

AGENDA - FINAL
WAUKESHA COUNTY PARK AND PLANNING COMMISSION - Regular
Thursday, June 18, 2026 1:00 P.M. Room AC 255/259
Administration Center, 515 W. Moreland Blvd., Waukesha, WI 53188

CALL TO ORDER
CORRESPONDENCE
MINUTES
PUBLIC COMMENT

Approval of the May 21, 2026, Minutes

REZONES

- **RZ178 (Sisian, LLC) Town of Brookfield, Section 31**
Lot 1, Elderlawn Acres, part of the NW ¼ of Section 31, T7N, R20E, Town of Brookfield. More specifically, the property is located at 21675 E. Moreland Blvd.
Request: Rezone from the B-3 Office and Professional Business District to the B-2 Limited General Business District.
- **RZ179 (Town Board of Brookfield) Text Amendment**
Request: Text amendments to the Town of Brookfield Zoning Code by creating Sections 17.06(6) and 17.06(7) and amending Section 17.01(9) relative to electric vehicle (EV) charging.
- **RZ180 (Town Board of Brookfield) Text Amendment**
Request: Text amendments to Section 17.02(14) relative to Planned Unit Developments (PUD) of the Town of Brookfield Zoning Code.
- **RZ181 (Town Board of Brookfield) Text Amendment**
Request: Text amendments to Chapter 17 of the Town of Brookfield Zoning Code relating to changeable signs.

CONDITIONAL USE AND PLAN OF OPERATIONS

- **CU147 (Conrad Talaga) Town of Ottawa, Section 17**
Parcel 2, Certified Survey Map No. 1204, part of the NW ¼ of Section 17, T6N, R17E, Town of Ottawa. More specifically, the property is located on County Highway Z.
Request: Conditional Use approval for land altering activities associated with the construction of a new single family residence and an in-law unit.
- **SP301 (Conrad Talaga) Town of Ottawa, Section 17**
Parcel 2, Certified Survey Map No. 1204, part of the NW ¼ of Section 17, T6N, R17E, Town of Ottawa. More specifically, the property is located on County Highway Z.
Request: Site Plan/Plan of Operation approval for land altering activities associated with the construction of a new single family residence and an in-law unit.

MISCELLANEOUS

- **2026 Election of Officers for the Park and Planning Commission**

ADJOURNMENT

Robert Peregrine

Robert Peregrine, Chairperson

Thursday, June 18, 2026
(The Staff Reports and Recommendations for the issues listed above are available upon request. For questions regarding this agenda, please call (262) 896-8300).

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
ZONING MAP AMENDMENT

DATE: June 18, 2026

FILE NO.: RZ178

OWNER: Sisian, LLC
4221 Courtney Road
Franksville, WI 53126-9795

APPLICANT: Chris Panagakis
SBM of Wisconsin LLC
2607 N. Grandview Blvd.
Waukesha, WI 53188

TAX KEY NO.: BKFT 1130.018.001

LOCATION:
Part of the NW ¼ of Section 31, T7N, R20E, Town of Brookfield. More specifically, the property is located at 21675 E. Moreland Blvd., containing approximately 1.6 acres.

EXISTING ZONING:
B-3 Office and Professional Business District (Town).

PROPOSED ZONING:
B-2 Limited General Business District (Town).

EXISTING USE(S):
Multi-tenant office building.

REQUESTED USE(S):
Allow retail and service uses in addition to the existing permitted office uses within the existing multi-tenant building.

PUBLIC HEARING DATE:
March 24, 2026

PUBLIC COMMENT:
None

TOWN PLAN COMMISSION AND BOARD ACTION:
On March 24, 2026, the Town of Brookfield Plan Commission recommended approval of the rezone. On April 8, 2026, the Town of Brookfield Board unanimously approved the rezoning.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN (CDP) FOR WAUKESHA COUNTY AND THE TOWN OF BROOKFIELD CDP:
The town and county plans designate the subject property in the Commercial and Office Park category. The change in commercial zoning designations is consistent with the plans.

STAFF ANALYSIS:

The subject 1.6 acre parcel is located to the south of USH 18 (E. Moreland Blvd.) in the Town of Brookfield. Access to the property is provided from Longview Dr., which serves as a frontage road to Moreland Blvd. and by Parklawn Ct. to the east. The existing multi-tenant office building sits in the southwest part of the site with parking areas adjacent to Moreland Blvd. to the north and northeast. The Elderlawn Acres residential subdivision is located to the south of the property. The property is subject to the Town of Brookfield's zoning code.

The owner of the building has prospective tenants interested in locating within the building but they do not fit the current B-3 Office and Professional Business District parameters, which generally limits use to offices and clinics. The proposed B-2 Limited General Business District would continue to allow for office use but would also allow for small retail operations. A realty office is proposed to remain within the building. There is a good amount of landscape screening to the south and east of the building to provide buffering for residential neighbors. With the existing parking area located on the opposite side of the residential neighbors, the change in use types is not expected to affect the neighborhood.

STAFF RECOMMENDATION:

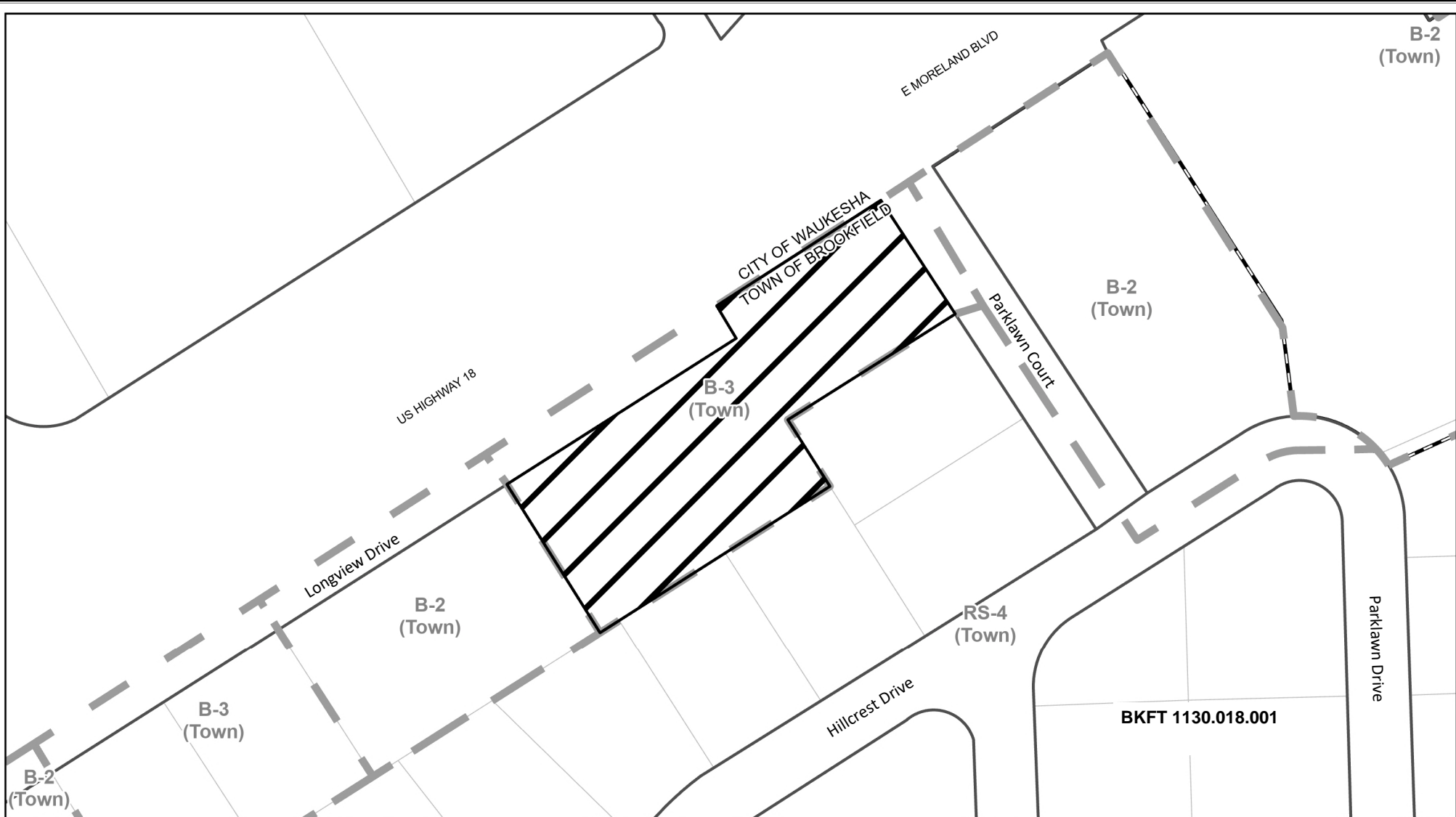
It is the opinion of the Planning and Zoning Division Staff that this request be **approved**. The change in commercial zoning designations is consistent with town and county plans. The new zoning category will provide slightly more use flexibility for the site, allowing for small retail type uses which is a common use type on this highly commercial corridor. The existing site design and landscaping will help to ensure that the new permissible use types are not disruptive to the neighborhood.

Respectfully submitted,

Jason Fruth

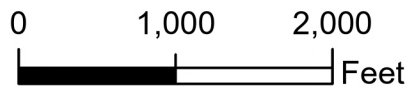
Jason Fruth
Planning & Zoning Manager

Attachment: Rezone Map
 Town Ordinance



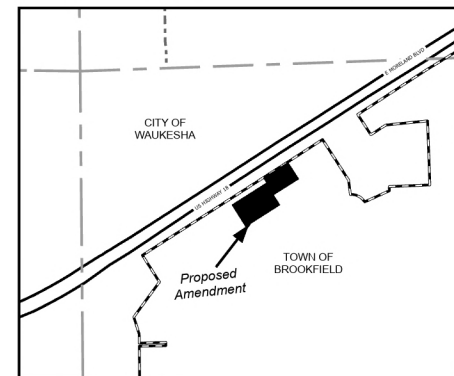
ZONING AMENDMENT

PART OF NW1/4 SEC 31 T7N R20E,
TOWN OF BROOKFIELD



Town Zoning Change from B-3 Office and Professional Business to B-2 Limited General Business District

FILE.....RZ178
 DATE OF PLAN COMMISSION.....06/18/2026
 AREA OF CHANGE.....1.58 ACRES
 TAX KEY NUMBER.....BKFT 1130.018.001



STATE OF WISCONSIN: TOWN OF BROOKFIELD: WAUKESHA COUNTY:

AN ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF BROOKFIELD FROM B-3 TO B-2 ON LANDS LOCATED IN THE TOWN'S ZONING JURISDICTION AT 21675 E. MORELAND BLVD, TAX KEY BKFT 1130.018.001, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WICONSIN

NOW THEREFORE, the Town Board of Brookfield, Wisconsin does hereby ordain as follows:

SECTION 1: The Town of Brookfield zoning map for approximately 1.569 acres of the real property described and depicted on the attached Exhibit A ("Property") is hereby changed from the B-3 Office and Professional Business District to the B-2 Limited General Business District.

SECTION 2: All ordinances or parts of this Ordinance conflicting or contravening the provisions of this Ordinance are hereby repealed.

SECTION 3: This Ordinance shall take effect upon passage by Waukesha County and posting or publication as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin this 8, day of April, 2020.

BY: 

KEITH HENDERSON, Chairman

BY: 

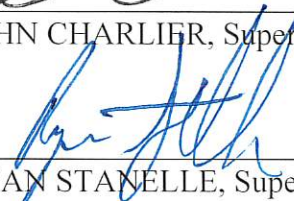
STEVE KOHLMANN, Supervisor

BY: 

JOHN CHARLIER, Supervisor

BY: VIA ZOOM

JOHN R. SCHATZMAN, SR. Supervisor

BY: 















RYAN STANELLE, Supervisor

ATTEST: 

Emily Howells, Clerk



Legend

-  Site Address
 -  Site Address Units
 -  Tax Parcels
 -  Assessor Plat Assessor
 -  CSM CSM
 -  Condominium Condomi
 -  Subdivision Subdivisi
 -  Points of Interest
- RGB**
-  Red: Band_1
 -  Green: Band_2
 -  Blue: Band_3
- Focus Labels**
-  Focused Pushpins
 -  Focused Polygons
 -  Focused Polygons (Borders)

Notes

Printed Date: 3/24/2026 1:10 PM
 B-3 to B-2

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

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
TEXT AMENDMENT

FILE NO: RZ179

DATE: June 18, 2026

NAME OF PETITIONER: Town Board of Brookfield
645 N. Janacek Road
Brookfield, WI 53056

NATURE OF REQUEST:
Text amendments to the Town of Brookfield Zoning Code creating Sections 17.06(6) and 17.06(7) and amending Section 17.01(9) relative to electric vehicle (EV) charging.

PUBLIC HEARING DATE:
April 28, 2026

PUBLIC REACTION:
None

TOWN PLAN COMMISSION ACTION:
At their meeting of April 28, 2026, the Town of Brookfield Plan Commission unanimously recommended approval of the proposed text amendments to the Town Board.

TOWN BOARD ACTION:
At their meeting of May 5, 2026, the Town Board, by a 4-1 vote, approved the text amendments to Town of Brookfield Zoning Code, which included unrelated changeable copy signage and Planned Unit Development ordinances.

STAFF ANALYSIS:
The Town of Brookfield is proposing text amendments to add electric vehicle charging station standards into the traffic, loading, parking and access section of the code. The town fire department recommended standards to ensure that fire equipment can efficiently access charging stations both within parking structures and open parking lots. The fire chief compiled detailed recommendations and noted that there is emerging fire service guidance on this topic and noted that departments across the U.S. have begun implementing similar measures as to those proposed in the ordinance. He noted that lithium battery fires present a number of unique challenges including high temperature fires, extended burn duration, high water demand for suppression and re-ignition potential. The fire department's recommendations have been incorporated into the proposed amendments to the town's parking and traffic standards within the zoning code. The below list summarizes some of the notable requirements of the amendments:

- Locational requirements relative to a number of factors including proximity to primary drive aisles, a distance accessible from the nearest fire hose access point and in a location near a vehicular entrance to a garage.
- In garages having multiple levels, charging stations shall not be located on the lowest level of the garage unless garage ingress/egress is located on the lowest level.
- Charging stations shall not exceed 10% of the total parking stall located on a level.
- Monitoring systems will be required in garages having 100 or more parking stalls.

- Charging stations must be protected with concrete bollards, curbs wheel stops or structural walls.
- Charging stations in exterior parking lots shall be located within the outer perimeter of the lot and must be illuminated.
- Charging stations shall be at least 10 feet from outdoor dining areas, large windows and emergency exits.
- EV plans and fire protection system designs must be provided to the fire department for review and consideration prior to installation.

STAFF RECOMMENDATION:

The Planning and Zoning Division Staff recommends **approval** of the Town of Brookfield's ordinance amendments relative to electric vehicle charging provisions. These provisions will ensure that vehicle charging stations are safely designed and well located to ensure efficient emergency response access.

Respectfully submitted,

Jason Fruth

Jason Fruth
Planning and Zoning Manager

Attachments: Town Ordinance No. 2026-01

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STATE OF WISCONSIN: TOWN OF BROOKFIELD: WAUKESHA COUNTY

Ord. No.: 2026-01

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

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

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

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

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

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

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

ELECTRIC VEHICLE

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

CHARGING STATION

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

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

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

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

County, Wisconsin this 5 day of May, 2026.

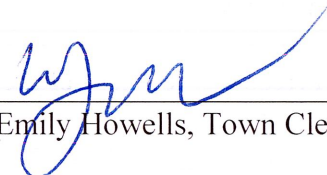
BY: 
KEITH HENDERSON, Chairman

BY: 
STEVE KOHLMANN, Supervisor

BY: 
JOHN CHARLIER, Supervisor

BY: 
MATTHEW PARIS, Supervisor

BY: 
RYAN STANELLE, Supervisor

ATTEST: 
Emily Howells, Town Clerk

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
TEXT AMENDMENT

FILE NO: RZ180
DATE: June 18, 2026
NAME OF PETITIONER: Town Board of Brookfield
645 N. Janacek Road
Brookfield, WI 53056

NATURE OF REQUEST:

Text amendments to Section 17.02(14) relative to Planned Unit Developments (PUD) of the Town of Brookfield Zoning Code.

PUBLIC HEARING DATE:

April 28, 2026

PUBLIC REACTION:

None

TOWN PLAN COMMISSION ACTION:

At their meeting of April 28, 2026, the Town of Brookfield Plan Commission unanimously recommended approval of the proposed text amendments to the Town Board.

TOWN BOARD ACTION:

At their meeting of May 5, 2026, the Town Board approved, by a 4-1 vote, the proposed text amendments to Town of Brookfield Zoning Code which included unrelated amendments relative to signage and electric vehicle charging.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY (WCCDP) AND THE TOWN OF BROOKFIELD COMPREHENSIVE PLAN:

Both plans recommend accommodations for unique residential designs that contain quality of life features such as common open space or gathering areas. The amendments add detail and clarify the existing PUD provisions that serve this purpose.

STAFF ANALYSIS:

The Town of Brookfield is proposing minor amendments to the town's Planned Unit Development (PUD) standards to clarify language and ordain density policy. PUDs provide the opportunity for the town to flex certain dimensional zoning requirements provided that community benefits are provided in the form of heightened project design, open space features, etc. Language is being added to describe that flexibility granted to developments shall not violate the overall provisions and restrictions of the PUD section. In addition, the town has had a policy of limiting residential PUDs to no more than 24 dwelling units per acre. This maximum standard has now been written into the PUD section of the code. Twenty four (24) units per acre is adequate to accommodate large-scale residential projects.

PUDs can be sought pursuant to a Conditional Use process which gives the public an opportunity to comment on projects. The process also provides the town with the ability to consider the unique neighborhood setting of each project and to consider appropriate design and project scale

along with also determining whether flexibility for standards such as setbacks and offsets is appropriate.

STAFF RECOMMENDATION:

The Planning and Zoning Division Staff recommends **approval** of the Town of Brookfield's ordinance amendments. The amendments largely codify existing town policy relative to permissible densities. The PUD section will continue to offer valuable flexibility to the development community to help facilitate unique projects that will include design and amenities that benefit the community.

Respectfully submitted,

Jason Fruth

Jason Fruth
Planning and Zoning Manager

Attachments: Town Ordinance No. 2026-02

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STATE OF WISCONSIN: TOWN OF BROOKFIELD: WAUKESHA COUNTY

Ord. No.: 2026-02

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

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

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

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

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

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

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

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

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

recreated to read as follows:

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

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

recreated to read as follows:

[xii] A compact development form for residential development is permissible at densities dependent upon, and related to, the form and massing of buildings, and the provisions of this Section. Specified maximum building height, setbacks, build-to lines, offsets, and on-site parking requirements are to be established by the Planning Commission and Town Board, which will determine available housing densities. In no event shall the total residential density exceed 24 dwelling units per acre. A lack of variation in the form, massing, and design of buildings and overall site development is specifically discouraged.

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

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

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

County, Wisconsin this 5 day of May, 2026.

BY: 
KEITH HENDERSON, Chairman

BY: 
STEVE KOHLMANN, Supervisor

BY: 
JOHN CHARLIER, Supervisor

BY: 
~~JOHN R. SCHATZMAN, Supervisor~~
Matthew Paris

BY: 
RYAN STANELLE, Supervisor

ATTEST: 
Emily Howells, Town Clerk

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
TEXT AMENDMENT

FILE NO: RZ181
DATE: June 18, 2026
NAME OF PETITIONER: Town Board of Brookfield
645 N. Janacek Road
Brookfield, WI 53056

NATURE OF REQUEST:
Text amendments to Chapter 17 of the Town of Brookfield Zoning Code, relating to changeable signs.

PUBLIC HEARING DATE:
April 28, 2026

PUBLIC REACTION:
None

TOWN PLAN COMMISSION ACTION:
At their meeting of April 28, 2026, the Town of Brookfield Plan Commission unanimously recommended approval of the proposed text amendments to the Town Board.

TOWN BOARD ACTION:
At their meeting of May 5, 2026, the Town Board approved, by a 4-1 vote, the proposed text amendments to Town of Brookfield Zoning Code, which include the consideration of the subject sign amendments but also included electric vehicle charging and Planned Unit Development amendments.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY (WCCDP) AND THE TOWN OF BROOKFIELD COMPREHENSIVE PLAN:

The plans call for commercial and institutional in a variety of appropriate settings. Detailed sign accommodations provide clarity for business owners, institutional uses and adjacent property owners.

STAFF ANALYSIS:
The Town of Brookfield is proposing minor amendments to its changeable copy sign accommodations. Such signage types include those signs where messages can be either manually or electronically changed. The existing code provisions require a conditional use process for this type of signage, content is limited to static messages and changeable copy area is limited to a maximum of 50% of the sign face area. Other existing code requirements limit changeable copy signs to lots of at least 20,000 square feet and require adherence to all zoning district offsets and setbacks. The amendments would change or clarify the following:

- Adds the I-1 Institutional District to the list of uses where such signs can be considered.
- Clarifies that such signs must be incorporated into a wall or building mounted sign and cannot be movable.

- Changeable copy signs are not allowed adjacent to or across from residentially zoned districts.

STAFF RECOMMENDATION:

The Planning and Zoning Division Staff recommends **approval** of the Town of Brookfield's ordinance amendments. The changes will allow for institutional type uses to seek authorization for changeable copy signs. This type of signage is fairly commonplace for churches and schools and offers an efficient way to communicate messaging. The amendments further ensure that changeable copy signs are designed into primary signs to ensure attractive design and that signs are well located with regards to site distance and nearby property lines.

Respectfully submitted,

Jason Fruth

Jason Fruth
Planning and Zoning Manager

Attachments: Town Ordinance No. 2026-03

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STATE OF WISCONSIN: TOWN OF BROOKFIELD: WAUKESHA COUNTY

Ord. No.: 2026-03

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

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

SECTION 1: The introduction paragraph of Section 17.08(10)(b) of the Town Code is hereby repealed and recreated to read as follows:

- (b) Changeable copy signs which are designed to allow the display of messages to be changed, whether manually or electronically, may be allowed as a conditional use in any B-2, B-3, or I-1 Zoning District, subject to the following conditions and limitations:

SECTION 2: Section 17.08(10)(b)2. of the Town Code is hereby repealed and recreated to read as follows:

2. There shall be only one changeable copy sign on each lot or parcel of land. The changeable copy sign shall not be incorporated into a wall- or building-mounted sign.

SECTION 3: Section 17.08(10)(b)12. of the Town Code is hereby repealed and recreated to read as follows:

12. No conditional use permit may be issued for a changeable copy sign unless the parcel on which the sign is located contains at least 20,000 square feet, and unless the location of the sign meets all offset and setback requirements of the applicable zoning district, unless otherwise approved by the Plan Commission for just cause.

SECTION 4: Section 17.08(10)(b)13. of the Town Code is hereby created to read as follows:

13. Changeable copy signs shall not be located across from or along a lot line adjacent to a residentially-zoned district.

SECTION 5: All other provisions of the Town Code shall remain in full force and effect.

All ordinances or parts of this Ordinance conflicting or contravening the provisions of this

Ordinance are hereby repealed. This Ordinance shall take effect upon passage and posting or publication as provided by law.

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

County, Wisconsin this 19 day of May, 2026.

BY: 

KEITH HENDERSON, Chairman

BY: 

STEVE KOHLMANN, Supervisor

BY: 

JOHN CHARLIER, Supervisor

BY: 

MATTHEW PARIS, Supervisor

BY: 

RYAN STANELLE, Supervisor

ATTEST: 

Emily Howells, Town Clerk

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
CONDITIONAL USE AND SITE PLAN/PLAN OF OPERATION

DATE: June 18, 2026

FILE NO's.: CU147 and SP301

PETITIONER: Preferred Builders of Watertown
N2170 County Road E
Watertown, WI 53098

OWNER: Conrad and Alyse Talaga
501 Pine Hollow Place
Watertown, WI 53094

TAX KEY NO.: OTWT 1650.998.002

LOCATION:
Parcel 2, Certified Survey Map No. 1204, part of the NW ¼ of Section 17, T6N, R17E, Town of Ottawa.
More specifically, the property is located on County Highway Z.

ZONING CLASSIFICATION:
AD-10 Agricultural Density-10 District in the Waukesha County Zoning Code.

EXISTING LAND USES:
Vacant parcel.

REQUESTED LAND USE:
Land altering activities associated with the construction of a new single-family residence and an in-law unit.

**COMPLIANCE WITH THE WAUKESHA COUNTY AND TOWN OF OTTAWA
COMPREHENSIVE DEVELOPMENT PLANS (CDP):**

The Town and County CDPs designate the southeast portion of the subject property along CTH Z as Agricultural 10 Acre Density (10 acres/dwelling unit) and the north/northwestern portion of the property as Other Open Lands to be Preserved due to the hydric inclusion soils. The request complies with both plans as the in-law unit is considered accessory to the existing principal residential use. The grading activities do not affect steep slope areas.

PUBLIC HEARING DATE: June 1, 2026

PUBLIC COMMENT:
Several neighbors expressed concern regarding the potential for the in-law unit to become a multi-family living unit, such as a duplex, which they feel are better suited in more developed communities. Another concern was raised that it will not comply with the Town's Zoning Code by allowing two (2) kitchens. The builder stated it is not uncommon for two (2) kitchens to be proposed in new residences. The petitioner stated his mother in-law is a recent widow and only one bedroom is proposed in the in-law unit. He plans for this residence to be his forever home and indicated that the door separating the two living units will not have a lock, reinforcing the fact that it is for family only. He stated only one set of utilities is proposed for the entire structure, as well. The neighbor who owns the adjacent property to the west stated they will see the

partial exposure. The Town Planner informed them it would appear as a two-story home, which is typical of new construction, and it was confirmed by the builder that the maximum height is 27' to peak on the side of the exposure.

TOWN PLAN COMMISSION ACTION:

On June 1, 2026, the Town of Ottawa Plan Commission unanimously recommended approval of the request to the Waukesha County Park and Planning Commission subject to a number of conditions which were reviewed and revised by the Town Attorney and incorporated in the staff recommendation below.

STAFF ANALYSIS:

The subject 3-acre undeveloped lot is located north of CTH Z at the southwest corner of CTH Z and School Section Lake Road. The surrounding area contains rural homesteads ranging in size from 2 acres to 10 acres. In conjunction with the new residence, the property will be served by a septic system and a private well and will have access from CTH Z.

The subject property is flat with 1 to 2 feet of grade change throughout the property, and the northwestern portion of the property has hydric inclusion soil conditions. The petitioner is proposing approximately 6 feet of fill in the vicinity of the homesite to elevate the basement above the seasonal high groundwater elevation. The final grade will slope away from the residence and tie into the existing grades as shown on Exhibit A. The existing elevation of the property is 854' and the proposed final yard grade is 860' on all sides except the west side which will be exposed to an elevation of 855'. Soils tests have been submitted and per the Waukesha County Zoning Code, the lowest floor elevation must be at least 1' above the seasonal groundwater elevation.

The total first floor living space is 2,407 SF, which includes the 929 SF in-law suite (Exhibit B). The main living unit has a 625 SF attached garage and the in-law suite has its own 614 SF attached garage. The main living area on the first floor will contain a bedroom and full bath, half bath, kitchen, living area, and office. The lower level will contain 2 additional bedrooms, a full bath, and a family room. The in-law unit will contain a kitchen, living room, 1 bedroom, 1 bathroom, and have access to a covered porch. Both the main living unit and in-law suite will have sliding patio doors which lead to a shared patio area.

The in-law unit will have an entry from the attached garage and there is a service door serving both living quarters. The occupant(s) will have access to the in-law unit by an interior door from the main unit or a service door directly across from the attached garage. Per the proposed elevations, it appears that from the road, only 1 entry door is visible, as is only 1 entry door visible from the east side of the residence. Additionally, with the proposal of 2 attached garages, it appears only 1 is seen as viewed from both the east side of the residence and the road. Due to the amount of fill, the proposed residence will appear closer to 2 stories in height when viewed from the west. The maximum height of the residence is 26'4" per Exhibit B. There will be minimal impact to adjacent properties as the subject property is adjacent to two roadways and the neighbor across the street is already higher in elevation. The neighbor on the adjacent property to the west will have view of the partial exposure but is well separated from the proposed homesite.

STAFF RECOMMENDATION:

Based upon the above information and analysis, the Planning and Zoning Division staff recommends **approval** of the request, subject to the following conditions:

1. The petitioners shall file a Deed Restriction with the Waukesha County Register of Deeds office stating that the in-law unit is to be occupied by persons related by blood or marriage to the family occupying the principal unit, and that the Conditional Use is not transferable without formal approval of the Town Plan

Commission and County Zoning Agency without necessity of a public hearing and that the unit will be used as intended and shall not be rented. A copy of the recorded document shall be presented to the Town and the County prior to the issuance of any permits.

2. The maximum living area of the in-law unit shall not exceed one thousand (1000) square feet, shall not contain more than two (2) bedrooms, and one (1) additional parking space shall be provided for the in-law unit on the property. There shall be no more than one (1) in-law unit per single family lot.
3. The architecture of the residence shall be compatible with the adjacent residential neighborhood and shall appear to be a single-family residence. All other appropriate zoning district requirements for the principle living unit shall be complied with. A common entrance to the residence and in-law unit should be designed into the Structure so that a separate front entrance, off of the common entrance, is available and the structure does not appear to be a duplex.
4. Grading and land altering shall substantially comply with the grading plan prepared by Holland and Thomas, LLC. and submitted to the Waukesha County Parks and Land Use – Planning and Zoning Division on April 16, 2026.
5. Subject to all land altering activities being completed and the site completely stabilized and vegetated no later than June 15, 2027, unless extended by Waukesha County Staff.
6. All land altering activities shall not create adverse drainage or have adverse impacts to adjacent properties.
7. Subject to documentation being submitted to the Town Planner and the Waukesha County Planning and Zoning Division that a Stormwater and Erosion Control Permit has been reviewed and approved by the Waukesha County Department of Parks and Land Use, Land Resources Division, prior to the issuance of a Conditional Use Permit.
8. If the proposed occupant ceases to reside in the in-law unit, and another family member is proposed to reside in the in-law unit, the petitioner must inform the Town Planner and the Waukesha County Planning and Zoning Division of the change.
9. A transfer of ownership to a joint trust initiated by the current owner will be permitted without formal approval of the Town Plan Commission and County Zoning Agency.
10. Town of Ottawa's Standard Conditional Use conditions:
 - A. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Town Plan Commission and the Waukesha County Park and Planning Commission for determination.
 - B. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this Permit shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, code, regulation, order or rule of either the municipal governing body, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This Permit shall not be

deemed to constitute a Zoning or Building Permit, nor shall this Permit constitute any other license or permit required by Town ordinance or other law.

- C. This Conditional Use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission and the Waukesha County Park and Planning Commission as being in compliance with all pertinent ordinances.
- D. Should the permitted Conditional Use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the Conditional Use may be terminated by action of the Town Plan Commission and the Waukesha County Park and Planning Commission, pursuant to the enforcement provisions of this Conditional Use Permit, and all applicable ordinances.
- E. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises (including but not limited to any change to the boundary limits of the subject property), structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
- F. Unless this Conditional Use Permit expressly states otherwise, plans that are specifically required by this Conditional Use Permit may be amended upon the prior approval of the Town Plan Commission and the Waukesha County Park and Planning Commission if the Town Plan Commission and the Waukesha County Park and Planning Commission find the plan amendment to be minor and consistent with the Conditional Use Permit. Any change in any plan that the Town Plan Commission and the Waukesha County Park and Planning Commission feel, in their sole discretion, to be substantial shall require a new permit, and all procedures in place at the time must be followed.
- G. Should any paragraph or phrase of this Conditional Use Permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the Conditional Use and the remainder shall continue in full force and effect.
- H. If any aspect of this Conditional Use Permit or any aspect of any plan contemplated and approved under this Conditional Use is in conflict with any other aspect of the Conditional Use or any aspect of any plan of the Conditional Use, the more restrictive provision shall be controlling as determined by the Town Plan Commission and the Waukesha County Park and Planning Commission.
- I. The Petitioner is obligated to file with the Municipal Clerk a current mailing address and a current phone number at which the Petitioner can be reached, which must be continually updated by the Petitioner if such contact information should change, for the duration of this Conditional Use Permit. If the Petitioner fails to maintain such current contact information, the Petitioner thereby automatically waives notice of any proceedings that may be commenced under this Conditional Use Permit, including proceedings to terminate this Conditional Use Permit.

- J. The petitioner shall accept the terms and conditions of the Conditional Use approval in its entirety, in writing, **prior to the issuance of a Conditional Use Permit**. This Conditional Use/SPPO shall not be effective until and unless the Petitioner accepts the terms and conditions in writing as required.
- K. Professional Fees. The petitioner shall, on demand, reimburse the Town of Ottawa for all costs and expenses of any type that the Town incurs in connection with this Conditional Use, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions. **This condition shall be enforced by the Town only.**
- L. Payment of Charges. Any unpaid bills owed to the Town of Ottawa by the petitioner, property owner, or their agents, tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within 30 days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval. **This condition shall be enforced by the Town only.**

If approved as conditioned, the petitioners will be allowed a new single-family residence with an in-law unit and the request will comply with the AD-10 Zoning District as well as the in-law unit provisions of the Waukesha County Zoning Code. As conditioned, the in-law unit will blend with the main part of the residence and earth altering should have no adverse impact upon the neighborhood.

Respectfully submitted,



Kassie Slotty
Senior Land Use Specialist

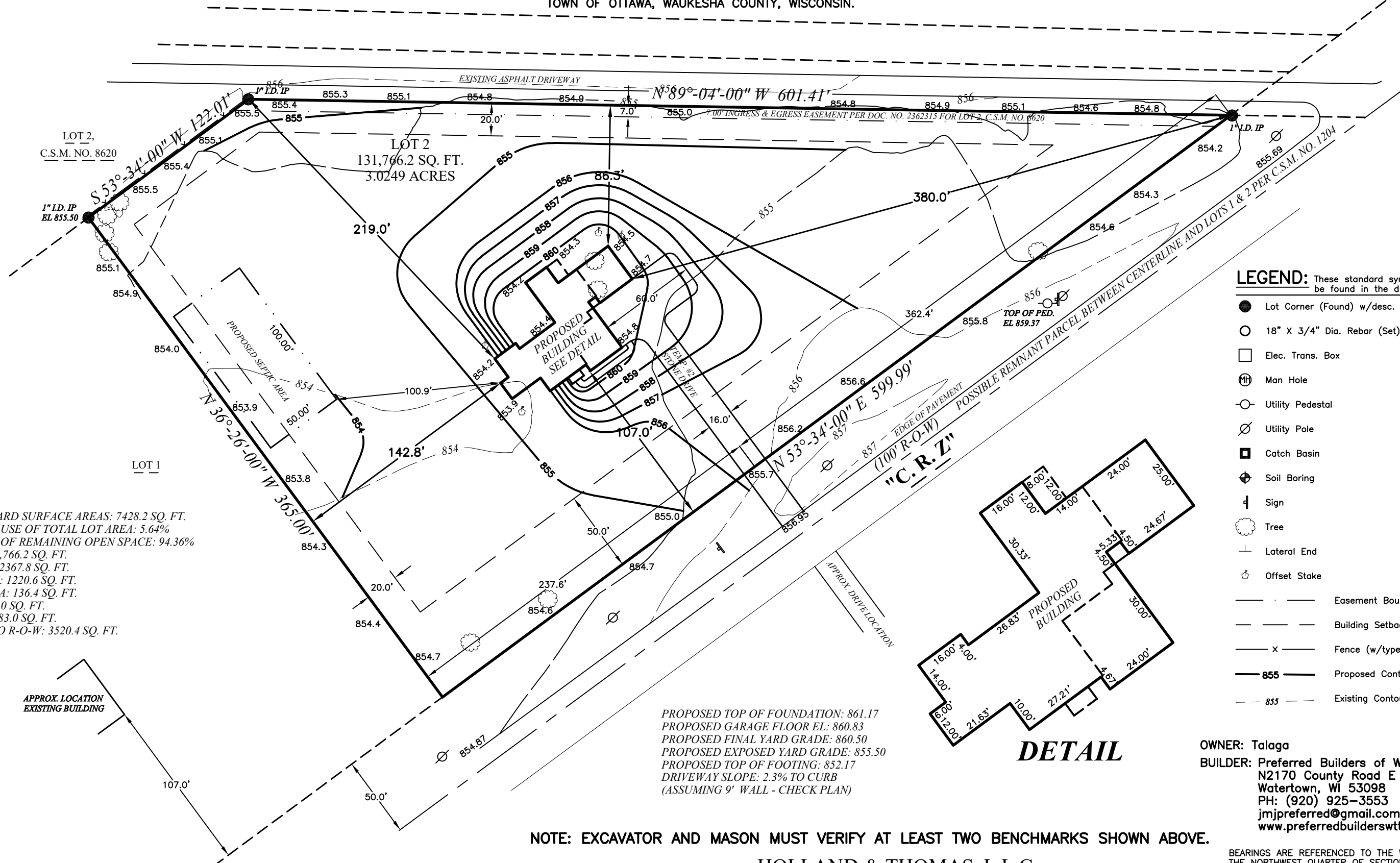
Attachments: Exhibit A-site plan
Exhibit B-building plans

EXHIBIT A

GRADE DETAIL

FOR PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1204, AND BEING A PART OF THE NW 1/4 OF THE NORTHWEST QUARTER OF SECTION 17, TOWN 6 NORTH, RANGE 17 EAST, TOWN OF OTTAWA, WAUKESHA COUNTY, WISCONSIN.

RECEIVED 06/04/2026
DEPT PARKS & LAND USE



ESTIMATED HARD SURFACE AREAS: 7428.2 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 5.64%
ESTIMATED % OF REMAINING OPEN SPACE: 94.36%
LOT AREA: 131,766.2 SQ. FT.
HOUSE AREA: 2367.8 SQ. FT.
GARAGE AREA: 1220.6 SQ. FT.
PORCHES AREA: 136.4 SQ. FT.
DECK AREA: 0.0 SQ. FT.
WALK AREA: 183.0 SQ. FT.
DRIVE AREA TO R-O-W: 3520.4 SQ. FT.

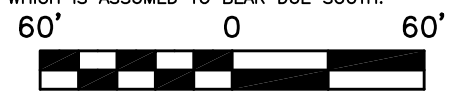
PROPOSED TOP OF FOUNDATION: 861.17
PROPOSED GARAGE FLOOR EL: 860.83
PROPOSED FINAL YARD GRADE: 860.50
PROPOSED EXPOSED YARD GRADE: 855.50
PROPOSED TOP OF FOOTING: 852.17
DRIVEWAY SLOPE: 2.3% TO CURB
(ASSUMING 9' WALL - CHECK PLAN)

LEGEND: These standard symbols may be found in the drawing.

- Lot Corner (Found) w/desc.
- 18" X 3/4" Dia. Rebar (Set)
- Elec. Trans. Box
- ⊕ Man Hole
- Utility Pedestal
- ⊗ Utility Pole
- Catch Basin
- ⊕ Soil Boring
- ⊥ Sign
- ☁ Tree
- ⊥ Lateral End
- ⊕ Offset Stake
- Easement Boundary
- Building Setback Line
- x --- Fence (w/type)
- 855 — Proposed Contours
- - - 855 - - - Existing Contours

OWNER: Talaga
BUILDER: Preferred Builders of Watertown
N2170 County Road E
Watertown, WI 53098
PH: (920) 925-3553
jmjpreferred@gmail.com
www.preferredbuilderswtn.com

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17-06-17, WHICH IS ASSUMED TO BEAR DUE SOUTH.



NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCHMARKS SHOWN ABOVE.

HOLLAND & THOMAS, L.L.C.
LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

C:\Holland&Thomas\260228GR4DE2.dwg; DrawnBy: N.H.; CheckedBy: S.D.T.; 03-26-26; Rev. 06-03-26.

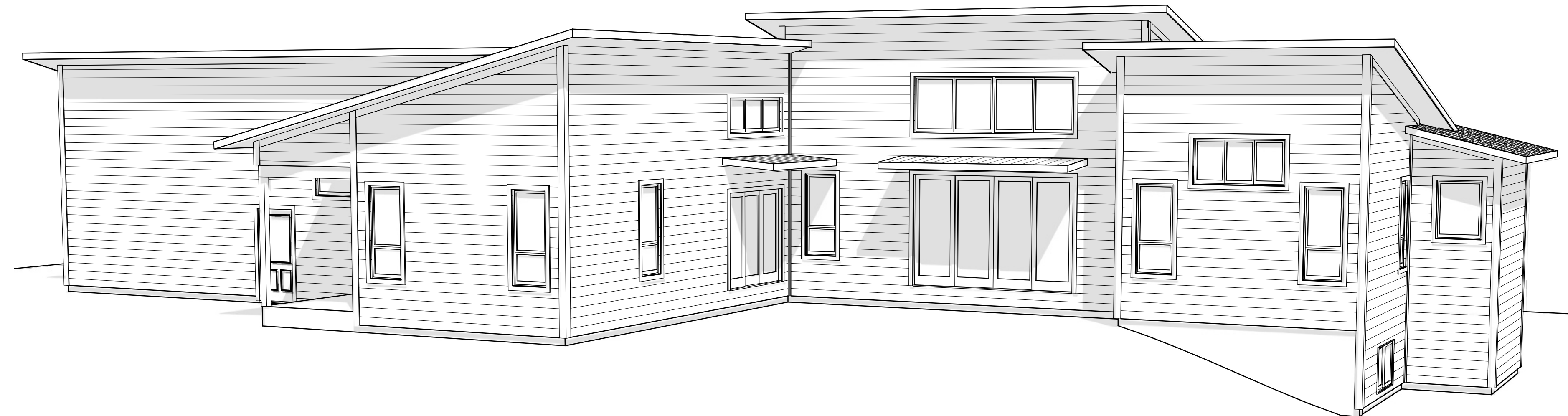
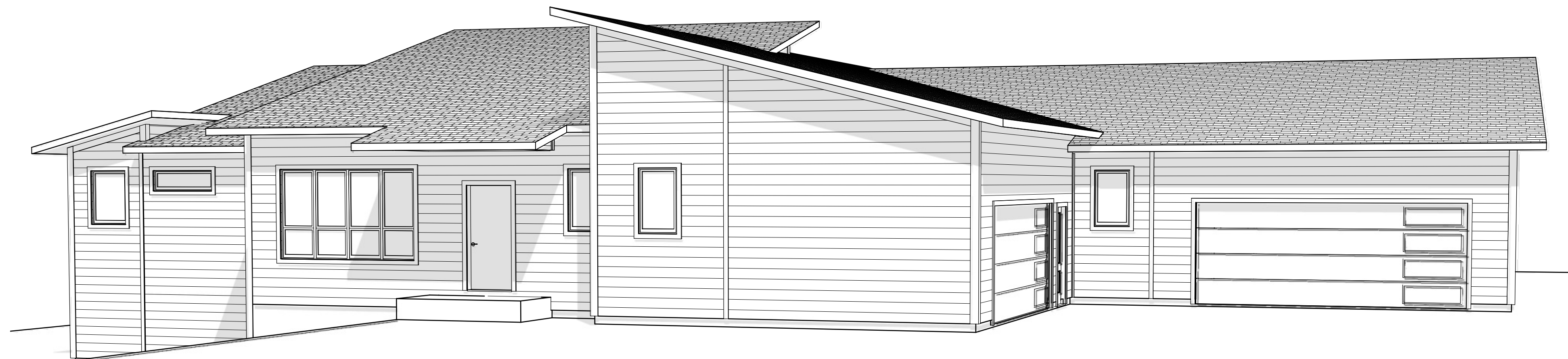
GENERAL NOTES

- 1) ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION
- 2) THE CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.
- 3) THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- 4) EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND CUSTOMER.
- 5) MATERIALS AS SPECIFIED ON DRAWINGS AND CONTRACTUAL DOCUMENTS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING AND COORDINATION IN CONJUNCTION WITH SUBSTITUTIONS MADE TO SPECIFIED MATERIALS.
- 6) VIZION DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
- 7) CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHARING TO ENSURE STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.
- 8) ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY CUSTOMER.
- 9) DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 10) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT ERRORS TO VIZION DESIGN GROUP PRIOR TO COMMENCEMENT OF THE WORK, AND TO BE RESPONSIBLE FOR SAME.
- 11) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. VERIFY WITH THE LOCAL BUILDING AGENCIES THE WIND, SEISMIC, SNOW, AND OTHER SPECIAL LOADING CONDITIONS. VIZION DESIGN GROUP SHALL BE NOTIFIED OF ALL DISCREPANCIES.
- 12) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
- 13) ALL DIMENSIONS TO OPENINGS ARE ROUGH FRAMING UNLESS NOTED OTHERWISE.
- 14) ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- 15) CEILING HEIGHT DIMENSIONS ARE FROM FLOOR SHEATHING TO UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST.
- 16) DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE.
- 17) WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- 18) FOLLOW ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED.
- 19) PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, ETC.
- 20) SLOPE ALL CONCRETE WALKS AWAY FROM EXTERIOR DOORS TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF DOORS.
- 21) PROVIDE FIRE-BLOCKING AND DRAFT-STOPPING IN SPACES CREATED BY CHASES, FURRING, ETC. IN ACCORDANCE WITH THE APPLICABLE CODES.
- 22) SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
- 23) WINDOW DESIGN INTENDED TO BE IN COMPLIANCE WITH APPLICABLE CODES IN REGARDS TO EGRESS AND SAFETY GLASS. ALL WINDOW SIZES AND REQUIREMENTS TO BE VERIFIED BY CONTRACTOR WITH MANUFACTURER TO ENSURE COMPLIANCE WITH APPLICABLE CODES.

TALAGA / JACOBSON RESIDENCE

COUNTY ROAD Z DOUSMAN, WI 53118

EXHIBIT B



SHEET INDEX

- A1** - COVER SHEET
- A2** - ELEVATIONS
- A3** - ELEVATIONS
- A4** - FOUNDATION PLAN
- A5** - FIRST FLOOR PLAN
- A6** - ROOF LAYOUT
- A7** - DETAILS
- A8** - CABINET LAYOUTS / ELEVATIONS
- A9** -
- A10** -
- A11** -
- A12** -
- A13** -
- A14** -

RECEIVED 06/03/26
 PLANNING AND ZONING
 DIVISION

CUSTOM RANCH

FINAL SET

TALAGA / JACOBSON

COUNTY ROAD Z
 DOUSMAN, WI 53118

N2170 County Road E
 Watertown, WI 53098
 920.925.3553

jimpreferred@gmail.com
 www.preferredbuilderswtn.com



DATE:

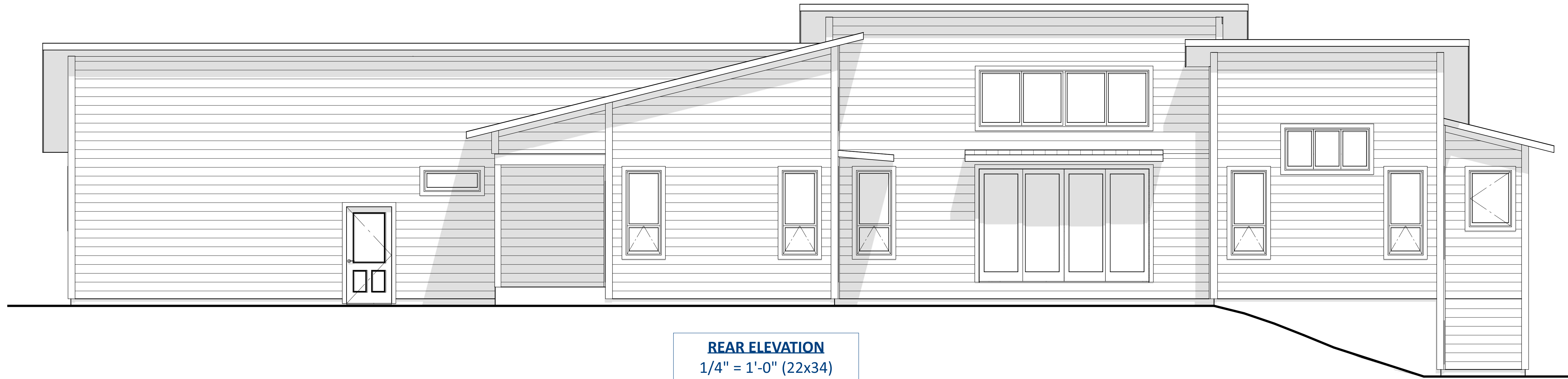
6/3/2026

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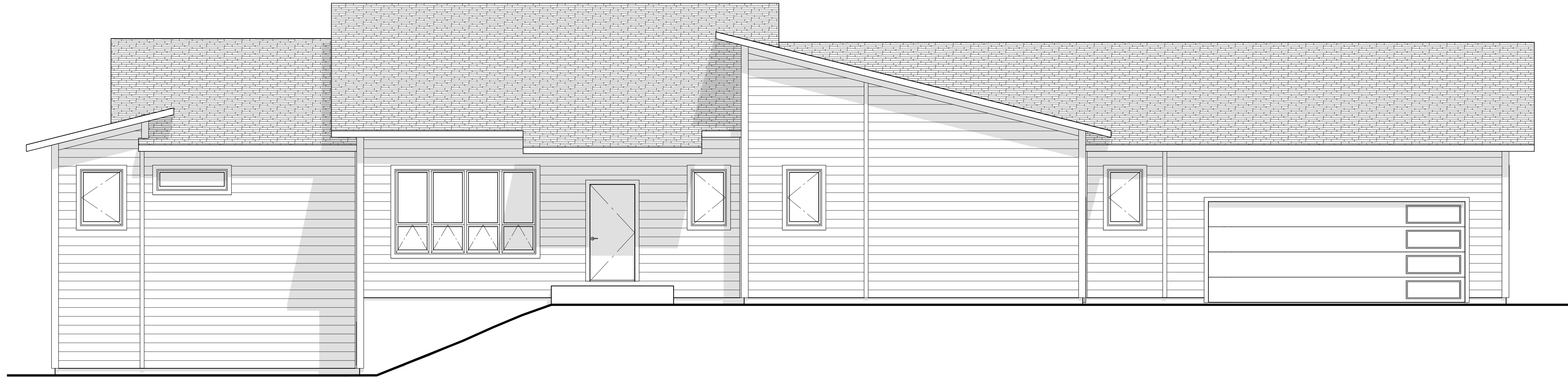
VDG : APV

SHEET:

A-1



REAR ELEVATION
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)



FRONT ELEVATION
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)

TALAGA / JACOBSON
 COUNTY ROAD Z
 DOUSMAN, WI 53118

CUSTOM RANCH
 FINAL SET

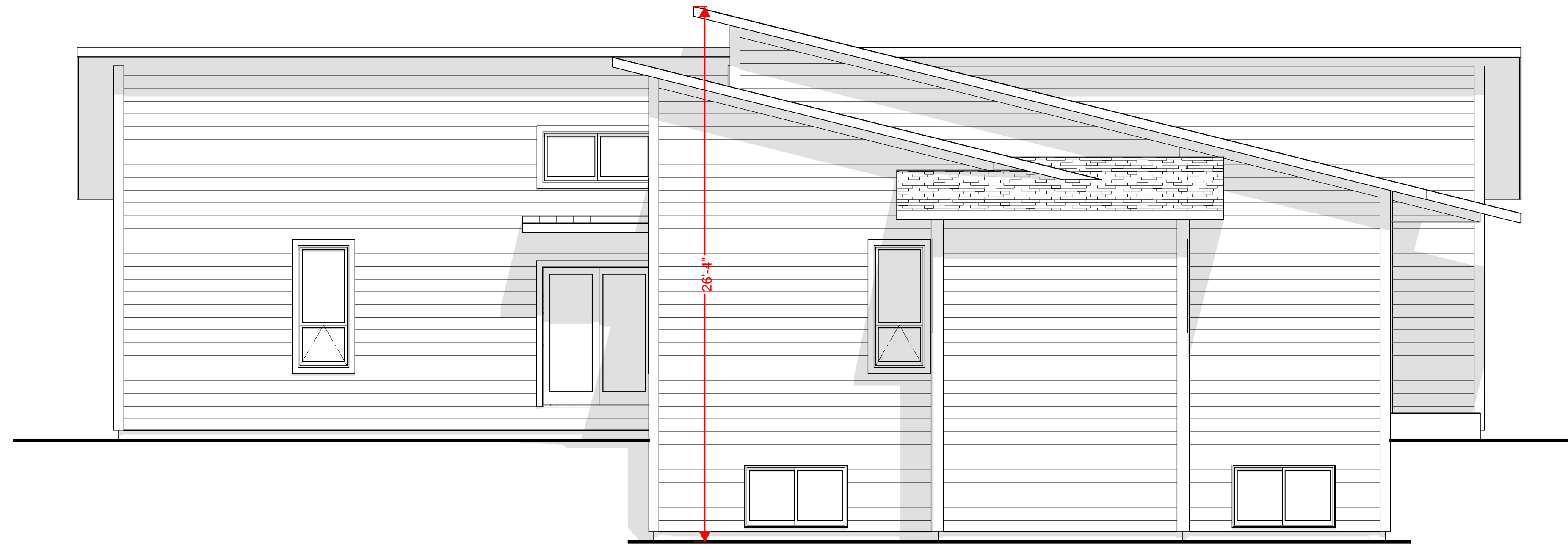
N2170 County Road E
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 jimpreferred@gmail.com
 www.preferredbuilderswtn.com

Preferred Builders
of Watertown

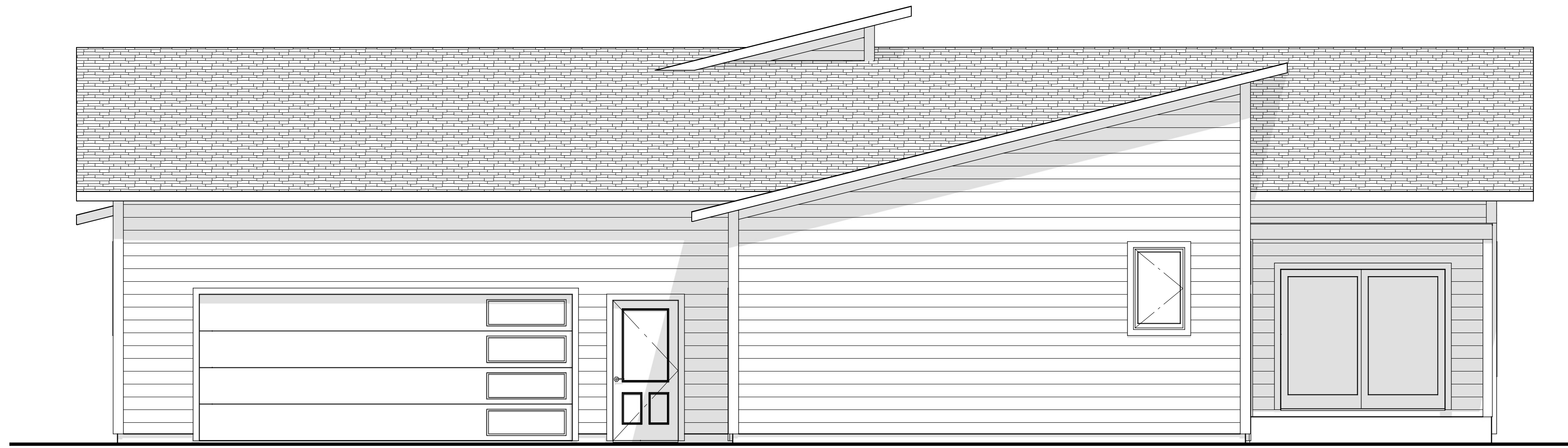
DATE:
 6/3/2026

DRAWN BY:
 VDG : APV

SHEET:
A-2



LEFT ELEVATION
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)



RIGHT ELEVATION
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)

TALAGA / JACOBSON
 COUNTY ROAD Z
 DOUSMAN, WI 53118

CUSTOM RANCH
 FINAL SET

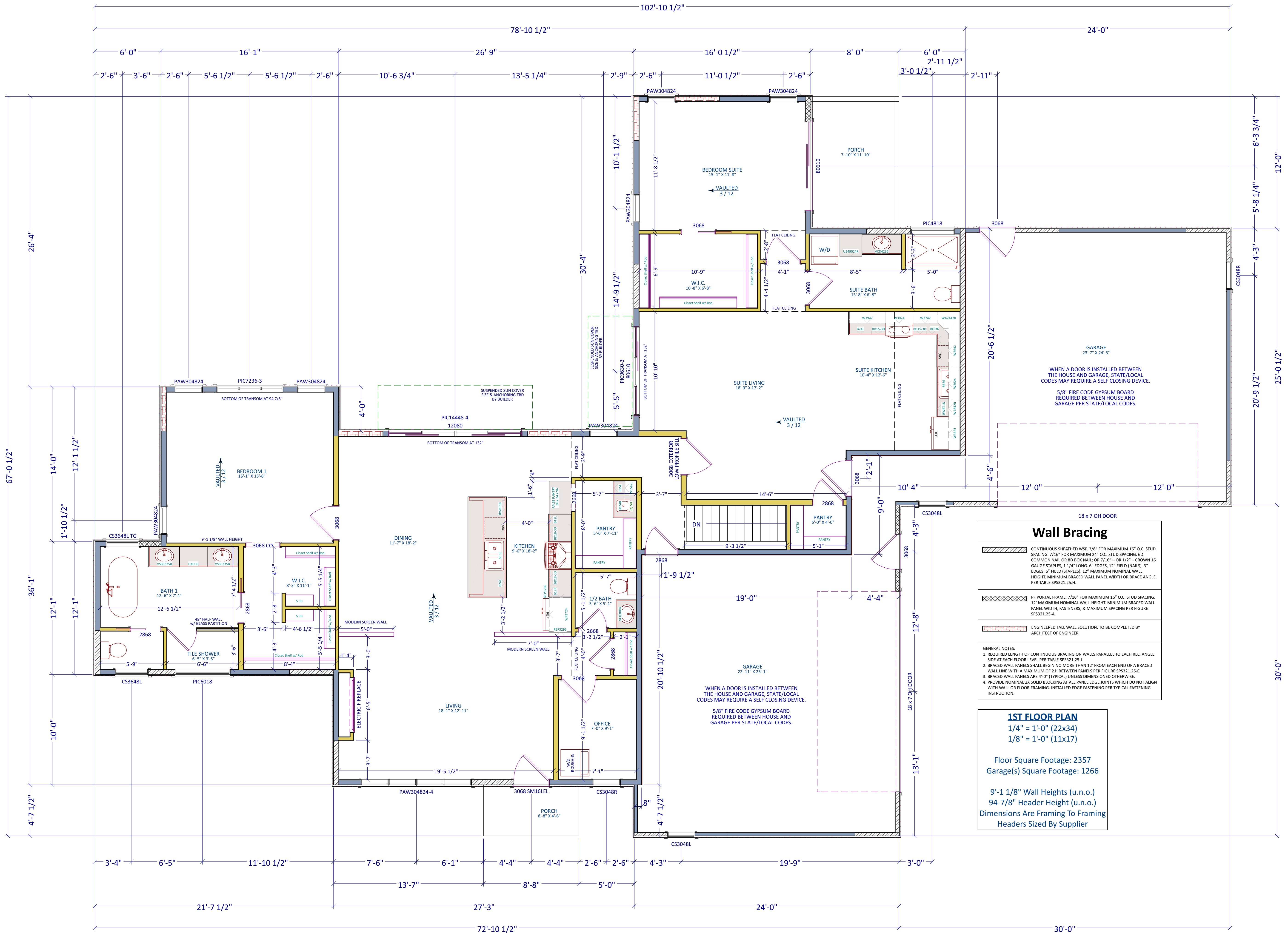
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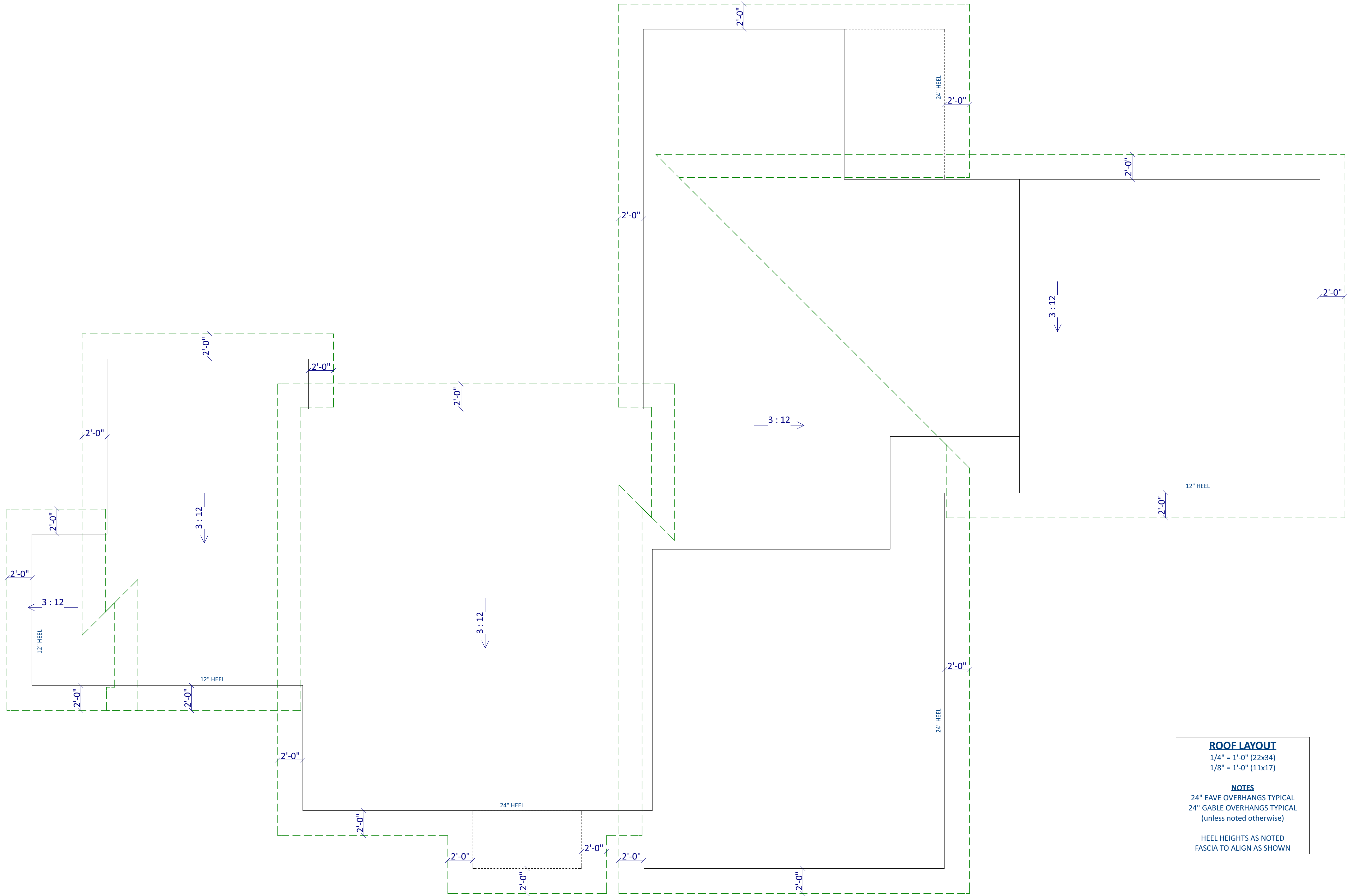
FB Preferred Builders
of Watertown

DATE:
 6/3/2026

DRAWN BY:
 VDG : APV

SHEET:
A-3





ROOF LAYOUT
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)

NOTES
 24" EAVE OVERHANGS TYPICAL
 24" GABLE OVERHANGS TYPICAL
 (unless noted otherwise)

HEEL HEIGHTS AS NOTED
 FASCIA TO ALIGN AS SHOWN

TALAGA / JACOBSON CUSTOM RANCH
 COUNTY ROAD Z FINAL SET
 DOUSMAN, WI 53118

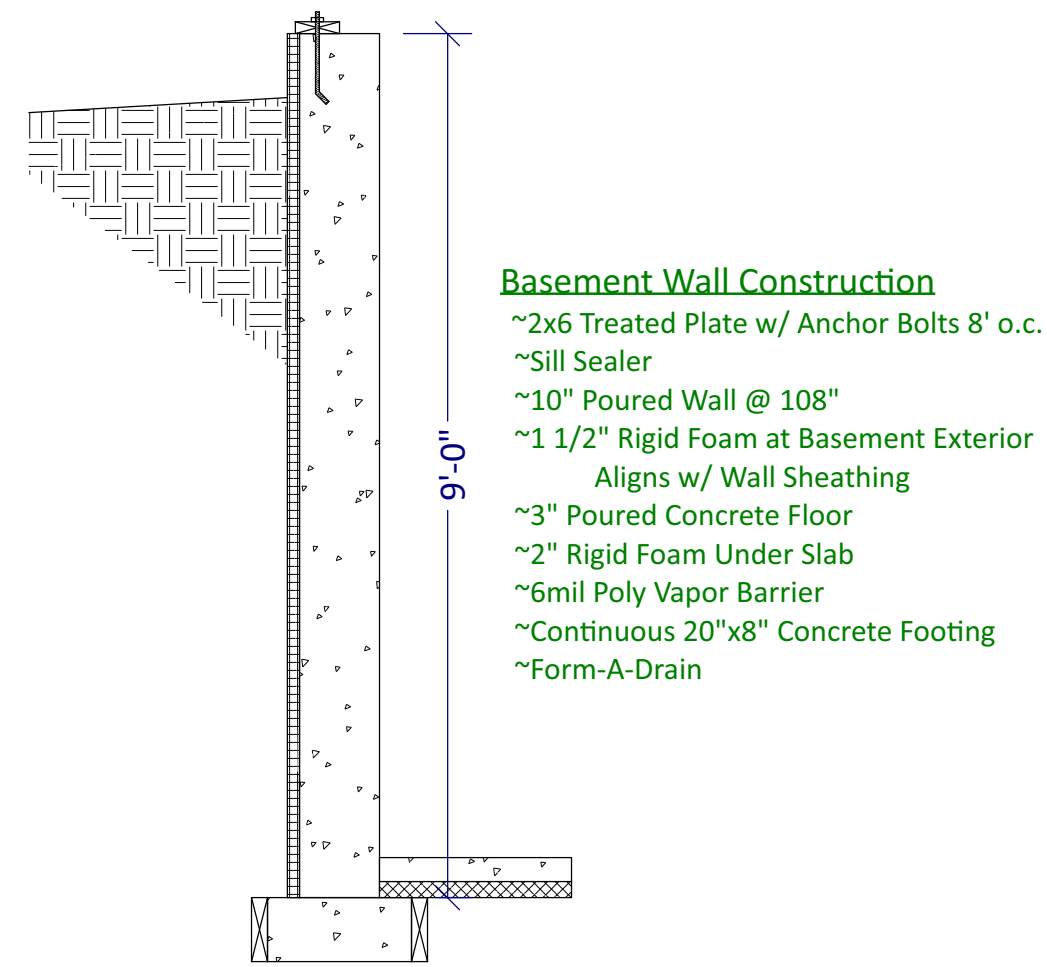
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Preferred Builders
of Watertown

DATE:
 6/3/2026

DRAWN BY:
 VDG : APV

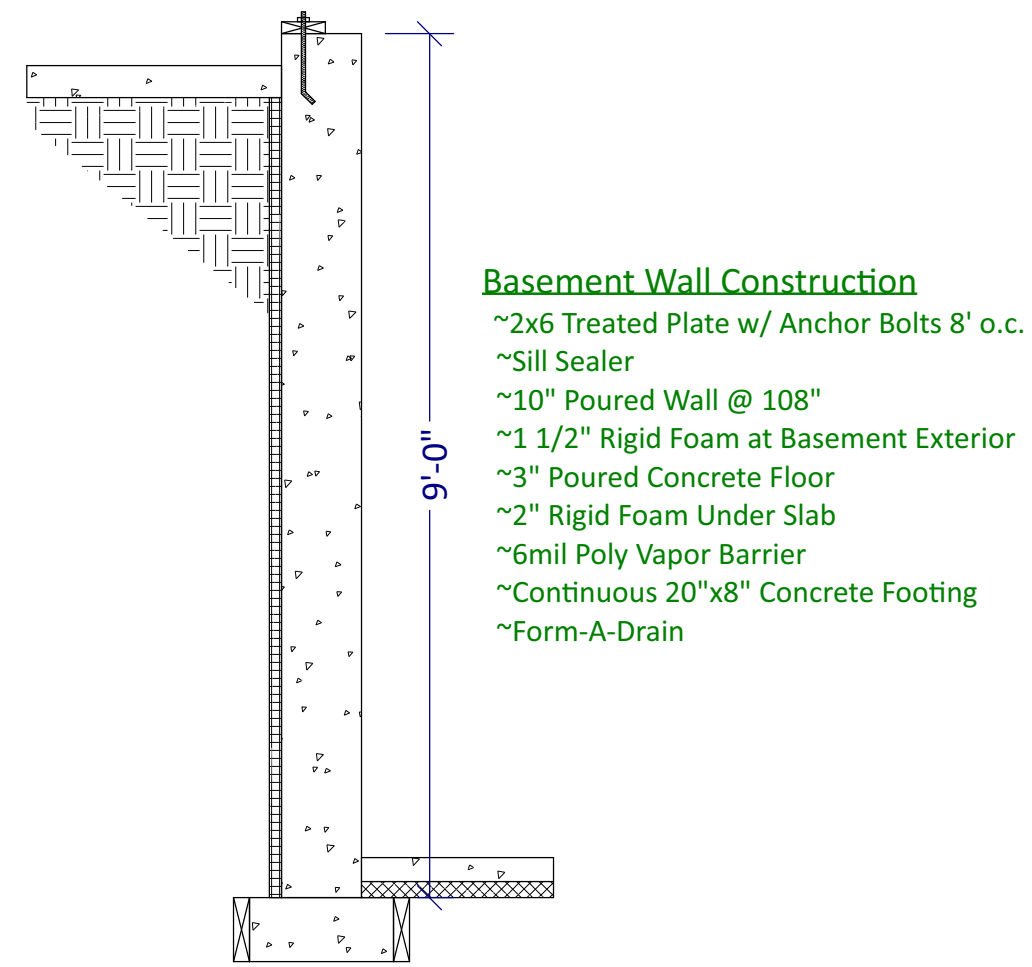
SHEET:
A-6



- Basement Wall Construction**
- ~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
 - ~Sill Sealer
 - ~10" Poured Wall @ 108"
 - ~1 1/2" Rigid Foam at Basement Exterior Aligns w/ Wall Sheathing
 - ~3" Poured Concrete Floor
 - ~2" Rigid Foam Under Slab
 - ~6mil Poly Vapor Barrier
 - ~Continuous 20"x8" Concrete Footing
 - ~Form-A-Drain

SECTION A-A

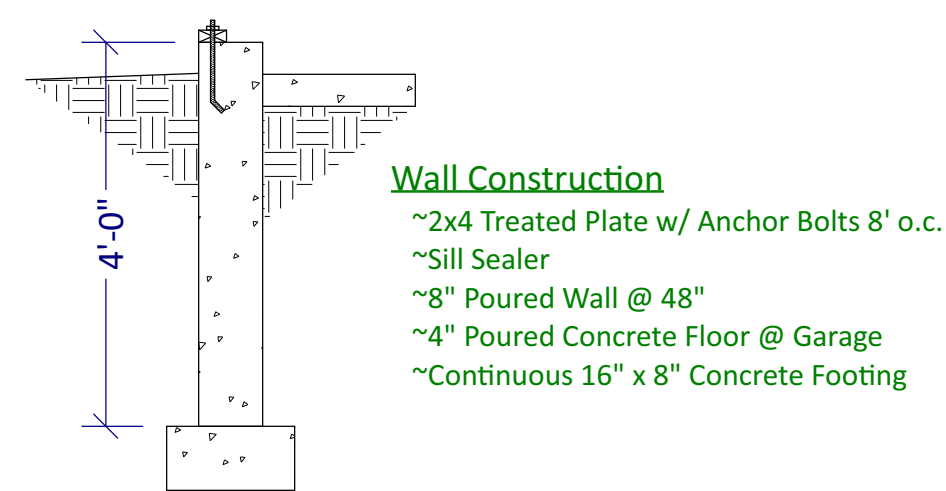
1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



- Basement Wall Construction**
- ~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
 - ~Sill Sealer
 - ~10" Poured Wall @ 108"
 - ~1 1/2" Rigid Foam at Basement Exterior
 - ~3" Poured Concrete Floor
 - ~2" Rigid Foam Under Slab
 - ~6mil Poly Vapor Barrier
 - ~Continuous 20"x8" Concrete Footing
 - ~Form-A-Drain

SECTION B-B

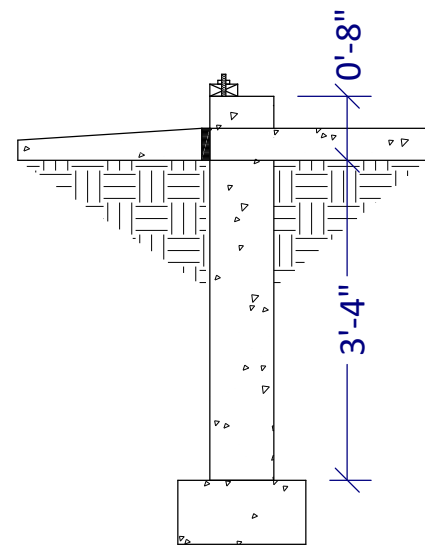
1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



- Wall Construction**
- ~2x4 Treated Plate w/ Anchor Bolts 8' o.c.
 - ~Sill Sealer
 - ~8" Poured Wall @ 48"
 - ~4" Poured Concrete Floor @ Garage
 - ~Continuous 16" x 8" Concrete Footing

SECTION C-C

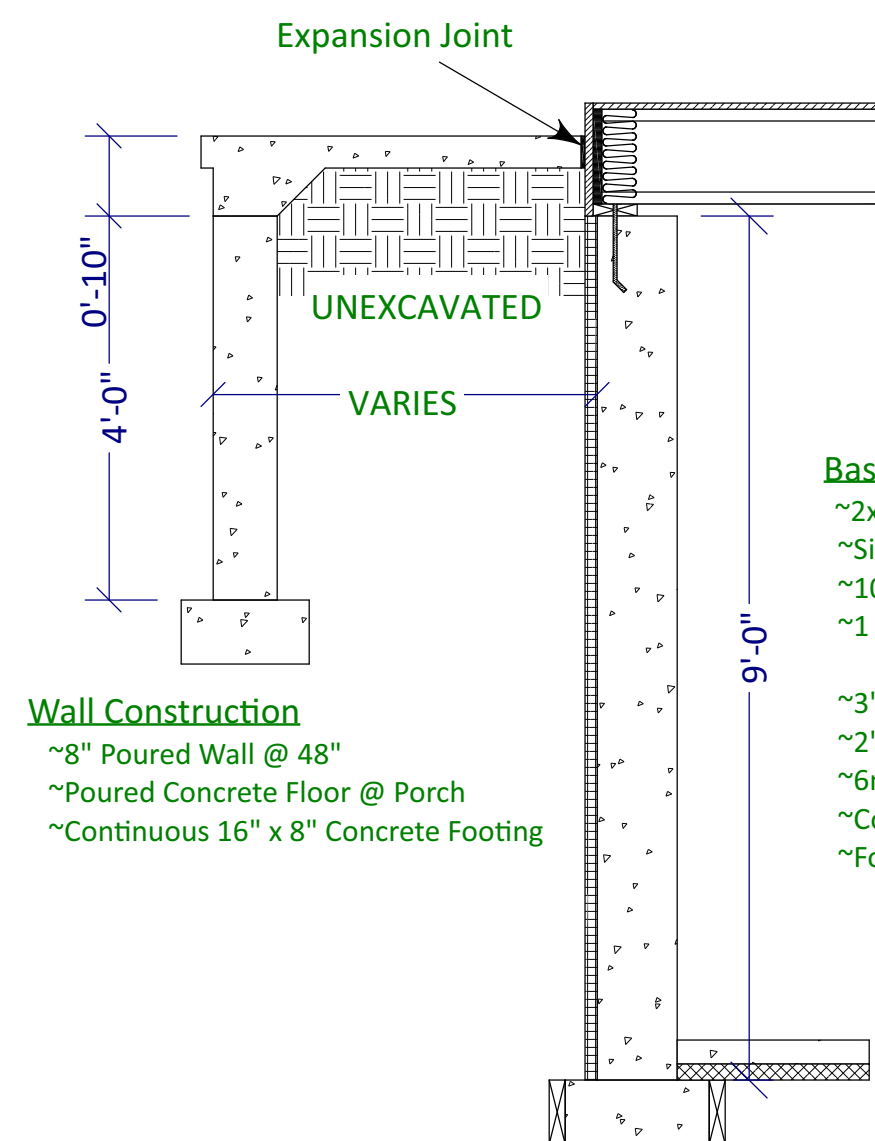
1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



- Wall Construction**
- ~2x4 Treated Plate w/ Anchor Bolts 8' o.c.
 - ~Sill Sealer
 - ~8" Poured Wall @ 40"
 - ~4" Poured Concrete Floor @ Garage
 - ~Continuous 16" x 8" Concrete Footing

SECTION D-D

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)

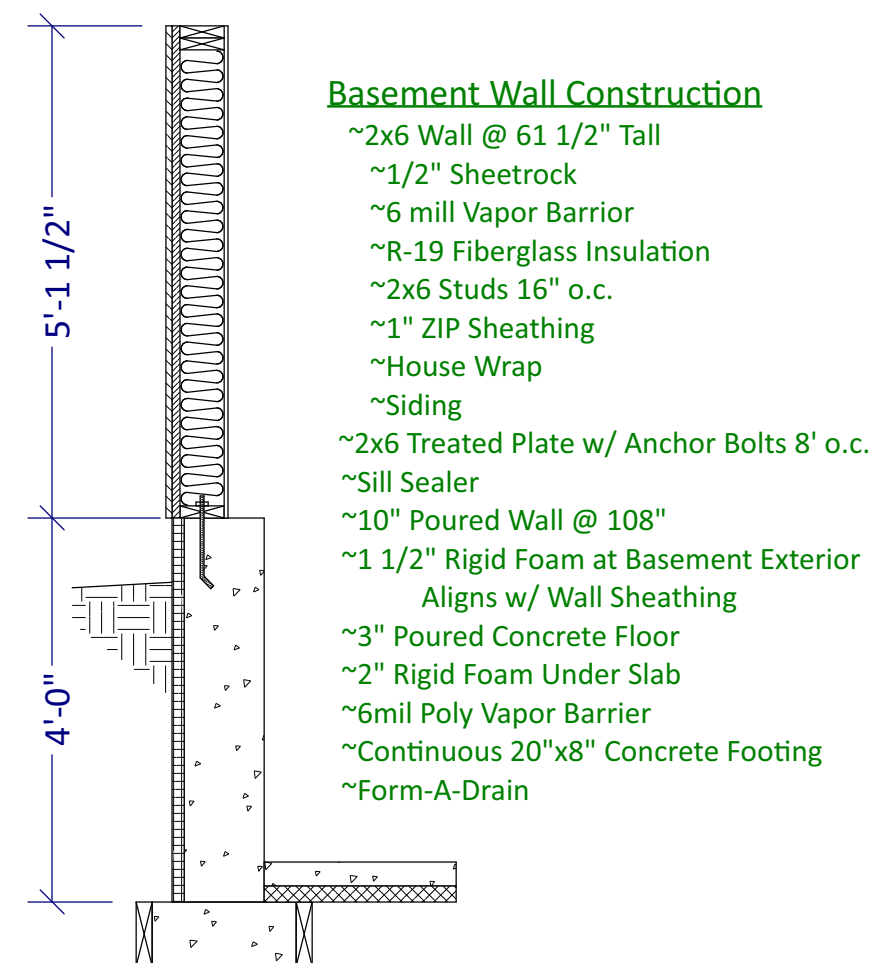


- Wall Construction**
- ~8" Poured Wall @ 48"
 - ~Poured Concrete Floor @ Porch
 - ~Continuous 16" x 8" Concrete Footing

- Basement Wall Construction**
- ~2x6 & 2x4 Treated Plate w/ Anchor Bolts 8' o.c.
 - ~Sill Sealer
 - ~10" Poured Wall @ 108"
 - ~1 1/2" Rigid Foam at Basement Exterior Aligns w/ Wall Sheathing
 - ~3" Poured Concrete Floor
 - ~2" Rigid Foam Under Slab
 - ~6mil Poly Vapor Barrier
 - ~Continuous 20"x8" Concrete Footing
 - ~Form-A-Drain

SECTION E-E

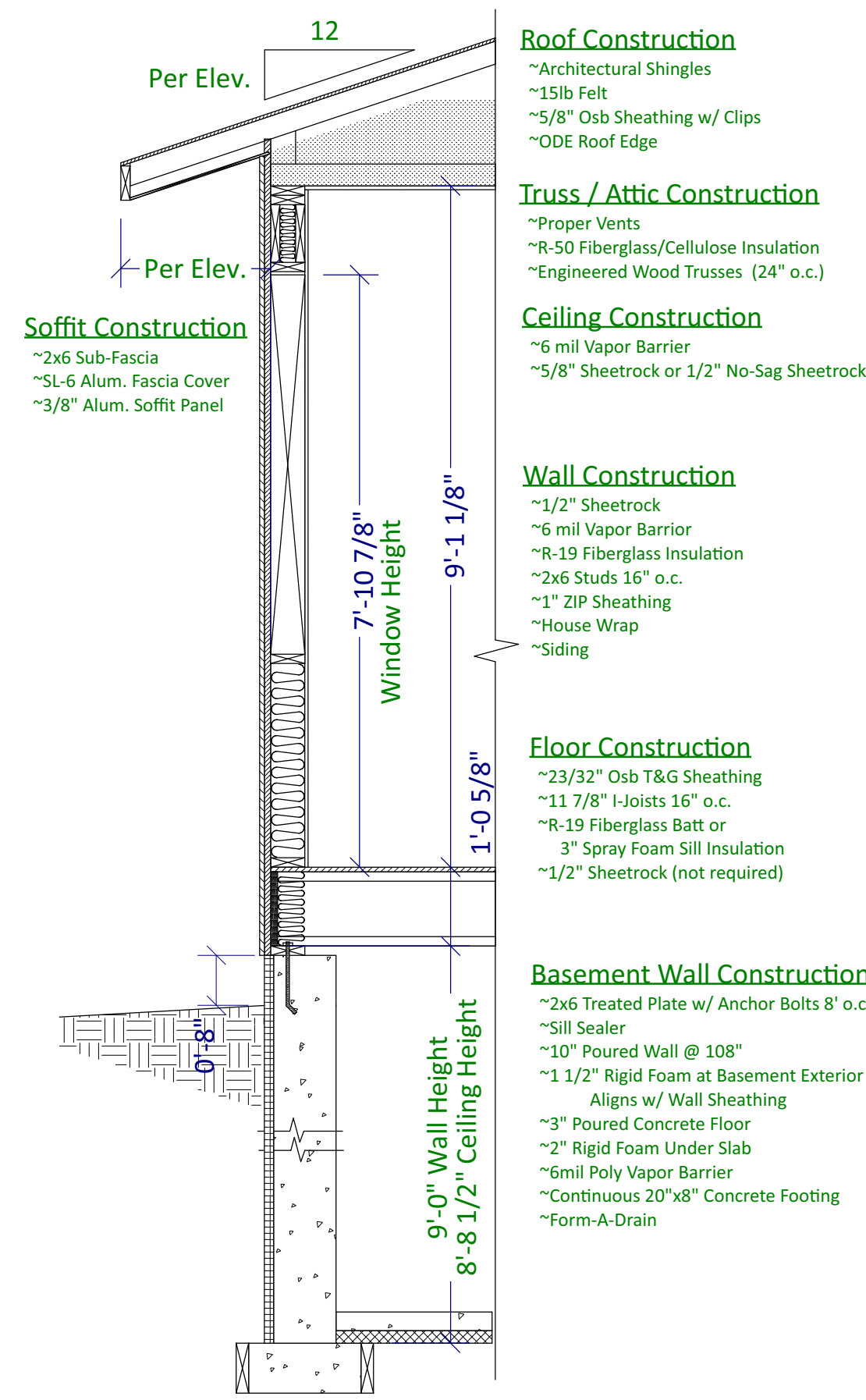
1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



- Basement Wall Construction**
- ~2x6 Wall @ 61 1/2" Tall
 - ~1/2" Sheetrock
 - ~6 mil Vapor Barrier
 - ~R-19 Fiberglass Insulation
 - ~2x6 Studs 16" o.c.
 - ~1" ZIP Sheathing
 - ~House Wrap
 - ~Siding
 - ~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
 - ~Sill Sealer
 - ~10" Poured Wall @ 108"
 - ~1 1/2" Rigid Foam at Basement Exterior Aligns w/ Wall Sheathing
 - ~3" Poured Concrete Floor
 - ~2" Rigid Foam Under Slab
 - ~6mil Poly Vapor Barrier
 - ~Continuous 20"x8" Concrete Footing
 - ~Form-A-Drain

SECTION F-F

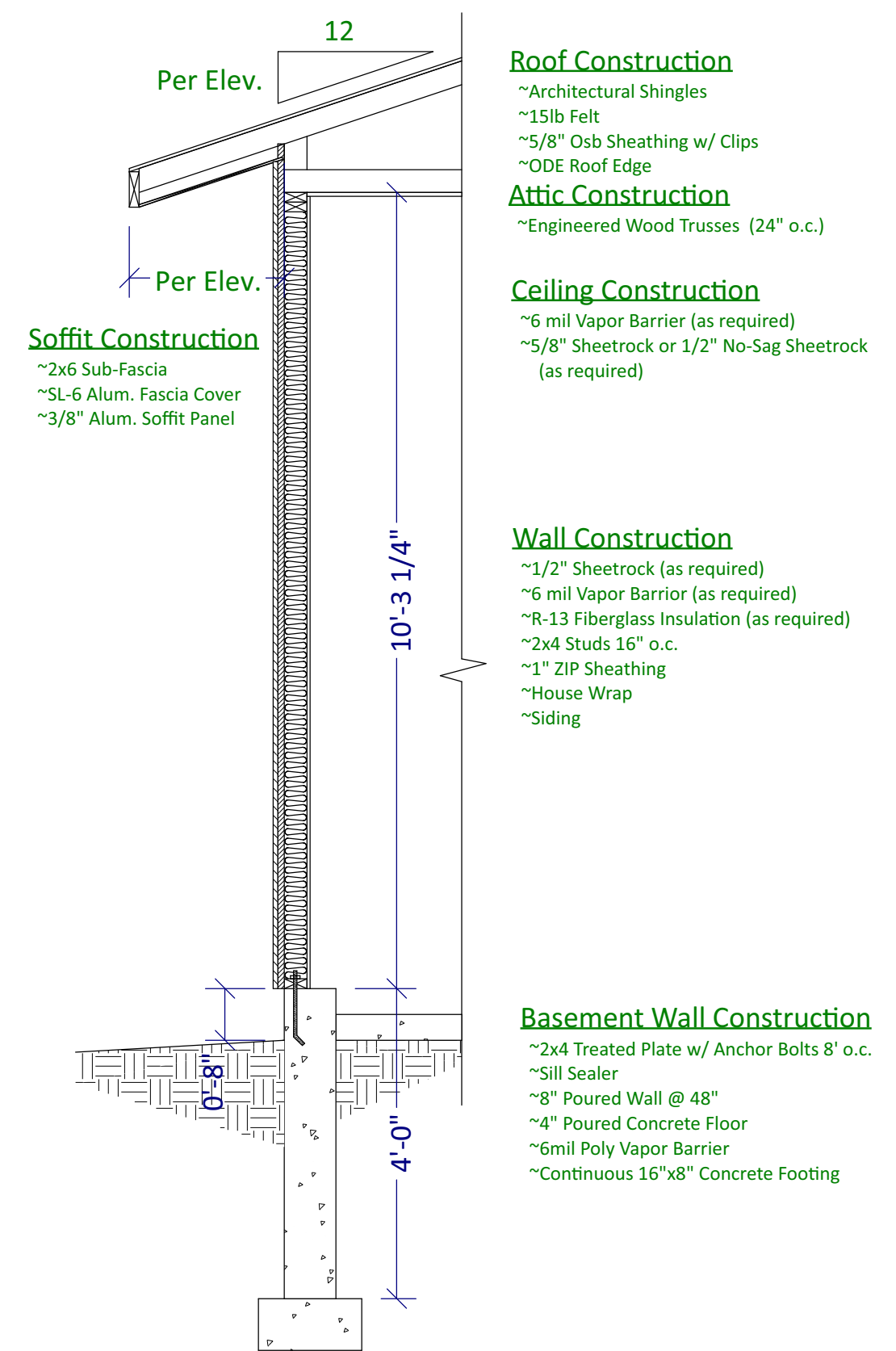
1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



- Roof Construction**
- ~Architectural Shingles
 - ~15lb Felt
 - ~5/8" Osb Sheathing w/ Clips
 - ~ODE Roof Edge
- Truss / Attic Construction**
- ~Proper Vents
 - ~R-50 Fiberglass/Cellulose Insulation
 - ~Engineered Wood Trusses (24" o.c.)
- Ceiling Construction**
- ~6 mil Vapor Barrier
 - ~5/8" Sheetrock or 1/2" No-Sag Sheetrock
- Wall Construction**
- ~1/2" Sheetrock
 - ~6 mil Vapor Barrier
 - ~R-19 Fiberglass Insulation
 - ~2x6 Studs 16" o.c.
 - ~1" ZIP Sheathing
 - ~House Wrap
 - ~Siding
- Floor Construction**
- ~23/32" Osb T&G Sheathing
 - ~11 7/8" I-Joists 16" o.c.
 - ~R-19 Fiberglass Batt or 3" Spray Foam Sill Insulation
 - ~1/2" Sheetrock (not required)
- Basement Wall Construction**
- ~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
 - ~Sill Sealer
 - ~10" Poured Wall @ 108"
 - ~1 1/2" Rigid Foam at Basement Exterior Aligns w/ Wall Sheathing
 - ~3" Poured Concrete Floor
 - ~2" Rigid Foam Under Slab
 - ~6mil Poly Vapor Barrier
 - ~Continuous 20"x8" Concrete Footing
 - ~Form-A-Drain

TYPICAL WALL SECTION

1/2" = 1'-0" (22x34)
1/4" = 1'-0" (11x17)



- Roof Construction**
- ~Architectural Shingles
 - ~15lb Felt
 - ~5/8" Osb Sheathing w/ Clips
 - ~ODE Roof Edge
- Attic Construction**
- ~Engineered Wood Trusses (24" o.c.)
- Ceiling Construction**
- ~6 mil Vapor Barrier (as required)
 - ~5/8" Sheetrock or 1/2" No-Sag Sheetrock (as required)
- Wall Construction**
- ~1/2" Sheetrock (as required)
 - ~6 mil Vapor Barrier (as required)
 - ~R-13 Fiberglass Insulation (as required)
 - ~2x4 Studs 16" o.c.
 - ~1" ZIP Sheathing
 - ~House Wrap
 - ~Siding
- Basement Wall Construction**
- ~2x4 Treated Plate w/ Anchor Bolts 8' o.c.
 - ~Sill Sealer
 - ~8" Poured Wall @ 48"
 - ~4" Poured Concrete Floor
 - ~6mil Poly Vapor Barrier
 - ~Continuous 16"x8" Concrete Footing

GARAGE WALL SECTION

1/2" = 1'-0" (22x34)
1/4" = 1'-0" (11x17)

CUSTOM RANCH

TALAGA / JACOBSON

FINAL SET

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DATE:

6/3/2026

DRAWN BY:

VDG : APV

SHEET:

A-7