

VILLAGE OF THIENSVILLE
PLAN COMMISSION
AGENDA

DATE: Tuesday, October 12, 2021

LOCATION: Village of Thiensville

250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman: Van Mobley

Commissioners:

Douglas Chimenti

Mike Dyer

Rick Gattoni

Carol Gengler

Sarah Hughes

Ken Kucharski

Planner: Jon Censky

Director of Community Services/Public Works: Andy LaFond

III. CITIZENS TO BE HEARD

Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per Wis. Stats. 19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will

be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you **must** pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

IV. BUSINESS

All applicants or their contractors must be present for any approvals.

A. Approval Of Minutes

1. September 14, 2021

Documents:

[9-14-2021 PLAN COMMISSION MINUTES.PDF](#)

B. Review And Action Regarding Request From Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road For Extension To October 31, 2021 Deadline To Remove Temporary Tent

Documents:

[DAILY TACO.PDF](#)

C. Review And Action Regarding Architectural, Site, Landscaping, Exterior Lighting Plans Approval, Hawthorne Square, NexJenn Real Estate, LLC, 286-266 North Main Street & 217-227 Green Bay Road

Documents:

[HAWTHORNE SQUARE PLANNER REPORT ARCHITECTURAL LIGHTING LANDSCAPING.PDF](#)
[HAWTHORNE SQUARE.PDF](#)
[HAWTHORNE SQUARE PLANS.PDF](#)

D. Review And Action Regarding Architectural And Landscape Plan Approvals, Two Hundred Green, Lakeside Development Co., 200 Green Bay Road

Documents:

[TWO HUNDRED GREEN PLANNER REPORT ARCHITECTURAL AND LANDSCAPE.PDF](#)
[TWO HUNDRED GREEN.PDF](#)

V. STAFF REPORT

Documents:

[OCTOBER-21 PLAN STAFF REPORT.PDF](#)

VI. ADJOURNMENT

Amy L. Langlois, Village Clerk

October 8, 2021

Please advise the Thiensville Municipal Hall, 250 Elm Street (242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

Notice is hereby given that a quorum of the Village Board and/or Village Committees may be in attendance at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take any formal action thereto at this meeting.

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, September 14, 2021

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

President Mobley called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Douglas Chimenti	Carol Gengler
	Mike Dyer	Sarah Hughes
	Rick Gattoni	Ken Kucharski
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. CITIZENS TO BE HEARD

Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you **must** pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

There were no citizens to be heard or correspondence received.

IV. BUSINESS

All applicants or their contractors must be present for any approvals.

- A.** Approval of Minutes
1. August 10, 2021

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Chimenti to Approve the August 10, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and action regarding Shed, Tom Porter, 307 Washington Court

Tom Porter, 307 Washington Court presented plans for a shed purchased from Costco. Mr. Porter has spoken to his neighbors to the east who will be able to see the shed from their property, and they have no concerns with the shed.

Planner Censky reported that the shed fully complies with Village Code.

Plan Commission Minutes
September 14, 2021
Page two of three

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to Approve Shed, Tom Porter, 307 Washington Court. **MOTION CARRIED UNANIMOUSLY.**

- C. Review and action regarding Exterior Remodel, Painting Brick, Addition of Decorative Elements, Lap Metal Awnings and New Windows, Dr. Suzanne Lux, 108 East Freistadt Road

K. C. Dietz, Primus Companies, will be doing the renovation of 108 East Freistadt Road into a dental office. Mr. Dietz, a designer for Primus, provided renderings of the building that show what was initially proposed and a backup option due to potential cost overruns. The existing building is red brick, has an awning that is mostly contiguous and has cedar shingles. The original plan calls for removing the awning and installing a parapet, leaving the majority of the brick exposed, a metal awning will be added, all of the windows will be replaced and eight windows will be added, there will be a new entry door on the south side for Edward Jones & Co. and the existing awning will be painted.

The plan is to start with a scaled-back plan and eventually move to the original proposal due to budget constraints. Dr. Lux has money in contingency for the project, but there are potential unknowns because it is an existing building. At a minimum, the entire building will be painted, the window work will be completed, the parking lot will be sealed and striped and there will be a new roof. The only thing that potentially is not being completed is the parapet, the metal awning and some wood enhancements. Dr. Lux's plan is that if it is within the budget, the work will be completed immediately. If not, it will be completed within a year.

Commissioner Kucharski asked if the plans for sealing and striping the parking lot include the back lot. Mr. Dietz was unsure and will check with the project manager.

Planner Censky noted that either option offers a welcome update from the current condition of the building and noted that a building permit is typically good for two years. Planner Censky suggested approving the project as proposed with two years to complete. If an extension is needed, the applicant can return. Commissioner Kucharski inquired what happens if work is approved, but never completed. Mr. Dietz noted many of the improvements will occur initially. Dr. Lux is putting down roots in the community and wants a modern look to the building. While it may not be totally in grasp immediately, completing the full project is the intent. Commissioner Dyer noted that the interior of the building is being gutted and that is where the majority of the cost lies, as well as potential unknown expenses. Mr. Dietz noted that if there are no cost overruns, the intent is to complete the full exterior project now.

Director LaFond asked Mr. Dietz to make Dr. Lux aware of an available \$10,000 Main Street Bounceback Grant which is something new from the state related to COVID relief. This is designed for businesses moving into currently vacant downtown buildings. There also is potential for a low-interest loan for \$50,000 through Port Washington State Bank.

Director LaFond shared that a sign plan would have to come back to Plan Commission. Chair Mobley added that the Village would prefer to have a monument sign rather than the existing pole sign.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Chimenti to Approve Exterior Remodel, Painting Brick, Addition of Decorative Elements, Lap Metal Awnings and New Windows, Dr. Suzanne Lux, 108 East Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

Director LaFond reported on maintenance issues being pursued and also noted that issues related to garbage containers was discussed at the Committee of the Whole meeting on September 13, 2021. Staff and the Police Department received direction and will continue working toward enforcement.

Director LaFond also added that he and Police Chief Kleppin have produced a draft of an Ordinance to address commercial vehicles. This has been sent to the Village Attorney for review. The current Ordinance is not specific about what is allowed, size and use.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to adjourn the Meeting at 6:22 PM.
MOTION CARRIED UNANIMOUSLY.

Prepared by,



Gary Achterberg
Administrative Assistant

Submitted by,



Amy L. Langlois
Village Clerk/Deputy Treasurer

B. Review and action regarding 10' x 10' Shed, William Treis, 312 Sunny Lane

William Treis shared that the proposed shed will be placed on top of landscape rock. The shed is manufactured from Home Depot and will be located on the back of the lot as indicated on the submitted survey.

Planner Censky noted the proposed shed fully complies with setbacks and other specifications.

MOTION by Commissioner Hughes, **SECONDED** by Commissioner Kucharski to approve 10' x 10' Shed, William Treis, 312 Sunny Lane. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding 20' x 20' Temporary Tent, Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road

Jesse Daily proposed a 20' x 20' tent to provide additional outdoor seating at Daily Taco when there is inclement weather. The tent would be located just off the northwest side of the building. Planner Censky noted a decision regarding a temporary tent is up to the Commissioners.

Mr. Daily added the tent will be firmly anchored to the asphalt, will have walls similar to the tent that had been used at the cheel and will be located inside the lane to the pickup window. The tent will accommodate four or five tables.

Commissioner Kucharski noted the Plan Commission approved a 20' x 20' tent for the summer season for glaze. There is no reason there should be a problem with this one as long as the logistics work out. In both cases, the tent should be removed at the end of summer. Commissioners engaged in a discussion about whether tents should be removed on the last day of summer or allowed into the fall. Commissioners agreed to allow the tent to remain up until October 31, 2021. The same date will apply to other similar tent requests, including the one for glaze which was approved at the May meeting.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve 20' x 20' Temporary Tent, Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road, Tent must be Removed by October 31, 2021. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding 30' x 40' Temporary Tent, Shully's Across the Street, Scott and Beth Shully, 143 Green Bay Road

The applicants were not in attendance. No action.

E. Review and action regarding Building Update, Becker Design, Neil and Amy Becker, 137 Green Bay Road

Neil Becker shared with Commissioners they have occupied the building for about two years and want to clean up its appearance. They want the design to embrace the appearance of the surrounding buildings. Planner Censky noted that the proposal looks nice and asked how far the front awning will extend. Mr. Becker noted the awning will not come out further than the existing awning.

Commissioner Hughes commended Mr. Becker for proposing the upgrade and hopes this inspires other nearby businesses to clean up their facades.

Commissioner Chimenti noted that the plans will be considered by the Historic Preservation Commission on June 22, 2021. Director LaFond shared that approval by the Plan Commission should be made contingent on approval by the Historic Preservation Commission.

DAILY TACO + CANTINA TEMPORARY TENT

To: Thiensville Plan Commission

By: Jon Censky, Village Planner

Agenda Item: IV.C.

Date: June 8, 2021

General Information

Applicant:

Jesse Daily - Daily Taco

Status of Applicant:

Owner

Location:

105 West Friestadt Road

Requested Action:

Temporary Tent Approval

Existing Zoning:

B-4 Highway Business District

Lot Size:

Existing Land Use:

Restaurant

Report:

This item is before you in response to the new policy as discussed in the enclosed letter by Administration Assistant, Gary Achterberg. Mr. Daily is seeking approval of a temporary 20'X20' tent to be located off the northwest corner of the Daily Taco + Cantina restaurant, inside the drive-thru lane at 105 West Friestadt Road. While Mr. Daily has only provided a picture of the proposed tent and dimensions, the actual tent may be completely different as the picture shows a typical recreational tent and the actual tent will be of a commercial grade.

Accordingly, since we only have general information for this tent, the applicant will need to provide better details at the meeting or Commissioners should withhold action on this request.

Village of Thiensville
250 Elm Street
Thiensville, WI 53092-1602

TEMPORARY TENT APPLICATION

APPLICANT INFORMATION:

Name: JESSE DAILY
Address: _____ Phone #: 414-241-1013

TENT INFORMATION:

Address where tent will be placed: 105 W. FREISTADT RD.
Date to be installed: 5/1/21 OR SOONER Date to be removed: END OF SEASON
Size: 30 x 20 Total Square Feet: 600 SF
Will the tent have any advertising – specify: POSSIBLY BANNER
Where on building of site will it be installed: WEST PARKING LOT
CANOPIES
Details of Tent Installation and Owner: (Use reverse side if necessary)

Signature of Applicant

Date

3/25/21

VILLAGE USE ONLY

Application approved X, denied _____

Comments: Approved by Plan Comm 6/8/21

Village Administrator

Date

6/16/2021

Police Department Notification Date: 6/16/21

Village of Thiensville - Amy Langlois

To: Jesse Daily
Subject: RE: Tent Request

Thank you, Jesse.

From: Jesse Daily <jesse@core-usa.com>
Sent: Monday, May 24, 2021 1:37 PM
To: Village of Thiensville - Amy Langlois <alanglois@village.thiensville.wi.us>; Jonathan Censky <6954jpc@sbcglobal.net>
Subject: Re: Tent Request

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

Hi Amy / Jon -

It will look similar to this, albeit commercial construction. Attached is the layout. We are going to put it as close to our building as possible - and along the fence line on the North-side. It'll be at least 20' away from the sidewalk/planting bed. With respect to the banner - it'll just be along the west side of the tent.

Let me know if you have further questions.



W



PATIO AREA

ENTRANCE

S

N

DAILY TACO, LLC

ENTRANCE

E



Village of Thiensville

COPY

250 Elm Street
Thiensville, WI 53092-1602

Phone (262) 242-3720
Fax (262) 242-4743

April 2, 2021

Dear Thiensville Business Owner:

In 2020, beginning with the Safer at Home order and then extended through the year, the Plan Commission and Village Board relaxed certain regulations and codes through a staff-approval process. These included temporary COVID measures related to signs, banners, tents, drive-thrus, expanded outdoor seating, outside displays and temporary alteration to site plans.

These measures were adopted in order to assist small businesses take the steps necessary to operate and succeed during difficult times.

For 2021, the Plan Commission has requested that any applications for temporary business measures or any temporary alteration to site plans, such as expanded outdoor dining, be reviewed by the Village Planner and approved by the Plan Commission.

For your convenience, here is a link to the Plan Commission application:
www.village.thiensville.wi.us/115/Permit-Forms-Requirements

If you have any questions or need assistance, please don't hesitate to call.

Sincerely,

Gary Achterberg
Administrative Assistant

cc President Van Mobley
Administrator Colleen Landisch-Hansen
Director of Community Services/Public Works Andy LaFond
Planner Jon Censky
Thiensville Business Association President Ron Knaus

HAWTHORNE SQUARE ARCHITECTURAL, LANDSCAPING, EXTERIOR LIGHTING

To: Plan Commission

Prepared by: Jon Censky, Planner

Date: October 12, 2021

General Information

Applicant:

NexJenn Real Estate LLC

Status of Applicant:

Owner

Location:

266-286 Main Street & 217-227 Green Bay Rd.

Requested Action:

**Architectural, Site, Landscaping, Exterior
Lighting Plans Approval**

Existing Zoning:

**R-5 Multiple-Family, B-3 Highway Business
District & PDO Planned Development Overlay**

Proposed Zoning:

No Change

Lot Size:

7.9 acres

Existing Land Use:

Vacant

Report:

As Commissioner Members will recall, you recommended rezoning of this property to the PDO Planned Development Overlay District at your April 14, 2020, meeting and that recommendation was taken up and approved by the Village Board in May. The PDO Zoning Ordinance served to lock in place the applicant's development plans, with the understanding that the details of the plans must still be approved at a future date. At this meeting you are considering approval of the final detailed plans.

By approving the PDO Ordinance last year, certain departures to the underlying district standards were also approved. These departures included allowing more than 12 dwelling units per structure as required in the R-5 District, with building "A" having 45 units and building "B" having 44 units. The lot size and parking plans were approved as shown in the plans and the height of the building was approved at 51 feet at the ridge and 35 feet and the eve of the roof. Since that approval, the applicant has been working with Village staff on the Development Agreement along with the grading, drainage, and erosion control plans.

Architecture:

Architecturally, the plans show two, three-story apartment buildings located at the rear of the site and two attractive stone commercial buildings along Main Street. The apartment building will be sided with dark grey fiber cement lap siding with the end gable section being of fiber cement shake shingles. The siding at main entrance and on the north and south elevations are accented with masonry veneer

treatment which is also shown on the gabled sections to tie this project together as one unified development with the commercial buildings out front. The second and third floor living units will each be provided with a prefabricated metal balcony with a glass guardrail system. The two apartment buildings will mirror each other with a sloping roof system with grey asphalt shingles. The windows will be vinyl clad with fiber cement trim.

Masonry veneer siding will dominate the two commercial buildings with the northern most building more so than the south. They will each have the same sloping roof system of the apartment buildings behind covered with grey asphalt shingles. The use of dark grey fiber cement lap siding is more dominant on the southern commercial building, but that building is also accented by sections of masonry veneer. The applicant will have sample materials at Tuesday evening's meeting.

Landscaping

Their landscape plan shows an attractive planting display of high growth trees and shrubs along with flowers and grasses. Leading up to the main entrance to the apartment buildings, the plan shows a stormwater bioswale which is boarded with Dwarf Bush Honeysuckles, spirea bushes and switch grasses, extending out from the swale toward the building are rows containing three Quaking Aspen trees each. The foundational planting scheme will include a colorful mix of Double Knowout Rose bushes, Spirea, Everlow Yews and Snowhill Hydranges, among others. The islands in the parking lots will be planted with high growth Honey Locust trees, Gro-low Sumac and Junior Walker Calmint. The TID #2 Master Plan depicts a pedestrian path along the south side of the property connecting Green Bay Road and Main Street. Staff are currently working with the developer to include this amenity.

Exterior Lighting

The exterior lighting plan consists of pole mounted light fixtures adjacent to the front entrance and drive, bollard fixture around the bioswales, building mounted outdoor fixtures and goose neck fixture on the commercial buildings illuminating the future signage. The pole mounted fixtures will be of the Kim Lighting, UR20, high diffusion lens, mounted at a height of 30'. For exterior lighting, the Code regulations are as follows:

- **No light structure shall exceed 20 feet in height unless otherwise approved in accordance with this section.**
- **Unless otherwise approved in accordance with this section, all luminaries shall be of the cutoff design and shall be shielded or directed so as to confine the area of light dispersion to the property and/or building area which it is intended to illuminate.**
- **Light wattage shall generally not exceed 250 watts.**
- **All ground luminaries designed or intended for the purpose of illuminating building, signs, flagpoles or other onsite amenities shall be completely screened with vegetative cover or other materials approved by the Plan Commission to shield the light source.**
- **All luminaries designed or intended for purposes of lighting buildings on the premises shall limited to the greatest extent possible, spill-over of light into the sky. Building mounted lights shall be shielded to prevent glare.**

The building mounted fixtures will be of seed glass within a matte black frame. As the light fixtures within their plan are unlike any found in Thiensville, the applicant will need to discuss and better describe the fixtures at Tuesday's meeting to ensure that the light point source will not create a problem with glare.

Signage

Since the tenants within this project have yet to be determined, the applicant will submit their signage for future approval by the Plan Commission.

Staff Recommendation:

Staff's review indicates that these plans comply with the approved PDO ordinance for this project and, therefore, have no objection to these plans subject to the following:

1. The building will need to be equipped with a sprinkler system approved by the Fire Department.
2. The applicant will need to meet with the Fire Department to discuss location of fire protection equipment and to verify that the driveway has sufficient turning radius for fire trucks.
3. The light structures being reduced to a height of 20'.
4. The applicant shall correct any problems with light glare should a problem arise and be verified once installed.
5. Approval should be contingent on the execution of the Development Agreement.



milwaukee : 333 E Chicago St 414.271.5350
madison : 309 W Johnson St, Ste 202 608.442.5350
denver : 1899 Wynkoop St, Ste 300 303.595.4500
eua.com

TRANSMITTAL

If you do not receive the correct number of pages or enclosures, please call (303) 595-4500 as soon as possible.

To

Village of Thiensville
250 Elm Street
Thiensville, WI 53092
Attn: Andy LaFond

Date

September 17, 2021

Project Number 118187

Project Name

NexJenn Thiensville

From Eric Brown

Enclosed

(2) Full Size Plan Commission Sets
(2) 11x17 Plan Commission Sets
(1) Plan Commission Application
(4) LIGHT FIXTURE CUTS

- ☐ Per Your Request
☒ For Your Approval
☐ For Your Information
☐ Original to be Mailed

Comments

Submittal for Plan Commission Review

Via

- ☐ US Mail ☐ Courier by type time
☐ UPS Ground ☐ ASAP Overnight
☐ UPS Second ☐ Pick-up by
☐ UPS Next Day ☒ Hand Delivered
☐ UPS Next Day (Early AM)
☐ Fax/Email Number of Pages
Fax Number/
Email Address

CC:



Village of Thiensville

Plan Commission Application

Property Address: 206-286 N. Main St., 217-239 Green Bay Rd. Thiensville WI 53092

5 total lots consisting of the following tax key #s

Tax Key # 120500324001 - 120500324003
120500324004 - 120500324005
120500326002

Property Owner

fee simple owner LRJ Bonnywell I, II, and III

Name

230 E. McArthur Lane, Fox Point, WI 53217

Address

Phone

sueleejennings@gmail.com

Email address

Planned Development Overlay

Current Zoning

Applicant ☐ Same as owner

Patricia Ullrich (Trish) NexJenn Real Estate

Name

8320 W. Bluemound Rd Wauwatosa WI 53213

Address

414.333.4883

Phone

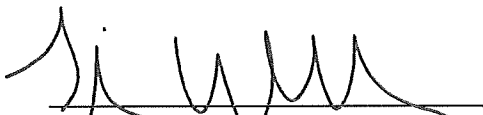
trish@nexjenn.com

Email address

Project description

Please describe your project in detail. Include details about height and dimensions, color, materials used and setbacks from the street and property lines. Provide any information that you believe will assist staff in reviewing and approving your request.

Proposed project includes new residential and commercial use buildings with surface
and underground parking provided in the development. New green space, site
circulation and outdoor amenity spaces are planned. The project is further described in
detail on the attached sheets, including size, color, materials and character of the
proposed buildings.


Applicant's Signature


Date

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule to the Village Clerk. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. The applicant is responsible to pay planner charges after a first half hour of planner time. Owner, architect, builder or owner's representative must attend the Plan Commission meeting for action to be taken. Work cannot begin until Plan Commission approval and paid and approved building permit.

Planner Fee Schedule: The Village provides the first half hour of the Village Planner's services. Any additional plan review time is billed at \$50.00/hr

Application Checklist: *Two Paper Copies and an electronic copy with files in PDF format (plan size 11X17) must be submitted for all applicable items below for planner review and the Plan Commission packet.*

- ☒ Submit scaled site plan with proposed location and setbacks with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:

A. Structures, showing all entrances	K. Dumpster location and screening
B. Driveways & street access	L. Location, color, message, dimensions and materials of all signs
C. Parking areas	M. Location, size and character of dedicated or private open space
D. Walkways	N. Location of sanitary sewer, storm sewer, water mains and services and storm water detention facilities
E. Existing landscaping	O. Floor plan of building or addition
F. Abutting public and private streets	
G. Public easements	
H. Surrounding land uses and zoning	
I. Retaining walls	
J. Decorative accessories	

- ☒ Storm water management plan.
- ☐ Completed building permit application (including two full size plan sets with state stamp for commercial and multi-family).
- ☒ Grading plan showing existing and finished grades.
- ☒ Professionally prepared landscape plan.
- ☒ Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.
- ☒ Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.
- ☒ Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.

Is property in Thiensville's Historic District? ☐ Yes ☒ No

If yes, you must apply for a Certificate of Appropriateness with the Historic Preservation Commission. Complete the COA application. Attendance at HPC meeting is required

*All Commercial and Multi-Family projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Thiensville Fire Department for review, approval, and inspections.

=====

VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Planner on 9/17/21 Planner Staff Report Completed on 10/7/21

Plan Commission Meeting Date 10/12/21

☒ Historic Preservation Approval (if needed) on na

ADDITIONAL REMARKS/CONDITIONS:

Amy Dangleis
Village Staff

Village Clerk
Title

9/17/21
Date

EXTERIOR LIGHTING FIXTURE CUTS



NEXJENN THIENSVILLE APARTMENTS

266 N Main Street.

Thiensville, WI 53092

Prepared (September 16, 2021) by:



ORDERING GUIDE

Example: UR20-24L-25-3K8-3-L-UNV-FM33-BLT-7PR-BC-SWTAB

CATALOG #

HOUSING

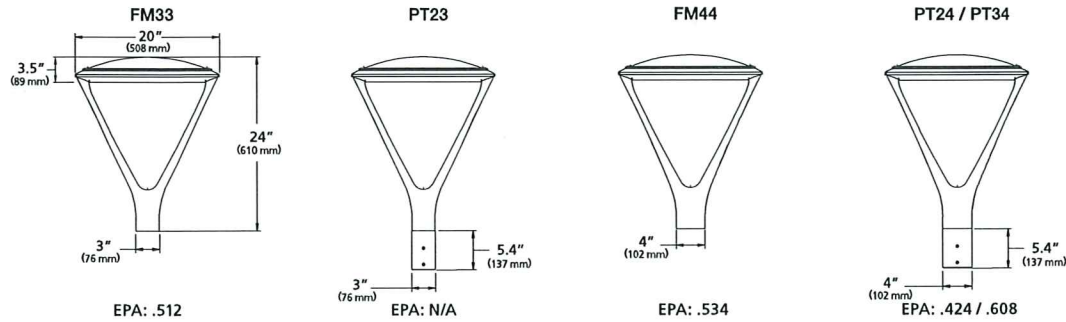
UR20						
Model	LED Engine	CCT/CRI		Distribution	Rotation	Voltage
UR20	Ouro					
	No Lens or Clear Lens		AM " Amber, 595nm	No Lens or Clear Lens	(Blank) Blank for no rotation	UNV 120-277V
	24L-25	3,000 lm	27K8 2700K, 80 CRI	FR Type I/Front Row		347 347V
	24L-65	7,000 lm	3K7 3000K, 70 CRI	2 Type II	L ' Optic rotation left	480 480V
	56L-75	10,000 lm	3K8 3000K, 80 CRI	3 Type III	R ' Optic rotation right	DALI 120-277V
	56L-110	15,000 lm	3K8 3000K, 80 CRI	4 Type IV		
	56L-140	17,000 lm	35K8 3500K, 80 CRI	4W Type IV Wide		
	HDL - High Diffusion Lens		3K9 3000K, 90 CRI	5QM Type V Square Medium		
	28L-30	3,000 lm	4K7 4000K, 70 CRI	5QN Type V Square Narrow		
	28L-70	7,000 lm	4K8 4000K, 80 CRI	5R Type V Rectangular		
	68L-80	9,000 lm	5K7 5000K, 70 CRI	5W Type V Wide (Round)		
	68L-115	13,000 lm		HDL - High Diffusion Lens		
68L-150	15,000 lm	Consult factory for other CCTs and CRIs	3 Type III/Asymmetric			
			5W Type V/Symmetric			

Mounting	Fixture Finish	Control Options	Options	Control Accessories
FM33 Flush mt 3.0" OD pole, 3" fixture base	BLS Black Gloss Smooth	7PR-TL 7 pin PCR with twist lock photocontrol	BC ⁶ Back-light Control	SW7PR ^{2,3} SiteSync™ with 7 pin PCR
FM44 Flush mt 3.6" to 4.0" OD pole, 4" fixture base	BLT Black Matte Textured	7PR-SC 7 pin PCR with shorting cap	SF Single Fuse	SWUSB SiteSync™ Software on USB
PT23 3" Post Top mount for 2 3/8" OD x 4" Long Tenon	DBS Dark Bronze Gloss Smooth	7PR 7 pin PCR, wireless control enabled	DF Double Fuse	SWTAB ¹⁰ SiteSync™ Windows™ Tablet
PT24 4" Post Top mount for 2 3/8" OD T x 4" Long Tenon	DBT Dark Bronze Matte Textured	AD-01 ² AstroDIM: 50% output at midnight	CLR ^{5,6,13} Clear Lens	SWBRG SiteSync™ Wireless Bridge Node
PT34 4" Post Top mount for 2 7/8" OD x 4" Long Tenon	GTT Graphite Matte Textured	AD-02 ² AstroDIM: 50% output midnight to 4 AM	TPL Tamper proof latch	WIR-RME-L wiSCAPE External Fixture Module
	LGS Light Grey Gloss Smooth	AD-03 ² AstroDIM: 50% output 10PM	CP ¹² Clear Polycarbonate Lens	SCH-R Occ. Sensor for Round Pole (up to 30' MH)
	LGT Light Grey Matte Textured	AD-04 ² AstroDIM: 50% output 10PM to 4AM		SCH-S Occ. Sensor for Square Pole (up to 30' MH)
	PSS Platinum Silver Gloss Smooth	NXWE NX Wireless Enabled		NXOFM-1R1D-UNV NX 7-pin Module
	VGT Verde Green Matte Textured	SWP ^{2,3,4} SiteSync Pre commission		
	WHS White Gloss Smooth	SWPM-40F ^{2,3,4,5} SiteSync with Sensor 9' to 40' MH		
	WHT White Matte Textured	WSP-40F-1 ^{2,5} Dimming Occ. Sensor for up to 40' MH, 120/277/347V		
	Color Option	WSP-40F-2 ^{2,5} Dimming Occ. Sensor for up to 40' MH, 208/240V		
	CC ⁷ Custom Color	WSP-40F-3 ^{2,5} Dimming Occ. Sensor for up to 40' MH, 480V		
		NXSPW14F ^{2,5} NX Wireless, PIR Sensor, 14'		
		NXSPW30F ^{2,5} NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'		
		NXSP14F ^{2,5} NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14'		
		NXSP30F ^{2,5} NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'		

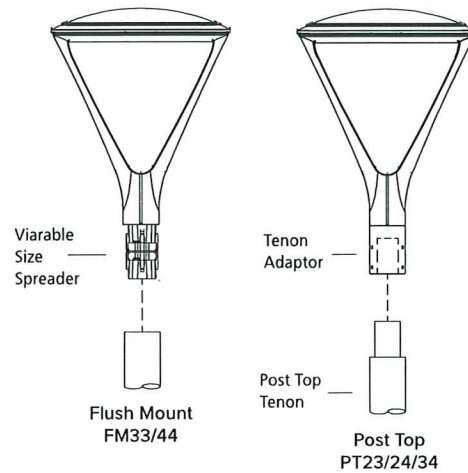
- Not available with 5QM, 5QN, and 5W distributions.
- Not available with other sensor or wireless control options.
- Specify group and zone at time of order. See www.hubbellighting.com/sitesync for more details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync™ License, GUI, and Bridge Node.
- Not available with 347V and 480V.
- 24L and 56L only
- Not available with HDL option.
- Consult factory for custom color, marine and corrosive finish options.

- Turtle Friendly.
- Please see Delivered Lumens chart on Page 5 for lumen
- Microsoft, Encarta, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.
- Not available with 24L-65 and the 56L-140 configuration of the LED Engine
- IK10 rated. Consult factory for details
- IK08 rated. Consult factory for details

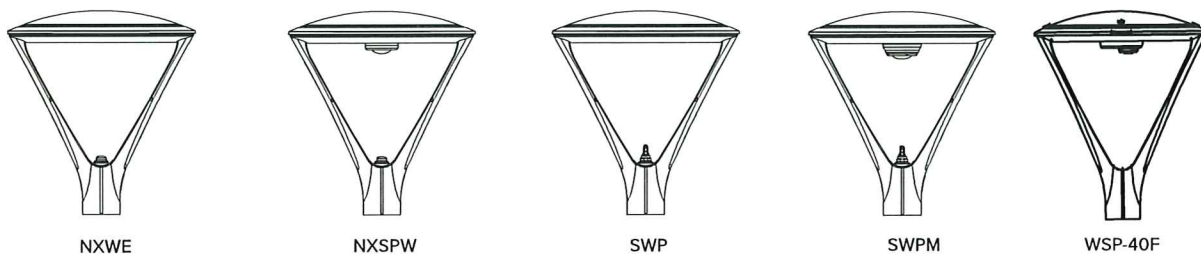
DIMENSIONS



MOUNTING INSTALLATION



SENSOR PLACEMENT



MOUNTING VIBRATION RATINGS

UR 20 Arm		UR28 Arm		UR 20 Post Top		UR 28 Post Top	
Ordering Code	Rating	Ordering Code	Rating	Ordering Code	Rating	Ordering Code	Rating
ASQ	4G	ASQ	4G	FM33	4G	FM44	1.5G
A34	4G	A34	4G	FM44	1.5G	FM45	1.5G
A46	4G	A46	4G	PT23	4G	PT24	1.5G
MAF	4G	MAF	4G	PT24	4G	PT34	1.5G
				PT34	1.5G	PT25	1.5G
						PT35	1.5G

For the 4 G test, ANSI C136.31-2010 Vibration is tested to comply with Vibration Test Level 1 Normal Applications, Vibration Test Level 2 Bridge/Overpass Applications, and Vibration Test Level 3

For the 1.5G test, ANSI C136.31-2010 Vibration is tested to comply with Vibration Level 1 Bridge/Overpass Applications

DELIVERED LUMENS (CONTINUED)

LEDs #	Lumens Package	Drive Current	Nominal Watts	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
						Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
							B	U	G			B	U	G			B	U	G	
24L	7,000	800mA	65	No lens	FR	6754	1	0	1	104	7187	1	0	1	111	7138	1	0	1	110
					FR-BC	4392	0	0	1	68	4673	0	0	1	72	4641	0	0	1	71
					2	6571	1	0	2	101	6992	1	0	2	108	6944	1	0	2	107
					2-BC	3799	0	0	1	58	4042	0	0	1	62	4014	0	0	1	62
					3	6625	1	0	2	102	7051	1	0	2	108	7002	1	0	2	108
					3BC	4032	0	0	1	62	4291	0	0	1	66	4261	0	0	1	66
					4	6788	1	0	2	104	7223	1	0	2	111	7174	1	0	2	110
					4-BC	4924	0	0	2	76	5239	0	0	2	81	5203	0	0	2	80
					4W	6900	1	0	2	106	7343	1	0	2	113	7291	1	0	2	112
					4W-BC	4212	0	0	2	65	4482	0	0	2	69	4451	0	0	2	68
					5QM	7025	3	0	1	108	7477	3	0	1	115	7425	3	0	1	114
					5QN	6964	3	0	1	107	7410	3	0	1	114	7323	3	0	1	113
					5R	7038	3	0	3	108	7489	3	0	3	115	7437	3	0	3	114
					5W	7011	3	0	2	108	7460	3	0	2	115	7409	3	0	2	114
				Clear lens	FR	6432	1	0	1	97	6844	1	0	1	104	6798	1	0	1	105
					FR-BC	4182	0	0	1	63	4450	0	0	1	67	4420	0	0	1	67
					2	6258	1	0	1	95	6659	1	0	2	101	6613	1	0	2	102
					2-BC	3617	0	0	1	55	3849	0	0	1	58	3823	0	0	1	58
					3	6310	1	0	2	96	6714	1	0	2	102	6668	1	0	2	103
					3-BC	3599	0	0	1	55	3829	0	0	1	59	3803	0	0	1	59
					4	6465	1	0	2	98	6879	1	0	2	104	6832	1	0	2	105
					4-BC	4688	0	0	2	71	4990	0	0	2	76	4955	0	0	2	75
					4W	6572	1	0	2	100	6993	1	0	2	106	6944	1	0	2	107
					4W-BC	4011	0	0	2	61	4268	0	0	2	65	4238	0	0	2	64
					5QM	6691	3	0	1	101	7119	3	0	1	108	7070	3	0	1	109
					5QN	6632	2	0	1	100	7058	3	0	1	107	7009	3	0	1	108
					5R	6702	3	0	3	102	7131	3	0	3	108	7082	3	0	3	109
					5W	6676	3	0	2	101	7104	3	0	2	108	7055	3	0	2	109
28L		700mA	70	HDL lens	3	6047	2	0	2	92	6047	2	0	2	92	6236	2	0	2	89
					5W	6221	2	0	1	94	6619	2	0	1	100	6525	2	0	1	93

Scaling factors 27K8 = 0.859, 35K8 = 0.906 of 5K7 lumen packages

DELIVERED LUMENS (CONTINUED)

LEDs #	Lumens Package	Drive Current	Nominal Watts	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
						Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
							B	U	G			B	U	G			B	U	G	
56L	15,000	600mA	110	No lens	FR	13533	1	0	1	125	14399	1	0	2	133	14301	1	0	2	130
					FR-BC	8799	1	0	1	81	9363	1	0	1	86	9300	1	0	1	85
					2	13165	2	0	2	121	14009	2	0	2	129	13913	2	0	2	126
					2-BC	7611	1	0	2	70	8098	1	0	2	75	8042	1	0	2	74
					3	13275	2	0	3	122	14126	2	0	3	130	14030	2	0	3	128
					3-BC	8079	1	0	2	73	8596	1	0	2	78	8538	1	0	2	78
					4	13601	1	0	3	125	14472	1	0	3	133	14373	1	0	3	131
					4-BC	9865	1	0	2	91	10497	1	0	3	97	10425	1	0	3	96
					4W	13827	2	0	3	127	14713	2	0	3	136	14611	2	0	3	133
					4W-BC	8437	0	0	2	78	8978	0	0	2	83	8916	0	0	2	82
					5QM	14077	4	0	2	130	14979	4	0	2	138	14876	4	0	2	135
					5QN	13953	4	0	1	129	14848	4	0	1	137	14747	4	0	1	134
					5R	14100	4	0	4	130	15004	4	0	4	138	14901	4	0	4	135
					5W	14046	4	0	2	129	14946	4	0	2	138	14844	4	0	3	135
				Clear lens	FR	12803	1	0	1	118	13624	1	0	1	126	13531	1	0	1	123
					FR-BC	9298	1	0	1	86	8325	1	0	1	77	8798	1	0	1	81
					2	12455	2	0	2	115	13254	2	0	2	123	13164	2	0	2	120
					2-BC	7200	1	0	1	67	7661	1	0	2	71	7610	1	0	2	70
					3	12560	2	0	3	116	13365	2	0	3	124	13273	2	0	3	121
					3-BC	7163	1	0	2	65	7622	1	0	2	69	7570	1	0	2	69
					4	12868	1	0	3	119	13692	1	0	3	127	13599	1	0	3	124
					4-BC	9333	1	0	2	86	9931	1	0	2	92	9864	1	0	2	90
					4W	13081	2	0	3	121	13920	2	0	3	129	13823	2	0	3	126
					4W-BC	7983	0	0	2	74	8495	0	0	2	79	8436	0	0	2	78
					5QM	13318	3	0	2	123	14172	4	0	2	131	14075	4	0	2	128
					5QN	13202	3	0	1	122	14048	4	0	1	130	13951	4	0	1	127
					5R	13341	4	0	4	123	14195	4	0	4	131	14099	4	0	4	128
					5W	13290	4	0	2	123	14141	4	0	2	131	14044	4	0	2	128
68L		500mA	115	HDL lens	3	11577	2	0	2	102	12320	2	0	2	109	12236	2	0	2	106
					5W	11912	3	0	2	105	12676	3	0	2	112	12588	3	0	2	109

Scaling factors 27K8 = 0.859, 35K8 = 0.906 of 5K7 lumen packages

PHOTOMETRY

UR20-56L-140-4K7-FR-PT

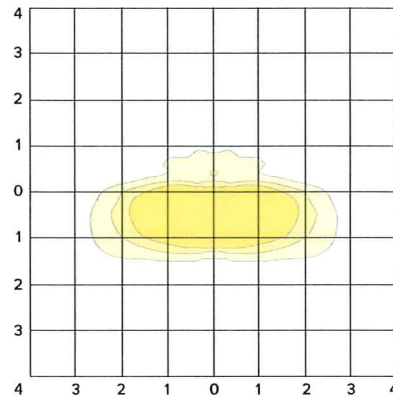
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	16306
Watts	140
Efficacy	116.5
IES Type	II
BUG Rating	B2-U0-G2
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	14198	87.1%
Downward House Side	2108	12.9%
Downward Total	16306	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	16306	100%

ISOFOOT CANDLE PLOT



UR20-56L-140-4K7-2-PT

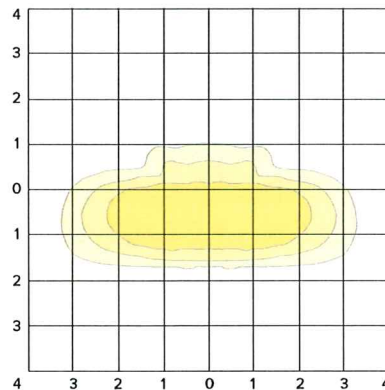
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	15852
Watts	140
Efficacy	113.2
IES Type	II
BUG Rating	B2-U0-G2
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12851	81.1%
Downward House Side	3001	18.9%
Downward Total	15852	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	15852	100%

ISOFOOT CANDLE PLOT



UR20-56L-140-4K7-3-PT

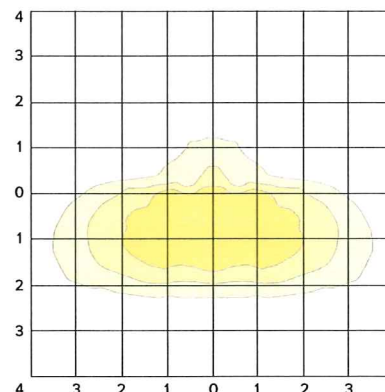
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	15996
Watts	140
Efficacy	114.3
IES Type	III
BUG Rating	B2-U0-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	13422	83.9%
Downward House Side	2574	16.1%
Downward Total	15996	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	15996	100%

ISOFOOT CANDLE PLOT



PHOTOMETRY

UR20-56L-140-4K7-5QN-PT

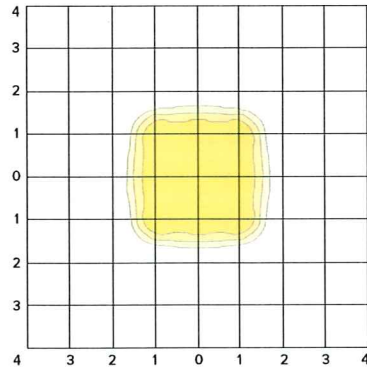
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	16813
Watts	140
Efficacy	120.1
IES Type	VS
BUG Rating	B4-U0-G1
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8407	50.0%
Downward House Side	8407	50.0%
Downward Total	16813	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	16813	100%

ISOFOOT CANDLE PLOT



UR20-56L-140-4K7-5R-PT

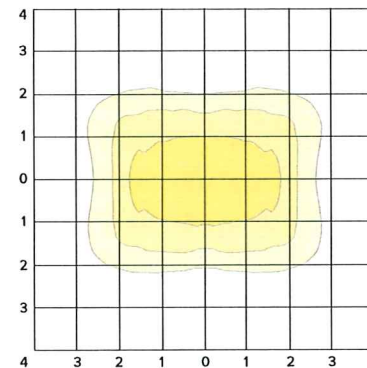
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	16990
Watts	140
Efficacy	121.4
IES Type	III
BUG Rating	B4-U0-G4
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8495	50.0%
Downward House Side	8495	50.0%
Downward Total	16990	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	16990	100%

ISOFOOT CANDLE PLOT



UR20-56L-140-4K7-5W-PT

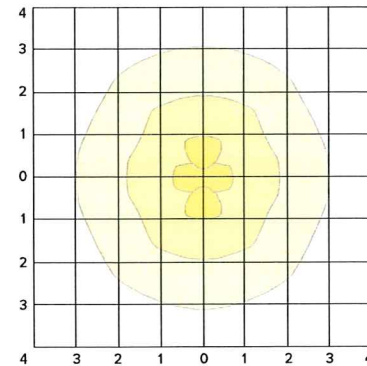
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	16925
Watts	140
Efficacy	120.9
IES Type	VS
BUG Rating	B4-U0-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8463	50.0%
Downward House Side	8463	50.0%
Downward Total	16925	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	16925	100%

ISOFOOT CANDLE PLOT



Application

LED bollard luminaire with indirect light distribution ideal where glare-free illumination is required. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials

Luminaire housing, tube and base plate constructed of die-cast and extruded marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 Crystal glass, clear
 Reflector made of pure anodized aluminum
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners
 Anchorage constructed of galvanized steel

NRTL listed to North American Standards, suitable for wet locations

Protection class IP 65

Weight: 25.2 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	36.3 W
System wattage	40.5 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1,450 lumens (3000K)
Lifetime at Ta = 15° C	360,000 h (L70)
Lifetime at Ta = 35° C	230,000 h (L70)

LED color temperature

- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type: BOLLARD

BEGA Product:

Project: NEXJENN THIENSVILLE APARTMENTS

Modified:

Bollard - Indirect light

	LED	A	B	C	Anchorage
84610	36.3W	13 ½	43 ¾	6 ½	79817



NEWPORT Outdoor Light

part # IOL456BK

DOOR ENTRANCES
AND APRTMENT
DECKS - BUILDING
MOUNTED

CANARM LTD.

PO Box 367, 2157 Parkedale Avenue, Brockville, Ontario K6V5V6
Tel: 613-342-5424 | Fax: 1-800-263-4598

2555 Rue Bernard Lefebvre, Laval, Quebec H7C 0A5
Tel: 1-450-665-2535 | Fax: 1-450-665-0910

808 Commerce Park Drive, Ogdensburg, New York, USA 13669
Tel: 1-800-267-4427 | Fax: 1-800-263-4598

www.canarm.com

General

Size of fixture: 5 1/8" W x 14 7/8" H x 7 7/8" D

Finish: matte black

Glass: seeded glass

Glass size: 4 5/8" W x 12 1/4" H

Canopy size: 4 1/2" W x 8 5/8" H"

Lamping: 1 x 100W A bulb (not included)

Mounting: wall

Packaging

Colour box: 11.03" x 8.27" x 18.31" (280 x 210 x 465mm)

Colour box weight: 5.95 lbs (2.7 kgs)

Master box: 22.84" x 17.33" x 19.10" (580 x 440 x 485mm)

Pieces per master box: 4

Master box weight: 25.00 lbs (11.34 kgs)

Warranty & Safety Standards

Warranty 1 year

cCSAus

Suitable for wet locations

EASY CONNECT™



U.S. Patent 9,065,264
Canadian Patent 2,814,976



WARNING: The use of this product can expose you to chemicals including Cadmium, which is known to the State of California to cause cancer, and Lead, which is known to the State of California to cause birth defects and/or other reproductive harm. For more information go to www.P65Warnings.ca.gov.

Prepared for
Contact
Date
Presented by
Remarks

HYDRA STL Series 120V Exterior LED Light String

Features

- Ideal for decorative lighting above patios, walkways and plazas
- Includes replaceable 120V medium-base LED lamps
- Available with 1800K clear lamps, 2000K clear lamps, 2700K clear lamps or 2700K frosted lamps
- Consumes only 2W per lamp
- Standard 12", 18" or 24" lamp spacing (Consult factory for custom spacing)
- ETL Listed for wet location
- Maximum 500 feet per circuit based on 12" lamp spacing.
- Intended for lamp-down applications only
- Aircraft cable included (must be installed with aircraft cable)

AIRCRAFT CABLE:

- Galvanized steel
- Tensile strength 480 lbs
- 0.0625" diameter

WIRE: UL Listed, 12AWG Stranded Copper, Black PVC Insulation, Rated 150V

SOCKET: UL Listed, black phenolic Medium Base, Rated 250V 60W

GAMMA LED LAMP (Included):

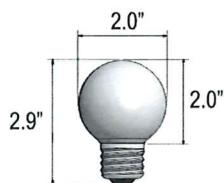
- 120V
- Medium base (E26)
- 1800K Clear
- 2000K Clear
- 2700K Clear
- 2700K Frosted
- 25,000 hours average rated life
- 2.0W each
- Not recommended for dimming
- Consult factory for shatter proof coating

Light String Weight

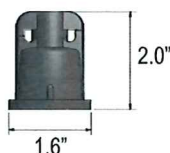
Per ft including light string, aircraft cable and LED lamp

12" on center	3.12 oz per ft.
18" on center	2.45 oz per ft.
24" on center	2.12 oz per ft.

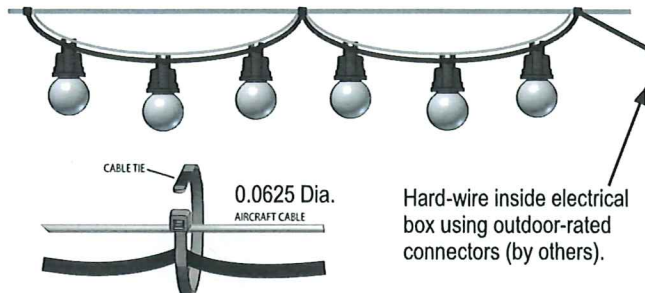
GAMMA LED Lamp Detail



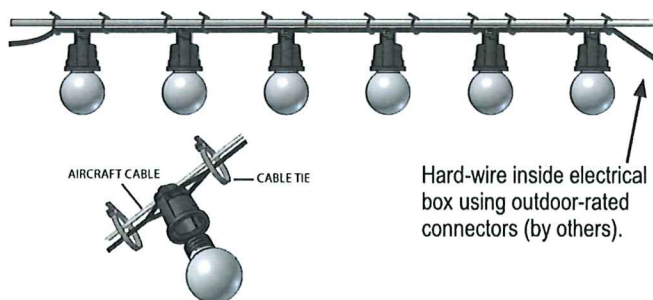
Socket Detail



HYDRA STL shown mounted with drop, to aircraft cable (included). Ensure that aircraft cable is taut and secured. Specify cable ties. Use at least one cable tie every 6 feet.



HYDRA STL shown mounted with no drop, to aircraft cable (included). Ensure that aircraft cable is taut and secured. Specify cables ties. Use two cable ties per socket; one on each side.



Footcandle Summary (Based on one Gamma LED lamp)

1800K Clear Lamp		2000K Clear Lamp		2700K Clear Lamp		2700K Frosted Lamp	
							
distance	fc	distance	fc	distance	fc	distance	fc
12"	5.53	12"	5.65	12"	5.95	12"	10.40
24"	2.46	24"	2.12	24"	2.05	24"	3.91
36"	1.43	36"	1.00	36"	1.02	36"	2.08
48"	0.91	48"	0.59	48"	0.62	48"	1.28
60"	0.65	60"	0.40	60"	0.43	60"	0.89
72"	0.49	72"	0.30	72"	0.32	72"	0.66
84"	0.38	84"	0.26	84"	0.26	84"	0.50
96"	0.31	96"	0.24	96"	0.25	96"	0.42

How to Specify HYDRA STL Series

HYA - STL - AC -

GAMMA LED Lamp		Socket Spacing	
GC18	1800K LED clear globe	12	12" on center
GC20	2000K LED clear globe	18	18" on center
GC27	2700K LED clear globe	24	24" on center
GF27	2700K LED frosted globe	Consult factory for custom spacing	
NL	No Lamps		
Example			
HYA - STL - AC -	GC18	-	24

Mounting Plate with Cable Tie (STL-MC)

Order at least one set per 6ft of HYDRA STL when mounting to flat surface.



Cable Ties (STL-CT)

Order at least one per 6ft of HYDRA STL if mounting with drop to aircraft cable. Order at least two per socket if mounting with no drop to aircraft cable.



Aircraft Cable (STL-AC)

Aircraft Cable is included up to the total length of HYDRA STL ordered. If extra cable is needed, order STL-AC with desired length.

0.0625 Dia. AIRCRAFT CABLE

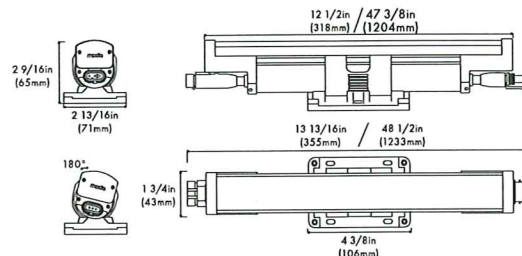
UPLIGHTING - EXTERIOR
- MOUNTED ON TOP OF BEAMS

Project Name: _____ SKU: _____

MODA Contact: _____ E-Mail: _____

Type: _____ PO#: _____ Quantity: _____

Notes: _____



PHYSICAL

Dimensions	L: 12 1/2in (318mm)	W: 2 13/16in (71mm)
	L: 47 3/8in (1204mm)	H: 2 9/16in (65mm)
Weight	12in: 1.3lbs (0.6kg)	
	48in: 4.9lbs (2.22kg)	
Applications	Cove, Accent, & Indirect General Illumination	
Construction	Pure Aluminum Body, Polycarbonate Mounting Bracket and Polycarbonate Optical Lens	
Ingress Protection	Wet Location IP66	
Thermal Management	Moda Aluminum Heat Sink	
Fixture Connections	Integral Male & Female Connectors	
Operating Temperature	-40°F ~ 122°F (-40°C ~ 50°C)	
Storage Temperature	-40°F ~ 176°F (-40°C ~ 80°C)	
Humidity	0-95% Non Condensing	

SPECIFICATIONS

	Lumens		Efficacy	
	1FT	4FT	1FT	4FT
LO	250 - 352	1002 - 1406	62 - 100	63 - 88
SO	339 - 493	1368 - 1966	68 - 99	71 - 103
SO+	790 - 801	3161 - 3208	79 - 80	79 - 80
HO	1040 - 1257	4164 - 5012	104 - 125	104 - 125
HO+	1085 - 1240	4300 - 4960	108 - 124	108 - 124

POWER CONSUMPTION

120V - 277V AC

	1FT	4FT
LO	4W	16W
SO	5W	19W
SO+	10W	40W
HO	10W	40W
HO+	10W	40W

OUTPUT

Colors	2200K*, 2700K, 3000K, 3500K, 4000K
Beam Angle	120°
CRI	94-97
SDCM	2-Step MacAdam Ellipse
Color Bin Tolerance	Single Bin
Lumen Maintenance	90,000 Hours L70 @ 25°C 70,000 Hours L70 @ 50°C
Testing Data	Light Data LM-79-08 & LM-80-08

*2200K not available for SO+ or HO.

ELECTRICAL

Input Voltage	100-277V AC 50Hz/60Hz
Control	Electronic Low Voltage Reverse Phase Trailing Edge
Power Factor	≥ 0.98

MAX CONTINUOUS RUN

	120V AC	277V AC
LO	180ft	360ft
SO	120ft	240ft
SO+	60ft	120ft
HO	60ft	120ft
HO+	60ft	120ft

STANDARDS & CERTIFICATIONS



Certification	Tested to UL & CSA by Intertek For Use in USA & CANADA. Exceeds ANSI C78.377-2015, CE, CCC, C-Tick, RoHS, & WEEE Compliant.
Class	1
Warranty	3 Year Limited Warranty

	FIXTURE	ORDERING SKU
ELV HO 4FT	Moda Cove Exterior High Output Silver ELV Dimming 2700K HCRI 4FT	MCE-HO-S1-S-27H-4
	Moda Cove Exterior High Output Silver ELV Dimming 3000K HCRI 4FT	MCE-HO-S1-S-3H-4
	Moda Cove Exterior High Output Silver ELV Dimming 3500K HCRI 4FT	MCE-HO-S1-S-35H-4
	Moda Cove Exterior High Output Silver ELV Dimming 4000K HCRI 4FT	MCE-HO-S1-S-4H-4
ELV HO+ 4FT	Moda Cove Exterior High Output Plus Silver ELV Dimming 2200K HCRI 4FT	MCE-HOP-S1-S-22H-4
	Moda Cove Exterior High Output Plus Silver ELV Dimming 2700K HCRI 4FT	MCE-HOP-S1-S-27H-4
	Moda Cove Exterior High Output Plus Silver ELV Dimming 3000K HCRI 4FT	MCE-HOP-S1-S-3H-4
	Moda Cove Exterior High Output Plus Silver ELV Dimming 3500K HCRI 4FT	MCE-HOP-S1-S-35H-4
	Moda Cove Exterior High Output Plus Silver ELV Dimming 4000K HCRI 4FT	MCE-HOP-S1-S-4H-4

ACCESSORIES	DESCRIPTION	ORDERING SKU
Leader Cable US 3 Pin 25FT	Power to first fixture of run	MLCE-US-3PIN-B-25FT
Leader Cable US 3 Pin 50FT	Power to first fixture of run	MLCE-US-3PIN-B-50FT
Jumper Cable US 3 Pin 1FT	Connection between fixtures	MJCE-US-3PIN-B-1FT
Jumper Cable US 3 Pin 4FT	Connection between fixtures	MJCE-US-3PIN-B-4FT
Leader Cable EU 3 Pin 10M	Power to first fixture of run	MLCE-EU-3PIN-B-10M
Leader Cable EU 3 Pin 15M	Power to first fixture of run	MLCE-EU-3PIN-B-15M
Jumper Cable EU 3 Pin 300MM	Connection between fixtures	MJCE-EU-3PIN-B-300MM
Jumper Cable EU 3 Pin 1M	Connection between fixtures	MJCE-EU-3PIN-B-1M
Terminator 3 Pin	Must be fixed to last fixture for safety	MTE-3PIN-B
Exterior Bracket Lock	Holds fixture in place for vertical installations	MCE-BL-G

CONTROLS	DESCRIPTION	ORDERING SKU
Bridge 1 US	Allows user to convert a 0-10V dimming signal into an ELV dimming signal. North American Model	250-0000

	FIXTURE	ORDERING SKU
ELV LO 1FT	Moda Cove Interior Low Output Silver ELV Dimming 2200K HCRI 1FT	MCI-LO-S1-S-22H-1
	Moda Cove Interior Low Output Silver ELV Dimming 2700K HCRI 1FT	MCI-LO-S1-S-27H-1
	Moda Cove Interior Low Output Silver ELV Dimming 3000K HCRI 1FT	MCI-LO-S1-S-3H-1
	Moda Cove Interior Low Output Silver ELV Dimming 3500K HCRI 1FT	MCI-LO-S1-S-35H-1
	Moda Cove Interior Low Output Silver ELV Dimming 4000K HCRI 1FT	MCI-LO-S1-S-4H-1
ELV SO 1FT	Moda Cove Interior Standard Output Silver ELV Dimming 2200K HCRI 1FT	MCI-SO-S1-S-22H-1
	Moda Cove Interior Standard Output Silver ELV Dimming 2700K HCRI 1FT	MCI-SO-S1-S-27H-1
	Moda Cove Interior Standard Output Silver ELV Dimming 3000K HCRI 1FT	MCI-SO-S1-S-3H-1
	Moda Cove Interior Standard Output Silver ELV Dimming 3500K HCRI 1FT	MCI-SO-S1-S-35H-1
	Moda Cove Interior Standard Output Silver ELV Dimming 4000K HCRI 1FT	MCI-SO-S1-S-4H-1
ELV SO+ 1FT	Moda Cove Interior Standard Output Plus Silver ELV Dimming 2700K HCRI 1FT	MCI-SOP-S1-S-27H-1
	Moda Cove Interior Standard Output Plus Silver ELV Dimming 3000K HCRI 1FT	MCI-SOP-S1-S-3H-1
	Moda Cove Interior Standard Output Plus Silver ELV Dimming 3500K HCRI 1FT	MCI-SOP-S1-S-35H-1
	Moda Cove Interior Standard Output Plus Silver ELV Dimming 4000K HCRI 1FT	MCI-SOP-S1-S-4H-1
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	Moda Cove Interior High Output Silver ELV Dimming 3500K HCRI 1FT	MCI-HO-S1-S-35H-1
	Moda Cove Interior High Output Silver ELV Dimming 4000K HCRI 1FT	MCI-HO-S1-S-4H-1
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	Moda Cove Interior Standard Output Silver ELV Dimming 3000K HCRI 4FT	MCI-SO-S1-S-3H-4
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	Moda Cove Interior Standard Output Silver ELV Dimming 4000K HCRI 4FT	MCI-SO-S1-S-4H-4
ELV SO+ 4FT	Moda Cove Interior Standard Output Plus Silver ELV Dimming 2700K HCRI 4FT	MCI-SOP-S1-S-27H-4
	Moda Cove Interior Standard Output Plus Silver ELV Dimming 3000K HCRI 4FT	MCI-SOP-S1-S-3H-4
	Moda Cove Interior Standard Output Plus Silver ELV Dimming 3500K HCRI 4FT	MCI-SOP-S1-S-35H-4
	Moda Cove Interior Standard Output Plus Silver ELV Dimming 4000K HCRI 4FT	MCI-SOP-S1-S-4H-4

Monarch

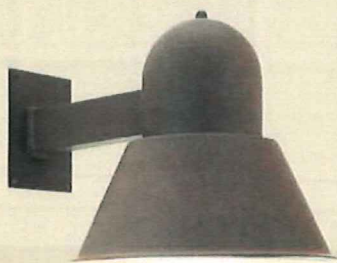
RETAIL BUILDINGS -
EXTERIOR BUILDING
MOUNTED



SBH10/41/WM13X/CL3



SBH16/48/WM14/48

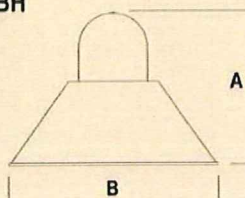


SBH14/53/CRL14/WM12/53



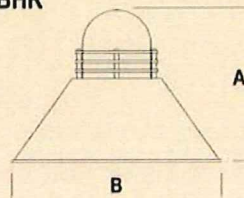
SBHR20/51/PM18/51

SBH



MODEL #	A (HEIGHT)	B (DIAMETER)
SBH10	8"	10"
SBH14	12"	14"
SBH16	14"	16"
SBH20	14.5"	20"

SBHR



MODEL #	A (HEIGHT)	B (DIAMETER)
SBHR10	8"	10"
SBHR14	12"	14"
SBHR16	14"	16"
SBHR20	14.5"	20"

MODEL	COLOR	MOUNTING SOURCE	LIGHT SOURCE				NOTES
			Inc	CF	HID (MH & HPS)	LED	
SBH10	41, 42, 43, 44, 45,	Page 55-58 for arm extension	100W	26 or 32W"	35W**	21W	*See page 65 for REMOTE BALLASTS
SBH14	46, 48, 49, 50, 51,	Page 59-63 for post mts. & poles	50W	26, 32, or 42W	35, 50, or 70W**	21W	
SBH16	52, 53, 54, 55, 58,	Page 66 for stems, cords & canopies	200W	26, 32, or 42W	35, 50, 70 or 100W**	36W	**See page 64 for REMOTE BALLASTS
SBH20	59, 60, 61, 62, 63	Page 66 for cable & chain	300W	26, 32, or 42W	35, 50, 70, 100, 150 or 175W**	79W	
SBHR10		Page 66 for mounting hubs	100W	26 or 32W"	35W**	21W	See page 67 for ACCESSORIES
SBHR14			50W	26, 32, or 42W	35, 50, or 70W**	21W	
SBHR16			200W	26, 32, or 42W	35, 50, 70 or 100W**	36W	See page 68 for GLASS OPTIONS
SBHR20			300W	26, 32, or 42W	35, 50, 70, 100, 150 or 175W**	79W	

PLAT OF SURVEY

CHAPUT LAND SURVEYS

CLIENT
Leander Jennings

SITE ADDRESS
North Main Street, Village of Thiensville, Ozaukee County, Wisconsin.

LEGAL DESCRIPTION
Lots 1, 2 and 3 of Certified Survey Map No. 1987, and Lot 24 in Block 3, Assessor's Plat of the Village of Thiensville, in the Northeast 1/4 of Section 22 and in the Northwest 1/4 of Northwest 1/4 of Section 23, Township 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin.

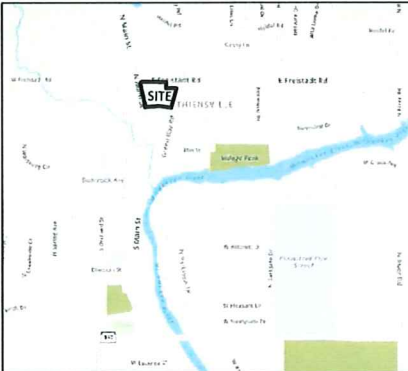
BASIS OF BEARINGS
Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the North line of the Northwest 1/4 of Section 23, Town 9 North, Range 21 East, bears N88°53'27"E.

LAND AREA
The Land Area of the subject property is 345,092 square feet or 7.9222 acres.

FLOOD NOTE
According to the flood insurance rate map of the County of Ozaukee, Community Panel No. 55089C00251F, effective date of December 4, 2007, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Zone AE (Base Flood Elevations determined).

Vertical datum is based on National Geodetic Vertical Datum of 1929.

VICINITY MAP



I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: July 12, 2021.

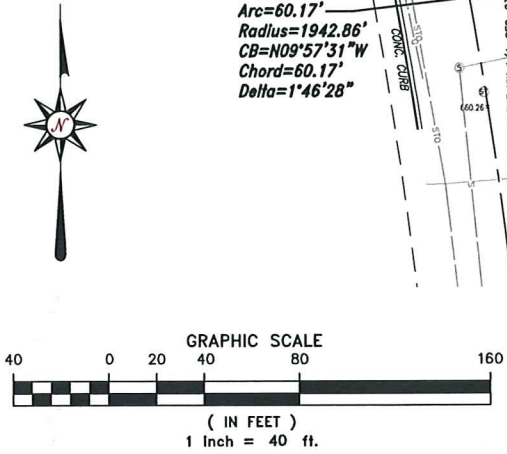
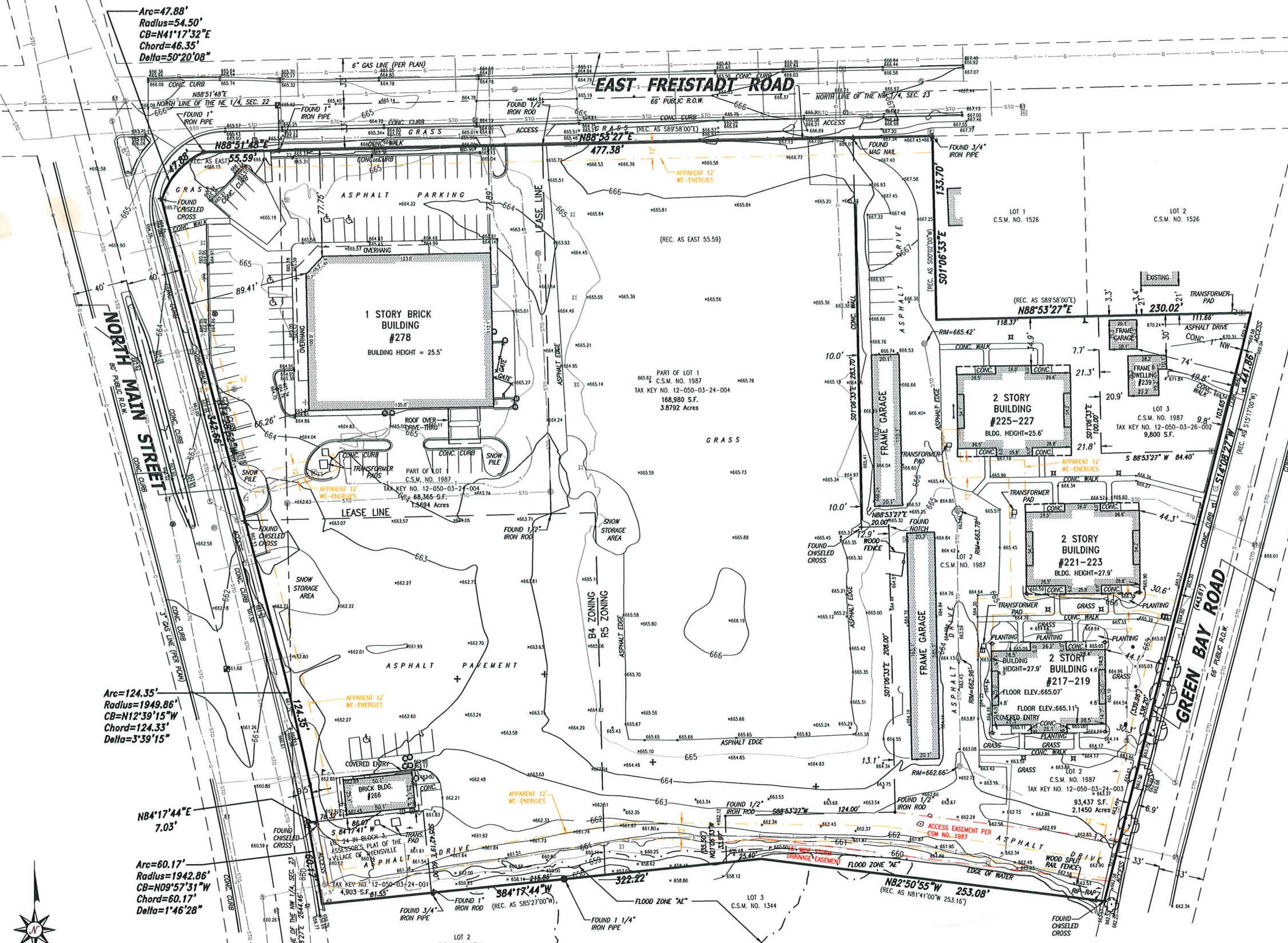


Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT
LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description
9/3/21	Added Electric line along South line of property dmb

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor's client privilege. The information shown herein is intended solely for the use of the client and client directed third parties.
Drawing No. 1407-grb



- LEGEND**
- INDICATES FOUND 1" IRON PIPE
 - INDICATES SET 1" IRON PIPE
 - ⊕ INDICATES FOUND CHISELED CROSS
 - ⊙ SANITARY MANHOLE
 - ⊙ SANITARY CLEANOUT OR VENT
 - ⊙ SEPTIC TANK ACCESS COVER
 - ⊙ M.I.S. MANHOLE
 - ⊙ UNKNOWN MANHOLE
 - ⊙ STORM MANHOLE
 - ⊙ INLET (ROUND)
 - ⊙ INLET (SQUARE)
 - ⊙ CURB INLET
 - ⊙ STORM SEWER END SECTION
 - ⊙ GAS VALVE
 - ⊙ GAS METER
 - ⊙ WATER VALVE
 - ⊙ HYDRANT
 - ⊙ WATER MANHOLE
 - ⊙ WATER SERVICE CURB STOP
 - ⊙ WELL HEAD
 - ⊙ STAND PIPE
 - ⊙ WALL INDICATOR VALVE
 - ⊙ POST INDICATOR VALVE
 - ⊙ LIGHT POLE
 - ⊙ SPOT/YARD LIGHT
 - ⊙ UTILITY POLE
 - ⊙ GUY POLE
 - ⊙ GUY WIRE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC PEDESTAL
 - ⊙ ELECTRIC METER
 - ⊙ TELEPHONE MANHOLE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ CABLE PEDESTAL
 - ⊙ CONTROL BOX
 - ⊙ FIBER OPTIC PEDESTAL/SIGN
 - ⊙ TRAFFIC LIGHT
 - ⊙ COMMUNICATION MANHOLE
 - ⊙ BOLLARD
 - ⊙ SOIL BORING/MONITORING WELL
 - ⊙ WATER SURFACE
 - ⊙ WETLANDS FLAG
 - ⊙ MARSH
 - ⊙ MARKED CABLE TV LINE
 - ⊙ MARKED FIBER OPTIC
 - ⊙ BURIED ELECTRIC SERVICE
 - ⊙ BOARD FENCE
 - ⊙ CHAIN LINK FENCE
 - ⊙ WIRE FENCE
 - ⊙ HANDICAP SPACE
 - ⊙ CONIFEROUS TREE
 - ⊙ DECIDUOUS TREE
 - ⊙ SANITARY SEWER
 - ⊙ STORM SEWER
 - ⊙ WATERLINE
 - ⊙ MARKED GAS MAIN
 - ⊙ MARKED ELECTRIC
 - ⊙ OVERHEAD WIRES
 - ⊙ MARKED TELEPHONE
 - ⊙ MARKED CABLE TV LINE
 - ⊙ MARKED FIBER OPTIC
 - ⊙ BURIED ELECTRIC SERVICE
 - ⊙ BOARD FENCE
 - ⊙ CHAIN LINK FENCE
 - ⊙ WIRE FENCE
 - ⊙ MAILBOX
 - ⊙ RAILROAD CROSSING SIGNAL



milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 339 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

denver 1899 Wykoop Street, Suite 300
Denver, Colorado 80202
303.558.4500

PROJECT INFORMATION

NexJenn - Thiensville

266 N Main St
Thiensville, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/17/2021	PLAN COMMISSION SUBMITTAL

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

DEMOLITION NOTES

- CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO: MAJOR, STATE OR LOCAL PLUMBING, WOOD, COUNTRY, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO: ELECTRICAL, / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
- FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF S&D UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE IF SUITABLE FOR REUSE. TOPSOIL TO BE STOCKPILED, UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT. GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE IF SUITABLE FOR REUSE. GRAVEL TO BE STOCKPILED, UNUSED GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CLEAR & GRUB VEGETATION, REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
- EXISTING BUILDING & FOUNDATION TO BE RAISED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE RAISED. REFER TO SPECIFICATION SECTION 302.05-ASPHALT PAVING.
- XXXXXXXXXXXX SAWCUT FULL DEPTH
- X TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- UTILITY STRUCTURE REMOVAL/ABANDONMENT

SHEET INFORMATION

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

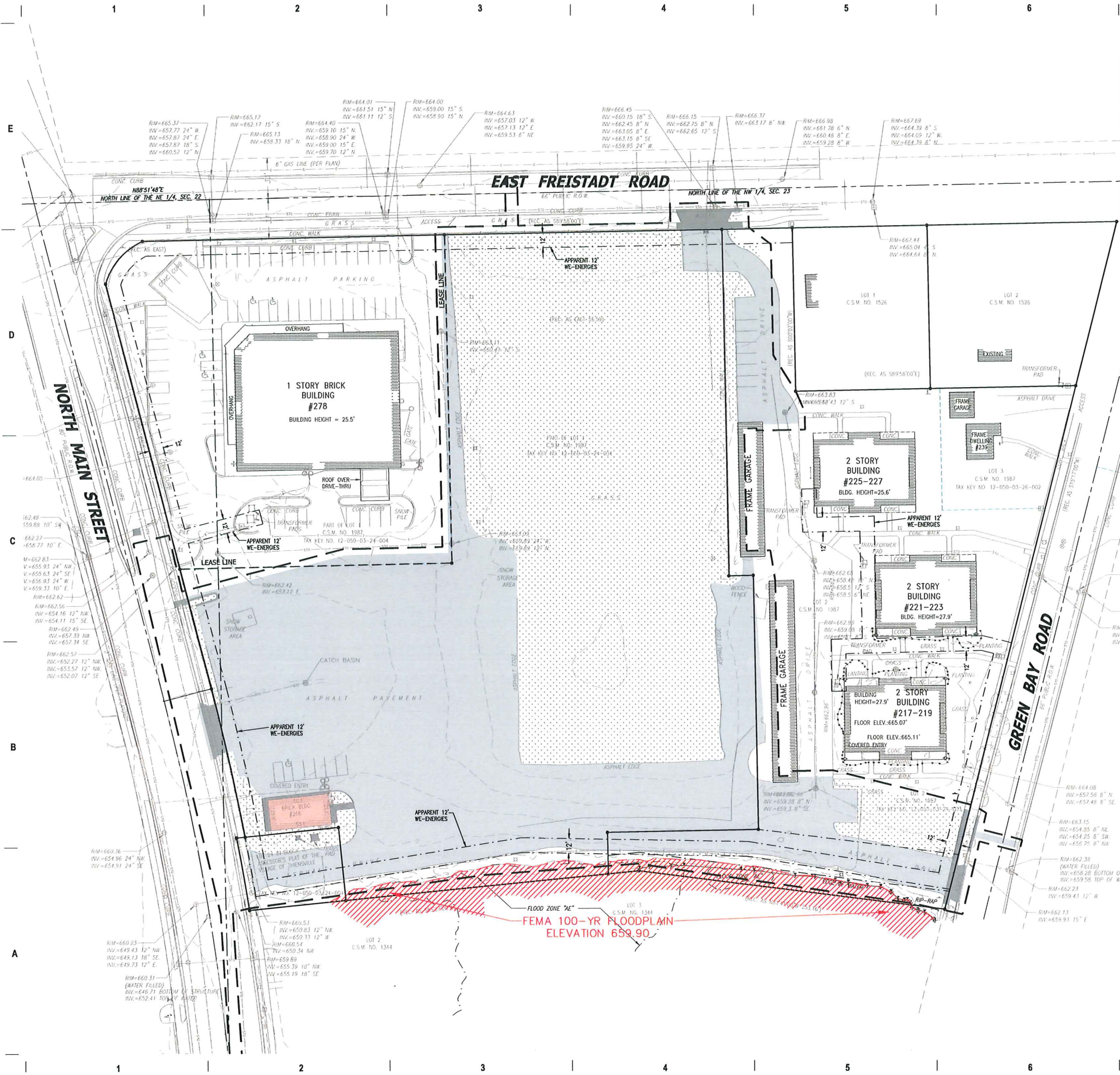
These documents reflect progress and intent and may be subject to change, including additional details. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

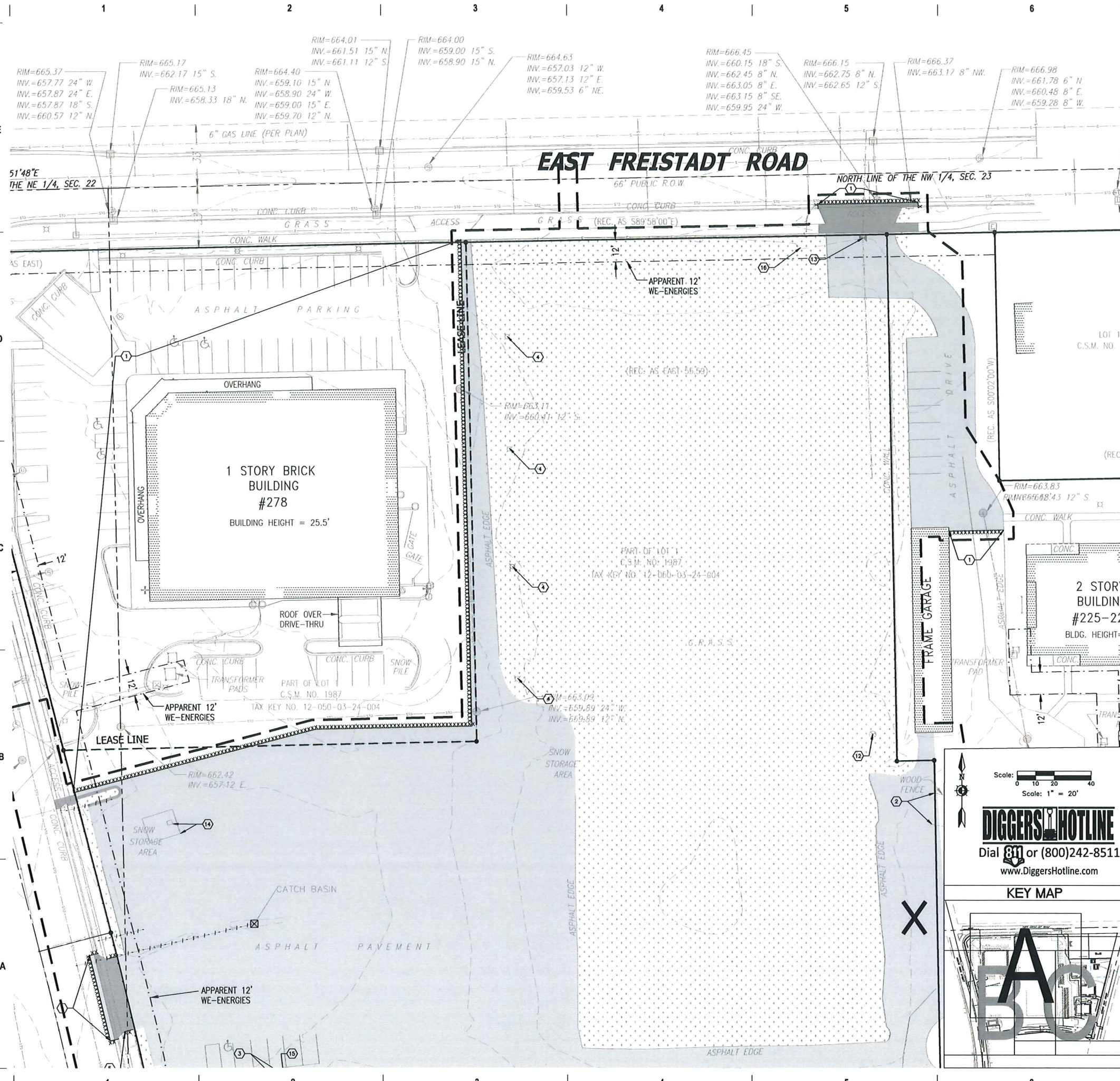
PROJECT MANAGER Dan Schindhelm
PROJECT NUMBER 18187-01

OVERALL SITE
DEMOLITION PLAN

C101

© Eppstein Uhen Architects, Inc.





milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350
denver 1899 Wykoop Street, Suite 300
Denver, Colorado 80202
303.566.4500

PROJECT INFORMATION

NexJenn - Thiensville

266 N Main St
Thiensville, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/17/2021	PLAN COMMISSION SUBMITTAL

KEY PLAN



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

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NOT FOR CONSTRUCTION**
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PROJECT MANAGER Dan Schindhelm

PROJECT NUMBER 18187-01

**SITE DEMOLITION
PLAN - AREA A**

C101A

© Epstein Urban Architects, Inc.

DEMOLITION NOTES

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- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
- FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THIS BID DOCUMENT) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

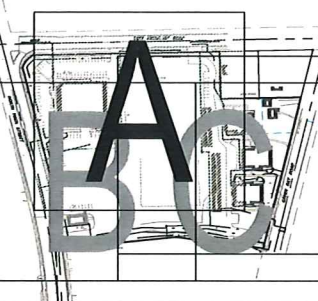
KEY INDEX

- PROJECT LIMITS
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE IF SUITABLE FOR REUSE. TOPSOIL TO BE STOCKPILED, UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
 - ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
 - CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
 - GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE IF SUITABLE FOR REUSE. GRAVELS TO BE STOCKPILED, UNUSED GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
 - CLEAR & GRUB VEGETATION, REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
 - EXISTING BUILDING & FOUNDATION TO BE RAISED, REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - ASPHALT PAVEMENT & BASE MATERIAL TO BE RAISED & REUSED AS PAVEMENT. BASE MATERIAL REFER TO SPECIFICATION SECTION 321.116-ASPHALT PAVING.
- XXXXXXXXXXXX
- X TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- ☒ - UTILITY STRUCTURE REMOVAL/ABANDONMENT
- ① SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- ② REMOVE AND DISPOSE OF EXISTING FENCE AND FOOTINGS.
- ③ REMOVE & DISPOSE OF EXISTING BOLLARD.
- ④ REMOVE & DISPOSE OF EXISTING LIGHT POLES. REFER TO SITE ELECTRICAL PLANS.
- ⑤ REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING.
- ⑥ REMOVE & DISPOSE OF EXISTING FLAG POLE INCLUDING POST AND FOOTING.
- ⑦ REMOVE & DISPOSE OF EXISTING TRANSFORMER PAD.
- ⑧ REMOVE & DISPOSE OF EXISTING COMMUNICATIONS BOX.
- ⑨ REMOVE AND DISPOSE OF EXISTING A/C UNIT.
- ⑩ SALVAGE AND REMOVE EXISTING STATE FARM SIGN. COORDINATE WITH OWNER. SALVAGE AND REMOVE EXISTING STOP SIGN. RETURN TO OWNER.
- ⑪ EXISTING VALVE PURPOSE UNKNOWN. CONTRACTOR TO VERIFY PROPOSED WORK WILL NOT IMPACT ASSOCIATED UTILITIES. CONTACT ENGINEER IF CONTACT ARISES.
- ⑫ EXISTING GAS VALVE TO REMAIN IN PLACE. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- ⑬ CONTRACTOR TO REMOVE EXISTING WOOD POST AND CONCRETE ROUND CURB.
- ⑭ EXISTING WELL TO BE ABANDONED PER STATE AND LOCAL CODE.
- ⑮ EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- ⑯

Scale: 1" = 20'

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KEY MAP





NexJenn - Thiensville

DATE	DESCRIPTION
09/17/2021	PLAN COMMISSION SUBMITTAL

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OTHER REUSE. EXERCISE EXTREME CAUTION IN THE HANDLING AND STORAGE OF SUCH MATERIALS.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE USER OF THIS DOCUMENT. IT IS NOT GUARANTEED THAT ALL UTILITIES OR CABLES WERE LOCATED OR IDENTIFIED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY ADDITIONAL INFORMATION REQUIRED TO COMPLY WITH ALL APPLICABLE CODES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO FEDERAL, STATE OR LOCAL PLUMBING, HOOT, COUNTY, AND STORM WATER MANAGEMENT.
3. GENERAL CONTRACTOR ON THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ADOPT THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
4. GENERAL CONTRACTOR ON THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
5. GENERAL CONTRACTOR ON THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR THE PROTECTION OF ALL GROUP OF PIPES, CABLES AND/OR STRUCTURES / ELEVATION ADJUSTMENTS OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO, TELEPHONE, CABLE, GAS, WATER, TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROVIDED CONSTRUCTION INFORMATION. THE INFORMATION CONTAINED HEREON DOES NOT PROVIDE OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM DRAINAGE / ELEVATION ADJUSTMENT DATA. THE USER MUST BE IN ACCORDANCE WITH ALL CITY ORDINANCES AND REGULATIONS REGARDING THE PROTECTION OF ALL UTILITIES.
6. GENERAL CONTRACTOR ON THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL UTILITIES, RECORDING THE DEPTH, SIZE, TYPE, AND LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES TO THE DESIRED LOCATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING PROPER DEFLECTANCE/CLEARANCE FOR UTILITY OWNERS' REQUIREMENTS.

	PROJECT LIMITS
	VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNDESIRABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	GRAVEL MATERIAL TO BE STOCKPILED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	CLEAR & GRUB VEGETATION, REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
	EXISTING BUILDING & FOUNDATION TO BE RAZED. REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
	ASPHALT PAVEMENT & BASE MATERIAL TO BE PULVERIZED & REUSED AS PAVEMENT BASE MATERIAL. REFER TO SECTION 321216- ASPHALT PAVING.

	☒	-UTILITY STRUCTURE REMOVE/ABANDONMENT
1		SAW CUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY. PROVIDE A SHOULDER FOR INSTALLATION OF NEW PAVEMENT.
2		REMOVE AND DISPOSE OF EXISTING FENCE AND FOOTINGS.
3		REMOVE & DISPOSE OF EXISTING BOLLARD
4		REMOVE & DISPOSE OF EXISTING LIGHT POLES. REFER TO SITE ELECTRICAL PLANS.
5		REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING
6		REMOVE & DISPOSE OF EXISTING FLAG POLE INCLUDING POST AND FOOTING
7		REMOVE & DISPOSE OF EXISTING TRANSFER PAD.
8		REMOVE & DISPOSE OF EXISTING COMMUNICATIONS BOX.
9		REMOVE AND DISPOSE OF EXISTING A/C UNIT.
10		SALVAGE AND REMOVE EXISTING 'STATE FARM' SIGN. COORDINATE WITH OWNER.
11		SALVAGE AND REMOVE EXISTING STOP SIGN. RETURN TO OWNER.
12		EXISTING VALVE PURPOSE UNKNOWN. CONTRACT TO VERIFY PROPOSED WORK WILL NOT IMPACT ASSOCIATED UTILITIES. CONTACT ENGINEER IF CONFLICT ARISES.
13		EXISTING GAS VALVE TO REMAIN IN PLACE. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
14		CONTRACTOR TO REMOVE EXISTING WOOD POST AND CONCRETE MOUND CURB.
15		EXISTING WELL TO BE ABANDONED PER STATE AND LOCAL CODE.
16		EXISTING TIE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.

kapur

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NexJenn - Thiensville

DATE	DESCRIPTION
09/17/2021	PLAN COMMISSION SUBMITTAL

1. **CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXPOSED ITEMS TO BE SALVAGED MUST BE PROTECTED FROM WEATHER AND VANDALISM.**

2. **THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY WHILE THIS INFORMATION IS RELIED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS IS NOT GUARANTEED.**

3. **GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL OBTAIN ALL COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO CITY, STATE, FEDERAL, LOCAL, PLUMBING, WOOD, COUNTY, AND STORM WATER MANAGEMENT.**

4. **GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DESIGNER'S OFFICE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES TO CONDUCT THE WORK.**

5. **GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.**

6. **GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES AND / OR RELOCATION / ELEVATION ADJUSTMENTS OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES. THESE UTILITIES INCLUDE BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, CABLE, GAS, AIR, FIBER, RAILROAD, AND ALL OTHERS. TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ACTIVITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO ANY CONSTRUCTION. LOCATION OF UTILITIES SHALL BE IDENTIFIED BY THE CONTRACTOR BY SONDE / TELEPHONE / CABLE / GAS / AIR / FIBER / SANITARY / STORM. DITCH / DRAINAGE / ELEVATION. THE CONTRACTOR SHALL BE IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL REQUIREMENTS.**

7. **FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES, AND OBTAINING ALL PERMITS AND INVOICES IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES TO BE PROTECTED OR RELOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DITCH/CLEARANCE FOR UTILITY OWNERS' REQUIREMENTS.**

PROJECT LIMITS

VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED ON SITE. UNSTABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOLOGICAL REPORT.

ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOLOGICAL REPORT.

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CLEAR & CRUB VEGETATION, REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.

EXISTING BUILDING & FOUNDATION TO BE RAISED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ASPHALT PAVEMENT & BASE MATERIAL TO BE PAVED/RESURF & REUSED AS SPECIFICATION SECTION 2110-ASPHALT PAVEMENT.

☒	-UTILITY STRUCTURE REMOVAL/ABANDONMENT
	SAWCUT APPROXIMATELY 2' OF ASPHALT PAYMENT OF THE EXISTING ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
2	REMOVE AND DISPOSE OF EXISTING FENCE AND FOOTINGS.
3	REMOVE & DISPOSE OF EXISTING BOLLARD
4	REMOVE & DISPOSE OF EXISTING LIGHT POLES. NEED TO SITE ELECTRICAL PLANS.
5	REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING
6	REMOVE & DISPOSE OF EXISTING FLAG POLE INCLUDING POST AND FOOTING
7	REMOVE & DISPOSE OF EXISTING TRANSFERRED PAD.
8	REMOVE & DISPOSE OF EXISTING COMMUNICATIONS BOIL.
9	REMOVE AND DISPOSE OF EXISTING A/C UNIT.
10	SAVAGE AND REMOVE EXISTING STATE FARM SIGN. COORDINATE WITH OWNER.
11	SAVAGE AND REMOVE EXISTING STOP SIGN. RETURN TO OWNER.
	EXISTING VAIL PURPOSE UNKNOWN. CONTRACTOR TO VERIFY PROPOSED WORK WILL NOT IMPACT ASSOCIATED UTILITIES. CONTACT ENGINEER IF CONFLICT ARISES.
13	EXISTING GAS VALVE TO REMAIN IN PLACE. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
14	CONTRACTOR TO REMOVE EXISTING WOOD POST AND CONCRETE WELING
15	EXISTING WELL TO BE ABANDONED PER STATE AND LOCAL CODE.
16	CONTRACTOR TO REMOVE CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION

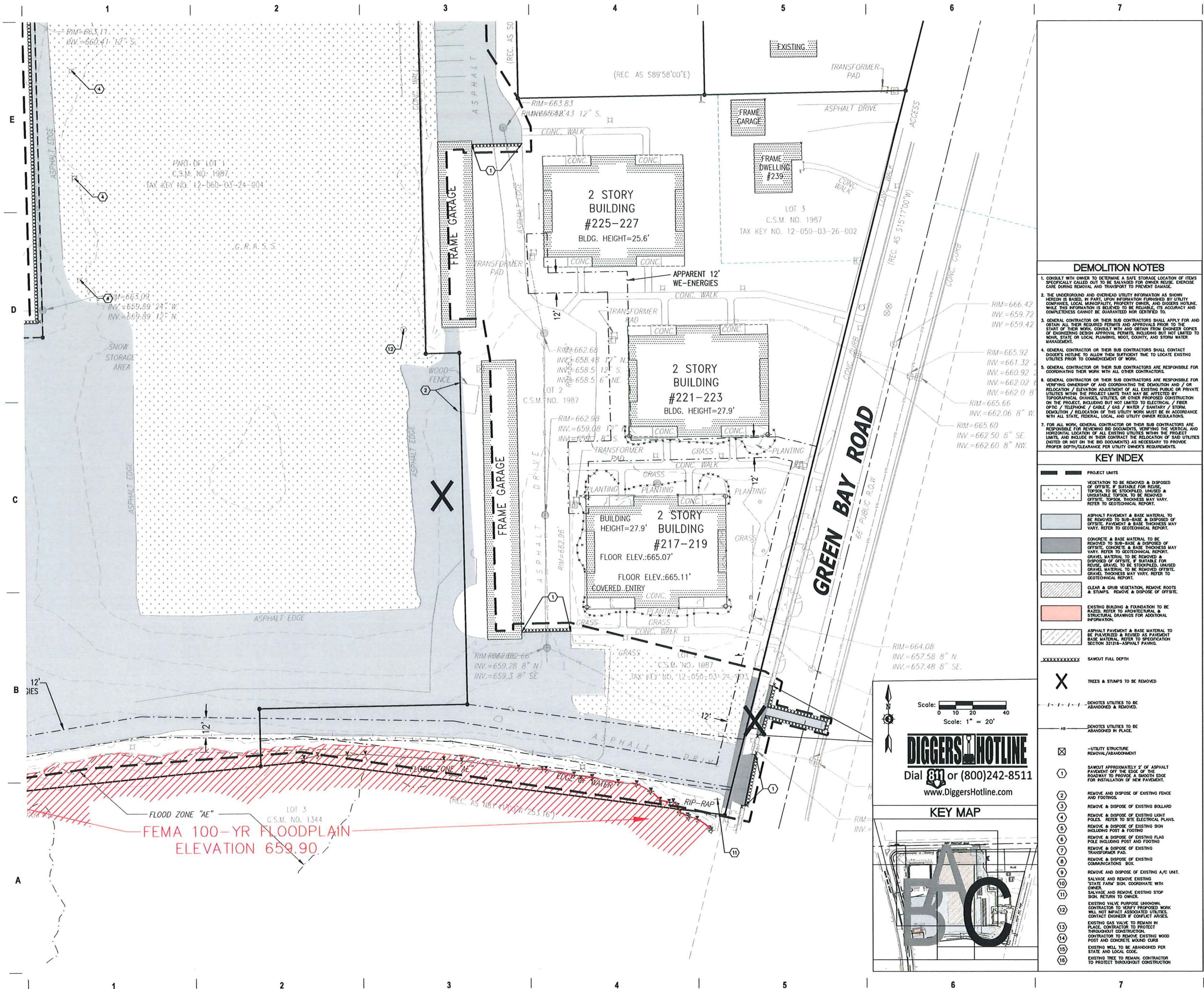
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PROJECT NUMBER 18187-01

C101C

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414.271.5550
madison 329 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5550
denver 1899 Wykoop Street, Suite 300
Denver, Colorado 80202
303.558.4500

PROJECT INFORMATION

NexJenn - Thiensville

266 N Main St
Thiensville, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/17/2021	PLAN COMMISSION SUBMITTAL

KEY PLAN



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

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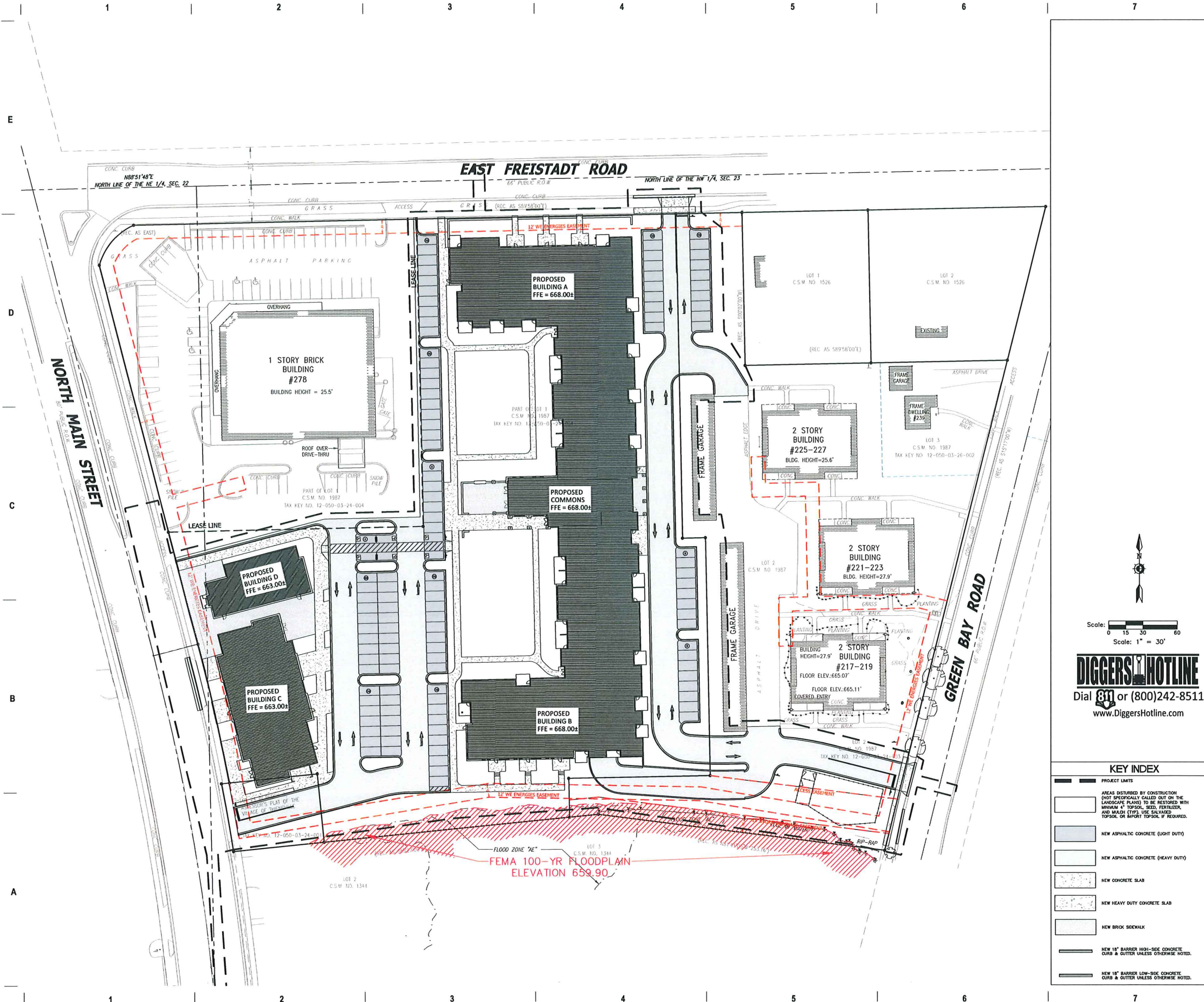
PROJECT MANAGER Dan Schindhelm

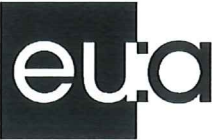
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SITE LAYOUT PLAN

C102

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madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
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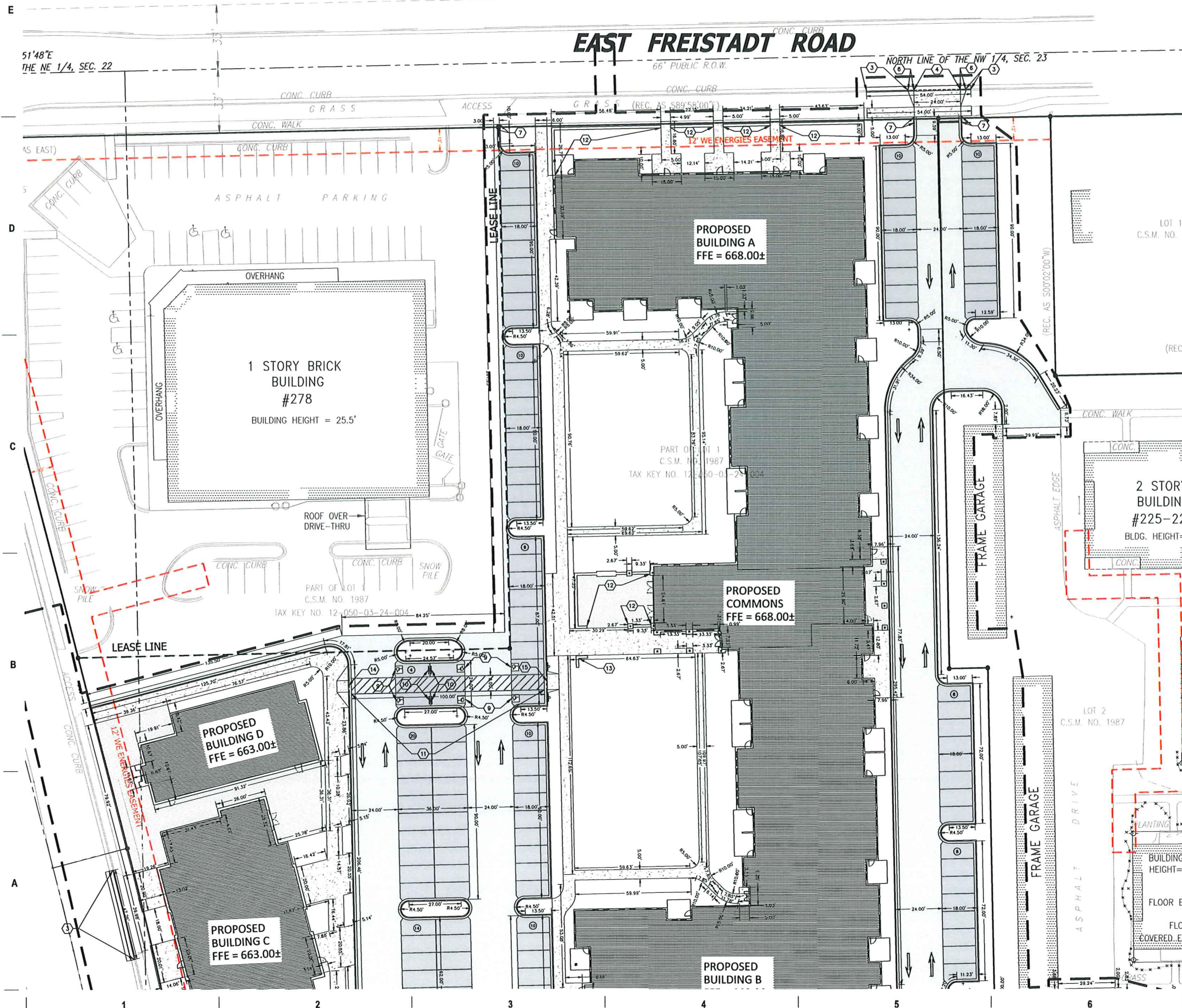
PROJECT MANAGER Dan Schindhelm

PROJECT NUMBER 18187-01

**SITE LAYOUT PLAN -
AREA A**

C102A

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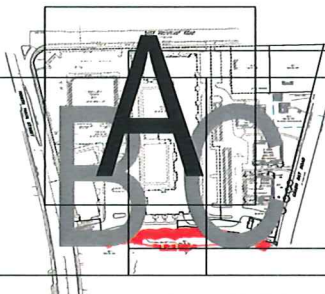


Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE

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KEY MAP



KEY INDEX

- PROJECT LIMITS
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP) USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY)
- NEW ASPHALTIC CONCRETE (HEAVY DUTY)
- NEW CONCRETE SLAB
- NEW HEAVY DUTY CONCRETE SLAB
- NEW BRICK SIDEWALK
- NEW 18" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED.
- NEW 18" BARRIER LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED.
- NEW 24" BARRIER LOW-SIDE CURB & GUTTER
- NEW 24" DEEPRESSED LOW-SIDE CURB & GUTTER
- NEW 30" BARRIER LOW-SIDE CURB & GUTTER
- NEW 30" DEEPRESSED LOW-SIDE CURB & GUTTER
- 3" TRANSITION FROM 30" BARRIER LOW-SIDE CURB & GUTTER TO 30" DEEPRESSED LOW-SIDE CURB & GUTTER
- 3" TRANSITION FROM 24" BARRIER LOW-SIDE CURB & GUTTER TO 24" DEEPRESSED LOW-SIDE CURB & GUTTER
- 3" TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE CURB & GUTTER
- 10" TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE CURB & GUTTER
- NEW ACCESSIBLE PARKING SYMBOL
- NEW ACCESSIBLE SIGNS
- NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS
- NEW RETAINING WALL, REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- NEW MONUMENT SIGN, REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
- NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
- NEW FENCED DOG RUN

E

D

C

B

A

NORTH MAIN STREET
80' PUBLIC R.O.W.

1 STORY BRICK BUILDING
#278
BUILDING HEIGHT = 25.5'

LEASE LINE

PROPOSED BUILDING D
FFE = 663.00±

PROPOSED BUILDING C
FFE = 663.00±

PROPOSED COMMONS
FFE = 668.00±

PROPOSED BUILDING B
FFE = 668.00±

FLOOD ZONE "AE"
FEMA 100-YR FLOODPLAIN
ELEVATION 659.90

LOT 2
C.S.M. NO. 1344

LOT 3
C.S.M. NO. 1344

euta

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Milwaukee, Wisconsin 53202
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kapur

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PROJECT MANAGER Dan Schindhelm

PROJECT NUMBER 18187-01

SITE LAYOUT PLAN -
AREA B

C102B

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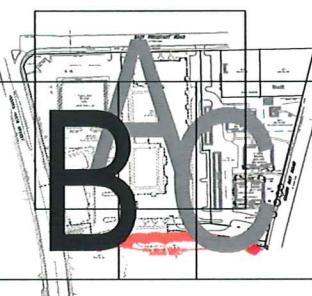
Scale: 0 10 20 40
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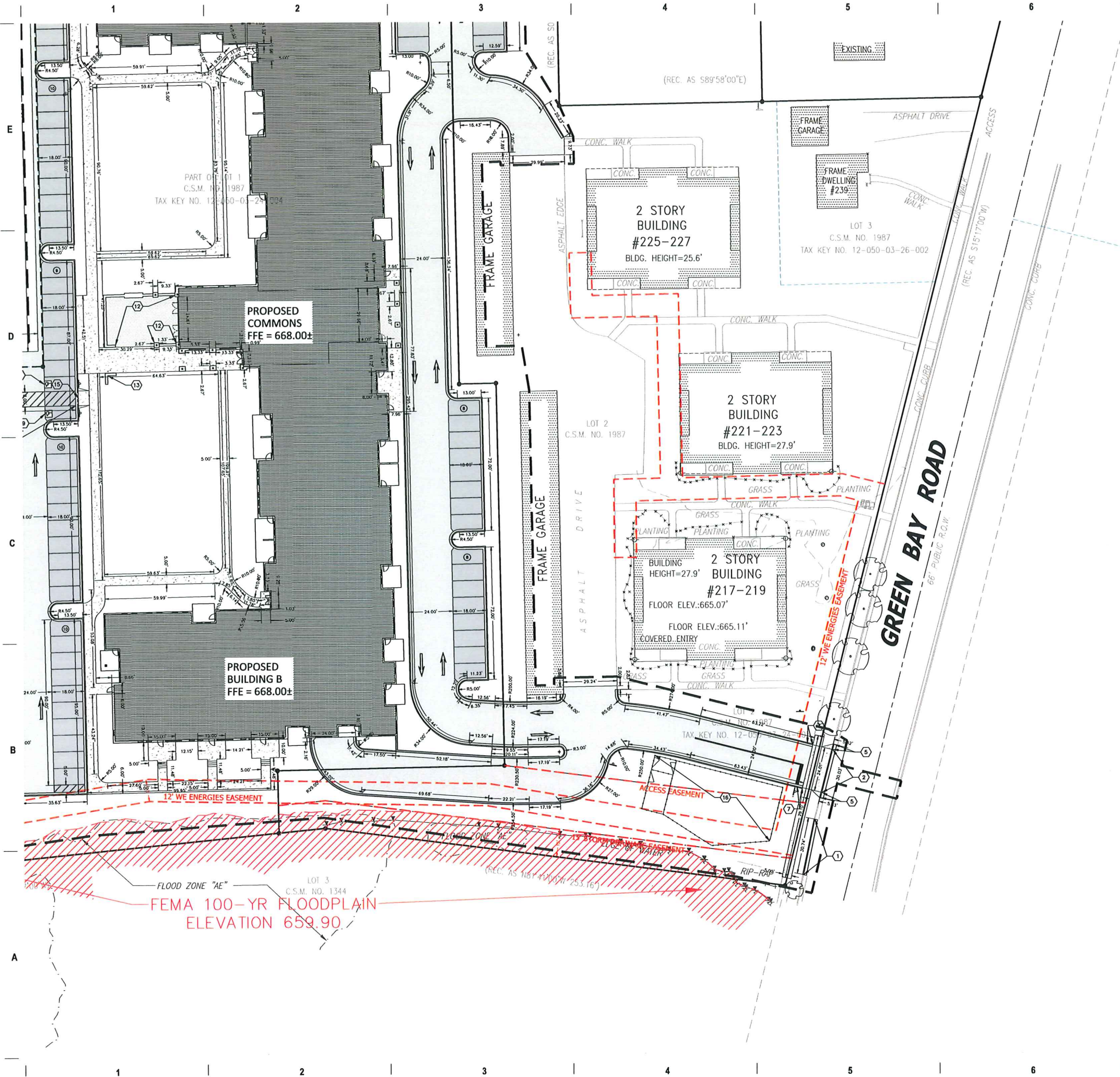
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KEY MAP



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- NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS
- NEW RETAINING WALL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- NEW MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
- NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
- NEW FENCED DOG RUN



milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350
madison 300 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350
denver 1899 Wykoop Street, Suite 500
Denver, Colorado 80202
303.556.4500

PROJECT INFORMATION
NexJenn - Thiensville

266 N Main St
Thiensville, WI 53092

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
09/17/2021	PLAN COMMISSION SUBMITTAL

KEY PLAN

7711 N. Port Washington Road
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SHEET INFORMATION
**PROGRESS DOCUMENTS
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PROJECT MANAGER Dan Schindhelm
PROJECT NUMBER 18187-01

**SITE LAYOUT PLAN -
AREA C**

C102C

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303.556.4500

PROJECT INFORMATION

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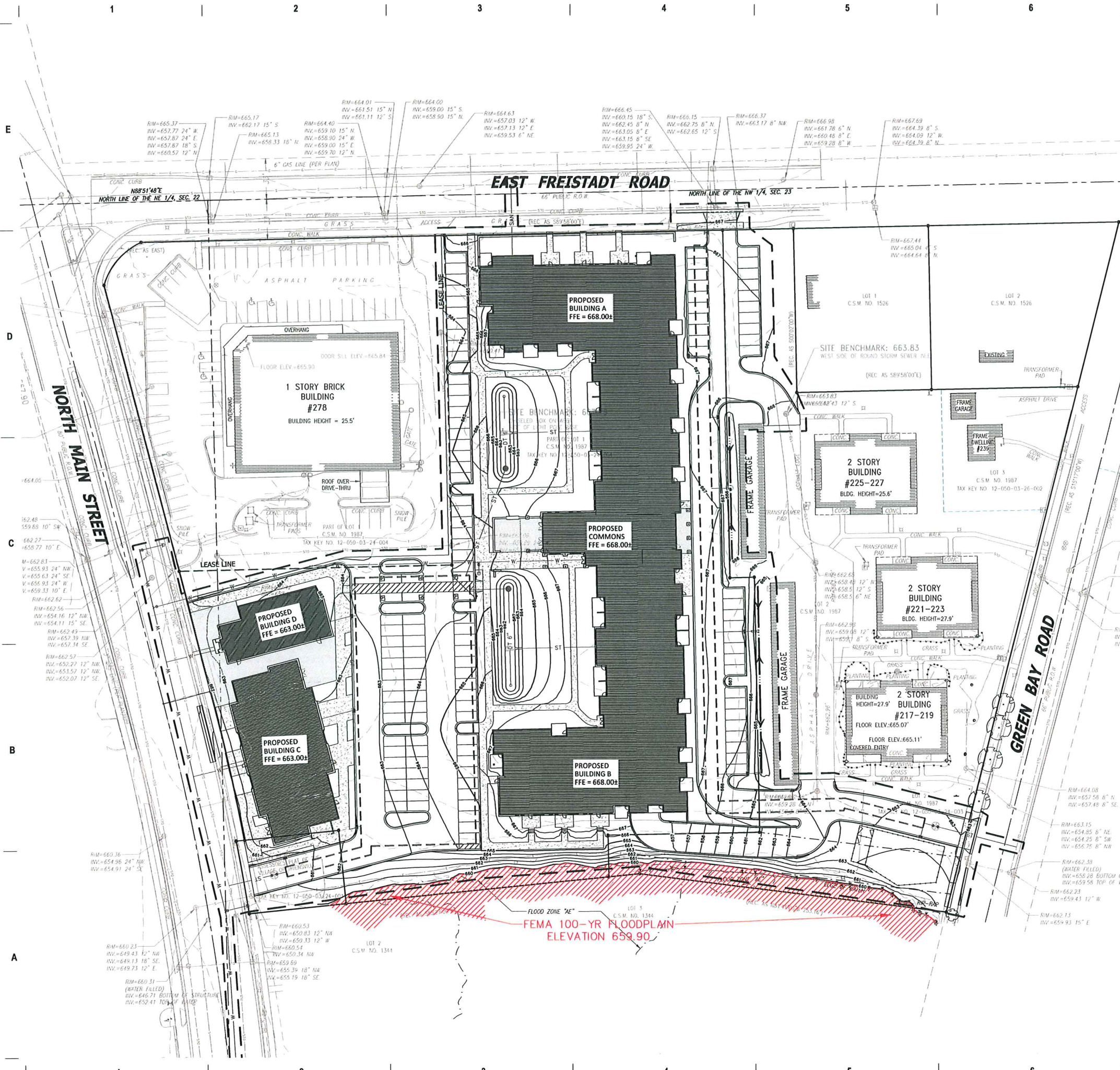
PROJECT MANAGER Dan Schindhelm

PROJECT NUMBER 18187-01

OVERALL SITE
GRADING PLAN

C104

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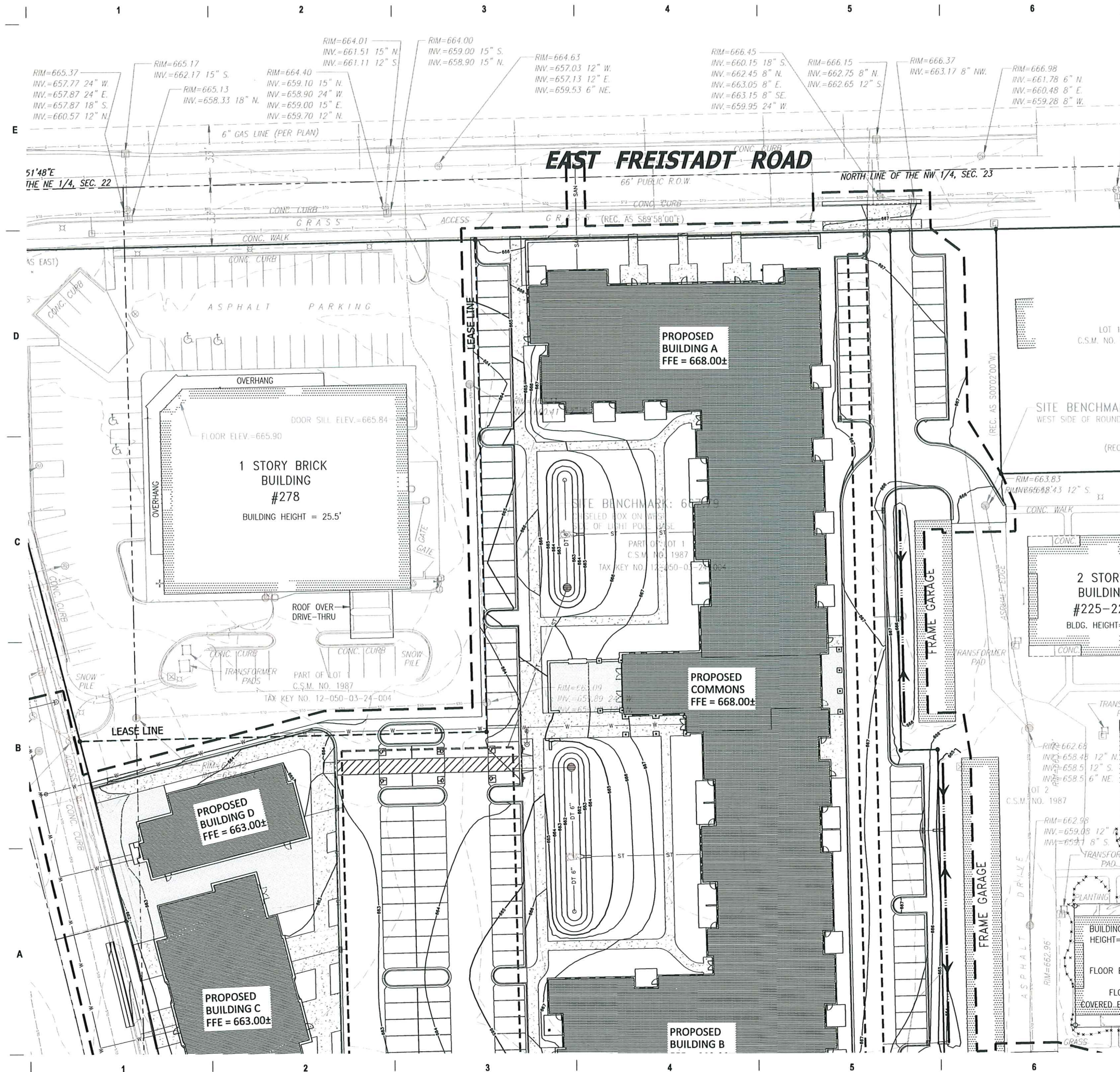
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GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM, RELOCATION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

PROJECT LIMITS	EXISTING CONTOUR MINOR
661	EXISTING CONTOUR MAJOR
662	PROPOSED CONTOUR MINOR
663	PROPOSED CONTOUR MAJOR



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madison	309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
denver	1699 Wyrkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

NexJenn - Thiensville

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PROJECT MANAGER Dan Schindhelm

PROJECT NUMBER 18187-01

SITE GRADING PLAN - AREA A

C104A

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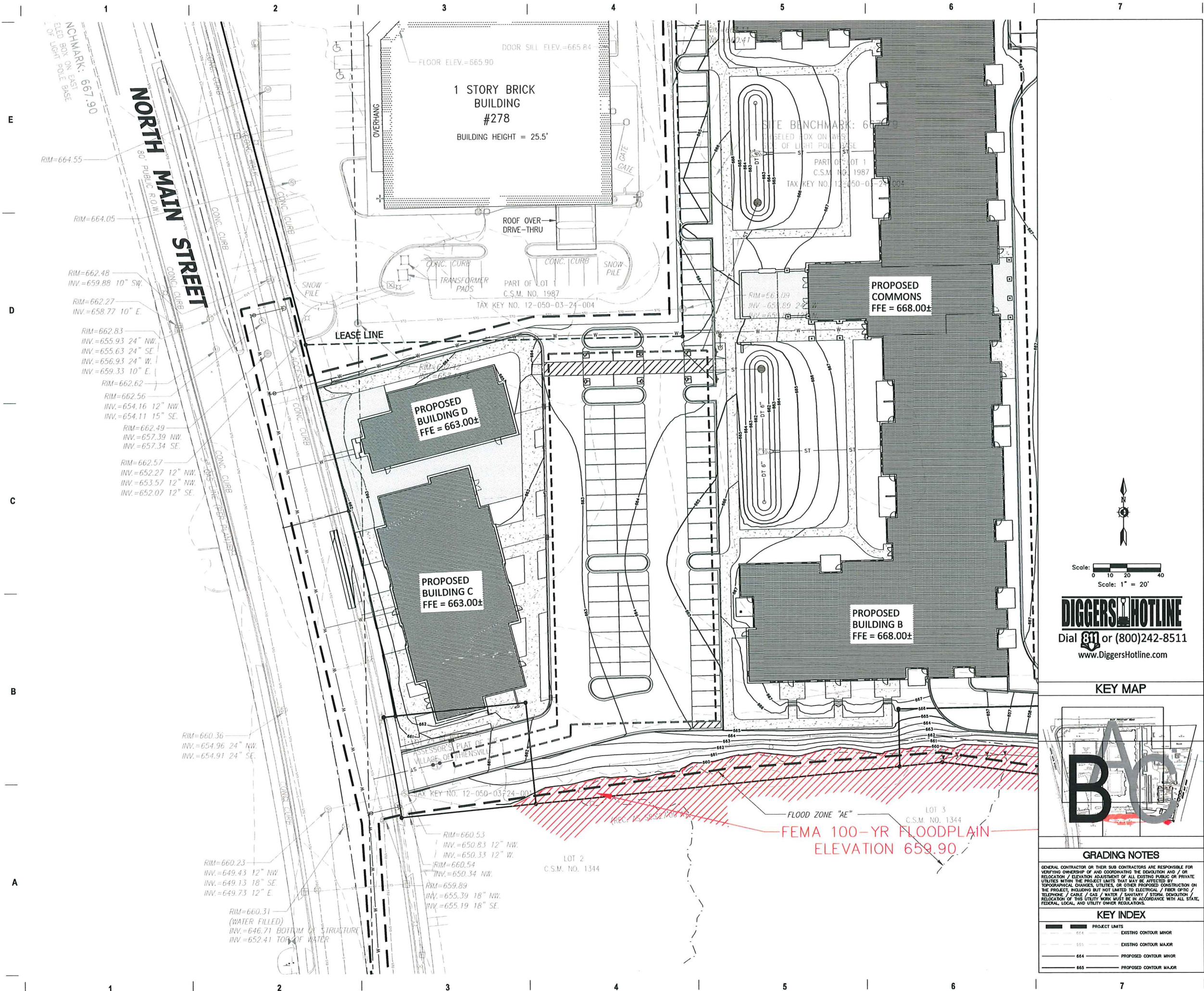
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NOT FOR CONSTRUCTION**

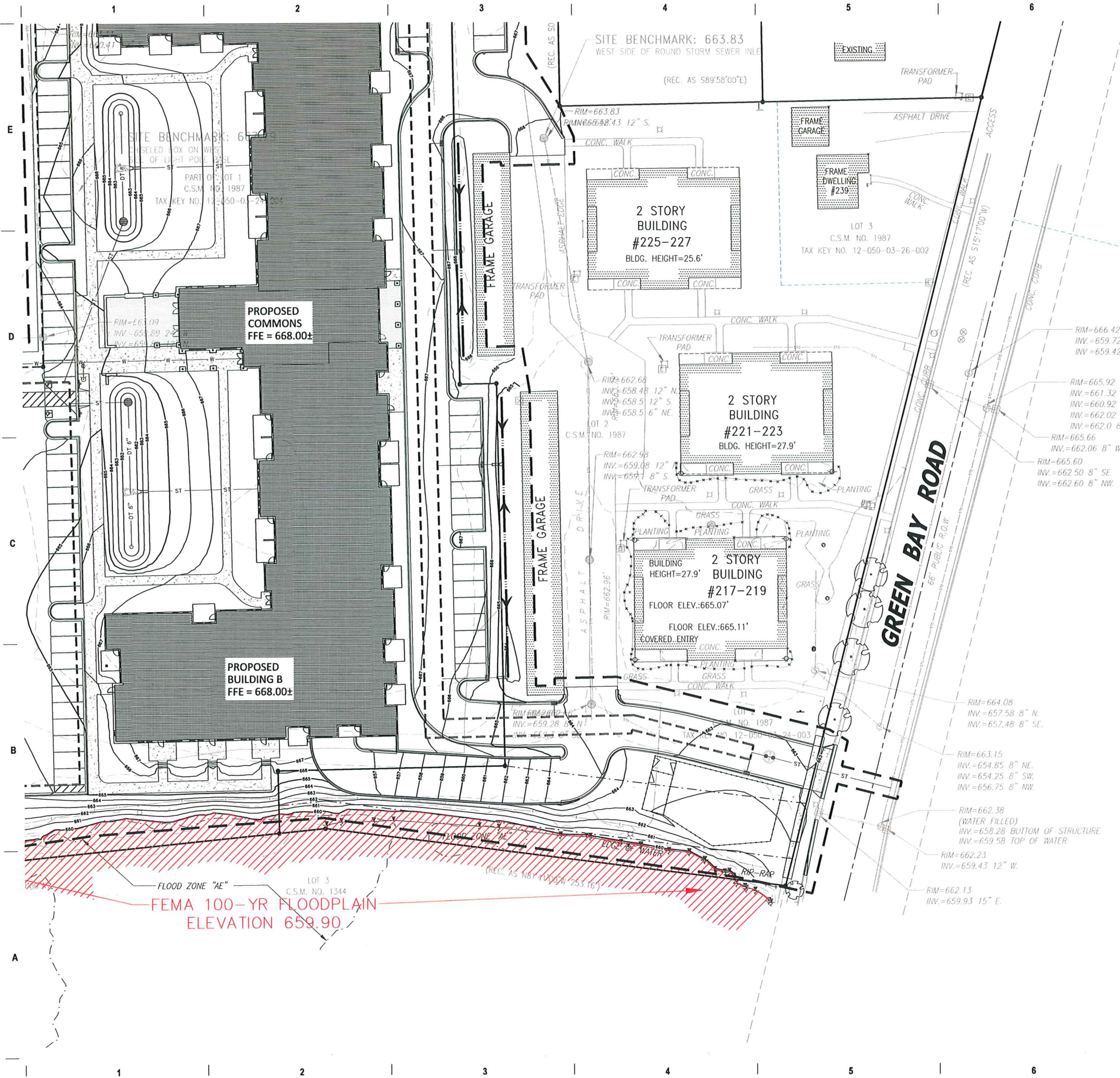
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A PROJECT NUMBER 18187-01

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KEY MAP

GRADING NOTES

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KEY INDEX

---	PROJECT LIMITS
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---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR

PROJECT INFORMATION

NexJenn - Thiensville

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DATE	DESCRIPTION
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PROJECT MANAGER Dan Schindhelm

PROJECT NUMBER 18187-01

SITE GRADING PLAN - AREA C

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PROJECT INFORMATION
NexJenn - Thiensville

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Thiensville, WI 53092

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DATE DESCRIPTION
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UTILITY NOTES

PROJECT LIMITS

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

CAUTION

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMPOUND FOR THE PROPOSED SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE Laid WITH THE BELL END OF THE BELL AND SPOT ELEV. OR WITH THE READING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPWARD. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT REMAINING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS Laid.

2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

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5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.

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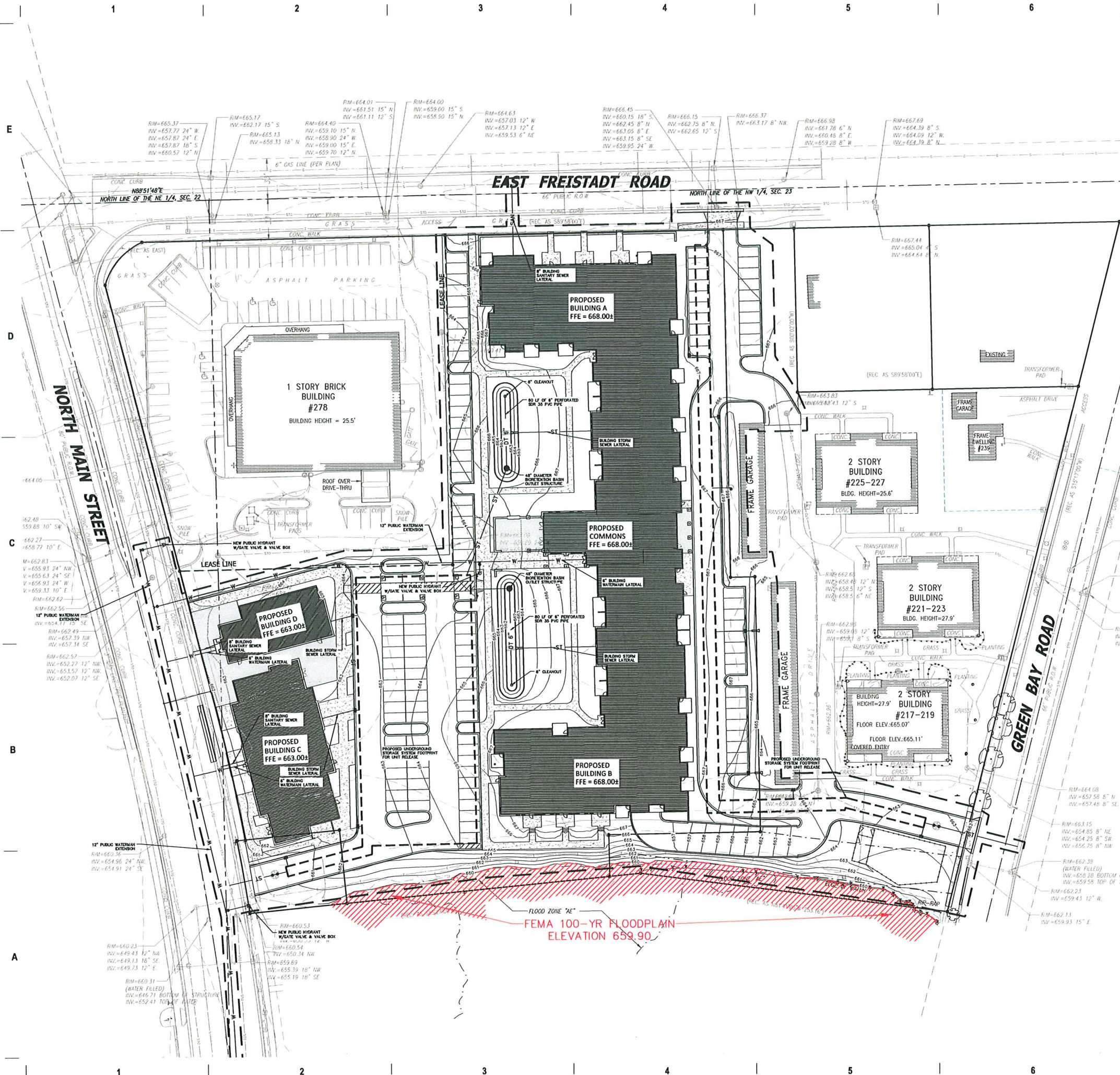
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PROJECT MANAGER Dan Schindhelm
PROJECT NUMBER 18187-01

OVERALL SITE
UTILITY PLAN

C105

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Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

NexJenn - Thiensville

266 N Main St
Thiensville, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

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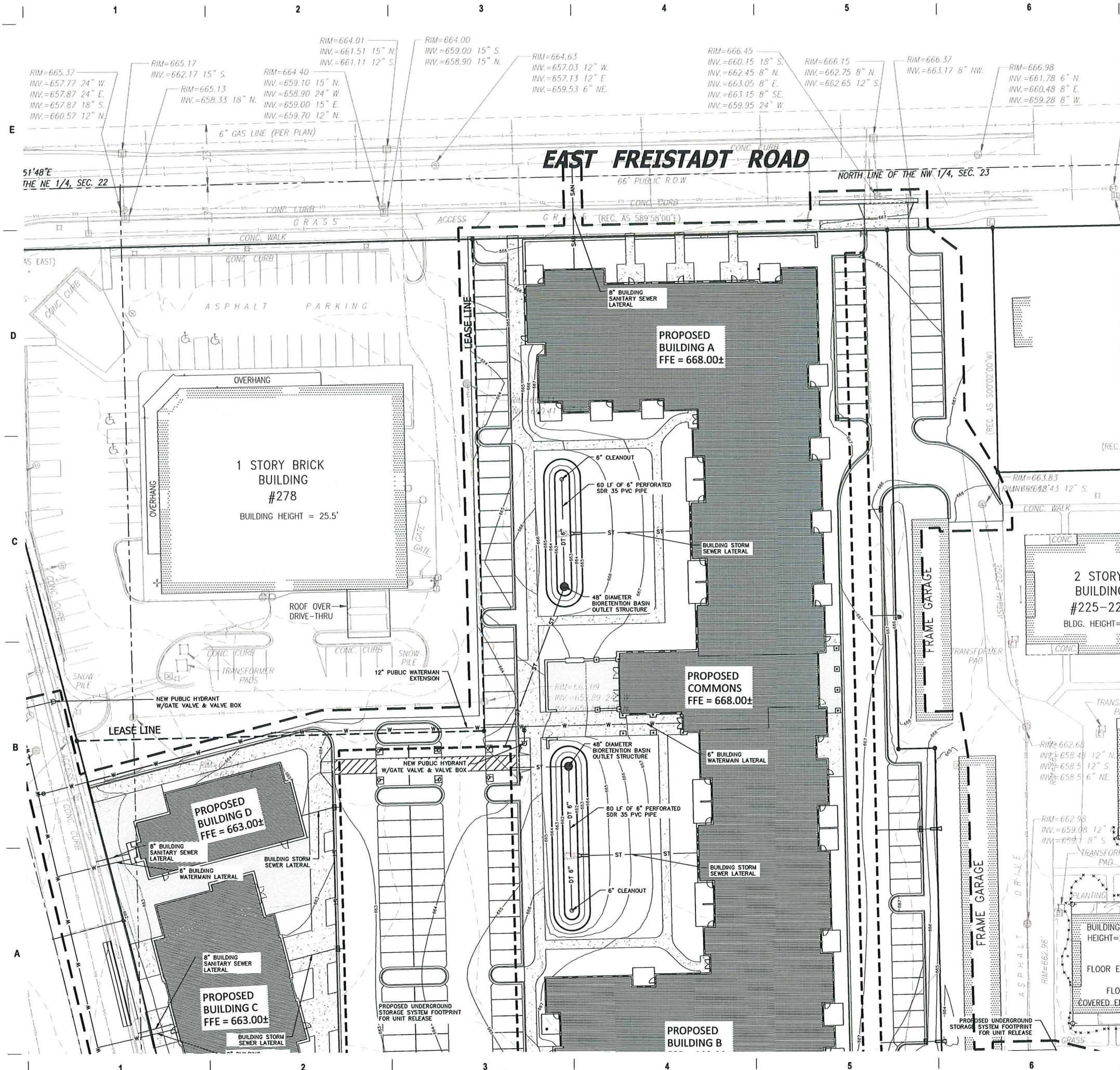
PROJECT MANAGER Dan Schindhelm

PROJECT NUMBER 18187-01

SITE UTILITY PLAN - AREA A

C105A

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KEY MAP

UTILITY NOTES

PROJECT LIMITS

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PROJECT INFORMATION

NexJenn - Thiensville

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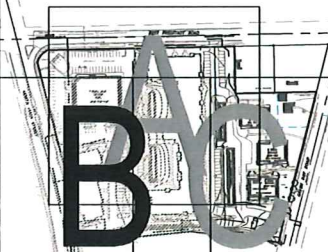
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DATE	DESCRIPTION
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KEY MAP



KEY PLAN

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UTILITY NOTES

- PROJECT LIMITS**
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SHEET INFORMATION

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PROJECT MANAGER Dan Schindhelm
PROJECT NUMBER 18187-01

SITE UTILITY PLAN -
AREA B

C105B

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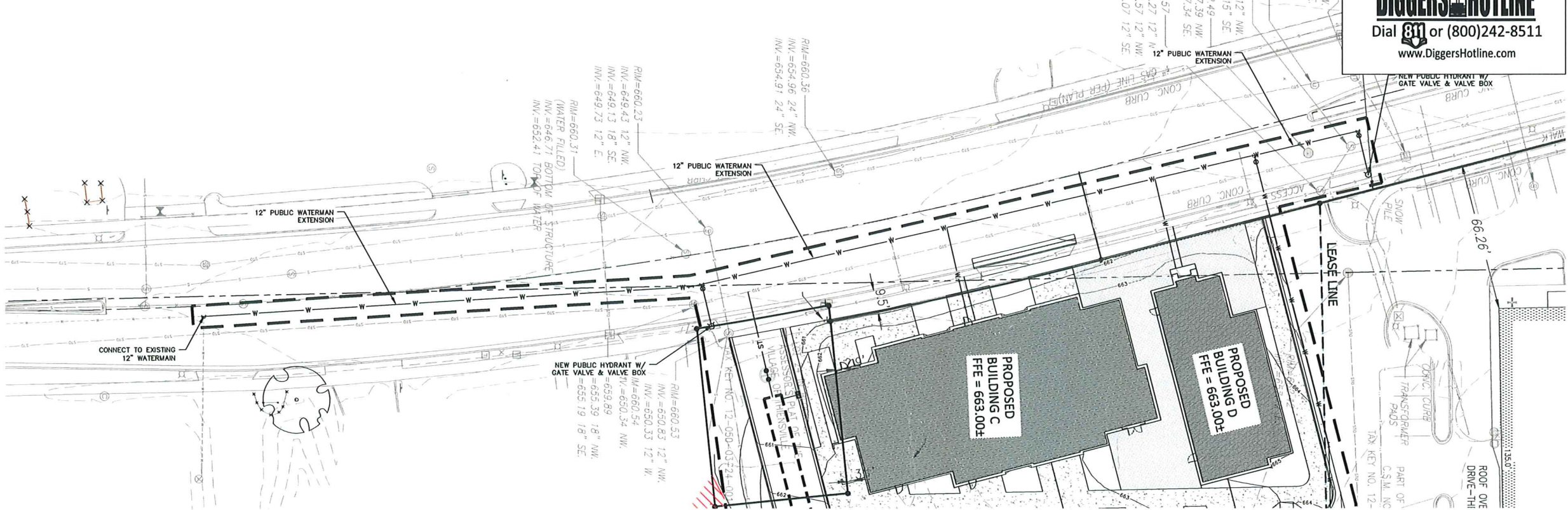
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PROJECT NUMBER	18187-01

SITE UTILITY PLAN - AREA C

C105C

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E
D
C
B
A



GENERAL SITE NOTES

1. WATER MAIN CONSTRUCTION MUST COMPLY WITH THE CITY OF MEQUON "STANDARD SPECIFICATIONS FOR LAND DEVELOPMENT ELEVENTH EDITION" DATED JUNE 2018.

Scale: 0 10 20 40
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PROJECT INFORMATION

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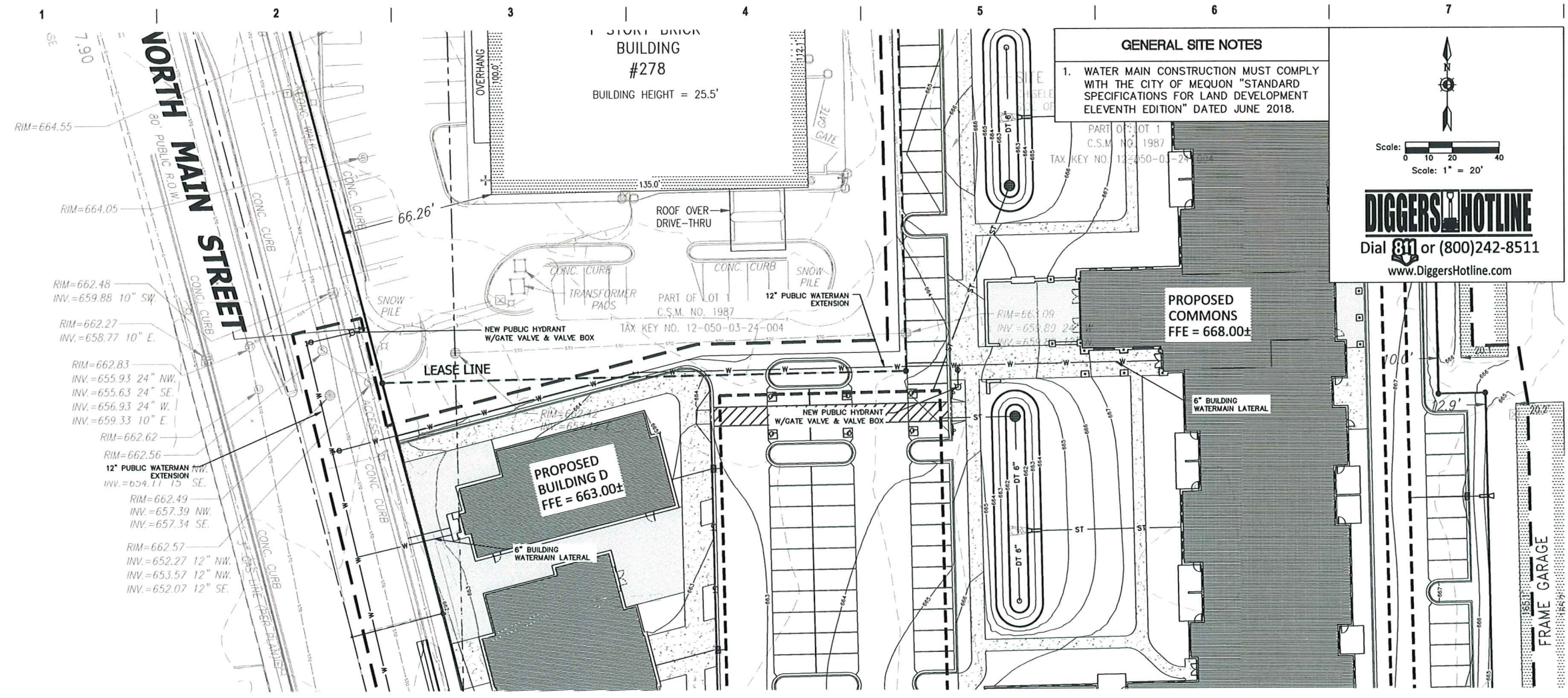
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PROJECT MANAGER Dan Schindhelm

PROJECT NUMBER 18187-01

**PUBLIC WATER MAIN
EXTENSION - 1 -
PLAN & PROFILE**

C105D



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denver

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303.556.4500

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GENERAL SITE NOTES

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PROJECT INFORMATION

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PROJECT MANAGER Dan Schindhelm

PROJECT NUMBER 18187-01

PUBLIC WATER MAIN
EXTENSION - 2 -
PLAN & PROFILE

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PROJECT MANAGER Dan Schindhelm

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OVERALL SITE
LANDSCAPE PLAN

L101

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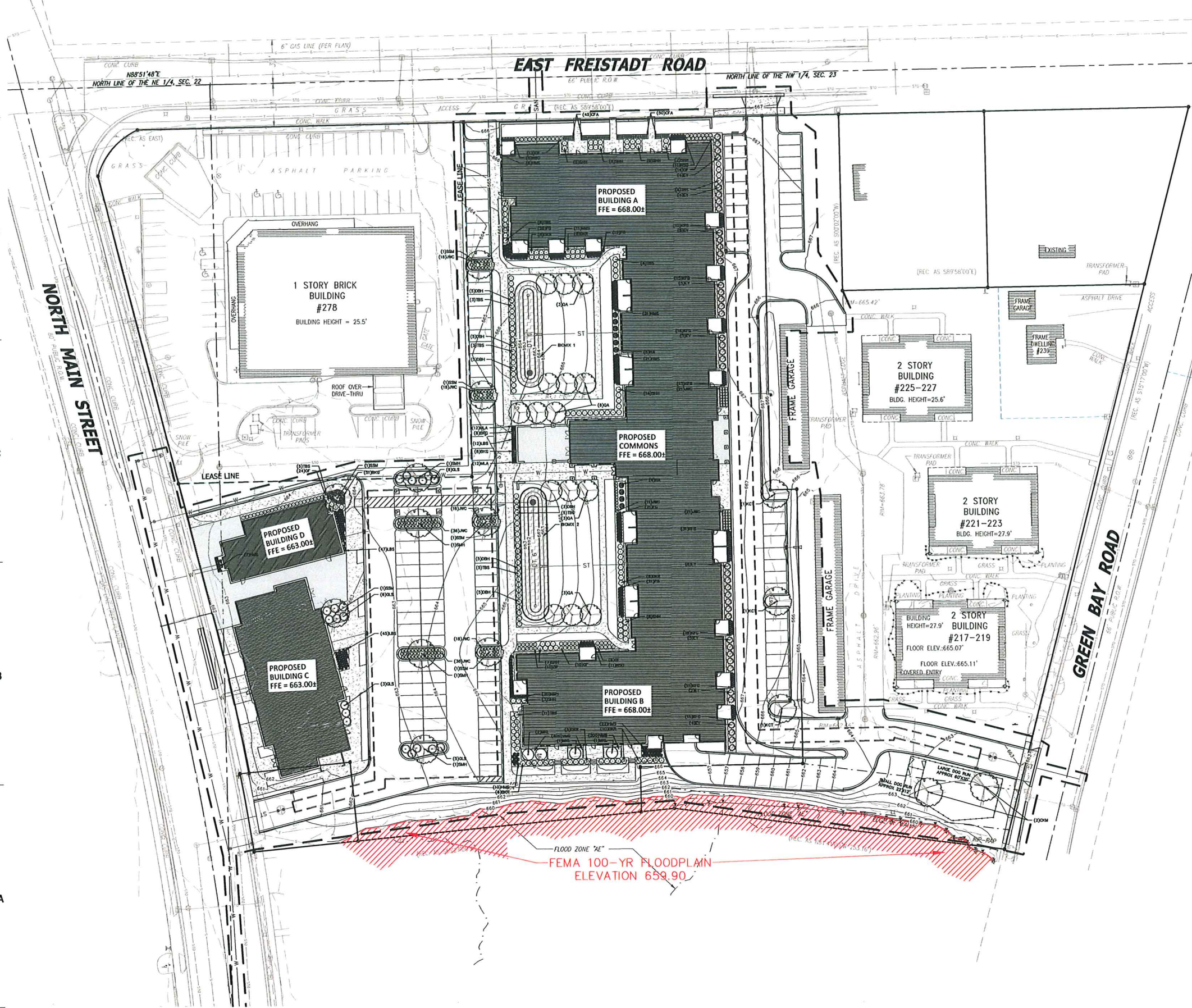
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Scale: 0 15 30 60
Scale: 1" = 30'

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HATCH LEGEND

- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO WOVEN FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- MIX 1: 3" PLUG PLANTINGS IN BIORETENTION AREA. REFER TO CIVIL AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 12-INCHES O.C.

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DATE	DESCRIPTION
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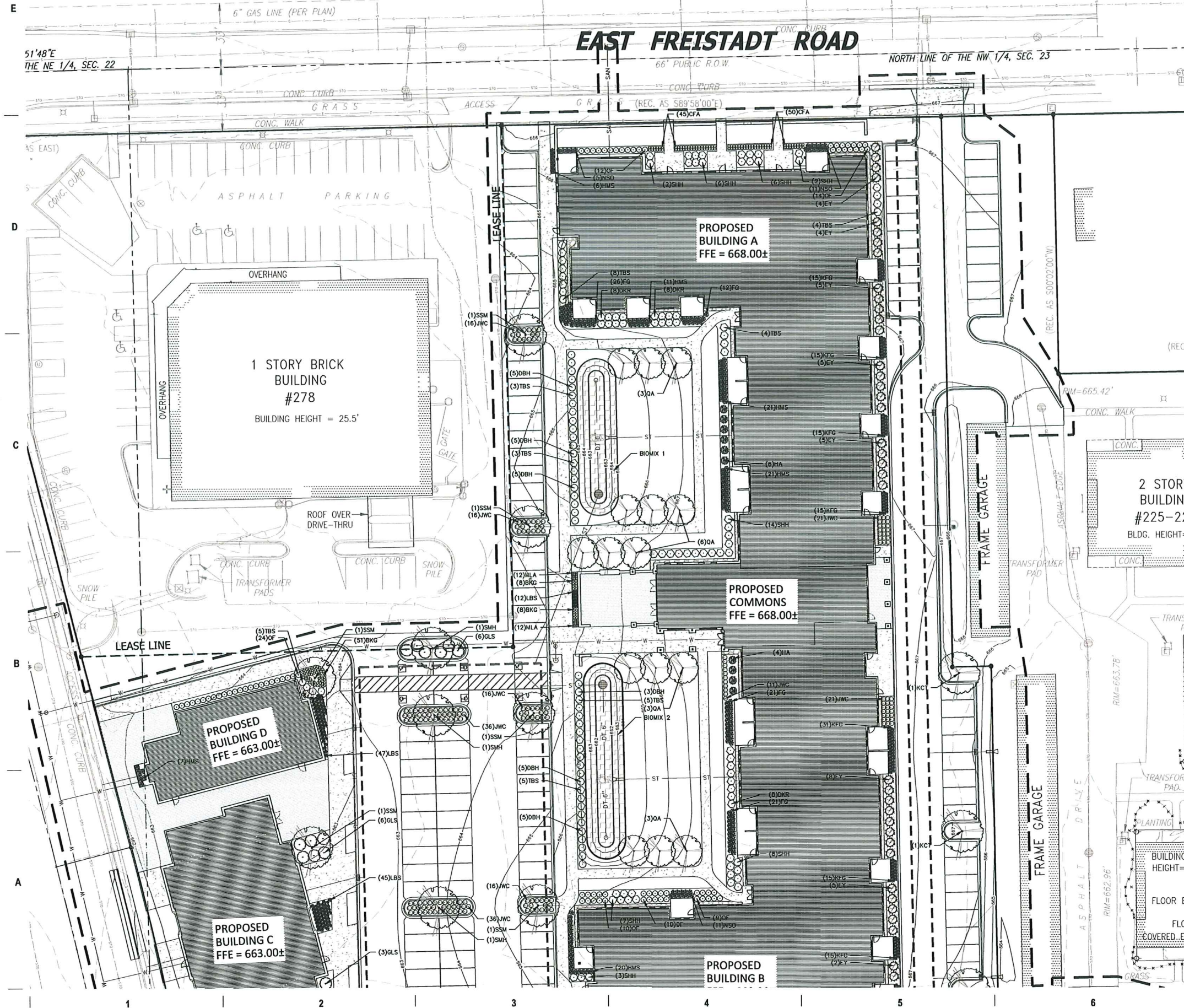
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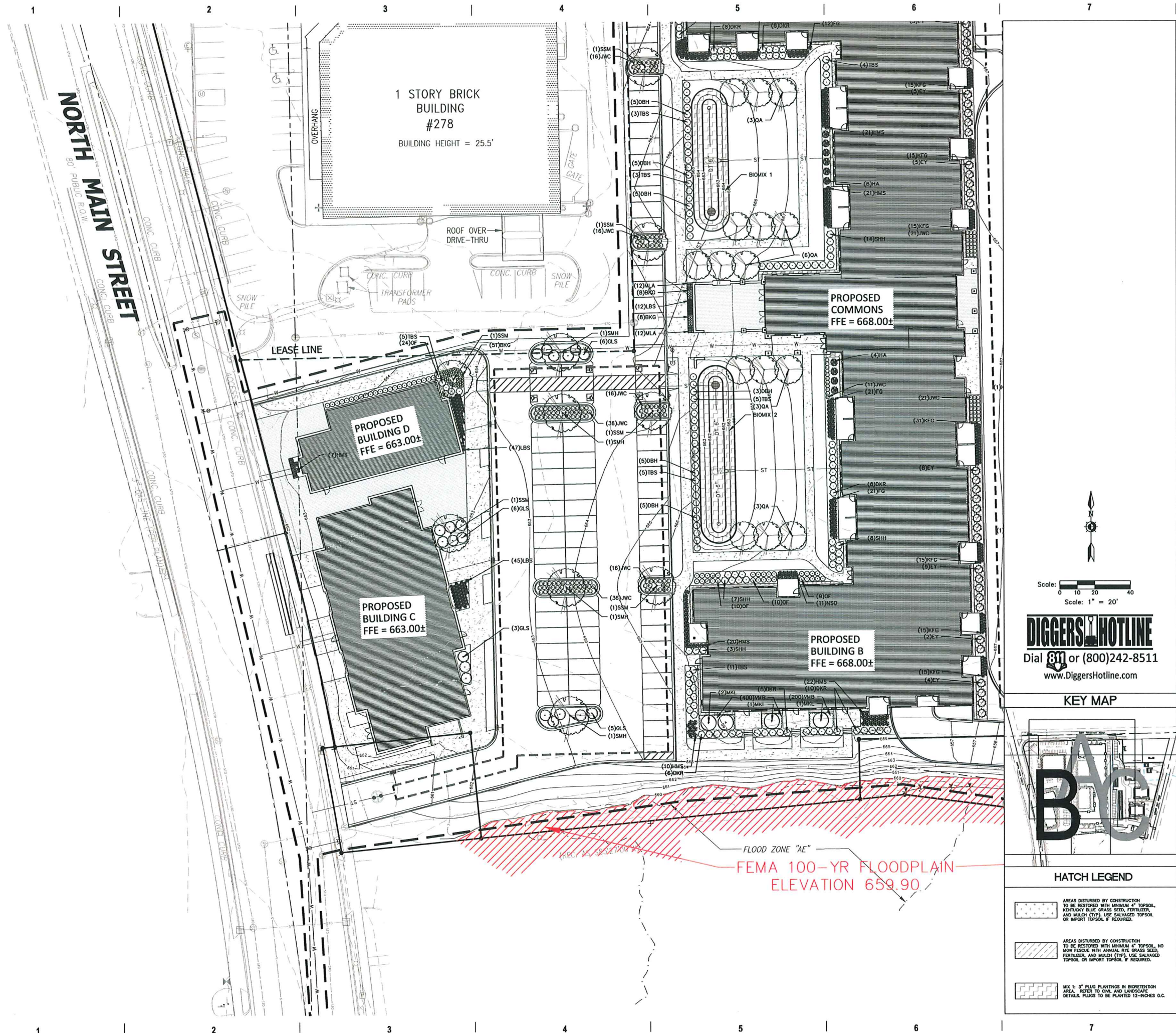
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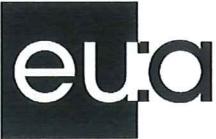
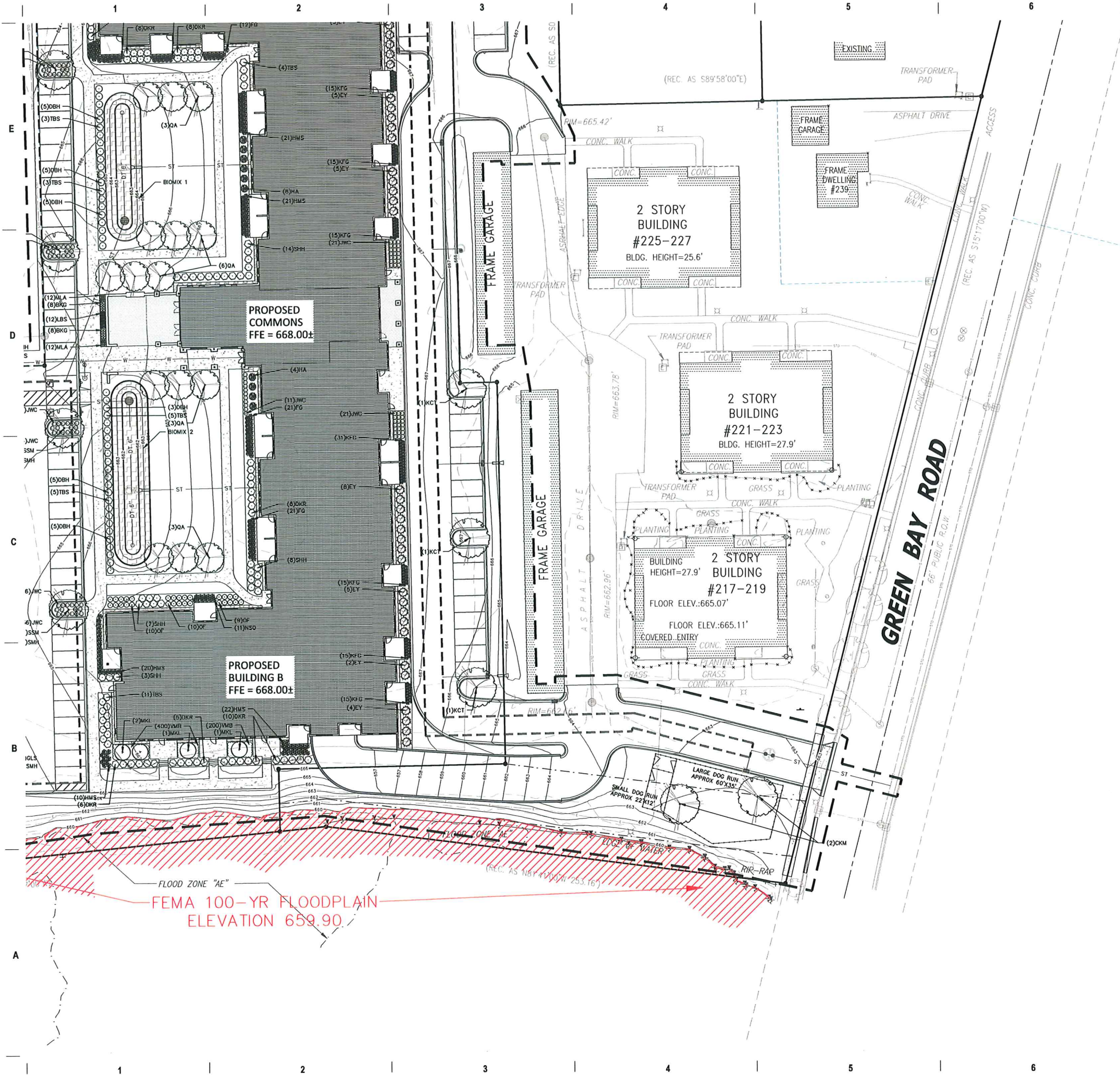
PROJECT MANAGER	Dan Schindhelm
PROJECT NUMBER	18187-01

SITE LANDSCAPE
PLAN - AREA B

L101B

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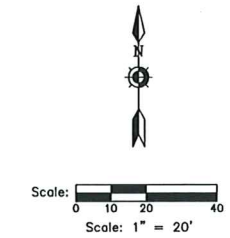
milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350
denver 1809 Wyndrop Street, Suite 300
Denver, Colorado 80202
303.556.4500

PROJECT INFORMATION
NexJenn - Thiensville

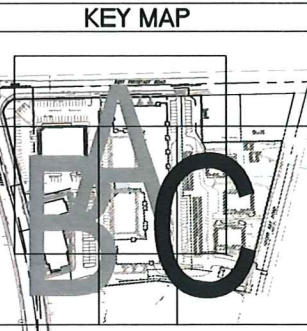
266 N Main St
Thiensville, WI 53092

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
09/17/2021	PLAN COMMISSION SUBMITTAL

KEY PLAN
kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com



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



HATCH LEGEND	
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	MIX 1: 3" PLUG PLANTINGS IN BIORETENTION AREA. REFER TO CIVIL AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 12-INCHES O.C.

SHEET INFORMATION
**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
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PROJECT MANAGER Dan Schindhelm
PROJECT NUMBER 18187-01

SITE LANDSCAPE
PLAN - AREA C

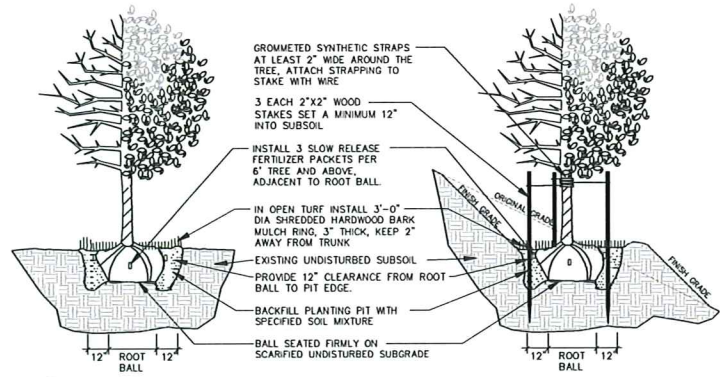
L101C

Plant Schedule						
Symbol	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size
						Maturity In ft. (Height/Spread)
Deciduous Trees:						
CKM	Acer platanoides 'Crimson King'	Crimson King Maple	2	Per Plan	3" caliper B&B	60-80'/40-60'
KCT	Gymnocladus dioicus 'Espresso	Espresso Kentucky Coffee Tree	3	Per Plan	2.5" caliper B&B	50'/35'
QA	Populus tremeloides	Quaking Aspen	18	Per Plan	3" caliper B&B	40-50'/20-30'
SMH	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	4	Per Plan	3" caliper B&B	60'/35'
SSM	Acer 'mijori Morton'	State Street Miyabei Maple	4	Per Plan	3" caliper B&B	50'/40'
Evergreen Trees:						
HA	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	10	Per Plan	4' tall B&B	12-16'/2-4'
Deciduous Shrubs:						
DBH	Diervilla lonicera	Dwarf Bush Honeysuckle	28	Per Plan	#3 cont.	2-3'/4-5'
DKR	Rosa rugosa 'Radtko' PP16,202	Double Knockout Rose	45	Per Plan	#3 cont.	3-4'/3-4'
GLS	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	20	Per Plan	#3 cont.	2-3'/6-8'
MKL	Syringa reticulata 'Miss Kim'	Miss Kim Lilac	4	Per Plan	#5 cont.	6-7'/5-6'
SHH	Hydrangea arborescens 'Grandiflora'	Snowhill Hydrangea	48	Per Plan	#5 cont.	4'/3-5'
TBS	Spiraea betuliflora 'Tor'	Tor Birchleaf Spirea	48	Per Plan	#3 cont.	2-3'/3'
Evergreen Shrubs:						
EY	Taxus x media 'Everlow'	Everlow Yew	42	Per Plan	#5 cont.	2-3'/4-5'
Perennials:						
BKG	Geranium x cantabrigiense 'Biokovo'	Biokovo Geranium	16	Per Plan	1 gal.	8-12"/12-15"+
CFA	Astibe x Color Flash	Color Flash Astibe	95	Per Plan	1 gal.	12-14"/18-20"
FG	Miscanthus x purpurascens	Flame Grass	80	Per Plan	1 gal.	4-5'/24-36"
HMS	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	118	Per Plan	1 gal.	5-6'/2-3'
JWC	Nepeta x 'Junior Walker'	Junior Walker Catmint	178	Per Plan	1 gal.	15-18'/30-36"
KFG	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Grass	135	Per Plan	1 gal.	24-36'/18-24"
LBS	Scizachyrium scoparium	Little Bluestem Grass	104	Per Plan	1 gal.	24-18'/12-18"
MLA	Allium x milenium	Milennium Allium	24	Per Plan	1 gal.	15-18'/8-12"
NSO	Chasmanthium latifolium	Northern Sea Oats	27	Per Plan	1 gal.	48"/24-36"
OF	Matteuccia struthiopteris	Ostrich Fern	79	Per Plan	1 gal.	24-60"/24-36"
VMB	Vinca minor 'Bowles Variety'	Vinca Minor Bowles	600	6" o.c.	3" plug	3-4'/36"+
BIOMIX 1	Aster ericoides	Heath Aster	80	12" o.c.	3" plug	
BIOMIX 1	Aster novae-angliae	New England Aster	80	12" o.c.	3" plug	
BIOMIX 1	Baptisia leucantha	Wild White Indigo	80	12" o.c.	3" plug	
BIOMIX 1	Eupatorium maculatum	Spotted Joe Pye Weed	80	12" o.c.	3" plug	
BIOMIX 1	Liatris spicata	Marsh Blazing Star	80	12" o.c.	3" plug	
BIOMIX 1	Monarda fistulosa	Wild Bergamot	80	12" o.c.	3" plug	
BIOMIX 1	Ratibida hirta	Black-eyed Susan	80	12" o.c.	3" plug	
BIOMIX 1	Soldago rugosa 'Fireworks'	Fireworks Goldenrod	80	12" o.c.	3" plug	
BIOMIX 1	Tradescantia ohienis	Spiderwort	80	12" o.c.	3" plug	
BIOMIX 1	Ratibida pinnata	Yellow Coneflower	80	12" o.c.	3" plug	
BIOMIX 1	Carex bebbi	Bebb's Sedge	200	12" o.c.	3" plug	
BIOMIX 1	Bromus ciliatus	Fringed Brome Grass	80	12" o.c.	3" plug	
BIOMIX 1	Panicum virgatum	Switch Grass	80	12" o.c.	3" plug	
BIOMIX 1	Elymus canadensis	Canada Wild Rye	80	12" o.c.	3" plug	
BIOMIX 1	Elymus virginius	Virginia Wild Rye	80	12" o.c.	3" plug	
BIOMIX 1	Carex stipata	Common Fox Sedge	200	12" o.c.	3" plug	
BIOMIX 2	Aster ericoides	Heath Aster	110	12" o.c.	3" plug	
BIOMIX 2	Aster novae-anglae	New England Aster	110	12" o.c.	3" plug	
BIOMIX 2	Baptisia leucantha	Wild White Indigo	110	12" o.c.	3" plug	
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BIOMIX 2	Carex stipata	Common Fox Sedge	200	12" o.c.	3" plug	
NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.						

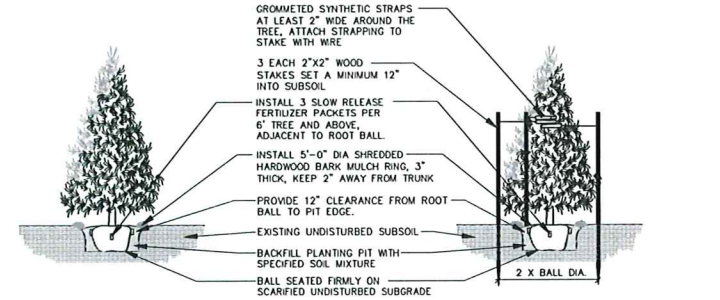
1 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYRAN WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDING AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "Y" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- STONE CHIP MAINTENANCE STRIP TO BE 3-INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2'-FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON L101 SITE LANDSCAPE PLAN.
- STONE CHIP TO BE 3/8-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM.
- NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964. TELEPHONE: 1-800-476-9453 FAX: 608-296-2741.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

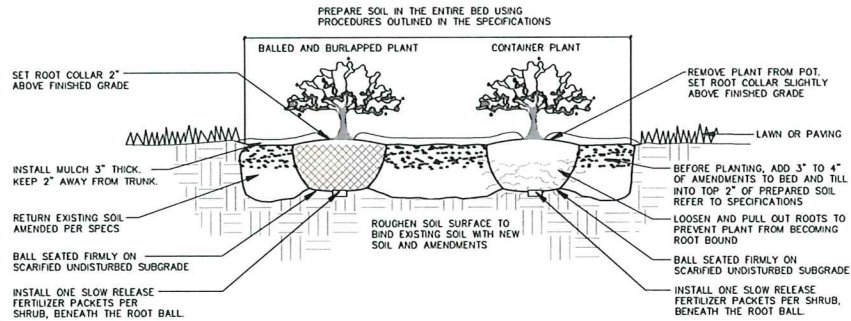
2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



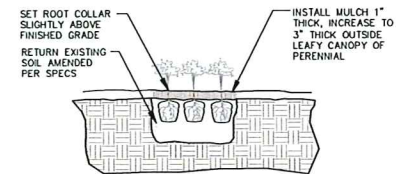
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



4 EVERGREEN TREE PLANTING & STAKING
N.T.S.



5 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



6 PERENNIAL PLANTING
N.T.S.



milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madiison 300 West Johnson Street, Suite 202
Madison, Wisconsin 53703
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denver 1899 Wykoop Street, Suite 300
Denver, Colorado 80202
303.556.4500

PROJECT INFORMATION

NexJenn - Thiensville

266 N Main St
Thiensville, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/17/2021	PLAN COMMISSION SUBMITTAL

KEY PLAN



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

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PROJECT MANAGER Dan Schindhelm

PROJECT NUMBER 18187-01

SITE LANDSCAPE
DETAILS

L201

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KEYNOTES PER SHEET

MEP SHEET INDEX

ES100	SITE PLAN - ELECTRICAL
ESCALC	SITE PLAN - LIGHTING CALCULATIONS
MEP100	LOWER LEVEL PLAN - MEP
MEP101	FIRST LEVEL PLAN - MEP
MEP102	SECOND LEVEL PLAN - MEP
MEP103	THIRD LEVEL PLAN - MEP
MEP104	ROOF LEVEL PLAN - MEP
MEP401	ENLARGED PLANS - MEP
MEP801	RISER DIAGRAM - ELECTRICAL

SPECIFIC NOTES:

- CIRCUITS IN THIS ROOM/AREA TO BE CONTROLLED BY LOW VOLTAGE LIGHTING CONTROL SYSTEM.
- LOW VOLTAGE RELAY CONTROL STATION 1.
 - CONTROLS LIGHTS IN xxx AREA.

GENERAL NOTES:

- SEE ARCH REFLECTED CEILING PLANS FOR EXACT CEILING TYPES. COORDINATE EXACT PLACEMENT OF ELECTRICAL DEVICES W/ CEILING ELEMENTS AND MECH EQUIPMENT.
- CONTRACTOR TO PROVIDE QUANTITY OF CONDUITS AS REQUIRED. COORDINATE WITH GENERAL CONTRACTOR WHEN RUNNING CONDUIT IN EXPOSED STRUCTURE AREAS SO AS TO RUN CONDUIT IN PARALLEL AND PERPENDICULAR PATHS TO BUILDING ELEMENTS.
- ALL PAINTING OF ALL EXPOSED CONDUIT WILL BE BY THE G.C. AND WILL MATCH SURFACE UPON WHICH IT IS ATTACHED.
- ALL PAINTING OF ALL EXPOSED CONDUIT IN THE BASEMENT MECHANICAL ROOM WILL BE BY THE G.C.

CIRCUITRY/LIGHTING CONTROL NOTES:

- "NORMAL" 120 VOLT CIRCUITS INDICATED ON THIS SHEET ARE TO BE FED FROM PANEL L-1 UNLESS OTHERWISE NOTED - POOL LIGHTS.
- "NORMAL" 277 VOLT CIRCUITS INDICATED ON THIS SHEET ARE TO BE FED FROM PANEL H-1 UNLESS OTHERWISE NOTED.
- "EMERGENCY" FIXTURES ARE FED FROM INVERTER.
- CIRCUITING IS INDICATED BY NUMBER UNDER FIXTURE TYPE, "OUTLINED" BORDERS AND/OR NOTES ON EACH FLOOR PLAN, "HOME-RUNS" AND CONDUITS ARE SHOWN FOR OVERRIDING OR MORE EXACT INTENTIONS.

TYPICAL FIXTURE TYPE AND CIRCUIT NUMBER:

A1 - FIXTURE TYPE
10 - CIRCUIT NO.

- PROVIDE LIGHTING CONTROL FROM LOW VOLTAGE LIGHTING CONTROL PANEL LVRP-1 FOR CIRCUITS LISTED ON THE PANELBOARD SCHEDULES.



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Madison, Wisconsin 53703
608.442.5350

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.536.4500

PROJECT INFORMATION

NexJenn - Thiensville
Apartment Building

266 N Main St
Thiensville, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER SE

PROJECT NUMBER 18187-01

SITE PLAN -
ELECTRICAL

ES100

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1 SITE PLAN - ELECTRICAL

1/32" = 1'-0"

E

D

C

B

A

KEYNOTES PER SHEET

SPECIFIC NOTES:

- CIRCUITS IN THIS ROOM/AREA TO BE CONTROLLED BY LOW VOLTAGE LIGHTING CONTROL SYSTEM.
- LOW VOLTAGE RELAY CONTROL STATION 1.
- CONTROLS LIGHTS IN xxx AREA.
- x
- x
- x

GENERAL NOTES:

- SEE ARCH REFLECTED CEILING PLANS FOR EXACT CEILING TYPES. COORDINATE EXACT PLACEMENT OF ELECTRICAL DEVICES WITH CEILING ELEMENTS AND MECH EQUIPMENT.
- CONTRACTOR TO PROVIDE QUANTITY OF CONDUITS AS REQUIRED. COORDINATE WITH GENERAL CONTRACTOR WHEN RUNNING CONDUIT IN EXPOSED STRUCTURE AREAS SO AS TO RUN CONDUIT IN PARALLEL AND PERPENDICULAR PATHS TO BUILDING ELEMENTS.
- ALL PAINTING OF ALL EXPOSED CONDUIT WILL BE BY THE G.C. AND WILL MATCH SURFACE UPON WHICH IT IS ATTACHED.
- ALL PAINTING OF ALL EXPOSED CONDUIT IN THE BASEMENT MECHANICAL ROOM WILL BE BY THE G.C.

CIRCUITRY/LIGHTING CONTROL NOTES:

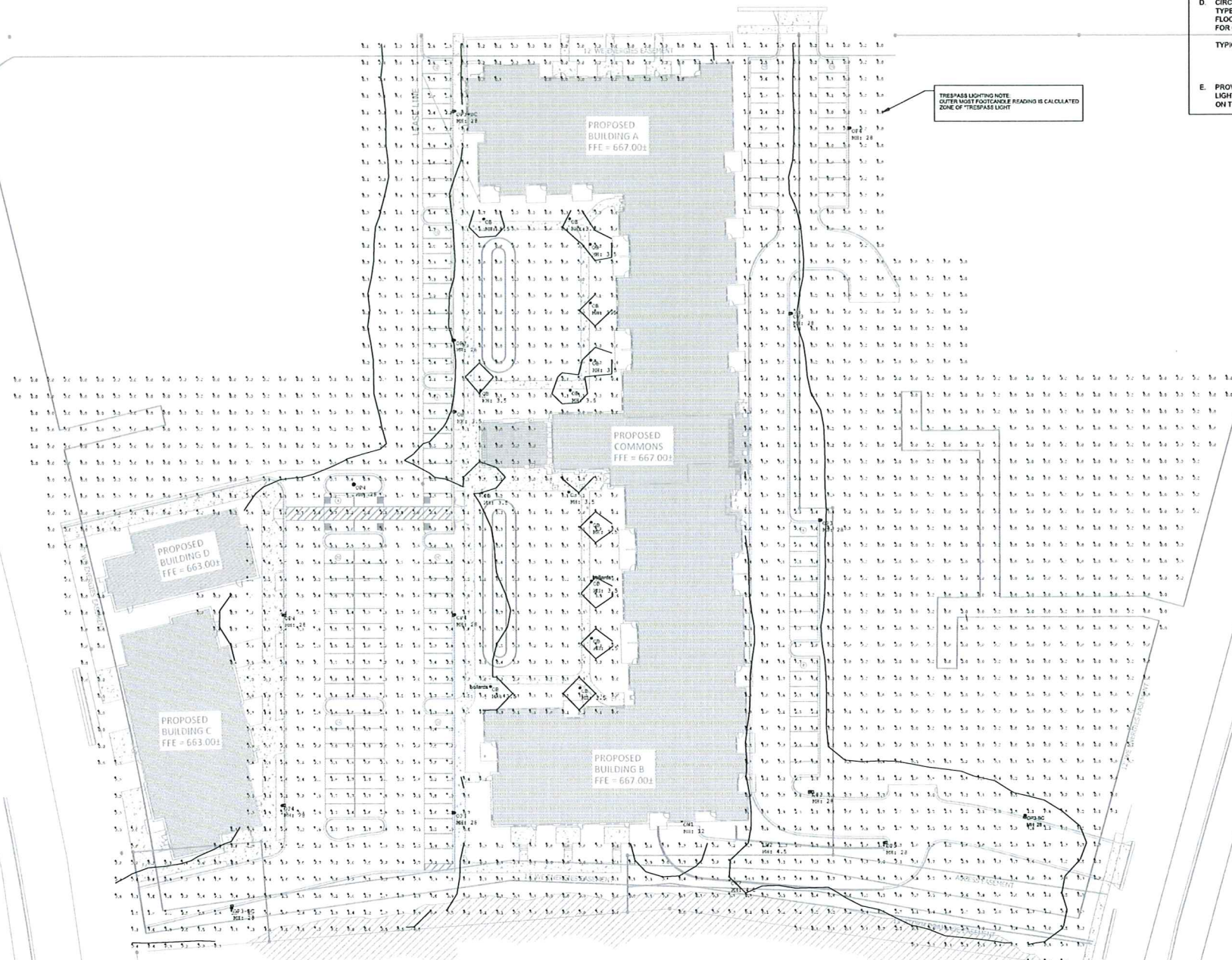
- NORMAL 120 VOLT CIRCUITS INDICATED ON THIS SHEET ARE TO BE FED FROM PANEL L-1 UNLESS OTHERWISE NOTED - POOL LIGHTS.
- NORMAL 277 VOLT CIRCUITS INDICATED ON THIS SHEET ARE TO BE FED FROM PANEL H-1 UNLESS OTHERWISE NOTED.
- "EMERGENCY" FIXTURES ARE FED FROM INVERTER.
- CIRCUITING IS INDICATED BY NUMBER UNDER FIXTURE TYPE, OUTLINED BORDERS AND/OR NOTES ON EACH FLOOR PLAN. HOME-RUNS AND CONDUITS ARE SHOWN FOR OVERRIDING OR MORE EXACT INTENTIONS.

TYPICAL FIXTURE TYPE AND CIRCUIT NUMBER:

A1 ← FIXTURE TYPE
10 ← CIRCUIT NO.

- PROVIDE LIGHTING CONTROL FROM LOW VOLTAGE LIGHTING CONTROL PANEL LVCP-1 FOR CIRCUITS LISTED ON THE PANELBOARD SCHEDULES.

TREEPASS LIGHTING NOTE
OUTLINE NOTED FOOTCANDLE READING IS CALCULATED ZONE OF TREEPASS LIGHT



1 SITE PLAN - LIGHTING CALCULATIONS
1/32" = 1'-0"

PROJECT INFORMATION

NexJenn - Thiensville
Apartment Building

266 N Main St
Thiensville, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/17/2021	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER SE

PROJECT NUMBER 18187-01

SITE PLAN -
LIGHTING
CALCULATIONS

ES-CALC

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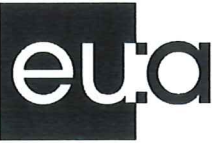
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09/16/2021





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PROJECT INFORMATION

NEXJENN -
THIENSVILLE
APARTMENT
BUILDING

D 266 N Main St
Thiensville, WI 53092

ISSUANCE AND REVISIONS

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KEY PLAN

SHEET INFORMATION

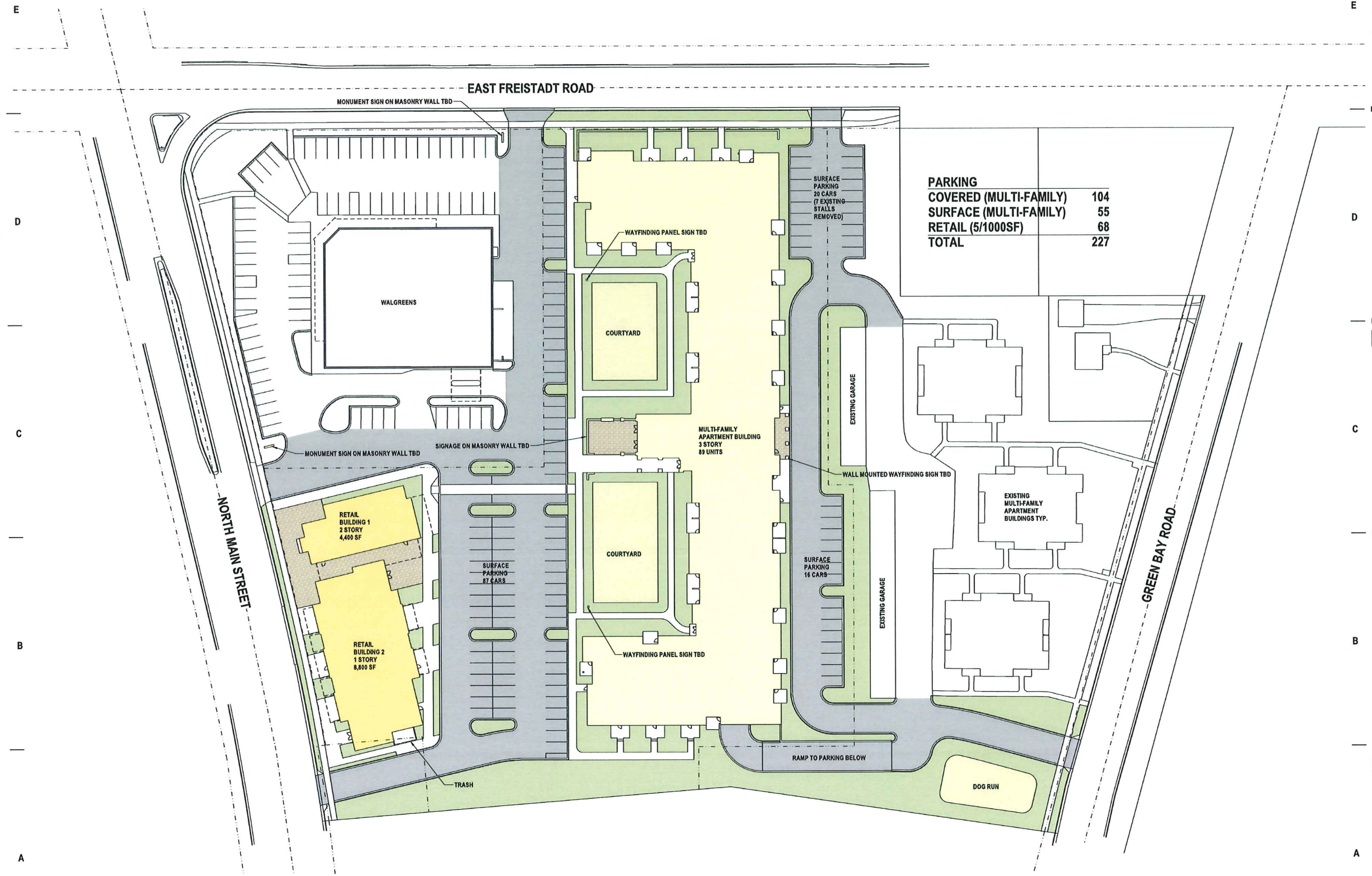
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PROJECT MANAGER DS
PROJECT NUMBER 18187

ARCHITECTURAL
SITE PLAN

AS101

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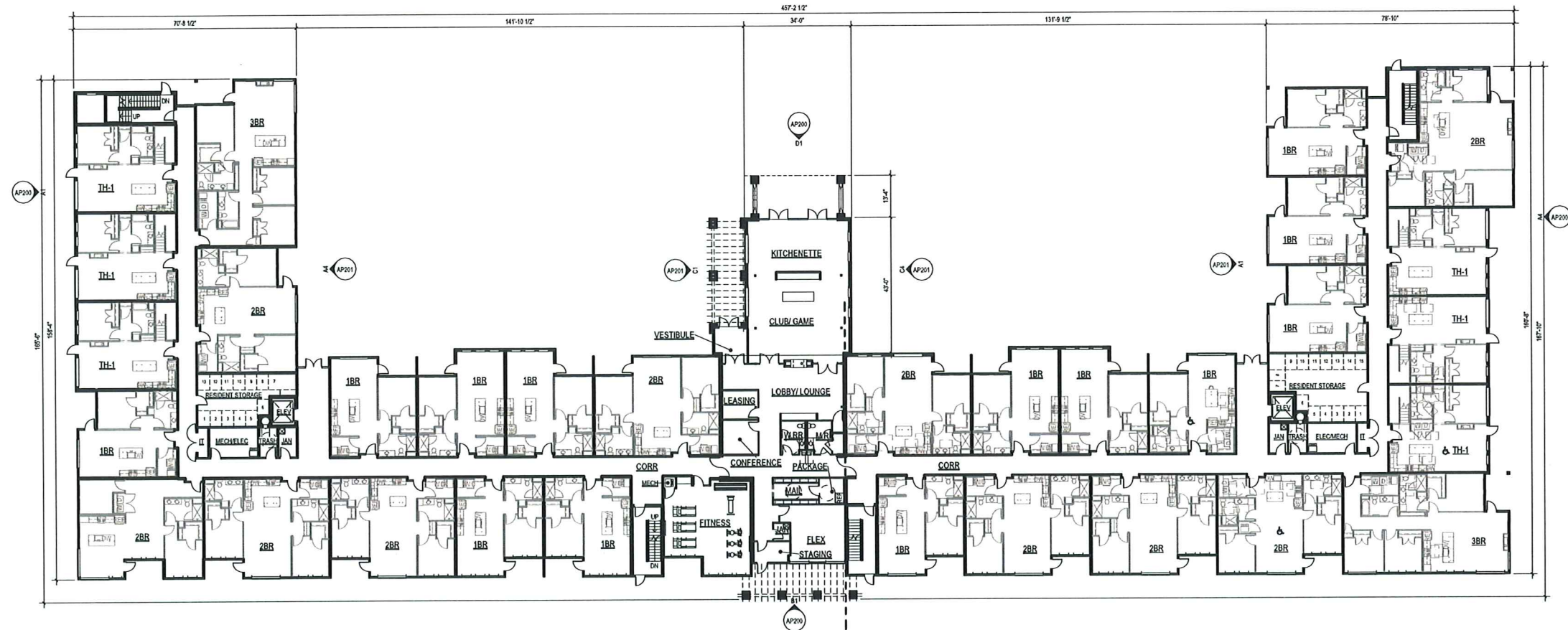
1 Architectural Site plan
1" = 30'-0"



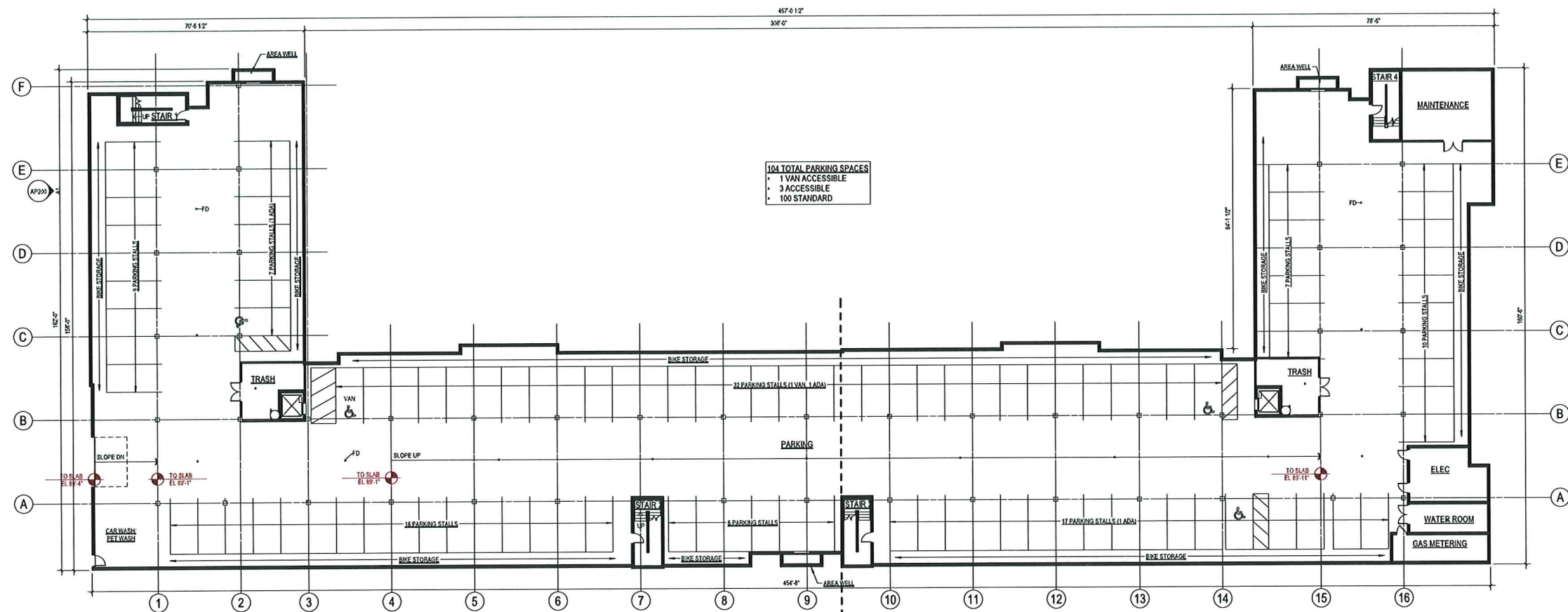
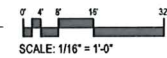
NEXJENN -
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APARTMENT
BUILDING

D 266 N Main St
Thiensville, WI 53092

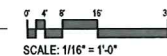
DATE	DESCRIPTION
09/17/2021	PLAN COMMISSION SUBMITTAL



 **1ST FLR PLAN**
1/16" = 1'-0"



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



PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	DS
PROJECT NUMBER	18187

FLOOR PLANS

AP100

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denver 1699 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

**NEXJENN -
THIENSVILLE
APARTMENT
BUILDING**

**D 266 N Main St
Thiensville, WI 53092**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/17/2021	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

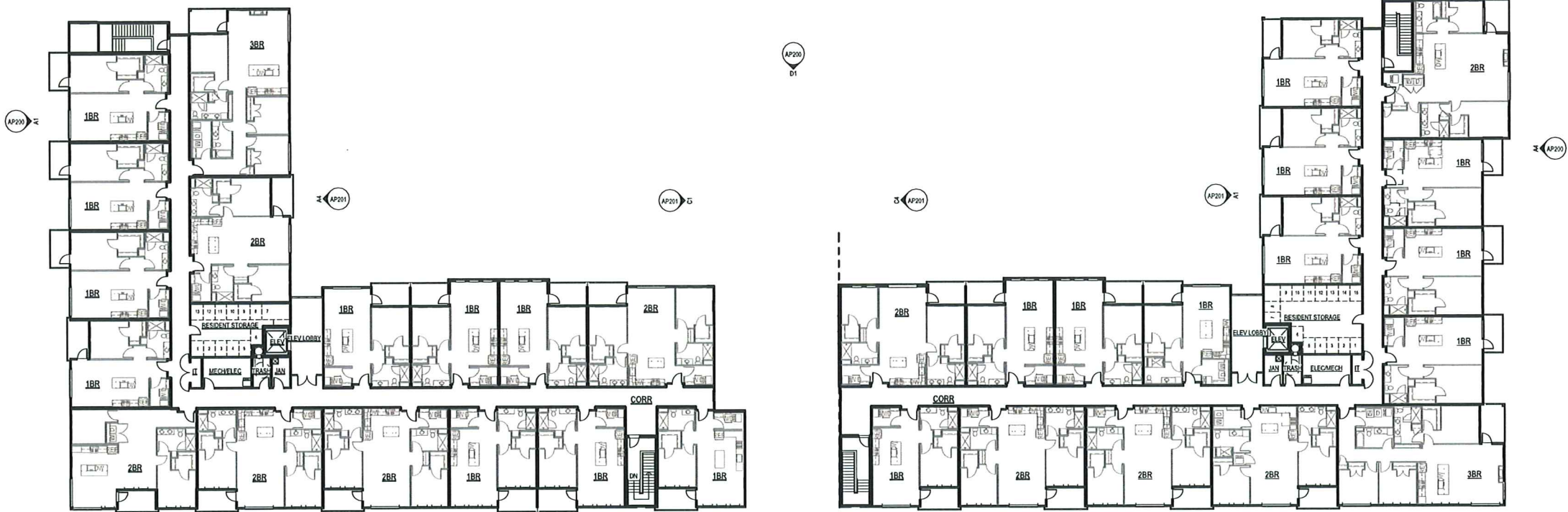
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PROJECT MANAGER DS
PROJECT NUMBER 18187

FLOOR PLANS

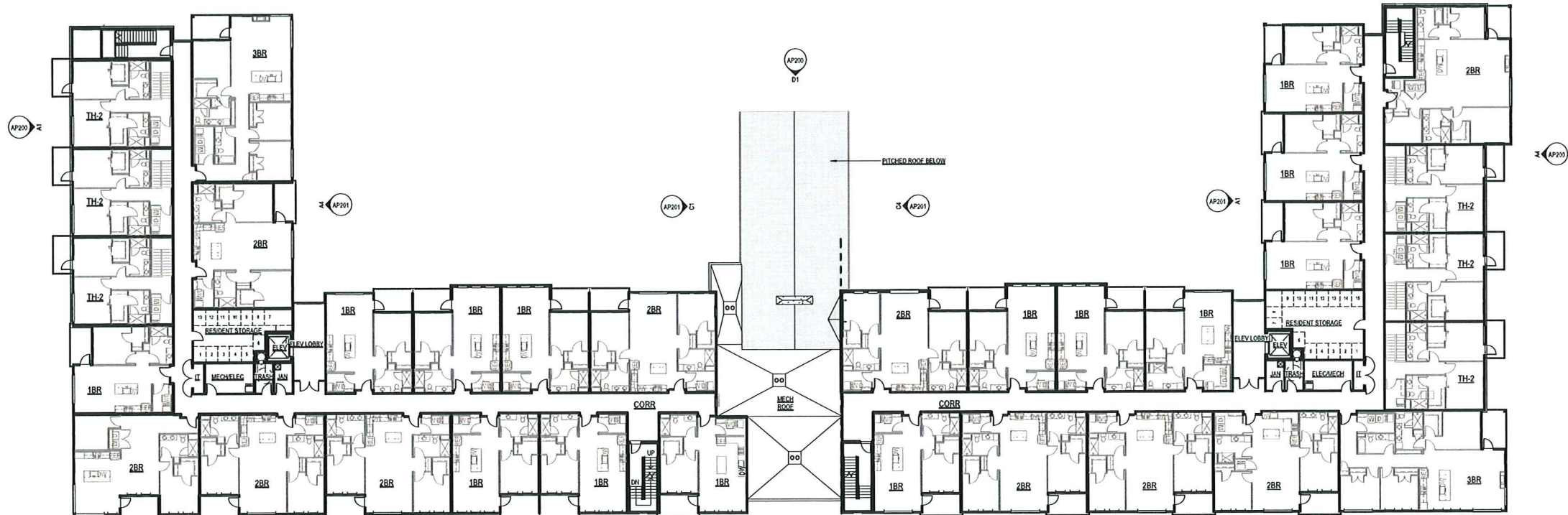
AP101

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3RD FLR PLAN
1/16" = 1'-0"

0' 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"



2ND FLR PLAN
1/16" = 1'-0"

0' 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"



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PROJECT INFORMATION

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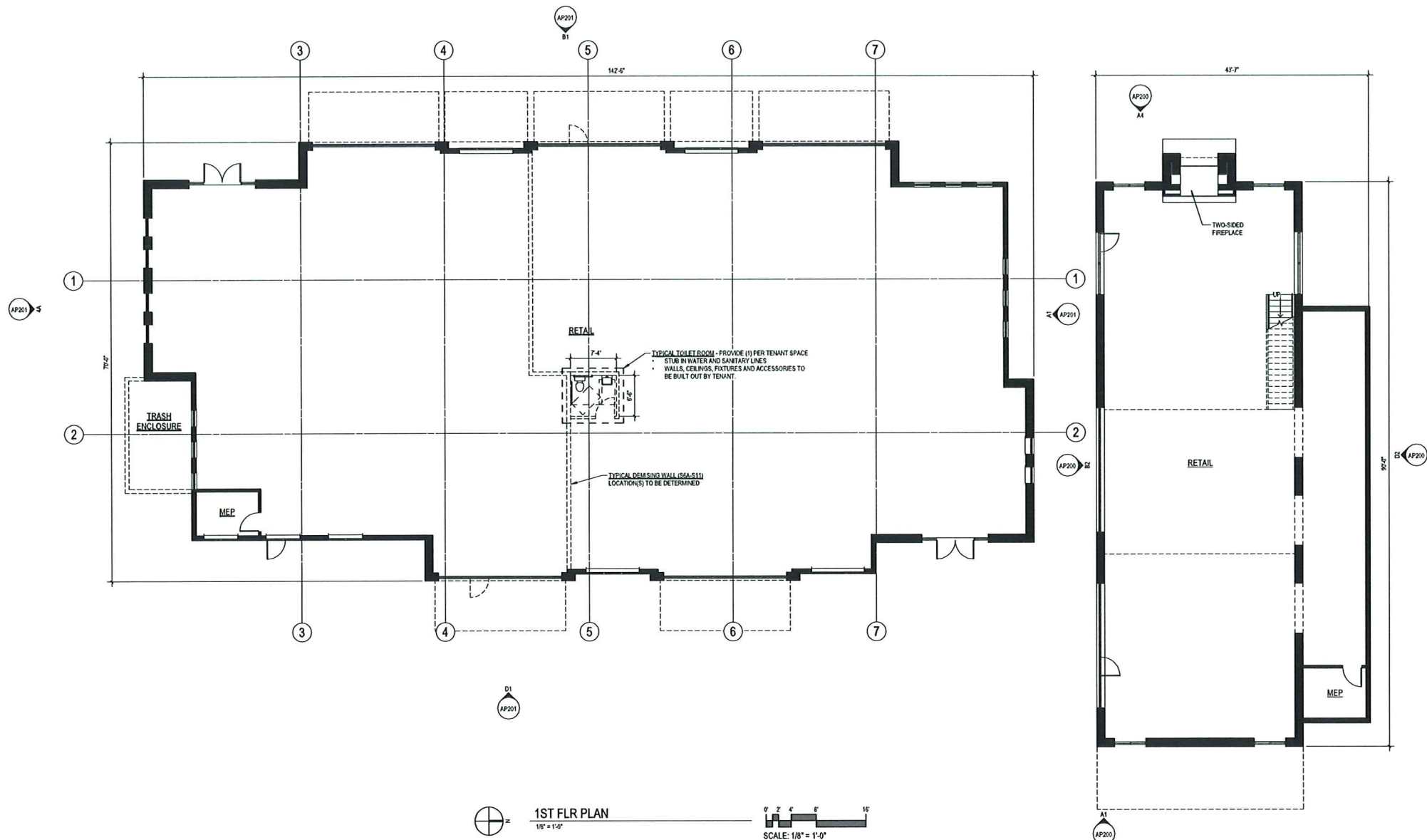
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1ST FLR PLAN

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PROJECT INFORMATION

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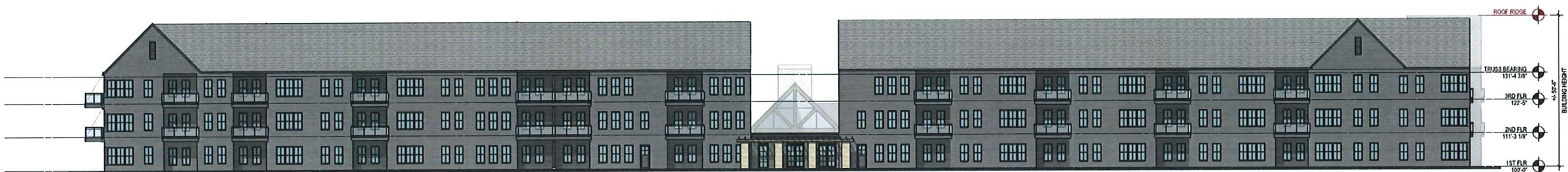
EXTERIOR
ELEVATIONS

AP200

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D1 WEST ELEVATION
1/16" = 1'-0"



B1 EAST ELEVATION
1/16" = 1'-0"



A1 SOUTH ELEVATION
1/16" = 1'-0"



A4 NORTH ELEVATION
1/16" = 1'-0"



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PROJECT INFORMATION

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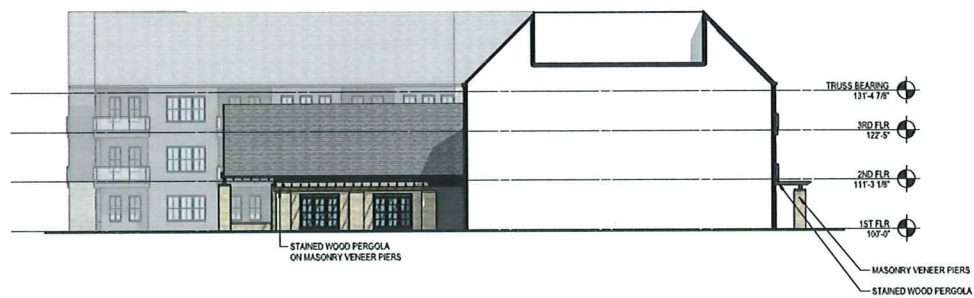
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PROJECT MANAGER DS
PROJECT NUMBER 18187

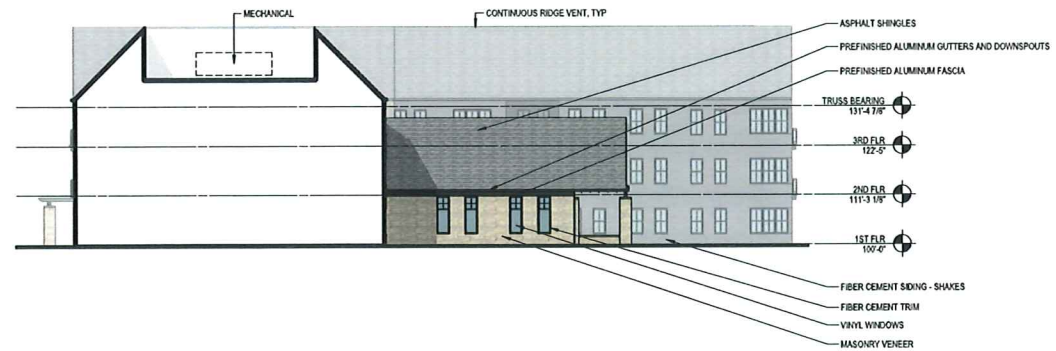
EXTERIOR
ELEVATIONS

AP201

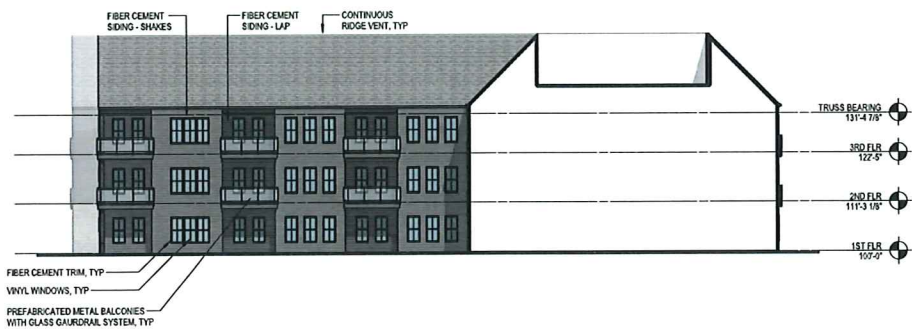
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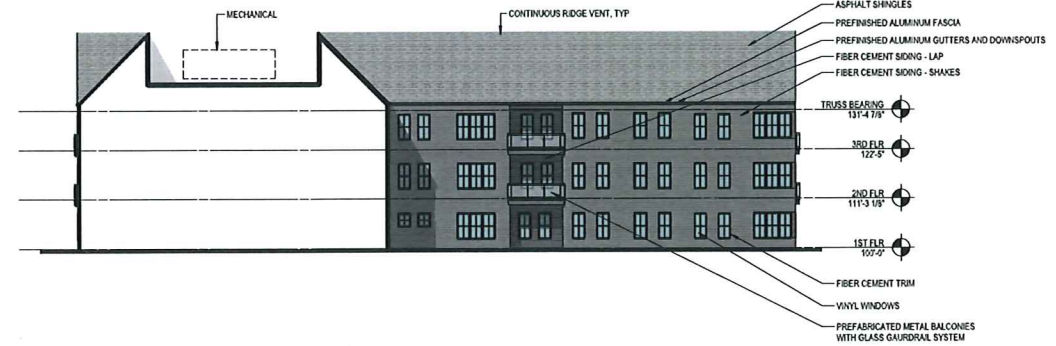
C1 COMMON AMENITY SOUTH ELEVATION
1/16" = 1'-0"



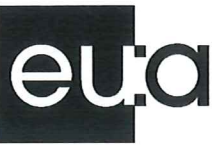
C4 COMMON AMENITY NORTH ELEVATION
1/16" = 1'-0"



A1 INTERIOR COURTYARD SOUTH ELEVATION
1/16" = 1'-0"



A4 INTERIOR COURTYARD NORTH ELEVATION
1/16" = 1'-0"



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PROJECT INFORMATION

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KEY PLAN

B

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PROJECT MANAGER DS
PROJECT NUMBER 18187-01

EXTERIOR
ELEVATIONS

AP200

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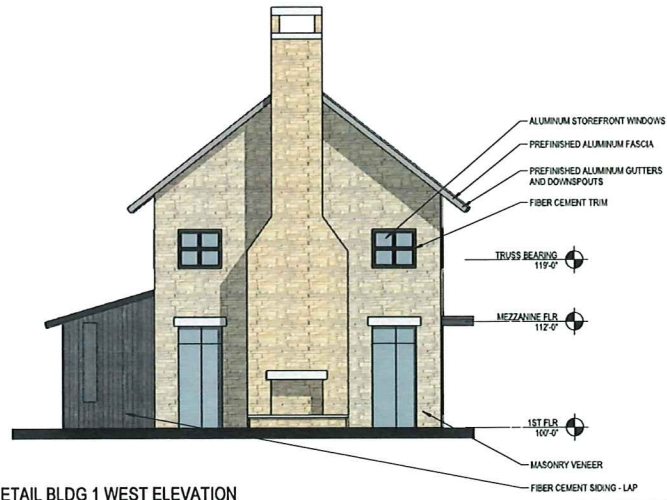
D2 RETAIL BLDG 1 NORTH ELEVATION
1/8" = 1'-0"



B2 RETAIL BLDG 1 SOUTH ELEVATION
1/8" = 1'-0"



A1 RETAIL BLDG 1 EAST ELEVATION
1/8" = 1'-0"



A4 RETAIL BLDG 1 WEST ELEVATION
1/8" = 1'-0"



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PROJECT INFORMATION

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EXTERIOR ELEVATIONS

AP201

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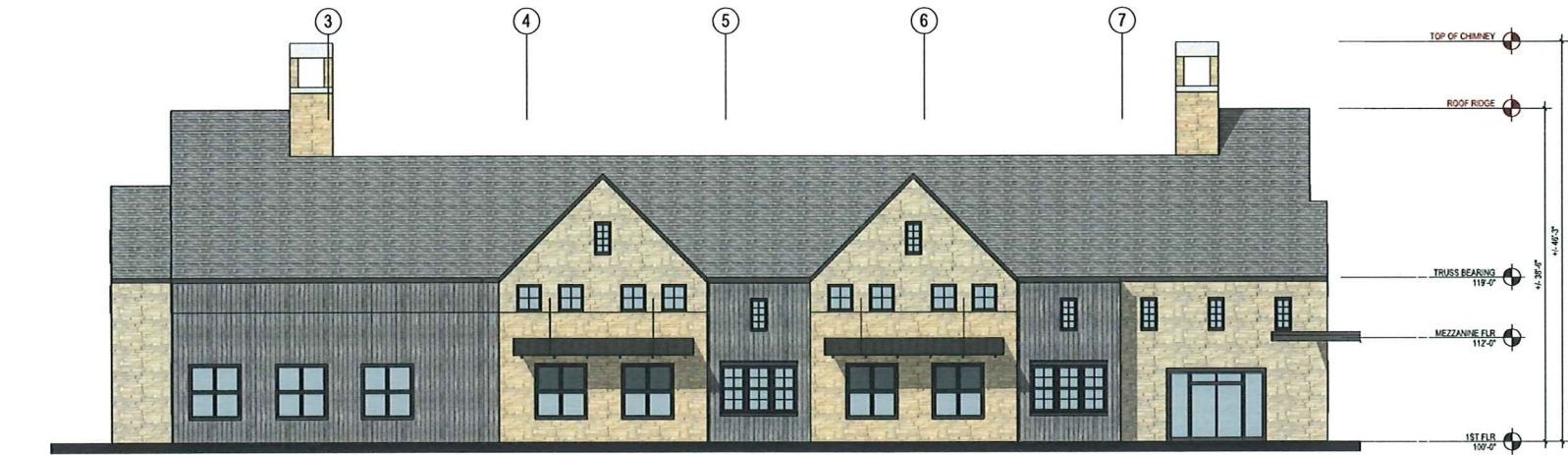
E

D

C

B

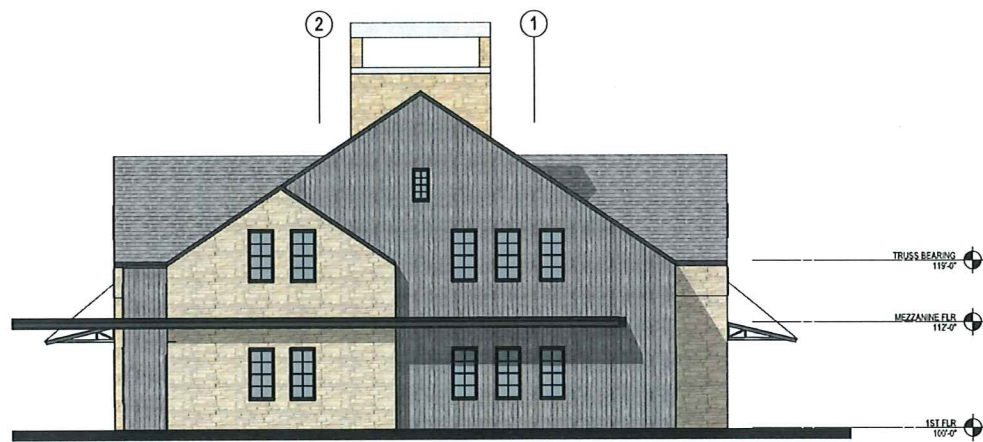
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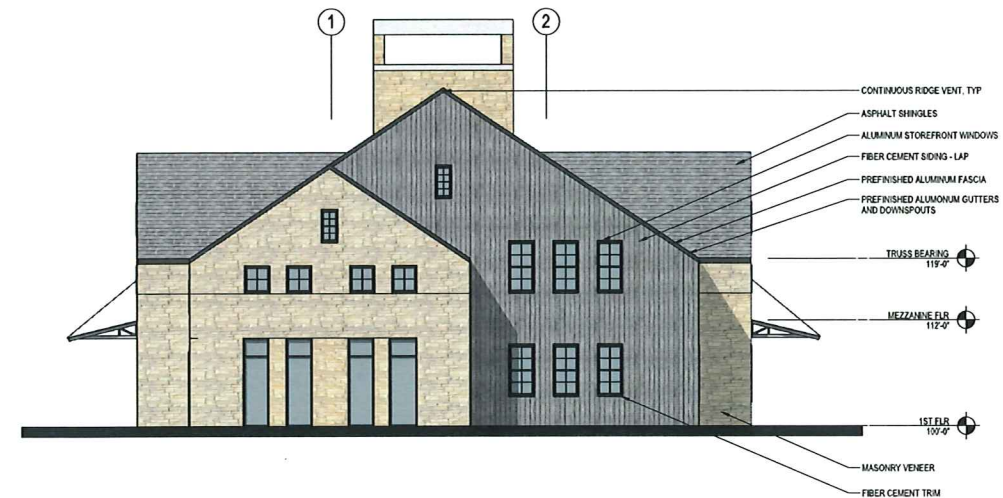
D1 RETAIL BLDG 2 EAST ELEVATION
1/8" = 1'-0"



B1 RETAIL BLDG 2 WEST ELEVATION
1/8" = 1'-0"



A1 RETAIL BLDG 2 NORTH ELEVATION
1/8" = 1'-0"



4A RETAIL BLDG 2 SOUTH ELEVATION
1/8" = 1'-0"



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PROJECT INFORMATION

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CONCEPT IMAGES

AP900

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E

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CONCEPT IMAGES

AP901

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CONCEPT IMAGES

AP902

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TWO HUNDRED GREEN ARCHITECTURAL & LANDSCAPE PLANS

To: Thiensville Plan Commission

Prepared by: Jon P Censky, Village Planner

Date: October 12, 2021

General Information

Applicant:

Lakeside Development Co.

Status of Applicant:

Owner

Location:

200 Green Bay Road

Requested Action:

Architectural and Landscape Plan Approval

Existing Zoning:

R-2 PDO Single-Family/Planned Development

Proposed Zoning:

No Change

Surrounding Zoning:

R-2 – East; B-3-North; R-3-South; R-5-West

Lot Size:

1.84-acres

Existing Land Use:

Vacant

Report:

Commissioners are reminded that at your December 15, 2020, meeting you recommended the PDO Planned Development Overlay District for this project and that recommendation was approved by the Village Board earlier this year. That approval locked in certain departures from the requirements of the underlying zoning district including an increase in the density from 6.4 units per acre as required in the R-2 District to 8.7 units per acre, the reduction in the required lot size of 6,800 sf to proposed lot sizes ranging from 3,055 sf to 3,276 sf and a reduction in the lot width from 60' minimum to 31.5'. Finally, the minimum building setback of 25 feet from the street right-of-way is reduced to 3' and the side yard is reduced from 5' to 3'.

Architecture:

As you will recall, this project will consist of 16, two-story structures each with two-car attached garages. Architecturally, these homes will all be of a traditional design with craftsmen and bungalow elements to reflect the historic feel of Thiensville. There will be eight different iterations of that design as shown in the attached information to reflect a change from one home to the next. There will not be two identical homes located adjacent to each other. The changes from one home to the next are mainly reflected in the design of front elevation with variations of eight different front facades being repeated throughout the project. The color scheme will change from one home to the next as well. Each building will be covered with lap siding and an asphalt shingled roof. The applicant will need to identify what type of lap siding and shingles and have sample materials at Tuesday's meeting.

Staff would note that there is a similar project under construction in the City of Mequon directly west of the railroad tracks on Mequon Road, at the southeast corner of the developing Fox Town project. Commissioners are encouraged to visit that site for a true representation of this type of development.

Landscaping:

According to their landscape plan, the outer border of the project will be attractively landscaped and each home within will be provided a nice landscape scheme around the foundation. The border landscaping along Riverview Road will include groupings of high growth Whitespire Senior Gray Birch trees and low growth colorful Pee Wee Oakleaf Hydrangeas, Emerald Green Arborviteas, Chardonnay Pearls Deutzias and Pixie Meadowbrite Purple Coneflowers. Along the east border the plan shows a staggered row of Wolf Eyes Kousa Dogwood bushes, Arrowwood Viburnum, Copperina Ninebark with mixes of Common Lady Ferns, Big Daddy Hostas, and Emerald Green Viburnum. The planting scheme around each home will include a colorful mix of many of the same plantings around the border but will be ascended by a colorful assortment of Hostas, Autumn Jay Sedum, and Walkers Low Catmint.

Staff would note that his original plans showed a sidewalk along the north edge of the property which is also reflected in the approved Development Agreement for this development. Instead of the sidewalk, the landscape plan shows stepping-stones and paths between buildings. Staff is not troubled by the absence of the north sidewalk provided the applicant does construct the pathways between the buildings.

Staff Comments:

Staff has no problem with these plans subject to the conditions of the Development Agreement.

two hundred Green

THIENSVILLE, WI

LANDSCAPE PLAN SUBMITTAL: 9/29/2021



LANDSCAPE PLAN SHEET SCHEDULE:

Sheet Number	Sheet Title
L-0.0	COVER PAGE
L-0.1	LANDSCAPE GENERAL NOTES
L-1.0	LANDSCAPE PLAN
L-2.0	TDI ASSOCIATES FOUNDATION PLANS
L-3.0	LANDSCAPE DETAILS
L-4.0	LANDSCAPE ELEVATIONS

SUBMITTED BY:

DEVELOPMENT BY:

Lakeside Development
Company

1033 N. PORT WASHINGTON RD.
SUITE 300
Mequon, Wisconsin 53092
Tel: (262) 241-2300
Fax: (262) 241-2310
www.lakesidedevelopment.com



LANDSCAPE GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY J.U.L.I.E. (811) OR (800) 892.0123 TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES, WHICH MAY AFFECT PROPOSED SITE WORK. CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. PLANT MATERIAL SIZES SHOWN ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY. NO 'PARK GRADE' MATERIAL WILL BE ACCEPTED.
5. ALL PLANT MATERIAL SHALL BE OBTAINED FROM AN APPROVED NORTHERN ILLINOIS NURSERY WITH HEAVY CLAY SOILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI)
7. IF SPECIFIED SPECIES AND/OR QUALITY OF PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, THE LANDSCAPE ARCHITECT, AT HIS/HER DISCRETION, MAY SUBSTITUTE SIMILAR PLANTS WITH THE SAME WHOLESALE VALUE.
8. ALL PLANTS TO BE BALLED IN BURLAP (B&B) OR CONTAINER GROWN (CG) AS SPECIFIED IN PLANT SCHEDULE. ALL NYLON/PLASTIC/BURLAP ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
9. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL-DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIAL.
10. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
11. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH THE ACCEPTED INDUSTRY'S STANDARD 'BEST MANAGEMENT PRACTICE' TECHNIQUES AS IDENTIFIED BY THE ILLINOIS LANDSCAPE CONTRACTORS ASSOCIATION (ILCA).
12. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL IN POOR CONDITION/Form OR NOT INSTALLED ACCORDING TO 'BEST MANAGEMENT PRACTICE' TECHNIQUES.
13. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES & SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS & GROUND COVER SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND, AND TWO (2) PARTS COMPOST.
14. ALL WOODY PLANTINGS TO RECEIVE 3" OF SHREDDED HARDWOOD MULCH. ALL HERBACEOUS PLANTINGS TO RECEIVE 2" OF LEAF COMPOST.
15. CONTRACTOR SHALL WATER PLANTS IMMEDIATELY AFTER PLANTING. FLOODING PLANTS TWICE DURING FIRST TWENTY-FOUR HOURS AFTER PLANTING.
16. ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17. CONTRACTOR SHALL REPAIR IN KIND ANY AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
18. GUARANTEE SPECIFICATIONS ARE AS FOLLOWS: THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT BEGINNING ON THE FIRST DAY OF THE OWNER'S POSSESSION. THIS AGREEMENT SHALL PROVIDE FOR THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A TYPEWRITTEN LIST OF SPECIFIC MAINTENANCE INSTRUCTIONS FOR EACH TYPE OF PLANT INSTALLED WITH THE WRITTEN AGREEMENT AND BOND.
19. EROSION CONTROL BLANKETS REQUIRED ON ALL SLOPES GREATER THAN 3:1.

CONSTRUCTION NOTES:

1. THE CONTRACT SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER, UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK VEHICLES UNDER THE CANOPY OF EXISTING TREES.
2. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND NOTED ON THE DRAWINGS UNLESS OTHERWISE NOTES.
3. CONTRACTOR IS RESPONSIBLE FOR KEEPING SITE CLEAN, REMOVAL OF TRASH AND REPAIR OF HAZARDOUS CONDITIONS (I.E. TOOLS, OPEN EXCAVATIONS, ETC.) ON A DAILY BASIS BY THE END OF THE WORK DAY.
4. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, CONTRACTORS SHALL THOROUGHLY CLEAN-UP THE PROJECT SITE, PARKING LOTS, SIDEWALKS, ETC. AND REMOVE ALL TRASH, SCRAPS, ROCKS, DEBRIS, ETC. REPAIR ALL DAMAGE TO FINISH GRADE INCLUDING WHEEL RUTS OR ANY SETTLING OR EROSION OCCURRING PRIOR TO COMPLETE.
5. THE CONTRACTOR SHALL BE FULLY RESPONSIBLY FOR ANY DAMAGE TO EXISTING ELECTRICAL, WATER, STORM WATER LINES, ETC. ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE GOVERNING AUTHORITY, AT NO COST TO THE OWNER.
6. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. THE DRAINAGE INCLUDES SURFACE AND GROUND WATER. ANY DRAINAGE DITCH, SWALES OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY.
7. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF TREES TO REMAIN.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE APPROVED WASTE AREAS OR DISPOSAL SITE FOR EXCESS MATERIALS WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED WITH THIS PROJECT. WASTE MATERIALS INCLUDING CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ANY PERMIT REQUIRED FOR SUCH DISPOSAL WASTE MATERIALS. WASTE MATERIALS MUST BE REMOVED FROM THE SITE PRIOR TO INITIAL INSPECTION AND ACCEPTANCE. BURNING ON THE SITE WILL NOT BE PERMITTED. NOT SOLID MATERIALS SHALL BE DISCHARGED INTO WATERS OF THE STATE.
9. SURFACE RESTORATION: AT THE END OF THE CONSTRUCTION, THE CONTRACTOR SHALL RESTORE THE EXISTING FACILITIES AND ALL SPOIL MATERIALS, VEGETATION AND DEBRIS SHALL BE HAULED AND DISPOSED OF OFF SITE. THE PROPERTY SHALL BE MADE EQUAL TO OR BETTER THAN THE EXISTING SITE CONDITION PRIOR TO CONSTRUCTION. \

two hundred Green
LANDSCAPE NOTES

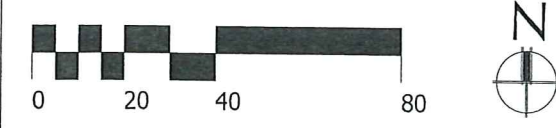
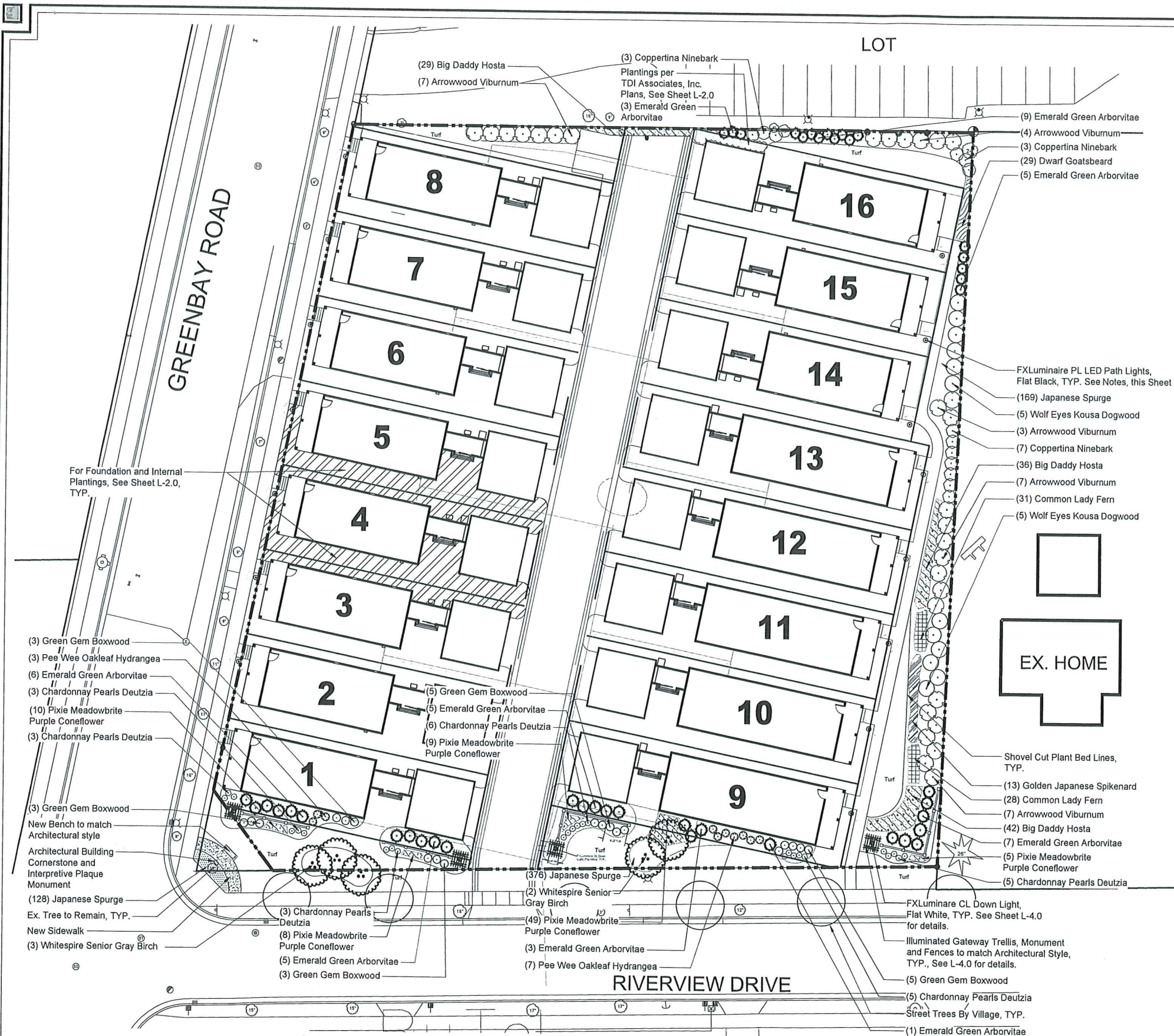
THIENSVILLE, WI
SEPTEMBER 29, 2021

Lakeside Development
Company

1033 N. PORT WASHINGTON RD.
SUITE 300
Mequon, Wisconsin 53092
Tel: (262) 241-2300
Fax: (262) 241-2310
www.lakesidedevelopment.com

L-0.1





two hundred Green
COMMON AREA LANDSCAPE PLAN
THIENSVILLE, WI
SEPTEMBER 29, 2021



Polywood Bench: Corner Bench
Vineyard 60" Bench in Vintage
White Finish
Quantity: 1
www.polywood.com/vineyard-60-bench-in-vintage



Front Pathway Lights
Fx Luminaire
PL LED Path Light
Product Code: PLLEDTA -
FB + A -18RA - FB
Quantity: 16
Finish: Flat Black
www.fxl.com

PLANT SCHEDULE FULL

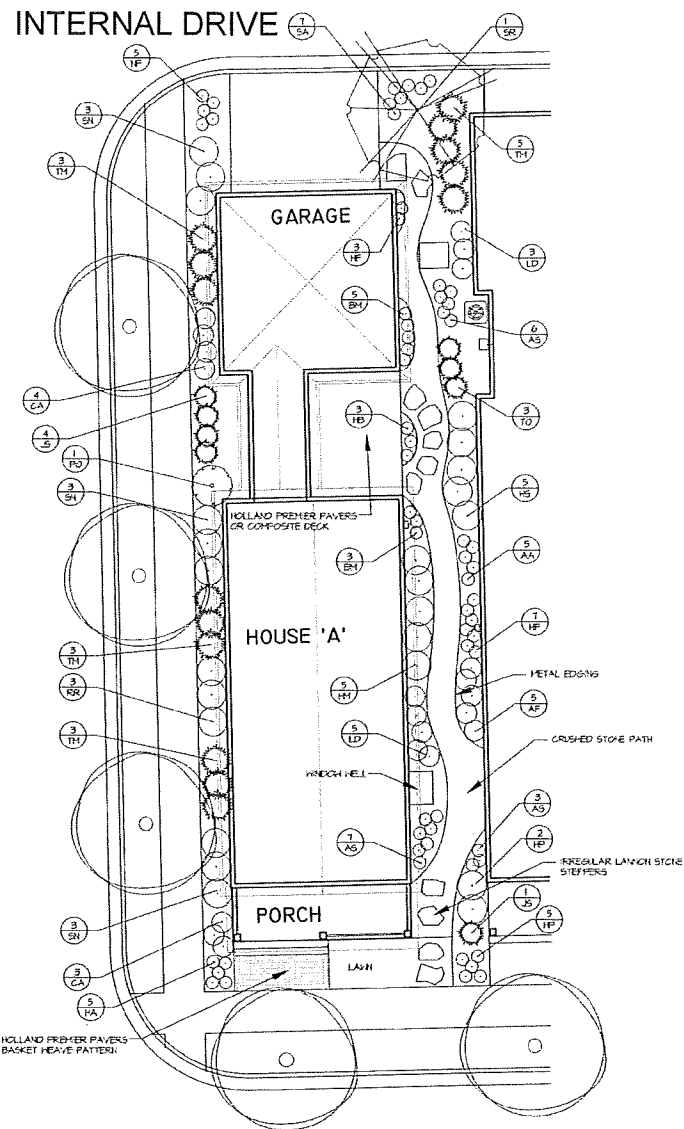
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
	5	Betula populifolia 'Whitespire Sr.' / Whitespire Senior Gray Birch	8' Ht.	B&B/CG	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
	44	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	3" Cal.		
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
	19	Buxus x 'Green Gem' / Green Gem Boxwood	24" ht.	Pot	3' O.C.
	12	Cornus kousa 'Wolf Eyes' / Wolf Eyes Kousa Dogwood	24" ht.	B&B/CG	48" O.C.
	25	Deutzia gracilis 'Chardonnay Pearls' TM / Chardonnay Pearls Deutzia	24" h	B&B/CG	
	10	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	24" h	B&B/CG	
	13	Physocarpus opulifolius 'Mandia' TM / Coppertina Ninebark	30" ht.	B&B/CG	
	30	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	36" h	B&B/CG	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	13	Aralia cordata Sun King / Golden Japanese Spikenard	1' Ht.	Pot	
	81	Echinacea x 'CBG Cone 2' TM / Pixie Meadowbrite Purple Coneflower	1 gal.	Pot	
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	29	Arunco aethusifolius / Dwarf Goatsbeard	1 gal	Pot	
	59	Athyrium filix-femina cyclosorum / Common Lady Fern	1 gal	Pot	
	107	Hosta x 'Big Daddy' / Big Daddy Hosta	1 gal.	Pot	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	761	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	2.25" pot		

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	FX Luminaire PL Modern path light with powder-coated finish. 6" Dia x 15" H. Order code: PL, Aluminum Alloy, (FB) Flat Black, Ground Mount Lamp: PL-1LED, 2W 2.4VA, 2700K, Beamspread: Very Wide Flood Accessories: (18R) 18" Riser	16	
	FX Luminaire CL Order Code: CL, (FW) Flat White, Surface Mounted to Trellis, Lamp: CL-LED203 NF Surface Mounted at Trelli Lamp: CL Down Light,	4	

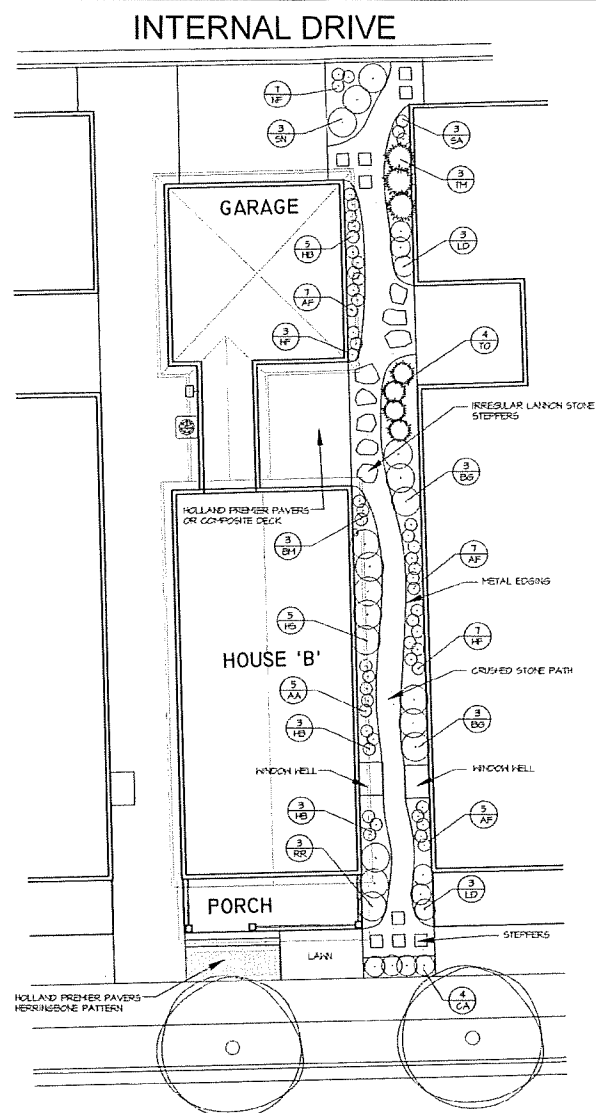
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Company
1033 N. PORT WASHINGTON RD.
SUITE 300
Mequon, Wisconsin 53092
Tel: (262) 241-2300
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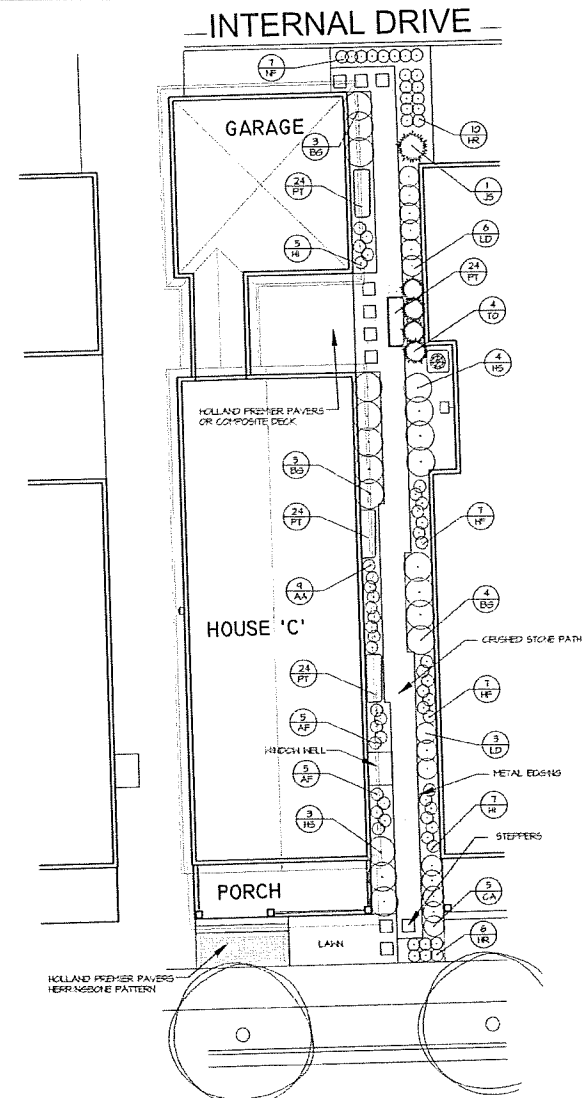
GREENBAY ROAD
HOUSE 'A' LANDSCAPE PLAN

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
1	SR	<i>Syringa reticulata</i> 'Invy 91'	Invy 91 Tree Lilac	15'-20'	B / B	2"	Ornamental Tree
1	JS	<i>Juniperus scopulorum</i> 'Masoni'	Masoni Juniper	10' x 3'	B / B	5'	Evergreen Tree
3	TO	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Arborvitae	15' x 3'	B / B	5'	Evergreen Tree
5	HM	<i>Hydrangea macrophylla</i> 'Balmat' / 'Blue'	Summer Crush Hydrangea	3' x 3'	POT	2 Gal	Deciduous Shrub
2	HP	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea	3' x 3'	POT	2 Gal	Deciduous Shrub
5	HS	<i>Hydrangea serrata</i> 'HARDY'	Big Tuff Stuff Hydrangea	2' x 2'	POT	2 Gal	Deciduous Shrub
3	RR	<i>Rosa 'Raiders'</i> 'PINKBLOT'	Double Pink Knockout Rose	3'-4'	POT	2 Gal	Deciduous Shrub
1	PO	<i>Physocarpus opulifolius</i> 'Little Devil'	Little Devil Ninebark	5' x 5'	POT	24"	Deciduous Shrub
4	SH	<i>Spiraea x 'Neon Flash'</i>	Neon Flash Spirea	3'-4'	POT	2 Gal	Deciduous Shrub
14	TH	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	3' x 5'	POT	10"	Evergreen Shrub
1	CA	<i>Colanagrostis australis</i> 'Karl Foerster'	Karl Foerster Grass	42"-48"	POT	1 Gal	Ornamental Grass
5	AA	<i>Anarris aesthetica</i>	Dwarf Goutweed	12" x 12"	POT	1 Gal	Perennial
16	AS	<i>Asiatic 'Fireberry'</i>	Short 'n Sweet Fireberry Asiatic	12" x 12"	POT	1 Gal	Perennial
4	AF	<i>Allyrium filix-femina</i>	Lady Fern	18" x 24"	POT	1 Gal	Perennial
8	BM	<i>Brunnera macrophylla</i> 'Jack Frost'	Jack Frost Bugloss	15" x 18"	POT	1 Gal	Perennial
5	HA	<i>Hemerocallis x 'Apricot Sprinkles'</i>	Happier Hemerocallis Apricot Daylily	18"-24"	POT	1 Gal	Perennial
5	HP	<i>Hemerocallis x 'Pardon Me'</i>	Pardon Me Daylily	18"-24"	POT	1 Gal	Perennial
10	HF	<i>Hosta x 'Autumn Frost'</i>	Shadowland Autumn Frost Hosta	12" x 18"	POT	1 Gal	Perennial
3	HB	<i>Hosta x 'Big Daddy'</i>	Big Daddy Hosta	24" x 24"	POT	1 Gal	Perennial
8	LD	<i>Ligularia dentata</i> 'Maiden's Blush'	Maiden's Blush Ligularia	36" x 36"	POT	1 Gal	Perennial
5	HF	<i>Nepeta x 'Walker's Low'</i>	Walker's Low Catmint	18"-24"	POT	1 Gal	Perennial
1	SA	<i>Sedum x 'Autumn Joy'</i>	Autumn Joy Sedum	18"-24"	POT	1 Gal	Perennial



GREENBAY ROAD
HOUSE 'B' LANDSCAPE PLAN

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
4	TO	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Arborvitae	15' x 3'	B / B	5'	Evergreen Tree
5	HS	<i>Hydrangea serrata</i> 'HARDY'	Big Tuff Stuff Hydrangea	2' x 2'	POT	2 Gal	Deciduous Shrub
3	RR	<i>Rosa 'Raiders'</i> 'PINKBLOT'	Double Pink Knockout Rose	3'-4'	POT	2 Gal	Deciduous Shrub
3	SH	<i>Spiraea x 'Neon Flash'</i>	Neon Flash Spirea	3'-4'	POT	2 Gal	Deciduous Shrub
6	BS	<i>Buxus x 'Green Sens'</i>	Green Sens Boxwood	3' x 3'	POT	5"	Evergreen Shrub
3	TH	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	3' x 5'	POT	10"	Evergreen Shrub
4	CA	<i>Colanagrostis australis</i> 'Karl Foerster'	Karl Foerster Grass	42"-48"	POT	1 Gal	Ornamental Grass
5	AA	<i>Anarris aesthetica</i>	Dwarf Goutweed	12" x 12"	POT	1 Gal	Perennial
14	AF	<i>Allyrium filix-femina</i>	Lady Fern	18" x 24"	POT	1 Gal	Perennial
3	BM	<i>Brunnera macrophylla</i> 'Jack Frost'	Jack Frost Bugloss	15" x 18"	POT	1 Gal	Perennial
10	HF	<i>Hosta x 'Autumn Frost'</i>	Shadowland Autumn Frost Hosta	12" x 18"	POT	1 Gal	Perennial
11	HB	<i>Hosta x 'Big Daddy'</i>	Big Daddy Hosta	24" x 24"	POT	1 Gal	Perennial
8	LD	<i>Ligularia dentata</i> 'Maiden's Blush'	Maiden's Blush Ligularia	36" x 36"	POT	1 Gal	Perennial
3	HF	<i>Nepeta x 'Walker's Low'</i>	Walker's Low Catmint	18"-24"	POT	1 Gal	Perennial
3	SA	<i>Sedum x 'Autumn Joy'</i>	Autumn Joy Sedum	18"-24"	POT	1 Gal	Perennial



GREENBAY ROAD
HOUSE 'C' LANDSCAPE PLAN

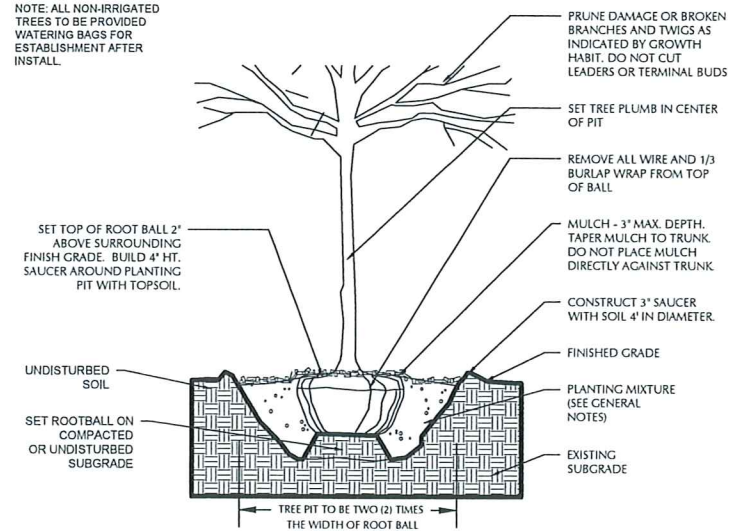
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
1	JS	<i>Juniperus scopulorum</i> 'Masoni'	Masoni Juniper	10' x 3'	B / B	5'	Evergreen Tree
4	TO	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Arborvitae	15' x 3'	B / B	5'	Evergreen Tree
1	HS	<i>Hydrangea serrata</i> 'HARDY'	Big Tuff Stuff Hydrangea	2' x 2'	POT	2 Gal	Deciduous Shrub
12	BS	<i>Buxus x 'Green Sens'</i>	Green Sens Boxwood	3' x 3'	POT	5"	Evergreen Shrub
5	CA	<i>Colanagrostis australis</i> 'Karl Foerster'	Karl Foerster Grass	42"-48"	POT	1 Gal	Ornamental Grass
4	AA	<i>Anarris aesthetica</i>	Dwarf Goutweed	12" x 12"	POT	1 Gal	Perennial
10	AF	<i>Allyrium filix-femina</i>	Lady Fern	18" x 24"	POT	1 Gal	Perennial
16	HR	<i>Hemerocallis x 'Happy Returns'</i>	Happy Returns Daylily	18"-24"	POT	1 Gal	Perennial
14	HF	<i>Hosta x 'Autumn Frost'</i>	Shadowland Autumn Frost Hosta	12" x 18"	POT	1 Gal	Perennial
12	HI	<i>Hosta x 'Island Breeze'</i>	Island Breeze Hosta	12" x 16"	POT	1 Gal	Perennial
8	LD	<i>Ligularia dentata</i> 'Maiden's Blush'	Maiden's Blush Ligularia	36" x 36"	POT	1 Gal	Perennial
7	HF	<i>Nepeta x 'Walker's Low'</i>	Walker's Low Catmint	18"-24"	POT	1 Gal	Perennial
16	PT	<i>Pachyandra tenuifolia</i> 'Green Carpet'	Pachyandra	8"-10"	POT	2 1/2"	Ground Cover



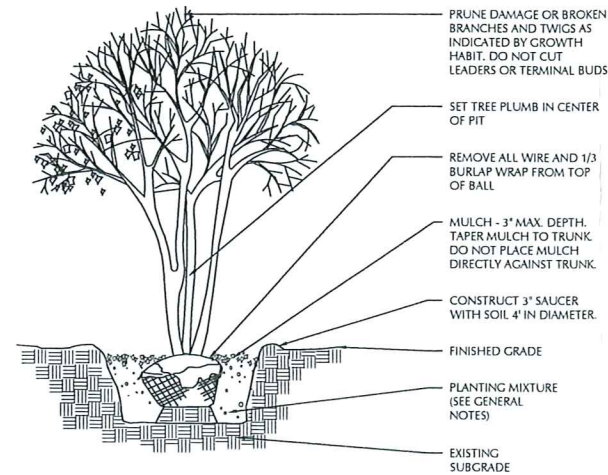
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REVISIONS:		TDA ASSOCIATES, INC. 18 Fifth Street Phone: 262-435-2500 Fax: 262-435-2511		CITY OF MEQUON, WI FOXTOWN	
NOTE	DATE	BUILDING LANDSCAPE PLANS FOUNDATION PLANTING			
		SCALE: 1" = 10'-0" JOB NO: 21-160,000 DATE: 09-15-21			
		DESIGNED BY: ROB DRAWN BY: ROB CHECKED BY:			
		APPROVED BY: SHEET L-1.0			

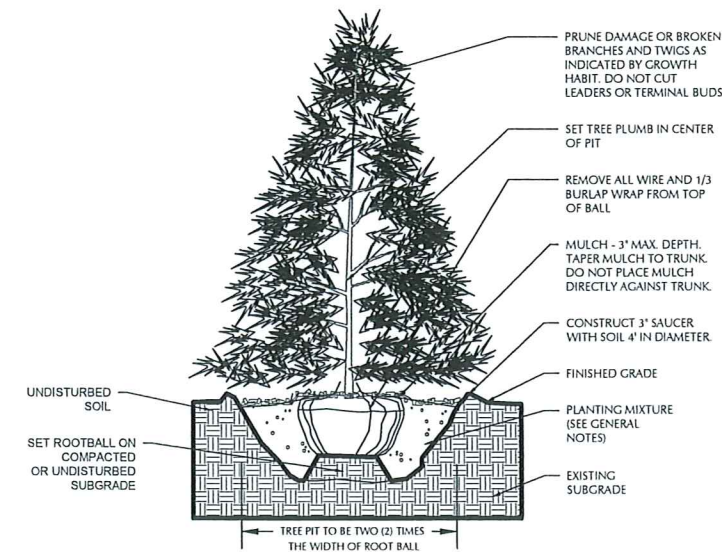
NOTE: ALL NON-IRRIGATED TREES TO BE PROVIDED WATERING BAGS FOR ESTABLISHMENT AFTER INSTALL.



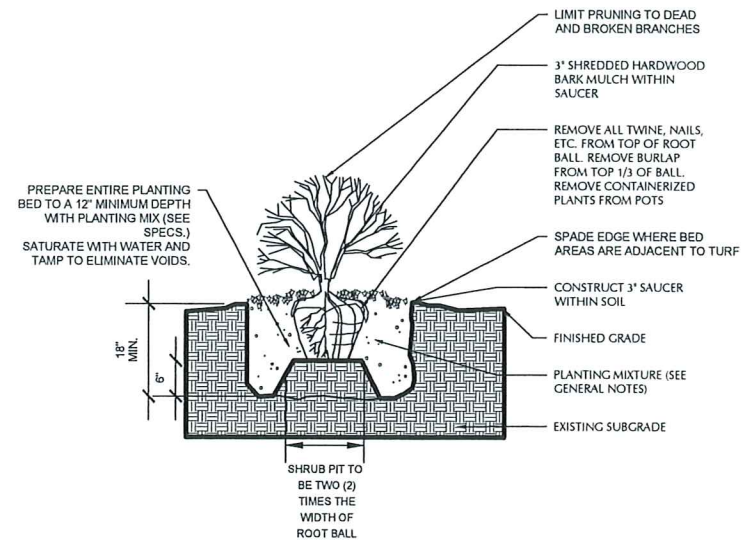
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SCALE: NTS



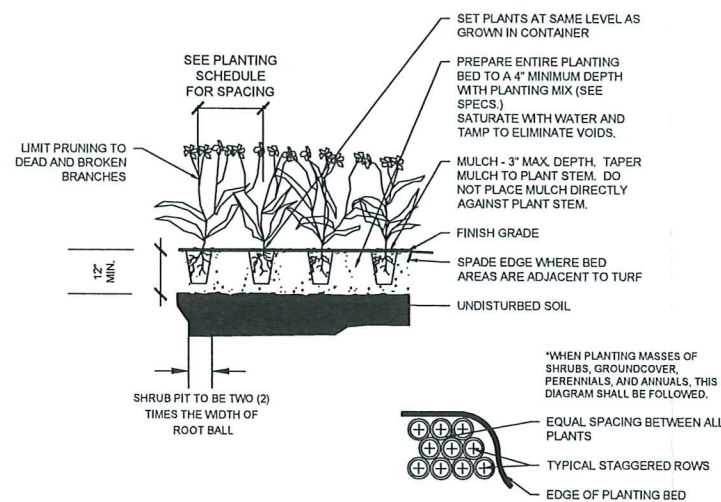
2 TYP. ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



3 TYP. EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



4 TYP. SHRUB PLANTING DETAIL
SCALE: NTS



5 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS

two hundred Green LANDSCAPE DETAILS

THIENSVILLE, WI
SEPTEMBER 29, 2021

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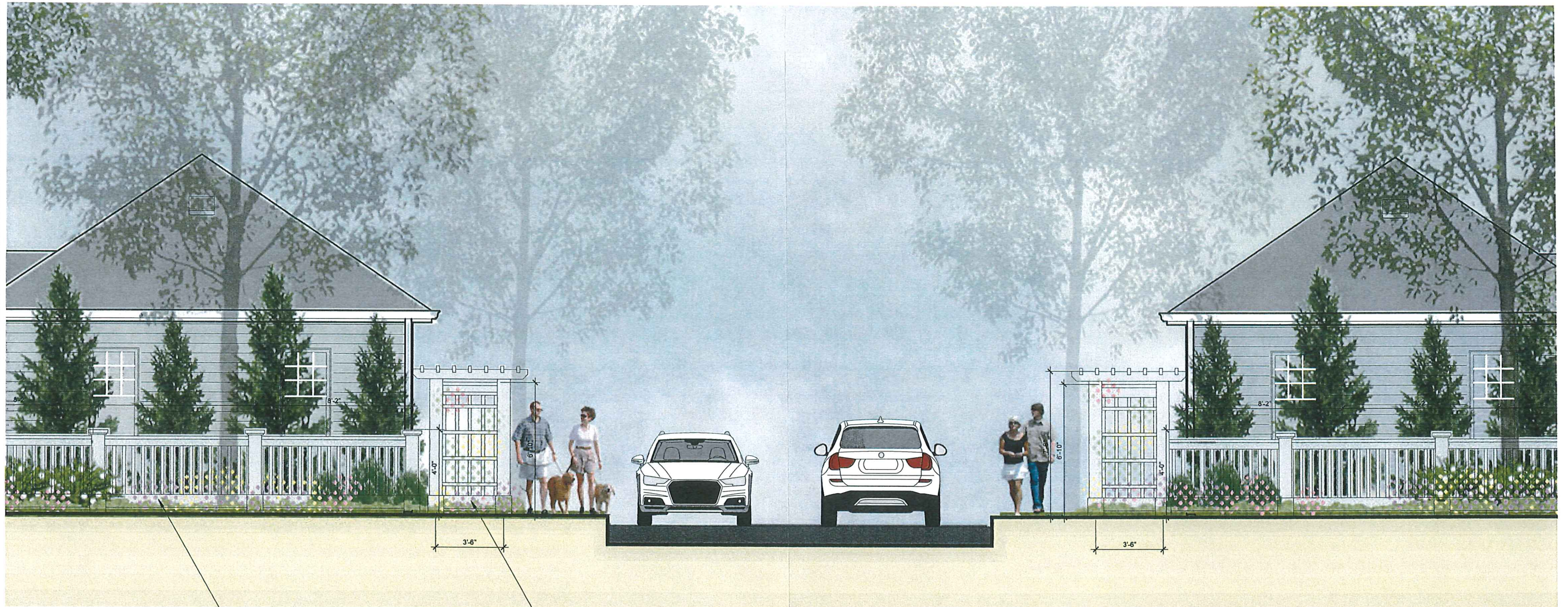
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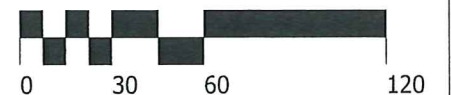
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MATCH HOME ARCHITECTURE,
4'-0" H., TYP.

WHITE PAINTED, WOOD FRAME AND
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PROVIDE INTERNAL RECESSED CAN
LIGHT FOR SHIELDED DOWN CAST ILLUMINATION. TYP.



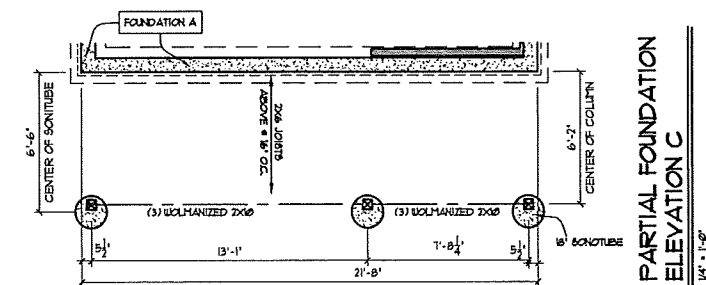
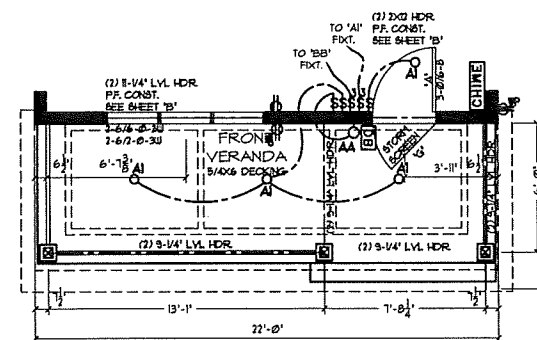
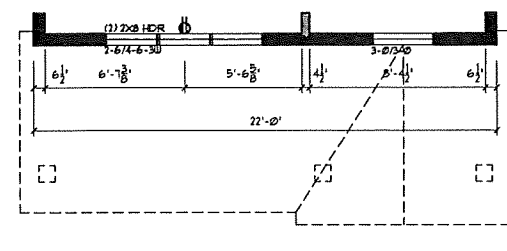
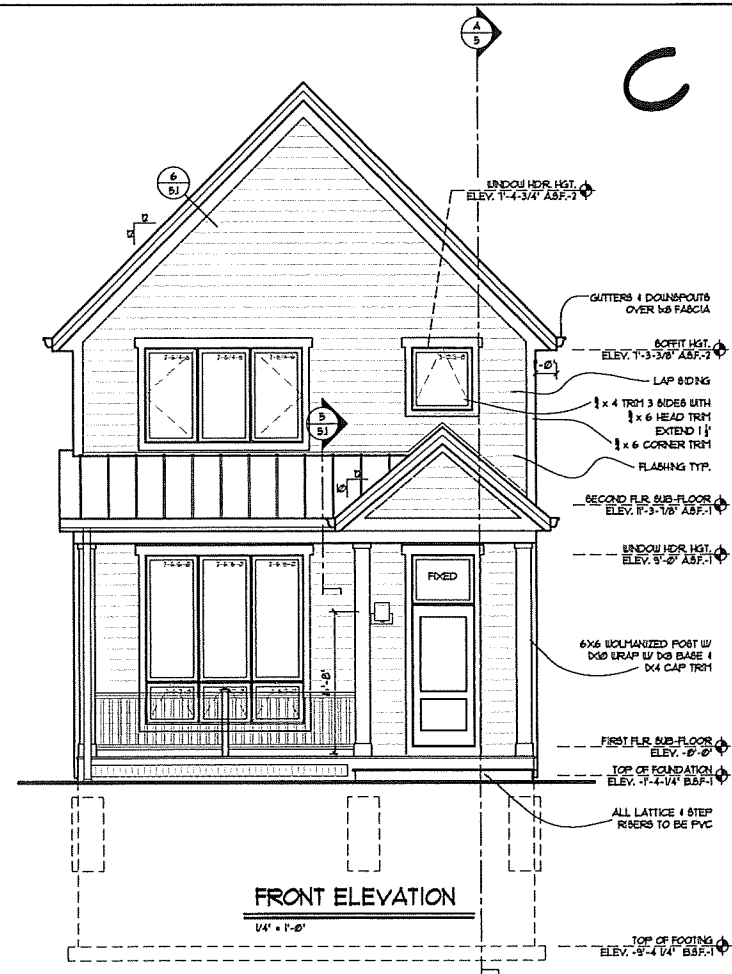
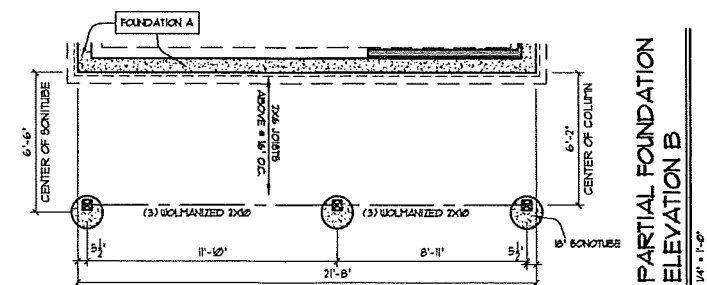
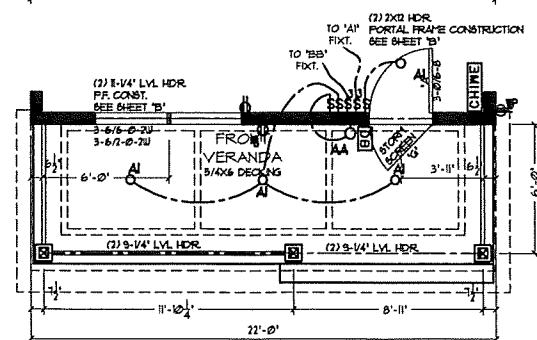
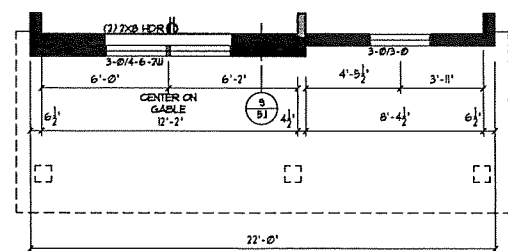
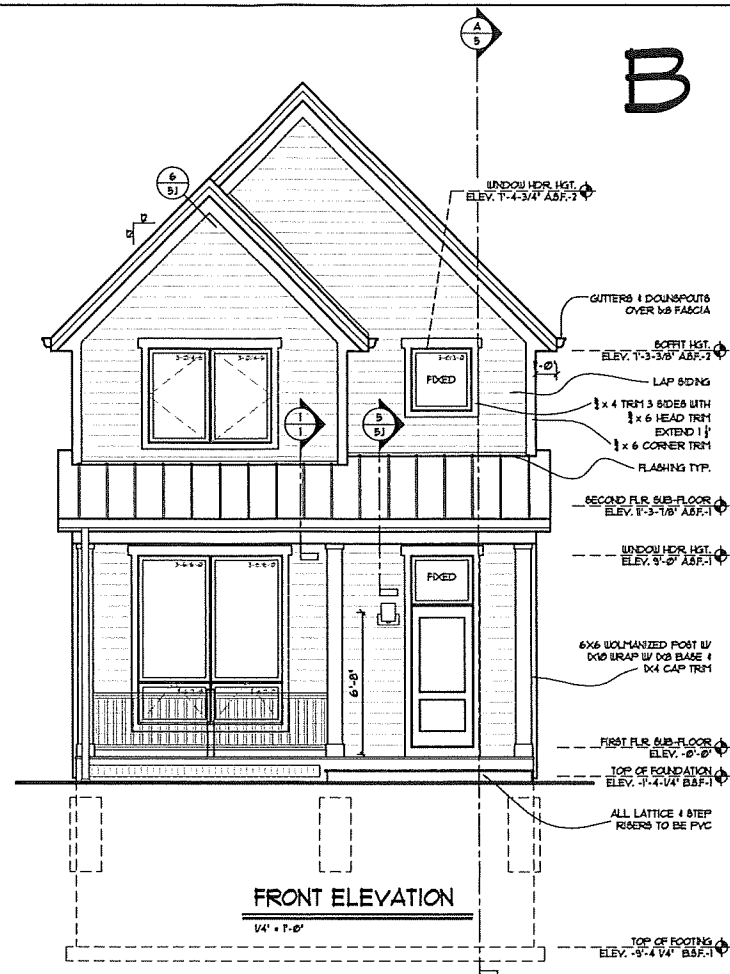
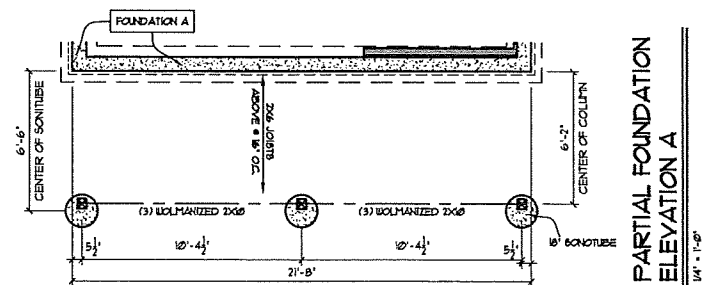
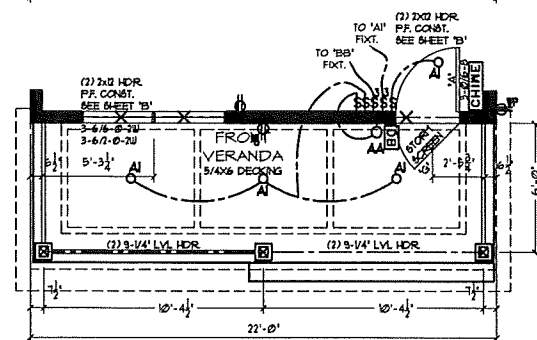
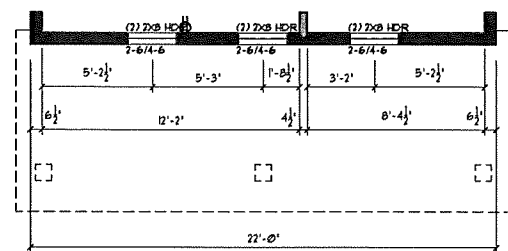
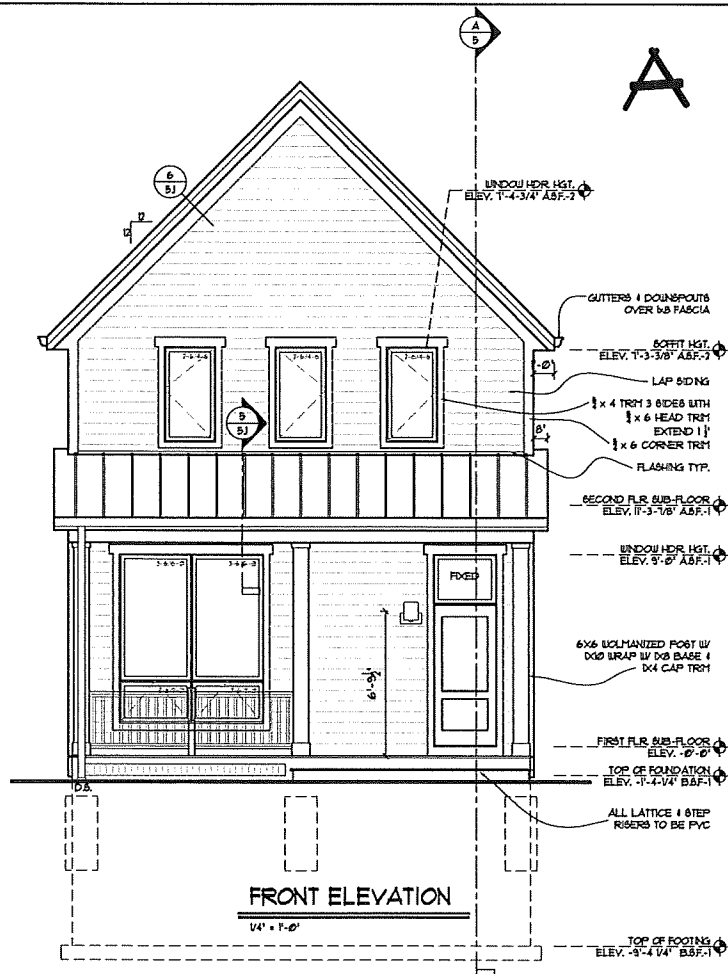
two hundred Green
SOUTH TRELLIS AND FENCE ELEVATION ENLARGEMENT

THIENSVILLE, WI
SEPTEMBER 29, 2021

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Company

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SUITE 300
Mequon, Wisconsin 53092
Tel: (262) 241-2300
Fax: (262) 241-2310
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APPROVED
BY: _____
DATE: _____

REVISIONS
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
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10. _____

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THE RESIDENCE AT FOXTOWN
MEQUON, WISCONSIN



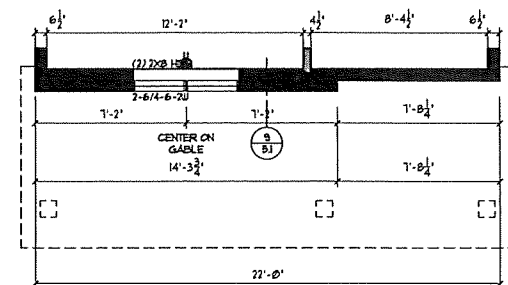
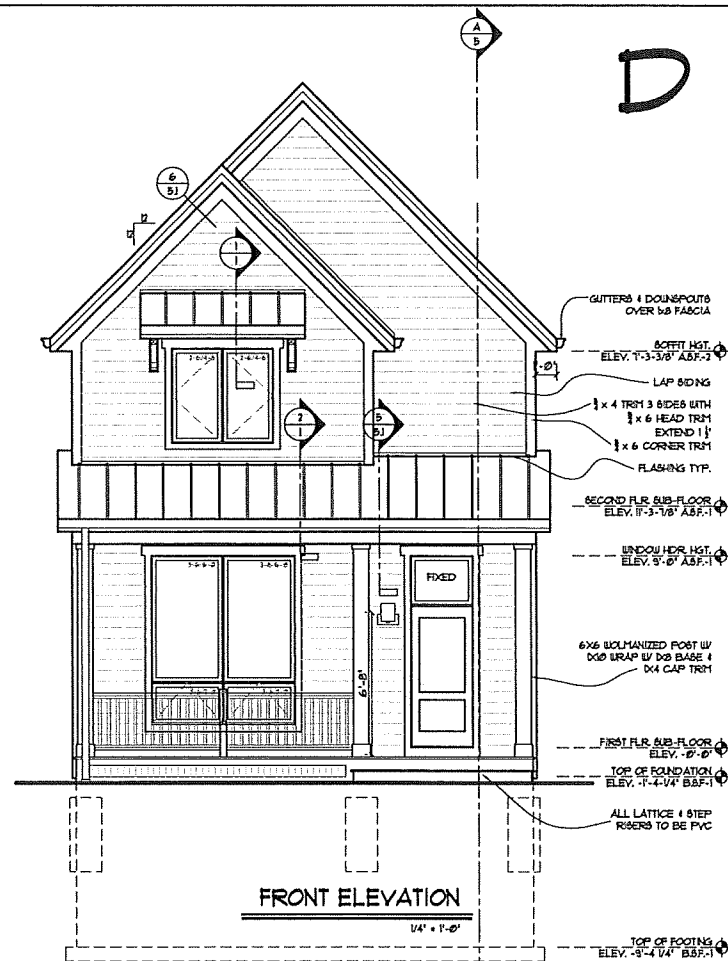
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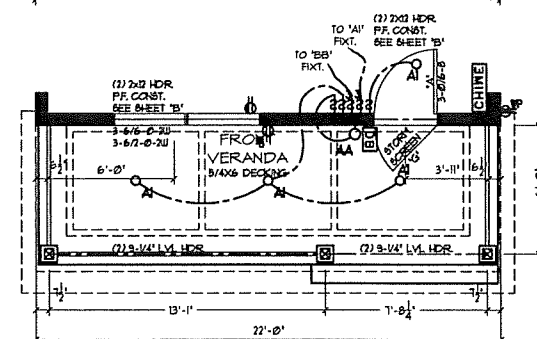
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PRELIMINARY

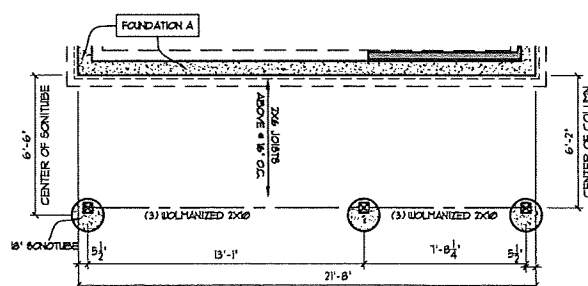
ELEVATIONS



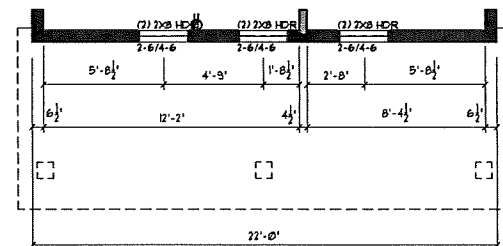
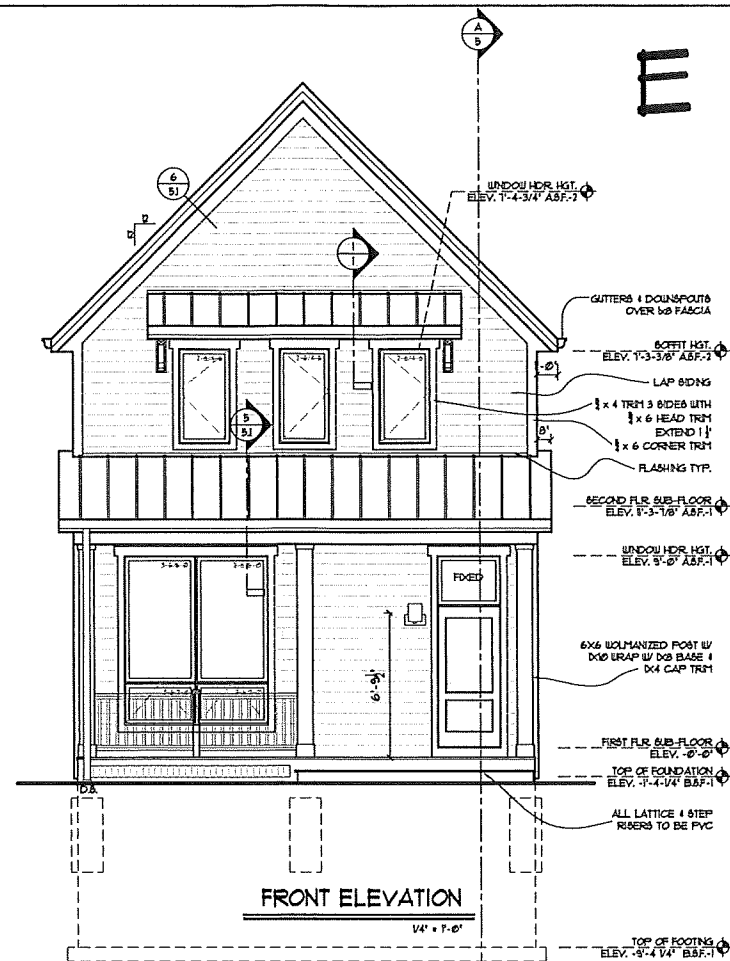
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ELEVATION D**



PARTIAL 1ST FLOOR
ELEVATION D

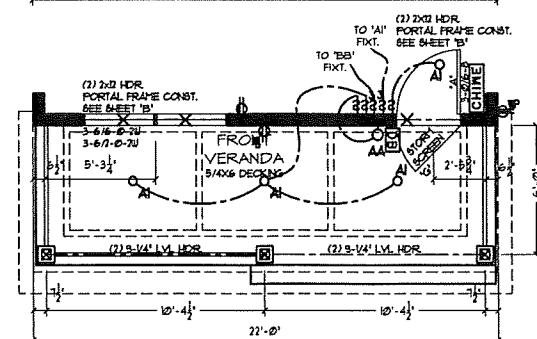


**PARTIAL FOUNDATION
ELEVATION D**



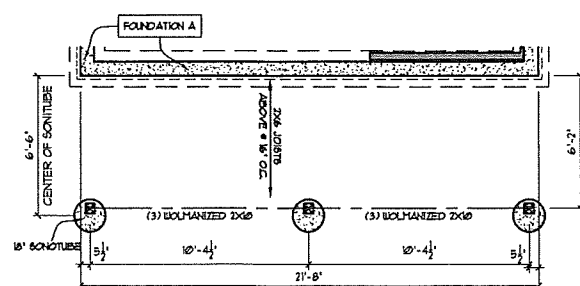
1/4" = 1'-0"

PARTIAL 2ND FLOOR
ELEVATION E

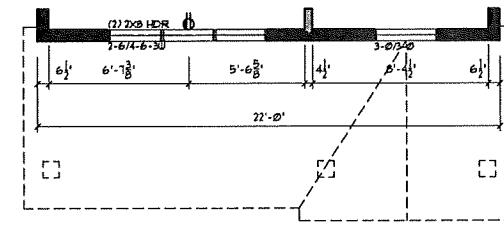
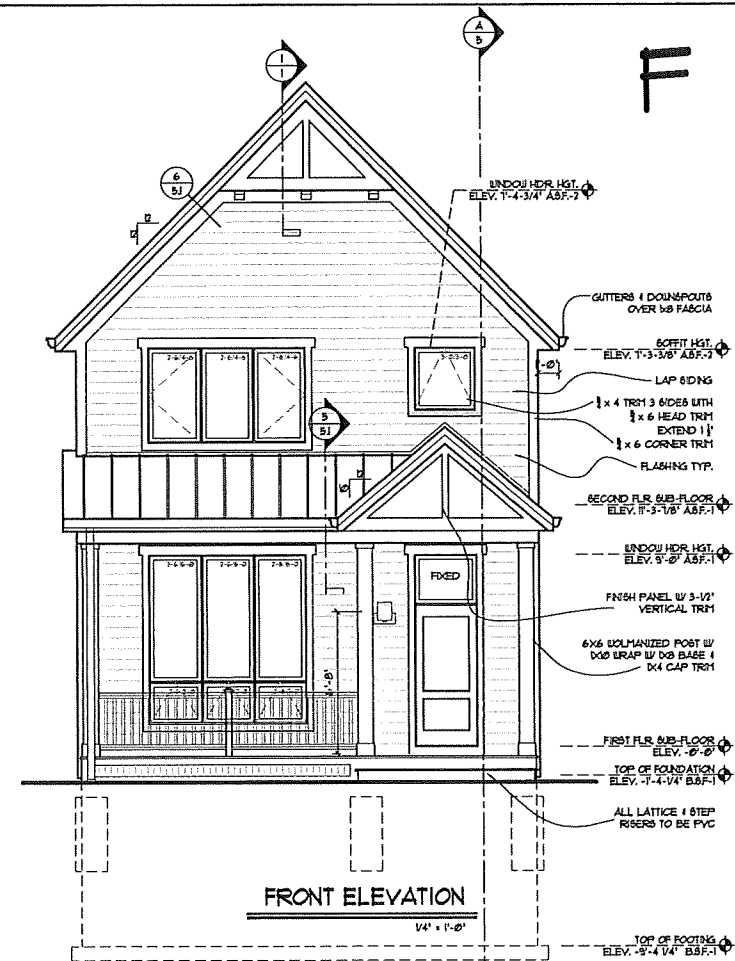


1/4" = 1'-0"

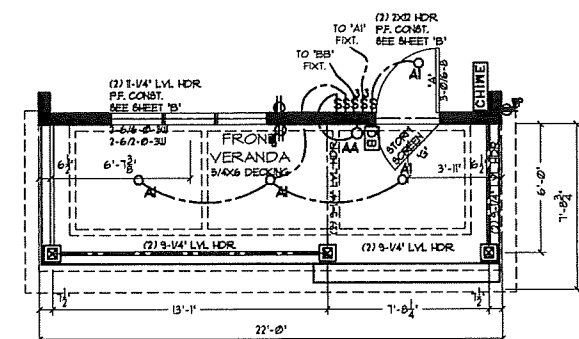
PARTIAL 1ST FLOOR
ELEVATION E



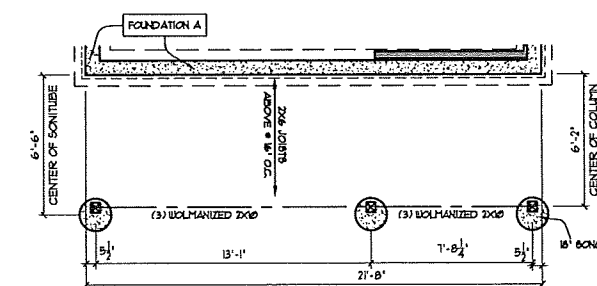
1/4" = 1'-0"
PARTIAL FOUNDATION
ELEVATION E



**PARTIAL 2ND FLOOR
ELEVATION F**



04-1-0
PARTIAL 1ST FLOOR
ELEVATION F



1/4" = 1'-0"

PARTIAL FOUNDATION
ELEVATION F

APPROVED BY: _____ BY: _____ DATE: _____	
REVISIONS	

ELEVATION OPTIONS
THE RESIDENCE AT FOXTOWN
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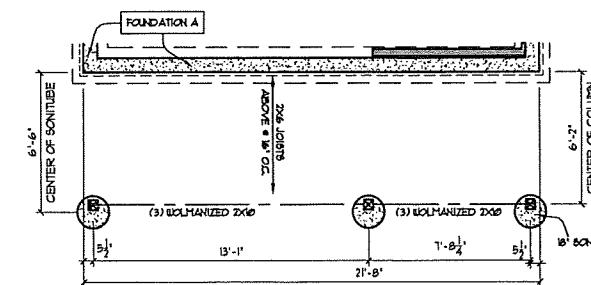
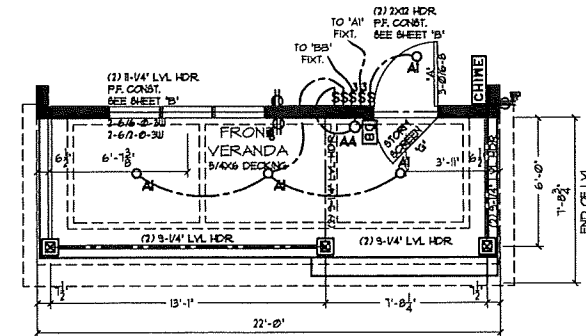
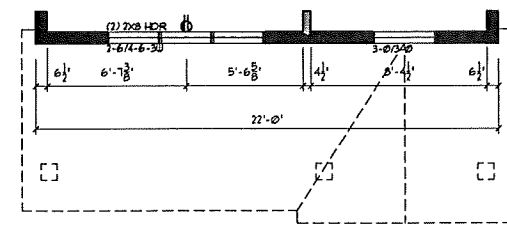
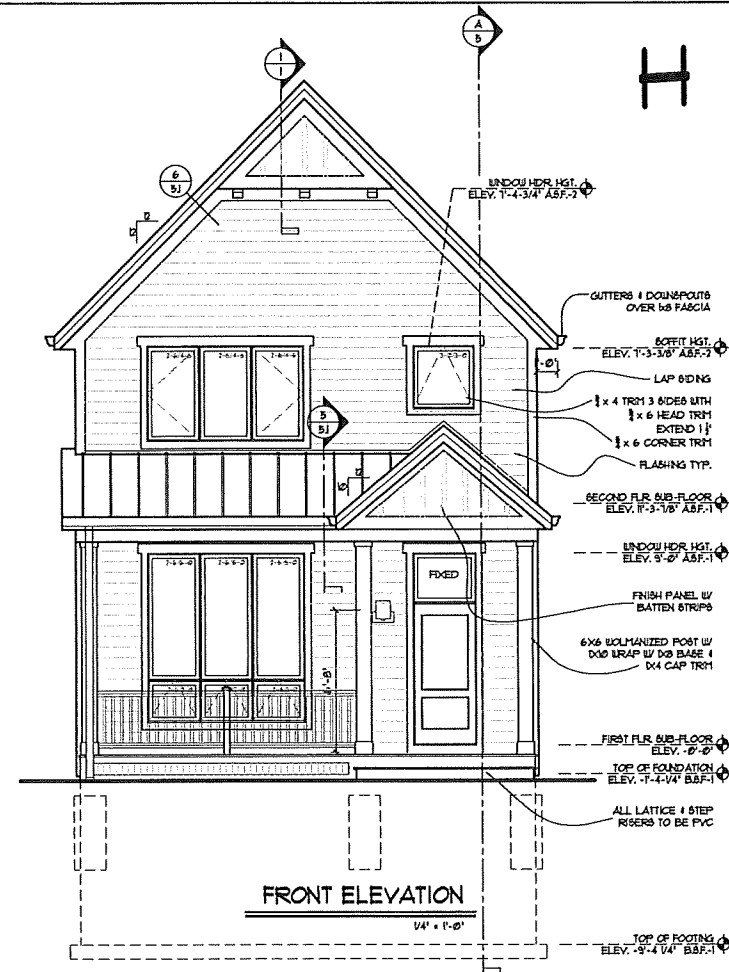
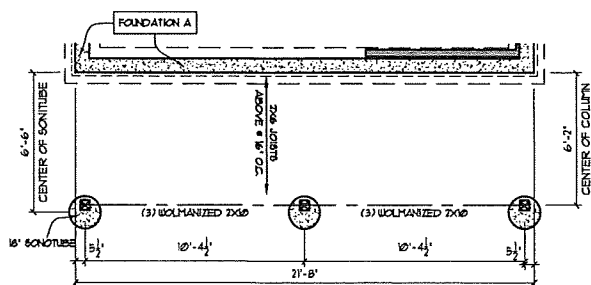
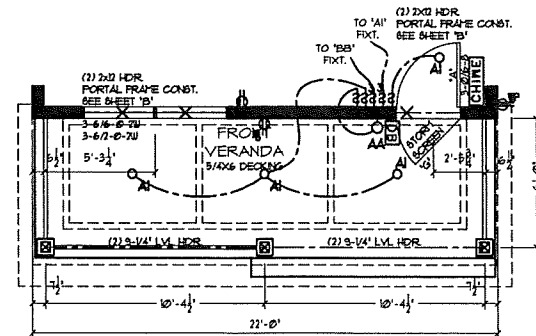
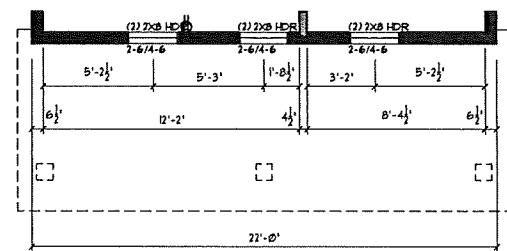
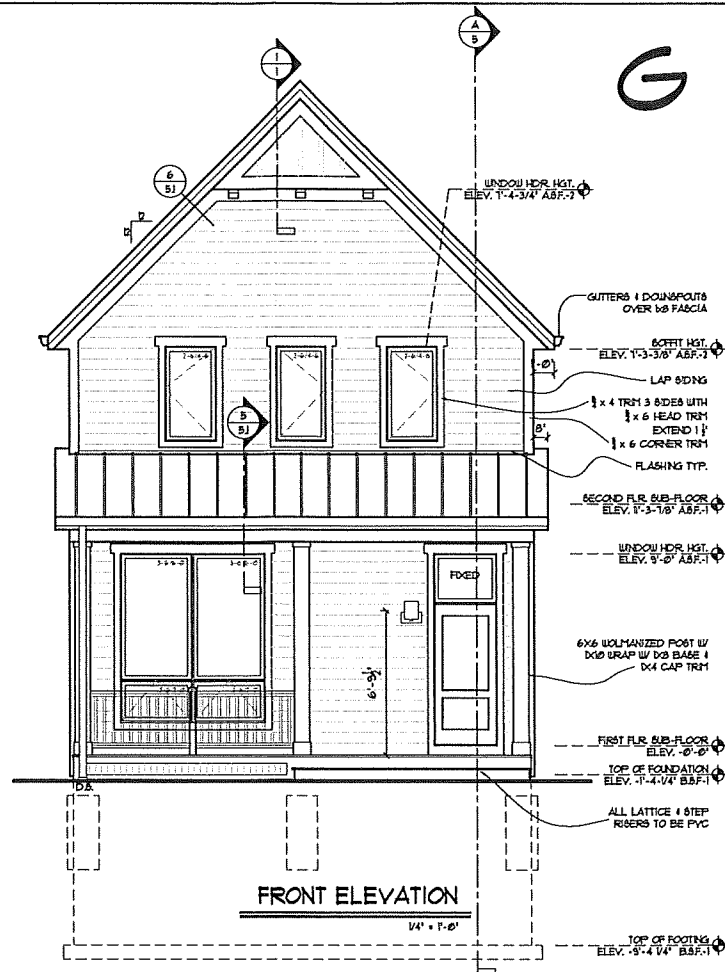
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# DATE:  SEPT 16, 2021 #
# JOB:                                     #
# DRAWN BY:  MAN #
# CHECKED BY:  TAR #
# PRELIMINARY #

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■ PRELIMINARY ■

ELEVATIONS



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BY _____

BY _____

DATE _____

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DATE: SEPT. 16, 2021

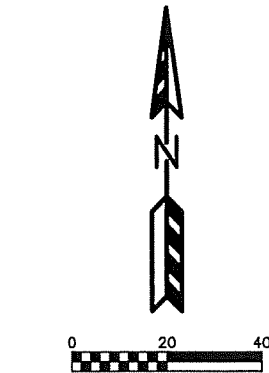
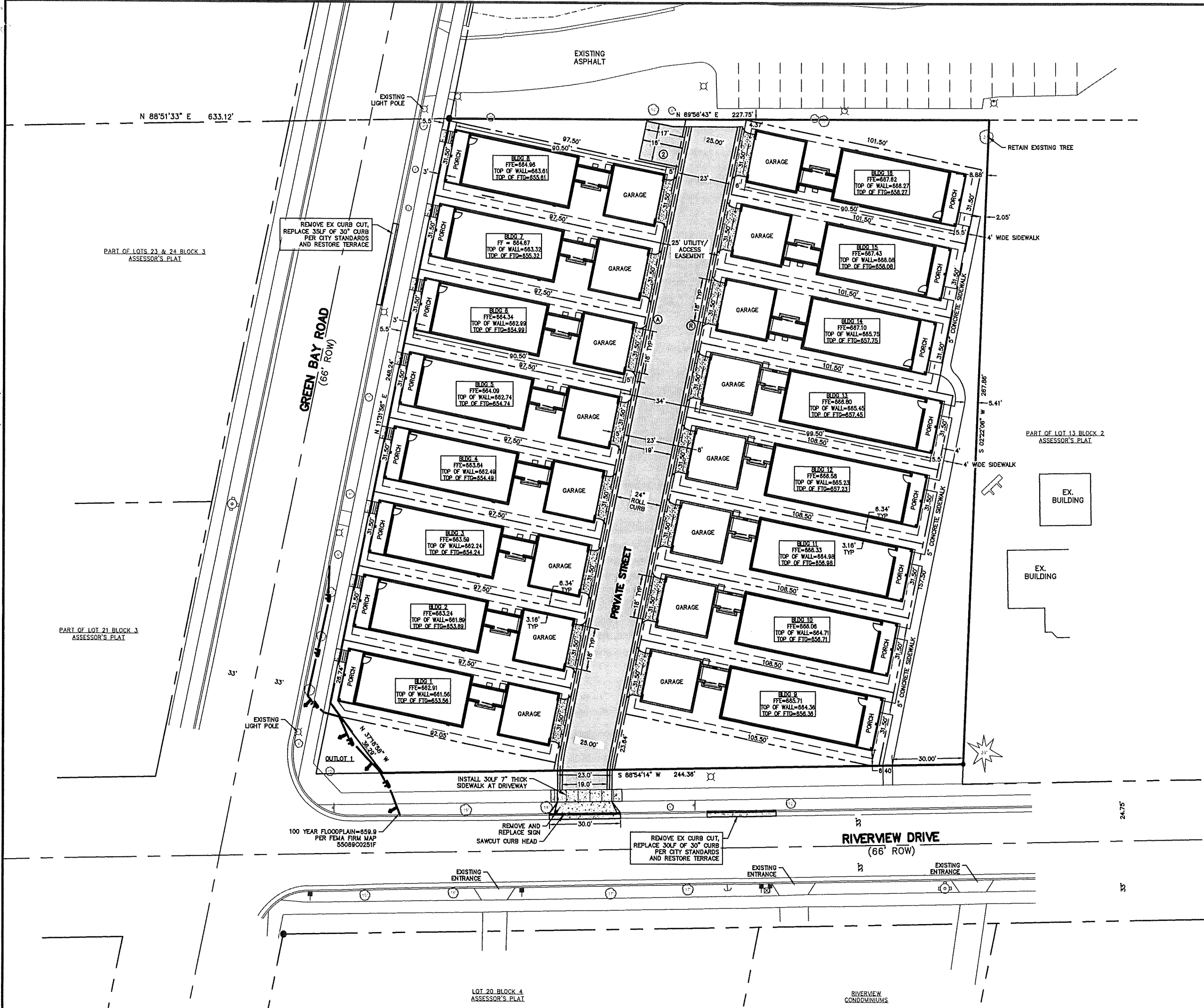
JOB: _____

DRAWN BY: MAN

CHECKED BY: TAR

PRELIMINARY

ELEVATIONS



- LEGEND:**
- Ⓘ - PARKING STALLS IN A ROW
 - Ⓡ - REJECT CURB
 - Ⓐ - ACCEPT CURB

- PAVING LEGEND**
- LIGHT DUTY ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2.25" ASPHALTIC BINDER 3 LT 58-28 S
1.75" ASPHALTIC SURFACE 4 LT 58-28 S
 - CONCRETE SIDEWALK
6" CRUSHED AGGREGATE BASE COURSE
5" CONCRETE

SITE INFORMATION BLOCK

Site Address 200 West Green Bay Road, Thiensville, WI
 Site acreage (total) 1.539 acres
 Existing Impervious Area 0.874 acres (38,070 sf)
 Proposed Impervious Area 0.917 acres (39,930 sf)
 Area of Disturbance 1.50 acres

Building Setbacks
 Front 3'
 Side 3'
 Rear 3'

Proposed Surface Coverage Total:

Impervious	39,930 sf (0.917 Ac)
Pervious	27,109 sf (0.622 Ac)
Total	67,039 sf (1.539 Ac)
Impervious Percentage	59.6%

- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

200 GREEN RESIDENCES
 PROPOSED SITE PLAN
 DATED: SEPTEMBER 27, 2021

C-103

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

122 Wisconsin Street, West Bend, Wisconsin 53095
 Phone (262) 346-7800; www.quamengineering.com

Thiensville Plan Commission Staff Report

Staff Approved Projects September 2021

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied

Code Compliance September 2021 Staff Report

Community Services

Address	Owner	Complaint	Action
317 Riverview Drive	James and Sophis Barry	Fence Contruction without Permit	Certified Letter Sent
211 Madero Dr	James M Fisher	Junked Vehicle	Referred to Police Department
174 S Main Street	5th and Main	Wayfinding arrows on Village Property	Second Notice Sent
216 Kenwood	Katherine Sherman	Vehicles Parked off driveway	Ceritifed Letter Sent