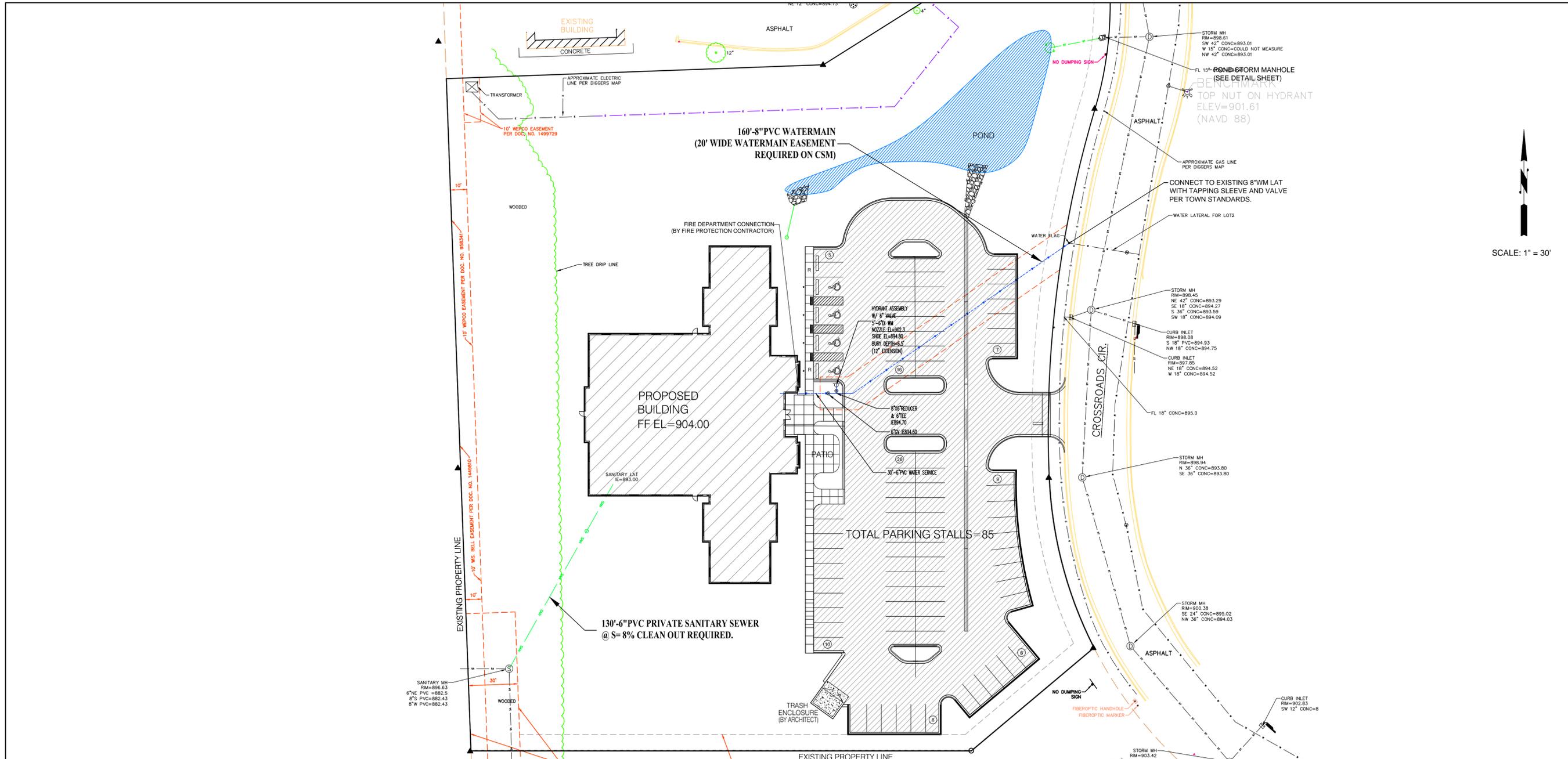
**ELLENA ENGINEERING CONSULTANTS, LLC**  
 SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT  
 700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122  
 Phone: 262-719-6183 Fax: 866-457-2584 Email: mellen@eeceing.com

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

WISCONSIN  
 MARK R. ELLENA  
 E-24090  
 WALES, WI  
 PROFESSIONAL ENGINEER  
 DATE: 03-26-25  
 BY: MARK R. ELLENA, PE  
 SCALE: 1"=30'

**SHEET NUMBER**  
**C200**

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



DATE	DESCRIPTION

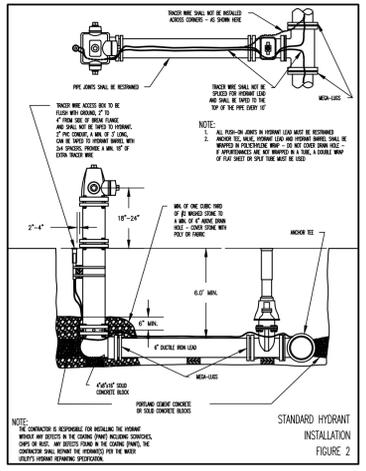
ELLENA ENGINEERING CONSULTANTS, LLC  
 SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT  
 700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122  
 Phone: 262-719-6183 Fax: 866-457-2584 Email: mellen@eeceng.com

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

WISCONSIN PROFESSIONAL ENGINEER  
 MARK R. ELLENA  
 E-24090  
 WALES, WI

DATE: 03-26-25  
 BY: MARK R. ELLENA, PE  
 SCALE: 1"=30'

**SHEET NUMBER**  
**C300**



**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.



**EROSION CONTROL SPECIFICATIONS AND CONSTRUCTION SEQUENCING:**

- The timing and sequence of construction is scheduled as follows:
1. Before grading begins the PROJECT SUPERVISOR will stake out all the fence & pond area. The general contractor is charged with installing and maintaining all fences, seeding and other erosion control practices.
  2. A list of all project contacts, phone numbers, e-mail addresses, etc. are on the plan & permit application.
  3. Construction is scheduled to begin on or about \_\_\_\_\_.
  4. Tracking pad and all fence shall be installed as shown on the plan. Only topsoil in the proposed construction area and stockpiled in a staging area with all fence on low side. Excavate basin area and place fill as shown on the plan. Install basin inlet structure and piping. Make grade after install storm sewers & stone pavement areas. Restore ALL disturbed areas with topsoil, seed, erosion control matting upon completion (Complete by \_\_\_\_\_).
  5. Install curb and pour blinder. (Complete by \_\_\_\_\_)
  6. Erosion control inspections will be performed weekly and after each rain event of 0.5 inches or larger by the general contractor and inspection forms will be filed out and kept on site.
  7. Site work completion is anticipated by \_\_\_\_\_.
  8. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary measures such as soil treatment, temporary seeding or mulching. "Inactive" means that no site grading, landscaping or utility work is occurring on the site and that rain is not limiting these activities. Frozen soils do not exclude the site from this requirement.
  9. Restoration of all disturbed areas will be stabilized in accordance with the late season stabilization specifications listed below.
  10. After grass is well established all all fences will be removed and permits will request final inspection by the Town.
  11. Seeding rates and mixes shall conform to WisDOT Roadway Standard Section 630.

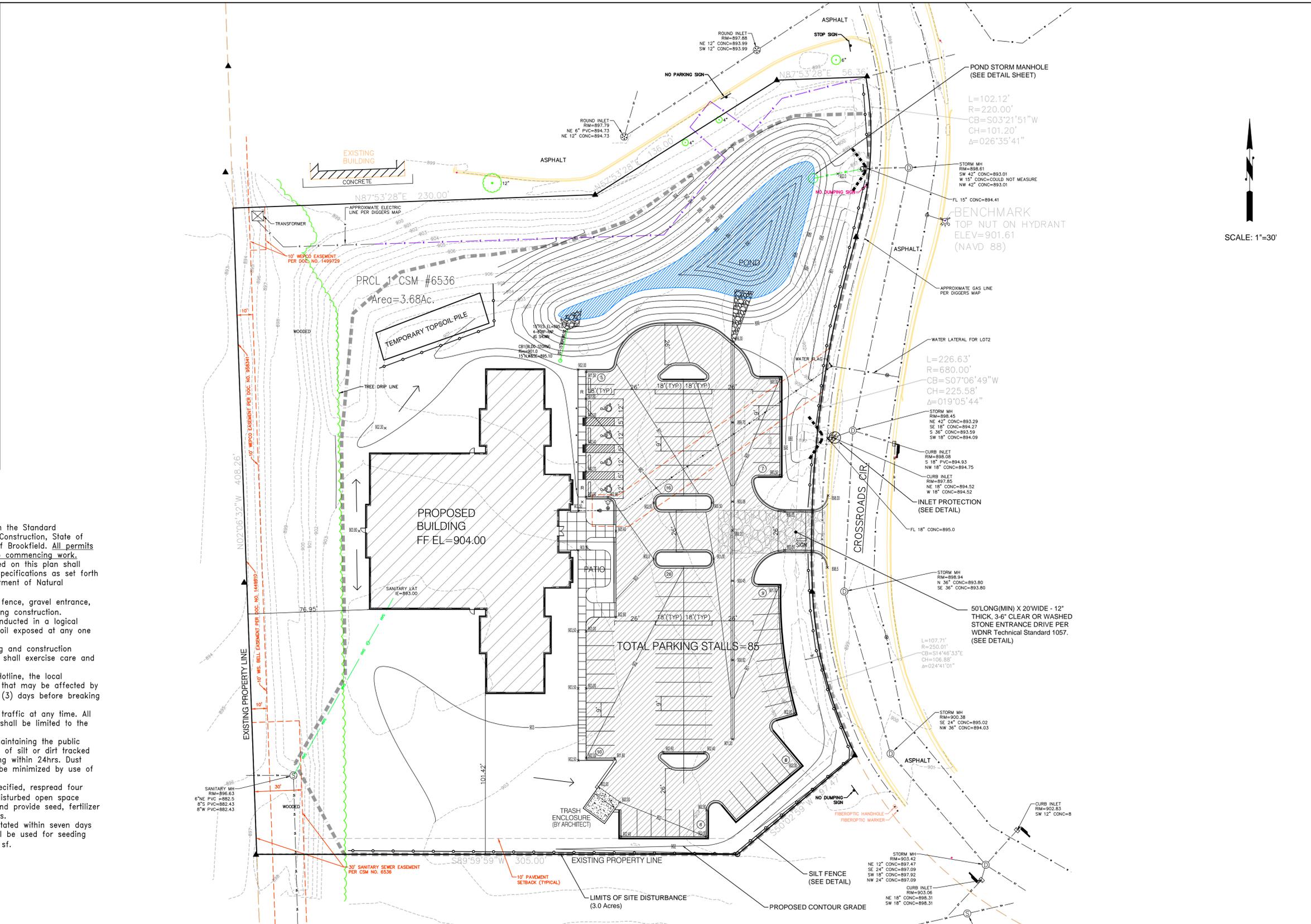
**Late Season Stabilization:**

- The objective is to stabilize the site with 70% vegetative coverage of all pervious disturbed areas before the end of the growing season. After November 15, no land disturbing activity is permitted outside of active building envelopes, and all other disturbed areas must be stabilized by November 15 per the following schedule:
- a. Permanent Vegetation (Before September 15):
    - i. Seeding: Prepare seedbed and sow seeds per the rates and mixes of Wisconsin Department of Transportation (WisDOT) Roadway Standard Section 630.
    - ii. Erosion Control: Immediately apply mulch, erosion control matting, or other permanent stabilization BMPs as specified in the approved erosion control plans and per DNR technical standards.
    - iii. Maintenance: Inspect all seeded areas weekly. Ensure adequate water is provided until full vegetative cover is obtained, and repair any erosion problems, wash outs, etc.
  - b. Temporary Vegetation (September 15 - October 15):
    - i. Seeding: The above noted seeding mix must include a minimum of 2 lbs. per 1,000 sq. ft. of a temporary cover (i.e., winter wheat or annual ryegrass for fall plantings) per Section 630.
    - ii. Erosion Control: Immediately apply mulch, erosion control matting, or other stabilization BMPs as specified below, following DNR technical standards. The approved plans may be more restrictive:
1. Channel flow (roadside swales, etc.) and Backslope: Stake erosion matting over all the entire channel cross-section and all backslope using a minimum WisDOT Erosion Control Product Acceptability (PAL) Class 3 Type A matting, unless otherwise called for in the approved plan.
  2. Other disturbed areas: Apply Type A Soil Stabilizer, mulch and topsoil from the WisDOT Product Acceptability List to all disturbed areas that remain exposed.
  3. Inlets/Outfalls: Install sod pods (2 ribs) of all culvert outfalls, and other high-erosion locations in accordance with County standards.
- ii. Maintenance: Inspect all seeded areas weekly. Ensure adequate water is provided until full temporary cover is obtained, and repair any erosion problems, wash outs, etc.
- c. Dormant Seeding (October 15 - November 15):
    - i. Seeding Rate: Same seed mix as subsection (b) (including temporary cover crop) except the rates for perennial species must applied at 1.5 x WisDOT section 630 rates (apply rates of 3-5 lbs./1000 sq.ft.).
    - ii. Erosion Control:
      1. Channel flow (roadside swales, etc.) and Backslope: Apply Type A soil stabilizer and staked PAL Class 3 Type A erosion matting over the entire channel and all backslope.
      2. Other Areas: Apply Type A Soil Stabilizer from the WisDOT Product Acceptability List to all other disturbed areas that remain exposed.
    3. Inlets/Outfalls: Install sod pods (2 ribs) of all culvert outfalls, and other high-erosion locations in accordance with County standards.
  - ii. Maintenance: Inspect all seeded areas weekly. Ensure adequate water is provided until full temporary cover is obtained, and repair any erosion problems, wash outs, etc.

**GENERAL CONSTRUCTION SPECIFICATIONS:**

1. 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 obtain by the contractor prior to commencing work.
2. 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.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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 PROED 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@eeceng.com

**AVERY & BIRCH SALON SUITE FACILITY**  
 TOWN OF BROOKFIELD, WI

**EROSION CONTROL PLAN**

WISCONSIN PROFESSIONAL ENGINEER  
 MARK R. ELLENA  
 E-24090 WALES, WI

DATE: 03-26-25  
 BY: MARK R. ELLENA, PE  
 SCALE: 1"=30'

**SHEET NUMBER**  
 C400







*Avery and Birch*  
beauty studios

**in.**studio  
architecture

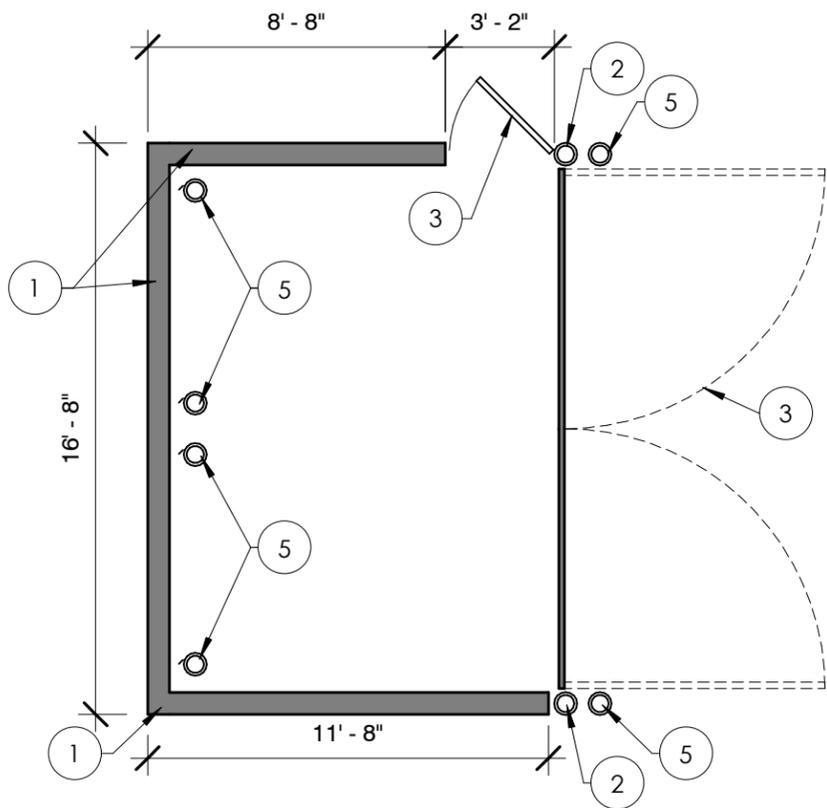


*Avery and Birch*  
beauty studios

**in.**studio  
architecture

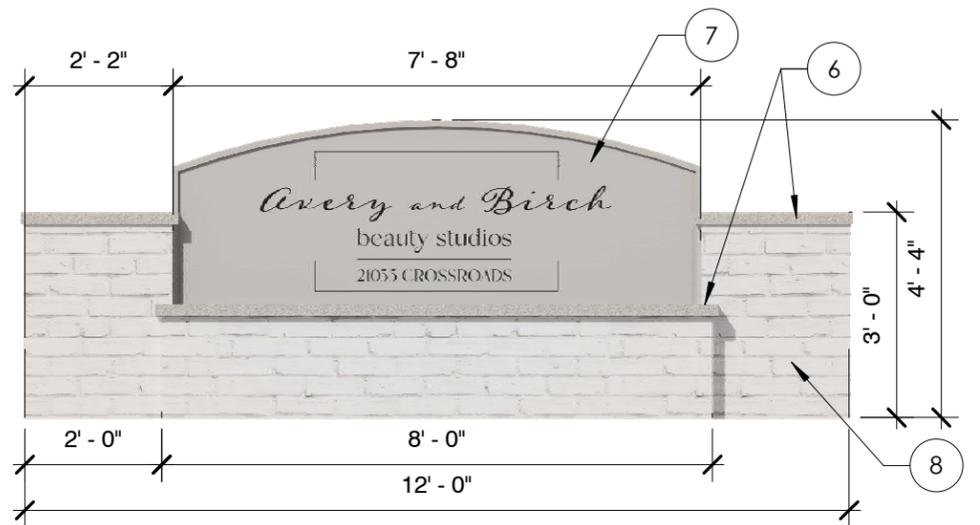






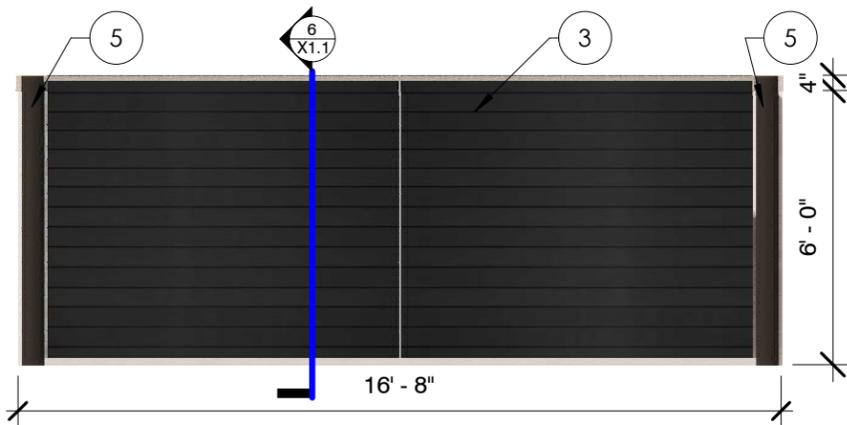
**DUMPSTER ENCLOSURE PLAN**

3/16" = 1'-0"



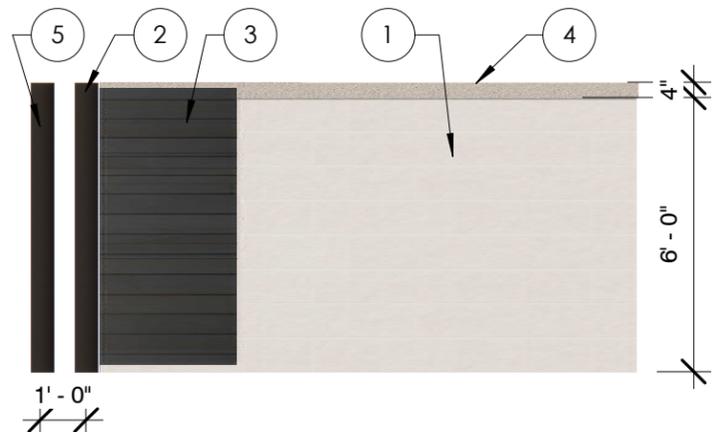
**MONUMENT SIGN**

3/8" = 1'-0"



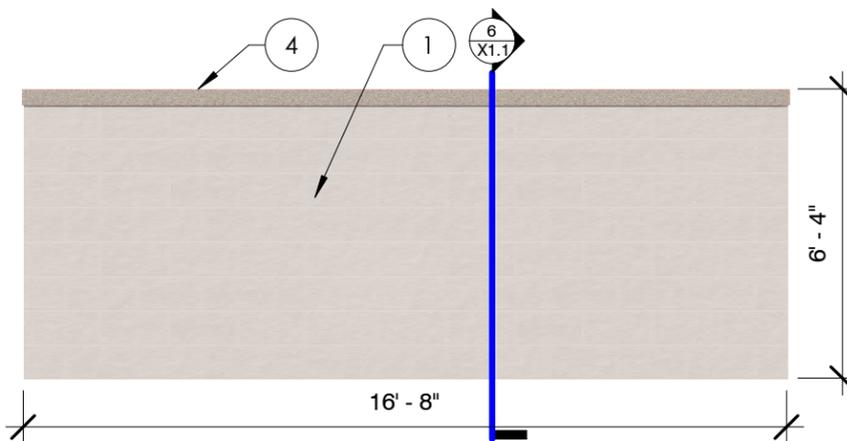
**DUMPSTER - FRONT**

1/4" = 1'-0"



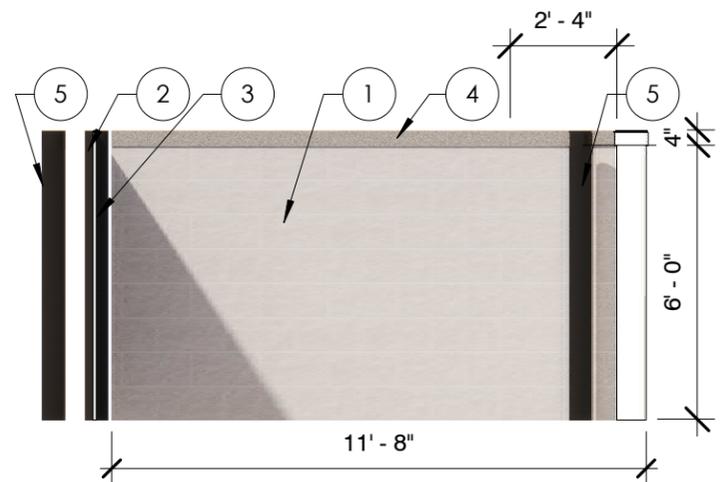
**DUMPSTER - SIDE**

1/4" = 1'-0"



**DUMPSTER - REAR**

1/4" = 1'-0"

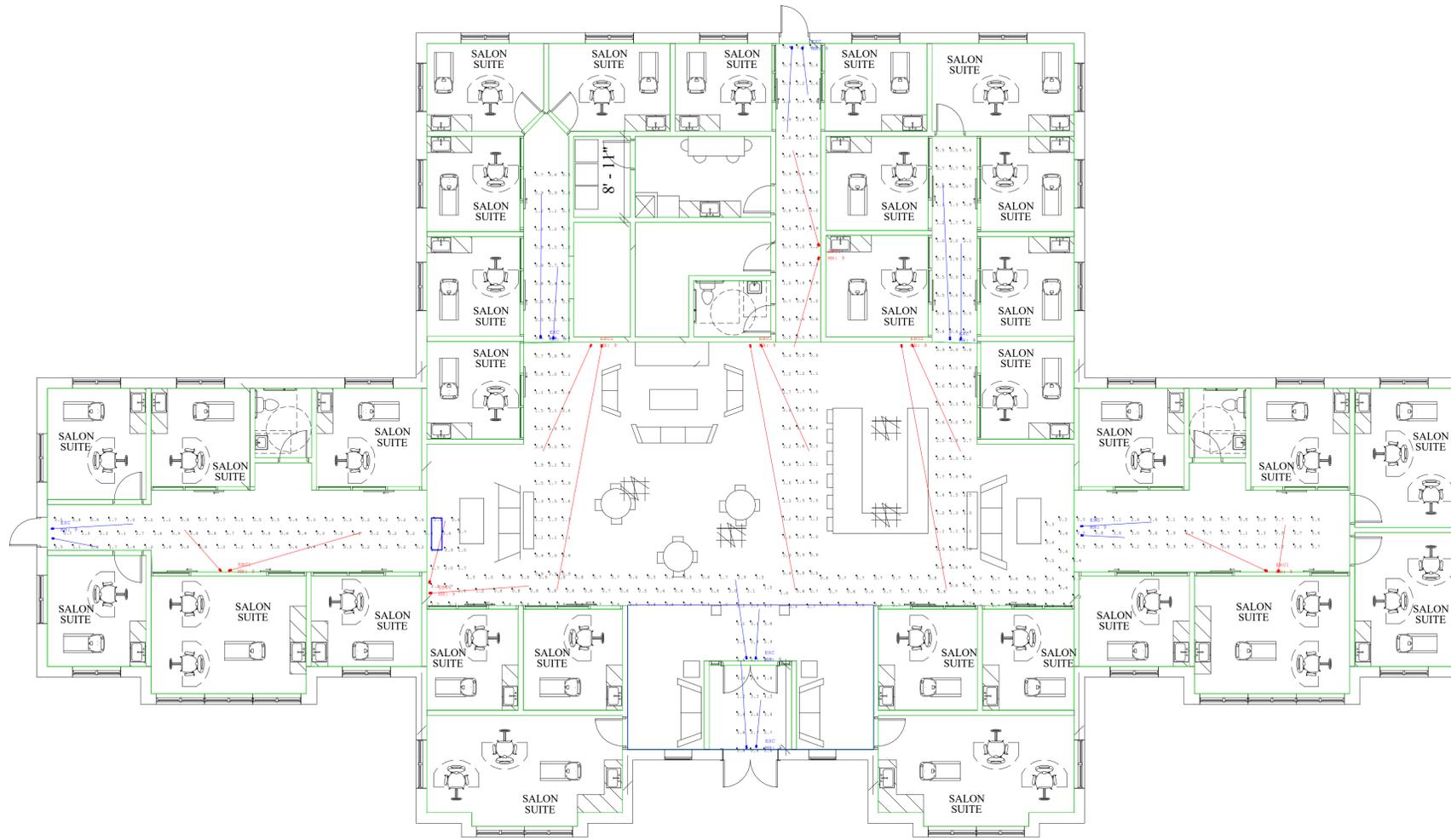


**DUMPSTER - SECTION**

1/4" = 1'-0"

**KEYED GARBAGE ENCLOSURE AND SIGNAGE NOTES**

TAG #	DESCRIPTION
1	8"X16" SPLIT FACE BLOCK (CMU-1), COLOR TO MATCH BRICK
2	6" CONCRETE FILLED GALVANIZED STEEL PIPE POSTS FOR GATE SUPPORT. SET 1" INSIDE EDGE OF CMU WALL
3	ENCLOSURE GATE/DOOR COMPOSITE DECKING (COLOR TO MATCH DARK BUILDING ACCENTS) ON PAINTED STEEL DOOR FRAME. PROVIDE DOOR HINGES, LATCHS, AND OTHER REQUIRED HARDWARE, TYP.
4	4" LIMESTONE CAP
5	6" CONCRETE FILLED GALVANIZED STEEL BOLLARD. 6'-4" TALL OUTSIDE OF ENCLOSURE, 4'-0" TALL INSIDE OF ENCLOSURE
6	2" LIMESTONE CAP
7	PREFINISHED METAL SIGN BOX
8	MASONRY BASE (BK-1), MATCH BRICK TO BUILDING



Symbol	Label	Qty	[MANUFAC]	Catalog Number	LLF	Lumens	Watts	Tot. Watts
⊕	EBU1	4	Lithonia Lighting	ELM2L	1.000	260	2	8
⊕	EBU2	3	Lithonia Lighting	ELM4L	1.000	692	5	15
⊕	EXC	7	Lithonia Lighting	ECRG RD	1.000	176	1.6	11.2

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
POE_1	Illuminance	Fc	1.13	5.2	0.2	5.65	26.00
POE_2	Illuminance	Fc	1.31	3.0	0.4	3.28	7.50
POE_3	Illuminance	Fc	1.38	4.8	0.4	3.45	12.00
POE_4	Illuminance	Fc	1.13	3.0	0.4	2.83	7.50
POE_5	Illuminance	Fc	1.03	5.0	0.3	3.43	16.67

= LED Exit sign not factored into light levels

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. CED Pewaukee assumes no responsibility for installed light levels due to field conditions, etc.

CED Lappin Electric  
 N24 W23750 Watertown Rd  
 Waukesha, WI 53188  
 (p) 262-547-5500



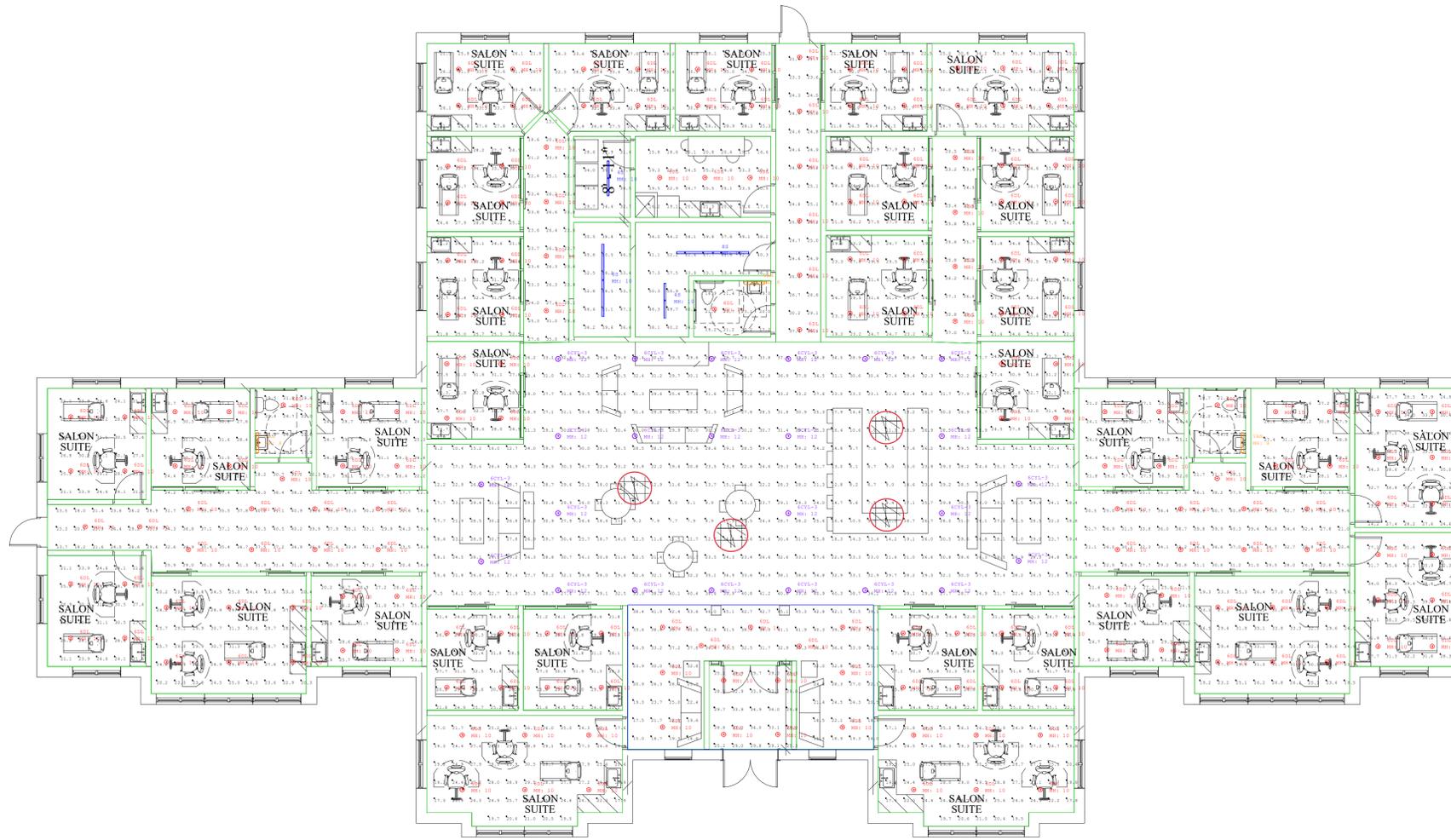
#	Date	Comments

Revisions

QUOTE#  
 Drawn By: Nick Rooyakkers  
 Date: 4/3/2025

Scale: 1 in = 8 ft

Avery & Birch  
 Brookfield, WI



Symbol	Label	Qty	[MANUFAC]	Catalog Number	LLF	Lumens	Watts	Tot. Watts
⊕	6CYL-3	24	Lithonia Lighting	LDN6CYL 35 20 LO6AR LSS	0.950	1982	22.52	540.48
⊕	VAN	3	Lithonia Lighting	FMVCCLS 24IN MVOLT 30K35K40K	0.950	1737	18.12	54.36
⊕	BS	2	Lithonia Lighting	CSS L96 ALO4 MVOLT SWW3 80CRI (8000LM 4000K)	0.950	8415	68.4	136.8
⊕	4S	2	Lithonia Lighting	CSS L48 ALO3 (4000) MVOLT SWW3 (40) 80CRI	0.950	5095	34.81	69.62
⊕	6DL	191	Juno Lighting	WF6 DREG B ALO20 SWW5 90CRI 35K	0.950	1490	15.5	2960.5

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bathroom 1 Workplane	Illuminance	Fc	21.22	24.7	17.5	1.21	1.41
Bathroom 2 Workplane	Illuminance	Fc	21.28	24.8	17.6	1.21	1.41
Bathroom 3 Workplane	Illuminance	Fc	20.55	23.7	17.2	1.19	1.38
Breakroom Workplane	Illuminance	Fc	21.00	25.5	15.8	1.33	1.61
Corridor 1 Workplane	Illuminance	Fc	24.62	35.0	15.7	1.57	2.23
Corridor 2 Workplane	Illuminance	Fc	25.72	37.4	21.6	1.19	1.73
Corridor 3 Workplane	Illuminance	Fc	26.33	37.0	20.5	1.28	1.80
Corridor 4 Workplane	Illuminance	Fc	29.58	41.1	12.8	2.31	3.21
Corridor 5 Workplane	Illuminance	Fc	29.83	40.8	14.7	2.03	2.78
Lobby Reception Area Workplane	Illuminance	Fc	25.88	46.0	6.1	4.24	7.54
Misc Room Workplane	Illuminance	Fc	46.62	58.5	35.5	1.31	1.65
Salon Suite 1 Workplane	Illuminance	Fc	28.39	32.3	23.4	1.21	1.38
Salon Suite 10 Workplane	Illuminance	Fc	27.14	31.9	21.2	1.28	1.50
Salon Suite 11 Workplane	Illuminance	Fc	27.58	32.5	21.4	1.29	1.52
Salon Suite 12 Workplane	Illuminance	Fc	27.13	32.1	20.2	1.34	1.59
Salon Suite 13 Workplane	Illuminance	Fc	26.50	31.3	20.2	1.31	1.55
Salon Suite 14 Workplane	Illuminance	Fc	26.58	31.2	21.1	1.26	1.48
Salon Suite 15 Workplane	Illuminance	Fc	26.57	31.1	21.1	1.26	1.47
Salon Suite 16 Workplane	Illuminance	Fc	28.36	32.2	23.7	1.20	1.36
Salon Suite 17 Workplane	Illuminance	Fc	26.99	31.7	21.1	1.28	1.50
Salon Suite 18 Workplane	Illuminance	Fc	28.78	32.8	24.4	1.18	1.34
Salon Suite 19 Workplane	Illuminance	Fc	27.53	32.4	21.2	1.30	1.53
Salon Suite 2 Workplane	Illuminance	Fc	32.96	39.8	24.2	1.36	1.64
Salon Suite 20 Workplane	Illuminance	Fc	30.47	36.7	24.0	1.27	1.53
Salon Suite 21 Workplane	Illuminance	Fc	29.00	35.8	21.5	1.35	1.67
Salon Suite 22 Workplane	Illuminance	Fc	27.49	35.6	18.3	1.50	1.95
Salon Suite 23 Workplane	Illuminance	Fc	30.98	37.2	24.8	1.25	1.50
Salon Suite 24 Workplane	Illuminance	Fc	29.46	36.7	21.7	1.36	1.69
Salon Suite 25 Workplane	Illuminance	Fc	28.97	36.0	21.8	1.33	1.65
Salon Suite 26 Workplane	Illuminance	Fc	25.93	31.4	19.2	1.35	1.64
Salon Suite 27 Workplane	Illuminance	Fc	35.50	45.4	24.6	1.44	1.85
Salon Suite 28 Workplane	Illuminance	Fc	30.47	36.7	24.1	1.26	1.52
Salon Suite 29 Workplane	Illuminance	Fc	27.56	32.4	21.6	1.28	1.50
Salon Suite 3 Workplane	Illuminance	Fc	34.43	40.3	27.2	1.27	1.48
Salon Suite 30 Workplane	Illuminance	Fc	28.77	32.7	24.2	1.19	1.35
Salon Suite 4 Workplane	Illuminance	Fc	27.54	33.8	19.2	1.43	1.76
Salon Suite 5 Workplane	Illuminance	Fc	27.06	31.7	21.4	1.26	1.48
Salon Suite 6 Workplane	Illuminance	Fc	27.56	32.4	21.6	1.28	1.50
Salon Suite 7 Workplane	Illuminance	Fc	27.12	31.8	21.0	1.29	1.51
Salon Suite 8 Workplane	Illuminance	Fc	24.66	30.5	17.1	1.44	1.78
Salon Suite 9 Workplane	Illuminance	Fc	24.67	30.5	17.0	1.45	1.79
Salon Suite Workplane	Illuminance	Fc	26.98	31.6	21.2	1.27	1.49
Storage 1 Workplane	Illuminance	Fc	49.09	67.7	34.0	1.44	1.99
Storage Workplane	Illuminance	Fc	34.55	40.3	28.6	1.21	1.41
Vestibule Workplane	Illuminance	Fc	30.18	34.9	25.2	1.20	1.38

- Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
- Standard indoor calc points @ 30" A.F.F. unless noted otherwise
- Standard outdoor calc points @ Grade unless noted otherwise
- CED Pewaukee assumes no responsibility for installed light levels due to field conditions, etc.

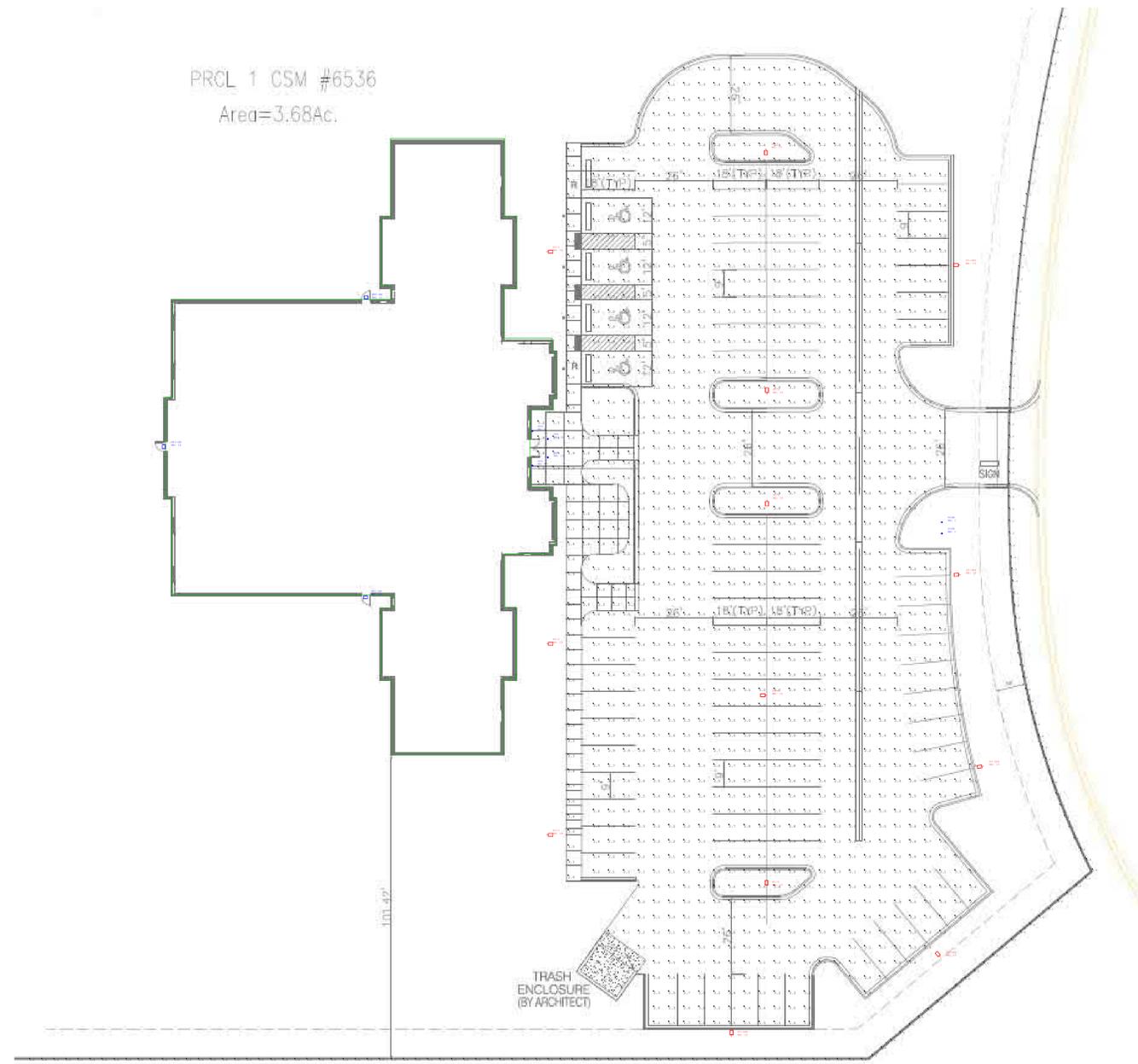


#	Date	Comments

QUOTE#	Drawn By	Date
	Nick Rooyakkers	4/3/2025

Avery & Birch  
 Brookfield, WI

PRCL 1 CSM #6536  
Area=3.68Ac.



Symbol	Label	Qty	[MANUFAC]	Catalog Number	LLF	Lumens	Watts	Tot. Watts
⊕	6DL	2	Juno Lighting	WF6 DREG B ALO20 SWW5 90CRI 40K	0.900	1501	15.5	31
□	WP1-EM	3	Chloride	ARC-ACEM-BZ	0.900	7600	16	48
⊕	SIGN	2	Lithonia Lighting	ESXF1 ALO(3,000L) SWW2(5000K) KY DDB	0.900	3076	19.12	38.24
⊕	P3-3HS	5	Lithonia Lighting	RSX1 LED P1 40K R3 HS	0.900	4980	51.34	256.7
⊕	SCO	2		20131LEDDMG	0.900	673	12.61	25.22
⊕	P3-3	3	Lithonia Lighting	RSX1 LED P1 40K R3	0.900	7096	51.34	154.02
⊕	P1-5	5	Lithonia Lighting	RSX1 LED P4 40K R5	0.900	16793	133.14	665.7

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Prop Line	Illuminance	Fc	0.20	0.9	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	2.06	5.2	0.9	2.29	5.78
Site	Illuminance	Fc	2.48	4.0	1.0	2.48	4.00

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. CED Pewaukee assumes no responsibility for installed light levels due to field conditions, etc.

CED Lappin Electric  
N24 W23750 Watertown Rd  
Waukesha, WI 53188  
(p) 262-547-5500



#	Date	Comments

QUOTE#  
Drawn By: Nick Rooyakkers  
Date: 3/31/2025  
Scale: 1 in = 24ft

Avery & Birch  
Brookfield, WI



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: May 22, 2025  
PC MEETING DATE: May 27, 2025

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

SEH No. 171421, TASK 93

**Applicant:** Ryan Janssen (Avery & Birch)

**Application Type:** Final Approval

### Request

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

### Summary of Request

- Received approval for a three-story facility in 2024 but have since changed their plans. Applicant is now proposing a single-story 16,550 square foot building that will be used for luxury salon suite rentals.
- Each one of the suites is occupied by a self-employed beauty professional. Avery and Birch does not provide beauty services we simply act as a landlord for our multi-tenant buildings. This use for this submittal is similar to the last approval except for the proposed building is now a single-story building.
- Zoning District = B-2 Limited General Business District
- Currently a vacant 3.67 acre parcel in an office park.
  - This parcel has received two approvals in the past few years. First, Quest Interiors received final approval for their facility on the subject property in 2023, but decided to no longer pursue the project. Avery and Birch received final approval in 2024 but have since changed their plans.
- Proposed structure = 16,550 total square foot facility with salon suites.
- Approximately 86 parking stalls currently proposed, including 4 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, 82 parking spaces are required for the square footage and the number of employees is unknown at this time.
  - The proposed site plan shows one drive access to Crossroads Circle.
- Proposed setbacks:
  - Front = 154'

Engineers | Architects | Planners | Scientists

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

- Side = 107' north and 101' south
- Rear = 77'
- All building setbacks will meet code requirements.
- The pavement setbacks appear to meet requirements.
- Sum total of floor area
  - Proposed = 10.3% 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.

**Development Review Team**

The Development Review Team has reviewed this item and most items have been addressed.

**Sanitary District No.4 Comments**

- According to our records the existing water service in Crossroads Cir is 6", they are proposing connecting a 8" watermain to it. So the existing service will need to be abandoned and tap a new 8" tee and valve or the existing 8"x6" Tee be replaced by a 8"x8" Tee. Either way the watermain will need to be turned off to abandon the existing 6", the neighboring office buildings will need to be notified and this may need to be completed at night. The existing watermain is in the street so street restoration and traffic control should be added.
- The proposed 8" watermain and hydrant will become public, it should be noted and I believe a DNR approval will be needed.
- The "Hydrant Installation Figure 2" specifies a Ductile Iron Lead, we allow PVC.
- I would also like to know how close to the curb the hydrant will be located, if it's too close it may be difficult to access if there's a car parked and can be easily hit by snow plow.

**Staff Recommendation**

Per the discretion of the Plan Commission.



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: May 22, 2025  
PC MEETING DATE: May 27, 2025

RE: **Bancroft Engineering – Preliminary and Final Approval  
21550 Doral Road BKFT1126013**

SEH No. 171421, TASK 81

**Applicant:** Luke Sebald (Keller, Inc.), representing Bancroft Engineering

**Application Type:** Preliminary and Final Approval

### Request

Applicant is requesting preliminary and final approval of the construction of a manufacturing building addition for the property located at 21550 Doral Road.

### Summary of Request

- Bancroft Engineering manufactures automated welding equipment and are looking to expand their operations.
- The subject property is located on the north side of Doral Road and there is an existing building that is approximately 12,286 square feet.
- Proposed Size = 7,653 sf addition
  - Total = 19,939 sf
- Zoning District = M-1 Limited Manufacturing District
- Lot size = 1.11 acres.
- Existing/Proposed Use = Manufacturing/Light Industrial.
- Proposed setbacks:
  - Street (Doral Rd) = No Change.
  - Side (west) = 10'
  - Side (east) = 20.5'
  - Rear = 17.5'
  - All building setbacks will meet code requirements.
- Sum total of floor area
  - Proposed = 41.2% of lot area.
  - Required = Sum total of the floor area of the principal building and all accessory buildings shall be not less than 8,000 square feet or 20% of the lot area, whichever is less. Also, sum total of

Engineers | Architects | Planners | Scientists

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

- the floor area of the principal building and all accessory buildings shall not exceed 50% of the lot area.
- Requirement is met.
  - Parking
    - Code requirement: 1 space per employee for the work shift with the largest number of employees.
    - There are 20 existing parking spaces.
    - According to the application, it appears that 20 spaces are required due to the number of employees. This can be confirmed at the meeting.
    - The existing parking area is expected to remain the same. The applicant is proposing to add new asphalt to the south of the proposed addition and add a new concrete loading dock.
    - Much of the existing pavement does not meet the 10' paving setback but is grandfathered in. There is pavement proposed to the east of the new building addition that will not meet typical pavement setback. The Fire Department is requiring a 20' fire access drive in this location to access the east side of the building and the north side.
  - Architectural requirements for manufacturing districts
    - The facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. Fifty percent of a facade facing a street shall be finished with brick, decorative masonry, glass panel, or other appropriate finished facade as may be approved by the Plan Commission. Such brick, masonry, glass, or other decorative facing shall extend for a distance of at least 20 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.
  - Lighting
    - Lighting is generally not proposing to change. Town Engineer reviewed and determined that the lighting plan is adequate.
  - Landscaping
    - Not proposing to add landscaping.

### **Development Review Team Feedback**

Development Review Team has reviewed his and has been in contact with the applicant's project engineers. Any updates will be provided at the time of the meeting.

### **Preliminary Approval**

The purpose of preliminary project review shall be 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; and uses and sizes of the following: subject site; existing and proposed structures; existing and proposed easements, streets, and other public ways; off-street parking, loading areas, driveways, ingress and egress plans; landscaping and open space utilization plans; existing highway access restrictions; and existing and proposed street, side, and rear yards. 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. Preliminary approval recommended by the Architectural Review Committee and granted by the Plan Commission shall expire within six months unless final project plans are presented to the Plan Commission.

**Final Approval**

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



April 25, 2025

Town of Brookfield

645 N Janacek Rd

Brookfield, WI 53045

**RE:** Bancroft Engineering – Building Addition

To Whom It May Concern,

On behalf of Bancroft Engineering, a welding equipment fabricator, we respectfully submit this proposal for a 7,653 square foot addition to their existing facility. This addition will be dedicated to the assembly and loading of welding equipment as well as improving operational efficiency. The architectural design of the addition will match the existing building's aesthetics to ensure a cohesive appearance.

### **Project Details:**

- **Size:** 7,653 square foot addition
- **Purpose:** Assembly and loading of welding equipment
- **Parking:** Existing 20 parking spaces will remain unchanged
- **Employment:** Current workforce of 16 employees, with anticipated increase to 20 employees. Bancroft operates on a single work shift.
- **Timeline:** Construction is planned to begin in Fall 2025, with completion expected in Spring 2026

### **Variance Request:**

To comply with the fire department's requirement for a fire lane, the proposed paving extends to the lot line, which does not meet the town's pavement setback standards. We kindly request a variance for this configuration, supported by the following:

1. The paving is essential to fulfill the fire department's fire lane mandate.
2. The existing drive lane already deviates from the setback requirement, and this addition maintains consistency with the current layout.



We believe this addition will enhance Bancroft Engineering's operations while preserving the site's existing parking and employment structure. The requested variance is critical to ensuring compliance with fire safety standards.

Thank you for your time and consideration of this proposal. We look forward to your feedback and hope to commence construction in Fall 2025, with completion by Spring 2026. Please feel free to contact Keller, Inc. with any questions or additional requirements.

<b>OWNER</b>	Bancroft Engineering 21550 Doral Rd Waukesha, WI 53186
<b>ARCHITECT/ BUILDER</b>	Keller, Inc. Luke Sebald (Project Manager) Chris Manske (Architect) W204 N11509 Goldendale Road Germantown, WI 53022 (262) 250-9710 office (414) 397 0526 cell lsebald@kellerbuilds.com
<b>CIVIL ENGINEER</b>	Axiom Consultants (A Ruekert-Mielke Company) Colin Meisel 1400 Lombardi Ave. Green Bay, WI 54304 (920) 393-6551 office (920) 810-5647 cell cmeisel@ruekert-mielke.com



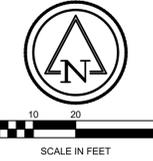


CSS COMMERCIAL LLC  
21700 DORAL RD  
TAX KEY: BKFT1126014

POPLAR ENTERPRISES LLO  
21600 DORAL RD  
TAX KEY: BKFT1126008

FOXHAVEN LLC  
TAX KEY: BKFT1083965004

LIFE NAVIGATOR'S TRUST I AND NICHOLE VAN DER MERWE  
21500 DORAL RD  
TAX KEY: BKFT1126009



**Keller**  
PLANNERS ARCHITECTS BUILDERS

**FOX CITIES**  
N216 State Road 55  
P.O. Box 520  
Kaukauna, WI 54130  
Phone (920)766-5795  
1-800-236-2534  
Fax (920)766-5004

**MADISON**  
3308 Nursery Drive  
Middleton, WI 53562  
Phone (608)445-2245

**MILWAUKEE**  
W204 N11509  
Goldendale Rd  
Germantown, WI 53022  
Phone (262)250-9710  
1-800-236-2534  
Fax (262)250-9740

**WAUSAU**  
5605 Lilac Ave  
Wausau, WI 54401  
Phone (715)849-3141  
Fax (715)849-3181

www.kellerbuilds.com

PROPOSED FOR:  
**BANCROFT ENGINEERING**  
21550 DORAL RD  
WAUKESHA, WISCONSIN

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS


PROJECT MANAGER: L. SEBALD

DESIGNER: C. MEISEL

DRAWN BY: G. DEPREY

EXPEDITOR: -----

SUPERVISOR: -----

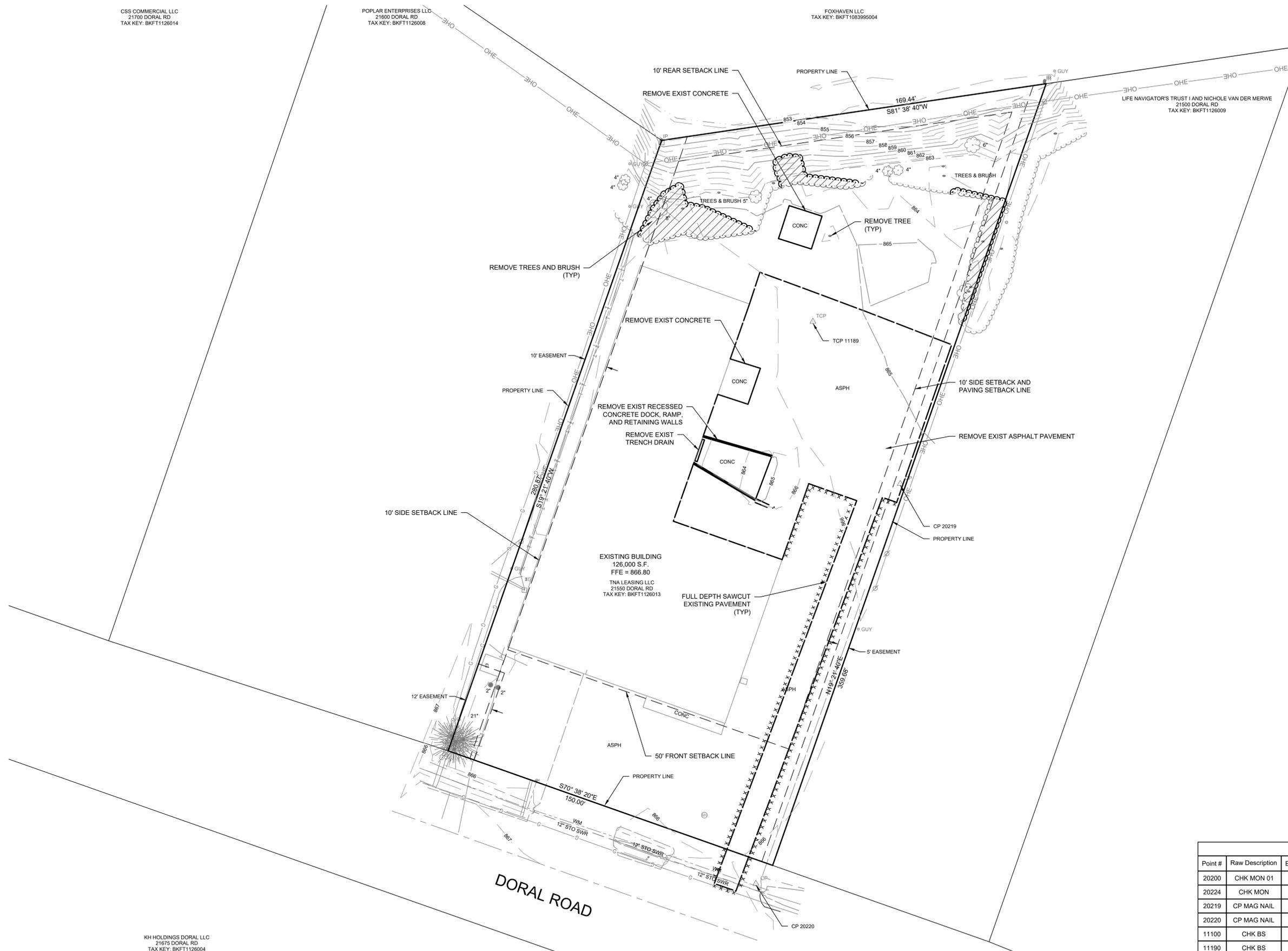
PRELIMINARY NO: -----

CONTRACT NO: -----

DATE: ---/---/2025

SHEET: C3.0

Point #	Raw Description	Elevation	Northing	Easting
20200	CHK MON 01	888.82	383969.3950	2453446.1140
20224	CHK MON	842.67	386610.2510	2453406.6970
20219	CP MAG NAIL	865.34	385352.0940	2454768.8730
20220	CP MAG NAIL	865.80	385178.5020	2454705.9150
11100	CHK BS	865.80	385178.5500	2454705.9330
11190	CHK BS	865.37	385352.1160	2454768.8430



EXISTING BUILDING  
126,000 S.F.  
FFE = 866.80  
TNA LEASING LLC  
21550 DORAL RD  
TAX KEY: BKFT1126013

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" (TICKET NO. 20245200925) SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.

**EXISTING CONDITIONS & DEMOLITION PLAN**

"ISSUED NOT FOR CONSTRUCTION"

**Ruekert • Mielke**  
Waukesha • Kenosha • Madison  
Global Water Center • Fox Valley  
www.ruekertmielke.com

KH HOLDINGS DORAL LLC  
21675 DORAL RD  
TAX KEY: BKFT1126004











# ARC2 LED

## Architectural Wall Luminaire



Catalog Number

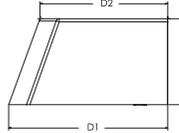
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

- Depth (D1):** 9.25"
- Depth (D2):** 7.5"
- Height:** 5"
- Width:** 14"
- Weight:** 11 lbs  
(without options)



### Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

### ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

### Ordering Information

**EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD**

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347 <sup>1</sup>	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) <sup>1</sup>	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K		E8WC Emergency battery backup, CEC compliant (8W, -20°C min) <sup>1</sup>	DBLXD Black
	P3 3,000 Lumens	50K 5000K		PE Button type photocell for dusk-to-dawn operation	DNAXD Natural aluminum
	P4 4,000 Lumens			DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>2</sup>	DWHXD White
	P5 6,500 Lumens			SPD6KV 6kV surge protection <sup>1</sup>	DSSXD Sandstone
			FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% <sup>2</sup>	DDBTXD Textured dark bronze	
			LDS18 18" Fixture leads	DBLTXD Textured black	
				DNATXD Textured natural aluminum	
				DWHGXD Textured white	
				DSSTXD Textured sandstone	

### Accessories

Ordered and shipped separately.

- WSB8W DDBXD U Surface - mounted back box (specify finish)

**OWNER TO SELECT FINISH**

### NOTES

- 1 347V not available with E4WH, E8WC and SPD6KV.
- 2 FAO not available with DMG.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com  
© 2020-2024 Acuity Brands Lighting, Inc. All rights reserved.

ARC2 LED  
Rev. 08/27/24



**SHEET INDEX**

- C1.0 CONCEPTUAL SITE PLAN
- A1.1 FLOOR PLAN - ENLARGED
- A1.0 FLOOR PLAN - OVERALL
- A2.0 ELEVATIONS

**BUILDING & FIRE AREA SQUARE FOOTAGES**

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	12,280 S.F.	7,653 S.F.	19,933 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	12,280 S.F.	7,653 S.F.	19,933 S.F.
MEZZANINES	2,410 S.F.	----- S.F.	2,410 S.F.
FIRE AREA TOTALS	14,690 S.F.	7,653 S.F.	22,343 S.F.
REMODEL AREA TOTALS	----- S.F.	----- S.F.	----- S.F.

**BUILDING CODE ANALYSIS**

**PROJECT ADDRESS**  
21550 Doral Rd, Waukesha, WI 53186

**APPLICABLE CODES**  
2015 International Building Code (w/ WI Amendments)  
ASHRAE Standard 90.1-2013 or 2015 IECC  
2015 IEBC (Level # Alteration)

**OCCUPANCY**  
B, F2  
Accessory Use  
Incidental Use

**HEIGHT & AREA**  
Building Height: --"  
Number of Stories: --  
Total Building Area: --- S.F.  
Total Fire Area: --- S.F.  
Mixed Occupancies  
Unlimited Area Building

**CONSTRUCTION TYPE**  
Construction Classification: 2B  
Fire Separation Distance: --"

**FIRE PROTECTION SYSTEMS**  
Assumed Sprinkler Type: --  
Fire Alarm System: YES/NO

**MEANS OF EGRESS**  
Occupant Load: --  
Panic Hardware: NO

**STRUCTURAL DESIGN**  
Risk Category: --  
Design Loads:  
Roof Live Load: -- psf  
Walk-on IMP Ceiling Live Load: -- psf  
Steel Framing: -- psf  
Collateral Load: -- psf  
Wood Truss: -- psf  
Top Chord Dead Load: -- psf  
Bottom Chord Load: -- psf  
Mezzanine/Second Floor/Basement Live Load: -- psf  
Point Load (Partition): -- psf  
Snow Load Criteria: -- psf  
Ground Snow Load (Pg): -- psf  
Exposure Factor (Ce): --  
Thermal Factor (Ct): --  
Wind Loads: -- MPH  
Wind Load Surface Roughness: --  
Exposure Category: --  
Earthquake Load Criteria: --  
Soil Site Class: --  
Ss: --  
S1: --

**PLUMBING SYSTEMS**  
Mens WC Required: #  
Womens WC Required: #  
Drinking Fountain Required: #  
Other Source: YES/NO  
Ambulatory Stall Required: YES/NO

**MECHANICAL SYSTEMS**  
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU  
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

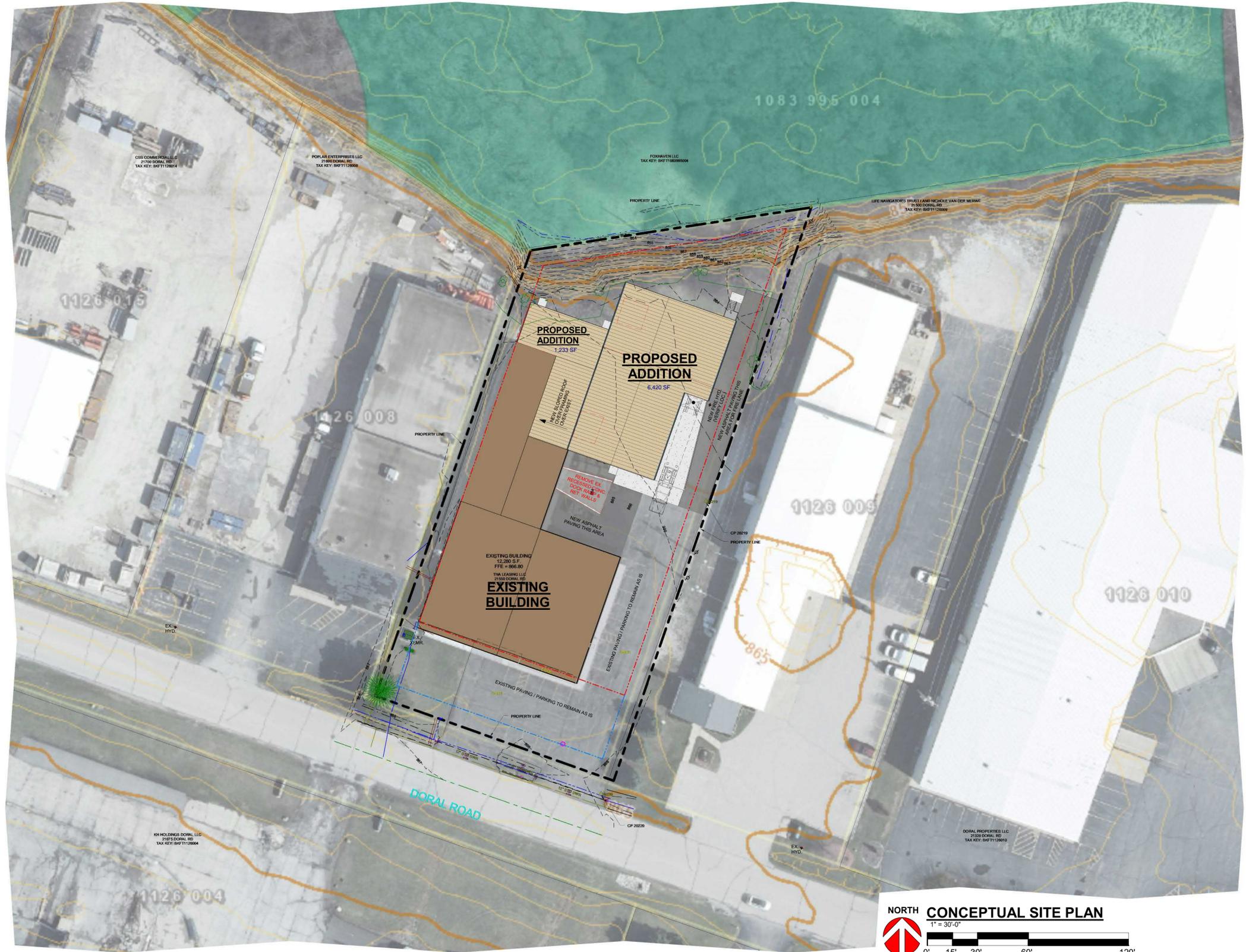
**SITE INFORMATION**

**SITE CONTENT**

Building Size	--- S.F.	---%
Hard Surface	--- S.F.	---%
Green Space	--- S.F.	---%
Parcel Size (Approx.)	48,539 S.F.	1.1143 Acres
Parking Provided	-- Stalls	
Area of Disturbance	--- S.F.	

**ZONING**

Property Zoning	M1
Setbacks	FY 50'-0" SY 10'-0" RY 10'-0"
Hard Surface Setback	10'-0"
Coverage Limit	---%
Greenspace Requirement	---%
Parking Required	9x18' (1 STALL PER EMPLOYEE FOR SHIFT W/ MOST EMPLOYEES)
Refuse Enclosure	YES/NO
RTU SCREENING	YES/NO



**NORTH**  
**CONCEPTUAL SITE PLAN**  
1" = 30'-0"

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

**PROPOSED ADDITION FOR:**

# BANCROFT ENGINEERING

**TOWN OF BROOKFIELD,**

**WISCONSIN**



**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

**FOX CITIES**  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-2795 / 1-800-236-2534  
FAX (920) 766-5004

**MADISON**  
711 Lark Dr.  
Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2337

**MILWAUKEE**  
W204 N11509  
Coldendale Rd  
Germantown, WI 53022  
PHONE (262) 250-9740  
FAX (262) 250-9740

**WAUSAU**  
5605 Libe Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED ADDITION FOR:  
**BANCROFT ENGINEERING**  
TOWN OF BROOKFIELD,  
WISCONSIN

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

**REVISIONS**

1	04.25.2025	I. HAUN
2		
3		
4		
5		
6		

**PROJECT MANAGER:**  
L. SEBALD

**DESIGNER:**  
C. MANSKE

**INTERIOR DESIGNER:**  
-----

**DRAWN BY:**  
I. HAUN

**EXPEDITOR:**  
-----

**SUPERVISOR:**  
-----

**PRELIMINARY NO:**  
P25029

**CONTRACT NO:**  
-----

**DATE:**  
04.17.2025

**SHEET:**  
**C1.0**

**PRELIMINARY - NOT FOR CONSTRUCTION**



**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-2795 /  
1-800-236-2534  
FAX (920) 766-5004

MADISON  
711 Lok Dr.  
Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2337

MILWAUKEE  
W204 N11509  
Coldendale Rd  
Clermontown, WI 53022  
PHONE (262) 250-9710  
1-800-236-2534  
FAX (262) 250-9740

WAUSAU  
5605 Liba Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED ADDITION FOR:  
**BANCROFT ENGINEERING**  
TOWN OF BROOKFIELD,  
WISCONSIN

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

**REVISIONS**

NO.	DATE	BY
1	04.25.2025	I. HAUN
2		
3		
4		
5		
6		

**PROJECT MANAGER:**  
L. SEBALD

**DESIGNER:**  
C. MANSKE

**INTERIOR DESIGNER:**  
-----

**DRAWN BY:**  
I. HAUN

**EXPEDITOR:**  
-----

**SUPERVISOR:**  
-----

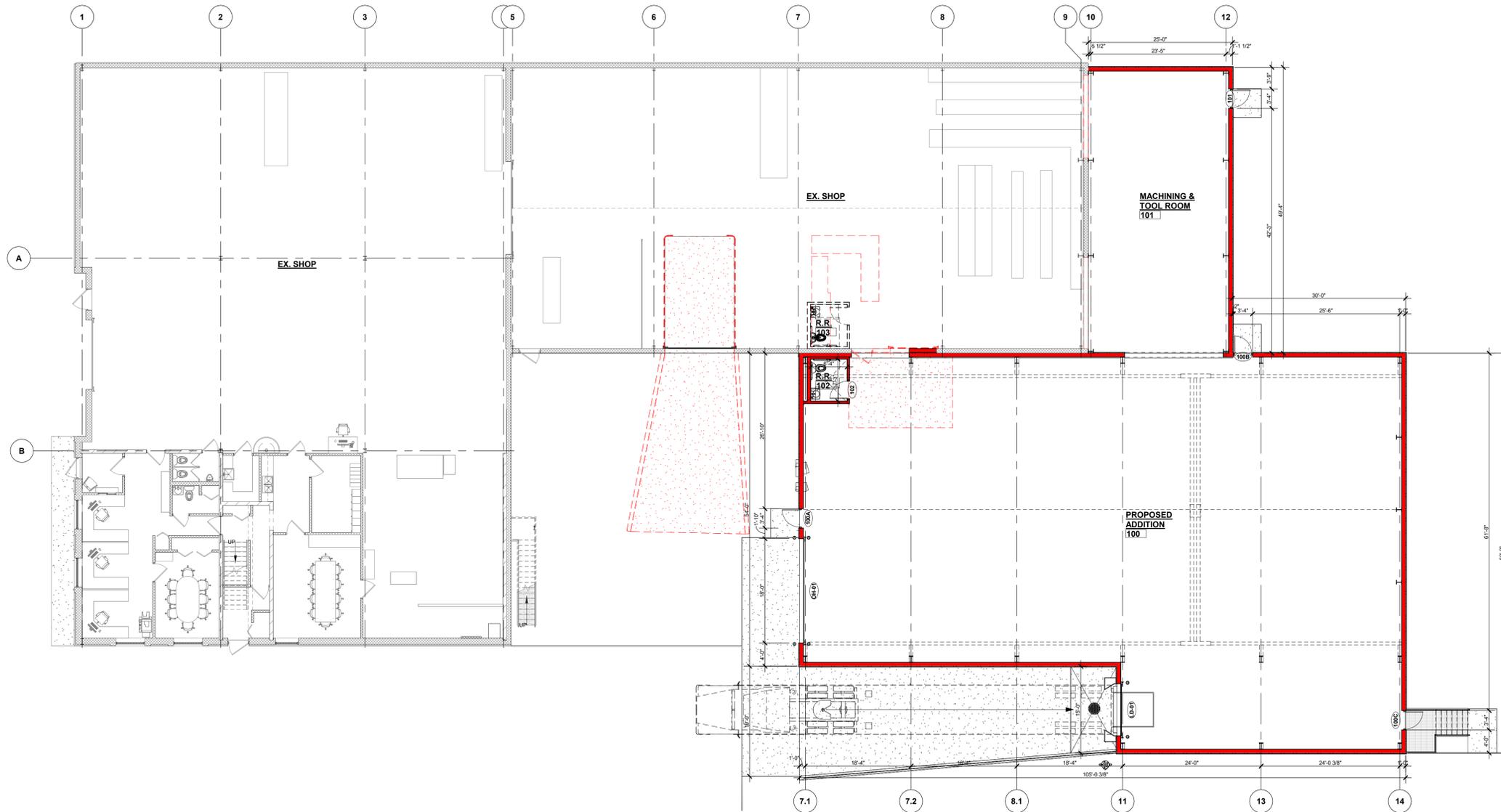
**PRELIMINARY NO:**  
P25029

**CONTRACT NO:**  
-----

**DATE:**  
04.17.2025

**SHEET:**  
**A1.0**

**PRELIMINARY - NOT FOR CONSTRUCTION**



**NORTH**  
**FLOOR PLAN - OVERALL**  
3/32" = 1'-0"



**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
N216 State Road 55  
P.O. Box 620 84130  
Kaukauna, WI 54130  
PHONE (920) 766-2795 /  
1-800-236-2534  
FAX (920) 766-5004

MADISON  
711 Lark Dr.  
Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2337

MILWAUKEE  
W204 N11509  
Coldendale Rd  
Clementon, WI 53022  
PHONE (262) 250-9710  
1-800-236-2534  
FAX (262) 250-9740

WAUSAU  
5605 Liba Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

**BANCROFT ENGINEERING**

WISCONSIN

TOWN OF BROOKFIELD,

PROPOSED ADDITION FOR:

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

**REVISIONS**

1	04.25.2025	I. HAUN
2		
3		
4		
5		
6		

**PROJECT MANAGER:**  
L. SEBALD

**DESIGNER:**  
C. MANSKE

**INTERIOR DESIGNER:**  
-----

**DRAWN BY:**  
I. HAUN

**EXPEDITOR:**  
-----

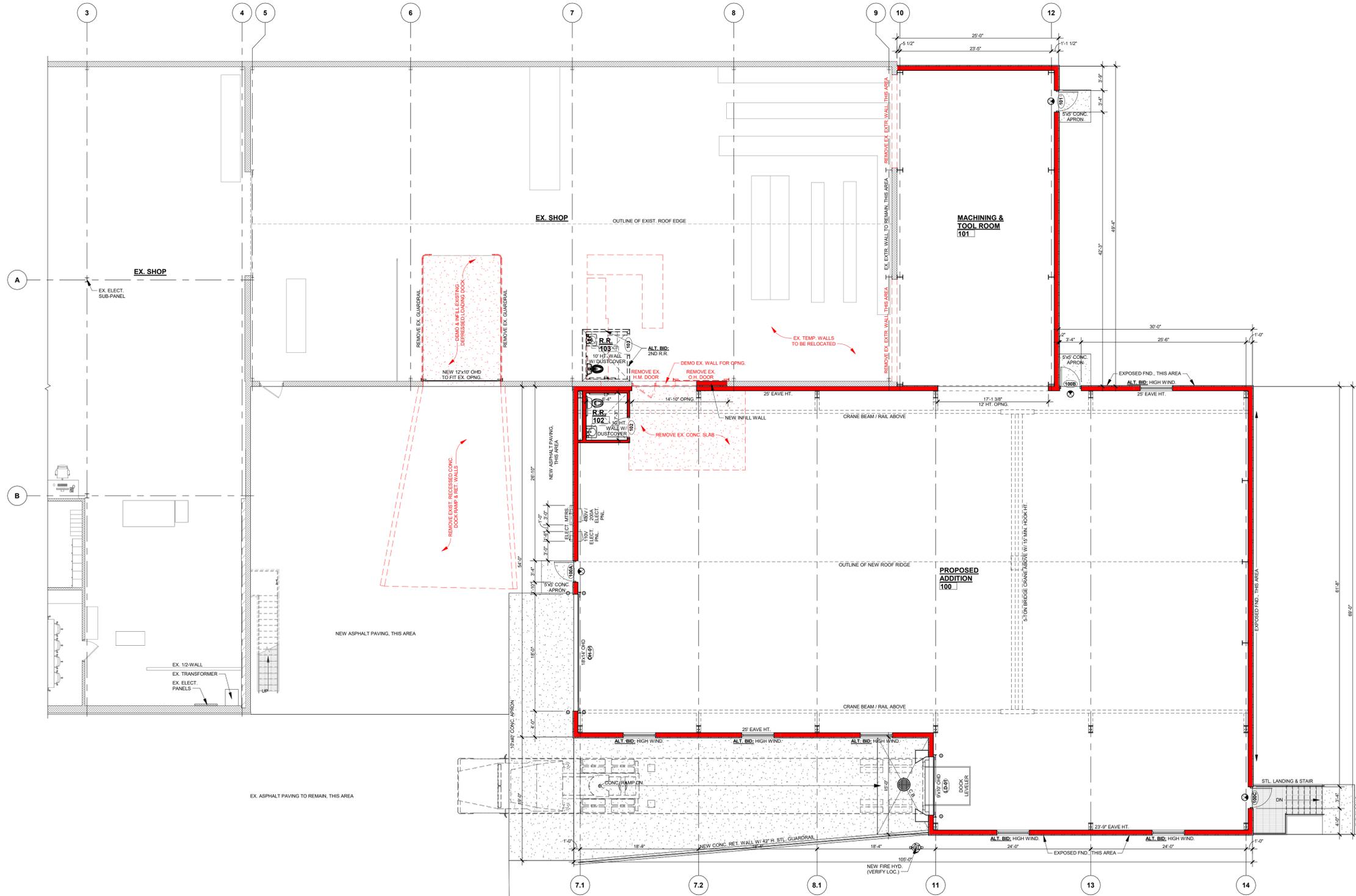
**SUPERVISOR:**  
-----

**PRELIMINARY NO:**  
P25029

**CONTRACT NO:**  
-----

**DATE:**  
04.17.2025

**SHEET:**  
**A1.1**



**FLOOR PLAN - ENLARGED**  
1/8" = 1'-0"

**WALL KEY**

	NEW WALL/FURRING
	NEW MASONRY/VENEER WALL
	NEW COOLER/FREEZER WALLS
	NEW FOUNDATION WALL
	NEW IMP WALL
	NEW PRECAST WALL
	EXISTING MASONRY WALL
	TYPICAL EXISTING WALL
	DEMO MASONRY WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

**PRELIMINARY - NOT FOR CONSTRUCTION**



**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-2795 /  
1-800-236-2534  
FAX (920) 766-5004

MADISON  
711 Lok Dr.  
Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2337

MILWAUKEE  
W204 N11509  
Coldwater Rd  
C Germantown, WI 53022  
PHONE (262) 250-9710  
1-800-236-2534  
FAX (262) 250-9740

WAUSAU  
5605 Libac Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED ADDITION FOR:  
**BANCROFT ENGINEERING**  
TOWN OF BROOKFIELD, WISCONSIN

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

**REVISIONS**

1	04.25.2025	I. HAUN
2		
3		
4		
5		
6		

**PROJECT MANAGER:**  
L. SEBALD

**DESIGNER:**  
C. MANSKE

**INTERIOR DESIGNER:**  
-----

**DRAWN BY:**  
I. HAUN

**EXPEDITOR:**  
-----

**SUPERVISOR:**  
-----

**PRELIMINARY NO:**  
P25029

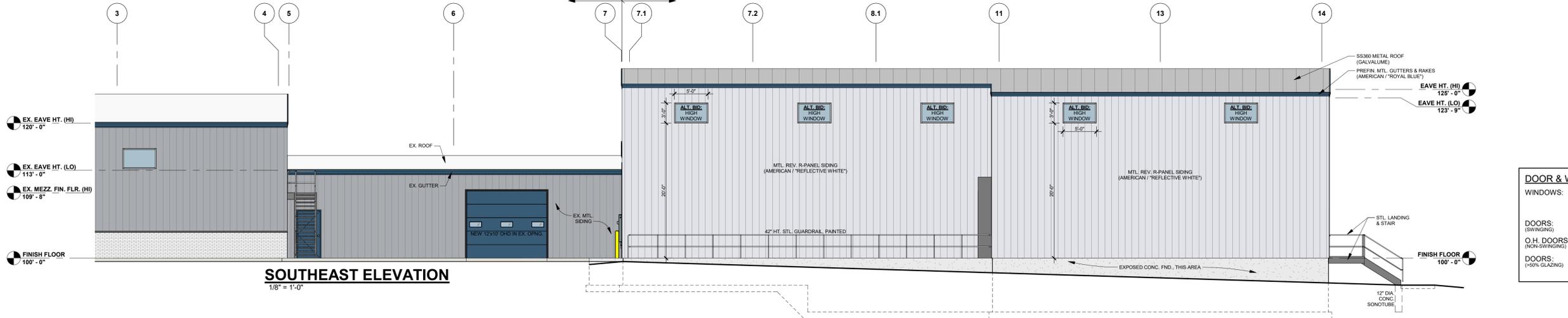
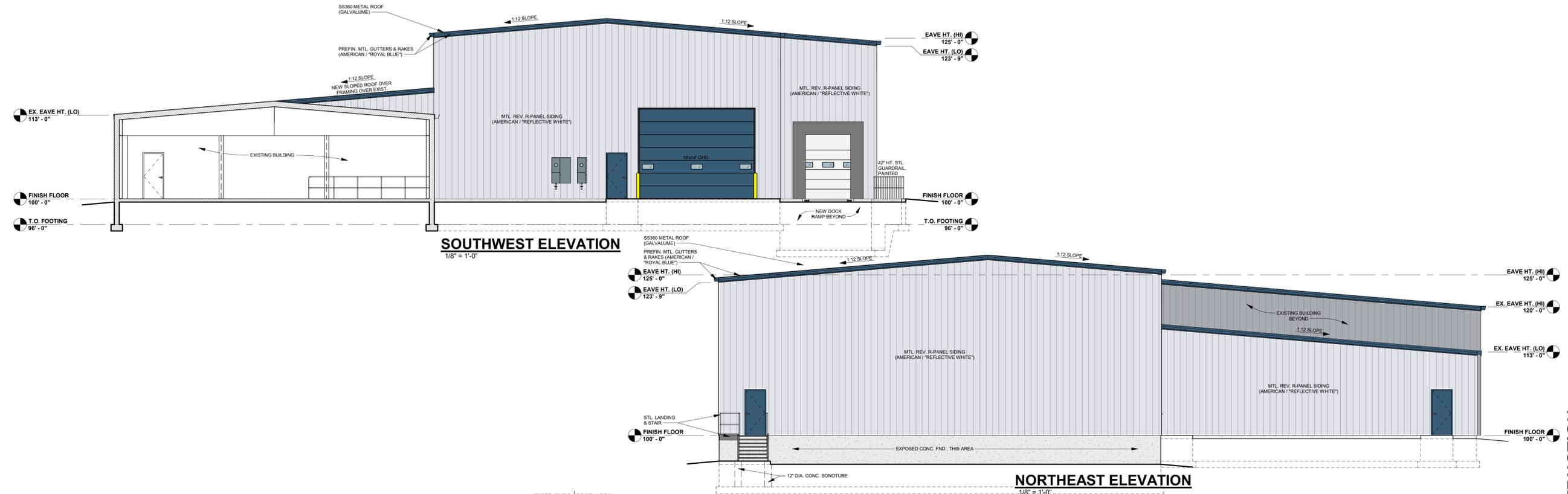
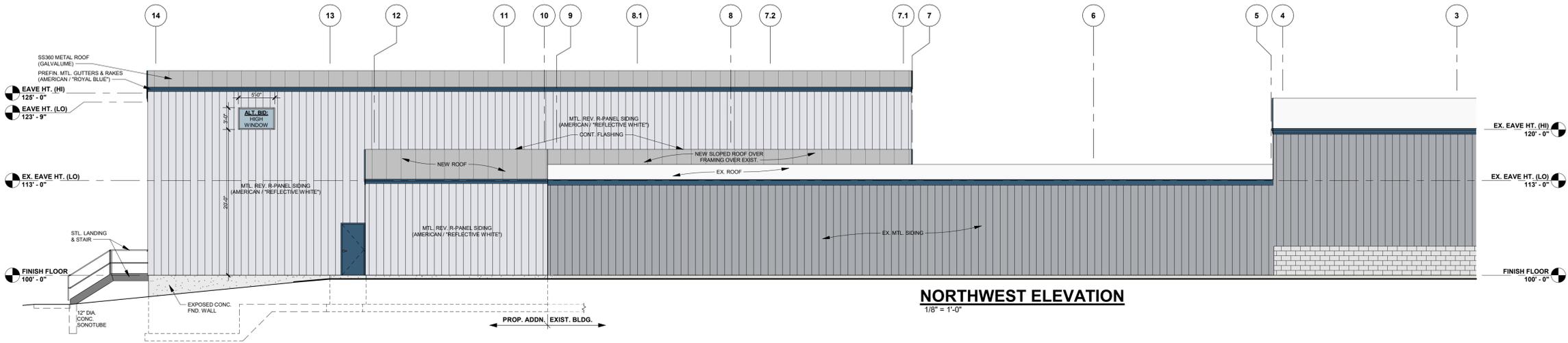
**CONTRACT NO:**  
-----

**DATE:**  
04.17.2025

**SHEET:**  
**A2.0**

**DOOR & WINDOW VALUES**

WINDOWS:	U VALUE	0.--
	SHGC	0.--
	VT	0.--
DOORS:	U VALUE	0.38
(SWINGING)		
O.H. DOORS:	U VALUE	0.11
(NON-SWINGING)		
DOORS:	U VALUE	0.--
(50% GLAZING)	SHGC	0.--
	VT	0.--



**PRELIMINARY - NOT FOR CONSTRUCTION**



# **BANCROFT ENGINEERING**

TOWN OF BROOKFIELD,

WISCONSIN