



## Office of the Town Clerk

Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045

Office: 262-796-3788 | Clerk@TownofBrookfieldwi.gov

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### MEETING AGENDA Addendum

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Tuesday, May 5, 2026 7 P.M.	Town Board Utility District No. 1 Sanitary District No. 4	Eric Gnant Room TOB Municipal Building 645 N. Janacek Rd., Brookfield, WI
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1. Call to Order & Roll Call.
2. Meeting Notices.
3. Approval of Agenda.
4. Approval of Minutes:
  - a. April 21, 2026 meeting of the TB, UD1, SD4.
5. Citizen Comments: Three-minute limit.
6. Committee/Commission Reports/Recommendations: None.
7. Old Business:
  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).
8. New Business:
  - a. Discussion and possible action regarding a Temporary Extension of Premises Application for Café Hollander's 2026 Beer Garden.
  - b. Discussion and possible action regarding an application for Appointment of Agent by Melting Pot to appoint Sierrah Hansen as the successor agent.
  - c. Discussion and possible action regarding the 2026 Bridge Inspection Proposal from Collins Engineers, Inc.
  - d. Discussion and possible action regarding Resolution 2026-04 Supporting a Comprehensive and Sustainable Transportation Funding Solution.
  - e. Discussion and possible action regarding Ordinance 2026-01 Creating Sections 17.06(6) and 17.06(7), and Amending Section 17.01(9)(B) of the Town of Brookfield Municipal Code.
  - f. Discussion and possible action regarding Ordinance 2026-02 Amending Certain Sections in Chapter 17 of the Town of Brookfield Municipal Code.
  - g. Discussion and possible action regarding Board, Committee, and Annual appointments.
  - h. Convene into CLOSED SESSION pursuant to Wis. Stat. § 19.85(1)(c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the government body has jurisdiction or exercises responsibility: Town Administrator Compensation
  - i. Reconvene into OPEN SESSION, according to Wis. Stat. § 19.85(1)(c), for any necessary action resulting from the Closed Session.
9. Departments Reports/Recommendations: None.
10. Approval of Vouchers and Checks.
11. Communication and Announcements.
12. Adjourn.

Posted May 1, 2026  
Emily Howells, Town Clerk

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



## Office of the Town Clerk

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### MEETING MINUTES

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Tuesday, April 21, 2026	Town Board	Eric Gnant Room
Immediately following the Annual Meeting	Utility District No. 1	TOB Municipal Building
	Sanitary District No. 4	645 N. Janacek Rd., Brookfield, WI

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1. Call to Order & Roll Call.

Chairman Henderson called the meeting to order at 7:38 p.m.

Present: Chairman Keith Henderson, Supervisors Steve Kohlmann, John Charlier, Matthew Paris and Ryan Stanelle.

A quorum was met (5-0).

Staff Present: Administrator Tom Hagie, Department of Public Works Superintendent Scott Hartung, Sanitary District No. 4 Superintendent Tony Skof, Parks & Recreation Director Chad Brown, Chief of Police Chris Perket, Municipal Court Judge JoAnn Eiring, 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 with the exception item 9b be removed from the agenda; seconded by Charlier.

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

4. Approval of Minutes:

a. April 8, 2026 meeting of the TB, UD1, SD4.

Motion by Charlier to approve the minutes of April 8, 2026; seconded by Kohlmann.

Motion prevailed by a voice vote (4-0).

Matthew Paris abstained.

5. Citizen Comments: Three-minute limit. None.

6. Committee/Commission Reports/Recommendations: None.

7. Old Business: None.

8. New Business:

a. Discussion and possible action regarding a Producer Full-Service Retail Sales Application from J. Henry & Sons for Whiskey & Watches at Craig Husar, located at 20100 W Bluemound Rd., on June 19, 2026.

Motion by Kohlmann to approve a Producer Full-Service Retail Sales Application from J. Henry & Sons for Whiskey & Watches at Craig Husar, located at 20100 W Bluemound Rd., on June 19, 2026; seconded by Charlier.

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

9. Departments Reports/Recommendations:

a. Sanitary District No. 4

1. Discussion and possible action regarding HydroCorp Cross Connection Program Service Agreement Renewal.

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

Motion by Charlier to approve the HydroCorp Cross Connection Program Service Agreement Renewal not to exceed \$59,039.86; seconded by Kohlmann.

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

10. Approval of Vouchers and Checks.

Motion by Stanelle to approve vouchers and checks in the amount of \$2,850,005.53; seconded by Kohlmann.

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

11. Communication and Announcements.

- a. Stanelle announced the Wisconsin Towns Association (WTA) meeting is Wednesday, April 22, 2026 at 6:30 p.m.
- b. Fourth of July Volunteers are needed.
- c. Paris inquired as to whether the Town had a way to track exceptions year to year from the audit to which Hagie provided we do not.

12. Adjourn.

Motion by Kohlmann to adjourn at 7:50 p.m.; seconded by Charlier.

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

Respectfully submitted by,  
Emily Howells, Town Clerk

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



## **TOWN OF BROOKFIELD DECISION SHEET**

**DATE:** April 9, 2026

**TO:** Lisa Van Handel and Zach Becker, Excel Engineering  
Nicholas Newman, Kwik Trip  
SENT VIA EMAIL

**RE:** Kwik Trip site plan changes (Development Approval)

**SUBJECT PROPERTY:** 21980 Watertown Road

**DECISION DATE:** March 11, 2026 (ARC)  
March 24, 2026 (Plan Commission)  
April 8, 2026 (Town Board)

Please be informed that the **Town Board** took the following action relative to your request:

**CONDITIONALLY APPROVED** your request for site plan changes, including an expanded parking lot, dumpster relocation and enclosure and lighting modifications. The conditions of approval are noted below. Conditions shown in **bold** must be completed prior to permits being issued.

Authorized Signature: \_\_\_\_\_

Town Planner

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### Conditions of Approval

1. The dumpster enclosure shall be constructed of concrete block, as proposed in the dumpster enclosure plan dated April 7, 2026.

Please note that a building permit is required.

2. **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.**

A non-annexation agreement is forthcoming.

**WAIVER OF ANNEXATION RIGHTS**

**Title of Document**

Document Number

**WHEREAS**, PDQ FOOD STORES INC. (hereinafter referred to as "Property Owner") owns a parcel of land described more particularly on Exhibit A, which is appended hereto and incorporated herein by reference (herein the "Subject Property"), and identified as Town of Brookfield Tax Key No. BFKT 1083997001 and

**WHEREAS**, Sanitary District No. 4 – Town of Brookfield (herein the "Sanitary District ") has initiated a special assessment proceeding in accordance with the authority granted by Wis. Stat. § 66.0703; and

**WHEREAS**, the special assessment proceeding was undertaken for the purpose of deferring and recovering costs associated with the construction of a 300,000-gallon elevated tank and water main extension in the Town of Brookfield, which facility will specially benefit the Subject Property; and

**WHEREAS**, the engineer's report proposes that a special assessment be levied against the Subject Property in the amount of \$1,503.72; and

**WHEREAS**, the Property Owner, in consideration of the waiver and release of any right to levy and/or collect the proposed special assessment for the public improvements referred to herein, and for other good and valuable consideration, sufficiency of which is acknowledged by the Property Owner, has agreed to waive the Property Owner's right to initiate, or participate in, any annexation proceeding or activity which would result in the annexation and/or jurisdictional transfer of the Subject Property from the Town of Brookfield to the City of Brookfield, or any other incorporated municipalities;

3866117

REGISTER OF DEEDS  
WAUKESHA COUNTY, WI  
RECORDED ON

October 26, 2011 01:30 PM  
James R Behrend  
Register of Deeds  
4 PGS  
TOTAL FEE: \$30.00  
TRANS FEE: \$0.00  
Book Page -



Recording Area

Name and Return Address

Attorney James W. Hammes  
Cramer, Multhauf & Hammes, LLP  
P.O. Box 558  
Waukesha, WI 53187-0558

BKFT 1083997001

Parcel Identification Number (PIN)

*Jul 30 4*  
*BKFT*

**NOW, THEREFORE,** for valuable consideration, receipt of which is acknowledged by the Property Owner, it is agreed by and between the Property Owner, the Town of Brookfield and Sanitary District No. 4 – Town of Brookfield, as follows:

1. That the Property Owner shall not, without first obtaining the written authorization and approval of the Town Board of the Town of Brookfield, sign or execute any petition for annexation or similar document, the result of which would be to transfer municipal jurisdiction of the Subject Property from the Town of Brookfield to the City of Brookfield, or any other incorporated municipality. The Property Owner shall not participate voluntarily in any annexation proceeding or similar proceeding or activity which would result in the transfer of municipal jurisdiction of the Subject Property from the Town of Brookfield to the City of Brookfield, or any other incorporated municipality.

2. The Property Owner, by this agreement, conveys, transfers, and assigns to the Town of Brookfield, any and all rights otherwise granted to the Property Owner in accordance with the provisions of Wis. Stat. § 66.0217, as that statute exists at the time of the execution of this agreement, or as the statute may be amended subsequent to the execution of this agreement. Such rights shall be vested in the Town of Brookfield until such time as the Town Board of the Town of Brookfield releases those rights by action taken at a public meeting of the Town Board noticed for that purpose.

3. This Agreement shall be effective for the period beginning on the date binding upon the Property Owner, as well as any person, firm, corporation, or entity which may acquire all, or any portion, of the Property Owner's interest in any of the Subject Property for a period of twenty (20) years or until July 31, 2031, whichever occurs earlier. In the event the Property Owner conveys or otherwise transfers any interest in the Subject Property, the Property Owner shall notify the person acquiring any interest in the Subject Property of the existence and effect of this agreement.

4. Property Owner represents to the Town of Brookfield and Sanitary District No. 4 – Town of Brookfield, that the individuals executing this agreement on behalf of the Property owner have been duly

authorized to execute the agreement, and to bind the Property Owner to all terms and conditions of this agreement.

Dated this 29 day of SEPTEMBER, 2011.

**PROPERTY OWNER**

Michael Arnold, CEO



STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF WAUKESHA )

Personally came before me this 29<sup>th</sup> day of September, 2011, the above-named Mike Arnold to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Jody K. McBride  
Notary Public, Waukesha County, WI  
Commission expires: 10-19-14

Approved by the Town Board of the Town of Brookfield and Sanitary District No. 4 – Town of Brookfield on the 29<sup>th</sup> day of September, 2011.

**TOWN OF BROOKFIELD**

**SANITARY DISTRICT NO. 4 – TOWN OF BROOKFIELD**

BY: [Signature]  
Keith Henderson, Chairman

BY: [Signature]  
Keith Henderson, President

**ATTEST:**

BY: Jane Carlson  
Jane Carlson, Town Clerk

Drafted by:  
Attorney James W. Hammes  
CRAMER, MULTHAUF & HAMMES, LLP  
1601 East Racine Avenue • Suite 200  
P.O. Box 558  
Waukesha, WI 53187  
(262)-542-4278

**EXHIBIT "A"**

PARCEL 1 CERT SURV 5015 VOL 41/29 1 AC PT SW1/4 SEC 19 T7N R20E  
EX DOC# 2989531 DOC# 3385888

Tax Key No: BKFT1083997001



## 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**

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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.

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**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 is 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



**PROJECT INFORMATION**

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

**PROFESSIONAL SEAL**



**PRELIMINARY DATES**

FEB. 18, 2026  
MAR. 13, 2026

**JOB NUMBER**

260012400

**SHEET NUMBER**

**C001**

REVIEW SET #1

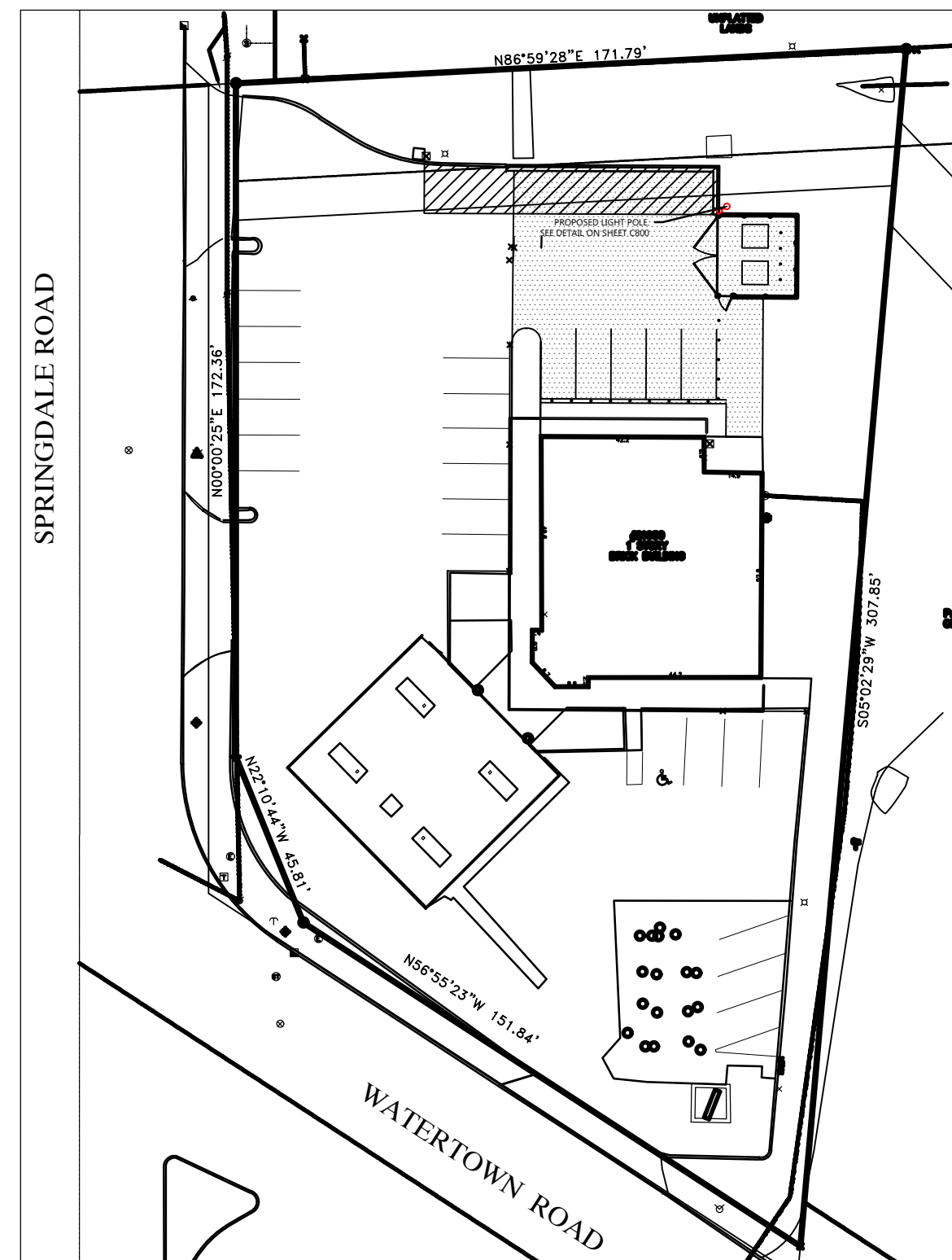
### EXCEL LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM	IDENTIFICATION	SYM	IDENTIFICATION
1000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	1000.00TC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
1000.00EG	EXISTING GRADE SPOT ELEVATIONS	1000.00FL	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
1000.00BG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL	1000.00TW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
1000.00FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) FG-FINISHED SURFACE GRADE AT FRONT OF WALL	1000.00BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
<b>PROPOSED SITE SYMBOLS</b>			
→	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	CL	CENTER LINE
⊕	PROPOSED STORM FIELD INLET - ST FI	♿	PROPOSED HANDICAP PARKING STALL
⊕	PROPOSED STORM CURB INLET - ST CI	♿	PROPOSED SIGN
<b>PROPOSED LINETYPES</b>			
---	PROPOSED PROPERTY LINE	---	INTERIOR PROPERTY LINE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	RR	RAILROAD TRACKS
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	---	EXISTING GROUND CONTOUR
---	PROPOSED WATER LINE AND HYDRANT	---	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
⊕	MARKS
⊕	CONIFEROUS TREE
⊕	DECIDUOUS TREE
⊕	SHRUB
---	EDGE OF TREES
s	SANITARY SEWER
---	STORM SEWER
---	WATERMAIN
o	MARKED GAS MAIN
e	MARKED ELECTRIC
---	OVERHEAD WIRES
---	BUREAU ELEC. SERV.
---	T-MARKED TELEPHONE
---	TV-MARKED CABLE TV LINE
---	MARKED FIBER OPTIC
---	INDICATES EXISTING CONTOUR ELEVATION
---	INDICATES EXISTING SPOT ELEVATION



**SITE PLAN OVERVIEW**  
SCALE: 1" = 40'  
NORTH

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.

### 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 Drzakowski, 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@tbfdf.org

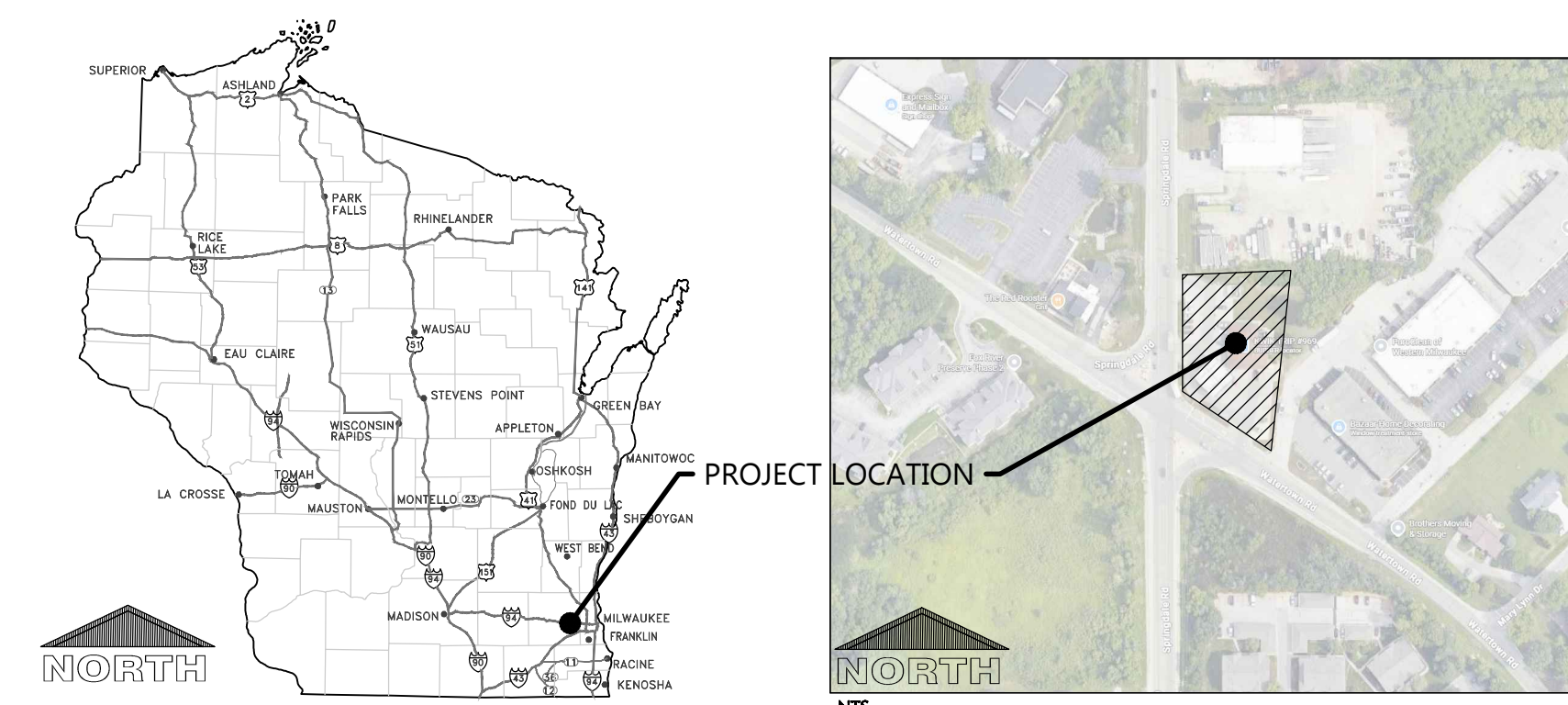
**TOWN BUILDING INSPECTOR:**

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



### 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

# CIVIL SPECIFICATIONS

## DIVISION 31 EARTH WORK

### 31 10 00 SITE CLEARING (DEMOLITION)

- 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.
- 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.
- CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

### 31 20 00 EARTH MOVING

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
  - UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
  - UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
  - UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
- 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.
- WHEN 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.
- 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.
- 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

- 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.
- 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.
  - 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).
  - 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).
  - 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).
  - 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.
  - 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.
  - 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.
  - 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.
  - 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 WDM TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
  - 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 151.105 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
  - EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

## DIVISION 32 EXTERIOR IMPROVEMENTS

### 32 10 00 CONCRETE AND AGGREGATE BASE

- CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 303 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.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
- EXTERIOR CONCRETE FLAT WORK CONSTRUCTION IS TO BE PROVIDED PER THE MOST STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
  - SIDEWALK CONCRETE** - 4" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE.
    - CONCRETE SHALL BE REINFORCED AS FOLLOWS:
      - REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, \*SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT\*
      - 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.
      - BAR- DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
      - MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60.
    - CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
  - LIGHT DUTY CONCRETE (PASSENGER CAR TRAFFIC)** - 6" OF CONCRETE OVER 12" OF 3/4" CRUSHED AGGREGATE.
    - CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
      - REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, \*SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT\*
      - 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.
      - BAR- DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
      - MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60.
      - TE BARS AT OUTERMOST CONTRACTION JOINT (FIRST JOINT FROM EDGE OR AT CURB JOINT) AROUND PERIMETER OF CONCRETE. THE BARS SHALL BE #4 REBAR 24" LONG PLACED AT 30" O.C.
      - 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.
    - LIGHT DUTY CONCRETE JOINTING SHALL BE AS FOLLOWS:
      - CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER FOR CONCRETE REINFORCEMENT\*
      - 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.
      - BAR- DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
      - MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60.
  - DUMPSTER PAD/AVRON CONCRETE** - 8" OF CONCRETE OVER 12" OF AGGREGATE BASE.
    - CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
      - REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, \*SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT\*
      - 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.
      - BAR- DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
      - MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60.
    - DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
      - CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
      - 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. GREENSTREK 9' SPEED DOWEL TUBES SHALL BE USED.
  - HEAVY DUTY/FUEL CONCRETE (TRUCK TRAFFIC)** - 8" OF CONCRETE OVER 12" OF 3/4" CRUSHED AGGREGATE.
    - CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
      - REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, \*SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT\*
      - 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.
      - BAR- DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
      - MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60.
      - HEAVY DUTY CONCRETE JOINTING SHALL BE AS FOLLOWS:
        - CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
        - CONTRACTION JOINTING SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
        - SAWCUT SHALL BE 2" IN DEPTH.
    - CONCRETE ACCESSORIES TO BE USED AS FOLLOWS. USE OF ACCESSORIES OTHER THAN LISTED REQUIRES OWNER APPROVAL:
      - EXPANSION JOINT FILLER: NON-EXTRUDING RESILIENT BUTYLIMBOLYS TYPE, ASTM D 1751.
      - CURING COMPOUND: ASTM C 309 TYPE 1 (ACCEPTABLE PRODUCTS ARE SPEC CHEM ECO-CURE OR EUCLID CHEMICAL TAMMS(CUREWB))
      - 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 TR PRODUCTS TRI-COTE 2610V/EUCLID CHEMICAL SUPER DIAMOND CLEAR)
      - BOND BREAKER: 4 MIL POLYETHYLENE FILM OR 15# BUILDING PAPER.
  - DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
  - STRENGTH TO BE MINIMUM OF 4500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
  - 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).
  - SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK.
  - SLUMP SHALL BE 2" OR LESS FOR SUPERFORMED CURB AND GUTTER.
  - SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SUP-FORMED CURB AND GUTTER.
  - 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.
  - READY-MIXED CONCRETE: ASTM C-94, EXCEPT WHERE "CONCRETE MIX DESIGN SCHEDULE TABLE" IS MORE RESTRICTIVE. SEE CONCRETE MIX DESIGN SCHEDULE IN THE PLANS.
  - 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' W/ 4 X W/ 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.
  - 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.
  - 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.
  - ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 2" 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 DUST 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.
  - 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.
  - 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.
  - 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.
  - 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

- 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 INFORM 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.
- SEEDED LAWNS**:
  - PERMANENT LAWN AREAS SHALL BE SEEDDED 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 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. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON-SITE. FOLLOW PROCEDURES FOUND IN WDMR TECHNICAL STANDARDS 1058 & 1059.
  - ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREeping RED FESCUE (0.50 LBS./1000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1000 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 WDMR TECHNICAL STANDARDS 1058 & 1059.
  - 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 WDMR TECHNICAL STANDARDS 1058 & 1059.
- 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%. 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 F (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 CAVITY 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 REPLACEMENT OF PORTLAND CEMENT WITH SUPPLEMENTARY CEMENTITIOUS MATERIALS BY WEIGHT IS: FLY ASH 40%, SLAG 60%. TOTAL REPLACEMENT OF PORTLAND CEMENT WITH SUPPLEMENTARY CEMENTITIOUS MATERIALS SHALL BE AT LEAST 40% (LESS THAN 40% AS APPROVED BY PROJECT ENGINEER) BUT NOT GREATER THAN 60%.							
(B) MAXIMUM REPLACEMENT OF PORTLAND CEMENT WITH SUPPLEMENTARY CEMENTITIOUS MATERIALS BY WEIGHT IS: FLY ASH 20%, SLAG 30%. DESIGN STRENGTH AT TIME OF STEEL ERECTION AND BACKFILLING RESPECTIVELY. THIS TIME PERIOD IS 21 DAYS UNLESS DIRECTED OTHERWISE.							
(C) SLUMP MAY BE INCREASED WHEN CHEMICAL ADMIXTURES ARE USED; PROVIDED THAT THE ADMIXTURE TREATED CONCRETE HAD THE SAME OR LOWER WATER-CEMENT RATIO AND DOES NOT EXHIBIT SEGREGATION POTENTIAL OR EXCESSIVE BLEEDING. CONCRETE MIXES SHALL BE PROPORTIONED TO ACHIEVE A MAXIMUM SLUMP OF 8" FOR CONCRETE CONTAINING HIGH RANGE WATER REDUCING ADMIXTURE AND 4" FOR CONCRETE CONTAINING A MEDIUM RANGE WATER REDUCING ADMIXTURE. MIXES SHALL HAVE A WATER SLUMP OF 2"-3" (3" TO 4" FOR CONCRETE RECEIVING A "DRY-SHAKE" HARDENER). MAXIMUM OF 4" WATER SLUMP FOR ALL OTHER CONCRETE OR HIGHER SLUMPS MAY BE CONSIDERED AS LONG AS THEY ARE ACHIEVED THROUGH THE USE OF APPROPRIATE ADMIXTURE USAGE.							
(D) HIGH EARLY STRENGTH CONCRETE TO BE SUPPLIED ONLY WHEN APPROVED BY KWIK TRIP.							
(E) FOR COLD WEATHER CONDITIONS, SPECIFIED MINIMUM REPLACEMENT OF PORTLAND CEMENT MAY BE REDUCED BY UP TO 50% WITH PERMISSION OF OWNER.							
(F) CONCRETE SUPPLIER AND FINISHER SHALL COORDINATE APPROXIMATE SET TIMES OF PROPOSED MIX DESIGN UNDER VARIOUS WEATHER CONDITIONS AND ADJUST MIX DESIGN AS NECESSARY TO ASSURE SET TIME IS ACCEPTABLE TO COMPLETE PLACING AND FINISHING OF SLAB IN A TIMELY MANNER. FOR COLD WEATHER CONCRETE, NON-CHLORIDE SET ACCELERATING ADMIXTURES MAY BE USED UPON APPROVAL OF ENGINEER. FOR HOT WEATHER CONCRETE SET RETARDING ADMIXTURES MAY BE USED UPON APPROVAL OF ENGINEER.							



Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54905  
920-926-9800  
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED ALTERATIONS FOR:

**kWIK TRIP #969**

21980 WATERTOWN RD • WAUKESHA, WI 53186

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 18, 2026

JOB NUMBER

260012400

SHEET NUMBER

**C002**

REVIEW SET #1

COLLABORATION



PROJECT INFORMATION

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

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 18, 2026  
MAR. 13, 2026

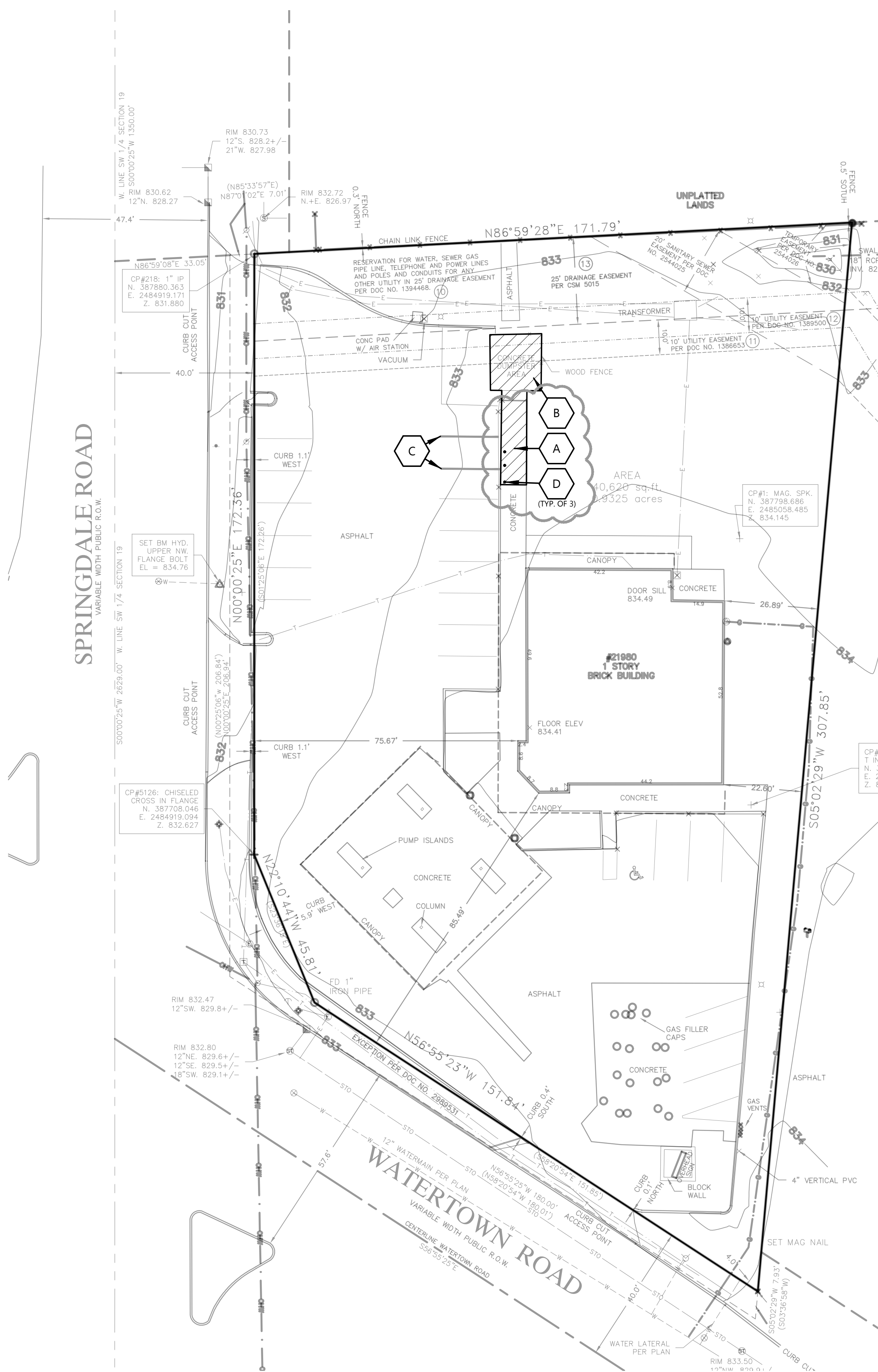
REVIEW SET #1

JOB NUMBER

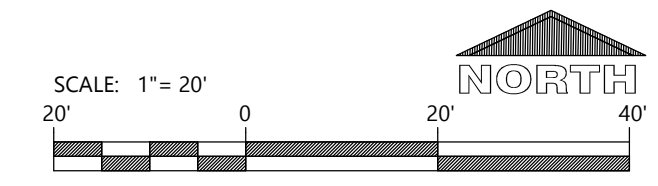
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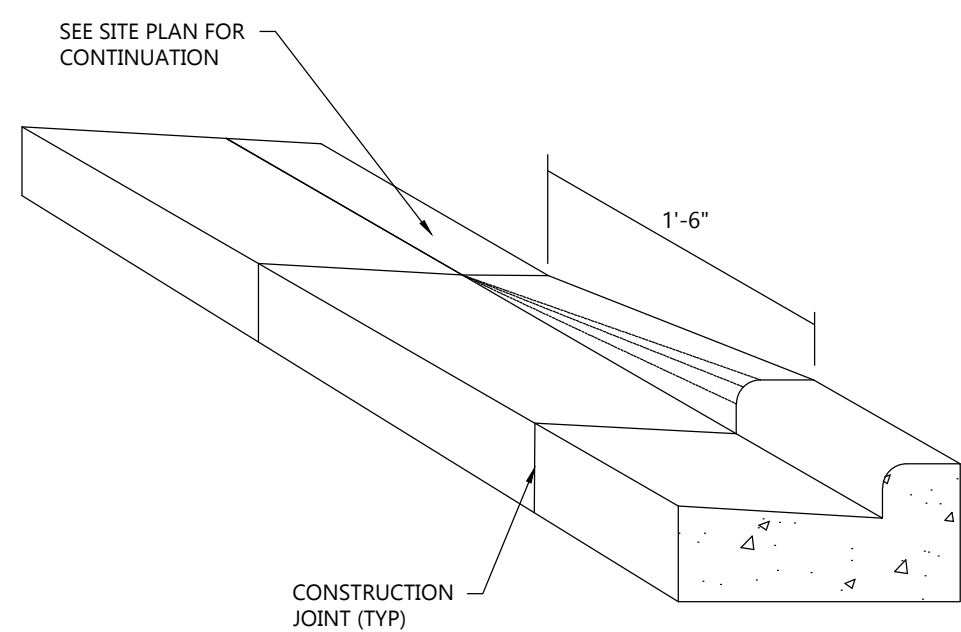
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**C020**

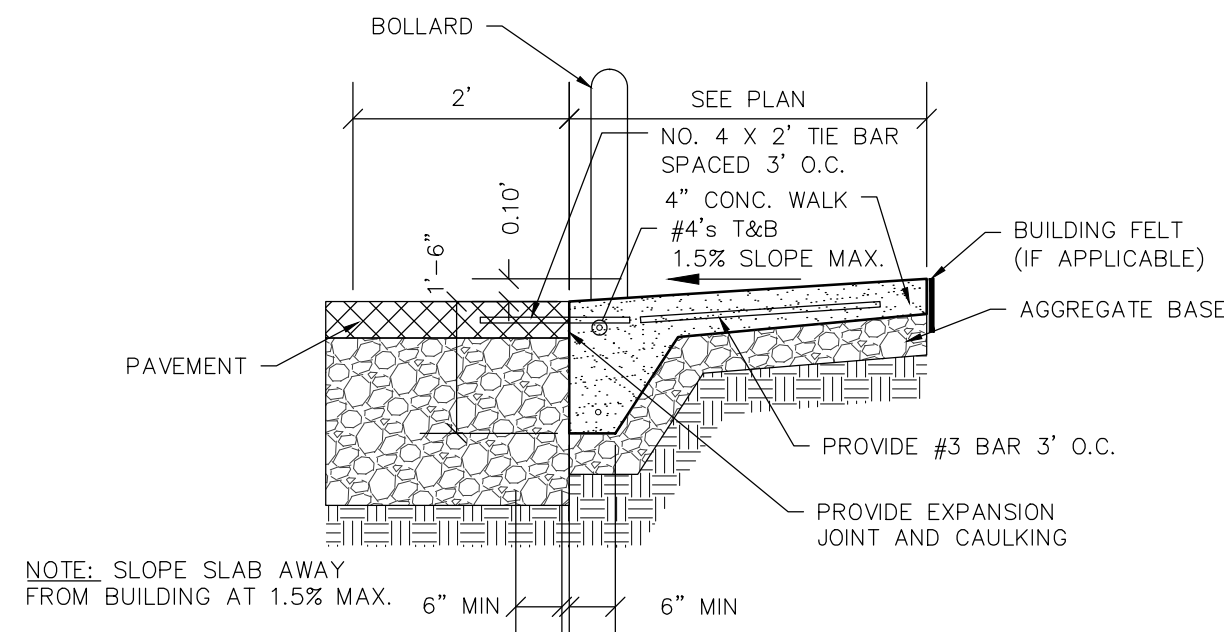


KEYNOTES	
	SAWCUT AND REMOVE PAVEMENT
	REMOVE DUMPSTER ENCLOSURE
	REMOVE STRIPING
	REMOVE BOLLARD

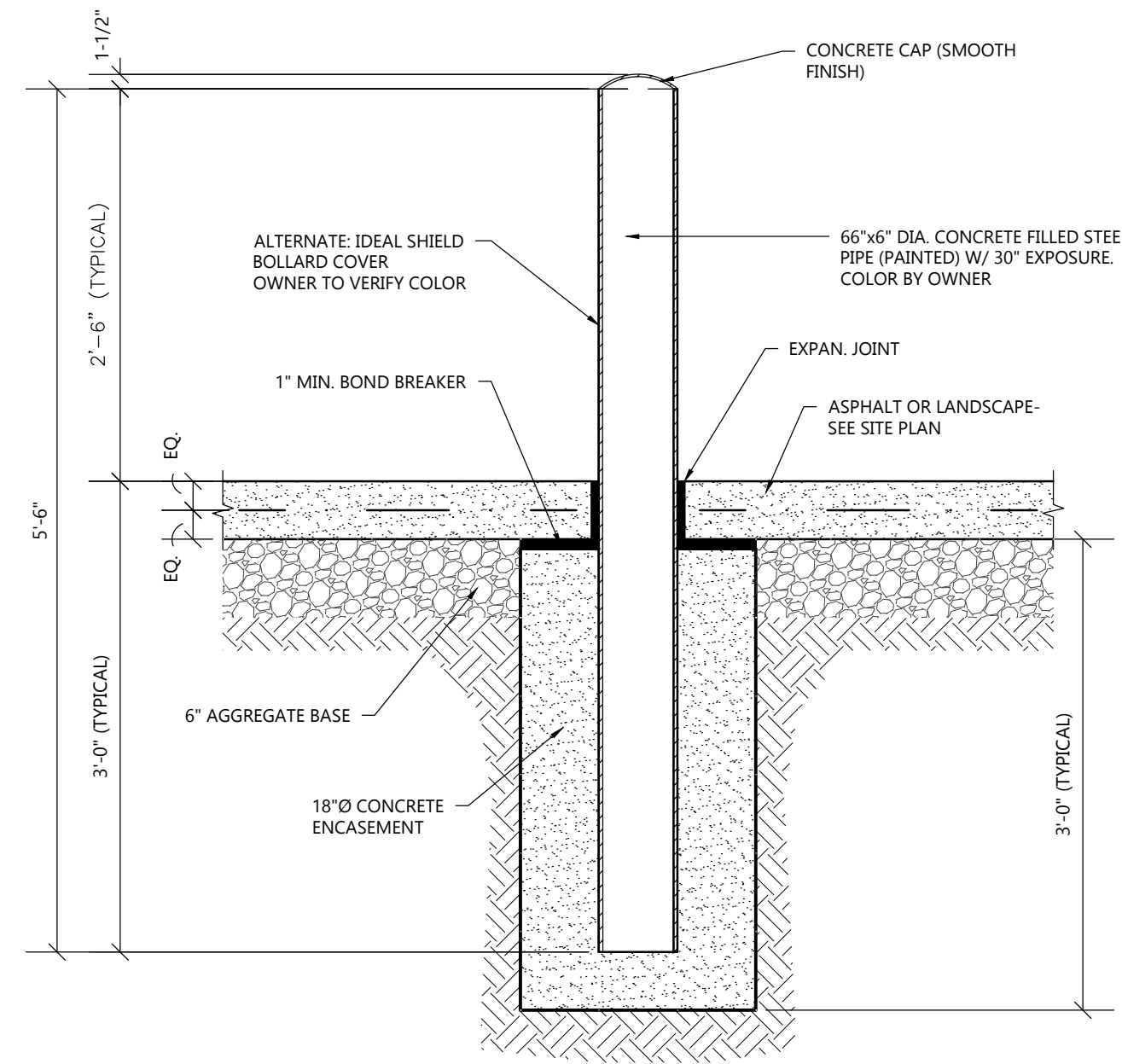




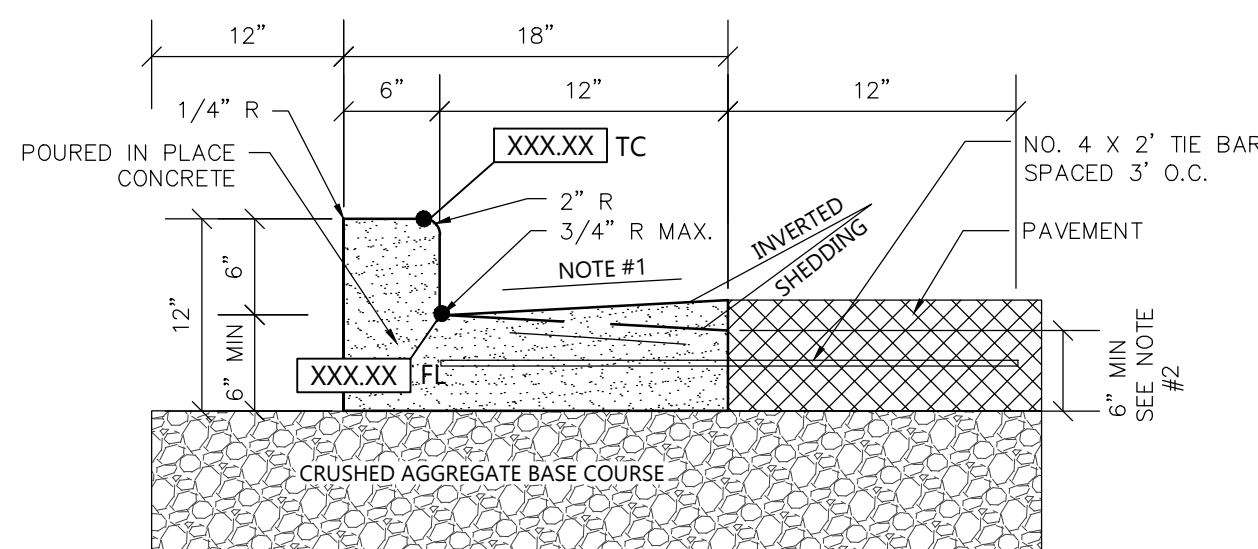
**CURB TAPER DETAIL**  
NOT TO SCALE



**FLUSH WALK DETAIL**  
NO SCALE



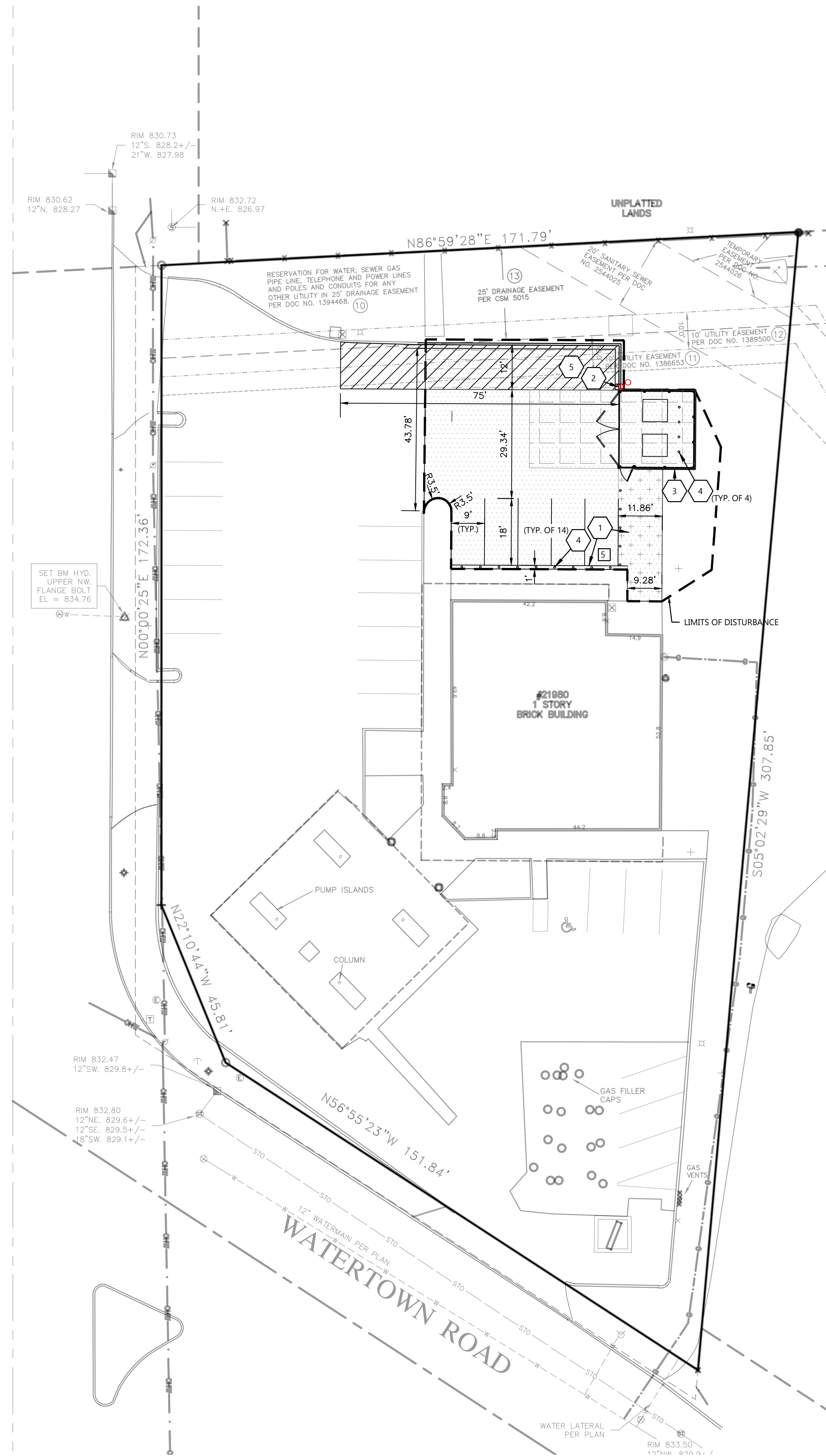
**6" PIPE BOLLARD DETAIL**  
NOT TO SCALE



- NOTE:
- USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
  - 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.
  - SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

**18" CONCRETE CURB & GUTTER DETAIL**  
NO SCALE

SPRINGDALE ROAD



**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. (0.10 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
[Hatch Pattern]	SIDEWALK CONCRETE
[Hatch Pattern]	LIGHT DUTY CONCRETE
[Hatch Pattern]	HEAVY DUTY CONCRETE
[Hatch Pattern]	DUMPSTER PAD/APRON CONCRETE
[Hatch Pattern]	18" CURB AND GUTTER (SEE DETAIL)



CIVIL SITE PLAN



Always a Better Plan

100 Camelot Drive  
 Fond du Lac, WI 54935  
 920-926-9800  
 excelengineer.com

COLLABORATION



**PROJECT INFORMATION**

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

PROFESSIONAL SEAL

**PRELIMINARY DATES**

FEB. 10, 2026  
 FEB. 18, 2026

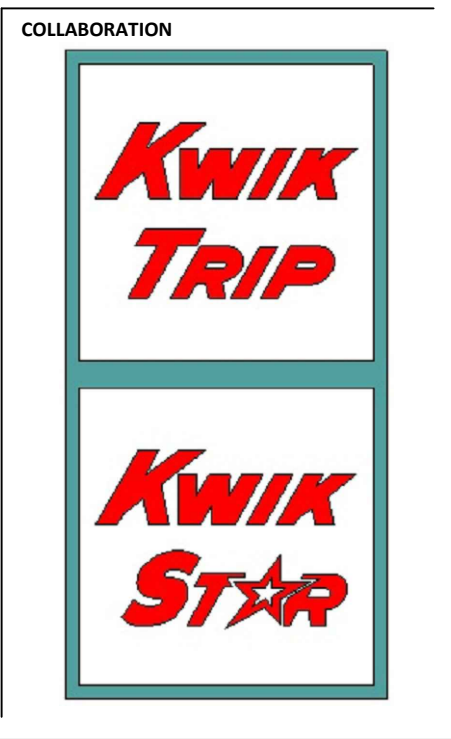
**JOB NUMBER**

260012400

**SHEET NUMBER**

**C100**

REVIEW SET #1



**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

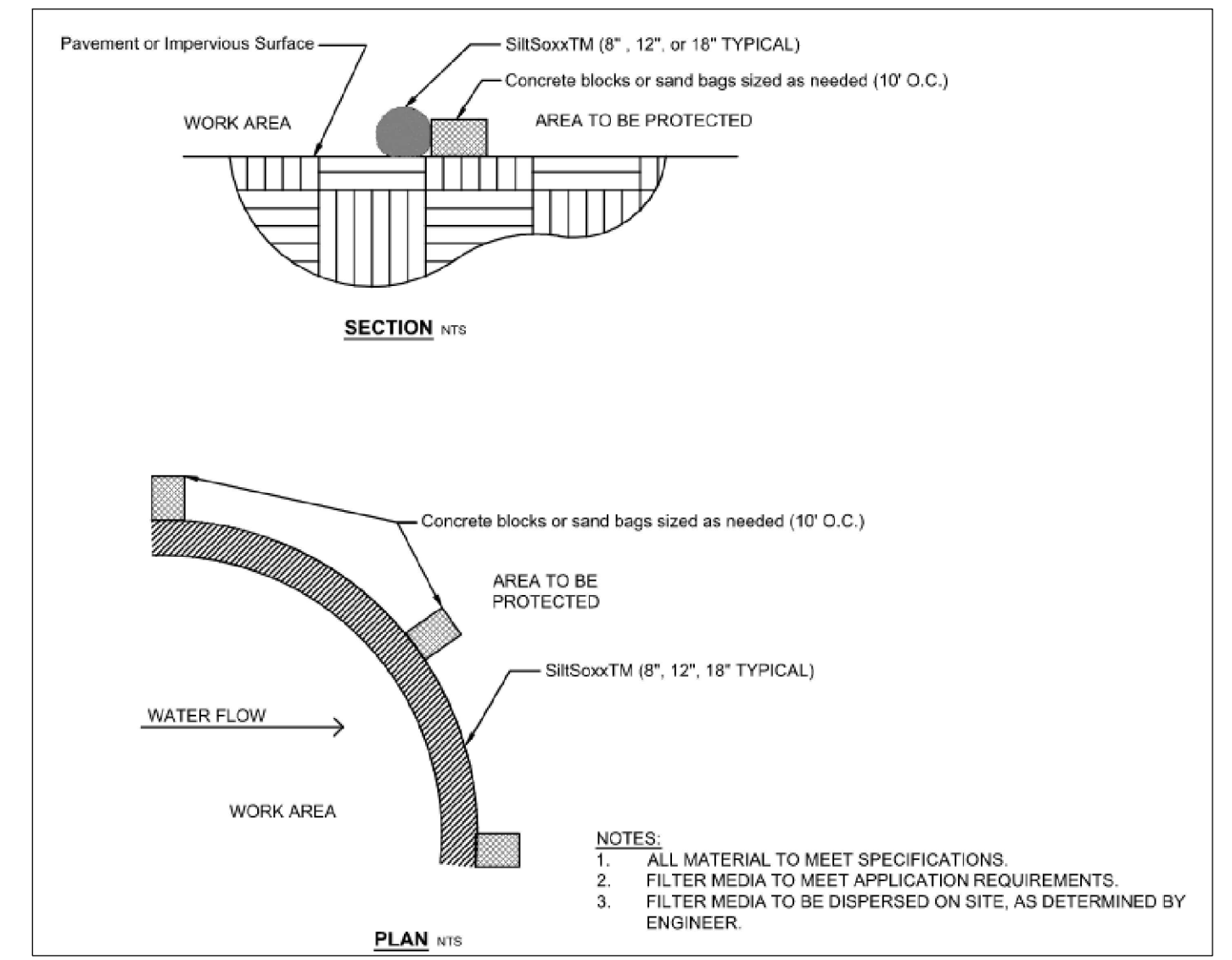
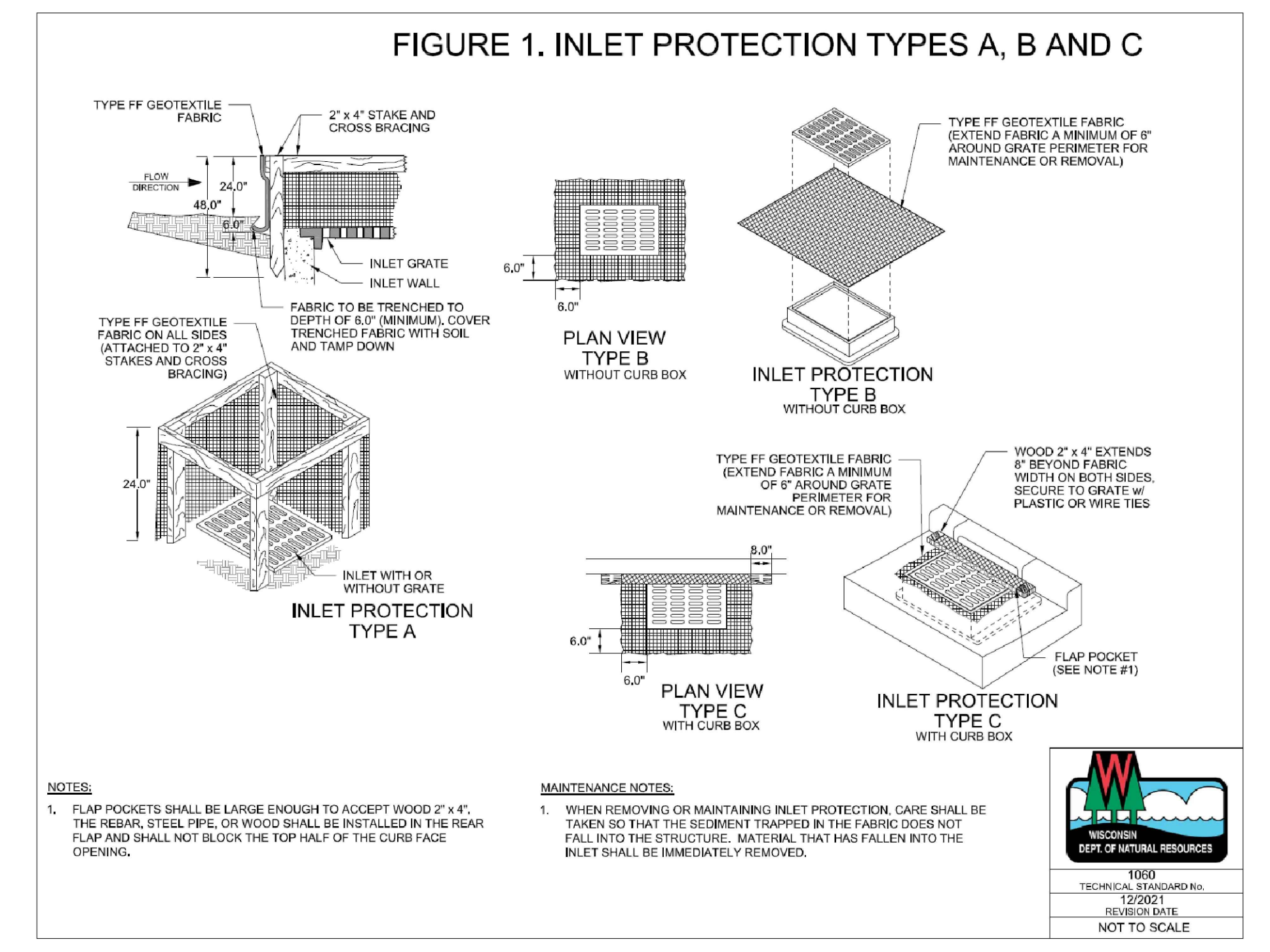
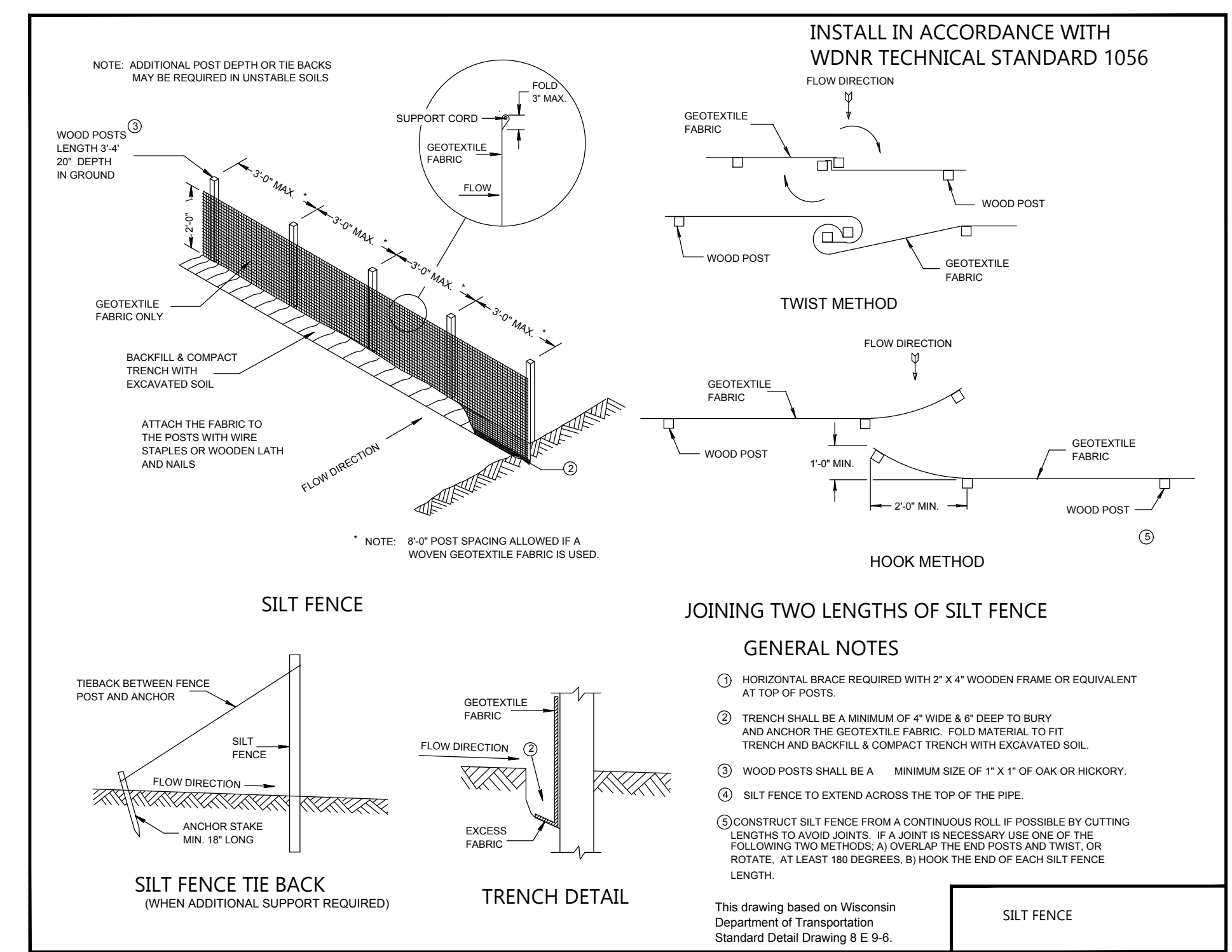
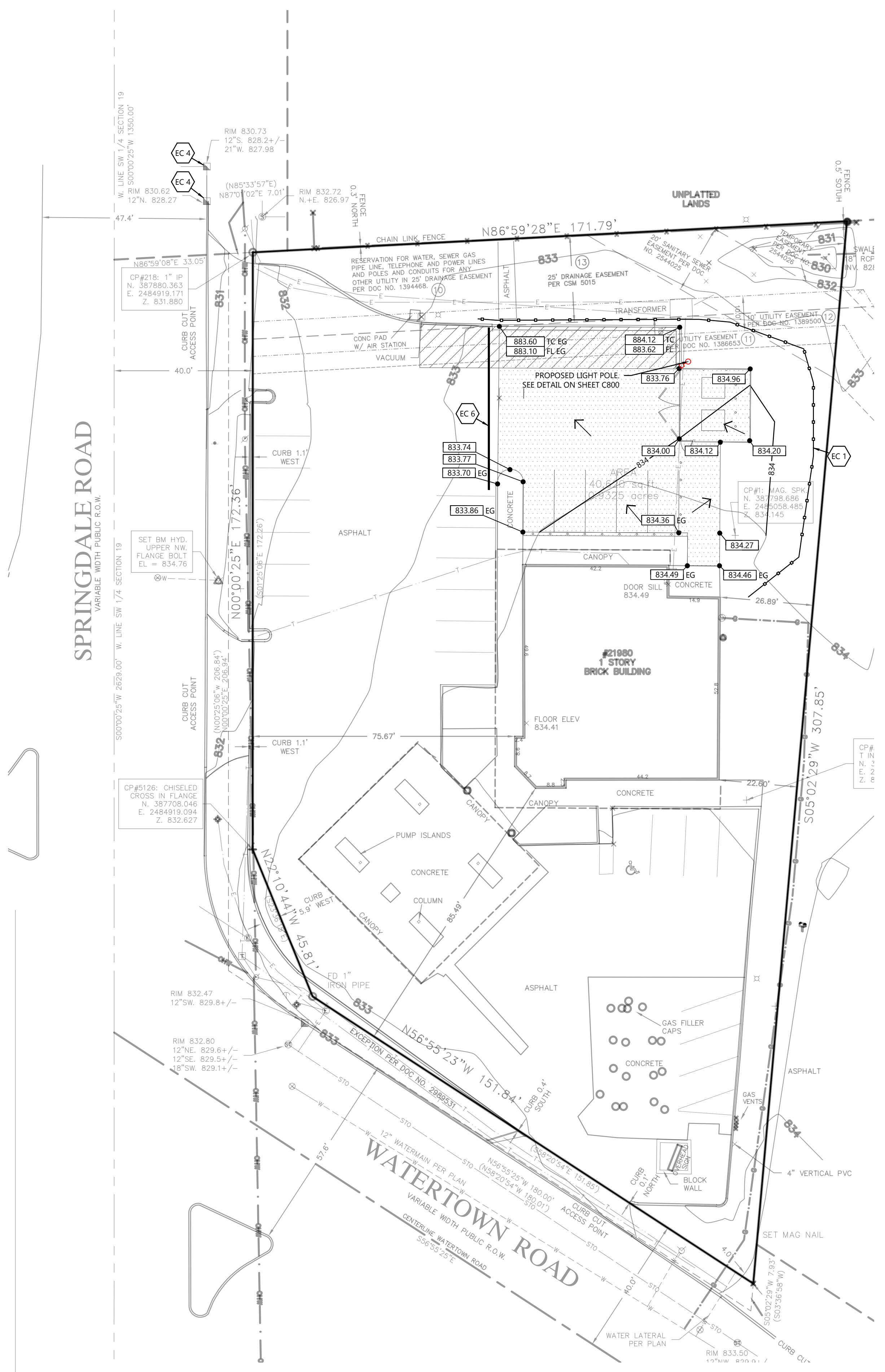
SHEET NUMBER

**C200**

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 ON-SITE & OFF-SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.







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



FEE: \$50

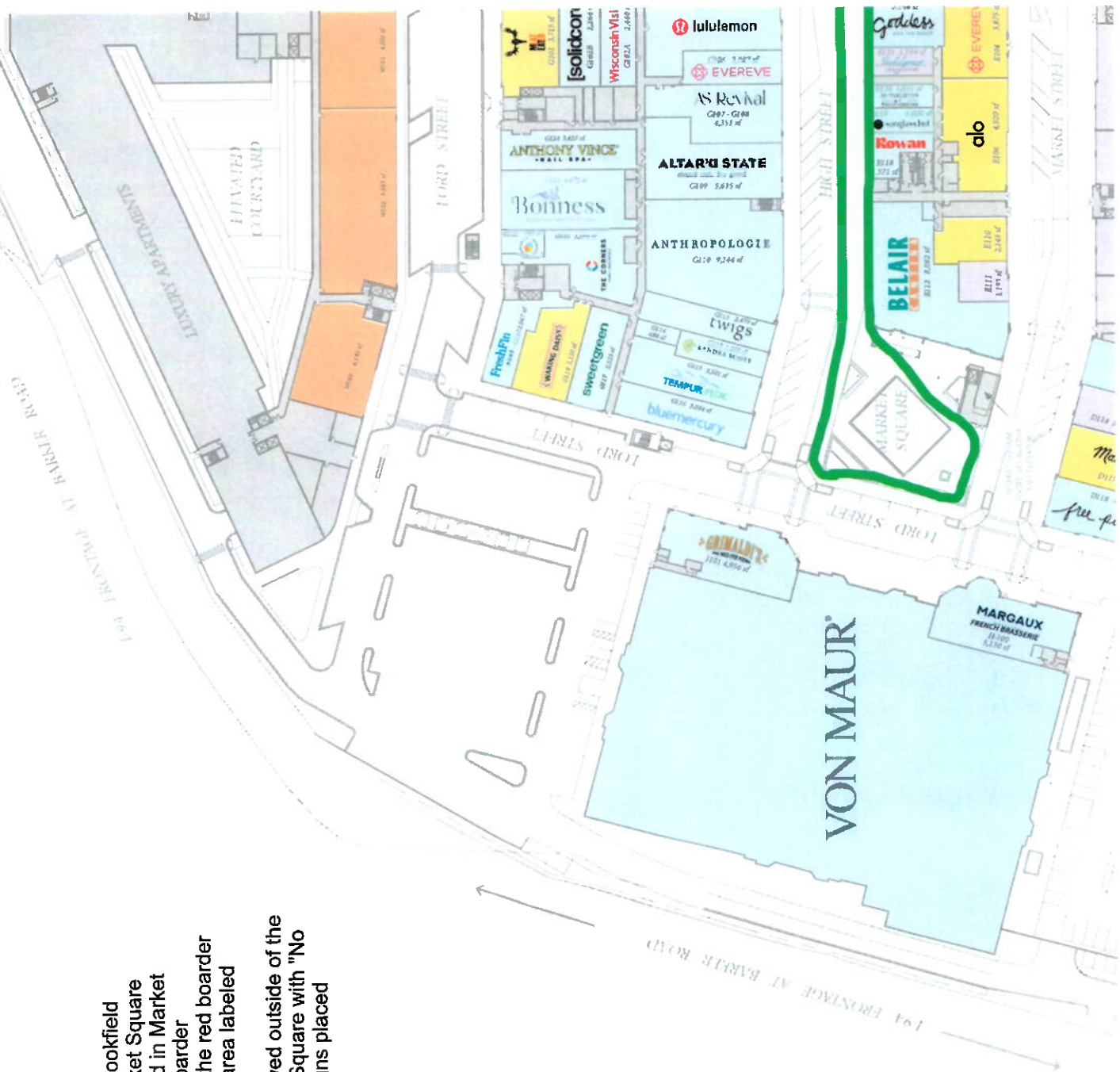
TEMPORARY EXTENSION OF PREMISES APPLICATION  
 FOR ALCOHOL BEVERAGE ESTABLISHMENTS

Applications must be received by the Clerk a minimum of 15 days prior to the date of the event to be considered by the Town Board.

<b>LICENCEE INFORMATION</b>		
Current License Held:	CLASS B & CLASS B RETAIL LICENSE 2526-BB/BL-14	
Corporation/LLC Name:	THE LOWLANDS GROUP LLC	
Business Name:	CAFE HOLLANDER	
Business Address:	20150 UNION STREET BROOKFIELD, WI 53045	
Phone Number:	262-785-4490	
<b>EVENT INFORMATION</b>		
Event Name:	BEER GARDEN/LIVE MUSIC SERIES	
Date(s) of Event: 7/09/26, 7/16/26, 7/23/26, 7/30/26, 8/06/26 8/13/26, 8/20/26, 8/27/26, 9/03/26, 9/10/26	Start Time(s): 5:30 PM	End Time(s): 8:00 PM
<b>PREMISES EXTENSION DETAILS</b>		
The area must be located in an area contiguous to the current licensed premises. Please describe below or attach a drawing showing the extension area being requested, including the dimensions of the area, location of exits, etc.:		
MARKET SQUARE MAP ATTACHED		
Check all that apply for the premises described above:		
<input type="checkbox"/> I own	<input type="checkbox"/> I have Special Occupancy Permit	
<input type="checkbox"/> I lease	<input checked="" type="checkbox"/> I have permission from a special event organization	
<b>SIGNATURE OF SOLE PROPRIETOR, PARTNER, OR AGENT</b>		
Print Name:	ERIC G WAGNER	
Signature:	<i>Eric G Wagner</i>	Date: 03/25/2026
<b>FOR OFFICE USE ONLY</b>		
Date Received:	3/26/2026	Board Meeting Date: 5/5/2026
Received By:	Emily Howells	Approval Date:
Date Paid:		List of Conditions:
Receipt Number:		
PD Review:	FD Review:	



- 2026 Beer Garden
- Cafe Hollander + The Corners of Brookfield
- Extension of Liquor License to Market Square
- Service + Liquor License Extended in Market Square, designated by the green boarder
- Current liquor license outlined by the red boarder
- Alcohol only will be served in the area labeled \*Market Square\*
- No Alcohol will be served or allowed outside of the designated service area in Market Square with "No Alcohol Beyond Market Square" signs placed around the square area



OPENING  
2025



OPENING  
2026



OPEN  
FOR  
LEASE  
(OPENING  
2027)



Thursday, February 5th, 2026

FROM: Jordyn Fischer  
The Corners of Brookfield  
20111 W Bluemound Road  
Brookfield, WI 53045

RE: The Lowlands Group, LLC/Café Hollander, Operating Extended Liquor License

To whom this may concern:

The Corners of Brookfield has granted permission for the Lowlands Group, LLC/Café Hollander, 20150 Union St., Brookfield, WI 53045 to extend their current Liquor License at The Corners of Brookfield, 20111 W Bluemound Rd, Brookfield, WI 53045. This extension is permitted to operate on the following dates from 5:30pm – 8pm for our Beer Garden and live music event.

- July 9, 2026**
- July 16, 2026**
- July 23, 2026**
- July 30, 2026**
- August 6, 2026**
- August 13, 2026**
- August 20, 2026**
- August 27, 2026**
- September 3, 2026**
- September 10, 2026**

The space has been outlined on the attached map.

Sincerely,

Jordyn Fischer  
Director of Media & Marketing  
The Corners of Brookfield

April 7, 2026

Mr. Tom Hagie  
Town Administrator  
Town of Brookfield  
645 Janacek Road  
Brookfield, WI 53045

**Re: Town of Brookfield Bridge Inspections**

As requested, please find the attached standard contract for execution of the 2026 Town of Brookfield Routine Bridge Inspections.

Inspection and reporting time increases are anticipated due to new Specifications for the National Bridge Inventory (SNBI) updates by the Federal Highway Administration and the Wisconsin DOT. The SNBI will require additional data collected and reported. Updated field information will be required for each bridge.

Collins proposes to inspect the town's two bridges due for inspection (B-67-020 and B-67-382) for a lump sum price of \$3,000.00. If the lump sum price is acceptable, please review the attached agreement and sign and return copies to our office.

If you have any questions or concerns, please feel free to contact me by email at [mroesch@collinsengr.com](mailto:mroesch@collinsengr.com) or by phone at 414-248-6194.

Very truly yours,  
COLLINS ENGINEERS, INC.



Matt Roesch, P.E., CWI  
Project Engineer



Mark Mutziger, P.E.  
Vice President, Regional Manager

**COLLINS ENGINEERS, INC.**

**AGREEMENT FOR PROFESSIONAL SERVICES**

THIS AGREEMENT, entered on the \_\_\_\_\_ day of \_\_\_\_\_ 2026 by and between **Town of Brookfield**, hereinafter called “CLIENT,” and COLLINS ENGINEERS, INC., hereinafter called “COLLINS,” is as follows:

The CLIENT engages COLLINS to perform professional services for a project known and described as 2026 Bridge Inspection, hereinafter called the “PROJECT.” The CLIENT and COLLINS, for mutual consideration hereinafter set forth, agree as follows:

- A. COLLINS agrees to provide and perform certain professional services for CLIENT upon the PROJECT. The Scope of Services and the period during which services are to be provided are specified in **Exhibit A** to this Agreement, which is made a part hereof.
- B. The CLIENT’s responsibilities shall be as set forth in **Exhibit A** to this Agreement.
- C. The CLIENT agrees to pay COLLINS as compensation for its services as set forth in **Exhibit B**.

The Standard General Terms and Conditions and the Exhibits constitute the full and complete Agreement between the parties and may be changed, amended, added to, suspended, or waived only if both parties specifically agree in writing to such amendment of the Agreement. In the event of any inconsistencies between the Standard General Terms and Conditions and any proposal, contract, purchase order, requisition, notice to proceed, or like document, the Standard General Terms and Conditions shall govern.

IN WITNESS WHEREOF, the parties hereto have accepted, made and executed this Agreement upon the terms, conditions, and provisions stated, both above and included in the STANDARD GENERAL TERMS AND CONDITIONS and EXHIBITS, which are made a part hereof, the day and year above written. Upon execution of this Agreement by CLIENT, COLLINS will proceed with the services by the provisions of this Agreement.

**COLLINS ENGINEERS, INC. (COLLINS)**

2033 W Howard Ave  
Milwaukee, WI 53221

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

Signature: \_\_\_\_\_

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

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

645 N Janacek Rd (CLIENT)

1650 E Elm Drive  
Brookfield, WI 53045

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

Signature: \_\_\_\_\_

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

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

## **STANDARD GENERAL TERMS AND CONDITIONS**

### **ARTICLE 1 – SERVICES OF COLLINS**

COLLINS' Scope of Work (Work) shall be limited to those services expressly set forth in EXHIBIT A and is subject to the terms and conditions set forth herein.

COLLINS shall procure and maintain the appropriate business and professional licenses and registrations necessary to provide its services. Upon CLIENT's request (and for additional compensation, if not already included in COLLINS' Work), COLLINS shall assist CLIENT in attempting to obtain, or on behalf of CLIENT and in CLIENT's name attempt to obtain, those permits and approvals required for the project for which COLLINS' services are being rendered.

If conditions actually encountered at the project site differ materially from those represented by CLIENT and/or shown or indicated in the contract documents or are of an unusual nature which materially differ from those ordinarily encountered and generally recognized as inherent for the locality and character of the services provided for in COLLINS' scope of work, COLLINS' compensation and schedule shall be equitably adjusted.

Without increasing the scope of work, price, or schedule contained in EXHIBIT A, COLLINS may employ such subcontractors as it deems necessary to assist in furnishing its services.

### **ARTICLE 2 – FEES FOR ADDITIONAL SERVICES**

Fees for COLLINS' services attributable to any additional services provided by COLLINS which are not specifically included in EXHIBIT A will be based on the actual time expended on the project, including travel, by COLLINS' personnel and will be computed by multiplying the actual number of hours worked times the applicable hourly rate listed on COLLINS' Standard Table of Rates. Reimbursable expenses will be based on the rates listed on COLLINS' Standard Table of Rates. COLLINS will not commence work on any additional services without the written consent and approval of additional fees and schedule adjustment from the CLIENT.

### **ARTICLE 3 – TIMES FOR RENDERING SERVICES**

COLLINS shall perform its services in accordance with the schedule set forth in EXHIBIT A and in keeping with the Standard of Care. COLLINS shall not be responsible for damages or be in default, or be deemed to be in default, by reason of delays in performance by reason of strikes, lockouts, accidents, acts of God and other delays unavoidable or beyond COLLINS' reasonable control or delays caused by failure of CLIENT, CLIENT's agent or CLIENT's Contractor to furnish information or to approve or disapprove COLLINS' work promptly, or due to late or slow, or faulty performance by CLIENT, other contractors, or governmental agencies, the performance of whose work is precedent to or concurrent with the performance of COLLINS' work. In the case of the happening of any such cause of delay, the time of completion and compensation shall be equitably adjusted.

## **ARTICLE 4 – PAYMENTS TO COLLINS**

Invoices for fees and other charges shall be prepared in accordance with COLLINS' standard invoicing practices and shall be submitted to CLIENT not more frequently than monthly for all services rendered as the work progresses, and the net amount shall be due within thirty (30) days at COLLINS' offices in Chicago, Illinois. Payments on invoices submitted by COLLINS for services performed shall not be delayed, postponed or otherwise withheld pending completion or success of construction, or receipt of funding from lending institutions, government grants or other sources including but not limited to CLIENT's customer. Invoices for payment shall not be offset by any claims for withholding or deductions by CLIENT unless COLLINS agrees or has been finally determined liable for such amounts.

If CLIENT fails to pay COLLINS' invoice within thirty (30) days after receipt, the amounts due COLLINS shall accrue interest at the rate of one and one-half percent (1.5%) per month (or the maximum rate of interest permitted by law, if less) after the thirty (30) days. In the event any portion of the account remains unpaid sixty (60) days after billing, the CLIENT shall pay all costs of collection, including reasonable attorney's fees. Further, in the event the CLIENT does not pay an invoice rightfully owing within sixty (60) days of the CLIENT's receipt thereof, COLLINS may, upon written notice to the CLIENT, suspend further work until payments are brought current. The CLIENT agrees to indemnify and hold COLLINS harmless from any claim or liability resulting from such suspension. If any invoice remains unpaid more than ninety (90) days after CLIENT's receipt, COLLINS shall have the right to terminate this Agreement.

Records of COLLINS' direct and indirect costs and expenses pertinent to its compensation under this Agreement shall be kept in accordance with generally accepted accounting practices and applicable federal, state, or local laws and regulations.

## **ARTICLE 5 – SUSPENSION OF SERVICES**

The CLIENT may, at any time, by written notice, suspend further work by COLLINS. The CLIENT shall remain liable for, and shall promptly pay COLLINS for all services rendered to the date of suspension of services, plus suspension charges, which shall include the cost of assembling documents, personnel and equipment standby time, rescheduling or reassignment, and commitments made to others on CLIENT's behalf.

If any suspension exceeds one hundred and eighty (180) days, COLLINS shall have the right to terminate this Agreement.

## **ARTICLE 6 – STANDARD OF CARE/ABSENCE OF WARRANTIES/NO RESPONSIBILITY FOR SITE SAFETY OR CONTRACTOR'S PERFORMANCE**

### **Standard of Care**

The standard of care for all professional services performed or furnished by COLLINS, its employees, independent professional associates, and subconsultants under this Agreement shall be the skill and care ordinarily exercised by other members of COLLINS' profession, providing the same or similar services, under the same or similar circumstances, at the same time and locality as the services were provided by

COLLINS. COLLINS shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the project.

COLLINS and CLIENT will use reasonable care to comply with applicable laws in effect at the time the services are performed hereunder, which to the best of their knowledge, information and belief, apply to their respective obligations under this Agreement.

### **No Warranties**

COLLINS makes no guarantees or warranties, expressed or implied, under this Agreement or otherwise, in connection with COLLINS' services.

### **Client-Furnished Documents**

COLLINS may use requirements, programs, instructions, reports, data, and information furnished by CLIENT to COLLINS in performing its services under this Agreement. COLLINS may rely on the accuracy and completeness of requirements, programs, instructions, reports, data, and other information furnished by CLIENT to COLLINS. CLIENT shall, to the fullest extent permitted by law, waive any claims against COLLINS and its subconsultants, and indemnify and hold COLLINS and its subconsultants harmless from any claims, liability, or expenses (including reasonable attorneys' fees and costs) arising from COLLINS' reliance on CLIENT furnished information, except to the extent of COLLINS' and its subconsultant's negligent or wrongful acts, errors, omissions, or breach of contract.

### **Opinions of Probable Costs**

When required as part of its work, COLLINS will furnish opinions of probable cost, but does not guarantee the accuracy of such estimates. Opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs prepared by COLLINS hereunder will be made on the basis of COLLINS' experience and qualifications and will represent COLLINS' judgment as an experienced and qualified design professional. However, users of the probable cost opinions must recognize that COLLINS does not have control over the cost of labor, material, equipment, or services furnished by others or over market conditions or contractors' methods of determining prices or performing the work.

### **Review of Contractor's Shop Drawings and Submittals**

If review of a contractor's shop drawings and submittals is included in COLLINS' scope of services, COLLINS shall review and take appropriate action on the contractor's submittals, such as shop drawings, product data, samples, and other data, which the contractor is required to submit, but solely for the limited purpose of determining general overall conformance with COLLINS' design concept. This review shall not include a review of the accuracy or completeness of details, such as quantities; dimensions; weights or gauges; fabrication processes; construction means, methods, sequences or procedures; coordination of the work with other trades; or construction safety precautions, all of which are the sole responsibility of the contractor. COLLINS' review shall be conducted with reasonable promptness while allowing sufficient time, in COLLINS' judgment, to permit adequate review. Review of a specific item shall not be construed to mean that COLLINS has reviewed the entire assembly of which the item is a component.

COLLINS shall not be responsible for any deviations by the contractor in the shop drawings and submittals from the construction documents, which are not brought to the attention of COLLINS by the contractor in writing.

### **Construction Phase Services**

If construction observation is included in COLLINS' scope of services, COLLINS shall visit the project site at intervals appropriate to the stage of construction, or as otherwise agreed to in writing by CLIENT and COLLINS, in order to observe and keep CLIENT reasonably informed about the progress and quality of the portion of the work completed, and report to CLIENT (1) known deviations from the Contract Documents and from the most recent construction schedule submitted by the contractor, and (2) defects and deficiencies observed in the work. Such visits and observations are not intended to be an exhaustive check or a detailed inspection of any contractor's work, but rather are to allow COLLINS, as a professional, to become generally familiar with the work in progress in order to determine, in general, whether the work is progressing in a manner indicating that the work, when fully completed, will be in accordance with COLLINS' general overall design concept. If CLIENT desires more extensive project observation or full-time representation, the CLIENT shall request that such services be provided by COLLINS as Additional Services in accordance with the terms of this Agreement.

If COLLINS performs any services during the construction phase of the project, COLLINS shall not supervise, direct, or have control over Contractor's work. COLLINS shall not have authority over or responsibility for the construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the work of the Contractor. COLLINS does not guarantee the performance of the construction contract by the Contractor and does not assume responsibility for the Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

If COLLINS is not retained to provide construction observation of the implementation of its design recommendations, CLIENT shall, to the fullest extent permitted by law, waive any claims against COLLINS, and indemnify and hold COLLINS harmless from any claims, liability, or expenses (including reasonable attorneys' fees and costs) arising from the implementation of COLLINS' design recommendations, except to the extent of COLLINS' negligent or wrongful acts, errors, omissions, or breach of contract.

### **No Responsibility for Site Safety**

Except for its own subconsultants and employees, COLLINS shall not: supervise, direct, have control over, or authority to stop any contractor's work; have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by any contractor; be responsible for safety precautions and programs incidental to any contractor's work; or be responsible for any failure of any contractor to comply with laws and regulations applicable to the contractor, all of which are the sole responsibility of the construction contractors. This requirement shall apply continuously, regardless of time or place, and shall in no way be altered because a representative of COLLINS is present at the project site performing his/her duties. Notwithstanding anything to the contrary, COLLINS shall never be deemed to have assumed responsibility for the project's site safety by either contract or conduct. No act or direction by COLLINS shall be deemed the exercise of supervision or control of any contractor's employees or the direction of any contractor's performance.

## **Approval of Contractor's Applications for Payment**

If approvals of a contractor's applications for payment are included in COLLINS' scope of work, COLLINS shall review the amounts due the contractor and issue a recommendation about payment to CLIENT. COLLINS' review shall be limited to an evaluation of the general progress of the work and the information contained in the contractor's application for payment and a representation by COLLINS that to the best of COLLINS' knowledge, information, and belief, the contractor has performed work for which payment has been requested, subject to further testing and inspection upon substantial completion. The issuance of a recommendation for payment shall not be construed as a representation that: COLLINS has made an exhaustive check or a detailed or continuous observation of the quality or quantity of the contractor's work; approved the contractor's means, methods, sequences, procedures, or safety precautions; or that contractor's subcontractors, laborers, and suppliers have been paid.

## **ARTICLE 7 – CONFIDENTIALITY AND USE OF DOCUMENTS**

### **Confidentiality**

COLLINS agrees to keep confidential and not to disclose to any person or entity, other than COLLINS' employees, subconsultants, and the general contractor and subcontractors, if appropriate, any data or information not previously known to or generated by COLLINS or furnished to COLLINS and marked CONFIDENTIAL by the CLIENT. These provisions shall not apply to information in whatever form that is in the public domain, nor shall it restrict COLLINS from giving notices required by law or complying with an order to provide information or data when such order is issued by a court, administrative agency, or other legitimate authority, or if disclosure is reasonably necessary for COLLINS to defend itself from any legal action or claim. CLIENT agrees that COLLINS may use and publish CLIENT's name and a general description of COLLINS' services with respect to the project in describing COLLINS' experience and qualifications to others.

### **Copyrights and Patents**

COLLINS shall indemnify, and hold harmless CLIENT from, damages, expenses (including reasonable attorneys' fees and costs), losses, and liabilities to the extent that any services furnished by COLLINS infringe any patent, trademark, trade name, or copyright.

### **Use of Documents**

All documents prepared by COLLINS are instruments of service with respect to the project, and COLLINS shall retain a copyrighted ownership and property interest therein (including the right of reuse) whether or not the project is completed.

COLLINS shall grant, upon full payment to COLLINS for services rendered to CLIENT a non-exclusive, irrevocable, unlimited, royalty-free license to use any documents prepared by COLLINS for CLIENT. CLIENT may make and retain copies of such documents for their information and use. Such documents are not intended or represented to be suitable for reuse by CLIENT, or others, on extensions of the project, or on any other project. Any such reuse without written verification or adaptation by COLLINS, as appropriate for the specific purpose intended, shall be at CLIENT's sole risk, and CLIENT shall, to the

fullest extent permitted by law, waive any claims against COLLINS and its subconsultants, and defend, indemnify and hold COLLINS and its subconsultants harmless from any claims, liability, or expenses (including reasonable attorneys' fees and costs) arising from such reuse. Any verification or adaptation of the documents for extensions of the project or for any other project by COLLINS shall entitle COLLINS to additional compensation to be agreed upon by CLIENT and COLLINS.

Copies of documents that may be relied upon by CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by COLLINS. Text, data, or graphics files in electronic media format are furnished solely for the convenience of CLIENT. Any conclusion or information obtained or derived from such electronic files shall be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

Electronic files including images, video, and miscellaneous geospatial data collected may include information on the condition or configuration of assets. Except to the extent explicitly stated in this Agreement or the scope of work, COLLINS undertakes no responsibility to, and will not, analyze or review any information or data (including electronic files) with respect to condition, defects, or deficiencies. Data that is collected may be post processed into digital models, maps and other deliverables that may contain artifacts, noise, or geospatial discrepancies that may not reflect the exact condition, location or dimensions of the asset at the time of data collection. Except to the extent explicitly stated in this Agreement or the scope of work, COLLINS MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH RESPECT TO ANY INFORMATION OR DATA SUPPLIED, INCLUDING ANY (A) WARRANTY OF MERCHANTABILITY, NONINFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE, WHETHER ARISING BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE, OR OTHERWISE; OR (B) representations as to the accuracy or the alternative use of these models for any purpose including, but not limited to, the work to be completed by COLLINS in this agreement or the scope of work

Because of the potential that the information presented in the electronic files can be altered, modified and/or added to, unintentionally or otherwise, COLLINS reserves the right to remove all reference of its ownership and/or involvement for each electronic file. Data, plans, specifications, reports, documents or other information recorded on or transmitted as electronic media are subject to undetectable alteration, either intentional or unintentional due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, the electronic documents provided are for informational purposes only and are not intended as an end-product.

When transferring documents in electronic media format, neither CLIENT nor COLLINS makes any representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used for the documents' creation.

## **ARTICLE 8 – INSURANCE**

COLLINS shall purchase and maintain during the term of this contract, the following insurance coverage at its sole expense:

Commercial General Liability - \$1,000,000 each occurrence/\$2,000,000 annual general aggregate Bodily Injury/Property Damage covering liability arising from premises, operations, personal injury and advertising injury, products and completed operations, and contractual liability.

Auto Liability - \$1,000,000 Bodily Injury/Property Damage Combined Single Limit including Owned, Hired, and Non-Owned Liability coverage.

Umbrella Liability - \$2,000,000 per occurrence and in the aggregate excess of Commercial General Liability, Auto Liability, and Employers' Liability.

Workers' Compensation & Employer's Liability - Workers' compensation shall be maintained at statutory minimums. Employer's Liability will be maintained in an amount not less than \$1,000,000 per accident/\$500,000 per disease/\$1,000,000 disease policy aggregate, including if applicable, U.S. Longshoreman & Harbor Workers coverage.

Professional Liability - \$2,000,000 per claim/\$2,000,000 annual aggregate for professional errors and omissions and including Contractors Pollution Liability coverage.

If required by contract with CLIENT, COLLINS shall name CLIENT as an additional insured on its Commercial General Liability policy.

If requested in writing by CLIENT, COLLINS shall deliver to CLIENT certificates of insurance evidencing such coverage. Such certificates shall be furnished before commencement of COLLINS' services.

CLIENT shall cause COLLINS and its subcontractors to be listed as additional insureds on any Commercial General Liability insurance carried by CLIENT that is applicable to the project.

CLIENT shall require the project owner to require the general contractor on the project to purchase and maintain Commercial General Liability, Automobile Liability, Workers' Compensation, and Employer's Liability insurance, with limits no less than set forth above, and to cause COLLINS and its subconsultants to be listed as additional insureds on that Commercial General Liability insurance. CLIENT shall require the project owner to include the substance of this paragraph in the prime construction contract.

## **ARTICLE 9 – HAZARDOUS ENVIRONMENTAL CONDITIONS**

### **Disclosure of the Existence of Hazardous Environmental Conditions**

CLIENT has disclosed to COLLINS all data known to CLIENT concerning known or suspected hazardous environmental conditions, including but not limited to the existence of all asbestos, PCBs, petroleum, hazardous waste, radioactive material, or other hazardous materials, as defined by Federal, State and local laws or regulations (collectively, "Hazardous Materials"), if any, located at or near the project site, including its type, quantity, and location, or has represented to COLLINS that, to the best of CLIENT's knowledge, no hazardous environmental conditions exist at or near the project site.

The scope of COLLINS' services for this Agreement does not include any responsibility for detection, remediation, accidental release, or services relating to waste, oil, asbestos, lead, or other hazardous materials, as defined by Federal, State, and local laws or regulations.

## **ARTICLE 10 - ALLOCATION OF RISK**

### **Indemnification of CLIENT**

COLLINS agrees, to the fullest extent permitted by law, to indemnify and hold harmless the CLIENT, its officers, directors, and employees (collectively, CLIENT) against damages, liabilities, or costs, including reasonable attorney's fees and defense costs, to the extent caused by COLLINS' negligent acts or omissions under this Agreement and that of anyone for whom COLLINS is legally liable. In no event shall the indemnification obligation extend beyond the date when the institution of legal or equitable proceedings for professional negligence would be barred by any applicable statute of repose or statute of limitations.

### **Indemnification of COLLINS**

CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless COLLINS, its officers, directors, employees and subconsultants (collectively, COLLINS) against damages, liabilities, or costs, including reasonable attorney's fees and defense costs, to the extent caused by CLIENT's negligent acts or omissions in connection with the Project and the acts of its contractors, subcontractors or consultants or anyone for whom the CLIENT is legally liable. It is the intent of CLIENT to indemnify COLLINS against whatever percentage of the above described losses are attributable to parties (including CLIENT) other than COLLINS.

## **ARTICLE 11 – AGREED REMEDY**

To the fullest extent permitted by law, the total liability, in aggregate of COLLINS and COLLINS' officers, directors, employees, agents, and consultants to CLIENT and anyone claiming by, through or under CLIENT, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to COLLINS' services, the Project or this Agreement, from any cause or causes whatsoever, including but not limited to strict negligence, strict liability, breach of contract or warranty, shall not exceed COLLINS' total fee received under this Agreement. The CLIENT agrees to bring any claims against COLLINS, not any individual owners, directors or employees of COLLINS. **If CLIENT is unwilling or unable to agree to this remedy, COLLINS will negotiate this provision and its associated impact on the approach, scope of work, schedule, and fee, with the CLIENT. CLIENT must notify COLLINS in writing before the commencement of work of CLIENT's intention to negotiate this provision and its associated impact on approach, scope of work, schedule, and price. Absent CLIENT's prior written notification to the contrary, COLLINS shall proceed on the basis that CLIENT accepts the remedy as set forth above.**

### **Consequential Damages**

Neither CLIENT nor COLLINS shall be liable to the other or shall make any claim for any punitive, incidental, indirect or consequential damages arising out of, or connected in any way to, the Project or this

Agreement. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, loss of reputation, unrealized savings or diminution of property value and shall apply to any cause of action including negligence, strict liability breach of contract and breach of warranty.

## **ARTICLE 12 – MISCELLANEOUS**

### **Termination**

This Agreement may be terminated without further obligation or liability by either party, with or without cause (for convenience), upon thirty (30) days prior written notice to the other. COLLINS shall be entitled to compensation for all services performed prior to the termination of this Agreement, plus the reasonable costs associated with demobilization.

In the event either party materially breaches this Agreement, the non-breaching party shall have the right to terminate this Agreement if such breach remains uncured after ten (10) days' written notice to the breaching party by the non-breaching party.

Upon payment of all amounts due COLLINS, CLIENT shall be entitled to copies of COLLINS' files and records pertaining to services performed prior to the termination of this Agreement.

### **Successors, Assigns, and Third Parties**

This Agreement shall be binding upon each party's assigns, successors, executors, administrators, and legal representatives.

Neither CLIENT nor COLLINS may assign or transfer any rights under or interest in this Agreement without the written consent of the other. No assignment shall release or discharge the assignor from any duty or responsibility under this Agreement, and such consent will not be unreasonably withheld.

Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of a third party against either the CLIENT or COLLINS. COLLINS' services hereunder are being performed solely for the benefit of the CLIENT, and no other entity shall have any claim against COLLINS because of this Agreement or COLLINS' performance of services hereunder.

### **Non-Solicitation of Employees**

During the period that this Agreement is in effect and for a period of one (1) year following expiration, termination, or cancellation of this Agreement, each Party agrees not to, directly or indirectly, solicit, hire, or seek to procure, retain, or knowingly cause a third party to solicit, hire, or retain an employee of the other, without the prior written approval of the other Party. Nothing in this provision shall limit the right of either Party to advertise available positions in general and industry specific media, or to negotiate with any bona fide respondent to said advertisement.

## **Governing Law**

The laws of the State of Wisconsin shall exclusively govern the validity, interpretation and performance of this Agreement.

Any applicable Statute of Limitation shall be deemed to commence running on the date which the claimant knew, or should have known, of the facts giving rise to their claims, but in no event later than the date of substantial completion of COLLINS' services under this Agreement. To the maximum extent permitted by law, as a condition precedent to commencing a judicial proceeding, a party shall give written notice of their claims, including all amounts claimed, and the factual basis for their claims, to the other party within one (1) year of when the claimant knew, or should have known, of the facts giving rise to their claims, but in no event later than one (1) year from the date of substantial completion of COLLINS' services under this Agreement.

## **Invalid Terms**

In the event any of these Contract Provisions are found to be illegal or otherwise unenforceable, the unenforceable Contract Provision will be stricken. Striking such a Contract Provision shall have no effect on the enforceability of the remaining Contract Provisions and those remaining Contract Provisions shall continue in full force and effect as if the unenforceable Contract Provision were never included in the Agreement.

## **Disputes, Mediation**

The CLIENT and COLLINS agree to submit all claims and disputes arising out of this Agreement to non-binding mediation prior to the initiation of legal proceedings. This provision shall survive completion or termination of this Agreement; however, neither party shall seek mediation of any claim or dispute arising out of this Agreement beyond the period of time that would bar the initiation of legal proceedings to litigate such claim or dispute under the applicable law.

COLLINS will continue performance of the undisputed Services to the extent CLIENT continues to make payment in accordance with the terms herein.

## **Waiver**

A waiver of any of the terms and conditions or breaches of this Agreement shall not operate as a subsequent waiver.

## **Headings**

The headings used in this agreement are for general ease of reference only. They have no meaning and are not part of this Agreement.

**Integration**

This Agreement, together with all exhibits hereto, are incorporated by reference into each other, and supersedes all prior written and oral discussions, representations, negotiations, and agreements on the subject matter of this Agreement and represent the parties' complete, entire, and final understanding of the subject matter of this Agreement.

**Survival**

Notwithstanding completion or termination of this Agreement for any reason, all representations, limitations of liability, and indemnification obligations contained in this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.

END OF STANDARD GENERAL TERMS AND CONDITIONS

**EXHIBIT A**

**SCOPE OF SERVICES**

Attachment A to the Agreement Between  
Collins Engineers, Inc. and Town of Brookfield  
Dated – \_\_\_\_\_, 2026

**Scope of Work**

Collins Engineers, Inc. will provide bridge inspection services for the Town of Brookfield, WI. The bridges to be inspected and the inspection methods are as follows:

Road	Number	Feature Under	Length	Spans	Type	Material
Davidson Road	B-67-0002	Poplar Creek	40.0	1	Slab	Concrete
S Lord St.	B-67-0382	Poplar Creek	40.0	3	Box	Concrete

- ❖ All work will be performed in accordance with the Wisconsin Structure Inspection Manual.
- ❖ The Inspection team will be led by a Wisconsin Certified Inspection Team Leader.
- ❖ Inspection Reports will be prepared and entered in the Wisconsin Highway Structure Inspection System (HSIS)
- ❖ Inspection reports will be sent to the Town of Brookfield, along with a summary of recommendations for each bridge.

**Information to be provided by the Town of Brookfield**

The Town of Brookfield will provide Collins Engineers, Inc. with the following information:

- ❖ A list of any repair work to the bridges, approach roadways, and channels or streams since the most recent inspections for each of the bridges if applicable.



**EXHIBIT B**  
**COMPENSATION**

CLIENT agrees to compensate COLLINS as follows:

**LUMP SUM**

CLIENT shall pay COLLINS for Services set forth in EXHIBIT A, a Lump Sum amount of \$3,000.

The Lump Sum includes compensation for all COLLINS' services included in EXHIBIT A and incorporates COLLINS' labor, overhead, profit, Reimbursable Expenses and COLLINS' outside services, if any.

The portion of the Lump Sum amount billed for COLLINS' services will be based upon COLLINS' estimate of the proportion of the overall services actually completed during the billing period to the total Lump Sum.

STATE OF WISCONSIN:

TOWN OF BROOKFIELD:

WAUKESHA COUNTY:

RESOLUTION #2026-04

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**RESOLUTION SUPPORTING A COMPREHENSIVE AND SUSTAINABLE  
TRANSPORTATION FUNDING SOLUTION**

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**WHEREAS**, local units of government in Wisconsin own and maintain approximately 90% of the public road miles in the state, including county highways, town roads, and city and village streets; and

**WHEREAS**, Wisconsin's economy—rooted in agriculture, manufacturing, and tourism—relies on a safe, reliable, and well-maintained transportation network; and

**WHEREAS**, local governments greatly appreciate the one-time infusions of General Purpose Revenue, primarily sales and income taxes, and other revenue provided in recent state budgets, which have enabled the initiation and continuation of the successful and popular Local Roads Improvement Program Supplemental (LRIP-S) and Agricultural Roads Improvement Program (ARIP); and

**WHEREAS**, despite modest increases from the state over the years, transportation aids to local governments remain insufficient to keep pace with inflation and rising construction costs, leaving many communities funded below 2000 levels in real dollars; and

**WHEREAS**, local governments throughout Wisconsin continue to struggle to perform even routine maintenance, pavement preservation, and safety improvements, resulting in deteriorating roads and bridges; and

**WHEREAS**, the inaugural inventory and assessment of small bridges between 6 to 20 feet found about 10% of the nearly 17,000 structures to be in poor or severe condition; and

**WHEREAS**, levy limits and other fiscal constraints prevent local governments from independently filling the funding gap created by inadequate state transportation aids; and

**WHEREAS**, absent sustainable state funding, many communities have been forced to address their shortfalls by significantly increasing borrowing, deferring essential projects, or imposing local vehicle registration (“wheel”) taxes; and

**WHEREAS**, Wisconsin motorists currently pay among the lowest transportation user fees in the Midwest, while neighboring states and dozens of others nationwide have enacted long-term revenue measures to keep their transportation systems competitive; and

**WHEREAS**, Wisconsin is increasingly relying on General Purpose Revenues to make needed investments, potentially pitting transportation against other vital services, such as education; and

**WHEREAS**, continued lack of growing, dedicated, and predictable revenue places Wisconsin at a growing economic disadvantage by threatening the efficiency of freight movement, the safety of travelers, and the attractiveness of our state to businesses and residents; and

**WHEREAS**, both Wisconsin’s aging Interstate highway system—largely constructed in the 1950s and 1960s—and our extensive network of state and local roads require predictable, adequate, and sustainable funding to meet current and future needs;

**NOW, THEREFORE, BE IT RESOLVED** that the Brookfield Town Board strongly urges the Governor of Wisconsin and the State Legislature to enact a comprehensive, sustainable transportation funding solution that:

1. Provides adequate and reliable revenue growth for the efficient long-term planning and execution of state and local transportation programs;
2. Includes responsible and prudent use of General Purpose Revenue and bonding;
3. Adjusts any new and existing transportation user fees and other revenue mechanisms to sustain purchasing power in order to maintain and improve Wisconsin’s transportation infrastructure; and
4. Ensures transportation continues to deliver for Wisconsin by adequately funding reconstruction, preservation, and safety investments on the state and local systems.

**BE IT FURTHER RESOLVED** that the clerk is hereby directed to transmit a copy of this resolution to the Governor’s office, all members of the Wisconsin State Senate and Assembly representing districts within the Town of Brookfield.

Adopted this 5th day of May, 2026.

BY: \_\_\_\_\_  
Keith Henderson, Chairman

BY: \_\_\_\_\_  
John Charlier, Supervisor

BY: \_\_\_\_\_  
Steve Kohlmann, Supervisor

BY: \_\_\_\_\_  
Matthew Paris, Supervisor

BY: \_\_\_\_\_  
Ryan Stanelle, Supervisor

ATTEST: \_\_\_\_\_  
Emily Howells, Town Clerk

**Ord. No.: 2026-01**

**ORDINANCE CREATING SECTIONS 17.06(6) AND 17.06(7), AND AMENDING SECTION 17.01(9)(B) OF THE TOWN OF BROOKFIELD MUNICIPAL CODE**

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

SECTION 1: Sections 17.06(6) and 17.06(7) of the Town Code are hereby created to read as follows:

- (6) Electric vehicle charging stations in parking garages. Charging of electric vehicles in enclosed, partially enclosed, or underground parking garages of non-residential buildings shall comply with all of the following:
  - (a) Charging stations shall be located adjacent to primary drive aisles to ensure that emergency services have access to the charging station or an electric vehicle being charged by a charging station without first requiring the relocation of other nearby vehicles.
  - (b) In garages having multiple levels, charging stations shall not be located on the lowest level of the garage unless the means of vehicle ingress and egress are located on the lowest level.
  - (c) Charging stations shall be located within the immediate vicinity of a vehicular entrance to a garage at a distance no greater than the maximum distance that the Town Fire Department can reasonably access the charging station while connected to a hose access point. Any person seeking to install charging stations shall avoid locations that are immediately below residential dwelling units.
  - (d) Charging stations shall be located at least 10 feet from any exit stairwell, exit stair enclosure, exit doorway, areas of refuge, or any other area of a parking garage providing immediate pedestrian egress to the exterior of the parking garage or to another level of the parking garage.
  - (e) The successive number of parking stalls equipped with a charging station shall not exceed six. Adjacent parking stalls equipped with charging stations shall be separated by a horizontal distance of four feet. A parking stall that is not equipped with a charging station shall be located a distance of at least nine feet from a parking stall equipped with a charging station.

- (f) On any parking level of a garage, the total number of parking stalls equipped with a charging station shall not exceed 10% of the total number of parking stalls located on such parking level.
  - (g) In parking garages having 100 or more parking stalls, the garage shall be improved with charging station monitoring systems to detect overheating batteries, observe vehicles during charging, and provide location information to emergency services. Such monitoring systems, include but not limited to, thermal imaging cameras and intelligent smoke detection.
  - (h) Charging stations shall be protected by concrete bollards, curbs, wheel stops, or a structural wall of the parking garage. The immediate vicinity of a charging station shall be protected by automatic sprinkler systems and fire detection systems. Fire sprinklers shall not be obstructed by a charging station or cable management system. All protective measures shall comply with the standards and requirements of the National Fire Protection Association (NFPA).
  - (i) Parking stalls equipped with charging stations shall be clearly marked with signage stating "EV CHARGING STATION." In parking garages having 100 or more parking stalls, directional signage shall be provided throughout the parking garage to identify the location of any parking stall equipped with a charging station.
  - (j) Any person seeking to install one or more charging stations in a parking garage shall first provide the Town Fire Department with: (1) a site plan map depicting the locations of the charging stations and electrical equipment within the garage; (2) an overall garage floor plan; and (3) fire protection system design plans. The Town Fire Chief or its designee may require revisions to the submitted plans to ensure or improve access and safety of Fire Department personnel.
  - (k) The Fire Chief or its designee may permit minimal deviation of certain requirements in this Section if the Fire Chief determines that such deviation will not: (1) adversely affect the health, welfare, and safety of patrons and vehicles present in a parking garage; (2) obstruct or interfere with the Fire Department's access to the charging stations and general access throughout the entire parking garage; (3) prevent a hose from reaching a charging station when connected to a hose access point; and (4) prevent or limit the Fire Department's ability to properly respond to an emergency event involving a charging station.
- (7) Electric vehicle charging stations on surface parking lots. Charging of electric vehicles on surface parking lots shall comply with all of the following:
- (a) Charging stations shall be located within the outer perimeter of a surface lot and in areas that are properly illuminated by the surface lot lighting. A charging station shall be installed in a manner that ensures that the Town Fire Department can reasonably access the charging station without obstruction or interference from other buildings or structures.

- (b) Charging stations shall be located at least 10 feet from an outdoor dining area, large window or garage-style opening to a building, a building entrance, and a building emergency exit.
- (c) The successive number of parking stalls equipped with a charging station shall not exceed eight. Adjacent parking stalls equipped with charging stations shall be separated by a horizontal distance of four feet. A parking stall that is not equipped with a charging station shall be located a distance of at least nine feet from a parking stall equipped with a charging station.
- (d) Charging stations shall not obstruct or interfere with fire department access lanes, fire hydrants, fire department water connection access points, and standpipe or sprinkler system equipment.
- (e) Charging stations shall be protected by concrete bollards, curbs, wheel stops, or a raised protective island. All protective measures shall comply with the standards and requirements of the NFPA.
- (f) Any person seeking to install one or more charging stations on a surface lot shall first provide the Town Fire Department with: (1) a site plan map depicting the surface lot and the locations of the charging stations and electrical equipment on the surface lot; and (2) fire protection system design plans. The Town Fire Chief or its designee may require revisions to the submitted plans to ensure or improve access and safety of Fire Department personnel.
- (g) The Fire Chief or its designee may permit minimal deviation of certain requirements in this Section if the Fire Chief determines that such deviation will not: (1) adversely affect the health, welfare, and safety of patrons and vehicles present on a surface lot; (2) obstruct or interfere with the Fire Department's access to the charging stations and general access throughout the entire surface lot; (3) prevent a hose from reaching a charging station when connected to a hose access point; and (4) prevent or limit the Fire Department's ability to properly respond to an emergency event involving a charging station.

SECTION 2: Section 17.01(9)(b) of the Town Code is hereby amended to define the following terms, in addition to all other terms defined in Section 17.01(9)(b) of the Town Code:

**ELECTRIC VEHICLE**

A vehicle that is licensed and registered for operation on public and private highways, roads, and streets; and is propelled partially or exclusively by electricity from an externally charged on-board battery.

**CHARGING STATION**

The equipment, including the cables, cords, conductors, connectors, couplers, enclosures, attachment plugs, power outlets, power electronics, transformer, switchgear, switches and controls, network interfaces, point of sale equipment, and associated apparatus designed and used for the purpose of transferring energy from the electric supply system to a plug-in electric vehicle parked in a parking stall.

SECTION 3: All other provisions of the Town Code shall remain in full force and effect.

All ordinances or parts of this Ordinance conflicting or contravening the provisions of this Ordinance are hereby repealed. This Ordinance shall take effect upon passage and posting or publication as provided by law.

**PASSED AND ADOPTED** by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin this \_\_\_\_ day of \_\_\_\_\_, 2026.

BY: \_\_\_\_\_  
KEITH HENDERSON, Chairman

BY: \_\_\_\_\_  
STEVE KOHLMANN, Supervisor

BY: \_\_\_\_\_  
JOHN CHARLIER, Supervisor

BY: \_\_\_\_\_  
MATTHEW PARIS, Supervisor

BY: \_\_\_\_\_  
RYAN STANELLE, Supervisor

ATTEST: \_\_\_\_\_  
Emily Howells, Town Clerk

**Ord. No.: 2026-02**

**ORDINANCE AMENDING CERTAIN SECTIONS IN CHAPTER 17 OF  
THE TOWN OF BROOKFIELD MUNICIPAL CODE**

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

SECTION 1: Section 17.02(14)(b)9. of the Town Code is hereby repealed and recreated  
to read as follows:

9. PUD planned unit development. The PUD planned unit development conditional use is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building types and mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic; attractive recreation and open spaces as integral parts of the developments; enable economic design in the location of public and private utilities and community facilities; and ensure adequate standards of construction and planning. The PUD conditional use under this chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the land use density and other standards or use requirements set forth in the underlying basic zoning district. The flexibility to a design standard shall not be permitted if such flexibility would violate the provisions and restrictions set forth in this Section.

SECTION 2: Section 17.02(14)(b)9.d.ii.[ii] of the Town Code is hereby repealed and  
recreated to read as follows:

[ii] The total residential density within the planned unit development conditional use will be compatible with the Town Master Plan or component thereof. In no event shall the total residential density of a planned unit development conditional use exceed 24 dwelling units per acre.

SECTION 3: Section 17.02(14)(b)9.d.v.[iv] of the Town Code is hereby created to read  
as follows:

[iv] The total residential density shall not exceed 24 dwelling units per acre.

SECTION 4: Section 17.02(14)(b)9.h.ii. of the Town Code is hereby repealed and

recreated to read as follows:

ii. The compact development form PUD shall require a heightened level of site design, and individual buildings shall be arranged in a unified fashion so as to be complementary to each other and to be compatible with the surrounding neighborhood. Higher-density residential development is encouraged in location-appropriate areas and can be authorized within this conditional use category but in no event shall the total residential density exceed 24 dwelling units per acre.

SECTION 5: Section 17.02(14)(b)9.h.iii.[xii] of the Town Code is hereby repealed and

recreated to read as follows:

[xii] A compact development form for residential development is permissible at densities dependent upon, and related to, the form and massing of buildings, and the provisions of this Section. 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. In no event shall the total residential density exceed 24 dwelling units per acre. A lack of variation in the form, massing, and design of buildings and overall site development is specifically discouraged.

SECTION 6: All other provisions of the Town Code shall remain in full force and effect.

All ordinances or parts of this Ordinance conflicting or contravening the provisions of this Ordinance are hereby repealed. This Ordinance shall take effect upon passage and posting or publication as provided by law.

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

County, Wisconsin this \_\_\_\_ day of \_\_\_\_\_, 2026.

BY: \_\_\_\_\_  
KEITH HENDERSON, Chairman

BY: \_\_\_\_\_  
STEVE KOHLMANN, Supervisor

BY: \_\_\_\_\_  
JOHN CHARLIER, Supervisor

BY: \_\_\_\_\_  
JOHN R. SCHATZMAN, Supervisor

BY: \_\_\_\_\_  
RYAN STANELLE, Supervisor

ATTEST: \_\_\_\_\_  
Emily Howells, Town Clerk

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



TO: Town Board  
FROM: Chairman Keith Henderson  
DATE: May 5, 2026  
RE: Requests for Appointment

c – current member  
r - recommendation

Architectural Control Committee (need 4, 2 year term, max. 2 TB members)

c Steve Kohlmann  
c John Charlier  
c Matt Paris

CDA (need 2, 4 year term)

c Steve Kohlmann

Board of Review (need 1, annual)

c Robert Wiseman

Brookfield Chamber (need 1, annual)

r- Diana Smeltzer

Joint Review Board (need 1, annual)

Plan Commission (need 2, 3 year term)

Malia Stanelle  
c Kevin Riordan

Police & Fire Commission (need 1, 5 year term)

c Greg Grant

Zoning Board of Appeals (need 5, 3 year term)

c Dean Pearson  
c Janet Gentile