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

MEETING AGENDA

	Town Board	Eric Gnant Room
Tuesday, July 21, 2026	Utility District No. 1	TOB Municipal Building
7 P.M.	Sanitary District No. 4	645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.
2. Meeting Notices.
3. Approval of Agenda.
4. Approval of Minutes:
   a. July 7, 2026 meeting of the TB, UD1, SD4.
5. Citizen Comments: Three-minute limit.
6. Committee/Commission Reports/Recommendations:
   a. Plan Commission
      1. Discussion and possible action regarding a request for 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).
      2. Discussion and possible action regarding 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).
      3. Discussion and possible action regarding 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).
7. Old Business: None.
8. New Business:
   a. Discussion and possible action regarding the Class "B" Beer and "Class B" Liquor Alcohol Beverage License Application for Taste of India.
   b. Discussion and possible action regarding the Class "B" Beer and "Class B" Liquor Alcohol Beverage License Application for Beyond the Board.
   c. Discussion and possible action regarding the Class "B" Beer and "Class C" Wine Alcohol Beverage License Application for Beyond the Board.
   d. Discussion and possible action regarding an application for Appointment of Agent by Melting Pot to appoint Austin Elliott as the successor agent.
   e. Discussion and possible action regarding the 2026-2027 Secondhand Article Dealer/Jewelry License Applications.

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f. Convene into **CLOSED SESSION** pursuant to Wis. Stat. § 19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved: Waukesha County Case Number 2026SC002089 Mark Robert Powell vs. Town of Brookfield

g. Reconvene into **OPEN SESSION**, according to Wis. Stat. § 19.85(1)(g) for any necessary action resulting from the Closed Session.

9. Departments Reports/Recommendations:
   a. Sanitary District No. 4
      1. Sanitary District Updates
10. Approval of Vouchers and Checks.
11. Communication and Announcements.
12. Adjourn.

Posted July 10, 2026

Emily Howells, Town Clerk

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MEETING MINUTES

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

1. Call to Order & Roll Call.

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

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

   A quorum was met (4-1).

   Staff Present: Administrator Tom Hagie, Fire Chief John Schilling, Assistant Fire Chief Tony D'Amico, Department of Public Works Superintendent Scott Hartung, Town Engineer Justin Gutoski, Town Attorney Michael Van Kluenen, 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 with the exception that item 9 immediately follow item 6; seconded by Kohlmann.

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

4. Approval of Minutes:

   a. June 16, 2026 meeting of the TB, UD1, SD4.

      Motion by Kohlmann to approve the minutes of June 16, 2026; seconded by Charlier.

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

   b. June 29, 2026 special meeting of the TB, UD1, SD4.

      Motion by Kohlmann to approve the minutes of June 29, 2026 with changes; seconded by Charlier.

      Motion prevailed by a voice vote (3-0-1). Stanelle voted present.

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:

   a. Discussion and possible action regarding Weyer Road Drainage Improvement Project Payment Application No. 3.

      Motion by Charlier to table Weyer Road Drainage Improvement Project Payment Application No. 3 until the project is completed, or a completion date in known; seconded by Kohlmann.

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

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8. New Business:
   a. Davidson Road Reconstruction Project Presentation by Strand Associates.

      No action.

   b. Discussion and possible action regarding Diversified Benefit Services Business Associate Agreement.

      Motion by Kohlmann to approve the Diversified Benefit Services Business Associate Agreement with changes acceptable to Town Staff; seconded by Charlier.

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

   c. Discussion and possible action regarding setting a Special Meeting date Friday, July 17, 2026, to approve Grimaldis' Class "B" Beer and "Class B" Liquor Alcohol Beverage License Application Renewal.

      Motion by Stanelle to set a virtual Special Meeting date Friday, July 17, 2026 at 3 p.m., to approve Grimaldis' Class "B" Beer and "Class B" Liquor Alcohol Beverage License Application Renewal; seconded by Kohlmann.

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

9. Departments Reports/Recommendations:
   a. Fire Department
      1. Recognition of Firefighter/EMT Anthony Zilli for completion of his probationary period.

         Chief Schilling recognized Firefighter/EMT Anthony Zilli for completion of his probationary period.

      2. Discussion and possible action regarding "The Compliance Engine" and Advisory Services proposal from Brycer, L.P., Brycer Advisory Group, L.P., and Inspectionreportsonline.net INC.

         Motion by Charlier to accept "The Compliance Engine" and Advisory Services proposal from Brycer, L.P., Brycer Advisory Group, L.P., and Inspectionreportsonline.net INC for a three-year term commencing July 8, 2026; seconded by Kohlmann.

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

10. Approval of Vouchers and Checks.

    Motion by Charlier to approve vouchers and checks in the amount of $349,781.94; seconded by Kohlmann.

    Motion prevailed by a voice vote (3-0-1). Paris voted present.

11. Communication and Announcements.
    a. Kohlmann announced that the Fourth of July picnic and parade had a great turnout. Everyone had a wonderful time, and the event was a great success.
    b. Chief Schilling communicated the Fire Department was awarded a $34,185.00 grant by the Firehouse Subs Public Safety Foundation for the purchase of TNT Extrication Equipment (Jaws of Life).
    c. Howells communicated that Pet Care Essentials Plus is having a ribbon cutting ceremony on Saturday, July 18 between 10 a.m. and 2 p.m.

12. Adjourn.

    Motion by Kohlmann to adjourn at 8:13 p.m.; seconded by Charlier.

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

Respectfully submitted by,

Emily Howells, Town Clerk

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DRAFT

Town of Brookfield
645 N. Janacek Road
Brookfield, WI 53045
(P) 262-796-3788
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TOWN PLAN COMMISSION RECOMMENDATIONS
PC Meeting date: June 23, 2026

A. Review and possible action on a request for Preliminary and Final approval for Pabla Plaza redevelopment, including the Taste of India restaurant and banquet hall, located at 18110 W. Bluemound Road. Roger Schregardus (applicant), Manjit Singh (owner).

After discussion, the PC unanimously voted in favor of Preliminary Approval subject to several conditions being met prior to Final Approval being granted. The applicant and Plan Commission discussed revising the plans for Final approval to be heard at the July Plan Commission meeting and will seek a combined Preliminary and Final Approval from the Town Board in August. No action to be taken.

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).

Motion by Mr. Smeltzer to recommend Final approval, subject to the following conditions:

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. 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.

3. 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.

4. 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.

5. 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.*

6. 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 October 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.

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

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

Seconded by Ms. Monet. *Motion carried 4-1.*

An additional condition to include would be:

"Any outstanding Conditional Use Permits or other agreements, which may have expired or remain unrecorded, shall be reviewed and revised, if applicable, to the satisfaction of the Town Attorney, so long as they remain consistent with the spirit and intent of the original approval and Town Code."

C. Review and possible action on a request to discontinue a portion of N. Lord Street.

Motion by Mr. Watson to recommend approval of the request. Seconded by Mr. Smeltzer. The motion carried unanimously.

*This item will be on the August 18, 2026 Town Board meeting, following a public hearing.

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. John's (owner), Lemberg Electric (applicant).

Motion by Mr. Watson to recommend approval of the Conditional Use Permit, 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. *This is anticipated by the County Board on July 28, 2026.*

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.

Seconded by Mr. Zuperku. The motion carried unanimously.

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 located at 21675 E. Moreland Blvd. Nicholas Weeks (tenant/applicant). Sisian LLC (owner).

Motion by Mr. Watson to recommend approval of the Site Plan/Plan of Operation for a change in use for a new tenant, 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.
6. Subject to bollards being installed in front of the dumpster.

Seconded by Mr. Smeltzer. Motion carried unanimously.

Regarding Condition 6: The existing dumpster enclosure is a brick building with access from two sides. It's unknown if there is enough room to install bollards without interfering with traffic flow, parking or fire access. It should be noted that the doors on the existing enclosure need maintenance.

TOWN OF BROOKFIELD STAFF REPORT

TO:	Town of Brookfield Town Board
FROM:	Rebekah Leto, AICP, Town Planner
MEETING DATE:	July 21, 2026
REPORT DATE:	June 16, 2026, updated July 9, 2026
RE:	**Final Approval for The West End of The Corners of Brookfield, 20391 W. Bluemound Road, Tax key 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 this fall. 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. A public hearing has been scheduled for August 18th.

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 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. (1,404 required)
Proposed - West End only	333 parking garage spaces 277 units (1.2 ratio)	103 surface stalls for 38,180 sq. ft. (153 required)
Proposed (entire development site)	666 spaces (1.27 ratio) 521 total apartments	1,523 spaces for 390,165 sq. ft. (1,561 required)
Required # w/ PUD flexibility (entire site)	626 (1.2 ratio) (+40 than required)	1,561 (38 below required)

The developer has requested parking flexibility through the PUD, similar to The Corners model, which was a 1.2 parking ratio for residential and 4 spaces per 1,000 sq. ft. of gross land area for commercial. Upon request, justification for the flexibility has been submitted. The report, which is enclosed, uses industry wide standards including the ITE Parking Generation Manual 6th edition to determine peak parking demands for multi-family residential housing and the Urban Land Institute Shared Parking Manual to determine parking demands for specific commercial uses. The study reveals that the proposed parking counts are greater than what is necessary using national data for peak parking demands. The proposed residential parking complies with the requested 1.2 parking ratio for residential.

In addition, the developer has submitted data from 2025 of the average occupancy of the lower level parking deck, which has 944 automatically monitored parking spaces. The month of December, which consistently has the highest parking demand, only had two days where 400+/- spaces were utilized, leaving approximately 500 spaces available. In the other months evaluated (June, August, November), 170 to 270 spaces parking spaces were generally utilized. Therefore, it does not appear that there is a lack of available parking. The proposed 103 spaces are surface parking stalls on Lord and Union Streets, which would be welcomed by visitors. While the commercial parking is slightly below what is required using the ratio from The Corners, the data supports the number of parking spaces on site.

There are a number of Electric Vehicle (EV) spaces being proposed within the new parking garage. The Fire Department has signed off on the plans for the EV spaces in accordance with the recently adopted ordinance (2026-01).

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. Otherwise, engineering comments have been addressed.

Fire Department: Comments of the Fire Department have been met.

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

Recommendation
Staff recommends **Conditional 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 following Plan Commission action are shown with a strike-through, with new conditions 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. 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.

3. 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.

4. 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.

5. 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 is scheduled for the July Plan Commission agenda.*

6. 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 October 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.

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

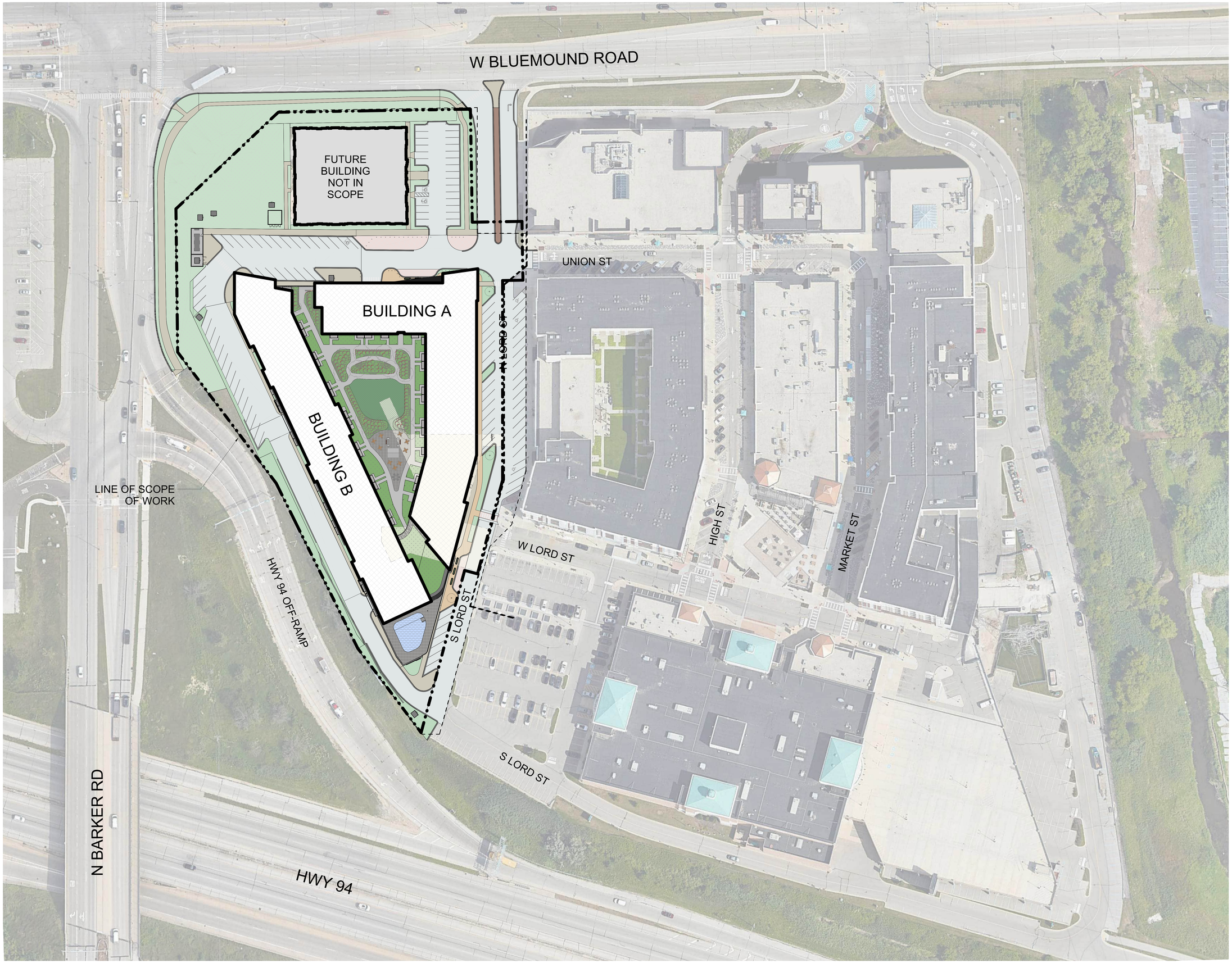
8. ~~Documentation shall be provided by the applicant that the Town Fire Department has reviewed and approved the plans for the proposed Electronic Vehicle surface stalls relative to the requirements of Ordinance 2026-01.~~ *This condition has been met.*

9. **Any outstanding Conditional Use Permits or other agreements, which may have expired or remain unrecorded, shall be reviewed and revised, if applicable, to the satisfaction of the Town Attorney, so long as they remain consistent with the spirit and intent of the original approval and Town Code.**

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, Parking evaluation study



1 SITE PLAN
1" = 40'-0"

©2026 RINKA+
756 North Milwaukee Street, Suite 250
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

CONSTRUCTION DOCUMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 12/19/2025

RINKA project #: 23203

Sheet Title

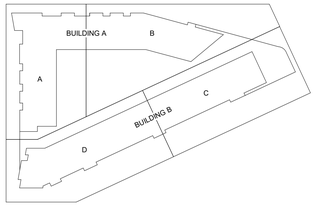
ARCHITECTURAL MASTER PLAN

Sheet #
A1-00

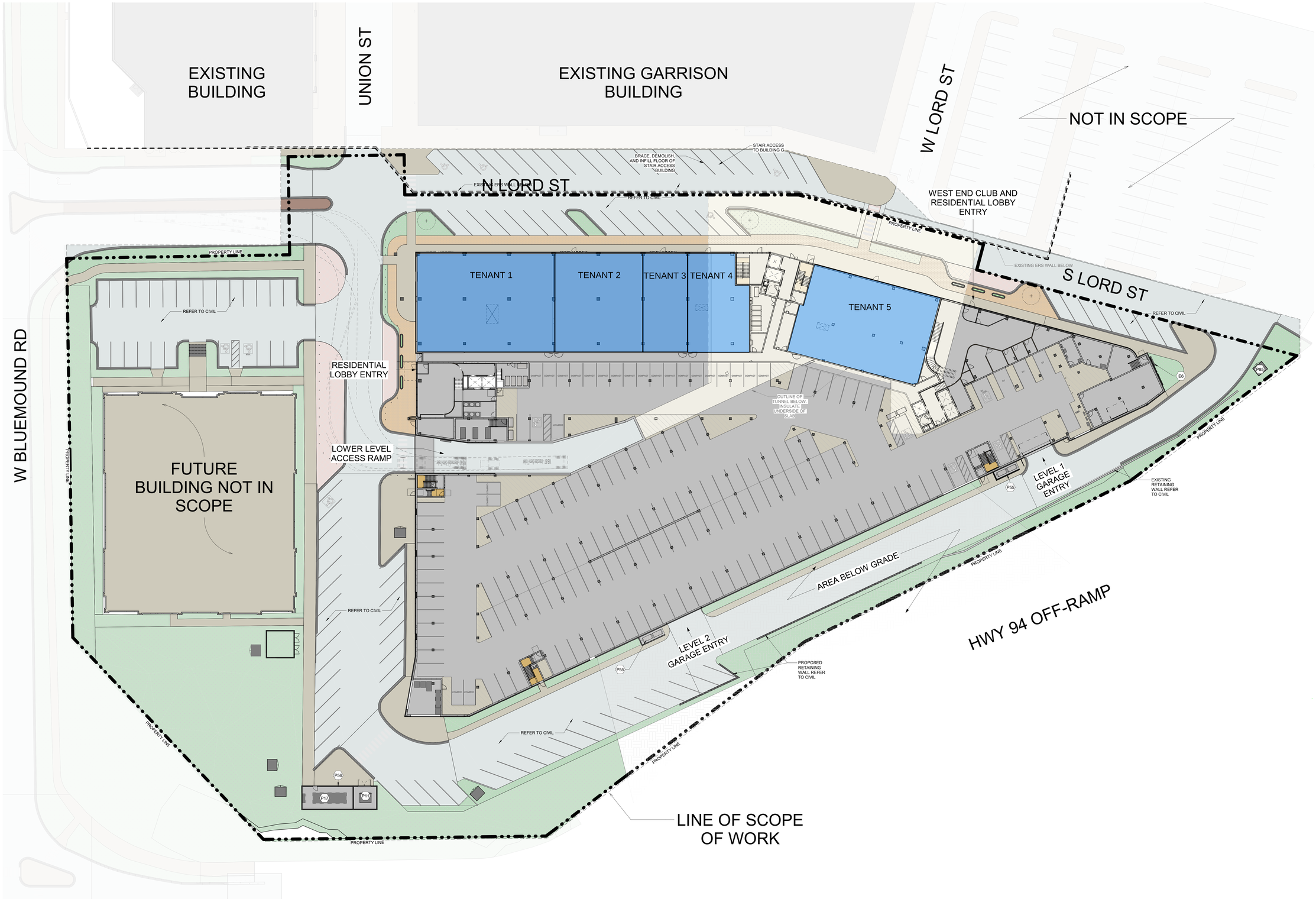
NOT FOR CONSTRUCTION

KEY NOTES

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



KEY PLAN



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

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756 North Milwaukee Street, Suite 250
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

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

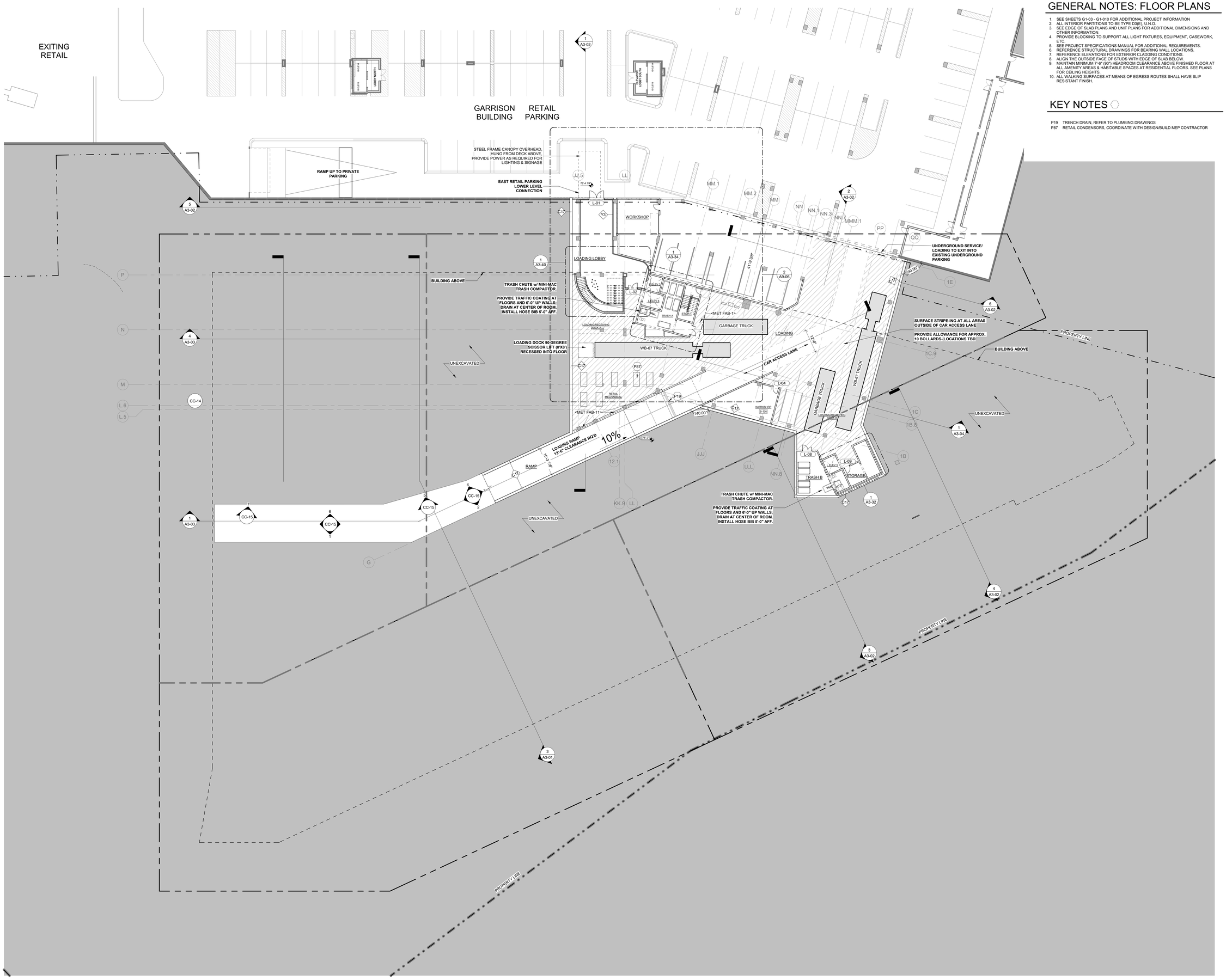
Date Issued: 12/19/2025

RINKA project #: 23203

Sheet Title

ARCHITECTURAL SITE PLAN

Sheet # A1-00.1



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

GENERAL NOTES: FLOOR PLANS

1. SEE SHEETS G1-03 - G1-010 FOR ADDITIONAL PROJECT INFORMATION
2. ALL INTERIOR PARTITIONS TO BE TYPE D3(E), U.N.O.
3. SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
4. PROVIDE BLOCKING TO SUPPORT ALL LIGHT FIXTURES, EQUIPMENT, CASEWORK, ETC.
5. SEE PROJECT SPECIFICATIONS MANUAL FOR ADDITIONAL REQUIREMENTS.
6. REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
7. REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
8. ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
9. MAINTAIN MINIMUM 7'-6" (90") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
10. ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

KEY NOTES

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

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THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

Date Issued: 12/19/2025

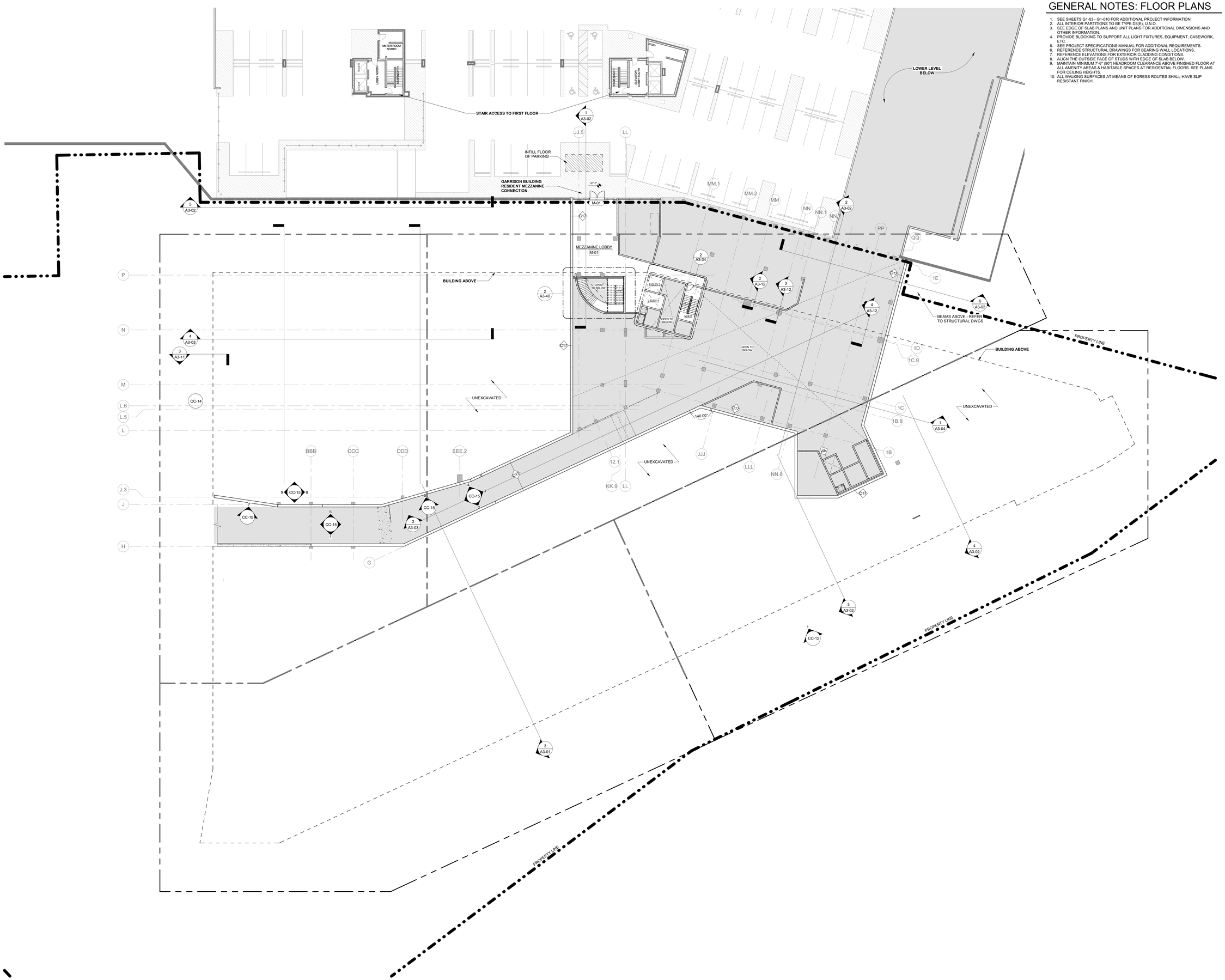
RINKA project #: 23203
Sheet Title

LOWER LEVEL FLOOR PLAN

Sheet # A1-01

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. SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
4. PROVIDE BLOCKING TO SUPPORT ALL LIGHT FIXTURES, EQUIPMENT, CASEWORK, ETC.
5. SEE PROJECT SPECIFICATIONS MANUAL FOR ADDITIONAL REQUIREMENTS.
6. REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
7. REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
8. ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
9. MAINTAIN MINIMUM 7'-6" (90") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
10. ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.



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

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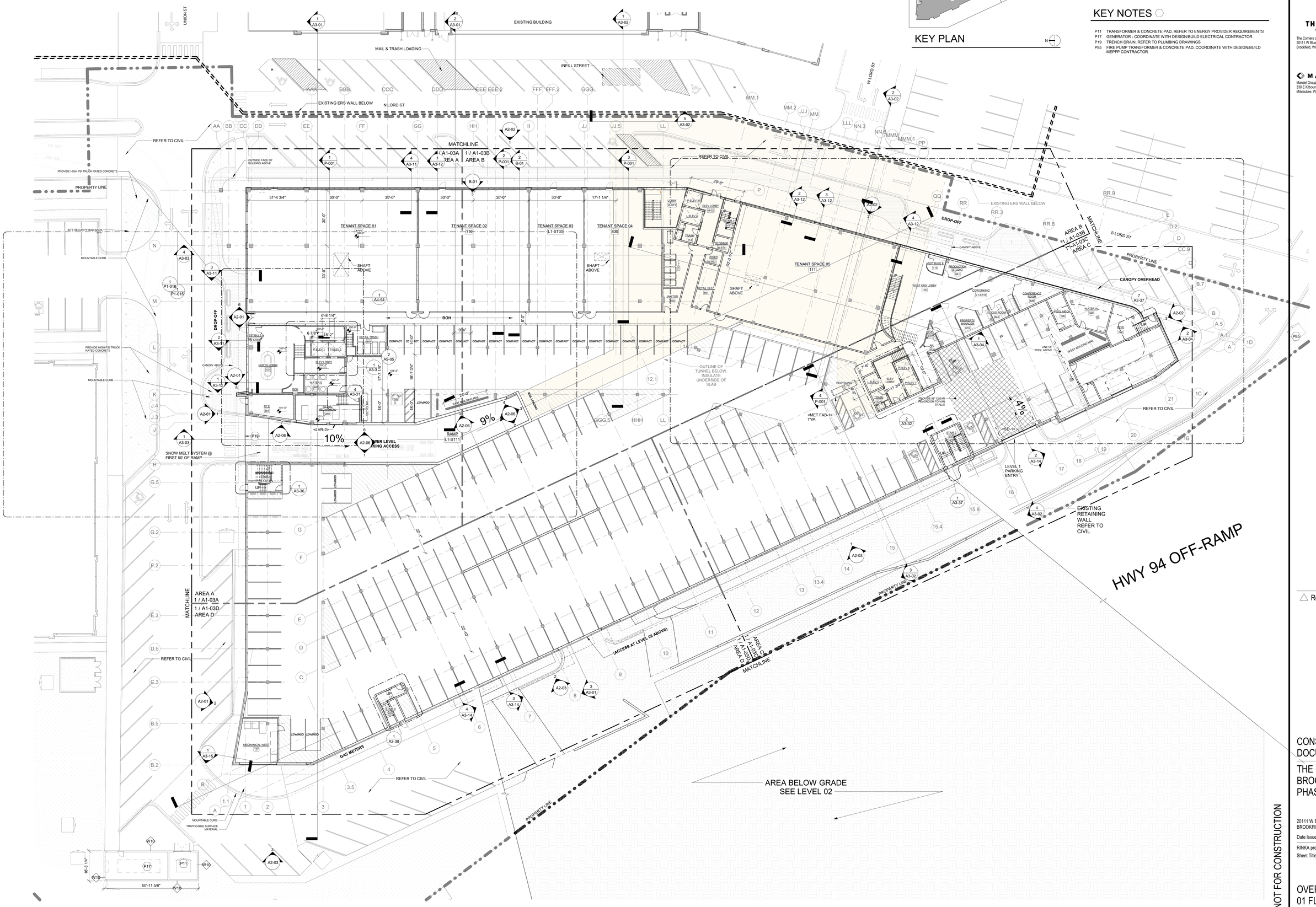
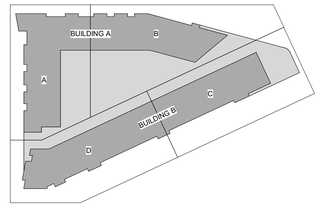
Sheet Title

OVERALL - MEZZANINE FLOOR PLAN

Sheet #
A1-02



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



KEY PLAN

GENERAL NOTES: FLOOR PLANS

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8. ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
9. MAINTAIN MINIMUM 7'-6" (90") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
10. ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

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
P85 FIRE PUMP TRANSFORMER & CONCRETE PAD, COORDINATE WITH DESIGN/BUILD MEPFP CONTRACTOR

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OVERALL - LEVEL 01 FLOOR PLAN

Sheet #
A1-03

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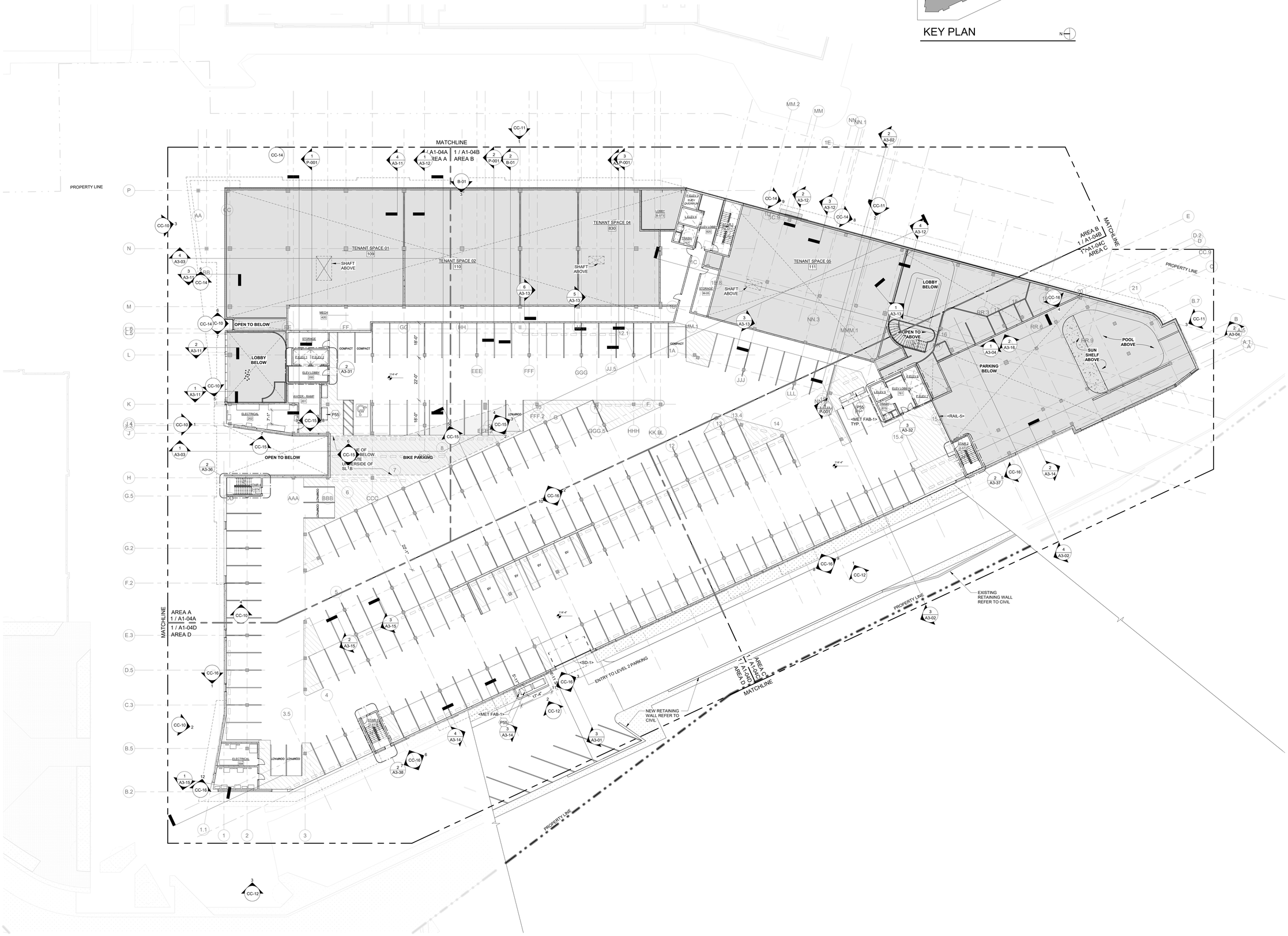
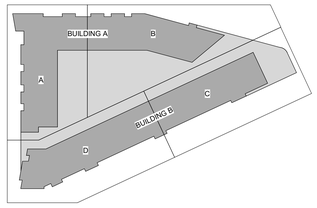


1 LEVEL 02 - OVERALL FLOOR PLAN
1/16" = 1'-0"



KEY PLAN

GENERAL NOTES: FLOOR PLANS

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2. ALL INTERIOR PARTITIONS TO BE TYPE D3(E), U.N.O.
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7. REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.

KEY NOTES

1. ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
2. ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.
3. PROVIDE FIRE PROTECTION OF "U/DS WITH EDGE OF SLAB BELOW.
4. PROVIDE 7'-0" HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT PERIMETER OF BUILDING. SOFFIT OF CONSTRUCTION & TALL

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Sheet Title

OVERALL - LEVEL 02 FLOOR PLAN

Sheet #

A1-04

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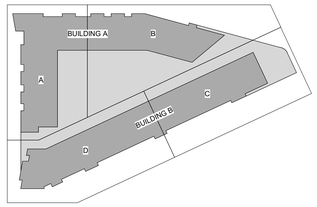

KEY PLAN

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KEY NOTES

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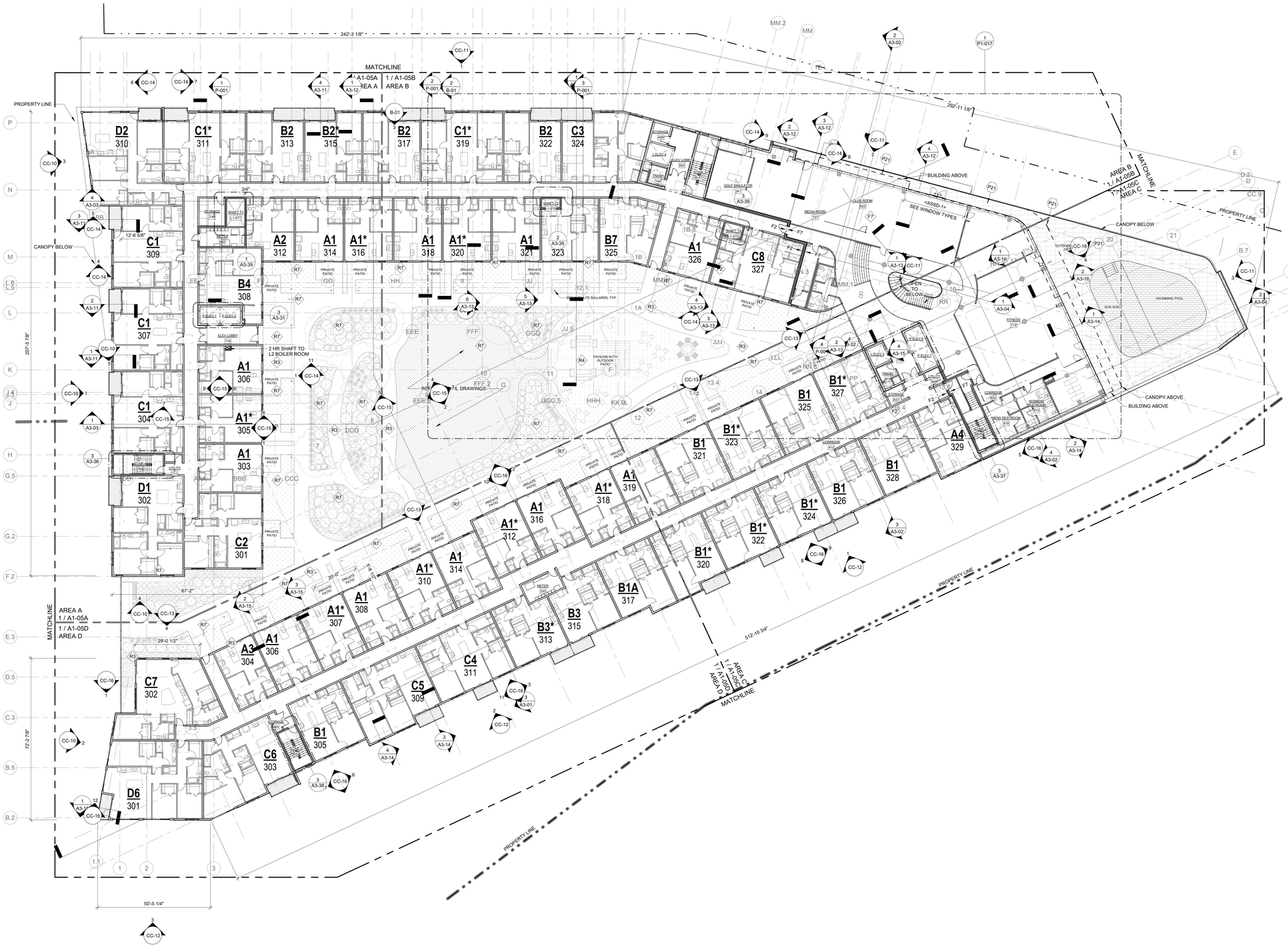
P2. ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

P21. ALL CANOPIES TO COORDINATE WITH DESIGN/BUILD PLUMBING CONTRACTOR.



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

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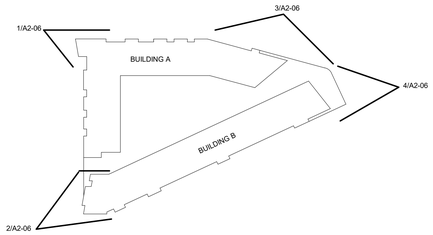
Sheet Title

OVERALL - LEVEL 03 FLOOR PLAN

Sheet #
A1-05

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		



KEY PLAN

N

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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Sheet Title

BUILDING PERSPECTIVES

Sheet #
A2-07

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

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

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

Required Parking Total @	1.2	spaces per Residential Unit	625 Spaces

Total Spaces Required	**2,186**	Spaces

Corners of Brookfield Parking Inventory

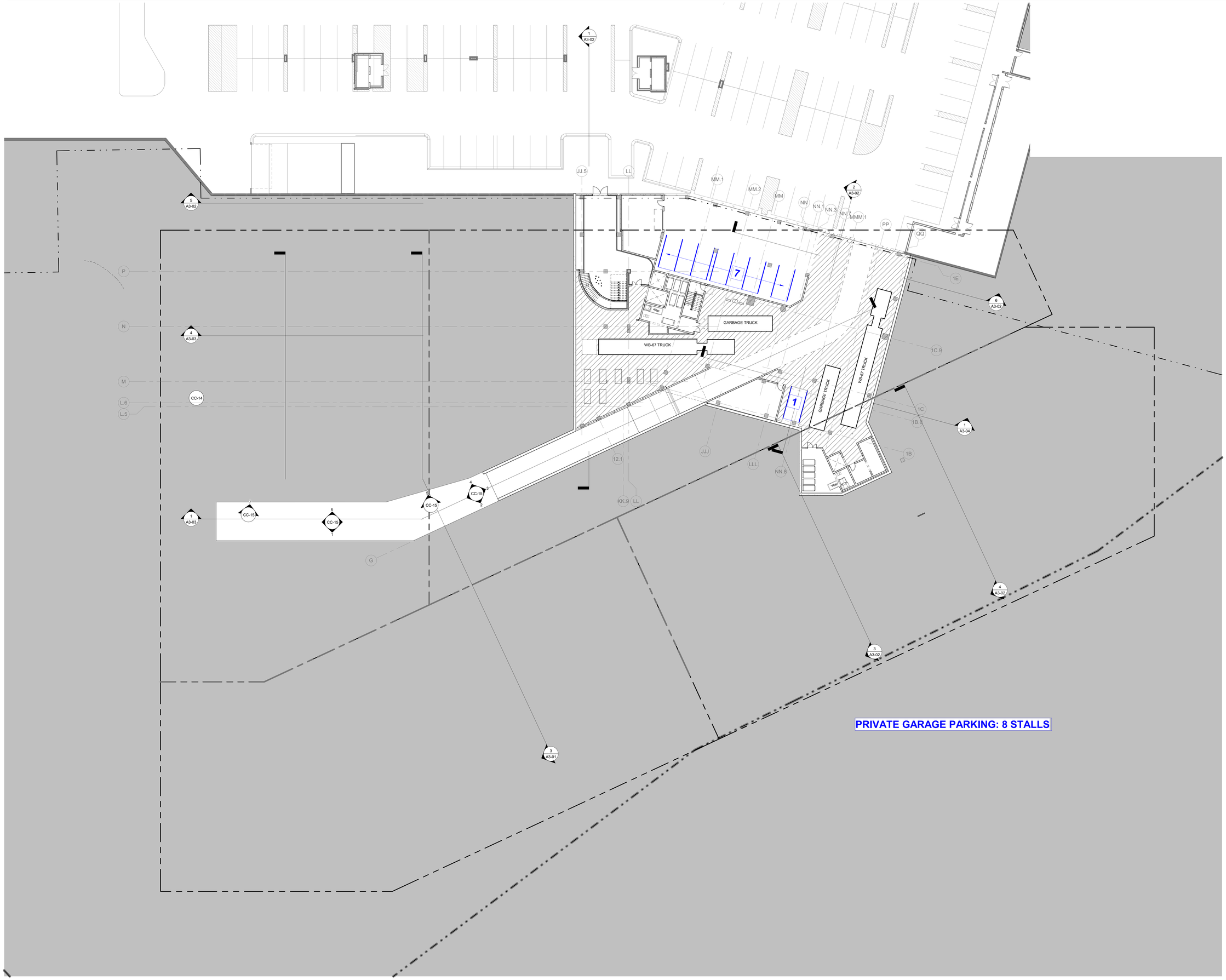
Prepared with base map dated 01/06/2025

Parking Area	Parking Level	Retail Parking	Residential Parking
Core	Plaza Level	72	0
West + Demo	At Grade	296	0
East	At Grade	117	0
South	At Grade	17	0
East Precast deck	Plaza Level	139	0
PT Deck	Mezzanine	0	333
PT Deck	Lower Level	944	0
Total Existing Parking		**1585**	**333**
Proposed WE demolition		-165	
Proposed WE New Parking	Surface	103	
	Enclosed Level 1		164
	Enclosed Level 2		161
	Enclosed LL		8

Total Parking to be Provided on Site	**1523**	**666**	**2189**	Spaces

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

	Required	Provided	Delta
Total Retail Spaces	1,561	1,523	(38)
Total Residential Spaces	625	666	41
Total Spaces	**2,186**	**2,189**	**3**



1 LOWER LEVEL PARKING PLAN
1/16" = 1'-0"

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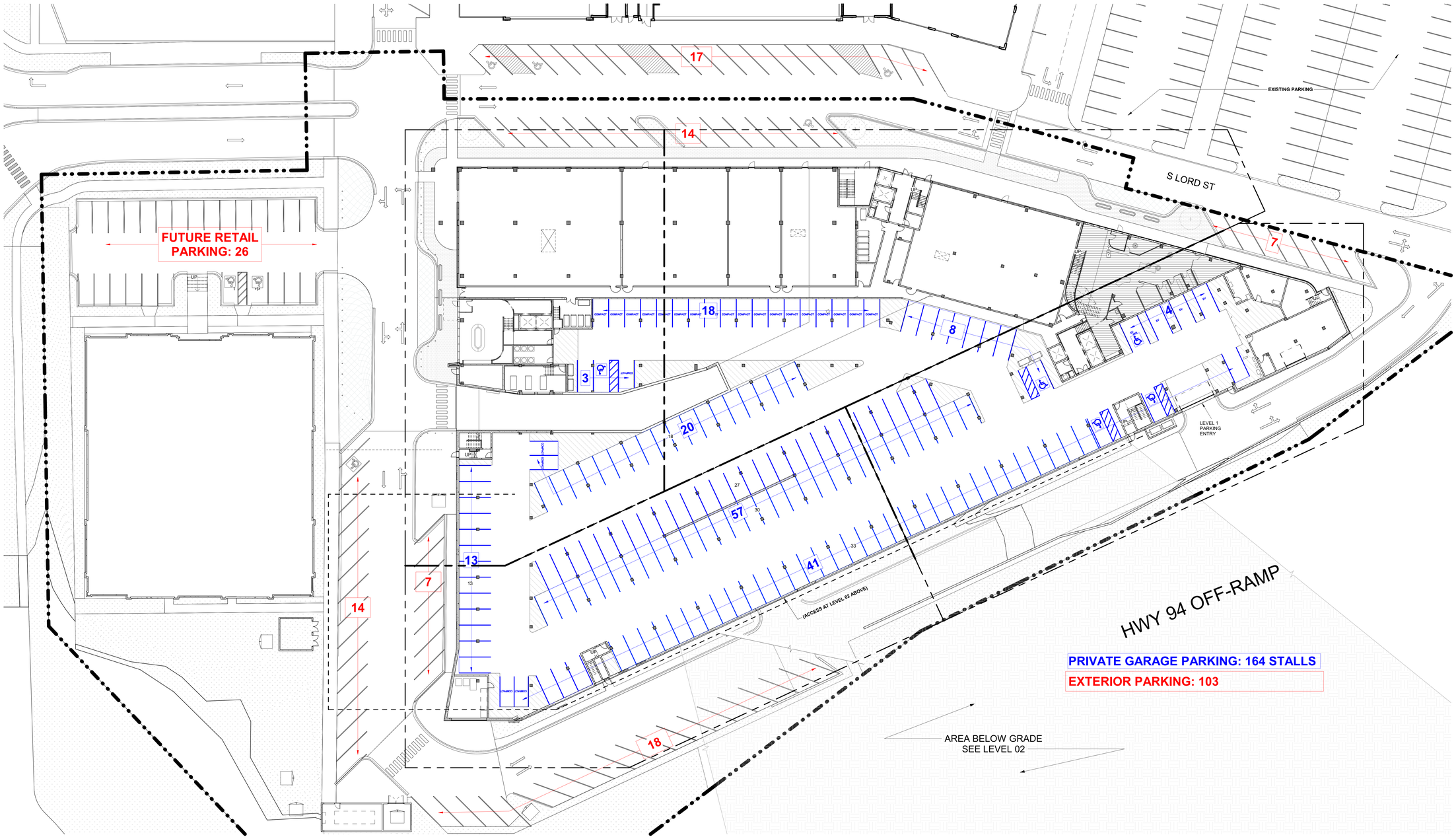
LOWER LEVEL PARKING PLAN

Sheet #
G1-21



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

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Sheet Title

LEVEL 01 PARKING PLAN

Sheet #
G1-22

1 LEVEL 02 PARKING PLAN
1" = 20'-0"

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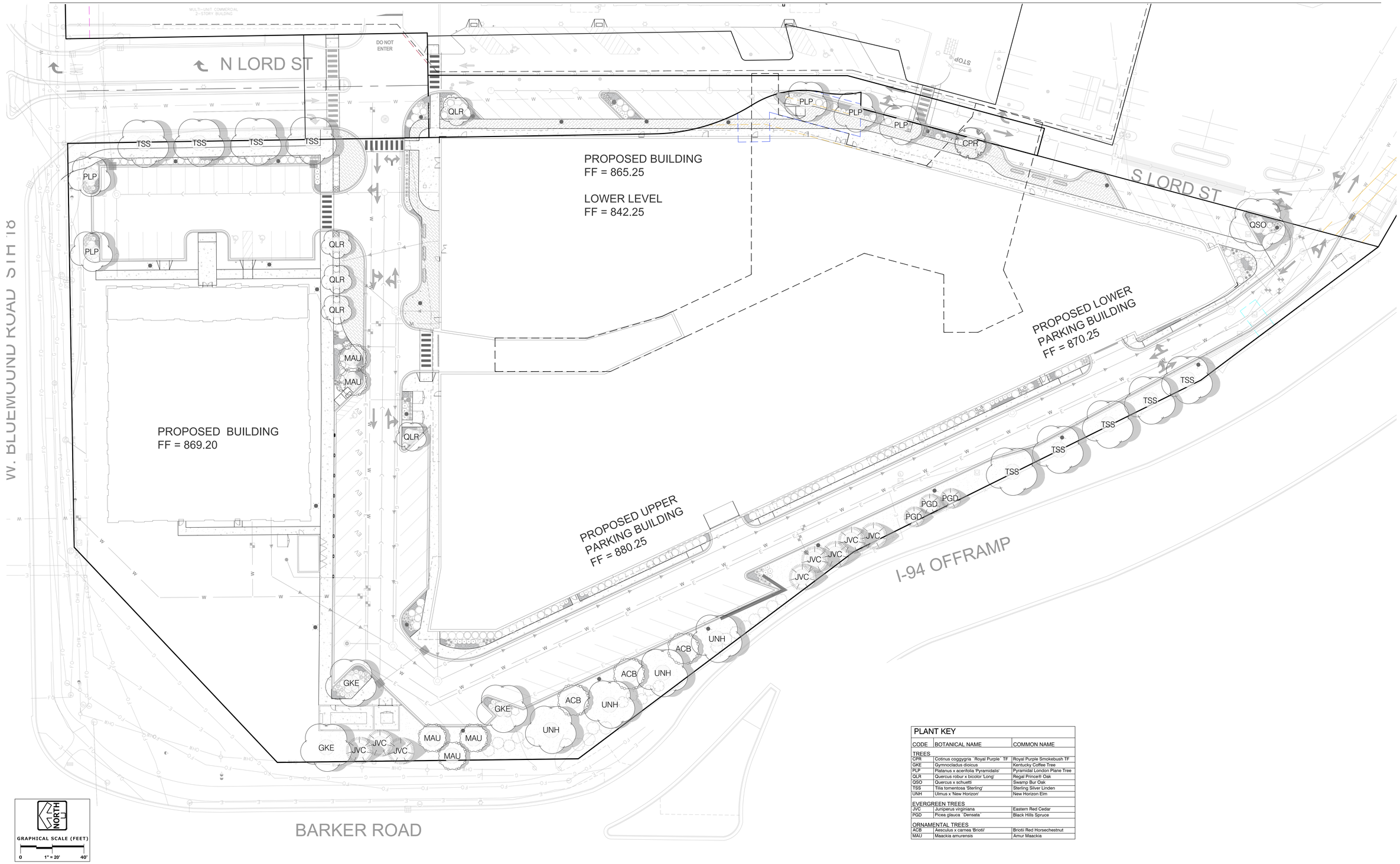
LEVEL 02 PARKING PLAN

Sheet #

G1-23



PLANT KEY		
CODE	BOTANICAL NAME	COMMON NAME
TREES		
CPR	Cotinus coggygria `Royal Purple` TF	Royal Purple Smokebush TF
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
MAU	Maackia amurensis	Amur Maackia

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Sheet Title

LANDSCAPE PLAN

Sheet # L1-01

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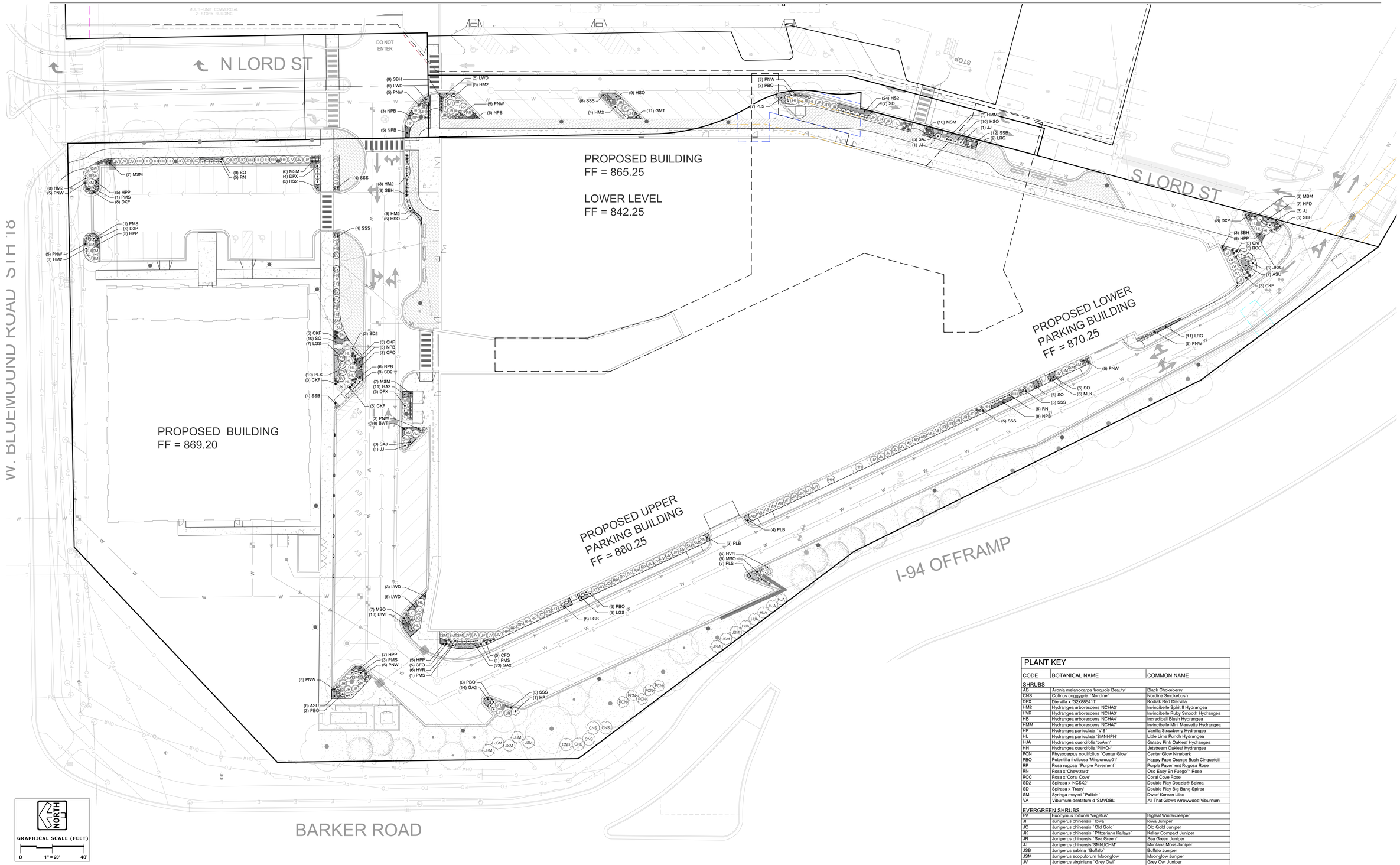

PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
SHRUBS		
AB	Aronia melanocarpa 'Iroquois Beauty'	Black Chokeberry
CNS	Cotinus coggygria `Nordine`	Nordine Smokebush
DPX	Diervilla x 'GZ0585411'	Kodiak Red Diervilla
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 `V 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
SD2	Spiraea x 'NCSX2'	Double Play Doozie® Spirea
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
JK	Juniperus chinensis `Pfitzeriana Kallays`	Kallay Compact 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
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
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
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
PLB	Perovskia atriplicifolia 'Lisslitt'	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
SYMBOL	BOTANICAL NAME	COMMON NAME
GROUND COVERS		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix

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DESIGN DEVELOPMENT SET

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LANDSCAPE PLAN

Sheet # L1-02

GENERAL PLANTING NOTES

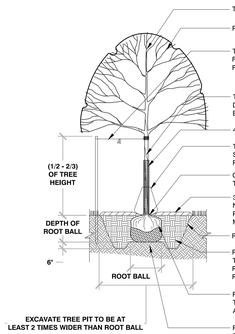
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE 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

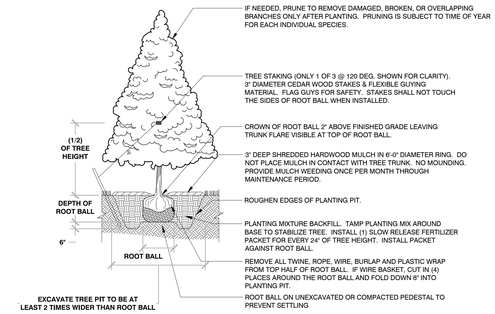
1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS 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.

PLANT SCHEDULE

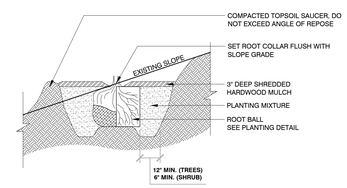
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
TREES						
CPR	1	Cotinus coggygria `Royal Purple` TF	Royal Purple Smokebush TF	5` Ht.		12` T x 12` W
GKE	3	Gymnocladus dioicus	Kentucky Coffee Tree	2.5" Cal.		50` T x 50' W
PLP	5	Platanus x acerifolia 'Pyramidalis'	Pyramidal London Plane Tree	2" Cal.		55` T x 30' W
QLR	5	Quercus robur x bicolor 'Long'	Regal Prince® Oak	2" Cal.		45` T x 18' W
QSO	1	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	8	Juniperus virginiana	Eastern Red Cedar	8` Ht.		35` T x 17` W NATIVE
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
MAU	5	Maackia amurensis	Amur Maackia	2" Cal.		25` T x 25` 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
DPX	7	Diervilla x 'GZX885411'	Kodiak Red Diervilla	24" Ht.		3` T X 4' W
HM2	21	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	11	Hydrangea arborescens 'NCHA4'	Incrediball Blush Hydrangea	24" Ht.		5` T x 5' W
HMM	3	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	17	Hydrangea paniculata 'SMNHPH'	Little Lime Punch Hydrangea	24" Ht.		4` T x 5' W
HJA	5	Hydrangea quercifolia 'JoAnn'	Gatsby Pink Oakleaf Hydrangea	36" Ht.		8` T x 8' W
HH	14	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
SD2	6	Spiraea x 'NCSX2'	Double Play Doozie® Spirea	18" Ht.		3` T x 3' W
SD	7	Spiraea x 'Tracy'	Double Play Big Bang Spirea	18" Ht.		3` T x 3' W
SM	25	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	8	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	15	Juniperus chinensis `Old Gold`	Old Gold Juniper	24" W		3` T x 5` W
JK	2	Juniperus chinensis `Pfitzeriana Kallays`	Kallay Compact Juniper	18" Ht.		3` T x 6` W
JR	29	Juniperus chinensis `Sea Green`	Sea Green Juniper	18" Ht.		5` T x 6` W
JJ	9	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	23	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	24" Ht.		3` T x 5` W
PMS	7	Pinus mugo `Slowmound`	Slowmound Mugo Pine	24" Ht.		3` T x 3` W
ORNAMENTAL GRASSES						
CFO	13	Calamagrostis x a `Overdam`	Overdam Reed Grass	1 gal.		24" T x 24" W
CKF	30	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.		36" T x 24" W
MLK	6	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.		15" T x 15" W
MSM	36	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	48	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	29	Schizachyrium scoparium 'Smoke Signal'	Smoke Signal Little Bluestem	1 gal.		36" T x 24" W
SSB	16	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	20	Achillea millefolium 'Summer Berries'	Summer Berries Mix Common Yarrow	4.5" cont.	24" o.c.	24" T x 24" W
BWT	21	Bergenia cordifolia 'Winterglut'	Winterglow Heartleaf Bergenia	4.5" cont.	18" o.c.	12" T x 18" W
DXP	32	Dianthus x 'WP Passion'	Scent First Passion Dianthus	4.5" cont.	12" o.c.	9" T x 12" W
GA2	58	Gaillardia aristata 'Arizona Sun'	Arizona Sun Blanket Flower	4.5" Cont.	14" o.c.	12" T X 14" W
GMT	11	Geum x `Mai Tai`	Mai Tai Grecian Rose	4.5" Cont.	14" o.c.	16" T x 12" W
HSO	24	Hemerocallis `Stella De Oro`	Stella De Oro Daylily	4.5" Cont.	20" o.c.	12" T x 20" W
HPD	14	Hemerocallis x `Purple D`oro	Purple D`oro Daylily	4.5" Cont.	20" o.c.	16" T x 20" W
HS2	29	Hemerocallis x 'Stella in Red'	Stella in Red Daylily	4.5" cont.	18" o.c.	18" T x 16" W
HPP	38	Heuchera m 'Palace Purple'	Palace Purple Coral Bells	4.5" cont.	18" o.c.	18" T x 18" W
LGS	17	Leucanthemum superbum 'Goldfinch'	Goldfinch Shasta Daisy	4.5" cont.	22" o.c.	18" T x 22" W
LRG	20	Leucanthemum x superbum 'Real Goldcup'	Real Goldcup Shasta Daisy	4.5" cont.	18" o.c.	36" T x 18" W
LWD	18	Leucanthemum x superbum 'Whoops-a-Daisy'	Whoops-a-Daisy Shasta Daisy	4.5" cont.	22" o.c.	15" T x 22" W
NPB	33	Nepeta x faassenii `Purrsian Blue`	Purrsian Blue Catmint	4.5" cont.	24" o.c.	14" T x 24" W
PLB	7	Perovskia atriplicifolia 'Lisslitt'	Lacey Blue Russian Sage	4.5" cont.	24" o.c.	18" T x 24" W
PLS	24	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	4.5" cont.	24" o.c.	24" T x 24" W
SAJ	8	Sedum `Autumn Joy`	Autumn Joy Sedum	4.5" Cont.	24" o.c.	12" T x 24" W
SO	31	Symphyotrichum o 'October Skies'	October Skies Fall Aster	4.5" cont.	20" o.c.	24"T x 24" W
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
GROUND COVERS						
	15,114 sf	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix	seed		



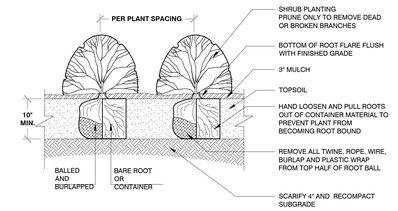
1 TREE PLANTING
1/4" = 1'-0" 329343-01



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

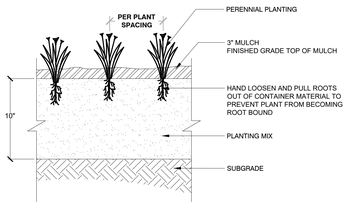


3 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02

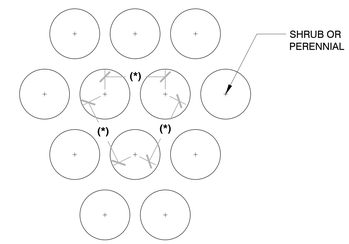


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY 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

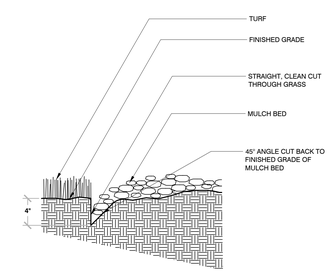


5 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = 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

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT SET

THE CORNERS OF BROOKFIELD: PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045

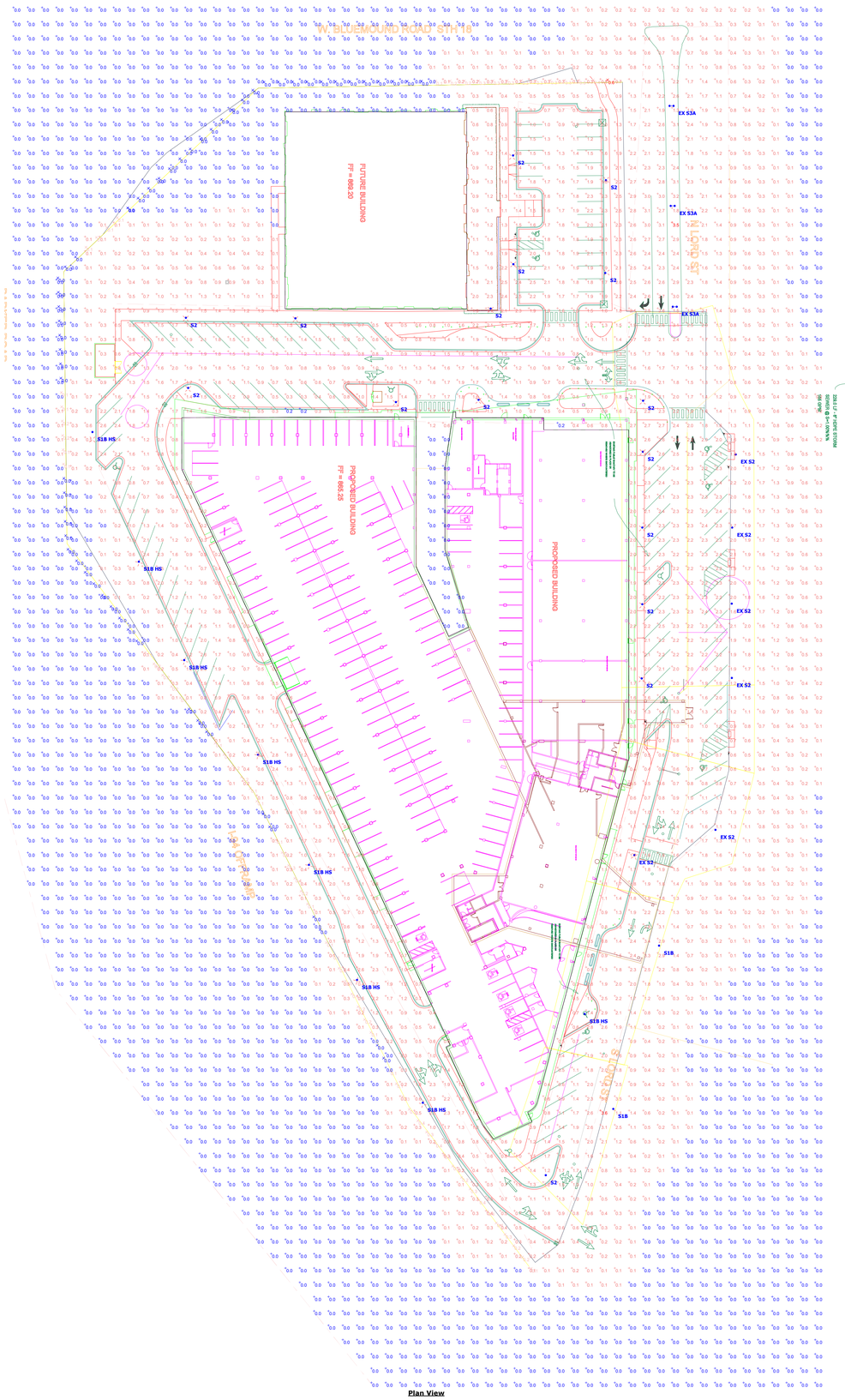
Date Issued: 09/20/2024

RINKA project #: 23203

Sheet Title

LANDSCAPE GENERAL NOTES & DETAILS

Sheet # L2-01



Plan View

Schedule

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

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

Statistics

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

LUMEC by Signify

Urban
UrbanScape
MPTC Post Top

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

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

Ordering guide

Example: MPTC-42W32LED4K-G3-LE3-120-CDMGM25-PH8-BKTX

Series	LED module	CCT	Gen. G3	Optical system	Voltage	Driver	Options: Receptical	Options: Control	Options: Luminaire	Mounting	Poles	Finish
MPTC[1] **MPTCCR** **MPTCRC** **MPTCRR** UrbanScape LED post top luminaire	**35W32LED**[2] **55W32LED**[2] **72W32LED** **97W32LED**[2] **55W4BLED** **82W4BLED** **108W4BLED** **147W4BLED**[2] **70W64LED** **107W64LED** **90W90LED** **135W90LED**	**3K** 3000K **4K** 4000K	**G3** Gen.3	**LE2** Type II (4DM) flat lens **LE3** Type III (4DM) flat lens **LE3** Type III (4DM) wide flat lens **LE4** Type IV (4DM) flat lens **LE5** Type V (5DM) flat lens	**UNV** 120-277V **347** 347V **480** 480V	**DMG** 0-10 volt **SBD**[1] Sensor ready driver (standard configuration) **SBDU**[1] Sensor ready driver (alternate configuration)	**RC**[1] Receptacle for twist-lock photocell or shorting cap. 5-pins **RC27**[1] Receptacle for twist-lock photocell or shorting cap. 7-pins	**PH8**[1] Twist-lock Photoelectric Cell **PH9**[1] Shorting cap **PH9L**[1] Twist-lock Photoelectric Cell extended life, UNV (120-277VAC)	**SP2** 20kV / 10kA Surge Protector **TN3** Fitter to fit over 3" (76 mm) O.D. by 4" (102 mm) long tenon **TN3.5** Fitter to fit over 3½" (89 mm) O.D. by 4" (102 mm) long tenon **BAC**[4] Meets the requirements of the Buy American Act of 1933 (BAA)	Consult the Signify web site for details and the complete line of Mountings	Consult the Signify web site for details and the complete line of Poles	**Textured** **BZTX** **BEBTX** **BEBTX** **BGZTX** **BKTX** **BRTX** **GN4TX** **GN8TX** **GN8TX** **GNTX** **GR** **GYSTX** **NP** **RDZTX** **RD4TX** **TG** **TS** **WHTX** (consult pg 4 for code descriptions)

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

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

SPECTRUM lighting

The West
Brookfield, WI

Designer

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

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Tom Kafkes
Newfield Holdings, LLC

FROM: Andrew Bowen
Senior Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: June 23, 2026

SUBJECT: Parking Supply Evaluation
Proposed West End at Corners of Brookfield
Brookfield Wisconsin

Attached is a revised Chapter Six from the Traffic Impact Study (TIS) prepared by KLOA, Inc. for the proposed West End at Corners of Brookfield in Brookfield, Wisconsin. The chapter includes the parking supply evaluation for the development and has been updated to reflect the most recent plan and daily occupancy information.

A revised TIS is being prepared in coordination with WISDOT and the finalized version will include this revised parking evaluation.

6. Parking Evaluation

The parking supply of the proposed The West End development and the Corners of Brookfield was evaluated to determine if the proposed parking supply would adequately accommodate the projected peak parking demand.

Parking Supply

Existing Conditions

Corners of Brookfield currently consists of the following uses and parking:

- 350,958 square feet of retail and restaurant space (includes vacancies) served by 1,585 parking spaces.
- 244 apartment units served by 333 reserved parking spaces.

Proposed Conditions

With the completion of the proposed development, The Corners of Brookfield, including The West End, will consist of the following uses and parking:

- 390,165 square feet of retail and restaurant space served by 1,523 parking spaces with the following estimated uses:
    - 289,891 square-feet of retail space
    - 39,906 square-feet of grocery store space
    - 27,398 square-feet of Sit-down/family restaurant space
    - 7,841 square-feet of fast casual restaurant space
    - 11,754 square-feet of fine dining restaurant space
    - 13,375 square-foot theater (402 seats)

- 521 apartment units served by 666 reserved parking spaces.
    - West End Development adding 277 units with 333 reserved parking spaces.

Evaluation of the West End Residential Parking

Parking for the proposed apartment buildings will be accommodated primary within the proposed parking garage, but can also be accommodated within the existing reserved residential spaces. As such, the parking for the residential spaces was evaluated together. Based on peak parking demand rates from the ITE Parking Generation Manual, 6th Edition the peak parking demand was estimated as follows:

- ITE LUC 218 (Multifamily Housing, Mid-Rise, One Bedroom)
    - Peak parking demand rate on a weekday: 0.68

- ITE LUC 221 (Multifamily Housing, Mid-Rise, Two+ Bedroom)
  - Peak parking demand rate on a weekday: 1.23
  - Peak Parking Demand Rate on a weekend: 1.04

- Estimated Parking Demand
  - 204 One Bedroom/Studio units, 138 Spaces needed
  - 73 Two+ Bedroom units, 90 Spaces needed
  - 228 spaces needed
  - Surplus of 105 spaces

Based on parking rate agreed on in the existing approved PUD, the following was determined:

- Approved PUD rate: 1.2 spaces per unit

- West End: 277 Proposed Units
  - 332 spaces needed
  - Surplus of 1 space

- Full Corners of Brookfield (Including West End): 521 Units
  - 625 spaces needed
  - Surplus of 41 spaces

As can be seen, the existing rate from the approved PUD is higher than the rate from ITE survey data. Further, a surplus of parking spaces are being provided compared to both ITE data and the existing PUD rate.

Evaluation of the Retail Parking Supply

In order to determine the total projected peak parking demand of the non-residential uses (retail, restaurant, entertainment) within the corners of Brookfield the parking demand was estimated based on rates from the ITE Parking Generation Manual, 6th Edition for a weekday and a Saturday. **Table 1** shows the estimated peak parking demand for each use type.

These parking demands were then distributed hourly based on time of day parking factors published in the Urban Land Institute (ULI) *Shared Parking Manual,* Second Edition. **Tables 2 and 3** shows the estimated peak parking demand of the development by hour

As can be seen, the estimated peak parking demand of the non-residential uses is 1,035 spaces on a weekday and 1,287 spaces on a weekend. This results in a parking surplus of 236 spaces.

Table 1
PROJECTED PEAK PARKING DEMAND FOR EACH USE TYPE – CORNERS OF BROOKFIELD

Use	ITE LUC	Size (Square Feet)	Weekday Peak Parking Demand	Weekend Peak Parking Demand
General Retail	820	289,891	484	704
Grocery Store	850	39,906	99	117
Fast Casual Restaurant	930	7,841	77	62
Fine Dining Restaurant	931	11,754	190	214
Sit-down/Family Restaurant	932	27,398	246	316
Live Theater	441	13,375 (402 Seats)	101	101

Table 8
HOURLY PROJECTED PEAK PARKING DEMAND - WEEKDAY – CORNERS OF BROOKFIELD

Time	Retail	Grocery	Fast Casual Dining	Fine Dining	Family Restaurant	Live Theater	Total
12:00 PM	484	84	77	143	246	1	**1,035**
1:00 PM	484	89	77	143	221	1	**1,015**
2:00 PM	460	94	69	124	123	1	**871**
3:00 PM	412	96	46	76	111	1	**742**
4:00 PM	412	99	42	95	111	1	**760**
5:00 PM	412	99	46	143	184	1	**885**
6:00 PM	436	99	65	181	197	1	**979**
7:00 PM	387	84	61	190	197	25	**944**
8:00 PM	315	54	38	190	197	101	**895**
9:00 PM	218	34	23	190	147	101	**713**
10:00 PM	73	20	15	181	135	0	**424**
11:00 PM	24	5	8	143	184	0	**364**

Table 9
HOURLY PROJECTED PEAK PARKING DEMAND - WEEKEND – CORNERS OF BROOKFIELD

Time	Retail	Grocery	Fast Casual Dining	Fine Dining	Family Restaurant	Live Theater	Total
12:00 PM	669	117	62	107	316	1	**1,272**
1:00 PM	704	117	62	118	269	17	**1,287**
2:00 PM	704	117	56	96	205	67	**1,245**
3:00 PM	669	117	37	96	126	67	**1,112**
4:00 PM	634	117	34	96	142	1	**1,024**
5:00 PM	564	105	37	129	190	1	**1,026**
6:00 PM	528	58	53	193	221	1	**1,054**
7:00 PM	493	39	50	204	221	25	**1,032**
8:00 PM	458	29	31	214	205	101	**1,038**
9:00 PM	352	18	19	193	95	101	**778**
10:00 PM	211	6	12	193	79	0	**501**
11:00 PM	70	5	6	193	47	0	**321**

Occupancy Survey Data

The Corners of Brookfield provided average occupancy data for the lower level parking deck for June, August, November, and December, 2025. The lower level parking deck has 944 parking spaces that are automatically monitored. **Table 4 and Figure 1** summarize the parking data. It is important to note that the occupancy surveys include December which is typically the highest demand month for retail uses per ULI's *Shared Parking Manual*. This is consistent with the provided data which shows December having the highest parking demand on average.

The highest parking average occupancy counted occurred on December 13 with an average of 415 spaces occupied and 529 spaces vacant. This indicates that the parking demand of the existing Corners of Brookfield is lower than the theoretical parking demand as estimated based on ITE rates. This further supports the ability of the future parking supply to accommodate the parking demands of the existing and proposed uses.

Table 4
SURVEYED PARKING OCCUPANCY – CORNERS OF BROOKFIELD LOWER DECK - 2025

Day of Month	June	August	November	December
1	170	227	264	189
2	179	217	160	198
3	179	160	189	189
4	179	179	227	217
5	198	179	227	359
6	227	189	236	396
7	227	189	321	236
8	170	255	340	245
9	208	283	217	245
10	198	170	189	283
11	189	160	217	302
12	208	208	264	396
13	293	170	274	415
14	283	208	302	236
15	198	245	255	236
16	170	245	160	293
17	198	179	170	255
18	198	160	198	245
19	198	189	189	359
20	274	217	208	312
21	274	227	255	236
22	189	245	321	255
23	170	236	179	274
24	198	170	179	151
25	189	160	217	76
26	217	179	283	264
27	217	151	47	236
28	227	170	387	198
29	151	217	208	208
30	170	217	170	255
31	0	160	--	227

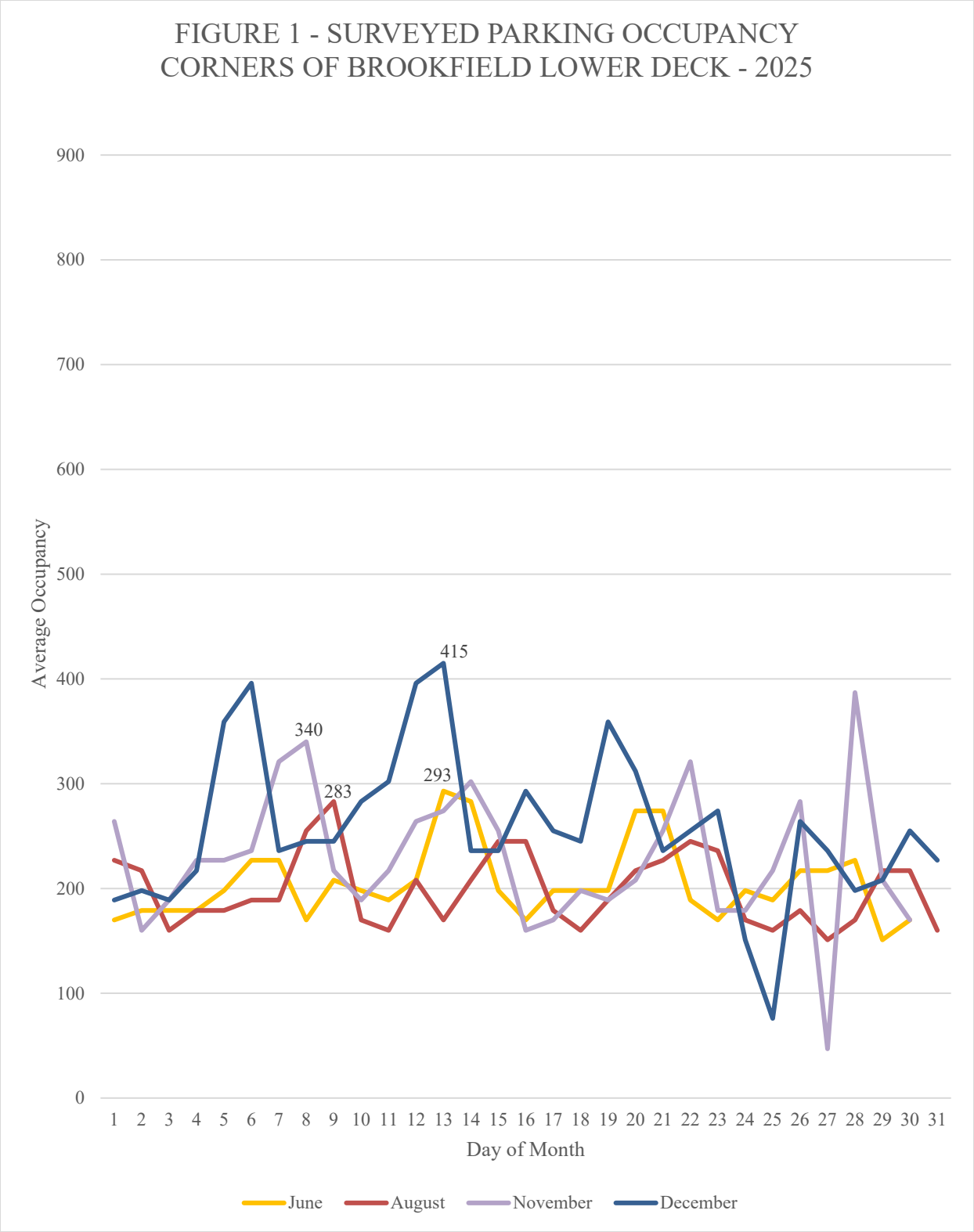


FIGURE 1 - SURVEYED PARKING OCCUPANCY
CORNERS OF BROOKFIELD LOWER DECK - 2025
Average Occupancy
900
800
700
600
500
400
300
200
100
0
415
340
283
293
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
Day of Month
June
August
November
December

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.

<u>Conditional Use Requirements for an ECC sign</u> *(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_(6)_CA.pdf

Date: 06-17-26

THIS BAND FOR LEMBERG SIGN TEAM SIGNATURES (Client Signs Off in Area at Bottom of Sheet).

Design Review	Date	Project Management Review	Date	Operations Review	Date	Sales Review	Date
Signature		Signature		Signature		Signature	

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

CLIENT DRAWING APPROVAL - PLEASE PROOFREAD ALL DRAWINGS CAREFULLY - Check off the boxes below / sign & date.

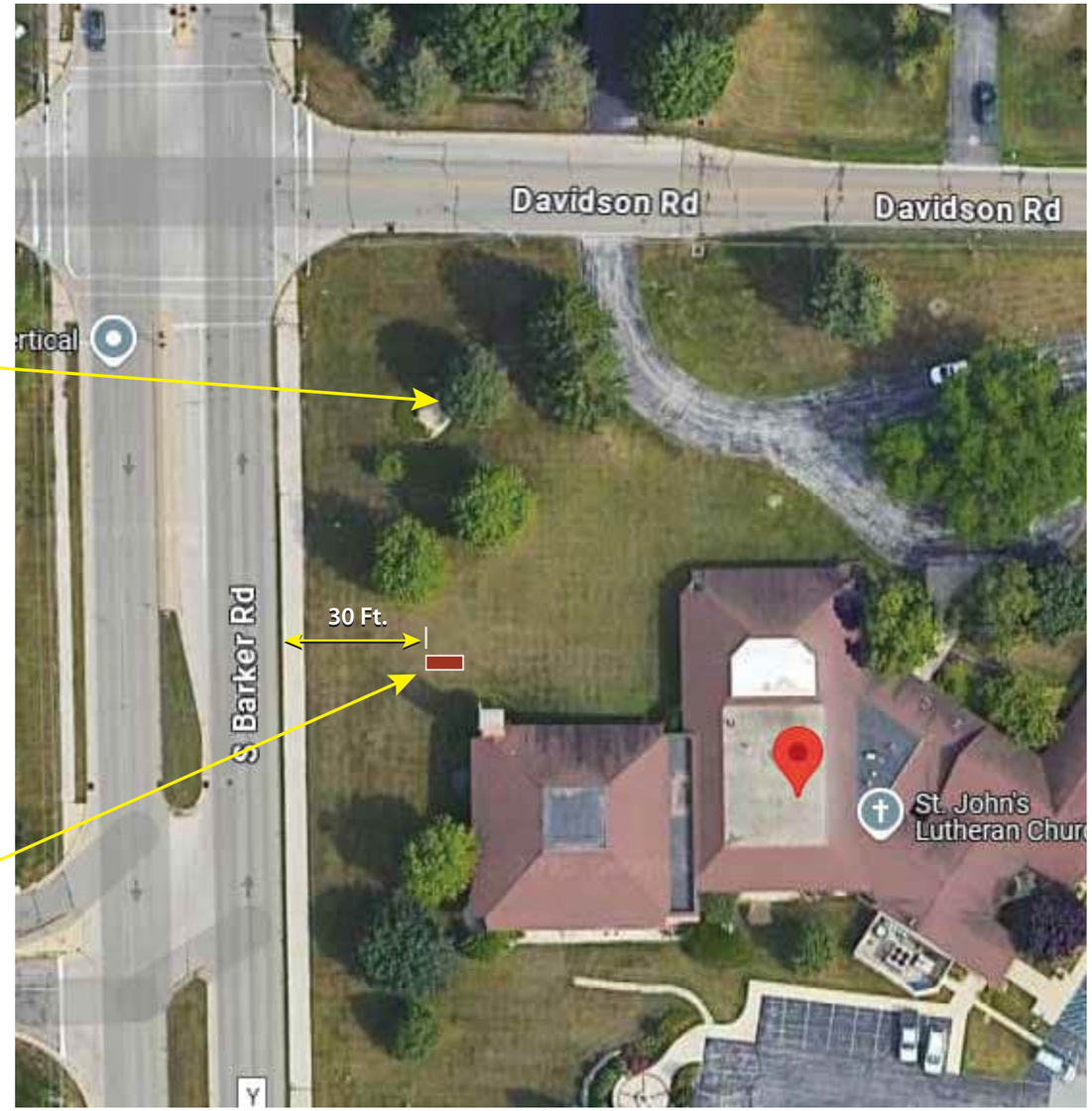
Job # 2546-0267 CLIENT APPROVAL DRAWING

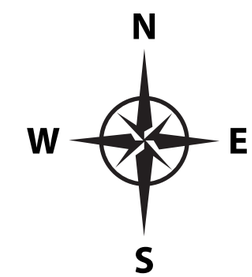
I have checked the following details on ALL pages and approve: ☐ **Spelling / Copy Content** ☐ **Sign Placement** ☐ **Colors** (I have reviewed physical samples of colors, as listed in this document)

Client Signature _____ Date _____

Job # 2546-0267 CLIENT APPROVAL DRAWING

Site Overview





Sign shown in this photo rendering is approximate, and may be different than actual installation.

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: Jaina Chiolero
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_OVERVIEW_r04_CA

Date: 06-17-26

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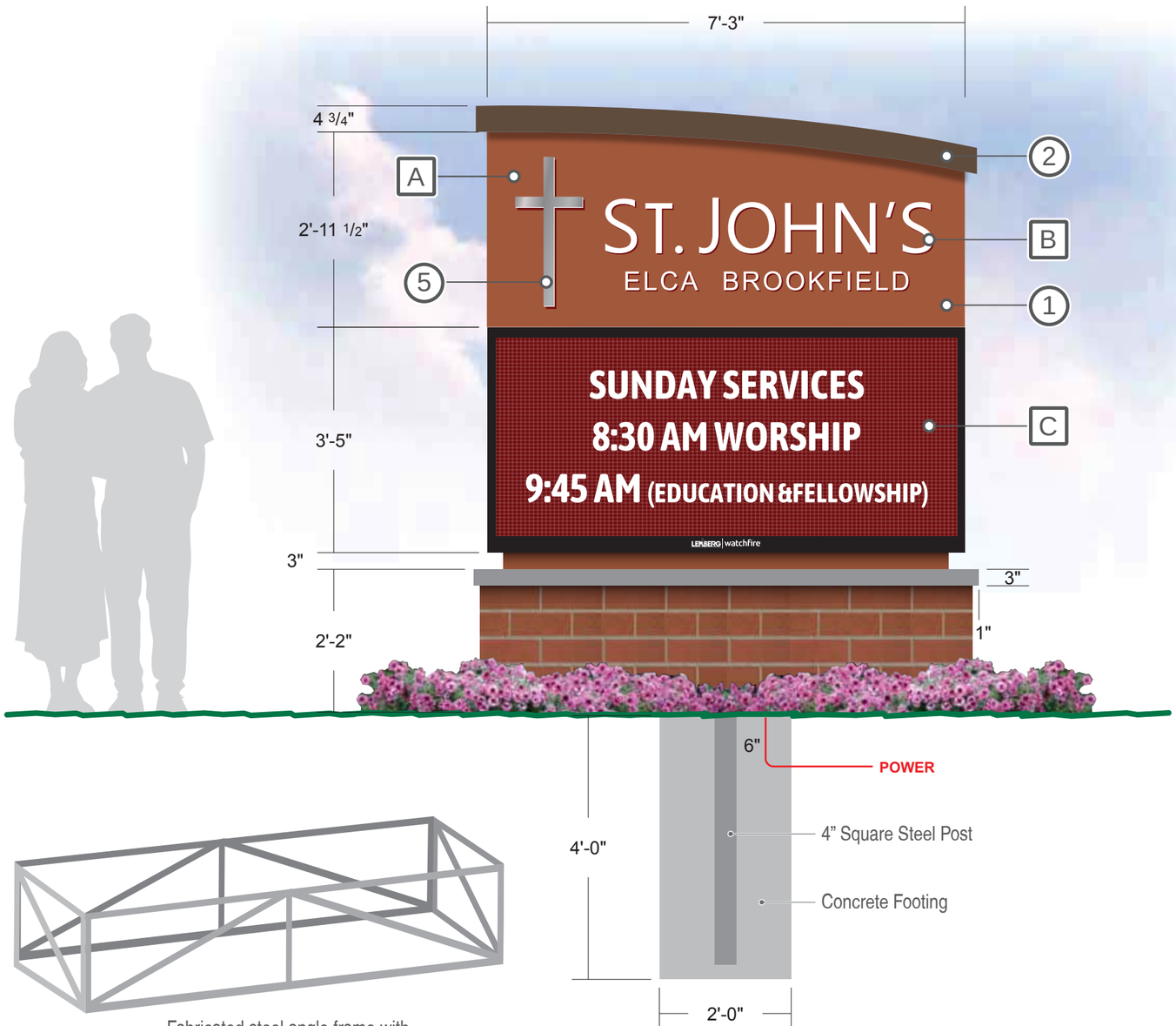
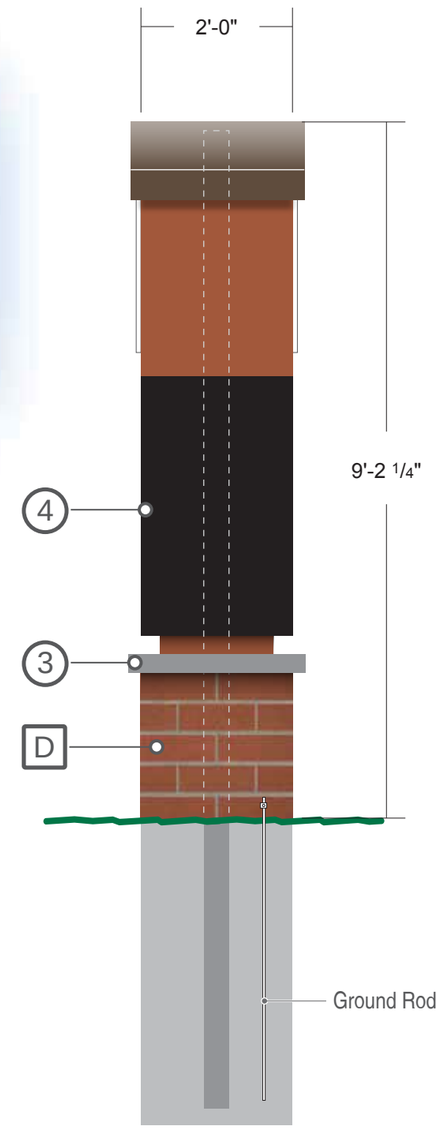
Job # 2546-02676 CLIENT APPROVAL DRAWING



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 "New Bedford" veneer to match architecture. Fabricated aluminum cap.

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) Paint, "Penny Wise" SW6349 (satin finish)
2) Paint, "Half Caff" SW9091 (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: Jaina Chiolero
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_r01_CA
Date: 06-17-26

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Job # 2546-0267 CLIENT APPROVAL DRAWING

Monument Illumination Rendering

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: Jaina Chiolero
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_MON_IL_v06_r01_CA

Date: 02-12-26

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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.

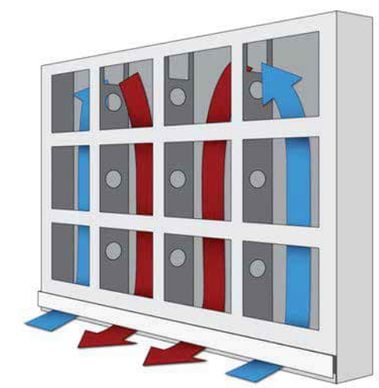
VENTILATION DESIGNS

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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Job # 2546-0267 CLIENT APPROVAL 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	-	-
02-12-2026 / Sign Class: Monument / File Name: St_Johns_Lutheran_Brookfield_Monument_3_(4)_CA.pdf Added color specs. Created client approval drawing. (SD) - MCM	-	-
02-18-2026 / Sign Class: Monument / File Name: St_Johns_Lutheran_Brookfield_Monument_3_(5)_CA.pdf Moved the location of the new monument sign to the North. (SD) - MCM	-	-
06-17-2026 / Sign Class: Monument / File Name: St_Johns_Lutheran_Brookfield_Monument_3_(6)_CA.pdf Added monument set back from curb distance. (JC) - MCM	-	-
-	-	-
-	-	-

Job File Location Design: CustomerFolders OneDrive / St.John'sLutheranChurch / Brookfield-DavidsonRd

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: Jaina Chiolero
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_r07_CA
Date: 06-17-26

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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

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LEGAL DESCRIPTION:

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

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

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

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

BKFT1130-018-001

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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

NOTES CORRESPONDING TO RECORDED DEEDS, EASEMENTS AND RESTRICTIONS:

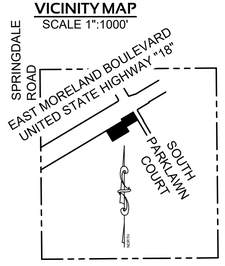
Modification of Building Restrictions, recorded on January 25, 1960 as Document No. 516808. DOES NOT AFFECT THE SURVEYED PROPERTY.
Warranty Deed, recorded on August 13, 1963 as Document No. 593534. NOT SURVEY RELATED.
Warranty Deed, recorded on July 27, 1964 as Document No. 616183. NOT SURVEY RELATED.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

TABLE A

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

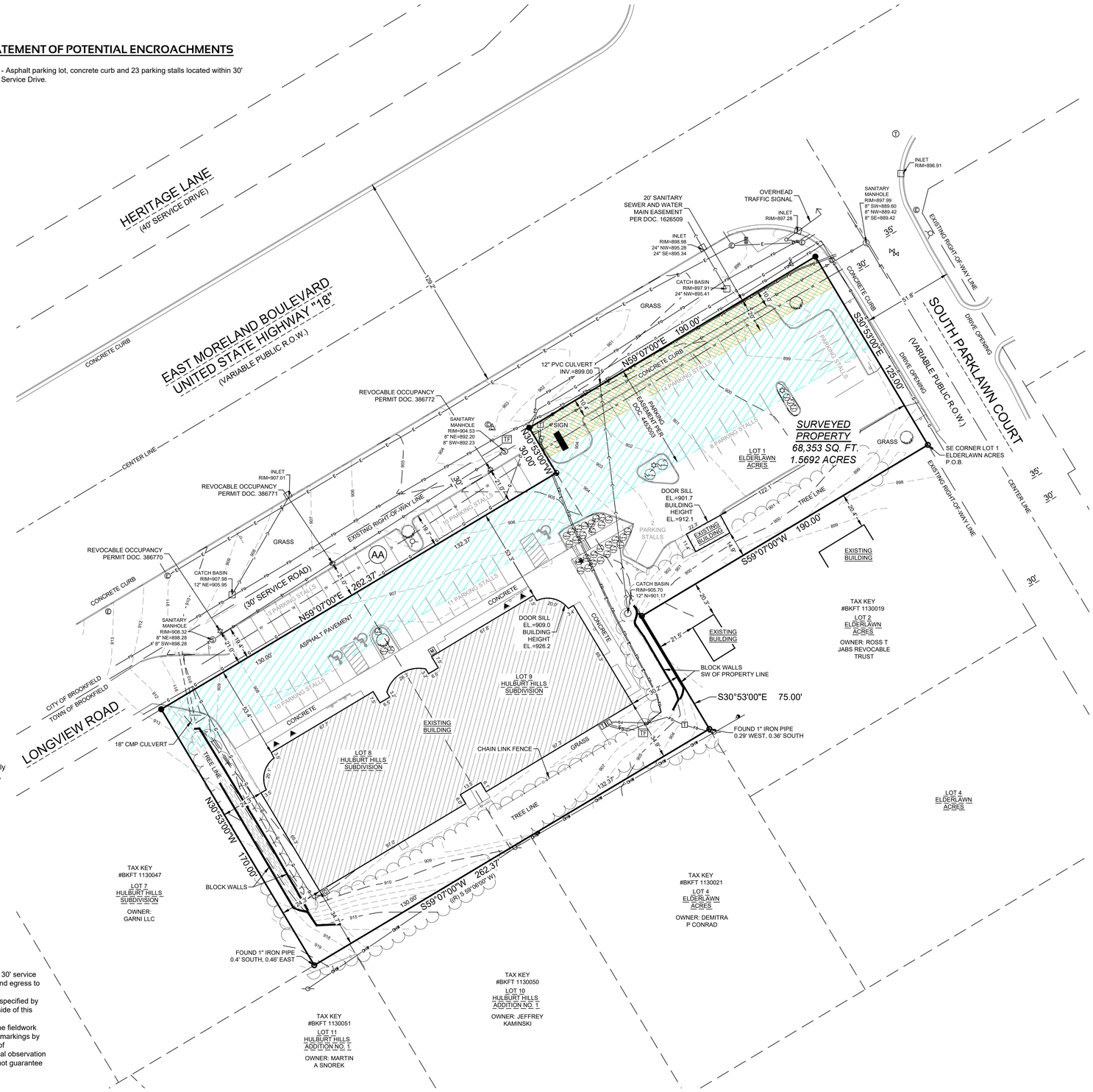
VICINITY MAP

SCALE 1":1000'



STATEMENT OF POTENTIAL ENCROACHMENTS

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



LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE
STORM MANHOLE
STORM INLET
CLEANOUT
CATCH BASIN
LATERAL
UNKNOWN MANHOLE
WELL
HYDRANT
WATER VALVE
DOWN SPOUT
SPRINKLER VALVE
WATER SHUT OFF
STANDPIPE
WATER MANHOLE
FLOOD LIGHT
LIGHT POLE
TRAFFIC SIGNAL
UTILITY POLE
GUY WIRE

FIBER OPTIC MARKER
FIBER OPTIC MANHOLE/VAULT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE/VAULT
TELEPHONE MARKER
TRANSFORMER
ELECTRIC METER/PEDESTAL
ELECTRIC MANHOLE/VAULT
CABLE TV RISER/BOX
CABLE TV MANHOLE/VAULT
GAS VALVE
GAS METER
GAS MARKER
AIR CONDITIONING UNIT
VENT
DIRECTIONAL ARROW
DUMPSTER
HANDICAP STALL
SPOT ELEVATION

SIGN
MAIL BOX
FLAG POLE
BASKETBALL HOOP
BOLLARD
CROSS CUT
FOUND 1" IRON PIPE
SET 3/4" X 18" IRON REBAR
SET MAG NAIL
SECTION MONUMENT
BENCH MARK
CONIFER TREE
DECIDUOUS TREE
BUSH
WETLAND SYMBOL

SANITARY SEWER
STORM SEWER
W WATER MAIN
FO FIBER OPTIC LINE
T TELEPHONE LINE
E ELECTRIC LINE
OHW OVERHEAD WIRES
CATV CABLE TELEVISION
G GAS MAIN
WET WETLANDS
TREE LINE
NO ACCESS

CL. =CENTERLINE
CONC. =CONCRETE
EL. =ELEVATION
EXT. =EXISTING
INV. =INVERT
MON. =MONUMENT
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
R.O.W =RIGHT OF WAY
SEC. =SECTION
SQ. FT. =SQUARE FEET
W/ =WITH
(R) =RECORDED AS
(D) =DEEDED AS

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.

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

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

SHEET 1 OF 1

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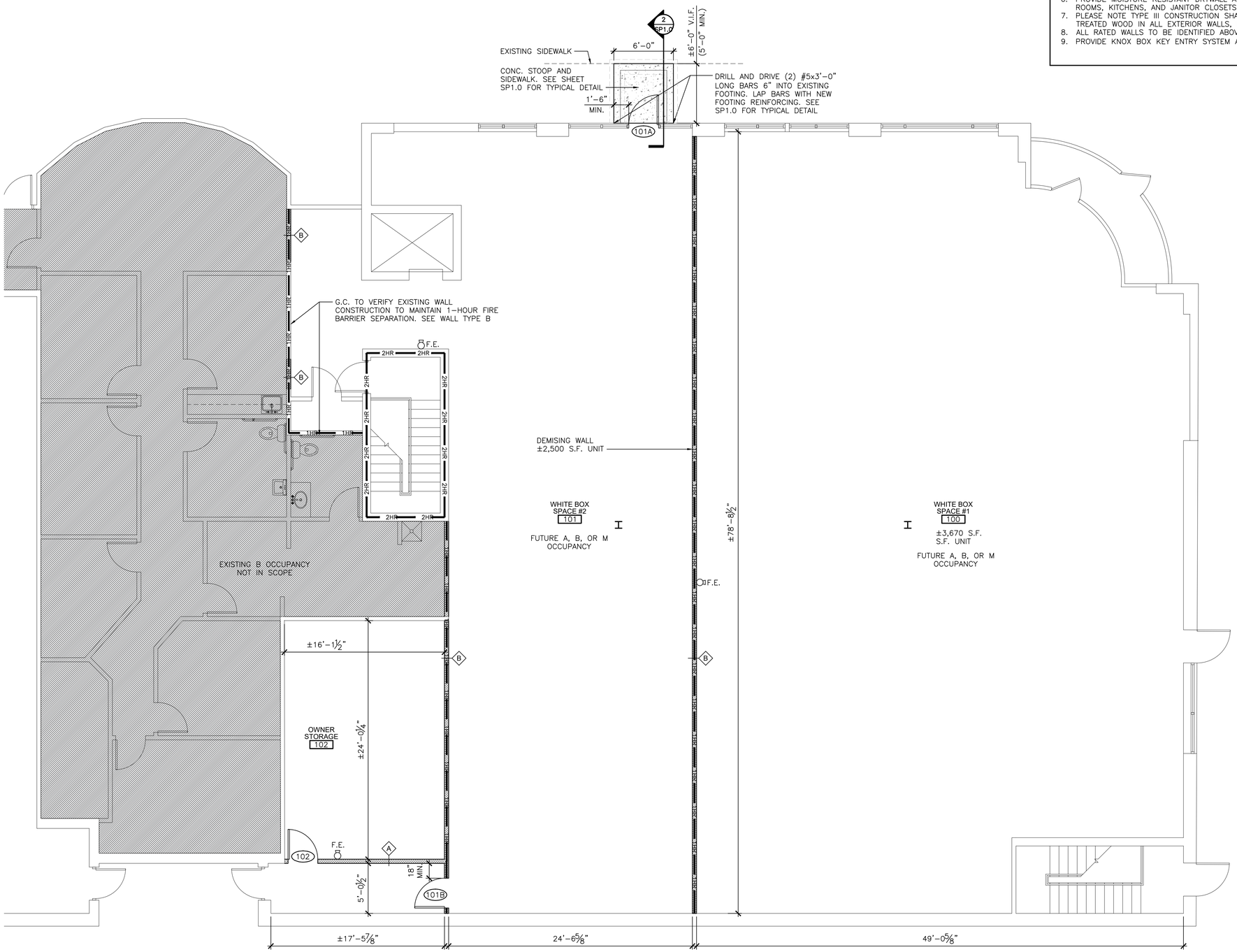
SURVEY

www.pinnacle-engr.com

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
+ 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

© 2026 THRIVE ARCHITECTS, LLC

Sheet Title

FLOOR PLAN

Drawn by	Checked by
JRR	AMP

Revisions

No.	Date	Description
	05.06.2026	Permit Set

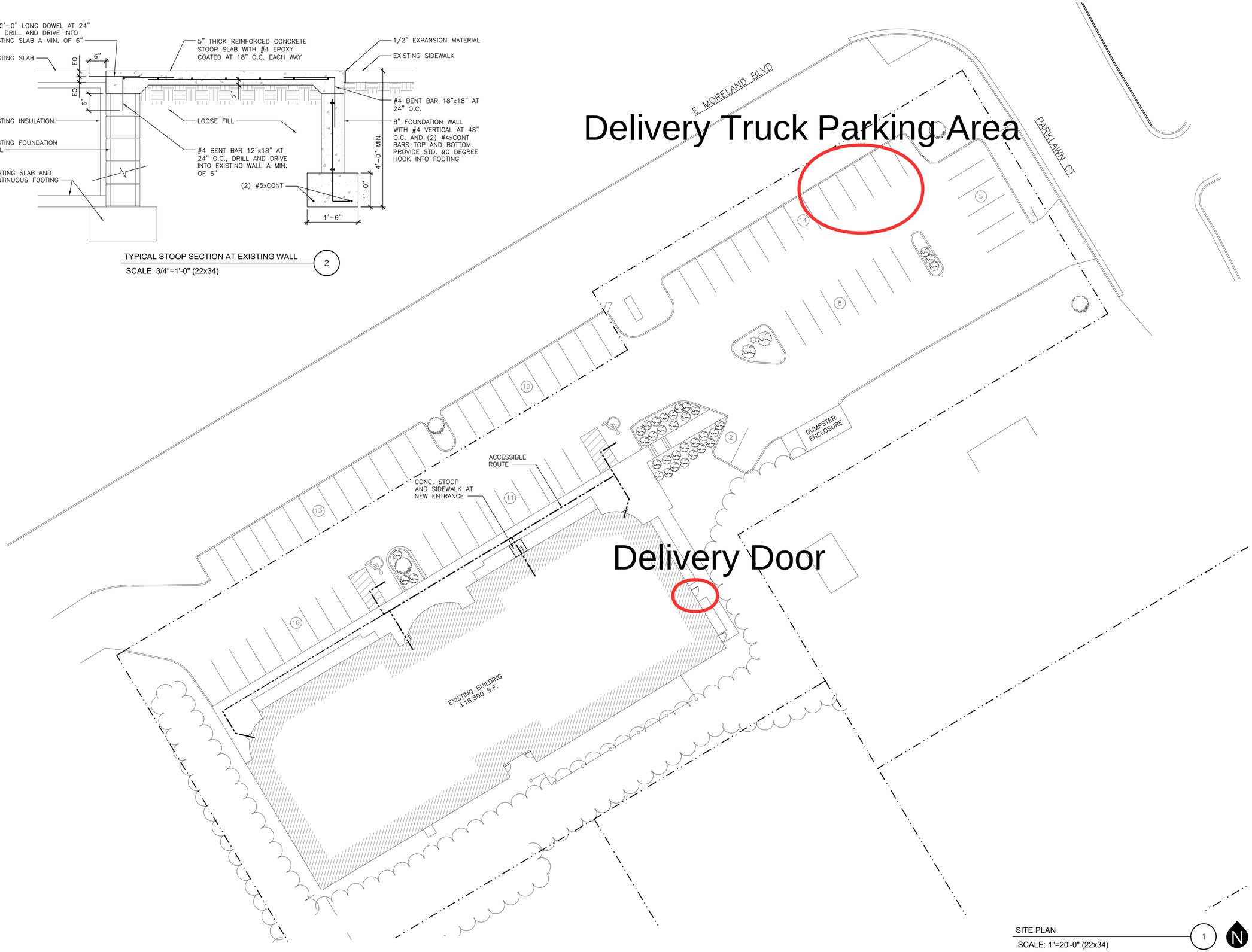
2026-05-06 PERMIT SET

Sheet No.

A1.0

TYPICAL STOOP SECTION AT EXISTING WALL (2)

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



SITE PLAN (1)

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

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

© 2026 THRIVE ARCHITECTS, LLC

Sheet Title

SITE PLAN

Drawn by	Checked by
JRR	AMP

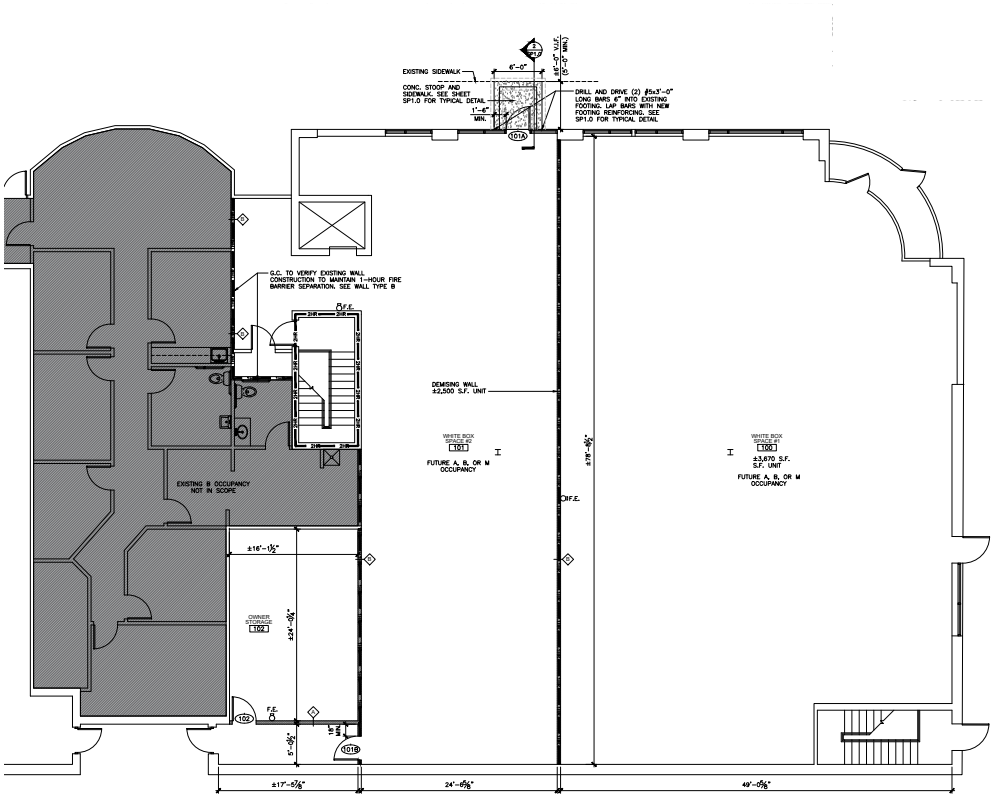
Revisions

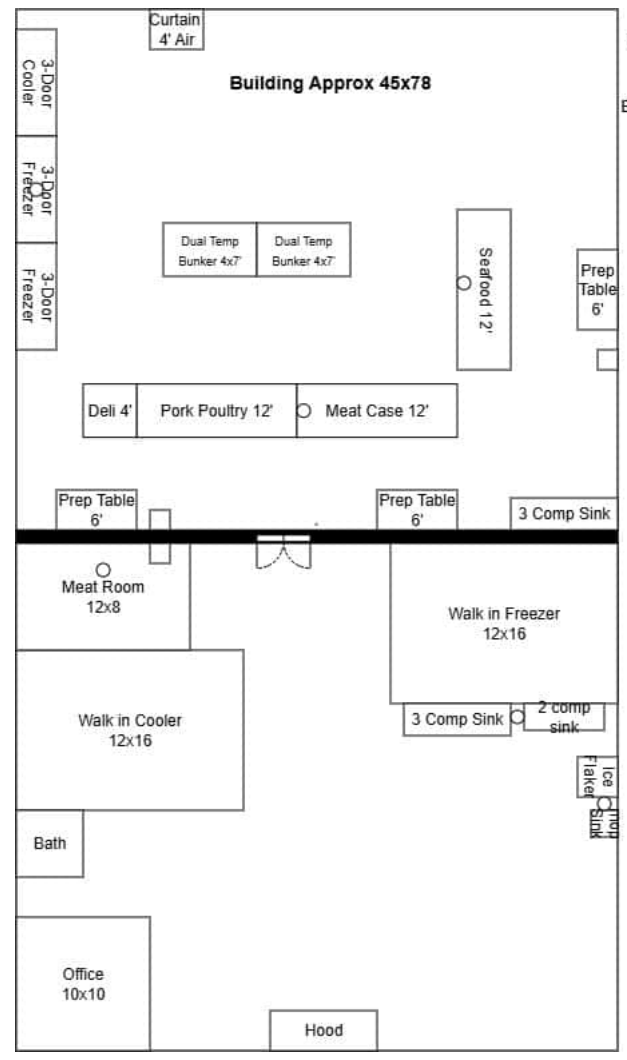
No.	Date	Description
	05.06.2026	Permit Set

2026-05-06 PERMIT SET

Sheet No.

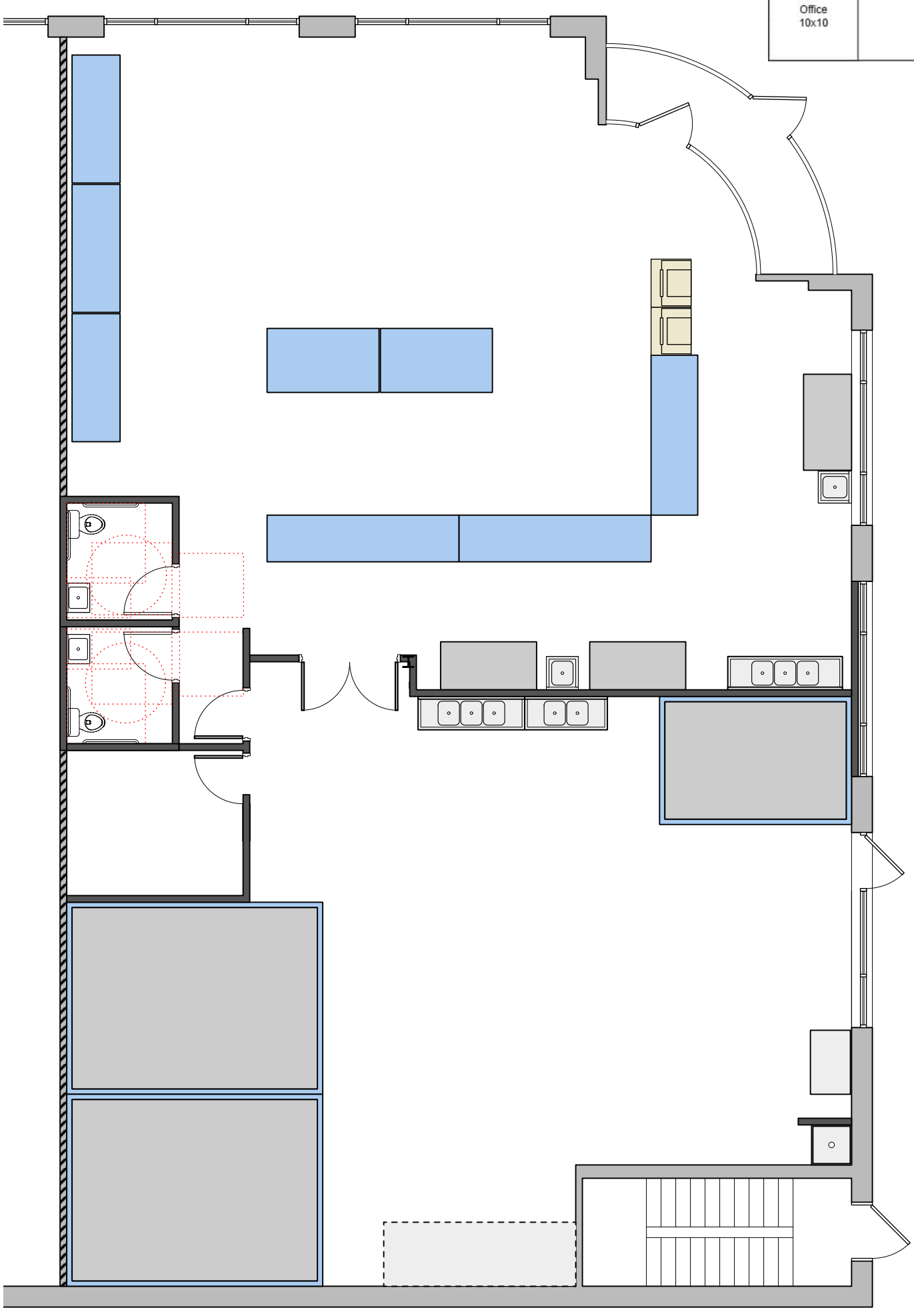
SP1.0





Black circles denote floor drain

Black squares denote hand wash sink

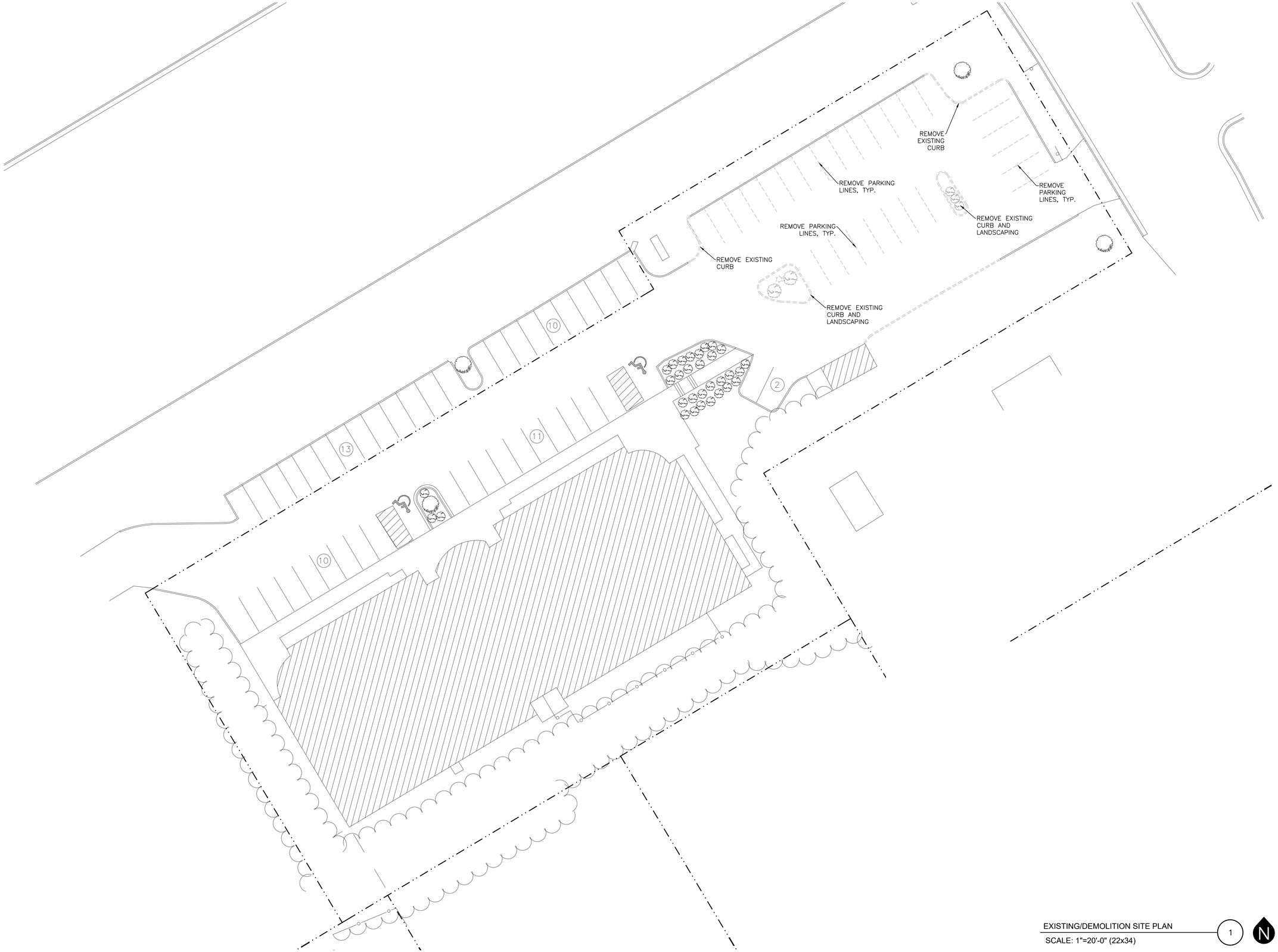


Land and Sea

Preliminary layout 6.1.26

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

North



EXISTING/DEMOLITION SITE PLAN

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

1

N

NOT FOR CONSTRUCTION

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

© 2026 THRIVE ARCHITECTS, LLC

Sheet Title

SITE PLAN

Drawn by	Checked by
JRR	AMP

Revisions

No.	Date	Description
	06.15.2026	Preliminary

Sheet No.

SP1.0

PARKING LANDSCAPE STUDY		
TOTAL PARKING AREA	TOTAL LANDSCAPE REQUIRED	TOTAL PROVIDED
24,233 S.F.	1,212 S.F.	1,302 S.F.

PARKING SPACE CALCULATIONS

TOTAL PARKING SPACES = 100 OCCUPANTS

TENANT	SF	CALCULATION	# OF EMPLOYEES	SPACES REQUIRED	SPACES PROVIDED
WELL INFUSED	2,250 SF	FIVE PATRON SPACES PER DOCTOR, PLUS ONE SPACE PER EMPLOYEE FOR THE WORK SIFT WITH THE LARGEST NUMBER OF EMPLOYEES	3	11	15
SHOREWEST REALTY OFFICE	7,800 SF	ONE SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA	N/A	31	31
ELIXIR CAFE	2,500 SF	SPACE PER 100 SQUARE FEET OF GROSS DINING AREA, PLUS ONE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES	2	27	27
8TH STATE YOGA	3,500 SF	ONE SPACE PER FOUR PATRONS BASED ON THE MAX CAPACITY OF THE FACILITY, PLUS ONE SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES	2	12	12
LAND & SEA	3,670 SF	ONE SPACE PER 150 S.F. OF GROSS FLOOR AREA OF CUSTOMER SALES AND SERVICE AREA, PLUS ONE SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES	3	15	15
TOTAL PARKING SPACES				96	100*

*AN ADDITIONAL 20 STALLS ARE PROVIDED VIA AN AGREEMENT WITH THE ADJACENT STARBUCKS PROPERTY (UNDER SAME OWNERSHIP

PROPOSED PARKING PLAN

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

1

N

NOT FOR CONSTRUCTION

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

© 2026 THRIVE ARCHITECTS, LLC

Sheet Title

PROPOSED SITE PLAN

Drawn by	Checked by
JRR	AMP

Revisions

No.	Date	Description
	06.15.2026	Preliminary

Sheet No.

SP1.1

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

Manjit Singh for New Taste of India II, LLC d/b/a Taste of India, 18110 W. Bluemound Road, Brookfield, WI 53045

Alexander Sharp for Beyond The Board LLC d/b/a Beyond The Board, 17800 W. Bluemound Road, Ste. 4, Brookfield, WI 53045

CLASS B FERMENTED MALT BEVERAGE AND CLASS C WINE

Alexander Sharp for Beyond The Board LLC d/b/a Beyond The Board, 17800 W. Bluemound Road, Ste. 4, 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, July 21, 2026, at 7:00 p.m. at the Brookfield Town Hall, 645 N. Janacek Road, Brookfield, WI 53045.

Emily Howells
Town Clerk

Published: 7/9, 7/10, 7/11

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only
Municipality
License Period

Application Type *(check one)*

☑ Initial (New) ☐ Renewal

License(s) Requested: (up to two boxes may be checked)

☐ Class "A" Beer ..... $ _____
☐ "Class A" Liquor ..... $ _____
☐ "Class A" Liquor (cider only) $ _____
☐ "Class C" Liquor (wine only) $ _____
☐ Class "B" Beer ..... $ 100
☐ Regular "Class B" Liquor $ 500
☑ Reserve "Class B" Liquor $ 10,000
☐ Above-Quota "Class B" Liquor ..... $ _____

Fees	
License Fee(s)	$ 10,000
Background Check Fee	$ x2 40
Publication Fee	$ 15
Total Fees	$ 10,655

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)
New Taste of India II, LLC

2. Business Trade Name or DBA
Taste of India

3. FEIN
[redacted]

4. Wisconsin Seller's Permit Number
[redacted]

5. Entity Type *(check one)*
☑ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? ..... ☐ Yes ☑ No
If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.

7. State of Organization
WI

8. Date of Organization
12/07/2017

9. Wisconsin DFI Registration Number
[redacted]

10. Premises Address
18110 W. Bluemound Road

11. City
Brookfield

12. State
WI

13. Zip Code
53045

14. County
Waukesha

15. Governing Municipality: ☐ City ☑ Town ☐ Village
of: Brookfield

16. Aldermanic District

17. Premises Phone

18. Premises Email

19. Website
tasteofindiabrookfield.

20. Premises Description
Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.
Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☐

Existing building, being renovated for multiple tenants. Taste of India will occupy 1 space on upper level and will include banquet hall in lower level. Taste of India is restaurant with bar. Banquet Hall is planned to hold up to around 500 people

21. Mailing Address (if different from premises address)
17115 W. Bluemound Rd d1

22. City
Brookfield

23. State
WI

24. Zip Code
53005

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No
If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ..... ☐ Yes ☐ No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? . . ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . . ☑ Yes ☐ No
5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine?. . . . . ☐ Yes ☑ No
6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . . ☐ Yes ☑ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

☑ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.

☑ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.

☑ *(For corporations, limited liability companies, and nonprofit organizations only)* I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.

☑ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Singh	Manjit	

Title	Email	Phone
owner	manjit@tasteofindiawi.com	[redacted]

Signature	Date
[signature]	06/24/26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
6.24.26			

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-200AA

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

Application Type *(check one)*

☑ Initial (New) ☐ Renewal

License Period

Instructions

This form is required supplemental material to Form AB-200, Alcohol Beverage License Application, for new and renewal applications.

The persons holding the following titles in the applicant business and any businesses referenced in Part A, Question 6, must provide contact and personal information to determine fitness to hold an alcohol beverage license under state law:

- Sole proprietor
- All partners of a partnership
- All officers, directors, and agent of a corporation or nonprofit organization
- All members or managers, and agent of a limited liability company

Contact and personal information for persons named above must be listed in the table below and submitted with this application. Attach additional sheets if necessary.

Each person holding a title named above must submit the most accurate Form AB-100 with this application.

Corporations, nonprofit organizations, and limited liability companies must submit the most accurate Form AB-101 with this application.

*Status Definitions

New: All entries on a new application or any person added to a renewal application for the first time.

Remove: This person no longer has a relationship to the applicant business.

Update: There are changes to this person's personal or contact information, or their relationship to the applicant business.

No Change: There are no changes to this person's personal or contact information, or their relationship to the applicant business.

1. Legal Business Name (individual name if sole proprietorship)
New Taste of India II, LLC

2. Business Trade Name or DBA
Taste of India

3. FEIN
823914500

Listing of Persons Involved in Applicant Business

First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
MANJIT	SINGH	OWNER	[redacted]	MANJIT@TASTEOFINDIA.COM	
AMARJIT K	BADWAL	MEMBER	[redacted]	AKBADWAL445@GMAIL.COM	

Form
AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type *(check one)*

☑ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
New Taste of India II, LLC

2. Business Trade Name or DBA
Taste of India

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☑ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Singh	Manjit	

4. Email	5. Phone
manjit@tasteofindiawi.com	[redacted]

6. Home Address
[redacted]

7. City	8. State	9. Zip Code	10. Date of Birth
Brookfield	WI	53005	[redacted]

11. Driver's License/State ID Number	12. Driver's License/State ID State of Issuance
[redacted]	WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☐ Yes ☑ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Manjit	Singh	

Title	Email	Phone
owner	manjit@tasteofindiawi.com	[redacted]

Signature	Date
	06/24/26

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
SINGH	MANJIT	

Signature	Date
	06/24/26

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
New Taste of India II, LLC

2. Business Trade Name or DBA
Taste of India

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Singh	Manjit	

4. Relationship to Business (Title)	5. Email	6. Phone
owner	manjit@tasteofindiawi.com	[redacted]

7. Home Address
[redacted]

8. City	9. State	10. Zip Code	11. Date of Birth
Brookfield	WI	53005	[redacted]

12. Driver's License/State ID Number	13. Driver's License/State ID State of Issuance
[redacted]	WI

Part C: Address History

1. Do you currently live in Wisconsin? ☑ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY) 03/2002

2. List in chronological order all of your addresses **within the last 5 years**. Attach additional sheets if necessary.

Previous Address	City	State	Zip Code
Previous Address 1			
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
NH	Strafford						
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
	06/24/2026

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
NEW TASTE OF INDIA II LLC

2. Business Trade Name or DBA
TASTE OF INDIA

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
BADWAL	AMARJIT	K

4. Relationship to Business (Title)	5. Email	6. Phone
MEMBER	AKBadwal445@GMAIL.com	[redacted]

[redacted]			
BROOKFIELD	9. State WI	10. Zip Code 53005	[redacted]
[redacted]		13. Driver's License/State ID State of Issuance WI	

Part C: Address History

1. Do you currently live in Wisconsin? ..... ☑ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin ..... (MM/YYYY) 03-2004

2. List in chronological order all of your addresses **within the last 5 years.** Attach additional sheets if necessary.

Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
NH	STRAFFORD						
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
Amarjit K Brolwal	6/24/26

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only
Municipality
License Period

Application Type *(check one)*

☑ Initial (New) ☐ Renewal

License(s) Requested: (up to two boxes may be checked)

☐ Class "A" Beer ..... $ _____
☑ Class "B" Beer ..... $ 100
☐ "Class A" Liquor ..... $ _____
☑ Regular "Class B" Liquor $ 500
☐ "Class A" Liquor (cider only) $ _____
☐ Reserve "Class B" Liquor $ _____
☐ "Class C" Liquor (wine only) $ 100
☐ Above-Quota "Class B" Liquor ..... $ _____

Fees	
License Fee(s)	$ 600
Background Check Fee	$ 60
Publication Fee	$ 15
Total Fees	$ 675

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)
Beyond The Board LLC

2. Business Trade Name or DBA
Beyond the Board

3. FEIN [redacted]
4. Wisconsin Seller's Permit Number [redacted]

5. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? ..... ☐ Yes ☑ No
If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.

7. State of Organization: WI
8. Date of Organization: 01-07-2022
9. Wisconsin DFI Registration Number [redacted]

10. Premises Address
17800 W Bluemound Rd Suite 4

11. City: Brookfield
12. State: WI
13. Zip Code: 53045

14. County: Waukesha
15. Governing Municipality: ☐ City ☑ Town ☐ Village of: Brookfield
16. Aldermanic District:

17. Premises Phone: 262-207-4358
18. Premises Email: Info@BeyondTheBoardWI.com
19. Website: BeyondTheBoardWI.com

20. Premises Description
Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.
Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☐

Alcohol is stored in the backroom and kitchen fridge. Drinks are preped in the kitchen and served at tables.

21. Mailing Address (if different from premises address)

22. City
23. State
24. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No
If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ..... ☐ Yes ☐ No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? . . ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . . ☑ Yes ☐ No
5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine?. . . . . ☐ Yes ☑ No
6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . . ☐ Yes ☑ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

☑ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.

☑ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.

☑ *(For corporations, limited liability companies, and nonprofit organizations only)* I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.

☑ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Sharp	Alexander	N

Title	Email	Phone
Member	Info@BeyondTheBoardWI.com	[redacted]

Signature	Date
	6-25-2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
6-26-26			

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-200AA

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

Application Type *(check one)*

☐ Initial (New) ☐ Renewal

License Period

Instructions

This form is required supplemental material to Form AB-200, Alcohol Beverage License Application, for new and renewal applications.

The persons holding the following titles in the applicant business and any businesses referenced in Part A, Question 6, must provide contact and personal information to determine fitness to hold an alcohol beverage license under state law:

- Sole proprietor
- All partners of a partnership
- All officers, directors, and agent of a corporation or nonprofit organization
- All members or managers, and agent of a limited liability company

Contact and personal information for persons named above must be listed in the table below and submitted with this application. Attach additional sheets if necessary.

Each person holding a title named above must submit the most accurate Form AB-100 with this application.

Corporations, nonprofit organizations, and limited liability companies must submit the most accurate Form AB-101 with this application.

*Status Definitions

New: All entries on a new application or any person added to a renewal application for the first time.

Remove: This person no longer has a relationship to the applicant business.

Update: There are changes to this person's personal or contact information, or their relationship to the applicant business.

No Change: There are no changes to this person's personal or contact information, or their relationship to the applicant business.

1. Legal Business Name (individual name if sole proprietorship)
Beyond The Board LLC

2. Business Trade Name or DBA
Beyond The Board

3. FEIN
87-4315372

Listing of Persons Involved in Applicant Business

First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
Alexander N	Sharp	Member	[redacted]	Info@BeyondTheBoardWI.com	No Change
Justin C	Lewis	Member	[redacted]	JustinLewis0788@gmail.com	No Change
Madeline M	Brodlo	Member	[redacted]	JordanMa333@gmail.com	New

Form
AB-101

Alcohol Beverage Appointment of Agent

Date
6-25-2026

Agent Type *(check one)*

☑ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Beyond The Board LLC

2. Business Trade Name or DBA
Beyond The Board

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☑ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Sharp	Alexander	N

4. Email	5. Phone
Info@BeyondTheBoardWI.com	[redacted]

6. Home Address
[redacted]

7. City	8. State	9. Zip Code	10. Date of Birth
Racine	WI	53405	[redacted]

11. Driver's License/State ID Number	12. Driver's License/State ID State of Issuance
[redacted]	WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☑ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Sharp	Alexander	N

Title	Email	Phone
Member	Info@BeyondTheBoardWI.com	[redacted]

Signature	Date
	6-25-2026

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Sharp	Alexander	N

Signature	Date
	6-25-26

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date 6-25-26

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): Beyond The Board LLC
2. Business Trade Name or DBA: Beyond The Board
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Sharp	Alexander	N

4. Relationship to Business (Title)	5. Email	6. Phone
Member	Info@BeyondTheBoardWI.com	[redacted]

7. Home Address: [redacted]

8. City	9. State	10. Zip Code	11. Date of Birth
Racine	WI	53405	[redacted]

12. Driver's License/State ID Number	13. Driver's License/State ID State of Issuance
[redacted]	WI

Part C: Address History

1. Do you currently live in Wisconsin? ☑ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 12/1988

2. List in chronological order all of your addresses **within the last 5 years**. Attach additional sheets if necessary.

Previous Address 1: Lived at above last 5.	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
	6-25-26

Congratulations!

You have successfully completed the ServSafe Alcohol® Responsible Alcohol Service Training and Certificate Program. This is your official ServSafe Alcohol Certification Card and provides confirmation that you have studied, and are knowledgeable about, how to serve alcohol responsibly.

Thank you for participating in the ServSafe Alcohol program. Responsible alcohol service begins with the choices you make, and ServSafe Alcohol training will help you make the right decision when the moment arises.

By completing the ServSafe Alcohol program, you show your dedication to safe and responsible alcohol service. The ServSafe Alcohol program and the National Restaurant Association are dedicated to helping you continue to raise the bar on alcohol safety.

To learn more about our full suite of responsible alcohol service training products, contact your State Restaurant Association, your distributor or visit us at **ServSafe.com**.

We value your dedication to responsible alcohol service and applaud you for making the commitment to keep your operation, your customers and your community safe.

Sincerely,

Sherman Brown
Senior Vice President, National Restaurant Association Solutions

ID # 22206925
CARD # 29354070

ServSafe
National Restaurant Association

ServSafe Alcohol® CERTIFICATE

ALEXANDER SHARP
NAME

6/25/2026
DATE OF EXAMINATION

Card expires two years from the date of examination. Local laws apply.
Complies with WI State Stats. s.125.04(5)(a)5 & s.125.17(6) & s.134.66

This certificate confirms completion of the **ServSafe Alcohol®** responsible alcohol service program.

Sherman Brown
Senior Vice President, National Restaurant Association Solutions

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14102901 v.1402

In Alaska you must laminate your card for it to be valid.

NOTE: You can access your score and certification information anytime at **ServSafe.com** with the class number provided on this form.

If you have any questions regarding your certification please contact the National Restaurant Association Service Center at **ServiceCenter@restaurant.org** or **800.765.2122, ext. 6703.**

NATIONAL RESTAURANT ASSOCIATION
233 S. Wacker Drive,
Suite 3600
Chicago, IL 60604-6383
1 800 SERVSAFE
312.715.1010 In the Chicago area
ServSafe.com

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14102901 v.1402

Recycled Paper

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date 6-25-26

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
BEYOND THE BOARD LLC

2. Business Trade Name or DBA

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
LEWIS	JUSTIN	C

4. Relationship to Business (Title)	5. Email	6. Phone
MEMBER	JUSTINLEWIS0788@GMAIL.COM	[redacted]

7. Home Address
[redacted]

8. City	9. State	10. Zip Code	11. Date of Birth
CUDAHY	WI	53110	[redacted]

12. Driver's License/State ID Number	13. Driver's License/State ID State of Issuance
[redacted]	WI

Part C: Address History

1. Do you currently live in Wisconsin? ☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY) 09/1988

2. List in chronological order all of your addresses **within the last 5 years**. Attach additional sheets if necessary.

	City	State	Zip Code
Previous Address 1			
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?..... ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?..... ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
Justin Lewis	06/25/2026

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date 6-25-26

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): Beyond The Board LLC
2. Business Trade Name or DBA: Beyond The Board
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name: Brodlo
2. First Name: Madeline
3. M.I.: M
4. Relationship to Business (Title): Member
5. Email: brodloma333@gmail.com
6. Phone: [redacted]
7. [redacted]
8. City: Milwaukee
9. State: WI
10. Zip Code: 53211
11. Date of Birth: [redacted]
12. Driver's License/State ID Number: [redacted]
13. Driver's License/State ID State of Issuance: WI

Part C: Address History

1. Do you currently live in Wisconsin? ☑ Yes ☐ No

   If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 11/1997

2. List in chronological order all of your addresses **within the last 5 years**. Attach additional sheets if necessary.

	City	State	Zip Code
Previous Address 1: [redacted]	Milwaukee	WI	53211
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	Milwaukee						
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☒ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☒ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☒ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
Madeline Brodko	6-25-26

We charge a play rate to cover new games as they wear out. You can enjoy food without playing games, and if you don't play, there's no play rate charge.
Play Rates: 7$ Adults | 3$ Kids under 12

Notable Symbols: Spicy/Hot: Contains Soy: Contains Shellfish: Contains Dairy: Gluten Free Available:

Snacks

Mozzarella Sticks 11.95
Breaded Mozzarella Served with Red Sauce

Wisconsin Cheese Curds 12.95

Wings 11.95
Bone-in/Boneless
Pick Two Sauces:
Buffalo, Garlic Parmesan, Spicy Peach, BBQ, Nashville Hot, or Jamaican Jerk

Pretzel Bites 12.95
Served with nacho cheese

Loaded Tots

Classic Tots 15.45
Green Pepper, Onions, Ham, covered in Nacho Cheese

BBQ Tots 16.95
Red Onions, Grilled Chicken, covered in Nacho Cheese with a BBQ Drizzle

Buffalo Chicken Tots 16.95
Grilled Chicken, covered in Nacho Cheese, Buffalo & Ranch Drizzles

Subs

All Sandwiches served with Tots or Side Salad. Substitute Cheese Curds: +2.95

Chicken Club 12.45
Grilled Chicken, Bacon, Provolone, Lettuce, Tomato & Mayo

Spicy Italian
Half: 10.45 Full: 15.95
Ham, Pepperoni, Salami, Provolone, Lettuce, Tomato, Red Onion, Mayo, Pepper Relish, Oil & Red Wine Vinegar blend

Veggie
Half: 9.95 Full: 13.95
Lettuce, Tomato, Black Olives, Green Pepper, Red Onion, & Mayo

The BLT
Half: 10.45 Full: 15.95
Bacon, Lettuce, Tomato, & Mayo

Chicken Sandwich 11.45
Fried Chicken, Tomato, Lettuce, & Mayo

Hot Ham & Cheese
Half: 10.95 Full: 14.95
Ham served hot, Provolone, & Honey Mustard

Additional Toppings

Mayo	Ranch	Green Pepper	Pickles
Honey Mustard	Red Onion	Black Olives	Jalapenos
Pepper Relish	Tomatoes	Lettuce	

Tacos

Chicken Tacos 11.95
Grilled Chicken, Tomatoes & Shredded Lettuce on Corn Tortillas

Shrimp Tacos 13.95
Shrimp, Kimchi, and Gochujang on Corn Tortillas

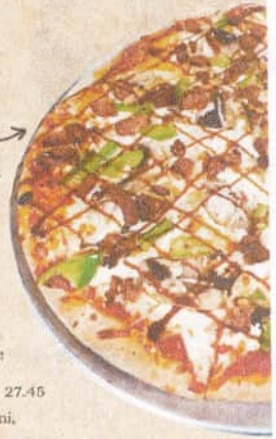
Al Pastor Tacos 14.45
Al Pastor Pork, Pineapple, Pickled Red Onions on Corn Tortillas

Pizzas

All Pizzas contain Cheese.
Gluten Free Crust +1.95

Cajun Kraken 24.95
Shrimp, Red Onion, Tomatoes on Red Sauce

Dwarven Delight 20.45
Sausage, Mushroom, Green Pepper on Red Sauce with Balsamic Glaze



Pineapple Paragon 22.95
Al Pastor Pork, Pineapple, Pickled Red Onions on Red Sauce

Garlic Griffin 24.45
Grilled Chicken, Tomatoes, Green Pepper on Garlic Parm base

BBQ Barbarian 20.45
Grilled Chicken, Red Onions on BBQ Base

Carnivore's Conquest 27.45
Grilled Chicken, Al Pastor Pork, Pepperoni, Sausage, Ham, Salami on Red Sauce

Supreme Banquet 25.45
Pepperoni, Sausage, Black Olives, Green Pepper, & Mushrooms on Red Sauce

Kimchi Chimera 22.45
Kimchi, Al Pastor Pork, Pickled Red Onions on Red & Gochujang Sauce with Gochujang Drizzle.
Not available as Gluten Free.

Elven Harvest 17.45
Green Pepper, Mushroom, Black Olives, Red Onion, & Tomato on Red Sauce

Tropical Treant 20.45
Ham & Pineapple on Red Sauce

Cheese 14.95 **Pepperoni** 16.45 **Sausage** 16.95

Extra Toppings

Meats +2.95

Pepperoni	Grilled Chicken	Al Pastor	Ham
Sausage	Bacon	Shrimp	Salami

Veggies +1.45

Green Pepper	Mushroom	Pickled Red Onion
Black Olives	Red Onion	Kimchi
Tomatoes	Jalapenos	

Salads

Salads can be GF with Grilled Chicken substitution and/or removal of croutons.

Classic Caesar

11.95

Classic Caesar with Grilled Chicken, Shredded Parmesan, Croutons, & Caesar Dressing

Dressing Contains Fish

Chicken Bacon Ranch

12.45

Fried Chicken, Bacon, Tomatoes & Ranch Dressing

House Salad

8.95

Tomatoes, Red Onion, Croutons, & Italian Dressing

Rice Plates

Substitute Proteins for Grilled Chicken+1.95

Pyromancer's Platter

14.95

Fire Roasted Vegetable Rice and Quinoa Blend with Al Pastor Pork and Pickled Red Onions

Thai Tempest

12.45

Thai Rice and Quinoa Blend with Edamame topped with Shrimp & a side of Kimchi

Sweet Treats

Milkshakes

5.95

Your choice: Chocolate or Vanilla

Root Beer Float 6.45

Made with Sprecher Root Beer

Cookie Dough Latte 5.45

Topped with Cookie Crumble

Affogato 7.45

Espresso over Ice Cream

Simple Sundae

7.95

2 Scoops of Vanilla Ice Cream topped with Whipped Cream, Cherry, & Chocolate Drizzle

Chocolate Chip Cookies 5.95

Fresh Baked Chocolate Chip Cookies

A la mode:+1.45

Drinks

Beer:

Miller Light 3.45	Guinness 5.45
Pabst Blue Ribbon 3.45	Stella Artois 5.45
New Glarus Spotted Cow 5.45	Corona 5.45

Wine:

Cabernet 7.45	Riesling 7.45
Pino Grigio 7.45	Moscato 7.45

Soda:

No free refills

Sprecher Root Beer 4.95	Dr. Pepper 2.45
Mountain Dew 2.45	Coke 2.45
Diet Mountain Dew 2.45	Diet Coke 2.45
Sprite 2.45	

Coffee:

All drinks available in Decaf

Coffee 3.95	Espresso 2.95
Latte 4.95	Americano 3.95
Vanilla Latte 5.45	Cappuccino 4.95
Sugar Free Vanilla Latte 5.45	Chai Tea Latte 5.45
Caramel Macchiato 5.45	Mocha 5.45

Oat Milk: + .95
Extra Flavored Syrup: + .75
Extra shot of Espresso: + 1.95

Other:

Lemonade 2.45	Hot Green Tea 3.45
Unsweetened Cold Tea 2.45	Hot Chai Tea 3.45
Milk 2% 2.95	Hot Apple Cider 3.45
Chocolate Milk 2.95	Hot Chocolate: 3.95
Oat Milk 3.95	

BTB Income Breakdown

Date:	Time	Food & Drink	Games	Merch	OpenItems	Paid In Total	Gift Cards	Net	Taxs	Tips	Total:
1/1/2025	$4,080.75	$7,828.13	$1,453.03	$35.88	$0.00		$55.00	$13,397.79	$668.79	$1,724.27	$15,845.85
2/1/2025	$3,384.96	$6,405.28	$854.40	$23.92	$0.00		$110.00	$10,668.56	$532.22	$1,533.57	$12,844.35
3/1/2025	$4,326.80	$8,408.49	$1,454.66	$11.96	$700.00			$14,901.91	$708.71	$1,983.65	$17,594.27
4/1/2025	$3,487.24	$6,919.34	$649.93	$11.96	$0.00		$115.00	$11,068.47	$552.21	$1,570.47	$13,306.15
5/1/2025	$3,129.14	$6,449.51	$864.22	$0.00	$410.00		$50.00	$10,852.87	$521.05	$1,349.18	$12,773.10
6/1/2025	$3,217.43	$5,854.44	$1,245.80	$0.00	$0.00		$50.00	$10,317.67	$519.20	$1,375.76	$12,262.63
7/1/2025	$3,783.87	$7,257.71	$2,079.43	$29.90	$270.45		$95.00	$13,421.36	$656.38	$1,938.76	$16,111.50
8/1/2025	$3,851.02	$8,017.00	$2,415.30	$0.00	$95.88		$280.00	$14,379.20	$713.26	$2,021.26	$17,393.72
9/1/2025	$3,051.07	$6,158.47	$1,400.65	$29.90	$0.09		$119.65	$10,640.18	$531.28	$1,381.40	$12,672.51
10/1/2025	$3,585.83	$7,609.18	$1,600.38	$0.00	$99.37		$192.00	$12,894.76	$643.57	$1,811.73	$15,542.06
11/1/2025	$3,988.68	$8,231.62	$1,813.12	$14.95	$23.03		$115.00	$14,071.40	$701.62	$2,019.78	$16,907.80
12/1/2025	$3,834.93	$8,203.51	$1,951.08	$0.00	$49.85		$1,160.00	$14,039.37	$700.78	$1,948.38	$17,848.53
Totals:	$43,721.72	$87,342.68	$17,782.00	$158.47	$1,648.67		$2,341.65	$150,653.5	$7,449.07	$20,658.21	$181,102.47
1/1/2026	$5,361.76	$11,586.11	$1,608.76	$0.00	$0.00		$338.00	$18,556.63	$926.15	$2,744.85	$22,565.63
2/1/2026	$4,507.22	$10,888.21	$1,229.08	$0.00	$259.12		$0.00	$16,883.63	$837.91	$2,475.60	$20,197.14
3/1/2026	$4,629.11	$9,497.65	$655.20	$0.00	0		$20.00	$14,781.96	$737.18	$2,297.95	$17,837.09
4/1/2026	$4,122.45	$10,138.37	$1,093.89	$0.00	$11.00		$50.00	$15,365.71	$765.58	$2,259.23	$18,440.52
5/1/2026	$4,231.68	$12,121.86	$857.96	$0.00			$200.00	$17,211.50	$857.14	$2,601.51	$20,870.15
6/1/2026											
7/1/2026											
8/1/2026											
9/1/2026											
10/1/2026											
11/1/2026											
12/1/2026											
Totals:	$22,852.22	$54,232.20	$5,444.89	$0.00	$270.12		$608.00	$82,799.43	$4,123.96	$12,379.14	$99,910.53

WAUKESHA COUNTY
DEPARTMENT OF PARKS AND LAND USE
Division of Environmental Health

License, Permit or Registration

The person, firm, or corporation whose name appears on this license is hereby authorized to operate the facility indicated below. The operation and maintenance of the facility shall be in accordance with the Waukesha County Code. This is not a zoning permit.

ACTIVITY	EXPIRATION DATE	I.D. NUMBER
Retail Food - Serving Meals - Moderate Complexity	30-Jun-2027	HDEH-CGVNXQ

LICENSEE MAILING ADDRESS	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS
BEYOND THE BOARD, LLC 1612 VIRGINIA ST RACINE WI 53405		BEYOND THE BOARD 17800 W BLUEMOUND RD BROOKFIELD WI 53045

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE DIVISION OF ENVIRONMENTAL HEALTH
515 W MORELAND BLVD AC 260
WAUKESHA, WI 53188
(262)896-8300

* Include the name of your facility and the ID number.

F-fd-123

Form
AB-101

Alcohol Beverage Appointment of Agent

Date 7.8-26

cash 180000007736

Agent Type *(check one)*

☐ Original (no fee) ☑ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Servant 33

2. Business Trade Name or DBA
Melting Pot

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☑ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number
2526 BB/BL 29

6. Describe the reason for appointing a successor agent, if successor is checked above.
To ensure continuous compliance with municipal and state alcohol beverage licensing requirements in the event of change, absence, or termination of the current agent.

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Elliott	Austin	D

4. Email
os1061698@gmail.com

5. Phone
[redacted]

6. Home Address
[redacted]

7. City	8. State	9. Zip Code	10. Date of Birth
Milwaukee	WI	53221	[redacted]

11 [redacted]

12. Driver's License/State ID State of Issuance
Wisconsin

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ☑ Yes ☐ No
Submit proof of completion. T. Brookfield 2526.268

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? ☑ Yes ☐ No
See instructions for exceptions.

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Elliott	Austin	D

Title	Email	Phone
Manager	os1061698@gmail.com	[redacted]

Signature	Date
	06/29/26

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Elliott	Austin	D

Signature	Date
	06/29/26

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Servant 33

2. Business Trade Name or DBA
The Melting Pot

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Elliott	Austin	D

4. Relationship to Business (Title)	5. Email	6. Phone
Employee	os1061698@gmail.com	[redacted]

7. Home Address
[redacted]

8. City	9. State	10. Zip Code	11. Date of Birth
Milwaukee	WI	53221	[redacted]

12. Driver's License/State ID Number	13. Driver's License/State ID State of Issuance
[redacted]	Wisconsin

Part C: Address History

1. Do you currently live in Wisconsin? ..... ☑ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin ..... (MM/YYYY) 09/2021

2. List in chronological order all of your addresses **within the last 5 years**. Attach additional sheets if necessary.

Previous Address 1	City	State	Zip Code
[redacted]	Milwaukee	WI	53221
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
IL	McHenry						
State	County	State	County	State	County	State	County
WI	milwaukee						

Continued ⟶

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
	06/29/2026

Wisconsin Department of Agriculture, Trade and Consumer Protection
Bureau of Consumer Protection
2811 Agriculture Drive, PO Box 8911, Madison WI 53708-8911
Phone: (800) 422-7128 FAX: (608) 224-4677 TDD: (608) 224-5058
Email: DATCPHotline@wi.gov Website: datcp.wi.gov

LICENSE APPLICATION for

- **Pawnbroker**
- **Secondhand Jewelry Dealer**
- **Secondhand Article Dealer**
- **Secondhand Article Dealer Mall or Flea Market**

Wis. Stat. § 134.71

Completion of this form is mandatory; failure to fully complete this form will result in denial of the license application. Personally identifiable information may be used for purposes other than for which it is originally being collected. *Wis. Stat. § 15.04(1)(m).*

CHECK ALL THAT APPLY:

☐ Original application ☒ Renewal

TYPE: ☐ Pawnbroker ☒ Secondhand Jewelry Dealer ☐ Secondhand Article Dealer ☐ Mall or Flea Market

INSTRUCTIONS:

NATURAL PERSON (INDIVIDUAL) LICENSE – Complete Sections 1, 2, 3 and 6
PARTNERSHIP LICENSE – Complete Sections 1, 2, 3, 4 and 6
CORPORATE LICENSE – Complete Sections 1, 2, 3, 5, and 6

(SECTION 1) APPLICANT INFORMATION

FIRST NAME	MI	LAST NAME	HOME TELEPHONE NUMBER
Craig	S	Husar	( ) -

SEX	RACE	DATE OF BIRTH	PLACE OF BIRTH (City, State, Country)
M	White	[redacted]	Milwaukee WI

ADDRESS STREET	CITY	STATE	ZIP
[redacted]	Brookfield	WI	53045

LIST ALL STATES APPLICANT PREVIOUSLY RESIDED:

IS APPLICANT A: ☐ Natural Person (Individual) ☒ Corporation ☐ Limited Liability Company ☐ Partnership

(SECTION 2) CONVICTION RECORD

Has the applicant, been convicted or adjudicated of any of the following **within the last 10 years** where the circumstances of the offense substantially relate to the circumstances of the licensed activity:

a felony?	☐ YES	☒ NO
a misdemeanor?	☐ YES	☒ NO
a statutory violation punishable by forfeiture?	☐ YES	☒ NO
a county or municipal ordinance violation?	☐ YES	☒ NO

For each "YES" response provide the date of arrest, the nature of the offense and conviction or penalty information:

Attach additional sheets if necessary.

(SECTION 3) BUSINESS INFORMATION

BUSINESS NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
Craig Husar	20100 W Bluemound Rd	Brookfield	WI	53045	(262) 789-8585
OWNER'S NAME	**ADDRESS STREET**	**CITY**	**STATE**	**ZIP**	**PHONE NUMBER**
Craig Husar	Same				( ) -
BUSINESS MANGER'S NAME	**ADDRESS STREET**	**CITY**	**STATE**	**ZIP**	**PHONE NUMBER**
					( ) -
BUILDING OWNER'S NAME	**ADDRESS STREET**	**CITY**	**STATE**	**ZIP**	**PHONE NUMBER**
Wimmer Brothers Realty	5300 S 108th St #Ste1	Hales Corners	WI	53130	(414) 328-0981

IMPORTANT: More questions on next page.

(SECTION 4) LIMITED LIABILITY COMPANY INFORMATION

Limited Liability Company Name:

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 5) PARTNERSHIP INFORMATION

Partnership Name:

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 6) CORPORATION INFORMATION

Corporation Name: Lyle Husar Designs

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip
Husar, Craig S	[redacted]		Brookfield	WI	53045

(SECTION 7) PENALTY NOTICE

I understand that this license may be denied or revoked for fraud, misrepresentation or false statement contained in the application or for any violation of *Wis. Stat. §§ 134.71, 943.34, 948.62 or 948.63.*

Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge. I agree to inform the clerk within ten (10) days of any change in the information supplied in this application.

YOUR SIGNATURE

PRINT NAME Craig Husar

FOR ADMINISTRATIVE USE ONLY

LICENSING AUTHORITY	LICENSE NUMBER ASSIGNED	DATE EFFECTIVE	CLERK

FEES RECEIVED:	Pawnbroker Bond	$	Secondhand Article License	$
	Pawnbroker License	$	Secondhand Dealer Mall/Flea Market License	$
	Secondhand Jewelry License	$	**TOTAL FEE:**	**$**

FOR LAW ENFORCEMENT USE ONLY

☐ Recommend Approval ☐ Recommend Denial (Attach explanation.)

Investigating Office Signature: Date:

Print Name of Investigating Officer:

Wisconsin Department of Agriculture, Trade and Consumer Protection
Bureau of Consumer Protection
2811 Agriculture Drive, PO Box 8911, Madison WI 53708-8911
Phone: (800) 422-7128 FAX: (608) 224-4677 TDD: (608) 224-5058
Email: DATCPHotline@wi.gov Website: datcp.wi.gov

LICENSE APPLICATION for

- **Pawnbroker**
- **Secondhand Jewelry Dealer**
- **Secondhand Article Dealer**
- **Secondhand Article Dealer Mall or Flea Market**

Wis. Stat. § 134.71

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CHECK ALL THAT APPLY:

☐ Original application ☒ Renewal

TYPE: ☐ Pawnbroker ☐ Secondhand Jewelry Dealer ☒ Secondhand Article Dealer ☐ Mall or Flea Market

INSTRUCTIONS:

NATURAL PERSON (INDIVIDUAL) LICENSE – Complete Sections 1, 2, 3 and 6
PARTNERSHIP LICENSE – Complete Sections 1, 2, 3, 4 and 6
CORPORATE LICENSE – Complete Sections 1, 2, 3, 5, and 6

(SECTION 1) APPLICANT INFORMATION

FIRST NAME	MI	LAST NAME	HOME TELEPHONE NUMBER
Robert	A	Settecase	(414) 750 0271

SEX	RACE	D[redacted]	PLACE OF BIRTH (City, State, Country)
M	C	[redacted]	Chicago

ADDRESS STREET	CITY	STATE	ZIP
[redacted]	Madison	WI	53703

LIST ALL STATES APPLICANT PREVIOUSLY RESIDED:

IS APPLICANT A: ☒ Natural Person (Individual) ☐ Corporation ☐ Limited Liability Company ☐ Partnership

(SECTION 2) CONVICTION RECORD

Has the applicant, been convicted or adjudicated of any of the following **within the last 10 years** where the circumstances of the offense substantially relate to the circumstances of the licensed activity:

a felony?	☐ YES	☒ NO
a misdemeanor?	☐ YES	☒ NO
a statutory violation punishable by forfeiture?	☒ YES	☐ NO
a county or municipal ordinance violation?	☐ YES	☒ NO

For each "YES" response provide the date of arrest, the nature of the offense and conviction or penalty information:

Attach additional sheets if necessary.

6-19-21 Speeding Violation

(SECTION 3) BUSINESS INFORMATION

BUSINESS NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
Mega Media Xchange	19555 W. Bluemound	Rd Brookfield	WI	53045	[redacted]
OWNER'S NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
Rob Settecase	[redacted]	Madison.	WI	53703	[redacted]
BUSINESS MANGER'S NAME		CITY	STATE	ZIP	PHONE NUMBER
Florie Larkins	[redacted]	Milwaukee	WI	53045	[redacted]
BUILDING OWNER'S NAME	ADDRESS STREET	CITY	STATE	ZIP	
PHDL Prop LLC	PO Box 265	Oconomowoc	WI	53066	[redacted]

IMPORTANT: More questions on next page.

(SECTION 4) LIMITED LIABILITY COMPANY INFORMATION

Limited Liability Company Name:

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 5) PARTNERSHIP INFORMATION

Partnership Name:

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 6) CORPORATION INFORMATION

Corporation Name:

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 7) PENALTY NOTICE

I understand that this license may be denied or revoked for fraud, misrepresentation or false statement contained in the application or for any violation of *Wis. Stat. §§ 134.71, 943.34, 948.62 or 948.63.*

Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge. I agree to inform the clerk within ten (10) days of any change in the information supplied in this application.

YOUR SIGNATURE	PRINT NAME
	Robert Settecase

FOR ADMINISTRATIVE USE ONLY

LICENSING AUTHORITY	LICENSE NUMBER ASSIGNED	DATE EFFECTIVE	CLERK

FEES RECEIVED:	Pawnbroker Bond	$	Secondhand Article License	$
	Pawnbroker License	$	Secondhand Dealer Mall/Flea Market License	$
	Secondhand Jewelry License	$	**TOTAL FEE:**	$

FOR LAW ENFORCEMENT USE ONLY

☐ Recommend Approval ☐ Recommend Denial (Attach explanation.)

Investigating Office Signature: Date:

Print Name of Investigating Officer:

Sanitary District Updates

Well 2 – Noise and vibrations after rehab completed early this year

The contractor removed the well pump and sent it to the manufacturer for inspection. While removing the pump, the contractor noted slight uneven wear on the shaft sleeve bearings. The manufacturer found no unusual wear on the pump but did note a slight pump impeller imbalance, which was corrected. The contractor also inspected the line shafts again and noted some deflections that are out of specification on a few shafts. These shafts had been inspected during the rehab and were previously reported to be within specifications. The contractor ordered new shafts, which are scheduled to be delivered this week. They plan on reinstalling the pump, new line shafts, and new bearings later this week or early next week. Once installed, they will need to test pump and take two bacteriological samples 24 hours apart before placing the well back online. I will discuss the situation with the contractor to try to determine the cause of the shaft issues.

Well 1 – Diminished pump performance

I was informed yesterday that the pump will be delivered to the contractor on Wednesday. This pump will be replaced as soon as Well 2 is back online. Pump removal, installation, and test pumping should take two days. We will then need two safe bacteriological samples 24 hours apart before placing it back online.

Reservoir pipe repair

This project was completed, and the reservoir was put back online at the end of April.

Future scheduled projects:

- Wells 5 & 6: Scheduled to be rehabbed later this year. We are currently completing the specifications for this project and will be seeking bids in early August.

- Water Tower Inspections: Both water towers will have their required 5-year inspection completed this year. The interiors will be inspected using an underwater ROV (Remotely Operated Vehicle) camera, so we will not need to drain the water towers or take them out of service for the inspection.

Feel free to contact me anytime with any questions.
Tony Skof