



## PLAN COMMISSION AGENDA

**March 16, 2021 – 6:00pm**

Meeting Available on Zoom.us at the following meeting number:

<https://us02web.zoom.us/j/86017531927>

In lieu of participating via the Zoom website, the alternative telephone only dial-in is:

Dial in: 312-626-6799 860 1753 1927

"Due to the COVID-19 Pandemic and in recognition of the declaration of states of emergency by the President, the Governor and the Village President, this meeting will not be open to the public in an in-person capacity. Those wishing to observe may do so by downloading the ZOOM app to your personal computer, tablet or smart phone and utilizing the above information to join via either computer or telephone. If you wish to communicate in written format with the Commission you may send written comments to the Village Clerk at 235 Hickory St. Pewaukee, WI 53072 or you may email the Clerk at [csmith@villageofpewaukee.com](mailto:csmith@villageofpewaukee.com)."

1. Call to Order and Roll Call

2. Old Business.

- a. Review and possible action regarding the Conditional Use Grant application to utilize the second floor space as an "indoor entertainment facility" through "mixing of multiple principal uses" at the Chiropractic & Wellness on Pewaukee Lake building located at 221 W. Wisconsin Avenue. The applicant is Dr. Tad Diciaula and Sarah Diciaula d/b/a The Loft on the Lake. The property owner is Jade Reef Properties LLC. The property is Zoned B-2 Downtown Business District.
- b. Review and possible action regarding the Conditional Use Grant application to utilize the space at 1463 Capitol Drive-Suite A for a tropical smoothies and sandwich's type dine-in and fast food restaurant. The applicant is Danijela Milic d/b/a Tropical Smoothie Cafe. The property owner is REI Equity Partners 6 LLC. The property is Zoned B-1 Community Business District with Planned Unit Development (PUD) Overlay.

3. Adjournment

Note: It is possible that members and/or possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; action will not be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in the notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

Dated: March 12, 2021

2a

**STAFF REPORT**

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: March 11, 2021

**General Information:**

**Agenda Item: 6.d.**

**Applicant and Property Owner:**

Dr. Tad Diciaula and Sarah Diciaula d/b/a The Loft on the Lake

**Property Owner:**

Jade Reef Properties LLC

**Requested Action:**

Conditional Use Grant approval "indoor entertainment facility" through "mixing of multiple principal uses" to use the second floor area of the recently approved chiropractic office building for private gatherings, up to 49 people maximum, with no food or beverage service provided onsite.

**Existing Zoning:**

B-2 Downtown Business District

**Surrounding Zoning/Land Use:**

North: Railroad tracks/right-of-way  
South: B-2 Downtown Business District  
East: Railroad tracks/right-of-way  
West: Pewaukee Lake

**Master Plan Classification:**

Community Commercial

**Project area:**

Approximately .25 acres (10,881 sq.ft.)

**Location:**

221 West Wisconsin Avenue

---

**Discussion:**

The Loft use is proposed to occur only when the chiropractic uses previously approved for this building are not in session. Hours of operation requested are daily until midnight with a goal of ending by 9 pm on weeknights and 10 pm on weekends.

There is no food or beverage service proposed to be included as a part of this use, but rather private gatherings may bring their own food and beverages or have it catered in.

There are 13 parking stalls on the approved site plan plus 3 on-street stalls directly in front of the business. Using the standard of 1/300 sq.ft. gross floor area, applied to the apparently useable area of the second floor 4+/- stalls should be provided. The applicant indicates that, at the time of booking they would encourage larger groups to carpool as much as possible.

There are no other changes proposed to the building or site as a part of this request - such as signage, lighting, landscaping and similar.

**Recommendation:**

The Planner does not raise any specific objections to this request as presented but recommends the following conditions be considered for attachment to any approval the Commission may inclined toward:

1. The Loft use shall not overlap it's gatherings with any other use(s) in the building simultaneously;
2. Any signage proposed in support of the Loft use shall require proper permits in advance of placement at the site;
3. Recording of the Conditional Use Grant prior to the start of occupancy for the Loft.



**Conditional Use Grant  
Application Form**



Address/Parcel No. of Property Involved: 221 W. WISCONSIN AVE

Zoning of Property: COMMERCIAL

Current Owner of Property: DR TAD DILIAULA + SARAH DILIAULA

Applicant – Name: DR TAD + SARAH DILIAULA

Address: 221 W. WISCONSIN AVE

Phone: 262 695 0022

Fax: 262 695 0011

Email: CHIRO@METAP.NET

Nature of Request (If Requesting Approval for a New Business, Please Attach a Business Summary):

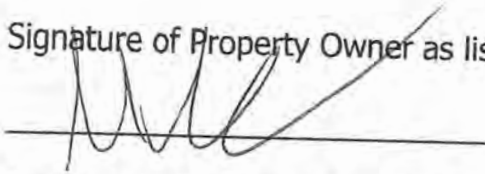
PLEASE SEE ATTACHED

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate the suitability of architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, drainage, exterior lighting, control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & general compatibility of the proposed use with the area in which it is located.

2. It is the responsibility of the applicant/owner to ensure that the proposed project meets the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan.

Signature of Property Owner as listed on this Application:



**Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.**

Signature of Applicant (if different than Owner):

---

Please return Completed Application Forms along with required attachments and the \$100 Application Fee to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072. If you have any questions, please call Village Hall at (262) 691-5660.

**\*\*Please submit eleven sets of any applicable attachments as well as a digital copy of any attachments submitted.**





February 14, 2021

Dear Pewaukee Village Administrators and Planning Commission,

We are blessed to be a part of a beautiful and supportive community. It is our mission at Chiropractic & Wellness on Pewaukee Lake to improve the quality of life with chiropractic and holistic living for people of all ages. After almost 14 years of providing health and wellness, we were approved for our new building to create a lasting presence in the Village of Pewaukee. Construction is expected to be completed in March 2021. Our vision is to educate and enhance people's well-being while also providing a center for community growth.

Within our new location, we wanted to expand our vision at Chiropractic and Wellness by creating and providing a community room, and give this space an identity, The Loft on the Lake. We hope to have this available for non-profit groups, workshops, gatherings and rental space for special occasions. The community desires a multifunctional purpose area so all can enjoy the precious moments of family and friends within the Village of Pewaukee as there are not many options like this currently.

The Loft space would be utilized when providers are not taking appointments and when our office portion is not in use. Hours of operation would be available to use Monday-Sunday (Available till midnight however, we would aim for most to end by 9pm on weekdays and by 10pm on the weekends). We have adequate on-site parking available for use with 18 spots. However, we will encourage larger groups to carpool during the summer months. Per our conditional approval from the State of Wisconsin listed in the Key Item(s) category- IBC 303.1.2 states that Room 208 shall not have an occupancy load greater than 49. The building is ADA compliant with emergency exits clearly marked and provides a safe place to gather with 24/7 video monitoring both inside and outside the building.

Our goal is to help support our local community and businesses within the Village. We want to utilize and cross promote catering options along with increase local shopping. When renting The Loft guests are allowed to bring in food and beverages with rental agreement but are not permitted to sell alcohol. Alcohol consumption will fall within local guidelines.

The Loft will provide the community with additional employment opportunities, as per our agreement with the Village TIF and WEDC grant to increase employment in the area. At this time, no outside signage is being asked for as this would be supported by marketing within Chiropractic and Wellness. The Loft will be managed by both Dr. Tad and Sarah Diciaula.

Approval of our conditional use amendment is our next step in completing our vision for our new building for our community that we love so dearly. Thank you for your consideration.

Yours in health,

Dr. Tad Diciaula & Sarah Diciaula

*Conditional approval from the State of Wisconsin listed in Key Item(s) category- IBC 303.1.2 and IBC 1004.3. Document attached for reference.*



December 21, 2020

CUST ID No. 935098

*ATTN: Buildings & Structures Building Inspector*

DANIEL P GLAZEWSKI  
THE CUSTOM HOUSE  
1506 S 58TH ST  
WEST ALLIS WI 53214

MUNICIPAL CLERK  
VILLAGE OF PEWAUKEE  
235 HICKORY ST  
PEWAUKEE WI 53072

## CONDITIONAL APPROVAL

*(Please forward a copy of this letter to the fire department conducting inspections of this project.)*

**PLAN APPROVAL EXPIRES: 12/21/2022**

### SITE:

Chiropractic & Wellness Center  
221 W Wisconsin Ave  
Village of Pewaukee, 53072  
Waukesha County

Identification Numbers
<b>Transaction ID No. 3342633</b>
<b>Site ID No. 857982</b>
Please refer to both identification numbers, above, in all correspondence with the agency.

### FOR:

Object Type: Building ICC Regulated Object ID No.: 1863588 Code Applies Date: 11/18/20  
Revision; Major Occupancy: Business; Type VB Combustible Unprotected class of construction; New plan; 4,640 project sq ft;  
Occupancy: B Business

Facility: 799207 CHIROPRACTIC & WELLNESS CENTER  
221 W WISCONSIN AVE  
PEWAUKEE 53072

Object Type: Truss, Floor Regulated Object ID No.: 1863589 Code Applies Date: 11/18/20  
Revision

Object Type: Truss, Roof Regulated Object ID No.: 1863590 Code Applies Date: 11/18/20  
Revision

## SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality PRIOR to the start of construction.
- A full size copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full size set of plans along with our approval letter. A department electronic stamp and signature shall be on the plans which are used at the job site for construction.

**The following conditions shall be met during construction or installation and prior to occupancy or use:**

### KEY ITEM(S)

- **IBC 303.1.2** - A room or space used for assembly purposes with an occupant load of less than 50 persons or less than 750 square feet in area and accessory to another occupancy shall be classified as a group B occupancy. *Room 208 shall not have an occupancy load greater than 49 unless the building is submitted for change of use to assembly and required sprinkler system is provided as the room is located on a floor other than a level of exit discharge serving its occupants. Owner to be made aware of requirements.*



- **IBC 1004.3** - Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or owner's authorized agent. *Post maximum occupant load of 49 in Room 208.*
- **IBC 707.5** - Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof slab or deck above and shall be securely attached thereto. Such fire barriers shall be continuous through concealed spaces, such as the space above a suspended ceiling. Shaft enclosures shall be permitted to terminate at a top enclosure complying with Section 713.12

**SUBMIT** – The following systems require submittal for review and approval prior to construction.

- **SPS 361.30(3)** - This approval does not include heating, ventilating or air conditioning. The owner should be reminded that HVAC plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation in the field. The HVAC plans shall be directed to the office where building plans were originally submitted and conditionally approved (as appropriate). Building Designer should coordinate with HVAC design to avoid problems with clearance to combustibles, dampers etc. The submitted HVAC plans and calculations shall match the approved building plans. Building Designer is requested to provide a complete set of plans, Energy Calculations and the Building plan review Transaction I.D. number to the HVAC Designer to help coordinate review. **Note as per SPS 302.10 installation of HVAC without approved plans could result in double plan review fees.**

#### ADDRESS

- **ICC/ANSI A117.1 Sec. 404.2.3** - Maneuvering clearances at doors shall be provided per the requirements of this code section and Table 404.2.3.2 and Table 404.2.3.3.

#### REMINDERS

- **SPS 361.36(1)(a) & (b)** - The building shell shall be closed within two years of the initial approval date of this project. Also, this approval will expire three years after the date of initial approval of this project if the work covered by this approval is not completed and the building ready for occupancy within those three years.
- **IBC 2304.12** - Protection from decay and termites shall be provided by the use of naturally durable or preservative-treated wood at all locations required by this section.
- **IBC 718.2** - Fireblocking shall be securely installed to cut off both vertical and horizontal concealed draft openings.
- **ICC/ANSI A117.1 Sec. 904.3** - Sales and service counters required to be accessible shall be located adjacent to a walking surface and shall have a counter 36 inches maximum above the floor, with a 36 inch minimum length for a parallel approach, or 30 inch minimum length for a forward approach.
- **IBC 1015.1/IBC 1607.8/IMC 304.11/IFGC 306.6** - Guards shall be located along open-sided walking surfaces, mezzanines, industrial equipment platforms, stairways, amps and landings that are located more than 30 inches above the floor or grade below at any point within 36" horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.
- **IBC 906.1/IBC 906.2** - Provide fire extinguishers per this code section. Fire extinguishers shall be selected, installed and maintained in accordance with IFC 906 and NFPA 10.
- **ICC/ANSI A117.1 Sec. 309** - Operable parts and controls shall be operable with the use of one hand and not require tight grasping, pinching or twisting of the wrist. These parts or controls shall be operable with no more than 5 pounds required to activate them. Clear floor space and reach ranges shall comply with Sections 305 and 308.
- The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements. Only those object types listed above have been approved; other submittals such as plumbing and those listed above under **REQUIRED SUBMITTAL(S)**, may also be required.
- All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams.
- This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.
- In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items.

- Per s. SPS 361.40(4), projects for buildings of over 50,000 cubic feet total volume shall have supervising professionals who file compliance statements with this agency and the local code officials prior to occupancy of the project. The compliance statement is available on our website. <http://verification.dps.wi.gov/IndustryServices/Commercial-Buildings-Compliance/DSPSMainForm.aspx>

Inquiries concerning this correspondence may be made to me at the telephone number listed below, or at the address on this letterhead.

Sincerely,

Fee Required \$ 450.00

This Amount Will Be Invoiced. When You Receive That Invoice, Please Include a Copy With Your Payment Submittal.



Philip S Behling  
Engineering Consultant Bldgs , Division of Industry Services  
(715)634-5035 , Mon-Fri, 7:45 a.m. - 4:30 p.m.  
[philips.behling@wi.gov](mailto:philips.behling@wi.gov)

cc: John Gibbs, State Building Inspector, (414) 852-3694, Mon-fri, 7:30 A.M. - 4:30 P.M.  
Tad & Sarah Dicaula, Chiropractic & Wellness Assoc

SCALE	PROJECT NUMBER	SET TYPE	DATE	ISSUED NUMBER
				A-0



**GUNDERSEN**  
 ARCHITECTURE & STRUCTURES

WI Architectural License No. 10716-5  
 E-MAIL: roaldgundersen1@gmail.com  
 Cell: 608-317-2427  
 Office: 608-317-2427  
 OFFICE & WORKSHOP  
 E2890 LORENZ RD., STOODARD, WI 54658

**DEVELOPER/BUILDER**  
 Prairie Building LLC  
 frichter@wi.rr.com  
 Phone/text (262) 691-7500

**CONSTRUCTION BUDGET:**  
 To be determined

**FROST DEPTH:** 42"  
**SNOW LOAD:** 40 P.S.F. (TDC)  
**WIND LOAD:** 90 P.S.F. LATERAL, UPLIFT 50 P.S.F.  
 SISMIC: DESIGN CATEGORY A

**DRAWING INDEX:**  
 A0 PROJECT INFO., VICINITY MAP, DRAWING INDEX  
 A1 FLOOR PLAN  
 A2 WEST / EAST ELEVATIONS  
 A3 NORTH / SOUTH ELEVATIONS  
 A4 EAST / WEST / NORTH / SOUTH SECTIONS  
 A5 DETAIL SECTIONS  
 A6 GRADING PLAN  
 A7 EXTERIOR LIGHTNING PLAN  
 A8 LANDSCAPING  
 PO PLAT OF SURVEY (BY CSE)

**EXTERIOR COLORS:**  
 Metal roofing: Gallery (Blue), 26ga steel, 1.60mil Thickness, Prime type  
 Siding: Light french gray SW0055 "hardy plank"  
 Balcony guardrails window & door frames windows: Caviar Black SW6990  
 Trim: Alabaster white SW7008  
 Brick: Riviera (white wash champion brick)  
 Mortar: Aspen cream  
 Frieze: Light french gray colored metal

VILLAGE OF PEWAUKEE PLANNING  
 REVIEW ONLY DATE: 6/21/2018

**CHIROPRACTIC & WELLNESS**  
 on Pewaukee Lake

**TAD & SARAH DICIAULA, OWNER**  
 (262) 617-5082

**DESCRIPTION:**  
 4872 SF New commercial type  
 V construction of a  
 chiropractic clinic and  
 wellness center.

**BUILDING LOCATION:**  
 221 west wisconsin avenue, pewaukee, wi

**CODE:** Wisconsin Commercial Building Code (WCBC) & The  
 2015 International Building Code (IBC)  
**OCCUPANCY:** A2.

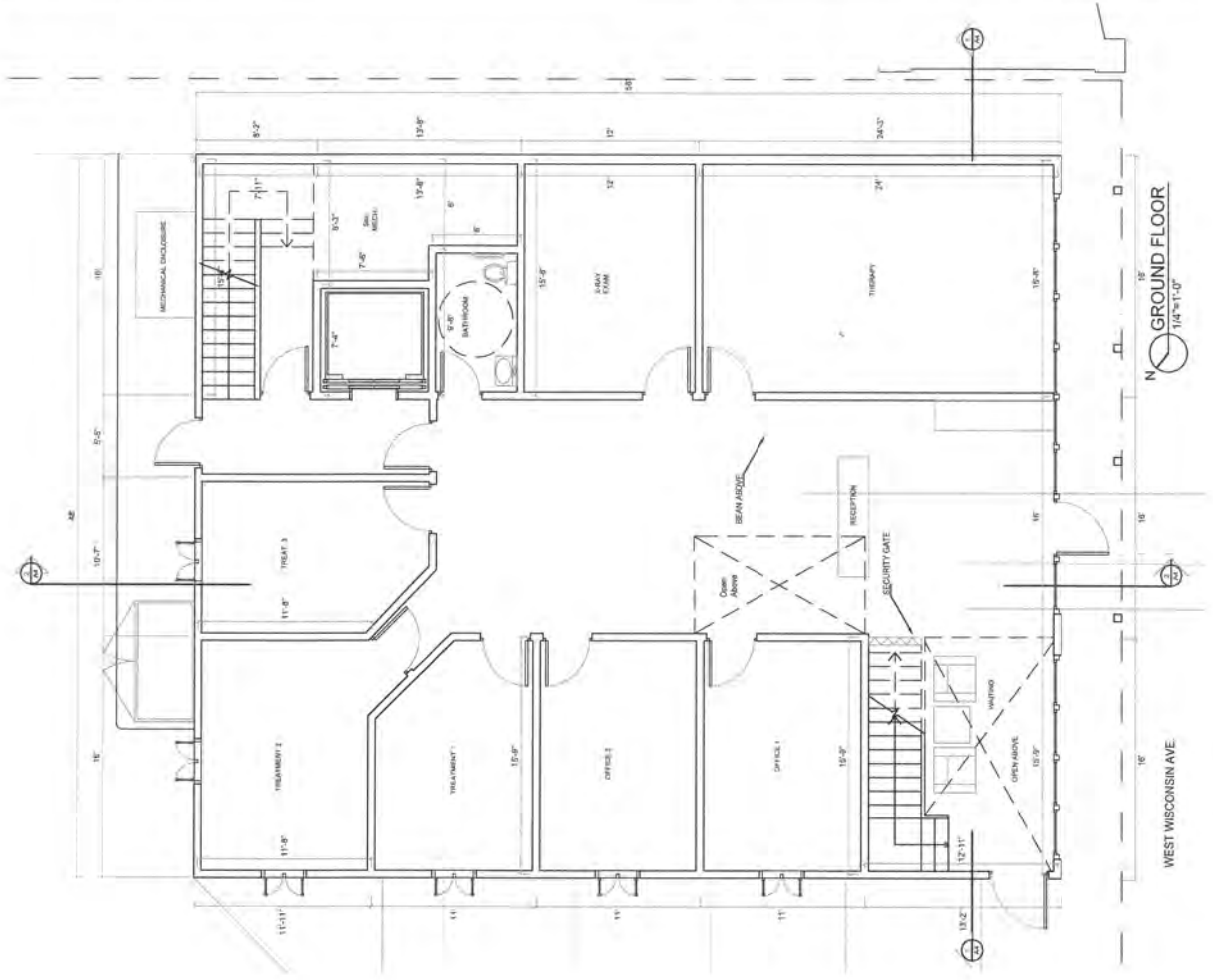
**BUILDING SQUARE FEET:** FIRST FLOOR: 48 x 58' = 2,784 SF;  
 SECOND FLOOR: 36' x 58' = 2,088 SF. BUILDING  
 TOTAL = 4,872 SF.

**PARKING REQUIREMENTS:** OFFICES : ONE STALL PER 300  
 SF. 4,872/300SF/STALL= 16.24 STALLS. ACTUAL= 16  
 STALLS.

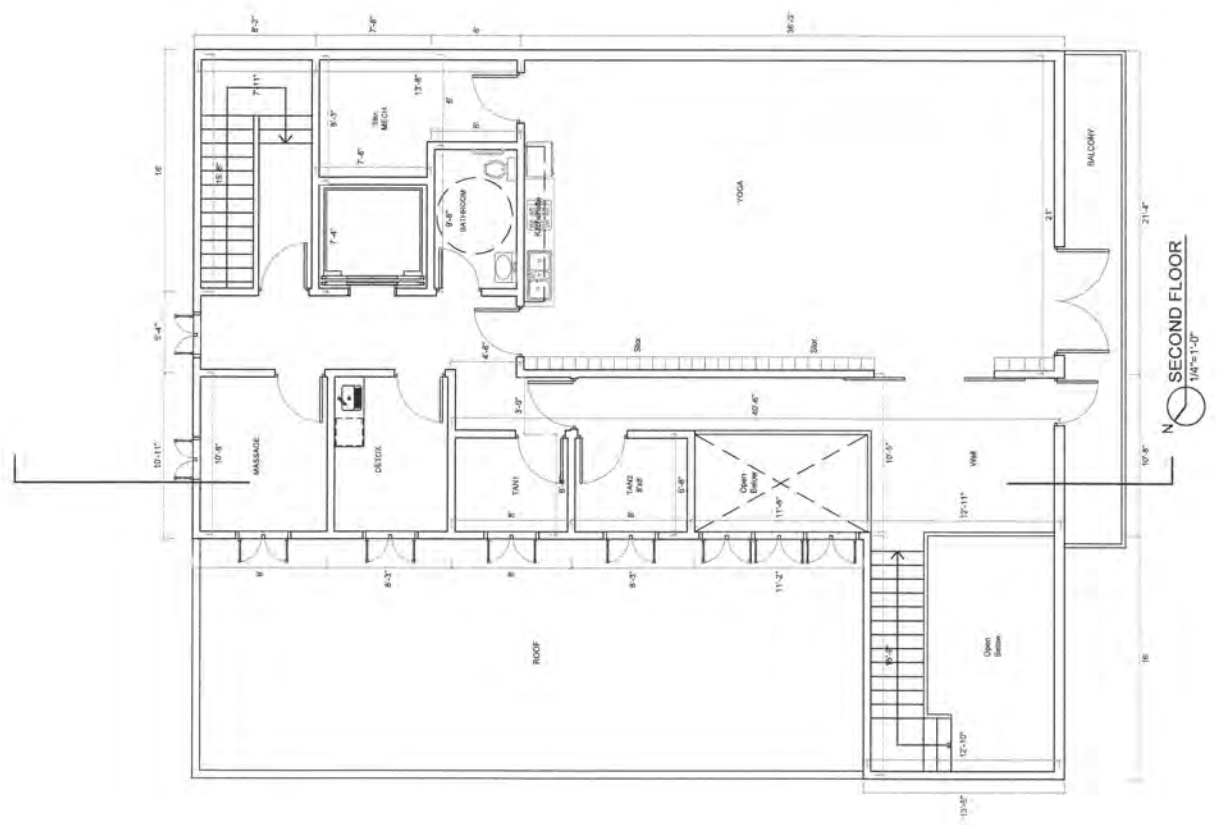
**LANDSCAPING REQUIREMENTS:**  
 LOT AREA = 10,881 SF x 5% Green space= 545 SF MIN.  
 REQUIRE; ACTUAL GREEN SPACE = +/- 2000 SF

**PLANNING SETBACK:** 15' , ACTUAL: 4' VARIANCE  
 REQUESTED  
**PLANNING OFFSETT:** 10' , ACTUAL: 5' VARIANCE  
 REQUESTED

REVISIONS	
NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

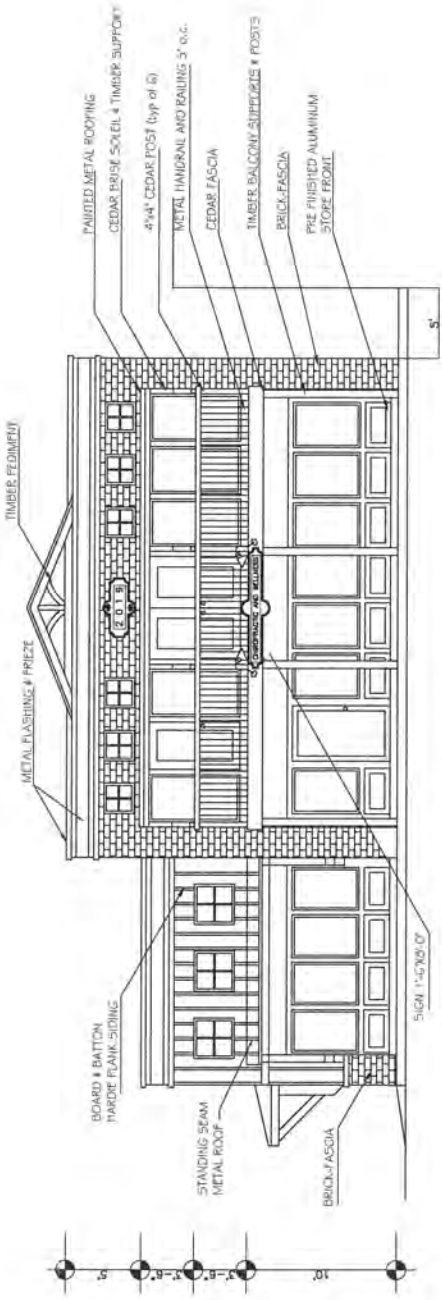


GROUND FLOOR  
1/4" = 1'-0"

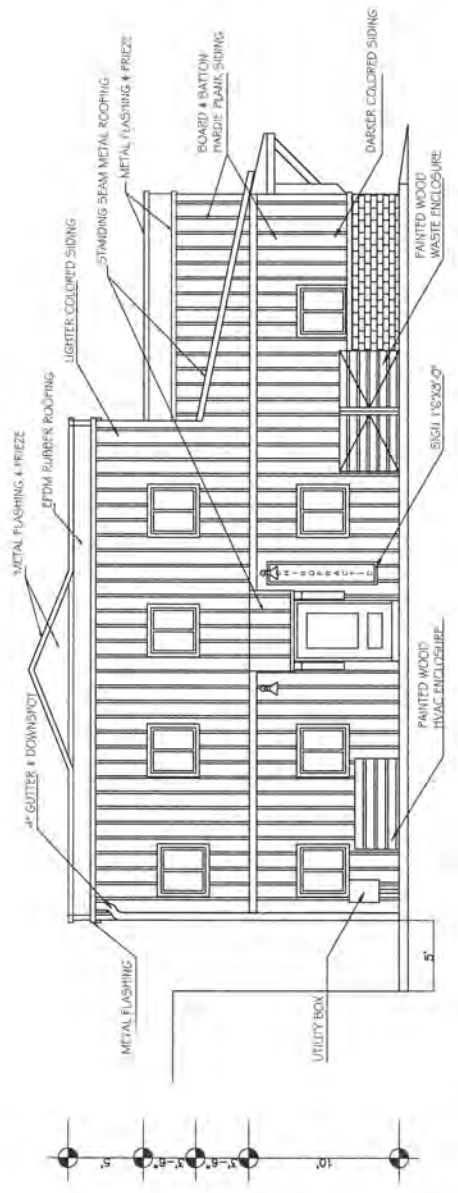


SECOND FLOOR  
1/4" = 1'-0"

REVISIONS:	
SCALE:	1/4"=1'-0"
PROJECT NUMBER:	
SHEET NO.:	
DATE:	
BY:	
CHECKED:	
DATE:	
PROJECT NUMBER:	A-2

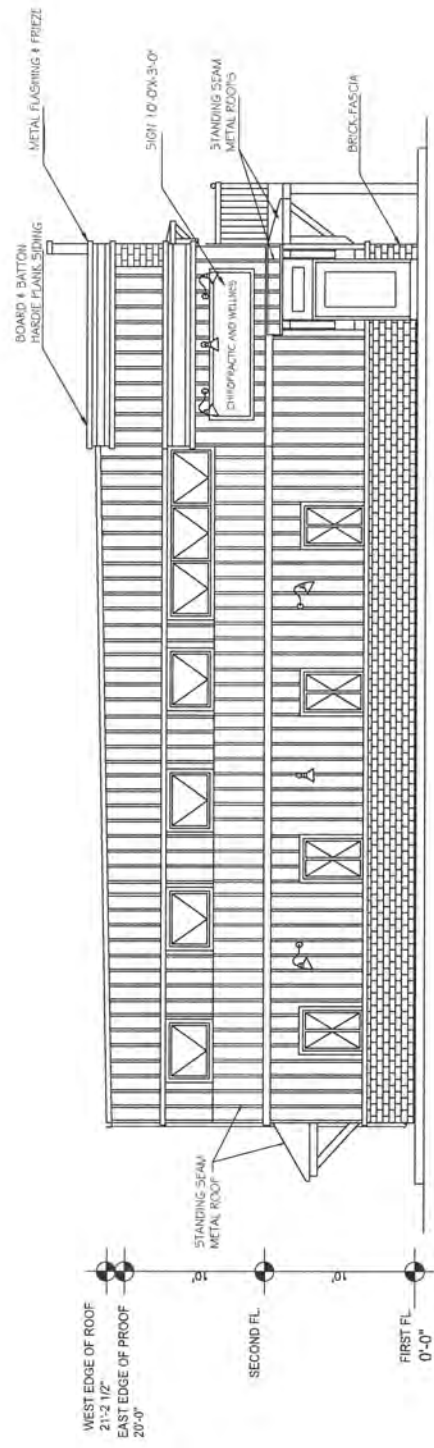


WEST ELEVATION WISCONSIN AVE.  
1/4"=1'-0"

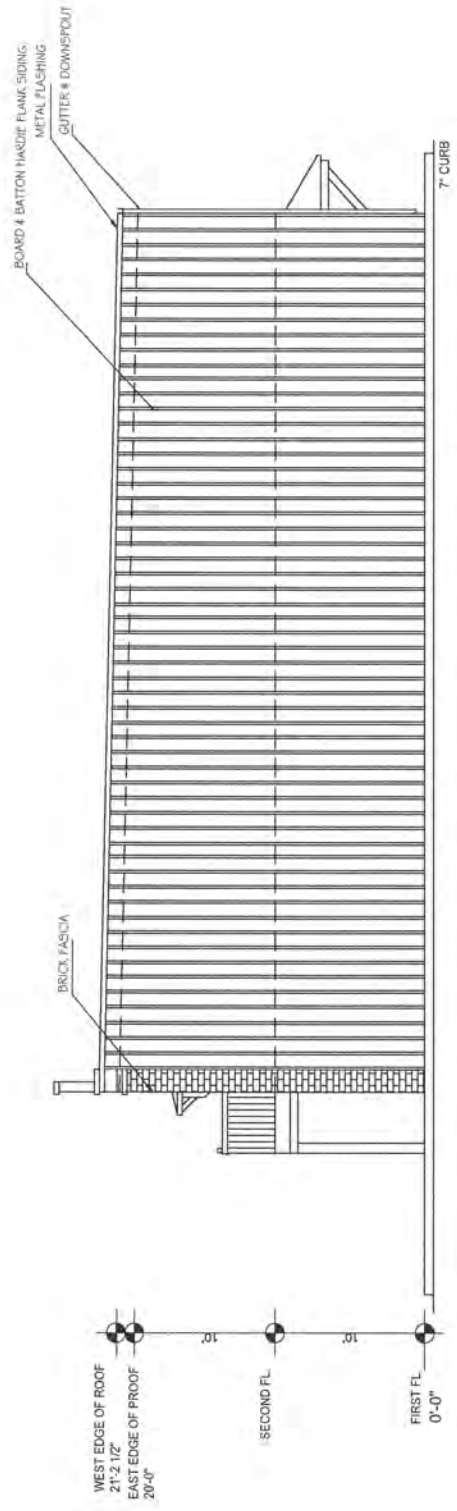


EAST ELEVATION  
1/4"=1'-0"

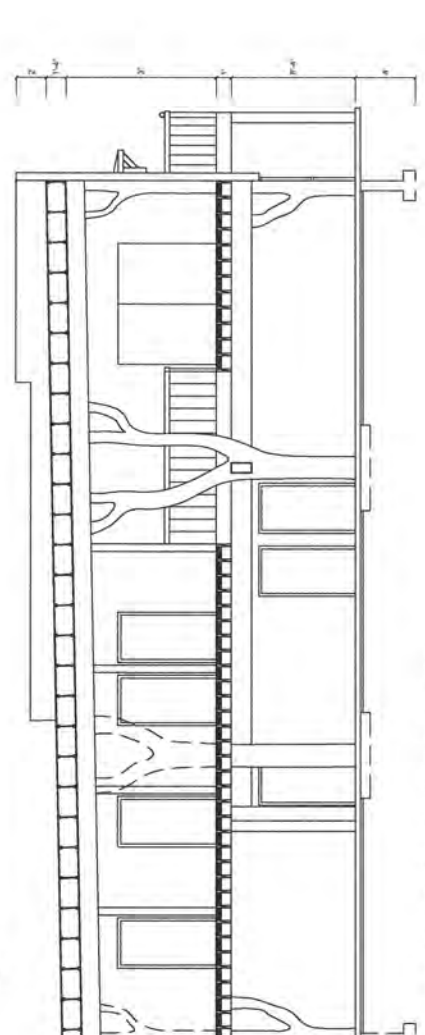
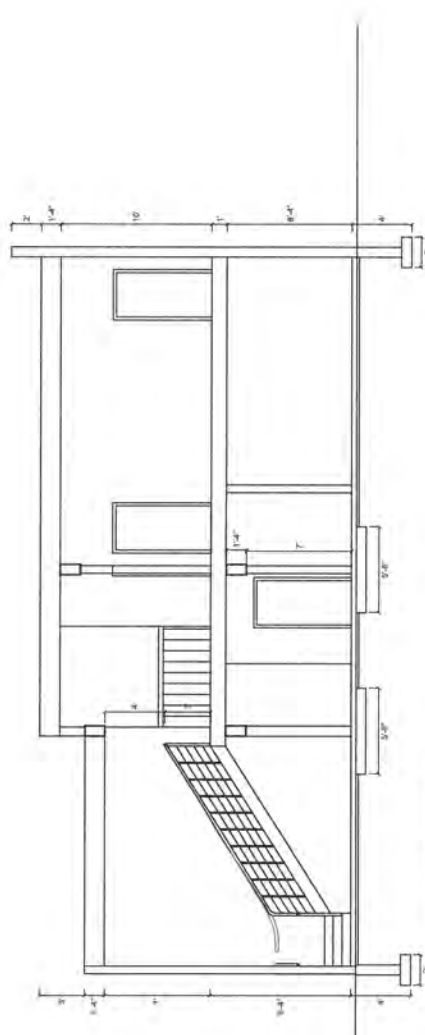
REVISIONS	
NO.	DATE
1	10-11-12
2	
3	
4	
5	
6	
7	
8	
9	
10	



**NORTH ELEVATION**  
1/4"=1'-0"



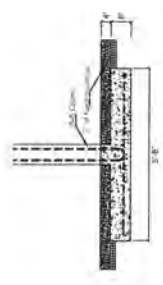
**SOUTH ELEVATION**  
1/4"=1'-0"



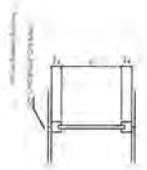
REVISIONS		DATE	SCALE	DESCRIPTION
			1/8"=1'-0"	

CHIROPRACTIC & WELLNESS  
NEW CONSTRUCTION  
221 W. WALLACE AVE., PHILADELPHIA, MICHIGAN

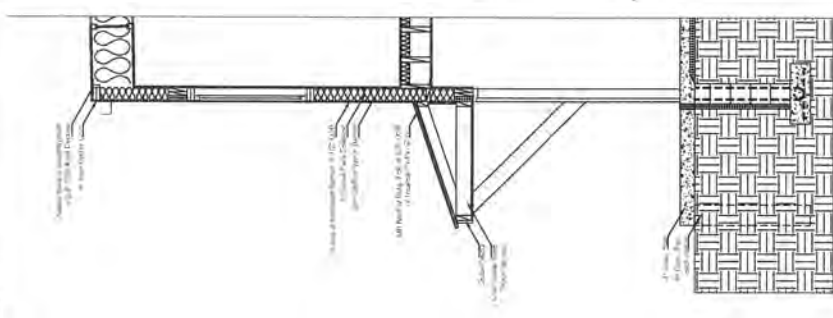
DATE	10/21/10
NO.	10000-17
BY	JK
CHECKED	JK
SCALE	AS SHOWN
PROJECT	A-5



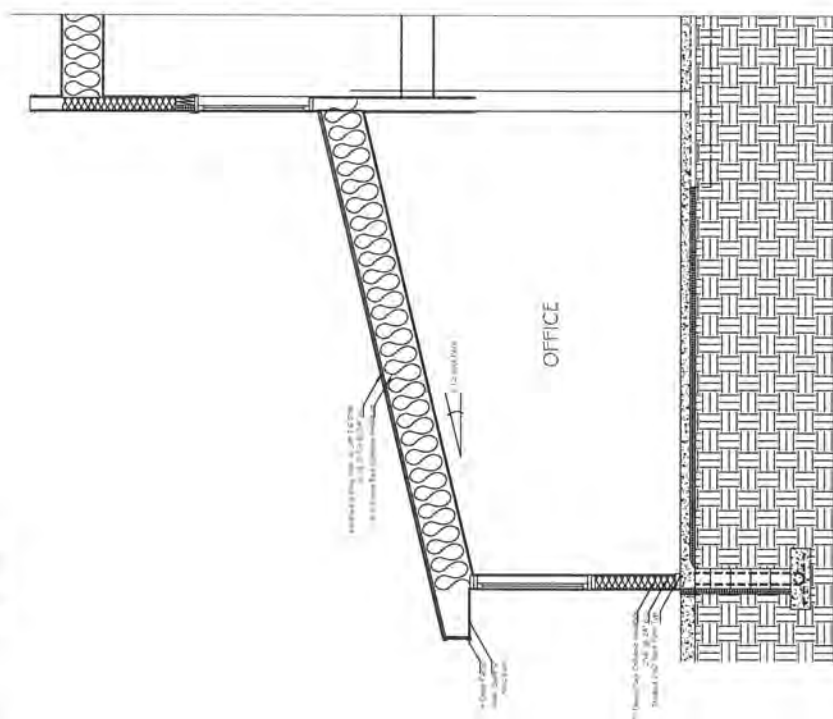
**INTERIOR FOUNDATION / COLUMN**  
 1/8" = 1'-0"



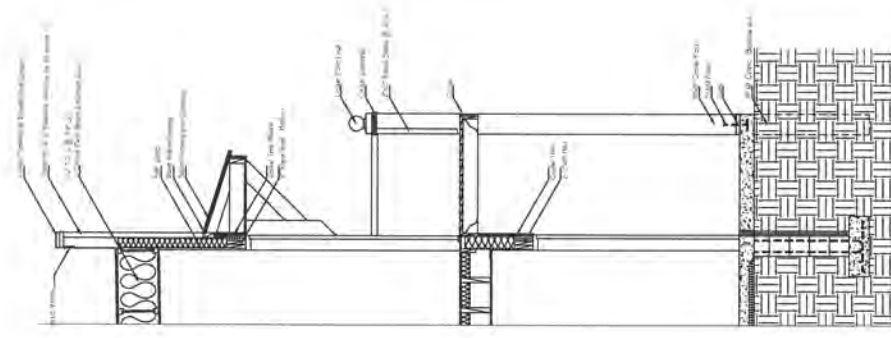
**DETAIL**  
 1/8" = 1'-0"



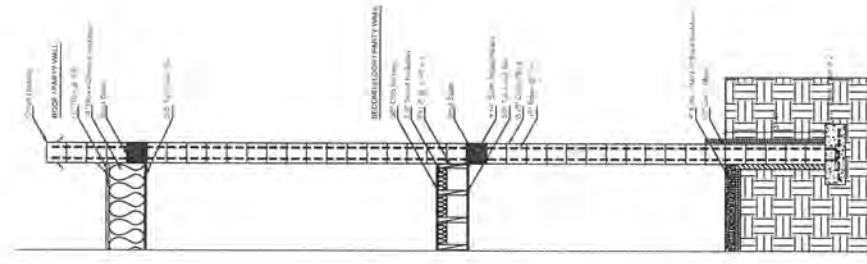
**EAST BUILDING SECTION @ AWNING**  
 1/8" = 1'-0"



**NORTH WALL SECTION @ LIGHT WELL**  
 1/8" = 1'-0"



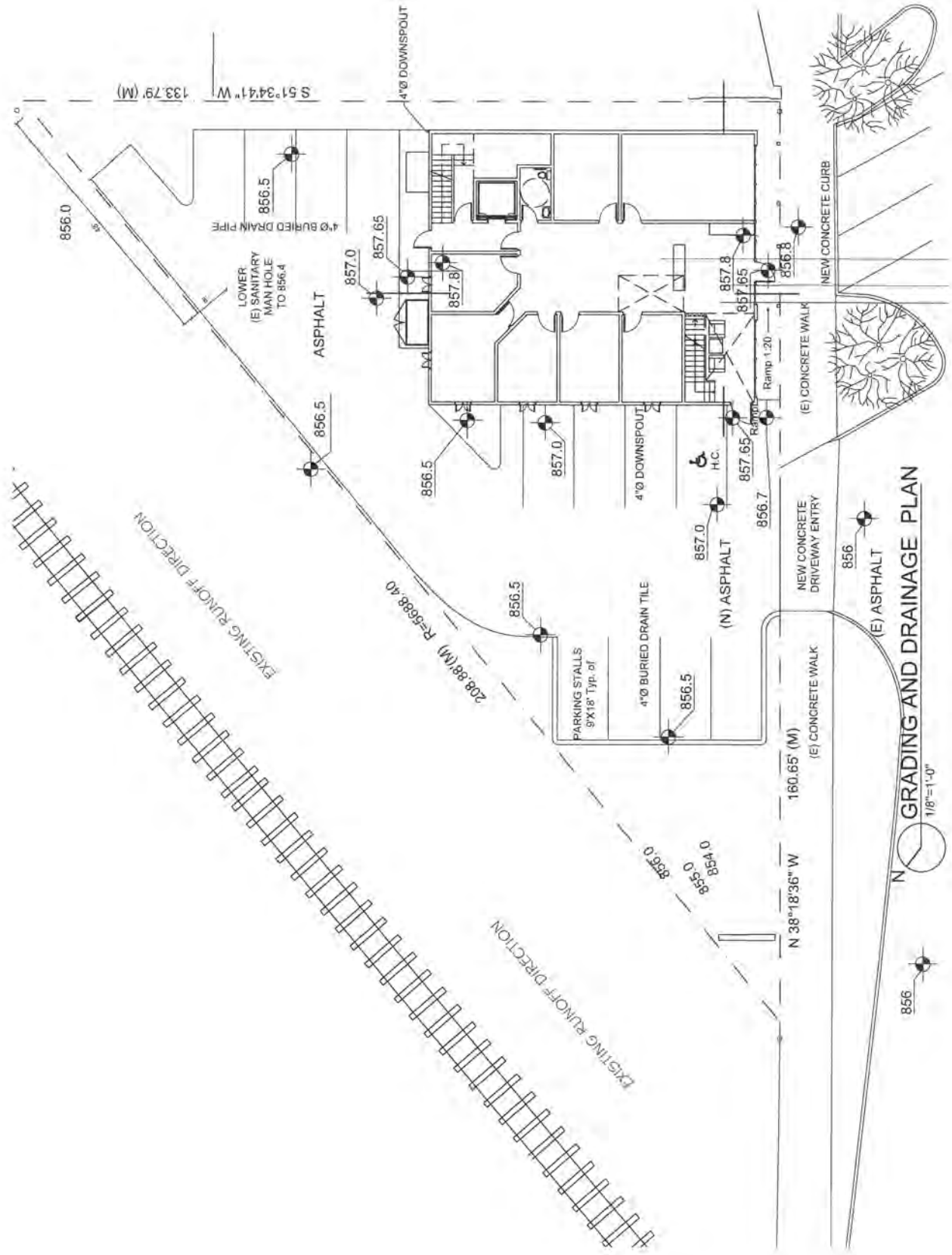
**BUILDING SECTION @ WEST WALL**  
 1/8" = 1'-0"



**EXTERIOR FOUNDATION / PARTY WALL**  
 1/8" = 1'-0"

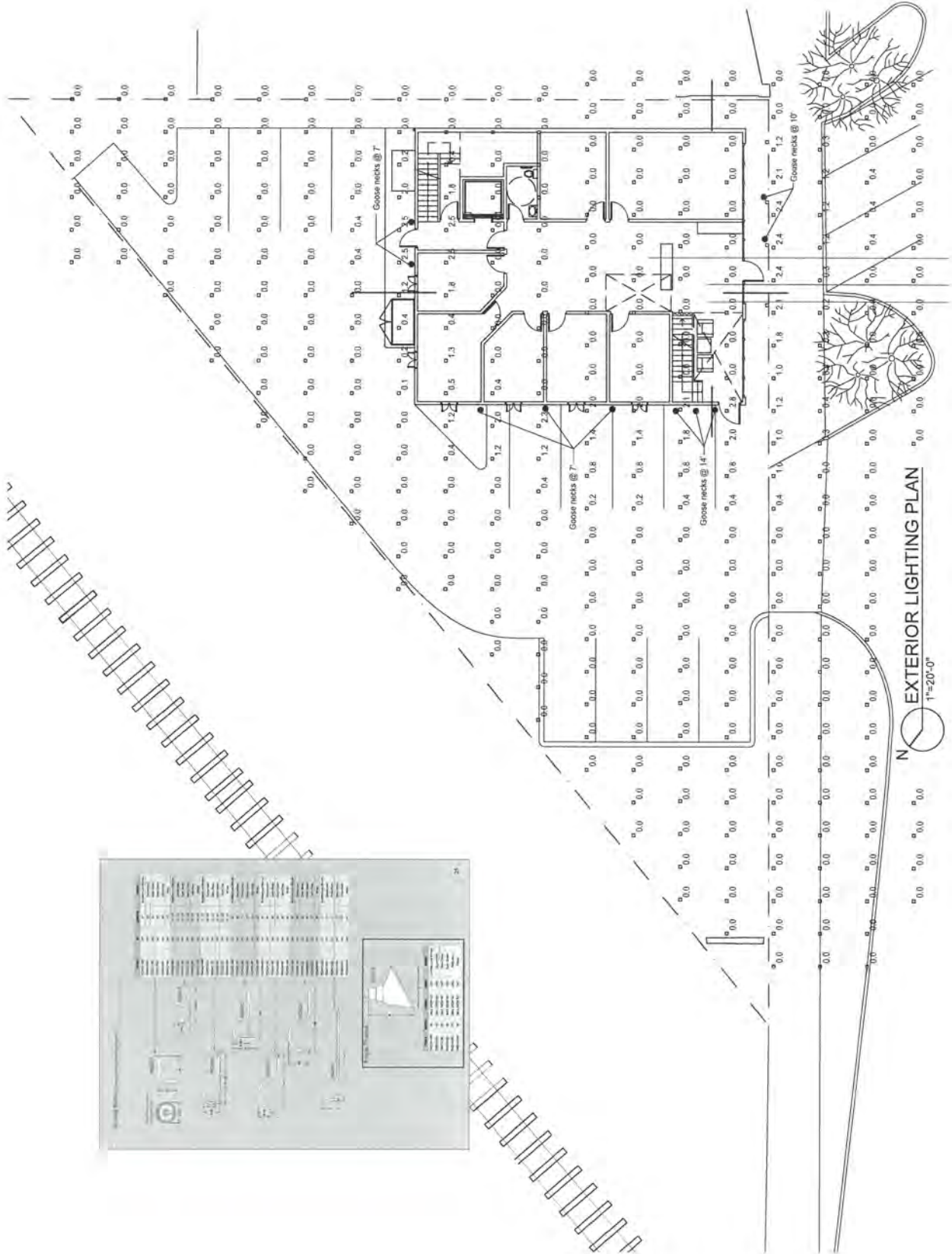


DATE	DESCRIPTION	BY	APP'D

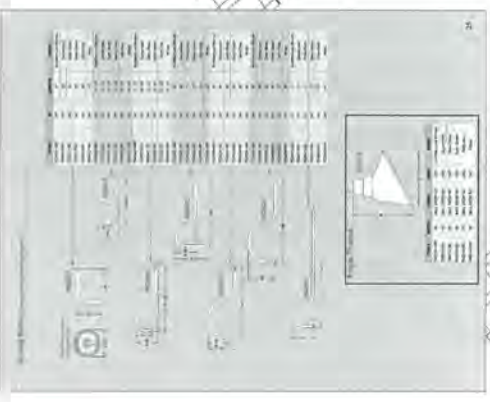


**GRADING AND DRAINAGE PLAN**  
 1/8"=1'-0"

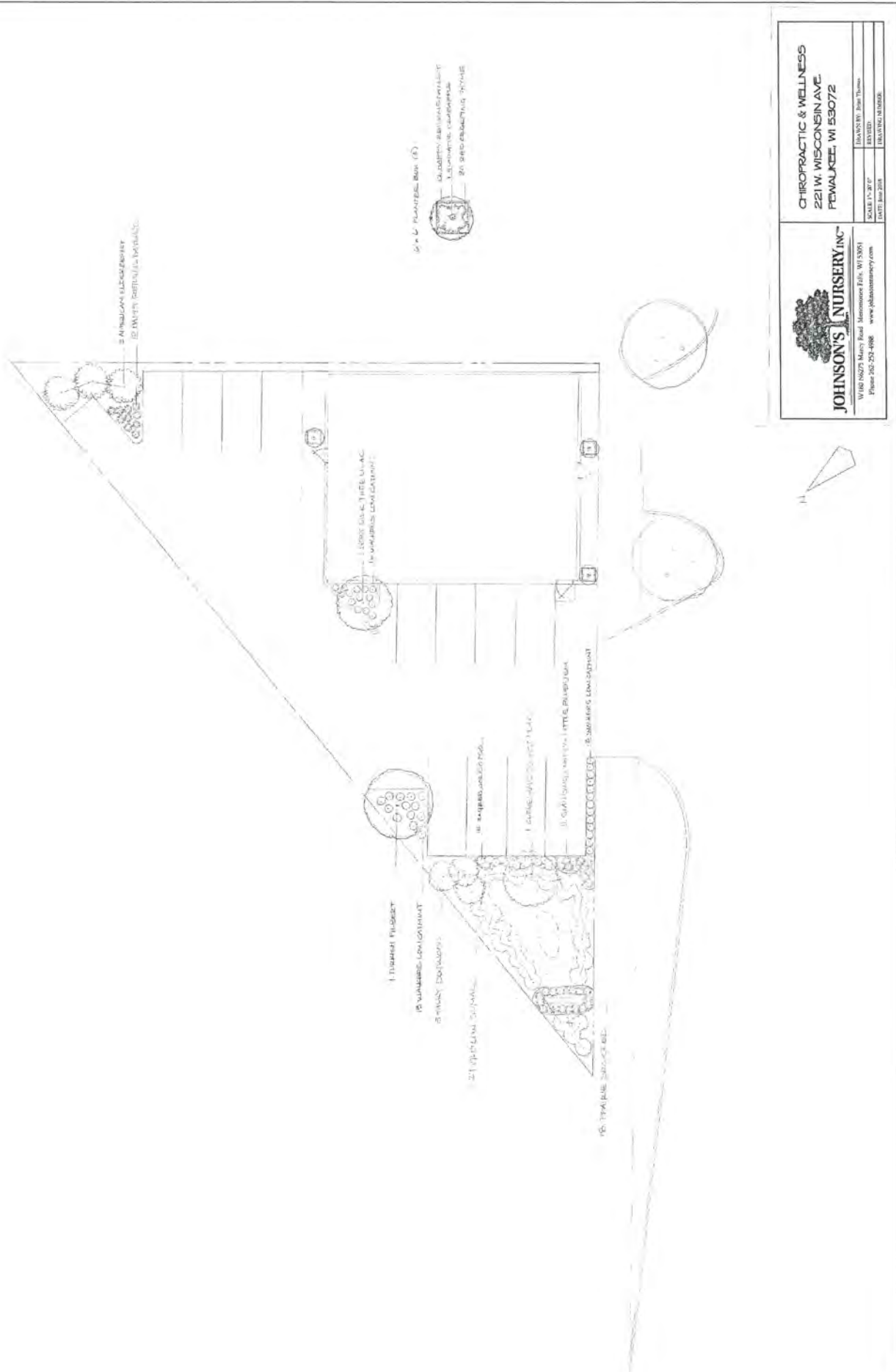
SCALE:	1/8" = 1'-0"
DATE:	10/14/14
PROJECT:	CHIROPRACTIC & WELLNESS
DATE:	10/14/14
SCALE:	1/8" = 1'-0"
PROJECT:	CHIROPRACTIC & WELLNESS
DATE:	10/14/14



EXTERIOR LIGHTING PLAN  
1/8" = 1'-0"



SCALE	DATE
PROJECT NUMBER	DATE
SHEET TYPE	NO. OF SHEETS
DATE	NO. OF SHEETS
A-8	



**CHIROPRACTIC & WELLNESS**  
221 W. WISCONSIN AVE.  
PEWAUKEE, WI 53072

DESIGNED: Jim Thoma  
SCALE: 1/8" = 1'-0"  
DATE: 10/20/14

---

**JOHNSON'S NURSERY INC.**  
1610 N6275 Mary Road, Monona, WI 53051  
Phone: 762-252-6988  
www.johnsonsnursery.com

DATE: 10/20/14  
SCALE: 1/8" = 1'-0"  
DATE: 10/20/14





# Chiropratic & Wellness/The Loft site



- Legend**
- Municipal Boundary\_2K
  - FacilitySites\_2K\_Labels
  - Lots\_2K
  - Lot
  - Unit
  - General Common Element
  - Outlot
  - SimultaneousConveyance
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
  - Cartoline\_2K
  - <all other values>
  - EA-Easement\_Line
  - PL-DA
  - PL-Extended\_Tie\_line
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
  - Road Centerlines\_2K
  - Railroad\_2K
  - TaxParcel\_2K
  - Waterbodies\_2K\_Labels
  - Waterlines\_2K\_Labels

**Notes:**

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.

0 89.32 Feet



2 b

**STAFF REPORT**

To: Village of Pewaukee Plan Commission

By: Mary Censky  
Date Prepared: March 11, 2021

**General Information:**

**Agenda Item:** 6.h.

**Applicant:** Danijela Milic d/b/a Tropical Smoothie Café w/  
written consent of property owner

**Property Owner:** REI Equity Partners 6 LLC

**Requested Action:** Conditional Use Grant approval for a tropical  
smoothies and sandwich's type dine-in and fast  
food restaurant.

**Existing Zoning:** B-1 Community Business District

**Surrounding Zoning/Land Use:**  
North: B-1 Community Business  
South: B-1 Community Business District  
East: B-1 Community Business District  
West: B-1 Community Business District

**Master Plan Classification:** Community Commercial

**Project area:** N/A

**Location:** 1463 Capitol Drive – Suite A

**Discussion:**

The proposed use is permitted in this B-1 District and under the terms of the Planned Unit Development which no longer has a cap on the number of fast food restaurants that can be permitted.

The use is very similar to how the space has been utilized in the past and no issues are known to have come up with respect to parking availability. The parking lot is shared among the various tenants in this multi-tenant building.

No outdoor seating is proposed as a part of this use.

Proposed hours of operation are 8 a.m. to 8 p.m. daily.

No new signage is proposed at this time.

**Recommendation:**

The Planner does not raise any specific objections to this request as presented but recommends the following conditions be considered for attachment to any approval the Commission may inclined toward:

1. Provision in the Conditional Use Grant document that any substantiated adverse impacts upon the surrounding neighbors or the Village as a whole which arise as a result of this use shall be the responsibility of the owner to correct timely upon notice from the Village and the owner acknowledges that failure to do so may result in action toward modification and/or termination of the Conditional Use approval;
2. Any signage proposed in support of this use shall require proper permits in advance of placement at the site;
3. Recording of the Conditional Use Grant prior to the start of occupancy for Tropical Smoothie Cafe.



## Tropical Smoothie Cafe

1463 Capitol Drive Suite A

Pewaukee, WI 53072

Ph # 414-617-8573

### **PACKAGE INCLUDES:**

- \* Business Plan of operations application Village of Pewaukee - Page 1-3
- \* Applications process for conditional use grant requests - Page 4-7
- \* Conditional use applications- Restaurant/ Night Club - Page 8-10
- \* Zoning Set / 13 Copies / 1 Digital Copy - Page 11-16
- \* Check \$100.00



Village Hall 355 Hickory Street Pewaukee, WI 53072 Village Hall - 262-691-5660 Fax - 262-691-5664		<b>BUSINESS PLAN OF OPERATION          APPLICATION          VILLAGE OF PEWAUKEE</b>			Permit No.  Parcel/Tax Key No.
<b>NAME OF PROPOSED BUSINESS:</b> Tropical Smoothie Cafe				<b>SUITE#:</b>	
<b>SITE ADDRESS:</b> 1463 Capitol Drive - Suite A		<b>City</b> Pewaukee	<b>State</b> WI	<b>Zip</b> 53072	
<b>Business / Operator's Name (Please Print)</b> Danijela Milic	<b>Mailing Address</b> 9445 S. 92nd Street	<b>City</b> Franklin	<b>State</b> WI	<b>Zip</b> 53132	<b>Phone#</b> 414.235.9730 <b>FEIN #</b>
<b>Tenant's Name: (Please Print)</b> Danijela Milic		<b>Mailing Address</b> 9445 S. 92nd Street Franklin WI 53132		<b>Phone#</b> 414.235.9730 <b>FEIN#</b>	
<b>DESCRIPTION OF BUSINESS OPERATION:</b>					
<b>TYPE of BUSINESS: Please Check the appropriate Box for type:</b> <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input type="checkbox"/> Office <input type="checkbox"/> Institutional <input type="checkbox"/> Warehouse/Storage <input type="checkbox"/> Other? _____ <input type="checkbox"/> Industrial			<b>Description of Business:</b> Fruit Smoothie store		
<b>NEW USE?</b> <input checked="" type="radio"/> Yes or <input type="radio"/> No?		<b>EXPANSION OF EXISTING USE?</b> Yes or <input checked="" type="radio"/> No? or		<b>OTHER?</b>	
<b>HOURS of OPERATION: From:</b> 8 am to 8 pm		<b>DAYS of OPERATION:</b> Sunday - Saturday			
<b>MAXIMUM NUMBER OF EMPLOYEES:</b>		<b>How many Full Time?</b> 3		<b>CURRENT ZONING:</b> Commercial	
<b>Expected Customers per day:</b> 200 (estimated)		<b>How many Part Time?</b> 10		<b>Number of Trucks per day:</b> 1 delivery each 3 day (early)	
		<b>Number of Autos per day:</b> 150-most at drive thru			
<b>PARKING</b> Available Parking/Parking Lot Spaces # <u>58</u> Loading Spaces # <u>1</u>  Is there Overnight Parking? Yes or <input checked="" type="radio"/> No Where? _____			<b>STORAGE</b> Any Outside Storage? Yes or <input checked="" type="radio"/> No Please list type of Storage? _____		
<b>SEWAGE DISPOSAL BY:</b> Public Sewer <input checked="" type="checkbox"/> Septic/Holding Tank _____ Storm Water Retention/Detention: Yes? or No? _____		<b>WATER SUPPLY BY:</b> Public Water Main <input checked="" type="checkbox"/> Private Well _____ Other _____		<b>SOLID WASTE (trash) DISPOSAL BY:</b> Contract: Per Landlord Self: _____ Any flammable substances? Yes or <input checked="" type="radio"/> No If Yes, where Stored? _____	
<b>Any Special Equipment/Facilities/Requirements? Yes or (No) What?</b> _____					
<b>APPLICANT'S SIGNATURE</b> <i>Danijela Milic</i>		<b>APPLICANT'S PRINTED NAME</b> Danijela Milic		<b>DATE SIGNED</b> 2/9/21	
<b>PROPERTY OWNER'S SIGNATURE</b> <i>[Signature]</i>		<b>PROPERTY OWNER'S PRINTED NAME</b> Robt Perot, owner		<b>DATE SIGNED</b> 2/9/21	
<b>APPROVAL CONDITIONS</b> Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of Village Departments. For example, Cigarette and Alcoholic Beverage Licenses must be obtained from the Village Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.					
<b>For Staff ONLY</b> Submitted for Review on: _____ Date: _____ Approval by Zoning Administrator: _____ Date: _____ Approval by Village Planner: _____ Date: _____					
<b>SPECIAL REOUIREMENTS/COMMENTS:</b> This use requires prior approval from the Planning Commission as a dine-in and fast food restaurant in the B-1 Commercial District w/PUD Overlay. MMC 2-12-21					

VILLAGE OF PEWAUKEE  
SANITARY SEWER &  
WATER UTILITIES  
235 HICKORY STREET  
PEWAUKEE, WISCONSIN 53072  
PHONE: 262-691-5660  
FAX: 262-691-5664

NOTICE OF INTENT TO DISCHARGE WASTEWATER

(Please print. Mail or fax to the address above.)

Note - The discharge shall comply with all conditions of the City of Brookfield Municipal Code Chapter 13.20 found in Title 13 Public Services at: [www.cityofbrookfield.com](http://www.cityofbrookfield.com).

FORM I - To Be Completed By Commercial / Industrial User

1. Company Name: Tropical Smoothie Cafe
2. Facility Address: Street 1463 Capitol Drive - Suite A  
City, State, Zip Pewaukee, WI 53072
3. Mailing Address: Street 9445 S. 92nd Street  
(If Different) City, State, Zip Franklin, WI 53132
4. Company Representative:  
Name Danijela Milic Title Owner  
Phone 414-235-9730 Fax \_\_\_\_\_  
E-Mail d.milic@gmail.com
5. Brief description of business:  
Fruit smoothie store with supporting sandwich service  
~~Drive thru and dining room service~~
6. Existing number of employees: Full Time 3 Part Time 10
7. Operating: Days/Week 7 Hours/Day 12 # Shifts 2
8. Facility four-digit SIC code \_\_\_\_\_  
Or six-digit NAICS code \_\_\_\_\_
9. Reason for filing survey:
  - a.  Change of occupancy
  - b.  Construction of a new facility/new addition
  - c.  Proposing to discharge from a facility where there is currently no discharge or adding a new sewer connection
  - d.  Significantly altering the volume or characteristics of an existing discharge
  - e.  Applying for reissuance of an existing discharge permit
  - f.  Per request by municipality - discharge ongoing with no expected changes
  - g.  Update previous information

10. Date when new or altered discharge is expected to begin ASAP - Feb 12

11. Estimated sanitary sewer discharge:

<u>Existing</u>		<u>Proposed</u>
	Gal/Day process wastewater	<u>125</u>
	Gal/Day sanitary wastewater	<u>250</u>
	Gal/Day cooling water	

Note: A review of quarterly water usage bills may be helpful in assigning flow values. Total gal/day (for all uses) = qtr usage (in 1000 gallons) x 1000/# operating days in qtr. This daily total is then distributed into estimated gal/day of process, sanitary, and/or cooling.  
 Process wastewater is any discharge other than sanitary, non-contact cooling or boiler blowdown water.  
 Sanitary flow may be estimated as 20 gal/day/employee.

12. Describe process(es) that will result in the discharge of a commercial/industrial process wastewater: NO

13. List any chemicals/pollutants expected to be present in your discharge: None

14. Describe any wastewater pretreatment and/or facilities to be used: Internal grease trap and Eco-lab warewashing solutions

15. Is there any usage of toxic organic compounds at the facility? (solvents, flammable compounds, etc.) Yes \_\_\_\_\_ No

16. How are toxic organic compounds disposed of?  
 Discharge to sanitary sewer  
 Hauled to treatment / recycling facility  
 No waste (used in process or sparingly on rags)  
 Other, specify: \_\_\_\_\_

17. Comments: \_\_\_\_\_

I Certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Authorized Representative *Janyelle Purdie* Date *02/09/2021*



## Conditional Use Grant Application Form

Address/Parcel No. of Property Involved: 1463 Capitol Drive, Suite A, Pewaukee, WI 53072

Zoning of Property: B-1 (Planned Unit Development)

Current Owner of Property: REI Equity Partners 6 LLC

Applicant – Name: Danijela Milic

Address: 9445 S. 92nd Street, Franklin, WI 53132

Phone: 414-235-9730

Fax: \_\_\_\_\_

Email: d.milic8384@gmail.com

Nature of Request (If Requesting Approval for a New Business, Please Attach a Business Summary):

The request is for approval of a new Tropical Smoothie Cafe to be constructed at the previous Malabar Coast

Coffee shop location. The proposed will be similar to the previous business, with drive through service

and interior walk up counter service. There will be no exterior dining and and the drive through lane will

be in the same location; however with better located ordering equipment so as to reduce the previous

hazard of ordering on the building corner. No food equipment shall be on the exterior of the building.

Signage shall be obtained via separate approval by signage vendor.

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate the suitability of architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, drainage, exterior lighting, control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & general compatibility of the proposed use with the area in which it is located.

## Village of Pewaukee Plan Commission Submittal

### CONDITIONAL USE APPLICATION – RESTAURANT/NIGHT CLUB

BUSINESS LOCATION INFORMATION	
Restaurant/Night Club Name	Tropical Smoothie Cafe
Restaurant/Night Club Address	1463 Capitol Drive, Suite A, Pewaukee, WI 53072

APPLICANT CONTACT INFORMATION	
Name	Danijela Milic
Address	9445 S. 92 <sup>nd</sup> Street, Franklin, WI 53132
Phone	414-235-9730
Fax	
E-mail	d.milic8384@gmail.com

Provide a general description of the restaurant/night club business plan of operations.

The proposed project is for a fruit smoothie café. The food service will be delivered at a drive thru window (existing) and via walk up counter service, similar to previous tenant. There will be interior refrigeration and all storage will occur inside the space. The drive thru service lane occur in the same location as the previous tenant. Business hours will occur from 8:00 am to 8:00 pm - depending on weather and holidays. Food service deliveries shall occur in the early am so as to not interfere with adjacent business operation. There are no proposed or desired alcohol sales. All food products are "pre-rendered" with all fats and oils drained, so there will be no exterior grease container. All signage shall be permitted separately and shall be as allowed by Village ordinances.

- Conditions of petition: 1) Project will NOT endanger public- actually improves drive-thru  
2) Project will NOT be adverse to adjoining - matches center use  
3) Project IS harmonious with overall planned development  
4) Project conforms to the overall master plan (similar to previous)

---



---



---



---



---



---



---

<b>REQUESTED INFORMATION</b>	
Proposed days/hours of operation:	Sunday thru Saturday - 8:00 am to 8:00 pm
Proposed entertainment <sup>1</sup>	<input checked="" type="checkbox"/> none <input type="checkbox"/> yes, describe:
Indoor seating area size/capacity	110 square feet, 6 tables, 21 seats
Bar area size/capacity	53 square feet, 1 counter tables, 9 (8 standard /1 ADA) seats
Outdoor seating area size/capacity <sup>2</sup>	NA square feet,                      tables,                      seats
Drive-up or walk-up window service <sup>3</sup>	<input type="checkbox"/> none <input checked="" type="checkbox"/> yes, describe: stack lane on South side/ Window East
Carry-out sales	80% of total sales
Alcohol sales	0% of total sales
Employment	13 total employees, 3 full-time, 10 part-time
Number of employees on largest shift	4 employees
Time of Largest Shift	<input type="checkbox"/> breakfast <input checked="" type="checkbox"/> lunch <input type="checkbox"/> dinner <input type="checkbox"/> late (after 7 pm) <input type="checkbox"/> other _____
General Menu Description	Fruit smoothies, flat bread sandwiches and wraps

## ATTACHMENTS

The application must include a plan (drawn to scale) indicating the locations of the kitchen and serving areas, indoor and outdoor dining areas, drive-up or walk-up service windows, and other features of the proposed restaurant.

- 
- 1 Indicate whether the restaurant will feature any live or other entertainment, describe whether there will be a stage, dance floor, games, etc. Indicate location on the required plan.
  - 2 Indicate the location and arrangement of the outdoor seating area on the required plan. Enough information should be provided to determine the relationship of the outdoor seating area to landscaping, parking, and other features, and to determine the distance to property lines.
  - 3 Indicate the location and access provided to any walk-up or drive-up service areas on the required plan.



## APPLICATION PROCESS FOR CONDITIONAL USE GRANT REQUESTS

Step 1: Please read through the attached sections of the Village's Development Code that explain conditional use grant regulations (Section 40.152 of Land Development Code or web link:

[https://library.municode.com/wi/pewaukee/codes/code\\_of\\_ordinances?nodeId=PTIIMUCO\\_CH40LADE\\_ARTVCOUS](https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTVCOUS)).

Step 2: Submit a fully completed application form along with **13 copies** (and one digital copy) of all attachments you wish to have considered by the Plan Commission as part of your application. (Please fold all attachments so that they are 8 1/2" x 11" size and with project name/identification visible.) Please note: Incomplete applications will not be accepted.

Please note: Applications must be submitted to Village Hall by the required submittal deadline (copy of deadlines attached) which is generally three weeks and two days prior to the Plan Commission meeting. Plan Commission meetings are held on the second Thursday of each month at 7:00 p.m. The submittal deadline requirement allows the Village time to review the application, obtain additional information from you if need be and set up/publish the required public hearing. All property owners within 300' of the subject property will be sent a notice of the public hearing.

Step 3: Along with the completed application, the application fee must be paid. The fee for a conditional use grant approval request is **\$100.00**. The fee is collected to offset the cost of required legal notices that must be published in the newspaper and the cost of mailings to neighboring property owners.

Step 4: The Village Planner and the Village's consulting Engineer will be reviewing your application and will prepare a report for the Plan Commission, which will include recommendations for action.

Step 5: If your conditional use request is approved, a document will be prepared that contains the approval conditions. That document will need to be signed by the applicant, property owner and the Village. The Waukesha County Register of Deeds will then record the signed document.

Please note: Multiple Plan Commission meetings are often required prior to final project approval.

(Revised 8/16/06; 01/2019; 6/2019)



**PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

Pursuant to the Village of Pewaukee Code of Ordinances, the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

**RESPONSIBLE PARTY & MAILING ADDRESS**

**Tropical Smoothie Cafe - Danijela Milic**

Name of Company and/or Individual

**9445 S. 92nd Street Franklin WI 53132**

Street City State Zip

Phone: 414-235-9730 Fax: E-Mail: **d.milic8384@gmail.com**

*Danijela Milic 2/15/2021*  
Signature of Applicant & Date

*[Signature] 2/15/21*  
Signature of Property Owner & Date

Village Official Accepting Form & Date

**SEND ALL PROFESSIONAL SERVICES INVOICES TO:**  
(Check One)

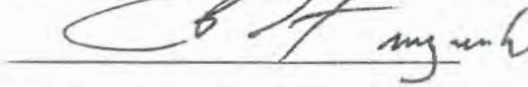
Property Owner

Applicant



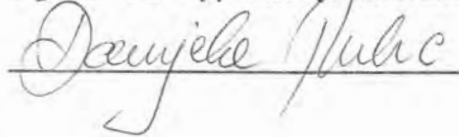
2. It is the responsibility of the applicant/owner to ensure that the proposed project meets the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan.

Signature of Property Owner as listed on this Application:

A handwritten signature in cursive script, appearing to read "C. H. Smith", written over a horizontal line.

**Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.**

Signature of Applicant (if different than Owner):

A handwritten signature in cursive script, appearing to read "Danyela Hubic", written over a horizontal line.

Please return Completed Application Forms along with required attachments and the \$100 Application Fee to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072. If you have any questions, please call Village Hall at (262) 691-5660.

**\*\*Please submit eleven sets of any applicable attachments as well as a digital copy of any attachments submitted.**

## RESPONSIBILITY MATRIX

NO.	EQUIPMENT DESCRIPTION	PROVIDER	VEHICLE	INSTALLER
1	GENERAL CONTRACTOR (GENERAL)	F		
2	MECHANICAL CONTRACTOR	F		
3	ELECTRICAL CONTRACTOR	F		
4	PLUMBING CONTRACTOR	F		
5	PAINTING CONTRACTOR	F		
6	CONCRETE CONTRACTOR	F		
7	GLASS CONTRACTOR	F		
8	STEEL ERECTOR	F		
9	WELDER CONTRACTOR	F		
10	MECHANICAL CONTRACTOR	F		
11	CONCRETE CONTRACTOR	F		
12	PAINTING CONTRACTOR	F		
13	GLASS CONTRACTOR	F		
14	STEEL ERECTOR	F		
15	WELDER CONTRACTOR	F		
16	MECHANICAL CONTRACTOR	F		
17	CONCRETE CONTRACTOR	F		
18	PAINTING CONTRACTOR	F		
19	GLASS CONTRACTOR	F		
20	STEEL ERECTOR	F		
21	WELDER CONTRACTOR	F		
22	MECHANICAL CONTRACTOR	F		
23	CONCRETE CONTRACTOR	F		
24	PAINTING CONTRACTOR	F		
25	GLASS CONTRACTOR	F		
26	STEEL ERECTOR	F		
27	WELDER CONTRACTOR	F		
28	MECHANICAL CONTRACTOR	F		
29	CONCRETE CONTRACTOR	F		
30	PAINTING CONTRACTOR	F		
31	GLASS CONTRACTOR	F		
32	STEEL ERECTOR	F		
33	WELDER CONTRACTOR	F		
34	MECHANICAL CONTRACTOR	F		
35	CONCRETE CONTRACTOR	F		
36	PAINTING CONTRACTOR	F		
37	GLASS CONTRACTOR	F		
38	STEEL ERECTOR	F		
39	WELDER CONTRACTOR	F		
40	MECHANICAL CONTRACTOR	F		
41	CONCRETE CONTRACTOR	F		
42	PAINTING CONTRACTOR	F		
43	GLASS CONTRACTOR	F		
44	STEEL ERECTOR	F		
45	WELDER CONTRACTOR	F		
46	MECHANICAL CONTRACTOR	F		
47	CONCRETE CONTRACTOR	F		
48	PAINTING CONTRACTOR	F		
49	GLASS CONTRACTOR	F		
50	STEEL ERECTOR	F		

## CODE ANALYSIS

ANALYZE CODES SET MARK  
 THE FOLLOWING CODES ARE:  
 MECHANICAL CONTRACTOR  
 CONCRETE CONTRACTOR  
 PAINTING CONTRACTOR  
 GLASS CONTRACTOR  
 STEEL ERECTOR  
 WELDER CONTRACTOR  
 MECHANICAL CONTRACTOR  
 CONCRETE CONTRACTOR  
 PAINTING CONTRACTOR  
 GLASS CONTRACTOR  
 STEEL ERECTOR  
 WELDER CONTRACTOR

MECHANICAL CONTRACTOR  
 CONCRETE CONTRACTOR  
 PAINTING CONTRACTOR  
 GLASS CONTRACTOR  
 STEEL ERECTOR  
 WELDER CONTRACTOR

MECHANICAL CONTRACTOR  
 CONCRETE CONTRACTOR  
 PAINTING CONTRACTOR  
 GLASS CONTRACTOR  
 STEEL ERECTOR  
 WELDER CONTRACTOR

### GENERAL NOTES

- ALL WORKSHOPS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.

# Tropical CAFE

SMOOTHIE SANDO THE

eat better. feel better.™

1463 Capitol Drive  
Suite A  
Pewaukee, WI 53072  
STORE #WI-012



### VICINITY MAP / SITE PLAN

**TRUSSVILLE AREA**

**CONTACT MATRIX**

NO.	NAME	COMPANY	PHONE	EMAIL
1	JACK P. MORGAN	AIA CSI - ARCHITECT	773-451-6161	jack@morgandesign.com
2	ANGIE GIBSON	AIA CSI - ARCHITECT	773-451-6161	angie@morgandesign.com
3	ANGIE GIBSON	AIA CSI - ARCHITECT	773-451-6161	angie@morgandesign.com
4	ANGIE GIBSON	AIA CSI - ARCHITECT	773-451-6161	angie@morgandesign.com
5	ANGIE GIBSON	AIA CSI - ARCHITECT	773-451-6161	angie@morgandesign.com

**VICINITY MAP**

**PROJECT INFORMATION**

NO.	DESCRIPTION	DATE
1	PROJECT INFORMATION	11/14/19
2	PROJECT INFORMATION	11/14/19
3	PROJECT INFORMATION	11/14/19
4	PROJECT INFORMATION	11/14/19
5	PROJECT INFORMATION	11/14/19

### INSTRUCTIONS TO BIDDERS

1. ALL BIDDERS MUST READ THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS CAREFULLY BEFORE PREPARING A BID.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

3. ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

5. ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

7. ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

9. ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

11. ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

13. ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

15. ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.

### SHEET INDEX

SHEET NO.	TITLE
1	PROJECT INFORMATION
2	PROJECT INFORMATION
3	PROJECT INFORMATION
4	PROJECT INFORMATION
5	PROJECT INFORMATION
6	PROJECT INFORMATION
7	PROJECT INFORMATION
8	PROJECT INFORMATION
9	PROJECT INFORMATION
10	PROJECT INFORMATION
11	PROJECT INFORMATION
12	PROJECT INFORMATION
13	PROJECT INFORMATION
14	PROJECT INFORMATION
15	PROJECT INFORMATION
16	PROJECT INFORMATION
17	PROJECT INFORMATION
18	PROJECT INFORMATION
19	PROJECT INFORMATION
20	PROJECT INFORMATION
21	PROJECT INFORMATION
22	PROJECT INFORMATION
23	PROJECT INFORMATION
24	PROJECT INFORMATION
25	PROJECT INFORMATION
26	PROJECT INFORMATION
27	PROJECT INFORMATION
28	PROJECT INFORMATION
29	PROJECT INFORMATION
30	PROJECT INFORMATION

1463 CAPITOL DRIVE  
SUITE A  
PEWAAUKEE, WI 53072  
STORE #WI-012

## JACK P. MORGAN

AIA CSI - ARCHITECT  
7062 N. TUXEDO STREET  
INDIANAPOLIS, IN 46220  
PH 773-451-6161 FAX 773-451-3405  
e-mail: morvaloplad1@gmail.com

**COVER SHEET**

SHEET NUMBER: A000

DATE: 11/14/19

PROJECT: 1463 CAPITOL DRIVE, SUITE A, PEWAAUKEE, WI 53072

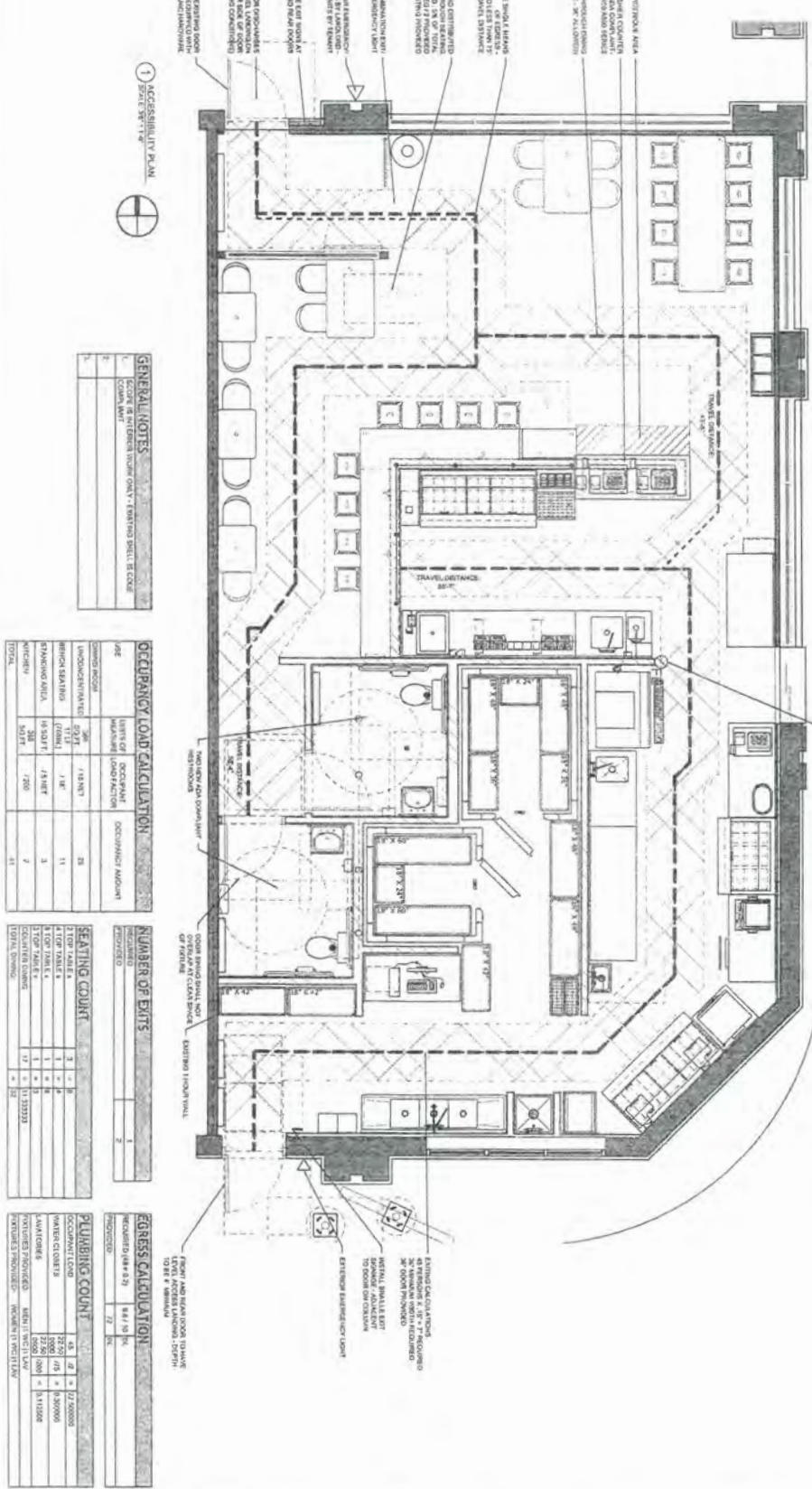
OWNER: TROPICAL CAFE SMOOTHIE SANDO THE

DESIGNER: JACK P. MORGAN, AIA CSI - ARCHITECT

CONTACT: 773-451-6161

EMAIL: jack@morgandesign.com

L1000 - 01/14/19 - 01/14/19



① ACCESSIBILITY PLAN

**GENERAL NOTES**

- SEE PLAN FOR ACCESSIBILITY ROUTE
- SEE PLAN FOR ACCESSIBLE SEATING
- SEE PLAN FOR ACCESSIBLE RESTROOMS
- SEE PLAN FOR ACCESSIBLE COUNTER
- SEE PLAN FOR ACCESSIBLE ENTRANCE
- SEE PLAN FOR ACCESSIBLE EXIT
- SEE PLAN FOR ACCESSIBLE SIGNAGE
- SEE PLAN FOR ACCESSIBLE TELEPHONES
- SEE PLAN FOR ACCESSIBLE VENDING MACHINES
- SEE PLAN FOR ACCESSIBLE DRINKING FOUNTAINS
- SEE PLAN FOR ACCESSIBLE WATER FOUNTAINS

**OCCUPANCY LOAD CALCULATION**

USE	AREA (SQ. FT.)	OCCUPANT DENSITY (PER SQ. FT.)	OCCUPANCY
DINING ROOM	1,200	1.0	1,200
RESTROOMS	100	10	1,000
KITCHEN	200	0.5	100
STORAGE	100	0.1	10
OFFICE	50	1.0	50
<b>TOTAL</b>	<b>1,650</b>		<b>2,360</b>

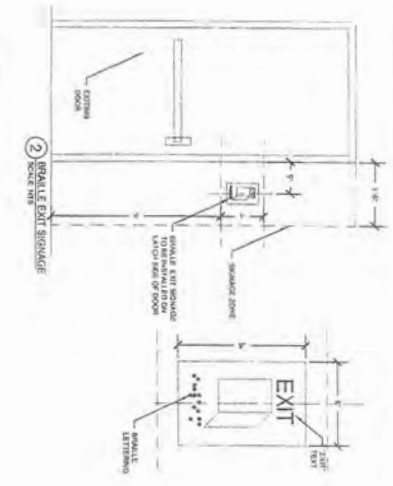
**NUMBER OF EXITS**

AREA	NUMBER OF EXITS
DINING ROOM	2
RESTROOMS	2
KITCHEN	1
STORAGE	1
OFFICE	1
<b>TOTAL</b>	<b>7</b>

**FIRE RESISTANCE CALCULATION**

COMPONENT	REQUIREMENT (MIN)	PROVIDED
WALLS	1/2 hr	1/2 hr
DOORS	20 min	20 min
CEILING	1/2 hr	1/2 hr
FLOOR	1/2 hr	1/2 hr
STAIRS	1 hr	1 hr
ELEVATORS	2 hr	2 hr
<b>TOTAL</b>	<b>1 hr 10 min</b>	<b>1 hr 10 min</b>

② RAMP & EXIT SIGNAGE



11/11/2011 10:00 AM

**tropical CAFE**  
SMOOTHIE

111 PENNYCOT CENTER  
1483 Capital Drive  
Salem, VA 24151 (703) 885-1515  
www.tropicalcafe.com

STORE LOCATIONS  
1483 Capital Drive  
Salem, VA  
Pawleys, VA 22972  
W012

**JACK P. MORGAN**  
AIA CSI - ARCHITECT

7682 N. TUXEDO STREET  
INDIANAPOLIS, IN 46220  
PH: 317-596-4516 FAX: 317-526-3405  
e-mail: morwasplad1@gmail.com

**11 DESIGNERS, INC**  
ARCHITECTS

DATE: 02/28/2012  
PROJECT: 152-W012

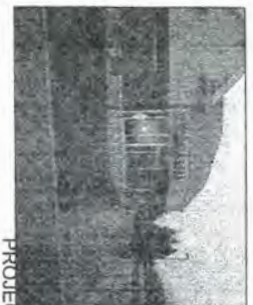
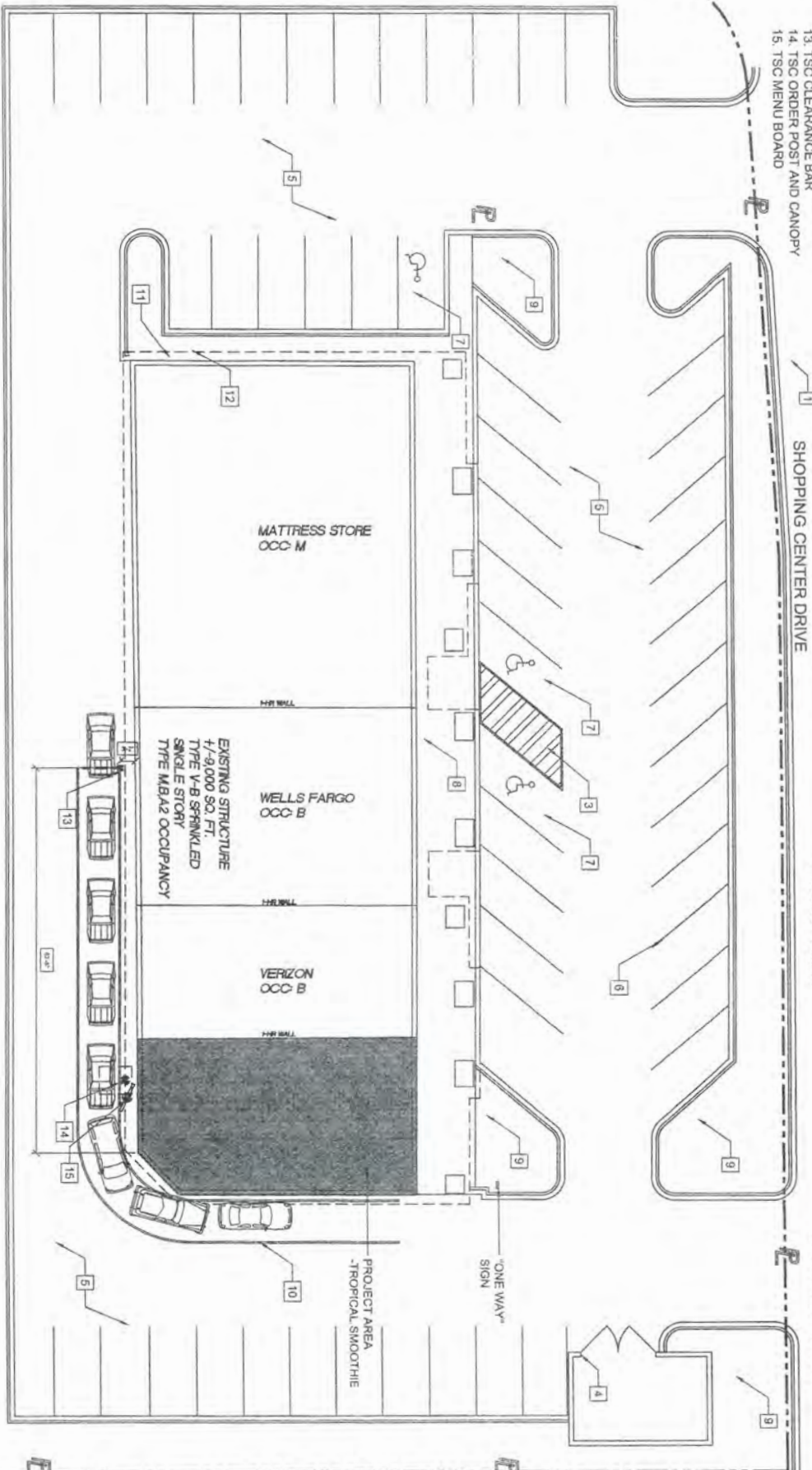
REVISION:  
NO. DATE DESCRIPTION

PROJECT NUMBER: A002

ACCESSIBILITY & LIFE SAFETY PLAN

**GENERAL PLAN NOTES**

1. EXISTING PUBLIC THOROUGHFARE
2. EXISTING PUBLIC SIDEWALK
3. EXISTING ADA ACCESS LOCATION
4. EXISTING DUMPSTER LOCATION
5. EXISTING PAVED PARKING LOT
6. EXISTING PAINTED STALL STRIPE
7. EXISTING MARKED ADA STALL
8. EXISTING BUILDING SIDEWALK
9. EXISTING GRASS AND PLANTING AREA
10. EXISTING LANE STRIPING
11. EXISTING ELECTRICAL METERS
12. EXISTING GAS UTILITY LOCATION
13. TSC CLEARANCE BAR
14. TSC ORDER POST AND CANOPY
15. TSC MENU BOARD



PROJECT AREA

BUILDING UTILITIES

STATE HIGHWAY 190

SHOPPING CENTER DRIVE

MATTRESS STORE  
OCC M

WELLS FARGO  
OCC B

VERIZON  
OCC B

EXISTING STRUCTURE  
4-1/2-9,000 SQ. FT.  
TYPE V-B SPRINKLED  
SINGLE STORY  
TYPE MBA2 OCCUPANCY

PROJECT AREA  
-TROPICAL SMOOTHIE

"ONE WAY"  
SIGN

1 ARCHITECTURAL SITE PLAN  
SCALE 1" = 10'-0"



**JACK P. MORGAN**  
AIA CSI - ARCHITECT  
7062 N. TUXEDO STREET  
INDIANAPOLIS, IN 46220  
PH: 317-506-5116 FAX: 317-820-3405  
e-mail: morwalsopladi@gmail.com

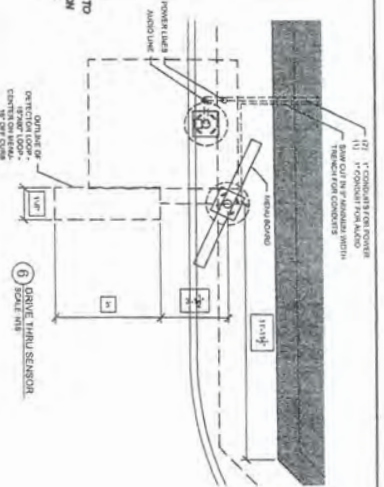
**JT DESIGNERS, INC**  
ARCHITECTURAL  
1117 PERIMETER CENTER  
WEST BLVD W300  
ADAPTS, GA 30087  
678-190  
www.jtdesignersinc.com

**tropical CAFE**  
SMOOTHIE  
www.tropicalcafe.com

DATE: 04/27/12  
SHEET NUMBER: A006

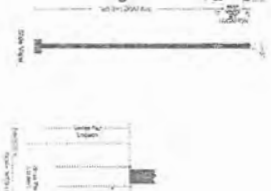
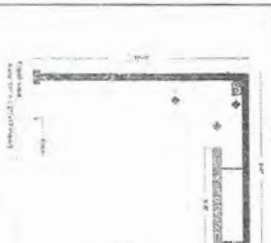
LOCAL ROAD DISTANCE 11.5

NOTE: DRIVE THRU EQUIPMENT SUPPLIER TO COORDINATE WITH OUR FINAL CONNECTION REQUIREMENTS FOR IN-GROUND SENSOR LOOP AND TERMINATION LOCATIONS

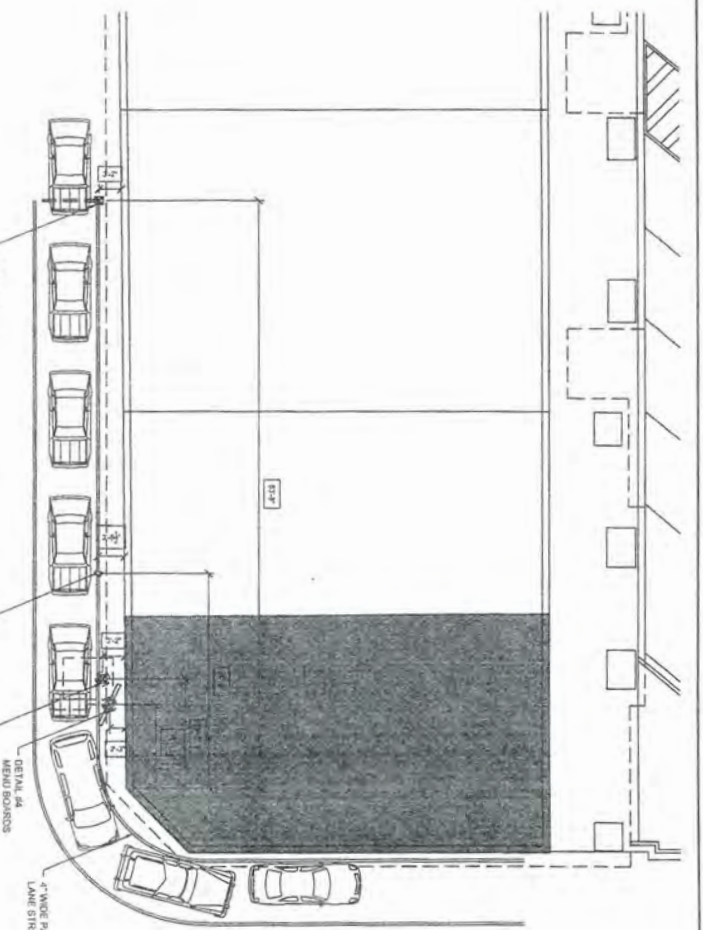


1 DRIVE THRU LAYOUT  
SCALE: 1/8" = 1'-0"

2 CLEARANCE BAN  
SCALE: 1/8" = 1'-0"



ENCLOSURE  
ENCLOSURE SHALL BE 6' HIGH AND 6' WIDE. SHALL BE CONSTRUCTED OF 1/2" THICK GALVALUMED STEEL WITH 1/4" THICK INSULATION. SHALL BE PAINTED PER ARCHITECT'S SPECIFICATIONS.



1 DRIVE THRU LAYOUT  
SCALE: 1/8" = 1'-0"

2 CLEARANCE BAN  
SCALE: 1/8" = 1'-0"

3 DRIVE THRU SENSOR  
SCALE: 1/8" = 1'-0"

4 MENU BOARD  
SCALE: 1/8" = 1'-0"

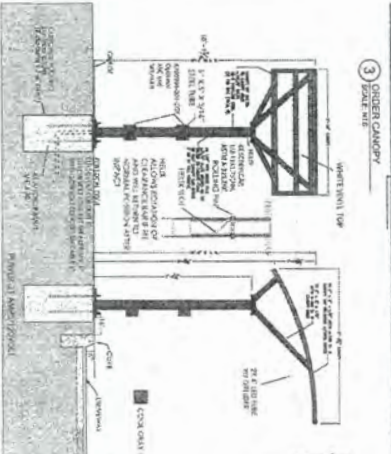
5 SPEAKER POST, 2' H, NOT ON CANOPY  
SCALE: 1/8" = 1'-0"

6 DRIVE THRU LAYOUT  
SCALE: 1/8" = 1'-0"

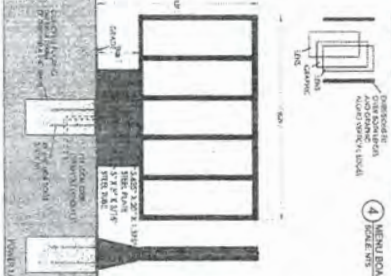
7 WIDE PAINTED LANE SHIPING  
SCALE: 1/8" = 1'-0"

**Curved Top Canopy**

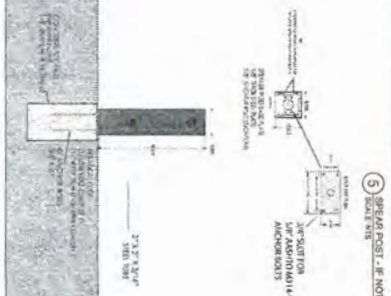
3 ORDER CANOPY  
SCALE: 1/8" = 1'-0"



4 MENU BOARD  
SCALE: 1/8" = 1'-0"



5 SPEAKER POST, 2' H, NOT ON CANOPY  
SCALE: 1/8" = 1'-0"



**5 Door Menu**

1 DRIVE THRU LAYOUT  
SCALE: 1/8" = 1'-0"

2 CLEARANCE BAN  
SCALE: 1/8" = 1'-0"

3 DRIVE THRU SENSOR  
SCALE: 1/8" = 1'-0"

4 MENU BOARD  
SCALE: 1/8" = 1'-0"

5 SPEAKER POST, 2' H, NOT ON CANOPY  
SCALE: 1/8" = 1'-0"

6 DRIVE THRU LAYOUT  
SCALE: 1/8" = 1'-0"

7 WIDE PAINTED LANE SHIPING  
SCALE: 1/8" = 1'-0"

8 DRIVE THRU LAYOUT  
SCALE: 1/8" = 1'-0"

9 DRIVE THRU LAYOUT  
SCALE: 1/8" = 1'-0"

10 DRIVE THRU LAYOUT  
SCALE: 1/8" = 1'-0"

11 DRIVE THRU LAYOUT  
SCALE: 1/8" = 1'-0"

**JACK P. MORGAN**  
AIA CSI - ARCHITECT  
7062 N. TUXEDO STREET  
INDIANAPOLIS, IN 46220  
PH: 317-504-4516 FAX: 317-426-3405  
e-mail: morwaisopladi@gmail.com

**JT DESIGNERS, INC.**  
117 PULMETER CENTER  
1500 SOUTH STREET  
ATLANTA, GA 30334 (PH)  
404-525-1900  
www.jtdesigners.com

**tropical CAFE**  
SALAD THE  
West Indian Food & Beverage  
117 PULMETER CENTER  
1500 SOUTH STREET  
ATLANTA, GA 30334 (PH)  
404-525-1900  
www.jtdesigners.com

DATE	1/28/2022
PROJECT	152-11402
REVISION	
SHEET NUMBER	A008
SHEET NAME	DRIVE THRU LAYOUT

**tropical CAFE**  
 1100 PROGRESS CENTER  
 1100 PROGRESS CENTER  
 ATLANTA, GA 30338 / USA  
 TEL: 404.525.1100  
 FAX: 404.525.1101  
 WWW.TROPICALCAFE.COM

STUDIO ADDRESS  
 1481 Capital Drive  
 Suite A  
 DUBLIN, GA 30128  
 TEL: 404.487.1012  
 FAX: 404.487.1013

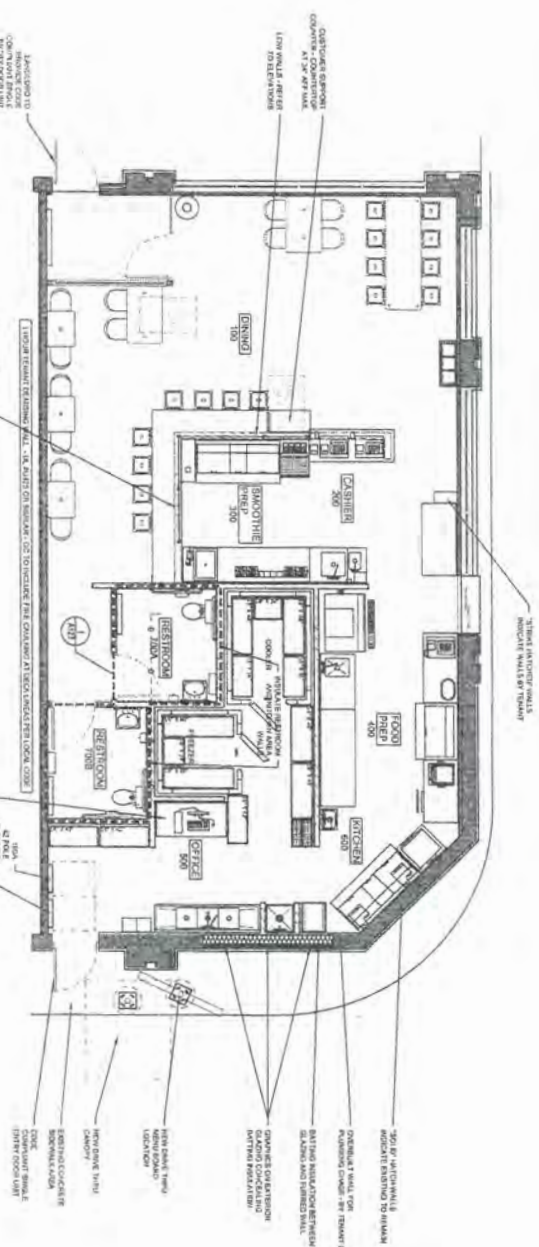


**JACK P. MORGAN**  
 AIA CSI - ARCHITECT  
 7062 N. TUXEDO STREET  
 INDIANAPOLIS, IN 46220  
 PH: 317.508.4516 FAX: 317.420.3405  
 e-mail: morwalsopladi@gmail.com

DATE: 02/28/2010  
 PROJECT: TROPICAL CAFE  
 SHEET: 1110

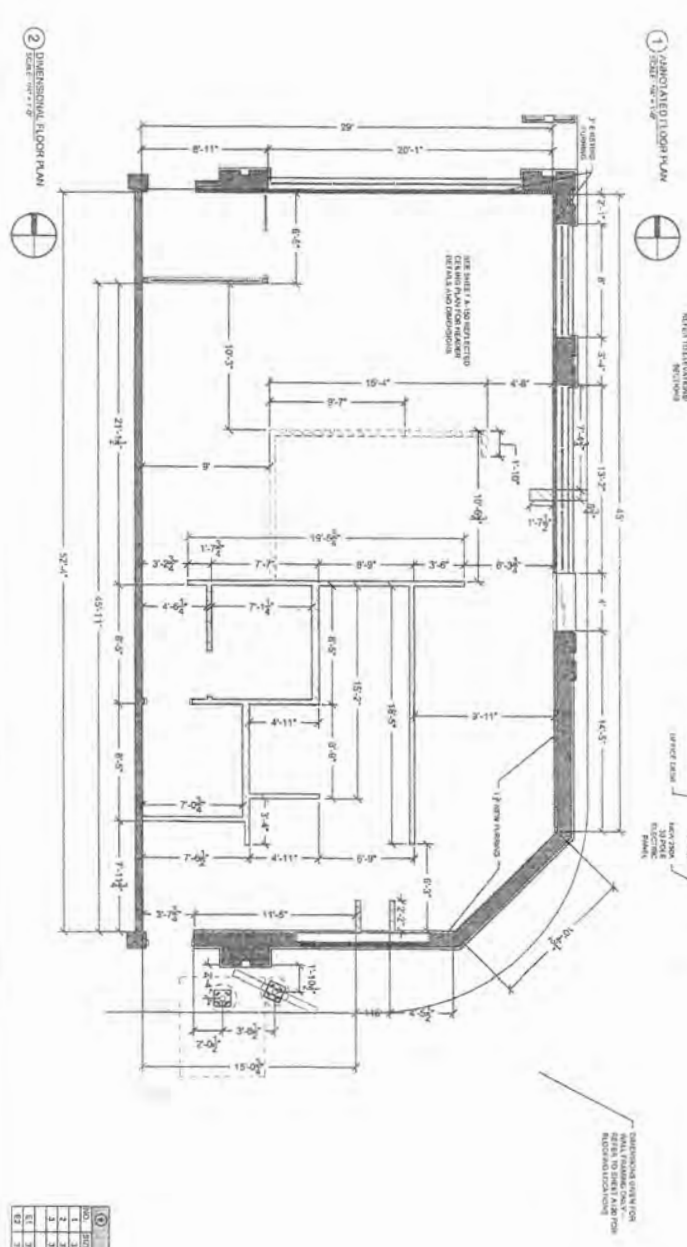
**JT DESIGNERS, INC.**  
 ARCHITECTS  
 1100 PROGRESS CENTER  
 ATLANTA, GA 30338

SHEET NAME  
 FLOOR PLAN  
 SHEET NUMBER  
**A110**



**GENERAL NOTES**

1. ALL NEW FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
2. FINISHES TO BE IDENTIFIED BY THE ARCHITECT'S SCHEDULE.
3. ALL FINISHES SHALL BE IDENTIFIED BY THE ARCHITECT'S SCHEDULE.
4. ALL FINISHES SHALL BE IDENTIFIED BY THE ARCHITECT'S SCHEDULE.
5. ALL FINISHES SHALL BE IDENTIFIED BY THE ARCHITECT'S SCHEDULE.



**GENERAL NOTES**

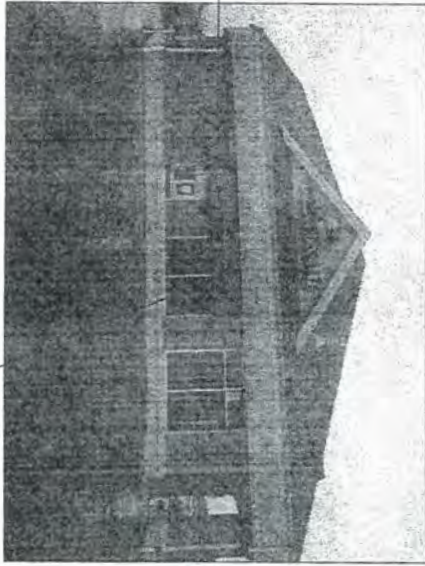
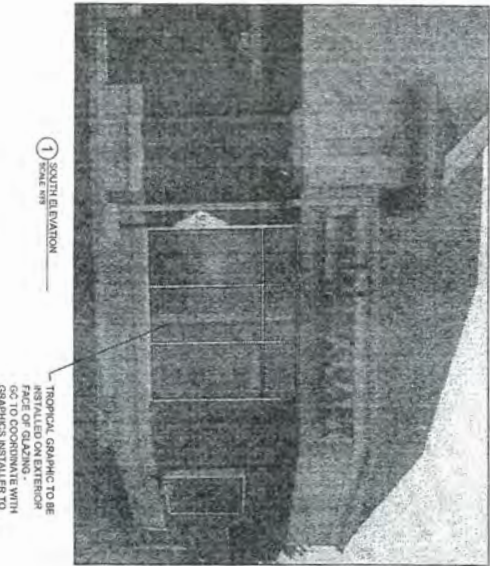
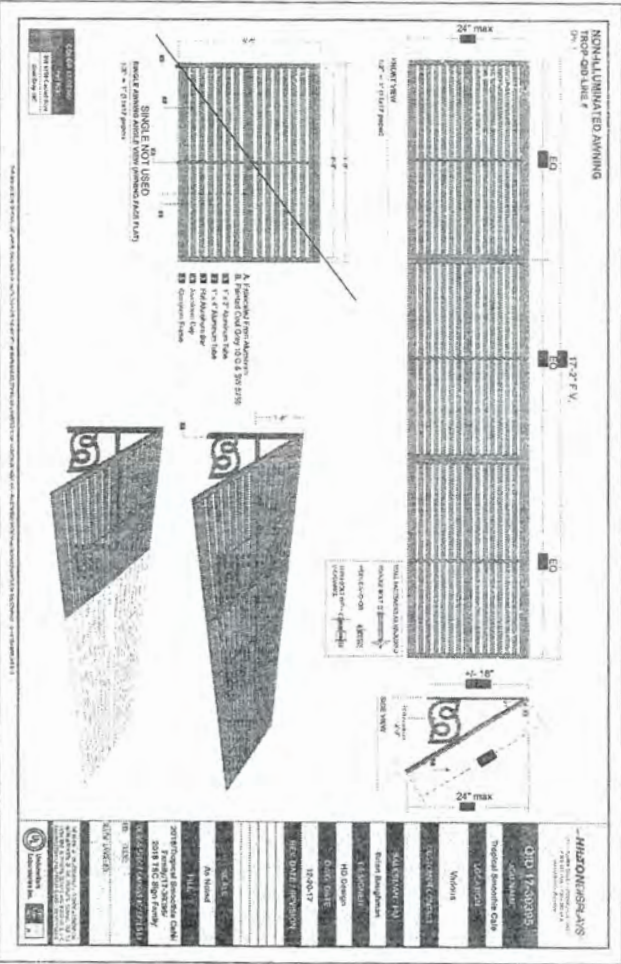
1. ALL NEW FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
2. FINISHES TO BE IDENTIFIED BY THE ARCHITECT'S SCHEDULE.
3. ALL FINISHES SHALL BE IDENTIFIED BY THE ARCHITECT'S SCHEDULE.
4. ALL FINISHES SHALL BE IDENTIFIED BY THE ARCHITECT'S SCHEDULE.
5. ALL FINISHES SHALL BE IDENTIFIED BY THE ARCHITECT'S SCHEDULE.

**DOOR NOTES**

1. ALL NEW DOORS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
2. ALL DOORS SHALL BE IDENTIFIED BY THE ARCHITECT'S SCHEDULE.
3. ALL DOORS SHALL BE IDENTIFIED BY THE ARCHITECT'S SCHEDULE.
4. ALL DOORS SHALL BE IDENTIFIED BY THE ARCHITECT'S SCHEDULE.
5. ALL DOORS SHALL BE IDENTIFIED BY THE ARCHITECT'S SCHEDULE.

**DOOR SCHEDULE**

NO.	SIZE	TYPE	FINISH	LOCATION	MARKING
1	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 01
2	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 02
3	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 03
4	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 04
5	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 05
6	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 06
7	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 07
8	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 08
9	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 09
10	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 10
11	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 11
12	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 12
13	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 13
14	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 14
15	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 15
16	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 16
17	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 17
18	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 18
19	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 19
20	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 20
21	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 21
22	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 22
23	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 23
24	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 24
25	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 25
26	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 26
27	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 27
28	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 28
29	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 29
30	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 30
31	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 31
32	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 32
33	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 33
34	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 34
35	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 35
36	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 36
37	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 37
38	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 38
39	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 39
40	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 40
41	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 41
42	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 42
43	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 43
44	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 44
45	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 45
46	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 46
47	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 47
48	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 48
49	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 49
50	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 50
51	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 51
52	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 52
53	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 53
54	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 54
55	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 55
56	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 56
57	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 57
58	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 58
59	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 59
60	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 60
61	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 61
62	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 62
63	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 63
64	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 64
65	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 65
66	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 66
67	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 67
68	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 68
69	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 69
70	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 70
71	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 71
72	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 72
73	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 73
74	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 74
75	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 75
76	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 76
77	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 77
78	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 78
79	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 79
80	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 80
81	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 81
82	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 82
83	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 83
84	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 84
85	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 85
86	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 86
87	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 87
88	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 88
89	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 89
90	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 90
91	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 91
92	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 92
93	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 93
94	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 94
95	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 95
96	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 96
97	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 97
98	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 98
99	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 99
100	3'0" x 7'0"	SLIDING	WOOD	ENTRY	DOOR 100



**11 DESIGNERS, INC.**  
 1111 BENTLEY AVENUE, SUITE 100  
 ATLANTA, GA 30329  
 TEL: 404.525.1111  
 WWW.11DESIGNERS.COM

**JACK P. MORGAN**  
 AIA CSI - ARCHITECT

7062 N. TUXEDO STREET  
 INDIANAPOLIS, IN 46220  
 PH: 317-596-4516 FAX: 317-420-3485  
 e-mail: tmorganplad1@gmail.com

**tropical CAFE**  
 SMOOTHIE  
 1163 CAPITOL DRIVE  
 SUITE A  
 GREENSBORO, NC 27407  
 TEL: 336.833.1163  
 WWW.TROPICALCAFE.COM

**DATE:** 08/25/2009  
**PROJECT:** 1501142  
**SCALE:** AS SHOWN  
**SHEET NUMBER:** A200

Tropical Smoothie Cafe site



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

Notes:

Printed: 3/5/2021

