



Office of the Town Clerk

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

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

MEETING AGENDA

Tuesday, June 16, 2026 7 P.M.	Town Board Utility District No. 1 Sanitary District No. 4	Eric Gnant Room TOB Municipal Building 645 N. Janacek Rd., Brookfield, WI
----------------------------------	---	---

1. Call to Order & Roll Call.
2. Meeting Notices.
3. Approval of Agenda.
4. Approval of Minutes:
 - a. June 2, 2026 meeting of the TB, UD1, SD4.
5. Citizen Comments: Three-minute limit.
6. Committee/Commission Reports/Recommendations:
 - a. Plan Commission
 1. Discussion and possible action on a Conditional Use Permit to consider a second accessory building located at 21395 Greendale Drive. Willhard Niess (owner).
 2. Discussion and possible action on an update of the extended Conceptual approval Johnson Financial Group, represented by The Redmond Company (applicant) on property owned by Bluemound Enterprises Limited Partnership located at 17740 W. Bluemound Road.
 3. Discussion and possible action regarding Chapter 17 Zoning Code Amendments related to the Regulation of Automobile Sale Uses.
7. Old Business: None.
8. New Business:
 - a. Discussion and possible action regarding the 2026-2027 Alcohol Beverage License Applications.
 - b. Discussion and possible action regarding the introduction of Resolution 2026-05 to Vacate and Discontinue a Portion of North Lord Street.
 - c. Discussion and possible action regarding Weyer Road Drainage Improvement Project Payment Application No. 3.
 - d. Convene into **CLOSED SESSION** pursuant to Wis. Stat. § 19.85(1)(c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the government body has jurisdiction or exercises responsibility: Town Administrator Compensation
 - e. Reconvene into **OPEN SESSION**, according to Wis. Stat. § 19.85(1)(c), for any necessary action resulting from the Closed Session.
9. Departments Reports/Recommendations:
 - a. Development Services
 1. Property Maintenance Code Violations Report.

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.

b. Fire Department

1. Discussion and possible action regarding the 2025 Town of Brookfield Fire Department Annual Report.

c. Parks & Rec

1. Discussion and possible action regarding Parkitecture Landscape Plan for Town parks and Town Hall campus.

d. Sanitary District No. 4

1. Discussion and possible action regarding Municipal Well & Pump Project Proposal for Well 1 Pump Replacement.

10. Approval of Vouchers and Checks.

11. Communication and Announcements.

12. Adjourn.

Posted June 10, 2026

Emily Howells, Town Clerk



Office of the Town Clerk

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

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

MEETING MINUTES

Tuesday, June 6, 2026 7 P.M.	Town Board Utility District No. 1 Sanitary District No. 4	Eric Gnant Room TOB Municipal Building 645 N. Janacek Rd., Brookfield, WI
---------------------------------	---	---

1. Call to Order & Roll Call.

Interim-Chairman Stanelle called the meeting to order at 7:00 p.m.

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

A quorum was met (4-0).

Staff Present: Administrator Tom Hagie, Fire Chief John Schilling, and Clerk Emily Howells.

2. Meeting Notices.

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

3. Approval of Agenda.

Motion by Charlier to approve the agenda; seconded by Kohlmann.

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

4. Approval of Minutes:

a. May 19, 2026 meeting of the TB, UD1, SD4.

Motion by Kohlmann to approve the minutes of May 19, 2026; seconded by Charlier.

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

5. Citizen Comments: Three-minute limit.

a. Bill Genteman voiced his dissatisfaction with the Weyer Road Drainage Project relating to his property.

6. Committee/Commission Reports/Recommendations: None.

7. Old Business: None.

8. New Business:

a. Discussion and possible action regarding the 2026-2027 Alcohol Beverage License Applications.

Motion by Charlier to approve the 2026-2027 Alcohol Beverage License Applications with stipulations: no indoor smoking and no gambling devices; seconded by Kohlmann.

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

b. Discussion and possible action regarding setting a Special Meeting date to approve Anthony Vince Nail Spa's Alcohol Beverage License Application.

Motion by Charlier to set a virtual Special Meeting date on Monday, June 29 at 7 P.M. to approve Anthony Vince Nail Spa's Alcohol Beverage License Application.; seconded by Kohlmann.

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

- c. Discussion and possible action regarding the 2026-2027 Secondhand Article Dealer License Applications.
Motion by Kohlmann to approve the 2026-2027 Secondhand Article Dealer License Applications; seconded by Charlier.
Motion prevailed by a voice vote (4-0).
 - d. Discussion and possible action regarding the 2026-2027 Wisconsin Towns Association Dues Invoice.
Motion by Kohlmann to approve the 2026-2027 Wisconsin Towns Association Dues Invoice in the amount of \$3,160.50; seconded by Paris.
Motion prevailed by a voice vote (4-0).
 - e. Discussion and possible action regarding an appointment to the Joint Review Board.
Motion by Stanelle to appoint Kevin Riordan to the Joint Review Board; seconded by Charlier.
Motion prevailed by a voice vote (4-0).
 - f. Discussion and possible action regarding Amendment No. 1 to Task Order No. 25-01 Davidson Road Reconstruction.
Motion by Paris to approve Amendment No. 1 to Task Order No. 25-01 Davidson Road Reconstruction not to exceed \$270,000; seconded by Charlier.
Motion prevailed by a voice vote (4-0).
9. Departments Reports/Recommendations: None.
10. Approval of Vouchers and Checks.
Motion by Charlier to approve vouchers and checks in the amount of \$342,998.34; seconded by Kohlmann.
Motion prevailed by a voice vote (4-0).
11. Communication and Announcements.
- a. Kohlmann inquired regarding property maintenance code violations. Hagie responded an update can be provided at the June 16th meeting.
 - b. Kohlmann announced that the Sandtrap has their grand opening Saturday, June 13th.
 - c. Howells announced Kate, our previous intern, started Full-Time as our Accounting Clerk, and our new intern, Emily, started her internship.
12. Adjourn.
Motion by Charlier to adjourn at 7:58 p.m.; seconded by Kohlmann.
Motion prevailed by a voice vote (4-0).

Respectfully submitted by,
Emily Howells, Town Clerk

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



TOWN PLAN COMMISSION RECOMMENDATIONS

PC Meeting date: May 26, 2026

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

Motion by Mr. Watson to recommend Conditional Use approval for a second accessory building, subject to the 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.*

Staff Recommendation for a modified condition of approval:

- 2) A final landscape plan shall be submitted for review and approval by the Town prior to issuance of a building permit. The landscape plan shall provide year-round screening along the western shared property line for approximately 150 feet to shield the proposed building from view. Existing landscaping should be considered within the plan.
- 3) The proposed landscaping shall consist primarily of evergreen plantings suitable for southeastern Wisconsin and shall incorporate a mix of narrow or medium-width evergreen trees and evergreen shrubs capable of providing effective long-term screening within the limited 15-foot-wide side yard area. Recommended species include, but are not limited to, Techny Arborvitae, North Pole Arborvitae, Taylor Juniper, Mugo Pine, and other comparable deer-resistant evergreen species. Plant materials shall generally be installed in a staggered or layered arrangement to provide visual buffering at both upper and lower levels. Evergreen trees shall be installed at a minimum planting height of six (6) feet at the time of installation, and shrubs shall be of sufficient size and quantity to establish an effective continuous screen over time. The final landscape plan shall include plant species, sizes, spacing, and setback distances from the property line and proposed building and shall be designed to ensure long-term viability, maintenance access, and avoidance of overcrowding at maturity. The landscaping shall be maintained and replanting shall occur in the event the landscaping does not survive.
- 4) A Conditional Use Permit shall be signed and notarized by the property owner and returned to the Town for recordation, prior to the issuance of any permits. The Conditional use shall include standard town language and conditions related to the Landscaping Plan as identified above.



TOWN OF BROOKFIELD PLAN COMMISSION REPORT

TO: Town of Brookfield Plan Commission
 FROM: Rebekah Leto, AICP, Town Planner
 MEETING DATE: May 26, 2026
 RE: Conditional Use Request

Property Owner: Willhard and Irmgard Niess
Address: 21395 Greendale Dr.
Zoning: Rs-4 Single Family Residential District
Request: Conditional Use Request per Section 17.02(14)(g).1.b of the Zoning Code to construct a second accessory building on the property.

Lot Configuration:

	Lot Width	Lot Depth	Lot Size
Existing	100 ft.	435.6 ft.	43,812 sq. ft. (1.0058 acres)
Required	90 ft.	n/a	15,000 sq. ft.

Related action:

In November 2025, the Board of Appeals granted the a variance from Section 17.02(14)(g).1 of the Zoning Code to exceed the maximum accessory building floor area permitted on a property. Public comment included how the request was reasonable and how the proposed building was attractive. One neighbor spoke in favor of the structure but voiced concerns about the building being in her backyard. She requested it be moved further north.

Proposal and Staff Analysis

The subject property is one acre and is located south of USH 18, in the southwest portion of the town. The property is long and narrow. Improvements, which include a single family residence and a 20 ft. x 22 ft. (440 sq. ft.) detached garage, are located on the north side of the property. The 1929 residence is unique in that it was moved from Barker Road in the 1950s to its current location. In a 1963 aerial photograph, the properties around the subject property have been developed with attached garages. Still today, the subject property appears to be the only property with a detached garage and without an attached garage in the surrounding single family residential neighborhood.

The petitioner is proposing to construct a 599 sq. ft. (20'-7" x 29'-1") accessory building in the rear (south) portion of the property. The purpose is for the storage of equipment incidental to the principal use of the property (residential), such as, but not limited to, garden equipment, lawn furniture, power

equipment, and a trailer. The driveway is not proposed to extend to the proposed garage, nor would the site allow for it. A conceptual site plan and building plans are enclosed.

The existing, proposed and required zoning provisions are as follows:

	Existing structures	Proposed (detached garage)	Required	Variance required?
Road Setback	n/a	400 ft. +/-	35 ft. min.	N
Offset (West)	n/a	15 ft.	15 ft. min.	N
Offset (East)	n/a	64 ft.	15 ft. min.	N
Offset (South)	n/a	93 ft. +/-	15 ft. min.	N
Accessory Floor Area	440 sq. ft. (1.4% of the rear lot area)	599 sq. ft. (2% of rear lot area) Total accessory building floor area (1,049 sq. ft.)	20% of rear yard (6,011 sq. ft.) or a maximum of 625 sq. ft., whichever is greater.	Y, obtained 11/2025
Height	n/a	14'-8" ft.	15 ft. max.	N

Conditional Use standards:

There are no specific Conditional Use standards for this type of request. The general provisions of the Conditional Use section note that the Plan Commission shall review, among other things, the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, and driveway locations.

Staff Recommendation:

Staff recommends **conditional approval** of the request for a Conditional Use Permit to construct a second accessory structure at 21395 Greendale Drive, subject to the following conditions:

Conditions

1. A Zoning Permit and Building Permit be obtained from the Town Development Services Division, prior to construction. *Condition of the Board of Appeals.*
2. Adequate tree coverage shall remain on the property to shield a majority of the building from view of the neighbors. *Condition of the Board of Appeals.*
3. The size of the building is limited to 609 sq. ft., as proposed [at the Board of Appeals]. *Condition of the Board of Appeals.*
4. A Conditional Use Permit shall be signed and notarized by the property owner and returned to the Town for recordation, prior to the issuance of any permits.

Analysis

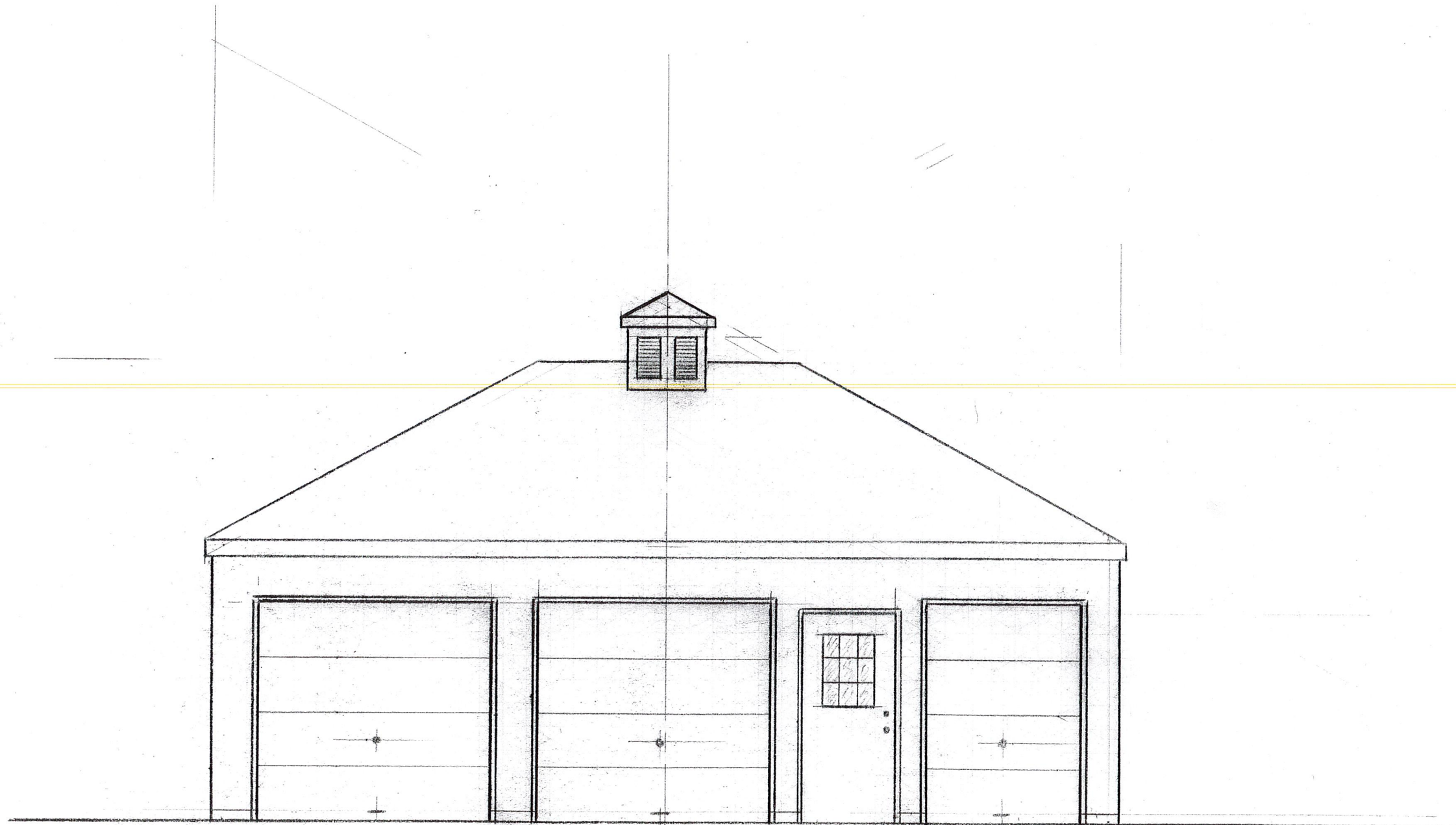
The existing residence was relocated to this location in the 1950s, rather than being built on site. The architecture of the house, constructed in 1929, does not lend itself to having an attached garage, nor is a breezeway feasible due to code restrictions. The surrounding subdivision was developed in the late 1950s and it does not appear that any other home has a detached garage in lieu of an attached garage.

Niess_ Conditional Use

The existing garage serves as a primary, private garage for the property. It is plausible that the Code envisioned accessory buildings separate from private garages, as it requires them to be located in the rear yard and limits the size based on the rear yard only. The proposed accessory building complies with the size limitations for accessory structures located in the rear yard of a property and meets all setback requirements.

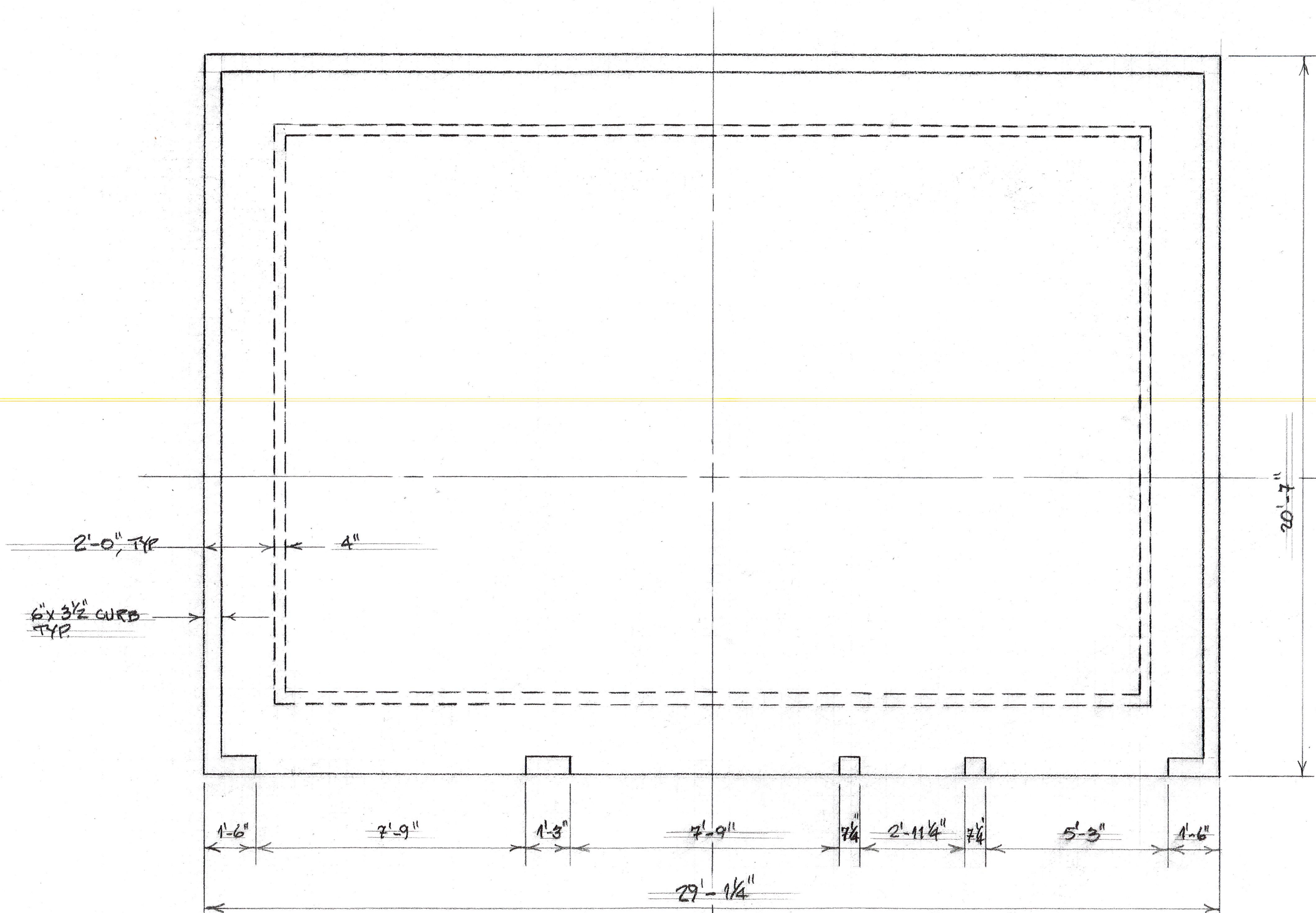
To respond to an adjacent neighbor's public comment at the Board of Appeals, the petitioner has moved the location of the proposed structure to the north by 50 ft. The property is flat and tree screening to the east, south and west. The proposed garage location is not visible from the road. Given that the Code envisioned one accessory building that must be located in the rear yard per property, the proposal to construct one rear-yard accessory building should not be harmful to the public interest and is within the purpose and intent of the ordinance.

Enclosures: GIS Site Plan, Building Plans



EAST ELEVATION

1/4" = 1'-0"

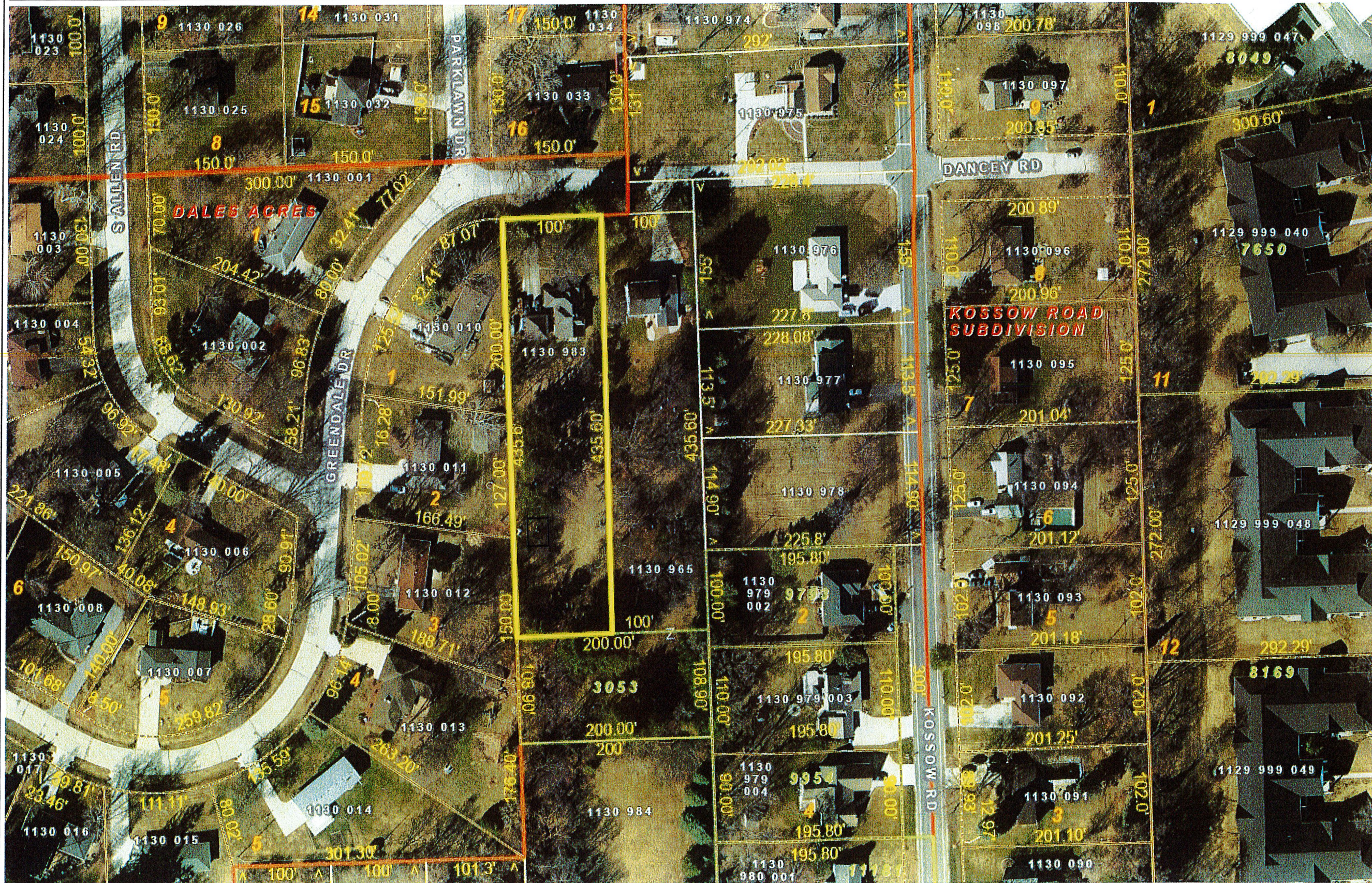


FOUNDATION/FLOOR PLAN $\frac{3}{8}'' = 1'-0''$



Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K**
- Lot
- Unit
- General Common Element
- Outlot
- SimultaneousConveyance_2K**
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K**
- EA-Easement_Line
- PL-DA
- PL-Extended_Tie_line
- PL-Meander_Line
- PL-Note
- PL-Tie
- PL-Tie_Line
- <all other values>
- Railroad_2K



0 100.00 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes



TOWN OF BROOKFIELD STAFF MEMO

TO: Town of Brookfield Town Board

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: June 16, 2026

RE: Update to the extension granted to Johnson Financial Group for Conceptual approval for the construction of a financial institution with a service drive-thru lane at **17740 W. Bluemound Rd, Tax Key BKFT1120.996**

PROPERTY OWNER: Johnson Financial Group (upon closing)

APPLICANT: Eric Ohlfs, The Redmond Company

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.

Johnson Financial Group received conceptual approval in September 2025 for new financial institution with a drive-thru lane at the former Don and Roy's Motorsports property. The approval included an extension of the 6-month time frame in which to apply for preliminary approval until July 15, 2026. If preliminary approval had not been sought, the Board must consider whether a further extension is appropriate. The reason for the extension was to allow Johnson Financial Group the opportunity to complete their due diligence period prior to closing and to accommodate their lease agreement on their existing parcel. The applicant has submitted a memo (enclosed) with an updated timeline for development of the parcel. Preliminary plans are proposed to be submitted in July to begin the Preliminary/Final approval process in August. Per the memo, Johnson Financial Group is set to close on the property in August.

Recommendation

I recommend the Town Board extend the Conditional Approval until September 30, 2026. While I do not anticipate this to occur, the two additional months would allow for some flexibility during the staff review process in the event the plans submitted are not complete enough to move forward.

6/1/2026

Town of Brookfield
Attn: Town Board
645 North Janacek Road
Brookfield, Wisconsin 53045

RE: Johnson Financial Group Conceptual Approval for 17740 W. Bluemound Drive

Dear Town Board,

We received Conceptual Approval for our conceptual site plan on September 16, 2025. At the time, we asked for an additional 16-month extension beyond the typical six-month Conceptual Approval period. As a condition of the extension, the Town Board asked that we present an update to the Town Board prior to July 15, 2026. The extension was required to allow Johnson Financial Group to work through their Due Diligence as they work through the purchase of the property. Below is a preliminary key date schedule (subject to change).

- 7/22/2026 – submit drawings to the Town of Brookfield for Preliminary & Final Plan Commission Approvals
- Aug 2026 – JFG to close on the property
- 8/12/2026 – Architectural Review Committee meeting
- 8/25/2026 – Public Hearing & Preliminary Approval Meeting
- 9/15/2026 • ~~9/17/2026~~ – Final Approval at Town Board Meeting
- Fall 2026 – Demo existing building
- Oct 2026 – Final Construction Documents completed and begin bidding
- Dec 2026 – Start construction
- Oct 2027 – Construction complete
- Jan 2028 – Move in
- Feb 2028 – Open for business

Johnson Financial Group is excited to build this project in the Town of Brookfield.

Sincerely,



Eric Ohlfs
Senior Project Architect
The Redmond Company

TOWN OF BROOKFIELD
WAUKESHA COUNTY

APPLICATIONS FOR ALCOHOLIC BEVERAGE LICENSES
2026-27

NOTICE IS HEREBY GIVEN that the following applications have been received by the Clerk of the Town of Brookfield, Waukesha County, for alcohol retail licenses for the July 1, 2026 to June 30, 2027 license year:

CLASS B FERMENTED MALT BEVERAGE AND CLASS B LIQUOR

Emily Bruskotter for Comedy Club of Milwaukee, LLC d/b/a Milwaukee Improv, 20110 Lower Union Street, Brookfield, WI 53045

Kristyn Eitel for Belair Cantina Brookfield, Inc, d/b/a Belair Cantina Brookfield, 250 High Street, Brookfield, WI 53045 and for Margaux, 20107 N. Lord St., Brookfield, WI 53045.

Julie Waterman for Indulgence Chocolatiers, LLC d/b/a Indulgence Chocolatiers, 340 High Street, Brookfield, WI 53045

CLASS B FERMENTED MALT BEVERAGE AND CLASS C WINE

Jason Brooks for Shake Shack WI, LLC d/b/a Shake Shack, 585 N. Barker Rd., Brookfield, WI 53045

CLASS A FERMENTED MALT BEVERAGE AND CLASS A LIQUOR

Christina Kessler for 7-Eleven, Inc., d/b/a 7-Eleven #35846J, 21350 W Capitol Dr, Pewaukee, WI 53072

Nathan Eggert for Kwik Trip, Inc, d/b/a Kwik Trip #969, 21980 Watertown Rd, Waukesha, WI 53186

Jason Marinello for Walgreen Co. d/b/a Walgreens #03615, 21325 E. Moreland Blvd, Waukesha, WI 53186

Robert Olks for Health Hut, Inc. d/b/a Health Hut, 19035 W. Bluemound Rd, Brookfield, WI 53045

The Town Board of the Town of Brookfield will consider July 1, 2026 issuance of the above referenced licenses at its regularly scheduled meeting on Tuesday, June 16, 2026, at 7:00 p.m. at the Brookfield Town Hall, 645 N. Janacek Road, Brookfield, WI 53045.

Emily Howells
Town Clerk

Published: 6/3, 6/4, 6/5



TOWN OF BROOKFIELD STAFF MEMO

TO: Town of Brookfield Town Board

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: June 16, 2026

RE: Introduction of the request to discontinue 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.

Action

This matter should be referred to the Plan Commission for discussion and a public hearing date must be confirmed for August 18, 2026 at 7:00 pm.

Exhibits: CSM Sheet 2 and Discontinuation exhibit

STATE OF WISCONSIN:

TOWN OF BROOKFIELD:

WAUKESHA COUNTY:

RESOLUTION #2026-05

**RESOLUTION OF THE TOWN BOARD TO VACATE AND DISCONTINUE A
PORTION OF NORTH LORD STREET**

THE TOWN BOARD OF THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, DOES ORDAIN AS FOLLOWS:

WHEREAS, pursuant to Wis. Stat. § 66.1003, the Town Board has statutory authority to vacate and discontinue Town right-of-way within its jurisdiction;

WHEREAS, the public interest requires vacation of an public right-of-way as depicted and described on Exhibit 1, as this is a segment of public way that has no utility and the land can be used by the abutting owners;

WHEREAS, this Resolution was introduced in this form before the Town Board of the Town of Brookfield on June 16, 2026;

WHEREAS, following introduction of this Resolution, the Town Board set a date for a public hearing not less than forty (40) days after the date on which this Resolution was introduced;

WHEREAS, notice of public hearing stating when and where this Resolution would be acted upon and stating what public way is proposed to be discontinued was published as a Class 3 Notice under Chapter 985, Wisconsin Statutes, and in addition was served on the owners of all of the frontage of the lots and lands abutting upon the public way sought to be discontinued (said properties as described in Exhibit 2) in a manner provided for the service of Summons in Circuit Court at least 30 days before the hearing;

WHEREAS, no written objections to the proposed discontinuance have been filed with the Town Clerk by any of the owners abutting on the public way sought to be discontinued, or by the owners of more than one-third of the frontage of the lots or lands abutting on the remainder of the public way which lies within 2,650 feet from the ends of the public way proposed to be discontinued or which lies within that portion of the 2,650 feet that is within the Town limits; or if such objection has been filed, two-thirds of the members of the Town Board voting on the proposed discontinuance have voted in favor of the discontinuance;

WHEREAS, following introduction of this Resolution, a copy of this Resolution was delivered to the Secretary of Transportation as the public way to be discontinued is located within one-quarter mile of a state trunk highway or connecting highway;

WHEREAS, no landlocked parcel will be created by the proposed discontinuance;

WHEREAS, the owners of all of the lands abutting the right-of-way have submitted, or will submit prior to this Resolution taking effect, a certified survey map for approval under Chapter 236 of the Wisconsin Statutes, which will establish the new boundaries of the abutting parcels, including the revision of title as to vacated public way;

WHEREAS, the Town Board has conducted such public hearing on August 18, 2026, pursuant to such notice; and

WHEREAS, following due consideration of all information received from the owners, the Town Engineer, and in the course of the public hearing of this matter and being duly advised, the Town Board, by this Resolution, does hereby declare the public interest requires the vacation and discontinuance of the public way as specifically described and identified on Exhibit 1, and the Town Board further finds that the vacation and discontinuance of the public way will not land lock any property.

NOW THEREFORE, BE IT RESOLVED by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin, that the public way depicted on the attached Exhibit 1 is hereby discontinued pursuant to Wis. Stat. § 66.1003, subject to approval and delivery to the Town Clerk for recording, and recording with the Waukesha County Register Deeds, Wisconsin of a certified survey map which will establish the new boundaries of the abutting parcels, including the revision of title as to vacated public way;

BE IT FURTHER RESOLVED, that upon receipt by the Town of the original certified survey map bearing approval of all necessary governmental bodies and parties-in-interest, the Town Clerk shall record a certified copy of this Resolution together with said certified survey map with the Waukesha County Register of Deeds.

[Signature Page to Follow]

Adopted by the Town Board of the Town of Brookfield this _____ day of _____, 2026.

BY: _____
Keith Henderson, Chairman

BY: _____
John Charlier, Supervisor

BY: _____
Steve Kohlmann, Supervisor

BY: _____
Matthew Paris, Supervisor

BY: _____
Ryan Stanelle, Supervisor

ATTEST: _____
Emily Howells, Clerk

This document drafted by:
Attorney Michael P. Van Kleunen
AXLEY LLP
N20W22961 Watertown Road
Waukesha, WI 53186
(262)-409-2708

DRAFT

EXHIBIT 1

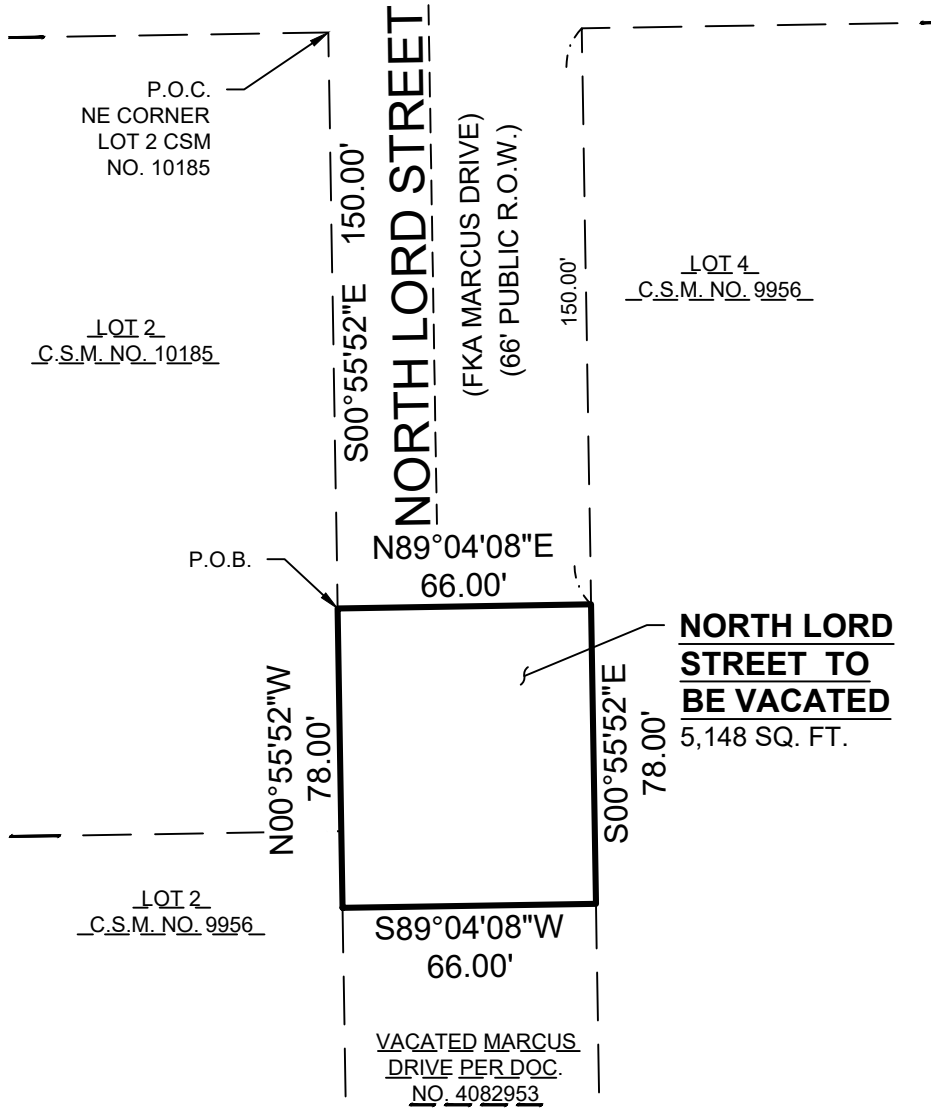
Map and Legal Description

[See Attached]

WEST BLUEMOUND ROAD
US HIGHWAY "18"



GRAPHICAL
SCALE (FEET)
0 1"=50'



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

EXHIBIT 2

Abutting Property Owners

1. Newfield Holdings LLC, Unassigned Address, BKFT1123976001 and BKFT1123976005
2. Brookfield Residential LLC, 260 N Lord Street, BKFT1123962
3. Redevelopment Authority of the Town of Brookfield, 20111 W Bluemound Road, BKFT1123961
4. Unit Owners of the Corners of Brookfield, Unassigned Address, BKFT1123965
5. Brookfield Corners LLC, 260 N Lord Street and Unassigned Address, BKFT1123960 and BKFT1123963
6. Von Maur Inc., 20111 Lord Street, BKFT1123964

APPLICATION FOR PAYMENT

OWNER Town of Brookfield PROJECT Weyer Road Drainage Improvements
CONTRACTOR All-Ways Contractors CONTRACT 1-2025
FOR PERIOD ENDING 5-20-2026 PAYMENT APPLICATION DATE 6-2-2026
PAYMENT APPLICATION NO. 3

TOTAL AMOUNT REQUESTED TO DATE \$200,948.00
LESS RETAINAGE \$5,023.70
NET AMOUNT DUE \$195,924.30
AMOUNT OF PREVIOUS PAYMENTS \$148,200.04
AMOUNT DUE THIS APPLICATION \$47,724.26

CONTRACTOR's Certification:

The undersigned CONTRACTOR certifies, to the best of its knowledge, the following: (1) All previous progress payments received from OWNER on account of Work done under the Contract have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to OWNER at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to OWNER indemnifying OWNER against any such Liens, security interest, or encumbrances); and (3) All Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

Required lien waivers attached.

Dated June 2, 2026

All-Ways Contractors
CONTRACTOR
By [Signature]
(Authorized Signature)
By SOMMA A. BARCHALLO
(Print Name)

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated June 3, 2025

STRAND ASSOCIATES, INC.®
By [Signature]
(Authorized Signature)
By Justin Gutoski
(Print Name)

Contractor's Application for Payment No. 3

Application Date: 5/20/2026		Application Period:	
To (Owner): Town of Brookfield	From (Contractor): All-Ways Contractors, Inc.	Via (Engineer):	Strand Associates, Inc
Contact: Tom Hagie	Contact: Scott Batchelor	Contact:	Justin Gutoski
Project: Weyer Road Drainage Improvement	Address: P.O. Box 798 Elm Grove, WI 53122	Address:	910 West Wingra Drive Madison, WI 53715
Owner's Contract No.: Contract 1-2025	Contractor's Project No.:	Engineer's Project No.:	Contract 1-2025

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions (Enter as Positive Number)
1	\$32,197.00	
2	\$39,861.00	
TOTALS	\$72,058.00	\$0.00
NET CHANGE BY CHANGE ORDERS	\$72,058.00	

1. ORIGINAL CONTRACT PRICE	\$	\$128,890.00
2. Net change by Change Orders	\$	72,058.00
3. CURRENT CONTRACT PRICE (Line 1 + Line 2)	\$	200,948.00
4. TOTAL COMPLETED TO DATE		
(Column L Total on Progress Estimates)	\$	\$200,948.00
5. RETAINAGE:		
a. 2.5% X	\$200,948.00	Work Completed
		\$ 5,023.70
6. RETAINAGE REDUCTION TO DATE (Enter as Positive Number)	\$	-
7. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5a. + Line 6)	\$	195,924.30
8. LESS PREVIOUS PAYMENTS (Line 7 from Prior Application)	\$	148,200.04
9. AMOUNT DUE THIS APPLICATION	\$	47,724.26


Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge:

(1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment;

(2) title to all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner per Article 15 of the General Conditions; and

(3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:  Date: 6-3-26

Payment of: \$ 47,724.26
(Line 9 or other - attach explanation of the other amount)

Recommended by: Justin Gutoski 6/3/26
(Engineer) (Date)

Payment of: \$ 47,724.26
(Line 9 or other - attach explanation of the other amount)

Approved by: _____ (Date)



Town of Brookfield Fire Department

*Office of the Fire Chief
John-Paul Schilling EFO,CFO*

*jpschilling@tbfd.org
645 Janacek Rd Brookfield, WI 53045
PH: 262.796.3793 FAX: 262.796.0410*

MEMORANDUM

To: Town of Brookfield Board of Supervisors

From: John- Paul Schilling, Fire Chief

Date: June 16, 2026

Ref: 2025 Town of Brookfield Fire Department Annual Report

Town Chairman and Members of the Board,

I am pleased to present the Town of Brookfield Fire Department 2025 Annual Report for your review.

The purpose of this report is to provide a concise overview of the Department's operational activity, service delivery performance, community risk reduction efforts, training accomplishments, and organizational priorities during the 2025 calendar year. The report also serves as an accountability document demonstrating the value and impact of the services provided to the residents, businesses, and visitors of the Town of Brookfield.

The year 2025 marked a significant milestone for the Department as emergency response activity reached the highest level in department history. Firefighters and paramedics responded to 1,608 incidents, representing a 17.6 percent increase over the previous year. This increase reflects continued growth in service demand and reinforces the importance of maintaining a highly trained, responsive, and adaptable public safety workforce.

Emergency medical services continued to represent the majority of our operational workload, while fire suppression, rescue operations, fire prevention activities, public education efforts, and community risk reduction initiatives remained essential components of the Department's mission. Throughout the year, Department personnel completed more than 6,100 hours of fire and EMS training and conducted over 1,400 fire inspections, further strengthening our commitment to operational readiness and public safety.

Of particular note, despite the increase in incident volume, the Department maintained an average response time of less than five minutes and experienced zero large-loss structure fires during the year. These outcomes reflect the dedication of our personnel, the support of the Town Board, and the continued investment in equipment, training, and emergency response capabilities.

As we look toward 2026, the Department remains focused on several strategic priorities, including strengthening fire code compliance efforts, enhancing workforce recruitment and retention, supporting advanced EMS education and paramedic development, and continuing to evaluate long-term workforce sustainability to ensure the Department can meet the growing service demands of our community.

I would like to express my sincere appreciation to the Town Board for its continued support of the Fire Department and to the members of the Department whose professionalism, dedication, and commitment make these accomplishments possible. I am proud of what our organization achieved in 2025 and look forward to continuing to serve the residents and businesses of the Town of Brookfield with the highest level of service possible.

A handwritten signature in black ink that reads "John Paul Schilling". The signature is written in a cursive style with a large, stylized initial "J".

Respectfully submitted,
John P. Schilling
Fire Chief



TOWN OF BROOKFIELD FIRE DEPARTMENT 2025 IN REVIEW

Emergency Responses at an All-Time High

Emergency Responses increased nearly 18% over the previous year, marking the highest incident volume in department history

"More Responses, More Lives Touched."

1608 (17.6%↑)



984 EMS/Rescue Incidents (6%↑)



Follow us on Facebook at Town of Brookfield Fire Department



181

Simultaneous Incidents

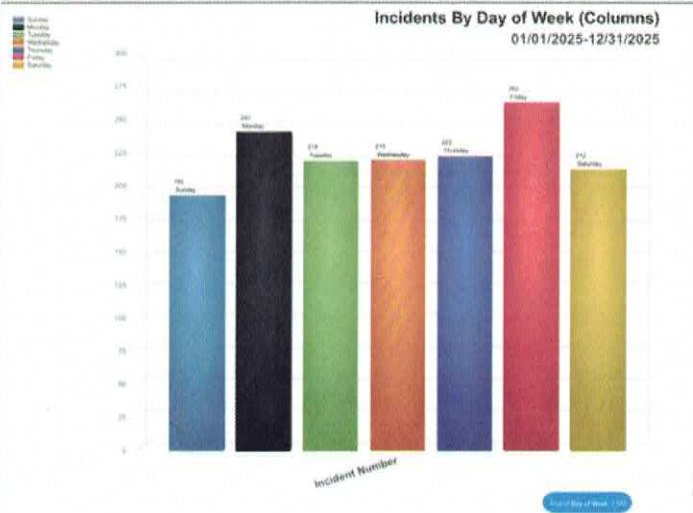


624 Fire Related Incidents

Time of Alarm Received to on scene 4:59 (average)



Incidents by Day of the Week



6138 Combined Hours of EMS and Fire Training.

Large Loss Fires



**ZERO (0)
In 2025**



58.9%

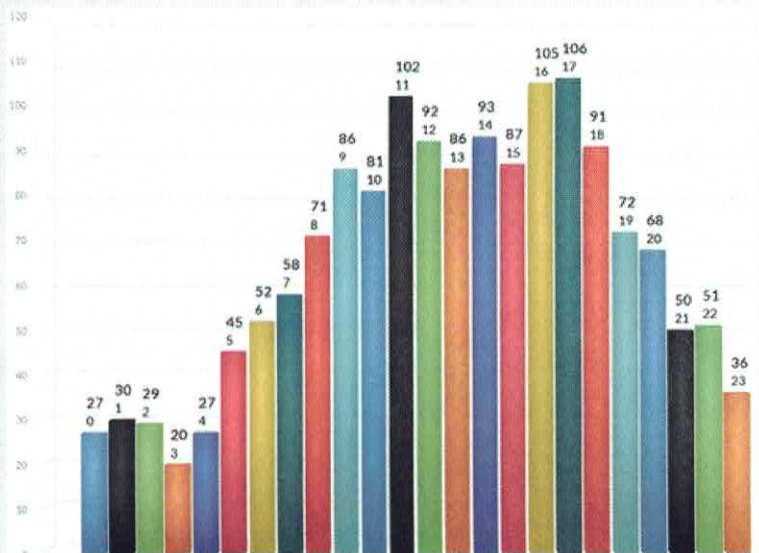
of Incidents Occur 6 a.m. and 6 p.m.



2026 Incident Count Forecast

9.5% ↑

Incidents by Time of the Day

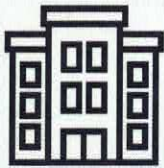


Cause of Residential Structure Fires



Cooking Fires

Top 4 Property Types Where Incidents Occur



Multi-Family Property

27.8%



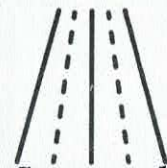
Nursing Home Property

18.7%



1-2 Family Property

31.1%



Street and Highways

13.5%



77.6%

of EMS Incidents are Advanced Level Care

Budget

FY 2024

\$1,711,063

FY 2025

\$1,753,040



800

Patients Transported to Medical Facilities

- Elmbrook - 365
- Waukesha Memorial - 370
- Froedtert- 39
- VA Medical Center - 16
- Childrens - 7
- Other - 3



Day Shift

838 (52.1%) Incidents



Night Shift

770 (47.8%) Incidents

2026 Goals

- Increase Fire Code Compliance by 4%
- Hire 10 New Part-time FF's
- Send two EMT-Basics to Paramedic School

Top 3 Fire Inspection Violations



1st

Fire Extinguisher Inspection Required



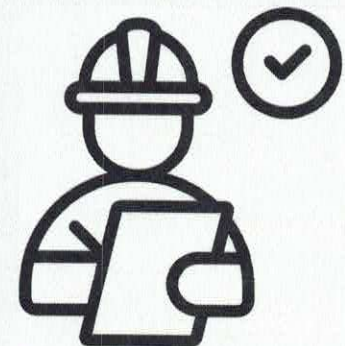
2nd

Emergency Lighting not Operational



3rd

Exit Sign (s) Not Operational



1409 Inspections Completed

File: V:\26.022 Brookfield Parks\CAD\BS.dwg Layout: MARX User: Blake Plotted: Jun 05, 2026 - 8:52am



Revisions:

--	--

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number

EX 1.0

File: V:\26.022 Brookfield Parks\CAD\Images.dwg Layout: EX1.1 User: Blake Platted: Jun 04, 2026 - 9:37am



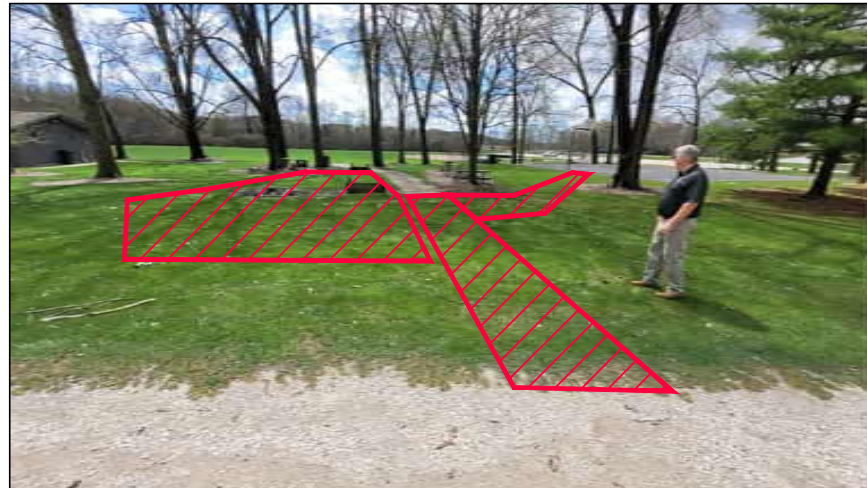
EXISTING PARKING AND ACCESS PATH. ELEVATE AND REPAVE. ADD CONCRETE PADS FOR DUGOUTS



VIEW OF DIAMOND 2 AND GENERAL OPEN SPACE



VIEW OF EXISTING SHELTER AND PARK ENTRANCE



EXISTING GAME AREA. EXPAND WITH ADDITIONAL AMENITIES AND EXTEND PATHWAY TO PARKING



PLAYGROUND EXPANSION AREA AND PATHWAY



REMOVE EX. SAND AREA. FILL AND RECLAIM AS GREENSPACE



EXISTING TENNIS COURTS. REPLACE WITH TENNIS/PICKLEBALL COURTS



EXISTING SHELTER/RESTROOMS



EXISTING PLAYGROUND AREA. REPLACE EQUIPMENT, BORDERS, AND ACCESS

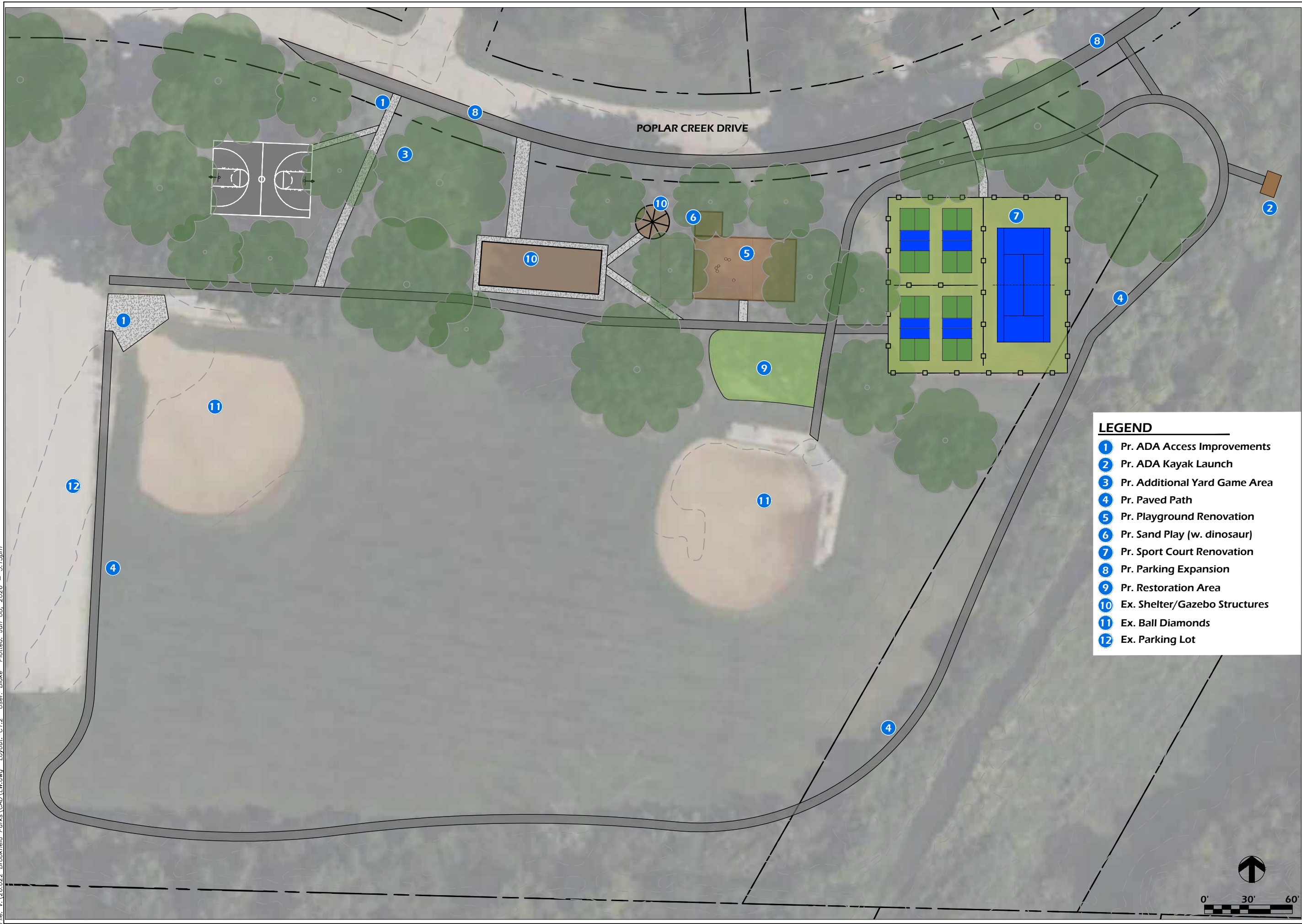
Revisions:

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number

EX 1.1

File: V:\26.022 Brookfield Parks\CAD\W.dwg Layout: C1.2 User: Blake Plotted: Jun 08, 2026 - 3:15pm



LEGEND

- 1 Pr. ADA Access Improvements
- 2 Pr. ADA Kayak Launch
- 3 Pr. Additional Yard Game Area
- 4 Pr. Paved Path
- 5 Pr. Playground Renovation
- 6 Pr. Sand Play (w. dinosaur)
- 7 Pr. Sport Court Renovation
- 8 Pr. Parking Expansion
- 9 Pr. Restoration Area
- 10 Ex. Shelter/Gazebo Structures
- 11 Ex. Ball Diamonds
- 12 Ex. Parking Lot



Revisions:

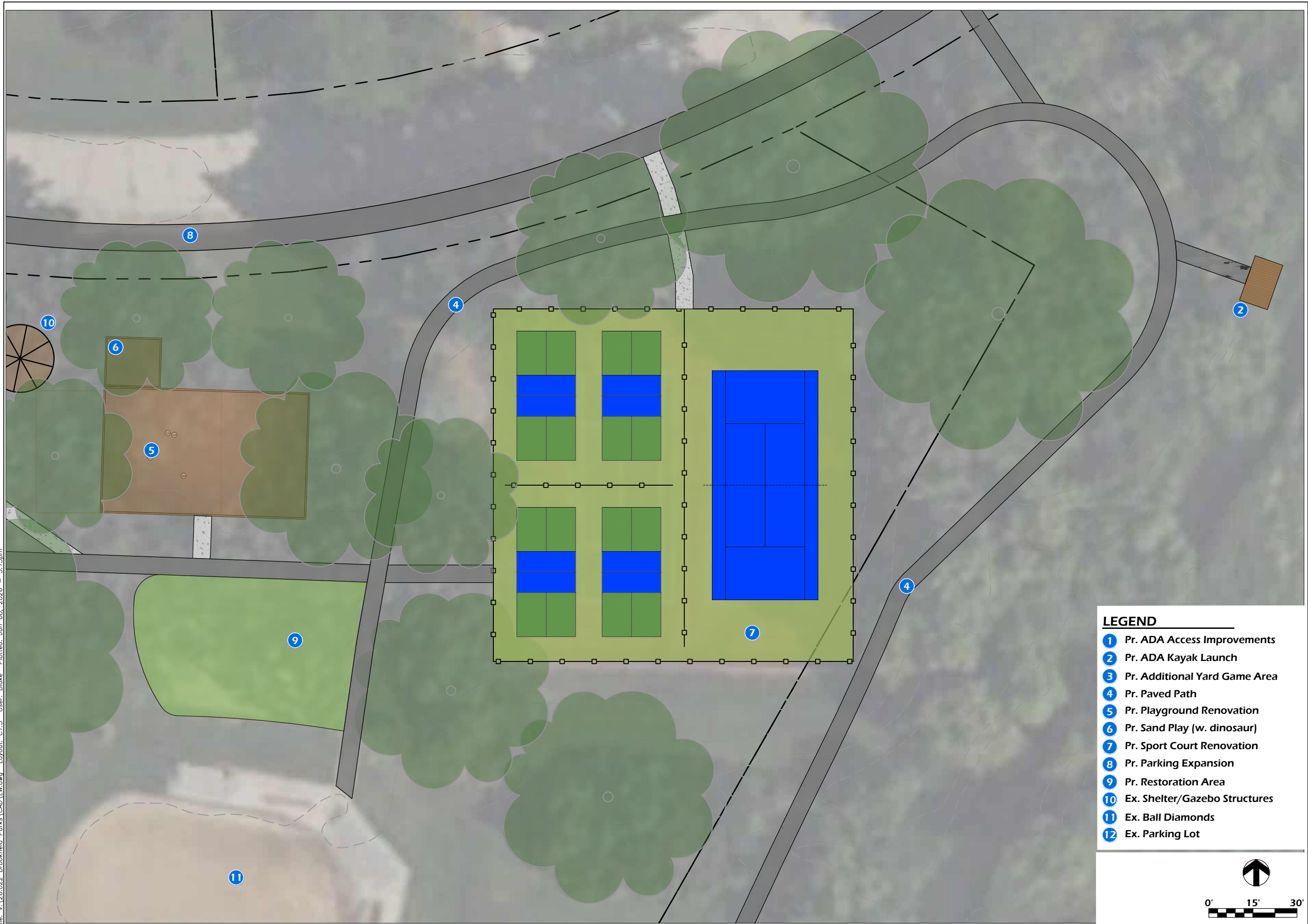
--	--

Project #: 26.022
 Issued For: Review
 Date: 6/5/2026

Sheet Number

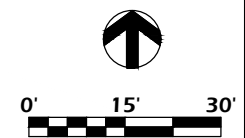
C1.2

File: V:\26.022 Brookfield Parks\CAD\W.dwg Layout: C1.3 User: Blake Plotted: Jun 08, 2026 - 3:15pm



LEGEND

- 1 Pr. ADA Access Improvements
- 2 Pr. ADA Kayak Launch
- 3 Pr. Additional Yard Game Area
- 4 Pr. Paved Path
- 5 Pr. Playground Renovation
- 6 Pr. Sand Play (w. dinosaur)
- 7 Pr. Sport Court Renovation
- 8 Pr. Parking Expansion
- 9 Pr. Restoration Area
- 10 Ex. Shelter/Gazebo Structures
- 11 Ex. Ball Diamonds
- 12 Ex. Parking Lot



Revisions:

Project #: 26.022
 Issued For: Review
 Date: 6/5/2026

Sheet Number

C1.3



COLOR KEY	
●	LIME
●	BLUE
●	GRANITE
●	SILVER

PROPOSAL #LEE-060426-1

Project Name:
**TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045**

Sheet Title:
CONCEPT PLAN PLAYGROUND - MARX PARK

Revisions:	
Project #:	26.022
Issued For:	Review
Date:	6/5/2026

Sheet Number
C1.4

File: V:\26.022 Brookfield Parks\CAD\BS.dwg Layout: BROOK User: Blake Plotted: Jun 05, 2026 - 8:55am



Project Name:
**TOWN OF BROOKFIELD PARK PLANNING
 VARIOUS SITES
 BROOKFIELD, WI 53045**

Project #: 26.022
 Issued For: Review
 Date: 6/5/2026

Sheet Number
EX 2.0

Revisions:

--	--

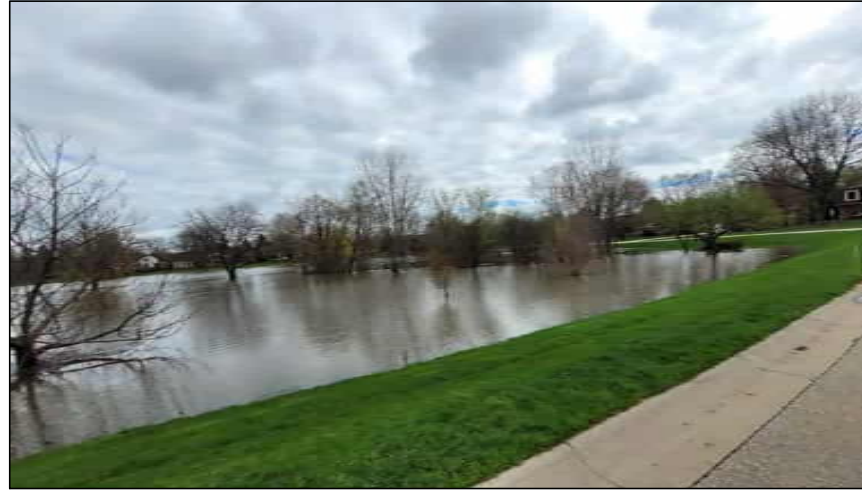
Sheet Title:
EXISTING CONDITIONS - BROOK PARK



File: V:\26.022 Brookfield Parks\CAD\Images.dwg Layout: EX2.1 User: Blake Plotted: Jun 04, 2026 - 9:37am



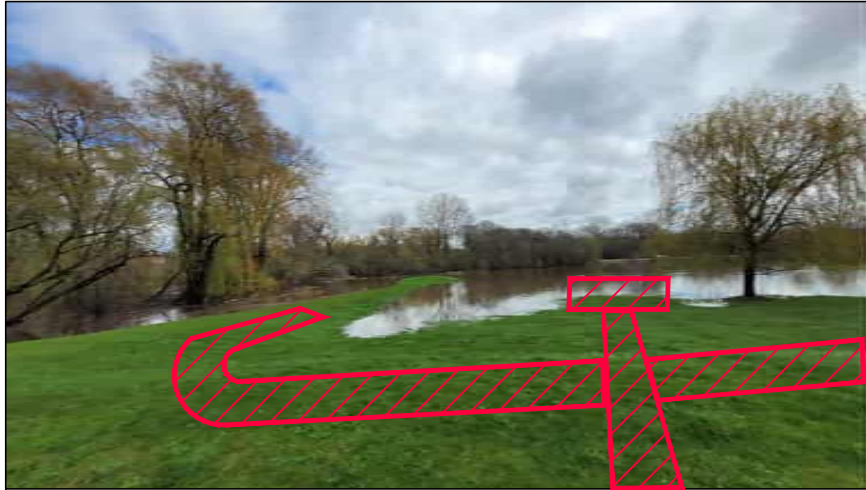
VIEW OF PARK AREA (FLOODED)



VIEW OF PARK AREA (FLOODED)



VIEW OF PARK AREA (FLOODED)



VIEW OF PARK AREA (WEST BANK), POTENTIAL ADA FISHING PLATFORM



VIEW OF PARK AREA (WEST BANK), POTENTIAL ADA FISHING PLATFORM



VIEW OF PARK AREA (WEST BANK)



VIEW OF PARK AREA (WEST BANK), POTENTIAL PICNIC AREA



POTENTIAL PICNIC AREA WITH ADA ACCESS



VIEW OF NORTH END OF PARK (PRIVATE DRIVE)

Revisions:

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number

EX 2.1

File: V:\26.022 Brookfield Parks\CAD\LW.dwg Layout: C2.2 User: Blake Plotted: Jun 08, 2026 - 1:49pm



LEGEND

- 1 Pr. Path/Trail Improvements
- 2 Pr. ADA Fishing Platform
- 3 Pr. Shelter/Gazebo
- 4 Pr. Mowed Path
- 5 Pr. Wet Prairie Restoration Area
- 6 Pr. Bench Location
- 7 Pr. Pond Dredging/Expansion

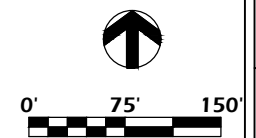


Revisions:

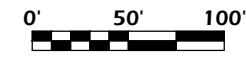
Project #: 26.022
 Issued For: Review
 Date: 6/5/2026

Sheet Number

C2.2



File: V:\26.022 Brookfield Parks\CAD\BS.dwg Layout: WRAY User: Blake Plotted: Jun 05, 2026 -- 8:57am



Project Name:
**TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045**

Revisions:

--	--

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number
EX 3.0

Sheet Title:
EXISTING CONDITIONS - WRAY PARK



VIEW OF PARK AREA (FLOODED), POTENTIAL PATH TO BENCH AREA FOR ADA



VIEW OF PARK AREA (FLOODED)



POTENTIAL FOR LOOP TRAIL SYSTEM



ENTRY ROAD, HYDRANT IS END OF WATER SERVICE



POTENTIAL SHELTER LOCATION TO REPLACE PLAYGROUND.



POTENTIAL TRAIL LOOP AND RESTROOM LOCATION



POTENTIAL PLAYGROUND RELOCATION. REPLACE ELECTRICAL SYSTEM



POTENTIAL TRAIL HEAD AND PEDESTRIAN BRIDGE



POTENTIAL WOODLAND TRAIL LOOP

Revisions:

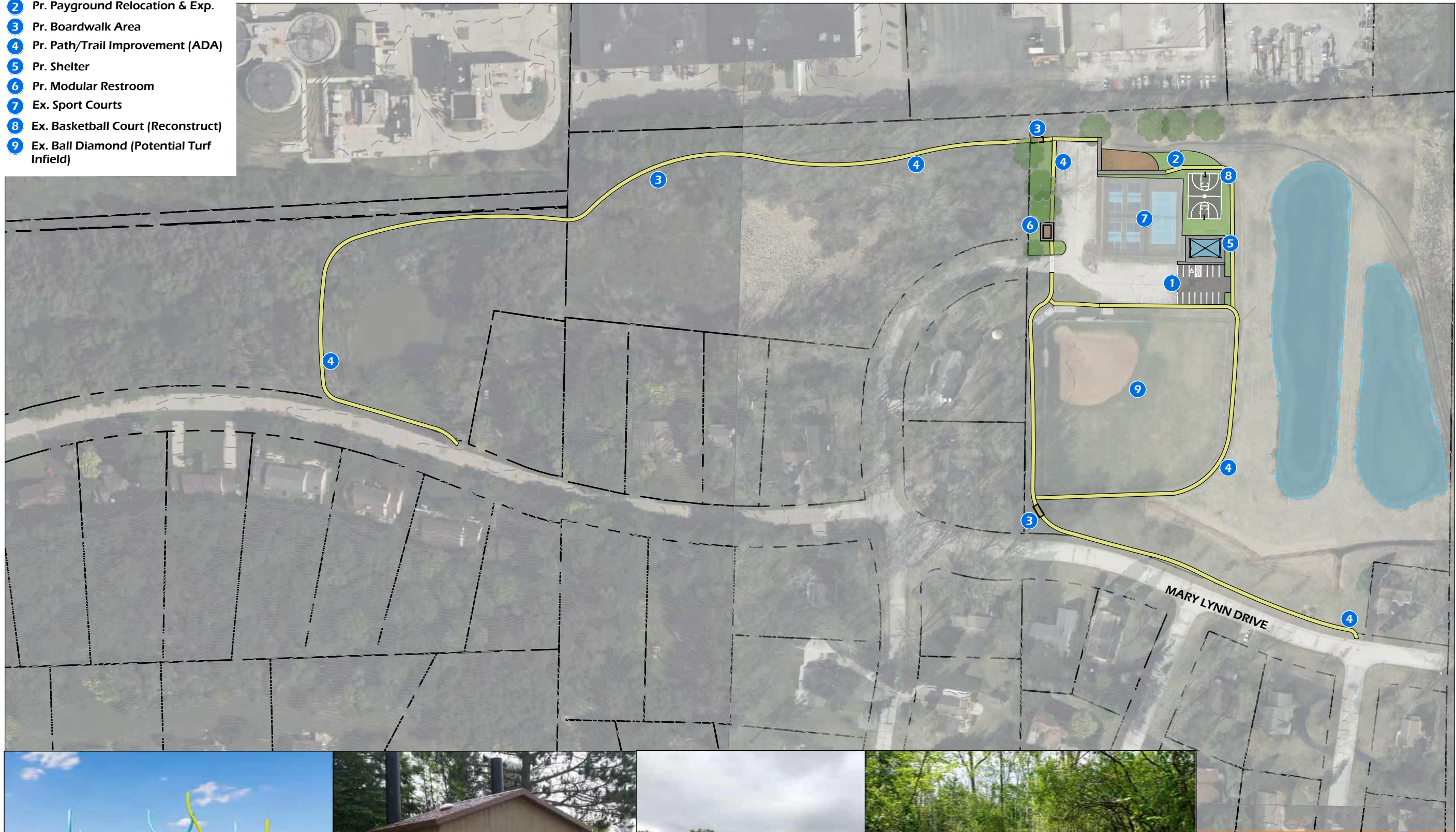
Project #: 26.022
 Issued For: Review
 Date: 6/5/2026

Sheet Number

EX 3.1

LEGEND

- 1 Pr. Parking Area Expansion
- 2 Pr. Playground Relocation & Exp.
- 3 Pr. Boardwalk Area
- 4 Pr. Path/Trail Improvement (ADA)
- 5 Pr. Shelter
- 6 Pr. Modular Restroom
- 7 Ex. Sport Courts
- 8 Ex. Basketball Court (Reconstruct)
- 9 Ex. Ball Diamond (Potential Turf Infield)



PLAYGROUND



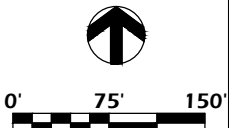
RESTROOMS



LIMESTONE TRAIL



BOARDWALK

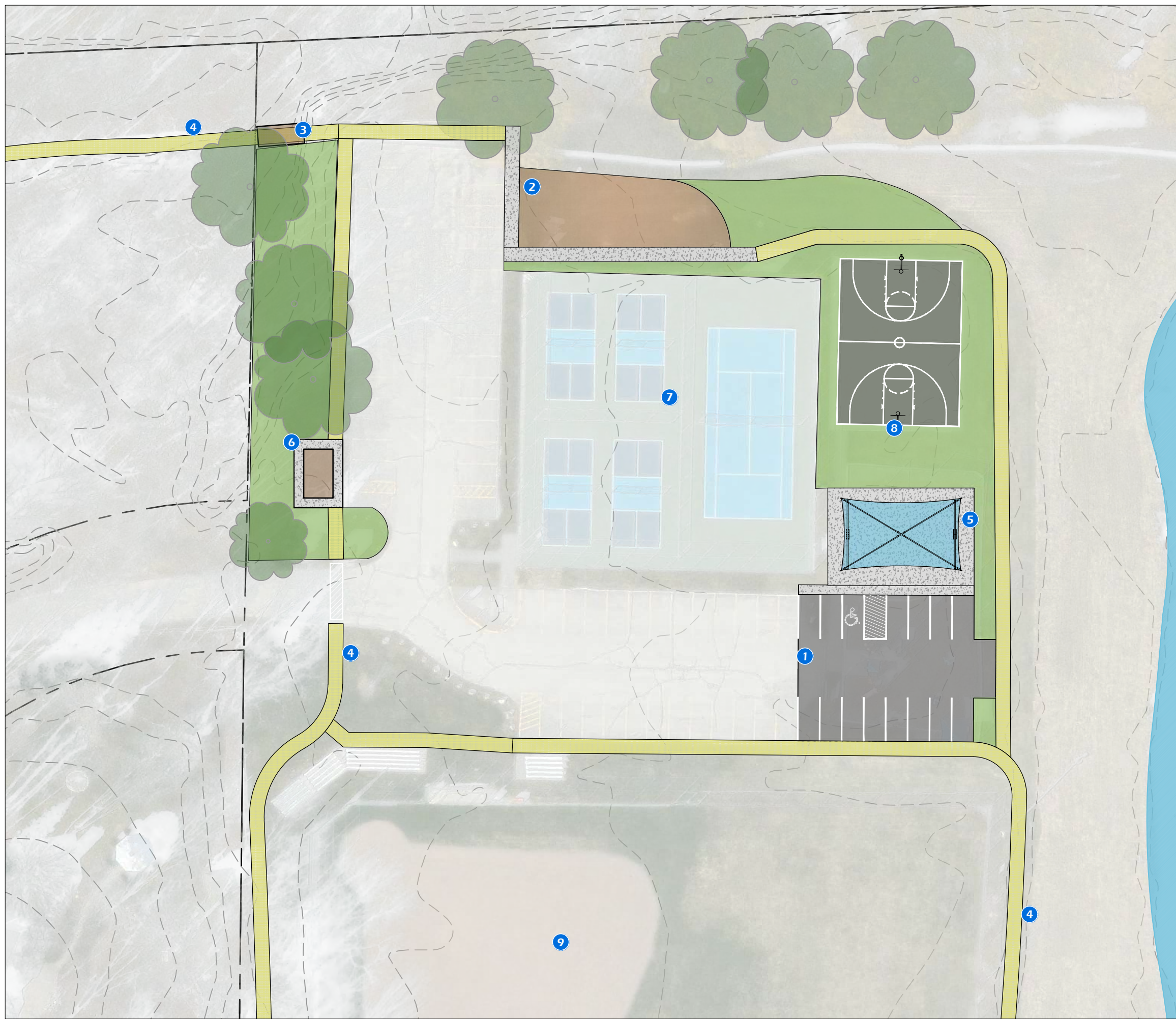


Revisions:

Project #: 26.022
 Issued For: Review
 Date: 6/5/2026

File: V:\26.022 Brookfield Parks\CAD\LW.dwg Layout: C3.2 User: Blake Plotted: Jun 05, 2026 - 11:56am

File: V:\26.022 Brookfield Parks\CAD\W.dwg Layout: C3.3 User: Blake Plotted: Jun 05, 2026 - 11:28am



LEGEND

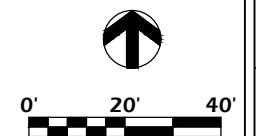
- 1 Pr. Parking Area Expansion
- 2 Pr. Playground Relocation
- 3 Pr. Boardwalk Area
- 4 Pr. Path/Trail Improvement (ADA)
- 5 Pr. Shelter
- 6 Pr. Modular Restroom
- 7 Ex. Sport Courts
- 8 Ex. Basketball Court (Reconstruct)
- 9 Ex. Ball Diamond (Potential Turf Infield)

Revisions:

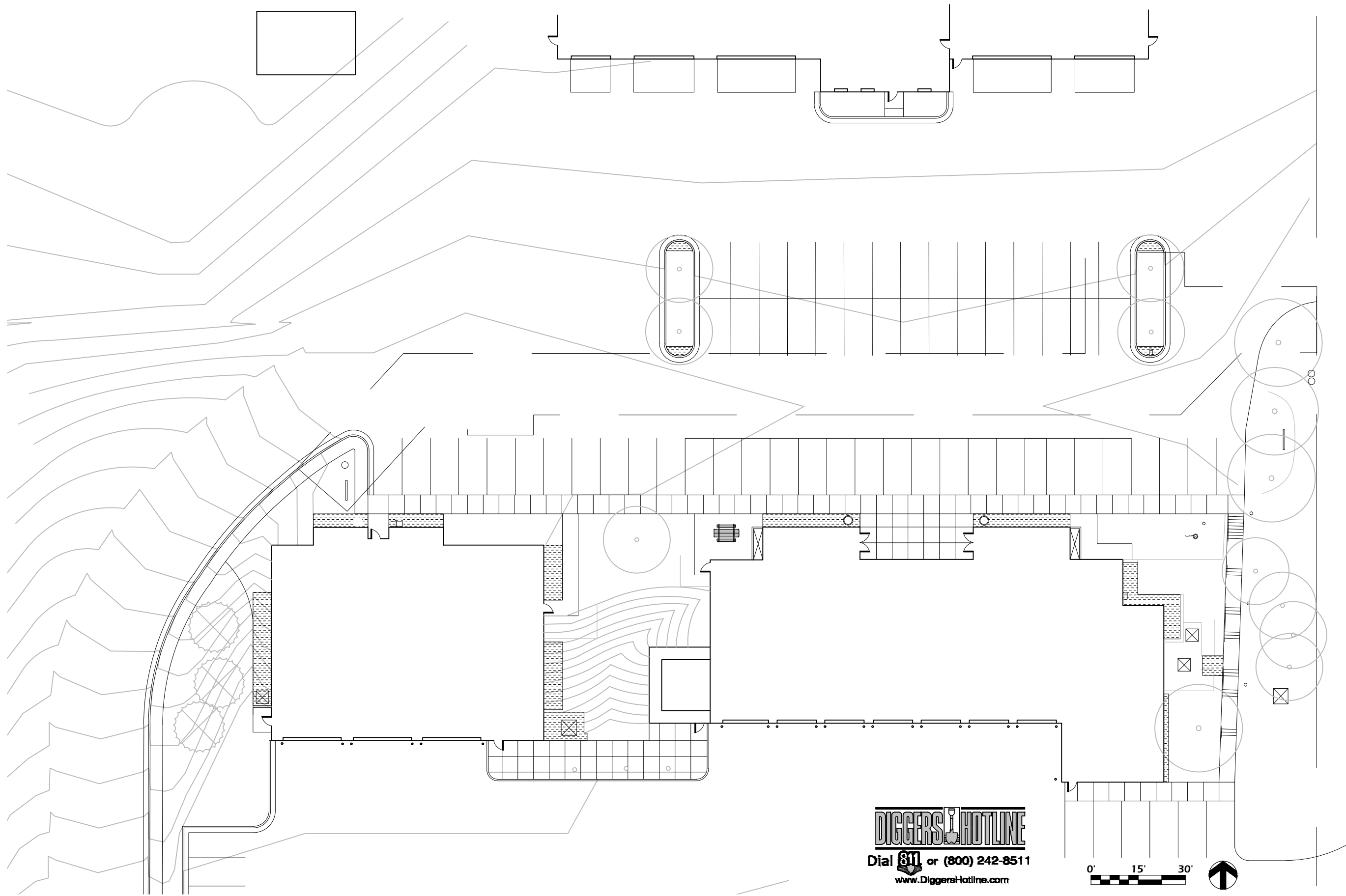
Project #: 26.022
 Issued For: Review
 Date: 6/5/2026

Sheet Number

C3.3



File: V:\26.022 Brookfield Parks\CAD\P-L_S.dwg Layout: EX 4.0 User: Blake Plotted: Jun 05, 2026 - 10:32am



DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

0' 15' 30'



Project Name:

**TOWN OF BROOKFIELD PARK PLANNING
 VARIOUS SITES
 BROOKFIELD, WI 53045**

Sheet Title:

EXISTING CONDITIONS - TOWN HALL

Revisions:

--	--

Project #: 26.022
 Issued For: Review
 Date: 6/5/2026

Sheet Number

EX 4.0



VIEW OF POLICE DEPARTMENT ENTRY



VIEW OF TOWN HALL ENTRY



VIEW OF TYPICAL FOUNDATION TREATMENT



VIEW OF PUBLIC WORKS ENTRY



VIEW OF TYPICAL PARKING LOT ISLAND



VIEW OF MECHANICALS AREA



VIEW OF EAST SIDE



VIEW OF EAST SIDE STAIRS



VIEW OF EAST SIDE TERRACING

Revisions:

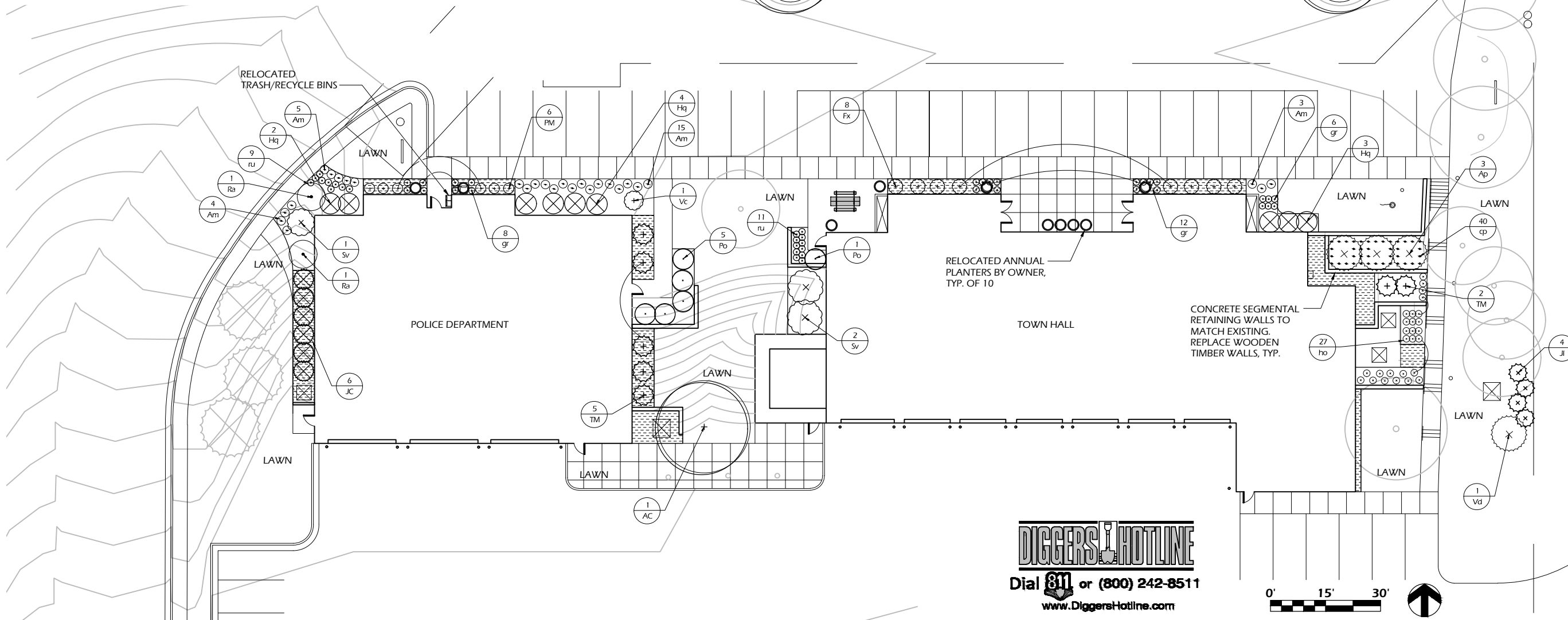
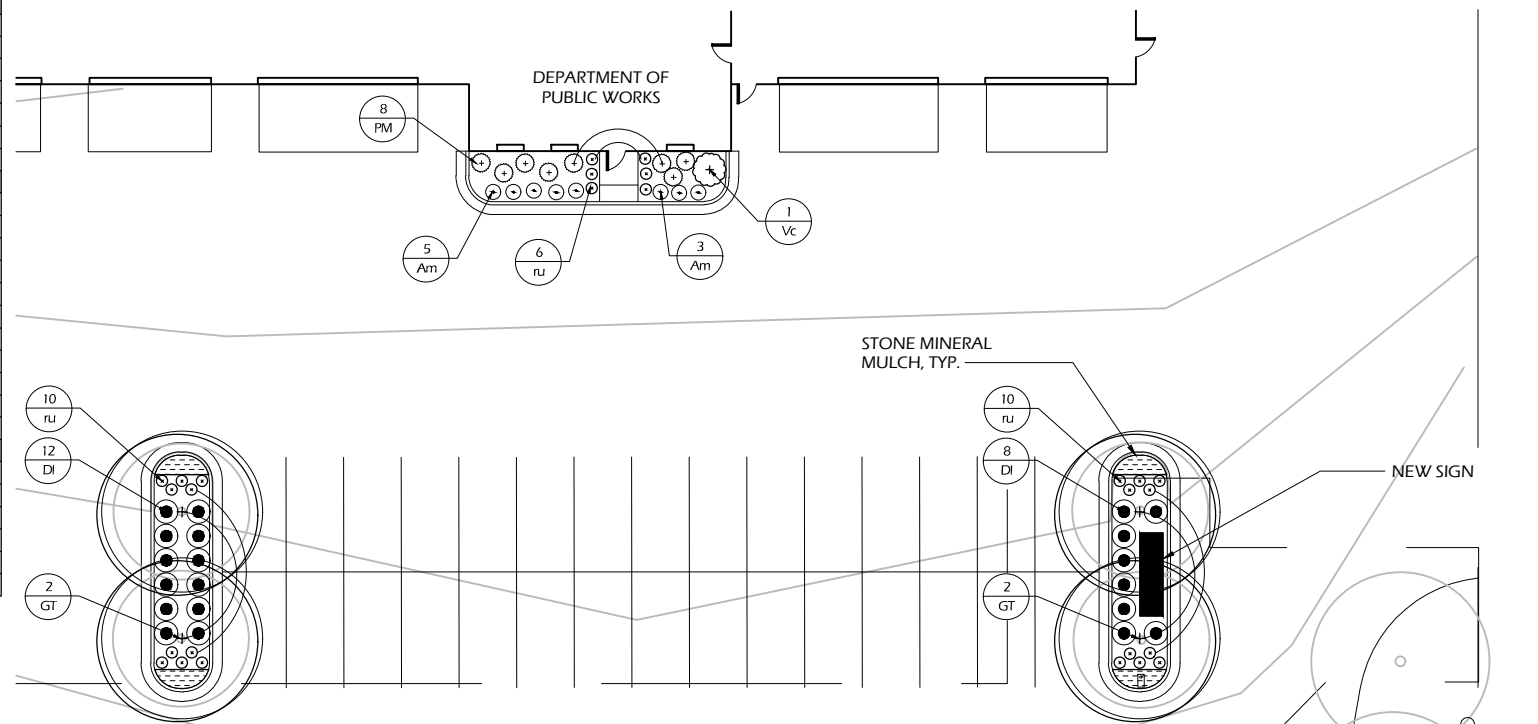
Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number

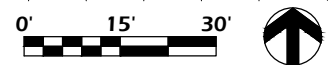
EX 4.1

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size	Spec	Space	Growth Size	Quantity	Comments
Deciduous Trees								
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2" Cal.	B&B	Per Plan	30'W x 50'H	4	
Evergreen Trees and Shrubs								
AC	Abies concolor	White Fir	6' Ht.	B&B	Per Plan	15'W x 30'H	1	
Jl	Juniperus chinensis 'Iowa'	Iowa Juniper	6' Ht.	B&B	Per Plan	5'W x 12'H	4	
Jc	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal.	Cont.	Per Plan	6'W x 4'H	6	
PM	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gal.	Cont.	Per Plan	3'W x 3'H	14	
RP	Rhododendron x 'P.J.M.'	P.J.M. Rhododendron	5 Gal.	Cont.	Per Plan	5'W x 5'H	2	Broadleaf evergreen
TM	Taxus x media 'Densiflora'	Densi Yew	3 Gal.	Cont.	Per Plan	6'W x 5'H	5	
Deciduous Shrubs								
Am	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Chokeberry	3 Gal.	Cont.	Per Plan	3'W x 3'H	35	
Ap	Aesculus parviflora	Bottlebrush Buckeye	5 Gal.	Cont.	Per Plan	10'W x 8'H	3	
DI	Diervilla lonicera	Dwarf Bush-honeysuckle	1 Gal.	Cont.	Per Plan	4'W x 3'H	20	
Fx	Fothergilla gardenii 'Windy City'	Windy City Fothergilla	3 Gal.	Cont.	Per Plan	4'W x 4'H	8	
Hq	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	3 Gal.	Cont.	Per Plan	6'W x 6'H	9	
Po	Physocarpa opulifolia 'Nanus'	Dwarf Ninebark	3 Gal.	Cont.	Per Plan	6'W x 6'H	6	
Ra	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3 Gal.	Cont.	Per Plan	6'W x 2'H	2	
Sv	Syringa vulgaris	Common Lilac	3 Gal.	Cont.	Per Plan	10'W x 14'H	3	
Vc	Viburnum carlesii 'J.N. Select'	Spice Island Koreanspice Viburnum	3 Gal.	Cont.	Per Plan	5'W x 5'H	2	
Vd	Viburnum dentatum	Arrowwood Viburnum	3 Gal.	Cont.	Per Plan	10'W x 10'H	1	
Perennials								
cp	Carex pennsylvanica	Pennsylvania Sedge	3" Pot	Cont.	24" OC	12'W x 8'H	40	season - spring
ho	Hosta 'Great Expectations'	Great Expectations Hosta	1 Gal.	Cont.	Per Plan	30'W x 2'H	27	season - spring/summer/fall
gr	Geranium maculatum	Wild Geranium	1 Gal.	Cont.	Per Plan	24'W x 12'H	26	season - spring/summer
ru	Rudbeckia x 'American Gold Rush'	American Gold Rush Rudbeckia	1 Gal.	Cont.	Per Plan	24'W x 18'H	48	season - summer/fall

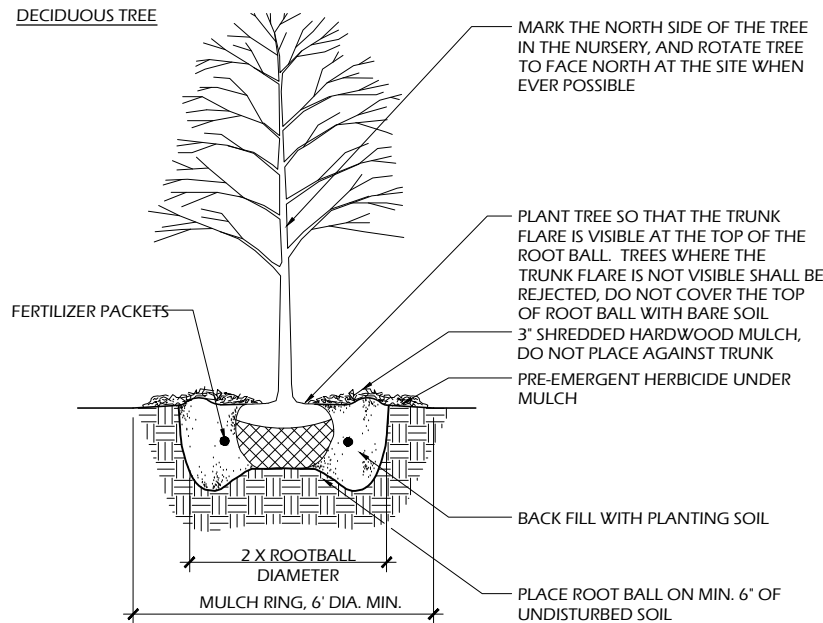


DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

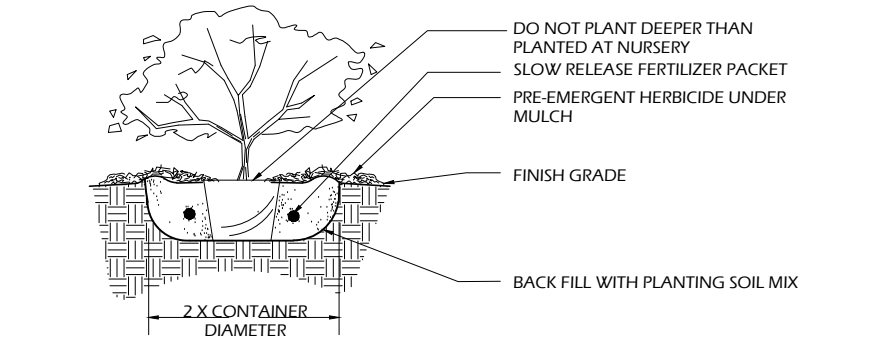


File: V:\26.022 Brookfield Parks\CAD\Plan\LS.dwg Layout: C800-LS Plan User: Blake Plotted: Jun 05, 2026 - 10:14am

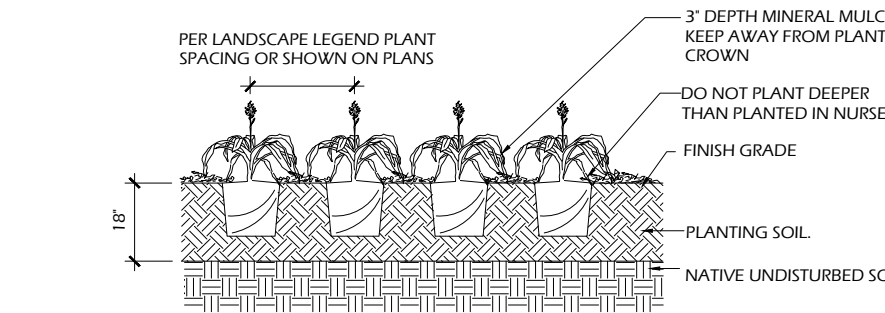
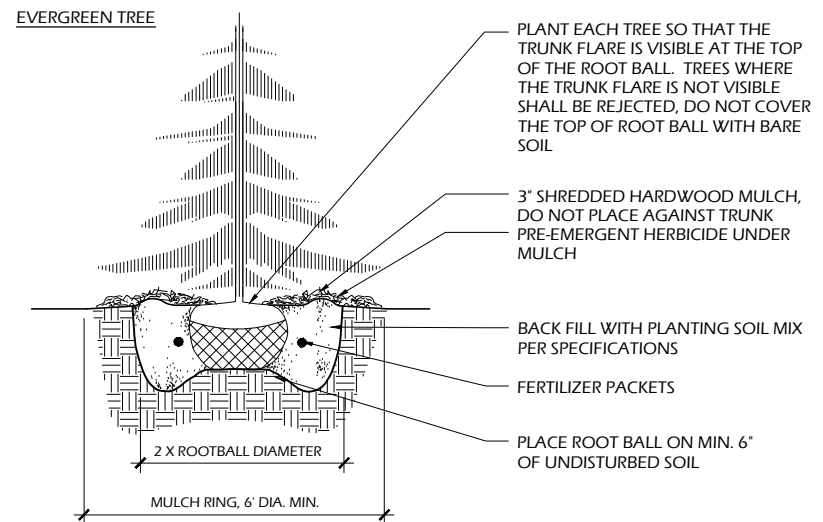
File: V:\26.022 Brookfield Parks\CAD\P-L\5.dwg Layout: C801-Details User: Blake Plotted: Jun 05, 2026 - 10:23am



1
C801 SHOVEL CUT EDGE NTS



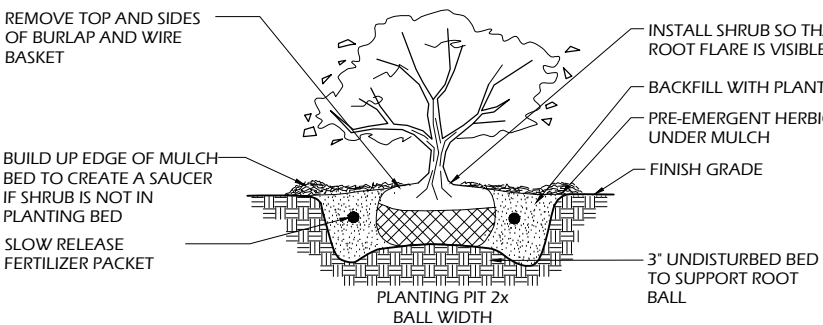
2
C801 CONTAINER SHRUB PLANTING DETAIL NTS



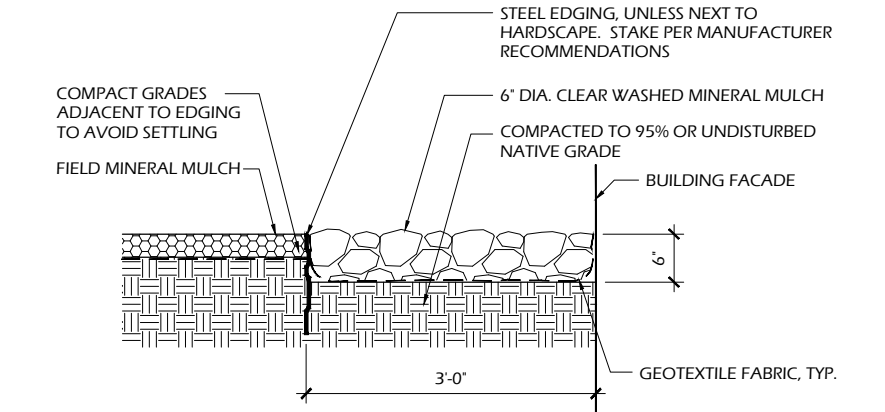
3
C801 GROUNDCOVER/PERENNIAL/BULB PLANTING DETAIL NTS

- NOTES:**
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
 - STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
 - WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP AND SIDES OF ROOT BALL

5
C801 B&B TREE PLANTING DETAILS NTS



6
C801 B&B SHRUB PLANTING DETAILS NTS



4
C801 MAINTENANCE EDGE NTS

GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE SAMPLES FOR OWNER APPROVAL ON ALL COLORS, FINISHES & MATERIALS (INCLUDING, BUT NOT LIMITED TO IMPORTED TOPSOIL, GRAVELS, MULCHES, HARDSCAPE MATERIALS, ETC.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS OF ALL HARDSCAPE AND LANDSCAPE CONSTRUCTION ELEMENTS SHOWN IN PLAN SET FOR LANDSCAPE ARCHITECT REVIEW PRIOR TO CONSTRUCTION.
- **CAUTION** UNDERGROUND UTILITIES AND OR REMNANT MATERIALS MAY BE PRESENT ON SITE. IF UNANTICIPATED ABOVE OR BELOW GRADE CONDITIONS ARE ENCOUNTERED, NOTIFY THE CLIENT AND ARCHITECT PRIOR TO PROCEEDING.
- ALL PROPOSED UTILITY ROUTING SHALL RESPECT EXISTING TREES TO REMAIN AND SHALL NOT BE NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO VERIFY LAYOUT PRIOR TO CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT AND ARCHITECT IF DISCREPANCIES ARE FOUND.
- ALL WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. ALL DIMENSIONS ARE TAKEN FROM FACE OF CURB, EDGE OF SIDEWALK, WALL BASE, OR EXISTING BUILDING FOUNDATIONS.
- STONE RETAINING WALLS HAVE NOT BEEN DETAILED OR REVIEWED BY A STRUCTURAL ENGINEER. GEOGRID AND/OR FOOTING DEPTH ARE NOT INDICATED AND SHALL BE DETERMINED BY THE INSTALLING CONTRACTOR(S).

SITE PLAN NOTES:

- ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, WALLS, AND EXISTING PAVING OR STRUCTURES.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION.

TREE PROTECTION NOTES:

- CONSTRUCTION FENCING AT LEAST 4' HIGH AND SUPPORTED BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP FENCE UPRIGHT AND IN PLACE SHALL BE USED.
- NO ENTRY, NO STORAGE, AND NO TRENCHING IN TREE PROTECTION ZONE DURING ENTIRE SITE CONSTRUCTION TIMEFRAME.
- INSTALL FENCING @ 10' RADIUS FROM TRUNKS OR DRIPLINES, WHICHEVER IS GREATER AND CONSIDERING SITE CONSTRAINTS.
- ALL FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

LANDSCAPE NOTES:

- ROUGH GRADING, UTILITY INSTALLATION, AND TOPSOIL PLACEMENT SHALL BE COMPLETED BY OTHERS. EXISTING SUB-SURFACE MATERIALS SHALL BE EXCAVATED AND REMOVED TO A DEPTH OF 18" BELOW FINISH GRADE, AND REPLACED WITH NEW TOPSOIL IN ALL AREAS PROPOSED FOR PLANTING. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GC AND/OR EARTHWORK CONTRACTOR TO ENSURE CORRECT TOPSOIL DEPTHS AND FINE GRADING.
- THE CONTRACTOR SHALL COORDINATE WITH THE GC AND/OR EARTHWORK CONTRACTOR TO PROPERLY REMOVE ANY EXCESSIVE CLAY, GRAVEL, DEBRIS, WOOD CHIPS, STONES AND/OR OTHER DELETERIOUS MATERIALS GREATER THAN 3" IN DIAMETER FROM ALL PLANTING AREAS.
- ALL AREAS TO RECEIVE PLANTINGS SHALL CONTAIN SCREENED, BLENDED BLACK/BROWN TOPSOIL. PLACE SOIL AT A DEPTH OF 18" MINIMUM DEPTH IN ALL PLANTING AREAS.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES SHOWN ON PLANS PRIOR TO CONSTRUCTION. ALL MATERIAL SHALL BE PURCHASED FROM REPUTABLE SOURCES.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND NON-STRESSED. SIZES FOR PLANTS ARE INDICATED AS INSTALLATION SIZES.
- ALL NURSERY TAGS/LABELS SHALL BE LEFT ON PLANT MATERIAL UNTIL MATERIALS ARE INSTALLED AND THE LANDSCAPE INSTALLATION INSPECTED BY THE CLIENT AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR ALL TREE PITS AND PLANTING AREAS TO DRAIN PROPERLY. NOTIFY LA IF DRAINAGE AND MOISTURE PROBLEMS ARE ENCOUNTERED WHILE PLANTING.
- UNLESS OTHERWISE INDICATED ALL PERENNIALS AND SHRUBS TO BE PLANTED IN TRIANGULAR ARRANGEMENTS.



Project Proposal

Re: Town Of Brookfield Well 1

Item #	Item Description	Quantity	Units	Unit Price	Extended Price
1	Labor to Mob, Pull Existing Pump Set, Chlorinate,	1.00	LS	\$ 3,430.00	\$ 3,430.00
2	Labor to Mob, Install new Pump and wire up, Demob	1.00	LS	3,510.00	3,510.00
3	Labor to Run Pump Test and grab 2 samples 24hrs Apart	1.00	LS	1,230.00	1,230.00
4	New Bowl Assembly 460GPM @ 160' TDH Epoxy Coated	1.00	BA	8,210.00	8,210.00
5				-	-
6				-	-
7				-	-
8				-	-
9				-	-
10				-	-
11				-	-
12				-	-
13				-	-
14				-	-
15				-	-
16				-	-
17				-	-
18				-	-
19				-	-
20				-	-
21				-	-
22				-	-
23				-	-
24				-	-
25				-	-
26				-	-
27				-	-
28				-	-
29				-	-
30				-	-
31				-	-
32				-	-
33				-	-
34				-	-
35				-	-
36				-	-
37				-	-
38				-	-
39				-	-
40				-	-
41				-	-
42				-	-
43				-	-
44				-	-
45				-	-
46				-	-
47				-	-
48				-	-
Total Project Proposal					\$ 16,380.00

Dated: June 3, 2026

By:

Chase Hoinacki

Chase Hoinacki
Project Manager
Municipal Well & Pump

P.O. Box 311, Waupun, WI 53963 – Office: 920-324-3400 – Toll-Free: 800-383-7412 – Fax: 920-324-3431

www.municipalwellandpump.com