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

MEETING NOTICE

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

Tuesday, June 23, 2026

JOINT PUBLIC HEARING 7:00 pm

1) Confirmation of meeting notice.
2) Public Hearing to receive comment on a Conditional Use Permit for a proposed electronic changeable copy sign for St. John's Lutheran Church located at 20275 Davidson Road.
3) Close public hearing.

PLAN COMMISSION AGENDA Immediately Following

1) Call to Order.
2) Meeting Notices.
3) Approval of Agenda.
4) Approval of Minutes.
   a. May 26, 2026 Public Hearing (CU request, 2nd accessory building)
   b. May 26, 2026 Plan Commission Meeting
5) Citizen Comments: Three-minute limit.
6) Old Business: None
7) New Business:
   a. Review and possible action a request for Preliminary and Final approval for building and site alterations proposed for Pabla Plaza/Taste of India restaurant and banquet hall, located at 18110 W. Bluemound Road. Roger Schregardus (applicant), Manjit Singh (owner).
   b. Review and possible action on a request for Final approval for a mixed-use development known as The West End, located west of The Corners of Brookfield, Tax Key Nos. BKFT1123.960-.965; BKFT1123.976.001, .004, .005. IM Properties (applicant), Newfield Holdings LLC and Brookfield Corners LLC (owners).
   c. Review and possible action on a request to discontinue a portion of N. Lord Street.
   d. Review and possible action on a Conditional Use Request for an electronic changeable copy sign for St. John's Lutheran Church located at 20275 Davidson Road. Brian Zach on behalf of St. Johns (owner), Lemberg Electric (applicant).
   e. Review and possible action on a Site Plan/Plan of Operation (Conceptual, Preliminary, Final approval) for a change in use for a new tenant, Land and Sea, and parking lot modifications at 21675 E. Moreland Blvd. Nicholas Weeks (tenant/applicant). Sisian LLC (owner).
   f. Discussion and possible action on draft amendments to Chapter 17 relative to automobile uses
8) Communication and Announcements.
   a. Next Plan Commission meeting: July 28, 2026 at 7:00 pm
9) Adjourn.

Posted this 16th day of June, 2026 by Rebekah Leto, Town Planner

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.

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

MAY 26, 2026

PUBLIC HEARING TO RECEIVE COMMENT ON A CONDITIONAL USE PERMIT TO CONSTRUCT A SECOND ACCESSORY BUILDING PURSUANT TO SECTION 17.02(14)(g) OF THE TOWN OF BROOKFIELD ZONING CODE. THE SUBJECT PROPERTY IS LOCATED AT 21395 GREENDALE DRIVE.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, May 26, 2026.

CALL TO ORDER

Town Board Chairman Keith Henderson called the meeting to order at 7:00 pm. Also in attendance were Town Board Supervisors John Charlier, Steve Kohlmann, Matt Paris, Ryan Stanelle, Plan Commissioners Kevin Riordan, Len Smeltzer, Jeremy Watson, and Town Planner Rebekah Leto.

CONFIRMATION OF MEETING NOTICE

Town Planner Rebekah Leto reported that the meeting notice was published, mailed out, posted to the website in accordance with the law.

NOTICE OF HEARING AND PUBLIC COMMENTS

Chairman Henderson read the attached Notice of Hearing into the record and opened the Hearing for any public comments. Planner Leto gave an overview of the proposal in accordance with the staff report.

Angie Otto, 21545 Greendale Drive, spoke against the size and the location of the proposed building, noting it disrupts the flow of the other's back yards. She noted she has spoken to the owners before about their proposal.

The public hearing was closed at 7:10 pm.

Submitted by:

Rebekah Leto, Town Planner

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
MAY 26, 2026

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

1) CALL TO ORDER
Town Chairman Keith Henderson called the meeting to order at 7:12 p.m., with the following people present: Town Supervisor Ryan Stanelle; Plan Commissioners Len Smeltzer, Kevin Riordan, Jeremy Watson, and Town Planner Rebekah Leto. Tim Probst and Dan Zuperku were absent.

2) MEETING NOTICES
Planner Leto confirmed the meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA

Motion by Mr. Watson to approve the agenda.

Seconded by Mr. Smeltzer.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES

a. Motion by Mr. Watson to approve the April 28, 2026 Public Hearing minutes for Text Amendments – Use, Signage Parking, as presented.

Seconded by Mr. Stanelle.

Motion carried unanimously.

b. Motion by Mr. Watson to approve the regular Plan Commission meeting minutes for April 28, 2026 as presented.

Seconded by Mr. Stanelle.

Motion carried unanimously.

5) CITIZEN COMMENTS: Three-minute limit.
None.

6) OLD BUSINESS:
None.

7) NEW BUSINESS:

a. Review and possible action on a Conditional Use Permit to consider a second accessory building located at 21395 Greendale Drive. Willhard Niess (owner).

Planner Leto gave an overview of the proposal in accordance with the staff report. Mr. Watson asked why an addition could not be added to the existing building. Planner Leto noted the existing building was nonconforming from the separation requirements from the principal structure and noted the architecture of the garage did not lend itself to an addition. Mr. Smeltzer agreed with comments made at the public hearing that the building should not be forced to be in the backyard. Mr. Watson asked the owner if power and water were planned for the building; the applicant responded that he thought he would have them drop a lead for a separate meter. Mr. Stanelle discussed how a previous application was reviewed by the Plan Commission for a 3-lot

development just south of this parcel and questioned what should the Plan Commission be concerned about – clustering of new lots with new homes or a single outbuilding in the back yard? Mr. Riordan asked the owner why he chose that spot, to which he responded that it was just north of an 80 ft. white pine that blocks his view of the building from his house. Chairman Henderson asked if the treeline was dense enough to block the view from the neighbors and the owner responded it would probably not screen the view entirely. The owner noted that the neighbor to the east agreed to let him put it on the east lot line. Chairman Henderson confirmed with Planner Leto it met the height requirements. The Commission discussed if this was the right location for the proposed building. The applicant pointed out that an addition or moving the structure behind his existing garage was not possible due to the well location; he also noted that moving to the building to the east would not accomplish much because it would not change the view from the neighbors to the west.

Motion by Mr. Watson to recommend approval of a Conditional Use Permit for a secondary accessory building located at 21395 Greendale Drive, as presented.

Seconded by Mr. Riordan.

Further Discussion:
Mr. Smeltzer asked for a friendly to the motion that the approval was subject to evergreen landscaping being planted around the building to break up the view from the west. The Friendly motion was accepted by Mr. Watson; however there was no second. The Friendly failed.

Mr. Stanelle clarified that no trees were proposed to be removed with the proposed location of the building. The owner said yes. The Committee discussed proper landscaping requirements.

The motion was tied 2-2, with Mr. Smeltzer and Mr. Stanelle voting against the motion. Chairman Henderson abstained. The Motion failed.

Motion by Mr. Smeltzer to table the item to allow more time for owner to consider the size and location of the proposed structure based on public comment. There was no second and the motion failed.

Motion by Mr. Watson to recommend approval of a Conditional Use Permit for a second accessory building located at 21395 Greendale Drive, as presented, subject to addition of evergreen landscaping spaced appropriately along the west property line to shield the building from the adjacent neighbors

Seconded by Mr. Riodian.

Motion carried 3-1, with Mr. Smeltzer opposing the motion.

8) COMMUNICATION AND ANNOUNCEMENTS

a. Next Plan Commission meeting: June 23, 2026 at 7:00 pm.
Chairman Henderson reminded the Committee he would not be present at the next meeting and thanked Mr. Riordan for his service to the Plan Commission. Mr. Watson asked about The West End process and the police and fire employment vacancies. Mr. Smeltzer asked about any current upgrades to the playground equipment.

9) ADJOURN

Motion by Mr. Watson to adjourn at 8:00 pm.
Seconded by Mr. Smeltzer.
Motion Passed Unanimously.

Respectfully submitted,
Rebekah Leto – Town Planner

TOWN OF BROOKFIELD STAFF REPORT

TO:	Town of Brookfield Plan Commission
FROM:	Rebekah Leto, AICP, Town Planner
MEETING DATE:	June 23, 2026
REPORT DATE:	June 16, 2026
RE:	Preliminary and Final approval for parking/site improvements and the renovation of an existing multi-tenant building at **18110 W. Bluemound Road**, including a restaurant and banquet hall for the Taste of India.

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

Property owner: Manjit Singh (under contract), MIJOJO (current owner)

Applicant: Roger Schregardus, Architect

Zoning: B-2 Limited General Business District

Project Description and Use

The property is approximately 2.25 acres and is located on the north side of W. Bluemound Road. The property currently contains Mike Crivello's Camera and Imaging Center and self-storage units in the lower level. The remaining tenant spaces are vacant. The petitioner is proposing to make substantial modifications to the existing building and parking lot to accommodate new uses within the building. New uses include the Taste of India restaurant and banquet hall and two additional spaces, with the camera store and storage units remaining. The development would be renamed Pabla Plaza. As of the date of this report, a final floor plan has not been submitted. The floor plan will help finalize parking requirements.

Building and Architecture:

Proposed building modifications include the removal of approximately 49 ft. of the building façade, which would allow for better flow inside the building, improve the architecture along Bluemound Road and allow for additional upper-level parking. The street façade has three sections with varying heights and will be flanked with Lannon stone pillars, with a metal parapet and darker grey metal panels above the glass storefronts. The rear (north) entrance will also be significantly enhanced, with floor-length windows, a second entrance and a glass garage door. The existing loading dock in the rear will be removed. The sides and rear of the building will be white. Three-dimensional arches will enhance the sides of the building that will project one foot from the building.

Landscaping and Open Space:
There is no green space on the existing property. The applicants are proposing to repave and restripe the parking areas and as such, at the direction of the Planner, have attempted to add green space and landscaping buffers, consistent with code requirements. A landscaping plan was provided that includes a 10 ft. deep landscaping buffer inclusive of three varieties of evergreens (15 in total) to shield the property from the condominiums. Four-foot grass strips are proposed to border the parking lot to increase the paving offset relative to what exists today. The grass strip on the east side of the lot reduces the drive aisle to 21'-8". While there is no code requirement for a 24' drive aisle, it helps with traffic flow and can reduce congestion. This also makes it more challenging to achieve the fire department's turning radius from the east.

After review, it was noted that there are existing storm and sanitary sewer easements located throughout the parking lot. These easements run along the north and west lot lines and down the center of the parking lot for a width of 20 ft. This makes incorporating landscaping into a parking lot design challenging. The Town Engineer has recommended that the proposed evergreens, which are within the storm sewer easement, be removed or that the sanitary sewer easement be relocated as part of this project. There is already mature vegetation on the condominium property that appears to shield areas of this property from view.

The front of the building will have faux landscaping, likely turf, because there is a basement below the parking area. The ARC did not specifically comment on the removal of the rear (north) buffer or parking lot strips; however no one spoke is opposition of removing these landscaped areas. It was, however, noted that green space is missing from the property. As such, the ARC approved the request, subject to landscaping planters being added around the building to add more greenery.

Parking:
The site contains two parking areas: one on the south side of the parcel along Bluemound Rd and a large lot on the north end of the property that serves the lower level. The top layer of the asphalt will be ground, replaced and restriped. The 9' x 18' spaces will be turned 90-degrees to increase the amount of parking on site. The required landscaping within the parking lot is discussed below. It is unclear at this time how much parking lot landscaping will be incorporated after Town Engineer feedback.

The petitioners have indicated that a shared parking agreement with Harvard Square is forthcoming, which would provide an additional 66 parking spaces for the banquet use. The current proposal is to utilize the existing cross-access easement. However, the fire department would like the location of the easement to be explored further. More on this is below.

There are five (5) ADA stalls located in the north parking lot and two (2) ADA stalls in the south (Bluemound) parking lot. The number of ADA stalls complies with the IBC, which is more restrictive than the Town Code (4 required). It should be noted that the proposed ADA stalls are designed to comply with the IBC, which is less restrictive than the Town Code. At a prior meeting, the Town Plan Commission indicated to staff that this should be addressed in a future code amendment.

Existing and proposed parking counts are as follows:

	Existing	Proposed
Upper Parking	25	52
Lower Parking	90	115
Shared Parking with Harvard Square	0	66
Total	115	233 (167 on-site)

The proposed uses would require the following approximate number of parking spaces.

Use	Standard	Number of stalls required
Restaurant	1 space per 100 SF of gross dining area, plus one space per employee for the work shift with the largest # of employees	18 + employees
Banquet Hall	1 space per 3 patrons based on the max. capacity of the facility	167 – The Fire Department commented that the actual occupancy would be determined once the floor plan is complete, which would likely be smaller than 500 occupants, thereby reducing the parking requirements.
Retail	1 space per 150 SF of gross floor area of customer sales and service + 1/employee	24 + employees
Business (Salon)	1 space per 200 SF, plus 1 per employee	4 + employees
Self-Storage	1 space per 10 storage units + 1/employee on the largest shift	Unknown
Total		213+

Loading and unloading: There are existing overhead doors on the east, west and north sides of the building. One of the overhead doors on the north side of the building, where the banquet hall entrance is located will be removed and replaced with windows. No overhead doors face a public street, which is not permitted by code. The loading for the storage units is on the west side of the building where the entrance is. The applicant relayed that there are carts available currently for the storage unit users, who park in the back and enter on the side. We discussed whether it may be appropriate to allow for a temporary unloading zone (10-15 maximum parking) when someone has larger items to load or unload. Loading for the restaurant and banquet hall will be on the east side of the building. The Fire Department does not foresee an issue with the loading and unloading plan.

Lighting:
There is a significant amount of lighting proposed on the exterior of the building, and two light poles in the north corners of the parking lot. The lighting on the east and west portions of the building is uplighting to highlight the arches. The Town Engineer reviewed the lighting plan, noting that the town's lighting standards were not being met. Given there are condominiums to the north, it is important to be mindful of too much lighting in the rear, while balancing lighting for safety in the parking lot. The applicant is reviewing changes to the lighting plan. Additional updates may be given at the Plan Commission meeting.

Topography and Drainage: Discussion at the May 26, 2026 Plan Commission meeting, including if the parking lot improvements would impact the drainage or the Dousman Ditch. After the Town Engineer's review, it was determined that the proposed improvements would not have an impact on the existing drainage patterns.

Outdoor Storage: None proposed.

Rooftop equipment: There are existing and proposed utilities on the roof. Given the architecture and the height of the building, they are not visible.

Signage: Signage will be proposed to the ARC at a later date.

Dumpster: A 21' x 12' concrete dumpster enclosure is proposed. However, the enclosure is within the storm sewer easement, to which the Town Engineer recommended be removed or relocated. The existing and proposed dumpsters are located in the northeast corner of the property. The existing dumpster is not enclosed. The Town Code is not clear on whether an enclosure is required. It notes, "Enclosures intended to screen dumpsters..." but does not specifically require them. The Town Plan Commission will need to consider intent and precedent on whether an enclosure is required and if so, where an appropriate place may be for the dumpster, as it would have to be moved from its current location.

Town Comments & Action

Town Engineer: The Town Engineer sent comments, most of which are incorporated herein, on June 4th. Comments not stated elsewhere include minor modifications to the site plan, including retaining wall heights, an erosion control plan, a turning template for the largest vehicle that will access the site and proposed traffic and providing site signage on the construction drawings.

ARC: On June 10, 2026, the ARC granted Preliminary and Final approval subject to an updated photometric plan to meet Town Code and subject to landscaping planters being placed around the building to add greenery.

Fire Department: The Fire Department has requested the applicant evaluate some modifications to the access easement from the east. The first alternative would be to move the access location to the north to align with the rear aisle, which would require the relocation of the concrete dumpster enclosure at Harvard Square. Another alternative would be to move the access location slightly north to align with the middle drive aisle at Harvard Square. This would likely require a new easement between Harvard Square and the subject property. However, it would allow a fire apparatus better access to the site. As a last resort, the applicant will need to show the turning radius entering from the proposed access location to ensure the trucks can turn if cars are parked there. The Fire Department has also requested that the second set of outdoor stairs on the west side of the building be removed, as the building is already close to the lot line (15 ft.) and they want to ensure they can get through without an issue. The architect noted that the floor plans need to be completed in order for him to know whether the outdoor staircase can be removed. The other exterior staircase will be filled with the demolition of the front portion of the building.

Sanitary District: Updated water demand calculations for the entire building must be provided to verify and support the proposed meter sizing.

Considerations

The plan commission should consider the following issues:

1. Lack of green space. *Staff recommends the parking curb be 4 ft. from the north lot line, with grass planted in-between, but remove the landscaping buffer given mature row of evergreen screening established on the adjacent property. Staff also recommends the removal of the four foot strip of grass along the east lot line to allow for a wider drive aisle for the fire department.*

2. Dumpster enclosure requirement. *Staff recommends consideration of a 4 ft. tall fence along the north lot line, considering the vegetation in that area is not as robust as to the west.*

Staff Recommendation

Staff recommends **Preliminary approval** for the proposed site and building modifications to 18110 W. Bluemound Road, subject to the conditions below. **Final approval** may be considered if the Town is comfortable with Staff finalizing the plans with the applicant with the intentions stated herein or at the meeting.

Conditions of Approval

1. A complete floor plan shall be submitted to review the maximum occupancy and determine parking requirements. Parking requirements shall meet the Code unless otherwise approved by the Plan Commission and Town Board.
2. All Town Engineer comments shall be addressed to the satisfaction of the Town Engineer, including but not limited to the submittal of a grading and erosion control plan, if applicable, including retaining wall plans, a turning template exhibit, updated construction drawings with traffic and site signage, and a revised lighting plan that complies with the Town Ordinance.
3. All Town Fire Department comments shall be addressed to the satisfaction of the Fire Department.
4. Updated water demand calculations for the entire building must be provided to the Sanitary District to verify and support the proposed meter sizing.
5. A final site plan shall be prepared that shows the final parking configuration, cross-access easements, green space/landscaping, including the location of planters around the building, the final dumpster location with any required fence or enclosure, parking lot light fixtures and any other factors that affect the site.
6. All required Building and Occupancy Permits shall be obtained.

BUILDING ALTERATION & CHANGE OF USE FOR:

PABLA PLAZA

TOWN OF BROOKFIELD, WISCONSIN

PROJECT TEAM

OWNER
MANJIT SINGH

17115 W. BLUEMOUND RD D1
BROOKFIELD, WI 53005
PHONE: (262) 894-0913

PROJECT CONTACT: MANJIT SINGH
EMAIL ADDRESS: manjit@tasteofindiawi.com

GENERAL CONTRACTOR
-

TBD

ARCHITECTURAL
MORPH DESIGNS, LLC

W10953 DEAD END ROAD
WAUPUN, WI 53963
PHONE: (920) 948-7975

PROJECT CONTACT: ROGER SCHREGARDUS
EMAIL ADDRESS: cadmanroger@sbcglobal.net

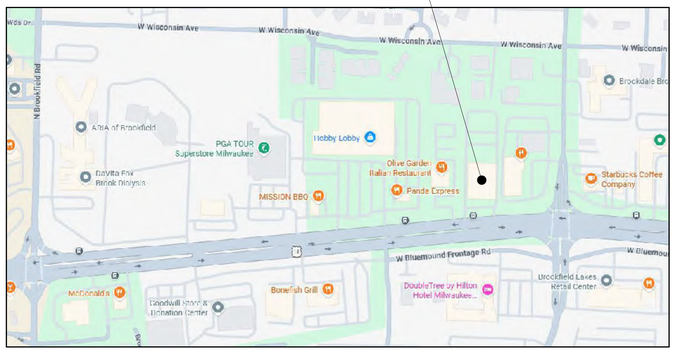
STRUCTURAL / SUPERVISING PROFESSIONAL
INTEGRATED STRUCTURAL ENGINEERING, LLC

7700 HILL 'N DALE COURT
CEDARBURG, WI 53012
PHONE: (920) 470-3119

PROJECT CONTACT: PETER BARTNIK, PE
EMAIL ADDRESS: pete@ise-llc.net

LOCATION MAP

PROJECT LOCATION



SHEET INDEX

SHEET	*DESCRIPTION*	*T BROOKFIELD CONCEPT REVIEW*	*T BROOKFIELD ARCH CONTROL REVIEW*
G-100	TITLE SHEET, PROJECT DATA	04/07/2026	05/29/2026
ARCHITECTURAL			
D-100	OVERALL LOWER LEVEL FLOOR PLAN - DEMOLITION WORK	04/07/2026	
D-101	OVERALL UPPER LEVEL FLOOR PLAN - DEMOLITION WORK	04/07/2026	
CIVIL ENGINEERING			
C-101	SCHEMATIC SITE PLAN	04/07/2026	05/29/2026
C-102	AERIAL VIEW W/ NEIGHBORING PROPERTY POINT-OF-ACCESS	04/07/2026	05/29/2026
C-ES	EXISTING SITE CONDITIONS (BY OTHERS)		05/29/2026
CD-101	SITE DEMOLITION WORK	04/07/2026	05/29/2026
L-101	LANDSCAPE PLAN		05/29/2026
SL-101	SITE LIGHTING		05/29/2026
ARCHITECTURAL			
A-100A	OVERALL LOWER LEVEL FLOOR PLAN - COLORED	04/07/2026	05/29/2026
A-101A	OVERALL LOWER LEVEL FLOOR PLAN - COLORED	04/07/2026	05/29/2026
A-200	EXTERIOR BUILDING ELEVATIONS	04/07/2026	05/29/2026
A-900	EXTERIOR PERSPECTIVES	04/07/2026	05/29/2026
A-901	EXTERIOR BIRDS-EYE VIEW		05/29/2026

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PROJECT DATA:

BUILDING CODE:
2021 INTERNATIONAL BUILDING CODE (IBC), USING WISCONSIN SPS 362 AMENDMENTS
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC), USING WISCONSIN SPS 366 AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), USING WISCONSIN SPS 363 AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FIRE CODE (IFC)
AMERICAN NATIONAL STANDARDS (ICC/ANSI A117.1-2017)
WISCONSIN COMMERCIAL PLUMBING CODE
NATIONAL FIRE PROTECTION ASSOCIATION, 2012 NFPA
WISCONSIN UNIFORM ELECTRICAL CODE
90.1 (2019) ASHRAE STANDARD (ALTERNATE CODE OF THE IECC)

BUILDING SIZE:
EXISTING FLOOR AREA, LOWER LEVEL: 33,538 sqft
EXISTING FLOOR AREA, UPPER LEVEL: 16,485 sqft
EXISTING FLOOR AREA, REVISED UPPER LEVEL: 14,287 sqft

PER IBC 506.2 ALLOWABLE AREA: 28,500

BUILDING DATA:
COUNTY LOCATION: WAUKESHA
PROJECT TYPE: LEVEL 3 ALTERATION & CHANGE OF USE
REQUIRED SEPARATION: EXISTING 4-HR WALL

CONSTRUCTION CLASSIFICATION:
PER IBC 602 -
EXISTING BUILDING: TYPE IIIB - NON-COMBUSTIBLE EXTERIOR & INTERIOR FRAMING
2 STORY. FULLY PROTECTED BY NFPA 13 SPRINKLER SYSTEM

OCCUPANCY CLASSIFICATION:
PER IBC 301 -
EXISTING OCCUPANCIES - B BUSINESS
M MERCANTILE
S-1 MODERATE HAZARD STORAGE (SELF STORAGE)

PROPOSED OCCUPANCIES - A-2 ASSEMBLY (RESTAURANT & BANQUET)
B BUSINESS (ACCESSORY USE)
M MERCANTILE
S-1 MODERATE HAZARD STORAGE (SELF STORAGE)

EXIT DISTANCE:
PER IBC TABLE 1017.2 - 250 FT. DISTANCE
IBC 1006.2.1 COMMON PATH OF TRAVEL - 100'-0"
IBC 1020.5 DEAD ENDS - 50'-0"

NOT FOR CONSTRUCTION

MORPH DESIGNS, LLC
Commercial & Residential Building & Structural Design Services
Phone: 920-948-7975
email: morphdesigns@sbcglobal.net

PRELIMINARY

04/07/2026
05/29/2026

INTERIOR & EXTERIOR RENOVATION
PABLA PLAZA
18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

SHEET TITLE
TITLE SHEET, PROJECT DATA

PROJECT DATA
DATE:
JOB NUMBER:
SHEET NUMBER:
G-100

5/29/2026 11:10:22 AM

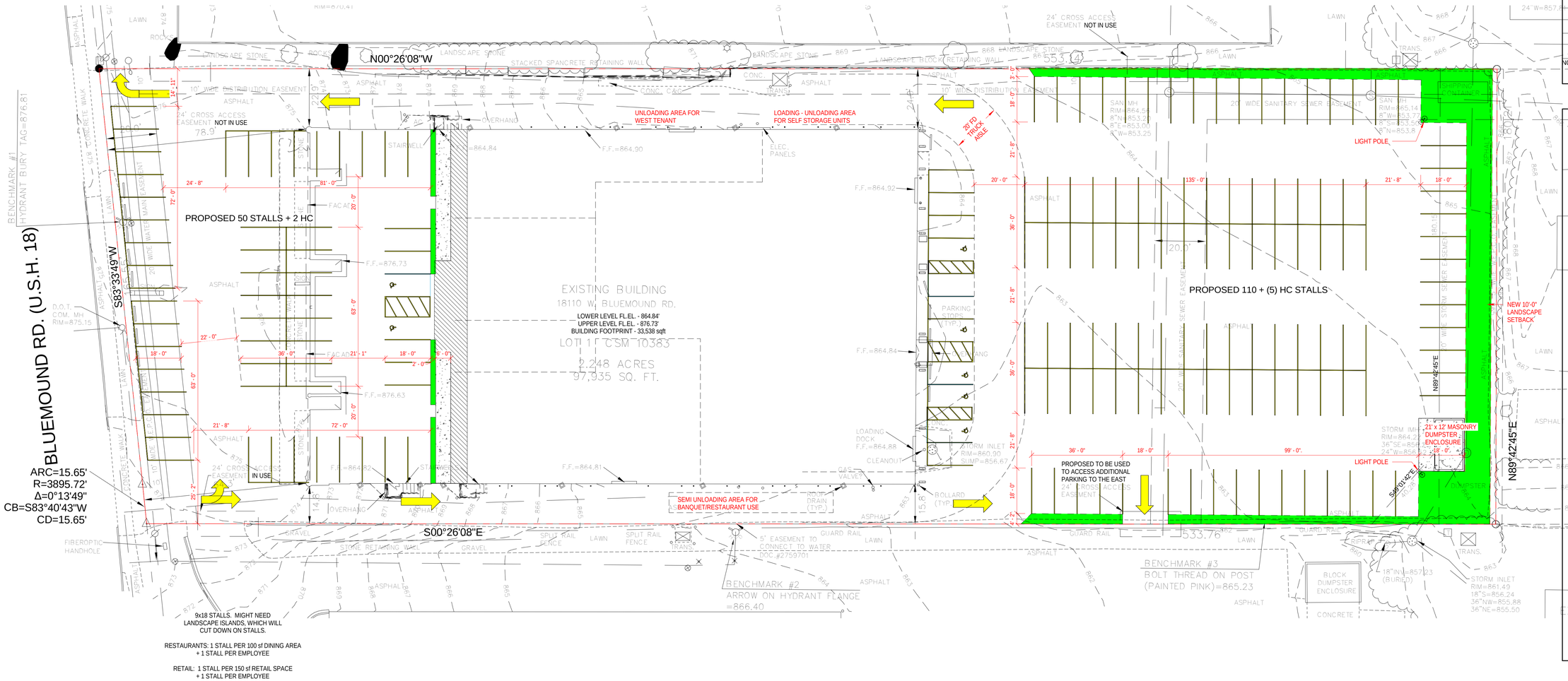
MORPH DESIGNS, LLC
Commercial & Residential
Building & Structural
Design Services
Phone: 920-948-7975

email:
morphdesigns@sbcglobal.net

PRELIMINARY

04/07/2026
05/29/2026

MIN. - GRIND TOP LAYER ASPHALT AND REPLACE



9x18 STALLS. MIGHT NEED LANDSCAPE ISLANDS, WHICH WILL CUT DOWN ON STALLS.

RESTAURANTS: 1 STALL PER 100 sf DINING AREA + 1 STALL PER EMPLOYEE

RETAIL: 1 STALL PER 150 sf RETAIL SPACE + 1 STALL PER EMPLOYEE

SCHEMATIC SITE PLAN

SCALE: 1" = 20'-0"

PARCEL / TAX KEY #BKFT1119996001

ZONING: B-2 (LIMITED GENERAL BUSINESS DISTRICT)

SITE AREA:	97,935 sqft / 2.2483 acres
BUILDING AREA:	33,538 sqft
PARKING / IMPERVIOUS AREA:	64,397 sqft
	5% OF SURFACE AREA TO BE LANDSCAPE AREA (0.05x64397=3,220
PROVIDED LANDSCAPE AREA:	3,558 sqft

NOT FOR CONSTRUCTION

INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA
18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

SHEET TITLE
SCHEMATIC SITE PLAN

PROJECT DATA
DATE:
JOB NUMBER:
SHEET NUMBER:
C-101

5/29/2026 11:10:22 AM

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NEIGHBORING PROPERTY POINT-OF-ACCESS, USE OF PARKING

SCALE: 1" = 30'-0"

NOT FOR CONSTRUCTION

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MORPH DESIGNS, LLC
Commercial & Residential
Building & Structural
Design Services
Phone: 920-948-7975

email:
morphdesigns@sbcglobal.net

PRELIMINARY

04/07/2026
05/29/2026

INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA
18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

SHEET TITLE

AERIAL VIEW W/ NEIGHBORING PROPERTY POINT-OF-ACCESS

PROJECT DATA

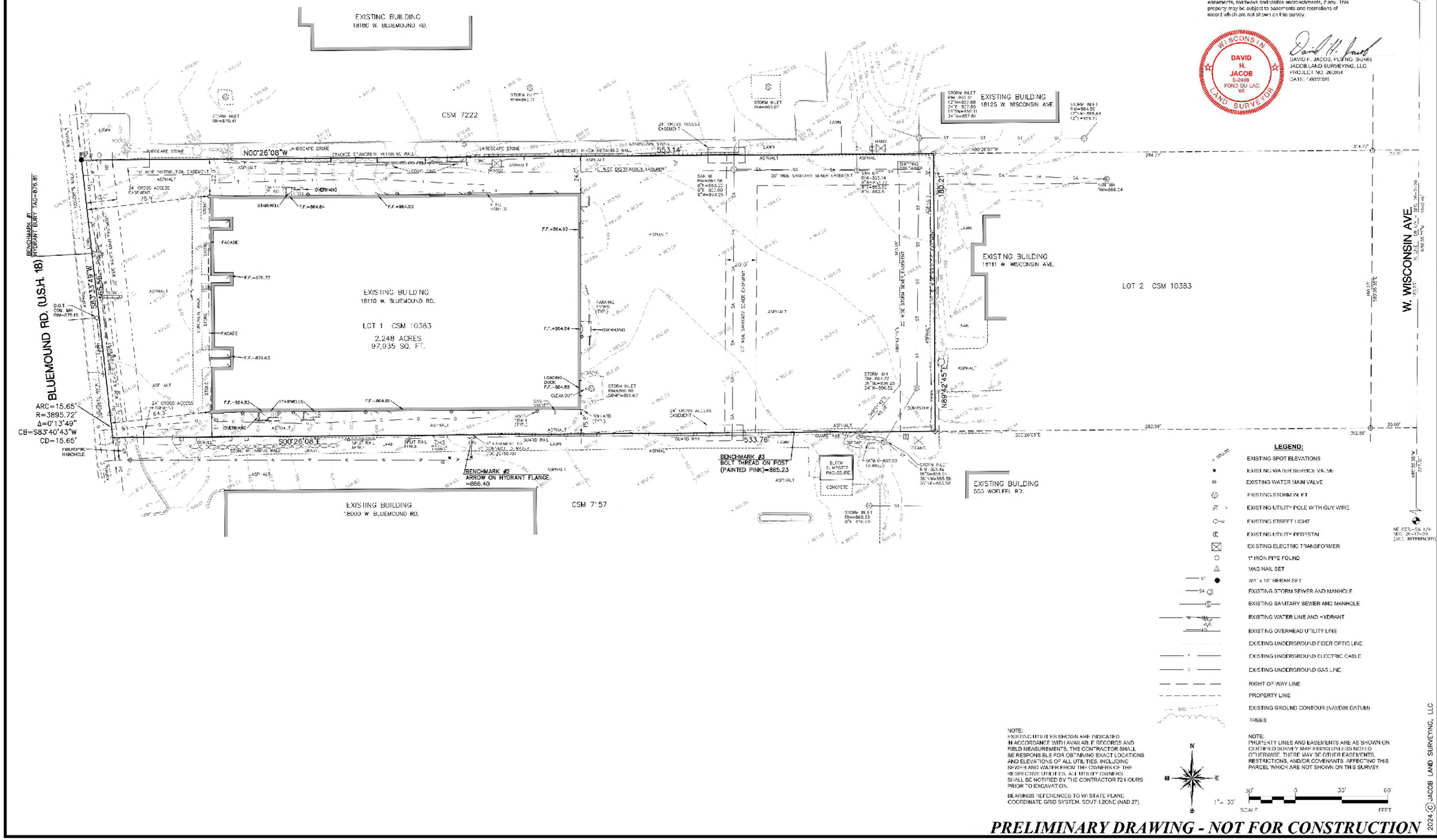
DATE:

JOB NUMBER:

SHEET NUMBER:

C-102

5/29/2026 11:10:23 AM



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

2024 © JACOB LAND SURVEYING, LLC

PRELIMINARY PLAN DATE:

W8057 Randallwood Lane
Fond du Lac, WI 54937
phone: 920-922-2908
email: info@jlssurvey.com
Jacob Land Surveying LLC

OWNER:
(PROPOSED)
SSPabla Properties LLC

PROJECT:
EXISTING SITE CONDITIONS
18110 W. BLUEMOUND RD.
TOWN OF BROOKFIELD
WAUKESHA COUNTY, WI

DATE:
4/03//2026
PROJECT NO.:
260054

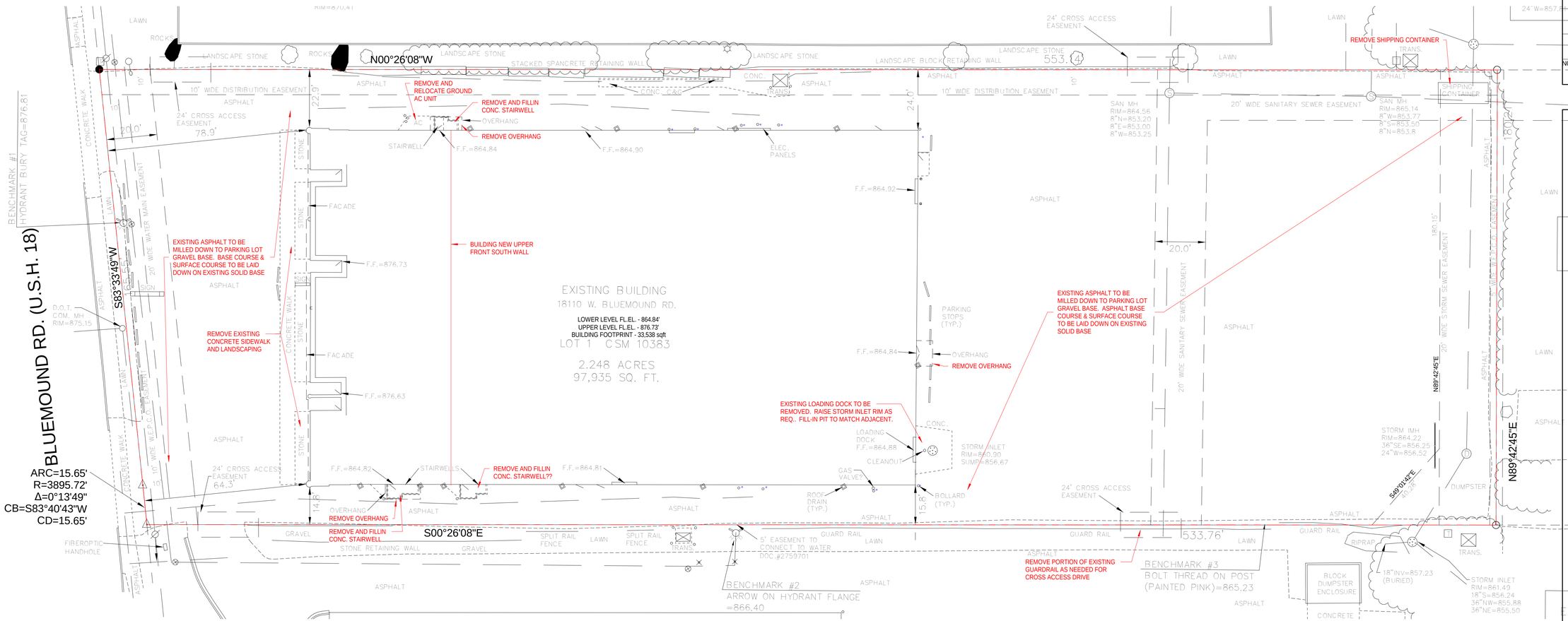
SHEET
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Commercial & Residential
Building & Structural
Design Services
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email:
morphdesigns@sbcglobal.net

PRELIMINARY

04/07/2026
05/29/2026



INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA
18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

W
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SCHEMATIC DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"

SHEET TITLE

SITE DEMOLITION WORK

PROJECT DATA

DATE:

JOB NUMBER:

SHEET NUMBER:

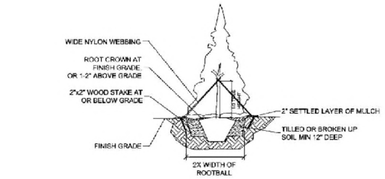
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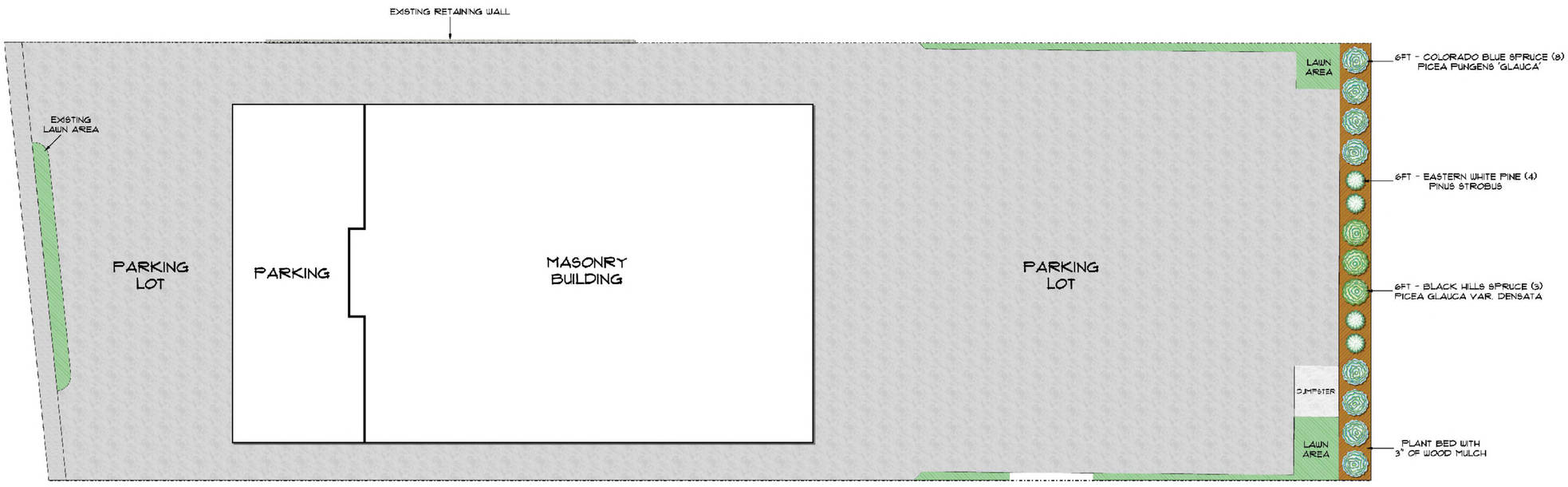
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NOT FOR CONSTRUCTION

LANDSCAPE PLAN



EVERGREEN TREE PLANTING
NOT TO SCALE



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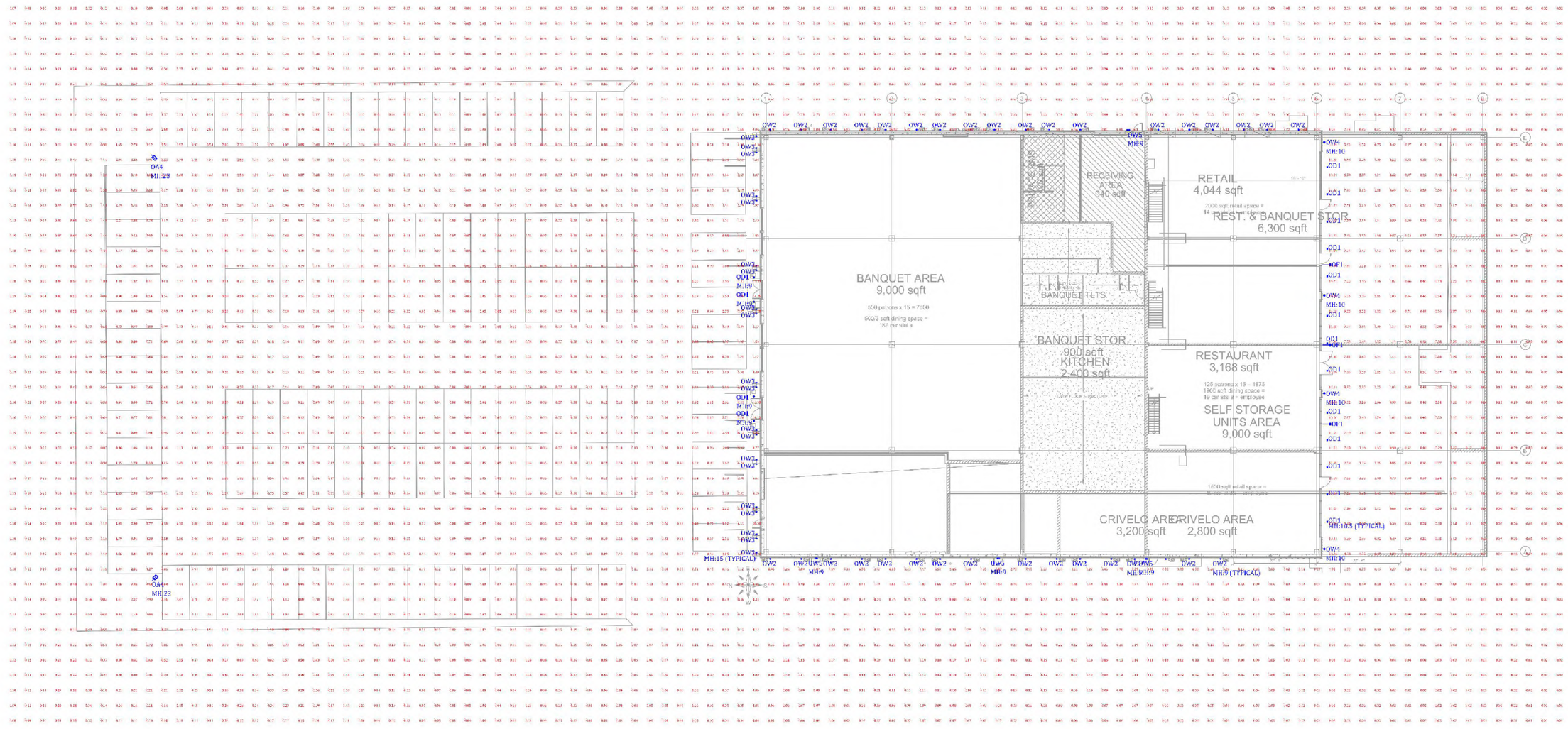
05/29/2026

INTERIOR & EXTERIOR RENOVATION
PABLA PLAZA
18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

SHEET TITLE
LANDSCAPE PLAN

PROJECT DATA
DATE:
JOB NUMBER:
SHEET NUMBER:
L-101

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Luminaire Schedule

QTY	TYPE	MFR	PART NUMBER	LLF
2	OA4	Keystone	KT-ALED140PS-M2-OSA-NM-8CSB-VDIM-B/G2 @ T4, 100W + 20' POLE + 3' BASE	0.950
17	OD1	Keystone	KT-RDLED24PS-6A-9CSF-CDIM @ 13W	0.950
3	OF1	Keystone	KT-FLED35PS-R4A-UNV-8CSB-VDIM-x @ 25W	0.950
2	OW1	Keystone	KT-CYLED20PS-4A-WDI-OSG-8CSB-VDIM-W @ 16W, 25°, UP ONLY	0.950
32	OW2	Keystone	KT-CYLED20PS-4A-WDI-OSG-8CSB-VDIM-W @ 16W, 25°	0.950
20	OW3	Keystone	KT-CYLED20PS-4A-WDI-OSG-8CSB-VDIM-W @ 16W, 40°	0.950
4	OW4	Keystone	KT-CYLED36PS-6A-WDI-OSG-8CSB-VDIM-W @ 36W, 25°	0.950
4	OW5	Mule	MERU-LED-ACEM-xx-IH (NOT CALCULATED)	0.950

All County Electric Supply

Pabla Plaza

BROOKFIELD, WI

project info

EXTERIOR LIGHTING CALCULATIONS

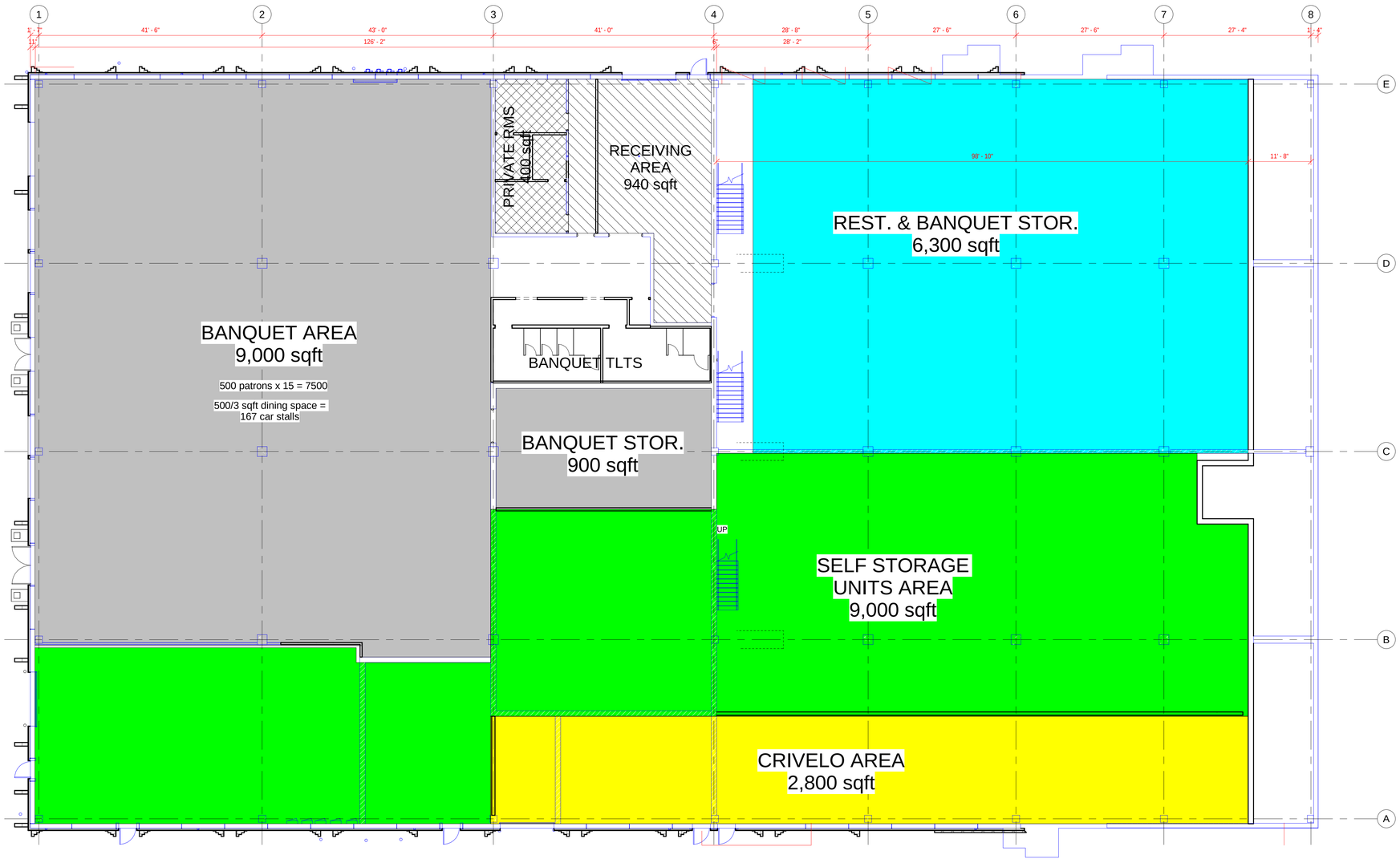
sheet name

scale
1" = 16'-0"

date
5 / 27 / 2026

designer

SL-101



E
N S
W

FLOOR PLAN - LOWER LEVEL COLORED

SCALE: 3/32" = 1'-0"

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PRELIMINARY

04/07/2026
05/29/2026

INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA
18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

SHEET TITLE

OVERALL LOWER LEVEL FLOOR PLAN - COLORED

PROJECT DATA

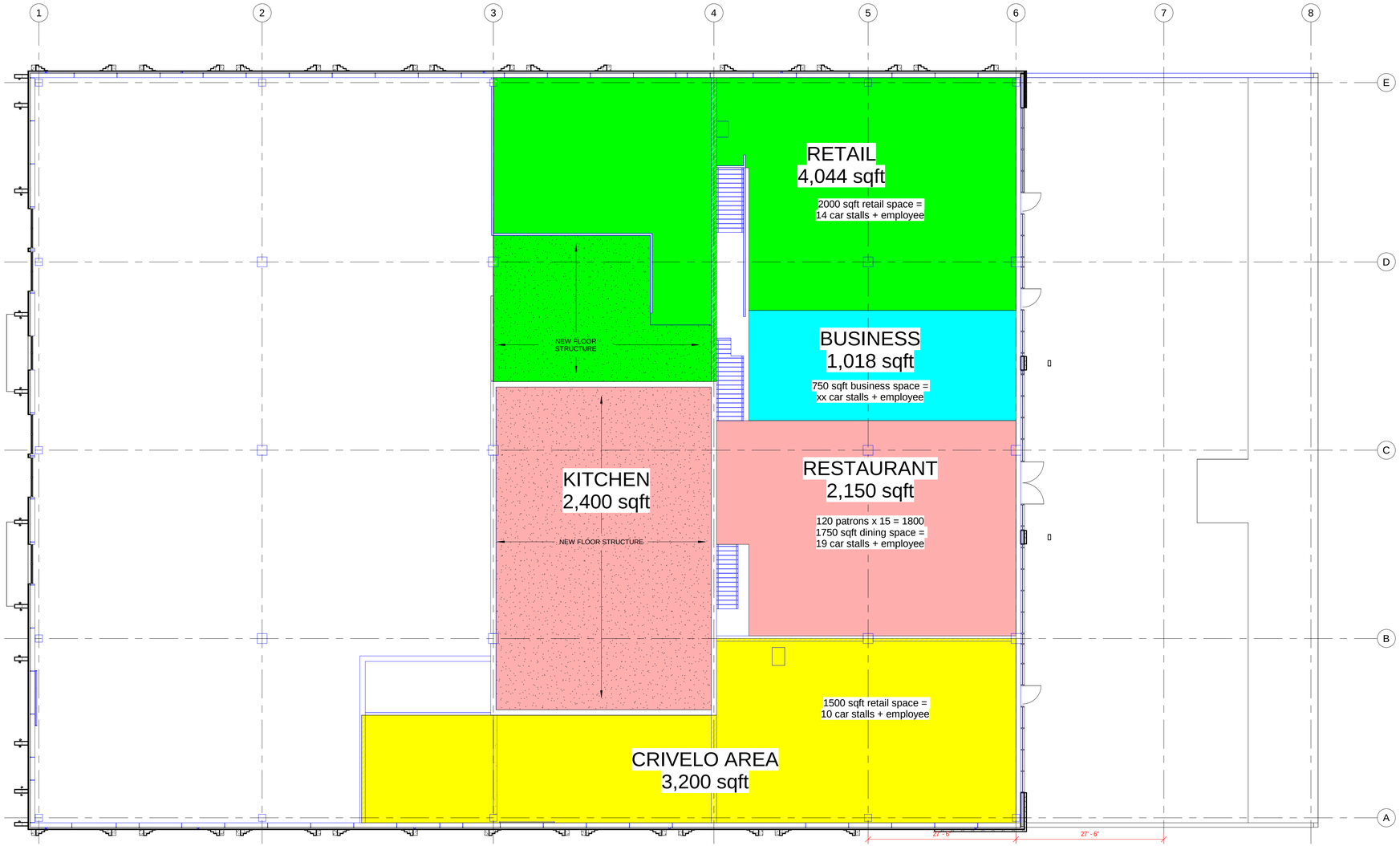
DATE:

JOB NUMBER:

SHEET NUMBER:

A-100A

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FLOOR PLAN - UPPER LEVEL COLORED

SCALE: 3/32" = 1'-0"

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PRELIMINARY

04/07/2026
05/29/2026

INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA
18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

SHEET TITLE

OVERALL LOWER LEVEL FLOOR PLAN - COLORED

PROJECT DATA

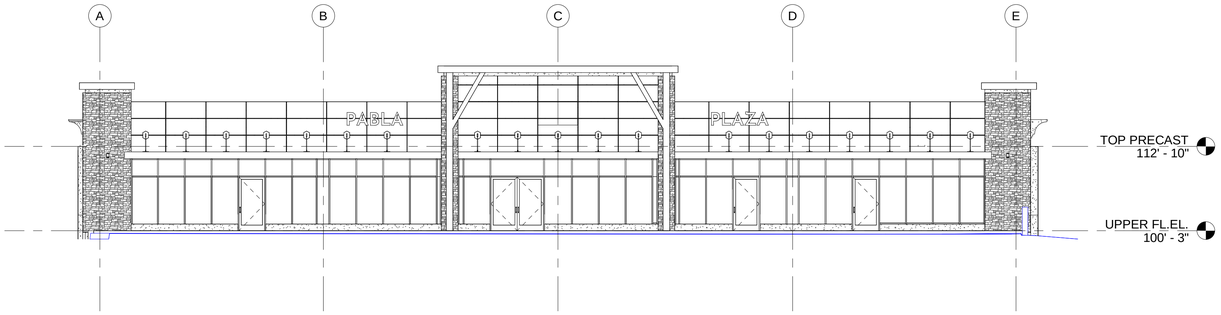
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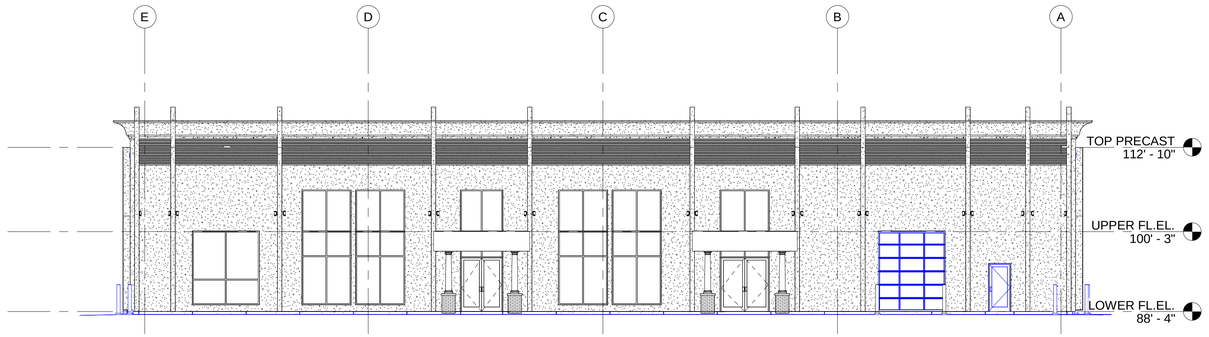
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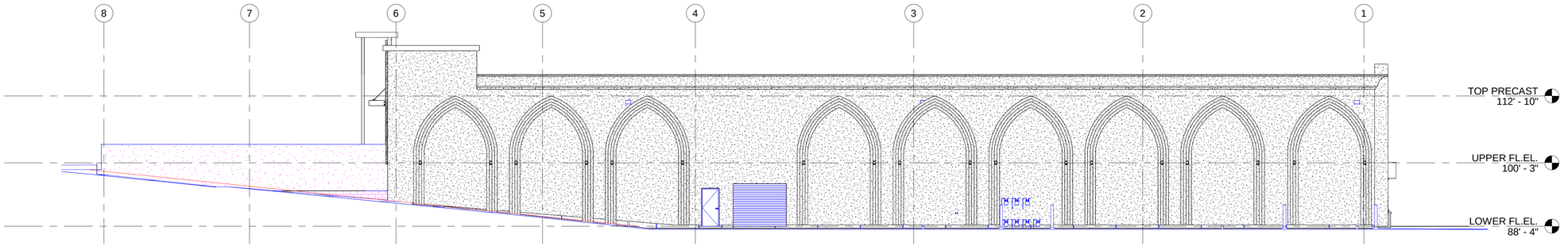
SOUTH BUILDING ELEVATION

SCALE: 3/32" = 1'-0"



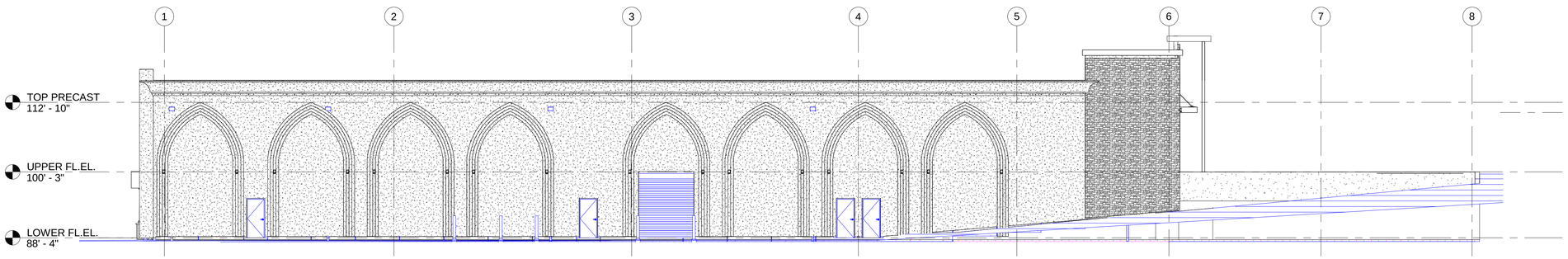
NORTH BUILDING ELEVATION

SCALE: 3/32" = 1'-0"



EAST BUILDING ELEVATION

SCALE: 3/32" = 1'-0"



WEST BUILDING ELEVATION

SCALE: 3/32" = 1'-0"

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PRELIMINARY

04/07/2026
05/29/2026

INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA
18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

SHEET TITLE

EXTERIOR BUILDING ELEVATIONS

PROJECT DATA

DATE:

JOB NUMBER:

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PRELIMINARY

04/07/2026
05/29/2026

INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA
18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

SHEET TITLE

EXTERIOR PERSPECTIVES

PROJECT DATA

DATE:

JOB NUMBER:

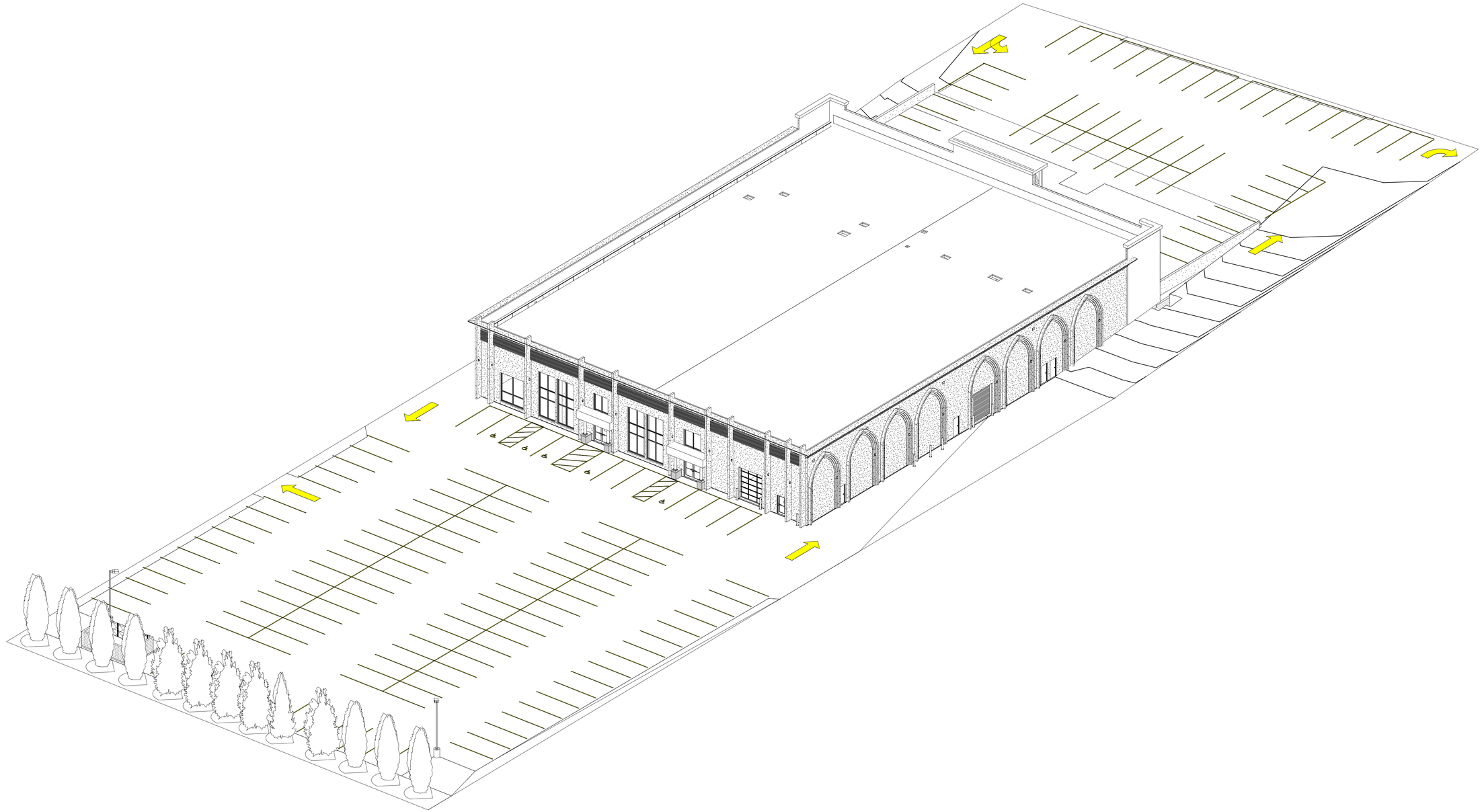
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PRELIMINARY

05/29/2026

INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA

18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

SHEET TITLE

EXTERIOR BIRDS-EYE VIEW

PROJECT DATA

DATE:

JOB NUMBER:

SHEET NUMBER:

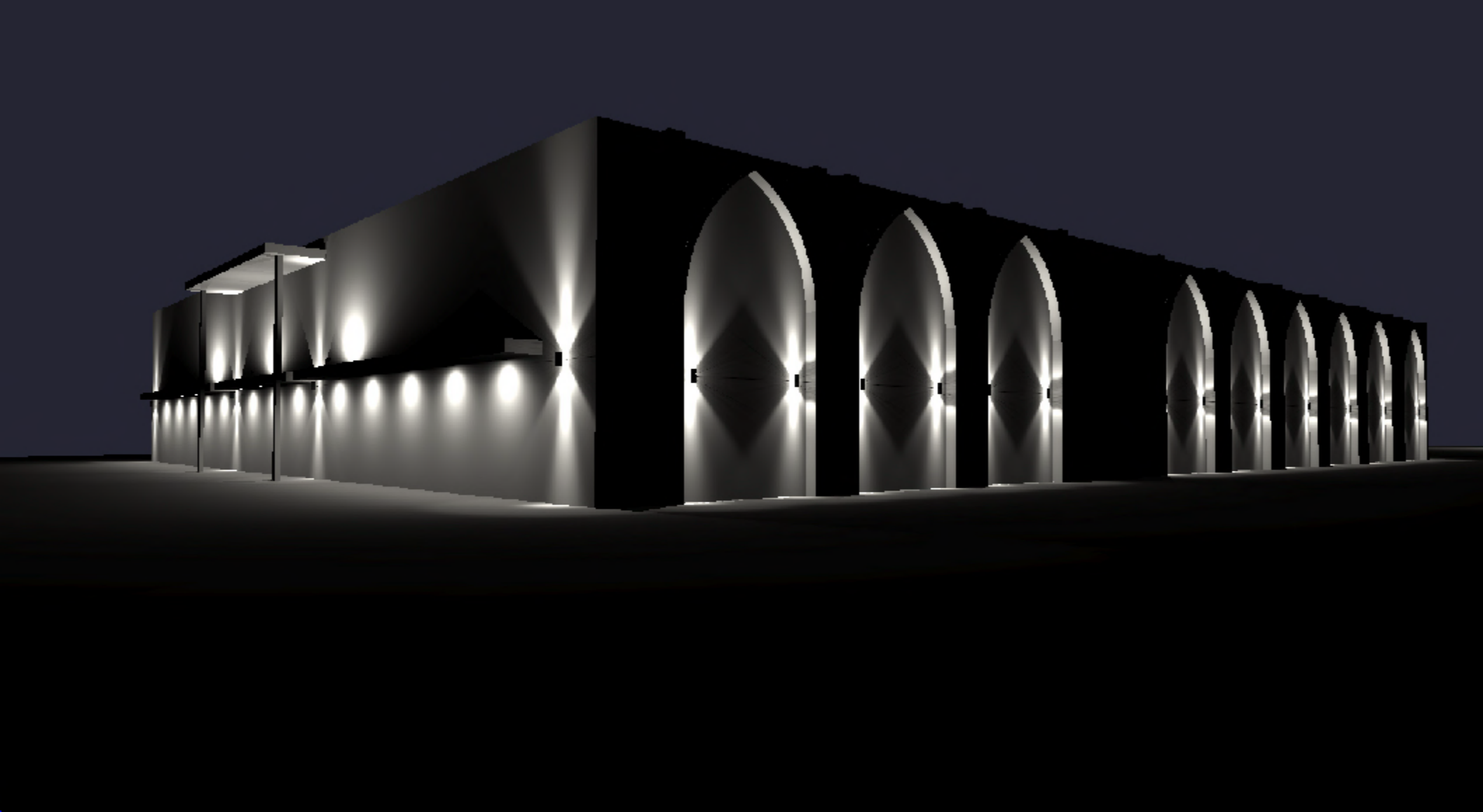
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TOWN OF BROOKFIELD STAFF REPORT

TO:	Town of Brookfield Plan Commission
FROM:	Rebekah Leto, AICP, Town Planner
MEETING DATE:	June 23, 2026
REPORT DATE:	June 16, 2026
RE:	**Final Approval for The West End of The Corners of Brookfield, 20391 W. Bluemound Road, Taxkey No(s) BKFT1123.001, .004, .005**
APPLICANT:	IM Properties (Wisconsin 1) LLC, Robert Gould
PROPERTY OWNER:	Newfield Holdings LLC and Brookfield Corners LLC

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.

The applicants are seeking final approval for The West End proposed mixed-use development. The development will include approximately 38,000+/- sq. ft. of street-level retail and an additional 277 residential apartments. This report outlines the updates made between preliminary and final submittals.

Site Plan, proposed structures and architecture: No architectural changes were proposed. A trash enclosure and transformer were added for the single-story retail site; however, these will be discussed in more detail when that development goes through the review process anticipated in July. Other site plan changes include minor adjustments to pavers, walkways and the green space layout east of the south building and area between the proposed buildings.

Loading: No changes to the loading zones were anticipated or proposed from previous plans. Loading zones are proposed underground with a connection to the existing underground parking structure. Access is at the north end of Buildings A and B via a tunnel, which would provide access to a WB-67 truck and garbage truck to the loading/receiving areas and trash vestibules. The tunnel would also be an available entrance for cars to access the existing parking garage.

Traffic and Access: Proposed traffic and site signage has been labeled and added to the construction drawings. A stop sign was added to the western approach of the intersection of Lord Street and S. Union Street. The eastern approach already has two stop signs on each side of the one-way road. An all-way stop was included where Lord Street ends, due to the curve directly west of the intersection. “No trucks” signage was also added to assist with traffic flow. The Town Engineer has no further comments on internal traffic flows or signage.

An updated Traffic Impact Analysis (TIA) was submitted to the Wisconsin DOT (WisDOT) for review and approval. WisDOT has required additional information from the study authors to be able to finalize the scope of the TIA. It is anticipated that modifications to U.S.H. 18 will be required, but the scale of the modifications is unknown.

The Town Board and the developer have initiated a discontinuation of a portion of Lord Street that will be incorporated into the development's private street network. The Plan Commission recommendation will be acted on separately.

Parking.
The Town Code requires two (2) spaces per residential unit and one (1) space per 150 sq. ft. of customer sales and service areas, including employee parking. The developer has requested parking flexibility through the PUD, which would follow The Corners model. The prior agreement utilized a 1.2 parking ratio for residential and 4 spaces per 1,000 sq. ft. of gross land area for commercial. The developer should submit justification on how the addition of 102 surface stalls is adequate for an additional 40,000 sq. ft. of retail. Justification should also be done to ensure that the 1.2 ratio granted for residential at The Corners continues to be adequate for The West End. The first Initial Review Report (IRR) prepared by the traffic engineers included a parking use evaluation. It had been requested that the analysis be updated to include information regarding the existing parking garage vacancies to ensure that the available parking is adequate for the additional improvements. However, the updated IRR removed the parking use evaluation section. It is unclear whether it will be reincorporated into the Traffic Impact Analysis or a separate report. The Plan Commission had indicated at their March 24, 2026 meeting that parking justification would be reviewed in the TIA. The existing and proposed parking counts are shown below.

Parking Table		
	Residential	*Commercial*
Existing (entire development site)	333 spaces (1.36 ratio) 244 total apartments	1,585 spaces for 350,985 sq. ft.
Proposed (entire development site)	662 spaces (1.27 ratio) 521 total apartments	1,522 spaces for 390,165 sq. ft. (-63)
Proposed - West End only	329 parking garage spaces	102 surface stalls
Required # w/ PUD flexibility	626 (1.2 ratio)	1,561 (39 below required)

The developer noted at the Architectural Review Committee meeting in May that Electric Vehicle (EV) parking was being modified to move inside the parking garage. Updated parking plans have not been received. The Fire Department will need to review the new location of the EV stalls to ensure compliance with the Code.

Open Space and Landscaping.
An updated landscape plan has been submitted for the development that includes a detailed plant schedule, planting notes, and installation details. The landscape palette includes a diverse mix of canopy trees, evergreen trees, ornamental trees, shrubs, ornamental grasses, and perennials. The plan satisfies minimum plant sizing requirements for deciduous trees, coniferous trees, and shrubs. Based on the submitted plant schedule, approximately 60% of the woody plant material consists of native Wisconsin species or cultivars of native species, which is more than what was previously submitted (approximately 30%).

The applicant has submitted calculations showing the amount of green and open space on site. Open space is defined as areas unobstructed to the sky and not occupied by buildings, driveways, drive aisles, service drives,

parking spaces, loading areas, or similar improvements. The proposal well exceeds the minimum amount of open space required.

	Proposed	Required
Grade-level open space (parking lot/drive landscaping, green space, site landscaping)	54,717 sq. ft.	
Green Roof	27,917.09 sq. ft.	
Pool + Deck	4,953.44 sq. ft.	
Total	37% (89,587 sq. ft.)	Minimum 15% (36,107 sq. ft.)

Lighting
No changes to lighting were anticipated or submitted. Site lighting includes 35 LED post-top lamps throughout the site and recessed exterior LED strip lighting under the eaves. The lighting plan complies with the Town Ordinance per the Town Engineer. The proposed luminaire provides zero percent up lighting, which meets the intent of the "full cutoff" ordinance requirement. The plan also shows an area exceeding the maximum 0.2 foot-candle at the property line near the intersection of North Lord Street and W. Bluemound Rd (0.6 fc); however this area appears to have existing lighting on N. Lord St. that is causing the excess. He noted the additional lighting may even be a benefit in this area.

Signage
Development signage will be applied for at a later date by the developer. No rooftop sign will be proposed. All retail signage will follow the existing DDCM. Any applicant who wishes to do something different will apply for Architectural Review Committee approval.

ARC action
On May 13, 2026, the ARC voted unanimously to grant Final Approval for the development with the conditions recommended below.

Town Staff Comments
Engineering – Remaining comments include an evaluation of the updated TIA, once available, and a review of the structural plans for the underground parking/access lane, once available.

Fire Department: Comments of the Fire Department have generally been met. Documentation that the proposed EV parking stalls within the structure meet Code shall be submitted for review.

Sanitary District: The Sanitary District has granted approval of the final utility construction drawings.

Recommendation
Staff recommends **Final approval** of the proposed mixed-use development known as The West End, located at 20391 W. Bluemound Road, Tax key No(s) BKFT1123.001, .004, .005, subject to the following conditions. Modifications from the ARC conditions are shown with ~~strikethrough~~ and new language is in **bold**.

1. Prior to the issuance of a Building Permit, documentation shall be provided to the Town of Brookfield that the Wisconsin Department of Transportation has reviewed and approved a Traffic Impact Analysis. Financial assurance in a form acceptable to the Town Attorney shall be submitted to ensure that any required improvements are constructed as required by the DOT or Waukesha County.

2. ~~The~~ **A** parking study shall be **completed and submitted for review and approval to justify the proposed parking flexibility on site for residential and commercial uses.** ~~updated to include, at a~~

~~minimum, additional information relative to the existing use of the underground parking garage and the source of the 1.2 spaces /unit residential ratio versus the required 2 spaces/unit residential ratio.~~

3. Prior to the issuance of a Building Permit, all comments of the Town Planner, Town Engineer, Sanitary District, Fire Department and Town Attorney, if applicant, shall be complied with and shown on the final plans.

4. **A non-annexation agreement prepared by the Town Attorney 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.**

5. **The Town Attorney shall review and approve the stormwater maintenance plan and agreement for all proposed stormwater infrastructure, prior to recordation in the Register of Deeds.**

6. A Certified Survey Map shall be submitted, reviewed and approved by the Town of Brookfield and any extra-territorial review entity, prior to permits being issued. *A CSM has been submitted and will be on the July Plan Commission agenda.*

7. ~~Prior to the issuance of a Building permit, a revised Landscaping Plan shall be submitted that includes additional native species as recommended by the Town Engineer that is sufficient to the Town Engineer and Planner.~~ **The final landscaping plan prepared by Rinka and Pinnacle Engineering, dated May 12, 2026 shall be implemented within six month of receiving Occupancy or by April 15, 2028, whichever occurs first. Minor modifications of the proposed plantings may be considered at the time of planting with native or native cultivars being a strong preference for the site. Site landscaping around the building and parking areas shall not be reduced.** Financial assurance may be collected in a form acceptable to the Town Attorney to ensure all required landscaping is implemented and maintained for a period of time approved by the Town Board.

8. ~~The Landscaping plan, inclusive of the landscaping in the parking lot, perimeter, and green roof, shall be revised to include the amount of green space and landscaping areas being proposed to ensure compliance with Section 17.02(6)(a)(19).~~ *This has been submitted.*

9. Documentation shall be provided by the applicant that the Town Fire Department has reviewed and approved the plans for the proposed Electronic Vehicle ~~surface~~ stalls relative to the requirements of Ordinance 2026-01.

10. Renderings of the development signage shall be submitted for consideration of the ARC, Plan Commission and Town Board.

Analysis

While a few of the minor details remain to be worked out, the overall site plan complies with the Ordinance. The site includes traffic-calming measures, including landscape bump outs, angled parking, visually conspicuous crosswalks, and narrow streets, which allow for safe and efficient traffic circulation. Street and pedestrian facilities include amenities such as street trees, street benches, trash receptacles, wayfinding signage, and lighting. The architecture of the buildings is cohesive and, while different, still complements The Corners original development. Final signage will be addressed at a later date. As conditioned, the overall development will meet the purpose and intent of the Ordinance.

Enclosure: Development Plans

PLUMBING FIXTURE COUNT

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

BUILDING ELEMENT RATINGS

FIRE RESISTANCE REQUIREMENTS: TYPE 1A CONSTRUCTION (LEVEL 1, LEVEL 2, LEVEL 3 SOUTH)
PRIMARY STRUCTURAL FRAME: ■ 3 ☐ 2 ☐ 1 ☐ 0 NOTES:
EXTERIOR BEARING WALL: ■ 3 ☐ 2 ☐ 1 ☐ 0 NOTES:
INTERIOR BEARING WALL: ■ 3 ☐ 2 ☐ 1 ☐ 0 NOTES:
NON-BEARING WALLS EXTERIOR: SEE TABLE 705.5
NON-BEARING WALLS INTERIOR: ■ 0 NOTES:
FLOOR CONSTRUCTION & SECONDARY MEMEBERS: ■ 2 ☐ 1 ☐ 0 NOTES:
ROOF CONSTRUCTION & SECONDARY MEMEBERS: ■ 1.5 ☐ 1 ☐ 0 NOTES:

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

FIRE RESISTANCE REQUIREMENTS: TYPE 3A CONSTRUCTION (WEST - LEVELS 3-7)
PRIMARY STRUCTURAL FRAME: ☐ 3 ☐ 2 ■ 1 ☐ 0 NOTES:
EXTERIOR BEARING WALL: ☐ 3 ■ 2 ☐ 1 ☐ 0 NOTES:
INTERIOR BEARING WALL: ☐ 3 ☐ 2 ■ 1 ☐ 0 NOTES:
NON-BEARING WALLS EXTERIOR: SEE TABLE 705.5
NON-BEARING WALLS INTERIOR: ☐ 0 NOTES:
FLOOR CONSTRUCTION & SECONDARY MEMEBERS: ☐ 2 ■ 1 ☐ 0 NOTES:
ROOF CONSTRUCTION & SECONDARY MEMEBERS: ☐ 1.5 ■ 1 ☐ 0 NOTES:

FIRE RESISTANCE REQUIREMENTS: TYPE VA CONSTRUCTION (EAST - LEVELS 3-6)
PRIMARY STRUCTURAL FRAME: ☐ 3 ☐ 2 ■ 1 ☐ 0 NOTES:
EXTERIOR BEARING WALL: ☐ 3 ☐ 2 ■ 1 ☐ 0 NOTES:
INTERIOR BEARING WALL: ☐ 3 ☐ 2 ■ 1 ☐ 0 NOTES:
NON-BEARING WALLS EXTERIOR: SEE TABLE 705.5
NON-BEARING WALLS INTERIOR: ■ 0 NOTES:
FLOOR CONSTRUCTION & SECONDARY MEMEBERS: ☐ 2 ■ 1 ☐ 0 NOTES:
ROOF CONSTRUCTION & SECONDARY MEMEBERS: ☐ 1.5 ■ 1 ☐ 0 NOTES:

NON-BEARING WALLS EXTERIOR: TABLE 705.5
X < 5 ☐ 3 ☐ 2 ■ 1 NOTES:
5 ≤ X < 10 ☐ 3 ☐ 2 ■ 1 ☐ 0 NOTES:
10 ≤ X < 30 ☐ 3 ☐ 2 ■ 1 ☐ 0 NOTES:
X ≥ 30 ■ 0 NOTES:

MAXIMUM AREA OF EXTERIOR WALL OPENINGS: TABLE 705.8
X < 3 ■ NOT PERMITTED
3 ≤ X < 5 ☐ NOT PERMITTED ■ 15%
5 ≤ X < 10 ☐ 10% ■ 25%
10 ≤ X < 15 ☐ 15% ■ 45%
15 ≤ X < 20 ☐ 25% ■ 75%
20 ≤ X < 25 ☐ 45% ■ NO LIMIT
25 ≤ X < 30 ☐ 70% ■ NO LIMIT
X ≥ 30 ■ NO LIMIT ☐ NOT REQUIRED
-ALL "UNPROTECTED" OPENINGS TABULATED AS "UNPROTECTED, SPRINKLERED"
-ALL DISTANCES ARE MEASURED PER THE "FIRE SEPARATION DISTANCE" (IBC SECTION 705.5)

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

SHAFT ENCLOSURES: ■ 2-HR FIRE BARRIER ☐ 1-HR FIRE BARRIER
PER IBC SECTION 713.4
EXIT ENCLOSURES: ■ 2-HR FIRE BARRIER ☐ 1-HR FIRE BARRIER
PER IBC SECTION 1023.2 NOTES:
EXIT PASSAGEWAY: ■ 2-HR FIRE BARRIER ☐ 1-HR FIRE BARRIER
PER IBC SECTION 1024.3 NOTES:
CORRIDOR RATING: ☐ 1-HR ■ .5-HR ☐ 0-HR
PER IBC TABLE 1020.2
FIRE AREAS: ■ YES ☐ NO FIRE BARRIER RATING: ☐ 4 ☐ 3 ■ 2 ☐ 1
PER IBC TABLE 707.3.10
ELEVATOR LOBBY: ■ YES ☐ NO
PER IBC SECTION 3006.2
EXCEPTION 2: PROTECTION OF ELEVATOR HOISTWAY DOOR OPENINGS IS NOT REQUIRED AT THE LEVEL(S) OF EXIT DISCHARGE, PROVIDED THE LEVEL(S) OF EXIT DISCHARGE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
AREAS OF REFUGE: ■ YES ☐ NO
PER IBC SECTION 1009.3, 1009.4
TWO-WAY COMMUNICATION: ■ YES ☐ NO
PER IBC SECTION 1009.3, 1009.4, 1009.8.1 (AUDIBLE & VISIBLE SIGNAGE REQUIRED)
FIRE PARTITIONS: NOTES:
PER IBC SECTION 708
SMOKE PARTITIONS: NOTES:
PER IBC SECTION 710
SMOKE BARRIERS: NOTES:
PER IBC SECTION 709

BUILDING EGRESS

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

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

EGRESS TRAVEL DISTANCES (SPRINKLERED)
A & M: 75' MAX COMMON PATH OF TRAVEL PER TABLE 1006.2.1
B & S-2: 100' MAX COMMON PATH OF TRAVEL PER TABLE 1006.2.1
R-2: 125' MAX COMMON PATH OF TRAVEL PER TABLE 1006.2.1

A, M, R: 250' MAX EGRESS TRAVEL DISTANCE PER TABLE 1017.2
B: 300' MAX EGRESS TRAVEL DISTANCE PER TABLE 1017.2
S-2: 400' MAX EGRESS TRAVEL DISTANCE PER TABLE 1017.2

A: 20' MAXIMUM DEAD END CORRIDOR PER 1020.4
B, M, R, S-2: 50' MAXIMUM DEAD END CORRIDOR PER 1020.4

BUILDING FIRE PROTECTION

HORIZONTAL BUILDING SEPARATION: ■ YES ☐ NO
PER IBC SECTION 510.2
SPRINKLERS: ☐ NO ■ YES ■ NFPA 13 ☐ NFPA13R ☐ NFPA13D
NOTES:
STANDPIPES: ☐ NO ■ YES CLASS: ■ I ☐ II ☐ III ■ WET ■ DRY
NOTES:
FIRE ALARM: ☐ NO ■ YES
PER 903 NOTES:
PORTABLE FIRE EXTINGUISHERS: ☐ NO ■ YES
PER 906
FIRE ALARM & DETECTION SYSTEM: ☐ NO ■ YES
PER 907
ALL DWELLING UNITS TO HAVE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES PER ICC A117.1-2017 AND IBC 907.5.2.3.3
SMOKE ALARMS: ☐ NO ■ YES
SMOKE ALARMS TO BE LOCATED PER IBC SECTION 907.2.11.2
SMOKE ALARMS TO BE INTERCONNECTED WITH TYPE A UNITS PER IBC SECTION 907.2.11.5
SMOKE ALARMS TO BE POWERED BY BATTERY BACKUP PER IBC 907.2.11.6
CARBON MONOXIDE PROTECTION: ☐ NO ■ YES
PER IBC SECTION 915
EMERGENCY GENERATOR: ☐ NO ■ YES
PER IBC SECTION 2702
EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM: ☐ NO ■ YES
PER IBC SECTION 907.5.2.2

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

GENERAL INFORMATION

NAME OF PROJECT: THE CORNERS OF BROOKFIELD: PHASE II
ADDRESS: 20111 W BLUEMOUND ROAD, BROOKFIELD, WI 53045
LOCATION: MUNICIPALITY: TOWN OF BROOKFIELD
COUNTY: WAUKESHA COUNTY
STATE: WISCONSIN
CODE ENFORCEMENT JURISDICTION: STATE OF WISCONSIN

PROJECT SUMMARY

BUILDING DESCRIPTION: (2) BUILDINGS: (1) 4 STORY VA CONSTRUCTION & (1) 5 STORY 3A CONSTRUCTION OVER 2 STORY 1A CONSTRUCTION
SCOPE OF WORK: (2) BUILDINGS W/ 2 STORIES OF ENCLOSED PARKING, GARBAGE/LOADING DOCK W/ CONNECTION TO EXISTING PARKING GARAGE. RETAIL SPACES, COURTYARD ROOF DECK, & POOL ROOF DECK
JURISDICTION: STATE OF WISCONSIN
BUILDING CODE EDITIONS:
-TOWN OF BROOKFIELD MUNICIPAL CODE
-WISCONSIN COMMERCIAL BUILDING CODE CH. 360-366
-2021 INTERNATIONAL BUILDING CODES
-2021 INTERNATIONAL ENERGY CONSERVATION CODE
-DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (SPS) 390 (SWIMMING POOL)
-2016 SAFETY CODE FOR ELEVATORS & ESCALATORS, ASME A17.1 WITH MODIFICATIONS
--WISCONSIN DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES, CH. 318
-ICC/A117.1-2017: ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
-2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
-THE FAIR HOUSING ACT
-NFPA 1 FIRE CODE - 2012

BUILDING DATA

CONSTRUCTION:
■ NEW BUILDING ☐ ADDITION ☐ RENOVATION
☐ CHANGE OF OCCUPANCY ALTERATION LEVEL: ☐ 1 ☐ 2 ☐ 3
CONSTRUCTION TYPE:
■ I-A ☐ I-B ☐ II-A ☐ II-B ■ III-A ☐ III-B
☐ IV ■ V-A ☐ V-B
MIXED CONSTRUCTION: YES NO TYPES: LEVELS (-)1, 1, 2, 3 SOUTH (1A)
BLDG A (VA): LEVELS 3-6
BLDG B (3A): LEVELS 3-7
SPRINKLERS: ☐ NO ■ YES ■ NFPA 13 ☐ NFPA13R ☐ NFPA13D
STANDPIPES: ☐ NO ■ YES CLASS: ■ I ☐ II ☐ III ■ WET ■ DRY
FIRE ALARM: ☐ NO ■ YES

OCCUPANCY INFORMATION

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

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

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

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

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

BUILDING AREA

PARKING GARAGE/ LOADING/ RETAIL (1A)

LEVEL	DESCRIPTION & USE	ALLOWABLE AREA (506.2)	FRONTAGE INCREASE	TOTAL ALLOWABLE AREA	PROPOSED AREA	BALCONY/EXTERIOR AREA
LOWER LEVEL	PARKING (S-2), A/B/M	UNLIMITED	-	UNLIMITED	16,172 SF	-
MEZZANINE	PARKING (S-2)	UNLIMITED	-	UNLIMITED	2,904 SF	-
01	RESIDENTIAL (R-2), PARKING (S-2), A/B/M	UNLIMITED	-	UNLIMITED	91,845 SF	-
02	RESIDENTIAL (R-2), PARKING (S-2), A/B/M	UNLIMITED	-	UNLIMITED	61,295 SF	-
03	A-3 WEST END	UNLIMITED	-	UNLIMITED	11,186 SF*	5,166 SF
03	A-3 COURTYARD	UNLIMITED	-	UNLIMITED	-	27,942 SF
TOTAL					183,402 SF	33,108 SF
TOTAL (INCLUDING BALCONIES)					213,241 SF	

BUILDING A (VA)

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

BUILDING B (3A)

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

*NOT INCLUDING BALCONIES OR ROOF DECK

BUILDING HEIGHT

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

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

ADDITIONAL CODE ITEMS

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

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

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

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

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

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

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

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

UNIT MATRIX - BUILDING A

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

UNIT MATRIX - BUILDING B

UNIT NAME	BEDROOM	BATHROOM	COUNT
BUILDING B			
LEVEL 03			
A1	1	1	5
A1*	1	1	4
A2	1	1	1
A4	1	1	1
B1	1	1	5
B1*	1	1	5
B1A	1	1	1
B3	1	1	1
B3*	1	1	1
C4	2	2	1
C5	2	2	1
C6	2	2	1
C7	2	2	1
D6	3	2	1
			29
LEVEL 04			
A1	1	1	5
A1*	1	1	4
A4	1	1	1
B1	1	1	6
B1*	1	1	6
B1A	1	1	1
B3	1	1	1
B3*	1	1	1
C4	2	2	1
C5	2	2	1
C6	2	2	1
C7A	2	2	1
D4A	3	2	1
D5	3	2	1
D6	3	2	1
			32
LEVEL 05			
A1	1	1	5
A1*	1	1	4
A4	1	1	1
B1	1	1	7
B1*	1	1	6
B3	1	1	1
B3*	1	1	1
C4	2	2	1
C5	2	2	1
C6	2	2	1
C7	2	2	1
D4	3	2	1
D5	3	2	1
D6	3	2	1
			32
LEVEL 06			
A1	1	1	5
A1*	1	1	4
A4	1	1	1
B1	1	1	7
B1*	1	1	6
B3	1	1	1
B3*	1	1	1
C4	2	2	1
C5	2	2	1
C6	2	2	1
C7	2	2	1
D4	3	2	1
D5	3	2	1
D6	3	2	1
			32
LEVEL 07			
A1	1	1	5
A1*	1	1	4
A4	1	1	1
B1	1	1	7
B1*	1	1	6
B3	1	1	1
B3*	1	1	1
C4	2	2	1
C5	2	2	1
C6	2	2	1
C7	2	2	1
D4	3	2	1
D5	3	2	1
D6	3	2	1
			32
TOTAL			157

DEVELOPMENT UNIT MATRIX BY UNIT TYPE

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

DEVELOPMENT UNIT MIX

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

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

Mandel Group
330 E Kilbourn Avenue
Milwaukee, WI 53202

△ Revisions

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

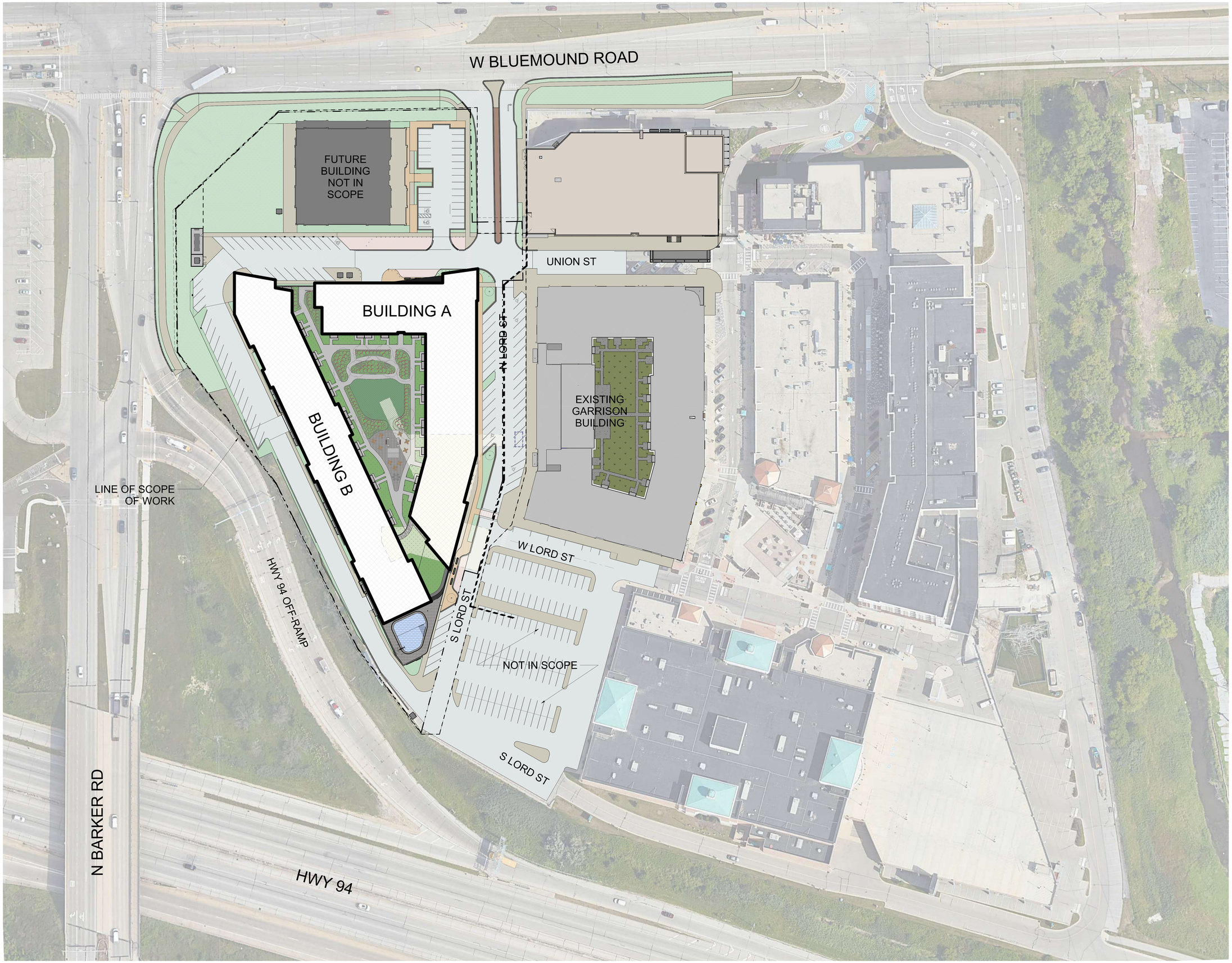
Date Issued: 12/19/2025

RINKA project #: 23203

Sheet Title

CODE SUMMARY & UNIT MATRIX

Sheet # G1-11



1 SITE PLAN
1" = 40'-0"

N

NOT FOR CONSTRUCTION

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RINKA
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Milwaukee, Wisconsin 53202
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im PROPERTIES

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

MANDEL GROUP
Mandel Group
330 E Kilbourn Avenue
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△ Revisions

DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 12/19/2025

RINKA project #: 23203

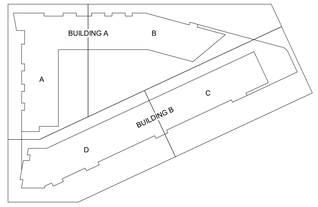
Sheet Title

ARCHITECTURAL MASTER PLAN

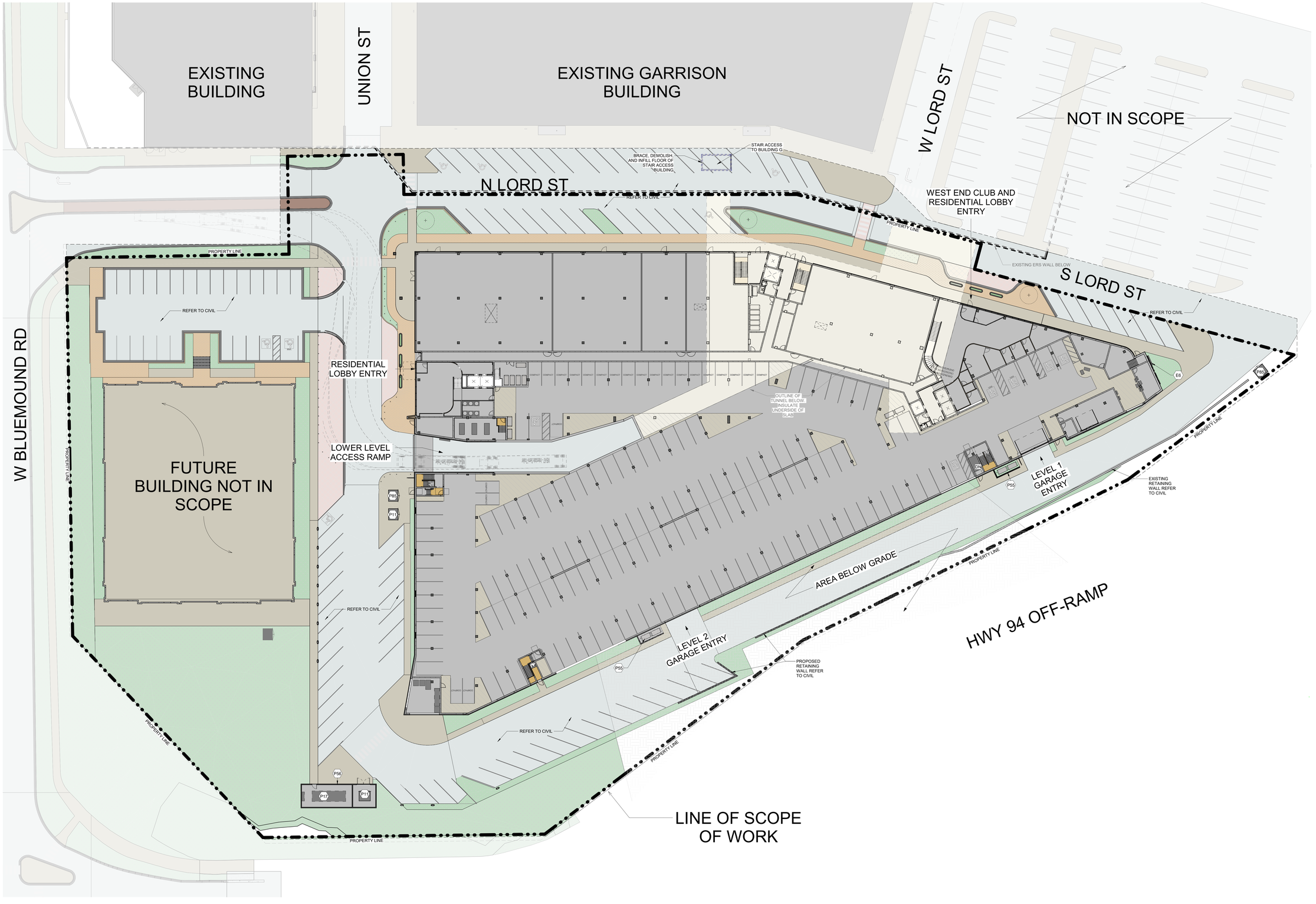
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KEY NOTES

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



KEY PLAN N



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

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Sheet Title

ARCHITECTURAL SITE PLAN

Sheet # A1-00.1

NOT FOR CONSTRUCTION

GENERAL NOTES: FLOOR PLANS

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

KEY NOTES

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

EXITING RETAIL
GARRISON BUILDING
RETAIL PARKING
RAMP UP TO PRIVATE PARKING
BRACE, DEMOLISH STAIR & DOG HOUSE TO LOWER LEVEL, INFILL FLOOR OPENING AT STREET LEVEL
STEEL FRAME CANOPY OVERHEAD, HUNG FROM DECK ABOVE, PROVIDE POWER AS REQUIRED FOR LIGHTING & SIGNAGE
EAST RETAIL PARKING LOWER LEVEL CONNECTION
SMOKE & FIRE CURTAIN
LOADING LOBBY
UNEXCAVATED
DEMO EXISTING WALL
BUILDING ABOVE
TRASH CHUTE w/ MINI-MAC TRASH COMPACTOR.
PROVIDE TRAFFIC COATING AT FLOORS AND 6'-0" UP WALLS; DRAIN AT CENTER OF ROOM. INSTALL HOSE BIB 5'-0" AFF.
LOADING DOCK 90 DEGREE SCISSOR LIFT (8'X8') RECESSED INTO FLOOR
GARBAGE TRUCK
LOADING
WB-67 TRUCK
CAR ACCESS LANE
UNDERGROUND SERVICE/ LOADING TO EXIT INTO EXISTING UNDERGROUND PARKING
PROPERTY LINE
TEMP/ SERVICE PARKING
SURFACE STRIPE-ING AT ALL AREAS OUTSIDE OF CAR ACCESS LANE
PROVIDE ALLOWANCE FOR APPROX. 10 BOLLARDS -LOCATIONS TBD
LOADING RAMP 17'-6" CLEARANCE R/O'D
10%
RAMP
TRASH CHUTE w/ MINI-MAC TRASH COMPACTOR.
PROVIDE TRAFFIC COATING AT FLOORS AND 6'-0" UP WALLS; DRAIN AT CENTER OF ROOM. INSTALL HOSE BIB 5'-0" AFF.
PROPERTY LINE

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

N

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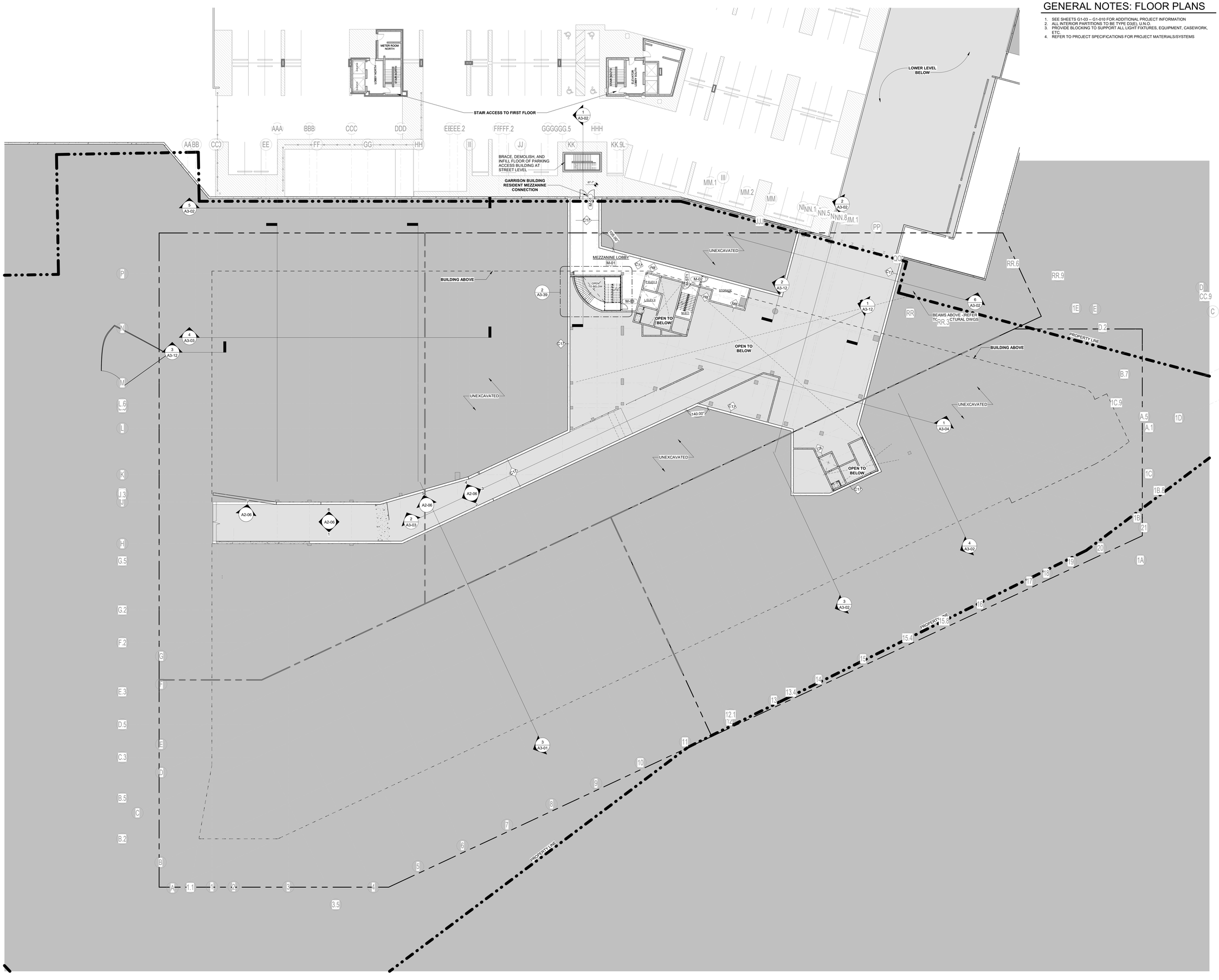
LOWER LEVEL FLOOR PLAN

Sheet # A1-01

NOT FOR CONSTRUCTION

GENERAL NOTES: FLOOR PLANS

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



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

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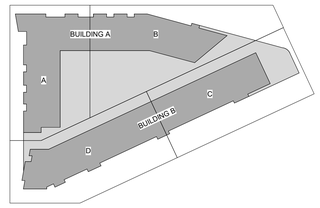
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RINKA project #: 23203

Sheet Title

OVERALL - MEZZANINE FLOOR PLAN

Sheet # A1-02



KEY PLAN

GENERAL NOTES: FLOOR PLANS

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

KEY NOTES

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

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

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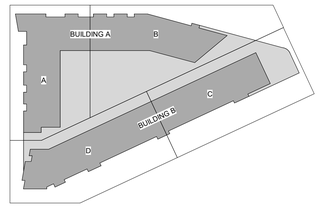
Date Issued: 12/19/2025

RINKA project #: 23203
Sheet Title

OVERALL - LEVEL 01 FLOOR PLAN

Sheet #
A1-03

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KEY PLAN

GENERAL NOTES: FLOOR PLANS

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

KEY NOTES

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

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

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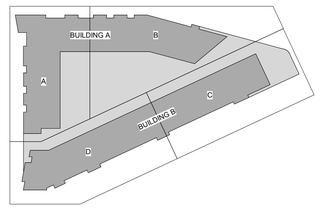
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Sheet Title

OVERALL - LEVEL 02 FLOOR PLAN

Sheet # A1-04

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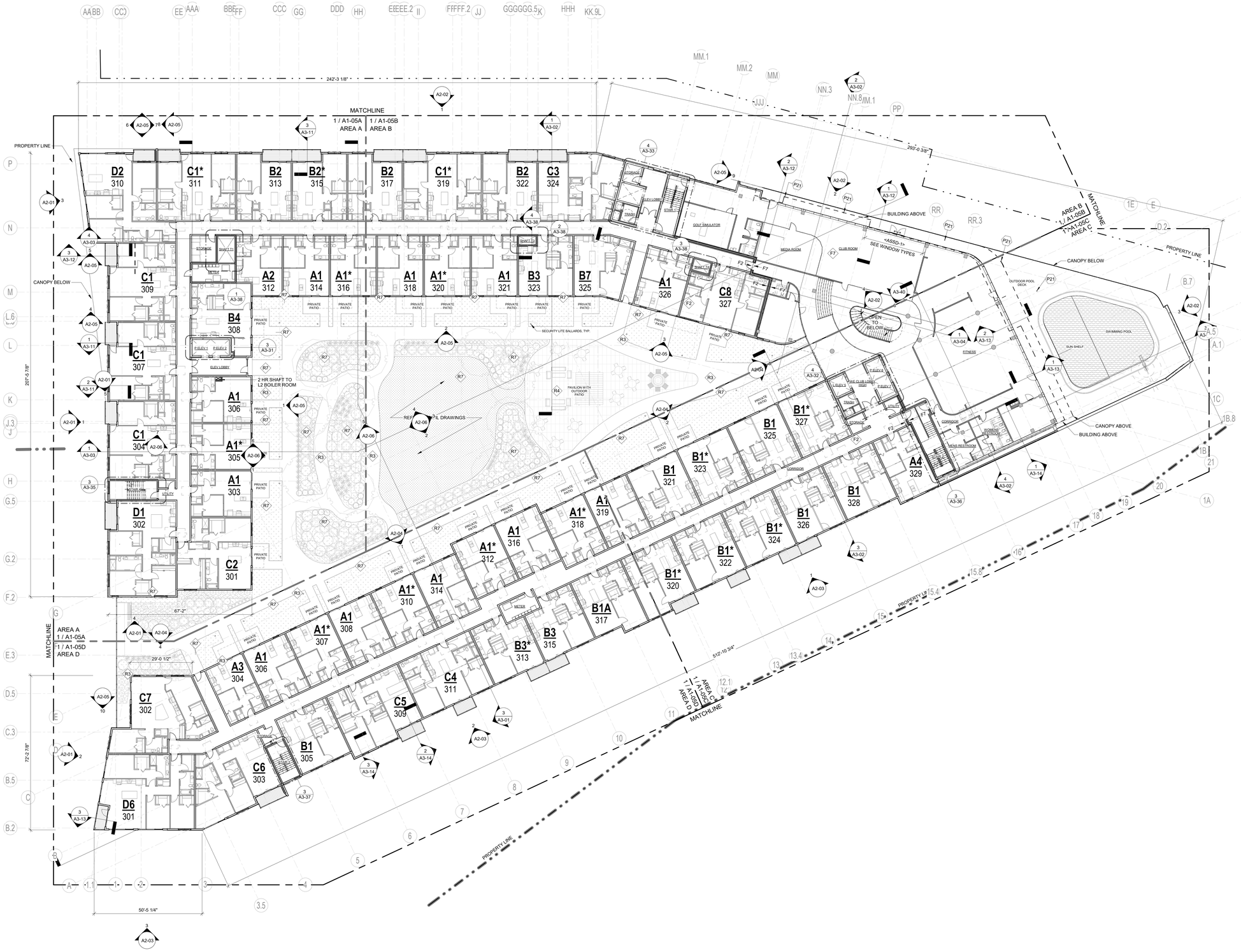
KEY PLAN

GENERAL NOTES: FLOOR PLANS

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

KEY NOTES

P21 DECK DRAIN - COORDINATE WITH DESIGN/BUILD PLUMBING CONTRACTOR



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

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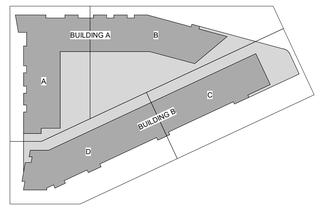
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Sheet Title

OVERALL - LEVEL 03 FLOOR PLAN

Sheet # A1-05



KEY PLAN

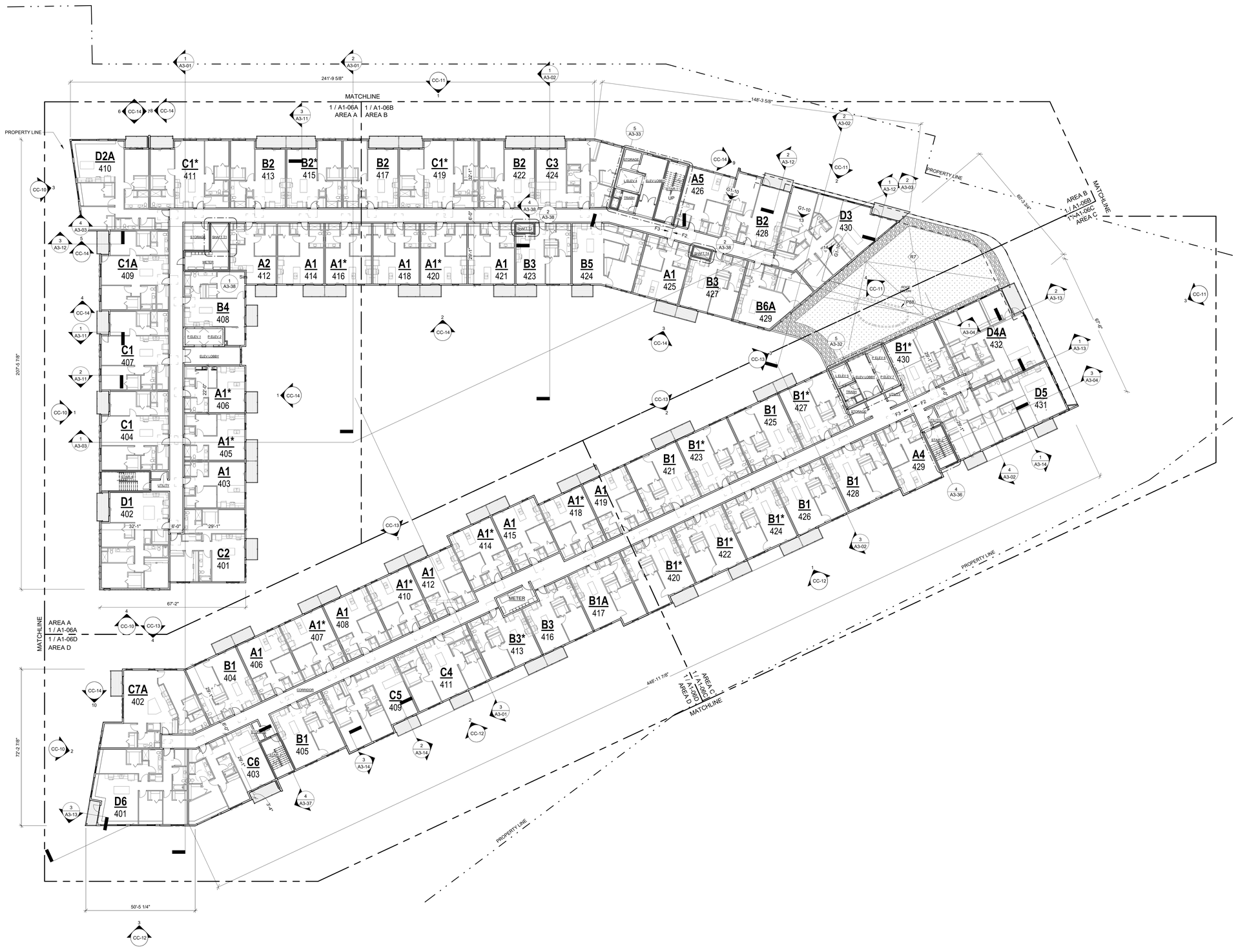
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GENERAL NOTES: FLOOR PLANS

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

KEY NOTES

P88 ADD ALTERNATE - GLASS SKYLIGHT SYSTEM



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

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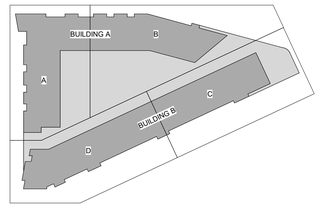
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RINKA project #: 23203
Sheet Title

OVERALL - LEVEL 04 FLOOR PLAN

Sheet # A1-06

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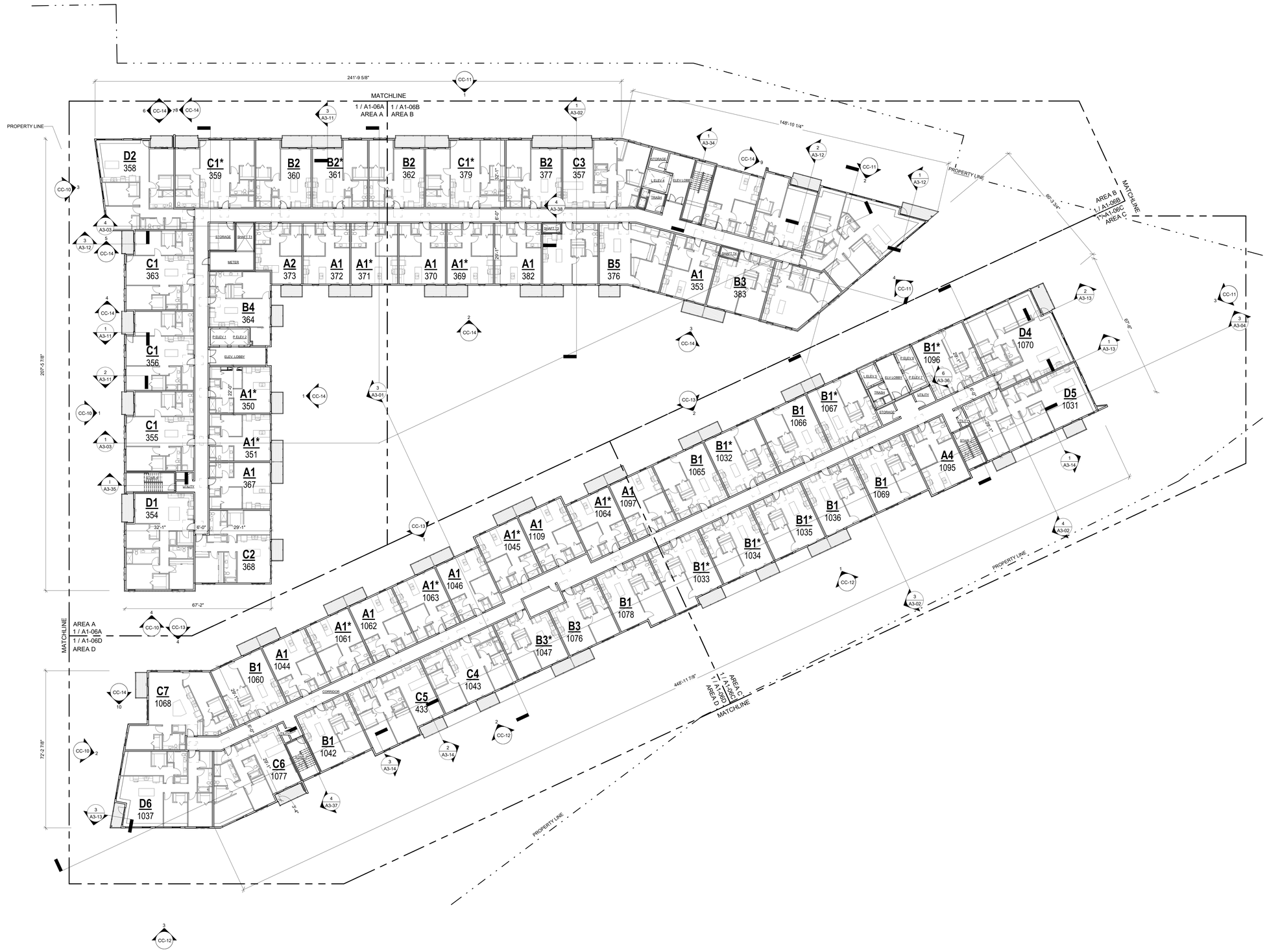
KEY PLAN

N

GENERAL NOTES: FLOOR PLANS

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

KEY NOTES



1 LEVEL 05-06 - OVERALL FLOOR PLAN
1/16" = 1'-0"

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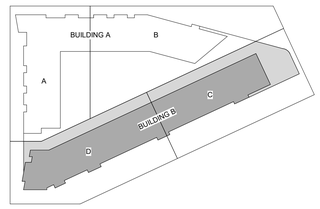
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Sheet Title

OVERALL - LEVEL 05-06 FLOOR PLAN

Sheet # A1-07

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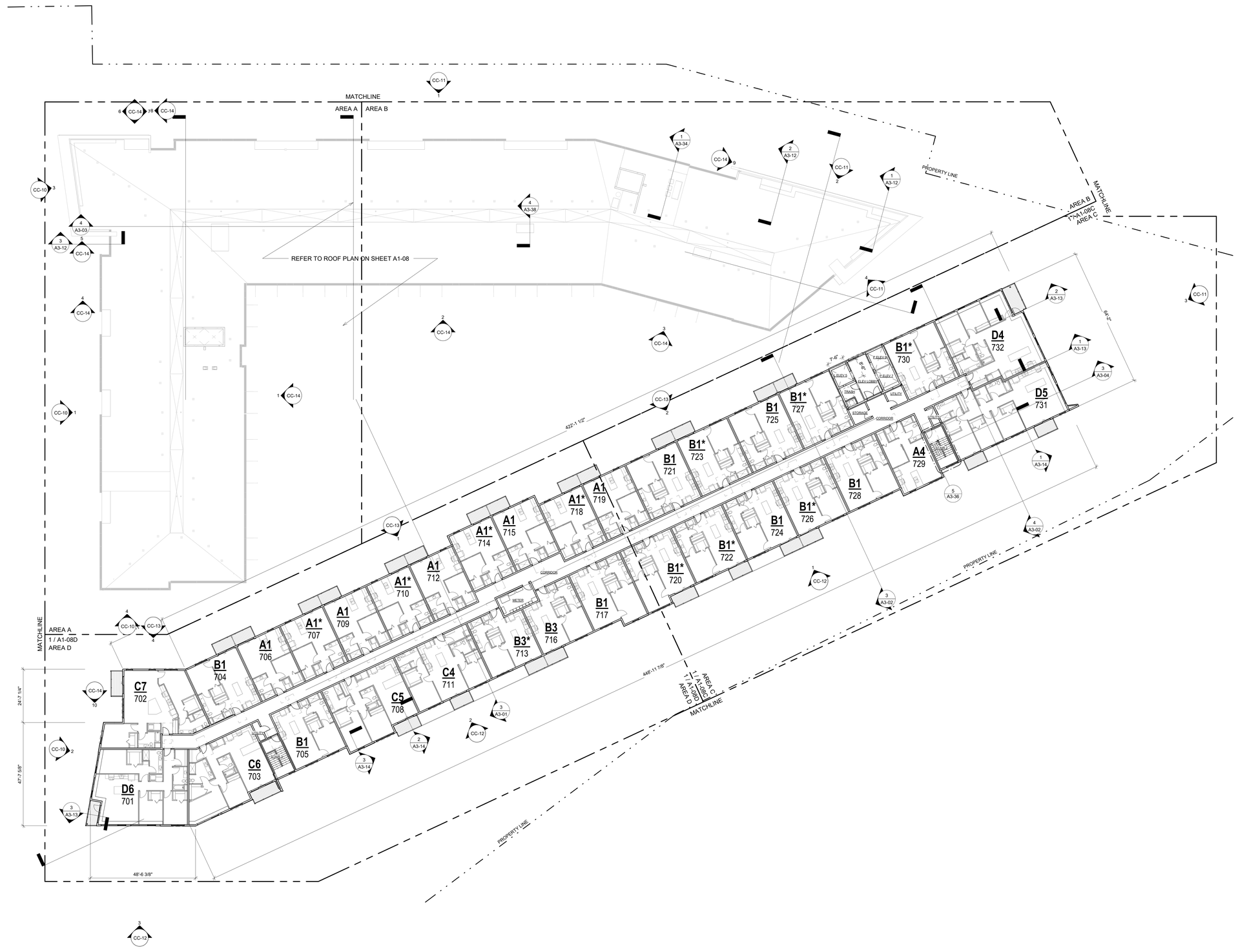
KEY PLAN

N

GENERAL NOTES: FLOOR PLANS

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

KEY NOTES



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

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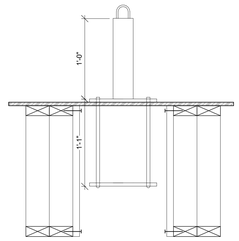
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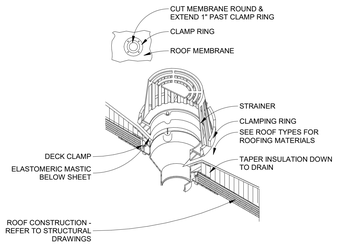
OVERALL - LEVEL 07 FLOOR PLAN

Sheet # A1-08

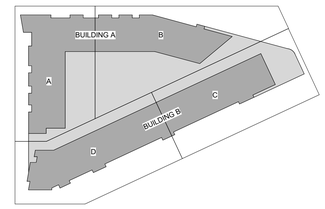
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3 TYPICAL ROOF DAVIT DETAIL
1 1/2" = 1'-0"



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



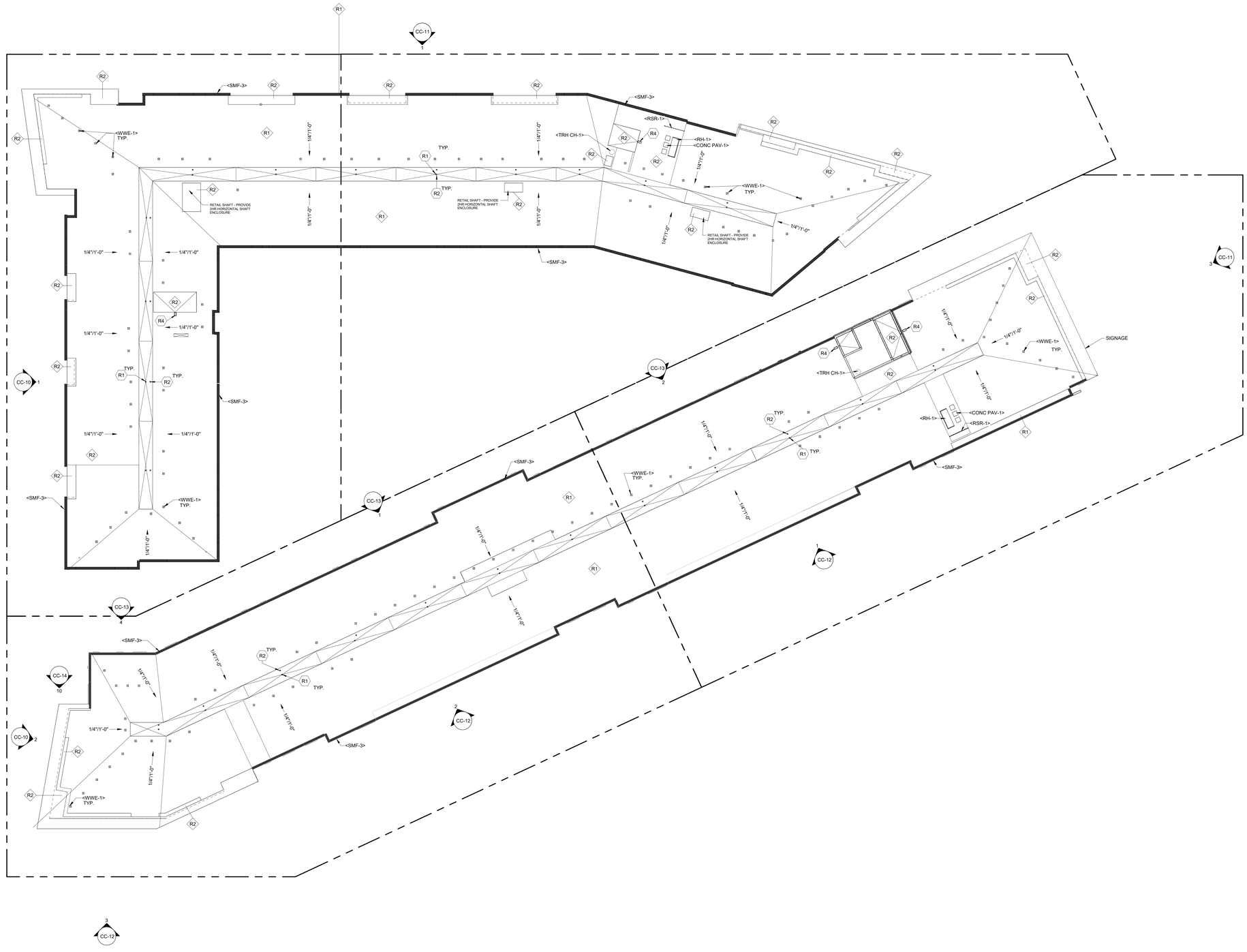
KEY PLAN

GENERAL NOTES: ROOF PLANS

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

KEY NOTES

R1	ROOF DRAIN - COORDINATE WITH D/B PLUMBING CONTRACTOR - PROVIDE 4" RIGID INSULATION MIN. 4" @ DRAIN
R2	ROOF DRAIN OVERFLOW - COORDINATE WITH D/B PLUMBING CONTRACTOR - PROVIDE 4" RIGID INSULATION MIN 4" @ DRAIN, PIPE TO WALL SCUPPER
R4	CONCRETE SPLASH BLOCK, INCLUDE AT ALL SCUPPER LOCATIONS DRAINING ONTO ROOF SURFACES



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

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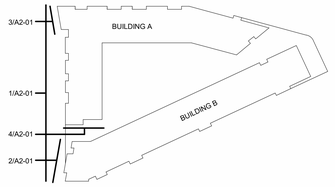
OVERALL - ROOF PLAN

Sheet #
A1-09

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EXTERIOR MATERIAL KEY

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



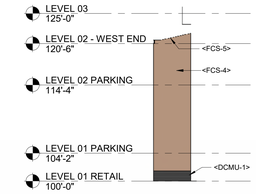
KEY PLAN

GENERAL NOTES: EXT. ELEVATIONS

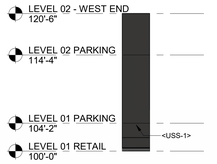
1. SEE SHEET G1-03 THRU G1-08 FOR ADDITIONAL PROJECT INFORMATION
2. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
3. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
4. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2015 IBC.
5. EXHAUST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

KEY NOTES

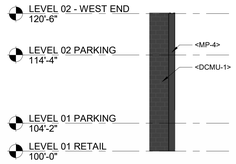
E7	PARKING BLADE SIGNAGE, PROVIDE POWER & DATA TO RACEWAY
E8	INDIVIDUALLY ROUTED, BACKLIT, ALUMINUM LETTER SIGNAGE, PROVIDE POWER
E9	FIRE PUMP METERS, COORDINATE WITH DESIGN/BUILD MEPFP CONTRACTOR
E10	ENTRY CANOPY - <MET FAB-14> STEEL FRAMED CANOPY OVERHANG, PROVDE ROOF DRAINS AS EREQD. BLACK TIE ROD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



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



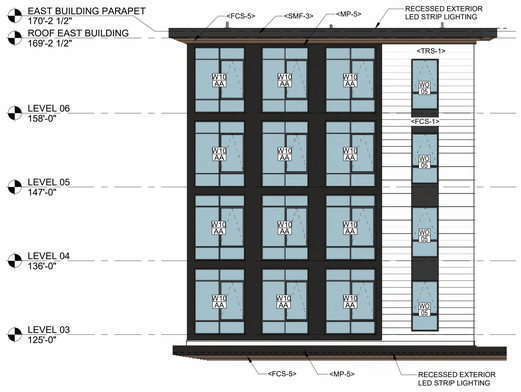
6 BUILDING A - ENTRY BOH ALCOVE
1/8" = 1'-0"



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



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



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



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



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

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THE CORNERS
TOWN of BROOKFIELD

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

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

Revisions

DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 12/19/2025

RINKA project #: 23203

Sheet Title

EXTERIOR ELEVATIONS

Sheet #
A2-01

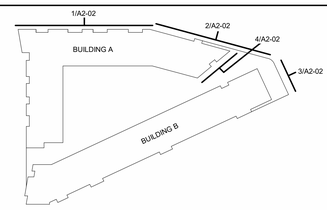
NOT FOR CONSTRUCTION



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



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



KEY PLAN

GENERAL NOTES: EXT. ELEVATIONS

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

KEY NOTES

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

EXTERIOR MATERIAL KEY

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



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



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

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im PROPERTIES

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Brookfield, WI 53045

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Mandel Group
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Milwaukee, WI 53202

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DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 12/19/2025

RINKA project #: 23203
Sheet Title

EXTERIOR ELEVATIONS

Sheet #
A2-02

NOT FOR CONSTRUCTION



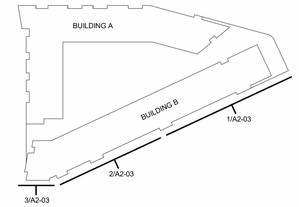
3 BUILDING B - WEST ELEVATION 3
1/8" = 1'-0"



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



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



KEY PLAN

GENERAL NOTES: EXT. ELEVATIONS

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

KEY NOTES

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

EXTERIOR MATERIAL KEY

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

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Revisions

DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 12/19/2025

RINKA project #: 23203
Sheet Title

EXTERIOR ELEVATIONS

Sheet # A2-03

NOT FOR CONSTRUCTION



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



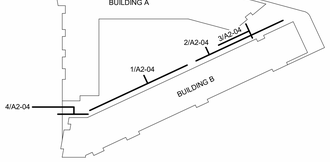
3 WEST END LOBBY NORTH ELEVATION
1/8" = 1'-0"



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



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



KEY PLAN

GENERAL NOTES: EXT. ELEVATIONS

1. SEE SHEET G1-03 THRU G1-08 FOR ADDITIONAL PROJECT INFORMATION
2. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
3. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
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KEY NOTES

EXTERIOR MATERIAL KEY

<FCS-1>	NICHIPANEL, SMOOTH COLOR: BLACK	<USS-1>	COSENTINO: DEKTON W/ CONCEALED FASTENERS COLOR: DOMOOS
<FCS-2>	NICHIHA: DIMENSION SERIES, RIBBED COLOR: CUSTOM BLACK	<TRS-1>	AVENERE: NEACERA TERRA COTTA RAINSCREEN SYSTEM COLOR: GLOSS WHITE
<FCS-3>	NICHIHA: DIMENSION SERIES, RIBBED COLOR: IVORY	<DCMU-2>	ECHELON CORDOVA STONE PRECAST MASONRY SILL COLOR:BUFF GROUND FACE
<MV-1>	HEBRON BRICK VENEER, UTILITY SIZE COLOR: OPUS	<FCS-4>	NICHIHA: WOOD SERIES, VINTAGEWOOD COLOR: CEDAR
<SMF-3> <SMF-2>	BREAK METAL TRIM COLOR: BLACK	<FCS-5>	NICHIHA: WOOD SERIES, VINTAGEWOOD COLOR: CEDAR
<MP-4> <MP-5>	METAL PANEL WALL SYSTEM COLOR: BLACK	<FCS-6>	NICHIPANEL SMOOTH COLOR:CUSTOM
<APC-1>	PRECAST WALL PANEL - SMOOTH FORMED FINISH	<APC-2>	PRECAST WALL PANEL - RIBBED FINISH - RECKLI - U5 FORMLINER APPLICATION -2/169 COLUMBIA
<DCMU-1>	ECHELON CORDOVA STONE COLOR: MIDNIGHT		

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DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 12/19/2025

RINKA project #: 23203

Sheet Title

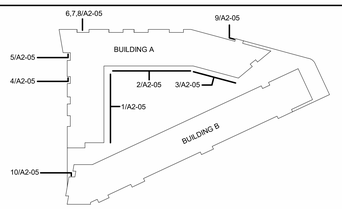
EXTERIOR ELEVATIONS

Sheet # A2-04

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL KEY

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

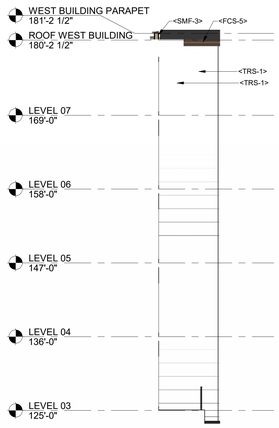


KEY PLAN

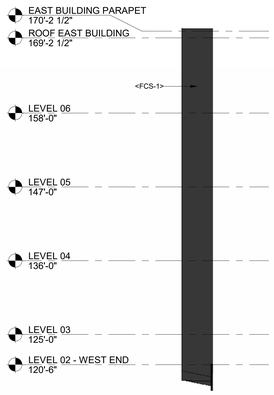
GENERAL NOTES: EXT. ELEVATIONS

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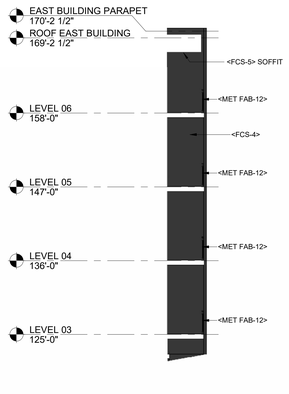
KEY NOTES



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



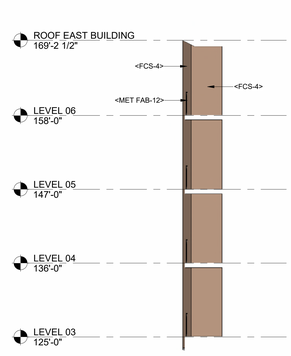
9 BUILDING A - WEST RETURN ELEVATION
1/8" = 1'-0"



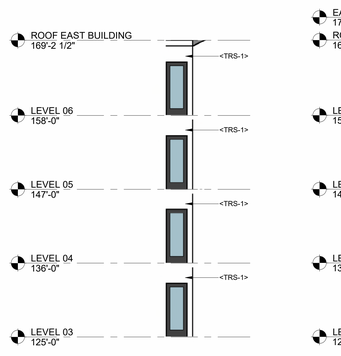
8 BUILDING A - EAST BALCONY DIVIDER 2
1/8" = 1'-0"



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



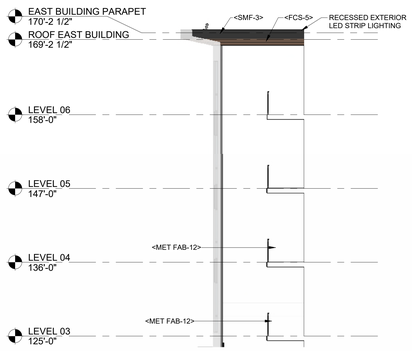
7 BUILDING A - EAST BALCONY DIVIDER
1/8" = 1'-0"



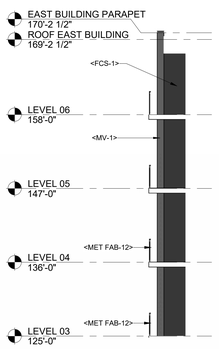
6 BUILDING A - EAST BALCONY RETURN
1/8" = 1'-0"



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



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



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



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

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△ Revisions

DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 12/19/2025

RINKA project #: 23203

Sheet Title

EXTERIOR ELEVATIONS

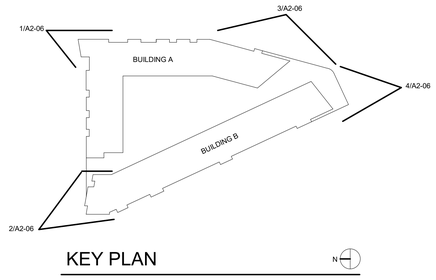
Sheet #

A2-05

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL KEY

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





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



2 PERSPECTIVE - NORTH WEST CORNER
NTS



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



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

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Milwaukee, Wisconsin 53202
p 414.431.8101

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

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

△ Revisions

DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 12/19/2025

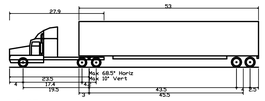
RINKA project #: 23203

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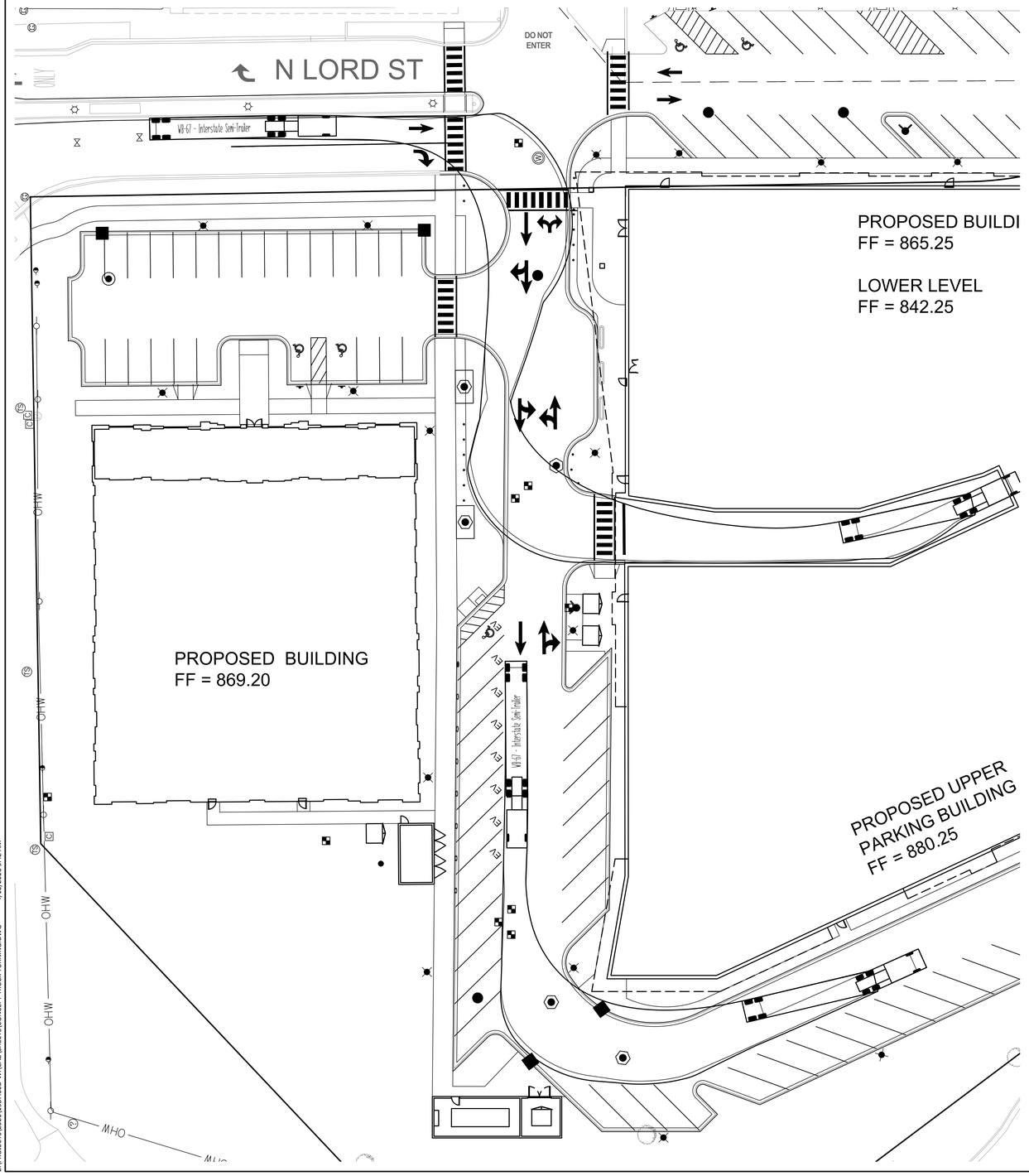
BUILDING PERSPECTIVES

Sheet # A2-06

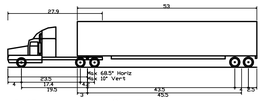
FULL INTERSTATE SEMI (WB-67)



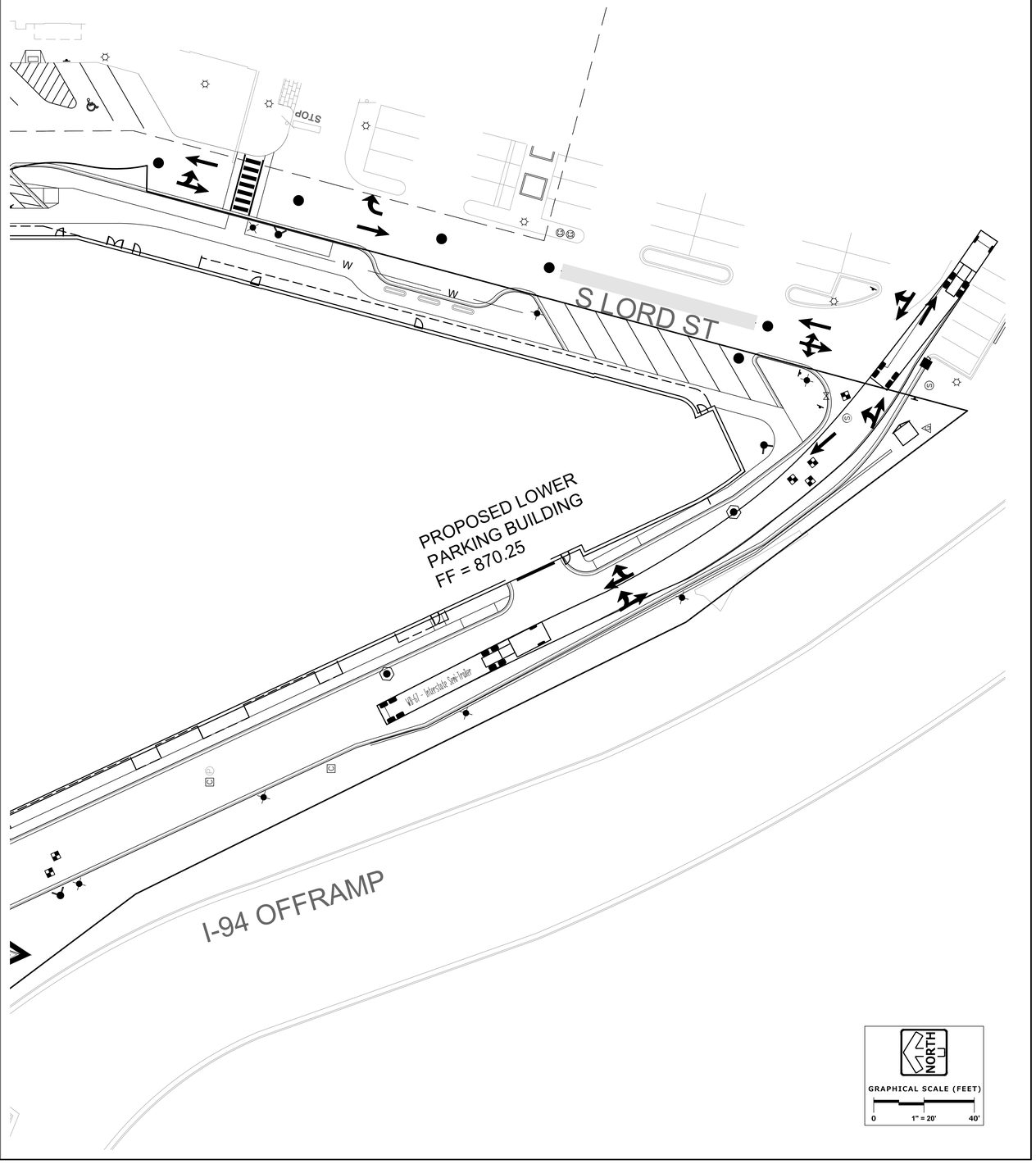
WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



FULL INTERSTATE SEMI (WB-67)



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SURFACE TRUCK TURNING EXHIBIT - WB-67

PINNACLE ENGINEERING GROUP

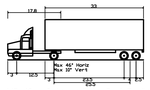
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PLAN | DESIGN | DELIVER

04-17-26

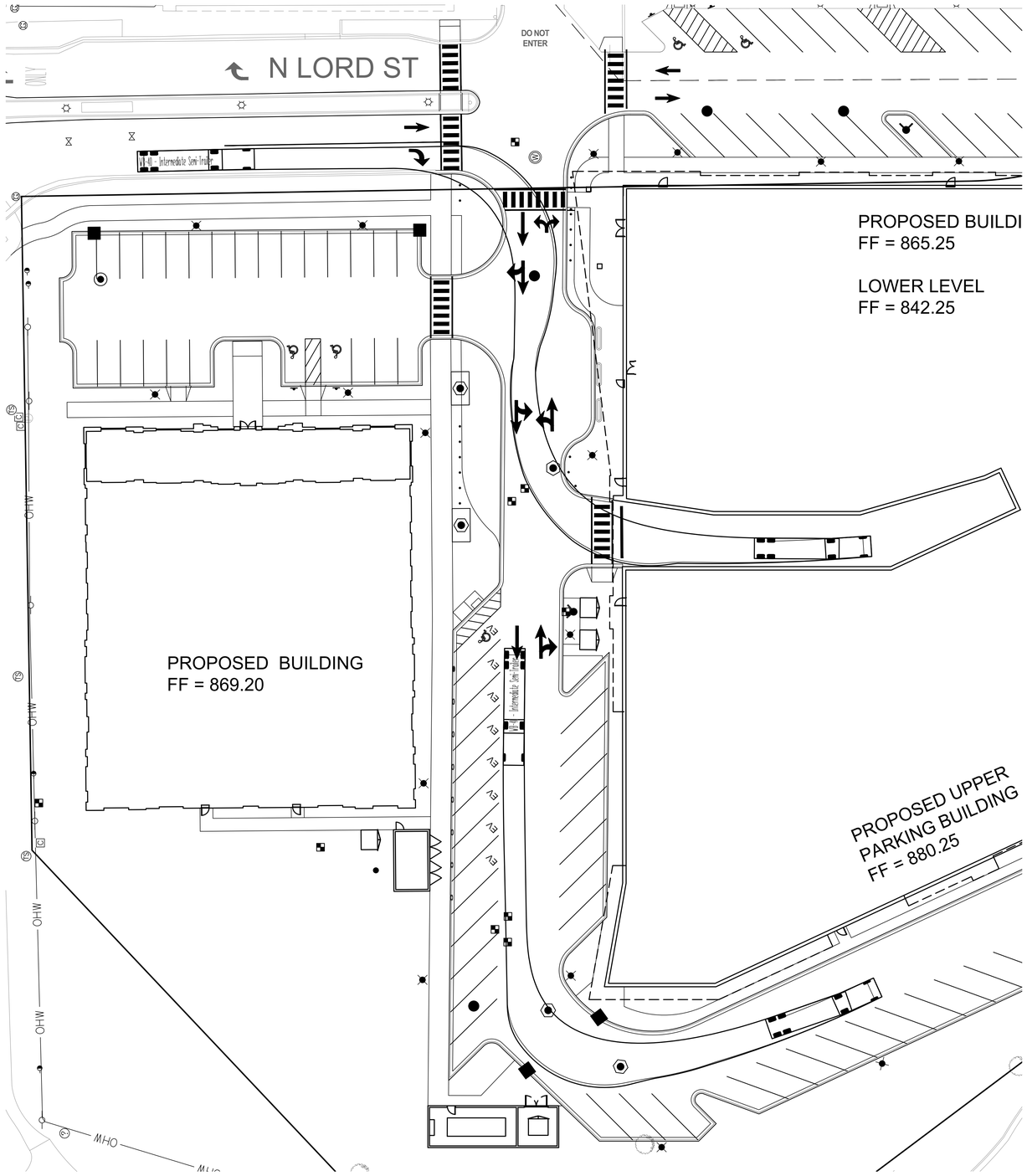
PEG JOB# 1987.00B

SHORT ARTICULATED TRUCK (WB-40)

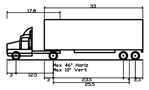


WB-40 - Intermediate Semi-Trailer

Overall Length	45.499Ft
Overall Body	53.000Ft
Overall Body Height	13.000Ft
Min Body Ground Clearance	1.334Ft
Track Width	8.000Ft
Lock-to-lock time	4.0Os
Curb to Curb Turning Radius	39.900Ft

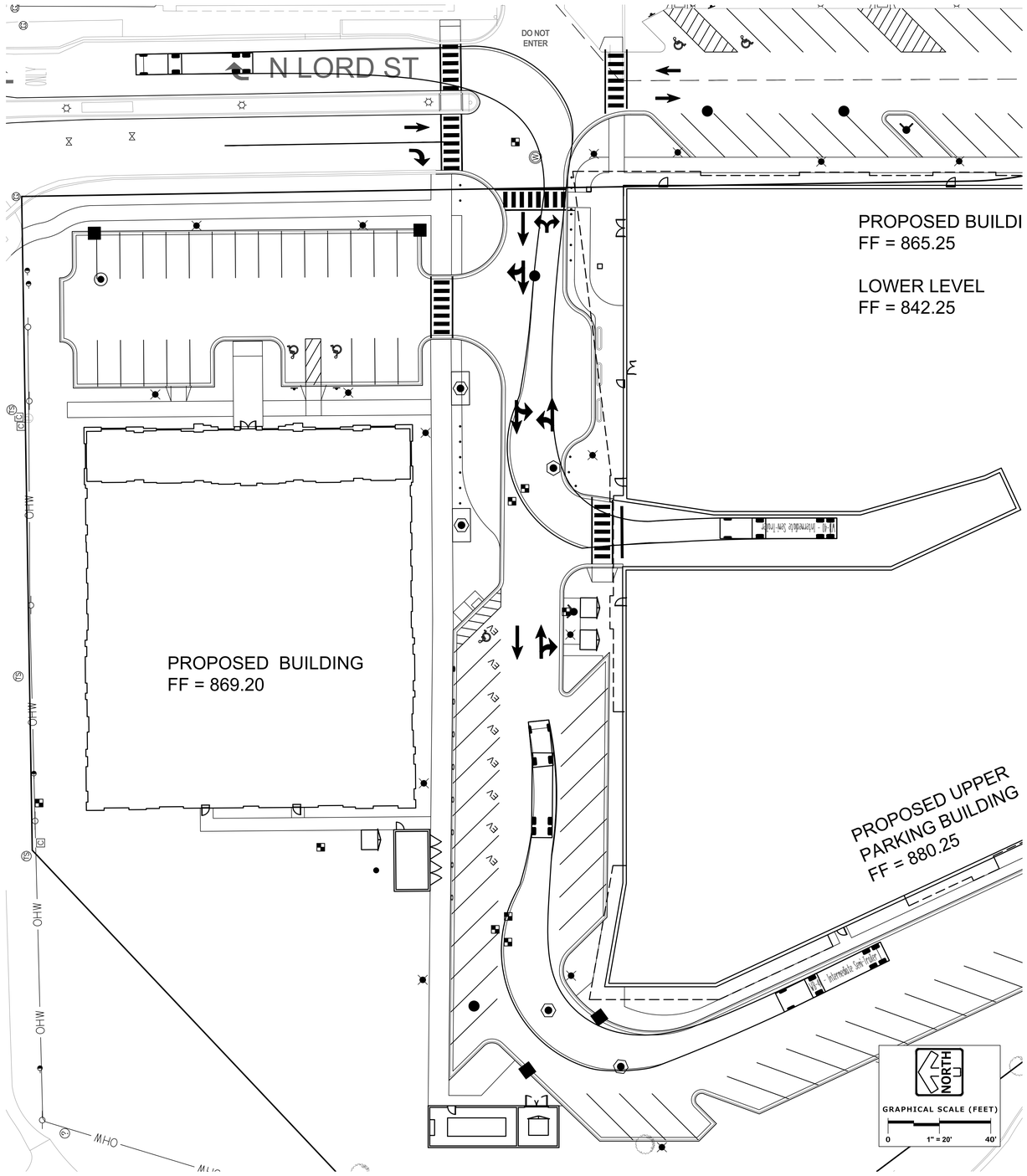


SHORT ARTICULATED TRUCK (WB-40)



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SURFACE TRUCK TURNING EXHIBIT - WB-40

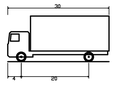
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PLAN | DESIGN | DELIVER

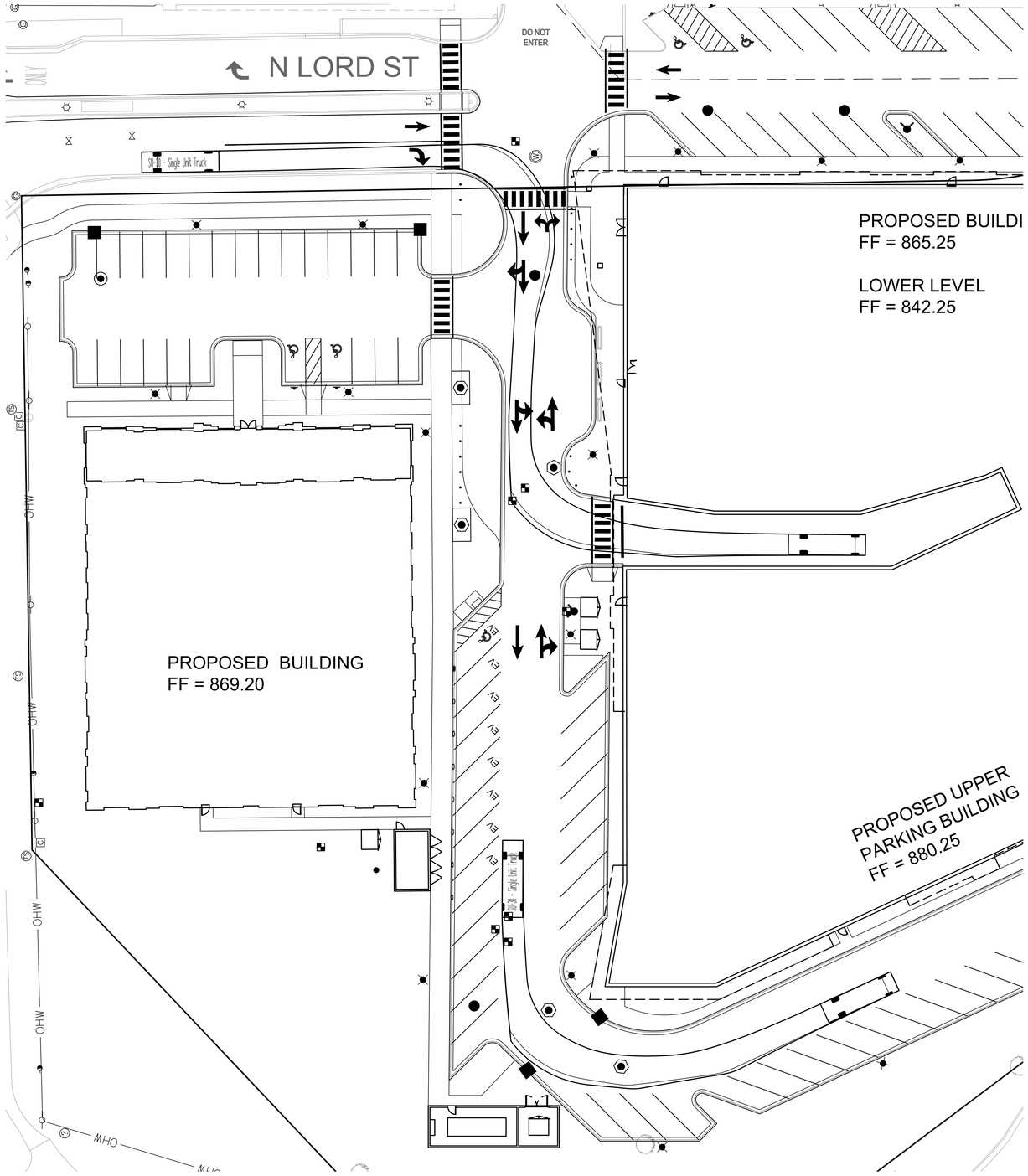
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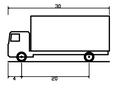
SINGLE UNIT TRUCK (SU-30)



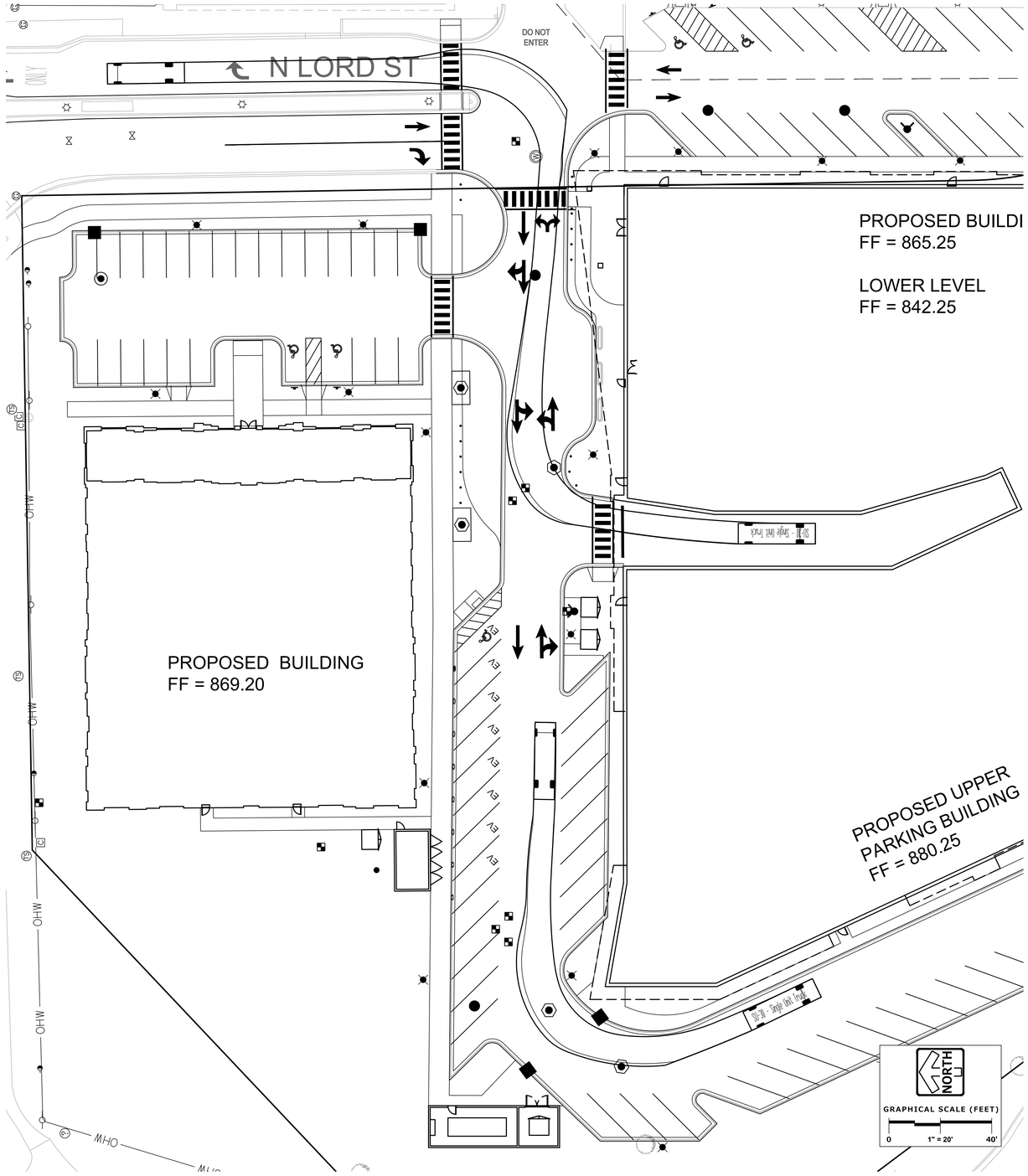
SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	3.00s
Curb to Curb Turning Radius	41.800ft



SINGLE UNIT TRUCK (SU-30)



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SURFACE TRUCK TURNING EXHIBIT - DELIVERY & GARBAGE TRUCKS

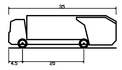
04-17-26

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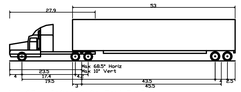
PLAN | DESIGN | DELIVER

PEG JOB# 1987.00B

FULL INTERSTATE SEMI (WB-67)

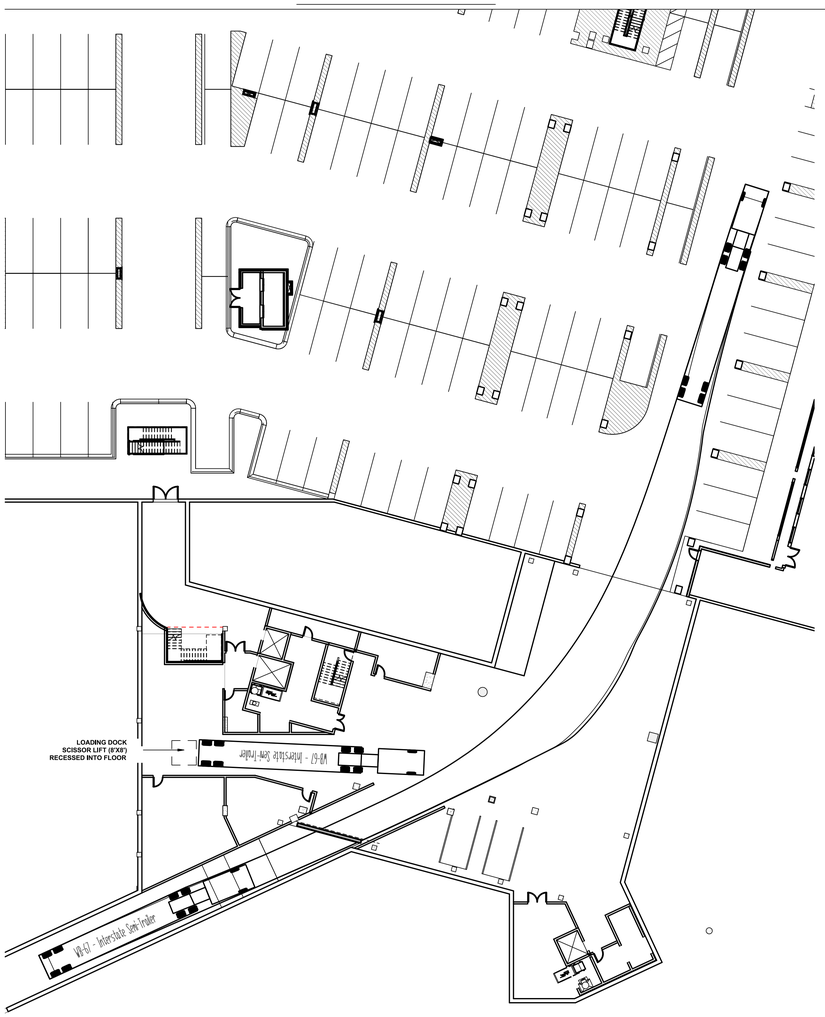


Rear-Load Garbage Truck	
Overall Length	35.000Ft
Overall Width	8.375Ft
Overall Body Height	10.546Ft
Min Body Ground Clearance	1.109Ft
Track Width	8.375Ft
Lock-to-lock time	9.0s
Curb to Curb Turning Radius	29.380Ft

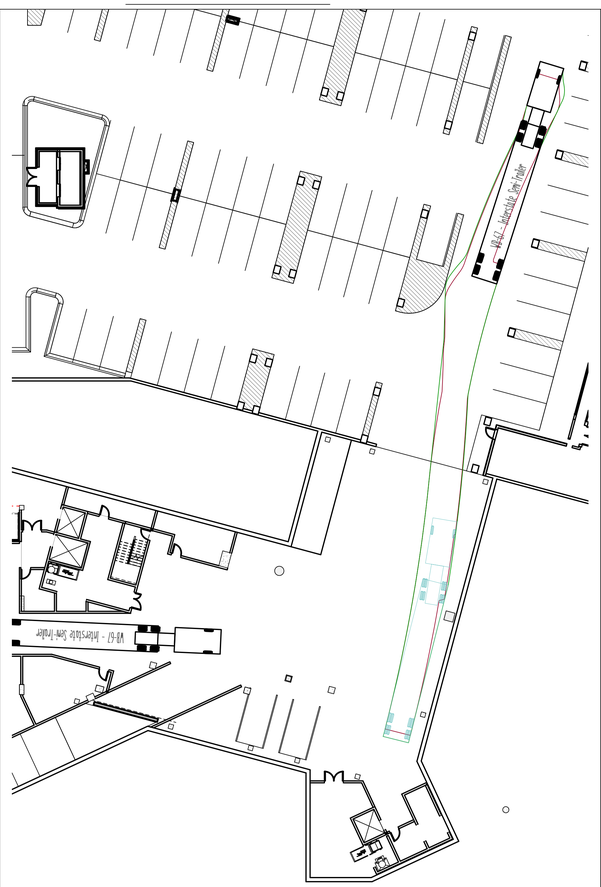


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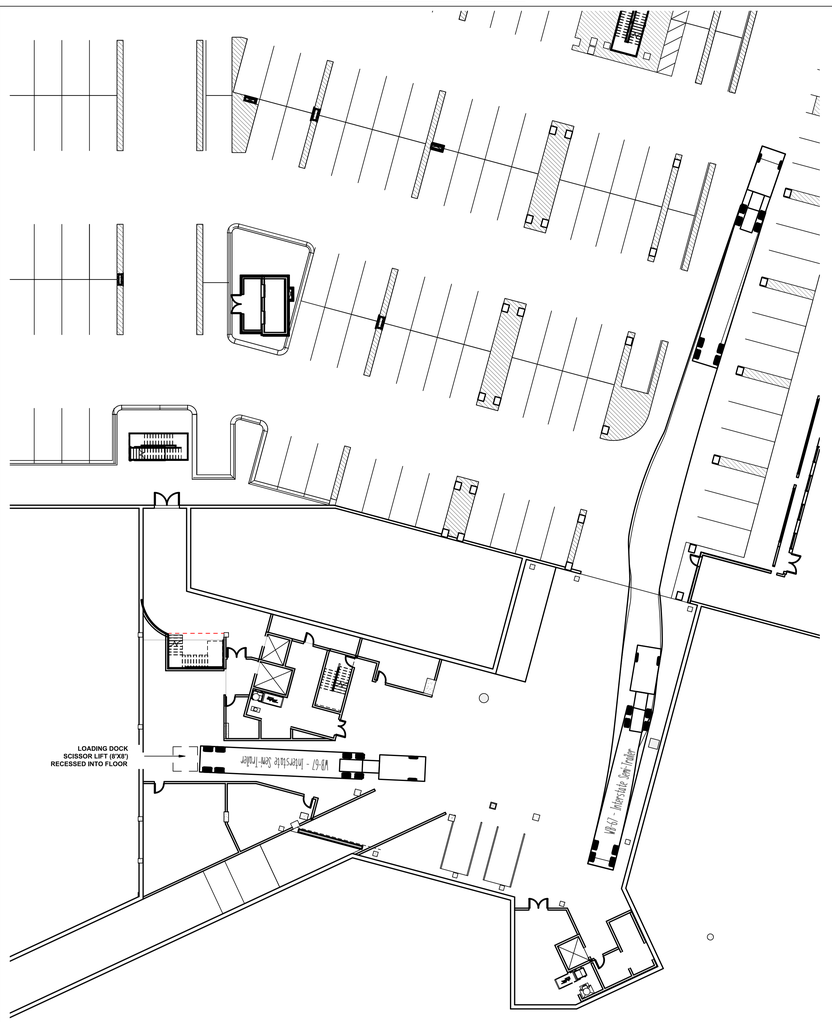
1ST MOVEMENT



2ND MOVEMENT



3RD MOVEMENT



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

Z:\PROJECTS\2020\1987.00D-WI\CAD\EXHIBITS\1987.00B-WI_TRUCK TURNING.DWG 12/8/2025 2:25 PM

CONCEPT TRUCK TURNING - LOWER LEVEL WEST LOADING

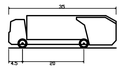
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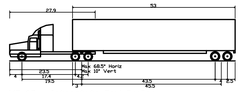
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PEG JOB# 1987.00B

FULL INTERSTATE SEMI (WB-67)

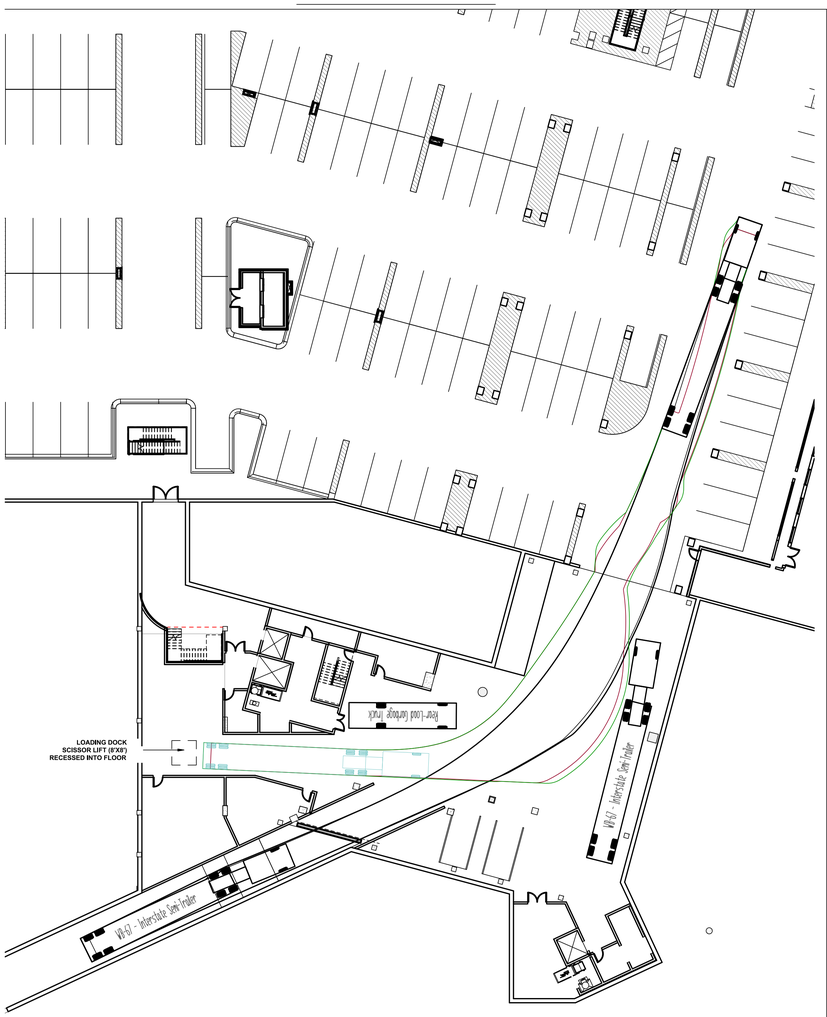


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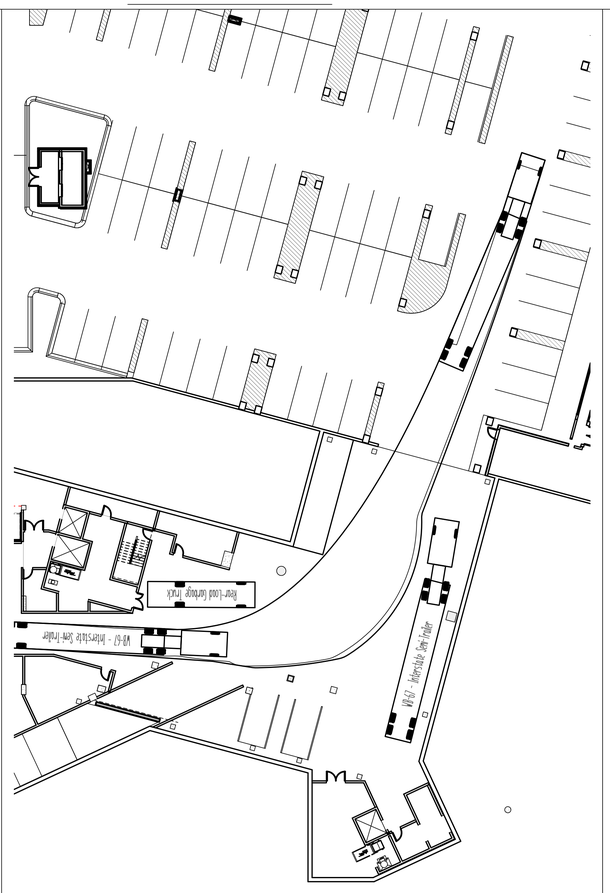


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1ST MOVEMENT



2ND MOVEMENT





GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

Z:\PROJECTS\2020\1987.00D-WI\CAD\EXHIBITS\1987.00B-WI_TRUCK TURNING.DWG 12/8/2025 2:25 PM

CONCEPT TRUCK TURNING - LOWER LEVEL EAST LOADING

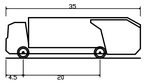
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PLAN | DESIGN | DELIVER

12/08/25

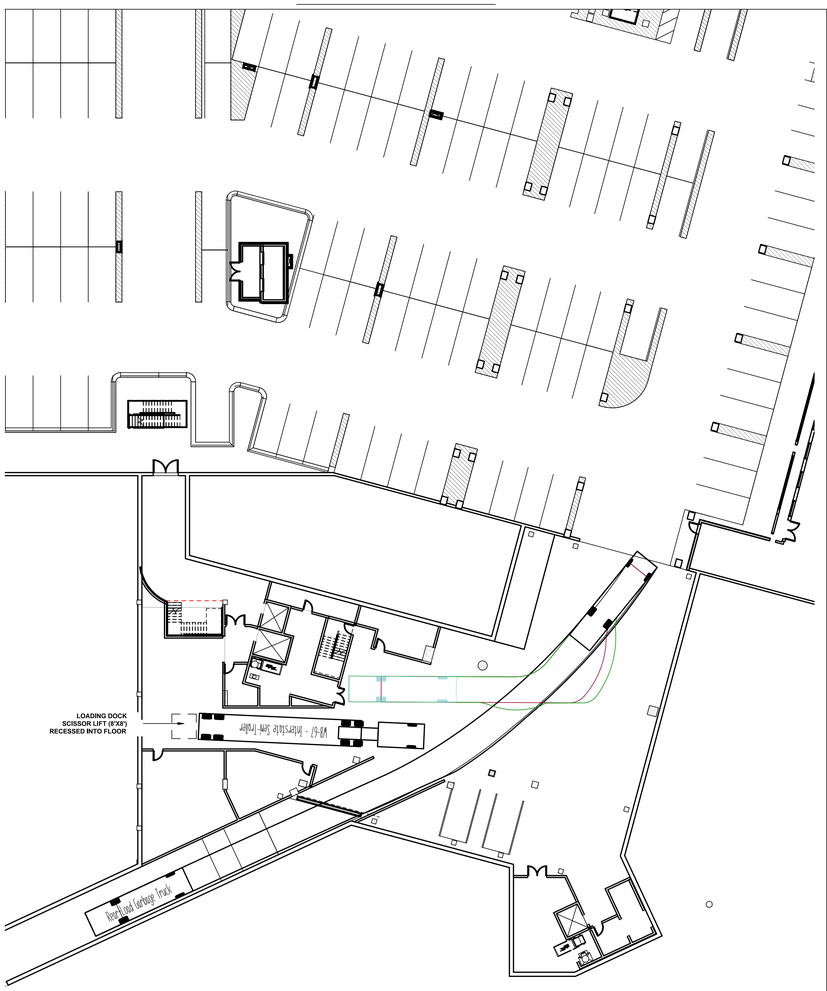
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REAR LOAD GARBAGE TRUCK

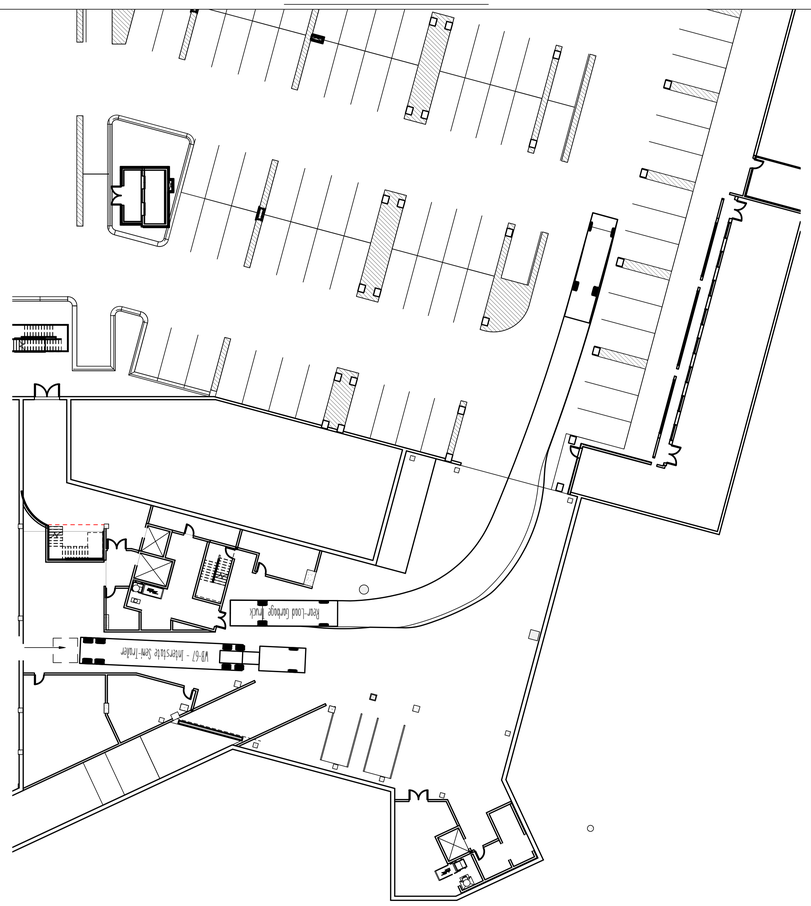


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Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

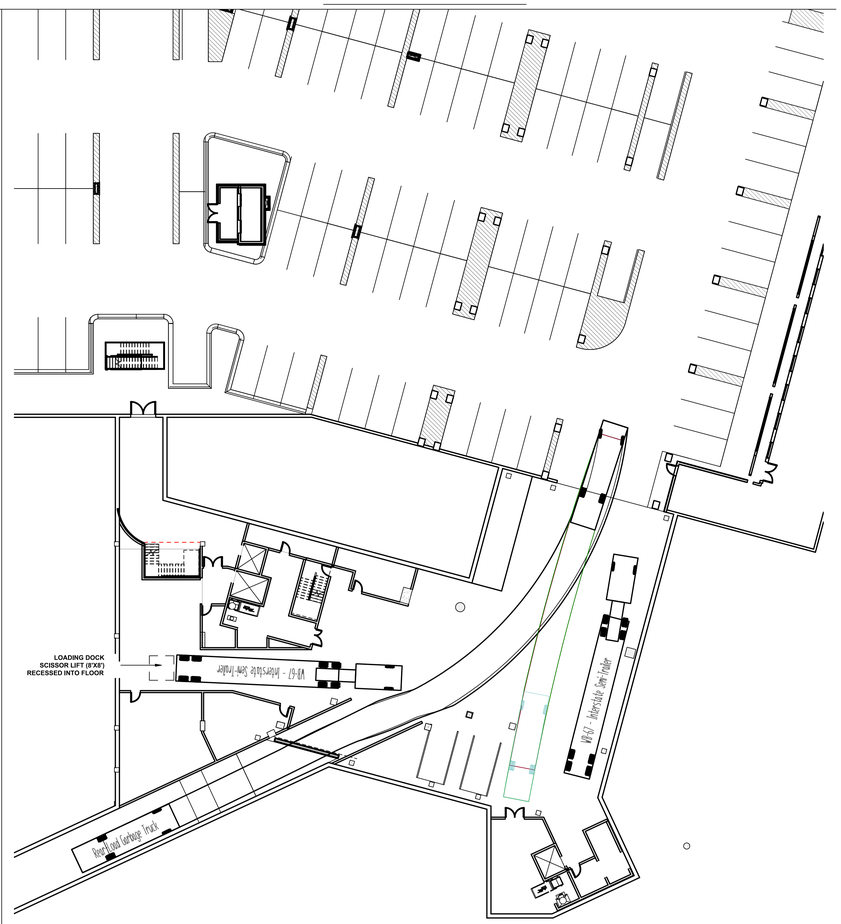
1ST MOVEMENT



2ND MOVEMENT



3RD MOVEMENT



NORTH

GRAPHICAL SCALE (FEET)

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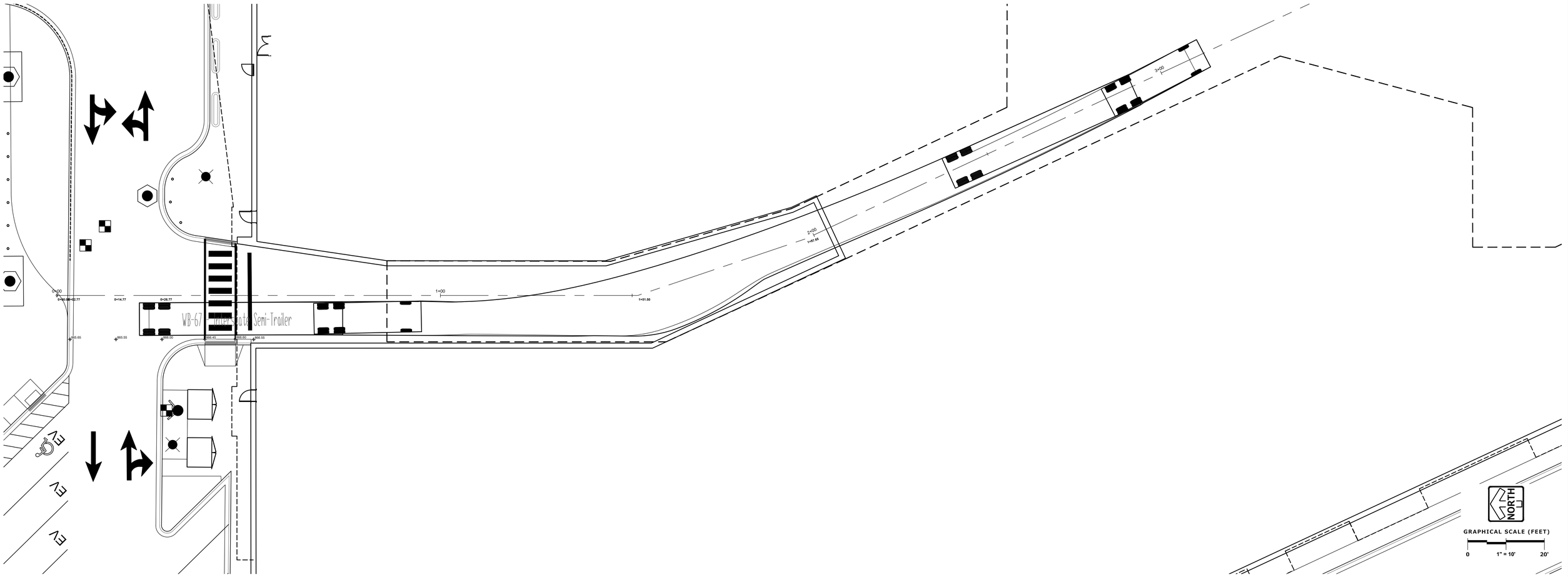
CONCEPT TRUCK TURNING - LOWER LEVEL GARBAGE TRUCK

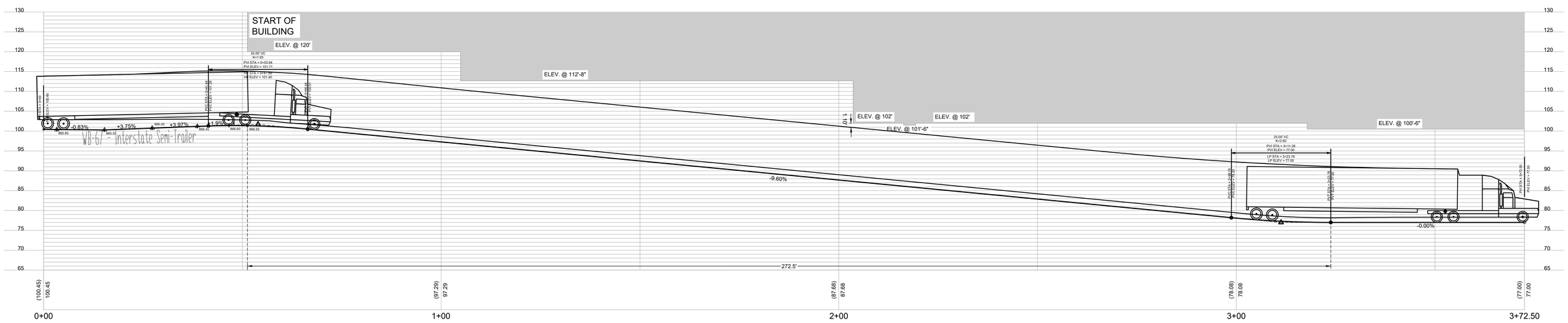
12/08/25

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PEG JOB# 1987.00B





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CONCEPT TRUCK TURNING - LEVEL 01 VERTICAL TRUCK TURNING

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PLAN | DESIGN | DELIVER

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PEG JOB# 1987.00D

S LORD ST

PROPOSED LOWER
PARKING BUILDING
FF = 870.25

PROPOSED
HYDRANT (TYP)

EXISTING
RETAINING WALL

THE MAXIMUM SLOPE OF THE ROAD IN
THIS AREA IS 4.18%, WHICH IS LESS
THAN THE MAXIMUM 5.0% ALLOWED

EXISTING SIGN

SLOPE OF ROAD (TYP)

CHANGE IN SLOPE
OF ROAD (TYP)

PROPERTY LINE

PROPOSED WATER
MAIN (TYP)

EXISTING FENCE

Z:\PROJECTS\2020\1987.00D-WI\CAD\EXHIBITS\1987.00B-WI FIRE TRUCK EXHIBITS.DWG 4/16/2026 9:47 AM

WEST END - SOUTHWEST FIRE LANE EXHIBIT

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PEG JOB# 1987.00D

N LORD ST

DO NOT ENTER

S LORD ST

20-FT WIDE FIRE LANE

20-FT WIDE FIRE LANE

ENTIRE BUILDING WITHIN 150-FT OF FIRE LINE

I-94 OFFRAMP

STOP

150.0'

150.0'

150.0'

150.0'

28.9'

28.9'

24.3'

22.2'

20.0'

20.0'

20.0'

24.9'

24.6'

4/15/2026 9:47 AM

Z:\PROJECTS\2020\1987.00D-WI\CAD\EXHIBITS\1987.00B-WI FIRE TRUCK EXHIBITS.DWG

WEST END - FIRE LANE EXHIBIT

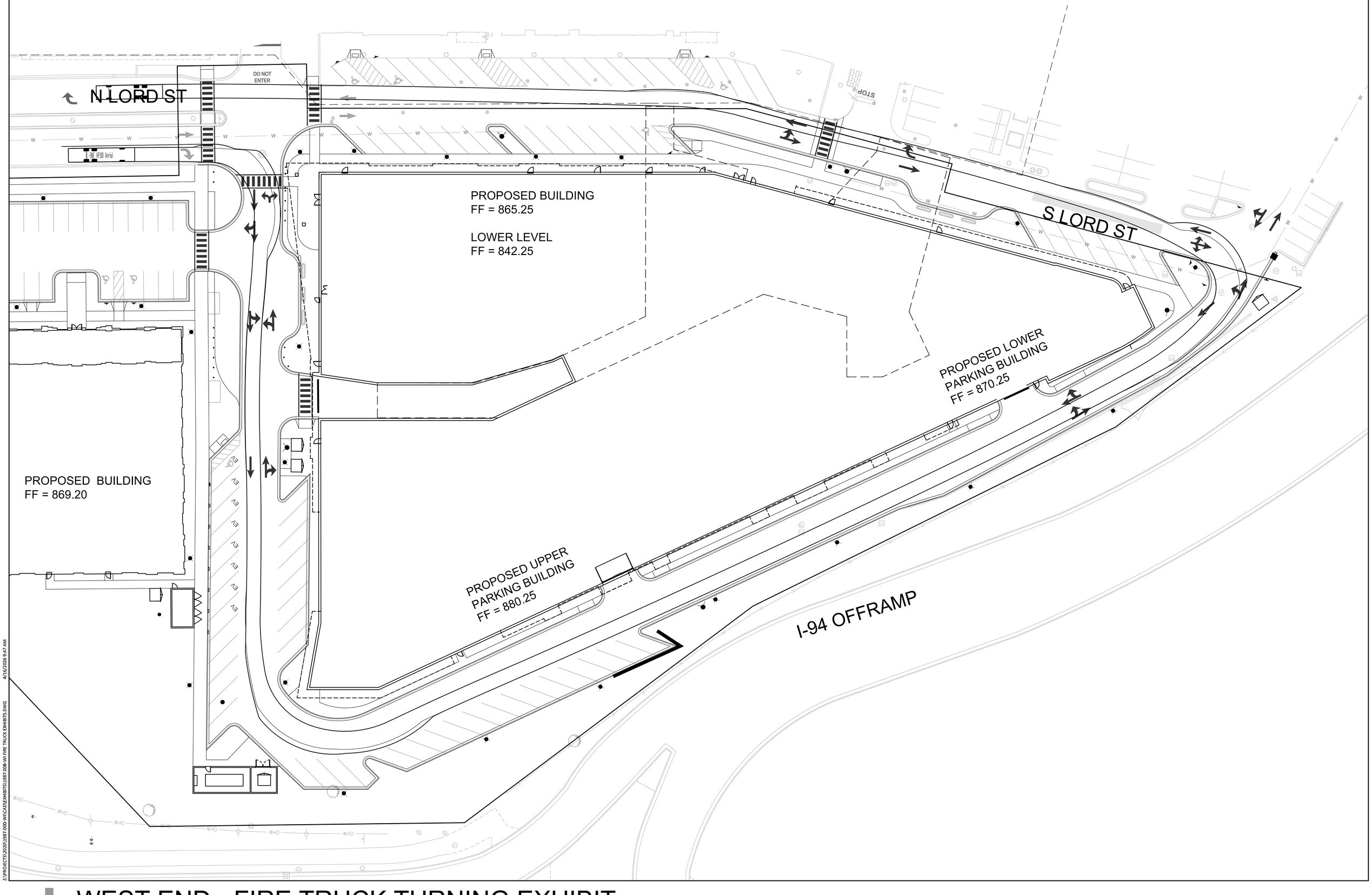
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PEG JOB# 1987.00D



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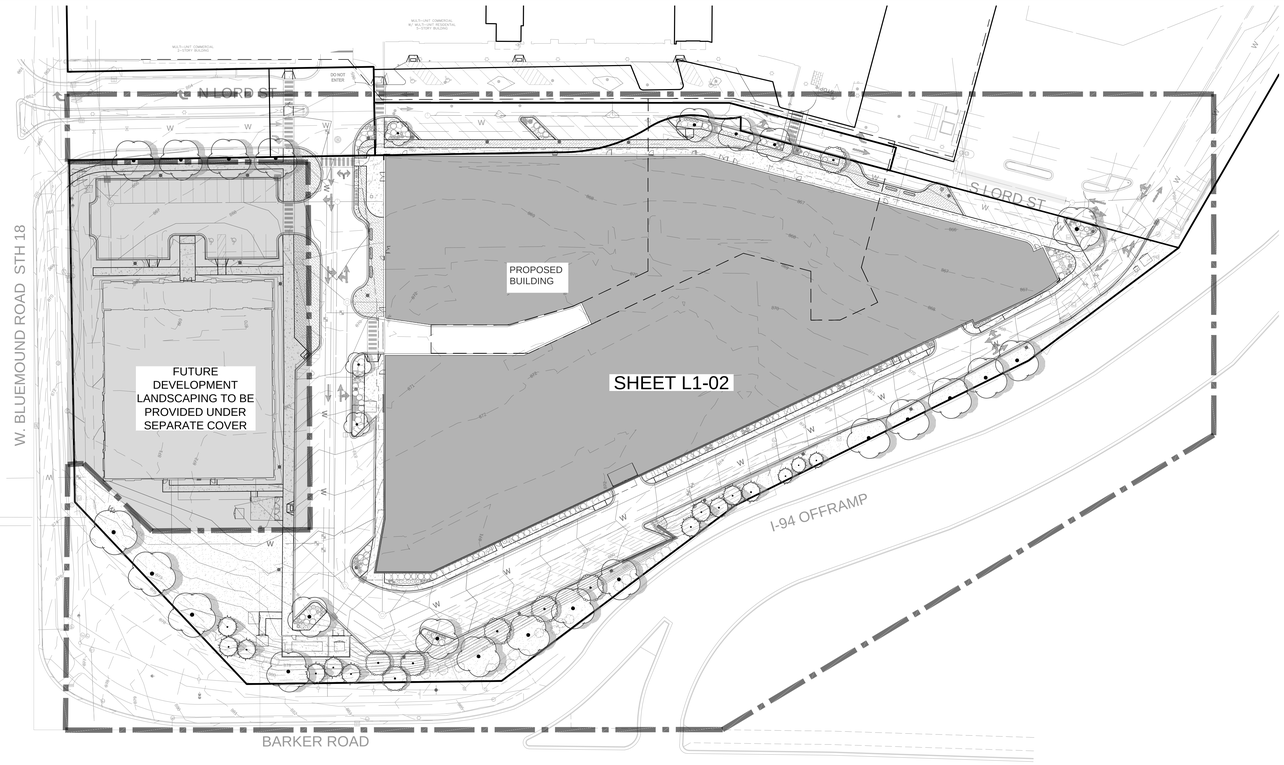
WEST END - FIRE TRUCK TURNING EXHIBIT

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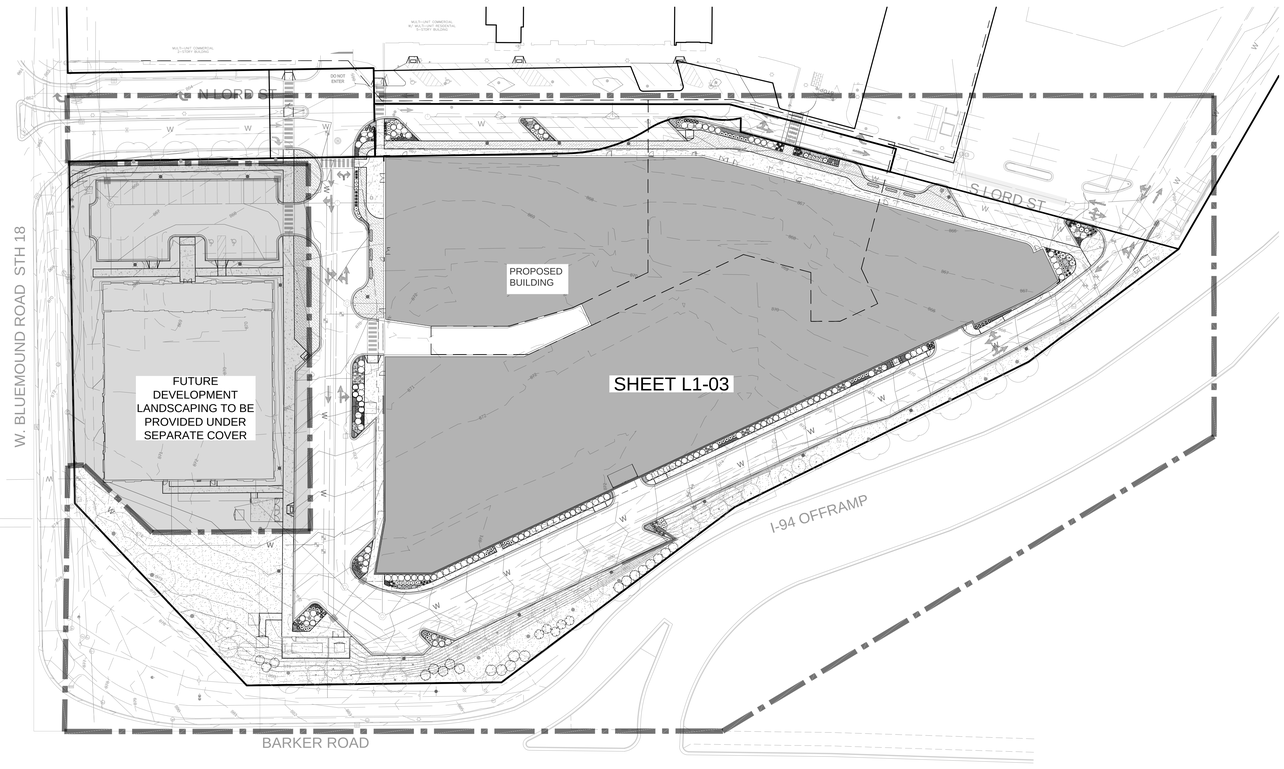
PLAN | DESIGN | DELIVER

04/17/26

PEG JOB# 1987.00D



TREE PLAN OVERVIEW



SHRUB & PERENNIAL PLAN OVERVIEW

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

GROUND LEVEL PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
TREES						
GKE	3	Gymnocladus dioicus	Kentucky Coffee Tree	2.5" Cal.		50' T x 50' W
PLP	3	Platanus x acerifolia 'Pyramidalis'	Pyramidal London Plane Tree	2" Cal.		55' T x 30' W
QLR	3	Quercus robur x bicolor 'Long'	Regal Prince® Oak	2" Cal.		45' T x 18' W
QSO	4	Quercus x schuetti	Swamp Bur Oak	2.5" Cal.		70' T x 65' W
TSS	9	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.		50' T x 40' W
UNH	4	Ulmus x 'New Horizon'	New Horizon Elm	2.5" Cal.		50' T x 40' W
EVERGREEN TREES						
JVC	11	Juniperus virginiana	Eastern Red Cedar	8 ` Ht.		35 ` T x 17 ` W
PGD	3	Picea glauca `Densata`	Black Hills Spruce	6 ` Ht.		30' T x 15' W
ORNAMENTAL TREES						
ACB	3	Aesculus x carnea 'Briotii'	Briotii Red Horsechestnut	2" Cal.		30' T x 30' W
AGA	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.		20' T x 20' W
CPR	1	Cotinus coggygria `Royal Purple` TF	Royal Purple Smokebush TF	5 ` Ht.		12 ` T x 12 ` W
SHRUBS						
AB	10	Aronia melanocarpa 'Iroquois Beauty'	Black Chokeberry	24" Ht.		3` T x 5` W
CNS	5	Cotinus coggygria `Nordine`	Nordine Smokebush	36" Ht.		10` T x 10` W
HMZ	15	Hydrangea arborescens 'NCHA2'	Invincibelle Spirit II Hydrangea	24" Ht.		4` T x 4` W
HVR	10	Hydrangea arborescens 'NCHA3'	Invincibelle Ruby Smooth Hydrangea	24" Ht.		3` T x 3` W
HB	4	Hydrangea arborescens 'NCHA4'	Incrediball Blush Hydrangea	24" Ht.		5` T x 5` W
HMM	4	Hydrangea arborescens 'NCHA7'	Invincibelle Mini Mauvette Hydrangea	24" Ht.		3` T x 3` W
HP	2	Hydrangea paniculata `V S`	Vanilla Strawberry Hydrangea	24" Ht.		6` T x 5` W
HL	12	Hydrangea paniculata 'SMNHPH'	Little Lime Punch Hydrangea	24" Ht.		4` T x 5` W
HJA	8	Hydrangea quercifolia 'JoAnn'	Gatsby Pink Oakleaf Hydrangea	36" Ht.		8` T x 8` W
HH	4	Hydrangea quercifolia 'PIIHQ-I'	Jetstream Oakleaf Hydrangea	24" Ht.		5` T x 5` W
PCN	5	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	36" Ht.		8` T x 8` W
PBO	15	Potentilla fruticosa 'Minporoug01'	Happy Face Orange Bush Cinquefoil	18" Ht.		2.5` T x 3` W
RP	16	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose	24" Ht.		5` T x 5` W
RN	10	Rosa x 'Chewizard'	Oso Easy En Fuego™ Rose	24" Ht.		4` T x 3` W
RCC	10	Rosa x 'Coral Cove'	Coral Cove Rose	24" Ht.		3` T x 3` W
SD	7	Spiraea x 'Tracy'	Double Play Big Bang Spirea	18" Ht.		3` T x 3` W
SM	16	Syringa meyeri `Palibin`	Dwarf Korean Lilac	24" Ht.		5` T x 5` W
VA	6	Viburnum dentatum d 'SMVDBL'	All That Glows Arrowwood Viburnum	24" Ht.		5` T x 5` W
EVERGREEN SHRUBS						
EV	5	Euonymus fortunei 'Vegetus'	Bigleaf Wintercreeper	24" Ht.		4` T x 5` W
JI	4	Juniperus chinensis `Iowa`	Iowa Juniper	7 ` Ht.		10 ` T x 5 ` W
JO	9	Juniperus chinensis `Old Gold`	Old Gold Juniper	24" W		3 ` T x 5 ` W
JR	29	Juniperus chinensis `Sea Green`	Sea Green Juniper	18" Ht.		5 ` T x 6 ` W
JJ	8	Juniperus chinensis 'SMNJCHM'	Montana Moss Juniper	24" W		3` T x 4` W
JSB	6	Juniperus sabina `Buffalo`	Buffalo Juniper	2 ` W		1 ` T x 7 ` W
JSM	8	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	7 ` Ht.		20' T x 8' W
JV	17	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	24" Ht.		3 ` T x 5 ` W
PMS	5	Pinus mugo `Slowmound`	Slowmound Mugo Pine	24" Ht.		3 ` T x 3 ` W
ORNAMENTAL GRASSES						
CFO	10	Calamagrostis x a `Overdam`	Overdam Reed Grass	1 gal.		24" T x 24" W
CKF	12	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.		36" T x 24" W
DS2	4	Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass	1 gal.		48" T x 24" W
MLK	6	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.		15" T x 15" W
MSM	16	Miscanthus sinensis 'Malepartus'	Malepartus Miscanthus	1 gal.		48" T x 30" W
MSO	13	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus	1 gal.		48" T x 36" W
PNW	35	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.		42" T x 28" W
SBH	33	Schizachyrium scoparium 'B. H.'	Blue Heaven Little Bluestem	1 gal.		30" T x 30" W
SSS	28	Schizachyrium scoparium 'Smoke Signal'	Smoke Signal Little Bluestem	1 gal.		36" T x 24" W
SSB	12	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	1 gal.		16" T x 18" W
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS						
ASU	13	Achillea millefolium 'Summer Berries'	Summer Berries Mix Common Yarrow	1 gal.	24" o.c.	24" T x 24" W
BWT	13	Bergenia cordifolia 'Winterglut'	Winterglow Heartleaf Bergenia	4.5" cont.	18" o.c.	12" T x 18" W
DXP	16	Dianthus x 'WP Passion'	Scent First Passion Dianthus	4.5" cont.	12" o.c.	9" T x 12" W
EXR	7	Echinacea x 'IFECSSRA'	SunSeekers Rainbow Coneflower	4.5" cont.	24" o.c.	36" T x 24" W
GA2	47	Gaillardia aristata 'Arizona Sun'	Arizona Sun Blanket Flower	1 gal.	14" o.c.	12" T x 14" W
GMT	11	Geum x `Mai Tai`	Mai Tai Grecian Rose	1 gal.	14" o.c.	16" T x 12" W
HSO	27	Hemerocallis `Stella De Oro`	Stella De Oro Daylily	1 gal.	20" o.c.	12" T x 20" W
HPD	34	Hemerocallis x `Purple D`oro`	Purple D`oro Daylily	1 gal.	20" o.c.	16" T x 20" W
HS2	40	Hemerocallis x 'Stella in Red'	Stella in Red Daylily	1 gal.	18" o.c.	18" T x 16" W
HPP	28	Heuchera m 'Palace Purple'	Palace Purple Coral Bells	1 gal.	18" o.c.	18" T x 18" W
HAF	7	Hosta x 'Autumn Frost'	Autumn Frost Hosta	1 gal.	20" o.c.	12" T x 24" W
LGS	10	Leucanthemum superbum 'Goldfinch'	Goldfinch Shasta Daisy	1 gal.	22" o.c.	18" T x 22" W
LRG	20	Leucanthemum x superbum 'Real Goldcup'	Real Goldcup Shasta Daisy	1 gal.	18" o.c.	36" T x 18" W
LWD	18	Leucanthemum x superbum 'Whoops-a-Daisy'	Whoops-a-Daisy Shasta Daisy	1 gal.	22" o.c.	15" T x 22" W
NPB	30	Nepeta x faassenii `Purrsian Blue`	Purrsian Blue Catmint	4.5" cont.	24" o.c.	14" T x 24" W
PF	4 flats	Pachysandra procumbens 'Forest Green'	Forest Green Pachysandra	FLAT-32	8" o.c.	8" T x 18"
PLB	7	Perovskia atriplicifolia 'Lissitt'	Lacey Blue Russian Sage	1 gal.	24" o.c.	18" T x 24" W
PLS	14	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	24" o.c.	24" T x 24" W
SAJ	6	Sedum `Autumn Joy`	Autumn Joy Sedum	1 gal.	24" o.c.	12" T x 24" W
SO	12	Symphyotrichum o 'October Skies'	October Skies Fall Aster	1 gal.	20" o.c.	24" T x 24" W
VC	4 flats	Vinca minor 'Bowles'	Bowles Periwinkle	FLAT-32	8" o.c.	4" T x 30" W
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
GROUND COVERS						
	23,814 sf	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix	seed		

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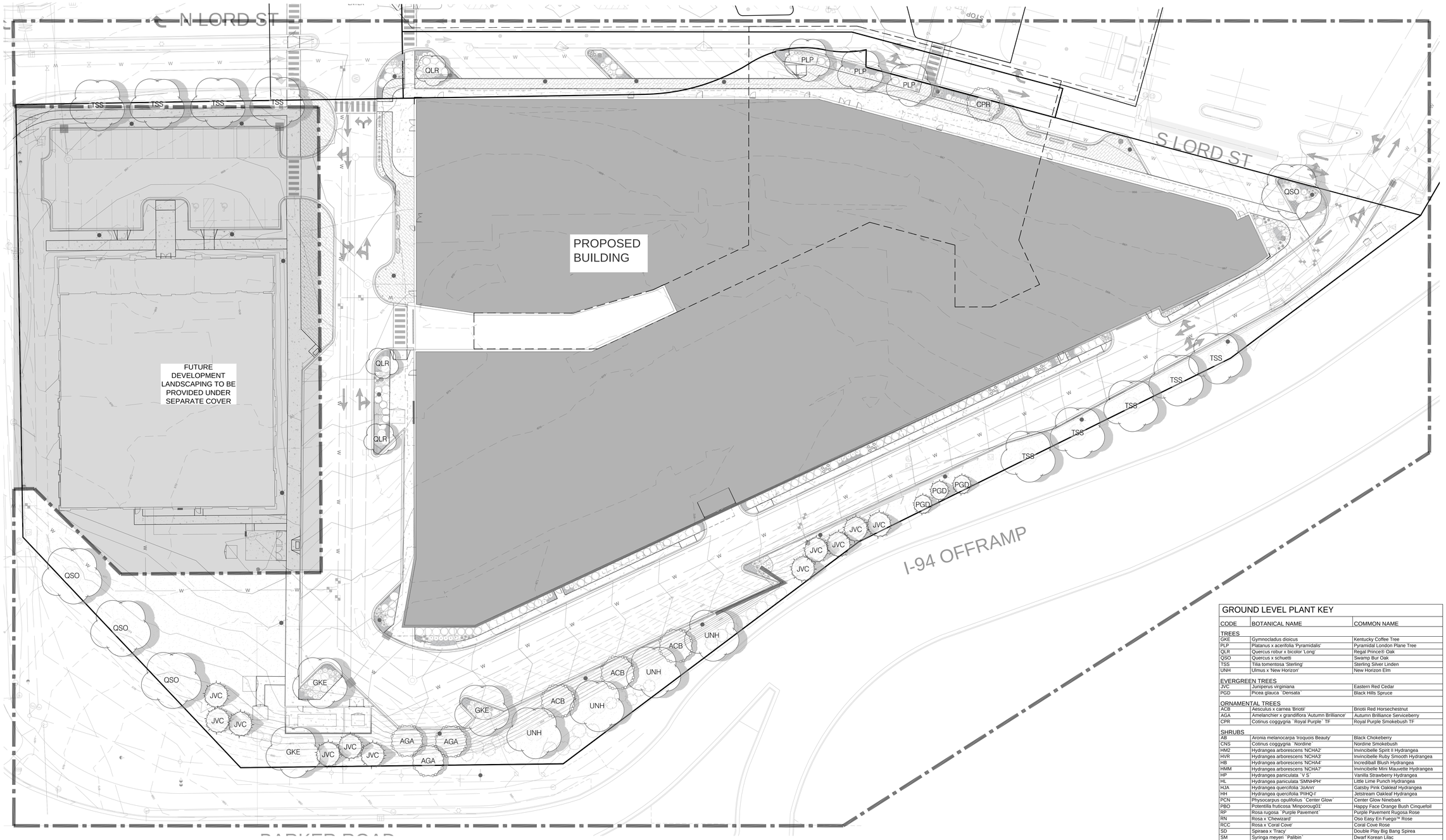
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Sheet Title

LANDSCAPE OVERVIEW

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Sheet # L1-01



GROUND LEVEL PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
GKE	Gymnocladus dioicus	Kentucky Coffee Tree
PLP	Platanus x acerifolia 'Pyramidalis'	Pyramidal London Plane Tree
QLR	Quercus robur x bicolor 'Long'	Regal Prince® Oak
QSO	Quercus x schuettii	Swamp Bur Oak
TSS	Tilia tomentosa 'Sterling'	Sterling Silver Linden
UNH	Ulmus x 'New Horizon'	New Horizon Elm
EVERGREEN TREES		
JVC	Juniperus virginiana	Eastern Red Cedar
PGD	Picea glauca `Densata`	Black Hills Spruce
ORNAMENTAL TREES		
ACB	Aesculus x carnea 'Briotii'	Briotii Red Horsechestnut
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
CPR	Cotinus coggygria `Royal Purple` TF	Royal Purple Smokebush TF
SHRUBS		
AB	Aronia melanocarpa 'Iroquois Beauty'	Black Chokeberry
CNS	Cotinus coggygria `Nordine`	Nordine Smokebush
HM2	Hydrangea arborescens 'NCHA2'	Invincibelle Spirit II Hydrangea
HVR	Hydrangea arborescens 'NCHA3'	Invincibelle Ruby Smooth Hydrangea
HB	Hydrangea arborescens 'NCHA4'	Incrediball Blush Hydrangea
HMM	Hydrangea arborescens 'NCHA7'	Invincibelle Mini Mauvette Hydrangea
HP	Hydrangea paniculata `I' S`	Vanilla Strawberry Hydrangea
HL	Hydrangea paniculata 'SMNHPH'	Little Lime Punch Hydrangea
HJA	Hydrangea quercifolia 'JoAnn'	Gatsby Pink Oakleaf Hydrangea
HH	Hydrangea quercifolia 'PIIHQ-I'	Jetstream Oakleaf Hydrangea
PCN	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
PBO	Potentilla fruticosa 'Minporoug01'	Happy Face Orange Bush Cinquefoil
RP	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
RN	Rosa x 'Chewizard'	Oso Easy En Fuego™ Rose
RCC	Rosa x 'Coral Cove'	Coral Cove Rose
SD	Spiraea x 'Tracy'	Double Play Big Bang Spirea
SM	Syringa meyeri `Palibin`	Dwarf Korean Lilac
VA	Viburnum dentatum d 'SMVDBL'	All That Glows Arrowwood Viburnum
EVERGREEN SHRUBS		
EV	Euonymus fortunei 'Vegetus'	Bigleaf Wintercreeper
JI	Juniperus chinensis `Iowa`	Iowa Juniper
JO	Juniperus chinensis `Old Gold`	Old Gold Juniper
JR	Juniperus chinensis `Sea Green`	Sea Green Juniper
JJ	Juniperus chinensis 'SMNJCHM'	Montana Moss Juniper
JSB	Juniperus sabina `Buffalo`	Buffalo Juniper
JSM	Juniperus scopulorum 'Moonglow'	Moonglow Juniper
JV	Juniperus virginiana `Grey Owl`	Grey Owl Juniper
PMS	Pinus mugo `Slowmound`	Slowmound Mugo Pine
ORNAMENTAL GRASSES		
CFO	Calamagrostis x a `Overdam`	Overdam Reed Grass
CKF	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass
DS2	Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass
MLK	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass
MSM	Miscanthus sinensis 'Malepartus'	Malepartus Miscanthus
MSO	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus
PNW	Panicum virgatum 'Northwind'	Northwind Switch Grass
SBH	Schizachyrium scoparium 'B. H.'	Blue Heaven Little Bluestem
SSS	Schizachyrium scoparium 'Smoke Signal'	Smoke Signal Little Bluestem
SSB	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem
PERENNIALS		
ASU	Achillea millefolium 'Summer Berries'	Summer Berries Mix Common Yarrow
BWT	Bergenia cordifolia 'Winterglut'	Winterglow Heartleaf Bergenia
DXP	Dianthus x 'WP Passion'	Scent First Passion Dianthus
EXR	Echinacea x 'IFECSSRA'	SunSeekers Rainbow Coneflower
GA2	Gaillardia aristata 'Arizona Sun'	Arizona Sun Blanket Flower
GMT	Geum x `Mai Tai`	Mai Tai Grecian Rose
HSO	Hemerocallis `Stella De Oro`	Stella De Oro Daylily
HPD	Hemerocallis x `Purple D`oro`	Purple D`oro Daylily
HS2	Hemerocallis x 'Stella in Red'	Stella in Red Daylily
HPP	Heuchera m 'Palace Purple'	Palace Purple Coral Bells
HAF	Hosta x 'Autumn Frost'	Autumn Frost Hosta
LGS	Leucanthemum superbum 'Goldfinch'	Goldfinch Shasta Daisy
LRG	Leucanthemum x superbum 'Real Goldcup'	Real Goldcup Shasta Daisy
LWD	Leucanthemum x superbum 'Whoops-a-Daisy'	Whoops-a-Daisy Shasta Daisy
NPB	Nepeta x faassenii `Purrsian Blue`	Purrsian Blue Catmint
PF	Pachysandra procumbens 'Forest Green'	Forest Green Pachysandra
PLB	Perovskia atriplicifolia 'Lissitt'	Lacey Blue Russian Sage
PLS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
SAJ	Sedum `Autumn Joy`	Autumn Joy Sedum
SO	Symphyotrichum o 'October Skies'	October Skies Fall Aster
VC	Vinca minor 'Bowles'	Bowles Periwinkle
SYMBOL	**BOTANICAL NAME**	**COMMON NAME**
GROUND COVERS		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix

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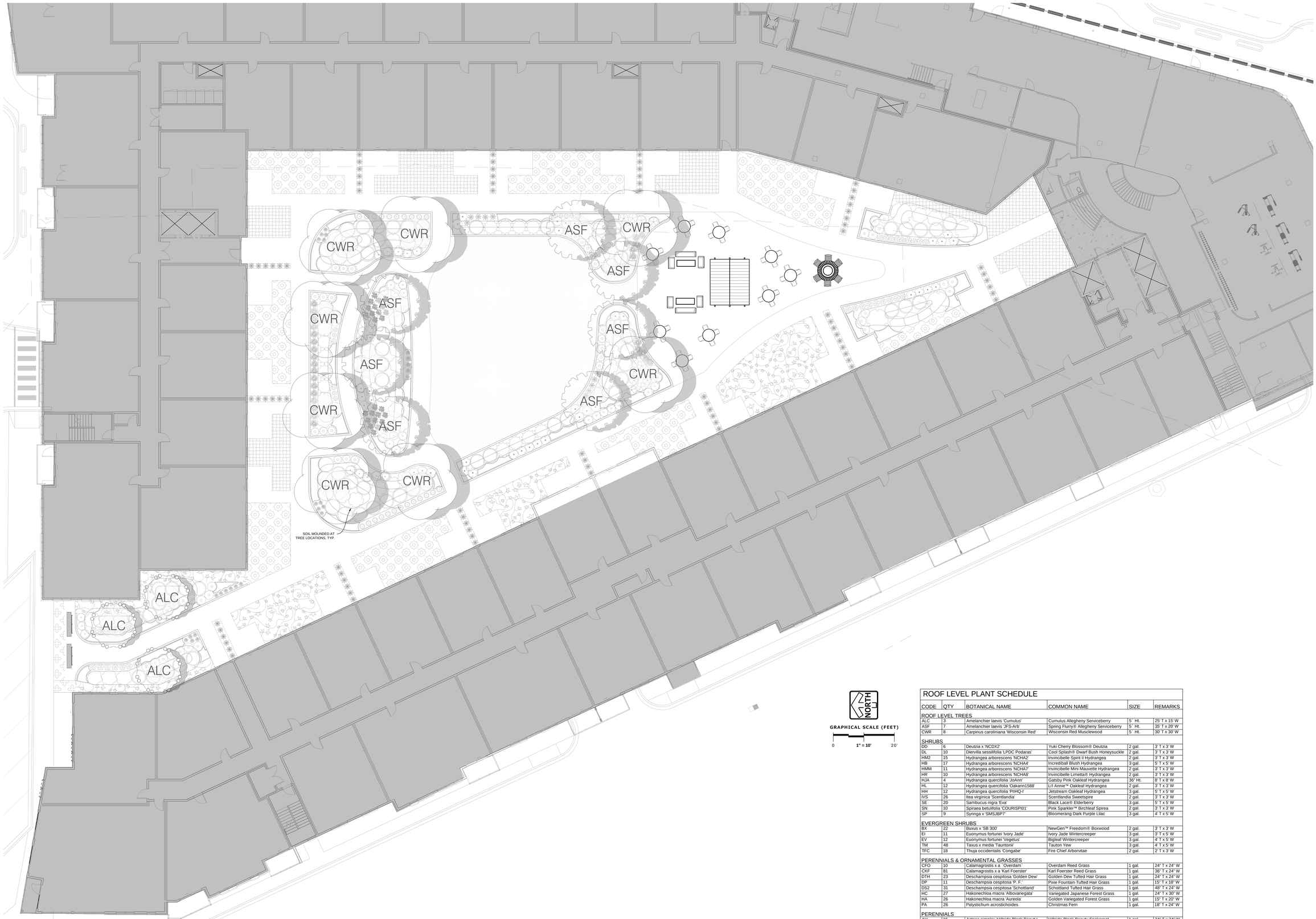
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Sheet Title

TREE ENLARGEMENT

Sheet # L1-02



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 10' 20'

ROOF LEVEL PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ROOF LEVEL TREES					
ALC	3	Amelanchier laevis 'Cumulus'	Cumulus Allegheny Serviceberry	5` Ht.	25` T x 15` W
ASF	7	Amelanchier laevis 'JFS-Arb'	Spring Flurry® Allegheny Serviceberry	5` Ht.	35` T x 20` W
CWR	8	Carpinus caroliniana 'Wisconsin Red'	Wisconsin Red Musclewood	5` Ht.	30` T x 30` W
SHRUBS					
DD	6	Deutzia x 'NCDX2'	Yuki Cherry Blossom® Deutzia	2 gal.	3` T x 3` W
DL	10	Dervilla sessilifolia 'LPDC' Podaras'	Cool Splash® Dwarf Bush Honeysuckle	2 gal.	3` T x 3` W
HM2	15	Hydrangea arborescens 'NCHA2'	Invincibelle Spirit II Hydrangea	2 gal.	3` T x 3` W
HB	17	Hydrangea arborescens 'NCHA4'	Incrediball Blush Hydrangea	3 gal.	5` T x 5` W
HMM	11	Hydrangea arborescens 'NCHA7'	Invincibelle Mini Mauvette Hydrangea	2 gal.	3` T x 3` W
HR	10	Hydrangea arborescens 'NCHA8'	Invincibelle Limetta® Hydrangea	2 gal.	3` T x 3` W
HJA	4	Hydrangea quercifolia 'JoAnn'	Gatsby Pink Oakleaf Hydrangea	36` Ht.	8` T x 8` W
HL	12	Hydrangea quercifolia 'Oakann1588'	LI'l Annie™ Oakleaf Hydrangea	2 gal.	3` T x 3` W
HH	12	Hydrangea quercifolia 'PIIHQ-I'	Jetstream Oakleaf Hydrangea	3 gal.	5` T x 5` W
IVS	26	Itea virginica 'Scentlandia'	Scentlandia Sweetspire	2 gal.	3` T x 3` W
SE	20	Sambucus nigra 'Eva'	Black Lace® Elderberry	3 gal.	5` T x 5` W
SN	10	Spiraea betulifolia 'COURISPI01'	Pink Sparkler™ Birchleaf Spirea	2 gal.	3` T x 3` W
SP	9	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac	3 gal.	4` T x 5` W
EVERGREEN SHRUBS					
BX	22	Buxus x 'SB 300'	NewGen™ Freedom® Boxwood	2 gal.	3` T x 3` W
EI	11	Euonymus fortunei 'Ivory Jade'	Ivory Jade Wintercreeper	3 gal.	3` T x 5` W
EV	12	Euonymus fortunei 'Vegetus'	Bigleaf Wintercreeper	3 gal.	4` T x 5` W
TM	48	Taxus x media 'Tauntonii'	Tauton Yew	3 gal.	4` T x 5` W
TFC	18	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	2 gal.	2` T x 3` W
PERENNIALS & ORNAMENTAL GRASSES					
CFO	10	Calamagrostis x a `Overdam'	Overdam Reed Grass	1 gal.	24" T x 24" W
CKF	81	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	36" T x 24" W
DTH	23	Deschampsia cespitosa 'Golden Dew'	Golden Dew Tufted Hair Grass	1 gal.	24" T x 24" W
DP	11	Deschampsia cespitosa 'P. F.'	Pixie Fountain Tufted Hair Grass	1 gal.	15" T x 18" W
DS2	31	Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass	1 gal.	48" T x 24" W
HC	27	Hakonechloa macra 'Albovariegata'	Variegated Japanese Forest Grass	1 gal.	24" T x 30" W
HA	26	Hakonechloa macra 'Aureola'	Golden Variegated Forest Grass	1 gal.	15" T x 20" W
PA	26	Polystichum acrostichoides	Christmas Fern	1 gal.	18" T x 24" W
PERENNIALS					
AH	16	Actaea simplex 'Hillside Black Beauty'	Hillside Black Beauty Snakeroot	1 gal.	24" T x 24" W
AML	16	Aruncus x 'Misty lace'	Misty Lace Goatsbeard	1 gal.	20" T x 24" W
BWT	38	Bergenia cordifolia 'Winterglut'	Winterglow Heartleaf Bergenia	4.5" cont.	12" T x 18" W
BS	42	Brunnera macrophylla 'Sea Heart'	Sea Heart Siberian Bugloss	1 gal.	15" T x 24" W
HPP	13	Heuchera m `Palace Purple'	Palace Purple Coral Bells	1 gal.	18" T x 18" W
HGP	44	Heuchera x 'Georgia Peach'	Georgia Peach Coral Bells	1 gal.	15" T x 20" W
HA2	49	Hosta x 'Autumn Frost'	Autumn Frost Hosta	1 gal.	12" T x 24" W
HBA	9	Hosta x 'Blue Angel'	Blue Angel Hosta	1 gal.	30" T x 42" W
HKR	28	Hosta x 'Krossa Regal'	Krossa Regal Hosta	1 gal.	30" T x 30" W
HSS	11	Hosta x 'Sum & Substance'	Sum & Substance Hosta	1 gal.	30" T x 40" W
NPB	5	Nepeta x faassenii `Purrsian Blue`	Purrsian Blue Catmint	4.5" cont.	14" T x 24" W
PT3	20	Pulmonaria x `Trevi Fountain`	Lungwort	1 gal.	12" T x 18" W
GROUND COVERS					
HT	1,679 sf	Hedera helix 'Thorndale'	Thorndale English Ivy	flat	
PF	1,515 sf	Pachysandra procumbens 'Forest Green'	Forest Green Pachysandra	flat	
SS	123 sf	Sedum reflexum	Spruce-leaved Stonecrop	flat	
TS	3,430 sf	Turf Sod Shade Master	Shade Tolerant Blend	sod	
VC	2,654 sf	Vinca minor 'Bowles'	Bowles Periwinkle	flat	

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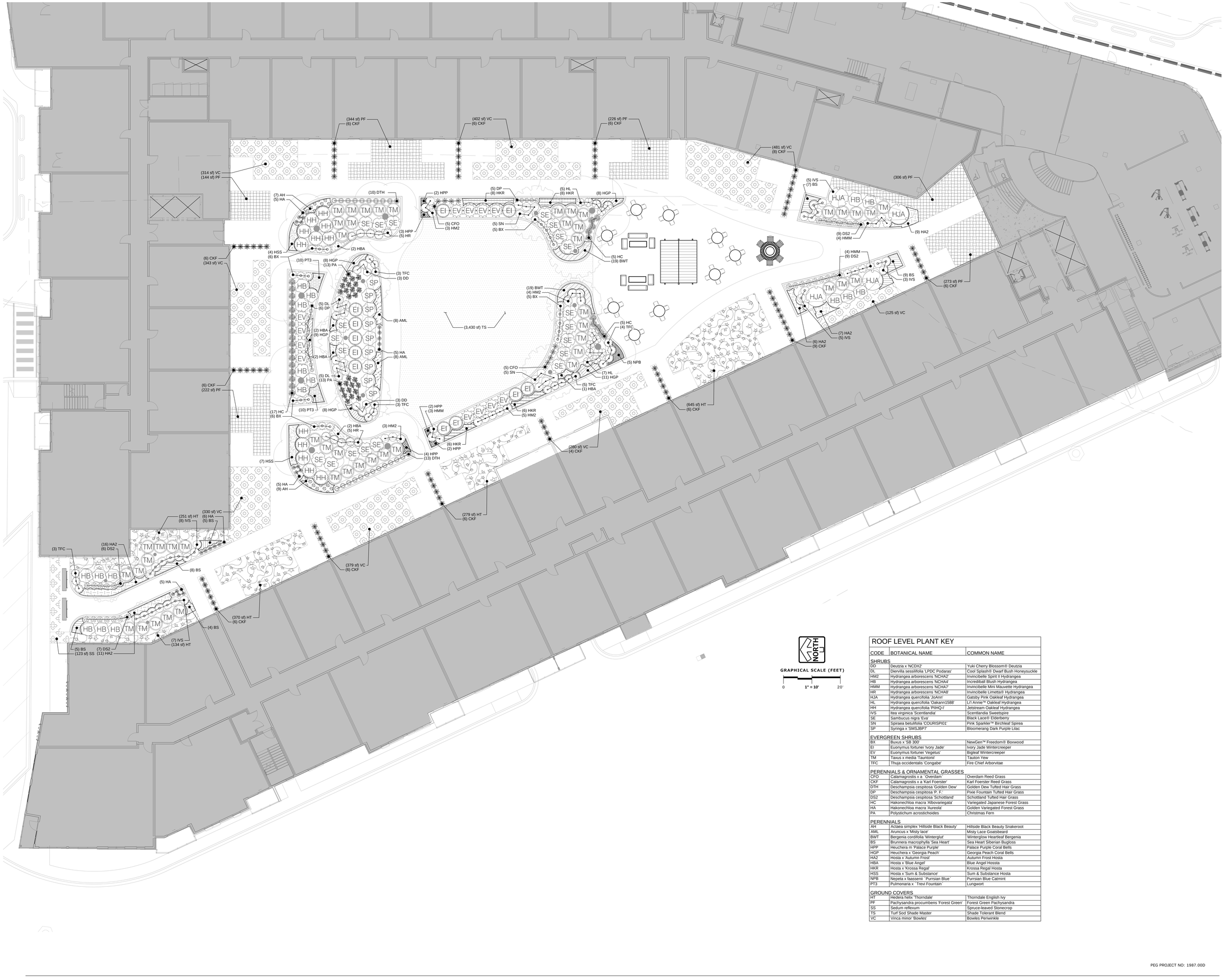
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Sheet Title

LANDSCAPE PLAN
GREEN ROOF-
TREE PLAN

Sheet # L2-01



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 10' 20'

ROOF LEVEL PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
SHRUBS		
DD	Deutzia x 'NCDX2'	Yuki Cherry Blossom® Deutzia
DL	Diervilla sessilifolia 'LPDC Podaras'	Cool Splash® Dwarf Bush Honeysuckle
HM2	Hydrangea arborescens 'NCHA2'	Invincibelle Spirit II Hydrangea
HB	Hydrangea arborescens 'NCHA4'	incrediball Blush Hydrangea
HMM	Hydrangea arborescens 'NCHA7'	Invincibelle Mini Mauvette Hydrangea
HR	Hydrangea arborescens 'NCHA8'	Invincibelle Limetta® Hydrangea
HJA	Hydrangea quercifolia 'JoAnn'	Gatsby Pink Oakleaf Hydrangea
HL	Hydrangea quercifolia 'Oakann1588'	Lil Annie™ Oakleaf Hydrangea
HH	Hydrangea quercifolia 'PIIHQ-I'	Jetstream Oakleaf Hydrangea
IVS	Itea virginica 'Scentlandia'	Scentlandia Sweetspire
SE	Sambucus nigra 'Eva'	Black Lace® Elderberry
SN	Spiraea betulifolia 'COURISPI01'	Pink Sparkler™ Birchleaf Spirea
SP	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac
EVERGREEN SHRUBS		
BX	Buxus x 'SB 300'	NewGen™ Freedom® Boxwood
EI	Euonymus fortunei 'Ivory Jade'	Ivory Jade Wintercreeper
EV	Euonymus fortunei 'Vegetus'	Bigleaf Wintercreeper
TM	Taxus x media 'Tauntonii'	Tauton Yew
TFC	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
PERENNIALS & ORNAMENTAL GRASSES		
CFO	Calamagrostis x a. 'Overdam'	Overdam Reed Grass
CKF	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass
DTH	Deschampsia cespitosa 'Golden Dew'	Golden Dew Tufted Hair Grass
DP	Deschampsia cespitosa 'P. F.'	Pixie Fountain Tufted Hair Grass
DS2	Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass
HC	Hakonechloa macra 'Albovariegata'	Variegated Japanese Forest Grass
HA	Hakonechloa macra 'Aureola'	Golden Variegated Forest Grass
PA	Polystichum acrostichoides	Christmas Fern
PERENNIALS		
AH	Actaea simplex 'Hillside Black Beauty'	Hillside Black Beauty Snakeroot
AML	Aruncus x 'Misty lace'	Misty Lace Goatsbeard
BWT	Bergenia cordifolia 'Winterglut'	Winterglow Heartleaf Bergenia
BS	Brunnera macrophylla 'Sea Heart'	Sea Heart Siberian Bugloss
HPP	Heuchera m 'Palace Purple'	Palace Purple Coral Bells
HGP	Heuchera x 'Georgia Peach'	Georgia Peach Coral Bells
HA2	Hosta x 'Autumn Frost'	Autumn Frost Hosta
HBA	Hosta x 'Blue Angel'	Blue Angel Hosta
HKR	Hosta x 'Krossa Regal'	Krossa Regal Hosta
HSS	Hosta x 'Sum & Substance'	Sum & Substance Hosta
NPB	Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint
PT3	Pulmonaria x ' Trevi Fountain'	Lungwort
GROUND COVERS		
HT	Hedera helix 'Thorndale'	Thorndale English Ivy
PF	Pachysandra procumbens 'Forest Green'	Forest Green Pachysandra
SS	Sedum reflexum	Spruce-leaved Stonecrop
TS	Turf Sod Shade Master	Shade Tolerant Blend
VC	Vinca minor 'Bowles'	Bowles Periwinkle

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Sheet Title

LANDSCAPE PLAN GREEN ROOF-SHRUBS & PERENNIALS PLAN

Sheet # L2-02

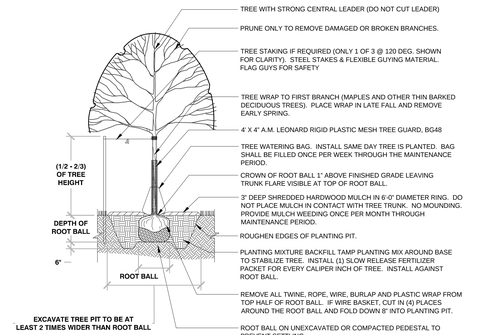
GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
21. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
22. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
27. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
28. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
29. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
30. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
31. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
32. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
33. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

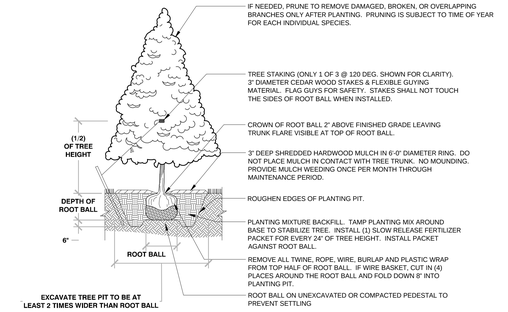
SOIL PLACEMENT **NOTES**

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

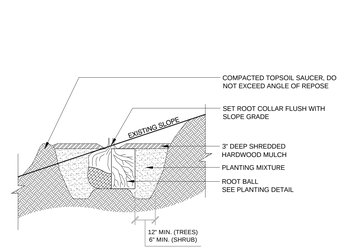
LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
PARKING SCREENING - FRONTAGE 426 FT - LOT LINE 150 FT	 YES YES	 102 PLANTS 42 PLANTS
PARKING INTERIOR GREEN SPACE - 5% OF PARKING AREA 37,242 SQ FT	1490 SQ FT	1860 SQ FT
PARKING INTERIOR 103 SPACES - ISLANDS 1 PER 12 SPACES - TREES 1 PER 10 SPACES	 9 10	 17 16



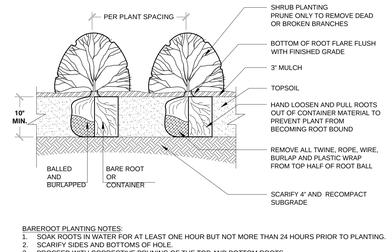
1 TREE PLANTING
1/4" = 1'-0" 329343-01



2 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

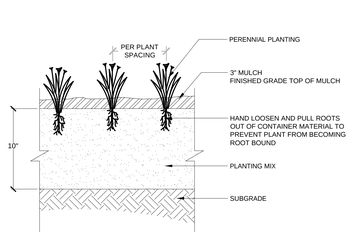


3 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02

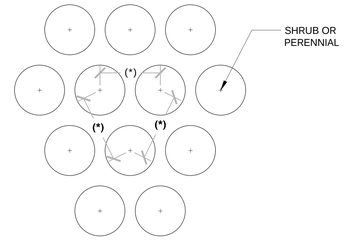


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

4 SHRUB PLANTING
1/2" = 1'-0" 329333-02

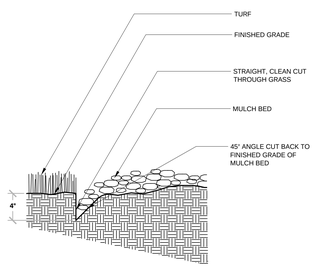


5 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

6 PLANT SPACING
3/4" = 1'-0" 3293-02



7 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

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△ Revisions

DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 05/12/26

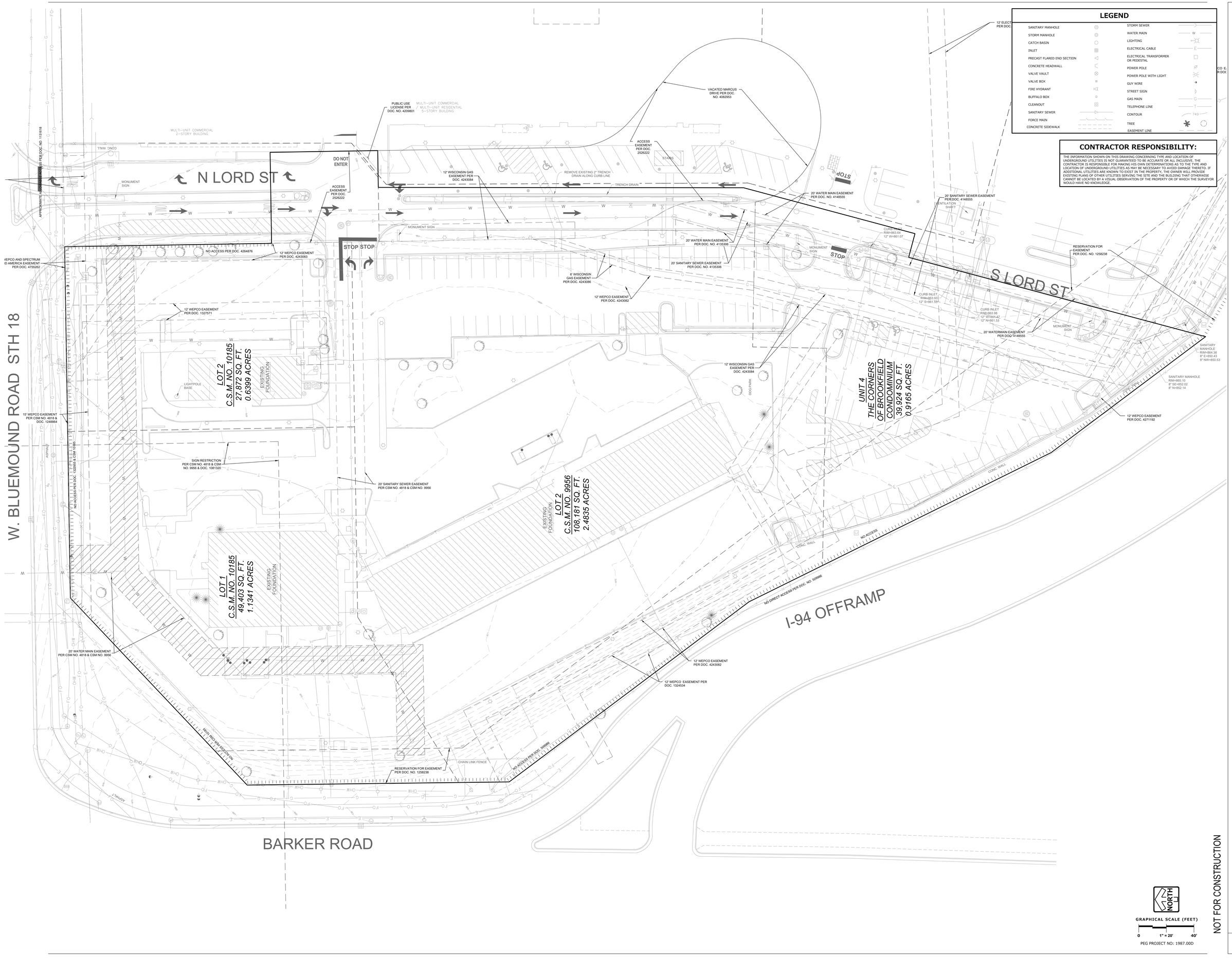
RINKA project #: 23203

Sheet Title

LANDSCAPE GENERAL NOTES & DETAILS

Sheet # L3-01

NOT FOR CONSTRUCTION



LEGEND

SANITARY MANHOLE	STORM SEWER
STORM MANHOLE	WATER MAIN
CATCH BASIN	LIGHTING
INLET	ELECTRICAL CABLE
PRECAST FLARED END SECTION	ELECTRICAL TRANSFORMER OR PEDESTAL
CONCRETE HEADWALL	POWER POLE
VALVE VAULT	POWER POLE WITH LIGHT
VALVE BOX	GUY WIRE
FIRE HYDRANT	STREET SIGN
BUFFALO BOX	GAS MAIN
CLEANOUT	TELEPHONE LINE
SANITARY SEWER	CONTOUR
FORCE MAIN	TREE
CONCRETE SIDEWALK	EASEMENT LINE

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

PEG PROJECT NO: 1987.00D

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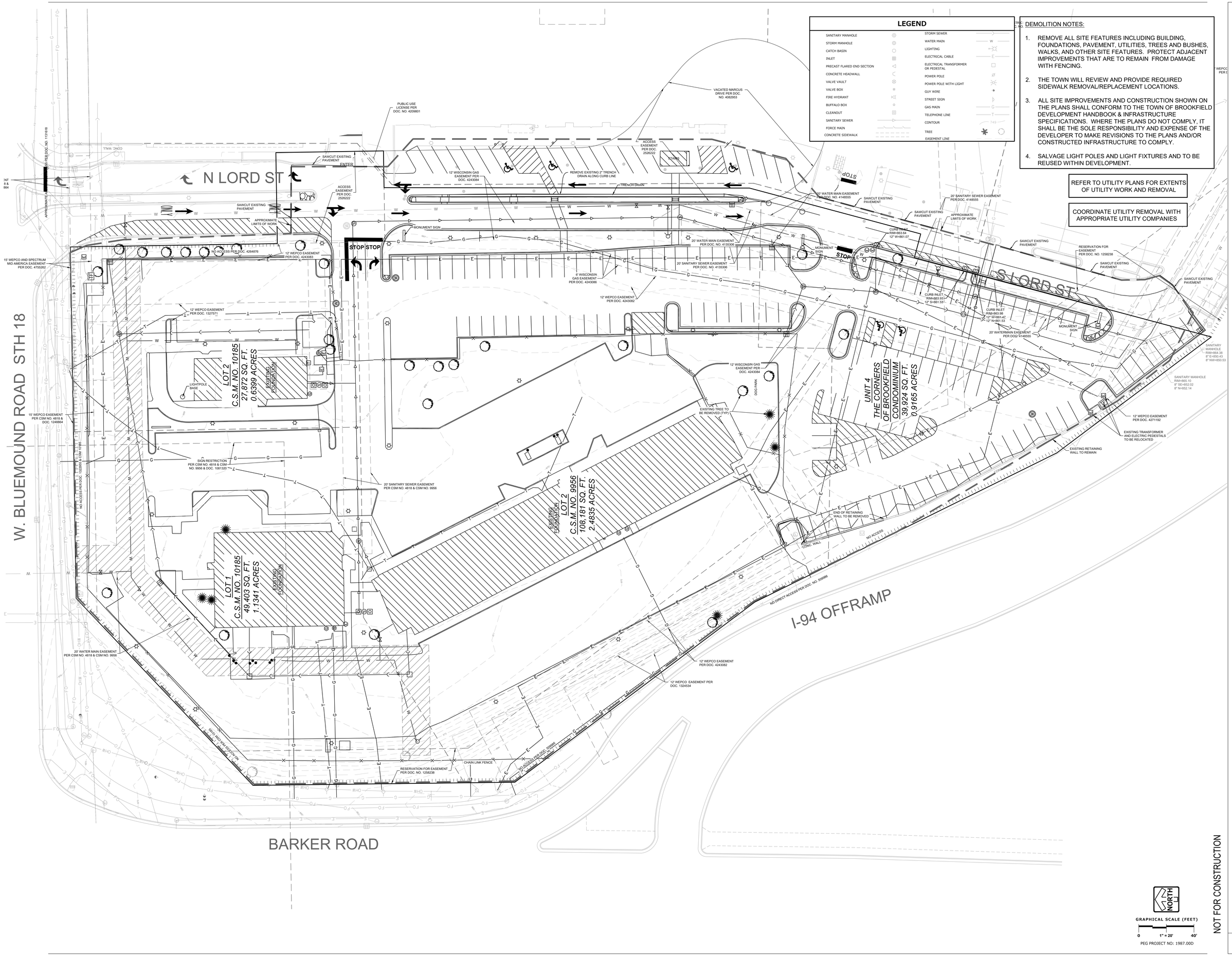
Date Issued: 05/22/2026

RINKA project #: 23203

Sheet Title

EXISTING CONDITIONS

Sheet # C1-01



LEGEND

SANITARY MANHOLE	STORM SEWER
STORM MANHOLE	WATER MAIN
CATCH BASIN	LIGHTING
INLET	ELECTRICAL CABLE
PRECAST FLARED END SECTION	ELECTRICAL TRANSFORMER OR PEDESTAL
CONCRETE HEADWALL	POWER POLE
VALVE VAULT	POWER POLE WITH LIGHT
VALVE BOX	GUY WIRE
FIRE HYDRANT	STREET SIGN
BUFFALO BOX	GAS MAIN
CLEANOUT	TELEPHONE LINE
SANITARY SEWER	CONTOUR
FORCE MAIN	TREE
CONCRETE SIDEWALK	EASEMENT LINE

DEMOLITION NOTES:

1. REMOVE ALL SITE FEATURES INCLUDING BUILDING, FOUNDATIONS, PAVEMENT, UTILITIES, TREES AND BUSHES, WALKS, AND OTHER SITE FEATURES. PROTECT ADJACENT IMPROVEMENTS THAT ARE TO REMAIN FROM DAMAGE WITH FENCING.
2. THE TOWN WILL REVIEW AND PROVIDE REQUIRED SIDEWALK REMOVAL/REPLACEMENT LOCATIONS.
3. ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE TOWN OF BROOKFIELD DEVELOPMENT HANDBOOK & INFRASTRUCTURE SPECIFICATIONS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.
4. SALVAGE LIGHT POLES AND LIGHT FIXTURES AND TO BE REUSED WITHIN DEVELOPMENT.

REFER TO UTILITY PLANS FOR EXTENTS OF UTILITY WORK AND REMOVAL

COORDINATE UTILITY REMOVAL WITH APPROPRIATE UTILITY COMPANIES

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

PEG PROJECT NO: 1987.00D

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BROOKFIELD, WI 53045

Date Issued: 05/22/2026

RINKA project #: 23203

Sheet Title

SITE DEMOLITION PLAN

Sheet # C1-02

SITE DATA TABLE

PROPOSED PARKING STALL COUNT:	
- SURFACE PARKING:	103 STALLS
	7 ADA STALLS
- TOTAL SURFACE PARKING:	103 STALLS

LEGEND

- REGULAR DUTY PAVEMENT (SEE DETAILS SHEET)
- CONCRETE SIDEWALK (SEE DETAILS SHEET)
- PAVERS (SEE DETAILS SHEET)
- PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- STREET SIGN

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W. BLUEMOUND ROAD STH 18

N LORD ST

S LORD ST

I-94 OFFRAMP

BARKER ROAD

DO NOT ENTER

EXISTING MEDIAN ISLAND

PROPOSED CROSSWALK THROUGH MEDIAN

INTERGAL CURB WALK

ACCESSIBLE PARKING STALL AND SIGNAGE

INTEGRAL CURB & GUTTER TO BE INSTALLED IN KIND

CURB AND PAVEMENT TO REMAIN

PROPOSED TYPE 3 ADA RAMP

EXISTING ADA STALL SIGNS TO BE REUSED

EXISTING UNDERGROUND GARAGE LIMITS

PROPOSED RAISED CROSSWALK

ARROWS TO BE PAINTED

CONNECT TO EXISTING SIDEWALK

CONCRETE WALK

18" VERTICAL FACE CURB & GUTTER

PROPOSED STRIPED CROSSWALK (TYP)

PROPOSED LIGHTPOLE (TYP.)

PROPOSED STOP SIGN

PROPOSED 12' GAS EASEMENT

BOLLARDS, TYP.

BUILDING OVERHANG

PROPOSED BUILDING
FF = 865.25

LOWER LEVEL
FF = 842.25

PROPOSED PLANTER (TYP)

LIMITS OF UNDERGROUND ADDITION

PAVER WALK

PROPOSED PLANTER (TYP)

CONCRETE WALK

APPROXIMATE LIMITS OF WORK

CONNECT TO EXISTING CURB & GUTTER

18" CURB & GUTTER

PROPOSED NO TRUCKS SIGN

PROPOSED TYPE 3 ADA RAMP

PROPOSED LIGHTPOLE (TYP.)

ACCESSIBLE PARKING STALLS AND SIGNAGE

BOLLARDS TYP.

PROPOSED TRANSFORMER

RELOCATED TRANSFORMER LOCATION

PROPOSED 20' WATER MAIN EASEMENT

PROPOSED BUILDING
FF = 869.30

GAS METERS

TRANSFORMER

PROPOSED 20' SANITARY SEWER EASEMENT

PROPOSED LOWER PARKING BUILDING
FF = 869.42

PROPOSED UPPER PARKING BUILDING
FF = 879.58

ARROWS TO BE PAINTED

BUILDING OVERHANG

EXISTING RETAINING WALL TO REMAIN

PROPOSED 20' SANITARY SEWER EASEMENT

PROPOSED 20' WATER MAIN EASEMENT

PROPOSED RETAINING WALL

PROPOSED GREASE INTERCEPTOR AND TRASH ENCLOSURE

PROPOSED GENERATOR

PROPOSED UTILITY POLE

PROJECT TEAM CONTACTS

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NEWFIELD HOLDINGS LLC
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BROOKFIELD, WI 53045-3300

LANDOWNER:
PARCEL 3
BROOKFIELD CORNERS LLC
270 N LORD ST
BROOKFIELD, WI 53045-3300

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

PEG PROJECT NO: 1987.00D

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DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

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Date Issued: 05/22/2026

RINKA project #: 23203

Sheet Title

SITE PLAN

Sheet # C2-01

CONSTRUCTION SEQUENCE

ALL WORK SHALL BE IN CONFORMANCE WITH THE DNR WPDES PERMIT AND VILLAGE OF BROOKFIELD EROSION CONTROL PERMIT. SITE SEQUENCING IS ANTICIPATED BASED ON THE BEST INFORMATION AVAILABLE PRIOR TO CONSTRUCTION, DEVIATIONS FROM THE SEQUENCE MAY OCCUR WHEN THERE IS GOOD REASON TO DO SO. ALL CHANGES SHALL BE DOCUMENTED IN WRITING AND REVIEWED/APPROVED BY THE OWNER AND/OR ENGINEER IF NECESSARY.

1. **INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.**
2. **REMOVAL OF ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING ASPHALT, CONCRETE, CURB & GUTTER, FENCES, LIGHT POLES, UTILITIES, TREES, LANDSCAPING & ANY FOUNDATIONS.**
3. **STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE. STABILIZE STOCKPILE BY MULCHING, VEGITATIVE COVER, TARP, OR OTHER MEANS IF REMAINING MORE THAN 20 DAYS.**
4. **CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS OR TEMPORARY SEDIMENT BASIN/TRAP AS NEEDED.**
5. **BEGIN BUILDING CONSTRUCTION.**
6. **INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.**
7. **COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSE, PLACEMENT OF CURBS, PAVEMENT, WALKS, ETC**
8. **PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.**
9. **EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.**

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SILT FENCE
- OVERFLOW RELIEF ROUTING
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
  - CHANNEL: NORTH AMERICAN GREEN C125BN OR EQUAL
  - NON-CHANNEL: NORTH AMERICAN GREEN S75 OR EQUAL

N LORD ST

DO NOT ENTER

INLET PROTECTION (TYP)

CONSTRUCTION ENTRANCE

SILT FENCE (TYP)

PROPOSED BUILDING
FF = 865.25

LOWER LEVEL
FF = 842.25

PROPOSED BUILDING
FF = 869.30

PROPOSED LOWER
PARKING BUILDING
FF = 869.42

PROPOSED UPPER
PARKING BUILDING
FF = 879.58

S LORD ST

INLET PROTECTION (TYP)

I-94 OFFRAMP

T/W= 880.20'
B/W= 880.20'
HEIGHT = 0.0'

T/W= 885.40'
B/W= 880.40'
HEIGHT = 5.0'

T/W= 879.50'
B/W= 879.50'
HEIGHT = 0.0'

INLET PROTECTION (TYP)

W. BLUEMOUND ROAD STH 18

BARKER ROAD

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

PEG PROJECT NO: 1987.00D

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PINNACLE ENGINEERING GROUP

WISCONSIN OFFICE:
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BROOKFIELD, WI 53186
(262) 754-8888

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DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 05/22/2026

RINKA project #: 23203

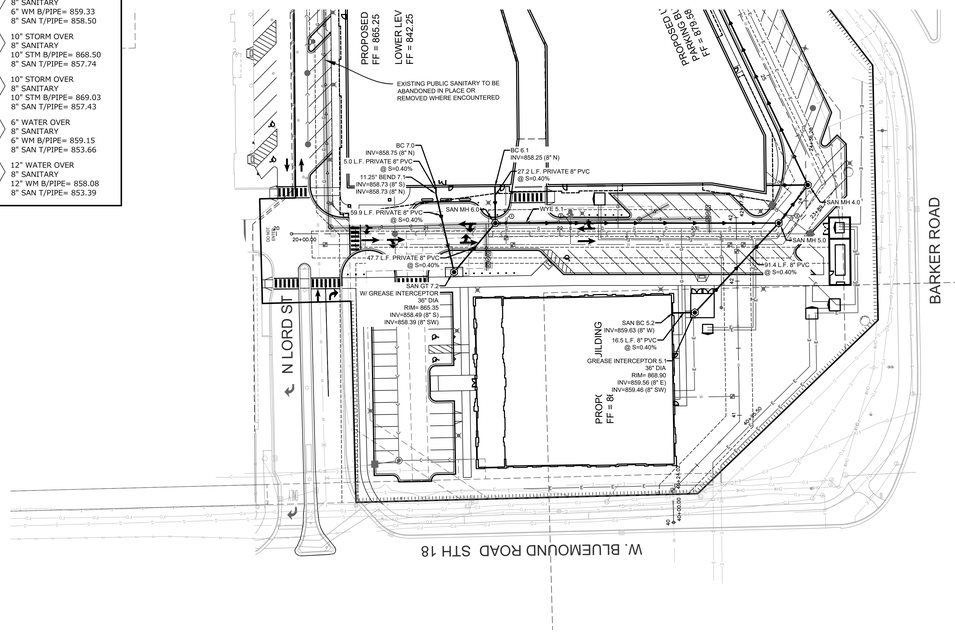
Sheet Title

GRADING PLAN

Sheet # C3-01

CROSSINGS

1	8" SANITARY OVER 12" WATER 8" SAN B/PIPE= 857.99 12" WM T/PIPE= 856.49
2	6" WATER OVER 8" SANITARY 6" WM B/PIPE= 859.33 8" SAN T/PIPE= 858.50
3	10" STORM OVER 8" SANITARY 10" STM B/PIPE= 868.50 8" SAN T/PIPE= 857.74
4	10" STORM OVER 8" SANITARY 10" STM B/PIPE= 869.03 8" SAN T/PIPE= 857.43
5	6" WATER OVER 8" SANITARY 6" WM B/PIPE= 859.15 8" SAN T/PIPE= 853.66
6	12" WATER OVER 8" SANITARY 12" WM B/PIPE= 858.08 8" SAN T/PIPE= 853.39



LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- E — ELECTRICAL CABLE
- G — GAS MAIN
- T — TELEPHONE LINE
- OHW — OVERHEAD WIRES
- ABANDONED SANITARY SEWER
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

REFER TO CONSTRUCTION DETAILS SHEET FOR ALL UTILITY RELATED CONSTRUCTION DETAILS

ALL PUBLIC UTILITIES SHALL CONFORM WITH TOWN OF BROOKFIELD STANDARDS AND SPECIFICATIONS FOR DEVELOPMENT

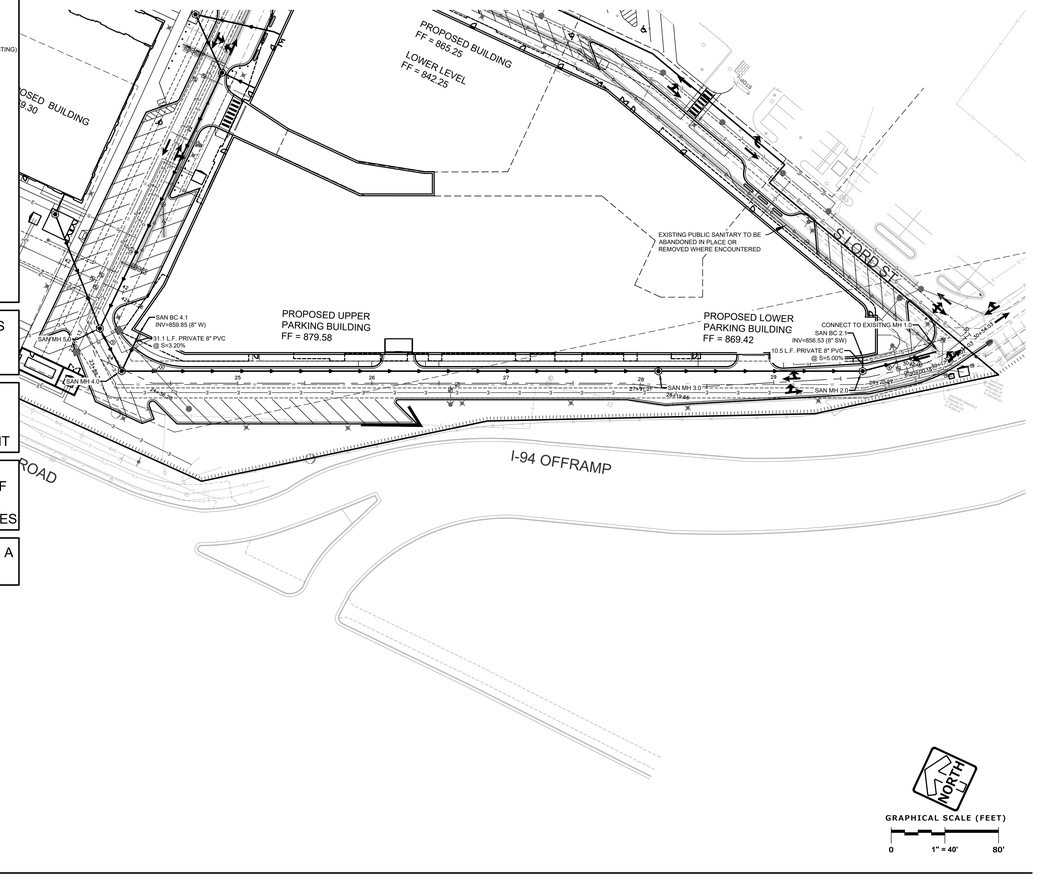
CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES

SANITARY SEWER MAIN SHALL HAVE A MINIMUM COVER OF 6.5-FEET

NORTH

GRAPHICAL SCALE (FEET)

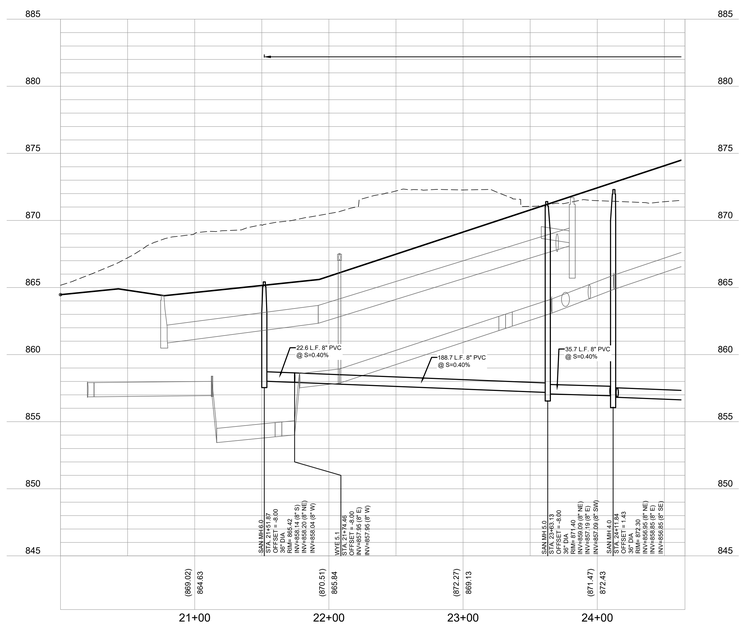
0 1" = 40' 80'

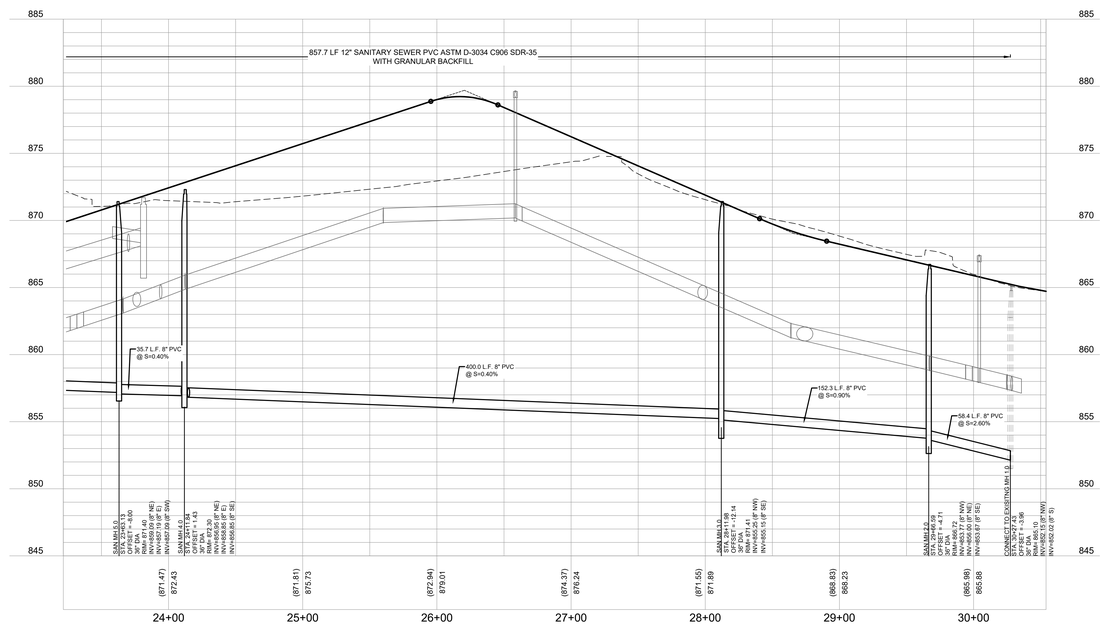


NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'





1" = 4'

0

0 1" = 40'

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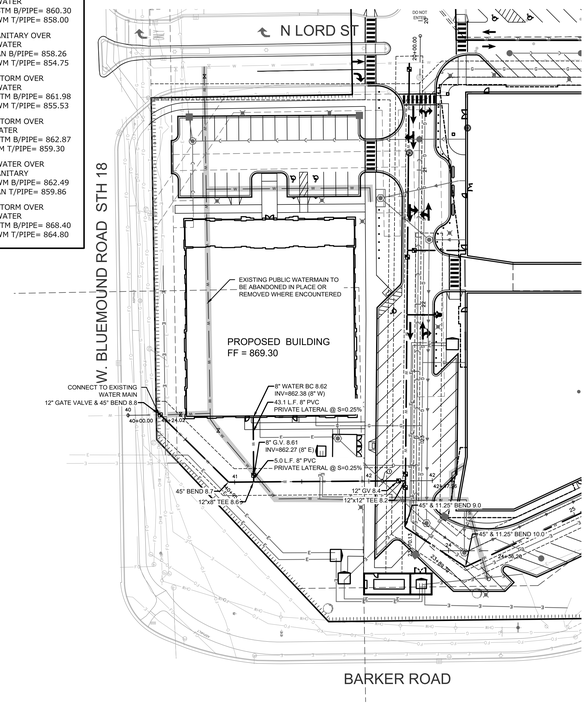
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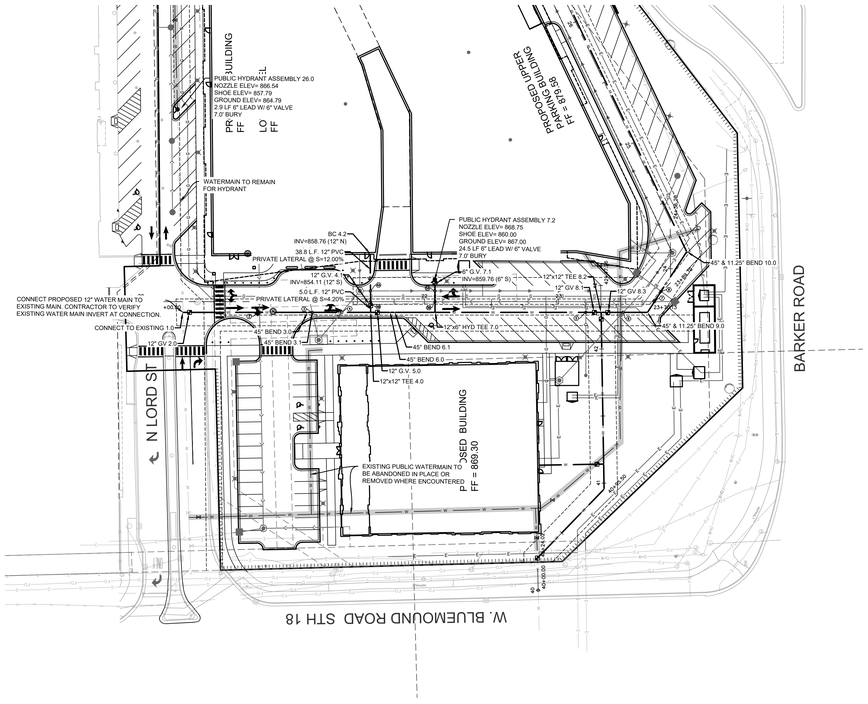
SANITARY PLAN & PROFILE

Sheet # C4-01

CROSSINGS

1	12" WATER OVER 8" SANITARY 12" WM B/PIPE= 861.96 8" SAN T/PIPE= 859.95	2	24" STORM OVER 12" WATER 24" STM B/PIPE= 860.30 12" WM T/PIPE= 858.00
3	8" SANITARY OVER 12" WATER 8" SAN B/PIPE= 858.55 12" WM T/PIPE= 854.53	4	8" SANITARY OVER 12" WATER 8" SAN B/PIPE= 858.26 12" WM T/PIPE= 854.75
4A	8" SANITARY OVER 12" WATER 8" SAN B/PIPE= 857.99 12" WM T/PIPE= 856.49	4B	12" STORM OVER 12" WATER 12" STM B/PIPE= 861.98 12" WM T/PIPE= 855.53
5A	6" WATER OVER 8" SANITARY 6" WM B/PIPE= 859.33 8" SAN T/PIPE= 858.50	5B	12" STORM OVER 6" WATER 12" STM B/PIPE= 862.87 6" WM T/PIPE= 859.30
5	10" STORM OVER 12" WATER 10" STM B/PIPE= 866.40 12" WM T/PIPE= 862.67	6	12" WATER OVER 8" SANITARY 12" WM B/PIPE= 862.49 8" SAN T/PIPE= 859.86
7	12" STORM OVER 12" WATER 12" STM B/PIPE= 867.78 12" WM T/PIPE= 864.50	8	10" STORM OVER 12" WATER 10" STM B/PIPE= 868.40 12" WM T/PIPE= 864.80





LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- ABANDONED WATER MAIN
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

REFER TO CONSTRUCTION DETAILS SHEET FOR ALL UTILITY RELATED CONSTRUCTION DETAILS

ALL PUBLIC UTILITIES SHALL CONFORM WITH TOWN OF BROOKFIELD STANDARDS AND SPECIFICATIONS FOR DEVELOPMENT

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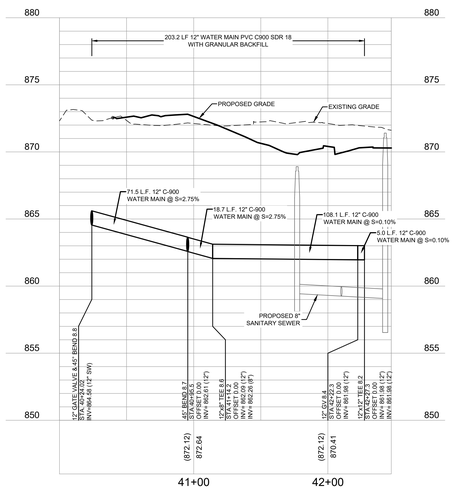
WATER MAIN SHALL HAVE A MINIMUM COVER OF 6.5-FEET

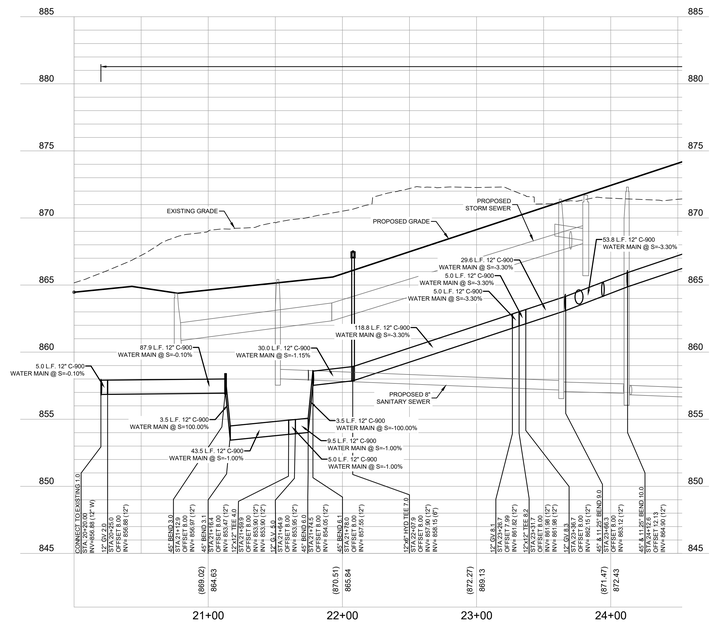
WATER MAIN SHALL BE SANITIZED AND TESTED BEFORE CONNECTING TO THE EXISTING WATER MAIN

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'





1" = 4'
0
0 1" = 40'

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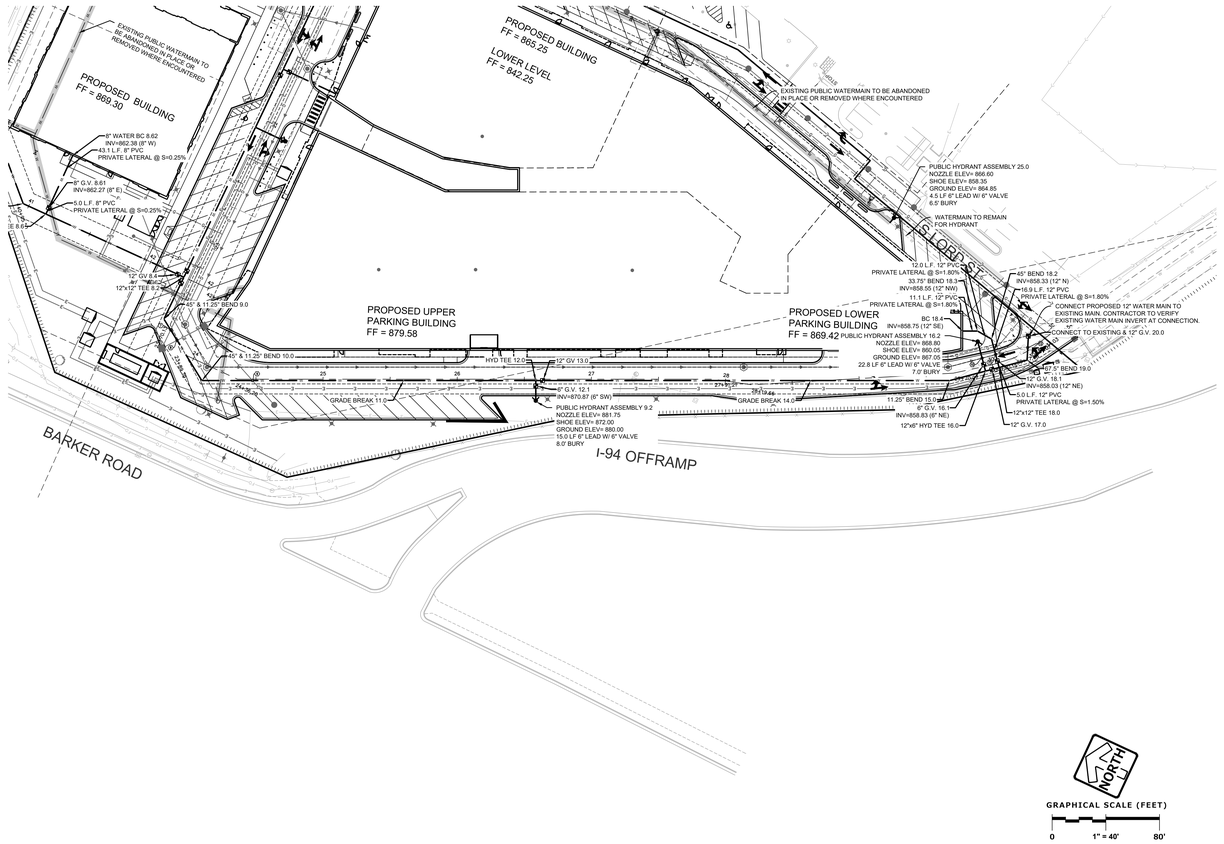
Sheet Title

WATERMAIN PLAN & PROFILE

Sheet # C4-02

CROSSINGS

9	10" STORM OVER 12" WATER 10" STM B/PIPE= 869.16 12" WM T/PIPE= 867.21	10	6" WATER OVER 8" SANITARY 6" WM B/PIPE= 859.15 8" SAN T/PIPE= 853.66
11	12" WATER OVER 8" SANITARY 12" WM B/PIPE= 858.08 8" SAN T/PIPE= 853.39	12	12" WATER OVER 8" SANITARY 12" WM B/PIPE= 857.25 8" SAN T/PIPE= 852.55



LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
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- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

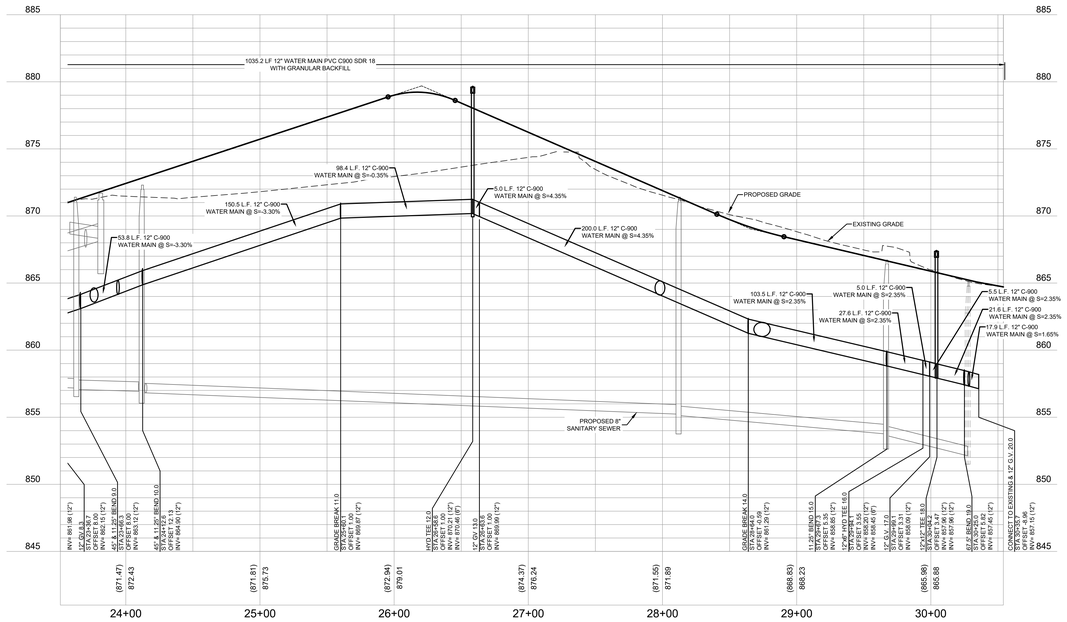
REFER TO CONSTRUCTION DETAILS SHEET FOR ALL UTILITY RELATED CONSTRUCTION DETAILS

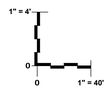
ALL PUBLIC UTILITIES SHALL CONFORM WITH TOWN OF BROOKFIELD STANDARDS AND SPECIFICATIONS FOR DEVELOPMENT

CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES

WATER MAIN SHALL HAVE A MINIMUM COVER OF 6.5-FEET

WATER MAIN SHALL BE SANITIZED AND TESTED BEFORE CONNECTING TO THE EXISTING WATER MAIN





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DESIGN DEVELOPMENT SET

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BROOKFIELD, WI 53045

Date Issued: 05/22/2026

RINKA project #: 23203

Sheet Title

WATERMAIN PLAN & PROFILE

Sheet # C4-03

REFER TO CONSTRUCTION DETAILS SHEET FOR ALL UTILITY RELATED CONSTRUCTION DETAILS

ALL PUBLIC UTILITIES SHALL CONFORM WITH TOWN OF BROOKFIELD STANDARDS AND SPECIFICATIONS FOR DEVELOPMENT

CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES

STORM STRUCTURE SIZING IS APPROXIMATE AND SHALL BE CONFIRMED BY SUPPLIER

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- UNDERDRAIN
- W — WATER MAIN
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- ABANDONED STORM SEWER
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

N LORD ST

DO NOT ENTER

S LORD ST

W. BLUEMOUND ROAD STH 18

BARKER ROAD

I-94 OFFRAMP

PROPOSED BUILDING
FF = 865.25

LOWER LEVEL
FF = 842.25

PROPOSED LOWER PARKING BUILDING
FF = 869.42

PROPOSED BUILDING
FF = 869.30

PROPOSED UPPER PARKING BUILDING
FF = 879.58

CONNECT TO EXISTING 24" STORM EX. INV = ±859.90

REPLACE APPROXIMATELY 4.7 L.F. OF EXISTING 18" STORM WITH 24"

CB 9.0 W/ 4 NODE UPFLO FILTER 48" DIA RIM= 865.85 INV=859.91 (24" W)

118.1 L.F. 24" HDPE @ S=0.45%

MH 10.0 36" DIA RIM= 866.05 INV=859.99 (24" S) INV=861.75 (12" W) INV=859.99 (24" E)

52.5 L.F. 12" HDPE @ S=1.00%

STUB 10.1 INV=862.28 (12" E)

124.5 L.F. 24" HDPE @ S=0.30%

18.2 L.F. 8" HDPE @ S=2.00%

CB 11.1 2'x3' BOX RIM= 865.75 INV=862.02 (8" W)

TEE 11.0 INV=860.36 (24" S) INV=861.66 (8" E) INV=860.36 (24" N)

CB 12.0 48" DIA RIM= 864.40 INV=861.00 (12" W) INV=861.25 (12" S) INV=860.50 (24" N)

44.5 L.F. 24" HDPE @ S=0.30%

34.5 L.F. 12" HDPE @ S=1.00%

BC 12.1 INV=861.60 (12" N)

PROPOSED 12' GAS EASEMENT

115.0 L.F. 12" HDPE @ S=1.30%

PROPOSED TRENCH DRAIN

VERTICAL BREAK 12" INV=862.50 (12" W) INV=862.50 (12" E)

PROPOSED 12' GAS EASEMENT

PROPOSED 20' WATER MAIN EASEMENT

EXISTING STORM TO BE ABANDONED IN PLACE OR REMOVED WHERE ENCOUNTERED

PROPOSED 20' SANITARY SEWER EASEMENT

194.5 L.F. 12" HDPE @ S=3.00%

AD 13.2 RIM = 868.75 INV = 866.70 (15" SW)

55.0 L.F. 10" HDPE @ S= 0.50%

PROPOSED 20' WATER MAIN EASEMENT

CB 14.1 2'x3' BOX RIM= 871.60 INV=868.68 (10" SW) INV=868.68 (10" NW)

78.5 L.F. 10" HDPE @ S=1.00%

CB 14.2 48" DIA RIM= 874.65 INV=869.47 (10" NE)

35.4 L.F. 10" HDPE @ S=1.00%

CB 14.0 2'x3' BOX RIM= 871.70 INV=868.33 (10" SE) INV=868.33 (12" E)

10" STORM INV @ PEDESTRIAN TUNNEL SOUTH = 860.33 TOP OF PIPE @ 861.16

10" STORM INV @ PEDESTRIAN TUNNEL NORTH = 860.50 TOP OF PIPE @ 861.33

ADJUST EXISTING DRAIN RIM PER PAVING PLAN (TYP.)

CONNECT UNDERDRAIN TO PROPOSED STRUCTURE

PROPOSED DUAL 6" UNDERDRAIN TO BE INSTALLED ALONG EXISTING FOUNDATION WALL. SEE SHEET C06-01 FOR DETAIL

CB1 48" DIA RIM= 864.00 INV=861.32 (10" S)

53.2 L.F. 10" HDPE @ S=0.40%

CB2 48" DIA RIM= 863.95 INV=861.10 (10" N) INV=861.10 (10" S)

64.6 L.F. 10" HDPE @ S=0.40%

CB3 48" DIA RIM= 863.95 INV=860.76 (10" N) INV=860.76 (10" S)

100.2 L.F. 10" HDPE @ S=1.00%

10" STORM TO BE HUNG FROM CEILING FOR 17' LENGTH PASSING THROUGH NEW PEDESTRIAN TUNNEL CONNECTION

CB4 48" DIA RIM= 863.85 INV=859.76 (10" N) INV=859.55 (12" S)

12" STORM INV @ TUNNEL CONNECTION NORTH = 858.88 TOP OF PIPE @ 859.96

58.9 L.F. 12" HDPE @ S=1.00%

ADJUST EXISTING DRAIN RIM PER PAVING PLAN (TYP.)

STOP

57.7 L.F. 12" HDPE @ S=1.00%

CB5 48" DIA RIM= 864.10 INV=858.97 (12" N) INV=858.97 (12" S)

12" STORM TO BE HUNG FROM CEILING FOR 45' LENGTH PASSING THROUGH NEW LOADING DOCK CONNECTION

12" STORM INV @ TUNNEL CONNECTION SOUTH = 858.43 TOP OF PIPE @ 859.51

CB6 48" DIA RIM= 864.10 INV=858.38 (12" N) INV=857.38 (18" S)

PROPOSED DUAL 6" UNDERDRAIN TO BE INSTALLED ALONG EXISTING FOUNDATION WALL. SEE SHEET C06-01 FOR DETAIL

36.3 L.F. 18" HDPE @ S=1.00%

CONNECT UNDERDRAIN TO PROPOSED STRUCTURE

36.3 L.F. 10" HDPE @ S=3.50%

10" X 18" TEE 6.1 INV=857.80 (18") (12") INV=857.80 (18") INV=857.13 (10")

CB7 48" DIA RIM= 864.10 INV=857.43 (18" N) INV=855.80 (24" S)

BC 6.2 INV=859.40 (10")

5.0 L.F. 24" HDPE @ S=2.00%

5.0 L.F. 18" HDPE @ S=0.00%

PROPOSED 80-LF 60" DIA UNDERGROUND DETENTION STORAGE INV = 855.70

CB8 48" DIA RIM= 864.85 INV=855.70 (18" N) INV=857.17 (12" NW) INV=855.60 (15" N) INV=855.60 (18" S)

CORE AND CONNECT PROPOSED 18" STORM SEWER INTO EXISTING STRUCTURE AT INV=854.60

17.2 L.F. 12" HDPE @ S=5.00%

50.2 L.F. 18" HDPE @ S=2.00%

CB8.1 (SNOW MELT) 48" DIA RIM= 864.85 INV=858.03 (12" W) INV=858.03 (12" SE)

25.0 L.F. 12" HDPE @ S=1.00%

15.0 REMOVE AND REPLACE EXISTING CURB INLET WITH 2'x3' BOX STRUCTURE RIM= 864.40

BC 5.2 INV=859.25 (12")

PROPOSED TRENCH DRAIN

APPROXIMATE STORM SEWER SPLIT LINE FOR THE MAIN BUILDING ROOF

PROPOSED 20' SANITARY SEWER EASEMENT

PROPOSED 20' WATER MAIN EASEMENT

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

PEG PROJECT NO: 1987.00D

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DESIGN DEVELOPMENT SET

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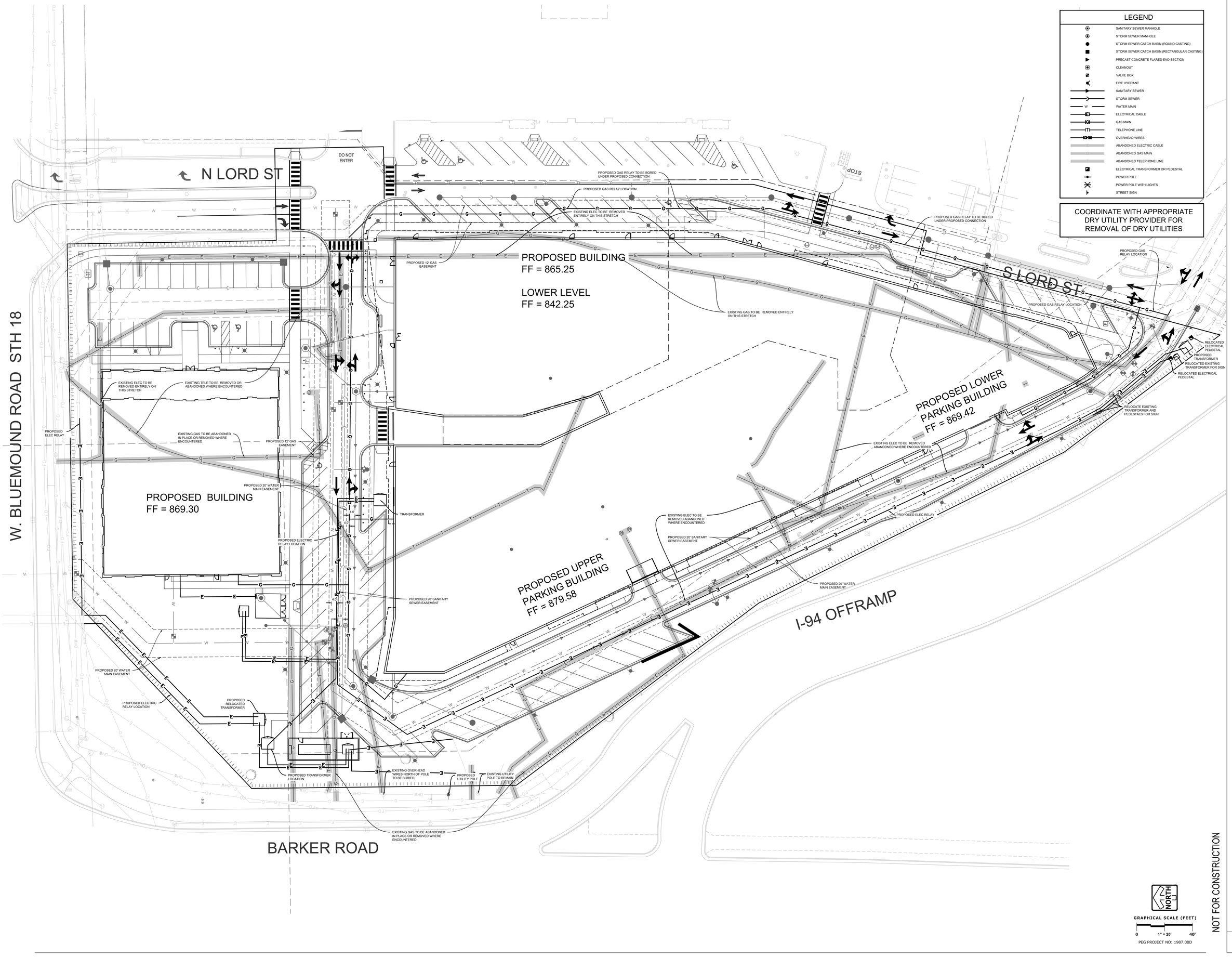
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BROOKFIELD, WI 53045

Date Issued: 05/22/2026

RINKA project #: 23203
Sheet Title

STORM SEWER PLAN

Sheet # C4-04



LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- ABANDONED ELECTRIC CABLE
- ABANDONED GAS MAIN
- ABANDONED TELEPHONE LINE
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

COORDINATE WITH APPROPRIATE DRY UTILITY PROVIDER FOR REMOVAL OF DRY UTILITIES

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

PEG PROJECT NO: 1987.00D

NOT FOR CONSTRUCTION

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PINNACLE ENGINEERING GROUP
WISCONSIN OFFICE:
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(262) 754-8888

△ Revisions

DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 05/22/2026

RINKA project #: 23203

Sheet Title

UTILITY PLAN

Sheet # C4-05

LEGEND

STORM SEWER MANHOLE	REGULAR DUTY PAVEMENT (SEE DETAILS)
STORM SEWER CATCH BASIN- ROUND CASTING	CONCRETE WALK (SEE DETAILS)
STORM SEWER CATCH BASIN- RECTANGULAR CASTING	PAVERS (SEE DETAILS)
EXISTING CONTOUR	18" CURB & GUTTER REVERSE PITCH (SEE DETAILS)
PROPOSED CONTOUR	DEPRESSED CURB (SEE DETAILS)
SPOT ELEVATION	

N LORD ST

DO NOT ENTER

SEE SHEET C5-02

SEE SHEET C5-04

SEE SHEET C5-02

SEE SHEET C5-04

PROPOSED BUILDING
FF = 865.25

LOWER LEVEL
FF = 842.25

TENANT SPACE 01

EAST BUILDING LOBBY

OFFICE

WATER ROOM

INTEGRAL CURB & GUTTER TO BE INSTALLED IN KIND

CONNECT TO EXISTING CURB & GUTTER

TRANSITION FROM MOUNTABLE CURB TO DEPRESSED CURB OVER 5'

18" MOUNTABLE CURB & GUTTER

MOUNTABLE CURB

TRANSITION FROM INTEGRAL CURB TO DEPRESSED CURB OVER 5'

TRANSITION FROM INTEGRAL CURB TO DEPRESSED CURB OVER 5'

TRANSITION FROM MOUNTABLE CURB TO DEPRESSED CURB OVER 10'

BOLLARDS (TYP.)

18" VERTICAL FACE CURB & GUTTER

TRANSITION FROM VERTICAL FACE CURB TO DEPRESSED CURB OVER 5'

TRANSITION FROM MOUNTABLE CURB TO DEPRESSED CURB OVER 15'

TRANSITION FROM MOUNTABLE CURB TO DEPRESSED CURB OVER 15'

TRANSITION FROM VERTICAL FACE CURB TO DEPRESSED CURB OVER 5'

TYPE 3 ADA RAMP

ADA SPLIT RAMP

INTEGRAL CURB

STAIRS

TRANSITION FROM MOUNTABLE CURB TO DEPRESSED CURB OVER 10'

TRANSITION FROM 18" VERTICAL CURB & GUTTER TO 18" MOUNTABLE CURB OVER 10'

NOT FOR CONSTRUCTION

GRAPHICAL SCALE (FEET)
0 1" = 10' 20'

PEG PROJECT NO: 1987.00D

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DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 05/22/2026

RINKA project #: 23203
Sheet Title

PAVING PLAN - NORTHEAST

Sheet # C5-01

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- REGULAR DUTY PAVEMENT (SEE DETAILS)
- CONCRETE WALK (SEE DETAILS)
- PAVERS (SEE DETAILS)
- 18" CURB & GUTTER REVERSE PITCH (SEE DETAILS)
- DEPRESSED CURB (SEE DETAILS)

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SEE SHEET C5-01

SEE SHEET C5-01

SEE SHEET C5-03

SEE SHEET C5-03

S LORD ST

PROPOSED LOWER PARKING BUILDING
FF = 869.42

TENANT SPACE 02

TENANT SPACE 03

WEST END LOBBY

STAIRS

STOP

INTEGRAL CURB & GUTTER TO BE INSTALLED IN KIND

TYPE 3 ADA RAMP

18" VERTICAL FACE CURB & GUTTER

DEPRESSED CURB

PROPOSED RAISED CROSSWALK

APPROXIMATE LIMITS OF WORK

INTEGRAL CURB WALK

VARIABLE CURB HEIGHT

CONNECT TO EXISTING CURB & GUTTER

TRANSITION FROM VERTICAL CURB TO DEPRESSED CURB OVER 20'

TRANSITION FROM VERTICAL CURB TO DEPRESSED CURB OVER 15'

EXISTING RETAINING

VAN

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 10' 20'

PEG PROJECT NO: 1987.00D

NOT FOR CONSTRUCTION

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DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

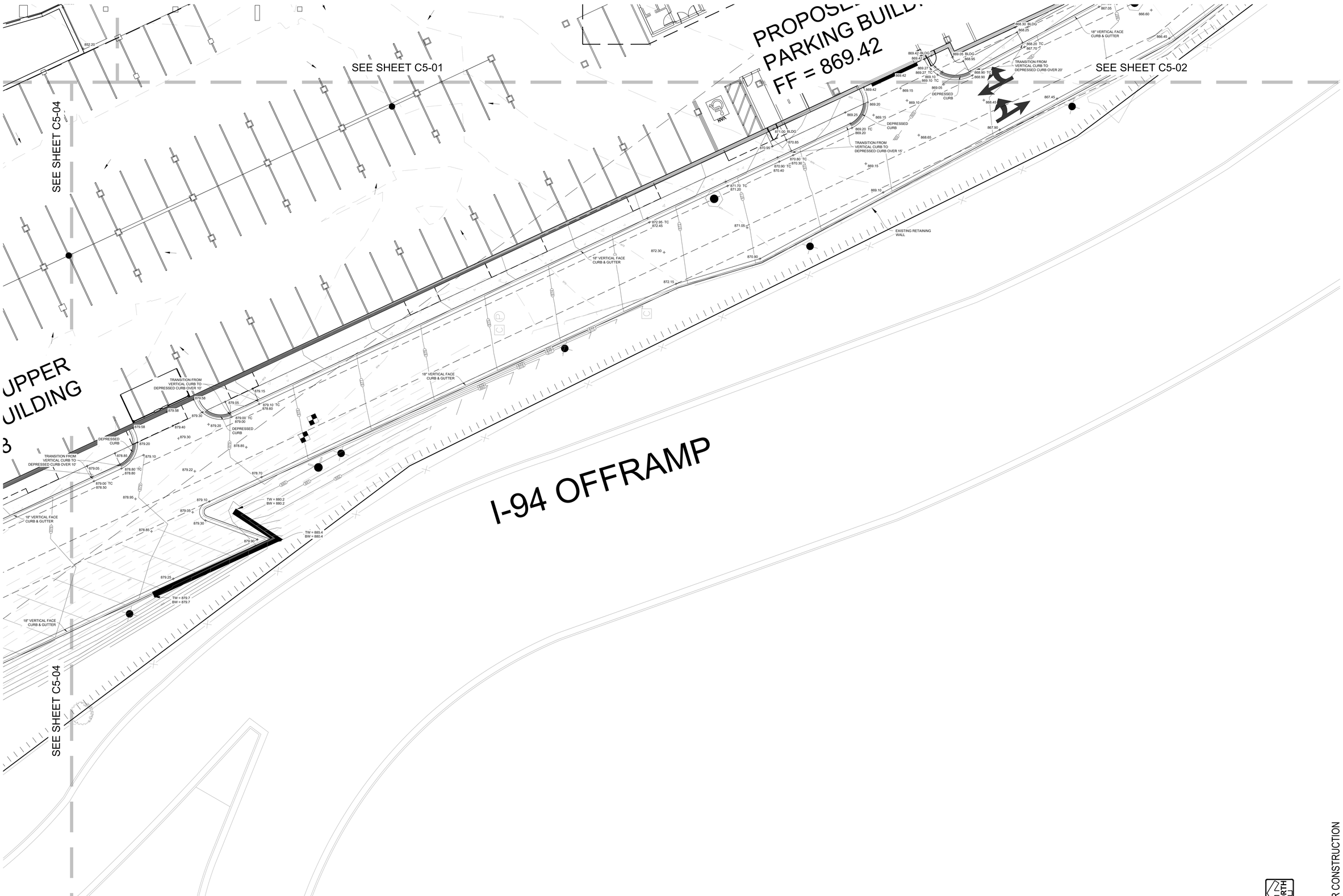
Date Issued: 05/22/2026

RINKA project #: 23203

Sheet Title

PAVING PLAN - SOUTHEAST

Sheet # C5-02



LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- REGULAR DUTY PAVEMENT (SEE DETAILS)
- CONCRETE WALK (SEE DETAILS)
- PAVERS (SEE DETAILS)
- 18" CURB & GUTTER REVERSE PITCH (SEE DETAILS)
- DEPRESSED CURB (SEE DETAILS)

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DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 05/22/2026

RINKA project #: 23203

Sheet Title

PAVING PLAN - SOUTHWEST

Sheet # C5-03

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 10' 20'

PEG PROJECT NO: 1987.00D

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- REGULAR DUTY PAVEMENT (SEE DETAILS)
- CONCRETE WALK (SEE DETAILS)
- PAVERS (SEE DETAILS)
- 18" CURB & GUTTER REVERSE PITCH (SEE DETAILS)
- DEPRESSED CURB (SEE DETAILS)

SEE SHEET C5-01

SEE SHEET C5-01

PROPOSED BUILDING
FF = 869.30

PROPOSED UPPER PARKING BUILDING
FF = 879.58

SEE SHEET C5-03

SEE SHEET C5-03

WATER ROOM

STAIRS

STAIRS

TRANSITION FROM MOUNTABLE CURB TO DEPRESSED CURB OVER 10'

TRANSITION FROM 18" VERTICAL CURB & GUTTER TO 18" MOUNTABLE CURB OVER 10'

TRANSITION FROM VERTICAL CURB TO DEPRESSED CURB OVER 10'

ADA SPLIT RAMP

TYPE 3 ADA RAMP

18" VERTICAL FACE CURB & GUTTER

DEPRESSED CURB

APPROXIMATE LIMITS OF GRADING

BARKER ROAD

NOT FOR CONSTRUCTION

GRAPHICAL SCALE (FEET)
0 1" = 10' 20'

PEG PROJECT NO: 1987.00D

△ Revisions

DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

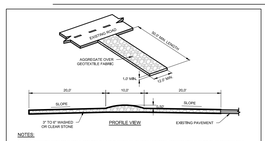
Date Issued: 05/22/2026

RINKA project #: 23203

Sheet Title

PAVING PLAN - NORTHWEST

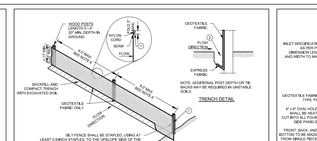
Sheet # C5-04



NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE; CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAN OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A NINCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER NT LEAST 10 INCHES THICK, OR SIFIED WHERE SATURATED CONDITIONS ARE ANTICIPATED. THE LENGTH SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THE GEOTEXTILE FABRIC SHALL MEET THE SPECIFICATION SECTION 501 GEOTEXTILE, TABLE 7 OR EQUIVALENT MEASURED AT THE TIME OF GRADING AND SHALL EXTEND THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, MINIMUM WIDTH IS 12 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM EIGHT FEET.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF THE WORK DAY.
7. TRACKING PADS SHALL AT A MINIMUM BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT THAT PRODUCES 0.5INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE EVALUATED BY THE ENGINEER OR ITS REPRESENTATIVE WITH AGENCIA, AGGRESSIVE,

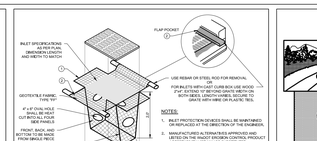
CONSTRUCTION ENTRANCE



NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 501 GEOTEXTILE TABLE 1 OR C2, CLASS I FOR PERIODS EXCEEDING 7 DAYS, OR CLASS II FOR 7 DAYS OR LESS.
3. SILT FENCE SHALL BE INSTALLED ON CONTOUR WHERE POSSIBLE, WITH ENDS TURNED UPSLOPE TO CONTAIN RUNOFF. SILT FENCE SHALL BE INSTALLED ACROSS SLOPES WITH GRADES NO GREATER THAN 50%.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" SQUARE OR 2" DIAMETER AND BE A MINIMUM OF 4 FEET LONG.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF THE FABRIC A MINIMUM OF 6 INCHES.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (MYEET FOR WOVEN AND MYEET FOR NONWOVEN).

SILT FENCE



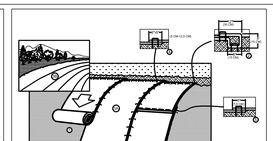
NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED AS NEEDED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DNR APPROVED PRODUCT ACCEPTANCE LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN TO PREVENT SEDIMENT IN THE SYSTEM. IF SEDIMENT DOES NOT FALL INTO THE INLET, ANY SEDIMENT REMAINING ON THE PAVEMENT SHALL BE REMOVED IMMEDIATELY.
4. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 12 INCHES AROUND THE PERIMETER TO FACILITATE ANCHORING OR WEIGHTING.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCOMMODATE 2"x4" WOOD.

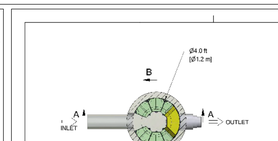
INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE 'D' IN BLITES SHALLOWER THAN THE ELEVATION OF THE INLET TO THE TOP OF THE GRATE, ALTERNATIVELY, INSTALL INLET PROTECTION TYPE "B" (WITHOUT CURB BOX) OR TYPE "C" (WITH CURB BOX).
2. TWO EXCESS FABRIC IN THE FLOW LINE TO WITH 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE BUILT WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE CURB BOX OPENING OR HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING STRAPS OR TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MINIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION



EROSION MATTING - SLOPE INSTALLATION



CAPACITIES:

- Minimum performance is 70% removal. Washington DOE/NJCAT verified at the peak treatment flow.
- Peak treatment flow:
  .033 CFS (0.9 L/PS) (15 GPM) per module (Ribbons)
  .022 CFS (0.6 L/PS) (10 GPM) per module (Long Ribbons)
  .056 CFS (1.6 L/PS) (25 GPM) per module (CPZ)
- Maximum number o' ribbon modules per outlet module: 26
- Maximum number o' CPZ modules per outlet module: 18 (combined Hydro Kan is required)

AIXH IONAL Ub.SIGN IN-CHOMA I ION:

- Normal operating W.S.E. is 26-30" (660-762mm) above the outlet invert
- Media Types Ava lable: Ribbons, CPZ

Sizing Tool

Hydro International

94 Hutchins Drive
Portland, ME 04102
Tel: +1 (207) 756-6200
Fax: +1 (207) 756-6212
hydro-in.com

EROSION CONTROL SPECIFICATIONS & REQUIREMENTS

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (NPDES PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF AND UNDERSTAND THE BMPs PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND RUNOFF-CONTROLLING SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERNAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT PRODUCING RUNOFF. SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
3. POST WNDR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
4. KEEP COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
5. MODIFICATIONS TO THE APPROVED SWAPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPS. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
6. OWNER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
7. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
8. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
9. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS.
10. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES.
11. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
12. WHERE POSSIBLE, STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA; CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. NOTIFY OWNER & ENGINEER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION OR IF DEWATERING WILL OCCUR FROM A HIGH-CAPACITY WELL (70 GPM OR MORE). NOTIFY ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
14. PUMPS MAY BE USED AS BYPASS DEVICES IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
15. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DEWATERING #1061.
16. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
17. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION #1004. BIOINFILTRATION MAY BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION. DO NOT EXCAVATE FINAL 1' OR INSTALL STONE/ENGINEERED MEDIA UNTIL UPSTREAM AREA IS STABILIZED. WHEN THIS ACCOMPLISHED, REMOVE THE FINAL 1' PLUS ANY SOIL WHICH APPEARS TO BE IMPACTED BY SEDIMENT AND COMPLETE CONSTRUCTION OF THE BIOINFILTRATION AREA.
18. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
19. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
20. INSTALL AND MAINTAIN FILTER SOCK IN ACCORDANCE WITH WDNR TECHNICAL STANDARD TEMPORARY PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
21. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
22. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
23. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
24. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
25. OWNER IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
26. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTE OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
27. COORDINATE WITH THE OWNER, ENGINEER AND DNR REPRESENTATIVE TO UPDATE THE LAND DISTURBANCE PERMIT TO INCLUDE THE ANTICIPATED LOCATIONS OF DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE APPROPRIATE SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS OR COMPACTED EARTHEN BERMS).
28. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WISDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
29. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WISDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
30. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
31. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, OR TENCHING, FILTER SOCKS, WATTLES, SWALES, ETC) OR AS DIRECTED BY OWNER, MUNICIPALITY, OR DNR REPRESENTATIVE.
32. OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIED INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WNDR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM PUBLIC DATABASE.
33. MAINTAIN SOIL EROSION CONTROL DEVICE THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS ARE FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCE ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
34. NOTIFY THE OWNER IMMEDIATELY IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS.

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION AS OUTLINED ON EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMMON FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF SUBGRADES AREAS, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM-D-424) IF 30 AND TO RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT APART FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS

TOWN OF BROOKFIELD STAFF MEMO

TO:	Town of Brookfield Plan Commission
FROM:	Rebekah Leto, AICP, Town Planner
MEETING DATE:	June 23, 2026
RE:	Discontinuation of a portion of North Lord Street

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.

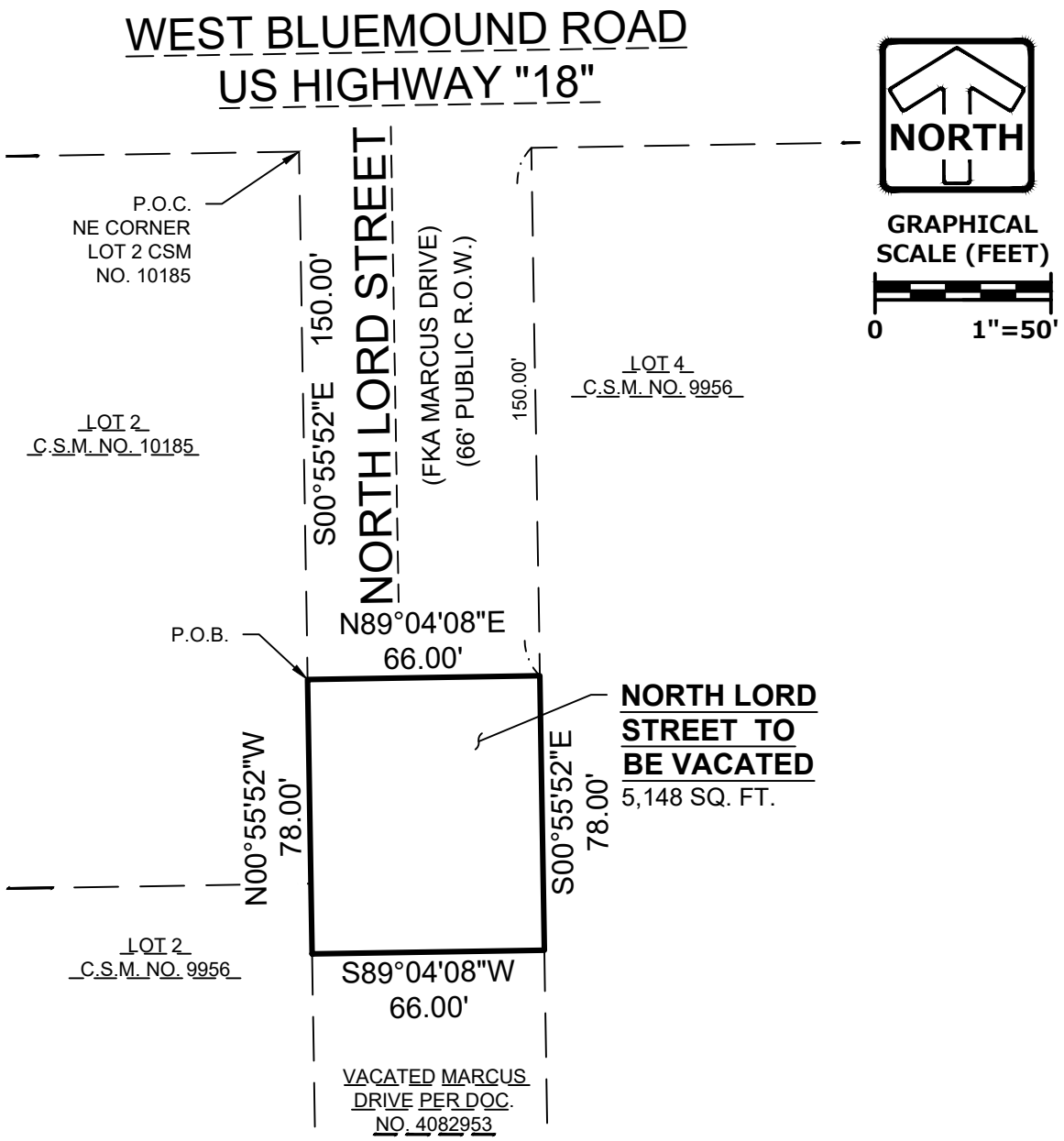
North Lord Street is located on the west end of The Corners and serves as the divider between The West End and The Corners developments. The street network within The Corners is a private street network that is maintained by the developer. North Lord Street is mostly a part of this private network, except for the first 228 ft. that extends from W. Bluemound Road. This public street connect to the state highway is a requirement of WisDOT for 150 ft. The remaining public street was previously necessary to provide continued access to the parcels that now make up The West End. This additional public road network is no longer necessary and makes more sent to be a part of the private road network. Therefore, the 78 ft. long x 66 ft. wide public road is proposed to be discontinued per State Statute 66.1003(4). The subject area is shown on the proposed exhibits. This process requires the introduction of the public road discontinuation to the Town Board, followed by Plan Commission review and recommendation and then a public hearing before the Town Board. The process will occur concurrently with the Certified Survey Map combining the lands for The West End.

At their meeting on June 16, 2026, The Town Board set a public hearing date of August 18, 2026 and referred the matter to the Plan Commission for review and recommendation.

Recommendation

I recommend **approval** of the request to discontinue a portion of N. Lord Street, as depicted on the proposed Certified Survey Map and Discontinuation Exhibit.

Exhibits: CSM Sheet 2 and Discontinuation exhibit



LEGAL DESCRIPTION:

That part of North Lord Street in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin, described as follows:

Commencing at the Northeast corner of Lot 2 of Certified Survey Map No. 10185; thence South 00°55'52" East along the West right of way of North Lord Street, 150.00 feet to the Point of Beginning:

Thence North 89°04'08" East, 66.00 feet to the East right of way line of said North Lord Street; thence South 00°55'52" East along said East right of way line, 78.00 feet to the South right of way line of said North Lord Street as vacated by Document No. 4082953; thence South 89°04'08" West along said South right of way line, 66.00 feet to the aforesaid West right of way line; thence North 00°55'52" West along said West right of way line, 78.00 feet to the Point of Beginning.

DRAFTED BY:JWD

Z:\PROJECTS\2020\1987.00E-WI\SURVEY\CAD\1987.00E EXHIBIT LORD VACATION.DWG

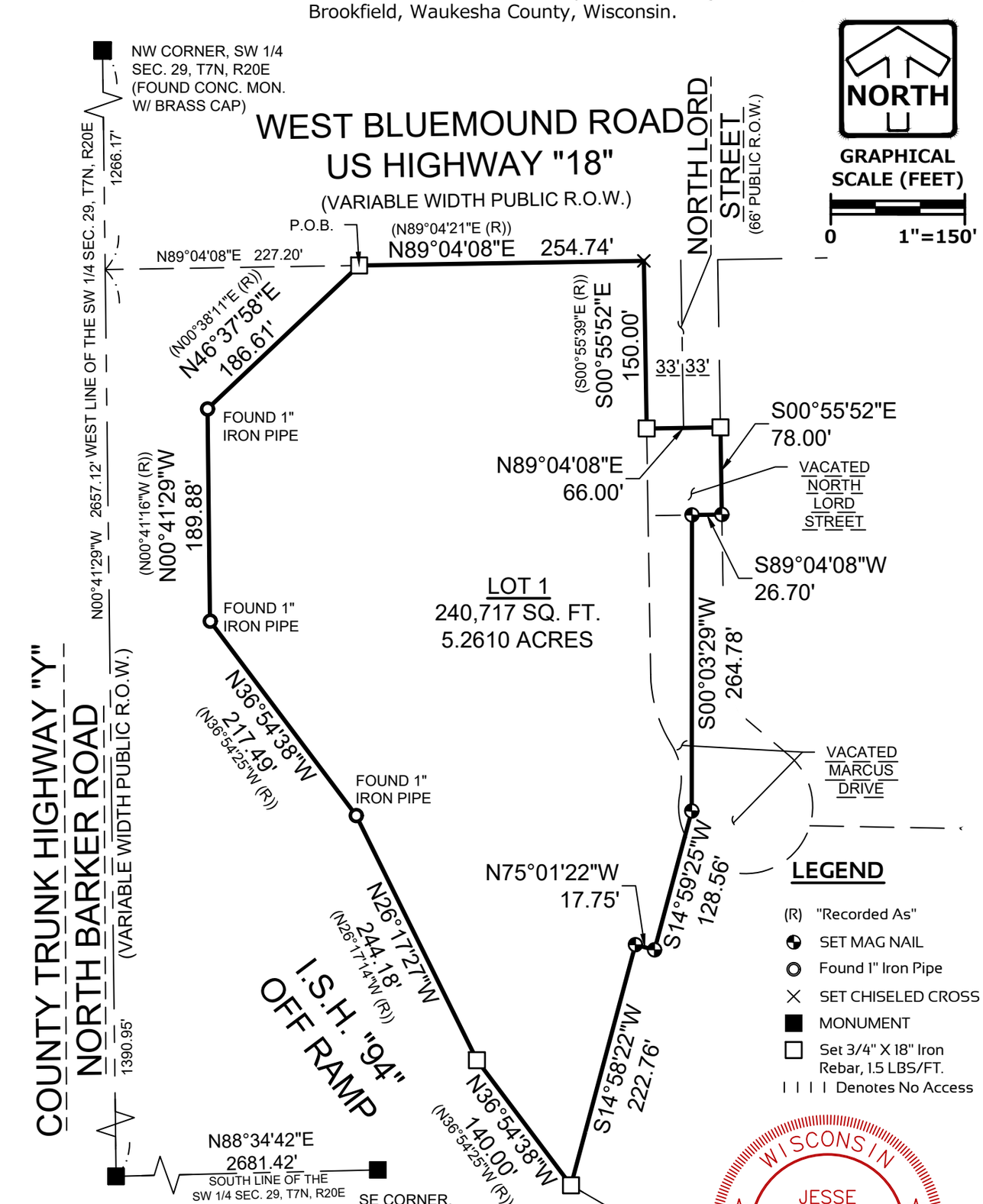
EXHIBIT

02/18/2026

PINNACLE ENGINEERING GROUP PLAN | DESIGN | DELIVER
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 WWW.PINNACLE-ENGR.COM PEG JOB#1987.00E

CERTIFIED SURVEY MAP NO. ____

Being Lot 1 and Lot 2 of Certified Survey Map No. 10185, Lot 2, and part of Lot 3, of Certified Survey Map No. 9956, vacated North Lord Street, and part of vacated Marcus Drive, in the Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 29, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin.



SW CORNER, SW 1/4 SEC. 29, T7N, R20E
(FOUND CONC. MON. W/ BRASS CAP)
N:381,552.74
E:2,458,597.91
(WISCONSIN STATE PLANE COORDINATE SYSTEM)

SE CORNER,
SW 1/4 SEC. 29, T7N, R20E
(FOUND CONC. MON. W/ BRASS CAP)
N:381,589.27
E:2,461,278,50
(WISCONSIN STATE PLANE COORDINATE SYSTEM)

WISCONSIN
JESSE ZOLTOWSKI
S-3094
Milwaukee, WI
LAND SURVEYOR

DRAFT

APRIL 14, 2026

PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: June 26, 2026

RE: Conditional Use request for an Electronic Changeable Copy Sign for St. John's Lutheran Church, 20275 Davidson Road, BKFT 1135.012.001

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

Property owner: St. John's Lutheran Church, Brian Zach

Applicant: Lemberg Electric

Zoning: I-1 Institutional District

Request: Conditional Use request to erect an electronic changeable copy (ECC) sign along S. Barker Road.

Project Description

St. John's Lutheran Church is located on the southeast corner of Davidson Road and S. Barker Road. The parcel is approximately 4.9 acres. Existing improvements include the church, parking lot and existing sign, which is a monument sign located in the northwest corner of the property. The petitioners are proposing to remove the existing sign and construct a new electronic changeable copy sign on S. Barker Road. The sign size and setbacks are as follows:

	Proposed	Required
Sign Area	49 sq. ft. total area EMC – 24.3 SF, less than 50% of the sign area	Maximum 70 Sq. ft., with the ECC less than 50% of the total sign face
North setback (Davidson Rd)	180 ft. +/-	50 ft. or as otherwise approved by the PC
West setback (S. Barker Rd)	10-15 ft. estimated	50 ft. or as otherwise approved by the PC *Note: The existing building is 50 ft. from the ROW*

The submitted site plan does not have the exact dimension of the proposed road setback from S. Barker Road shown. However, staff estimates the proposed sign is 10-15 ft. from the edge of the right of way (35-40 ft. from the edge of curb). The recent code amendment allows the Town discretion to determine an appropriate road setback based on the road type, traffic volume, speed limit, and right-of-way. South Barker Road is a high-volume arterial roadway carrying 12,500 average daily trips (per DOT) within a 110-foot right-of-way. The property line measures 60 ft. from the centerline and 25 ft. from the edge of the curb. Roadway safety research shows that a 40-mph road with this traffic level requires a 16 to 18 foot crash safety buffer from the driving lane. Because the property line sits 25 feet back from the curb, the sign is located entirely outside of the vehicle crash hazard zone. Furthermore, driver safety studies show that keeping the sign as close to the property line as possible prevents dangerous distractions. Pushing a sign too far back forces drivers to look completely away from the street to read it. Placing this sign at a 5-foot property setback keeps the message safely within a driver's natural forward view while still protecting the structure from traffic. A discussion with the applicant agreed to a recommended 5 ft. setback from the property line.

Another code amendment included the provision that the sign cannot be located along a lot line that is adjacent to a residentially zoned district. This would prohibit the sign from being located along the north and east property lines due to adjacent residential districts. The proposed sign location is on the west property line and is over 200 ft. away from the nearest residences on Davidson Road.

The proposed sign hardware has the built-in ability to meet the Town's illumination limits. According to the plans, the sign includes a built-in light sensor and programming software that lets the installer cap how bright the LEDs can get. Because the sign can technically be turned up brighter if left unprogrammed, staff recommends making it a condition of approval that the applicant lock the software settings. Specifically, the sign must be programmed to never exceed 100 footcandles during the day (6:00 a.m. to 7:00 p.m.) and 45 footcandles at night (7:00 p.m. to 6:00 a.m.) when measured one foot away from the sign face.

Conditional Use Requirements for an ECC sign *(paraphrased)*

1. Only one changeable copy sign on each lot. *The proposal complies.*
2. Shall not be incorporated into a wall or building-mounted sign. *The proposal complies.*
3. May be double-faced but [the ECC] shall not exceed 50% of the total sign face area permitted. *The proposal complies.*
4. Must occupy a secondary position to the name of the tenant occupying the property. *The proposal complies.*
5. Shall be permanently installed or located. *The proposal complies.*
6. Shall not interfere with, confuse or present any hazard to pedestrians or vehicular traffic.
7. Shall display static images only. Blinking, flashing, moving, scrolling or animated messages shall not be permitted. Motion display or displays which give the viewer the illusion of motion shall not be permitted. *This requirement will be stated within the Conditional Use Order.*
8. Shall not change messages, image or displays more than once every 12 hours, or at such other or greater interval as determined by the Town Plan Commission and Town Board when reviewing and acting upon the Conditional Use request. *This requirement will be stated within the Conditional Use Order.*
9. Used only for the purpose of advertising the name of the individual business or services or activities conducted by the business located on the property. Content is limited to the display of numerical and alphabetical characters and shall not include any display or information relating to any product or service. *This requirement will be stated within the Conditional Use Order.*

10. Shall not be used to display political messages. *This requirement will be stated within the Conditional Use Order.*
11. Display and images must be adjustable to compensate for outdoor lighting levels during the day and evening hours to the Town requirements. *The proposal complies.*
12. Must be maintained in a good state of repair. *This requirement will be stated within the Conditional Use Order.*
13. The minimum lot size is 20,000 sq. ft. and the sign must meet the offset and setbacks of the district, unless otherwise approved by the Plan Commission. *The lot size and setback from the north lot line comply. The west setback from S. Barker Road requires Plan Commission approval.*
14. The sign placement shall not be located along a lot line adjacent to residentially zoned parcels. *The proposal complies.*

Staff Recommendation

Staff recommends **conditional approval** of the request for an electronic changeable copy sign for St. John's Lutheran Church, located at 20275 Davidson Road, subject to the following conditions:

1. A Conditional Use Order shall be prepared by town staff, signed by the property owner, and recorded by the Town in the Waukesha County Register of Deeds, prior to a sign permit being issued. The Conditional Use Order shall outline the conditions of an Electronic Changeable Copy Sign and the illumination standards as noted in the Code, in addition to the standard conditional use conditions used by the town regarding noncompliance, revocability and nuisance complaints.

2. The Waukesha County Board shall approve the text amendment approved by the Town of Brookfield, prior to a sign permit being issued.

3. The proposed sign shall be a minimum of 5 ft. from the established road right of way of S. Barker Road, which is 30 ft. from the edge of the curb. A revised site plan shall be submitted to Staff showing the final location of the sign, prior to permits being issued.

The sign plans meet the required electronic changeable copy conditions for a Conditional Use request, in addition to the recent text amendments. As conditioned, the sign will be set back a safe distance from the road right of way while still allowing drivers to read the sign without having to move their line of vision away from the road entirely. The location of the sign should not impact any nearby residences. The proposal meets the purpose and intent of the Ordinance.

St. JOHN'S
CHURCH & PRESCHOOL
ELCA

St. John's Lutheran Church & Preschool - Brookfield

20275 Davidson Road - Brookfield, Wisconsin 53045

Drawing Package Title: St_Johns_Lutheran_Brookfield_Monument_3_(3).pdf

Date: 12-19-25

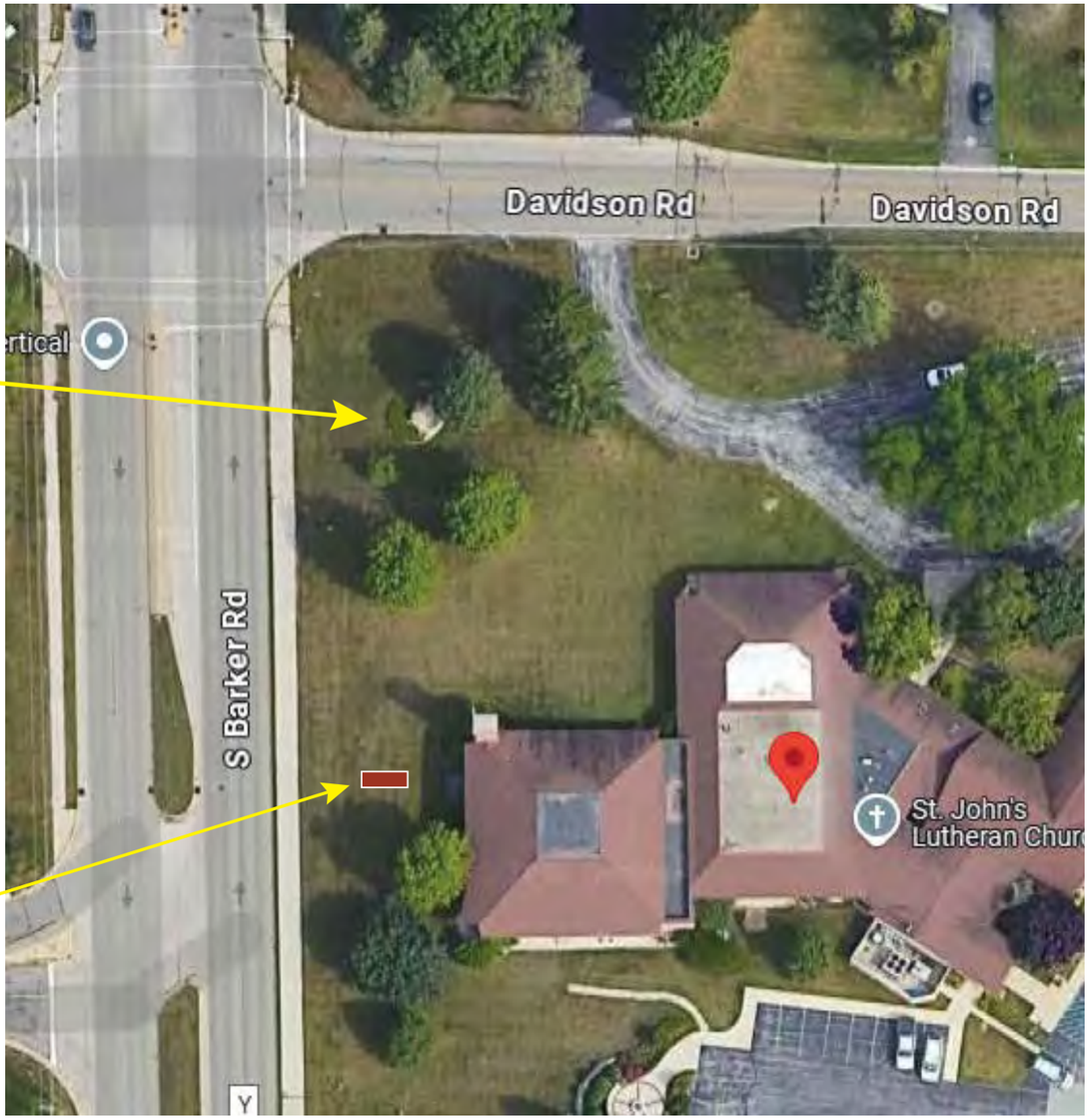
CONCEPTUAL DRAWING

LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Site Overview







LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: St. John’s Lutheran Church
Address: 20275 Davidson Road
Location: Brookfield, Wisconsin 53045

Sales Representative: Skip DeBack
Project Manager: T.B.D.
Designer: Mark Mayzik

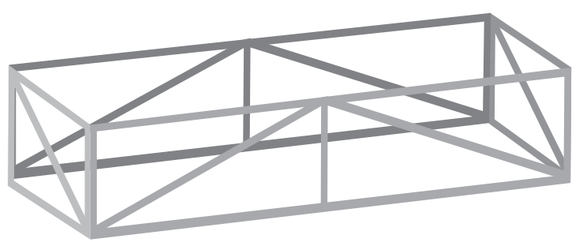
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Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: St_Johns_Brookfield_OVERVIEW_r01_D
Date: 12-19-25

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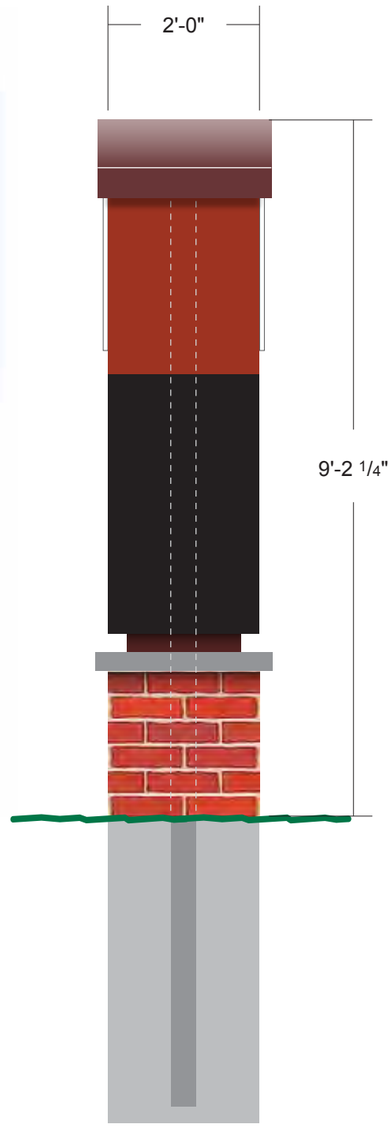
CONCEPTUAL DRAWING





Fabricated steel angle frame with diagonal bracing to prevent sag.

END VIEW



Monument Sign Specifications

One (1) Monument Sign - Double Sided

Illuminated with Internal White LED
Sign Cabinet to have Photo Cell

(A) Sign Cabinet:
Extruded aluminum body and retainers.
Routed 1/8" aluminum faces (countersunk screws on one side)

(B) Graphics:
Routed and backed with white acrylic, "Cross" has 3/4" thick push thru with3M translucent film on 1st surface of acrylic.

(C) Full Color EMC:
10mm Watchfire, includes software, wireless communications & web based training. See detailed specifications sheet.

(D) Masonry Base:
Fabricated steel angle frame with diagonal bracing to prevent sag. Clad with thin brick veneer to match architecture.
Fabricated aluminum cap. Client to select brick color.

Installation Method:
4" x 4" (1/4" wall) square steel center post.
Sign to saddle mount center post.
Center post set in 24" Dia. concrete footing, 4' below grade.

Colors:

1) "Rust" Brown paint , T.B.D. (satin finish)
1) Dark Brown paint , T.B.D. (satin finish)
3) Brushed Aluminum paint, MP41342SP
4) Black paint, (satin finish)
5) 3M translucent film, Silver 3630-121

LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: St. John's Lutheran Church
Address: 20275 Davidson Road
Location: Brookfield, Wisconsin 53045

Sales Representative: Skip DeBack
Project Manager: T.B.D.
Designer: Mark Mayzik

Scale: 1/2"=1'-0"
Paper Size: 11x17
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: St_Johns_Brookfield_MON_v06_r00_D
Date: 12-19-25

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CONCEPTUAL DRAWING

Monument Illumination Rendering



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Date: 12-19-25

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On Premise Quote



watchfire

QUOTE NUMBER: 2501249.1 (Revision 1) DATE: 3/24/2025 SIGN ID: 2007011 W10-S

Lemberg Electric Co Inc 9010733
Skip DeBack , Owner / Sales/Designs
4085 N 128th St Ste 100
Brookfield , WI 53005-1812
(262) 781-1500
sdeback@lembergelectric.com

Shipping Destination
Lemberg Electric Co Inc
4085 N 128th St Ste 100
Brookfield , WI 53005-1812

Job Site
Name: St John's Church & Preschool
Address: 20275 Davidson Rd.
City: Brookfield
State: WI Zip: 53045

PRODUCT SPECIFICATIONS

Pixel Pitch:	W10mm LED RGB
Pixel Matrix:	90H X 210W
Ventilation Style:	Front Ventilation
Cabinet Size:	41in H x 7ft 3in L x 5in D
Viewing Area:	36in H x 7ft L
Cabinet Style:	Double Face (Slim)
Character Size:	11 lines / 42.0 Characters at a 3" type
Approx. Weight:	585.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	3-5 weeks (Based on signed quote, receipt of deposit, and artwork approval - if applicable)
Electrical Service:	120 VOLT 26.0 amps (13.00 per face) Single Phase Service. Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. *Example: 16.2 KWHrs a day x $0.12 = $1.94 /Day*

STANDARD FEATURES

Brightness	Daytime 7500 NITs Maximum;Nighttime 700 NITs Maximum
Color	LED RGB
Color Capability	Min. 1.2 Quintillion
Includes	Ignite Graphics Software
Video	Up to 30FPS
Viewing Angles	150 Horizontal/95 Vertical

OPTIONS

Software	Ignite OPx (cloud-based, single region)
Software Training	Web Based Software Training
Communications	OPx - 4G Wireless with Watchfire Cellular Data Plan
Wireless Data Plan	Life-of-sign Data Plan
Cabinet Separation	Standard Up To 15 Feet
Power Requirements	US 120 Volts
Temperature Sensor	w/100-Step Photocell w/15 ft Cable
Sign Mounting Kit	Not Ordered / Not Required
Technician On-Site	Not Ordered
Warranty	Standard 5-Year Parts Warranty
Spare Parts Kit	Not Ordered

Watchfire cabinets are designed to minimize heat and provide durable protection from the elements. The rear side of our cabinet features mill-finish aluminum. Contact your Watchfire representative if a painted finish is required.

VENTILATION DESIGNS

Improperly ventilated signs risk overheating, which will affect the life and operation of the sign.

Front-vent Cabinets (Price Watcher Included)

Watchfire front-vent cabinets and Price Watcher models draw air in through vents on the lower edge of the cabinet. Patented multi-chamber cooling provides built-in fans to ensure brighter, longer lasting LEDs with no need for additional wiring or fan kits.

DO NOT BLOCK the air intake, exhaust or LED modules located on the front face with any part of the metal cabinet or coverings.



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CONCEPTUAL DRAWING

Notes & Revisions | Check List & Flagged Items

12-26-2023 / Sign Class: Monument / File Name: St_Johns_Lutheran_Brookfield_Monument_2_(0).pdf Initial drawings completed. - MCM	-	• Colors properly specified. (N) • Colors picked by design, client to approve. (N) • Elevation details called out. (N) • EMC call outs and electrical drawings. (N) • LED color temp. (N) • Logo/Art do we have clean vector art. (N) • Photo eye placement. (N) • PMS Colors. (N) • Sample colors being provided to client. (N) • Tech audit info- Electrical Placement. (N) • Tech audit info- Footer Details on Drawings. (Y)
01-23-2025 / Sign Class: Monument / File Name: St_Johns_Lutheran_Brookfield_Monument_3_(0).pdf Added EMC. - MCM	-	
03-26-2025 / Sign Class: Monument / File Name: St_Johns_Lutheran_Brookfield_Monument_3_(1).pdf Increased height of sign. - MCM	-	
08-29-2025 / Sign Class: Monument / File Name: St_Johns_Lutheran_Brookfield_Monument_3_(2).pdf Revised EMC content. (SD) - MCM	-	12-26-2023 Thin brick to match architecture required. - MCM
12-19-2025 / Sign Class: Monument / File Name: St_Johns_Lutheran_Brookfield_Monument_3_(3).pdf Revised Shape of cabinet. (SD) - MCM	-	-
-	-	-
-	-	-
-	-	-
-	-	-
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-	-	-
-	-	-

Job File Location Sales: Customer Folders / St. John's Lutheran - Brookfield / Art Work | **Job File Location Design:** Sign Vault_20 / S / St John's - Brookfield

LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: St. John's Lutheran Church
Address: 20275 Davidson Road
Location: Brookfield, Wisconsin 53045

Sales Representative: Skip DeBack
Project Manager: T.B.D.
Designer: Mark Mayzik

Scale: N/A
Paper Size: 11x17
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: St_Johns_Brookfield_NOTES_r04_D
Date: 12-19-25

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TOWN OF BROOKFIELD STAFF REPORT

TO:	Town of Brookfield Plan Commission
FROM:	Rebekah Leto, AICP, Town Planner
MEETING DATE:	June 23, 2026
RE:	Site Plan/Plan of Operation Change for Land and Sea, located at 21675 E. Moreland Blvd, Suite 100

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

Property owner: Sisan, LLC

Applicant/Operator: Nick Weeks

Business Name: Land and Sea

Zoning: B-2 Limited General Business District

Project Description and Use
The property is 1.56 acres and was recently subject to a rezone from the B-3 District to the B-2 District. The existing building contains multiple units that are currently being modified to accommodate new tenants. One such tenant is a complete change in use from the prior use of the building (office), therefore requiring a Site Plan and Plan of Operation review.

The new tenant, Land and Sea, is a specialty retail market offering fresh and frozen meats and seafood, including raw beef, pork, poultry and seafood. The operation will include limited in-house processing and meat grinding, cutting and portioning of meat and fish, vacuum sealing for retail sales, and the preparation of value-added products such as marinated items and sausages. The applicant has indicated that customer traffic is expected to be consistent with a typical neighborhood business.

Hours of Operation:
Public Hours – Monday-Friday, 10am – 7pm, Saturday 10am – 4pm, Sunday 10am – 2pm
Staff Preparation hours: 8 am – 8 pm

Building and Floor Plan
No changes to the exterior are proposed. The unit is approximately 3,670 sq. ft., of which 1,800 sq. ft. will be used for the retail space that will include meat and seafood cases with prep tables for the employees, freezers for self-serve food and restrooms. The rear portion of the unit contains walk in coolers and an office space, along with a prep kitchen.

Loading and Unloading: Delivery trucks are proposed to park in the north portion of the parking lot and will be delivered to the unit via hand truck through the entrance on the northeast side of the building. All deliveries will be scheduled during normal business hours. Deliveries are anticipated between 5-10 times per week.

Parking:
There are 73 spaces on site and a shared parking agreement with Starbucks, per the property owner. No shared parking agreement has been submitted. The lower parking lot is proposed to be resurfaced, with the center parking area being modified to angled parking.

Existing and proposed parking counts are as follows:

	Existing	Proposed
Upper Parking	44	No change
Lower Parking	29	36 (+7)
Shared Parking with Starbucks	n/a	20
Total	73	100

The proposed uses and required number of space are shown on the proposed site plan exhibit (SP1.1). If the Plan Commission accepts the shared parking agreement with Starbucks property, which is under the same ownership, the proposed use(s) within the building comply with the parking requirements. It should be noted that some of the parking required is beyond what is reasonably needed for the space being used. For example, the existing Shore West Realty office requires 31 spaces per the code; however, it is unlikely that number of spaces are ever necessary for such a use.

Landscaping and Open Space: The applicant has prepared an exhibit that shows the existing and proposed parking lot landscaping. With the changes to the lower parking area, the two landscape islands are proposed to be removed. They will be replaced with islands that are in a different configuration that meet the size requirements of the Code. There is also a proposed strip of landscaping along the south property line. However, this landscaping bed is 6 feet deep and reduces the drive aisle to only 18 ft., whereas at least 20 ft. is preferred for the fire department. Specific plants species and densities have not been provided; however, the exhibit shows how the size of the landscaping areas comply with the code.

Lighting: No changes to the site lighting are proposed.

Topography and Drainage: No changes in grade are proposed.

Outdoor Storage: None proposed.

Signage: Signage will be proposed to the ARC at a later date.

Dumpster: There is an existing dumpster that is enclosed in the northeast (lower) parking lot. The operation is proposing to utilize the existing dumpsters. All organic waste will be placed in properly sealed bags. The operators are also proposing to be under a professional pest control program.

Staff Recommendation

Staff recommends **approval** of the Site Plan/Plan of Operation for Land and Sea, in addition to the parking lot modifications, for the property known as 21675 E. Moreland Blvd, subject to the following conditions:

1. The parking agreement with the adjacent property to the southwest shall be provided to the Town for their records, prior to Occupancy being granted, in order to comply with the number of parking spaces required on site for the uses within the building.
2. Parking lot islands shall be landscape with the minimum size plantings required by the Ordinance.
3. A revised site plan shall be submitted showing a minimum 20 ft. wide drive aisle to accommodate emergency vehicles.
4. A Permit from the Waukesha County Environmental Health Division shall be provided to the Town Planner prior to Occupancy being granted.
5. All required town permits shall be obtained, including a Building Permit and Occupancy Permits for Building and Fire Inspection.

S:\Development Services\Applications\Plan of Operation (PC Review)\2026\Land and Sea 21675 E Moreland\SPPO Land and Sea Staff Report.docx

PLAN OF OPERATIONS

Land and Sea Meat & Seafood Market

21675 E. Moreland Blvd
Waukesha, WI 53186

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1. Business Overview

Land & Sea is a specialty retail market offering fresh and frozen meats and seafood, along with limited in-house processing and meat grinding.

The business will operate as a clean, professional retail establishment with a focus on high-quality products and customer service.

Operations will include:

- Retail sales of raw beef, pork, poultry, and seafood
- Cutting and portioning of meats and fish
- Preparation of value-added products (e.g., marinated items, sausages)
- Vacuum sealing for retail sale

No slaughtering or whole or partial carcass production will occur on site.

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2. Hours of Operation

- Public Hours: Monday - Friday 10am through 7pm, Saturday 10am through 4pm, Sunday 10am through 2pm
- Staff/Preparation Hours: 8am through 8pm

All operations will occur within these timeframes.

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3. Facility Description

- Total Space: Approximately 3,670 square feet
- Retail Sales Floor: Approximately 1,800 square feet

The remaining space will be used for:

- Food preparation and processing
- Walk-in refrigeration and freezer storage
- Dry storage
- Employee workspace
- Employee break area

The facility will be fully enclosed, climate-controlled, and constructed in compliance with all applicable building and health codes.

---

4. Nature of Operations

All food handling and processing activities will take place indoors within designated areas of the facility.

Core activities include:

- Receiving and storing refrigerated and frozen products
- Cutting and preparing meats and seafood in temperature controlled production area
- Producing small-batch, value-added items
- Packaging products for retail sale

All operations will follow established food safety standards and regulatory requirements.

---

5. Odor, Noise, and Environmental Controls

- All processing activities will occur indoors
- Ventilation systems will be installed to manage air quality and control odors
- Equipment will be commercial-grade and maintained to minimize noise

The business is not expected to generate noise, odor, or emissions beyond what is typical for a retail food establishment.

---

6. Waste Management

- We will utilize the dumpster and recycling bins on site and in their current location
- Waste removal will be handled by a licensed waste hauler on a regular schedule Frequency of collection will be adjusted if additional pick ups are deemed necessary
- Any organic waste will be placed in properly sealed bags. Additional pick ups will be scheduled if needed.

No improper discharge of waste materials will occur.

---

7. Pest Control

- The facility will operate under a professional pest control program
- Preventative measures and routine inspections will be implemented
- Strict sanitation practices will be maintained

---

8. Deliveries and Traffic

- Deliveries will be scheduled during normal business hours
- Estimated delivery frequency: 5-10 deliveries per week. Deliveries will be requested to be made between the hours of 8am and 12pm. No early morning deliveries are anticipated.
- Most deliveries will be made by standard box trucks. No deliveries by tractor trailer are expected. These deliveries will be made in the northeast corner of the parking lot. Product will be walked from the delivery area via hand truck through the back entrance on the east side of the building.
- Customer traffic is expected to be consistent with a typical neighborhood retail business

The operation is not expected to create unusual traffic patterns or congestion.

---

9. Staffing

- Estimated number of employees: Between 3-5 for normal operations. There will be additional staff brought on for the holiday season, approximately 4 additional employees.
- Staff will include retail associates and trained food handlers

Employees will be trained in operational procedures, sanitation, and customer service.

---

10. Utilities and Building Systems

- Adequate electrical, plumbing, and refrigeration systems will be installed
- HVAC systems will maintain proper indoor air quality and temperature control

All systems will comply with applicable codes and regulations.

---

11. Compliance

Land & Sea will comply with all applicable:

- Local zoning and building requirements
- Health and safety regulations
- State and local licensing requirements

All required permits and inspections will be completed prior to opening.

---

12. Community Impact Statement

Land & Sea is intended to operate as a high-quality retail food market that serves the local community.

The business will:

- Provide access to fresh, responsibly sourced meats and seafood
- Maintain a clean and professional storefront
- Operate in a manner consistent with surrounding commercial uses

No significant negative impacts to the surrounding area are anticipated.

---

13. Summary

This Plan of Operations is intended to demonstrate that Land & Sea will operate as a well-managed, code-compliant retail establishment with minimal impact on the surrounding community.

All operations will be conducted in a controlled, sanitary, and professional manner.

21675 E MORELAND BLVD WHITEBOX - INTERIOR ALTERATION

21675 E MORELAND BLVD | WAUKESHA, WI 53186

SHEET INDEX

SHEET	DESCRIPTION
T1.0	TITLE AND CODE SHEET
T1.1	ACCESSIBILITY STANDARDS
	ARCHITECTURAL
SP1.0	SITE PLAN
D1.0	DEMOLITION PLAN
A1.0	FLOOR PLAN
A6.0	WALL AND DOOR TYPES

PLUMBING, MECHANICAL AND ELECTRICAL PLANS TO BE A DEFERRED REVIEW AND SUBMITTAL BY DESIGN-BUILD CONTRACTOR.

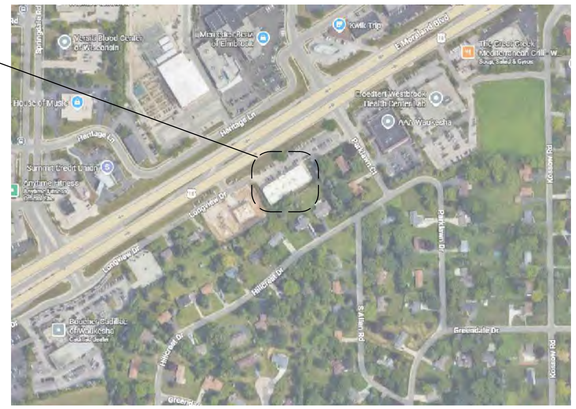
PROJECT NOTES

ELECTRICAL NOTES:
1) ALL WORK TO BE BY DESIGN-BUILD ELECTRICAL CONTRACTOR.

HVAC NOTES:
1) ALL WORK TO BE BY DESIGN-BUILD HVAC CONTRACTOR.

PLUMBING NOTES:
1) ALL WORK TO BE BY DESIGN-BUILD PLUMBING CONTRACTOR.

SITE



VICINITY MAP
SCALE: N.T.S.

1

N

BUILDING CODE SUMMARY

BASED ON THE:	WISCONSIN COMMERCIAL BUILDING CODE (2021 INTERNATIONAL BUILDING CODE w/WI AMENDMENTS)
	2021 INTERNATIONAL EXISTING BUILDING CODE
	2017 ANSI A117.1 ACCESSIBILITY CODE
	ALL OTHER CODES AND ORDINANCES AS REFERENCED BY THE ABOVE CODES.
AREA OF ALTERATION:	TOTAL AREA OF ALTERATION: 6,360 S.F. EXISTING TOTAL BUILDING FOOTPRINT IS APPROX. 16,500 S.F.
FIRE ALARM:	EXISTING, UNCHANGED
OCCUPANCY:	MIX OF A, B, AND M OCCUPANCIES
OCCUPANCY SEPARATION:	1-HOUR SEPARATION REQUIRED BETWEEN A AND EXISTING OR PROPOSED B AND M OCCUPANCIES PER IBC TABLE 508.4 EXISTING 2-HOUR HORIZONTAL SEPARATION BETWEEN FIRST FLOOR AND BASEMENT
CONSTRUCTION TYPE:	EXISTING, UNCHANGED (II-B)
SPRINKLER SYSTEM:	EXISTING IS FULLY SPRINKLERED PER NFPA-13
NUMBER OF STORIES:	1 STORY + BASEMENT (AREA OF WORK ON FIRST FLOOR ONLY)
ALTERATION LEVEL:	LEVEL 2
FLAME SPREAD & SMOKE INDEX:	CLASS C - ROOMS AND ENCLOSED SPACES. CLASS B - EXIT ACCESS STAIRWAYS AND EXIT PASSAGEWAYS.
CODE EXCEPTION:	BOTTLED WATER PROVIDED IN LIEU OF DRINKING FOUNTAIN

GENERAL NOTES

1. CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
2. ARCHITECT/DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE OR CONSTRUCTION ISSUES ARISING DUE GC/OWNERS FAILURE TO DISTRIBUTE ALL DOCS. SUBCONTRACTORS & SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCS BEFORE BIDDING, FABRICATING & INSTALL.
3. GC, SUBCONTRACTORS, MATERIAL SUPPLIERS, OWNER, ETC. MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING OR INSTALLING WORK.
4. SITE DIMENSIONS ARE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY. THE ARCHITECT/DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
5. MECH, ELEC, PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR; THE ARCHITECT ASSUMES NO LIABILITY.
6. ALL MECH, ELEC, PLUMB & FIRE PROTECTION SYSTEMS/EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER SHALL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE/OPERATION UPON OCCUPANCY.
7. THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS. ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GC.
8. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW, IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED ANOTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-0" ABOVE THE FLOOR, EXTINGUISHERS EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER PRIOR TO INSTALLATION.
9. ALL CONCRETE FLAT WORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL NOTES FOR CURING COMPOUND SPECS. CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.

TYPICAL ABBREVIATIONS

ABV: Above
ACOUS: Acoustical
ADDL: Additional
ADH: Adhesive
ADJ: Adjustable
AFF: Above Finish Floor
AGG: Aggregate
AHJ: Authority Having Jurisdiction
A/C: Air Conditioning
ALT: Alternate
ALUM: Aluminum
ANC: Anchor, Anchorage
APT: Apartment
ARCH: Architect (architectural)
ASPH: Asphalt
AUTO: Automatic
AVE: Avenue
AVR: Average
AWN: Awning

BSMT: Basement
BM: Beam
BVL: Beveled
BITUM: Bituminous
BLK: Block
BLKG: Blocking
BLW: Below
BLDV: Boulevard
BTW: Between
BD: Board
BOT: Bottom
BLDG: Building
BUR: Built Up Roofing

B/O: By Others
BO: Bottom Of
BR: Bedroom

CAB: Cabinet
CALC: Calculation
CD: Cabinet Door
CG: Corner Guard
CIP: Cast-in-Place (Concrete)
CL: Centerline
CO: Clean Out
CONTR: Contract (or)
COORD: Coordinate
CRPT: Carpet
CIP: cast-in-place
CLK: Caulking
CAS: Casement
CB: Catch Basin
CLG: Ceiling
CT: Ceramic Tile
CIR: Circle
CLR: Clear
COL: Column
CONC: Concrete
CMU: Concrete Masonry Unit
CONST: CONSTruction
CONT: Continuous
CJT: Control Joint
CORR: Corrugated
CUFT: Cubic Foot
CUYD: Cubic Yard

DP: Dampproofing
DTL: Detail
DIA: Diameter
DIM: Dimension

DW: Dishwasher
DIV: Division
DR: Door
DH: Double Hung
DS: Downspout
DRWR: Drawer
DT: Drain Tile
DWG: Drawing
D: Nail Size

EW: Each Way
E: East
EL: Elevation
ELEV: Elevation
EQ: Equal
EQP: Equipment
EXCV: Excavate
EXH: Exhaust
EXIST: Existing
EXT: Exterior

FOC: Face of Concrete
FOF: Face of Finish
FOM: Face of Masonry
FOS: Face of Studs
FOW: Face of Wall
FBD: Fiberboard
FCB: Fiber Cement Board
FGL: Fiberglass
FIN: Finish
FFE: Finished Floor Elevation
FA: Fire Alarm
FE: Fire Extinguisher
FPL: Fireplace
FLSH: Flashing
FLR: Floor
FLUOR: Fluorescent
FT: Foot, Feet

FTG: Footing
FND: Foundation
FRM: Fram(ed), (ing)
FBO: Furnished by Others
FUR: Furred

GA: Gage, Gauge
GAL: Gallon
GL: Glass, Glazing
GI: Galvanized Iron
GLBK: Glass Block
GLB: Glue Laminated Beam
GT: Grout
GRD: Grade, Grading
GWB: Gypsum Wall Board

HWD: Hardware
HDR: Header
HTG: Heating
HVAC: Heating, Ventilation-Air Conditioning
HT: Height
HC: Hollow Core
HOR: Horizontal
HB: Hose Bib

IN: Inch
INCL: Include
ID: Inside Diameter
INS: Insulate
INT: Interior
INV: Invert

JNT: Joint
JST: Joist

KD: Kiln Dried
KIT: Kitchen

LB: Pound
LAM: Laminate(d)
LAV: Lavatory
LH: Left Hand
L: Length
LOA: Length Overall
LT: Light
LF: Lineal Feet
LL: Live Load
LVL: Laminated Veneer Lumber
LVR: Louver

MFR: Manufacturer
MO: Masonry Opening
MAX: Maximum
MAS: Masonry
MECH: Mechanic(al)
MC: Medicine Cabinet
MED: Medium
MDF: Medium Density Fiberboard
MDO: Medium Density Overlay
MBR: Member
MMB: Membrane
MTL: Metal
MWK: Millwork
MIN: Minimum
MIR: Mirror
MISC: Miscellaneous
MOD: Module
MLD: Moulding
MLB: Micro Laminate Beam

NOM: Nominal
N: North
NIC: Not In Contract
NTS: Not To Scale

NO, #: Number

O: Non-Operable Window Section
OBS: Obscure
OC: On Center
OP: Opaque
OPG: Opening
OSB: Orientated Strand Board
OD: Outside Diameter

PMT: Paint(ed)
PBD: Particle Board
PRT: partition
PVMT: Pavement
PERF: Perforate(d)
PLAS: Plaster
PLAM: Plastic Laminate
PLT: Plate
PLYWD: Plywood
PCC: Precast Concrete
PCF: Pounds Per Cubic Foot
PLF: Pounds Per Linear Foot
PSF: Pounds Per Square Foot
PSI: Pounds Per Square Inch
PBF: Prefabricated
PRF: Preformed
PT: Pressure Treated
PL: Property Line
PH: Toilet Paper Hanger

QTY: Quantity
QT: Quarry Tile

RAD: Radius
REF: Reference
RFL: Reflect(ed),(ive),(or)

REFR: Ref
REG: Register
RE: Reinforced
REQ'D: Required
RA: Return Air
REV: Revision
R: Riser
RD: Rod
R&S: Rod and Shelf
RFG: Roofing
RM: Room
RO: Rough Opening

SCH: Schedule
SCN: Screen
SECT: Section
SGD: Sliding Glass Door
SMTH: Sheathing
SHT: Sheet
SH: Shelf, Shelving
SIM: Similar
SKL: Skylight
S: South
SLB: Slab
SLD: Slider(ing)
SPEC: Specification
SQ: Square
STD: Standard
STV: Stove
STL: Steel
STR: Structural
SA: Supply Air
SC: Solid Core
SW: Shear Wall
SS: Stainless Steel
SYS: System

TEL: Telephone

TEMP: Tempered
TK: Tight Knot
T&G: Tongue and Groove
T/O: Top of
TOC: Top of Concrete
TOW: Top of Wall
TB: Towel Bar
T: Tread
TS: Tubular Steel
TYP: Typical

UL: Underwriters Laboratory
UNF: Unfinished
UNO: Unless Noted Otherwise

VB: Vapor Barrier
VAR: Varnish
VIF: Verify In Field
VRN: Veneer
VERT: Vertical
VG: Vertical Grain
VIN: Vinyl Sheet

WL: Wall
WC: Water Closet
WH: Water Heater
WP: Water Proofing
WR: Weather Resistant
WRB: Weather Resistive Barrier
WWF: Welded Wire Fabric
WWM: Welded Wire Mesh
W: West
WIN: Window
W/O: Without
W/: With
WD: Wood

X: Operable Window Section

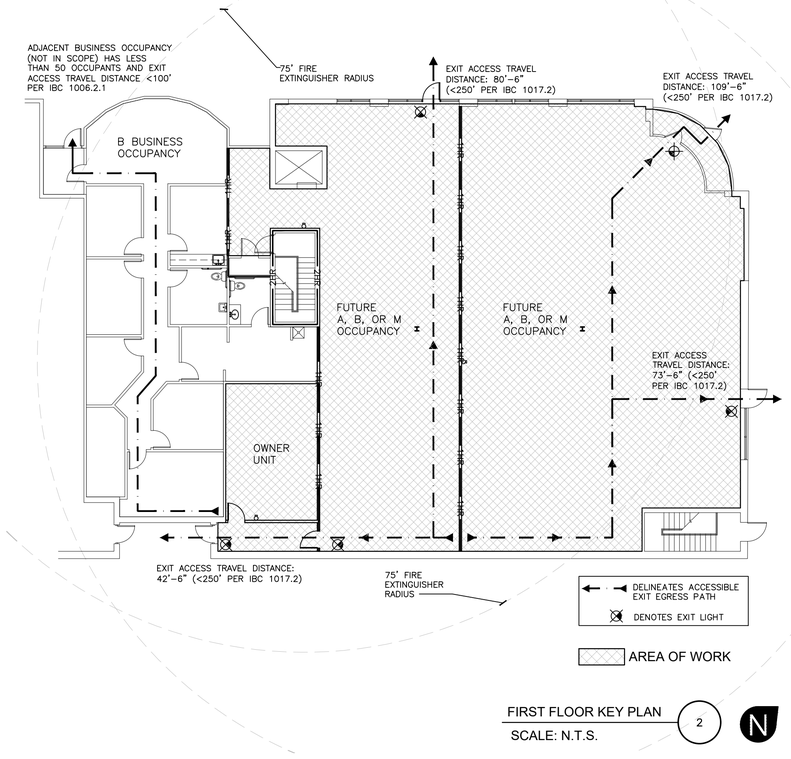
PROJECT CONTACT INFO

OWNER:
SISIAN LLC
4221 COURTNEY RD.
FRANKSVILLE, WI 53126
ATTN: CHRIS PANAGAKIS
SBM COMMERCIAL PROPERTY LEASING
P: 262-835-6062

ARCHITECT:
THRIVE ARCHITECTS
259 SOUTH STREET, SUITE A
WAUKESHA, WI 53186
P: 833-380-6180
PROJECT MANAGER: ASHLEY POLLEX

WISCONSIN
JEREMY D. BARTLETT
10295-005
Muskego
WI
ARCHITECT
05.07.2026

ATTN: JEREMY BARTLETT,
ARCHITECT OF RECORD



FIRST FLOOR KEY PLAN
SCALE: N.T.S.

2

N

THRIVE ARCHITECTS
+ INTERIOR DESIGN STUDIO

Architect
259 South Street, Suite A
Waukesha, WI 53186
p: 833-380-6180

Project Info. — 26042

21675 E MORELAND BLVD WHITEBOX

INTERIOR ALTERATION

21675 E Moreland Blvd,
Waukesha, WI 53186

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Sheet Title

TITLE AND CODE SHEET

Drawn by	Checked by
JRR	AMP

Revisions

No.	Date	Description
	05.06.2026	Permit Set

2026-05-06 PERMIT SET

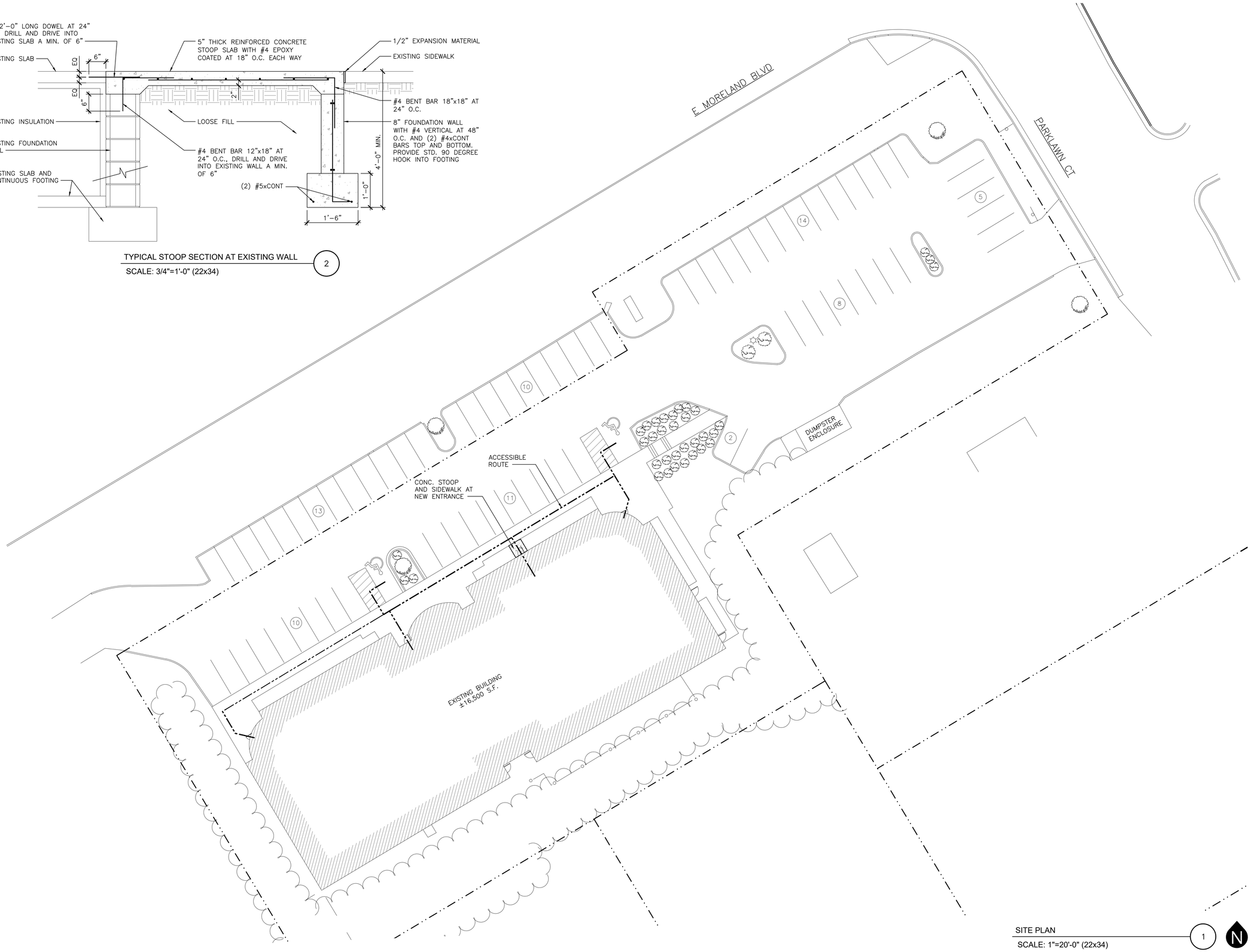
Sheet No.

T1.0

TYPICAL STOOP SECTION AT EXISTING WALL

SCALE: 3/4"=1'-0" (22x34)

2



SITE PLAN

SCALE: 1"=20'-0" (22x34)

1

N

THRIVE ARCHITECTS
+ INTERIOR DESIGN STUDIO
Architect
259 South Street, Suite A
Waukesha, WI 53186
p: 833-380-6180

Project Info. — 26042

21675 E MORELAND BLVD WHITEBOX

INTERIOR ALTERATION

21675 E Moreland Blvd,
Waukesha, WI 53186

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Sheet Title

SITE PLAN

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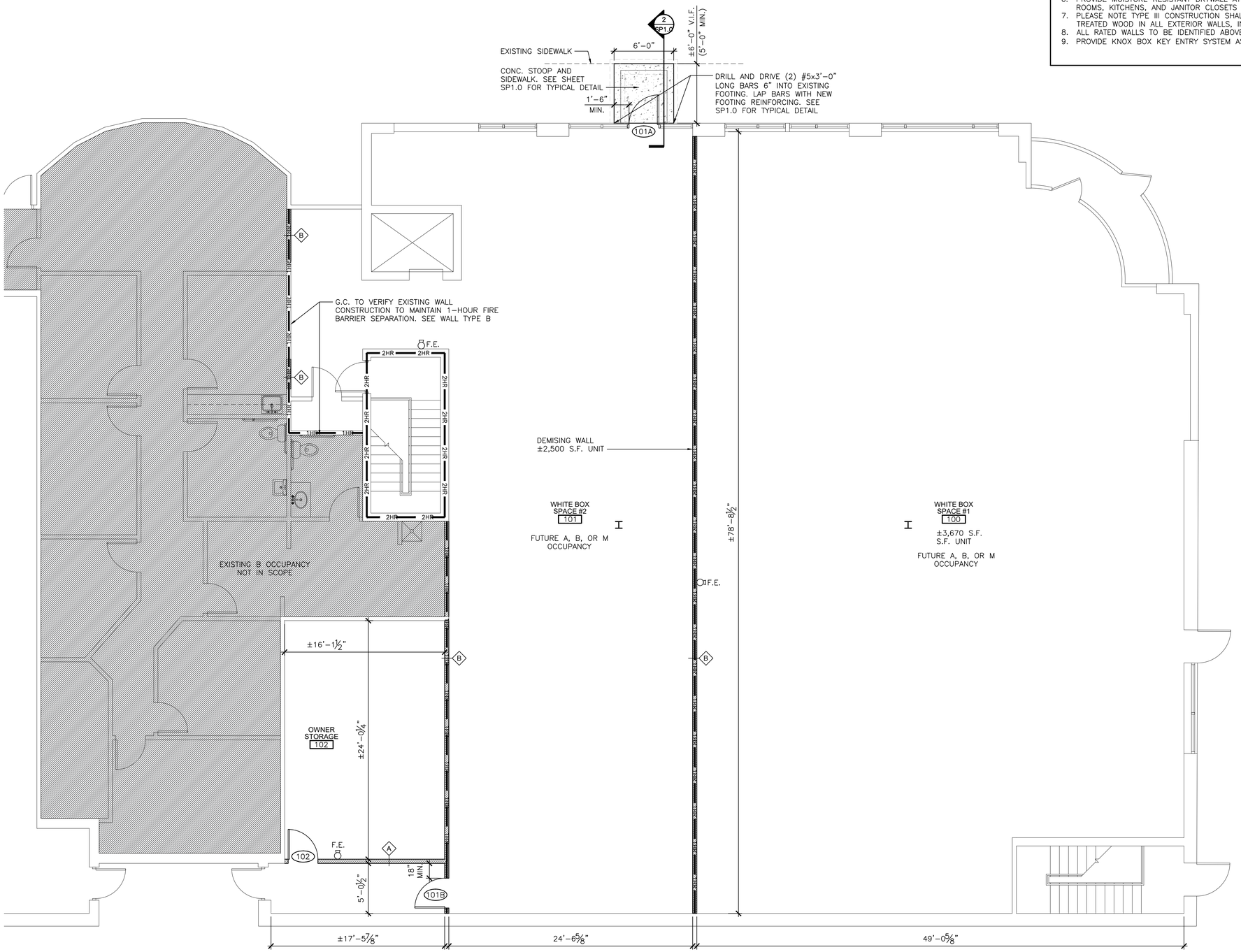
2026-05-06 PERMIT SET

Sheet No.

SP1.0

GENERAL NOTES

1. SEE SHEET A6.0 FOR WALL TYPES. ALL WALLS ARE TYPE A UNLESS OTHERWISE NOTED.
2. "FE" IDENTIFIES THE LOCATION OF FIRE EXTINGUISHERS CABINETS; SEE DETAIL 1 SHEET A6.0
3. G.C. TO COORDINATE WITH OWNER ALL ELECTRICAL OUTLET NEEDS/LOCATIONS.
4. G.C. TO COORDINATE WITH OWNER ALL FINISHES.
5. PLEASE NOTE TYPE IA, IB, IIA AND IIB CONSTRUCTION CLASSIFICATION TYPES REQUIRE FIRE TREATED BLOCKING.
6. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET AREAS, INCLUDING BUT NOT LIMITED TO TOILET ROOMS, KITCHENS, AND JANITOR CLOSETS
7. PLEASE NOTE TYPE III CONSTRUCTION SHALL HAVE NON-COMBUSTIBLE MATERIALS OR FIRE-RETARDANT TREATED WOOD IN ALL EXTERIOR WALLS, INCLUDING BLOCKING AND SHEATHING.
8. ALL RATED WALLS TO BE IDENTIFIED ABOVE THE CEILING LINE WITH THEIR RATING.
9. PROVIDE KNOX BOX KEY ENTRY SYSTEM AS REQUIRED BY LOCAL CODES / AHJ.



FLOOR PLAN
SCALE: 3/16"=1'-0" (22x34); 3/32"=1'-0" (11x17)

1

N

THRIVE ARCHITECTS
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Architect
259 South Street, Suite A
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INTERIOR ALTERATION

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Sheet Title

FLOOR PLAN

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2026-05-06 PERMIT SET

Sheet No.

A1.0

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGAL DESCRIPTION:

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

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

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

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

BKFT1130-018-001

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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

NOTES CORRESPONDING TO RECORDED DEEDS, EASEMENTS AND RESTRICTIONS:

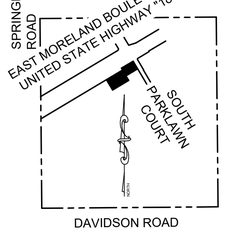
Modification of Building Restrictions, recorded on January 25, 1960 as Document No. 516808. DOES NOT AFFECT THE SURVEYED PROPERTY.
Warranty Deed, recorded on August 13, 1963 as Document No. 593534. NOT SURVEY RELATED.
Warranty Deed, recorded on July 27, 1964 as Document No. 616183. NOT SURVEY RELATED.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

TABLE A

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

VICINITY MAP

SCALE 1":1000'



LEGEND OF SYMBOLS & ABBREVIATIONS

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

CERTIFICATION

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

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

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

Date of Plat or Map: MAY 18, 2021

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

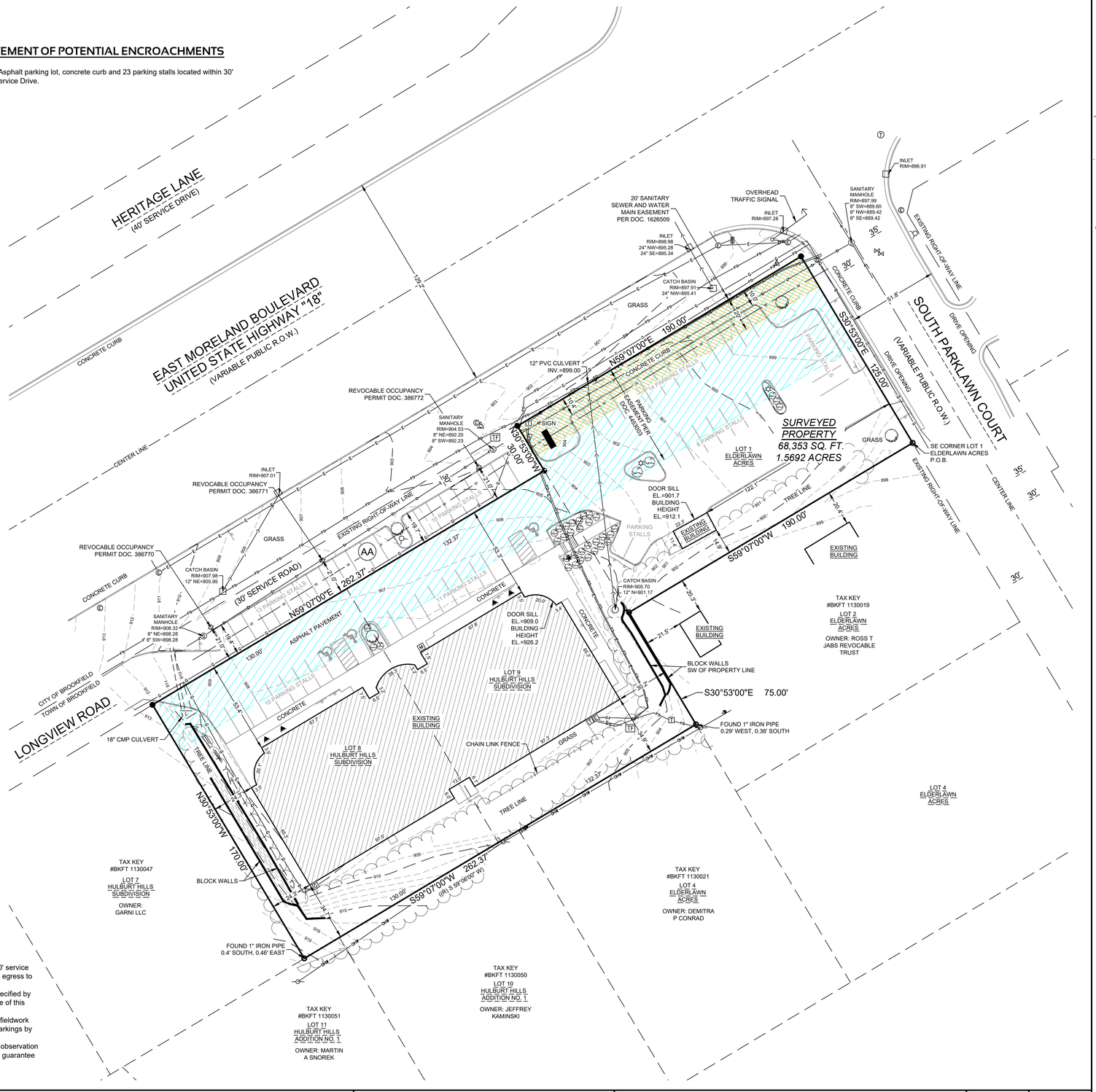
WISCONSIN JOHN P. KONOPACKI S-2461 PEWAUKEE, WI LAND SURVEYOR

GENERAL NOTES

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

STATEMENT OF POTENTIAL ENCROACHMENTS

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



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

21675 EAST MORELAND BOULEVARD

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

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

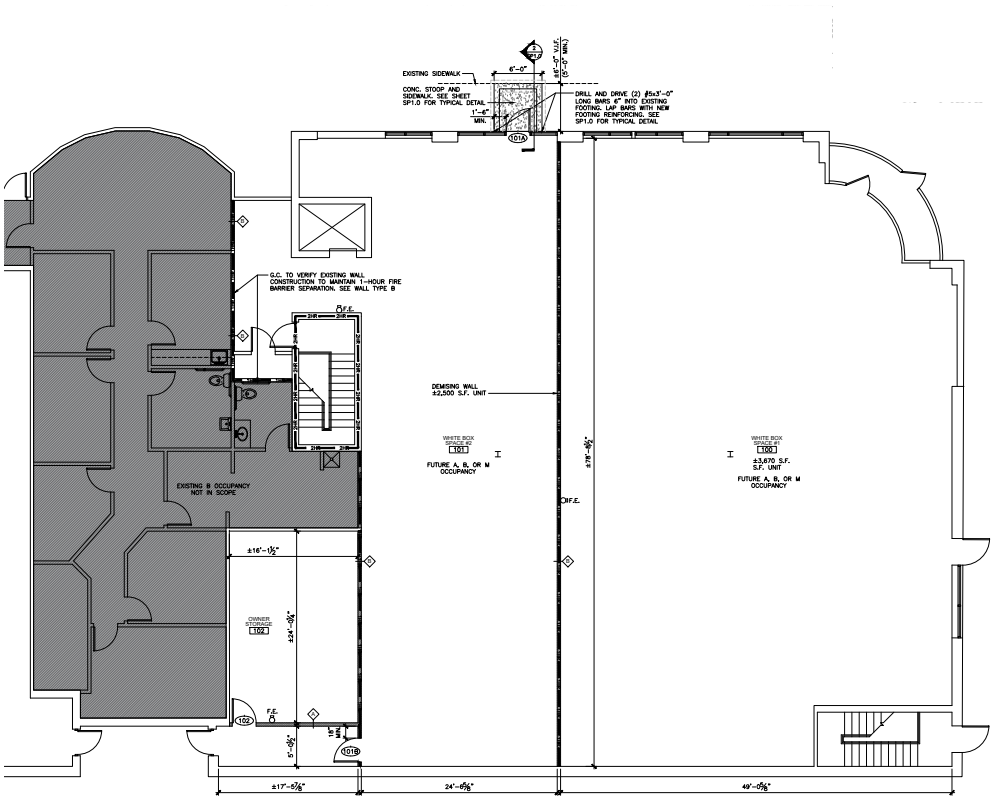
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DATE 05/18/2021
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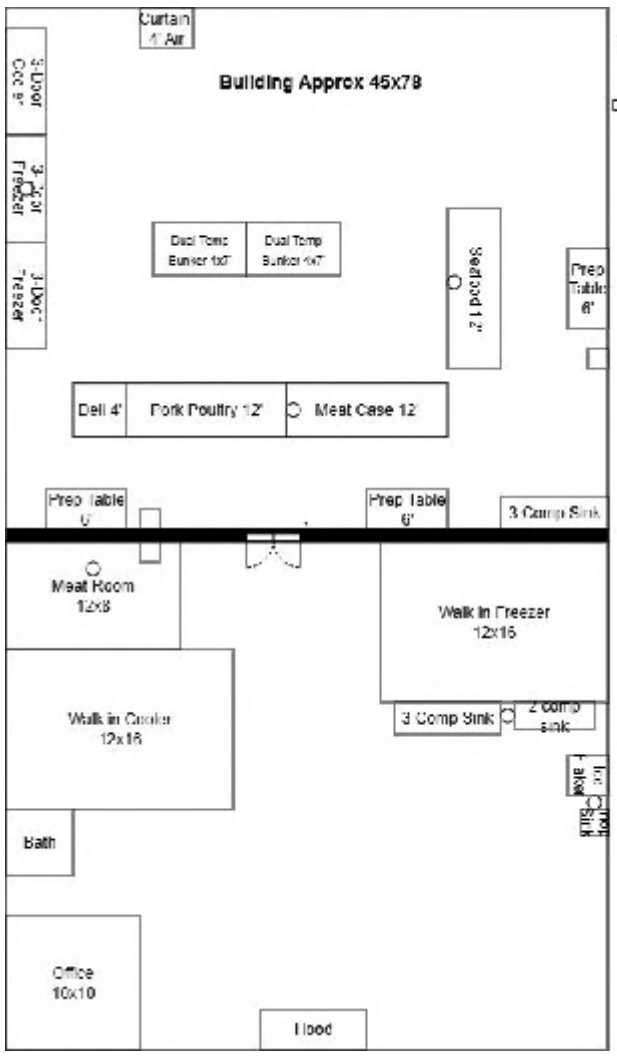
SHEET 1 OF 1

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SURVEY

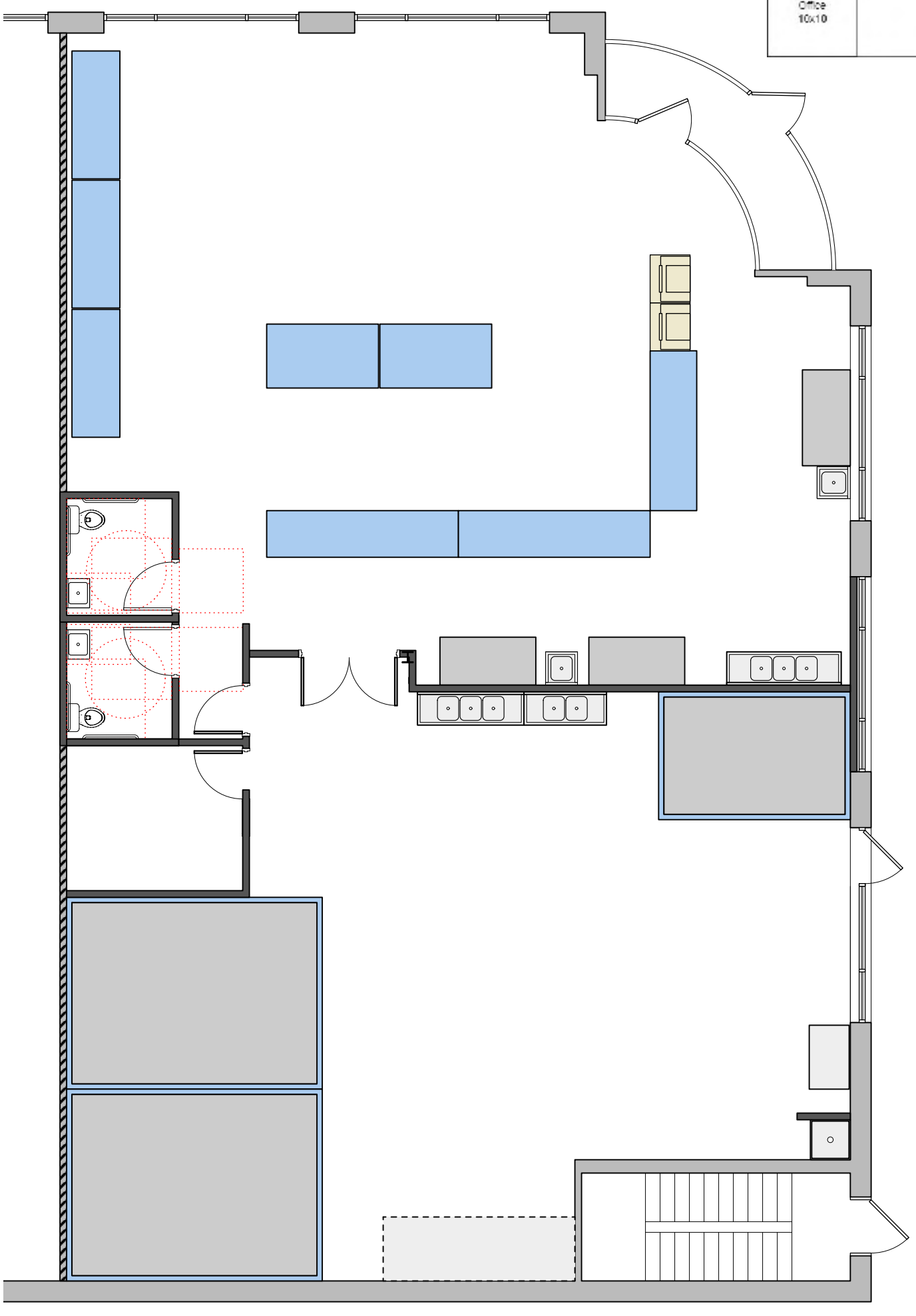
www.pinnacle-engr.com





Black circles denote floor drain

Black squares denote hand wash sink



Land and Sea

Preliminary layout 6.1.26

1 Plan

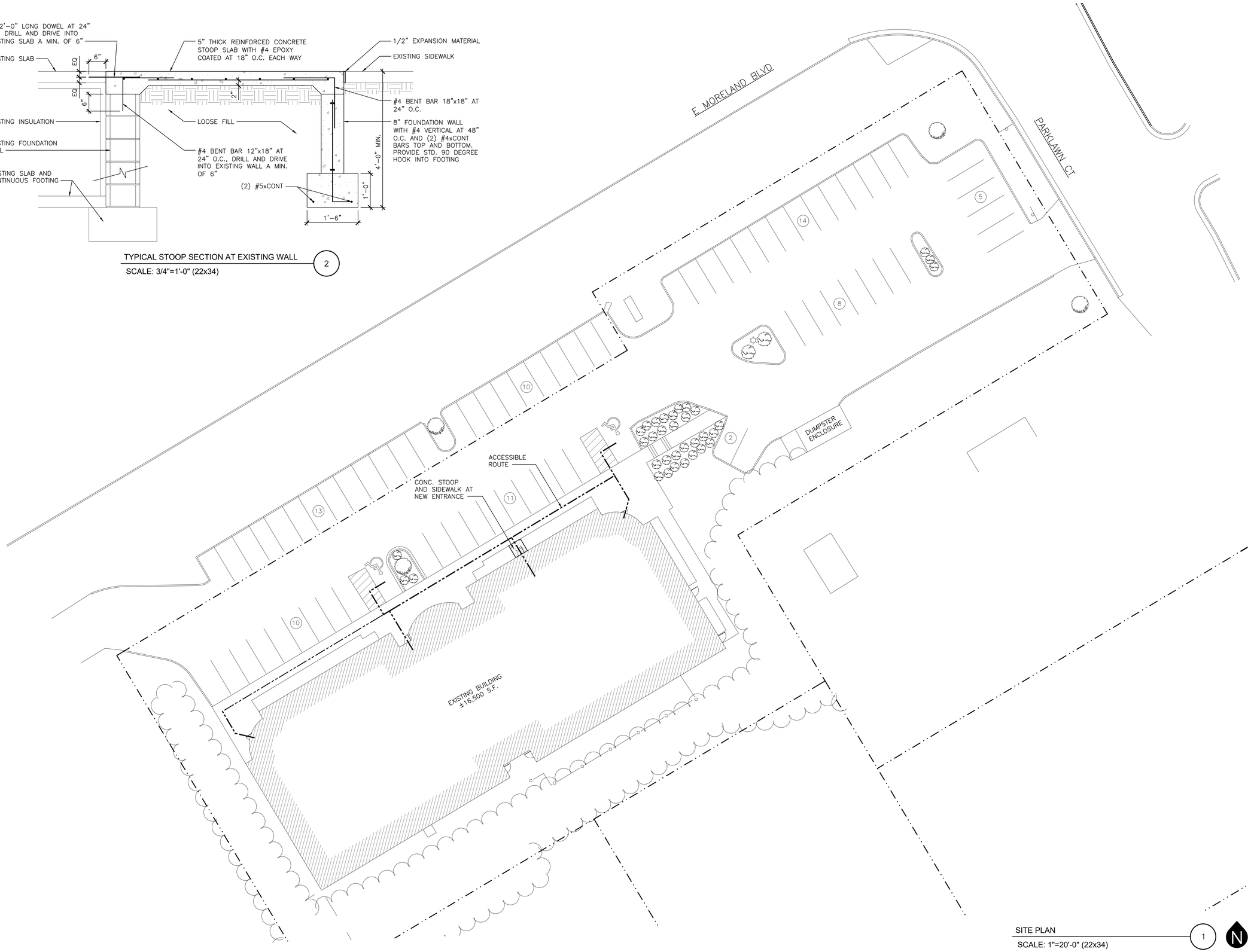
Scale: 1/8" = 1'-0"

North

TYPICAL STOOP SECTION AT EXISTING WALL

SCALE: 3/4"=1'-0" (22x34)

2



SITE PLAN

SCALE: 1"=20'-0" (22x34)

1

N

THRIVE ARCHITECTS
+ INTERIOR DESIGN STUDIO
Architect
259 South Street, Suite A
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p: 833-380-6180

Project Info. — 26042

21675 E MORELAND BLVD WHITEBOX

INTERIOR ALTERATION

21675 E Moreland Blvd,
Waukesha, WI 53186

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Sheet Title

SITE PLAN

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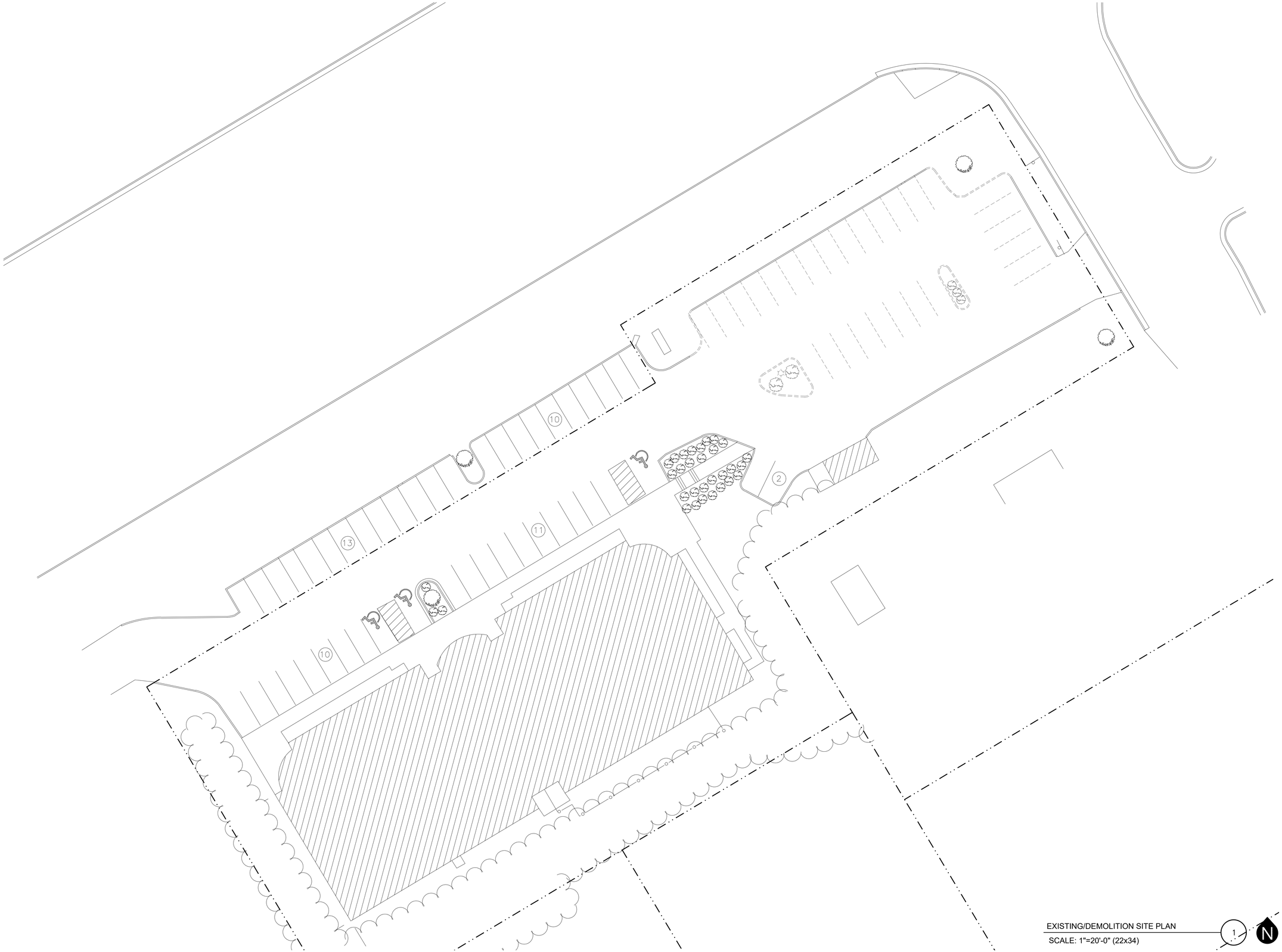
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No.	Date	Description
	05.06.2026	Permit Set

2026-05-06 PERMIT SET

Sheet No.

SP1.0



EXISTING/DEMOLITION SITE PLAN
SCALE: 1"=20'-0" (22x34)

1

N

THRIVE ARCHITECTS
+ INTERIOR DESIGN STUDIO
Architect
259 South Street, Suite A
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p: 833-380-6180

Project Info. — 26070

21675 E MORELAND

Parking Study

21675 E Moreland Blvd
Waukesha, WI 53186

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Sheet Title

SITE PLAN

Drawn by	Checked by
JRR	AMP

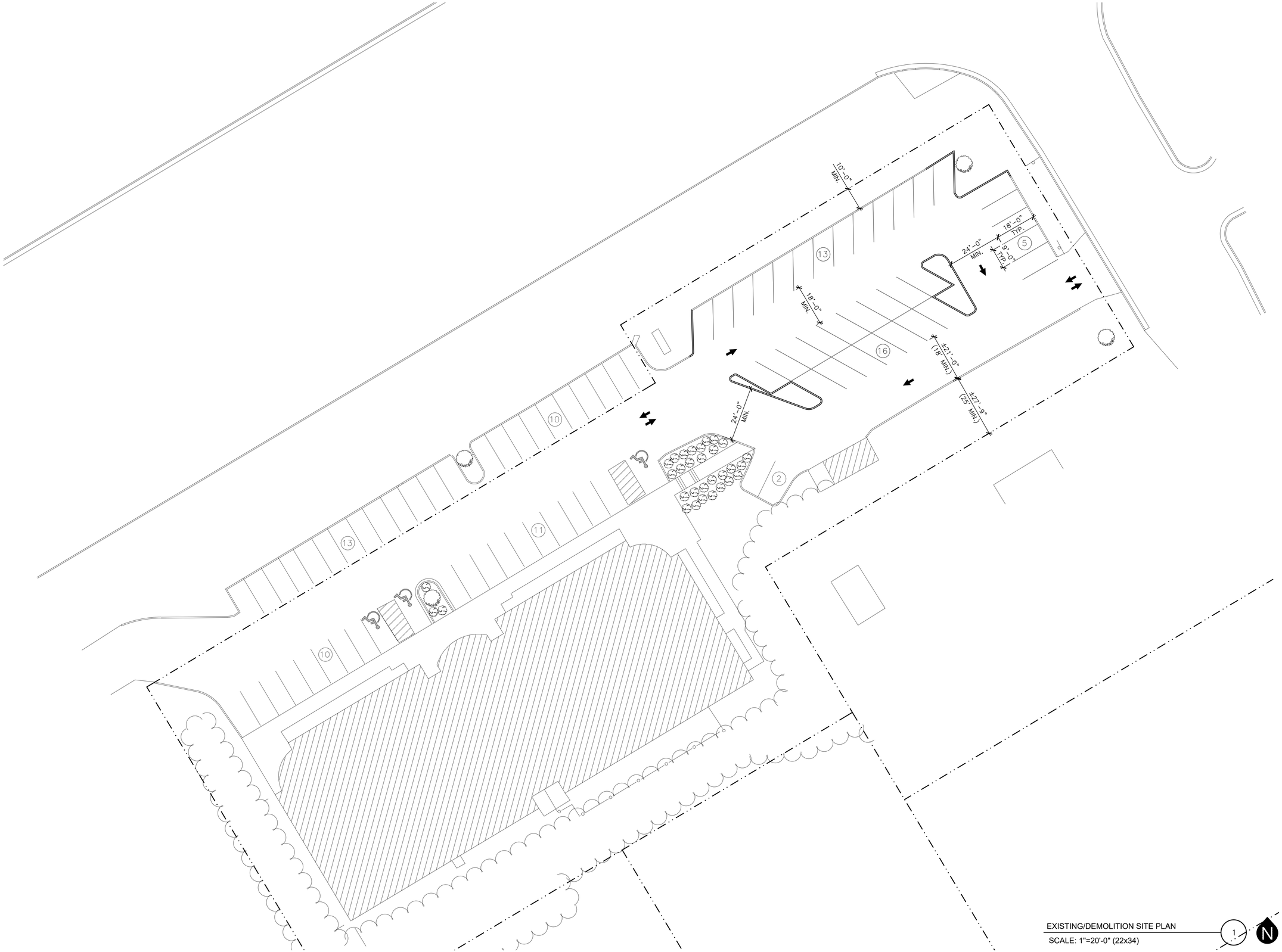
Revisions

No.	Date	Description
	04.09.2026	Preliminary

NOT FOR CONSTRUCTION

Sheet No.

SP1.0



EXISTING/DEMOLITION SITE PLAN

SCALE: 1"=20'-0" (22x34)

THRIVE ARCHITECTS
+ INTERIOR DESIGN STUDIO

Architect

259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

Project Info. — 26070

21675 E MORELAND

Parking Study

21675 E Moreland Blvd
Waukesha, WI 53186

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Sheet Title

SITE PLAN

Drawn by	Checked by
JRR	AMP

Revisions

No.	Date	Description
	04.09.2026	Preliminary

NOT FOR CONSTRUCTION

Sheet No.

SP1.0

TOWN OF BROOKFIELD STAFF REPORT

TO:	Town of Brookfield Town Board and Plan Commission
FROM:	Rebekah Leto, AICP, Town Planner
MEETING DATE:	June 16, 2026 (Town Board) June 23, 2026 (Plan Commission)
RE:	Discussion on the direction of possible amendments to the Conditional Use Standards for Vehicle Sales Uses

In March 2026, the Town Board considered whether the existing one-mile separation requirement for automobile sales and related uses should be modified. The discussion arose from an existing business seeking to relocate within the Town, where the current ordinance would prohibit the proposed location due to the one-mile separation requirement. Draft ordinance amendments were initially discussed that would allow the business to proceed; however, the Town Board indicated that it may be appropriate to evaluate the broader ordinance and consider whether such uses should be permitted in additional locations throughout the Town, subject to appropriate standards and safeguards.

Vehicle sales, service, and repair uses currently require approval of a Conditional Use Permit (CUP). The only specific conditional use standard applicable to these uses is a separation requirement that prohibits more than two automotive facilities, two marine facilities, or two aircraft facilities within a one-mile radius. Members of the business community have periodically requested that the Town revisit this standard, arguing that it limits redevelopment opportunities and restricts otherwise suitable commercial properties.

Historically, the Town has maintained the separation requirement as a means of preserving the character of the Town's commercial corridors, particularly along West Bluemound Road, and to avoid an overconcentration of automobile-oriented uses. However, given changing market conditions, the number of commercial properties available for redevelopment, and the types of business inquiries being received by staff, it may be appropriate to modernize the ordinance by regulating the physical impacts of these uses through design and operational standards rather than through a separation requirement that effectively limits where such uses may locate.

The current conditional use standard is as follows:

"Automotive, marine, and aircraft sales, service, repair, and storage facilities in the B-2 Business District, provided that there shall be not more than two automotive facilities or two marine facilities or two aircraft facilities in a one-mile radius."

In 2017, the Wisconsin Legislature adopted 2017 Wisconsin Act 67, which significantly changed the administration of conditional use permits. Under Act 67, a conditional use permit must be approved if the applicant demonstrates compliance with the standards established in the zoning ordinance and any conditions imposed by the municipality. As a result, conditional use permit standards should be

objective, measurable, and related to identifiable land use impacts. General concerns regarding market competition, business saturation, or subjective determinations regarding the desirability of a particular use are increasingly difficult to rely upon as a basis for denial.

The enclosed draft ordinance removes the one-mile separation requirement and replaces it with a series of site design, operational, landscaping, lighting, buffering, pedestrian circulation, and vehicle display standards. The intent of these standards is to ensure that future vehicle sales uses are compatible with surrounding development, maintain the visual character of the Town's commercial corridors, minimize impacts on adjacent residential properties, and provide clear and measurable review criteria consistent with the requirements of Act 67.

The proposed standards focus on:

- Corridor compatibility and consistency with the Comprehensive Plan and adopted corridor planning objectives;
- Access and frontage requirements to ensure such uses are located on appropriate roadway classifications;
- Screening and regulation of outdoor storage areas;
- Location and design of service and repair operations;
- Enhanced lighting standards to reduce glare and impacts on neighboring properties;
- Frontage landscaping, parking lot landscaping, foundation landscaping, and residential buffering requirements;
- Regulation of vehicle display areas and parking layouts; and
- Pedestrian access between customer parking areas and principal buildings.

Collectively, these standards shift the Town's regulatory approach from one based primarily on separation distances to one based on site design, operational performance, and compatibility with surrounding land uses. Staff believes this approach provides greater flexibility for property owners while preserving the appearance and character of the Town's commercial corridors and establishing objective review criteria that are more consistent with current state law. The Conditional Use requirement will remain in place and will continue to allow a case-by-case review guided by objective standards.

Process: Retain a Conditional Use requirement for automobile sales with a repair/service component (dealerships). The following are draft conditions that create a design guideline around the use. This only focuses on vehicle sales as a principal use with ancillary repair/service components and not standalone service, repair or storage facilities, which will be reviewed at a later date. Therefore, the one-mile standard will remain on standalone service, repair or storage facilities.

Conditional use Type: **Vehicle Sales**.

a. Use description. A business engaged in the display, sale, lease, rental, exchange, or brokerage of new or used motor vehicles, including automobiles, motorcycles, mopeds, snowmobiles, all-terrain vehicles, utility terrain vehicles, recreational vehicles, trailers, and similar vehicles. The use may include outdoor vehicle display areas and accessory vehicle servicing, repair, detailing, inspection, and preparation activities conducted in conjunction with and subordinate to the principal vehicle sales operation.
b. Permitted Zoning District(s): B-2 Limited General Business District.
c. No Vehicle Sales use shall be located on a property adjacent to a residentially zoned district.
d. Minimum Lot size shall be 5 acres.
e. Frontage and access are required from a principal arterial, minor arterial or major collector roadway. The minimum frontage along the road where access is obtained shall be 300 ft.
f. Outdoor storage areas shall be shown on a designated site plan and shall be screened by an opaque fence or wall not less than six (6) feet in height. This includes, but is not limited to, vehicles awaiting repair, damaged vehicles, and parts storage.

    Alternative: Outdoor storage is prohibited, except for a designated area for vehicles awaiting repair as shown on an approved site plan.

g. Mechanical equipment, refuse collection areas, and utility equipment visible from a public street shall be screened through a combination of landscaping, walls, fencing, or architectural treatments compatible with the principal building.
h. Service and repair standards
    i. Service and repair operations shall be located to the side or rear of the principal building.
    ii. All vehicle repair and maintenance activities shall occur within an enclosed building.
i. Lighting. All requirements of Section 17.02(6)9a)(15) shall be complied with, in addition to the following:
    i. A photometric plan is required that includes fixture locations, fixture type, pole heights, initial footcandles (fc) and property line readings.
    ii. Exterior lighting fixtures shall not exceed 3000 Kelvin correlated color temperature (CCT), unless otherwise approved by the Plan Commission

based upon a photometric analysis demonstrating no adverse impact on adjacent properties.

iii. Pole height shall not exceed 25 ft., or 18 ft. if within 100 feet of a residential district.

iv. Lighting not required for security, surveillance, pedestrian safety, vehicular circulation or building entrances shall be reduced by at least 50% between 11:00 p.m. and 6:00 a.m.

j. Landscaping design requirements.

i. A landscaping buffer shall be located between the right of way and display vehicles for a minimum of 20 ft. The landscaping buffer shall include:

1. One deciduous canopy tree for each forty (40) linear feet of street frontage or fraction thereof.
2. Shrub groupings, ornamental grasses, perennial plantings, berms or a combination thereof are sufficient to soften views of vehicle display areas.
3. Existing mature vegetation may be credited toward compliance where preserved.
4. The plan commission may consider, but are not obligated, to reduce one street-yard buffer if the lot contains double frontage.

ii. Foundation landscaping shall be installed along the street-facing facades of the principal building. Foundation planting areas shall be a minimum of five (5) feet in width and shall contain a combination of shrubs, ornamental grasses, perennials, or other approved plant materials. Foundation landscaping shall be designed to soften the appearance of building walls and screen utility equipment where practicable.

iii. Vehicle display area landscaping. Landscape islands shall be distributed throughout vehicle display and parking areas to interrupt large expanses of pavement and vehicle display.

1. A minimum of ten percent (10%) of all vehicle display, parking and circulation areas shall be landscaped.
2. Landscape islands shall be provided at the ends of parking rows and display rows.
3. No uninterrupted row of vehicle display spaces shall exceed twenty spaces without a landscape island.
4. One (1) canopy tree shall be provided for every 10 vehicle display spaces.

iv. Preservation of Existing Vegetation. Existing mature trees and natural vegetation shall be retained where feasible and may be credited toward required landscaping quantities, subject to approval by the Plan Commission.

k. Parking and Vehicle Display area requirements.

i. Vehicles shall only be displayed in designated areas approved by the Plan Commission. Displaying of vehicles is prohibited in the required

landscaped area and vision corner triangles but may be located within the front setback area.

ii. Maximum display frontage. Vehicle display areas shall occupy no more than 70% of the site's frontage along a roadway.

iii. Parking spaces shall be provided as follows:
    1. Customer and employee parking: 1 space per 600 sq. ft. of showroom/office space, plus 1 space per 2 service bays.
    2. Service staging: 3 spaces per service bay.
    3. The Plan Commission may reduce or increase the required parking upon receipt of a parking demand study.

iv. Parking of any vehicle, whether displayed or for customer or employee parking, shall be a minimum of 10 feet from all property lines.

v. Vehicle display height. Vehicles displayed for sale, lease, or promotional purposes shall not be elevated more than six (6) feet above the adjacent finished grade. The use of towers, pedestals, platforms, ramps, stacked display structures, or similar devices for the purpose of elevating vehicles above this height is prohibited.

l. Pedestrian design. A designated walkway from the customer parking area to the showroom is required. The pedestrian walkway shall be physically distinguished from adjacent vehicle circulation areas through striping, decorative pavement, raised walkways, or similar treatment.

m. The operator shall obtain a motor vehicle dealer license from the Wisconsin Department of Transportation and maintain such license for the life of the use or until the state no longer requires such license. A copy of said license shall be submitted to the Town for its records, prior to Occupancy.

Rev. 6/15/2026 RL