Office of the Town Clerk
Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045
Office: 262-796-3788 | Clerk@TownofBrookfieldwi.gov

MEETING AGENDA

	Town Board	Eric Gnant Room
Wednesday, April 8, 2026	Utility District No. 1	TOB Municipal Building
7 P.M.	Sanitary District No. 4	645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.
2. Meeting Notices.
3. Approval of Agenda.
4. Approval of Minutes:
   a. March 17, 2026 meeting of the TB, UD1, SD4.
5. Citizen Comments: Three-minute limit.
6. Committee/Commission Reports/Recommendations:
   a. Plan Commission
      1. Discussion and possible action regarding a request for Conceptual, Preliminary and Final approval for site plan changes, including a revised parking lot, dumpster and lighting for Kwik Trip, located at 21980 Watertown Road. Excel Engineering (applicant); Kwik Trip Inc. (owner).
      2. Discussion and possible action regarding a Conditional Use request for The Way Church to operate out of an existing multi-tenant building, located at 20711 Watertown Road, Suite T. Joshua Waldoch (applicant) Scott Gnas (owner)
      3. Discussion and possible action regarding a request to rezone 21675 E. Moreland Blvd from the B-3 Office and Professional Business District to the B-2 Limited General Business District to allow for both retail and office uses. Chris Panagakis (applicant) Sisian LLC (owner)
      4. Discussion and possible action regarding a request for Conceptual, Preliminary and Final approval for site plan changes, including a new LED screen and stage at Market Square located within The Corners of Brookfield, north of Von Maur department store. Tax Key No. BKFT1123.960 Brookfield Corners LLC (owner/applicant).
      5. Discussion and possible action regarding a Conditional Use Request for a Compact Form Planned Unit Development called The West End, located west of The Corners of Brookfield, along N. Barker Rd. and W. Bluemound Rd. BKFT 1123.960; 1123.961; 1123.962; 1123.963; 1123.964; 1123.965; 1123.976.001; 1123.976.004; 1123.976.005. IM Properties (applicant); Newfield Holdings LLC and Brookfield Corners LLC (owners)
      6. Discussion and possible action regarding a request for Conceptual and Preliminary approval for a multi-use development known as The West End, located west of The Corners of Brookfield, along N. Barker Rd. and W. Bluemound Rd. BKFT 1123.960; 1123.961; 1123.962; 1123.963; 1123.964; 1123.965; 1123.976.001; 1123.976.004; 1123.976.005. IM Properties (applicant); Newfield Holdings LLC and Brookfield Corners LLC (owners)
7. Old Business: None.

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8. New Business:
    a. Discover Brookfield quarterly update.
9. Departments Reports/Recommendations:
    a. Department of Public Works
        1. Discussion and possible action regarding the purchase of a new truck chassis.
    b. Fire Department
        1. Discussion and possible action regarding the Wisconsin Coverdell Stroke Program - 2025 Performance Improvement Awards Recognition.
    c. Municipal Court
        1. Discussion and possible action regarding ACT 113 amending Wisconsin State Statute 814.65 to increase the maximum for court costs collectable in a municipal court action.
    d. Sanitary District No. 4
        1. Discussion and possible action regarding the Emergency Repair of the Birdseye Ln Reservoir Pipe.
10. Approval of Vouchers and Checks.
11. Communication and Announcements.
12. Adjourn.

Posted April 2, 2026

Emily Howells, Town Clerk

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MEETING MINUTES

	Town Board	Eric Gnant Room
Tuesday, March 17, 2026	Utility District No. 1	TOB Municipal Building
7 p.m.	Sanitary District No. 4	645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.
   Supervisor Stanelle acting as interim Chairman until the arrival of Chairman Henderson called the meeting to order at 7:00 p.m.
   Present: Chairman Keith Henderson (arrived at 7:33); Supervisors Steve Kohlmann, John Charlier, John Schatzman (VIA ZOOM) and Ryan Stanelle.
   A quorum was met (5-0).
   Staff Present: Administrator Tom Hagie, Parks & Recreation Director Chad Brown, Town Planner Rebekah Leto, Town Attorney Michael Van Kleunen and Clerk Emily Howells.
2. Meeting Notices.

   Howells confirmed the meeting notices were posted as required by law.

3. Approval of Agenda.

   Motion by Kohlmann to approve the agenda; seconded by Charlier.
   Motion prevailed by a voice vote (4-0).

4. Approval of Minutes:

   a. March 3, 2026 meeting of the TB, UD1, SD4.

      Motion by Kohlmann to approve the minutes of March 3, 2026; seconded by Charlier.
      Motion prevailed by a voice vote (4-0).

5. Citizen Comments: Three-minute limit. None.
6. Committee/Commission Reports/Recommendations:

   a. Plan Commission
      1. Discussion and possible action regarding a request from Point Real Estate Management LLC (applicant) on behalf of SIX65 Brookfield Holdings LLC (owner) to amend the Conditional Use Permit to allow for the conversion of the existing multi-use building into a residential building located at 655 N. Brookfield Road.
         Motion by Charlier to approve a request from Point Real Estate Management LLC (applicant) on behalf of SIX65 Brookfield Holdings LLC (owner) to amend the Conditional Use Permit to allow for the conversion of the existing multi-use building into a residential building located at 655 N. Brookfield Road with the following conditions:
         - The subject building shall contain no more than three (3) residential units, as proposed.
         - The two units to be converted into residential shall be ADA-compliant and shown on the building plans submitted to the Building Inspector for issuance. The upper unit shall be retrofitted to conform to ADA standards within the unit prior to being leased by to a new tenant. The building must also be brought up to current Fire Code.
         - The Conditional Use Order shall be signed in front of a notary by the operator and owner and returned to the Town of Brookfield for recordation in the Waukesha County Register of Deeds (enclosed). This must be completed prior to Building Permits being issued.
         - A non-annexation agreement shall be signed in front of a notary by the owner of the property and returned to the Town of Brookfield for recordation in the Waukesha County Register of Deeds (enclosed). This must be completed prior to Building Permits being issued.

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Seconded by Stanelle.
Motion prevailed by a voice vote (3-2).
Schatzman and Kohlmann voted Nay.

2. Discussion and possible action regarding a request for Conceptual, Preliminary and Final approval for a proposed addition to Eble Ice Arena located at 19400 W. Bluemound Road. Briohn Building Corporation (applicant); Waukesha County (owner).
   Motion by Charlier to approve a request for Conceptual, Preliminary and Final approval for a proposed addition to Eble Ice Arena located at 19400 W. Bluemound Road with the following conditions:
   - A Landscape Agreement provided by Town Staff shall be signed by the property owner and filed with the Town of Brookfield that state the County (property owner) agrees to maintain the required plantings on the west side of the building, in accordance with the approved Landscape Plan dated 3/16/2026 and the vegetation shall be maintained in perpetuity unless additional approvals are sought from the Town of Brookfield for just cause.
   - A non-annexation agreement shall be signed in front of a notary by the owner of the property and returned to the Town of Brookfield for recordation in the Waukesha County Register of Deeds (enclosed). This must be completed prior to Building Permits being issued.

   Seconded by Stanelle.
   Motion prevailed by a voice vote (5-0).
3. Discussion and possible action regarding a Master Sign Program for Poplar Creek Town Center, located on the NE corner of Barker Road and W. Bluemound Road. David Wimmer and Mitch Wimmer (applicant); Poplar Creek Hospitality LLC and The Town Center at Poplar Creek LLC.
   Motion by Chairman Henderson to approve a Master Sign Program for Poplar Creek Town Center, located on the NE corner of Barker Road and W. Bluemound Road with the following conditions:
   1. Submit a revised Master Sign Program with the following changes or additions from the Master Sign Program dated February 2026:
      a. Remove Table 1B and 1C that refer to signage at 600 N. Barker and include language that states, "More than three tenants signs proposed requires approval from the Architectural Review Committee."
      b. Add language to Page 1 that states the Town of Brookfield reserves the right to require Architectural Review Committee approval for any proposed sign that does not meet the intent or conditions of this Master Sign Program.
      c. Add language on Page 11 that states, "any signage along W. Bluemound Road shall not be designed or installed in a manner in which is distracting to traveling vehicles."

   Seconded by Charlier.
   Motion prevailed by a voice vote (5-0).

7. Old Business:
   a. Discussion and possible action regarding the change of Election Day(s) Town Board meeting date – April 7, 2026.
      Motion by Kohlmann to change the regularly scheduled Tuesday, April 7, 2026 meeting date to Wednesday, April 8, 2026; seconded by Charlier.
      Motion prevailed by a voice vote (5-0).
8. New Business:
   a. Discussion and possible action regarding the regulation of car sales in the Town.
      No action.
   b. Discussion and possible action regarding the Registration and Services Agreement with First Responders Psychological Services, LLC for mental health therapy services.
      Motion by Charlier to approve the Registration and Services Agreement with First Responders Psychological Services, LLC for mental health therapy services; seconded by Stanelle.
      Motion prevailed by a voice vote (5-0).

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c. Discussion and possible action regarding Town Hall Municipal Campus Directional Signage.
Motion by Charlier to approve signs A, K, and B as presented in the Town Hall Municipal Campus Directional Signage as well as requesting a quote for non-illuminated signs regarding the remaining signage; seconded by Kohlmann.
Motion prevailed by a voice vote (5-0).

9. Departments Reports/Recommendations:

a. Parks & Recreation:
1. Discussion and possible action regarding the report on park conditions and maintenance updates.
No action.
2. Discussion and possible action regarding the proposal by Parkitecture for visioning and conceptual design existing parks and open spaces.
Motion by Charlier to approve the proposal by Parkitecture for visioning and conceptual design existing parks and open spaces with a friendly by Chairman Henderson not to exceed $21,000; seconded by Stanelle
Motion prevailed by a voice vote (5-0).
3. Discussion and possible action regarding the 250th Anniversary Fourth of July Parade.
No action.

10. Approval of Vouchers and Checks.

Motion by Charlier to approve vouchers and checks in the amount of $262,303.01; seconded by Kohlmann.
Motion prevailed by a voice vote (5-0).

11. Communication and Announcements.
a. Howells announced In-Person Absentee Voting begins March 24th with the hours posted to the website.
b. Howells announced pre-existing requests on file were mailed Friday, March 13th with a second batch mailed Tuesday, March 17th.

12. Adjourn.
Motion by Kohlmann to adjourn at 9:58 p.m.; seconded by Charlier.

Motion prevailed by a voice vote (5-0).

Respectfully submitted by,
Emily Howells, Town Clerk

DRAFT

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

TOWN PLAN COMMISSION RECOMMENDATIONS
PC Meeting date: March 24, 2026

1. Review and possible action on a request for Conceptual, Preliminary and Final approval for site plan changes, including a revised parking lot, dumpster and lighting for Kwik Trip, located at 21980 Watertown Road. Excel Engineering (applicant); Kwik Trip Inc. (owner).

   The ARC unanimously recommended **approval** of the proposal, as presented.

   Motion by Mr. Riordan to recommend Conceptual, Preliminary, and Final **approval** for site plan changes, including a revised parking lot, dumpster, and lighting for Kwik Trip, located at 21980 Watertown Road, subject to the dumpster enclosure being constructed of concrete block. Seconded by Mr. Stanelle. *Motion carried unanimously.*

2. Review and possible action on a Conditional Use request for The Way Church to operate out of an existing multi-tenant building, located at 20711 Watertown Road, Suite T. Joshua Waldoch (applicant) Scott Gnas (owner)

   Motion by Mr. Stanelle to **recommend** approval for a Conditional Use for The Way Church, located at 20711 Watertown Road, Suite T, subject to the following:

   1. A Conditional Use Order shall be prepared by town staff, signed by the tenant, landlord and town and recorded in the Register of Deeds, prior to an Occupancy Permit being issued.
   2. The unit shall meet fire code standards for an Assembly Use to the satisfaction of the Fire Department, prior to an Occupancy Permit being issued.

   Seconded by Mr. Riordan. *Motion carried unanimously.*

3. Review and possible action on a request to rezone 21675 E. Moreland Blvd from the B-3 Office and Professional Business District to the B-2 Limited General Business District to allow for both retail and office uses. Chris Panagakis (applicant) Sisian LLC (owner)

   Motion by Mr. Stanelle to recommend **approval** to rezone 21675 E. Moreland Blvd from the B-3 Office and Professional Business District to the B-2 Limited General Business District to allow for both retail and office uses. Seconded by Mr. Zuperku. *Motion carried unanimously.*

4. Review and possible action on a request for Conceptual, Preliminary and Final approval for site plan changes, including a new LED screen and stage at Market Square located within The Corners of Brookfield, north of Von Maur department store. Tax Key No. BKFT1123.960 Brookfield Corners LLC (owner/applicant).

   Motion by Mr. Riordan to **recommend** Conceptual, Preliminary and Final approval for site plan changes, including a new LED screen and stage at Market Square located within the Corners of Brookfield, north of Von Maur Department store, as presented. Seconded by Mr. Zuperku. *Motion carried unanimously.*

5. Review and possible action on a Conditional Use Request for a Compact Form Planned Unit Development called The West End, located west of The Corners of Brookfield, along N. Barker Rd. and W. Bluemound Rd. BKFT 1123.960; 1123.961; 1123.962; 1123.963; 1123.964; 1123.965; 1123.976.001; 1123.976.004; 1123.976.005. IM Properties (applicant); Newfield Holdings LLC and Brookfield Corners LLC (owners)

   Motion by Mr. Zuperku to **recommend approval** of a Conditional Use for a Compact Form Planned Unit Development called The West End, located west of The Corners of Brookfield, along N. Barker Rd. and W. Bluemound Rd., as presented. Seconded by Mr. Stanelle. *Motion carried unanimously.*

6. Review and possible action on a request for Conceptual and Preliminary approval for a multi-use development known as The West End, located west of The Corners of Brookfield, along N. Barker Rd. and W. Bluemound Rd. BKFT 1123.960; 1123.961; 1123.962; 1123.963; 1123.964; 1123.965; 1123.976.001; 1123.976.004; 1123.976.005. IM Properties (applicant); Newfield Holdings LLC and Brookfield Corners LLC (owners)

   Motion by Mr. Stanelle to recommend Conceptual and Preliminary **approval** for a multi-use development known as The West End, located west of The Corners of Brookfield, along N. Barker Rd. and W. Bluemound Rd., as presented, subject to the following conditions:

   1. All rooftop mechanicals shall be screened from view.
   2. All comments of the Town Engineer, Sanitary District and Fire Department shall be complied with and shown on the final plans.
   3. The Landscaping plan shall be updated to incorporate plant species and a maintenance schedule.
   4. A Certified Survey Map shall be submitted, reviewed and approved by the Town of Brookfield and any extra-territorial review entity, prior to permits being issued.
   5. A Traffic Impact Analysis shall be submitted for review, prior to final plan approval.
   6. Renderings of the development signage shall be submitted for consideration of the ARC, Plan Commission and Town Board.

   Seconded by Mr. Riordan. *Motion carried unanimously*.

TOWN OF BROOKFIELD PLAN COMMISSION STAFF REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: March 24, 2026

RE: Kwik Trip Site Plan changes, **21980 Watertown Road**

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner: Kwik Trip

Applicant: Lisa Van Handel, Excel Engineering

Application Type: Conceptual, Preliminary and Final Approval for site plan changes

Zoning: M-2 General Manufacturing District

Kwik Trip, located on the corner of Springdale Road and Watertown Road, is proposing minor alterations to their site plan. The changes being requested include an expansion of the parking lot on the north side of the property, the relocation of the dumpsters and additional lighting. No landscaping is being proposed at this time.

Parking: The parking lot expansion will result in a net gain of 2 spaces, and will bring the total parking stalls on site to 33 stalls, including 8 existing fuel stalls. One ADA-compliant parking stall is required on site and is provided for on the south side of the building (no change). The proposed stalls meet the locational requirements and the dimensional standards of the ordinance. Bollards will be placed at the front of the parking stalls between the building.

The Ordinance does require that landscaping be provided (at least 100 sq. ft.) for parking areas serving 5 or more vehicles that is created or redesigned and rebuilt. However, given the site maneuverability on site, requiring landscaping within the parking lot would have the potential to create a traffic flow issue.

Dumpsters: The dumpsters are proposed to be relocated to the east of the parking lot expansion. The proposed concrete slab is 20’-9” x 21’-6” with 8 ft. tall fencing. The fence enclosure is constructed of solid-cellular vinyl for durability and low maintenance, but will be finished to look like wood. The Code requires that dumpsters meet the offset of the district and comply with the area requirements of an accessory building. The dumpsters are 22’ from the west offset and the total square footage of the slab is 446 sq. ft., which larger than the existing dumpster area (approx. 237 sq. ft.). The maximum

accessory building is limited to 625 sq. ft. Therefore, the size and location of the dumpsters meet the ordinance requirements.

Lighting: Additional lighting in proposed near the new dumpster location. The lighting plan confirms the proposed parking area complies with the town requirements (min. 0.4 fc); however the plan revealed the north west portion of the existing parking area is under lit, with zero foot candles at the property line. It should be noted that the parking lot configuration would not allow for an additional light pole location outside of the right of way. The ARC did not feel it was necessary for Kwik Trip to explore adding additional lighting to expand coverage of the parking area.

Architectural Review Committee: On March 11, 2026, the ARC granted Preliminary and Final approval for the proposed site plan changes, as presented.

Town Engineer: The Town Engineer approved the civil plans dated 3/13/2026.

The Fire Department and Sanitary District had no comments or concerns regarding the request.

Recommendation:
I recommend Conceptual, Preliminary and Final **approval** for the proposed site plan changes at 21980 Watertown Road for Kwik Trip, including an expanded parking lot, dumpster relocation and enclosure and lighting modifications, as shown on the civil plans dated March 13, 2026 and dumpster plans dated February 25, 2026, prepared by Excel Engineering.

PROPOSED ALTERATIONS FOR:

KWIK TRIP #969

WAUKESHA , WI

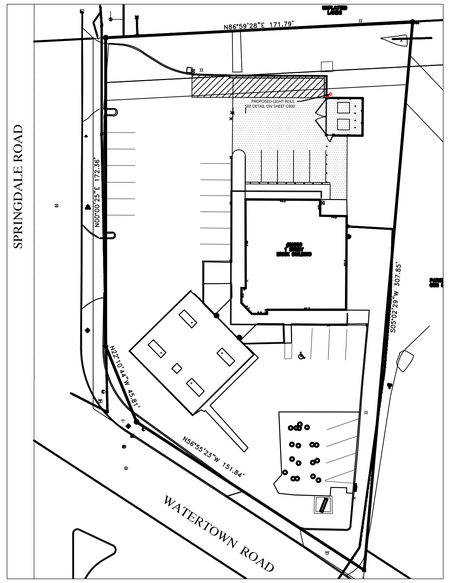
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

EXISTING CONDITIONS NOTE:
ALTA/ NSPS DATED 08/14/2017 USED AS EXISTING CONDITIONS. ALTA/ NSPS BY R.A. SMITH NATIONAL, INC. BY STEPHAN G. SOUTHWELL S-1939, (262) 781-1000. PRIOR TO CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY ALL SITE IMPROVEMENTS, UTILITY LOCATIONS, INVERTS, SEIZES, ETC. NOTIFY ENGINEER OF ANY DISCREPANCIES. FAILURE TO NOTIFY ENGINEER SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR ANY DAMAGES AS A RESULT OF FAILURE TO FIELD VERIFY.



SITE PLAN OVERVIEW

SCALE: 1"= 40'

40' 0 40' 80'

NORTH

EXCEL LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
PROPOSED SITE SYMBOLS			
	PROPOSED DRAINAGE FLOW	CO	PROPOSED CLEANOUT
	PROPOSED WATER VALVE IN BOX	DS	PROPOSED DOWNSPOUT
	PROPOSED WELL		PROPOSED APRON END SECTION
	PROPOSED LIGHT POLE		SOIL BORING
	PROPOSED STORM CATCH BASIN - ST CB		CENTER LINE
	PROPOSED STORM FIELD INLET - ST FI		PROPOSED HANDICAP PARKING STALL
	PROPOSED STORM CURB INLET - ST CI		PROPOSED SIGN
PROPOSED LINETYPES			
	PROPOSED PROPERTY LINE		INTERIOR PROPERTY LINE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH		RAILROAD TRACKS
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	800	EXISTING GROUND CONTOUR
	PROPOSED WATER LINE AND HYDRANT	800	PROPOSED GROUND CONTOUR
	PROPOSED CURB AND GUTTER	POL	PROPOSED POLISH SEWER AND MANHOLE
	GRADING/SEEDING LIMITS	P	PROPOSED PROCESS SEWER AND MANHOLE
	RIGHT-OF-WAY LINE	CLW	PROPOSED CLEAR WATER LINE
T	PROPOSED UNDERGROUND TELEPHONE CABLE	G	PROPOSED UNDERGROUND GAS LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
FO	PROPOSED UNDERGROUND FIBER OPTIC LINE		

R.A. SMITH LEGEND

( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
BOLLARD
SOIL BORING/MONITORING WELL
FLAGPOLE
MAILBOX
SIGN
BILLBOARD
AIR CONDITIONER
CONTROL PULL BOX
TRAFFIC SIGNAL
RAILROAD CROSSING SIGNAL
CABLE PEDESTAL
POWER POLE
GUY POLE
GUY WIRE
LIGHT POLE
SPOT/YARD/PEDESTAL LIGHT
HANDICAPPED PARKING
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
MARKED FIBER OPTIC
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
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
STO—STORM SEWER
W—WATERMAIN
G—MARKED GAS MAIN
E—MARKED ELECTRIC
OHW—OVERHEAD WIRES
B—BUREAU ELEC. SERV.
T—MARKED TELEPHONE
TV—MARKED CABLE TV LINE
FO—MARKED FIBER OPTIC
780 INDICATES EXISTING CONTOUR ELEVATION
× 780.55 INDICATES EXISTING SPOT ELEVATION

PROJECT CONTACTS

OWNER INFORMATION:
Kwik Trip
Contact: Nicholas Newman
P.O. Box 2107
La Crosse, WI 54602-2107
Phone: (608) 793-6199
Email: nnewman@kwiktrip.com

CIVIL:
Eric Drazkowski, P.E.
Contact: Zach Becker
Phone: (920) 926-9800
E-mail: zach.becker@excelengineer.com

TOWN PLANNER:
Rebekah Leto
Phone: (262) 796-3760
E-mail: planning@townofbrookfield.com

TOWN ENGINEER:
Justin Gutoski
E-mail: Justin.Gutoski@strand.com

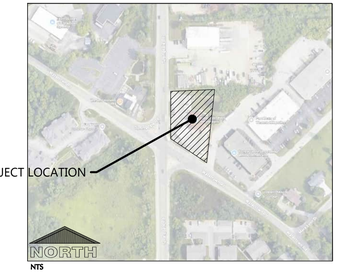
TOWN FIRE CHIEF:
John-Paul Schilling
Phone: (262) 796-3792
E-mail: jpschilling@tbfd.org

TOWN BUILDING INSPECTOR:
Jason Chromy
Phone: (262) 364-6969
E-mail: inspections@townofbrookfield.com

TOWN DIRECTOR OF PUBLIC WORKS:
Scott Hartung
Phone: (262) 796-3795
E-mail: dpw@townofbrookfield.com

LOCATION MAP





NTS

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C001	CIVIL COVER SHEET
C002	CIVIL SPECIFICATIONS
C020	EXISTING SITE AND DEMOLITION PLAN
C100	SITE PLAN
C200	GRADING AND EROSION CONTROL PLAN
C800	SITE PHOTOMETRIC PLAN & DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

KWIK TRIP
KWIK STAR

PROJECT INFORMATION

PROPOSED ALTERATIONS FOR:
KWIK TRIP #969
21980 WATERTOWN RD • WAUKESHA, WI 53186

PROFESSIONAL SEAL
WISCONSIN
ERIC DRAZKOWSKI
E-40401127-008
FOND DU LAC
WISCONSIN
PROFESSIONAL ENGINEER
03/13/26

PRELIMINARY DATES
FEB. 18, 2026
MAR. 13, 2026

REVIEW SET #1

JOB NUMBER
260012400

SHEET NUMBER
C001

CIVIL COVER SHEET

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL UNDER PAVED AREAS AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   2. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   3. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
   2. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   3. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   4. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   5. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   6. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   7. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   8. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE.
      a. CONCRETE SHALL BE REINFORCED AS FOLLOWS:
         1) REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, "SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT".
         2) CONCRETE SHALL UTILIZE #3 BAR 3' ON-CENTER FOR DEPTHS UP TO 6" AND #4 BAR 3' ON-CENTER FOR CONCRETE OVER 6" IN DEPTH.
         3) BAR: DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
         4) MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60
         5) CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. LIGHT DUTY CONCRETE (PASSENGER CAR TRAFFIC) - 6" OF CONCRETE OVER 12" OF 3/4" CRUSHED AGGREGATE.
      a. CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
         1) REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, "SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT".
         2) CONCRETE SHALL UTILIZE #3 BAR 3' ON-CENTER FOR DEPTHS UP TO 6" AND #4 BAR 3' ON-CENTER FOR CONCRETE OVER 6" IN DEPTH.
         3) BAR: DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
         4) MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60
         5) TIE BARS AT OUTERMOST CONTRACTION JOINT (FIRST JOINT FROM EDGE OR AT CURB JOINT) AROUND PERIMETER OF CONCRETE. TIE BARS SHALL BE #4 REBAR 24" LONG PLACED AT 30" O.C.
         6) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1/4" X 4-1/2" X 4-1/4" DIAMOND SHAPED TAPERED PLATE DOWELS MANUFACTURED PER ASTM A36. INSTALL PER MANUFACTURERS SPECIFICATIONS.
      b. LIGHT DUTY CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1) CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER
   3. DUMPSTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 12" OF AGGREGATE BASE.
      a. CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
         1) REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, "SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT".
         2) CONCRETE SHALL UTILIZE #3 BAR 3' ON-CENTER FOR DEPTHS UP TO 6" AND #4 BAR 3' ON-CENTER FOR CONCRETE OVER 6" IN DEPTH.
         3) BAR: DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
         4) MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60
      b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1) CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
   4. HEAVY DUTY/ FUEL CONCRETE (TRUCK TRAFFIC) - 8" OF CONCRETE OVER 12" OF 3/4" CRUSHED AGGREGATE.
      a. CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
         1) REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, "SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT".
         2) CONCRETE SHALL UTILIZE #3 BAR 3' ON-CENTER FOR DEPTHS UP TO 6" AND #4 BAR 3' ON-CENTER FOR CONCRETE OVER 6" IN DEPTH.
         3) BAR: DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
         4) MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60
      b. HEAVY DUTY CONCRETE JOINTING SHALL BE AS FOLLOWS:
         5) 1) CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER
E. CONCRETE ACCESSORIES TO BE USED AS FOLLOWS. USE OF ACCESSORIES OTHER THAN LISTED REQUIRES OWNER APPROVAL:
   1. EXPANSION JOINT FILLER: NON-EXTRUDING RESILIENT BITUMINOUS TYPE, ASTM D 1751.
   2. CURING COMPOUND: ASTM C 309 TYPE 1 (ACCEPTABLE PRODUCTS ARE SPEC CHEM ECO-CURE OR EUCLID CHEMICAL TAMMSCUREWB)
   3. CURING AND SEALING COMPOUND: ASTM C1315, TYPE 1, CLASS B AND C WITH A MAXIMUM OF 700 GRAMS PER LITER OF VOC'S (WATER BASED ACRYLIC). ACCEPTABLE PRODUCTS ARE TK PRODUCTS TRI-COTE 26UV/EUCLID CHEMICAL SUPER DIAMOND CLEAR)
   4. BOND BREAKER: 4 MIL POLYETHYLENE FILM OR 15# BUILDING PAPER.
F. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   5. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   6. ALL CONCRETE SUBJECT TO FREEZING AND THAWING SHALL HAVE A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.45 (4500 PSI AT 28 DAYS OR MORE). ALL STEEL REINFORCED CONCRETE SUBJECTED TO BRACKISH WATER, SALT SPRAY OR DEICERS SHALL HAVE A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.40 (5000 PSI AT 28 DAYS OR MORE).
   7. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   8. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER.
   9. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   10. ALL CONCRETE EXPOSED TO FREEZING AND THAWING AND/OR REQUIRED TO BE WATERTIGHT SHALL HAVE AN AIR CONTENT OF 4.5% TO 7.5%. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT IN ALL MEMBERS (AFTER PUMPING IF APPLICABLE). NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL FROM EXCEL ENGINEERING, INC. & KWIK TRIP'S ENGINEERING TEAM. CALCIUM CHLORIDE SHALL NOT BE USED.
   11. READY-MIXED CONCRETE: ASTM C-94, EXCEPT WHERE "CONCRETE MIX DESIGN SCHEDULE TABLE" IS MORE RESTRICTIVE. SEE CONCRETE MIX DESIGN SCHEDULE IN THE PLANSET.
G. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
H. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
I. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
J. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
K. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
L. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
N. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

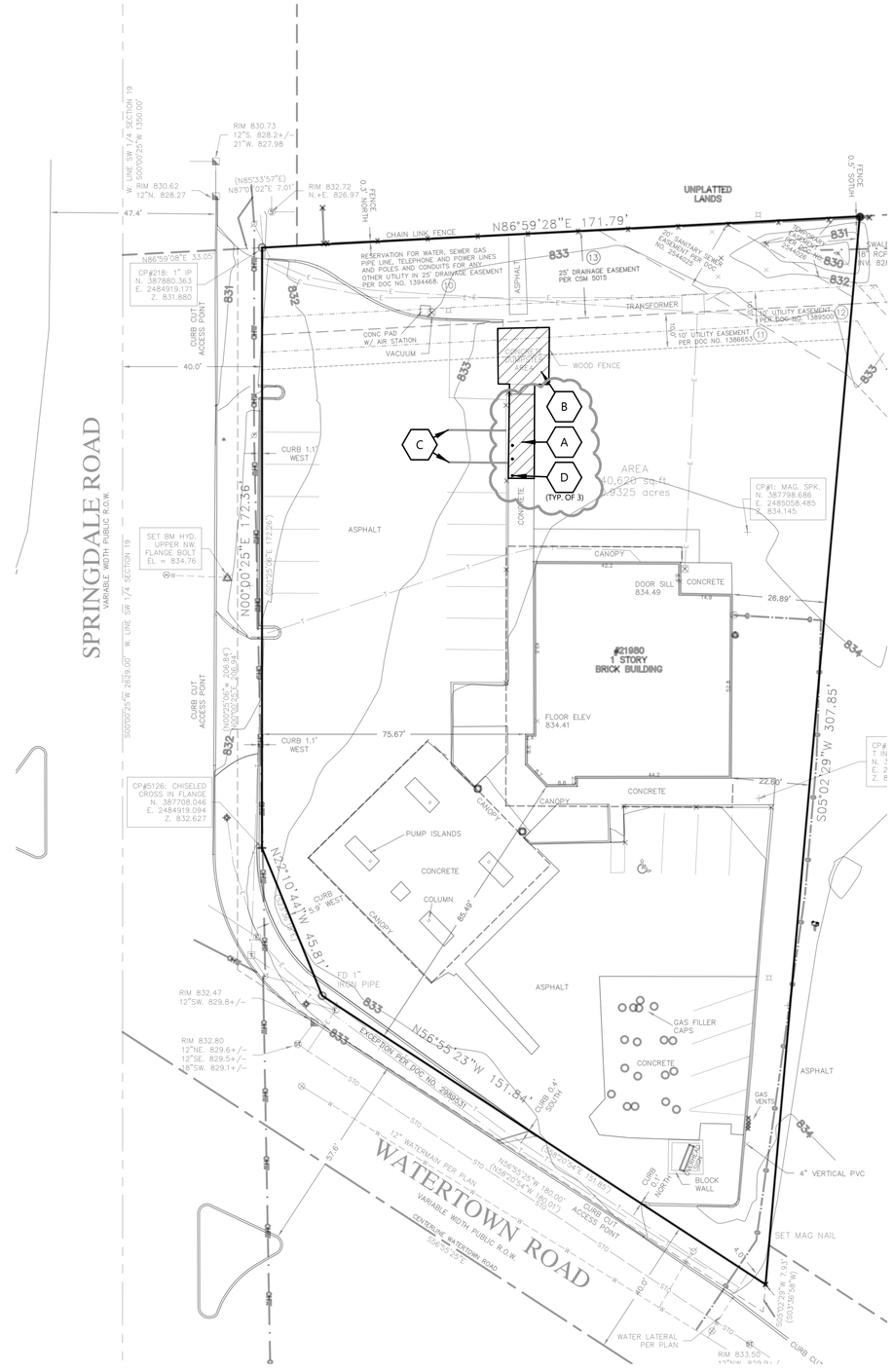
32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND IMPROVE EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

CONCRETE MIX DESIGN SCHEDULE TABLE

TYPE OF CONSTRUCTION	MIN 28 DAY COMPRESSIVE STRENGTH (PSI) (ASTM C39)	MAX SLUMP +/- 1" (ASTM C143) (C)	MAX AGGREGATE SIZE (INCH)	% AIR ENTRAINING +/- 1.5%	MAX W/C RATIO	MINIMUM CEMENTITIOUS MATERIALS PER CUBIC YARD	ADDITIONAL COMMENTS
FOOTINGS	3000	4 D	1-1/2	3% MAX	--	--	
FOUNDATION WALLS AND CANOPY FOOTINGS/PIERS	4500	4 D	1	6	0.45	--	
EXTERIOR SLABS, WALKS, AND CURBS	4500	4 D	1	6	0.45	520	(B) (D) (E) (F)
CMU BLOCK FILL	2500	7 D	3/8	--	--	--	(A) (F)

(A) MAXIMUM



KEYNOTES

A	SAWCUT AND REMOVE PAVEMENT
B	REMOVE DUMPSTER ENCLOSURE
C	REMOVE STRIPING
D	REMOVE BOLLARD

SCALE: 1" = 20'

NORTH

20' 0 20' 40'

CIVIL EXISTING SITE AND DEMOLITION PLAN

EXCEL

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Fond du Lac, WI 54935
920-926-9800
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COLLABORATION

KWIK TRIP

KWIK STAR

PROJECT INFORMATION

PROPOSED ALTERATIONS FOR:

kWIK TRIP #969

21980 WATERTOWN RD • WAUKESHA, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 18, 2026
MAR. 13, 2026

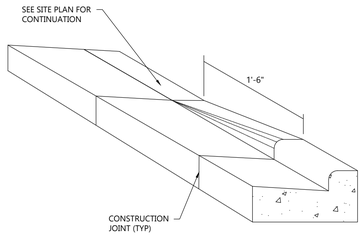
REVIEW SET #1

JOB NUMBER

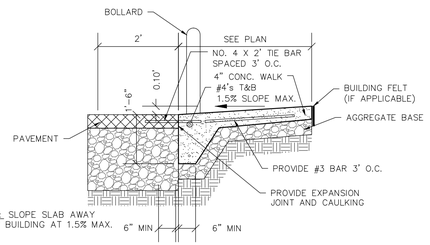
260012400

SHEET NUMBER

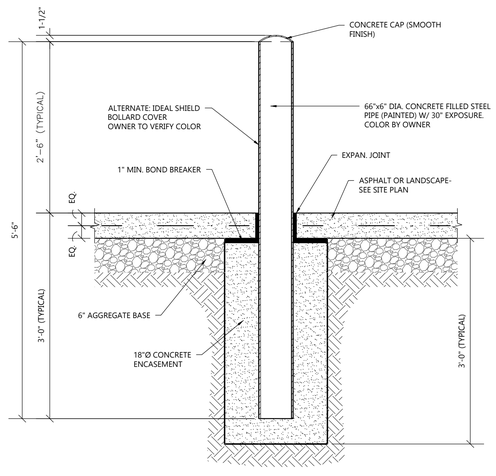
C020



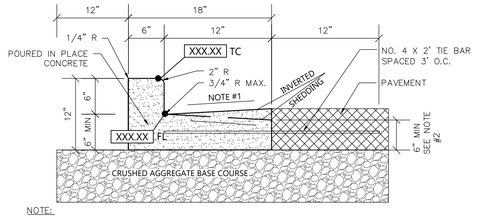
CURB TAPER DETAIL
NOT TO SCALE



FLUSH WALK DETAIL
NO SCALE



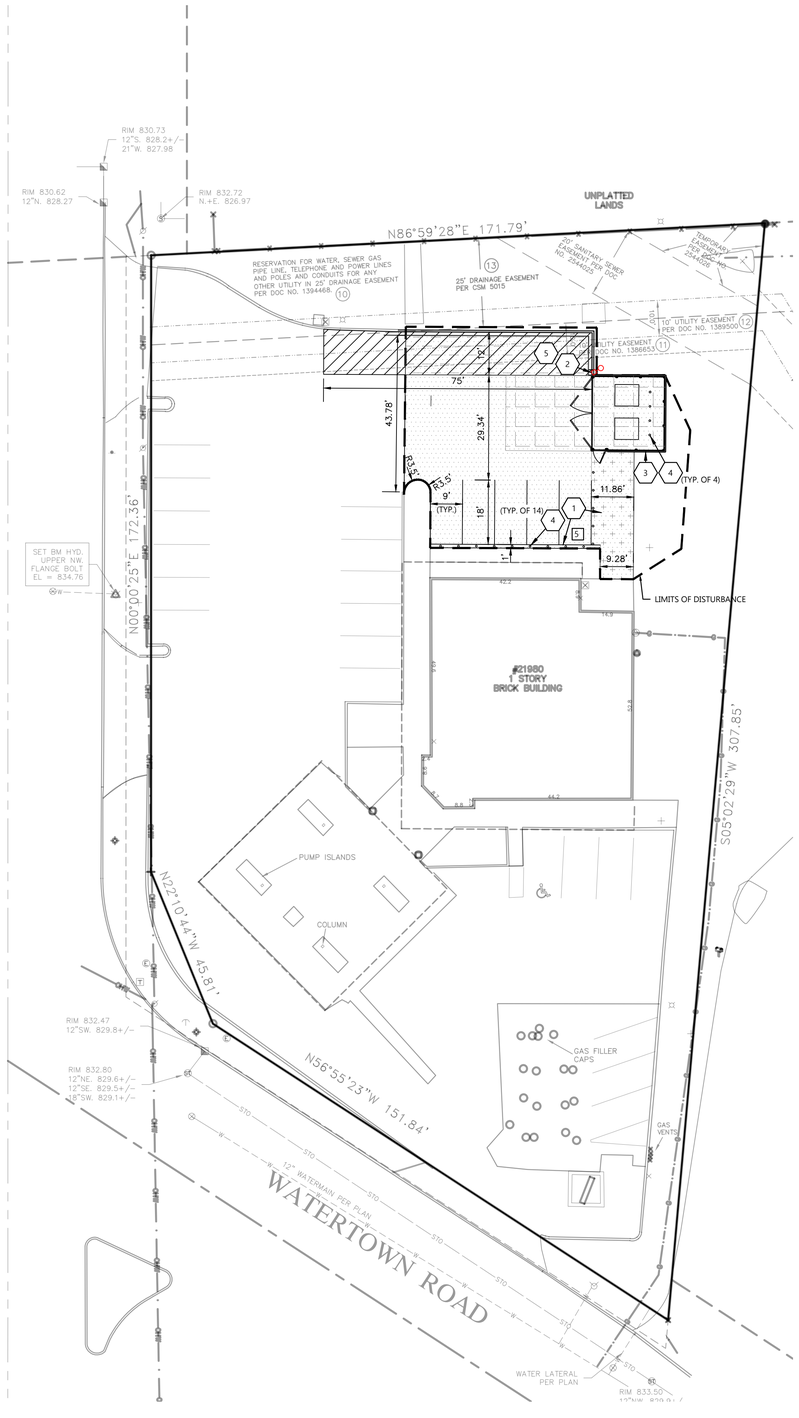
6" PIPE BOLLARD DETAIL
NOT TO SCALE



NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



SITE INFORMATION:

PROPERTY AREA: 40,620 S.F. (0.93 ACRES).

EXISTING ZONING: M-2 GENERAL MANUFACTURING

PROPOSED ZONING: M-2 GENERAL MANUFACTURING

PROPOSED USE: GAS STATION/ C-STORE

AREA OF SITE DISTURBANCE: 4,488 S.F. (010 ACRES)

PAVEMENT: NO CODIFIED SETBACKS

PARKING REQUIRED:1 SPACE PER 150 S.F. PLUS 1 PER EMPLOYEE (33 SPACES REQUIRED)

PARKING PROVIDED: 33 SPACES (1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.08	3,442	8.5%
PAVEMENT (ASP. & CONC.)	0.55	23,882	58.8%
TOTAL IMPERVIOUS	0.63	27,324	67.3%
LANDSCAPE/ OPEN SPACE	0.31	13,296	32.7%
PROJECT SITE	0.93	40,620	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.08	3,442	8.5%
PAVEMENT (ASP. & CONC.)	0.64	27,832	68.5%
TOTAL IMPERVIOUS	0.72	31,274	77.0%
LANDSCAPE/ OPEN SPACE	0.21	9,346	23.0%
PROJECT SITE	0.93	40,620	100.0%

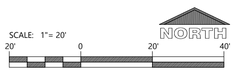
KEYNOTES

1	FLUSH WALK (SEE DETAIL)
2	CURB TAPER (SEE DETAIL)
3	DUMPSTER ENCLOSURE (PLANS BY OTHERS)
4	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
5	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING

LEGEND:

HATCH	PAVEMENT SECTION
	SIDEWALK CONCRETE
	LIGHT DUTY CONCRETE
	HEAVY DUTY CONCRETE
	DUMPSTER PAD/APRON CONCRETE
	18" CURB AND GUTTER (SEE DETAIL)

SCALE: 1"= 20'



CIVIL SITE PLAN

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COLLABORATION

KWIK TRIP

KWIK STAR

PROJECT INFORMATION

PROPOSED ALTERATIONS FOR:
kWIK TRIP #969
21980 WATERTOWN RD • WAUKESHA, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 10, 2026
FEB. 18, 2026

REVIEW SET #1

JOB NUMBER
260012400

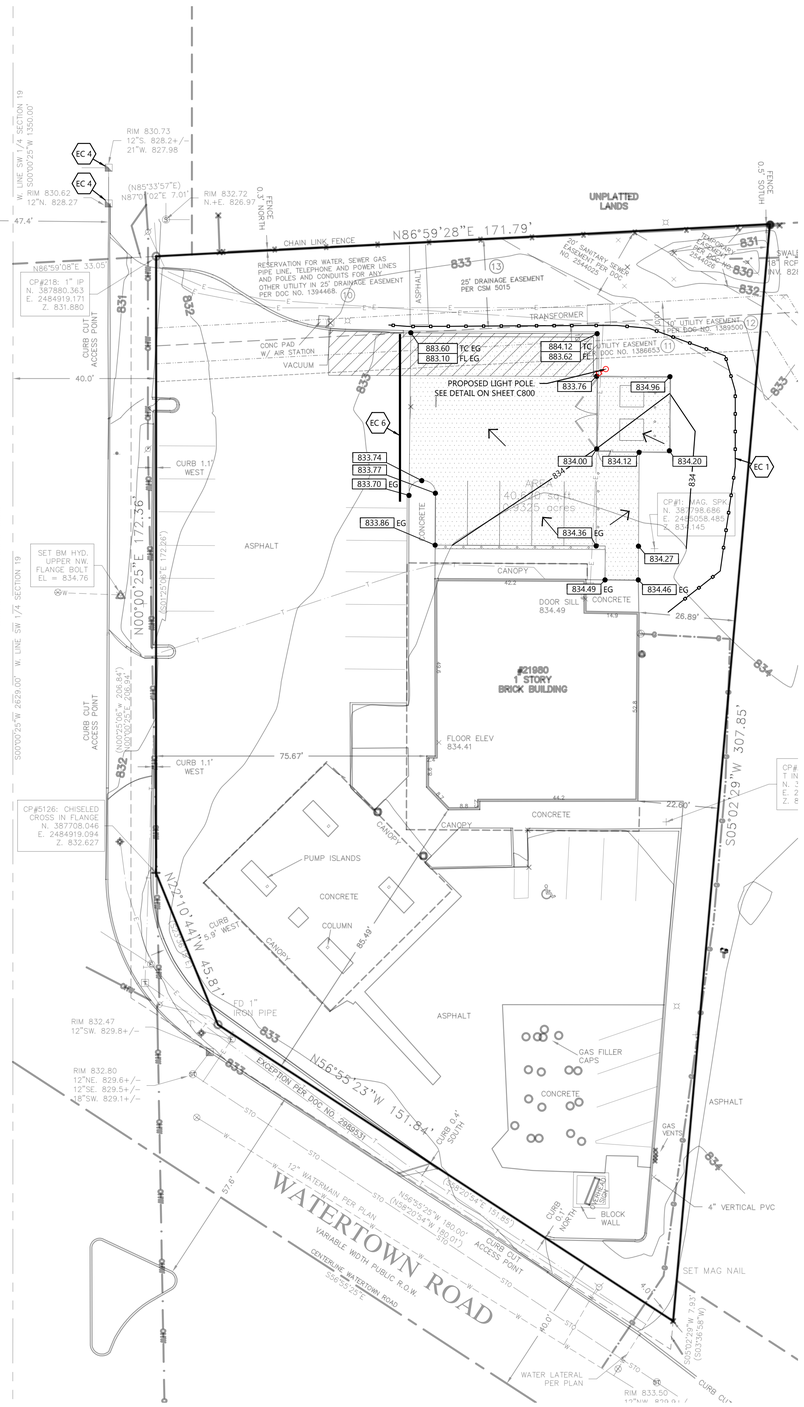
SHEET NUMBER
C100

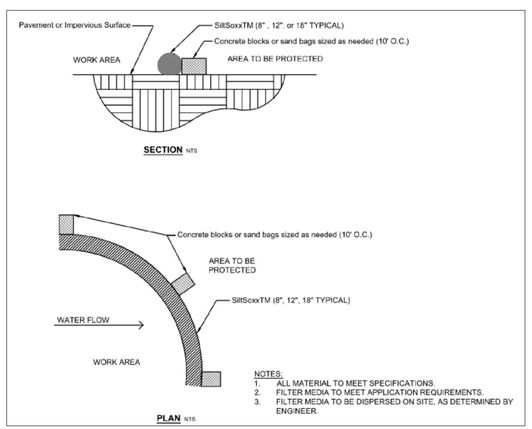
KEYNOTES

EC 1	SILT FENCE
EC 4	INLET PROTECTION
EC 6	SEDIMENT LOG

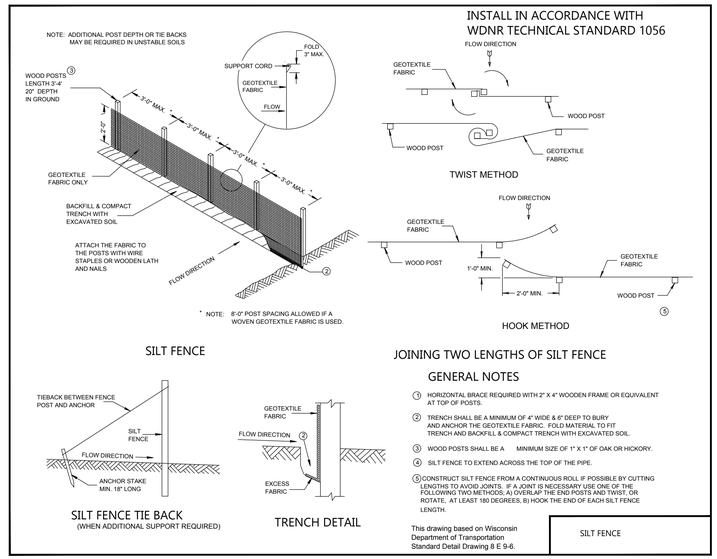
GENERAL NOTES:

- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

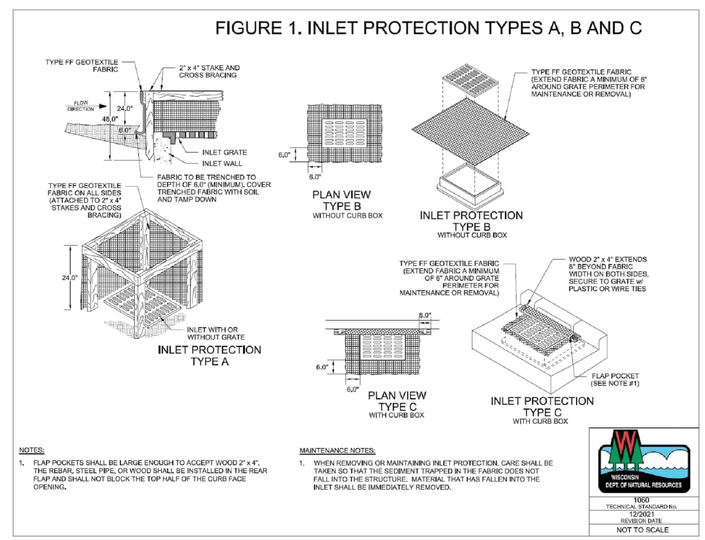




SEDIMENT LOG - INSTALLATION DETAIL
NOT TO SCALE



SILT FENCE - INSTALLATION DETAIL
NOT TO SCALE



INLET PROTECTION DETAIL
NOT TO SCALE

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL GRADING AND EROSION CONTROL PLAN

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COLLABORATION

KWIK TRIP
KWIK STAR

PROJECT INFORMATION

PROPOSED ALTERATIONS FOR:
kWIK TRIP #969
21980 WATERTOWN RD • WAUKESHA, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 18, 2026

REVIEW SET #1

JOB NUMBER
260012400

SHEET NUMBER
C200

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____

Mirada Small Area (MRS)

Outdoor LED Area Light



IP66 IK08

OVERVIEW	
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight (lbs/ag)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, SW, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages rated to +40°C.
- Power factor: >90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

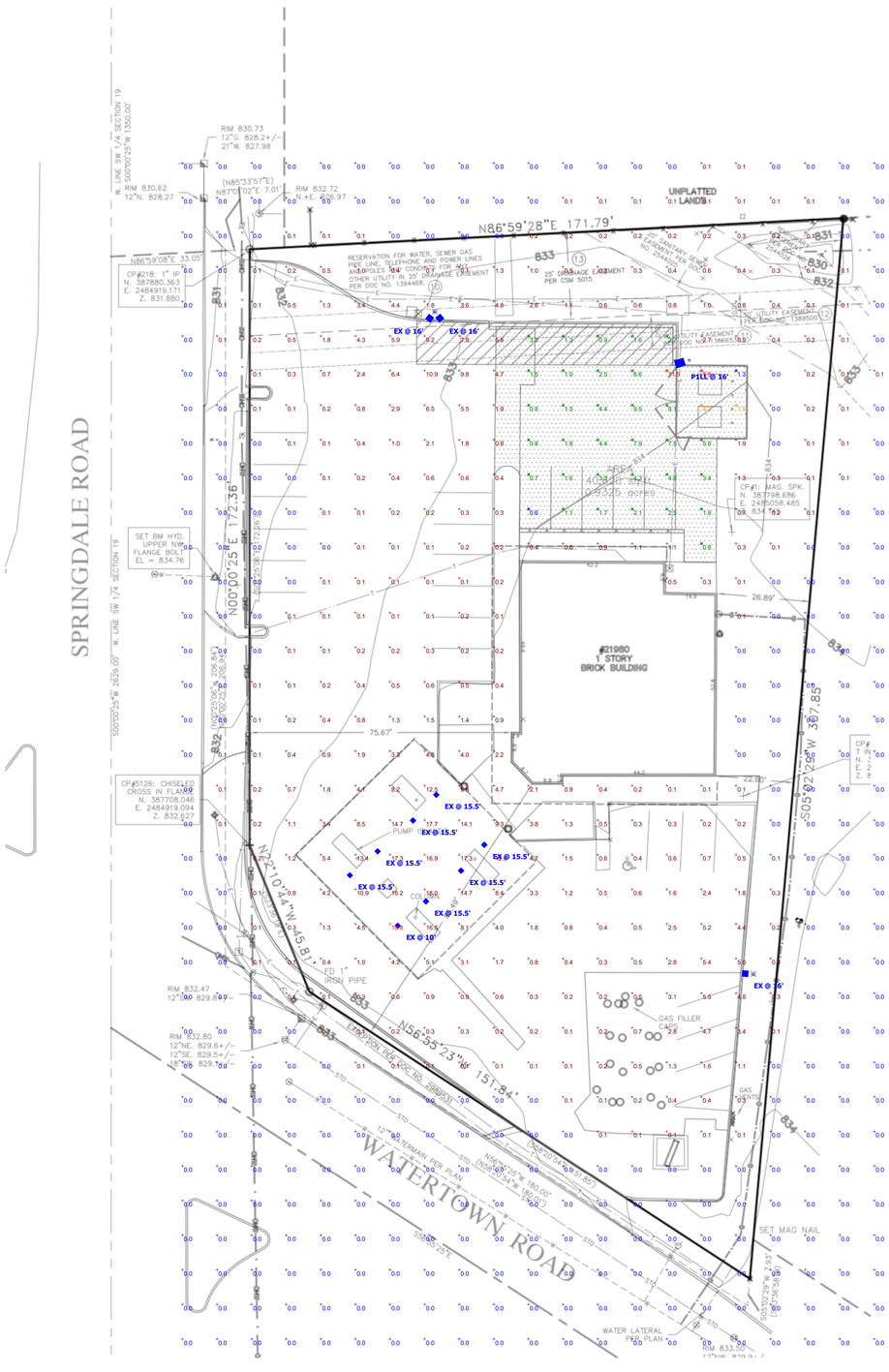
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Wattage
	EX	3	LSI INDUSTRIES, INC.	EXISTING POLE LIGHT	EXISTING POLE LIGHT	1	11445	135
	P1LL	1	LSI INDUSTRIES, INC.	MRS-LED-18L-SIL-LC-50-70CRI		1	17698	135
	EX	8	LSI INDUSTRIES, INC.	EXISTING GAS CANOPY		1	10315	67

Statistics

Description	Avg	Symbol	Max	Min	Max/Min	Avg/Min
NEW PARKING AREA	3.4 fc	+	11.5 fc	0.6 fc	19.2:1	5.7:1
OVERALL SITE	1.1 fc	+	19.8 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	3.6 fc	+	7.5 fc	1.3 fc	5.8:1	2.8:1



CIVIL SITE PHOTOMETRIC PLAN & DETAILS

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COLLABORATION

KWIK TRIP
KWIK STAR

PROJECT INFORMATION

PROPOSED ALTERATIONS FOR:
kWIK TRIP #969
21980 WATERTOWN RD • WAUKESHA, WI 53186

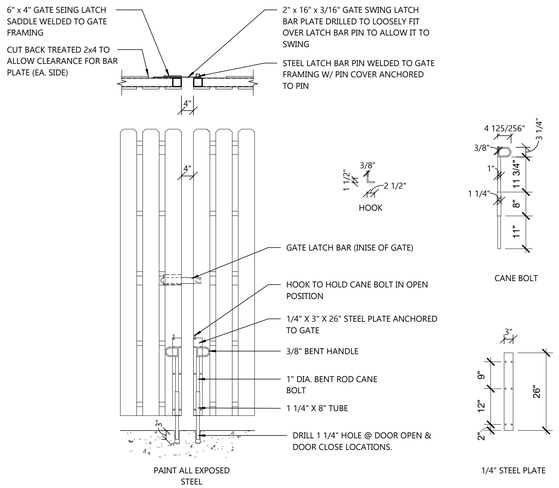
PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 18, 2026

REVIEW SET #1

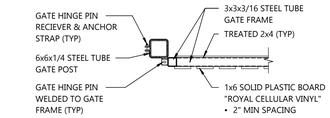
JOB NUMBER
260012400

SHEET NUMBER
C800

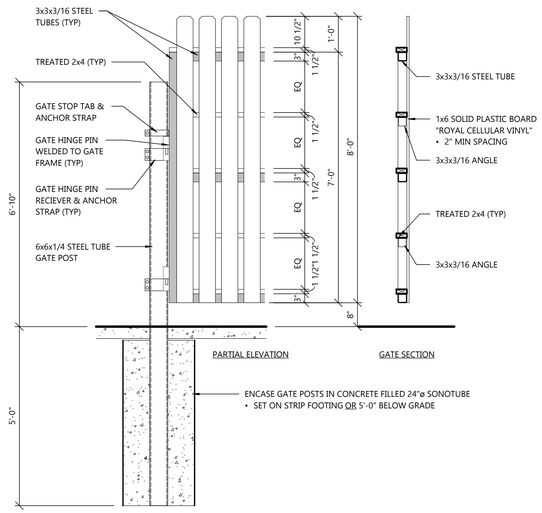


3 A700 CANE BOLT & SWING LATCH DETAIL

SCALE: 1/2" = 1'-0"

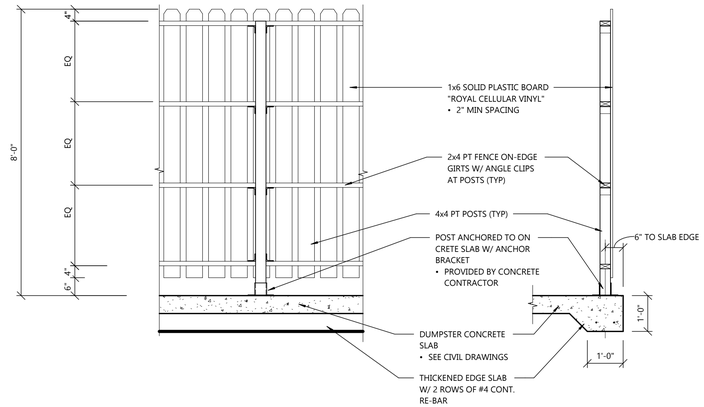


GATE HINGE PLAN VIEW



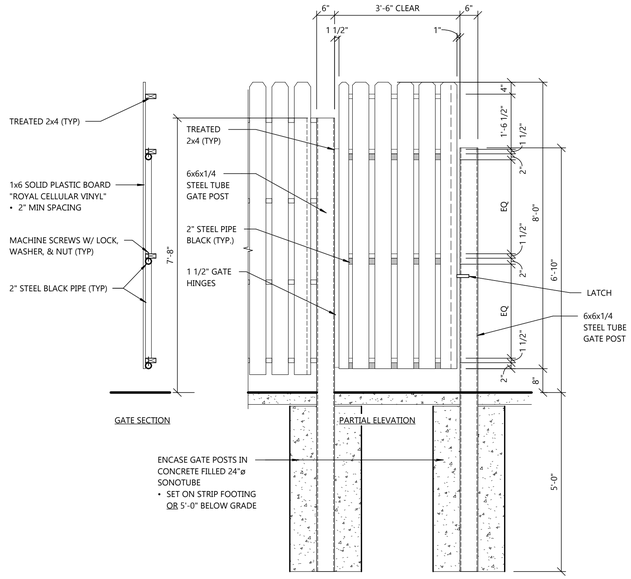
2 A700 DUMPSTER GATE DETAIL

SCALE: 1/2" = 1'-0"



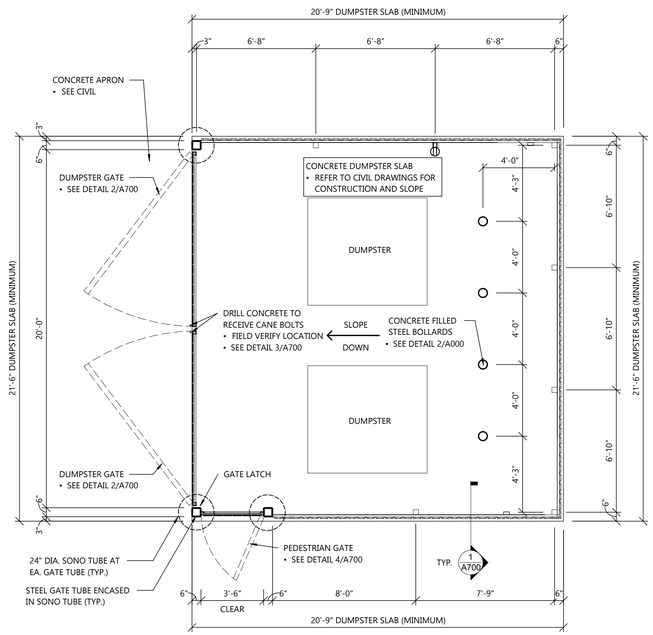
1 A700 DUMPSTER ENCLOSURE WALL SECTION

SCALE: 1/2" = 1'-0"



4 A700 PEDESTRIAN GATE DETAIL

SCALE: 1/2" = 1'-0"



NORTH

DUMPSTER ENCLOSURE

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

0' 4' 8'

ARCHITECTURAL DUMPSTER ENCLOSURE DETAILS

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920-926-9800
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COLLABORATION

KWIK TRIP

KWIK STAR

PROJECT INFORMATION

PROPOSED ALTERATIONS FOR:

KWIK TRIP #969

21980 WATERTOWN RD • WAUKESHA, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 25, 2026

REVIEW SET #1

JOB NUMBER

260012400

SHEET NUMBER

A700

TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: March 24, 2026

RE: Conditional Use and Plan of Operation, The Way Church, **20711 Watertown Road, Unit T, Tax Key No. BKFT 1128.957.005**

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner: Waukesha Crossings LLC, c/o Scott Gnass

Applicant: The Way Church, Joshua Waldoch

Zoning: B-3 Office and Professional Business District

Request: Conditional Use request and subsequent Plan of Operation to operate a religious-based institution (Church) within the multi-tenant commercial property.

Project Description

The 3.9-acre subject property contains a multi-tenant building located south of Watertown Road and north of the westbound I-94 on ramp. The property is zoned B-3 and is entirely within the Town of Brookfield zoning code. Current tenants include an adult day care, a cabinet store, mechanical contractors, a custom graphic design and installation company, and professional association groups. The surrounding area consists mainly of professional office buildings and a hotel (Home2Suites).

The applicant is requesting that a Conditional Use Permit to operate a church within the existing building. Unit T is approximately 5,461 sq. ft., with a five-year lease. The unit is primarily open rooms, with a break room, restrooms, and conference rooms. The unit does not contain a full kitchen.

Per the Zoning Code, a Church requires a Conditional Use in the B-3 District. It should be noted that previous churches have occupied this space within the last ten years that received an Occupancy Permit but not a Conditional Use Permit. No complaints regarding previous religious uses at this location are on file with the town.

Hours of Operation: Services are held on Sundays at 10:30 am, with hours from 9:00 am – 12:00 pm and Wednesdays 7:00 pm – 9:00 pm, with anticipated attendance of 75 people. Administrative use is to

occur during standard business hours of Monday-Friday, 9:00 am – 5:00 pm. There are no group meetings currently held, but there is a possibility for some in the future.

Employees: Four (4) employees.

Parking: There are 150 stalls on site. The Code requires one space per three seats. There is no traditional sanctuary in this space. The applicant has indicate that an average service has 75 people, which would equate to 25 parking space. The hours of operation are also during off-peak times of the other occupants of the building (traditional office) and would not interfere with their customers. Therefore, there is adequate parking available on site and the code requirements appear to be met.

Site Plan Changes

- No proposed signage at this time. Future signage will require ARC approval.
- No exterior accessory uses incidental to the operation of the Church.
- No site plan changes are proposed.
- No exterior or interior modifications are proposed.

Conditional Use Requirements for a Church

- Lot size is not less than two acres. ***The lot meets the minimum requirements.***
- All Church related uses are not less than 100 feet from any lot line zoned or used for residential purposes. ***The closest residential zoning is over 400 ft. to the north. This requirement is met.***
- Other considerations include occupancy during normal and special uses, required parking and traffic control related issues, any and all exterior accessory uses incidental to the operation of the church, hours of operation, the length and terms of any lease if required by the Plan Commission so as to ensure the granting of a Conditional Use will be consistent with the spirit and intent of the Zoning Code. ***At the discretion of the Plan Commission.***

Staff Recommendation

Staff recommends **approval** of the request to for a Church Conditional Use and subsequent Plan of Operation to operate a church from 20711 Watertown Road, Suite T, with the following condition:

1. A Conditional Use Order shall be prepared by town staff, signed by the tenant and landlord and town and recorded in the Register of Deeds, prior to an Occupancy Permit being issued.

The proposal to operate a Church from an existing building meets the requirements for a Conditional Use in the B-3 District. Previous churches have operated from the site and no issues were known by the Town as it relates to noise, parking or property maintenance. The operating hours are mainly outside of when other businesses are open and should not affect the ability to park on-site.

To Whom It May Concern,

The applicant is requesting approval for a conditional use permit to operate a church within the existing commercial building located at:

20711 Watertown Rd STE T
Waukesha, WI 53186

The property is zoned B-3 and the unit is approximately 5,461 Sq. Ft. With a 5yr lease on the unit.

The proposed use includes weekly religious services on Sundays (9am - 12pm) and midweek (Wednesdays 7-9pm) during off peak business and traffic hours, with anticipated attendance of approximately 75 individuals. Administrative use during standard business hours of M-F 9am-5pm with approximately 4 individuals.

There are 150 parking stalls available on site. The existing on site parking is available and what will be utilized.

There are existing outside dumpsters that are provided onsite and that will be utilized for trash removal.

No exterior or interior modifications are proposed.

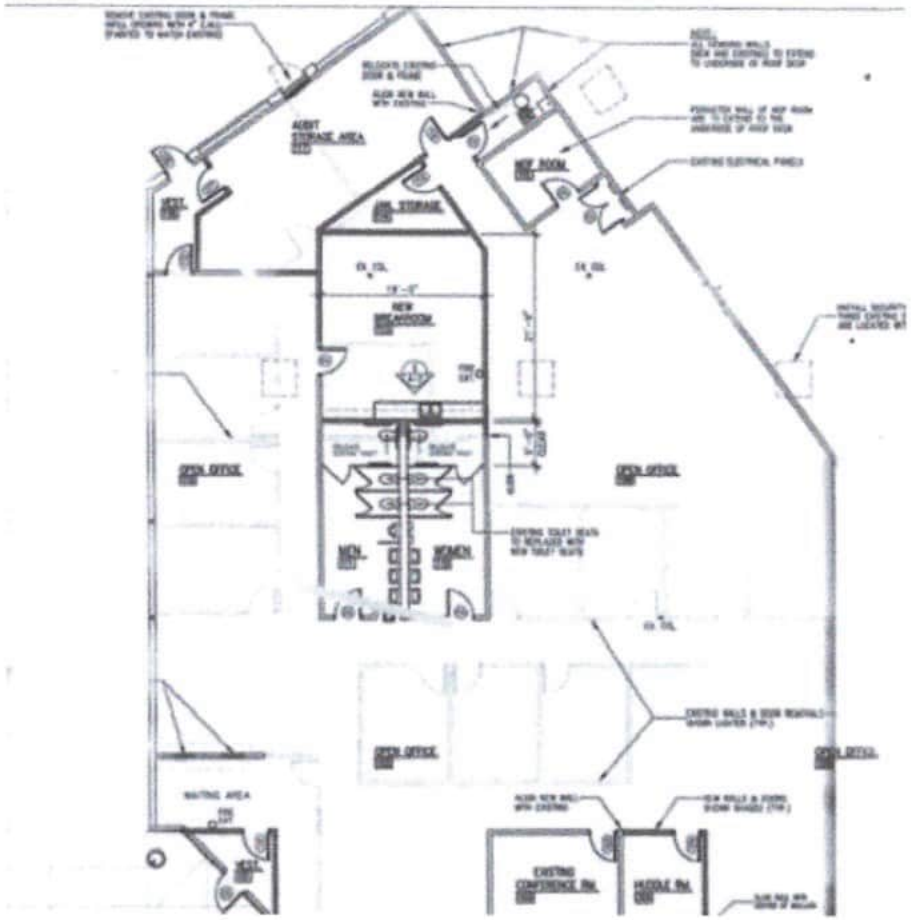
No site changes are being proposed.

No signage is being proposed.

No exterior accessory uses incidental to the operation of the church.

The proposed use is consistent and complimentary with surrounding commercial activity.

EXHIBIT A:


ADDT STORAGE AREA
NEW RECEPTION
OPEN OFFICE
OPEN OFFICE
OPEN OFFICE
OPEN OFFICE
MEN
WOMEN
WAITING AREA
EXISTING CONFERENCE RM.
MEDIA RM.

TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: March 24, 2026

RE: Request for Zoning Map amendment (rezone) at **21675 E. Moreland Blvd., Tax Key No. BKFT 1130.018.001**

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner: Sisian, LLC

Applicant: Chris Panagakis, SMB

Application Type: Zoning Map amendment (rezone)

Land Use Plan: Commercial and Office Park

Zoning (current): B-3 Office and Professional Business District (Town only)

Zoning (proposed): B-2 Limited General Business District (Town only)

Project Description

The subject property is 1.569 acres and is located on the south side of E. Moreland Blvd, with access via Longview Drive and Park Lawn Court. There is an existing one-story multi-tenant building. Previous uses have recently been medical based, including a vet and plastic surgeon, and a Shore West Realtors location, which is proposed to remain. Residential uses to the south are mostly screened from view with vegetation.

The surrounding uses and zoning districts are as follows:

Direction	Use	Zoning
East	WaterStone Bank	B-2
West	Starbucks	B-2
South	Single-family Residential	RS-4

The subject property is zoned B-3 Office and Professional Business District, which is intended for office, professional and special service uses that are compatible with the surrounding area. The applicant is proposing to rezone the property to the B-2 Limited General Business District to allow for additional retail and expanded services to occur within the existing multi-tenant building. The B-2 District allows for a range of retail and service-based businesses that are more dependent on highway visibility. Such uses include professional offices, meat or fish stores, florists, art and gift shops, clinics and more. Many of these uses would require Plan of Operation approval from the Plan Commission and Town Board. The proposed B-2 category complies with the existing Land Use Plan designation of Commercial and Office Park.

The following table shows the B-2 requirements and the existing lot information. The lot and building meet all zoning requirements of the B-2 District.

B-2 General Business District	**Required**	**Existing**
Lot Area	20,000 sq. ft.	68,353 sq. ft.
Lot Width	120 ft.	452+/- ft.
Floor Area	50% max (34,176.5 sq. ft.) 6,000 sq. ft. min.	16,530 sq. ft. (building footprint)
Offset	15 ft. min.	24.3 ft.
Setback	50 ft. min.	53.3 ft. (service road, Longview Rd)

Staff Recommendation

I recommend **approval** of the request to rezone the property from B-3 Professional and Office District to B-2 General Business District at 21675 E. Moreland Blvd. A draft resolution is enclosed.

The proposed B-2 District is consistent with surrounding commercial properties and would allow for more flexibility with how the building is used. The proposed category is consistent with the Land Use Plan designation for both the Town and County. The Plan of Operation process would help ensure that permitted uses within the B-2 District would not create adverse impacts to the residential neighborhood to the south.

Enclosure:
Draft Resolution

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LEGAL DESCRIPTION:

AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY LETTER REPORT NUMBER F-371755 DATED OF APRIL 21, 2021.

Lot 1, in Elderlawn Acres, a Subdivision in the Northwest 1/4 of Section 31, in Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin.

ALSO, Lot 9, in Hulburt Hills Subdivision, of a part of the Northwest 1/4 of Section 31, in Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin.

AND ALSO, Lot 8, in Hulburt Hills Subdivision, of a part of the Northwest 1/4 of Section 31, in Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin.

BKFT1130-018-001

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

Bearings referenced to the north line Lot 8 and Lot 9 of Hulburt Hills Subdivision. The north line has a bearing of N59°07'E.

NOTES CORRESPONDING TO RECORDED DEEDS, EASEMENTS AND RESTRICTIONS:

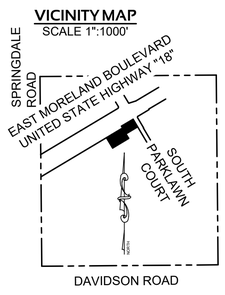
Modification of Building Restrictions, recorded on January 25, 1960 as Document No. 516808. DOES NOT AFFECT THE SURVEYED PROPERTY.
Warranty Deed, recorded on August 13, 1963 as Document No. 593534. NOT SURVEY RELATED.
Warranty Deed, recorded on July 27, 1964 as Document No. 616183. NOT SURVEY RELATED.
Warranty Deed, recorded on July 15, 1965 as Document No. 640444. NOT SURVEY RELATED.
Warranty Deed, recorded on October 28, 1969 as Document No. 750258. NOT SURVEY RELATED.
Warranty Deed, recorded on January 26, 1970 as Document No. 754604. NOT SURVEY RELATED.
Consumer Real Estate Security Agreement, recorded on June 11, 1973 as Document No. 853027. NOT SURVEY RELATED.
Warranty Deed, recorded on August 31, 1973 as Document No. 861792. NOT SURVEY RELATED.
Land Contract, recorded on February 8, 1984 as Document No. 1245911. NOT SURVEY RELATED.
Quit Claim Deed, recorded on February 8, 1984 as Document No. 1245912. NOT SURVEY RELATED.
Warranty Deed, recorded on February 8, 1984 as Document No. 1235913. NOT SURVEY RELATED.
Findings and Order of the Town Board of the Town of Brookfield Adding Territory to And Enlarging Boundaries of Westbrooke Sanitary District Number One of the Town of Brookfield, Waukesha County, Wisconsin, recorded as Document No. 1295266. AFFECTS THE SURVEYED PROPERTY BUT CANNOT BE PLOTTED.
Warranty Deed, recorded on February 2, 1989 as Document No. 1521050. NOT SURVEY RELATED.
Warranty Deed, recorded on April 25, 1990 as Document No. 1588593. NOT SURVEY RELATED.
Permanent Sanitary Sewer and Water Main Easement, recorded on December 18, 1990 as Document No. 1626509. LIES WITH IN THE SURVEY PROPERTY - ITS LOCATION IS SHOWN.
Quit Claim Deed, recorded on December 13, 1994 as Document No. 2012909. NOT SURVEY RELATED.
Warranty Deed, recorded on June 17, 2004 as Document No. 3175720. NOT SURVEY RELATED.
Consent and Assumption Agreement, recorded on June 17, 2004 as Document No. 3175721. NOT SURVEY RELATED.
Warranty Deed, recorded on February 4, 2008 as Document No. 3543218. NOT SURVEY RELATED.
Waiver of Annexation Rights, recorded on October 26, 2011 as Document No. 3866054. AFFECTS SURVEYED PROPERTY BUT CANNOT BE PLOTTED.
Revocable Occupancy Permit, recorded on November 2, 2011 as Document No. 3867720. ITS LOCATION IS SHOWN.
Revocable Occupancy Permit, recorded on November 2, 2011 as Document No. 3867721. ITS LOCATION IS SHOWN.
Revocable Occupancy Permit, recorded on November 2, 2011 as Document No. 3867722. ITS LOCATION IS SHOWN.
Grant of Easement, recorded on February 11, 2020 as Document No. 4453003. LIES WITH IN THE SURVEY PROPERTY - ITS LOCATION IS SHOWN.

TABLE A

1. Monuments placed at all corners of the surveyed property boundary.
2. Address (as disclosed in Letter Report): 21675 E Moreland Blvd.
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0218G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area: 68,353 Square Feet (1.5692 Acres).
5. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Northwest 1/4 Section 31, Town 7 North, Range 20 East, Elevation = 901.48.
6. Letter / Zoning Report not supplied by client at time of survey.
7. (a) The exterior dimensions of all buildings at ground level graphically shown on survey.
   (c) Measured height of buildings graphically shown on survey.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are 47 regular parking spaces and 3 disabled parking spaces clearly designated on the surface of the subject property. Total parking = 50 stalls. There are 23 regular parking stalls located in the 30' service drive, Longview Road.
11. Evidence of underground utilities existing or serving the property as determined by plans and/or reports not provided by the client at the time of the survey.
10. Names of adjoining owners according to current public records: Shown on Survey.
11. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
12. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
13. Offsite easements, if any, shown on Survey.
14. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

VICINITY MAP

SCALE 1":1000'



LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN	
STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX	
STORM INLET		TELEPHONE PEDESTAL		FLAG POLE	
CLEANOUT		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP	
CATCH BASIN		TELEPHONE MARKER		BOLLARD	
LATERAL		TRANSFORMER		CROSS CUT	
UNKNOWN MANHOLE		ELECTRIC METER/PEDESTAL		FOUND 1" IRON PIPE	
WELL		ELECTRIC MANHOLE/VAULT		SET 3/4" X 18" IRON REBAR	
HYDRANT		CABLE TV RISER/BOX		SET MAG NAIL	
WATER VALVE		CABLE TV MANHOLE/VAULT		SECTION MONUMENT	
DOWN SPOUT		GAS VALVE		BENCH MARK	
SPRINKLER VALVE		GAS METER		CONIFER TREE	
WATER SHUT OFF		GAS MARKER		DECIDUOUS TREE	
STANDPIPE		AIR CONDITIONING UNIT		BUSH	
WATER MANHOLE		VENT		WETLAND SYMBOL	
FLOOD LIGHT		DIRECTIONAL ARROW	CL.	=CENTERLINE	
LIGHT POLE		DUMPSTER	CONC.	=CONCRETE	
TRAFFIC SIGNAL		HANDICAP STALL	EL.	=ELEVATION	
UTILITY POLE		SPOT ELEVATION	EXT.	=EXISTING	
GUY WIRE			INV.	=INVERT	
SANITARY SEWER			MON.	=MONUMENT	
STORM SEWER			P.O.B.	=POINT OF BEGINNING	
W WATER MAIN			P.O.C.	=POINT OF COMMENCEMENT	
FO FIBER OPTIC LINE			R.O.W	=RIGHT OF WAY	
T TELEPHONE LINE			SEC.	=SECTION	
E ELECTRIC LINE			SQ. FT.	=SQUARE FEET	
OHW OVERHEAD WIRES			W/	=WITH	
CATV CABLE TELEVISION			(R)	=RECORDED AS	
G GAS MAIN			(D)	=DEEDED AS	
WET WETLANDS					
TREE LINE					
NO ACCESS					

CERTIFICATION

To: Fidelity National Title Company; SEVAN, LLC, a Wisconsin limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(c), 8, 9, 11(a), 13, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on APRIL 23, 2021.

John P. Konopacki, PLS
License No. S-2461

Date of Plat or Map: MAY 18, 2021

PINNACLE ENGINEERING GROUP, LLC.
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
Phone: 262-754-8888
Fax: 262-754-8850

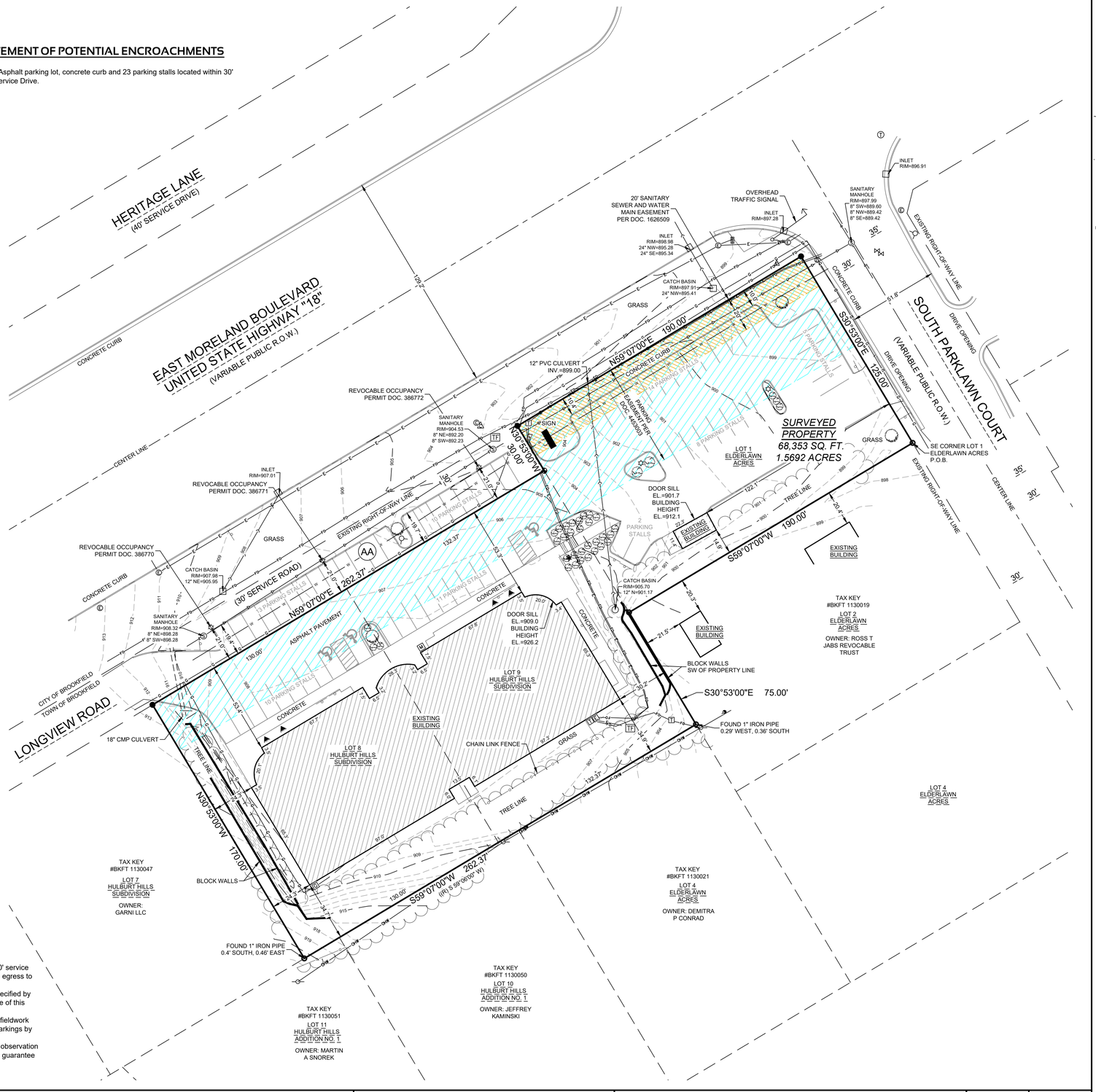
WISCONSIN JOHN P. KONOPACKI S-2461 PEWAUKEE, WI LAND SURVEYOR

GENERAL NOTES

1. Right of Way widths and locations are based on surveys on record.
2. The property depicted on the survey has direct physical ingress and egress via Longview Drive, a 30' service road and via South Parklawn Court, a publicly dedicated right of way. No direct physical ingress and egress to East Moreland Road - United State Highway "18".
3. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
1. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20211518261 with a clear date of APRIL 13, 2021. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

STATEMENT OF POTENTIAL ENCROACHMENTS

(AA) - Asphalt parking lot, concrete curb and 23 parking stalls located within 30' Service Drive.



PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING CHICAGO | MILWAUKEE : NATIONWIDE
WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

21675 EAST MORELAND BOULEVARD

LOT 1 IN ELDERLAWN ACRES AND LOT 8 AND LOT 9 IN HULBURT HILLS SUBDIVISION IN THE NE 1/4 AND NW 1/4 OF THE NW 1/4 SEC. 31, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

PEG JOB No. 2438.00
PEG PM.
DATE 05/18/2021
SCALE 1"=30'

SHEET 1 OF 1

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SURVEY

www.pinnacle-engr.com

TOWN OF BROOKFIELD PLAN COMMISSION
STAFF REPORT

TO:	Town of Brookfield Plan Commission
FROM:	Rebekah Leto, AICP, Town Planner
MEETING DATE:	March 24, 2026
RE:	**The Corners Market Square Stage and Screen replacement**, BKFT1123.960

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner:	Brookfield Corners LLC
Applicant:	Tom Kafkes
Application Type:	Development Approval (Conceptual, Preliminary, Final) / Site Plan change
Zoning:	MU-1 Mixed Use District

Project Description

The Corners of Brookfield is proposing modifications to Market Square, which is the plaza space north of Von Maur. Market Square hosts a variety of events in this space and currently has an elevated 20 ft. wide LED-screen and open air stage in the southwest corner. The LED-screen is beginning to fail. In addition, a structural engineer discovered corrosion of the steel frame surrounding the LED-screen and mounting hardware. They also found significant cracking of the stage and integral planter that may be contributing to deterioration of the concrete structure below due to water migration. Therefore, the owners are proposing an enhanced stage and screen for Market Square.

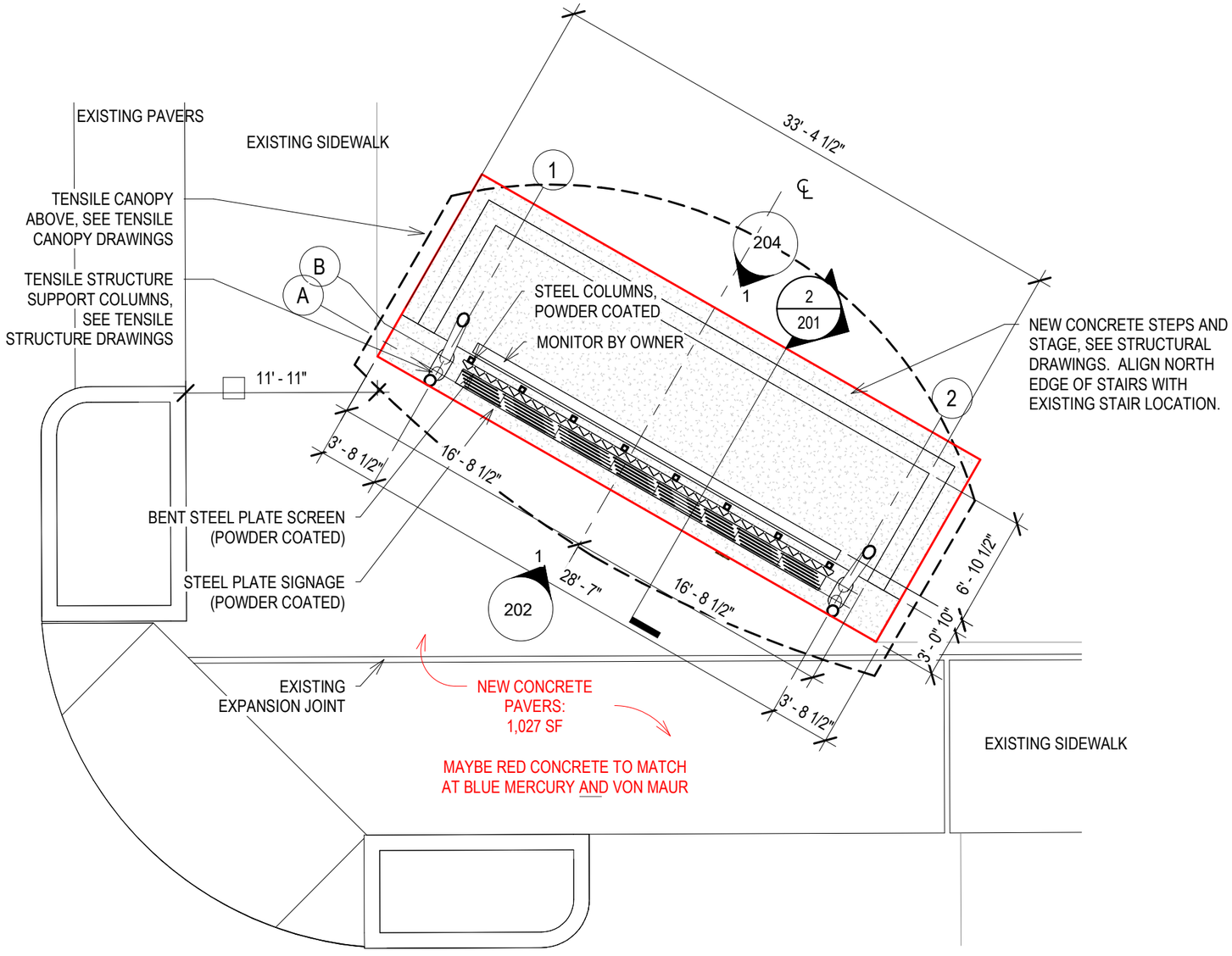
The proposal includes a new stage, screen, increased waterproofing measures and new pavement. In addition, there is now an overhead protective canopy for the performers on stage and the screen. The primary color of the stage is white, with the south side incorporating colors from The Corners logo, including orange, red, teal and blue. The south side of the stage that faces Lord Street includes “The Corners” and “Town of Brookfield” signage, which will have up-lighting at night. The highest part of the canopy is 19 ft. tall as measured from grade. The stage is 6’-11” deep by 33’-4.6” long and is elevated 1’-7.6” with two stairs. New concrete pavers will surround the sides and rear of the stage to replace the sidewalk (1,027 sq. ft.). The landscape planter will be demolished and will not be replaced. The applicants indicated that they will continue to look for other options to incorporate landscaping around Market Square.

Architectural Review Committee: On March 11, 2026, the ARC granted Preliminary and Final approval for the proposed site plan changes, as presented.

Staff comments: The Town Engineer and Fire Department had no comments or concerns regarding the request.

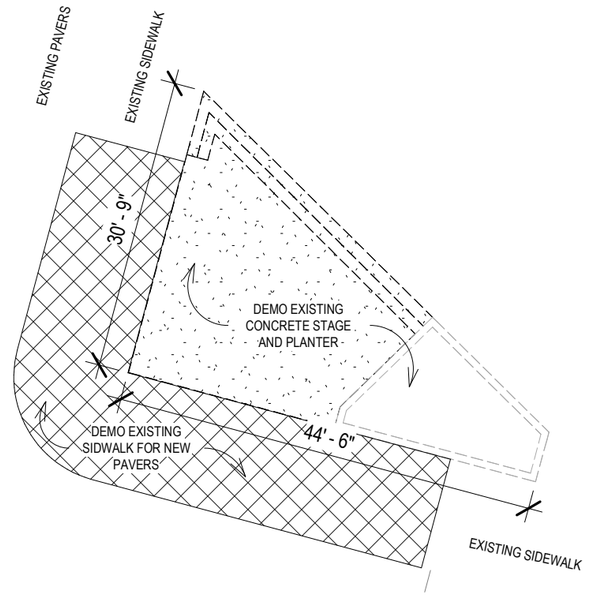
Staff Recommendation

I recommend Conceptual, Preliminary and Final **approval** to the Town Plan Commission and Town Board for the proposed site plan changes to Market Square at The Corners of Brookfield as shown on the plans dated January 15, 2026, prepared by Dan Beyer Architects.



PLAZA LEVEL

Scale: 1/8" = 1'-0"



STAGE DEMO PLAN

Scale: 1/16" = 1'-0"

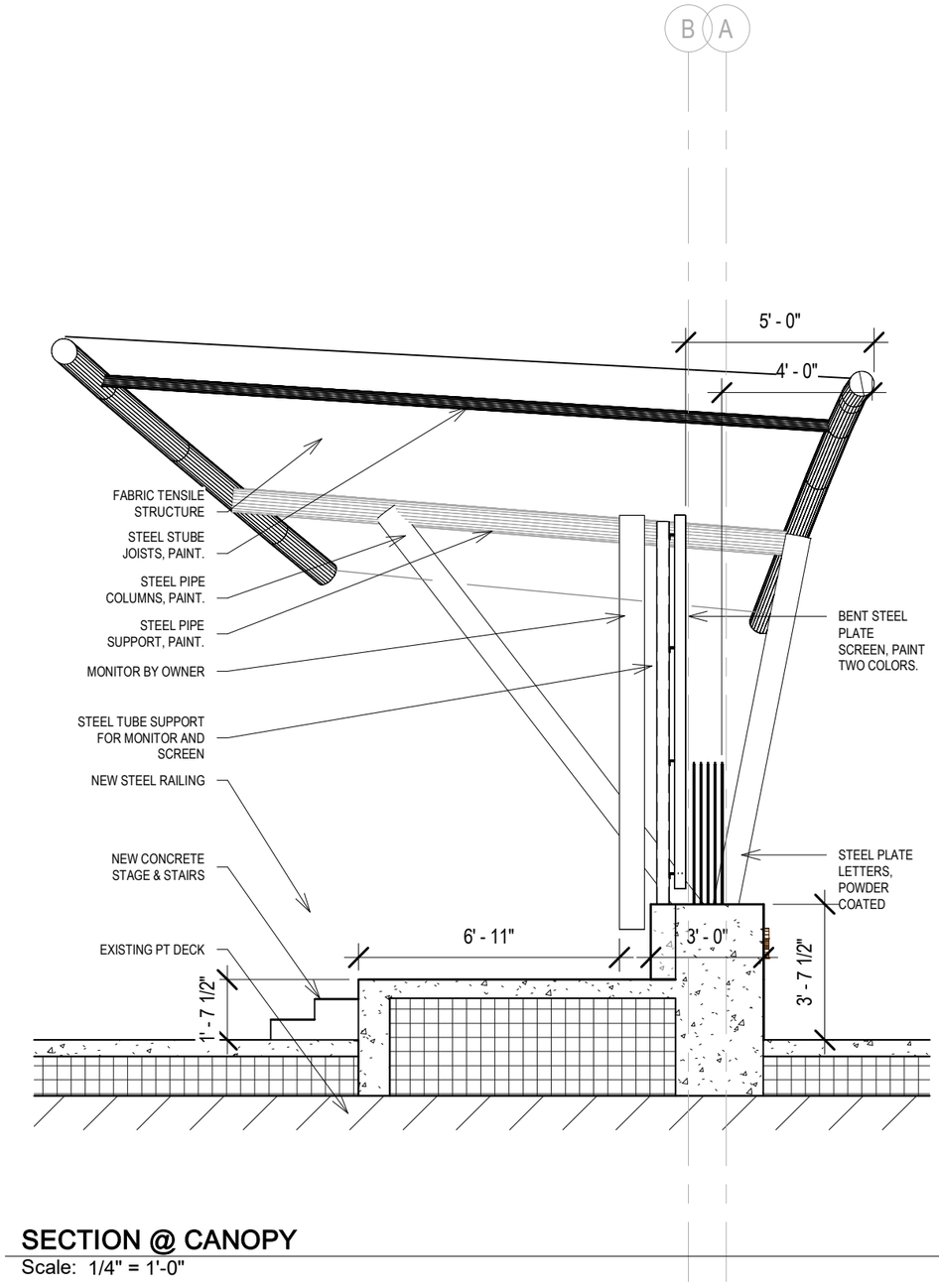
DATE: 01/15/2026
PROJECT NO: 26X-XXX

PLAZA STAGE RENO

345 N. 95TH STREET
MILWAUKEE, WISCONSIN

DAN BEYER ARCHITECTS

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SECTION @ CANOPY
Scale: 1/4" = 1'-0"

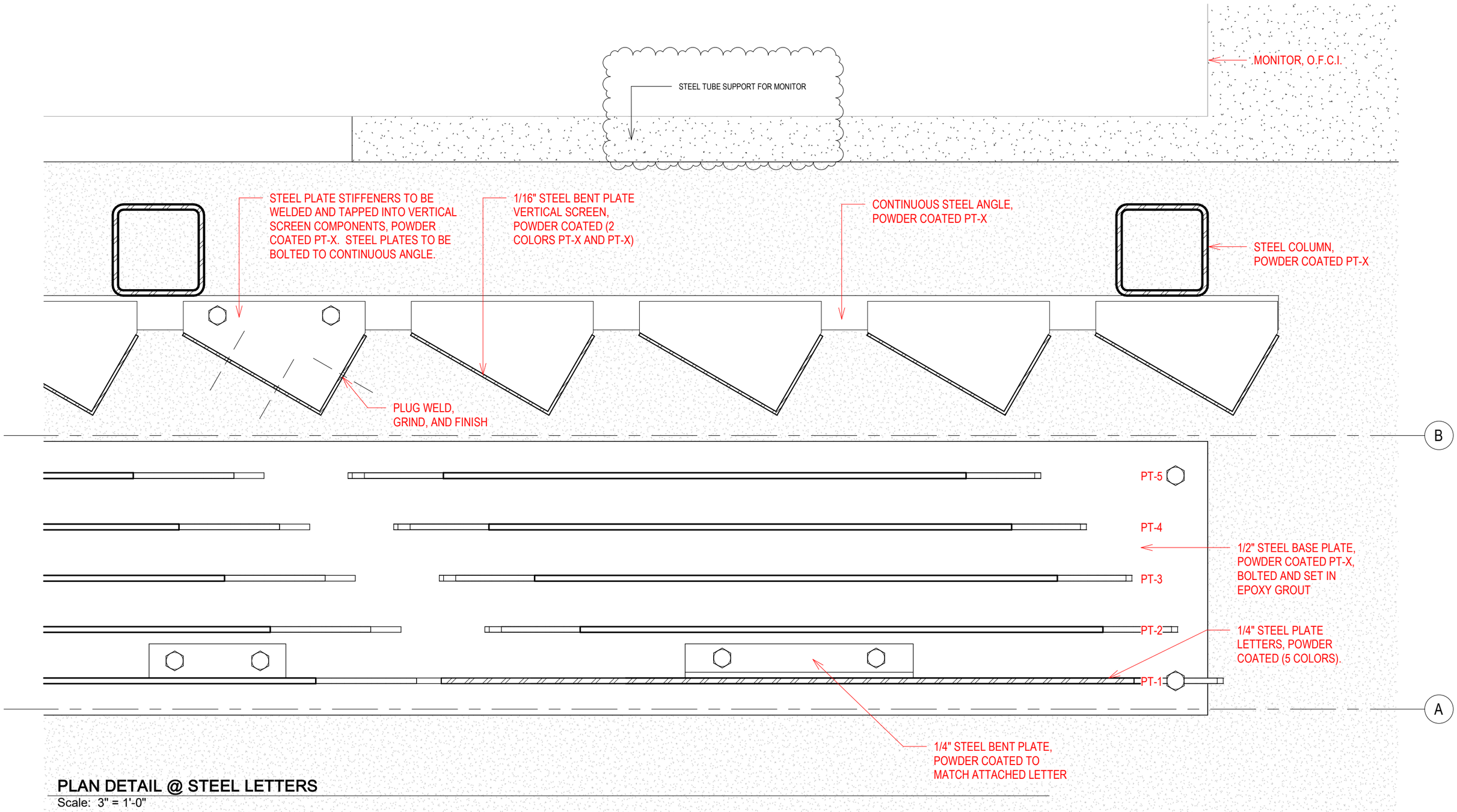
DATE: 01/15/2026
PROJECT NO: 26X-XXX

PLAZA STAGE RENO

345 N. 95TH STREET
MILWAUKEE, WISCONSIN

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PLAN DETAIL @ STEEL LETTERS
Scale: 3" = 1'-0"

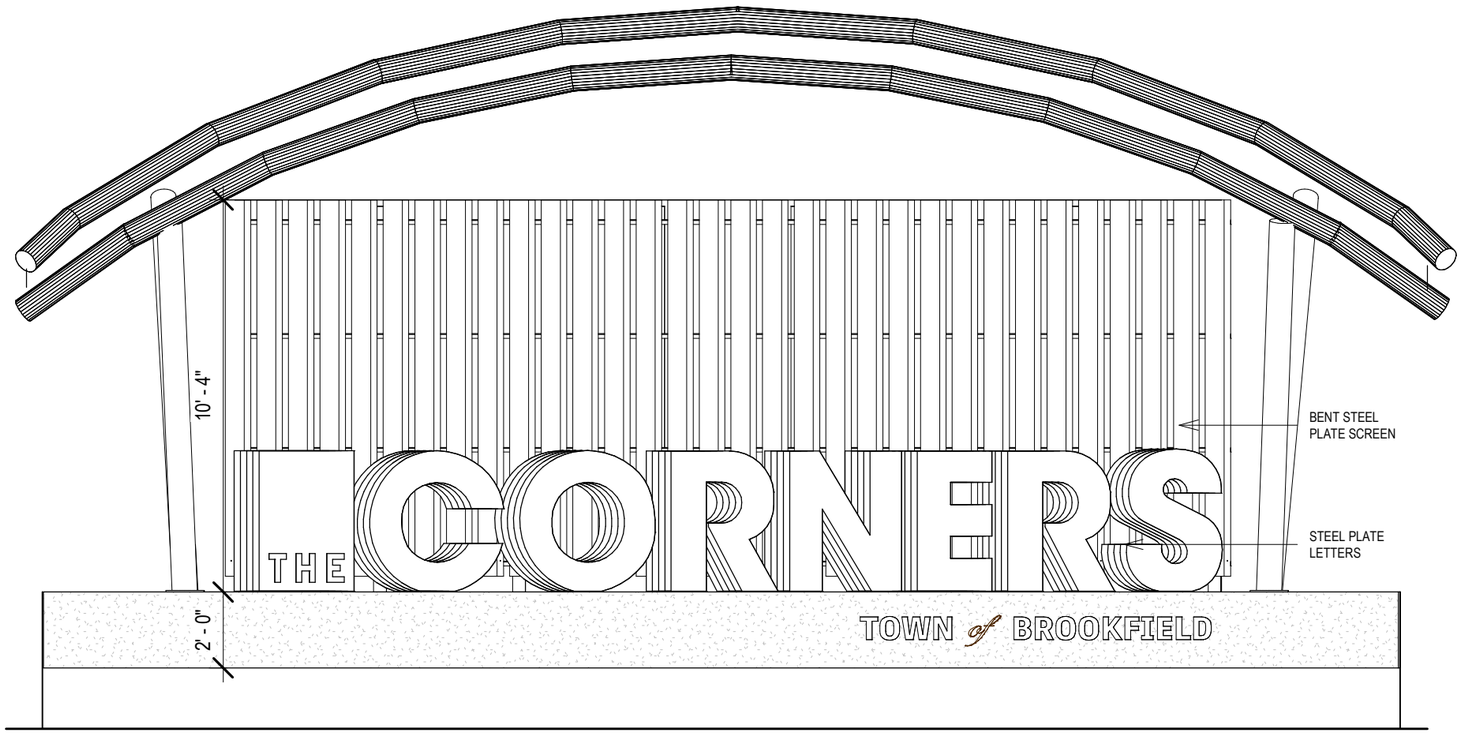
DATE: 01/15/2026
PROJECT NO: 26X-XXX

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SIGN ELEVATION

Scale: 1/4" = 1'-0"

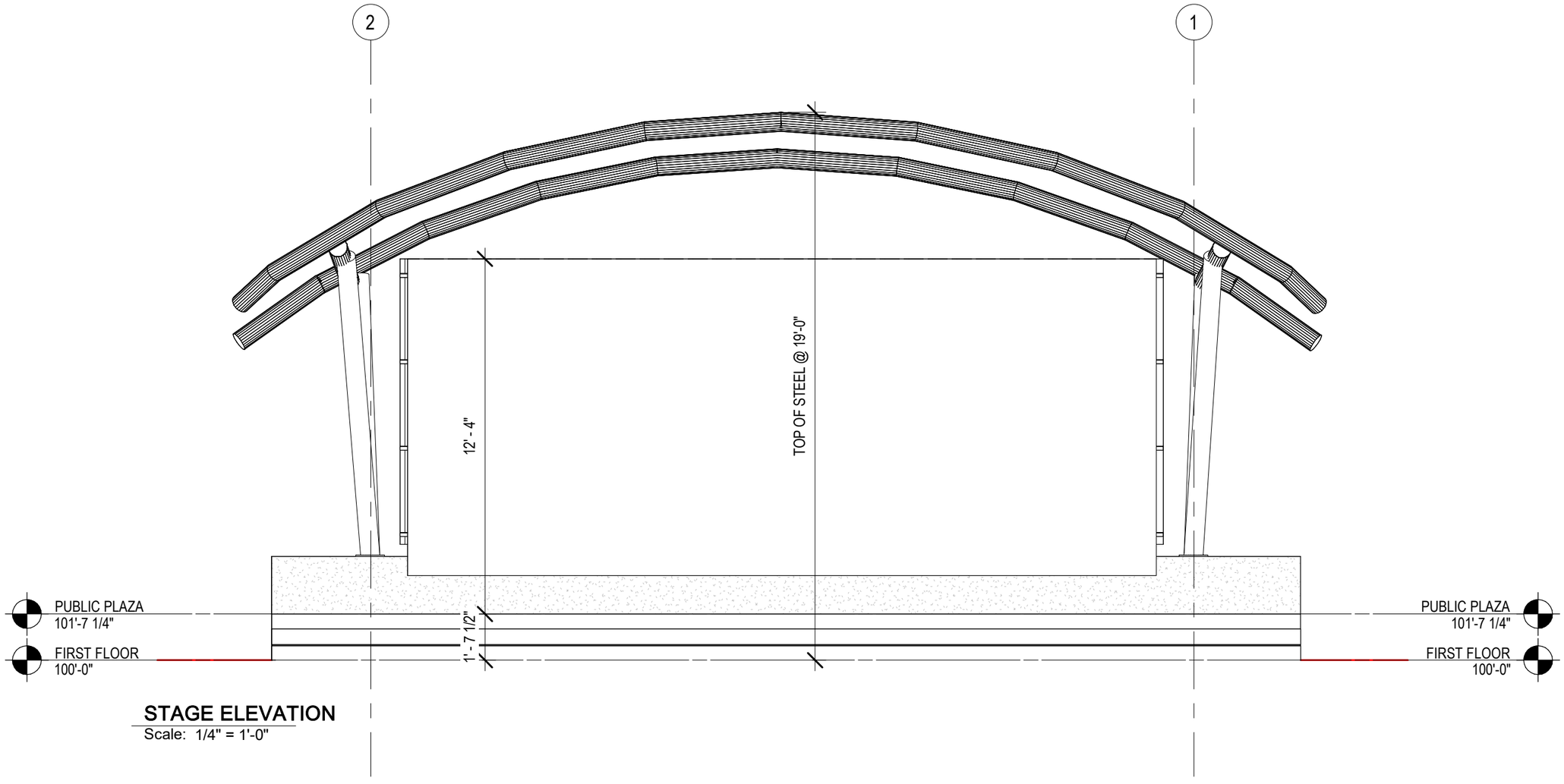
DATE: 01/15/2026
PROJECT NO: 26X-XXX

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STAGE ELEVATION
Scale: 1/4" = 1'-0"

DATE: 01/15/2026
PROJECT NO: 26X-XXX

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DATE: 01/15/2026
PROJECT NO: 26X-XXX

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DATE: 01/15/2026
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PLAZA STAGE RENO

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PLAZA STAGE RENO

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TOWN OF BROOKFIELD ZONING AND PLANNING STAFF REPORT

TO:	Town of Brookfield Plan Commission
FROM:	Rebekah Leto, AICP, Town Planner
MEETING DATE:	March 24, 2026
RE:	**The West End of The Corners of Brookfield, 20391 W. Bluemound Road Taxkey No(s) BKFT1123.001, .004, .005**

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner:	Newfield Holdings LLC and Brookfield Corners LLC
Applicant:	IM Properties (Wisconsin 1) LLC, Robert Gould
Application Type:	Conditional Use for a Compact Form Planned Unit Development Conceptual and Preliminary Development Approval
Zoning:	MU-1 Mixed Use
Land Use Plan:	Mixed Use
Plan Review set:	Architectural dated 12/19/2025 Civil Plans dated 3/2/2026

Project Description

The developer has submitted an application for a multi-use development known as The West End, on the remnant lands west of The Corners of Brookfield. The property is 5.17 acres and consist of three separate parcels, which will combined via a forthcoming Certified Survey Map. The development will include approximately 38,000+/- sq. ft. of street-level retail and an additional 277 residential units.

The proposal includes three separate buildings. Building A, located across from the Garrison Building, is a five-story mixed-use building, with street-level retail and four stories of residential. Building B has five stories of residential and two stories of structured parking for residents. The third building is a retail only building that abuts W. Bluemound Rd and is anticipated to be a single story. The residential apartments will be a mix of junior one bedrooms (94), one-bedrooms (110), two-bedrooms (49) and three bedrooms (24). On-site amenities include heated covered parking, outdoor pool, fitness center, golf simulator, and a media room. These amenities will be located within The West End Club, on the south side of the structure. There is also a private courtyard roof deck (green roof) that is accessible

from the street level at the north and south ends. It includes an outdoor kitchen and fire pit. There is a sub-grade loading dock with a tunnel that connects to the main underground parking structure. The retail within Building A will be located along Lord Street. There are four retail units that range from 4,129 sq. ft. to 6,315 sq. ft. The single-story retail building will be approximately 17,500+/- sq. ft.

Zoning

A Planned Unit Development allows the Town to flexibility to modify any zoning regulations. However, using the MU-1 District as a based, a zoning analysis was completed as a baseline. The total floor area, excluding the parking structure, is approximately 129%, which is greater than the minimum floor area of 50% and less than the maximum floor area of 400%. Heights from grade are 65'-6" for Building A and 75' for Building B, which is less than the 100' ft. maximum in the MU-1 District. The 10' paving setback requirement is being met in most places, although there are a few areas along the west lot line where the pavement extends as close 5'9" to the property line. However, the encroaching pavement is a 22-24 ft. access road around the building.

Traffic and Access: The original Traffic Impact Analysis (TIA) in 2011 did not include this development in its scope. Therefore, the developer has engaged with a consultant to complete an updated Traffic Impact Analysis, expected by mid-to-late April. The entrance onto Lord Street is not proposed to change at this time. It should be noted that the Town Engineer has recommended additional stop signs throughout the internal streets. However, the TIA may have different recommendations. All internal roads are private roads. The entrance to the development from W. Bluemound Road remains a public road for 228 feet.

Loading: Loading zones are proposed underground with a connection to the existing underground parking structure. Access is at the north end of Buildings A and B via a tunnel, which would provide access to a WB-67 truck and garbage truck to the loading/receiving areas and trash vestibules. The tunnel would also be an available entrance for cars to access the existing parking garage.

Parking. The parking ratios being utilized are a continuation of what was utilized for The Corners original development. This includes four parking spaces for each 1,000 sq. ft. of Floor Area of retail space and 1.2 separately dedicated and designated parking spaces for each unit within a residential apartment or condominium. The agreement provided by the developer does state that Government Authorities may require additional parking than these standards. The Town will need to determine if this standard is acceptable. The developer has provided parking counts for the entire development (**enclosed**). Based on the parking counts provided, the development requires two additional stalls to meet the original parking ratios.

No expansion of the existing underground parking structure is proposed. Additional visitor parking consists of 102 surface stalls on N. and S. Lord Street and Union Street, wrapping around the west side of Building B. It should be noted that 20 stalls are being removed on N. Lord Street for the construction, so the total net gain of surface parking is 82 surface spaces. No new accessible stalls are shown on Lord Street outside of the new retail spaces; however, the three existing accessible stalls will be returned on the east side of Lord St. There are two additional accessible stalls proposed in the parking lot for the single-story retail. The proposal complies with the Town Code for with the overall number of accessible stalls for The West End and for the entire Corners development. The developer has used standards based on the International Building Code. The Town appears more restrictive.

Parking for residents consists of two levels of structured parking. Level 1 has 165 stalls, six of which are marked as ADA-compliant. Level 2 has 164 stalls, one being ADA-compliant. The stalls are 9' x 18', unless ADA-van accessible, where they are 12' wide. The Code requires all ADA stalls to be 12' x 18';

however, the IBC has different standards for width. The Town should provide direction on which standard must be complied with.

Open Space and Landscaping. Landscaping is proposed around and in between the parking areas, along the west side of Building B and along the west property lines. Throughout the development, there is a mix of shrubs, ornamental grasses and perennials. Large shrubs and a mix of trees are proposed to line the west property boundary near the I-94 exit ramp. No plant list has been provided.

The amount of open space on site is unknown. However, the green roof, private decks and the residents' swimming pool make up an estimated 13.9% of The West End parcel(s). This does not include any of the landscaping beds around the buildings or parking areas, or the west lot line. The MU-1 District requires 15% of usable open space, which is defined as areas unoccupied by driveways, drive aisles, service drives, off-street parking spaces or loading, or buildings and is unobstructed to the sky. It appears that the development meets this standard, although it should be noted that the PUD allows for this requirement to be flexed.

The Town Engineer suggested that the developer consider adding climax deciduous shade trees on the western portion of the site for additional canopy coverage. He also noted there were a few location where ornamental-scale trees could potentially be upsized to shade-sized deciduous trees to help increase canopy cover and further reduce heat island impacts across the size.

Lighting
Site lighting includes 35 LED post-top lamps throughout the site and recessed exterior LED strip lighting under the eaves. The lighting plan complies with the Town Ordinance per the Town Engineer. The proposed luminaire provides zero percent up lighting, which meets the intent of the "full cutoff" ordinance requirement. The plan also shows an area exceeding the maximum 0.2 foot-candle at the property line near the intersection of North Lord Street and W. Bluemound Rd (0.6 fc); however this area appears to have existing lighting on N. Lord St. that is causing the excess. He noted the additional lighting may even be a benefit in this area.

Signage
Preliminary signage for the development is shown on the renderings. The developer has indicated they are looking for feedback on the general design and location of the signs at this time, as complete sign details have not been fully developed. The southeast elevation of Building 2 includes a rooftop sign, which is not permitted by code, and also a wall-mounted sign. The east elevation of Building A along Lord St. includes tenant signage that will conform to the existing DDCM requirements and a back-lit aluminum sign with individually cut letters over the entrance to the apartment lobby that states "The West End". There are multiple parking sign identifiers to mark the entrances into the parking garage.

Town of Brookfield Staff Comments: The Town Engineer, the Sanitary District and the Fire Department collective comments were sent to the developer on March 17, 2026. Both the engineer and sanitary district do not have major concerns, however additional information is needed on the plans to meet ordinance requirements. The Fire Department raised concerns about life-safety access throughout the development, but specifically from the west side of Building B. The concern is the space available to access the building with a ladder truck given the height of the building and the drop in elevation toward the off-ramp that further limits their access to raise a ladder to the residential units.

Architectural Review Committee: The West End will be on the April 8th agenda for Preliminary consideration.

Compact Form Planned Unit Development (PUD) Conditional Use

A compact form PUD allows for a mix of uses that may include residential, commercial, office, institutional, park and open spaces. These developments are intended to accommodate compact, higher-intensity development where appropriate, that will contribute to the vitality of the community. Higher-density residential is encouraged, allowing for less than 6,000 sq. ft. per dwelling unit. Design flexibility to accommodate unique integrated development projects is permitted. Enclosed is a PUD zoning code checklist that outlines the basis for approval of the petition for a Conditional Use of this nature.

Recommendation

Staff recommends Conceptual and Preliminary **approval** of the West End, subject to the following:

1. All rooftop mechanicals shall be screened from view.
2. All comments of the Town Engineer, Sanitary District and Fire Department shall be complied with and shown on the final plans.
3. The Landscaping plan shall be updated to incorporate plant species and a maintenance schedule.
4. A Certified Survey Map shall be submitted, reviewed and approved by the Town of Brookfield and any extra-territorial review entity, prior to permits being issued.
5. A Traffic Impact Analysis shall be submitted for review, prior to final plan approval.
6. Renderings of the development signage shall be submitted for consideration of the ARC, Plan Commission and Town Board.

Considerations

Items the Plan Commission may want to discuss to provide direction to the developer:

1. Roof top signage
2. Allow ADA amount and dimensions per the IBC
3. Determine if parking ratio is acceptable.

The development complies with the standards set forth by the Compact Form PUD and the general Conditional Use standards. The development has been anticipated for many years and completes The Corners development. This approval will all the developer to finalize plans and incorporate any comments from the Town Staff, Committees and Board.

Enclosures

Compact Form Planned Unit Development Checklist
Development: The West End
Plans dated: Architectural dated 12/19/2025 and Civil Plans dated 3/2/2026
Report date: 3/19/26

The Plan Commission in making its recommendation and the Town Board in making its determination shall consider the following:

Conditional Use provisions (general)

1. That the petitioners for the proposed Planned Development conditional use have indicated they intend to begin the physical development of the PUD within nine months following approval of the petition and the development will be carried out according to a reasonable construction schedule satisfactory to the Town.
   The start date is unknown as of the date of this report.

2. That the proposed planned unit development conditional use is consistent in all respects to the purpose of this section and spirit and intent of this chapter; is in conformity with the adopted Master Plan or any adopted component thereof, and the development would not be contrary to the general welfare and economic prosperity of the community. The proposal complies with the Master Plan and the spirit and intent of the Code. The development will contribute to the overall welfare and economic prosperity of the community.

3. The proposed site shall be provided with adequate drainage facilities for surface and stormwater. The Town Engineer has conditionally approved the preliminary plans subject to his comments being addressed.

4. The proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development. A Traffic Impact Analysis is being completed for this development. Access to the site from W. Bluemound Road remains unchanged.

5. No undue constraint or burden will be imposed on public services and facilities, such as fire and police protection, street maintenance and maintenance of public areas by the proposed development. All streets are maintained by the developer. The Town may wish to discuss police and fire impacts.

6. The streets and driveways on the site of the proposed development shall be adequate to serve the residents of the proposed development and shall meet the minimum standards of all applicable ordinances or administrative regulations of the Town. All streets and driveways are privately owned by the developer and are designed in a way to ensure residents and visitors to the site can be accommodated in a safe traffic circulation.

7. Centralized water and sewer facilities shall be provided. Sewer and water are available.

8. The entire tract or parcel of land to be included in a planned unit development conditional use shall be held under single ownership or if there is more than one owner, the petition for such planned unit development conditional use shall be considered as one tract, lot or parcel and the legal description shall define the PUD as a single parcel, lot or tract and be so recorded with the Register of Deeds for Waukesha County. The

developer will be submitting a Certified Survey Map to create one parcel for The West End.

Compact Form PUD provisions

1. Compact development form PUDs will only be considered in existing corridor business settings or in close proximity to major transportation facilities, such as interstate highway interchanges, county trunk highways, major arterials or mass transit stops. The proposal meets these requirements.

2. Proposed development projects must be complementary to the surrounding neighborhood. The proposed development is a continuation of The Corners of Brookfield, a large mixed-use development of the same uses. Another mixed-use development is to the north and a redevelopment area located to the east. The I-94/USH 18 Interchange is located to the west. The proposal meets this requirement.

3. Eligible sites must be served by municipal sewer and municipal water. Public sewer and water are available. The proposal meets this requirement.

4. Architecture, landscaping and building siting must be designed to create an attractive and cohesive environment that contributes positively to the existing setting. Landscape treatments shall be provided to enhance architectural features, improve appearance, screen parking areas and structures, provide shade and enhance the streetscape. The proposal meets these requirements.

5. Compact development form scale architecture (minimum two-story buildings or two-story facades) is required. Maximum permissible building height and massing must be complementary to the neighborhood as determined by the Town Plan Commission and Town Board. The two mixed-use buildings are multiple stories tall with stacked parking structures. The singular-use retail building is anticipated to be one story and is of appropriate scale to provide dimension to the development and W. Bluemound road. While the Plan Commission may determine a maximum height, the proposed buildings are less than the 100 ft. maximum height in the MU-1 District and are no more than 75 ft. from grade.

6. Building designs shall utilize a variety of aesthetically compatible exterior building materials and building styles and articulations shall be varied. Long, monotonous facades or roof designs shall not be permitted. HVAC units and other rooftop mechanicals/utilities are required to be screened from view. The preliminary architectural plans show many types of materials and colors being utilized, while still being a cohesive design.

7. Meaningful communal gathering and green spaces provided in accessible settings must be an integral part of any proposed development. Meaningful green space is being provided for by the residents. The Corners includes Market Square, which is the center of the entire development and offers a community gathering space for not only The Corners, but the Town of Brookfield.

8. Pedestrian facilities must connect buildings and uses within the proposed development and must connect the development to the surrounding neighborhood in order to provide safe and convenient access for patrons, residents, and pedestrians. Bicycle accommodations should be considered in project design. Pedestrian facilities are provided for throughout the development. The Town will continue to work on improving pedestrian access to the site from off-site locations.

9. Buildings shall be predominantly oriented to streets with minimal street setbacks. All buildings are oriented to interior streets with minimum street setbacks.

10. Large surface parking lots shall be minimized with specific consideration given to avoidance of parking lots between buildings and the street edge. Structured, underground or on-street parking must be provided to the greatest extent practicable. Surface parking lots should be located to the side and rear of buildings as much as possible. Parking areas should be landscaped to incorporate planting islands large enough so they may also serve as stormwater areas or snow storage areas. The development includes angled parking areas, rather than lots, around most sides of the building. The only surface lot is for the single-story retail building, which includes 26 spaces. Many landscaping islands break up the parking areas and range from 200-700 sq. ft.

11. Retail and mixed retail/office buildings shall provide large store front windows that provide visibility and transparency at the pedestrian level. This has been incorporated into the architectural plans.

12. A compact development form for residential development is permissible at densities dependent upon, and related to, the form and massing of buildings. Specified maximum building height, setbacks, build-to lines, offsets, and on-site parking requirements are to be established by the Planning Commission and Town Board, which will determine available housing densities. "More of the same" is specifically discouraged. The density being proposed is 53.57 units per acre (277 units/5.17 acres). The original density for The Corners was 12.8 units per acre. The overall development for The Corners and The West End will equate to 24 units per acre.

13. Internal streets must be designed to adequately serve the users of the proposed development and contain traffic calming measures (landscape bumpouts, parallel or angle on-street parking, visually conspicuous crosswalks, narrow streets, etc.) while allowing for safe and efficient traffic circulation. The site plan incorporates these features.

14. Developers of mixed-use projects or structures with more than one tenant shall submit a comprehensive description of a uniform signage system so that individual business or tenant signs will be harmonious and compatible with the overall design of the structures and site. Individual tenant signage must be predominantly wall mounted. The tenants will conform to the existing DDCM.

15. Streets and pedestrian facilities shall contain appropriate streetscape amenities (street trees, street furniture, such as benches, planters, trash receptacles, information kiosks, bike racks, bus shelters, appropriate scale lighting and wayfinding signage), and the Architectural Control Committee shall set forth the required streetscape elements with consideration given to similar Town-imposed requirements, if applicable. Terraces to separate pedestrians from vehicles shall be provided, where feasible. ADA-complaint access and facilities shall be provided throughout the development. Sidewalks that will traverse predominantly retail or restaurant use areas shall be wide to accommodate space for passing pedestrians and certain designated sidewalks within retail areas should be widened to allow for sidewalk cafe dining or outdoor retail display while still providing for pedestrian passage. This has been incorporated into the site plan. The Architectural Review Committee will discuss further in April.

We are pleased to be moving forward with our application for Conditional Use and Development Approval for this exciting next phase of The Corners of Brookfield - The West End. The West End will deliver on our commitment to produce cutting edge development in the Town of Brookfield comprised of best-in-class retail and residential opportunities delivered in an authentic Town Center setting.

This next addition to the Town Center builds on the success we have enjoyed in developing unique experiences and lifestyle options to our clientele through an emphasis on place making and sustainability. Since our first opening in 2017, we have striven to generate a sense of community at the Corners. We have made great strides in curating a mix of uses; retail, restaurant, and entertainment operators, that have created a vibrant atmosphere which resonates with our growing customer base while also offering a unique place for our residents to call home."

The West End builds on this formula, whilst offering a unique gateway to the Town Center of which the community can be proud. Statement architecture, best-in-class apartment homes and luxurious amenities will combine for an enhanced lifestyle experience. The West End will introduce even more exciting brands at street level, building on our tradition of attracting first-to-state and first-to-market destination retail to The Town of Brookfield. The West End will enhance traffic distribution and provide additional accessibility to the Town of Brookfield's award-winning parking garage.

We are pleased to be working with the Town of Brookfield, and subject to final approvals look forward to breaking ground later this year. We look forward to a grand opening of The West End as an integral part of the Town Center by early 2028.

DESCRIPTION AND OPERATING PLAN | THE WEST END

The West End is a best-in-class mixed use development located on lands immediately west of The Corners of Brookfield. The combined retail, residential and amenities offering is designed to complete the western boundary of the existing Town Center development and provide new opportunities for commercial and residential environments to meet ongoing demand from the marketplace.

The West End includes a total of nearly 40,000 square feet of new street-level retail environments and 277 residential units that will define the top of the suburban Milwaukee market in terms of quality, services and amenities. Integrated into The West End's residential offering is "The West End Club", an expansive athletic, social and co-working environment available to residents of The West End as well as residents residing in the 244 apartment homes at The Corners of Brookfield.

The design introduces a new entrance to the Town of Brookfield's award-winning parking facility constructed as part of The Corners. This vehicle portal congregates all service, delivery and move-in activities for The West End as well as the Garrison Building constructed as part of The Corners. The Lord Street corridor will be enhanced to best present the street-level retail on both sides of this important entry point from Bluemound Road. Resident parking will be provided via a 329-stall structured parking ramp accessed from a westerly loop road that circumnavigates the property, tying to existing roads that culminate at the Janacek Road bridge at the property's southeast corner.

The building form strikes a unique and memorable shape on the skyline and draws attention equally from Interstate 94 and Bluemound Road to craft a gateway appearance for the development and the Town of Brookfield. Two structures rise above the development's base, encompassing an expansive green roof courtyard available for resident events. A south-facing outdoor pool and accompanying activity deck is visible to passersby on I-94. Architectural features are further enhanced with subtle integrated architectural lighting for round-the-clock impact.

A portion of the retail square footage is contained in an approximate 19,000 square foot freestanding marquee building addressing the Bluemound Road frontage, reserved for a unique retailer to-be-named at a later date. Lease negotiations are underway for most of the in-line retail store frontage. Initial openings are currently scheduled for spring 2028. The existing Corners of Brookfield apartment homes are 95% leased and remain in high demand even as the submarket inventory continues to rapidly expand.

IM Properties LTD is excited to bring forward this next landmark development, solidifying the Town of Brookfield as a key destination for southeastern Wisconsin retailing, entertainment, dining and residents.

PLUMBING FIXTURE COUNT

	OCCUPANCY	OCCUPANT LOAD	WATER CLOSETS		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN
			MALE	FEMALE	MALE	FEMALE		
L2			1 PER 125	1 PER 65	1 PER 200	1 PER 200	-	1 PER 500
	A-3 CLUBROOM + ROOF DECK	637 (269 MALE & 269 FEMALE)	269/125 = 2.15	269/65 = 4.12	269/200 = 1.4	320/200 = 1.4	-	(637/500) = 1.1
	TOTAL REQUIRED		3	5	2	2	-	2
	TOTAL PROVIDED		3	5	2	2	-	2 DRINKING FOUNTAIN
L1	R-2 LOBBY NORTH	7 (>15 = 1 REQ)	-	-	-	-	-	
	TOTAL REQUIRED/ PROVIDED		1		1		-	
	A-3 LOBBY SOUTH	88 (44 MALE & 44 FEMALE)	44/125 = 0.35	44/65 = 0.68	44/200 = 0.2	44/200 = 0.2	-	1 PER 500
	TOTAL REQUIRED		1	1	1	1	-	1
	TOTAL PROVIDED		2 TOTAL UNISEX WATER CLOSETS		2 TOTAL UNISEX LAVATORIES		-	1 DRINKING FOUNTAINS
RETAIL	TBD	-	-	-	-	-	-	-

UNIT MATRIX - BUILDING A

UNIT NAME	BEDROOM	BATHROOM	DEN	COUNT
BUILDING A				
LEVEL 03				
A1	1	1		6
A1*	1	1		3
A2	1	1		1
B2	1	1		3
B2*	1	1		1
B3	1	1		1
B4	1	1	1	1
B7	1	1		1
C1	2	2		3
C1*	2	2		2
C2	2	2		1
C3	2	2		1
C8	2	2		1
D1	3	2		1
D2	3	2		1
				27
LEVEL 04				
A1	1	1		5
A1*	1	1		4
A2	1	1		1
A5	1	1		1
B2	1	1		4
B2*	1	1		1
B3	1	1		2
B4	1	1	1	1
B5	1	1	1	1
B6A	1	1		1
C1	2	2		2
C1*	2	2		1
C1A	2	2		1
C2	2	2		1
C3	2	2		1
D1	3	2		1
D2A	3	2		1
D3	3	2		1
				31
LEVEL 05				
A1	1	1		5
A1*	1	1		4
A2	1	1		1
A5	1	1		1
B2	1	1		4
B2*	1	1		1
B3	1	1		2
B4	1	1	1	1
B5	1	1	1	1
B6	1	1		1
C1	2	2		3
C1*	2	2		2
C2	2	2		1
C3	2	2		1
D1	3	2		1
D2	3	2		1
D3	3	2		1
				31
LEVEL 06				
A1	1	1		5
A1*	1	1		4
A2	1	1		1
A5	1	1		1
B2	1	1		4
B2*	1	1		1
B3	1	1		2
B4	1	1	1	1
B5	1	1	1	1
B6	1	1		1
C1	2	2		3
C1*	2	2		2
C2	2	2		1
C3	2	2		1
D1	3	2		1
D2	3	2		1
D3	3	2		1
				31
TOTAL				120

UNIT MATRIX - BUILDING B

UNIT NAME	BEDROOM	BATHROOM	COUNT
BUILDING B			
LEVEL 03			
A1	1	1	5
A1*	1	1	4
A3	1	1	1
A4	1	1	1
B1	1	1	5
B1*	1	1	5
B1A	1	1	1
B3	1	1	1
B3*	1	1	1
C4	2	2	1
C5	2	2	1
C6	2	2	1
C7	2	2	1
D6	3	2	1
			29
LEVEL 04			
A1	1	1	5
A1*	1	1	4
A4	1	1	1
B1	1	1	6
B1*	1	1	6
B1A	1	1	1
B3	1	1	1
B3*	1	1	1
C4	2	2	1
C5	2	2	1
C6	2	2	1
C7A	2	2	1
D4A	3	2	1
D5	3	2	1
D6	3	2	1
			32
LEVEL 05			
A1	1	1	5
A1*	1	1	4
A4	1	1	1
B1	1	1	7
B1*	1	1	6
B3	1	1	1
B3*	1	1	1
C4	2	2	1
C5	2	2	1
C6	2	2	1
C7	2	2	1
D4	3	2	1
D5	3	2	1
D6	3	2	1
			32
LEVEL 06			
A1	1	1	5
A1*	1	1	4
A4	1	1	1
B1	1	1	7
B1*	1	1	6
B3	1	1	1
B3*	1	1	1
C4	2	2	1
C5	2	2	1
C6	2	2	1
C7	2	2	1
D4	3	2	1
D5	3	2	1
D6	3	2	1
			32
LEVEL 07			
A1	1	1	5
A1*	1	1	4
A4	1	1	1
B1	1	1	7
B1*	1	1	6
B3	1	1	1
B3*	1	1	1
C4	2	2	1
C5	2	2	1
C6	2	2	1
C7	2	2	1
D4	3	2	1
D5	3	2	1
D6	3	2	1
			32
TOTAL			157

DEVELOPMENT UNIT MATRIX BY UNIT TYPE

UNIT NAME	BEDROOM	BATHROOM	COUNT	%
A1	1	1	46	17%
A1*	1	1	35	13%
A2	1	1	4	1%
A3	1	1	1	0%
A4	1	1	5	2%
A5	1	1	3	1%
B1	1	1	32	12%
B1*	1	1	29	10%
B1A	1	1	2	1%
B2	1	1	15	5%
B2*	1	1	4	1%
B3	1	1	12	4%
B3*	1	1	5	2%
B4	1	1	4	1%
B5	1	1	3	1%
B6	1	1	2	1%
B6A	1	1	1	0%
B7	1	1	1	0%
C1	2	2	11	4%
C1*	2	2	8	3%
C1A	2	2	1	0%
C2	2	2	4	1%
C3	2	2	4	1%
C4	2	2	5	2%
C5	2	2	5	2%
C6	2	2	5	2%
C7	2	2	4	1%
C7A	2	2	1	0%
C8	2	2	1	0%
D1	3	2	4	1%
D2	3	2	3	1%
D2A	3	2	1	0%
D3	3	2	3	1%
D4	3	2	3	1%
D4A	3	2	1	0%
D5	3	2	4	1%
D6	3	2	5	2%
TOTAL:			277	100%

DEVELOPMENT UNIT MIX

UNIT TYPE	COUNT	%
A	94	34%
B	110	40%
C	49	18%
D	24	9%
	277	100%
TOTAL:	277	100%

BUILDING ELEMENT RATINGS

FIRE RESISTANCE REQUIREMENTS: TYPE 1A CONSTRUCTION (LEVEL 1, LEVEL 2, LEVEL 3 SOUTH)

PRIMARY STRUCTURAL FRAME:	■ 3	☐ 2	☐ 1	☐ 0 NOTES:
EXTERIOR BEARING WALL:	■ 3	☐ 2	☐ 1	☐ 0 NOTES:
INTERIOR BEARING WALL:	■ 3	☐ 2	☐ 1	☐ 0 NOTES:
NON-BEARING WALLS EXTERIOR:	SEE TABLE 705.5			
NON-BEARING WALLS INTERIOR:	■ 0	NOTES:		
FLOOR CONSTRUCTION & SECONDARY MEMEBERS:	■ 2	☐ 1	☐ 0	NOTES:
ROOF CONSTRUCTION & SECONDARY MEMEBERS:	■ 1.5	☐ 1	☐ 0	NOTES:

PER 510.2, 4.2: WITHIN TYPA 1A BUILDINGS, INTERIOR EXIT STAIRWAYS OF COMBUSTIBLE CONSTRUCTION ARE TO BE ENCLOSED BY 3HR FIRE-RESISTANCE RATED ENCLOSURE.

FIRE RESISTANCE REQUIREMENTS: TYPE 3A CONSTRUCTION (WEST - LEVELS 3-7)

PRIMARY STRUCTURAL FRAME:	☐ 3	☐ 2	■ 1	☐ 0 NOTES:
EXTERIOR BEARING WALL:	☐ 3	■ 2	☐ 1	☐ 0 NOTES:
INTERIOR BEARING WALL:	☐ 3	☐ 2	■ 1	☐ 0 NOTES:
NON-BEARING WALLS EXTERIOR:	SEE TABLE 705.5			
NON-BEARING WALLS INTERIOR:	☐ 0	NOTES:		
FLOOR CONSTRUCTION & SECONDARY MEMEBERS:	☐ 2	■ 1	☐ 0	NOTES:
ROOF CONSTRUCTION & SECONDARY MEMEBERS:	☐ 1.5	■ 1	☐ 0	NOTES:

FIRE RESISTANCE REQUIREMENTS: TYPE VA CONSTRUCTION (EAST - LEVELS 3-6)

PRIMARY STRUCTURAL FRAME:	☐ 3	☐ 2	■ 1	☐ 0 NOTES:
EXTERIOR BEARING WALL:	☐ 3	☐ 2	■ 1	☐ 0 NOTES:
INTERIOR BEARING WALL:	☐ 3	☐ 2	■ 1	☐ 0 NOTES:
NON-BEARING WALLS EXTERIOR:	SEE TABLE 705.5			
NON-BEARING WALLS INTERIOR:	■ 0	NOTES:		
FLOOR CONSTRUCTION & SECONDARY MEMEBERS:	☐ 2	■ 1	☐ 0	NOTES:
ROOF CONSTRUCTION & SECONDARY MEMEBERS:	☐ 1.5	■ 1	☐ 0	NOTES:

NON-BEARING WALLS EXTERIOR: TABLE 705.5

X < 5	☐ 3	☐ 2	■ 1	NOTES:
5 ≤ X < 10	☐ 3	☐ 2	■ 1	☐ 0 NOTES:
10 ≤ X < 30	☐ 3	☐ 2	■ 1	☐ 0 NOTES:
X ≥ 30	■ 0	NOTES:		

MAXIMUM AREA OF EXTERIOR WALL OPENINGS: TABLE 705.8

X < 3	■ NOT PERMITTED	
3 ≤ X < 5	☐ NOT PERMITTED	■ 15%
5 ≤ X < 10	☐ 10%	■ 25%
10 ≤ X < 15	☐ 15%	■ 45%
15 ≤ X < 20	☐ 25%	■ 75%
20 ≤ X < 25	☐ 45%	■ NO LIMIT
25 ≤ X < 30	☐ 70%	■ NO LIMIT
X ≥ 30	■ NO LIMIT	☐ NOT REQUIRED

-ALL "UNPROTECTED" OPENINGS TABULATED AS "UNPROTECTED, SPRINKLERED"
-ALL DISTANCES ARE MEASURED PER THE "FIRE SEPARATION DISTANCE" (IBC SECTION 705.5)

FIRE WALLS: TABLE 706.4 ☐ 4 ■ 3 ☐ 2 NOTES: LEVEL 3, SE CORNER.

SHAFT ENCLOSURES: ■ 2-HR FIRE BARRIER ☐ 1-HR FIRE BARRIER PER IBC SECTION 713.4

EXIT ENCLOSURES: ■ 2-HR FIRE BARRIER ☐ 1-HR FIRE BARRIER PER IBC SECTION 1023.2 NOTES:

EXIT PASSAGEWAY: ■ 2-HR FIRE BARRIER ☐ 1-HR FIRE BARRIER PER IBC SECTION 1024.3 NOTES:

CORRIDOR RATING: ☐ 1-HR ■ .5-HR ☐ 0-HR PER IBC TABLE 1020.2

FIRE AREAS: ■ YES ☐ NO FIRE BARRIER RATING: ☐ 4 ☐ 3 ■ 2 ☐ 1 PER IBC TABLE 707.3.10

ELEVATOR LOBBY: ■ YES ☐ NO PER IBC SECTION 3006.2
EXCEPTION 2: PROTECTION OF ELEVATOR HOISTWAY DOOR OPENINGS IS NOT REQUIRED AT THE LEVEL(S) OF EXIT DISCHARGE, PROVIDED THE LEVEL(S) OF EXIT DISCHARGE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

AREAS OF REFUGE: ■ YES ☐ NO PER IBC SECTION 1009.3, 1009.4

TWO-WAY COMMUNICATION: ■ YES ☐ NO PER IBC SECTION 1009.3, 1009.4, 1009.8.1 (AUDIBLE & VISIBLE SIGNAGE REQUIRED)

FIRE PARTITIONS: NOTES: PER IBC SECTION 708

SMOKE PARTITIONS: NOTES: PER IBC SECTION 710

SMOKE BARRIERS: NOTES: PER IBC SECTION 709

BUILDING EGRESS

EGRESS:
STAIRWAY WIDTH: 1005.3.1 ☐ 0.3" PER OCCUPANT ■ 0.2" PER OCCUPANT
44" MINIMUM STAIR WIDTH WHEN SERVING 50 OR MORE OCCUPANTS PER 1011.2
36" MINIMUM STAIR WIDTH WHEN SERVING LESS THAN 50 OCCUPANTS PER 1011.2
OTHER COMPONENTS WIDTH: 1005.3.2 ☐ 0.2" PER OCCUPANT ■ 0.15" PER OCCUPANT
32" MINIMUM CLEAR EGRESS DOOR WIDTH PER 1010
24" MINIMUM WIDTH WHEN SERVING MEP SYSTEMS OR EQUIPMENT
36" MINIMUM WIDTH WITHIN A DWELLING UNIT
EGRESS DOORS TO SWING IN THE DIRECTION OF EGRESS WHEN SERVING 50 OR MORE OCCUPANTS PER 1010.1.2.1
ROOF ACCESS BY ROOF HATCH & ALTERNATING TREAD DEVICE PER 1011.12.2, & 1011.14

A, B, & M MAX OCCUPANT LOAD WITH ONE EXIT = 49 PERSONS PER TABLE 1006.2.1
R-2 MAX OCCUPANT LOAD WITH ONE EXIT = 20 PERSONS PER TABLE 1006.2.1
S-2 MAX OCCUPANT LOAD WITH ONE EXIT = 29 PERSONS PER TABLE 1006.2.1

EGRESS TRAVEL DISTANCES (SPRINKLERED)

A & M:	75' MAX COMMON PATH OF TRAVEL PER TABLE 1006.2.1	
B & S-2:	100' MAX COMMON PATH OF TRAVEL PER TABLE 1006.2.1	
R-2:	125' MAX COMMON PATH OF TRAVEL PER TABLE 1006.2.1	
A, M, R:	250' MAX EGRESS TRAVEL DISTANCE PER TABLE 1017.2	
B:	300' MAX EGRESS TRAVEL DISTANCE PER TABLE 1017.2	
S-2:	400' MAX EGRESS TRAVEL DISTANCE PER TABLE 1017.2	
A:	20' MAXIMUM DEAD END CORRIDOR PER 1020.4	
B, M, R, S-2:	50' MAXIMUM DEAD END CORRIDOR PER 1020.4	

BUILDING FIRE PROTECTION

HORIZONTAL BUILDING SEPARATION: ■ YES ☐ NO PER IBC SECTION 510.2

SPRINKLERS: ☐ NO ■ YES ■ NFPA 13 ☐ NFPA13R ☐ NFPA13D NOTES:

STANDPIPES: ☐ NO ■ YES CLASS: ■ I ☐ II ☐ III ■ WET ■ DRY NOTES:

FIRE ALARM: ☐ NO ■ YES PER 903 NOTES:

PORTABLE FIRE EXTINGUISHERS: ☐ NO ■ YES PER 906

FIRE ALARM & DETECTION SYSTEM: ☐ NO ■ YES PER 907
ALL DWELLING UNITS TO HAVE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES PER ICC A117.1-2017 AND IBC 907.5.2.3.3

SMOKE ALARMS: ☐ NO ■ YES
SMOKE ALARMS TO BE LOCATED PER IBC SECTION 907.2.11.2
SMOKE ALARMS TO BE INTERCONNECTED WITH TYPE A UNITS PER IBC SECTION 907.2.11.5
SMOKE ALARMS TO BE POWERED BY BATTERY BACKUP PER IBC 907.2.11.6

CARBON MONOXIDE PROTECTION: ☐ NO ■ YES PER IBC SECTION 915

EMERGENCY GENERATOR: ☐ NO ■ YES PER IBC SECTION 2702

EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM: ☐ NO ■ YES PER IBC SECTION 907.5.2.2

1. KNOX BOX TO BE PROVIDED FOR BUILDING AND LOCATED PER AHJ.
2. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING SPACES. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATIONS.
3. BALCONIES & NON-COMBUSTIBLE PROJECTIONS. NO SPRINKLER PROTECTION REQUIRED PER NFPA 13.
4. PROVIDE ADDITIONAL DRAFTSTOPPING AS REQUIRED TO MEET NFPA 13 AND ADDITIONAL SPRINKLER REQUIREMENTS. COORDINATE WITH THE DESIGN/BUILD CONTRACTOR FOR LOCATIONS.
5. TUB AND SHOWER DRAIN ASSEMBLIES TO BE SEALED WITH APPROVED MATERIALS WHERE THEY PENETRATE THE TOP MEMBRANE OF THE FLOOR ASSEMBLY.
6. DESIGN/BUILD ELECTRICAL CONTRACTOR TO PROVIDE MEANS OF EGRESS ILLUMINATION PER APPLICABLE CODES INCLUDING 2021 IBC SECTION 1008.

GENERAL INFORMATION

NAME OF PROJECT: THE CORNERS OF BROOKFIELD: PHASE II

ADDRESS: 20111 W BLUEMOUND ROAD, BROOKFIELD, WI 53045

LOCATION: MUNICIPALITY: TOWN OF BROOKFIELD
COUNTY: WAUKESHA COUNTY
STATE: WISCONSIN

CODE ENFORCEMENT JURISDICTION: STATE OF WISCONSIN

PROJECT SUMMARY

BUILDING DESCRIPTION: (2) BUILDINGS: (1) 4 STORY VA CONSTRUCTION & (1) 5 STORY 3A CONSTRUCTION OVER 2 STORY 1A CONSTRUCTION

SCOPE OF WORK: (2) BUILDINGS W/ 2 STORIES OF ENCLOSED PARKING, GARBAGE/LOADING DOCK W/ CONNECTION TO EXISTING PARKING GARAGE. RETAIL SPACES, COURTYARD ROOF DECK, & POOL ROOF DECK

JURISDICTION: STATE OF WISCONSIN

BUILDING CODE EDITIONS:
-TOWN OF BROOKFIELD MUNICIPAL CODE
-WISCONSIN COMMERCIAL BUILDING CODE CH. 360-366
-2021 INTERNATIONAL BUILDING CODES
-2021 INTERNATIONAL ENERGY CONSERVATION CODE
-DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (SPS) 390 (SWIMMING POOL)
-2016 SAFETY CODE FOR ELEVATORS & ESCALATORS, ASME A17.1 WITH MODIFICATIONS
--WISCONSIN DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES, CH. 318
-ICC/A117.1-2017. ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
-2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
-THE FAIR HOUSING ACT
-NFPA 1 FIRE CODE - 2012

BUILDING DATA

CONSTRUCTION:
■ NEW BUILDING ☐ ADDITION ☐ RENOVATION
☐ CHANGE OF OCCUPANCY ALTERATION LEVEL: ☐ 1 ☐ 2 ☐ 3

CONSTRUCTION TYPE:
■ I-A ☐ I-B ☐ II-A ☐ II-B ■ III-A ☐ III-B
☐ IV ■ V-A ☐ V-B
MIXED CONSTRUCTION: YES NO TYPES: LEVELS LL 1, 2, 3 SOUTH (1A) BLDG A (VA): LEVELS 3-6 BLDG B (3A): LEVELS 3-7

SPRINKLERS: ☐ NO ■ YES ■ NFPA 13 ☐ NFPA13R ☐ NFPA13D
STANDPIPES: ☐ NO ■ YES CLASS: ■ I ☐ II ☐ III ■ WET ■ DRY
FIRE ALARM: ☐ NO ■ YES

OCCUPANCY INFORMATION

PRIMARY OCCUPANCIES
ASSEMBLY: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ BUSINESS ☐ EDUCATIONAL
FACTORY-INDUSTRIAL: ☐ F-1 ☐ F-2
HIGH HAZARD: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
INSTITUTIONAL: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
☐ MERCANTILE RESIDENTIAL: ☐ R-1 ■ R-2 ☐ R-3 ☐ R-4
STORAGE: ☐ S-1 ☐ S-2
☐ UTILITY & MISCELLANEOUS

SECONDARY OCCUPANCIES (PER 508.2): S-2 (PARKING), A-3 (CLUBROOM/ ROOF DECK), A/B/M (RETAIL)

OCCUPANCY SEPARATIONS (PER TABLE 508.4):
R-2 TO R-2: 1-HR FP PER SECTIONS 420.2, 420.3, 708.3, & 711.2.4.3 (WALLS & FLOORS)
- PER 420.2 SEPARATION WALLS. WALLS SEPARATING DWELLING UNITS SHALL BE BUILT AS FIRE PARTITIONS PER 708
- PER 708.3 FIRE PARTITIONS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR
- PER 420.3 HORIZONTAL SEPARATION. FLOOR ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES PER 711
- PER 711.2.4.3 HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1 HR FIRE RESISTANCE RATED CONSTRUCTION

A TO B/M/R-2: 1-HR
A TO S-2: 0-HR
R-2 TO B/M/S-2: 1-HR
R TO CORRIDOR: 1/2-HR FIRE PARTITION SEPARATION PER 1020.1
TRASH ROOMS: 1-HR FIRE BARRIER REQUIRED PER 713.13.3 & 713.13.4

OCCUPANT LOADS (PER TABLE 1004.5)
A: 5 NSF STANDING/ 7 NSF CHAIRS (NOT FIXED)/ 15 NSF TABLES & CHAIRS
B: 150 GSF
M: 60 GSF EXCEPT 300 GSF IN STORAGE, STOCK, & SHIPPING AREAS
R-2: 200 GSF
S-2: 200 GSF
ACCESSORY STORAGE & MECHANICAL EQUIPMENT : 300 GSF
EXERCISE ROOMS: 50 GSF
SWIMMING POOLS: 50GSF, POOL DECKS: 15 NET

BUILDING AREA

PARKING GARAGE/ LOADING/ RETAIL (1A)

LEVEL	DESCRIPTION & USE	ALLOWABLE AREA (506.2)	FRONTAGE INCREASE	TOTAL ALLOWABLE AREA	PROPOSED AREA	BALCONY/EXTERIOR AREA
LOWER LEVEL	PARKING (S-2), A/B/M	UNLIMITED	-	UNLIMITED	16,172 SF	-
MEZZANINE	PARKING (S-2)	UNLIMITED	-	UNLIMITED	2,904 SF	-
01	RESIDENTIAL (R-2), PARKING (S-2), A/B/M	UNLIMITED	-	UNLIMITED	91,845 SF	-
02	RESIDENTIAL (R-2), PARKING (S-2), A/B/M	UNLIMITED	-	UNLIMITED	61,295 SF	-
03	A-3 WEST END	UNLIMITED	-	UNLIMITED	11,186 SF*	5,166 SF
03	A-3 COURTYARD	UNLIMITED	-	UNLIMITED	-	27,542 SF
TOTAL					183,402 SF	33,108 SF
TOTAL (INCLUDING BALCONIES)					213,241 SF	

BUILDING A (VA)

LEVEL	DESCRIPTION & USE	ALLOWABLE AREA (506.2)	FRONTAGE INCREASE	TOTAL ALLOWABLE AREA	PROPOSED AREA	BALCONY/EXTERIOR AREA
03	RESIDENTIAL (R-2), 3A	36,000 SF	-	36,000 SF	27,931 SF*	819 SF
04	RESIDENTIAL (R-2), 3A	36,000 SF	-	36,000 SF	31,326 SF*	1,803 SF
05	RESIDENTIAL (R-2), 3A	36,000 SF	-	36,000 SF	31,326 SF*	1,803 SF
06	RESIDENTIAL (R-2), 3A	36,000 SF	-	36,000 SF	31,326 SF*	1,803 SF
TOTAL					121,909 SF*	6,228 SF
TOTAL (INCLUDING BALCONIES)					128,137 SF	

BUILDING B (3A)

LEVEL	DESCRIPTION & USE	ALLOWABLE AREA (506.2)	FRONTAGE INCREASE	TOTAL ALLOWABLE AREA	PROPOSED AREA	BALCONY/EXTERIOR AREA
03	RESIDENTIAL (R-2), 3A	72,000 SF	-	72,000 SF	25,789 SF*	583 SF
04	RESIDENTIAL (R-2), 3A	72,000 SF	-	72,000 SF	30,374 SF*	1,624 SF
05	RESIDENTIAL (R-2), 3A	72,000 SF	-	72,000 SF	30,374 SF*	1,624 SF
06	RESIDENTIAL (R-2), 3A	72,000 SF	-	72,000 SF	30,374 SF*	1,624 SF
07	RESIDENTIAL (R-2), 3A	72,000 SF	-	72,000 SF	30,374 SF*	1,624 SF
TOTAL					147,285 SF*	7,079 SF
TOTAL (INCLUDING BALCONIES & ROOF DECK)					154,364 SF	

*NOT INCLUDING BALCONIES OR ROOF DECK

BUILDING HEIGHT

BUILDING A	ALLOWABLE HEIGHT	PROPOSED HEIGHT	CODE REFERENCE
HEIGHT (FROM GRADE)	75'-0"	65'-6"	TABLE 504.3
HEIGHT (STORIES)	4*	4	510.2* & TABLE 504.4

BUILDING B	ALLOWABLE HEIGHT	PROPOSED HEIGHT	CODE REFERENCE
HEIGHT (FROM GRADE)	85'-0"	75'-0"	TABLE 504.3
HEIGHT (STORIES)	5*	5	510.2* & TABLE 504.4

ADDITIONAL CODE ITEMS

ACCESSIBLE FEATURES (IBC CHAPTER 11):
2% UNITS TO BE TYPE A UNITS. ALL GROUP R-2 UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS. (PER 1108.6.2.2.1)
7 TOTAL TYPE-A ACCESSIBLE UNITS TO BE PROVIDED. BUILDING A (3), BUILDING B (4)
*SEE UNIT MATRIX CHART

PER 1105.1.8 AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH DWELLING UNIT.

ACCESSIBLE PARKING SPACES (PER IBC TABLE 1106.2)
PARKING GARAGE
BUILDING A + BUILDING B = 8 (329 TOTAL SPACES)
RETAIL/SURFACE LOTS: 2 (32 TOTAL SPACES)

PER 1106.6 IN R-2 OCCUPANCIES THAT ARE REQUIRED TO HAVE ACCESSIBLE, TYPE A OR TYPE B DWELLING UNITS, AT LEAST 2%, BUT NOT LESS THAN 1, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE.

WHERE AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH DWELLING UNIT, AT LEAST 1 ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSIBLE AND TYPE A UNIT.

PER 1106.6: VAN SPACES: FOR EVERY 6 OR FRACTION OF SIX ACCESSIBLE SPACES, 1 VAN-ACCESSIBLE PARKING SPACE SHALL BE PROVIDED.

IN R-2 OCCUPANCIES, VAN-ACCESSIBLE SPACES LOCATED WITHIN PRIVATE GARAGES SHALL BE PERMITTED TO HAVE VEHICULAR ROUTES, ENTRANCES, PARKING SPACES, AND ACCESS AISLES WITH A MINIMUM VERTICAL CLEARANCE OF 7'.

PER 1106.7: ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.

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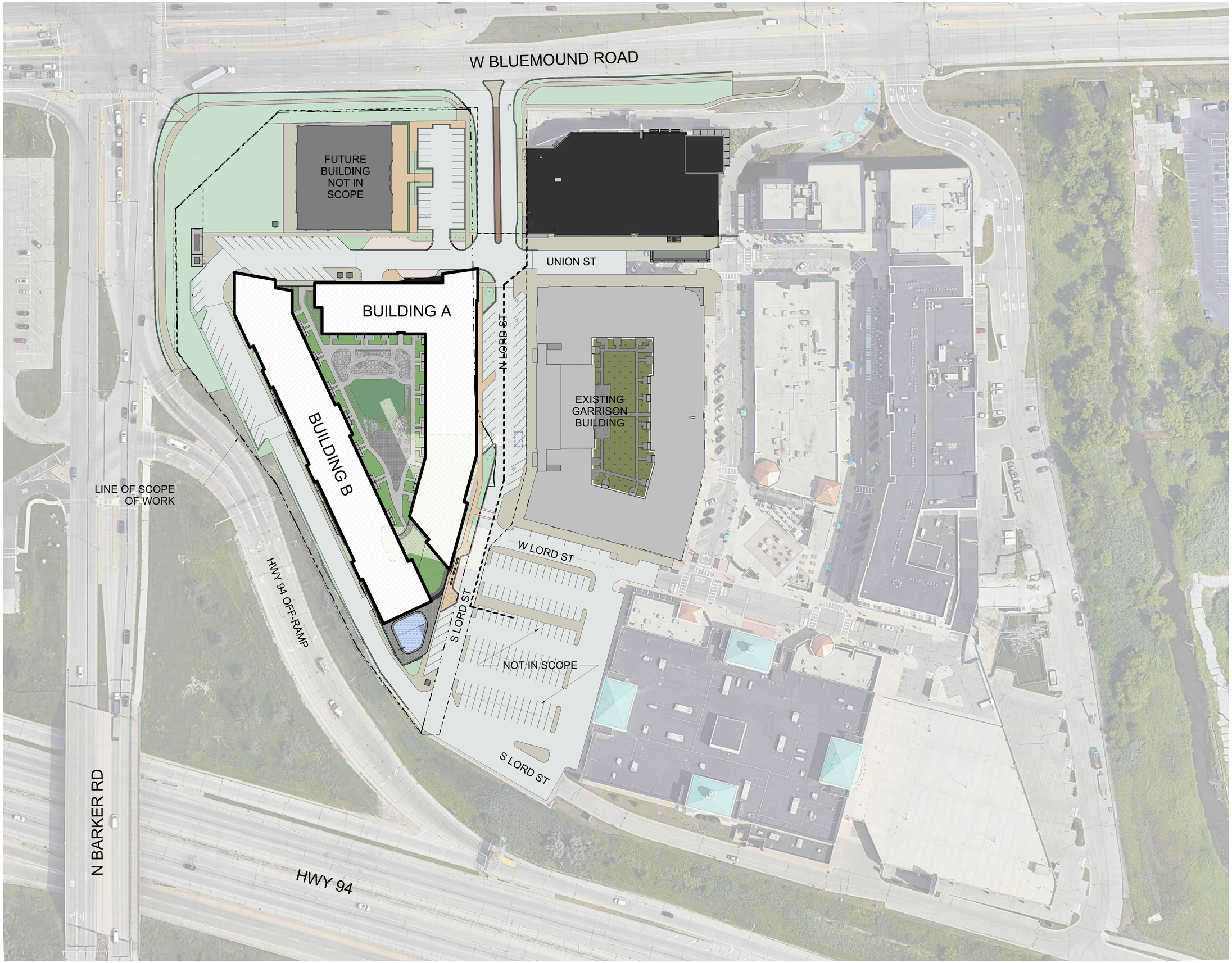
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Sheet Title

CODE SUMMARY & UNIT MATRIX

NOT FOR CONSTRUCTION

Sheet # G1-11



1 SITE PLAN
1" = 40'-0"

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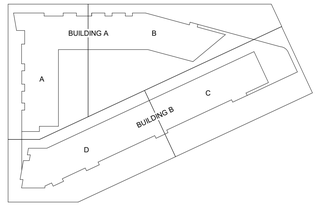
ARCHITECTURAL MASTER PLAN

Sheet #
A1-00

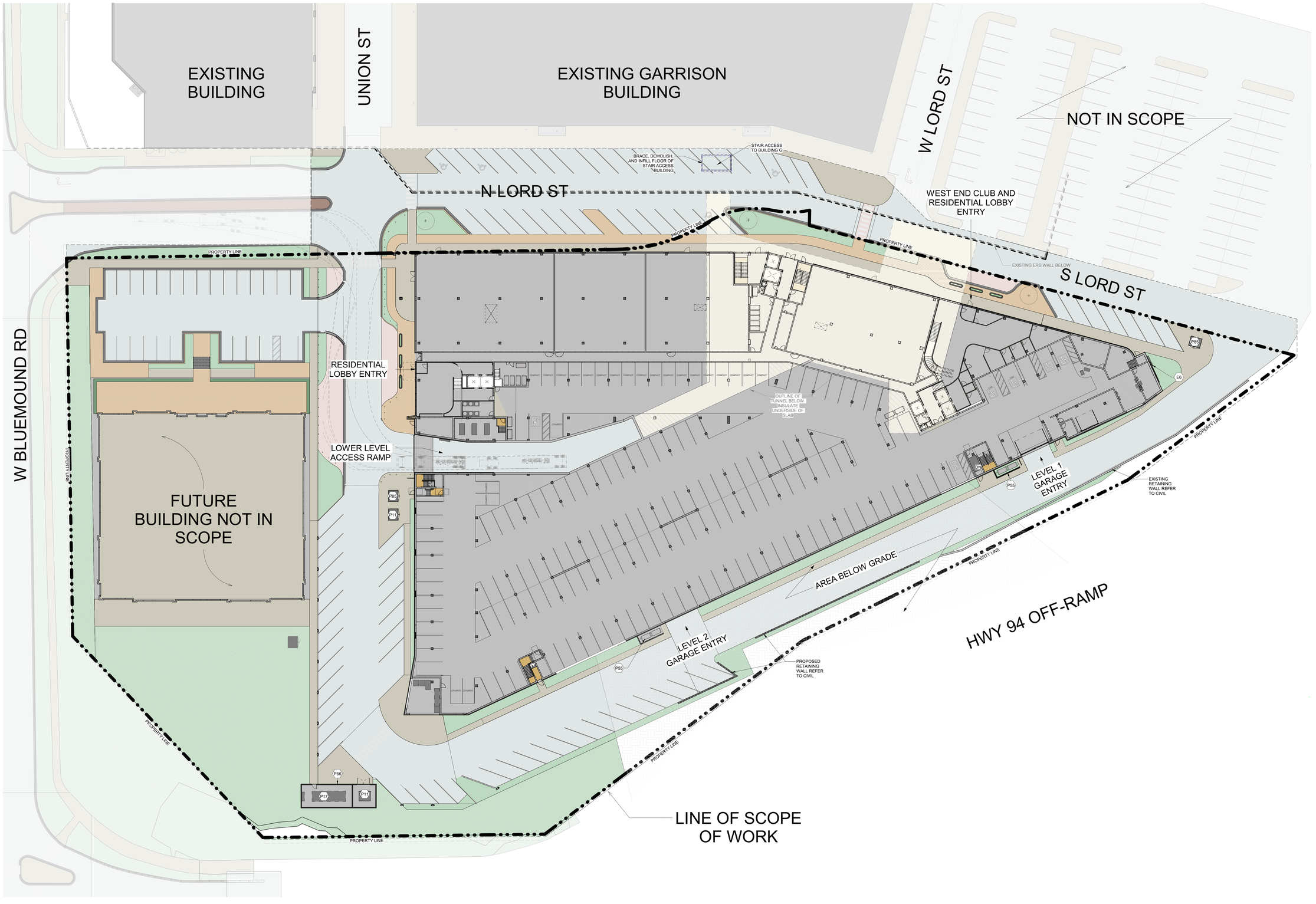
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KEY NOTES

E6	MONUMENT SIGNAGE. PROVIDE POWER TO RACEWAY.
P11	TRANSFORMER & CONCRETE PAD, REFER TO ENERGY PROVIDER REQUIREMENTS
P17	GENERATOR - COORDINATE WITH DESIGN/BUILD ELECTRICAL CONTRACTOR
P55	RECYCLING ENCLOSURE. <DCMU-1> CONSTRUCTION, 4' TALL
P56	GENERATOR & TRANSFRORMER ENCLOSURE W/ STEEL GATE. <DCMU-1> CONSTRUCTION, 6' TALL
P85	FIRE PUMP TRANSFORMER & CONCRETE PAD, COORDINATE WITH DESIGN/BUILD MEPFP CONTRACTOR



KEY PLAN N



1 SITE PLAN - LEVEL 1
3/64" = 1'-0"

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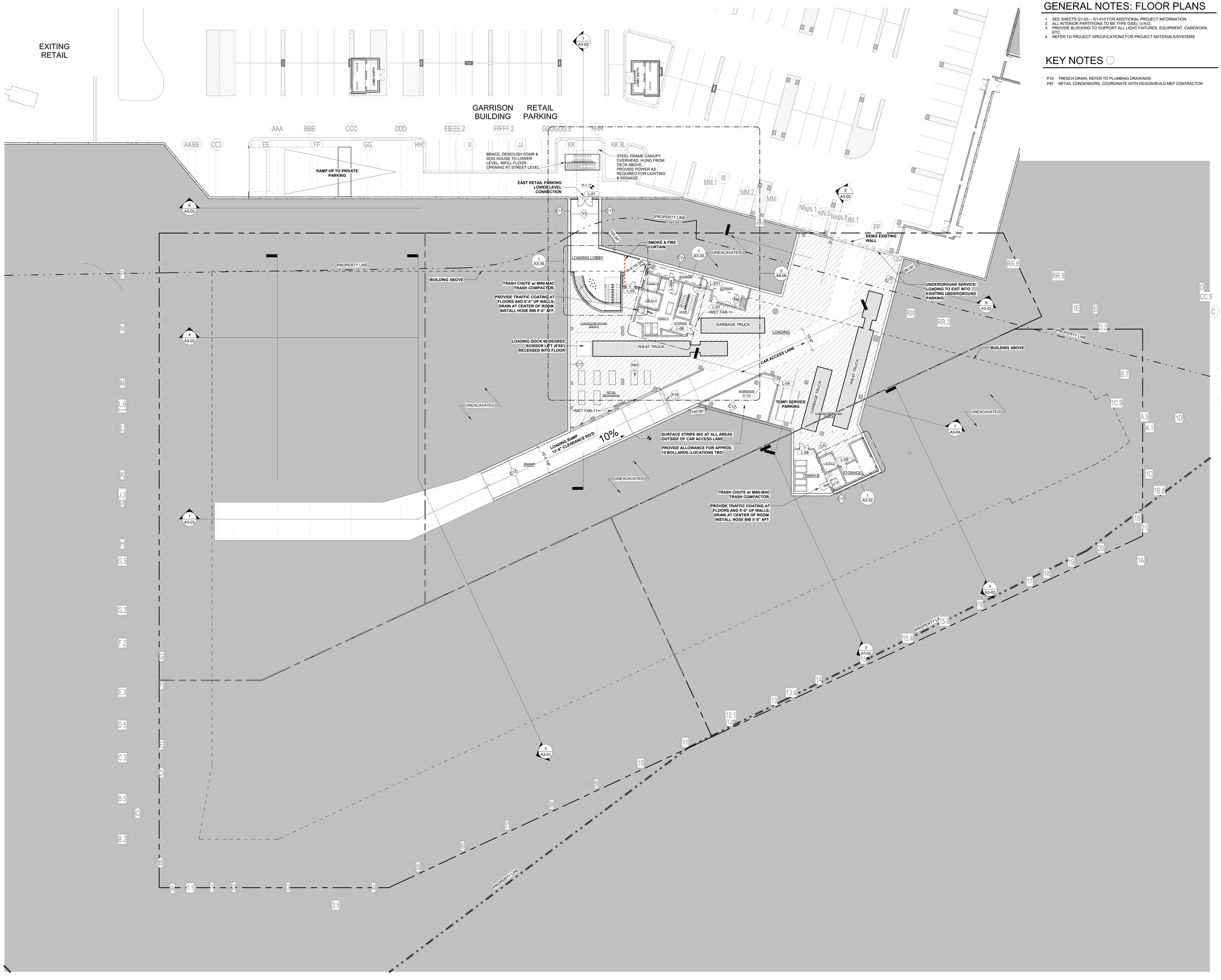
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Sheet Title

ARCHITECTURAL SITE PLAN

Sheet # A1-00.1

NOT FOR CONSTRUCTION



1 LOWER LEVEL - OVERALL FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES: FLOOR PLANS

1. SEE SHEETS G1-03 -- G1-010 FOR ADDITIONAL PROJECT INFORMATION
2. ALL INTERIOR PARTITIONS TO BE TYPE D3(E), U.N.O.
3. PROVIDE BLOCKING TO SUPPORT ALL LIGHT FIXTURES, EQUIPMENT, CASEWORK, ETC.
4. REFER TO PROJECT SPECIFICATIONS FOR PROJECT MATERIALS/SYSTEMS

KEY NOTES

P19 TRENCH DRAIN, REFER TO PLUMBING DRAWINGS
P87 RETAIL CONDENSORS, COORDINATE WITH DESIGN/BUILD MEP CONTRACTOR

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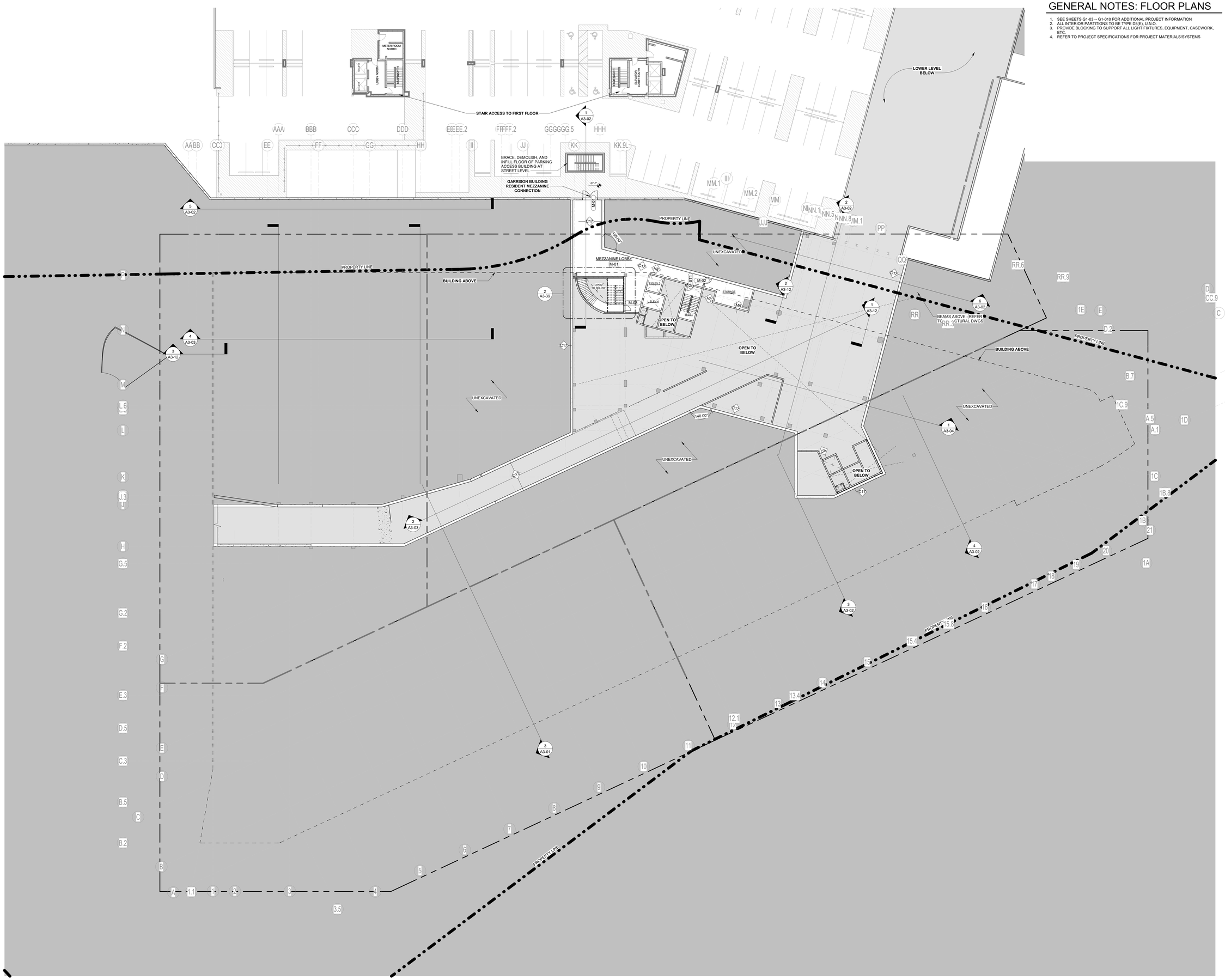
LOWER LEVEL FLOOR PLAN

Sheet # A1-01

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GENERAL NOTES: FLOOR PLANS

1. SEE SHEETS G1-03 -- G1-010 FOR ADDITIONAL PROJECT INFORMATION
2. ALL INTERIOR PARTITIONS TO BE TYPE D3(E), U.N.O.
3. PROVIDE BLOCKING TO SUPPORT ALL LIGHT FIXTURES, EQUIPMENT, CASEWORK, ETC.
4. REFER TO PROJECT SPECIFICATIONS FOR PROJECT MATERIALS/SYSTEMS



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

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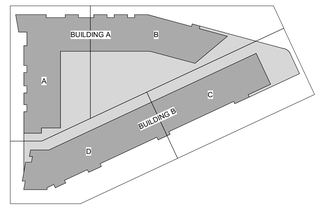
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Sheet Title

OVERALL - MEZZANINE FLOOR PLAN

Sheet # A1-02



KEY PLAN

GENERAL NOTES: FLOOR PLANS

1. SEE SHEETS G1-03 -- G1-010 FOR ADDITIONAL PROJECT INFORMATION
2. ALL INTERIOR PARTITIONS TO BE TYPE D3(E), U.N.O.
3. PROVIDE BLOCKING TO SUPPORT ALL LIGHT FIXTURES, EQUIPMENT, CASEWORK, ETC.
4. REFER TO PROJECT SPECIFICATIONS FOR PROJECT MATERIALS/SYSTEMS

KEY NOTES

P11	TRANSFORMER & CONCRETE PAD, REFER TO ENERGY PROVIDER REQUIREMENTS
P17	GENERATOR - COORDINATE WITH DESIGN/BUILD ELECTRICAL CONTRACTOR
P19	TRENCH DRAIN, REFER TO PLUMBING DRAWINGS
P52	DUAL CAR CHARGING STATION <EVCS-1>
P85	FIRE PUMP TRANSFORMER & CONCRETE PAD, COORDINATE WITH DESIGN/BUILD MEPFP CONTRACTOR

1 LEVEL 01 - OVERALL FLOOR PLAN
1/16" = 1'-0"

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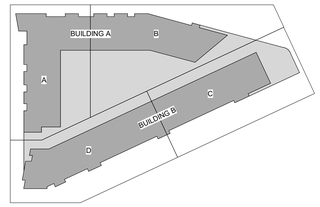
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Sheet Title

OVERALL - LEVEL 01 FLOOR PLAN

Sheet # A1-03



KEY PLAN

GENERAL NOTES: FLOOR PLANS

1. SEE SHEETS G1-03 -- G1-010 FOR ADDITIONAL PROJECT INFORMATION
2. ALL INTERIOR PARTITIONS TO BE TYPE D3(E), U.N.O.
3. PROVIDE BLOCKING TO SUPPORT ALL LIGHT FIXTURES, EQUIPMENT, CASEWORK, ETC.
4. REFER TO PROJECT SPECIFICATIONS FOR PROJECT MATERIALS/SYSTEMS

KEY NOTES

P55 RECYCLING ENCLOSURE. <DCMU-1> CONSTRUCTION, 4' TALL

1 LEVEL 02 - OVERALL FLOOR PLAN
1/16" = 1'-0"

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THE CORNERS OF BROOKFIELD: PHASE II

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BROOKFIELD, WI 53045

Date Issued: 12/19/2025

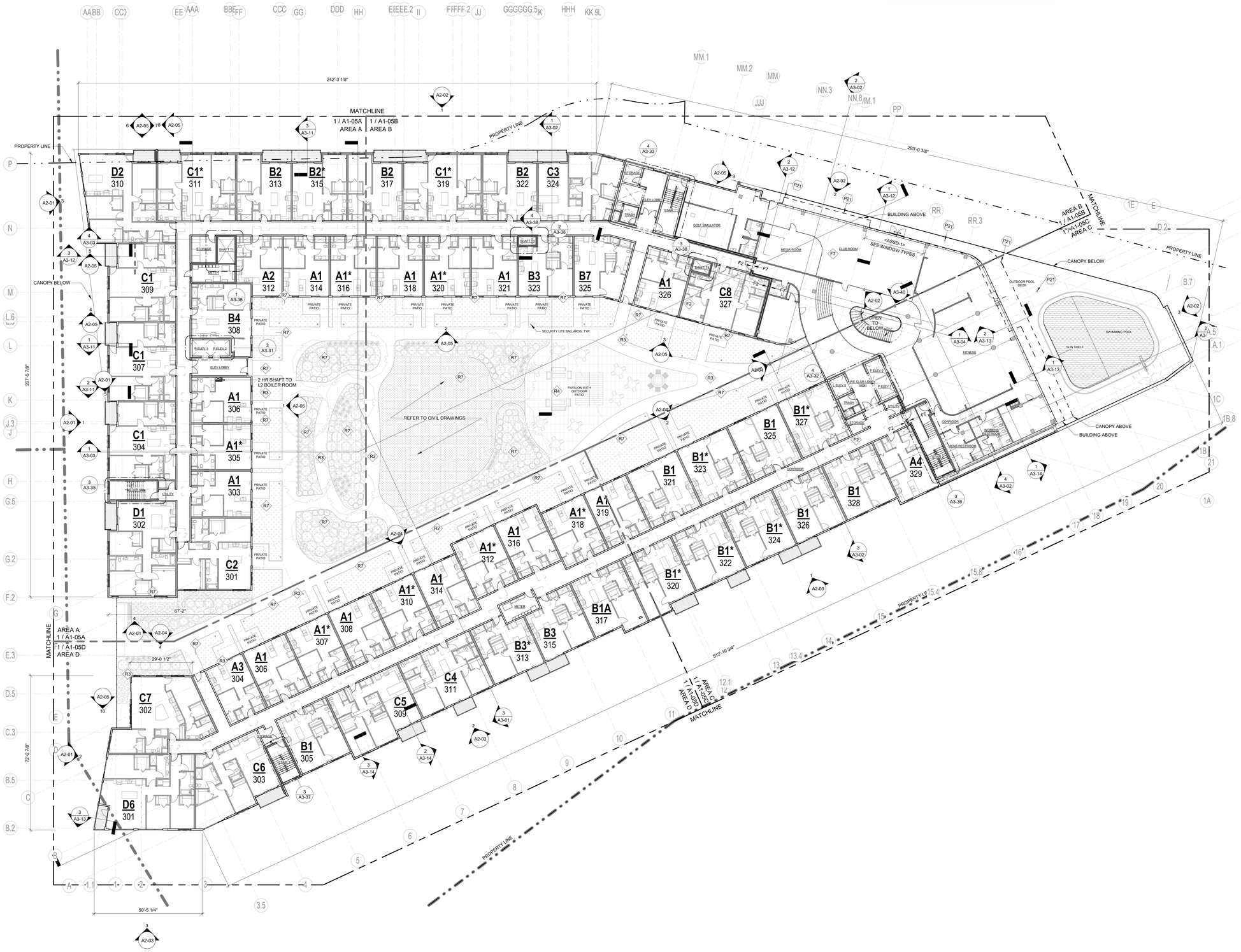
RINKA project #: 23203

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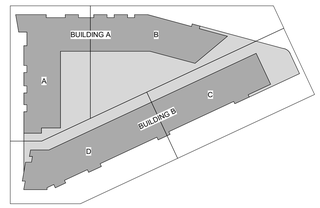
OVERALL - LEVEL 02 FLOOR PLAN

Sheet # A1-04

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KEY PLAN



GENERAL NOTES: FLOOR PLANS

1. SEE SHEETS G1-03 -- G1-010 FOR ADDITIONAL PROJECT INFORMATION
2. ALL INTERIOR PARTITIONS TO BE TYPE D3(E), U.N.O.
3. PROVIDE BLOCKING TO SUPPORT ALL LIGHT FIXTURES, EQUIPMENT, CASEWORK, ETC.
4. REFER TO PROJECT SPECIFICATIONS FOR PROJECT MATERIALS/SYSTEMS

KEY NOTES

P21 DECK DRAIN - COORDINATE WITH DESIGN/BUILD PLUMBING CONTRACTOR

1 LEVEL 03 - OVERALL FLOOR PLAN
1/16" = 1'-0"

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THE CORNERS TOWN of BROOKFIELD
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Mandel Group
330 E Kilbourn Avenue
Milwaukee, WI 53202

△ Revisions

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DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

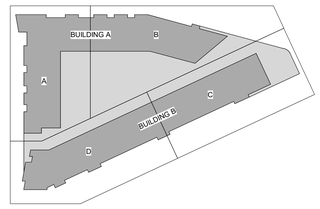
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RINKA project #: 23203

Sheet Title

OVERALL - LEVEL 03 FLOOR PLAN

Sheet # A1-05



KEY PLAN

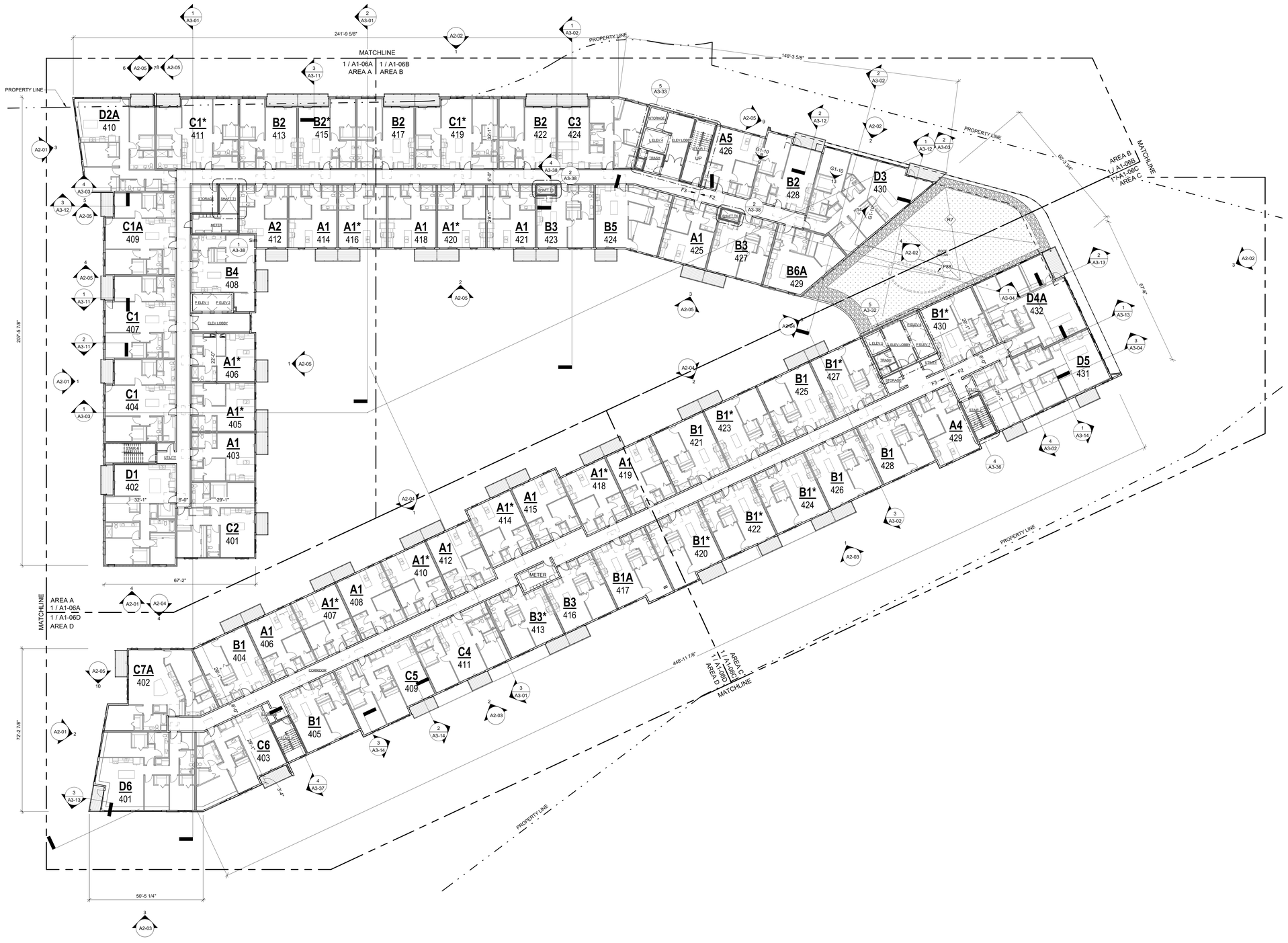
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GENERAL NOTES: FLOOR PLANS

1. SEE SHEETS G1-03 -- G1-010 FOR ADDITIONAL PROJECT INFORMATION
2. ALL INTERIOR PARTITIONS TO BE TYPE D3(E), U.N.O.
3. PROVIDE BLOCKING TO SUPPORT ALL LIGHT FIXTURES, EQUIPMENT, CASEWORK, ETC.
4. REFER TO PROJECT SPECIFICATIONS FOR PROJECT MATERIALS/SYSTEMS

KEY NOTES

P88 ADD ALTERNATE - GLASS SKYLIGHT SYSTEM



1 LEVEL 04-06 - OVERALL FLOOR PLAN
1/16" = 1'-0"

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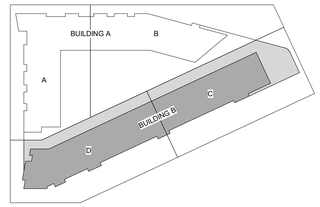
RINKA project #: 23203

Sheet Title

OVERALL - LEVEL 04-06 FLOOR PLAN

Sheet # A1-06

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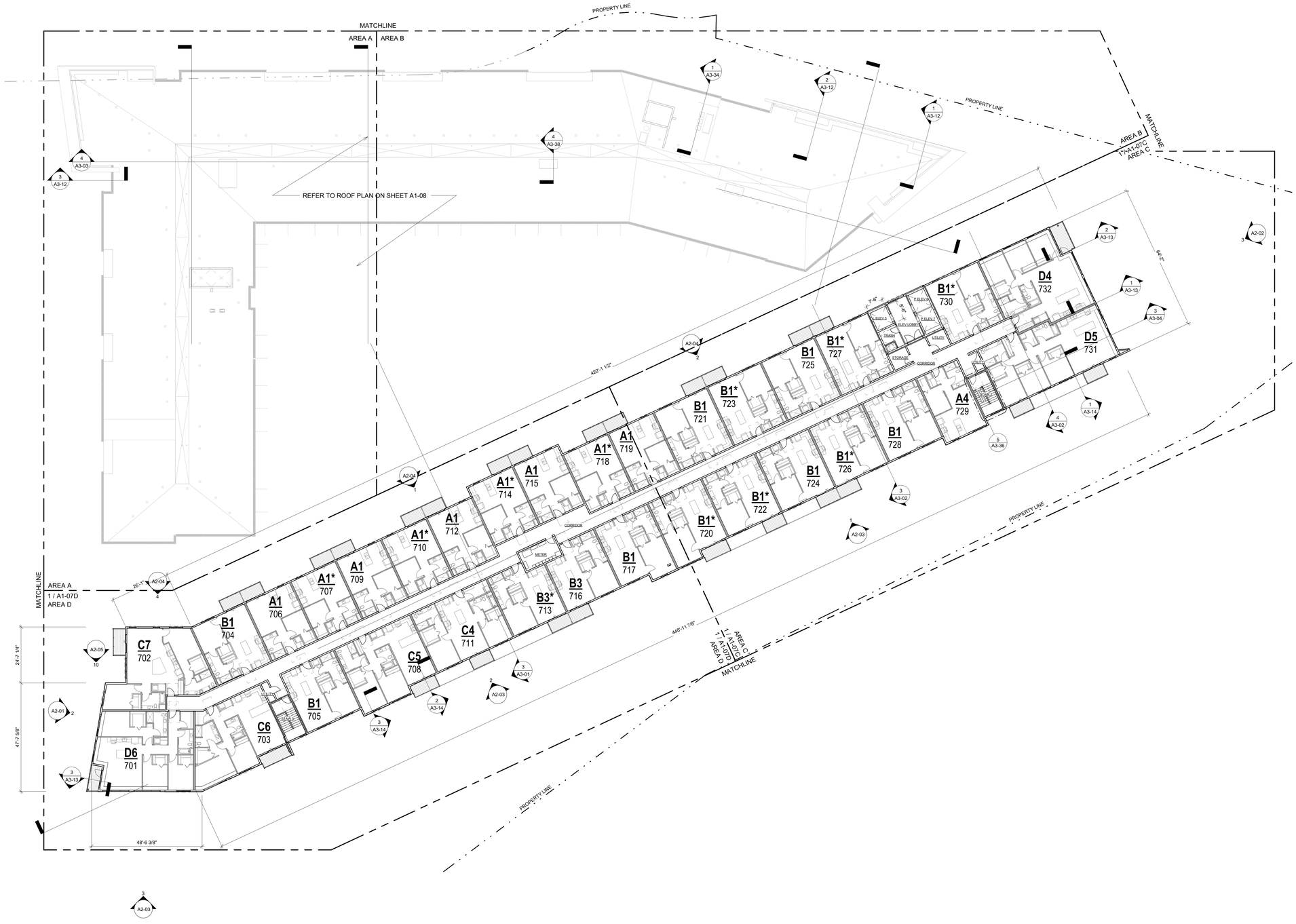
KEY PLAN

N

GENERAL NOTES: FLOOR PLANS

1. SEE SHEETS G1-03 -- G1-010 FOR ADDITIONAL PROJECT INFORMATION
2. ALL INTERIOR PARTITIONS TO BE TYPE D3(E), U.N.O.
3. PROVIDE BLOCKING TO SUPPORT ALL LIGHT FIXTURES, EQUIPMENT, CASEWORK, ETC.
4. REFER TO PROJECT SPECIFICATIONS FOR PROJECT MATERIALS/SYSTEMS

KEY NOTES



1 LEVEL 07 - OVERALL FLOOR PLAN
1/16" = 1'-0"

N

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DESIGN DEVELOPMENT SET

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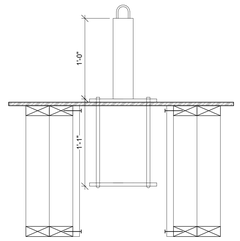
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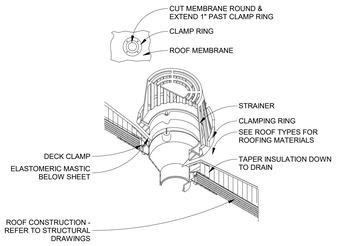
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OVERALL - LEVEL 07 FLOOR PLAN

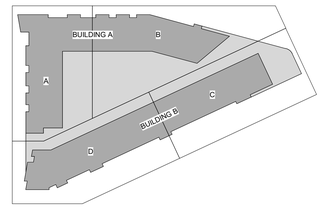
Sheet # A1-07



3 TYPICAL ROOF DAVIT DETAIL
1 1/2" = 1'-0"



2 TYPICAL ROOF DRAIN DETAIL
1 1/2" = 1'-0"



KEY PLAN

GENERAL NOTES: ROOF PLANS

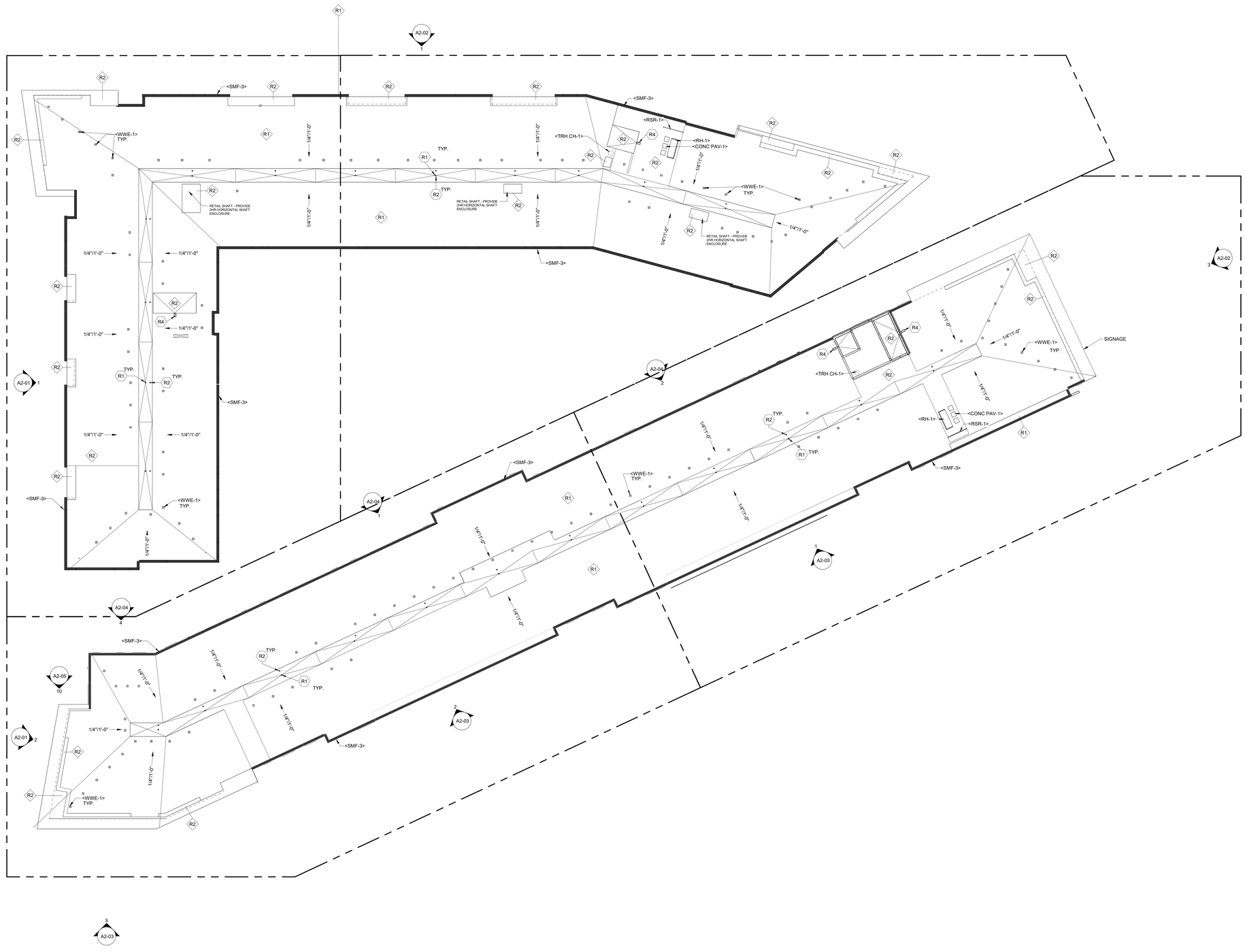
1. ALL FLAT ROOFS SHALL HAVE MIN. 1/4" PER FOOT SLOPE FOR DRAINAGE.
2. PROVIDE TAPERED INSULATION SADDLES AND CRICKETS AT 1/4" PER FOOT AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.
3. FLASH ALL ROOF PENETRATIONS PER MANUFACTURER'S REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY.
4. ALL ROOF PENETRATIONS (PLUMBING STACK VENTS, ETC.) TO BE PAINTED TO MATCH FINISHED ROOFING COLOR.
5. CONTRACTOR TO VERIFY AND COORDINATE LOCATIONS OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS WITH MEP DRAWINGS.
6. PROVIDE DRAFTSTOPPING WITH MINIMUM OF 1/2" WOOD SHEATHING TO SUBDIVIDE THE ATTIC INTO SPACES OF 3,000 SQUARE FEET MAXIMUM AREAS, TYPICAL.
7. PROVIDE VALLEY FLASHING 18" UP EACH SLOPED FACE.
8. FINAL LOCATIONS OF DOWNSPOUTS TO BE VERIFIED IN FIELD WITH INSTALLER, CONTRACTOR, OWNER, AND ARCHITECT. DOWNSPOUTS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
9. DOWNSPOUTS TO BE TIED IN TO SUB-SURFACE DRAINAGE SYSTEM; REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
10. PROVIDE ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS. LAP OVER METAL DRIP EDGE A MINIMUM OF 2" AND EXTEND FROM EAVE TO 24" HORIZONTALLY BEYOND THE INSIDE FACE OF EXTERIOR WALL.
11. SEE PROJECT SPECIFICATIONS MANUAL FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

R1 ROOF DRAIN - COORDINATE WITH D/B PLUMBING CONTRACTOR - PROVIDE 4" RIGID INSULATION MIN. 4' @ DRAIN

R2 ROOF DRAIN OVERFLOW - COORDINATE WITH D/B PLUMBING CONTRACTOR - PROVIDE 4" RIGID INSULATION MIN 4' @ DRAIN, PIPE TO WALL SCUPPER

R4 CONCRETE SPLASH BLOCK, INCLUDE AT ALL SCUPPER LOCATIONS DRAINING ONTO ROOF SURFACES



1 ROOF PLAN - WEST BUILDING
1/16" = 1'-0"

N

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Sheet Title

OVERALL - ROOF PLAN

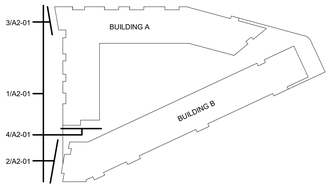
Sheet #
A1-08

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL KEY

<FCS-1>	NICHIPANEL, SMOOTH COLOR: BLACK	<USS-1>	COSENTINO: DEKTON W/ CONCEALED FASTENERS COLOR: DOMOOS
<FCS-2>	NICHIHA: DIMENSION SERIES, RIBBED COLOR: CUSTOM BLACK	<TRS-1>	AVENERE: NEACERA TERRA COTTA RAINSCREEN SYSTEM COLOR: GLOSS WHITE
<FCS-3>	NICHIHA: DIMENSION SERIES, RIBBED COLOR: IVORY	<DCMU-2>	ECHELON CORDOVA STONE PRECAST MASONRY SILL COLOR:BUFF GROUND FACE
<MV-1>	HEBRON BRICK VENEER, UTILITY SIZE COLOR: OPUS	<FCS-4>	NICHIHA: WOOD SERIES, VINTAGEWOOD COLOR: CEDAR
<SMF-3> <SMF-2>	BREAK METAL TRIM COLOR: BLACK	<FCS-5>	NICHIHA: WOOD SERIES, VINTAGEWOOD COLOR: CEDAR
<MP-4> <MP-5>	METAL PANEL WALL SYSTEM COLOR: BLACK	<FCS-6>	NICHIPANEL SMOOTH COLOR:CUSTOM
<APC-1>	PRECAST WALL PANEL - SMOOTH FORMED FINISH	<APC-2>	PRECAST WALL PANEL - RIBBED FINISH - RECKLI - US FORMLINER APPLICATION -2/169 COLUMBIA
<DCMU-1>	ECHELON CORDOVA STONE COLOR: MIDNIGHT		

*NOTE: EXTERIOR MATERIALS ARE FOR DESIGN INTENT, AND SUBJECT TO CHANGE PENDING BUDGETARY AND CONSTRUCTION NEEDS



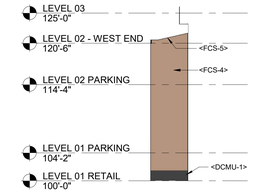
KEY PLAN

GENERAL NOTES: EXT. ELEVATIONS

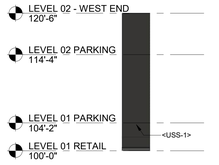
1. SEE SHEET G1-03 THRU G1-08 FOR ADDITIONAL PROJECT INFORMATION
2. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
3. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
4. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2015 IBC.
5. EXHAUST VENT COVERS IN EXTERIOR WALLS SHALL HAVE COLOR TO MATCH ADJACENT SIDING OR MASONRY COLOR.
6. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS OTHERWISE NOTED.
7. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
8. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
9. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL, AND STRUCTURAL.
10. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER AS REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.

KEY NOTES

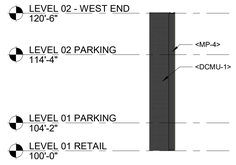
E7 PARKING BLADE SIGNAGE, PROVIDE POWER & DATA TO RACEWAY
E8 INDIVIDUALLY ROUTED, BACKLIT, ALUMINUM LETTER SIGNAGE, PROVIDE POWER
E9 FIRE PUMP METERS, COORDINATE WITH DESIGN/BUILD MEPFP CONTRACTOR
E10 ENTRY CANOPY - <MET FAB-14> STEEL FRAMED CANOPY OVERHANG, PROVDE ROOF DRAINS AS EREQ'D, BLACK TIE ROD SUPPORTS W/ HPC-1, FINISH PERIMETER WITH MP-5 AND SOFFIT AS FCS-5



5 BUILDING A - ENTRY WING WALL
1/8" = 1'-0"



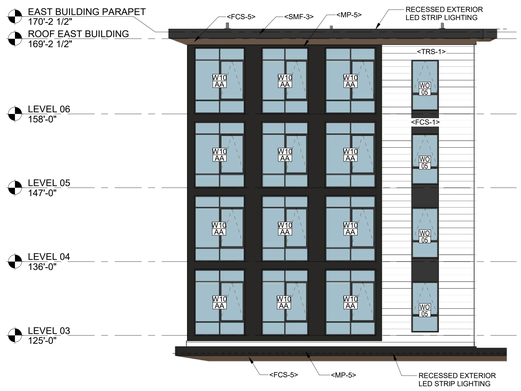
6 BUILDING A - ENTRY BOH ALCOVE
1/8" = 1'-0"



7 BUILDING A - ENTRY BOH ALCOVE 2
1/8" = 1'-0"



4 BUILDING A COURTYARD - NORTH-NORTHEAST
1/8" = 1'-0"



3 BUILDING A - NORTH ELEVATION 2
1/8" = 1'-0"



2 BUILDING B - NORTH ELEVATION
1/8" = 1'-0"



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

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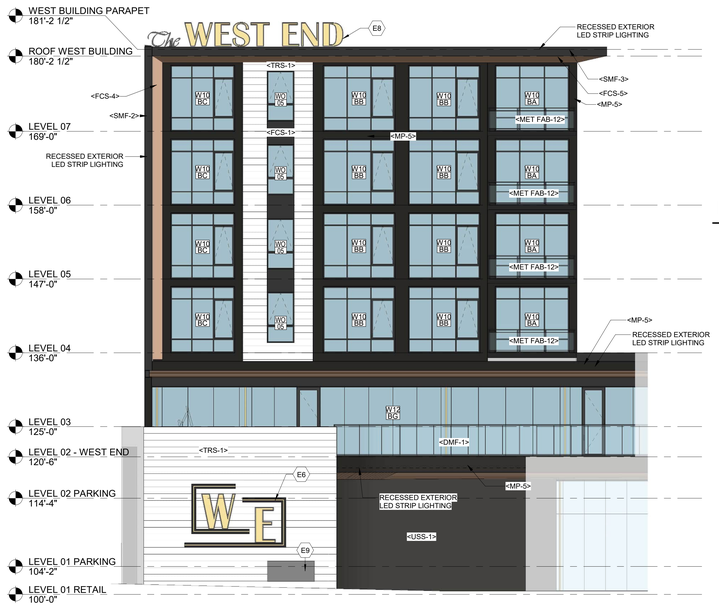
EXTERIOR ELEVATIONS

Sheet #
A2-01

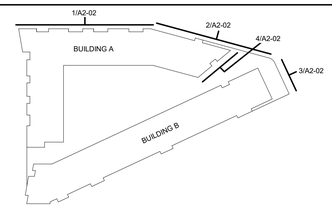
NOT FOR CONSTRUCTION



4 BUILDING B COURTYARD - SOUTH-SOUTHEAST ELEVATION
1/8" = 1'-0"



3 BUILDING B - SOUTHEAST ELEVATION1
1/8" = 1'-0"



KEY PLAN

GENERAL NOTES: EXT. ELEVATIONS

1. SEE SHEET G1-03 THRU G1-08 FOR ADDITIONAL PROJECT INFORMATION
2. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
3. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
4. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2015 IBC.
5. EXHAUST VENT COVERS IN EXTERIOR WALLS SHALL HAVE COLOR TO MATCH ADJACENT SIDING OR MASONRY COLOR.
6. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS OTHERWISE NOTED.
7. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
8. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
9. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL, AND STRUCTURAL.
10. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER AS REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.

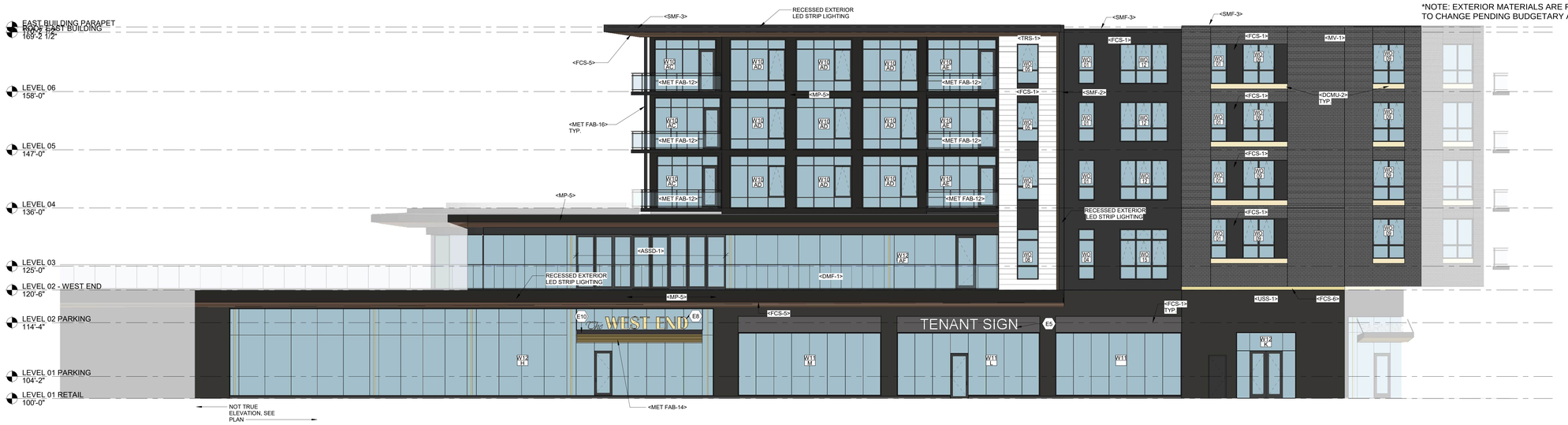
KEY NOTES

E5 TENANT PROVIDED SIGNAGE. PROVIDE POWER TO RACEWAY.
E6 MONUMENT SIGNAGE. PROVIDE POWER TO RACEWAY.
E7 PARKING BLADE SIGNAGE, PROVIDE POWER & DATA TO RACEWAY
E8 INDIVIDUALLY ROUTED, BACKLIT, ALUMINUM LETTER SIGNAGE, PROVIDE POWER
E9 FIRE PUMP METERS, COORDINATE WITH DESIGN/BUILD MEPFP CONTRACTOR.
E10 ENTRY CANOPY - <MET FAB-14> STEEL FRAMED CANOPY OVERHANG, PROVIDE ROOF DRAINS AS EREQTD, BLACK TIE ROD SUPPORTS W/ HPC-1, FINISH PERIMETER WITH MP-5 AND SOFFIT AS FCS-5.

EXTERIOR MATERIAL KEY

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<FCS-2>	NICHIHA: DIMENSION SERIES, RIBBED COLOR: CUSTOM BLACK	<TRS-1>	AVENERE: NEACERA TERRA COTTA RAINSCREEN SYSTEM COLOR: GLOSS WHITE
<FCS-3>	NICHIHA: DIMENSION SERIES, RIBBED COLOR: IVORY	<DCMU-2>	ECHELON CORDOVA STONE PRECAST MASONRY SILL COLOR:BUFF GROUND FACE
<MV-1>	HEBRON BRICK VENEER, UTILITY SIZE COLOR: OPUS	<FCS-4>	NICHIHA: WOOD SERIES, VINTAGEWOOD COLOR: CEDAR
<SMF-3> <SMF-2>	BREAK METAL TRIM COLOR: BLACK	<FCS-5>	NICHIHA: WOOD SERIES, VINTAGEWOOD COLOR: CEDAR
<MP-4> <MP-5>	METAL PANEL WALL SYSTEM COLOR: BLACK	<FCS-6>	NICHIPANEL SMOOTH COLOR:CUSTOM
<APC-1>	PRECAST WALL PANEL - SMOOTH FORMED FINISH	<APC-2>	PRECAST WALL PANEL - RIBBED FINISH - RECKLI - US FORMLINER APPLICATION -2/160 COLUMBIA
<DCMU-1>	ECHELON CORDOVA STONE COLOR: MIDNIGHT		

*NOTE: EXTERIOR MATERIALS ARE FOR DESIGN INTENT, AND SUBJECT TO CHANGE PENDING BUDGETARY AND CONSTRUCTION NEEDS



2 BUILDING A - EAST ELEVATION 3
1/8" = 1'-0"



1 BUILDING A - EAST ELEVATION 1
1/8" = 1'-0"

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RINKA project #: 23203
Sheet Title

EXTERIOR ELEVATIONS

Sheet # A2-02

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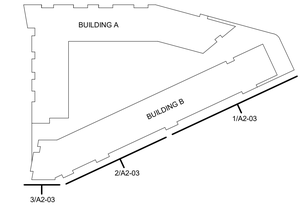
3 BUILDING B - WEST ELEVATION 3
1/8" = 1'-0"



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



1 BUILDING B - WEST ELEVATION 1
1/8" = 1'-0"



KEY PLAN

GENERAL NOTES: EXT. ELEVATIONS

1. SEE SHEET G1-03 THRU G1-08 FOR ADDITIONAL PROJECT INFORMATION
2. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
3. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
4. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2015 IBC.
5. EXHAUST VENT COVERS IN EXTERIOR WALLS SHALL HAVE COLOR TO MATCH ADJACENT SIDING OR MASONRY COLOR.
6. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS OTHERWISE NOTED.
7. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
8. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
9. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL, AND STRUCTURAL.
10. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER AS REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.

KEY NOTES

E6 MONUMENT SIGNAGE. PROVIDE POWER TO RACEWAY.
E8 INDIVIDUALLY ROUTED, BACKLIT, ALUMINUM LETTER SIGNAGE, PROVIDE POWER
E9 FIRE PUMP METERS, COORDINATE WITH DESIGN/BUILD MEPFP CONTRACTOR

EXTERIOR MATERIAL KEY

<FCS-1> NICHIPANEL, SMOOTH COLOR: BLACK	<USS-1> COSENTINO: DEKTON W/ CONCEALED FASTENERS COLOR: DOMOOS
<FCS-2> NICHIHA: DIMENSION SERIES, RIBBED COLOR: CUSTOM BLACK	<TRS-1> AVENERE: NEACERA TERRA COTTA RAINSCREEN SYSTEM COLOR: GLOSS WHITE
<FCS-3> NICHIHA: DIMENSION SERIES, RIBBED COLOR: IVORY	<DCMU-2> ECHELON CORDOVA STONE PRECAST MASONRY SILL COLOR:BUFF GROUND FACE
<MV-1> HEBRON BRICK VENEER, UTILITY SIZE COLOR: OPUS	<FCS-4> NICHIHA: WOOD SERIES, VINTAGEWOOD COLOR: CEDAR
<SMF-3> <SMF-2> BREAK METAL TRIM COLOR: BLACK	<FCS-5> NICHIHA: WOOD SERIES, VINTAGEWOOD COLOR: CEDAR
<MP-4> <MP-5> METAL PANEL WALL SYSTEM COLOR: BLACK	<FCS-6> NICHIPANEL SMOOTH COLOR:CUSTOM
<APC-1> PRECAST WALL PANEL - SMOOTH FORMED FINISH	<APC-2> PRECAST WALL PANEL - RIBBED FINISH - RECKLI - US FORMLINER APPLICATION -2/160 COLUMBIA
<DCMU-1> ECHELON CORDOVA STONE COLOR: MIDNIGHT	

*NOTE: EXTERIOR MATERIALS ARE FOR DESIGN INTENT, AND SUBJECT TO CHANGE PENDING BUDGETARY AND CONSTRUCTION NEEDS

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THE CORNERS
TOWN of BROOKFIELD
The Corners of Brookfield
20111 W Bluemound Road
Brookfield, WI 53045

MANDEL GROUP
Mandel Group
330 E Kilbourn Avenue
Milwaukee, WI 53202

Revisions

DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 12/19/2025

RINKA project #: 23203

Sheet Title

EXTERIOR ELEVATIONS

Sheet # A2-03

NOT FOR CONSTRUCTION



4 BUILDING B COURTYARD - WEST ELEVATION 3
1/8" = 1'-0"



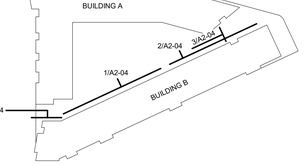
3 WEST END LOBBY NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING B COURTYARD - WEST ELEVATION 2
1/8" = 1'-0"



1 BUILDING B COURTYARD - WEST ELEVATION 1
1/8" = 1'-0"



KEY PLAN

GENERAL NOTES: EXT. ELEVATIONS

1. SEE SHEET G1-03 THRU G1-08 FOR ADDITIONAL PROJECT INFORMATION
2. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
3. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
4. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2015 IBC.
5. EXHAUST VENT COVERS IN EXTERIOR WALLS SHALL HAVE COLOR TO MATCH ADJACENT SIDING OR MASONRY COLOR.
6. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS OTHERWISE NOTED.
7. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
8. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
9. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL, AND STRUCTURAL.
10. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER AS REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.

KEY NOTES

EXTERIOR MATERIAL KEY

<FCS-1>	NICHIPANEL, SMOOTH COLOR: BLACK	<USS-1>	COSENTINO: DEKTON W/ CONCEALED FASTENERS COLOR: DOMOOS
<FCS-2>	NICHIHA: DIMENSION SERIES, RIBBED COLOR: CUSTOM BLACK	<TRS-1>	AVENERE: NEACERA TERRA COTTA RAINSCREEN SYSTEM COLOR: GLOSS WHITE
<FCS-3>	NICHIHA: DIMENSION SERIES, RIBBED COLOR: IVORY	<DCMU-2>	ECHELON CORDOVA STONE PRECAST MASONRY SILL COLOR:BUFF GROUND FACE
<MV-1>	HEBRON BRICK VENEER, UTILITY SIZE COLOR: OPUS	<FCS-4>	NICHIHA: WOOD SERIES, VINTAGEWOOD COLOR: CEDAR
<SMF-3> <SMF-2>	BREAK METAL TRIM COLOR: BLACK	<FCS-5>	NICHIHA: WOOD SERIES, VINTAGEWOOD COLOR: CEDAR
<MP-4> <MP-5>	METAL PANEL WALL SYSTEM COLOR: BLACK	<FCS-6>	NICHIPANEL SMOOTH COLOR:CUSTOM
<APC-1>	PRECAST WALL PANEL - SMOOTH FORMED FINISH	<APC-2>	PRECAST WALL PANEL - RIBBED FINISH - RECKLI - US FORMLINER APPLICATION -2/169 COLUMBIA
<DCMU-1>	ECHELON CORDOVA STONE COLOR: MIDNIGHT		

*NOTE: EXTERIOR MATERIALS ARE FOR DESIGN INTENT, AND SUBJECT TO CHANGE PENDING BUDGETARY AND CONSTRUCTION NEEDS

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Revisions

DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 12/19/2025

RINKA project #: 23203

Sheet Title

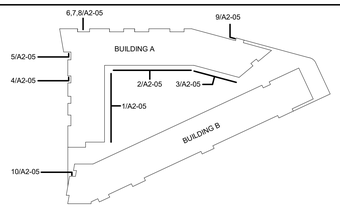
EXTERIOR ELEVATIONS

Sheet # A2-04

EXTERIOR MATERIAL KEY

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<FCS-2>	NICHIHA: DIMENSION SERIES, RIBBED COLOR: CUSTOM BLACK	<TRS-1>	AVENERE: NEACERA TERRA COTTA RAINSCREEN SYSTEM COLOR: GLOSS WHITE
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<DCMU-1>	ECHELON CORDOVA STONE COLOR: MIDNIGHT		

*NOTE: EXTERIOR MATERIALS ARE FOR DESIGN INTENT, AND SUBJECT TO CHANGE PENDING BUDGETARY AND CONSTRUCTION NEEDS

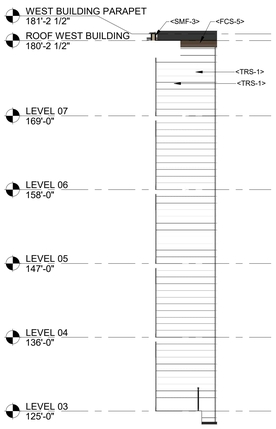


KEY PLAN

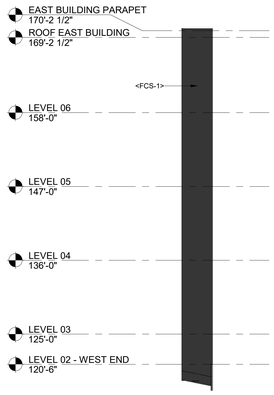
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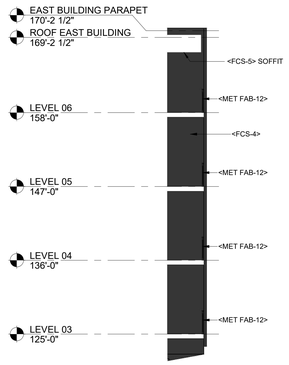
KEY NOTES



10 BUILDING B - NORTH BALCONY RETURN
1/8" = 1'-0"



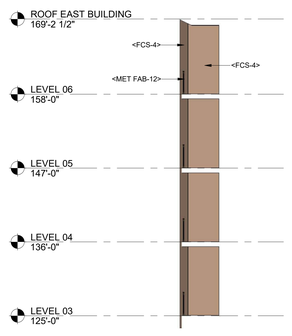
9 BUILDING A - WEST RETURN ELEVATION
1/8" = 1'-0"



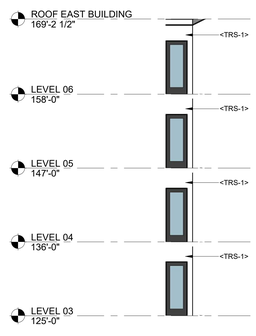
8 BUILDING A - EAST BALCONY DIVIDER 2
1/8" = 1'-0"



3 BUILDING B COURTYARD - EAST ELEVATION
1/8" = 1'-0"



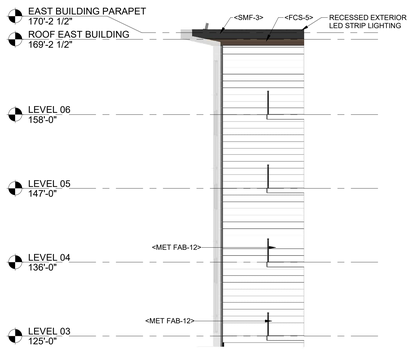
7 BUILDING A - EAST BALCONY DIVIDER
1/8" = 1'-0"



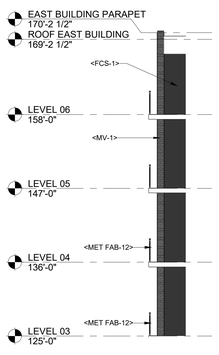
6 BUILDING A - EAST BALCONY RETURN
1/8" = 1'-0"



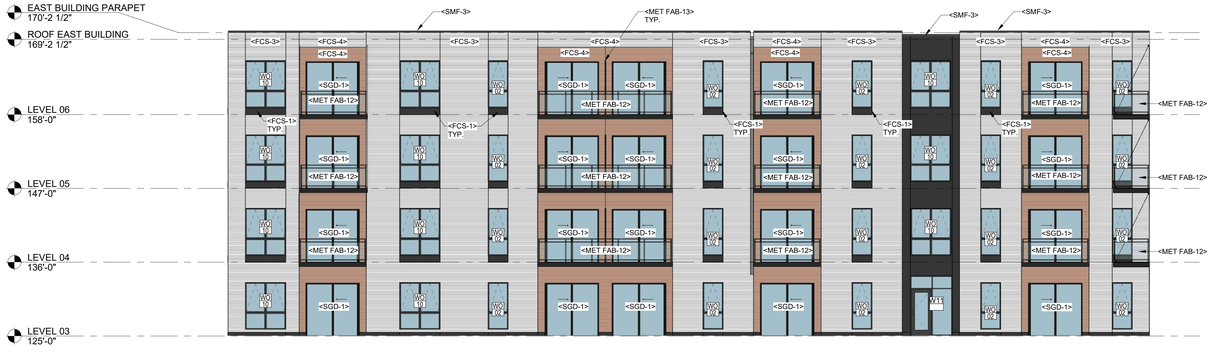
2 BUILDING A COURTYARD - EAST ELEVATION
1/8" = 1'-0"



5 BUILDING A - NORTH/WEST RETURN ELEVATION
1/8" = 1'-0"



4 BUILDING A - TYP BALCONY RETURN ELEVATION
1/8" = 1'-0"



1 BUILDING A COURTYARD - NORTH ELEVATION
1/8" = 1'-0"

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BROOKFIELD, WI 53045

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Sheet Title

EXTERIOR ELEVATIONS

Sheet #

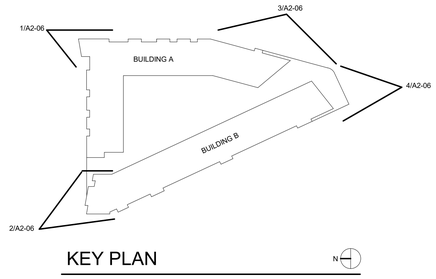
A2-05

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL KEY

<FCS-1>	NICHIPANEL, SMOOTH COLOR: BLACK	<USS-1>	COSENTINO: DEKTON W/ CONCEALED FASTENERS COLOR: DOMOOS
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<DCMU-1>	ECHELON CORDOVA STONE COLOR: MIDNIGHT		

*NOTE: EXTERIOR MATERIALS ARE FOR DESIGN INTENT, AND SUBJECT TO CHANGE PENDING BUDGETARY AND CONSTRUCTION NEEDS



KEY PLAN



4 PERSPECTIVE - SOUTHEAST CORNER
1/2" = 1'-0"



2 PERSPECTIVE - NORTH WEST CORNER
NTS



3 PERSPECTIVE - EAST CORNER
1/2" = 1'-0"



1 PERSPECTIVE - NORTH EAST CORNER
1/2" = 1'-0"

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RINKA project #: 23203

Sheet Title

BUILDING PERSPECTIVES

Sheet # A2-06



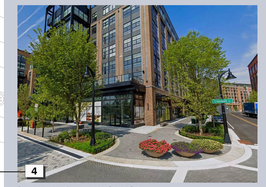
A parkway into the site. Inviting people in to relax and enjoy.

3



5

Benches that create a space within the landscape beds.

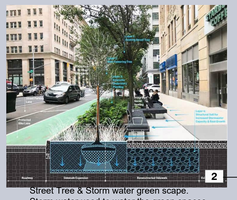


4

Bollard plantings: colorful safety

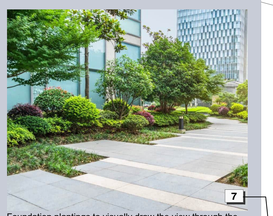
1

Street Cafe:
Wisconsin has beautiful weather to enjoy eating outside and a natural green canopy enhances the ambience



2

Street Tree & Storm water green scape.
Storm water used to water the green spaces.



7

Foundation plantings to visually draw the view through the space



6

Bollard & benches for edge of green spaces

FUTURE BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

"CORNERS" MONUMENT SIGN

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	Street Cafe: Wisconsin has beautiful weather to enjoy eating outside and a natural green canopy enhances the ambience
2	Street Tree & Storm water green scape. Storm water used to water the green spaces.
3	A parkway into the site. Inviting people in to relax and enjoy.
4	Bollard plantings: colorful safety
5	Benches that create a space within the landscape beds.
6	Bollard & benches for edge of green spaces
7	Foundation plantings to visually draw the view through the space

GROUND LEVEL SCHEDULE

DECIDUOUS TREE	31
ORNAMENTAL TREE	15
EVERGREEN TREE	11
TREE FORM SHRUB	4
LARGE EVERGREEN SHRUB	8
LARGE DECIDUOUS SHRUB	26
MEDIUM EVERGREEN SHRUB	125
MEDIUM DECIDUOUS SHRUB	96
SMALL EVERGREEN SHRUB	28
SMALL DECIDUOUS SHRUB	175
TALL ORNAMENTAL GRASS	208
SHORT ORNAMENTAL GRASS	85
PERENNIALS	1,206 sf
TURF	15,306 sf

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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PINNACLE ENGINEERING GROUP
WISCONSIN OFFICE:
20725 WAERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

△ Revisions

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THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 09/20/2024

RINKA project #: 23203

Sheet Title

LANDSCAPE PLAN

Sheet # L1-01

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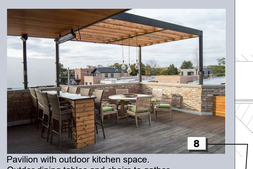
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20725 WAERTOWN ROAD, SUITE 100
BROOKFIELD, WI. 53186
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DO NOT ENTER

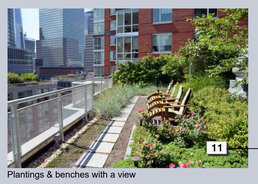
STOP

FUTURE BUILDING



8

Pavilion with outdoor kitchen space.
Outdor dining tables and chairs to gather around.



11

Plantings & benches with a view



9

Trees on a mound to create a separation of spaces.



10

Fire ring or bowl with lounge chairs

"CORNERS" MONUMENT SIGN

PROPOSED GENERATOR

PROPOSED TRANSFORMER

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
8	Pavilion with outdoor kitchen space. Outdor dining tables and chairs to gather around.
9	Trees on a mound to create a separation of spaces.
10	Fire ring or bowl with lounge chairs
11	Plantings & benches with a view

GREEN ROOF SCHEDULE

DECIDUOUS TREE	15
ORNAMENTAL TREE	7
MEDIUM EVERGREEN SHRUB	77
MEDIUM DECIDUOUS SHRUB	58
SMALL EVERGREEN SHRUB	40
SMALL DECIDUOUS SHRUB	106
TALL ORNAMENTAL GRASS	194
SHORT ORNAMENTAL GRASS	37
PERENNIALS	786 sf
TURF	3,544 sf
ROOF MIX	5,250 sf
EVERGREEN GROUND COVER	693 sf

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

PEG PROJECT NO: 1987.00D

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Sheet Title

LANDSCAPE PLAN GREEN ROOF

Sheet # L2-01



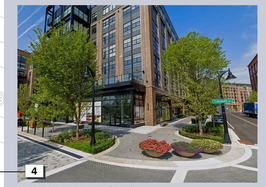
A parkway into the site. Inviting people in to relax and enjoy.

3



5

Benches that create a space within the landscape beds.

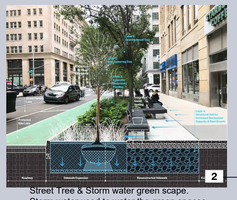


4

Bollard plantings: colorful safety

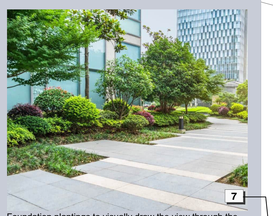
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Storm water used to water the green spaces.



7

Foundation plantings to visually draw the view through the space



6

Bollard & benches for edge of green spaces

FUTURE BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

"CORNERS" MONUMENT SIGN

REFERENCE NOTES SCHEDULE

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4	Bollard plantings: colorful safety
5	Benches that create a space within the landscape beds.
6	Bollard & benches for edge of green spaces
7	Foundation plantings to visually draw the view through the space

GROUND LEVEL SCHEDULE

DECIDUOUS TREE	31
ORNAMENTAL TREE	15
EVERGREEN TREE	11
TREE FORM SHRUB	4
LARGE EVERGREEN SHRUB	8
LARGE DECIDUOUS SHRUB	26
MEDIUM EVERGREEN SHRUB	125
MEDIUM DECIDUOUS SHRUB	96
SMALL EVERGREEN SHRUB	28
SMALL DECIDUOUS SHRUB	175
TALL ORNAMENTAL GRASS	208
SHORT ORNAMENTAL GRASS	85
PERENNIALS	1,206 sf
TURF	15,306 sf

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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p 414.431.8101

PINNACLE ENGINEERING GROUP
WISCONSIN OFFICE:
20725 WAERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

△ Revisions

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THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 09/20/2024

RINKA project #: 23203

Sheet Title

LANDSCAPE PLAN

Sheet # L1-01

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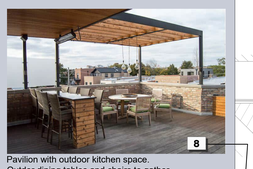
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DO NOT ENTER

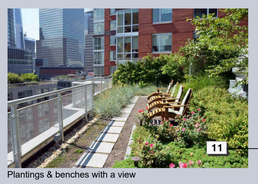
STOP

FUTURE BUILDING



8

Pavilion with outdoor kitchen space.
Outdor dining tables and chairs to gather around.



11

Plantings & benches with a view



9

Trees on a mound to create a separation of spaces.



10

Fire ring or bowl with lounge chairs

"CORNERS" MONUMENT SIGN

PROPOSED GENERATOR

PROPOSED TRANSFORMER

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
8	Pavilion with outdoor kitchen space. Outdor dining tables and chairs to gather around.
9	Trees on a mound to create a separation of spaces.
10	Fire ring or bowl with lounge chairs
11	Plantings & benches with a view

GREEN ROOF SCHEDULE

DECIDUOUS TREE	15
ORNAMENTAL TREE	7
MEDIUM EVERGREEN SHRUB	77
MEDIUM DECIDUOUS SHRUB	58
SMALL EVERGREEN SHRUB	40
SMALL DECIDUOUS SHRUB	106
TALL ORNAMENTAL GRASS	194
SHORT ORNAMENTAL GRASS	37
PERENNIALS	786 sf
TURF	3,544 sf
ROOF MIX	5,250 sf
EVERGREEN GROUND COVER	693 sf

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

PEG PROJECT NO: 1987.00D

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THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
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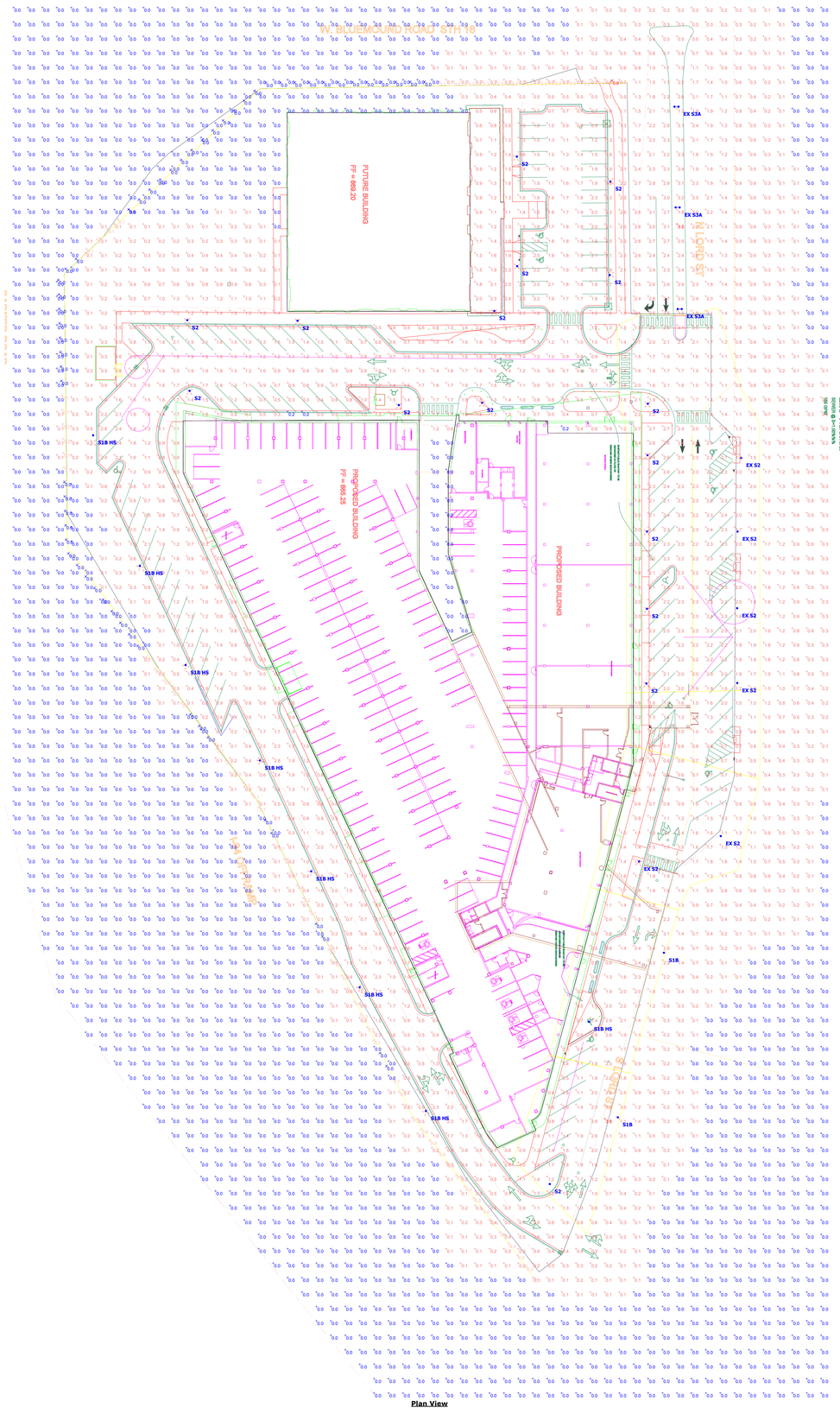
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RINKA project #: 23203

Sheet Title

LANDSCAPE PLAN GREEN ROOF

Sheet # L2-01



Plan View

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
ⓒ	S1B		2	MPTC-72W32LED4K-G3-LE4	UrbanScape LED Post-Top (MPTC), 32 LED's, 4000K CCT, TYPE LE4 OPTIC, No Shield	(2) LEDgine ARRAY(S) DRIVEN AT 700mA	1	7528	1	68	Max: 4051cd
ⓒ	S1B HS		8	MPTC-72W32LED4K-G3-LE4-HS	UrbanScape LED Post-Top (MPTC), 32 LED's, 4000K CCT, TYPE LE4-HS OPTIC, House-side Shield	(2) LEDgine ARRAY(S) DRIVEN AT 700mA	1	5333	1	68	Max: 3685cd
ⓒ	S2		16	MPTC-72W32LED4K-G3-LE5	UrbanScape LED Post-Top (MPTC), 32 LED's, 4000K CCT, TYPE LE5 OPTIC, No Shield	(2) LEDgine ARRAY(S) DRIVEN AT 700mA	1	7671	1	68	Max: 3202cd
ⓒ	EX S2		6	MPTC-72W32LED4K-G3-LE5	UrbanScape LED Post-Top (MPTC), 32 LED's, 4000K CCT, TYPE LE5 OPTIC, No Shield	(2) LEDgine ARRAY(S) DRIVEN AT 700mA	1	7671	1	68	Max: 3202cd
⚇	EX S3A		3	MPTC-55W32LED4K-G3-LE3	UrbanScape LED Post-Top (MPTC), 32 LED's, 4000K CCT, TYPE LE3 OPTIC, No Shield	(2) LEDgine ARRAY(S) DRIVEN AT 530mA	1	5945	1	108	Max: 3973cd

*No substitutions shall be allowed without prior approval from engineer of record and lighting designer.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking/Drive Area	+	1.5 fc	3.5 fc	0.2 fc	17.5:1	7.5:1
Property Line	×	0.1 fc	0.6 fc	0.0 fc	N/A	N/A

LUMEC by Signify | Urban | UrbanScape | MPTC Post Top

Lumec **UrbanScape LED** post top luminaire features flexible, robust energy-saving solutions for modern-styled urban architectural lighting. With its slightly rounded hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag,innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

Ordering guide

Example: MPTC-42W32LED4K-G3-LE3-IOD-CDMGM2S-PHB-BKTX

Series	LED module	CCT	Gen. G3	Optical system	Voltage	Driver	Options: Receptical	Options: Control	Options: Luminaire	Mounting	Poles	Finish
MPTC[1] MPTCCR MPTCRC MPTCRR UrbanScape LED post top luminaire	55W32LED[2] 55W32LED[2] 72W32LED 97W32LED[2] 55W4BLED 82W4BLED 109W4BLED 147W4BLED[2] 70W64LED 70W64LED 90W90LED 135W90LED	3K 3000K 4K 4000K	G3 Gen.3	LE2 Type II (ASYM) flat lens LE3 Type III (ASYM) flat lens LE3 Type III (ASYM) wide flat lens LE4 Type IV (ASYM) flat lens LE5 Type V (SYM) flat lens	UNV 120-277V 347 347V 480 480V	DMG 0-10 volt SBD[3] Sensor ready driver (standard configuration) SRD[3] Sensor ready driver (alternate configuration)	RC[1] Receptacle for twist-lock photocell or shorting cap, 5-pins RCD7[1] Receptacle for twist-lock photocell or shorting cap, 7-pins	PHB[1] Twist-lock Photoelectric Cell PHB[1] Shorting cap PHN[1] Twist-lock Photoelectric Cell extended life, UNV (120-277vAC)	SP2 20W/ 30mA Surge Protector TN3 Fitter to fit over 3" (76 mm) O.D. by 4" (102 mm) long tenon TN3.5 Fitter to fit over 3½" (89 mm) by O.D. by 4" (102 mm) long tenon BAC* Meets the requirements of the Buy American Act of 1933 (BAA)	Consult the Signify web site for details and the complete line of Mountings	Consult the Signify web site for details and the complete line of Poles	Textured BZTX BEBTX BEBTX BGZTX BKTX BRTX GN4TX GNBTX GNBTX GNTX GR GYSTX NP RDZTX RD4TX TG TS WHTX (consult pg 4 for code descriptions)

1. DMG 0-10V driver come standard.
2. The 347V and 480V are not available.
3. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
4. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

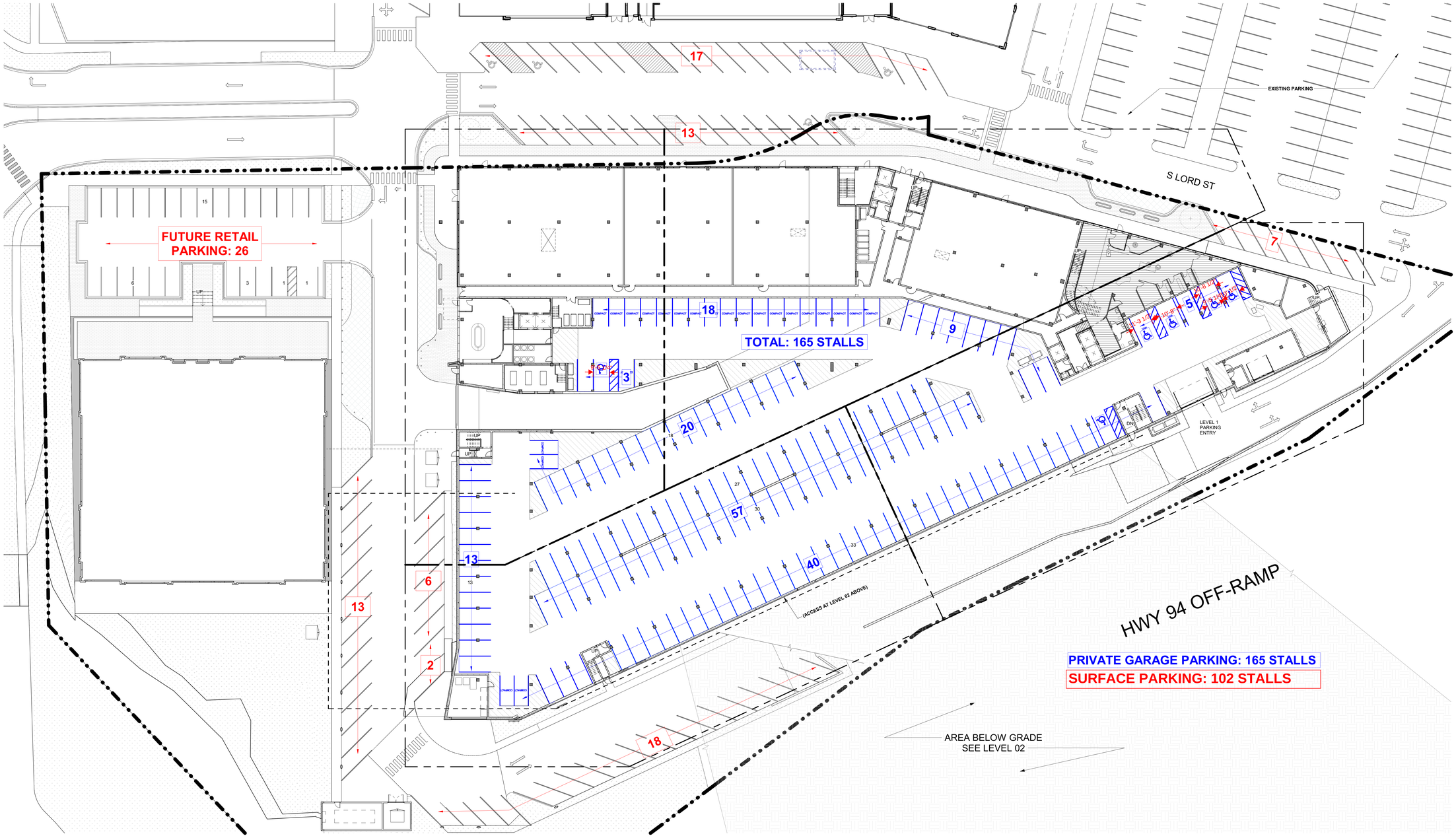
All light levels are approximate.
Values will vary due to actual LED/driver combinations, reflectances (currently set at 80/50/20), environmental conditions, and obstructions.
Calculations are based on our interpretation of information provided to us.
This design remains the property of Spectrum Lighting and may not be altered without written permission.

SPECTRUM lighting

The West
Brookfield, WI

Designer

Date
12/16/2025
Scale
Not to Scale
Drawing No.
V3
Summary



1 LEVEL 01_PARKING PLAN
1" = 20'-0"

N

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THE CORNERS
TOWN of BROOKFIELD

The Corners of Brookfield
20111 W Bluemound Road
Brookfield, WI 53045

MANDEL GROUP

Mandel Group
330 E Kilbourn Avenue
Milwaukee, WI 53202

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DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
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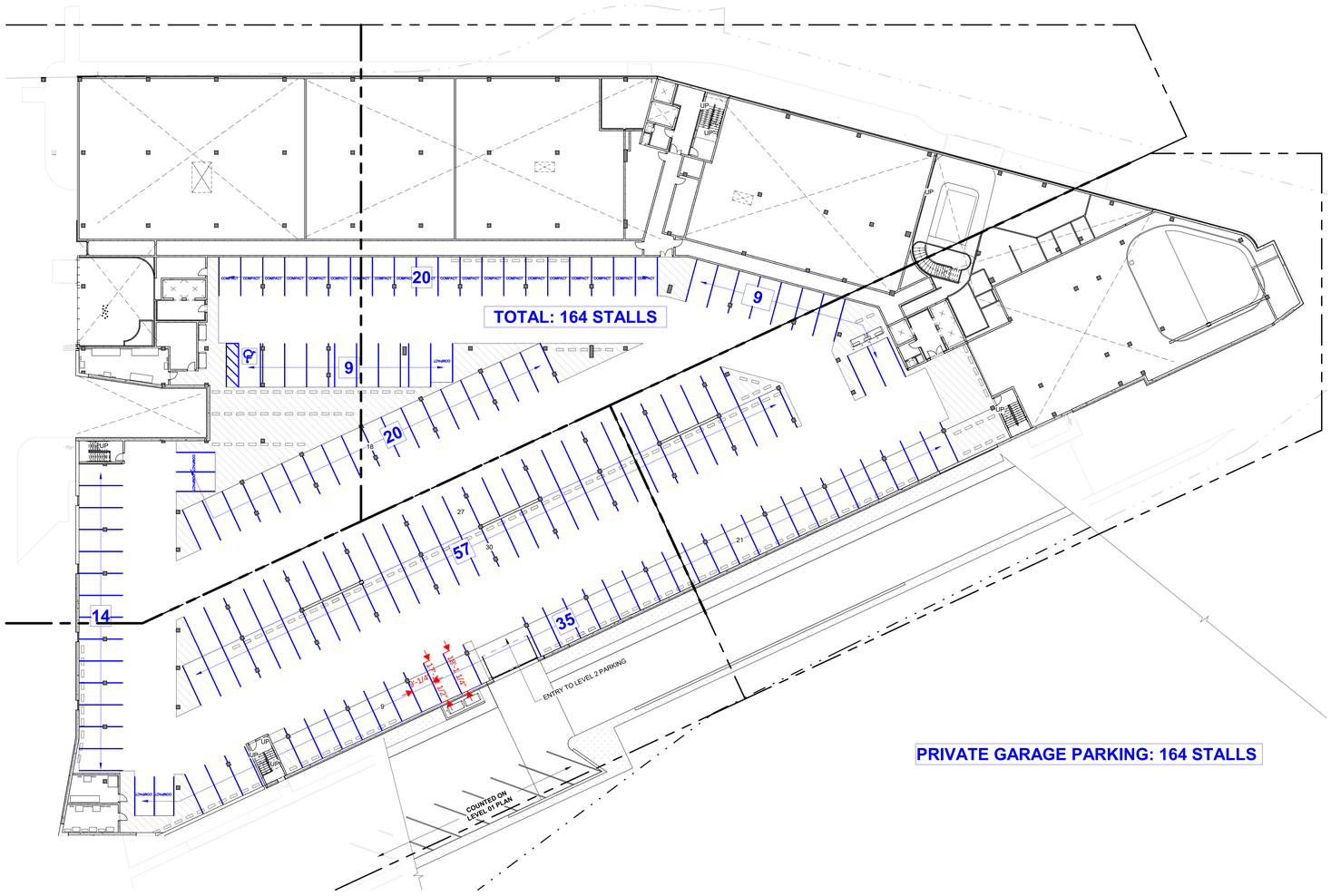
Date Issued: 12/19/2025

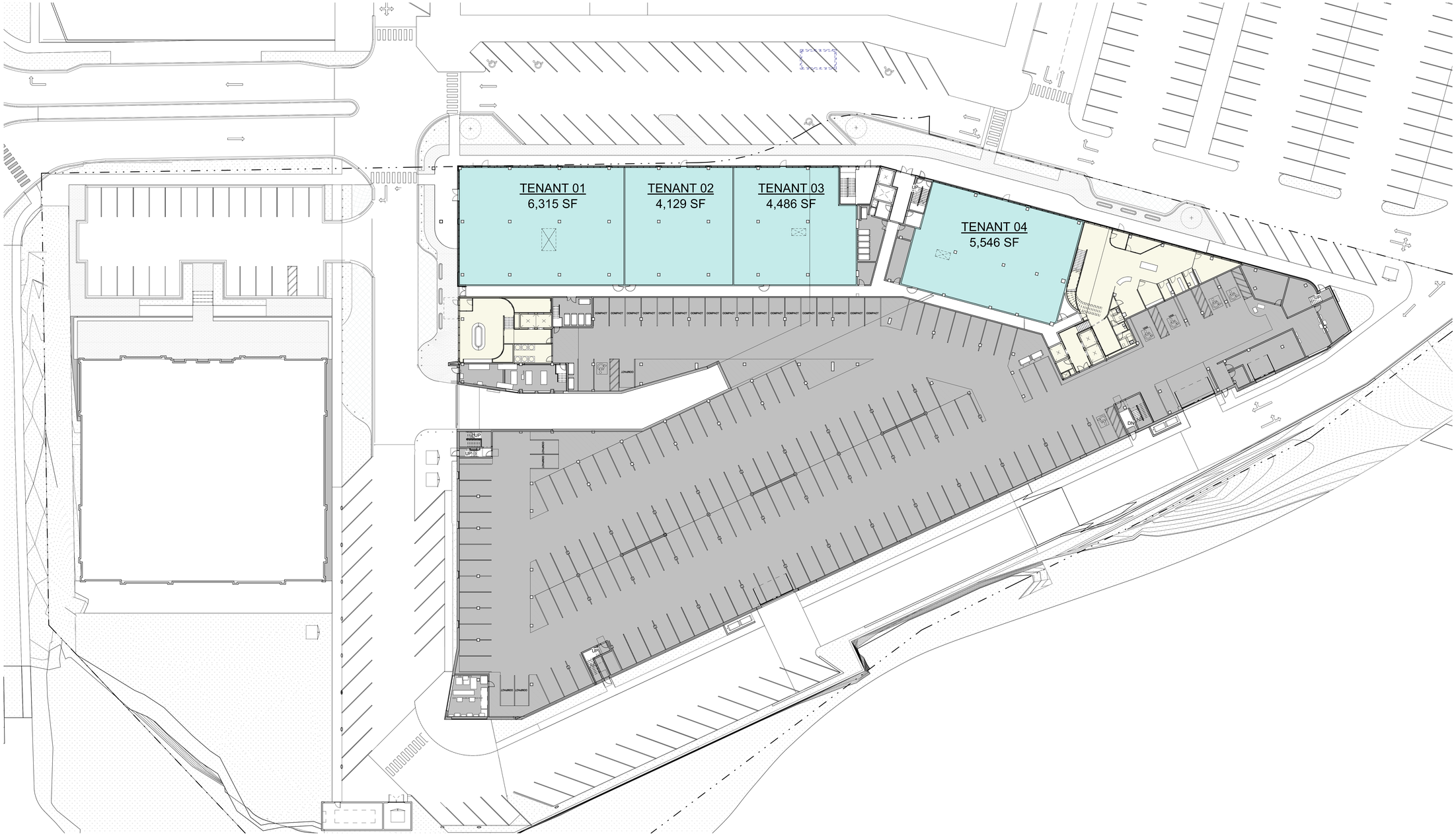
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Sheet Title

LEVEL 01 PARKING PLAN

Sheet # G1-20


UP
UP
UP



1 LEVEL 01 TENANT RETAIL AREAS
1" = 20'-0"

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DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 12/19/2025

RINKA project #: 23203

Sheet Title

RETAIL AREAS

Sheet #
G1-22

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RETAIL		
Corners Retail GLA	245,339	SF
Von Maur GLA	105,619	SF
West End inline GLA	20,475	SF
West End outlot GLA	18,732	SF
Grand Total GLA	**390,165**	SF

Required Parking Total @	4 spaces per 1000 SF of GLA	1,561 Spaces

RESIDENTIAL	
Garrison & Dempsey	244 Units
West End	277 Units
Grand Total	**521** Units

Required Parking Total @	1.2 spaces per Residential Unit	625 Spaces

Total Spaces Required	**2,186** Spaces

Corners of Brookfield Parking Inventory

Prepared with base map dated 01/06/2025

Parking Area	Parking Level	Retail Parking	Residential Parking
Core	Plaza Level	72	0
West + Demo	At Grade	296	0
East	At Grade	117	0
South	At Grade	17	0
East Precast deck	Plaza Level	139	0
PT Deck	Mezzanine	0	333
PT Deck	Lower Level	944	0
Total Existing Parking		**1585**	**333**
Proposed WE demolition		-165	
Proposed WE New Parking	Surface	102	
	Enclosed Level 1		164
	Enclosed Level 2		165

Total Parking to be Provided on Site		**1522**	**662**	**2184** Spaces

SUMMARY OF SPACES REQUIRED VS. PROVIDED ACROSS PHASE 1 AND PHASE 2

	Required	Provided	Delta
Total Retail Spaces	1,561	1,522	(39)
Total Residential Spaces	625	662	37
Total Spaces	**2,186**	**2,184**	**(2)**

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Milwaukee, Wisconsin 53202
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mandelgroup.com

THE CORNERS OF BROOKFIELD | THE WEST END
Residential Parking Management Strategy

Mandel Property Services, Inc. carefully monitors usage and demand for residential parking at The Corners of Brookfield. Based on the survey results we have devised a management plan for The West End that allows for market-responsive parking facilities that respond to both apartment residents and their guests.

The Corners 244 apartment residences are served by two mezzanine structures totalling 338 parking stalls. The West End will comprise 277 apartment residences served by a two-level indoor structured parking facility totalling 329 parking stalls. Parking counts are determined based on unit size/type and historic demand statistics, to best and most efficiently size high-cost structured parking as part of the overall development plan.

The development's financial performance is based on a stabilized 5% vacancy rate, which is normal/customary for the industry. Based on a total count of 521 apartment homes we would expect 26 vacancies equating to approximately 33 stalls. Our Corners' residential parking ratio of 1.39 stalls/unit has comfortably accommodated residents' needs since opening, with an occasional need to park a vehicle on the main parking level due to height constraints or temporary/short-term excess vehicles associated with a household (not guest/visitor related). Resident visitor parking to date has been accommodated using the main parking field for those short-term visits.

To provide a higher-level experience at The West End we will be instituting a parking management system that makes more efficient use of the indoor heated parking stalls being built as part of the development. Given the demographic attracted to the property

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to date we have been able to chart usage patterns of residents, indicating usage/absence of use of their reserved parking stalls associated with life patterns, including work from home; vacation and business travel during which time their car is not on property; and short-term visitations that leave reserved parking spaces empty overnight or for a weekend.

West End residents will participate in a parking management system that rewards them for allowing periodic/short-term use of their reserved parking stall during the time that they indicate they will be away from the property (along with their car). By registering their 'empty stall' with the system, the stall will be entered into an availability pool for guests visiting the property. There will be a modest overnight/per-diem charge for visitor use of the heated, secured indoor parking, and a comparable stipend credited to the resident making such parking space available. We believe that with thoughtful management of this system our residents will enjoy an enhanced parking amenity for their guests who may be in need of more than a few hours' of parking while visiting.

CERTIFICATE
OF RECOGNITION

THIS CERTIFICATE IS PRESENTED TO:

Town of Brookfield Fire Department

Last-Known-Well Entered
&
Left Scene within 15 Minutes of Arriving to Patient

IN RECOGNITION OF EXCELLENCE IN PERFORMANCE IMPROVEMENT IN 2025

Ka Z Xiong

Ka Z Xiong, MPH
Coverdell Stroke
Program Director

WISCONSIN COVERDELL STROKE PROGRAM

Mary Pesik

Mary Pesik, RDN CD
Chronic Disease Prevention
Unit Supervisor

WISCONSIN DEPARTMENT of HEALTH SERVICES

TOWN OF BROOKFIELD

MUNICIPAL COURT

JoAnn Eiring
Municipal Judge

DATE: April 2, 2026
FROM: Judge JoAnn Eiring
RE: Request for Approval by the Town of Brookfield Board of Increase of Court Costs for Municipal Court

Assembly Bill 443 was signed into law on March 20, 2026, by Governor Evers. The bill allows local jurisdictions the ability to increase the permissible threshold for municipal court fees by up to $10.00. This cost would be borne by the party found guilty of an ordinance violation.

The last increase in the permissible fee was in 2013.

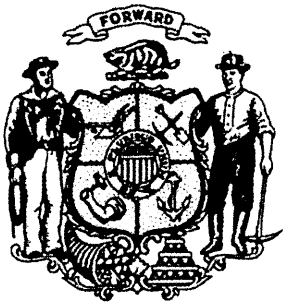
A recommendation for the court costs for the Town of Brookfield Municipal Court to be increased from $38.00 to $48.00. To be effective, if approved by the Town Board, on April 15, 2026.

JoAnn Eiring 04/02/2026

JoAnn Eiring, Municipal Judge
Town of Brookfield Municipal Court

645 N. Janacek Road, Brookfield, WI 53045
Tel: (262)796-3780 Fax: (262) 796-0339
townofbrookfieldwi.gov

State of Wisconsin



Date of enactment: March 20, 2026
2025 Assembly Bill 443 Date of publication*: March 21, 2026

2025 WISCONSIN ACT 113

AN ACT *to amend* 814.65 (1) of the statutes; **relating to:** increasing the maximum fee for court costs collectible in a municipal court action.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 814.65 (1) of the statutes is amended to read:

814.65 **(1)** COURT COSTS. In a municipal court action, except for a financial responsibility violation under s. 344.62 (2) or for a violation of an ordinance in conformity with s. 343.51 (1m) (b) or 347.48 (2m), the municipal ~~judge~~ court shall collect a fee of not less than $15 nor more than ~~$38~~ $48 on each separate matter, whether it is on default of appearance, a plea of guilty or no contest, on issuance of a warrant or summons, or the action is tried as a contested matter. Of each fee received by the ~~judge~~ court under this subsection, the municipal treasurer shall pay monthly $5 to the secretary of administration for deposit in the general fund and shall retain the balance for the use of the municipality.

---

* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."