

VILLAGE OF THIENSVILLE
PLAN COMMISSION
AGENDA

DATE: Tuesday, July 13, 2021

LOCATION: Village of Thiensville

Fire Department Training Room

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 alangois@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. June 8, 2021

Documents:

[6-8-2021 PLAN COMMISSION MINUTES.PDF](#)

- B. Review And Action Regarding 30' X 40' Temporary Tent, Shully's Across The Street, Scott And Beth Shully, 143 Green Bay Road

Documents:

[SHULLY REPORT AND APPLICATION.PDF](#)

- C. Review And Action Regarding Pole Sign, Cousins Subs, John Stewart, 253 North Main Street

Documents:

[COUSINS CONFORMING SIGN.PDF](#)
[SIGN REVIEW APPLICATION_COUSINS_THIENSVILLE.PDF](#)
[COUSINS PLAN APPLICATION.PDF](#)
[COUSINSSUBS_THIENSVILLE_PYLON.PDF](#)

- D. Review And Action Regarding New Single-Family Home, Lot 4, Orchard Street, Hillcrest Builders

Documents:

[HILLCREST BUILDERS LOT 4.PDF](#)
[HILLCREST PLAN COMMISSION APPLICATION.PDF](#)
[EXTERIOR COLOR_L21-034 SPEC.PDF](#)
[L21-034 THIESVILLE SPEC_HOUSE PLACEMENT 2021-0525.PDF](#)
[L21-034 THIESVILLE SPEC_PRELIM PLAN 2021-0525.PDF](#)

- E. Review And Action Regarding Architectural Changes, Addition Of Vestibule, Windows, Dog-Run, Parking, Landscaping, NVA Thiensville, Thiensville-Mequon Small Animal Clinic, Pete Schneider, 425 North Main Street

Documents:

[THIENSVILLE ANIMAL CLINIC.PDF](#)
[NVA THIENSVILLE PLAN COMMISSION APPLICATION AND BUILDING PERMIT.PDF](#)
[NVA THIENSVILLE PLANS.PDF](#)

- F. Review And Action Regarding Shed, Maxwell Udell, 200 Madero Drive

Documents:

[UDELL SHED1 \(002\).PDF](#)
[UDELL PLAN COMMISSION APPLICATION AND PLANS.PDF](#)

V. STAFF REPORT

Documents:

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

VI. ADJOURNMENT

Amy L. Langlois, Village Clerk

July 9, 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, June 8, 2021

LOCATION: Village of Thiensville
Fire Department Training Room
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

Chairman 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 (excused)	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 alangelois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

Commissioner Hughes inquired about arbor vitae trees that are growing over the sidewalk along Green Bay Road noting it makes it difficult to walk. Commissioner Hughes also questioned Fifth Main's use of tape on the ground to direct customers between their two buildings.

Commissioner Kucharski inquired about the status of the non-conforming insurance company sign at North Main Street and Riverview Drive. Director LaFond has sent letters to them regarding their sign and will share an update later in the meeting during the Staff Report.

Commissioner Hughes raised the issue of a dumpster on Riverview Drive that has been at the property for some time. Director LaFond noted the homeowners have been advised that trash receptacles must be out of view from the street except on garbage day. Police Chief Kleppin also has discussed the matter with the homeowners. Director LaFond added that there are escalating enforcement steps that can be taken if the issue persists.

IV. BUSINESS

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

- A. Approval of Minutes**
1. May 11, 2021

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Kucharski to approve the May 11, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

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.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Chimenti to approve Building Update, Becker Design, Neil and Amy Becker, 137 Green Bay Road, Subject to Historic Preservation Commission Approval. **MOTION CARRIED UNANIMOUSLY.**

F. Review and action regarding Ordinance Amending the B-1 Central Business District Text to Allow Limited Residential Use on the Ground Floor Space of Buildings

Chairman Mobley shared that the Commission has received a letter from Michael Koepke supporting the ordinance amendment. Director LaFond noted this was tabled at the May meeting due to ongoing debate and only having enough Commissioners in attendance for a quorum. One of the discussion items in May was limiting the change to structures that initially were constructed as residential. Director LaFond prepared a map of the B-1 district that indicate there were 17 properties that initially were constructed as residential. Of those 17 properties, 10 are mixed use. There are 7 that are still residences that never were converted. With modern fire code, it is unlikely those homes will ever be converted to business use. Planner Censky noted that some surrounding communities allow either commercial or residential use for structures that initially were constructed as residential. This is how many communities developed originally; residents became customers for the downtown businesses and this reflects that.

Commissioner Kucharski noted that he likes the way the proposed ordinance was written originally. He does not like the restriction that it had to have been a home. Commissioner Chimenti noted his biggest concern is that if converted to residential use, this is unlikely to return to business use resulting in empty storefronts. Commissioner Kucharski noted this is what is occurring now; people are working from home and many businesses have learned they can downsize and work from a small office.

Commissioner Gengler inquired of Trustee Abraham, who was in attendance and has a property for sale in the Historic District, what type of interest has been shown in the building that previously housed her dental practice. Trustee Abraham noted the most-recent interest was from someone who was interested in living on the first floor and noted that the idea of having a business in the front and living in the back is an additional option.

Commissioner Chimenti noted that the Code states that a resident can be the business owner, an employee or a caretaker. The term caretaker can be overly broad and potentially include anybody.

Planner Censky noted this discussion started at staff level where there were concerns about vacant buildings in the downtown area. The idea was to allow greater flexibility. Commissioner Kucharski noted that is the point – some of these buildings are sitting vacant because they are restricted to having the entire bottom floor as business.

Chairman Mobley noted he would rather have someone in a building than an empty building. If the Village provided flexibility, the buildings would most likely be occupied. Commissioner Kucharski added that the Murphy building on Green Bay Road has been for sale for several years. If residential use were allowed in the rear area, it likely would have been sold a long time ago. Chairman Mobley noted that it has more of an effect on Green Bay Road because the buildings on Main Street turn over faster.

Commissioner Gengler noted that businesses across the nation are changing. It is in the Village's best interest to not make it so restrictive because things are going to change. Director LaFond noted the clearest way is to have what you want listed as allowable uses in the Zoning Code. Chairman Mobley favors the proposed change because it provides additional flexibility.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to recommend to the Village Board to Amend Village Ordinance Pertaining to B-1 Central Business District Text to Allow Limited Residential Use on the Ground Floor Space of Buildings. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

Commissioner Kucharski inquired about Insurance Innovations at North Main Street and Riverview Drive. The sign is non-compliant and was put up without obtaining a permit. Commissioner Kucharski noted Director LaFond has pursued the issue and asked where things stand. Director LaFond noted his first approach with new businesses is to educate and help them through the process. They have been sent forms and permit applications. The sign is white and back-lit, which is discouraged in the Sign Code. The business owner raised the issue of other businesses that have similar signs. Director LaFond noted he explained that those likely were approved before the Sign Code was changed. The business owner then shared he would apply for the sign, but has not yet done so. The entire application was re-sent but not returned. The next step is enforcement. Commissioner Kucharski noted that most businesses, even if they put something up in advance, applied, it was discussed and typically approved or changed. Commissioner Kucharski believes a letter stating the sign is in violation should be sent noting this is not fair to all of the other businesses that have complied and followed the rules.

Commissioner Gengler inquired what time in the morning construction can begin. Director LaFond noted it is 7:00 AM.

Commissioner Gengler also questioned when the cheel will clean up their corner. Director LaFond noted he has had that discussion with the business owner. Commissioner Chimenti noted that an emotional Mr. Daily and his wife appeared before the Plan Commission and were eager to get their rebuild started; three months later, nothing has happened. Director LaFond said they are facing challenges with rising construction costs. They are going through re-engineering on the interior to change more materials from wood to concrete and metal due to the high price of wood. Commissioner Kucharski added that placing black mesh on the fence would stop a lot of the questions that are being asked.

Commissioner Kucharski shared that two residents approached him to ask a question about their neighbor's fence. Both are adjacent to the corner property at 212 Madero Drive. The fence is a hodge-podge put up along the property line from scrap pieces of metal, wire and mesh and is 8' to 12' high in some areas. Director LaFond will look into this.

Commissioner Gengler inquired about the status of the project adjacent to Walgreens. Director LaFond noted the next step would be Plan Commission consideration of a Developer's Agreement to recommend to the Village Board. Contractors currently are drilling to sample the integrity of the dirt and the developer is doing engineering work. Director LaFond added both are encouraging steps.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Kucharski to adjourn the Meeting at 6:55 PM.
MOTION CARRIED UNANIMOUSLY.

Prepared by,



Gary Achterberg
Administrative Assistant

Submitted by,



Amy L. Langlois
Village Clerk/Deputy Treasurer

SHULLY'S ACROSS THE STREET TEMPORARY TENT

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: July 13, 2021

Item No. IV. B.

General Information

Applicant:	Scott & Beth Shully
Status of Applicant:	Property Owner
Requested Action:	Temporary Tent Approval
Zoning	B-1 Central Business; FFO Flood fringe overlay
Proposed Zoning:	No Change
Location:	143 Green Bay Road
Land Use Plan Designation:	Business
Existing Land Use:	Residential/Catering Business

Proposal:

Last year, in order to help local businesses, survive the pandemic by providing a safer dining environment, the Village Board had temporarily relaxed certain regulations by having staff assume the approval process for this type of use. Since the country has a better handle on the pandemic, applications are now being sent through the standard approval process. The code would otherwise require that this tent be processed as a conditional use with the required public hearing.

Specifically, the Shully's are requesting approval of a temporary tent located in the rear yard of their business site at 143 Green Bay Road, across the street from the Watermark catering business/restaurant. The proposed white tent with window wall panels measures 30' X 40' and will be set on a raised metal frame covered in a dark green fabric. Code compliant stairs lead from the tent to the grassy area behind the tent.

This tent is a satellite use of the applicant's Watermark business. No additional parking is provided for this site, however, the parking that supports the Watermark business at 146 Green Bay Road will support this temporary tent use as well. Commissioners are reminded that the parking requirements for the B-1 District are somewhat flexible as **Section 17.0503**, states: **In all Districts, except the B-1 Central Business District, and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended, or increased, or sale of property (within 6 months of sale), off-street parking stalls for all vehicles in accordance with the those regulations set forth herein, including compliance with all of the requirements for parking, landscaping loading and driveways highway access. Businesses**

which do provide parking in the B-I District shall comply with the surfacing and design requirements of this section.

Staff Comments:

I recommend approval subject to:

- The total dining area on this site be restricted to the capacity limits imposed by the Fire Department for the main building. Therefore, the dining will then be split between indoor and outdoor areas of the Watermark site and this site combined, which cannot exceed the capacity limits imposed for the indoor space of the Watermark Restaurant.
- Approval is subject to the Fire Department review and approval.



Village of Thiensville

Plan Commission Application

Property Address: 143 GREEN BAY ROAD, Thiensville WI 53092

Tax Key #

Current Zoning

Property Owner

Applicant ☒ Same as owner

Name

Name

Address

Address

Phone

Phone

Email address

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.

ERECTING OF A TEMPORARY 30' X 40' WHITE
FRAME TENT. THE TENT IS WHITE WITH PANEL WINDOW
PANEL SIDEWALLS. THE TENT IS SET ON A RAISED METAL
FRAME WITH ALL FRAME ENCASED IN DECORATIVE DARK GREEN
FABRIC. UP TO CODE STAIRS W/ HANDRAILS LEAD DOWN TO THE
GRASS YARD. 40" GALVANIZED RAILS COMPLETELY SECURE THE PERIMETER
OF THE TENT. ENTRY INTO THE TENT IS COMPLIANT WITH ALL

Applicant's Signature

Date

(OVER)

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.

ADA REQUIREMENTS. All lighting is located inside the tent. The only exterior lighting are located at the entry into the building. This tent and Platform were erected last year, no changes or alterations have been made from last year. We ask for a mid May through October at latest early November for the tent to be in place

THANK YOU, SCOTT & BETH STULLY

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.**

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VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Planner on 5/14/2021 Planner Staff Report Completed on 6/3/2021

Plan Commission Meeting Date 6/1/2021

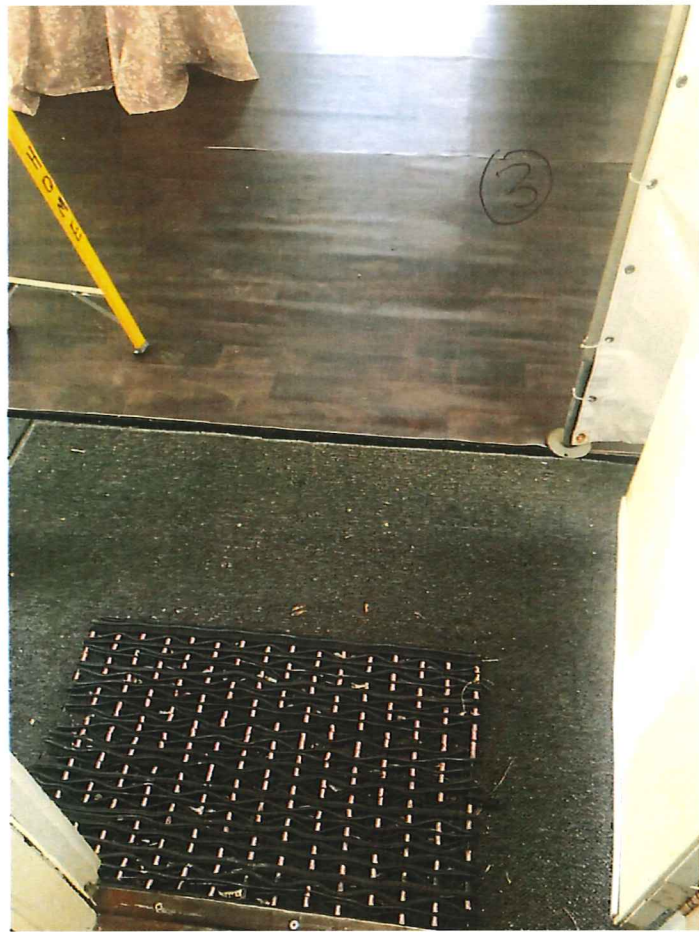
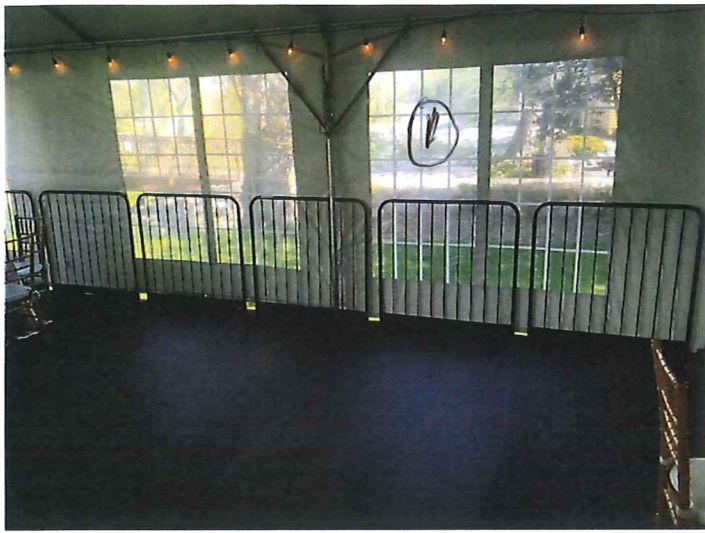
☒ Historic Preservation Approval (if needed) on n/a

ADDITIONAL REMARKS/CONDITIONS:

A. Anglin
Village Staff

Village Clerk
Title

6/3/2021
Date



- 1- SECURED 40" RAILING
- 2- STEPS TO LOWER LAWN
- 3- TRANSITION FROM BUILDING TO TENT
- 4- WEST FACING W/ STAIRS
- 5- SOUTH FACING

COUSIN'S SUB SHOP POLE SIGN

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Agenda Item: **IV.C.**

Date: July 13, 2021

General Information

Applicant:

John Steward

Status of Applicant:

Owner

Location:

253 N. Main Street

Requested Action:

Pole Sign Approval

Existing Zoning:

B-2 Shopping Center District

Report:

Commissioners may recall that last October you considered the applicant's request for a sign code waiver to relace the face of the existing free-standing pole sign with one of white letters on a red background to reflect the new Cousin's Corporate design. That request was denied, and the applicant was directed to return with plans that are code compliant in terms of size and sign height. The applicant has now had his plans redesign and he is here requesting approval of his code compliant pole sign.

More specifically, the applicant proposes a 15' tall pole sign that measures 39.6 square feet per side. The sign face will have a red background and white letters to match their façade mounted sign. This sign will replace the existing nonconforming sign that stands 18' high and is 53 square feet in size.

According to the Sign Code, **Freestanding, Pole or Monuments Signs located in Commercial Districts but outside the Historic Preservation Districts shall not exceed a height of 15' and size of 40 square feet per side.** Furthermore, **internally lit signs shall be constructed with an opaque surface to allow the light to project only through the lettering or logo.**

Staff Comments:

Staff's review indicates full compliance with the Sign Code and therefore approval is recommended.



SIGN REVIEW APPLICATION - **\$150.00 FEE**

Please Allow Two (2) Weeks for Sign Review

THIS APPLICATION BEGINS THE REVIEW PROCESS BY OUR PLANNING CONSULTANT JON CENSKY WHO PERFORMS INITIAL REVIEW OF THE SIGN(S). The sign specifications must be submitted to the Village Hall at least 2 weeks prior to the Plan Commission and/or the Historic Preservation Commission meeting for review by Jon Censky. If in the Historic District, you must attend a Historic Preservation Commission meeting prior to Plan Commission.

Mr. Censky will review the sign(s) to see if they meet the Village Sign Code requirements and make a recommendation to the Plan Commission via a written report. At this time **SEVEN (7) FULL SIZE COPIES OF THE COLORED SIGN GRAPHICS AND ONE SCALE SITE PLAN** are required in addition to submittal of the **SIGN PERMIT APPLICATION** form to the Village Hall, 250 Elm Street, Thiensville two weeks prior to the meetings. Additional copies may be required upon request from Village staff.

Applicant/Petitioner Name Eric Rohs - Sign Effectz, Inc.

Premises Address 253 N. Main Street

Business Name Cousins Subs Business Phone 262-242-9198

Anna Balalinsky -

Property Owner 2MGA Enterprises Address 420 N. Madero Dr., Thiensville, WI 53092

Property Owner Phone 262-389-4906 E-mail anna@milasbakery.com

1827 W. Glendale Ave.

Contractor Sign Effectz, Inc. Address Milwaukee, WI 53209 E-mail ericr@signeffectz.com

Contractor Phone 262-220-9220

Contractor Fax _____

Estimated Project Cost: \$ 9,600.00

Sign(s) requested: (check all that apply) _____ Wall ☒ **Pole sign** _____ Monument _____ Projecting

_____ Marquee, Awning or Canopy _____ Sandwich Board _____ On-site Directional Signs

Colored plans must include a scaled sketch of the proposed sign labeling dimensions and area, lettering (including height), colors, types of materials, method of illumination, height and dimensions of the pole or mounting bracket, and date of preparation. A summary of all existing signs that will remain on the site (including dimensions) is also required. Color and material samples must be provided for sign review.

Wall Sign, Marquee, Canopy or Awning Sign proposals must specify building elevation or a photograph of the façade on which it will be located, including a dimensioned shape showing where the sign will be placed and what size it will be.

Ground Mounted Signs and On-Site Directional Sign proposals require submittal of a scaled, dimensioned site plan, plot plan, or survey showing the proposed sign location in relation to driveways, parking areas, sidewalks, property lines, streets, and other signs on and within 20 feet of the property.

Projecting Sign proposals must specify the distance from the street curb, distance sign projects from building, the clearance from the measured grade level to the bottom of the sign, that there are no more than two faces for the projecting sign and must show that the sign, including both faces, is perpendicular to the building.

Sandwich Board Signs require submittal of a scaled, dimensioned colored graphic of the proposed sign and proposed placement of sandwich board sign.

If necessary, additional fees will be billed at an hourly rate for consulting, legal and engineering review.

After approval from the Village Plan Commission, a Sign Permit is required from the Village Inspection Department.

Signature of Applicant Eric Rohs Date May 28th, 2021

Signature of Owner _____ Date _____

VILLAGE OF THIENSVILLE
SIGN REVIEW FEE SCHEDULE - CONSULTANT

Sign Review Includes	Application Fee	Revision Fee	Receipt #
Sign Plan Package for Entire Site, including all wall, ground, canopy and directional signs	\$150.00*	\$100.00*	
Individual Wall Sign, projecting sign, ground sign, canopy sign or directional signs	\$150.00*	\$100.00*	
Permanent Window Signage or Individual Tenant Sign on an existing Master Tenant Sign	\$150.00*	\$100.00*	
All others including temporary signs	\$150.00*	\$100.00*	

* Plus any additional costs of the Planning Consultant's review at the rate of \$50/hour.

If needed, additional review time for planning, engineering and legal services will be billed back to the applicant and no Permits or approvals will be given until all invoices are paid.



Village of Thiensville

Plan Commission Application

Property Address: 253 N Main St, Thiensville WI 53092

12-050-06-01-000

Tax Key #

Property Owner

2MGA Enterprises

Name

420 N Madero Dr., Thiensville, WI 53092

Address

262-389-4906

Phone

anna@milasbakery.com

Email address

B-2

Current Zoning

Applicant ☐ Same as owner

Eric Rohs - Sign Effectz, Inc.

Name

1827 W Glendale Ave., Milwaukee, WI 53209

Address

262-220-9220

Phone

ericr@signeffectz.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.

Fabricate and install (1) new pylon sign cabinet using existing pole. Price includes removing existing cabinet. Cutting pole down to new height with new match plate for mounting new sign. New sign is 48.7" tall x 117" wide custom oval shape built from aluminum tube and sheet. with polycarbonate faces and vinyl graphics.

Eric Rohs

Applicant's Signature

June 9th, 2021

Date

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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 6/9/21 Planner Staff Report Completed on 7/8/21

Plan Commission Meeting Date 7/13/21

☒ Historic Preservation Approval (if needed) on n/a

ADDITIONAL REMARKS/CONDITIONS:

A. Langlois
Village Staff

Village Clerk
Title

7/8/21
Date

SAFEbuilt.	UNIFORM SIGN PERMIT APPLICATION				PERMIT NO.
					TAX KEY #12-050-06-01-000
ISSUING MUNICIPALITY	☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiensville</u>	PROJECT LOCATION (BUILDING ADDRESS) 253 N Main street	New Cousins Subs pole sign		
		PROJECT DESCRIPTION			
Owner's Name John C. Stewart Jr.		Mailing Address W142 N10247 Berrywood Lane, Germantown, WI 53022		Telephone - Include Area Code 414-881-7515	
Contractor's Name Eric Rohs - Sign Effectz, Inc.		Mailing Address 1827 W Glendale Ave., Milwaukee, WI 53209		Telephone - Include Area Code 262-220-9220	
SITE		_____ 1/4, _____ 1/4, SECTION _____, T _____ N, R _____ E(or)W			
Lot: Average Width _____ Average Depth _____		Subdivision Name _____		Lot No. _____ Block No. _____	
Zoning District B-2	Total Area _____	Setbacks N.S.E.W.	Front Ft.	Rear Ft.	Left Ft.
					Right Ft.
1. PROJECT		3. TYPE	4. USE	7. SIGN TYPE	
☒ New ☐ Repair ☐ New ☐ Raze ☐ New ☐ Move ☐ Other _____		☐ Residential ☒ Commercial ☐ Other _____	☐ Seasonal ☒ Permanent ☐ Other _____	☐ Wall ☐ Ground ☐ Projecting ☐ Roof ☒ Pole ☐ Other _____	
				10. PRESENT USE OR OCCUPANCY	
				Cousins Subs	
2. AREA - SIGN FACE		5. HEIGHT	8. ILLUMINATED		EXISTING SIGNS Multi-Tenant Building
1st Side _____ 39.6 Sq. Ft.		15' to the top of the sign.	☒ Internally ☐ Externally		
2nd Side _____ 39.6 Sq. Ft.			9. ESTIMATED COST		
Other _____ Sq. Ft.				TOTAL \$ 9,500.00	
TOTAL _____ 79.2 Sq. Ft.		6. SHORELAND/FLOODLAND			
		Shore setback _____ feet from sign to ordinary high water mark.			
		Floodplain setback _____ feet from sign to 100 year floodplain.			
TYPE OF MATERIAL			EXISTING SIGN		
☐ Wood ☒ Metal ☐ Other _____ ☒ Plastic ☐ Canvas			Sign 1 Size: Width <u>120"</u> Height <u>64"</u> Setback _____ Offset _____ Sign 2 Size: Width _____ Height _____ Setback _____ Offset _____		
PLAT OF SURVEY INCLUDING THE FOLLOWING INFORMATION:					
1) Location and dimensions of Lot. 2) Location and dimensions of all existing and proposed buildings on the Lot. 3) Location, centerline and grade of all abutting streets. 4) Floor elevation of proposed new buildings. 5) High water line of any water body which Lot abuts. 6) Location of any existing or proposed wells, septic systems, public sewer or water mains on the Lot. 7) Location of any proposal and existing signs.					
The applicant agrees to comply with the Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit created no legal liability, express or implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate.					
SIGNATURE OF APPLICANT <u>Eric Rohs</u> DATE <u>6/9/21</u>					
CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.					
FEES:		PERMIT(S) REQUIRED	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:	
Plan Review Fee _____		☐ Construction _____	Permit expires two years from day issued unless otherwise noted below:	Name _____	
Inspection Fee _____		☐ HVAC _____		Date _____	
Administration Fee _____		☐ Electrical _____		Certification No. _____	
Other _____		☐ Plumbing _____			
Total _____		☐ Other _____			

Disclaimer:
THIS IS AN ORIGINAL DESIGN CREATED BY SIGN EFFECTZ. THE SUBMITTED DESIGN PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES CODE YOU AGREE NOT TO COPY PHOTOGRAPH MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY, NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF SIGN EFFECTZ.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES.THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Legacy Cousins Thiensville

Fab & Install:
New Cabinet, Pylon refacing, 2 new polycarbonate faces w/first surface applied vinyl, Max Height 15'

Project Address
Cousins
253 N Main Street
Thiensville, WI 53092

Billing Address
Same

Rev .	Description	Date	Init
01			
02	Resize based on Code	11/03/20	JPG
03			
04			
05			
06			
07			
08			
09			
10			

Concept Notes:

PROJECT NUMBER 29322885

DRAWN BY: JPG CHECK BY: X MGR: JCB

DATE: 09/14/20 SCALE: xx" = 1' - 0"

B	X	C_03
SIZE	CONCEPT NO.	SHEET NO.

CONCEPT RELEASE NO 01 VER. 01 REV. 02

ESTIMATE/QUOTE NO X



Pylon New Cabinet, Reface, Daytime, Max. Height - 15'



Pylon New Cabinet, Reface, Night, Max. Height - 15'



New Cabinet, Pylon Reface x 2: Polycarbonate, First surface vinyl applied, RED 3M # 3730-73L to match PMS 1805

Legacy Cousins
Thiensville

Fab & Install:
New Cabinet, Pylon refacing, 2 new polycarbonate faces w/first surface applied vinyl, Max Height 15'

Project Address
Cousins
253 N Main Street
Thiensville, WI 53092

Billing Address
Same

Rev .	Description	Date	Init
01			
02	Resize based on Code	11/03/20	JPG
03			
04			
05			
06			
07			
08			
09			
10			

Concept Notes:

PROJECT NUMBER 29322885		
DRAWN BY: JPG	CHECK BY:X	MGR: JCB
DATE: 09/14/20	SCALE: 1.0" = 1' - 0"	
B SIZE	X CONCEPT NO.	C_04 SHEET NO.
CONCEPT RELEASE NO 01	VER. 01	REV. 02
ESTIMATE/QUOTE NO X		

Google Maps Cousins Subs



HILLCREST BUILDERS

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Agenda Item: IV.D.

Date: July 13, 2021

General Information

Applicant:

Hillcrest Builders

Status of Applicant:

Design/Build Firm

Location:

Lots 4 Orchard Street

Requested Action:

Approval of House Plans

Existing Zoning:

R-2 Single Family Residential

Report:

Commissioners are reminded that the applicant was before you last December requesting approval of Architectural plans for proposed homes on lots 5, 8, 10 and 11 of the Orchard Street development. The plans before you now are for lot 4 and are similar in design as those previously approved. The front elevation, like the other homes approved, will have the garage on the left side and pedestrian entrance with a covered porch on the right. The real noticeable change in the homes will be that all homes within this development will have different color schemes. More specifically, the color scheme for this home will be Alside Flagship Brown for the siding and that will be accented by Alside Fired Brick colored shake material above. The roof material will be dimensional shingles driftwood color.

This home will have 1,682 square feet of livable space with a 505 square foot garage. The color scheme for each home along with the home design and interior space layout is included in you packet.

Staff Comments:

My review indicates that the plans are code and therefore staff recommends approval subject to:

- Director of Community Services/Public Works review and approval of the grading, drainage and erosion control plans.
- The applicant securing a building permit prior to construction commencement.



Village of Thiensville

Plan Commission Application



Property Address: Lot 4 - 108 North Orchard Street, Thiensville WI 53092

Tax Key # _____

R-2 Single Family

Current Zoning

Property Owner

Applicant ☐ Same as owner

Bonnilake Orchard Street, L.L.C.

Hillcrest Builders - John A. Ader

Name

Name

592 West Bonniwell Road, Mequon 53097

124 South Swift Street, Glenbeulah 53023

Address

Address

(414) 940-9912

(920) 526-3028

Phone

Phone

bonnilake-re@sbcglobal.net

jader@hillcrestbuilders.com

Email address

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.

New single family residence.

 - Hillcrest Builders
Applicant's Signature

06-04-2021
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.

Thiensville Plan Commission Application Revised 8.25.20

Page 1 of 3

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.
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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: n/a

Submitted to Village Planner on 6/18/21 Planner Staff Report Completed on 7/8/2021

Plan Commission Meeting Date 7/13/2021

☒ Historic Preservation Approval (if needed) on n/a

ADDITIONAL REMARKS/CONDITIONS:

A. Stangleis
Village Staff

Village Clerk
Title

7/8/21
Date



Exterior Color Selections

Customer: Orchard Street Spec

Location: Orchard Street Thiensville, WI (Lot #4)

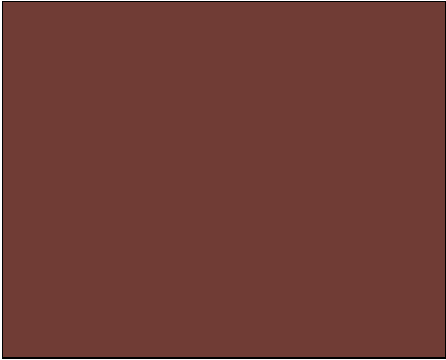
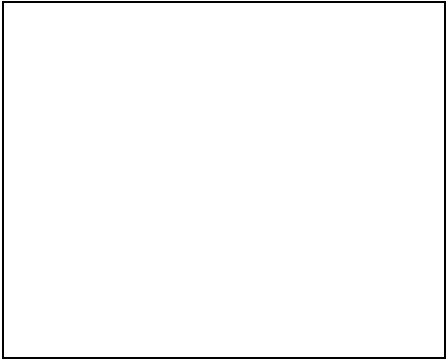
Driftwood 	Roofing: ▪ Mfr: Certaineed Landmark ▪ Color: Driftwood
	
	Siding: ▪ Mfr: Alside ▪ Color: Alside Flagship Brown
	Siding: ▪ Mfr: Alside Shakes ▪ Color: Alside Fired Brick

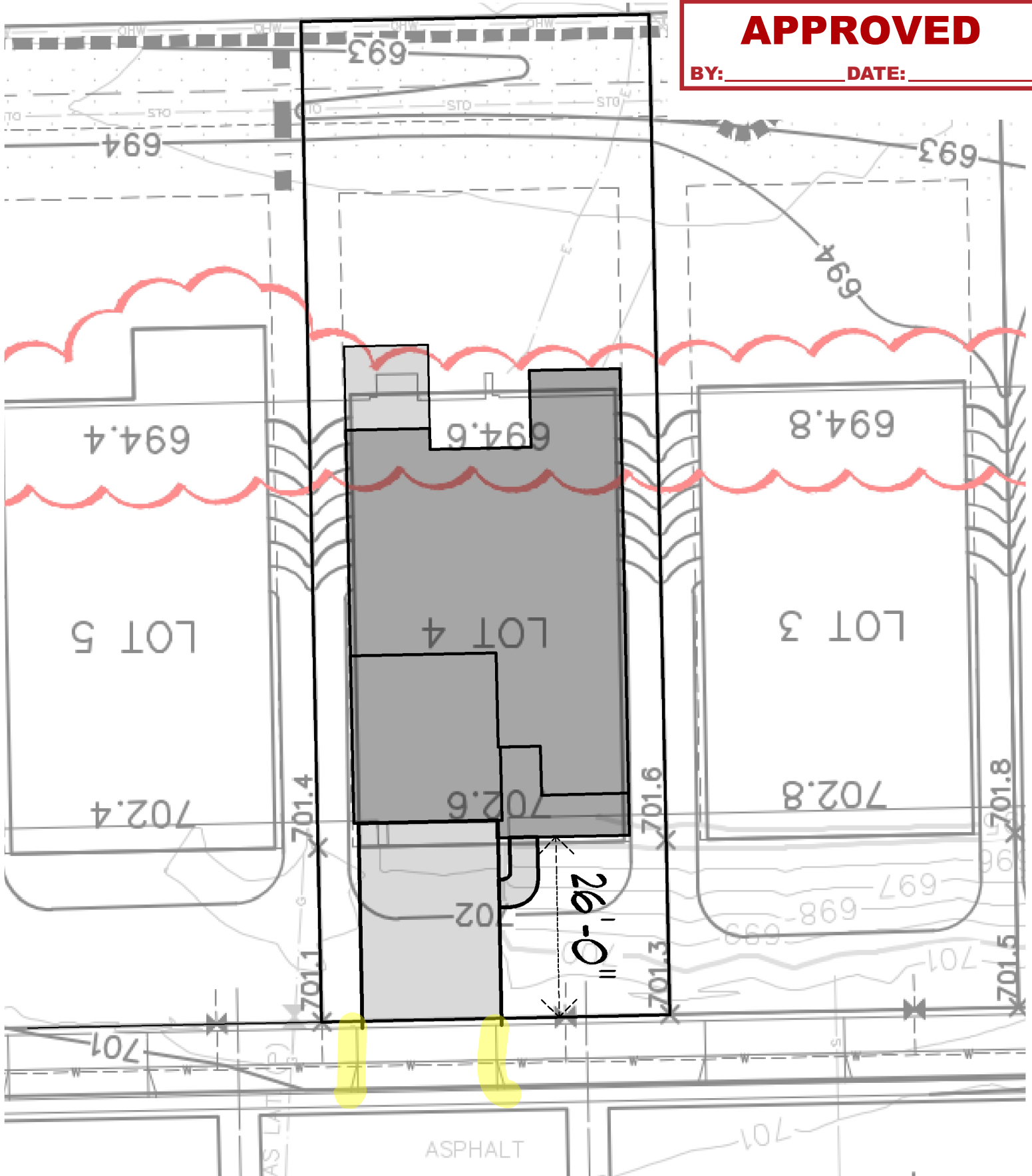


Exterior Color Selections

Customer: Orchard Street Spec

Location: Orchard Street Thiensville, WI (Lot #4)

	Front Door:
	▪ Mfr: Western ▪ Color: Alside Fired Brick
	Exterior Windows:
	▪ Mfr: Lindsay ▪ Color: White
	
	Garage Door(s):
	▪ Mfr: Amarr Lincoln 2000 ▪ Color: White
	Other exterior:
	▪ Door trim, Soffit/Fascia, Gutters/Downspouts, Exterior porch columns, Railing ▪ Color: Alside Glacier White



APPROVED

BY: _____ DATE: _____



VISIT US AT www.hillcrestbuilders.com

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3301

L2I-034
THIENSVILLE SPEC
HOUSE PLACEMENT

REVISIONS:

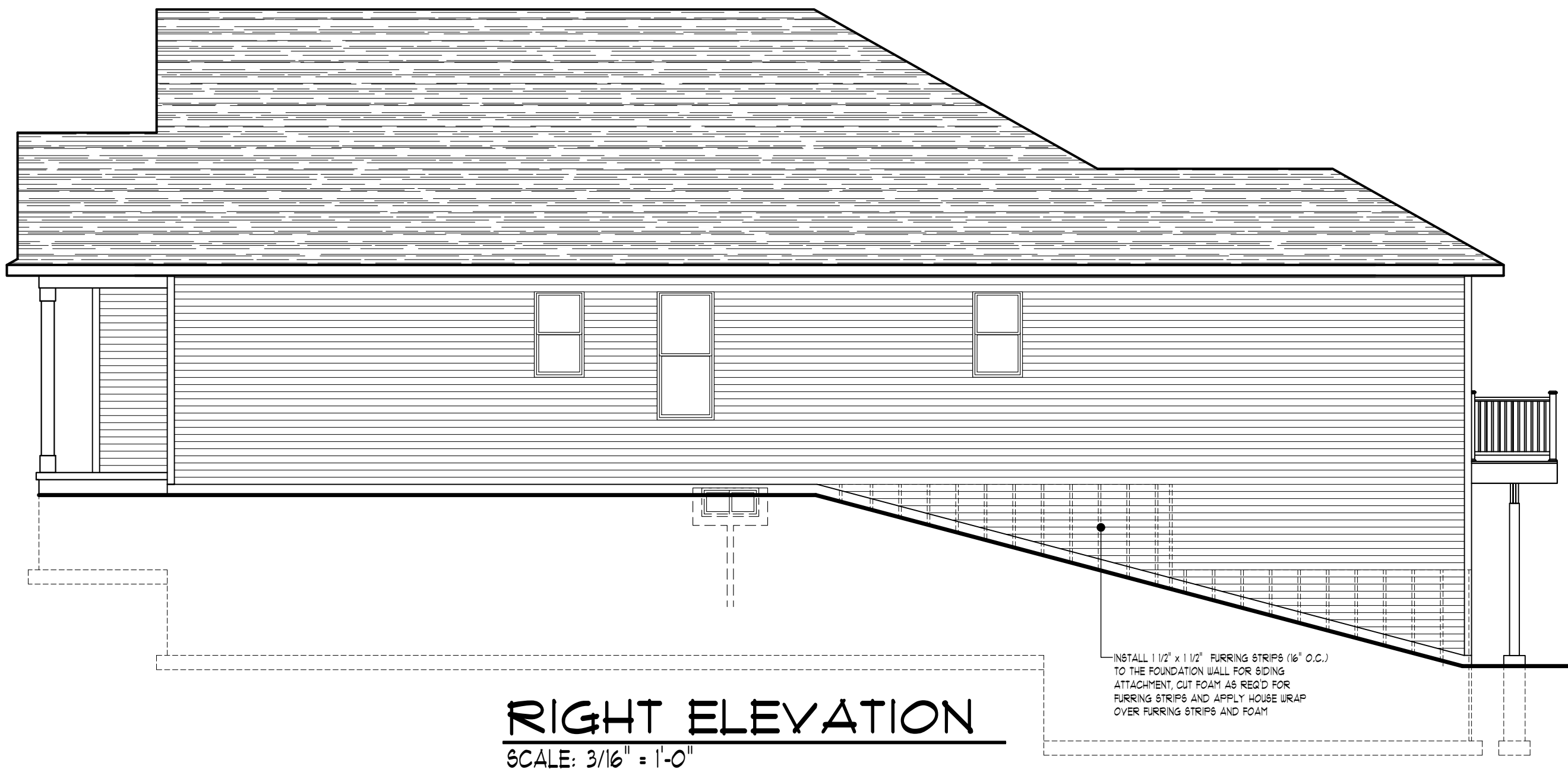
DATE	BY
5-25-2021	TM



FIRST FLOOR LIVING AREA	1682	SQUARE FEET
BASEMENT AREA	1682	SQUARE FEET
FINISHED BASEMENT AREA	N/A	SQUARE FEET
GARAGE AREA	505	SQUARE FEET
FRONT PORCH AREA	152	SQUARE FEET
REAR PORCH/DECK AREA	144	SQUARE FEET
TOTAL FINISHED LIVING AREA	1682	SQUARE FEET

BY: _____ DATE: _____

JOB NO.
L21-034



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

APPROVED
BY: _____ DATE: _____

PRELIMINARY PLAN - NOT FOR CONSTRUCTION!!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:	
5-25-2021	TM

HILLCREST

builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:

THIENSVILLE SPEC

JOB ADDRESS:

108 ORCHARD STREET
LOT 4, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

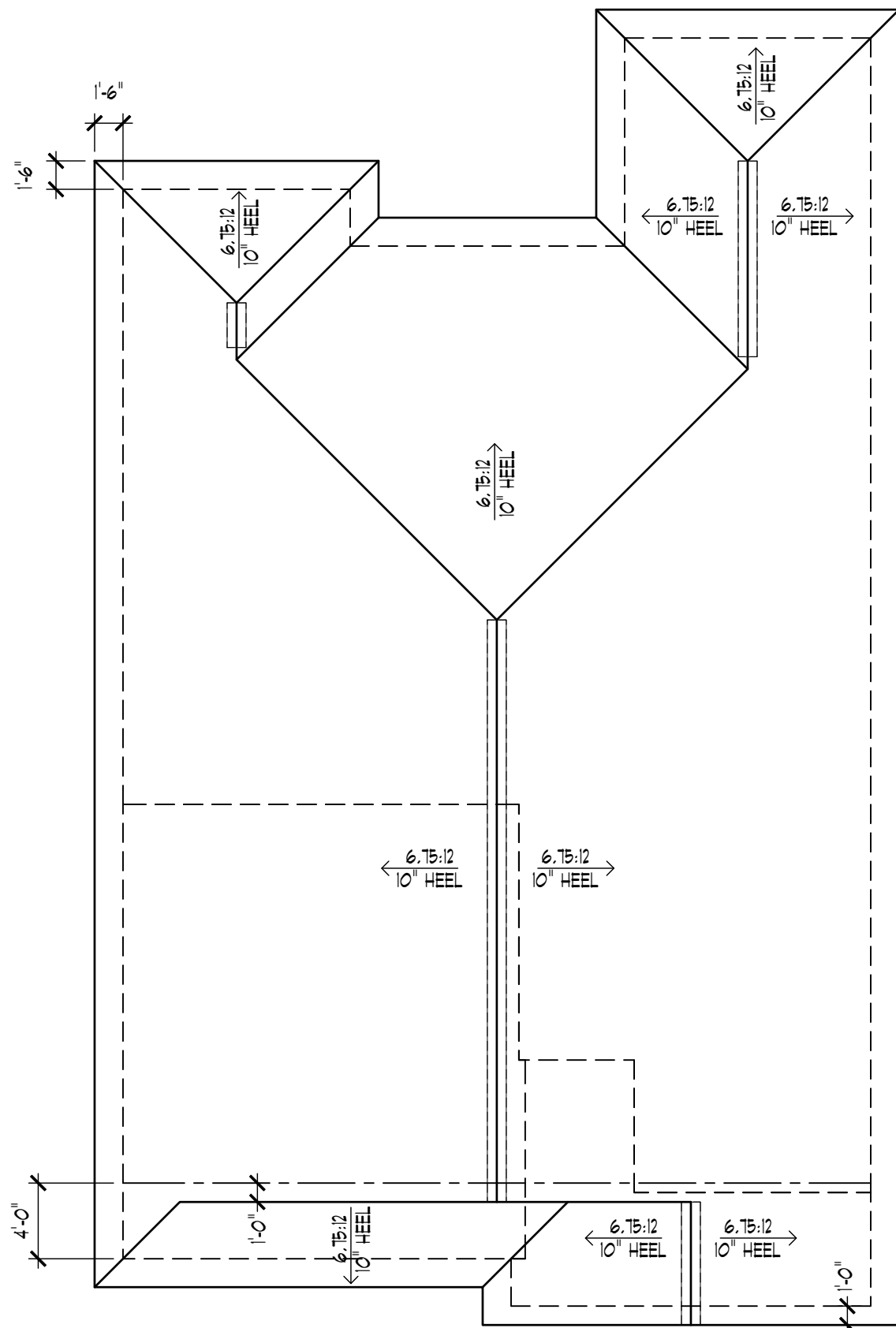
SHEET
2 OF 8

JOB NO.
L21-034



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

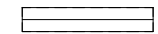


ROOF LAYOUT

1/8" = 1'-0"

APPROVED

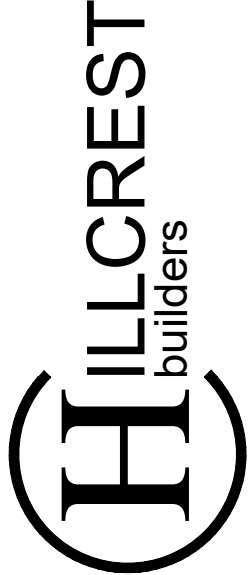
BY: _____ DATE: _____

NOTES	LEGEND
- ARCHITECTURAL SHINGLES W/ 15# FELT UNDERLAYMENT 1/2" OSB ROOF SHEATHING W/ H-CLIPS - INSTALL ICE AND WATER SHIELD WITHIN 3' OF EAVES AND AT ALL VALLEYS - INSTALL CONTINUOUS RIDGE VENTING IN ALL APPLICABLE LOCATIONS - ALL DIMENSIONS ARE STUD TO STUD - TOP VIEW OF ROOF SHOWN FOR REFERENCE ONLY REFER TO FINAL ENGINEERED TRUSS LAYOUTS - ALL HEEL HEIGHTS TO BE VERIFIED UPON FINAL TRUSS LAYOUTS	 CONTINUOUS RIDGE VENT  STATIC VENT

PRELIMINARY PLAN - NOT FOR CONSTRUCTION!!!

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MODEL:

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SHEET

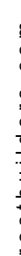
3 OF 8

JOB NO.

L21-034

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5-25-2021	TM



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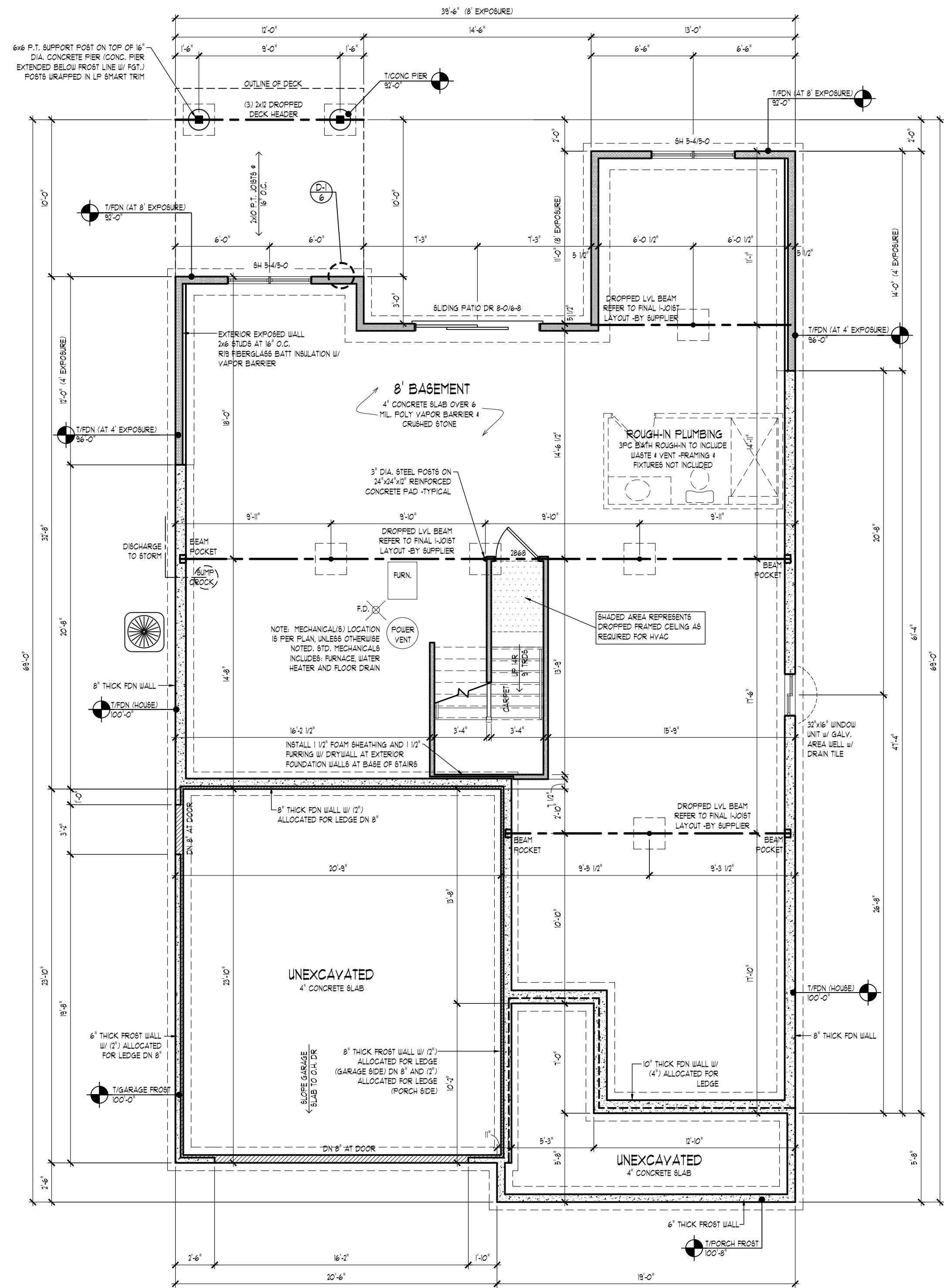
JOB ADDRESS: 108 ORCHARD STREET
LOT 4, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
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SHEET
4 OF 8

JOB NO.
L21-034

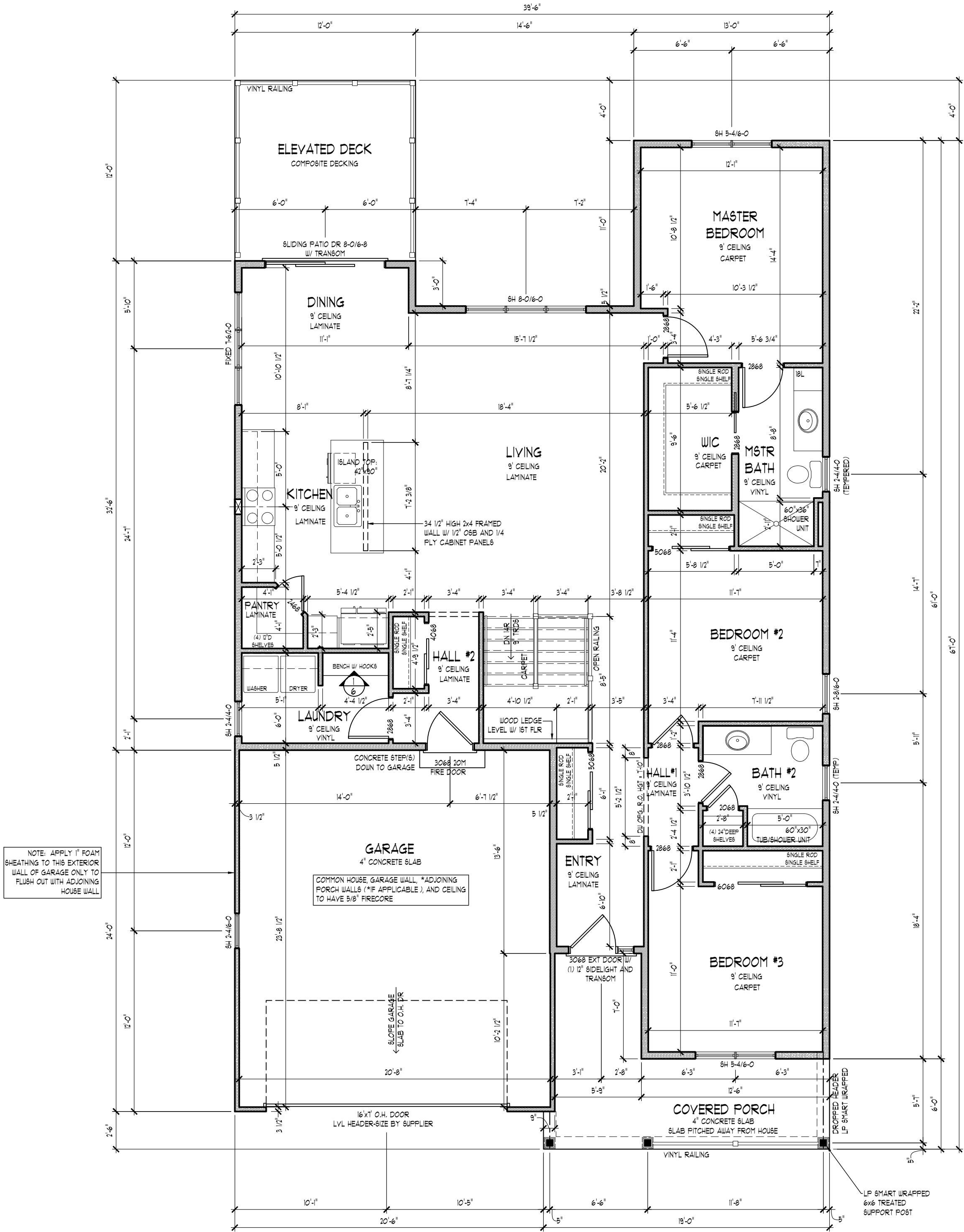


BASEMENT PLAN

SCALE: 3/16" = 1'-0"

APPROVED

BY: _____ DATE: _____



NOTE: APPLY 1" FOAM SHEATHING TO THIS EXTERIOR WALL OF GARAGE ONLY TO FLUSH OUT WITH ADJOINING HOUSE WALL

COMMON HOUSE GARAGE WALL, ADJOINING PORCH WALLS (IF APPLICABLE), AND CEILING TO HAVE 5/8" FIRECORE

SLOPE GARAGE SLAB TO OUT FLR

16'X1' O.H. DOOR LVL HEADER-SIZE BY SUPPLIER

DROPPED RAILER LP SMART WRAPPED 6x6 TREATED SUPPORT POST

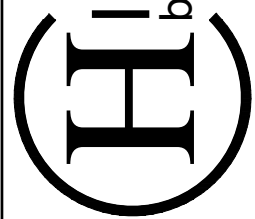
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

APPROVED
BY: _____ DATE: _____

PRELIMINARY PLAN - NOT FOR CONSTRUCTION!!!

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THIENSVILLE SPEC

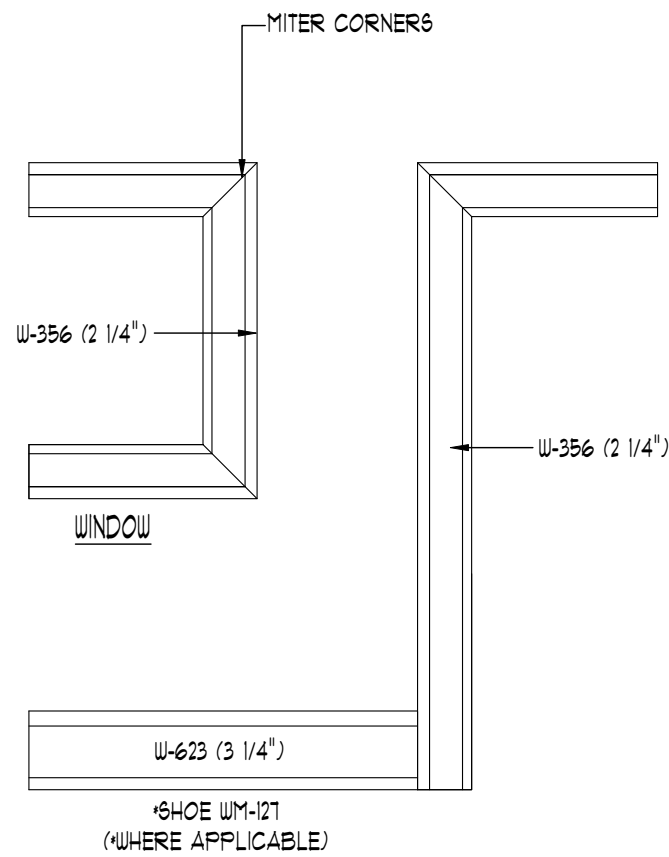
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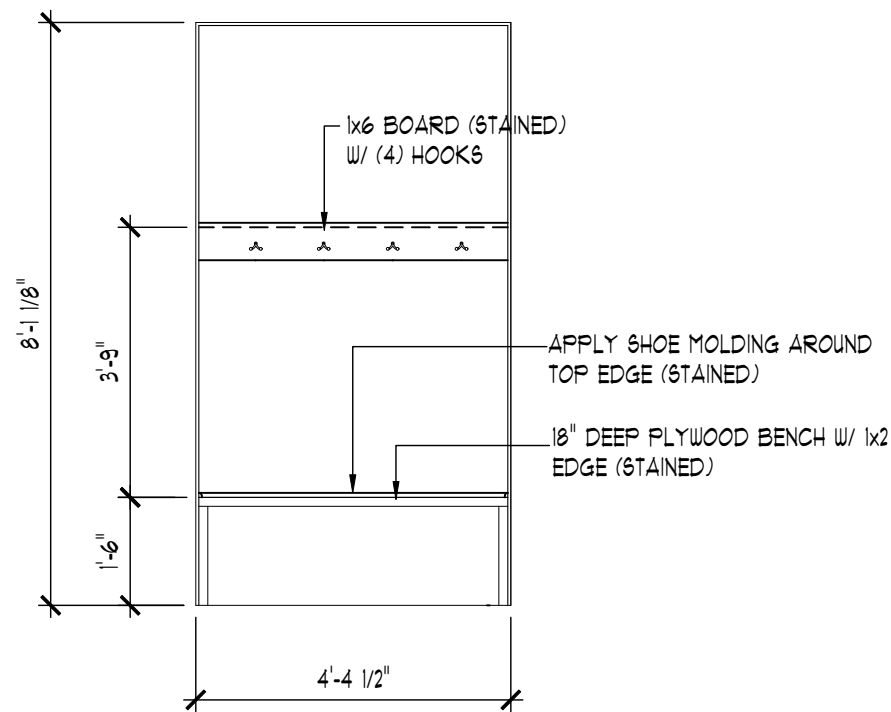
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SHEET
5 OF 8

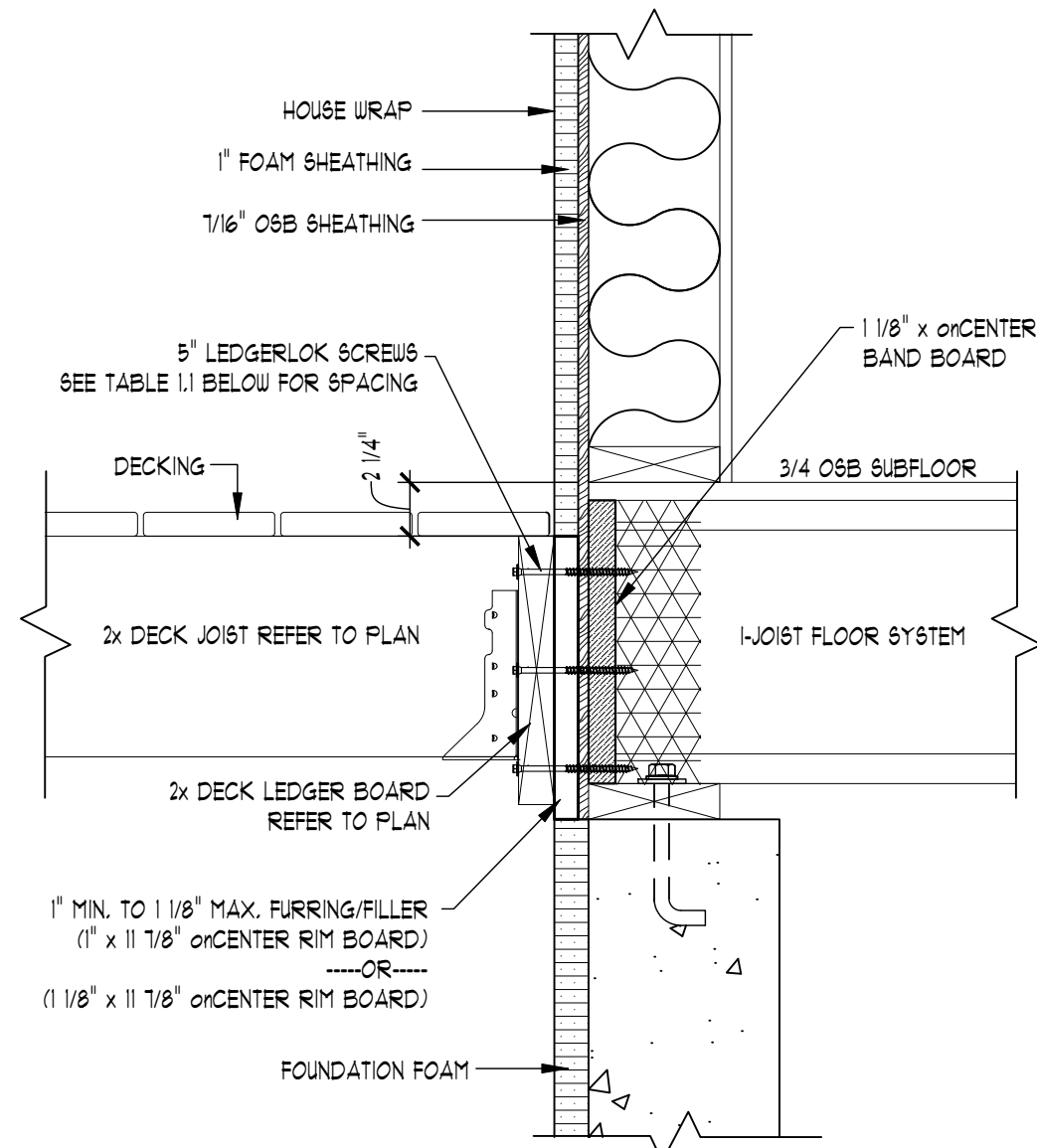
JOB NO.
L21-034



TRIM DETAIL
1 1/2" = 1'-0" STD. TRIM PACK

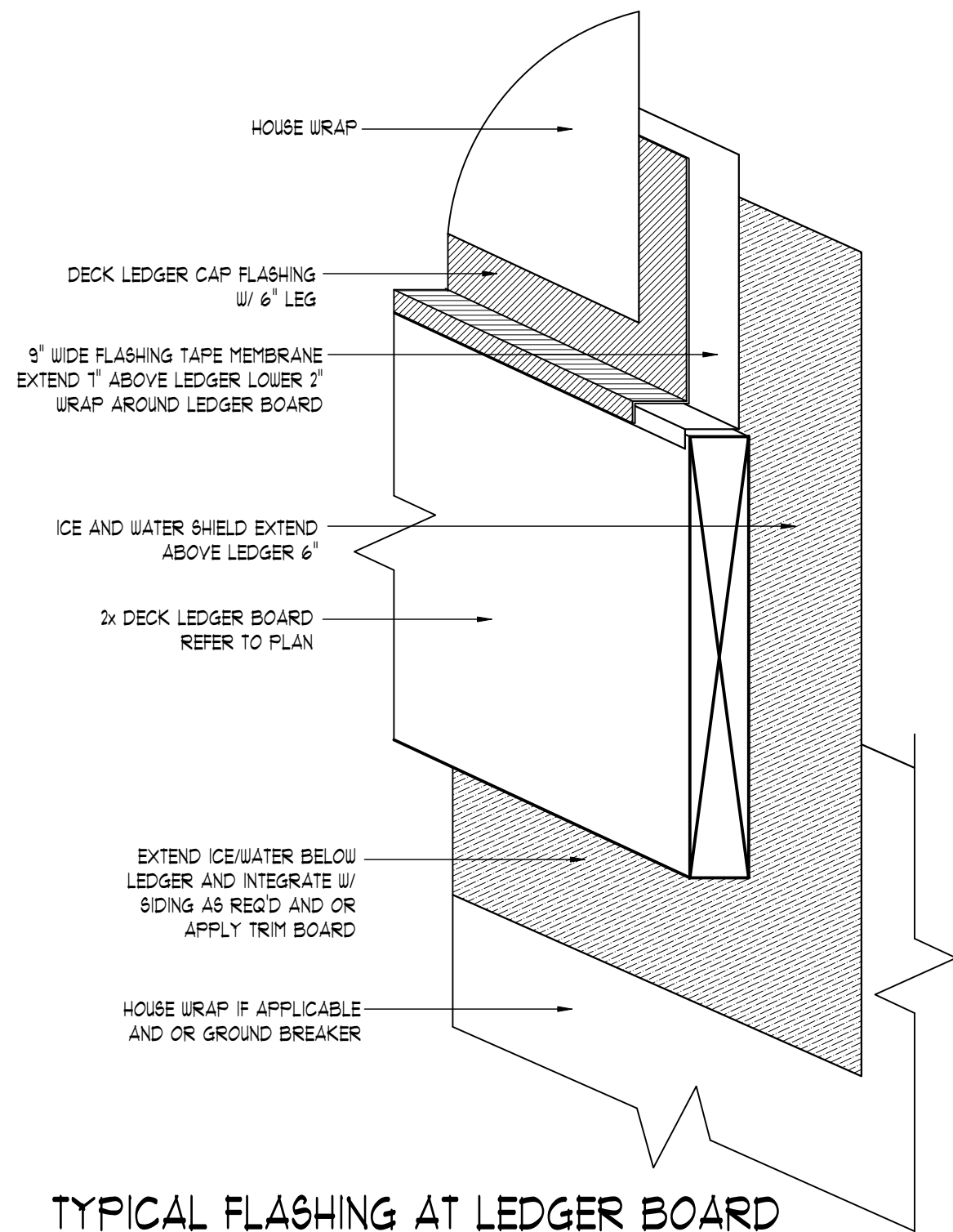
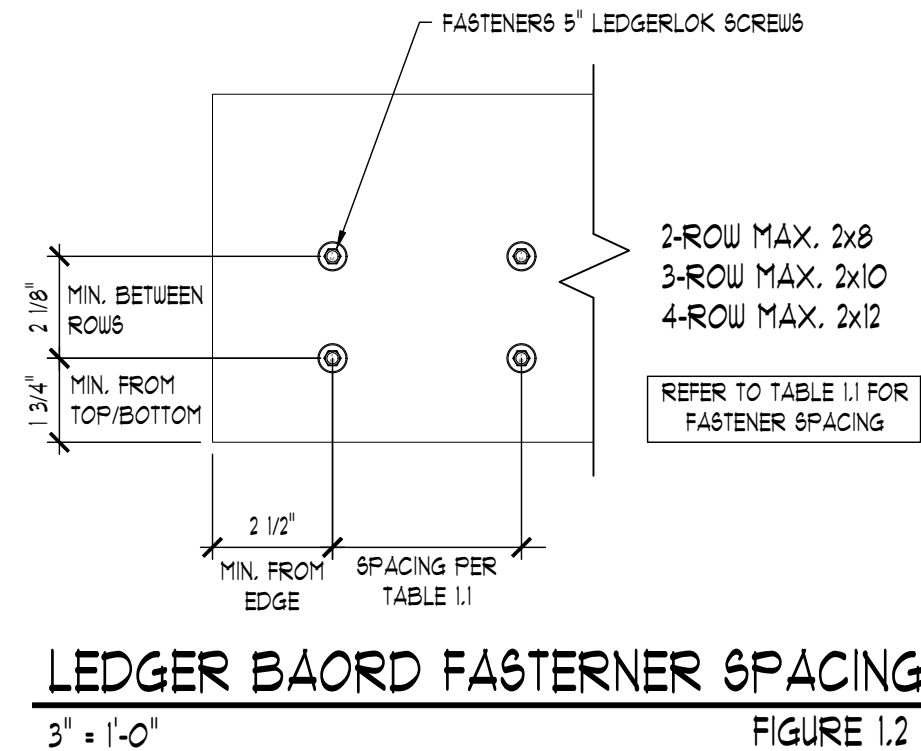


BUILT-IN BENCH DETAIL
3/8" = 1'-0"



D-1 DECK LEDGER ATTACHMENT
1 1/2" = 1'-0" ATTACHMENT w/ 1" FOAM SHEATHING

TABLE 1.1 MAXIMUM SPACING (IN.)				
LEDGER CONNECTION DETAIL FASTENERS ARE 5" LEDGERLOK SCREWS -SEE FIGURE 1.2 FOR FASTENER SPACING				
JOIST SPAN	NUMBER OF FASTENERS/ROW			
	(2)	(3)	(4)	
8'-0"	16	24	32	
9'-0"	12	16	24	
10'-0"	12	16	24	
11'-0"	12	16	16	
12'-0"	8	16	16	
13'-0"	8	12	16	
14'-0"	8	12	16	
15'-0"	8	12	16	
16'-0"	8	12	16	



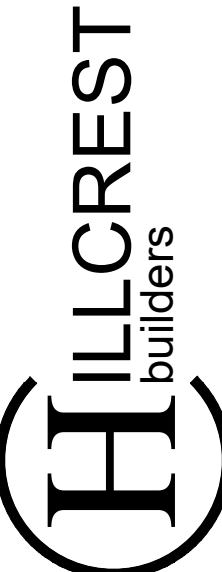
TYPICAL FLASHING AT LEDGER BOARD
3" = 1'-0"

APPROVED
BY: _____ DATE: _____

PRELIMINARY PLAN - NOT FOR CONSTRUCTION!!!

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REVISIONS:	
5-25-2021	TM



HILLCREST
builders
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CUSTOMER:
THIENSVILLE SPEC

JOB ADDRESS:
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VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

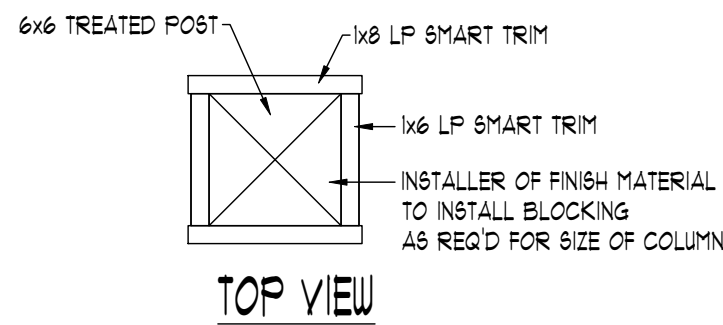
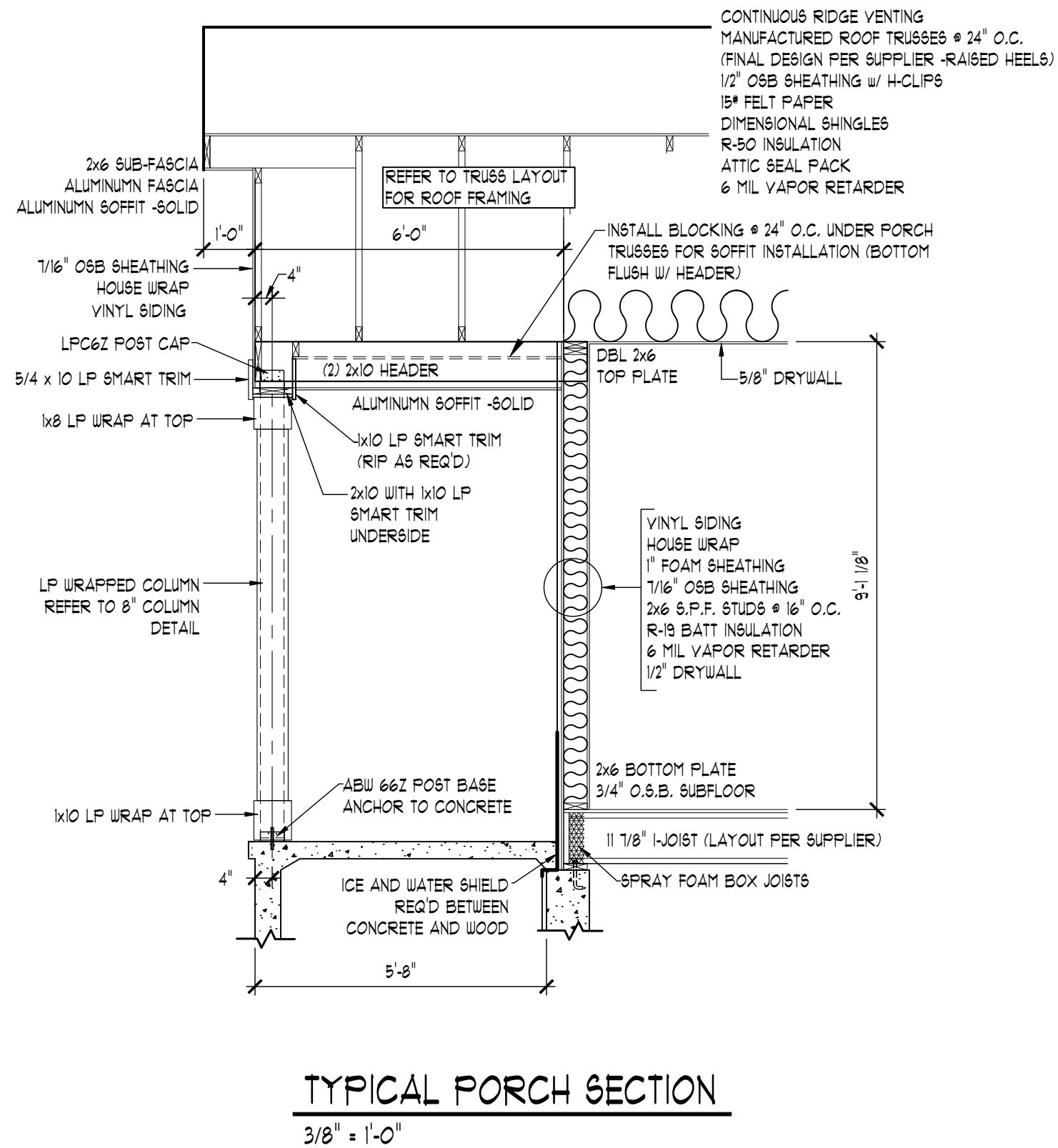
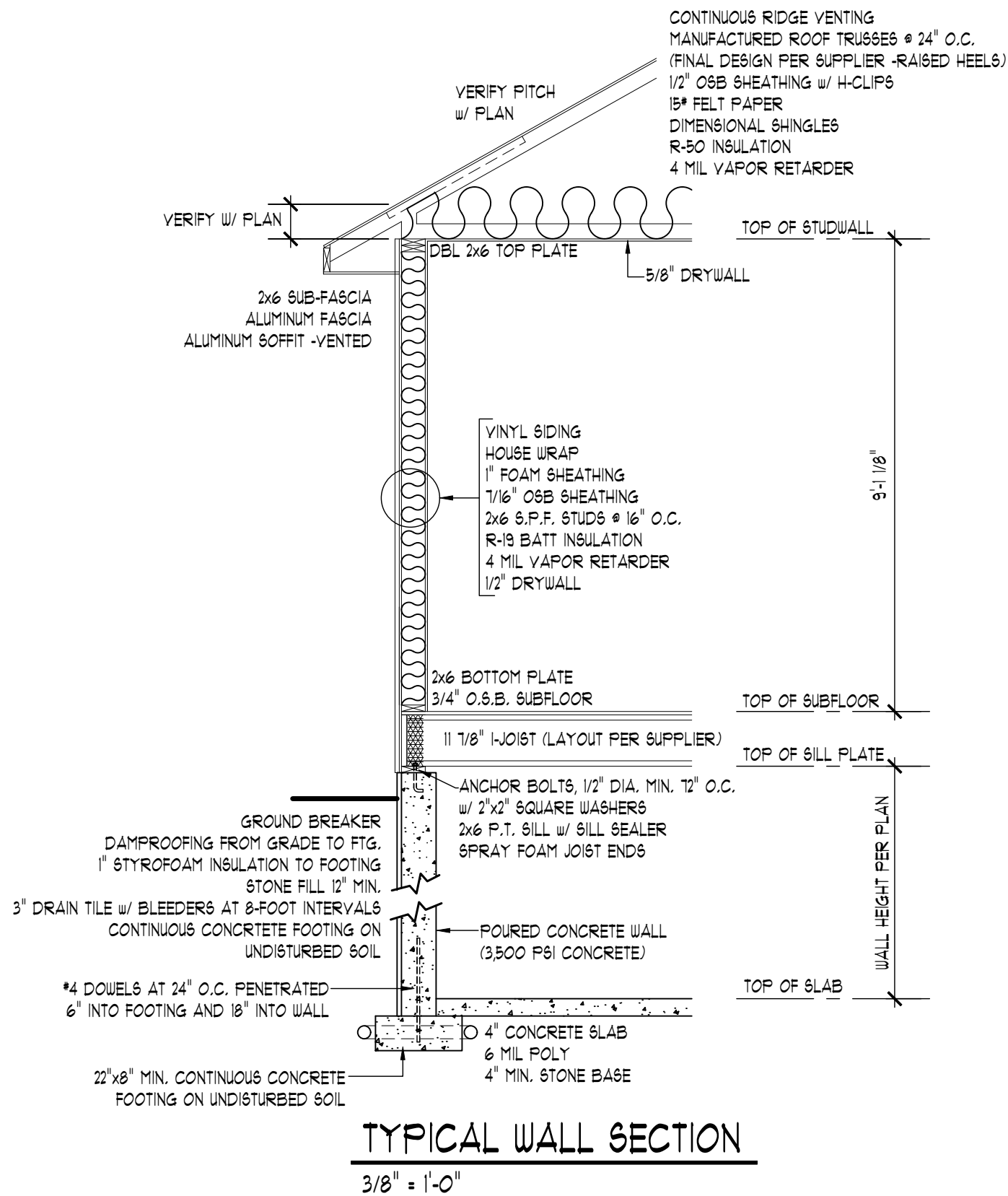
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GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
6 OF 8

JOB NO.
L21-034

PRELIMINARY PLAN - NOT FOR CONSTRUCTION!!!



8" EXT. PORCH COLUMN DETAIL
1 1/2" = 1'-0"

APPROVED
BY: _____ DATE: _____

NOTE: THESE PLANS ARE THE
PROPERTY OF HILLCREST BUILDERS AND
MAY NOT BE REPRODUCED, COPIED IN
ANY MANNER WITHOUT WRITTEN
CONSENT. ALTHOUGH EVERY EFFORT
HAS BEEN MADE IN PREPARING THESE
PLANS & CHECKING THEM FOR
ACCURACY, THE CONTRACTOR MUST
CHECK ALL DETAILS AND DIMENSIONS
AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:	
5-25-2021	TM

HILLCREST
builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:
THIENSVILLE SPEC

JOB ADDRESS:
108 ORCHARD STREET
LOT 4, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
7 OF 8

JOB NO.
L21-034

SMALL ANIMAL CLINIC – 425 N. MAIN STREET

To: Cedarburg Plan Commission

Prepared by: Jon Censky, Planner

Agenda Item: IV.E.

Date: July 13, 2021

General Information

Applicant:	NVA Thiensville
Status of Applicant:	Owner
Location:	425 North Main Street
Requested Action:	Architectural Changes B-3 Office and Profession Business District
Existing Zoning:	
Lot Size:	1.11 acres
Existing Land Use:	Small Animal Clinic

Report:

The applicant is in the process of redesigning their interior space, re-landscaping the site and updating the look of the building to make it more inviting for their customers. While the interior renovation can be completed by simply working with the Building Inspector, the exterior work does require Plan Commission approval.

This project will include the addition of a new 6-½ foot by 10-foot vestibule over the entrance at the southeast corner of the building. This vestibule will be constructed of an aluminum storefront with matching roof slope and height. Portions of the south and east elevations will be updated with Vintage Wood Nichiha fiber cement board and new windows will be added on all four sides. The existing EFIS and CMU material will be repaired as necessary and painted grey.

Along the north side of the building, they propose a new dog-run and the rear parking lot will be redesigned for better traffic control and will result in additional spaces. The site will be relandscaped by removing older foundational shrubbery vegetation and replacing it with new plant material.

Staff Comments:

Staff notes that these changes are cosmetic in nature and therefore all setbacks, offsets and other general building locational requirements are compliant. Since the plans provided are of a small scale, the applicant will need to provide a detailed verbal description at the meeting. Accordingly, staff recommends approval as proposed.



Village of Thiensville

Plan Commission Application



Property Address: 425 North Main Street, Thiensville WI 53092

12-050-02-12-002

Tax Key #

B-3 Office/Professional Business District

Current Zoning

Property Owner

NVA Thiensville

Name

425 North Main Street, Thiensville WI.

Address

(262) 238-5060

Phone

Peg.Stelzner@nva.com

Email address

Applicant ☐ Same as owner

Pete Schneider

Name

600 W. Virginia Ave, Milwaukee WI.

Address

(414) 810-7613

Phone

pschneider@gdg-architects.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.

Addition of a new vestibule on the south east side of the building constructed of aluminum storefront. The new addition will be 6'-6" x 10'-0". The roof of the vestibule will match the roof slope and height of the existing building. The exterior will be re clad in certain locations with Vintage Wood Nichiha fiber cement board. New windows will be added around the entire building. All existing EIFS and CMU will be repaired and replaced as necessary and shall be painted Sherwin Williams Spalding Gray. The interior will be gutted, and redone to create a new inviting space. New parking will be provided on the west side of the property.

Applicant's Signature

06.17.2021

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 6/18/21 Planner Staff Report Completed on 7/18/21

Plan Commission Meeting Date 7/13/21

☒ Historic Preservation Approval (if needed) on n/a

ADDITIONAL REMARKS/CONDITIONS:

A Langlois
Village Staff

Village Clerk
Title

7/18/21
Date

All new services and upgrades shall be
done underground per Ordinance 1995-07.

262-346-4577 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION hartfordinspections@safebuilt.com Inspections need to be called in by 4 pm for next business day inspections.		PERMIT NO. TAXKEY# 12-050-02-12-002	
ISSUING MUNICIPALITY	☐ TOWN ☒ VILLAGE ☐ CITY	PROJECT LOCATION (Building Address)	425 N. Main Street Thiensville, Wisconsin	
	OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>	PROJECT DESCRIPTION	Remodel / Addition ☒ COMMERCIAL ☐ ONE & TWO FAMILY	
Owner's Name <u>MVA Thiensville</u>		Mailing Address - Include City & Zip <u>425 N. Main St. Thiensville 53092</u>		Telephone - Include Area Code <u>(262) 238-5060</u>
Construction Contractor (DC Lic No.) <u>T.B.D.</u>		Mailing Address - Include City & Zip		Telephone - Include Area Code
Dwelling Contractor Qualifier (DCQ Lic No.) <u>T.B.D.</u>		Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor		Telephone - Include Area Code
Plumbing Contractor (Lic No.) <u>T.B.D.</u>		Mailing Address - Include City & Zip		Telephone - Include Area Code
Electrical Contractor (Lic No.) <u>T.B.D.</u>		Mailing Address - Include City & Zip		Telephone - Include Area Code
HVAC Contractor (Lic No.) <u>T.B.D.</u>		Mailing Address - Include City & Zip		Telephone - Include Area Code
PROJECT INFORMATION		Subdivision Name		Lot No. <u>120500212002</u>
Zoning District <u>B-3</u>	Lot Area <u>48,144</u> Sq. Ft.	N.S.E.W. Setbacks	Front <u>5</u> Ft. Rear <u>25</u> Ft.	Left <u>15</u> Ft. Right <u>15</u> Ft.
1a. PROJECT		3. TYPE	6. STORIES	9. HVAC EQUIPMENT
☐ New ☒ Addition ☐ Raze ☒ Alteration ☐ Repair ☐ Move		☐ Single Family ☐ Two Family ☐ Multi ☒ Commercial	☒ 1-Story ☐ 2-Story ☐ Other	☒ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other
1b. GARAGE		4. CONST. TYPE	7. FOUNDATION	10. PLUMBING
☐ Attached ☐ Detached		☐ Site Constructed ☐ Mid. UDC ☐ Mid. HUD	☒ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other	Sewer ☒ Municipal ☐ Septic No.
2. AREA		5. ELECTRICAL	8. USE	11. WATER
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other <u>7272</u> Sq. Ft. TOTAL <u>7272</u>		Entrance Panel Size: _____ amp Service: _____ New _____ Rewire Phase _____ Volts Underground _____ Overhead _____ Power Company: _____	☐ Seasonal ☒ Permanent ☐ Other	☒ Municipal Utility ☐ Private On-Site Well
				12. ENERGY SOURCE
				Fuel Nat. Gas L.P. Oil Elec. Solid Solar Space Htg ☐ ☐ ☐ ☐ ☐ ☐ Water Htg ☐ ☐ ☐ ☐ ☐ ☐
				* ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.
				13. HEAT LOSS (Calculated)
				Total _____ BTU/HR
				14. ESTIMATED COST
				\$ <u>T.B.D.</u>
I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. ☐ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.				
APPLICANT (PRINT): <u>PETER SCHNEIDER</u> SIGN: <u>[Signature]</u> DATE: <u>06.18.2021</u>				
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.				
INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final				
FEES:		PERMIT(S) ISSUED	SEAL NO. _____	Municipality No. _____
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____		Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive. PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____

PLAT OF SURVEY

CLIENT
KSingh and Associates

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

LEGAL DESCRIPTION
Part of the Southeast 1/4 of the Southeast 1/4 of Section 15, Town 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Southeast corner of Section 15; thence North 89°41'33" West along the South line of the Southeast 1/4 of said Section 15, 144.65 feet; thence 12°59'55" West, 1244.14 feet to a point in the centerline of North Main Street and the point of beginning; thence South 77°02'22" West, 373.85 feet to a point in the East right-of-way line of the Wisconsin Electric Power Company right-of-way; thence North 13°51'03" West along the East line of said right-of-way, 128.34 feet; thence North 77°00'05" East, 375.76 feet to a point in the centerline of North Main Street; thence South 12°59'55" East along the centerline of North Main Street, 128.57 feet to the point of beginning.

Containing 48,144 square feet, (1.11 acres), more or less.

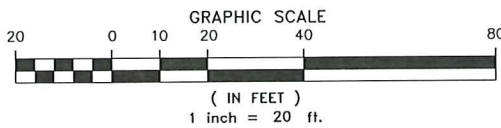
BASIS OF BEARINGS
Bearings are referenced to the South line of the SE 1/4 of Section 15 which bears N89°41'33"W.

Vertical datum is based on National Geodetic Vertical Datum of 1988.

NOTE:
Location of utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20212120552 & 20212120556. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

Private lines marked by All Lines Utility Services, May 27, 2021

NOTE:
Easements shown from survey by others dated: September 27, 2016.
There may be other easements and restrictions of record since that date that affect subject property.

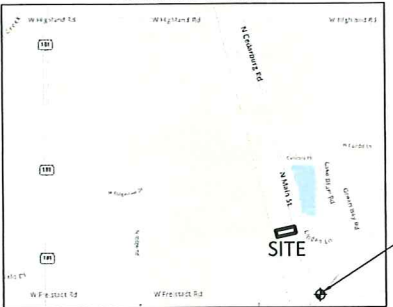


I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, 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: June 8, 2021

DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
Professional Land Surveyor
Registration Number S-1316

VICINITY MAP



STARTING BENCHMARK: 665.06
CONCRETE MONUMENT WITH ALUMINUM CAP
MARKING THE SOUTHEAST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 15.
NORTH AMERICAN VERTICAL DATUM OF 1988(12)

ENCROACHMENT TABLE	
A	CONCRETE WALK 0.2' OVER PROPERTY LINE
B	TIMBER WALL PLANTERS 4.2', 3.6', 3.4' & 4.2' NORTH OF PROPERTY LINE

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

Date	Revision description

This document is an instrument of professional service, and may be protected by the attorneys work product doctrine or surveyor-client privilege. The information shown herein is intended solely for the use of the client and is not to be distributed to third parties.
Drawing No. 20210608-pos-3813 grb

- 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
+ OVERHEAD WIRES
+ MARKED TELEPHONE
+ 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

X INDICATES ISSUED FOR REVIEW/CONSTRUCTION
O INDICATES ISSUED FOR REFERENCE ONLY

Sheet Name
TITLE SHEET, SHEET INDEX, LOCATION MAP
GENERAL INFORMATION
CODE INFORMATION - LEVEL 1

GENERAL NOTES
DEMOLITION PLAN
CIVIL PLAN
EROSION CONTROL PLAN
EROSION CONTROL DETAIL
SITE PLAN
GRADING PLAN
CONSTRUCTION DETAILS

PROPOSED LANDSCAPE PLAN, GENERAL NOTES, & AND
PLANT MATERIAL TABLE
PROPOSED LANDSCAPE PLAN, GENERAL NOTES, & AND
PLANT MATERIAL TABLE
PROPOSED SITE AMENITIES
PROPOSED SITE LIGHTING / PHOTOMETRIC PLAN,
GENERAL NOTES, & AND FIXTURE TABLE
PROPOSED LIGHT FIXTURES

FIRST FLOOR FRAMING PLAN

WALL TYPES
GENERAL ARCH DETAILS

SITE PLAN
ARCHITECTURAL SITE DETAILS

DEMOLITION PLAN

- FLOOR PLAN - LEVEL 1
- ROOF PLAN
- REFLECTED CEILING PLAN - LEVEL 1
- FINISH SCHEDULE
- FINISH FLOOR PLAN - LEVEL 1
- EQUIPMENT SCHEDULE
- EQUIPMENT PLAN - LEVEL 1
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- BUILDING SECTIONS
- WALL SECTIONS
- WALL SECTIONS
- ENLARGED PLANS, INTERIOR ELEVATIONS - LEVEL 1
- ENLARGED PLANS, INTERIOR ELEVATIONS - LEVEL 1
- ENLARGED PLANS, INTERIOR ELEVATIONS - LEVEL 1
- GENERAL EXTERIOR DETAILS
- GENERAL INTERIOR DETAILS
- GENERAL INTERIOR DETAILS
- DOOR SCHEDULE, TYPES AND DETAILS
- WINDOW TYPES



SEAL

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PH (414) 810-7613

K. SINGH & ASSOCIATES, INC.
3636 N 124TH STREET
WAUWATOSA, WI 53222
PH (262) 821-1171

CORE4 ENGINEERING
12308 NORTH CORPORATE PKWY
SUITE 300
MEQUON, WI 53092

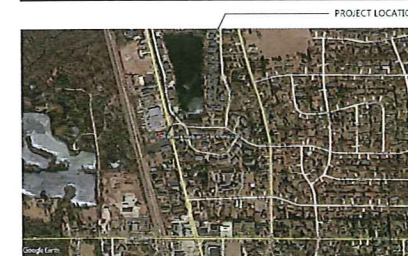
INSITE LANDSCAPE DESIGN, INC.
11525 W NORTH AVENUE
SUITE 1B
WAUWATOSA, WI 54301
PH (414) 476-1204

NVA THIENSVILLE
THIENSVILLE-MEQUON
SMALL ANIMAL
CLINIC

425 N MAIN ST
THIENSVILLE, WI
53092

THIENSVILLE-MEQUON SMALL ANIMAL CLINIC

LOCATION MAP



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

Date
06.18.2021

Project No.
20.069

TITLE SHEET, SHEET INDEX, LOCATION
MAP

G001

© Groth Design Group, Inc.

VILLAGE PLAN COMMISSION SET

GENERAL

1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.
2. REFER TO PLAT OF SURVEY BY CHAPUT LAND SURVEYS FOR INFORMATION ON COORDINATES AND SURVEY CONTROL.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THE WORK.
4. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.
5. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
6. A PRE CONFERENCE WILL BE HELD PRIOR TO CONSTRUCTION START UP.
7. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS AND ERECTING A CONSTRUCTION FENCE AROUND THE PERIMETER OF THE SITE OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MOST RECENT VERSION WITH WISDOT SUPPLEMENT. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.
8. ALL DIMENSIONS ARE TO THE EDGE OF FACE OF CURB, PAVEMENT, FACE OF BUILDING OR PROJECT WORK LIMIT LINE UNLESS OTHERWISE NOTED.
9. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - CURRENT EDITION, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.
10. WHERE SPECIFIC PORTIONS OF THESE PLANS & SPECIFICATIONS ARE IN CONFLICT WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION, THESE PLANS & SPECIFICATIONS SHALL GOVERN.
11. CONTRACTOR TO COORDINATE WITH MUNICIPALITY FOR STREET EXCAVATION AND IS RESPONSIBLE FOR ANY PERMITTING ASSOCIATED WITH THE WORK.
12. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY) PRIOR TO CONSTRUCTION.

GRADING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, SIDEWALKS, CONCRETE SLAB, AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.
2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL FOUND WITHIN THE GRADING LIMITS. GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SEED, MULCH AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS AND PLANS.
3. THE SUB GRADE FOR THE ROAD SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. OPERATION OF SPREADING AND HAULING EQUIPMENT WILL NOT BE CONSIDERED AS ADEQUATE COMPACTION.
4. THE BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PROOF-ROLLED.
5. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.

PAVING

1. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING THE CRUSHED STONE BASE ON THE ROAD TO THE DEPTHS INDICATED.
2. BASE COURSE IN PROPOSED ASPHALT PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH THE SITE PLAN AND THE TYPICAL PAVEMENT SECTION SHOWN ON THE DETAIL DRAWING. THE CRUSHED STONE SHALL MEET THE REQUIREMENTS OF SECTION 305.1 1/4-INCH GRADATION OF THE STANDARD SPECIFICATIONS. THE BASE COURSE SHALL BE COMPACTED USING ROLLERS, VIBRATORY ROLLERS, OR A COMBINATION OF BOTH AS DETAILED IN SECTION 305 OF THE STANDARD SPECIFICATIONS.
3. PRIOR TO PLACING THE ASPHALT PAVEMENT, THE SURFACE OF THE CRUSHED STONE BASE COURSE SHALL BE GRADED TO PROPER

- ELEVATION AND CROWN AND COMPACTED IN ACCORDANCE WITH SECTION 305.3.2 OF THE STANDARD SPECIFICATIONS.
4. EQUIPMENT UTILIZED IN THE MIXING, TRANSPORT, LAYING AND COMPACTING OF THE ASPHALT BINDER AND SURFACE COURSES SHALL COMPLY WITH SECTION 450 OF THE STANDARD SPECIFICATIONS. SUFFICIENT EQUIPMENT IN GOOD OPERATING CONDITION SHALL BE MAINTAINED AT THE SITE AT ALL TIMES TO PERFORM THE WORK WITH NO DELAYS.
5. ASPHALT LOWER LAYER AND UPPER LAYER SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 455, 460, AND 465 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.
6. PRIOR TO PLACING THE SURFACE COURSE, THE PAVING CONTRACTOR SHALL REMOVE ALL FOREIGN MATTER FROM THE SURFACE OF THE UPPER LAYER AND REPAIR, BY SAW CUTTING, REMOVAL AND REPLACEMENT, ANY DEPRESSION OR SIGNS OF FAILURE AND ALL SURFACE IRREGULARITIES AS DIRECTED BY THE ENGINEER. A TACK COAT SHALL BE APPLIED PRIOR TO PLACEMENT OF THE SURFACE COURSE.
7. TO AVOID HAVING LONGITUDINAL JOINTS IN THE UPPER LAYER, THE UPPER LAYER SHALL BE PLACED WITH PASS WIDTHS SUCH THAT THE LONGITUDINAL JOINTS ARE OFFSET A MINIMUM OF ONE FOOT. JOINTS SHALL BE TACKED PRIOR TO LAYING NEW ASPHALT.
8. PORTLAND CEMENT CONCRETE AREAS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 415 AND 416 OF THE STANDARD SPECIFICATIONS. THE 28-DAY STRENGTH OF THE CONCRETE SHALL BE 4,000 PSI WITH 6% ENTRAINED ($\pm 1.5\%$). THE MAXIMUM JOINT SPACING SHALL BE 12 FEET WITH THE JOINTS BEING SEALED, MATCHED TO SPECIFICATIONS, AFTER CUTTING TO RETARD FUTURE WATER PROBLEMS. EXPANSION JOINTS SHALL BE INSTALLED AT 100-FOOT INTERVALS.
9. AFTER COMPLETION OF THE SITE PAVING, THE PAVING CONTRACTOR SHALL PAINT THE PARKING LINES AS SHOWN ON THE PLANS IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. PAINT HANDICAP PARKING STALLS TO CONFORM TO AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS.

HATCHING PATTERNS

- PROPOSED CONCRETE HARDSCAPE
- STABILIZED CONSTRUCTION ENTRANCE
- STAGING AND STOCKPILE AREA
- SEED & EROSION MAT
- REMOVE EXISTING ASPHALTIC PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT/SIDEWALK/CURB AND GUTTER
- LANDSCAPING
- STRIP TOPSOIL

ABBREVIATIONS

- AGG - AGGREGATE
B/C - BACK OF CURB
BIT - BITUMINOUS/ASPHALT
BOC - BACK OF CURB
CE - COMMERCIAL ENTRANCE
CIP - CAST IRON PIPE
CO - CLEANOUT
CONC - CONCRETE
CMP - CORRUGATED METAL PIPE
CSP - CONCRETE SEWER PIPE
DIA - DIAMETER
DIP - DUCTILE IRON PIPE
EMD - ELECTRICAL MANHOLE DRAIN
EXTG - EXISTING
EOP - EDGE OF PAVEMENT
F&C - FRAME AND COVER
F/C - FACE OF CURB
F-F - FACE TO FACE
F/G - FINISHED GRADE
FES - FLARED END SECTION
INV - INVERT
L - LENGTH OF CURVE
LF - LINEAR FT
LT - LEFT
NG - NATURAL GAS
OH - OVERHEAD UTILITY
PC - POINT OF CURVATURE
PE - POLYETHYLENE PIPE
PI - POINT OF INTERSECTION
PL - PROPERTY LINE
PT - POINT OF TANGENCY
PVC - POLYVINYL CHLORIDE PIPE
PVI - POINT OF VERTICAL INTERSECTION
R - RADIUS
RCP - REINFORCED CONCRETE PIPE
RIM - TOP OF CASTING ELEVATION
ROW - RIGHT OF WAY
RT - RIGHT
SAN - SANITARY SEWER
SS - STORM SEWER
SD - SUMP DISCHARGE
T/C - TOP OF CURB
TW - TOP OF WALL
UD - UNDERDRAIN
VC - VERTICAL CURVE
WDNR - WISCONSIN DEPARTMENT OF NATURAL RESOURCES

INDEX OF SHEETS

- C001 - GENERAL NOTES
C100 - DEMOLITION PLAN
C110 - EROSION CONTROL PLAN
C111 - EROSION CONTROL DETAILS
C200 - SITE PLAN
C300 - GRADING PLAN
C500 - CONSTRUCTION DETAILS

WE ENERGIES
EMERGENCY CONTACT
1-800-261-5325

*PLAT OF SURVEY BY CHAPUT LAND SURVEYS

LEGEND

EXISTING

- EXISTING

PROPOSED

- INDICATES FOUND 1" IRON PIPE
INDICATES SET 1" IRON PIPE
INDICATES FOUND CHISELED CROSS
SANITARY MANHOLE
SANITARY CLEANOUT OR VENT
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 SIGN
TRAFFIC LIGHT
COMMUNICATION MANHOLE
BOLLARD
SOIL BORING/MONITORING WELL
WATER SURFACE
WETLANDS FLAG
MARSH
FLAGPOLE
PARKING METER
SIGN
MAILBOX
RAILROAD CROSSING SIGNAL
HANDICAP SPACE
CONIFEROUS TREE
DECIDUOUS TREE
CONTOUR
ELEVATION CALL OUT
CAUTION SYMBOL
INLET PROTECTION
REMOVE TREE
SANITARY SEWER
STORM SEWER
WATERLINE
MARKED GAS MAIN
MARKED ELECTRIC
OVERHEAD WIRES
MARKED TELEPHONE
MARKED CABLE TV LINE
MARKED FIBER OPTIC
FENCE
SILT FENCE

NOTE: THIS IS STANDARD LEGEND. NOT ALL OF THE INFORMATION SHOWN ON THIS LEGEND IS NEEDED IN THESE CONTRACT DRAWINGS.



600 W VIRGINIA AVE
SUITE 602
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613

PROJECT

NVA THIENSVILLE
THIENSVILLE-MEQUON
SMALL ANIMAL
CLINIC

425 N MAIN ST
THIENSVILLE, WI
53092

ISSUE

REVISED DETAIL

PROJECT INFO

Date
06.18.2021
Project No.
20 069

SHEET TITLE

GENERAL
NOTES

C001

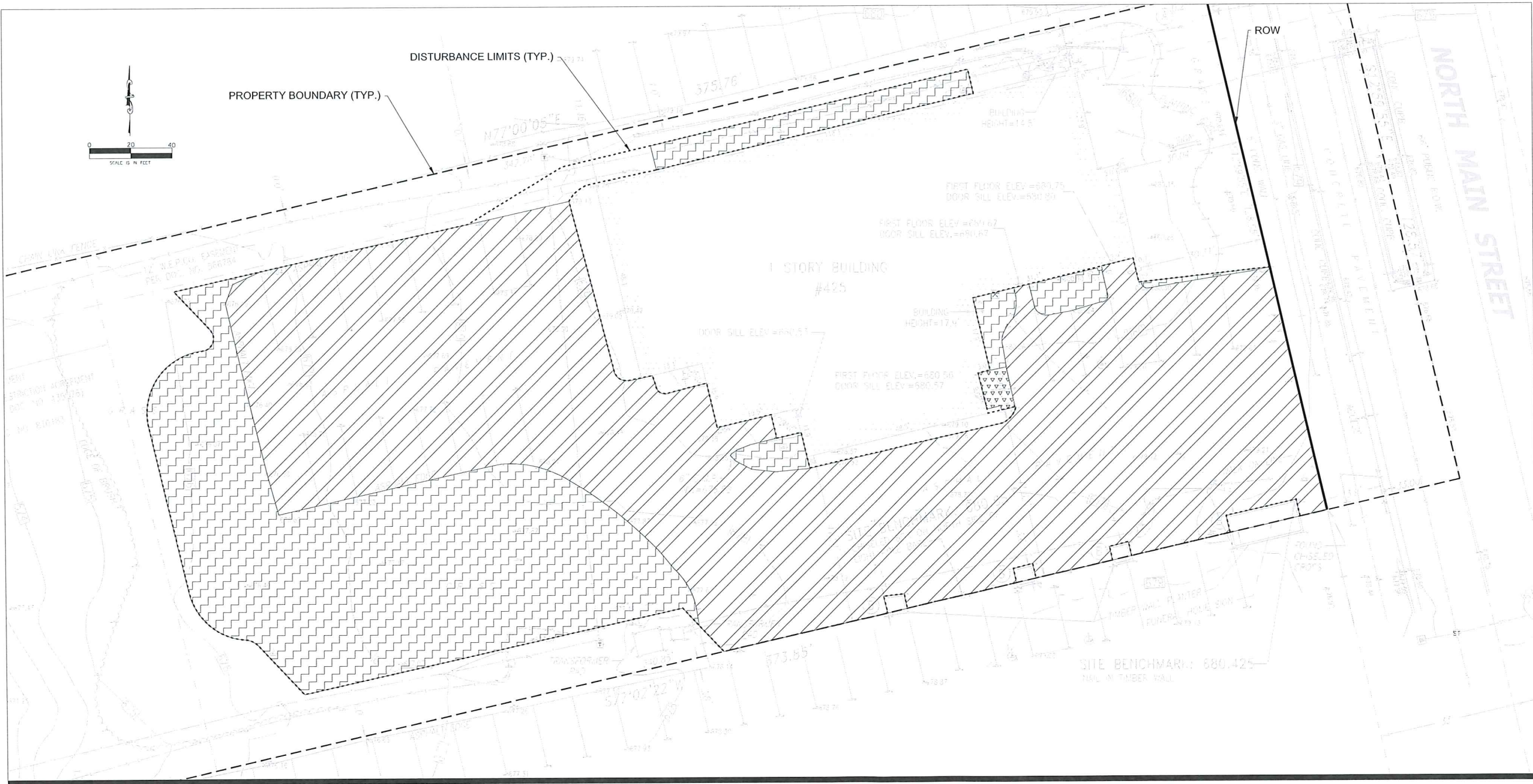
DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING, MAINTAINING, AND REPLACING EXISTING BENCHMARKS. CONTRACTOR SHALL BE RESPONSIBLE FOR TRANSFERRING BENCHMARKS, CONTROL POINTS, LINES AND GRADES TO THE PROJECT SITE AS NECESSARY TO COMPLETE WORK.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY) PRIOR TO CONSTRUCTION.
3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY CHAPUT LAND SURVEYS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
4. UNLESS OTHERWISE NOTED, ALL REMOVED ITEMS WILL BECOME PROPERTY OF THE CONTRACTOR.
5. ALL WORK IN VILLAGE RIGHT OF WAY SHALL CONFORM TO VILLAGE STANDARDS, SPECIFICATIONS, PERMIT CONDITIONS AND ORDINANCES.
6. CONTRACTOR TO COORDINATE REMOVALS BEYOND PROPERTY LIMITS WITH NEIGHBORING PROPERTY OWNERS AND VILLAGE.
7. UNLESS OTHERWISE NOTED, LIMIT DEMOLITION AND REMOVALS ONLY AS NEEDED FOR PROPOSED IMPROVEMENTS.
8. STRIP AND SALVAGE TOPSOIL, AS NEEDED, FOR REUSE ON-SITE. DISPOSE OF ANY UNUSED STRIPPED TOPSOIL OFF SITE IN ACCORDANCE WITH SPECIFICATIONS.

LEGEND	
	REMOVE EXISTING ASPHALTIC PAVMENT
	REMOVE EXISTING CONCRETE PAVEMENT/SIDEWALK/CURB AND GUTTER
	STRIP TOPSOIL
	PROPERTY BOUNDARY
	DISTURBANCE LIMITS



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PROJECT

NVA THIENSVILLE
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SMALL ANIMAL
CLINIC

425 N MAIN ST
THIENSVILLE, WI
53092

ISSUE

01 PRELIMINARY

PROJECT INFO

Date
06.18.2021
Project No.
20069

SHEET TITLE

DEMOLITION
PLAN

C100

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VILLAGE PLAN COMMISSION SET

EROSION CONTROL NOTES

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE VILLAGE OF THIENSVILLE AND EMPLOY EROSION CONTROL METHODS AS SHOWN IN THE DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS WHICH CAN BE FOUND AT:
http://dnr.wi.gov/topic/stormwater/standards/const_standards.html

2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.

3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5" OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP AND REMOVAL OF ALL SEDIMENT AND ALL SEDIMENT CONTROL STRUCTURES. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH DAY. ALL RECORDS OF THE INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL BE KEPT BY THE CONTRACTOR.

4. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

5. SILT FENCE OR FILTER SOCK SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES.

6. ALL OFF-SITE SEDIMENT DEPOSITS FROM THIS PROJECT OCCURRING AS RESULT OF A STORM EVENT SHALL BE CLEANED UP BY END OF NEXT WORKING DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY END OF THE WORK DAY.

7. CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
- 7.1. INSTALL SILT FENCE OR FILTER SOCK.

7.2. INSTALL INLET PROTECTION ON EXISTING STORM INLETS.

7.3. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT.

7.4. STRIP TOPSOIL, REMOVE AND/OR STOCKPILE.

7.5. PERFORM ROUGH GRADING.

7.6. INSTALL INLET PROTECTION.

7.7. INSTALL PAVEMENTS.

7.8. REMOVE ACCUMULATED SEDIMENT FROM SITE.

7.9. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

8. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.

9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15; STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER; STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

10. RESTORATION OF ALL DISTURBED AREAS WITH SLOPES GREATER THAN 20% SHALL BE COMPLETED WITHIN 30 DAYS AFTER BEGINNING CONSTRUCTION ON SAID AREA.

11. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY VILLAGE OF THIENSVILLE/OWNER/ OR ENGINEER. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

12. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNr TECHNICAL STANDARD #1068 DUST CONTROL FOR CONSTRUCTION SITES.

13. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING
- MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.

14. IF DEWATERING IS NEEDED, CONTRACTOR SHALL PROVIDE FOR SEDIMENT REMOVAL ACCORDING TO WDNr TECHNICAL STANDARD #1061. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS, GRIT CHAMBERS, SAND FILTERS, UPSLOPE CHAMBERS, HYDRO-CYCLONES, SWIRL CONCENTRATORS, OR OTHER APPROPRIATE CONTROLS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.

15. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING, LIMIT PUMPING RATES, OR THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNr TECHNICAL STANDARD #1061 DEWATERING.

16. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS 1 TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WISDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNr TECHNICAL STANDARD #1052 NON-CHANNEL EROSION MAT.

17. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

18. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.) AS NEEDED OR AS DIRECTED BY VILLAGE OF THIENSVILLE.
19. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNr REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNr'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT http://dnr.wi.gov/topic/brownfields/botw.html

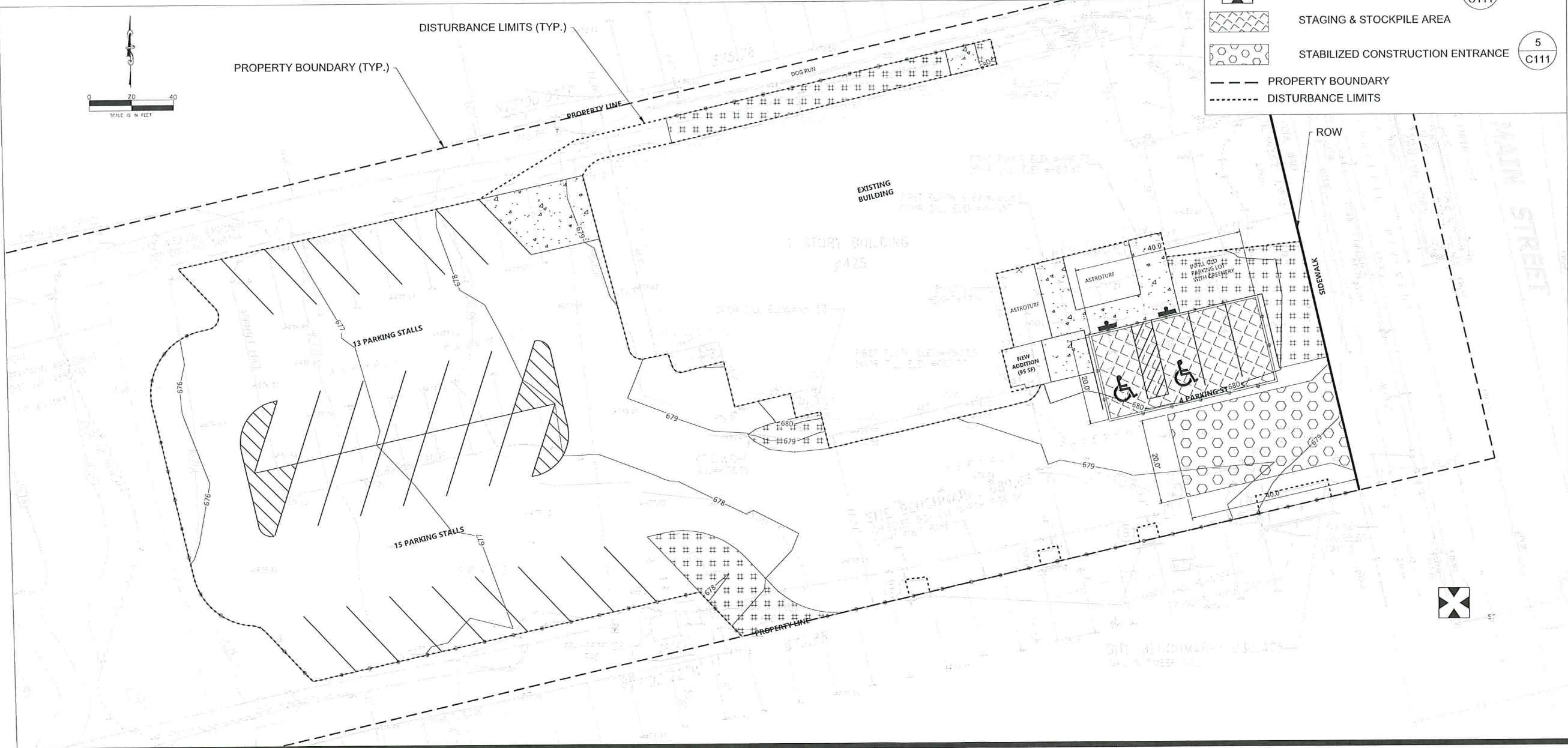
20. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.

21. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WDNr BEST MANAGEMENT PRACTICES.

22. PARKING LOTS AND DRIVES SHALL BE CLEANED DAILY AS NEEDED. STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.

23. CONTRACTOR SHALL SEED & MULCH ALL DISTURBED AREAS WITHIN 7 DAYS.

24. SEE LANDSCAPING PLAN FOR RESTORATION.



600 W VIRGINIA AVE
SUITE 602
MILWAUKEE, WISCONSIN 53204
PH: (414) 810-7613

PROJECT

NVA THIENSVILLE
THIENSVILLE-MEQUON
SMALL ANIMAL
CLINIC

425 N MAIN ST
THIENSVILLE, WI
53092

ISSUE

PROJECT INFO

Date
05.18.2021
Project No.
20-069

SHEET TITLE

EROSION CONTROL
PLAN

C110

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VILLAGE PLAN COMMISSION SET

PROJECT

NVA THIENSVILLE
THIENSVILLE-MEUON
SMALL ANIMAL
CLINIC

425 N MAIN ST
THIENSVILLE, WI
53092

ISSUE

PROJECT INFO

Date:
06.18.2021
Project No:
20.059

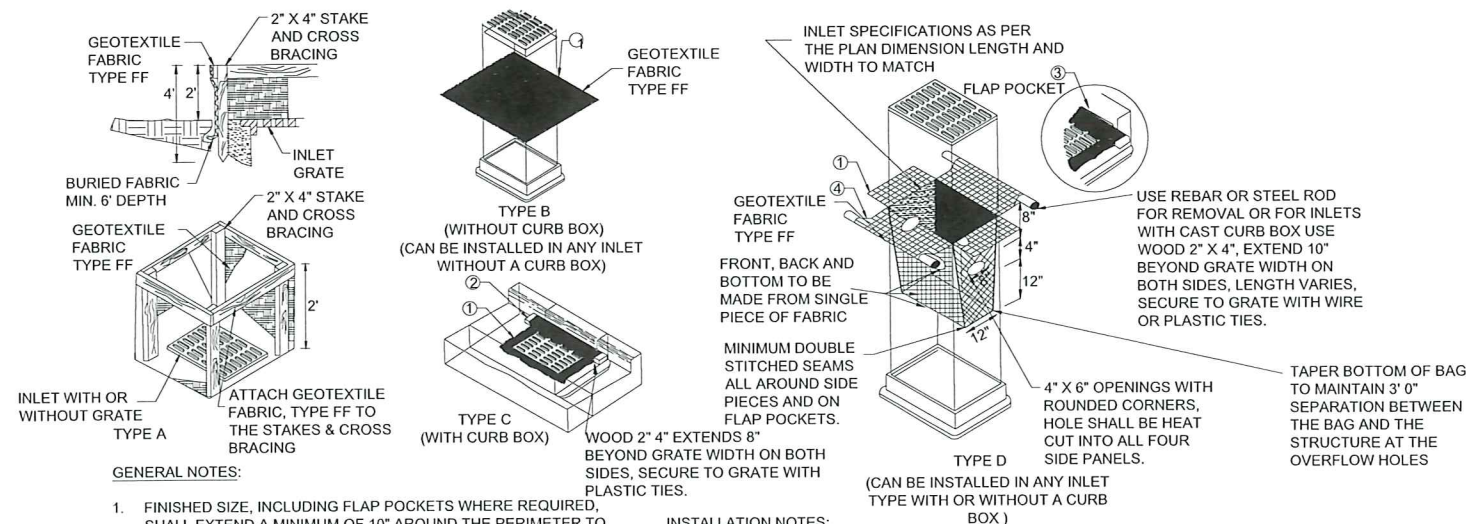
SHEET TITLE

EROSION CONTROL
DETAILS

C111

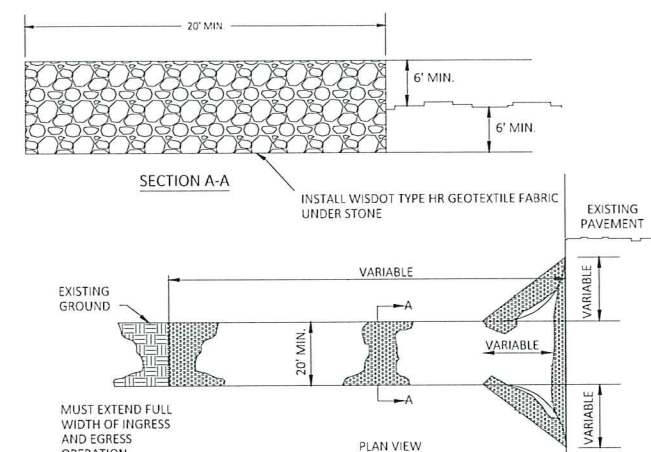
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VILLAGE PLAN COMMISSION SET



- SLOPE INSTALLATION**
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15CM) DEEP X 6" (15CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30CM) APART ACROSS THE WIDTH OF THE BLANKET.
 - ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2'-5" (5CM-12.5CM) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
 - CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30CM) APART ACROSS ENTIRE BLANKET WIDTH.
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - IN LOOSE SOIL CONDITIONS THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

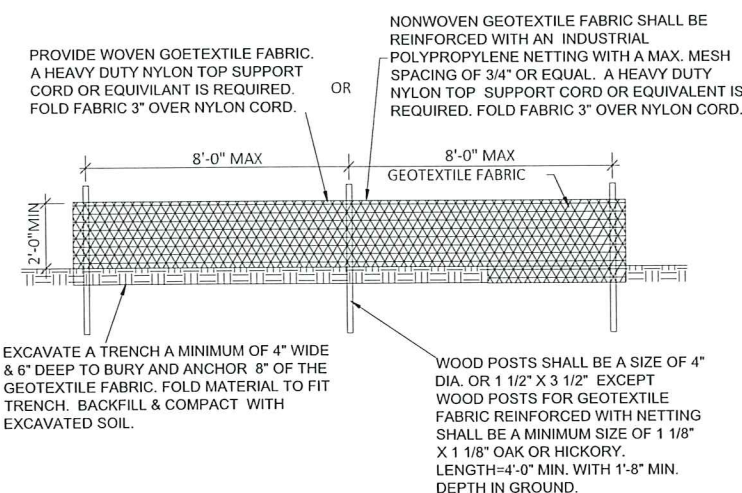
2 EROSION MAT INSTALLATION
C111 NTS



NOTES:

- TRACKING MATS SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
- STONE - CLEAR OR WASHED (3'-6" SHALL BE PLACED AT LEAST 12" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE).
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

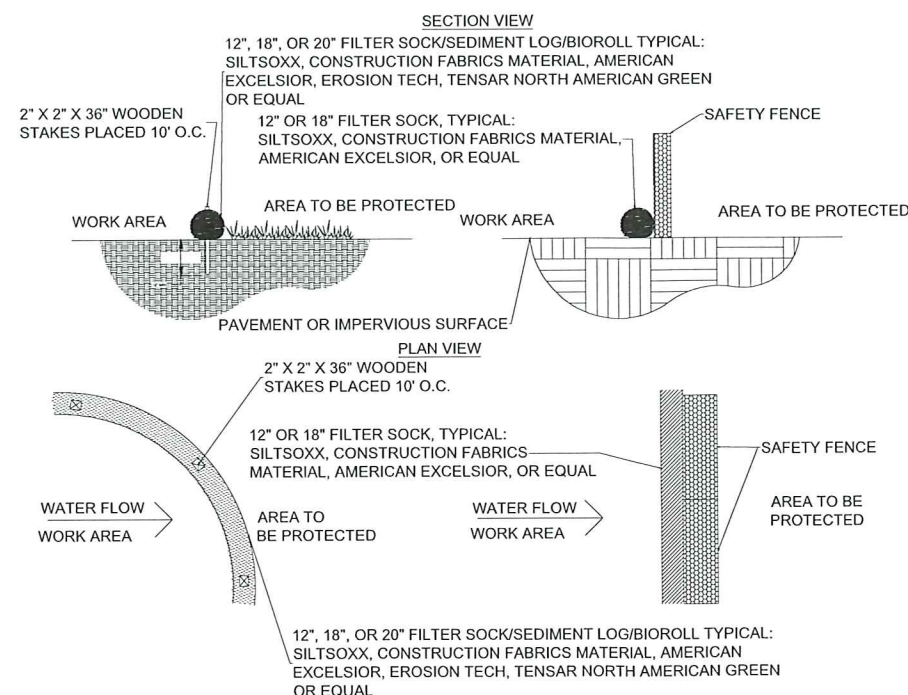
5 STABILIZED CONSTRUCTION ENTRANCE
C111 NTS



NOTES:

- CONTRACTOR SHALL INSPECT SILT FENCE DAILY AND REPAIR OR REPLACE AS NEEDED. SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE.
- ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

3 SILT FENCE
C111 NTS



4 FILTER SOCK
C111 NTS

GENERAL NOTES:

1. SITE LOCATION: 425 N. MAIN ST. VILLAGE OF THIENSVILLE, WISCONSIN 53092. SEE PLAT OF SURVEY FOR EASEMENT/RESTRICTIONS. REFER TO PLAT OF SURVEY BY CHAPUT LAND SURVEYS, DATED 06/08/2021 FOR INFORMATION ON COORDINATES AND SURVEY CONTROL.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY CHAPUT LAND SURVEYS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. ANY WORK OUTSIDE OF PROPERTY LINE AND IN RIGHT OF WAY SHALL CONFORM TO THE VILLAGE OF THIENSVILLE STANDARD SPECIFICATIONS, PERMIT CONDITIONS AND ORDINANCES.

PLAN NOTES:

1. PAVEMENT MARKING 4-INCH YELLOW, TYP. SEE DETAIL 3, SHEET C500.
2. SIGN AND TUBULAR STEEL POST, SEE DETAILS 4, & 5, SHEET C500.
3. HMA PAVEMENT, TYP. SEE DETAIL 1, SHEET C500.
4. CONCRETE STOOP, SEE STRUCTURAL PLANS FOR DETAILS.
5. DOG RUN, SEE ARCHITECTURAL PLANS FOR DETAILS.
6. ASTROTURF, SEE ARCHITECTURAL PLANS FOR DETAILS.
7. CONCRETE DUMPSTER PAD, SEE DETAIL 2, SHEET C500.
8. DUMPSTER ENCLOSURE, SEE LANDSCAPE PLANS FOR DETAILS.

LEGEND

- CONCRETE HARDSCAPE
- LANDSCAPE, REFER TO LANDSCAPE PLAN FOR DETAILS
- PROPERTY BOUNDARY
- DISTURBANCE LIMITS

SIGN KEY:



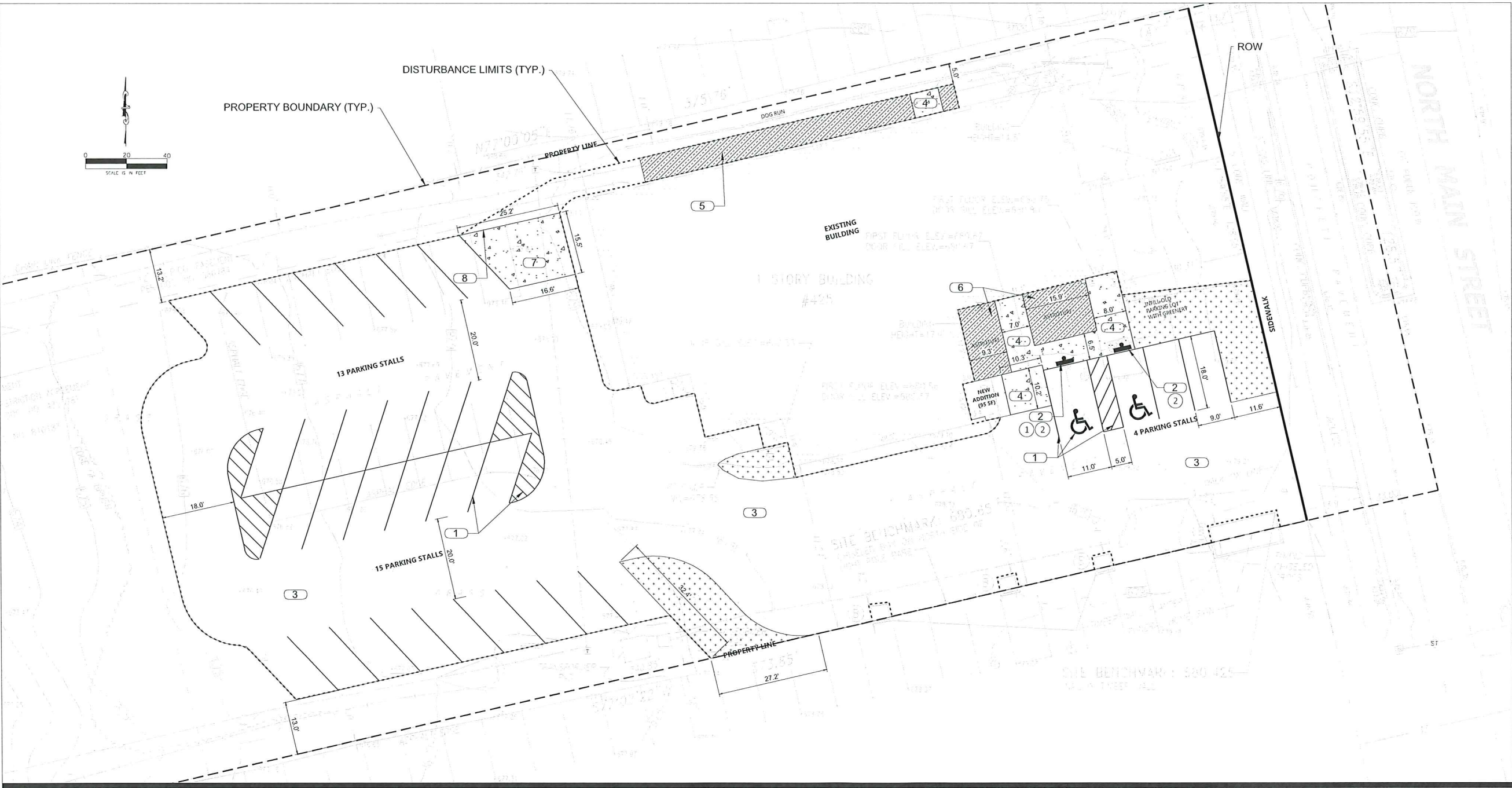
PARKING DATA (WITHIN DISTURBED AREA):
TOTAL EXISTING PARKING SPACES = 20
TOTAL EXISTING ADA PARKING SPACES = 1
TOTAL PROPOSED PARKING SPACES = 32
TOTAL PROPOSED ADA PARKING SPACES = 2

PROPOSED SITE DATA:
PROPERTY AREA FROM ROW TO WEST LIMITS = 43,906 S.F. = 1.01 ACRES
EXISTING IMPERVIOUS AREA WITHIN ROW TO WEST LIMITS = 13,848 S.F. = 0.32 ACRES
PROPOSED IMPERVIOUS WITHIN ROW TO WEST LIMITS = 19,147 S.F. = 0.44 ACRES
INCREASE IN IMPERVIOUS WITHIN ROW TO WEST LIMITS = 5,299 S.F. = 0.12 ACRES
EXISTING OPEN SPACE WITHIN ROW TO WEST LIMITS = 30,058 S.F. = 0.69 ACRES = 68.5%
PROPOSED OPEN SPACE WITHIN ROW TO WEST LIMITS = 24,759 S.F. = 0.57 ACRES = 56.4%

TOTAL DISTURBED AREA = 20,286 S.F. = 0.47 ACRES
EXISTING IMPERVIOUS AREA WITHIN DISTURBED AREA = 13,848 S.F. = 0.32 ACRES
PROPOSED IMPERVIOUS WITHIN DISTURBED AREA = 19,147 S.F. = 0.44 ACRES
INCREASE IN IMPERVIOUS WITHIN DISTURBED AREA = 5,299 S.F. = 0.12 ACRES
EXISTING OPEN SPACE WITHIN DISTURBED AREA = 6,438 S.F. = 0.15 ACRES = 31.7%
PROPOSED OPEN SPACE WITHIN DISTURBED AREA = 1,139 S.F. = 0.03 ACRES = 5.6%

PARCEL ADDRESS:
425 N. MAIN ST. THIENSVILLE, WISCONSIN 53092.

ZONING:
CURRENT: B-3
PROPOSED: B-3



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PROJECT

NVA THIENSVILLE
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SMALL ANIMAL
CLINIC

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53092

ISSUE

PROJECT INFO

Date
06/18/2021
Project No.
20-069

SHEET TITLE

SITE
PLAN

C200

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VILLAGE PLAN COMMISSION SET

GRADING PLAN NOTES

1. SEE DEMOLITION PLANS FOR EXISTING PARKING LOT REMOVAL.
2. GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
3. ALL GRADES SHOWN ARE FLOW LINE OR SURFACE GRADES, UNLESS OTHERWISE NOTED.
4. FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.
5. UTILITY OWNERS SHALL BE CONTACTED PRIOR TO ADJUSTMENTS.
6. UTILITY OWNERS SHALL HAVE THE OPTION OF PERFORMING THE WORK THEMSELVES OR HAVING THE CONTRACTOR PERFORM THE WORK.
7. THE CONTRACTOR SHALL PAY ALL FEES, PERMITS, AND DEPOSITS FOR THE ADJUSTMENT WORK.
8. PAVEMENT RESTORATIONS SHALL MEET ADJACENT EXISTING PAVEMENTS AS A FLUSH MATCH.
9. RESTORE ALL DISTURBED AREA (NOT SCHEDULED FOR LANDSCAPING OR RESTORATION) WITH 4" SALVAGED TOPSOIL AND GRASS SEED WITH MULCH.

LEGEND

	PROPOSED SPOT GRADE
	MATCH EXISTING SPOT GRADE
	PROPOSED FLOW LINE SPOT GRADE
	PROPOSED GRADING CONTOUR
	EXISTING GRADING COTOUR
	PROPOSED DRAINAGE FLOW PATH
	EXISTING DRAINAGE FLOW PATH
	PROPOSED FLOW LINE
	PROPERTY BOUNDARY
	DISTURBANCE LIMITS



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PROJECT

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CLINIC

425 N MAIN ST
THIENSVILLE, WI
53092

ISSUE

PROJECT INFO

Date
05.18.2021
Project No.
20-059

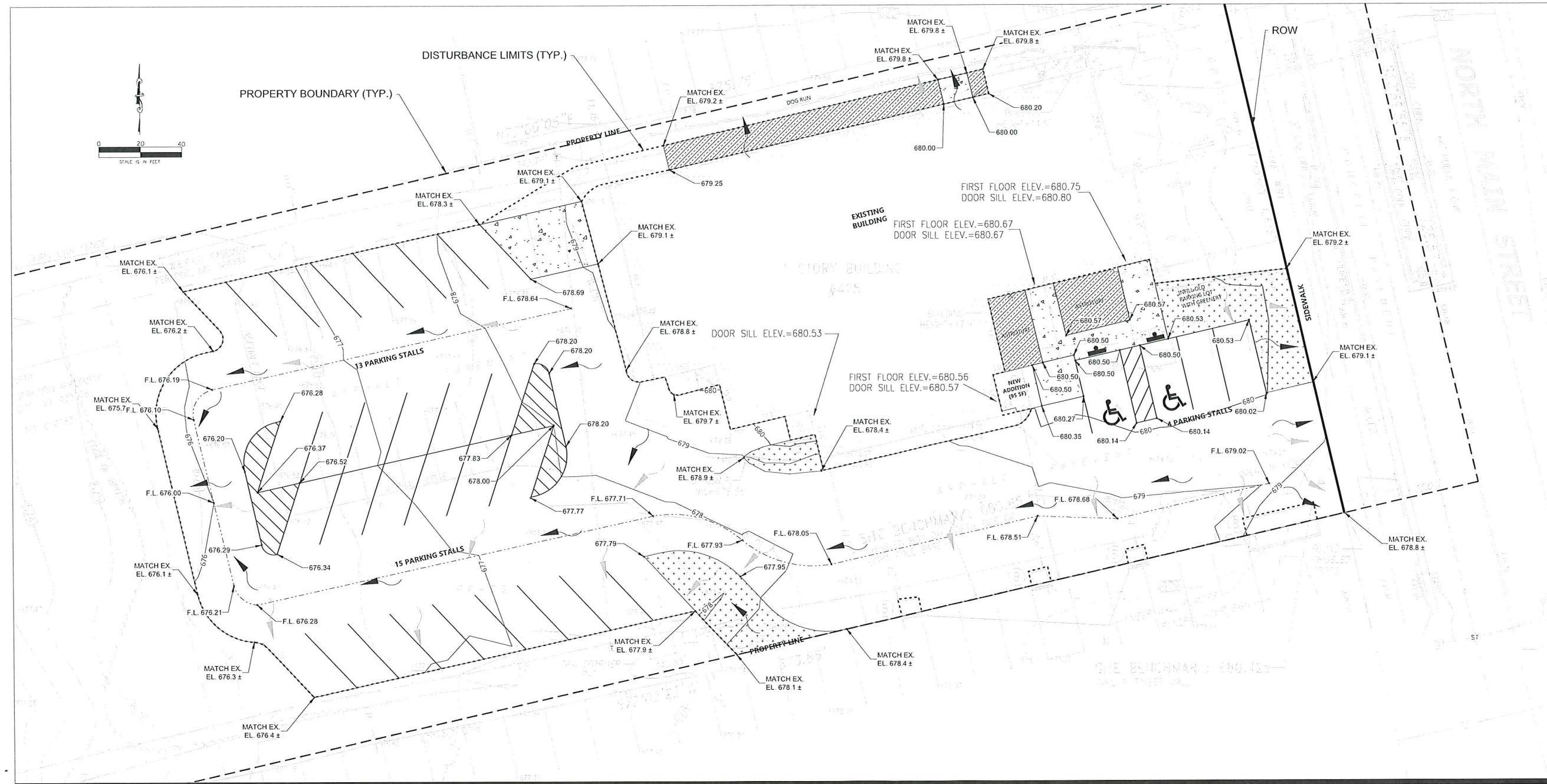
SHEET TITLE

GRADING
PLAN

C300

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VILLAGE PLAN COMMISSION SET



PROJECT

NVA THIENSVILLE
THIENSVILLE-MEUON
SMALL ANIMAL
CLINIC

425 N MAIN ST
THIENSVILLE, WI
53092

ISSUE

01/15/2021

PROJECT INFO

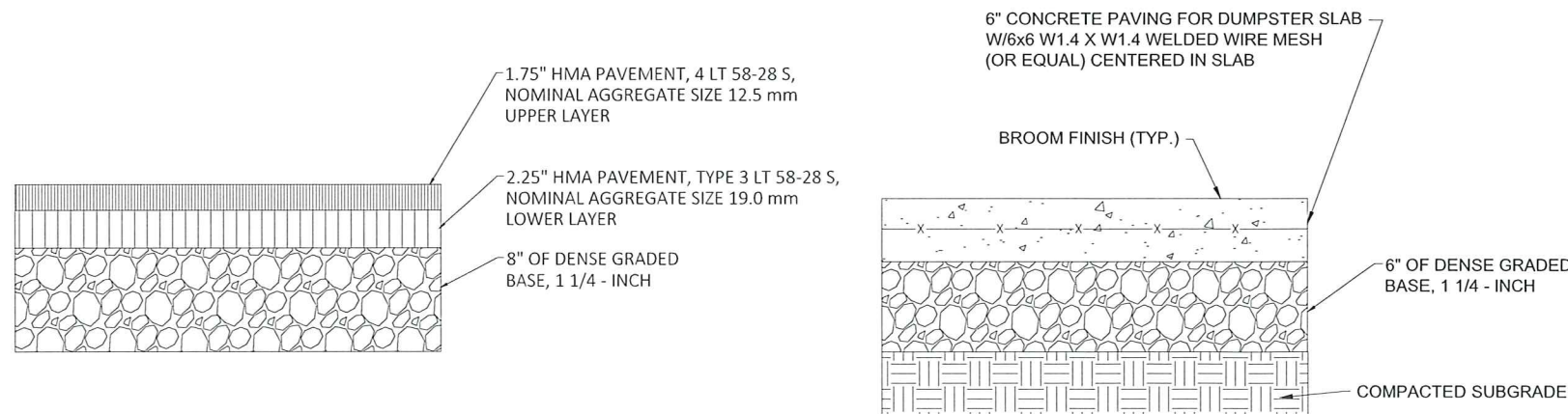
Date
06/18/2021
Project No.
20-059

SHEET TITLE

CONSTRUCTION
DETAILS

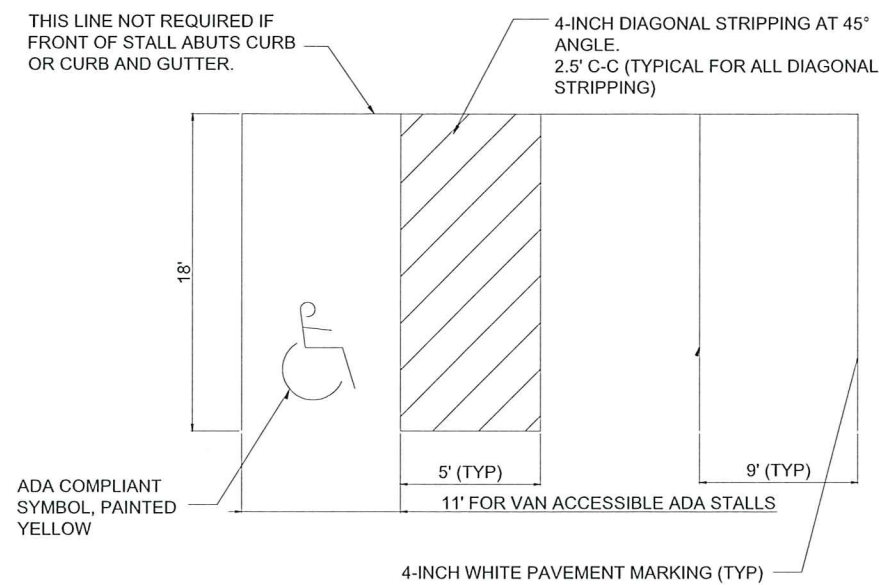
C500

VILLAGE PLAN COMMISSION SET

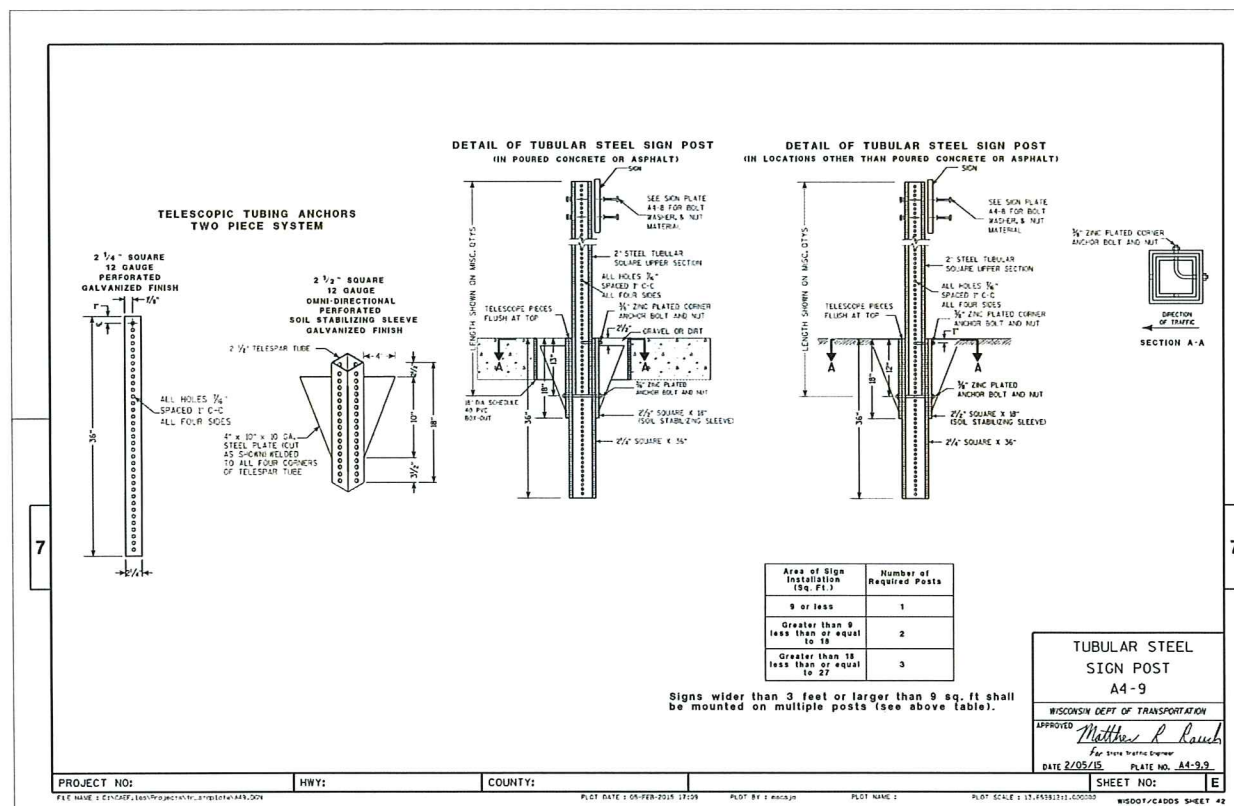


1 HOT MIX ASPHALT PAVEMENT
C500 NTS

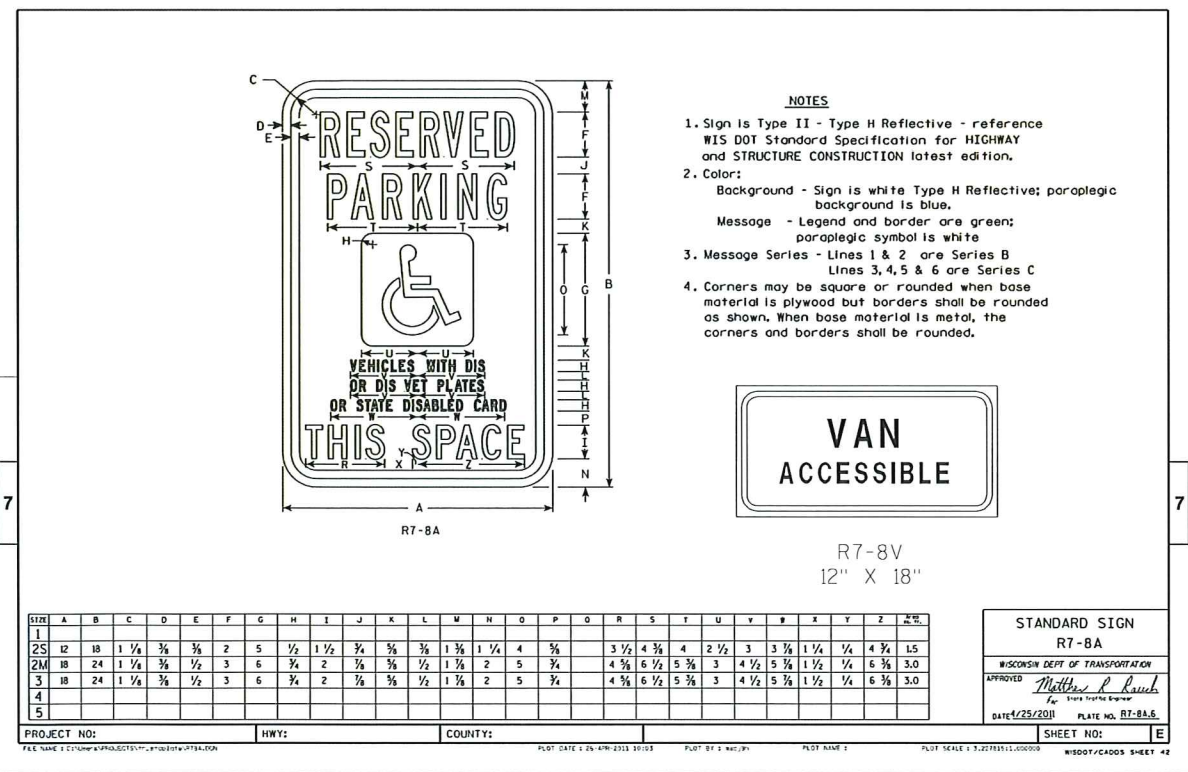
2 CONCRETE DUMPSTER PAD
C500 NTS



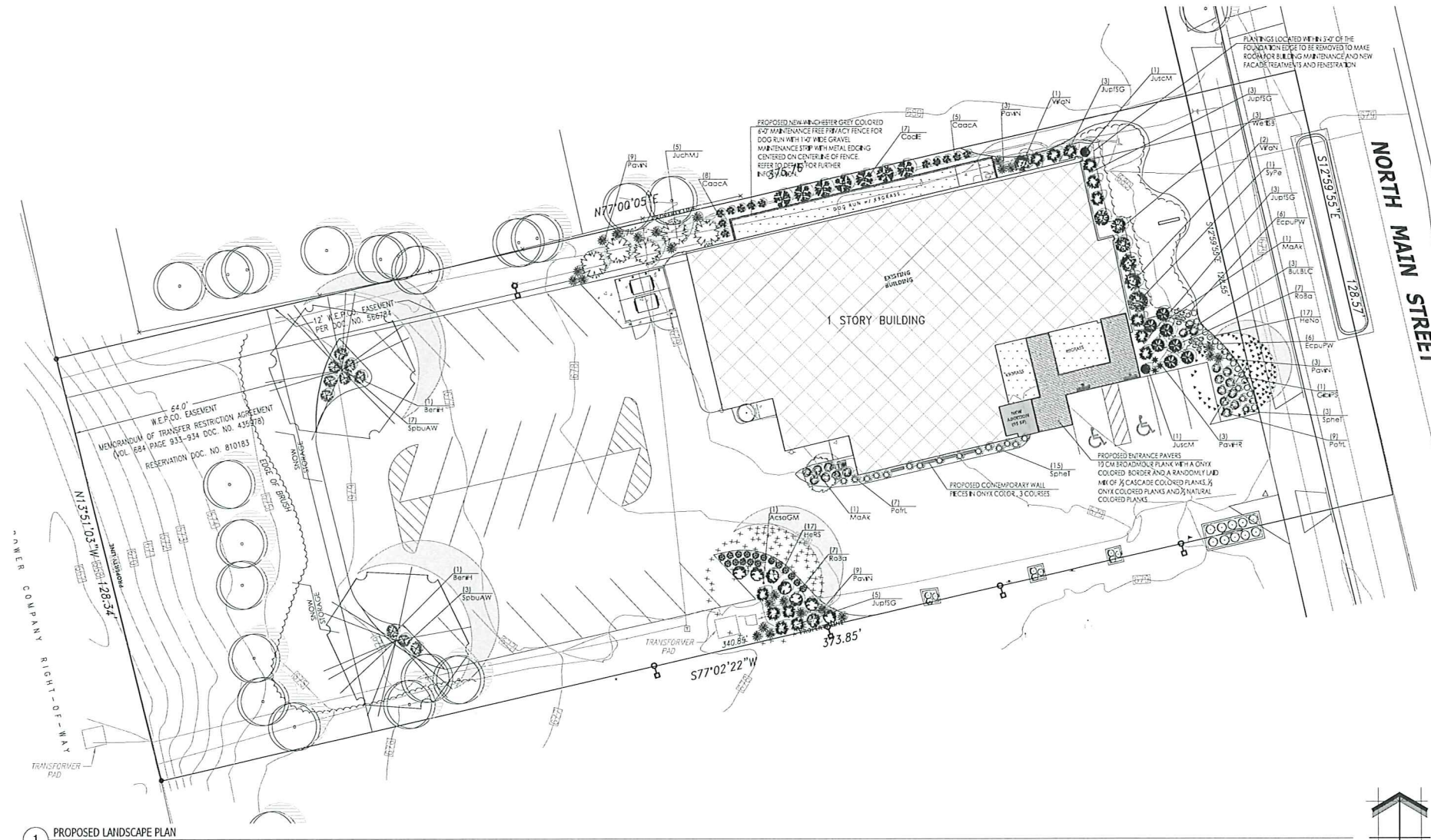
3 PAVEMENT MARKING
C500 NTS



4 TUBULAR STEEL SIGN POST
C500 NTS



5 SIGN PLATE
C500 NTS



1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table					
Broadleaf Deciduous Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
1	AciaGM		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" Cal • 8.5 ft
2	BarH		Betula nigra 'Heritage'	Heritage River Birch	2 1/2" Cal • 8.5 ft
1	CacPS		Prunella serotina 'Princeton Sentry'	Princeton Sentry Madderhail Tree	2 1/2" Cal • 8.5 ft
2	MaAK		Malus 'Adirondack'	Adirondack Flowering Crab	1 1/2" Cal • 8.5 ft
-	Extg		Existing To Remain	Existing To Remain	Existing
Broadleaf Deciduous Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
3	BulBLC		Buddleia lo & behold 'Lilac Chai'	Lo & Behold Lilac Chai Summer Lilac	18" • Cont
7	CoaE		Cornus alba 'Bigan' / 'Lundy'	Variiegated red twig dogwood	18" • 24" Cont
16	PaFt		Potentilla fruticosa 'Lundy'	Happy Face Yellow Bush Cinquefoil	18" • Cont
8	RoBa		Rosa 'Bavle'	Coral Cove Elegance Rose	18" • Cont
7	RoBa		Rosa 'Bavle'	Coral Cove Elegance Rose	18" • Cont
10	SpuAW		Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer	18" • Cont
1	SyPe		Syringa x 'Penda'	Blooming Purple Lilac	18" • 24" Cont
3	WaN		Wisteria floribunda 'Nana'	Dwarf Fragrant Wisteria	18" • Cont
3	WaE3		Wisteria floribunda 'Bokrasper'	Sonic Bloom Pink Reblooming Wisteria	18" • Cont
-	Extg		Existing To Remain	Existing To Remain	Existing
Conifer Evergreen Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
5	JuchMJ		Juniperus chinensis 'Mini Julia'	Mini Julia Juniper	18" • 24" • 8.5 ft
2	JuGM		Juniperus scopulorum 'Medora'	Medora Juniper	5' • 8.5 ft
14	JupISG		Juniperus x 'Aurea' 'Mandarin'	Sea of Gold Juniper	18" • 24" • 8.5 ft
Perennial Grass					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
12	CoaA		Codonopsis acutifolia 'Avalanche'	Avalanche Feather Reed Grass	1-Gal • Cont
3	ParvR		Paricum vegatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal • Cont
24	ParvR		Paricum vegatum 'Northwind'	Northwind Switch Grass	1-Gal • Cont
18	SphE		Sporobolus heterophyllus 'Tara'	Tara Prairie Dropseed	1-Gal • Cont
Perennial					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
12	EcuPW		Echinacea purpurea 'Paw Wow Waa Berry Coneflower'	Paw Wow Waa Berry Coneflower	4 1/2" pot
17	HeNa		Hemerocallis x 'Nashua'	Nashua Day Lily	4 1/2" pot
17	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Day Lily	4 1/2" pot

- Comments:
1. Straight central leader, full & even crown. Prune only after planting.
 2. Prune existing trees, remove any dead, diseased or hazardous limbs. Thin out as required and make canopy for safety and visibility for both pedestrians and motorists.
 3. Every shaped upright shrub / tree with full branching to the ground.
 4. Full well rooted plant, evenly shaped.
 5. Full well rooted plant.
 6. Make only.

SITE INFORMATION

USDA PLANT HARDINESS ZONE: 5b (+15 to +10 Degrees F)
LOT ZONING: B3 - Office and Professional Business District
LOT AREA: 48,144 SQ. FT. (1.10 Acres)
SITE BUILDING AREA: 7,554 SQ. FT.
TOTAL IMPERVIOUS: 25,865 SQ. FT. (0.59 Acres)
TOTAL GREENSPACE: 22,279 SQ. FT. (0.51 Acres)
SITE LANDSCAPE PERCENTAGE: 46%
TOTAL PARKING STALLS: 32 STALLS

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE VILLAGE OF THIENSVILLE LANDSCAPE REQUIREMENTS SET FOR IN SECTION 17.0501, TRAFFIC VISIBILITY, SECTION 17.0503, LANDSCAPING, SECTION 17.0504, PARKING LOT SCREENING, SECTION 17.0505, VILLAGE OF THIENSVILLE DESIGN GUIDELINES 2.11 GENERAL SITE DESIGN GUIDELINES.

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THE APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND REVIEW WITH THE VILLAGE OF THIENSVILLE. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL, SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT APPROVAT WITH THE VILLAGE OF THIENSVILLE.

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSTE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PERTINENT TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACTOR.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS, BEING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS, MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BUILDING UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WORKS.
5. VERIFY LOCATION OF ALL EXISTING EASEMENTS.
6. INSTE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITIES OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSTE LANDSCAPE DESIGN, INC.

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEFICIT AT MATURE GROWTH.

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY DICATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE. TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNERS REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE VEGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNERS REPRESENTATIVE. ALSO REVIEW OWNERS' WORK SET OF ALL THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNERS. MODIFY SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED FOR THE NVA THIENSVILLE ANIMAL CLINIC PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z601.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED NVA THIENSVILLE ANIMAL CLINIC PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS. BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNERS.
4. ALL PLANTS MUST BE 30 AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZE OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRICING REDUCES THE GROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
7. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPPLEMENT THE PLANT LIST IN ALL CASES.
8. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
9. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND AN ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
10. ALL DISCARDED, WORKS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
11. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
12. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNERS REPRESENTATIVE FOR FINAL APPROVAL.
13. FINISH GRASSES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP12 FOR FURTHER INFORMATION.
14. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8" • A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP12 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ARE: ONE • 4 CUBIC FOOT BAG OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
15. ALL SHRUBS TO BE PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ADOPT PROPER GRASS. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP12 FOR FURTHER INFORMATION.
16. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT PLANT. BACKFILL HOLE WITH 20" EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP12 FOR FURTHER INFORMATION.
17. ALL TREES TO BE INSTALLED, STAKED AND GUIED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP12 FOR FURTHER INFORMATION.
18. PROVIDE A 4" • 5" • 6" DIAMETER MULCH RING AT THE ROOT BALL PLANT OF ALL LAWN TREES.
19. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
20. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 3" • 3" DRESSING OF SHREDDED HARDWOOD CHIP BARK MULCH SHAVING FREE OF GROWTH, WEEDS, PLANT MATTER PERMANENTLY TO PLANT LIFE OR GROWTH IN EXISTING SUBSTRATE. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO THE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP12 FOR FURTHER INFORMATION.
21. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (BY 10" • 10" AND 3" BED BED (REMOVE ALL STONES 1" OR LARGER), APPLY SPREADER FERTILIZER AND BED UNIFORM V. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL, MESH SHOULD BE USED IN SLOPES AND STEEP GRADIES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKLER MAY BE NECESSARY TO AVOID WIND DAMAGES.
22. **DELUXE 50 GRASS SEED MIX REINDER'S (500) 785-3301**
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% ST 210 Kentucky Bluegrass
25% Croydon Red Fescue
15% Hardgrass Perennial Ryegrass
10% Penta 4 Perennial Ryegrass
APPLY AT A RATE OF 20 POUNDS PER ACRE, REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
23. DURING THE INITIAL "90 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ONSGOING REASONABLE VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPORTATION OR PLANTING SHALL IMMEDIATELY BE REPLACED. NEW LAWS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSISTENTLY BE REMOVED. NO DISCREPANCIES WILL BE COVERED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
 - NECESSARY PRUNING (IF REQUIRED)
 - INTEGRATED PEST MANAGEMENT,
 - PROPER FERTILIZATION
 - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
 - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
 - WEED MANAGEMENT AND BED CARE.
24. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPORTATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPORTATION. IT IS RECOMMENDED AS PART OF THE Ongoing MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUB (INCLUDING ARBORETS) RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
25. MAINTENANCE: THE OWNERS SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
26. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION DEVEL.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN MEQUON:

DIGGERS HOT LINE

MEQUON STATUTE 162.03 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN ON THE RECORDS OF THE MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE RECORDS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN MEQUON: CALL THE MEQUON UTILITY ALERT NETWORK: (800) 242-5311, (414) 433-7710, (877) 300-9597

www.DiggersHotLine.com

811

Know what's below. Call before you dig.



600 W VIRGINIA AVE
SUITE 602
MILWAUKEE, WISCONSIN 53204
PH: (414) 810-7613

INSITE
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Wauwatosa, WI 53225
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www.insitedesigninc.com
mdavis@insitedesigninc.com

PROJECT

**NVA THIENSVILLE
THIENSVILLE-MEQUON
SMALL ANIMAL
CLINIC**

**425 N MAIN ST
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ISSUE

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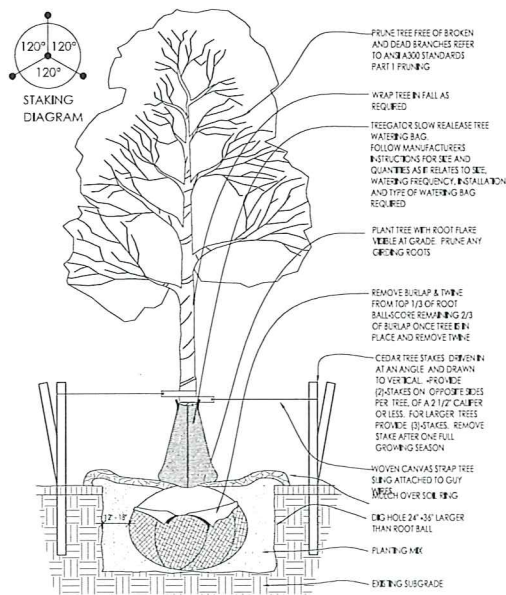
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20 069 / 121-068

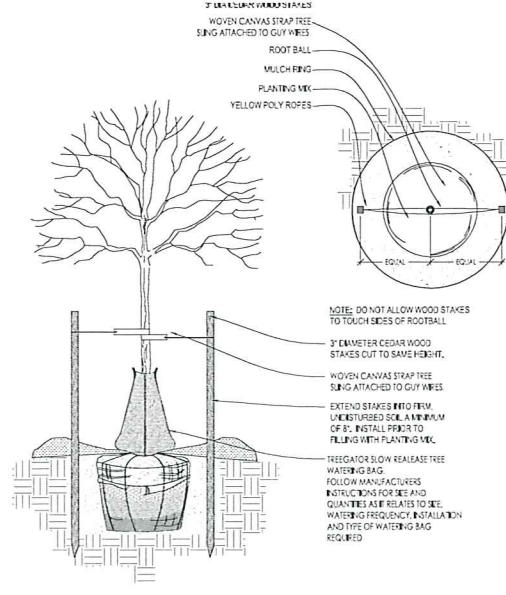
SHEET TITLE

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
& AND PLANT MATERIAL TABLE

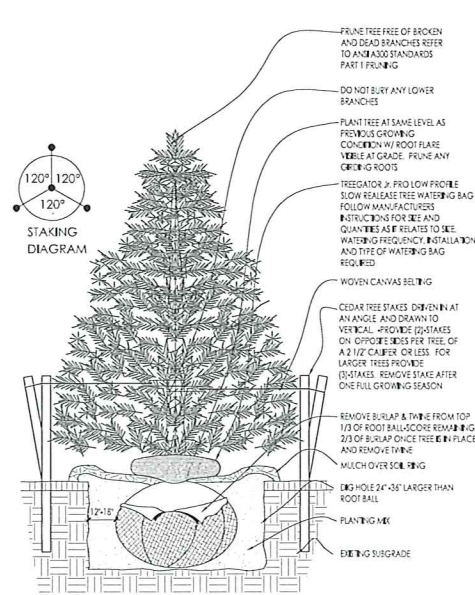
VILLAGE PLAN COMMISSION SET



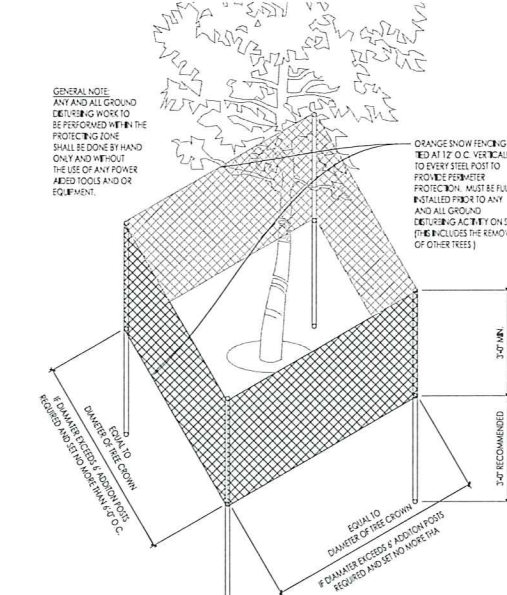
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



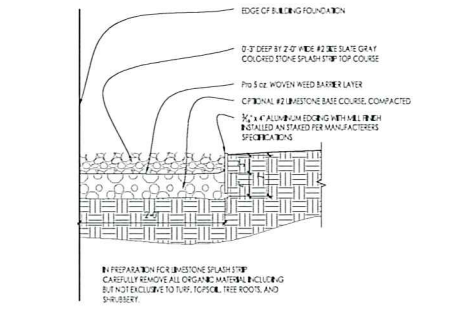
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



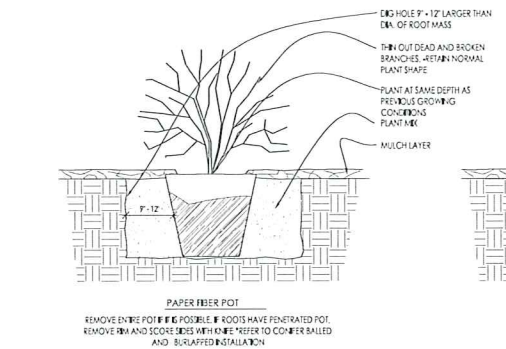
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



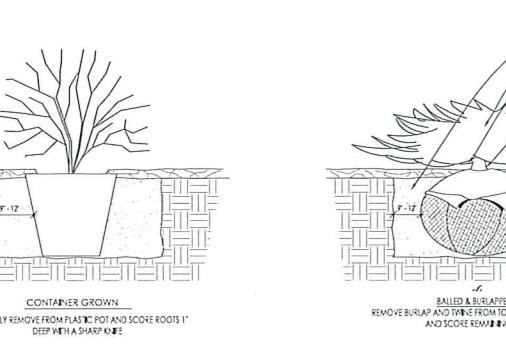
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



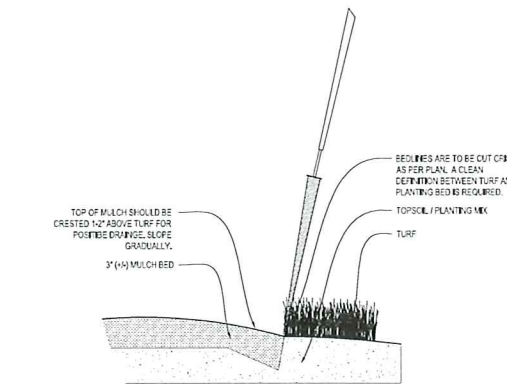
5 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>



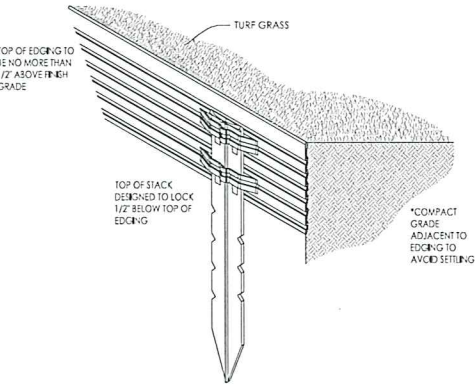
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



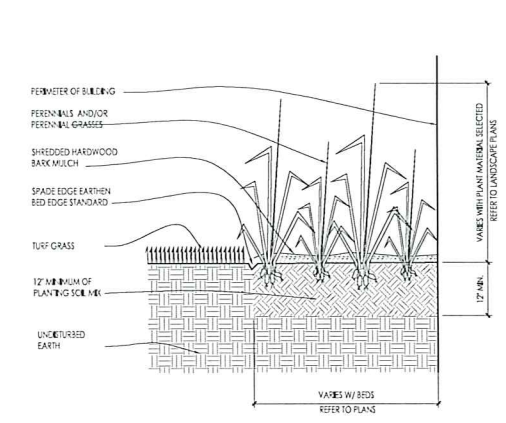
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



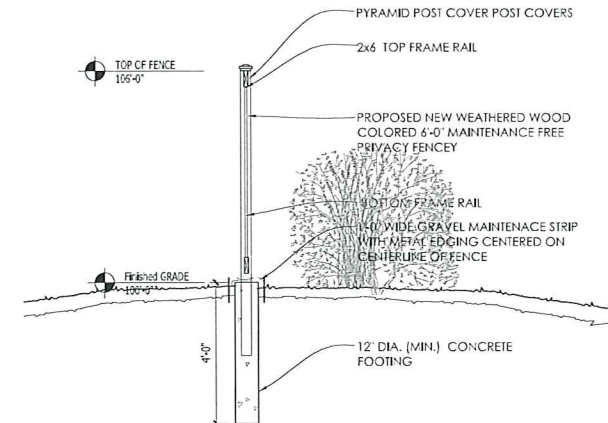
8 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



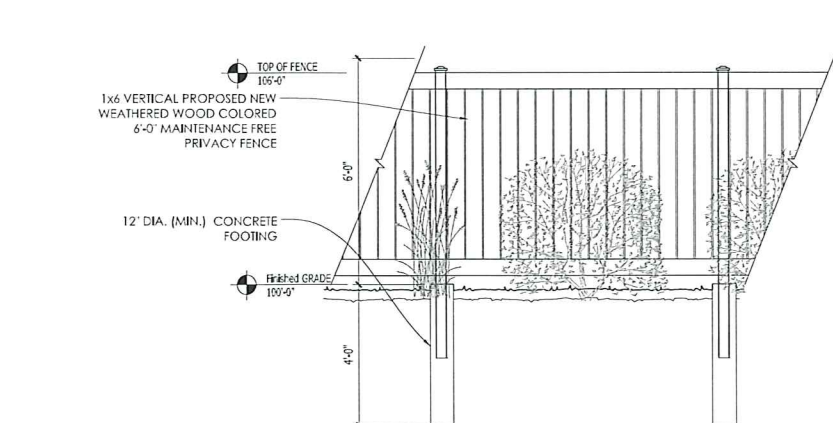
9 METAL LANDSCAPE EDGING DETAIL SCALE: 1\"/>



10 PERENNIAL BED PLANTING DETAIL SCALE: NONE



11 DOG RUN FENCE / DUMPSTER ENCLOSURE SECTION SCALE: 1\"/>



12 DOG RUN FENCE / DUMPSTER ENCLOSURE ELEVATION SCALE: 1\"/>

1 K9GRASS FROM FOREVERLAWN

2 BROADMOUR PLANK

① Broadmour Plank is high flow rate permeable. Not suitable for vehicular applications.

CONTEMPORARY WALL

4 TREX SECLUSIONS FENCING

Trex Fencing
COMPOSITE FENCE SYSTEMS

FDS
FENCE DISTRIBUTORS



600 W VIRGINIA AVE
SUITE 602
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613

PROJECT

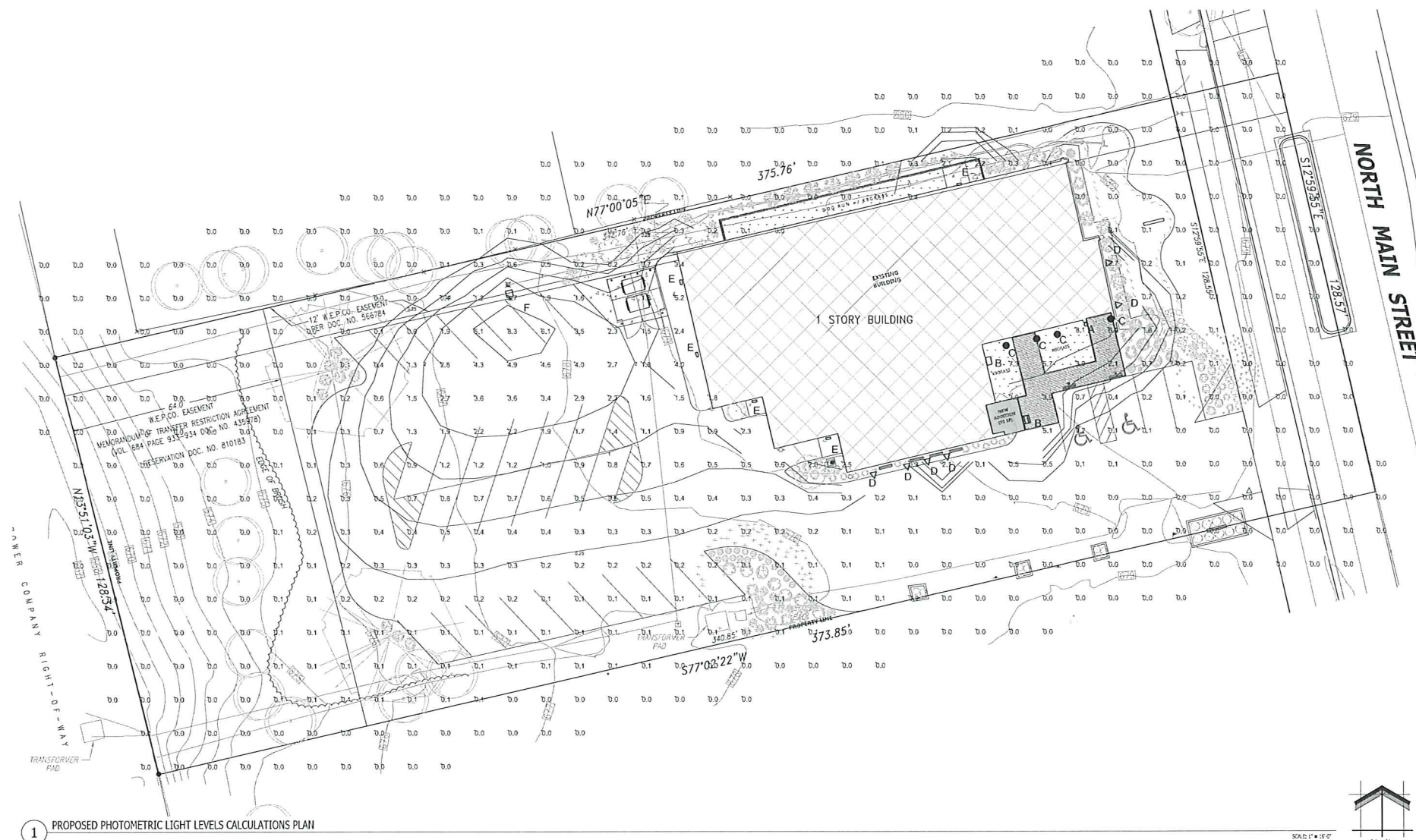
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53092

ISSUE

SHEET TITLE

PROPOSED SITE AVENUE

LSP003



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	1	PROGRESS: P5541-8230K	CONFIGURED FROM PROGRESS: P5541-8230K 6" dia. up/down wall mounted cylinder with LEDs moved closer to opening. Platinum Silver Factory Finish with top cover lens cover.	CONFIGURED 1-3000K LED Module	P5541- 8230K_17_027 60JIES	Absolute	1.00	29.2
	B	2	AL-42VLED-UD -CG-120	Silver painted metal housing. Two drill boards each with 20 LEDs and one gray painted trim plate. One board faces up, the other faces down. One clear front-logic plate above/below each LED.		AL Science up- down JIES	Absolute	1.00	43.07
	C	4	P5774-31730K	P5774-31730K 5" diameter down ceiling mounted damp location LED cylinder	40-Ackis LEDs 3000K	P5542- 3030K_160002 0JES	757	1.00	17.1
	D	6	WL-LED-300CBZ	WAC 3 1/2" diameter LED surface mounted wall light for damp location	LED	LED-300 CBZ JIES	Absolute	1.00	4
	E	5	7317-BZ-B12 -CLA-CK	Shore (cutoff) wall pack model 7317 with bronze finish B12 series with clear diffuser 40K	LED	7317-B12-CLA- 40K JIES	Absolute	1.00	12.26
	F	1	SLM-LED-18L+SL- FT-40-70CIR-H	LSI SLX Medium Area Light forward Throw 4000-70CIR bronze finish w/ Integral House size smoke w/ Photoelectric Control Receptacle		SLM-LED-18L+ SL-FT-40- 70CIR-H JIES	Absolute	1.00	135
STATISTICS									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #6	+	0.5 fc	8.3 fc	0.0 fc	N/A	N/A	-1.0	2.2	0.0:1
LUMINAIRE NOTES									

1. **TEXTURE 'F'** [1] NEW POLE TEXTURE TYPE [SINGLE HEAD AND TENSION] TO BE INSTALLED ON THE EXISTING LIGHT POLE AND POURED CONCRETE LIGHT POLE BASE FOUNDATION. (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CONFLICTS AND INCOMPATIBILITIES WITH NEW HARDWARE). TEXTURE HEAD AND TENSION TO MATCH EXISTING POLE COLOR.

2. **ALL PROPOSED TEXTURE HEADS ARE TO BE SKY COMPLIANT AND HAVE HARDWARE WITH HESNA FULL CUTOFF HOUSING SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE TEXTURE HEADS (TEXTURES) FINISH IS TO MATCH EXISTING 'W' OPTIONAL PROTECT COAT.**

3. **ALL BULB-GUARD MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS.**

4. **THE LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTERREFLECTED COMPONENTS.**

THE LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURERS LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/SHEDS AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/SHEDS AND OTHER COMPONENTS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

PHOTOMETRIC GENERAL NOTES:

- 1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO THE PROJECT'S FIELD CONDITIONS.**
- 2. THE DETECTED LUMINATION RESULTS ARE BASED UPON LUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED LUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF MANY MANUFACTURERS' LUMINAIRES MAY VARY FROM THE TEST RESULTS DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.**
- 3. EXISTING LUMINAIRES ARE INCLUDED IN THE REVIEW. THEIR LUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMERS PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.**
- 4. ALL EXISTING AND NEW CONCRETE SURFACES MUST HAVE ALL FORM MARKS REMOVED, GROUT FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWEL, MASONS SKIN COAT, APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.**

EXISTING CONDITIONS GENERAL NOTES:

- 1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. IN THE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE FIELD VERIFICATION AND THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.**
- 2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS, BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO PARALLEL TO CONSTRUCTION BEGINS.**
- 3. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, TELECOMMUNICATION AND ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.**

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 192.07 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE
(NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWNING OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES THE ACCURACY OF WHICH IS NOT GUARANTEED OR CREDITED TO. THE LOCATIONS OF EXISTING UTILITY FACILITIES AS SHOWN ON THE SURVEY ARE APPROXIMATE AND MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE WISCONSIN UTILITY ALERT NETWORK
800-426-5631
715-427-7100
www.Diggerline.com
516



**Know what's below.
Call before you dig.**

600 W VIRGINIA AVE
SUITE 602
MILWAUKEE, WISCONSIN 53204
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INSITE
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& Master Planning Design Services

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PROJECT _____

NVA THIENSVILLE
THIENSVILLE-MEQUO
SMALL ANIMAL
CLINIC

425 N MAIN ST
THIENSVILLE, WI
53092

ISSUE

PROJECT INFO

Date
06.18.2021

Project No.
20.069 / L21-068

SHEET TITLE

PROPOSED SITE LIGHTING /
PHOTOMETRIC PLAN,
GENERAL NOTES,
& AND FIXTURE TABLE

PHO001

VILLAGE PLAN COMMISSION SET

PROGRESS LIGHTING CYLINDER P5642-30/30K

Specifications:

DESCRIPTION:

The P5642 is a high quality LED area light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings. The P5642 is a high quality LED area light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings.

Features:

- High quality LED area light
- Compact design
- Wide range of applications
- High quality LED area light
- Compact design
- Wide range of applications

Dimensions:

Height: 10"

Width: 10"

Depth: 10"

Weight: 10 lbs

Power: 10W

Voltage: 120V

Frequency: 60Hz

Beam Angle: 120°

Color Temperature: 3000K

Life Span: 50,000 hours

Warranty: 5 years

PROGRESS LIGHTING CYLINDER P5641-82/30K

Specifications:

DESCRIPTION:

The P5641 is a high quality LED area light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings. The P5641 is a high quality LED area light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings.

Features:

- High quality LED area light
- Compact design
- Wide range of applications
- High quality LED area light
- Compact design
- Wide range of applications

Dimensions:

Height: 10"

Width: 10"

Depth: 10"

Weight: 10 lbs

Power: 10W

Voltage: 120V

Frequency: 60Hz

Beam Angle: 120°

Color Temperature: 3000K

Life Span: 50,000 hours

Warranty: 5 years

PROGRESS LIGHTING One-Light Outdoor P5774-31/30K

Specifications:

DESCRIPTION:

The P5774 is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings. The P5774 is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings.

Features:

- High quality LED outdoor light
- Compact design
- Wide range of applications
- High quality LED outdoor light
- Compact design
- Wide range of applications

Dimensions:

Height: 10"

Width: 10"

Depth: 10"

Weight: 10 lbs

Power: 10W

Voltage: 120V

Frequency: 60Hz

Beam Angle: 120°

Color Temperature: 3000K

Life Span: 50,000 hours

Warranty: 5 years

PROGRESS LIGHTING One-Light Outdoor P5774-31/30K

Specifications:

DESCRIPTION:

The P5774 is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings. The P5774 is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings.

Features:

- High quality LED outdoor light
- Compact design
- Wide range of applications
- High quality LED outdoor light
- Compact design
- Wide range of applications

Dimensions:

Height: 10"

Width: 10"

Depth: 10"

Weight: 10 lbs

Power: 10W

Voltage: 120V

Frequency: 60Hz

Beam Angle: 120°

Color Temperature: 3000K

Life Span: 50,000 hours

Warranty: 5 years

1 PROGRESS CYLINDER SCENCE

2 PROGRESS CEILING MOUNTED DOWN LITE CYLINDER SCENCE

WAC LIGHTING Model: WL-LED300 LED™ Step Light

Specifications:

DESCRIPTION:

The WL-LED300 is a high quality LED step light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings. The WL-LED300 is a high quality LED step light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings.

Features:

- High quality LED step light
- Compact design
- Wide range of applications
- High quality LED step light
- Compact design
- Wide range of applications

Dimensions:

Height: 10"

Width: 10"

Depth: 10"

Weight: 10 lbs

Power: 10W

Voltage: 120V

Frequency: 60Hz

Beam Angle: 120°

Color Temperature: 3000K

Life Span: 50,000 hours

Warranty: 5 years

Outdoor Wall Sconce LED Exterior Series

Specifications:

DESCRIPTION:

The Outdoor Wall Sconce LED Exterior Series is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings. The Outdoor Wall Sconce LED Exterior Series is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings.

Features:

- High quality LED outdoor light
- Compact design
- Wide range of applications
- High quality LED outdoor light
- Compact design
- Wide range of applications

Dimensions:

Height: 10"

Width: 10"

Depth: 10"

Weight: 10 lbs

Power: 10W

Voltage: 120V

Frequency: 60Hz

Beam Angle: 120°

Color Temperature: 3000K

Life Span: 50,000 hours

Warranty: 5 years

SHORE [CUTOFF] PROJECT: MODEL #1

Specifications:

DESCRIPTION:

The SHORE [CUTOFF] is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings. The SHORE [CUTOFF] is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings.

Features:

- High quality LED outdoor light
- Compact design
- Wide range of applications
- High quality LED outdoor light
- Compact design
- Wide range of applications

Dimensions:

Height: 10"

Width: 10"

Depth: 10"

Weight: 10 lbs

Power: 10W

Voltage: 120V

Frequency: 60Hz

Beam Angle: 120°

Color Temperature: 3000K

Life Span: 50,000 hours

Warranty: 5 years

3 WAC STEP LIGHT

4 CREE SCENCE

5 SHORE CUTOFF SCENCE

LSI Slice Medium - PXSLM Outdoor LED Area Light & Pole

Specifications:

DESCRIPTION:

The Slice Medium - PXSLM is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings. The Slice Medium - PXSLM is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings.

Features:

- High quality LED outdoor light
- Compact design
- Wide range of applications
- High quality LED outdoor light
- Compact design
- Wide range of applications

Dimensions:

Height: 10"

Width: 10"

Depth: 10"

Weight: 10 lbs

Power: 10W

Voltage: 120V

Frequency: 60Hz

Beam Angle: 120°

Color Temperature: 3000K

Life Span: 50,000 hours

Warranty: 5 years

LSI Slice Medium - PXSLM Outdoor LED Area Light & Pole

Specifications:

DESCRIPTION:

The Slice Medium - PXSLM is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings. The Slice Medium - PXSLM is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings.

Features:

- High quality LED outdoor light
- Compact design
- Wide range of applications
- High quality LED outdoor light
- Compact design
- Wide range of applications

Dimensions:

Height: 10"

Width: 10"

Depth: 10"

Weight: 10 lbs

Power: 10W

Voltage: 120V

Frequency: 60Hz

Beam Angle: 120°

Color Temperature: 3000K

Life Span: 50,000 hours

Warranty: 5 years

LSI Slice Medium - PXSLM Outdoor LED Area Light & Pole

Specifications:

DESCRIPTION:

The Slice Medium - PXSLM is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings. The Slice Medium - PXSLM is a high quality LED outdoor light with a compact design and a wide range of applications. It is ideal for use in commercial and industrial settings.

Features:

- High quality LED outdoor light
- Compact design
- Wide range of applications
- High quality LED outdoor light
- Compact design
- Wide range of applications

Dimensions:

Height: 10"

Width: 10"

Depth: 10"

Weight: 10 lbs

Power: 10W

Voltage: 120V

Frequency: 60Hz

Beam Angle: 120°

Color Temperature: 3000K

Life Span: 50,000 hours

Warranty: 5 years

6 OSQ SERIES LED AREA/FLOOD

OSQ SERIES LED AREA/FLOOD

OSQ SERIES LED AREA/FLOOD



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PROJECT

NVA THIENSVILLE
THIENSVILLE-MEQUON
SMALL ANIMAL
CLINIC

425 N MAIN ST
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53092

ISSUE

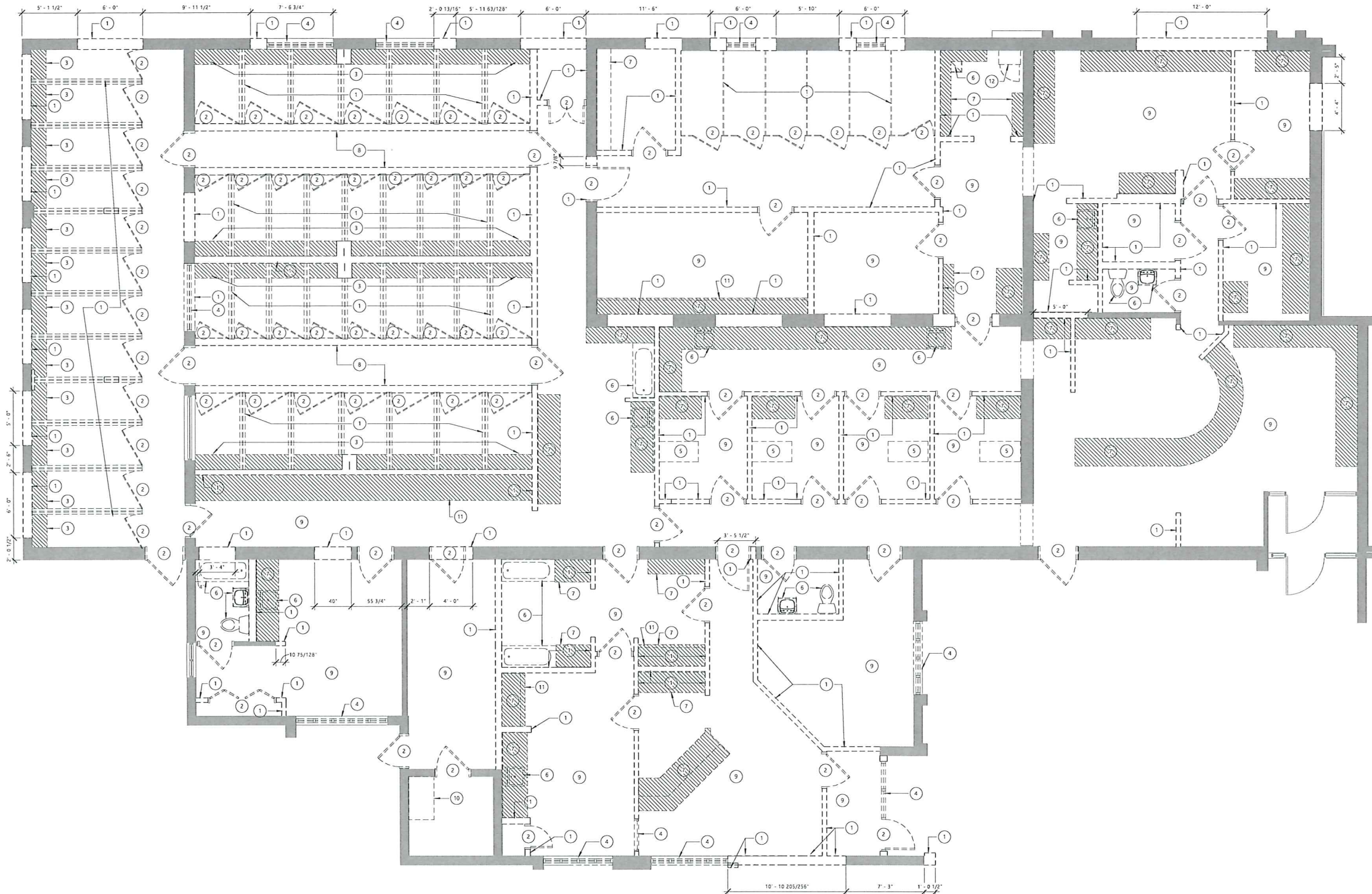
PROJECT INFO
Date: 05/18/2021
Project No: 20/069 / L21-068

SHEET TITLE
PROPOSED LIGHT FIXTURES

PH0002

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VILLAGE PLAN COMMISSION SET



- DEMOLITION PLAN GENERAL NOTES**
- A. CONTRACTOR TO REVIEW SCOPE OF NEW CONSTRUCTION IN CONJUNCTION WITH DEMOLITION PLANS TO COORDINATE SCOPE OF WORK. CONTRACTOR TO CONTACT OWNER & ARCHITECT WITH ANY QUESTIONS OR CONCERNS PRIOR TO MATERIAL REMOVAL
 - B. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING BUILDING AMENITIES NOT SLATED FOR DEMOLITION OR REMODELING
 - C. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO START OF WORK. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED OR ALTERED. ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
 - D. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR ADDITIONAL DEMOLITION ITEMS AND NOTES. COORDINATE WORK WITH MEP REQUIREMENTS
 - E. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE W/ OWNER MINIMUM 72 HOURS IN ADVANCE FOR ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM THE WORK OR TO MODIFY EXISTING PIPING, DUCTWORK, OR ASSOCIATED EQUIPMENT
 - F. REMOVE ALL EXISTING INCIDENTAL CONDITIONS AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. INCLUDING BUT NOT LIMITED TO FASTENERS, CLIPS, MOULDINGS, OUTLETS, CONDUIT, WIRING, PIPING, FIXTURES, FITTINGS, AND OTHER SYSTEMS. REROUTE CIRCUITS, PLUMBING, AND DUCTWORK AS REQUIRED TO MAINTAIN SERVICEABILITY OF SYSTEMS TO REMAIN.
 - G. ALL HAZARDOUS MATERIALS TO BE DEPOSED OF PER APPLICABLE STATE, LOCAL, OR FEDERAL CODES & REGULATIONS
 - H. PATCH ANY OPENINGS OR GAPS IN EXISTING FLOORS, WALLS, ROOF, OR FIRE RESISTIVE ASSEMBLIES CAUSED BY THE WORK TO MAINTAIN THE INTEGRITY OF FIRE RATINGS, WEATHER RESISTANCE, VAPOR BARRIERS, ETC. ANY DEFICIENCIES FOUND IN THE EXISTING CONSTRUCTION SHOULD BE BROUGHT TO THE ARCHITECT AND OWNER'S ATTENTION IMMEDIATELY.
 - I. CONTRACTOR TO VERIFY EXISTING WALL CONSTRUCTION. CONTRACTOR TO PATCH AND REPAIR EXISTING WALLS TO REMAIN WITH LIKE CONSTRUCTION UNLESS NOTED OTHERWISE AND PROVIDE A SMOOTH SURFACE TO RECEIVE NEW FINISHES
 - J. REMOVE EXISTING FLOOR FINISHES SLATED FOR DEMOLITION TO SUB FLOOR AND PREPARE FOR NEW FINISHES. SEE ROOM FINISH SCHEDULE
 - K. SALVAGE EXISTING DOORS AND HARDWARE FOR REUSE. REMOVE OR RETURN EXCESS DOORS AND HARDWARE TO OWNER.
 - L. SALVAGE EXISTING CASEWORK FOR REUSE. REMOVE OR RETURN EXCESS CASEWORK TO OWNER AT OWNER DISCRETION.
 - M. SALVAGE EXISTING PLUMBING FIXTURES FOR REUSE. REMOVE OR RETURN EXCESS FIXTURES TO OWNER AT OWNER DISCRETION. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
 - N. SALVAGE EXISTING LIFE SAFETY EQUIPMENT, FIRE EXTINGUISHERS, EXIT SIGNS, FIRE ALARMS, ETC. FOR REUSE. REMOVE OR RETURN EXCESS EQUIPMENT TO OWNER AT OWNER DISCRETION. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
 - O. SALVAGE EXISTING HVAC GRILLES AND LOUVERS FOR REUSE. REMOVE OR RETURN EXCESS TO OWNER AT OWNER DISCRETION. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
 - P. SALVAGE EXISTING OUTLETS AND SWITCHES AND LIGHT FIXTURES FOR REUSE. PULL ALL ABANDONED WIRE FROM CONDUIT. RETURN EXCESS MATERIAL TO OWNER. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
 - Q. SALVAGE EXISTING APPLIANCES, TOILET ACCESSORIES, SINKAGE, AND EQUIPMENT FOR REUSE. REMOVE OR RETURN TO OWNER AT OWNER DISCRETION
 - R. LIFE SAFETY FEATURES ARE TO REMAIN IN OPERATION THROUGH ALL PHASES OF CONSTRUCTION INCLUDING SMOKE DETECTION AND OTHER SYSTEMS TO MEET ALL APPLICABLE CODES & REGULATIONS. VERIFY WITH OWNER AND LIFE SAFETY PLAN(S) FOR THE PROJECT

FLOOR PLAN - SYMBOL KEY

—	EXISTING WALL TO REMAIN		EXISTING DOOR TO REMAIN
- - -	REMOVED WALL		REMOVED DOOR
==	NEW WALL		NEW DOOR
◇	WALL TYPE TAG. SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION		
DOOR TAG	DOOR TAG		
MILLWORK	MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS		
FE-#	FIRE EXTINGUISHERS		
	FE-1 - RECESSED CABINET		
	FE-2 - SEMI-RECESSED CABINET		
	FE-3 - SURFACE MOUNTED CABINET		
	FE-4 - SURFACE MOUNTED EXTINGUISHER ONLY		

KEYED DEMOLITION PLAN NOTES	
TAG #	DESCRIPTION
1	DEMO SECTION OF EXISTING PARTITION. COORDINATE EXTENT WITH NEW CONSTRUCTION. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT. (NOTE: EXISTING STEEL COLUMNS AND BEAMS ARE TO REMAIN)
2	REMOVE EXISTING DOOR, FRAME, & SIDE LITE(S) IN ITS ENTIRETY IF POCKET DOOR. REMOVE PARTITION AT POCKET AS NECESSARY TO REMOVE HARDWARE. PATCH PARTITION TO MATCH ADJACENT PARTITION CONSTRUCTION AND FINISH. PROVIDE SMOOTH, PLUMB TRANSITIONS. DISCONNECT ALL ELECTRICAL HARDWARE AS NECESSARY AND PER CODE. SALVAGE DOORS AND HARDWARE IN GOOD CONDITION FOR REUSE. RETURN EXCESS HARDWARE TO OWNER.
3	REMOVE EXISTING CONCRETE MASONRY SILL AND HALF WALL
4	REMOVE EXISTING WINDOW SYSTEM IN ITS ENTIRETY
5	REMOVE EQUIPMENT AND RETURN TO OWNER FOR REUSE. PATCH AND REPAIR ANY DAMAGED SURFACES
6	REMOVE EXISTING PLUMBING FIXTURES AND ACCESSORIES. PREPARE FOR NEW FIXTURES OR REMOVE PIPING BACK TO NEAREST BRANCH PIPE. INSTALL VALVE AND CAP PLUMBING. COORDINATE W/ NEW CONSTRUCTION. PATCH PARTITION TO MATCH ADJACENT PARTITION SURFACE. PATCH AND REPAIR FLOOR TO RECEIVE NEW FLOOR COVERING
7	REMOVE EXISTING CASEWORK/COUNTER IN ITS ENTIRETY. PATCH AND PREPARE PARTITION AND FLOOR SURFACE TO RECEIVE NEW FINISHES AS REQ'D
8	REMOVE EXISTING FLOOR DRAINS - SEE PLUMBING
9	REMOVE EXISTING FLOOR COVERING AND BASE IN THIS AREA. PATCH AND PREPARE FLOOR TO RECEIVE NEW FLOORCOVERING AND BASE. COORDINATE WITH NEW WORK
10	REMOVE EXISTING FREEZER - SALVAGE FOR REINSTALLATION
11	REMOVE EXISTING CAGES
12	REMOVE EXISTING WASHER AND DRYER - SALVAGE FOR REINSTALLATION

PROGRESS DOCUMENTS

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

PROJECT INFO

Date: 06.18.2021

Project No: 20.069



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SUITE 602
MILWAUKEE, WISCONSIN 53204
PH: (414) 810-7613

PROJECT

**NVA THIENSVILLE
THIENSVILLE-MEQUON
SMALL ANIMAL
CLINIC**

**425 N MAIN ST
THIENSVILLE, WI
53092**

ISSUE

NO REV DATE DESCRIPTION

**PROGRESS
DOCUMENTS**

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

PROJECT INFO

Date: 06.18.2021

Project No: 20.069

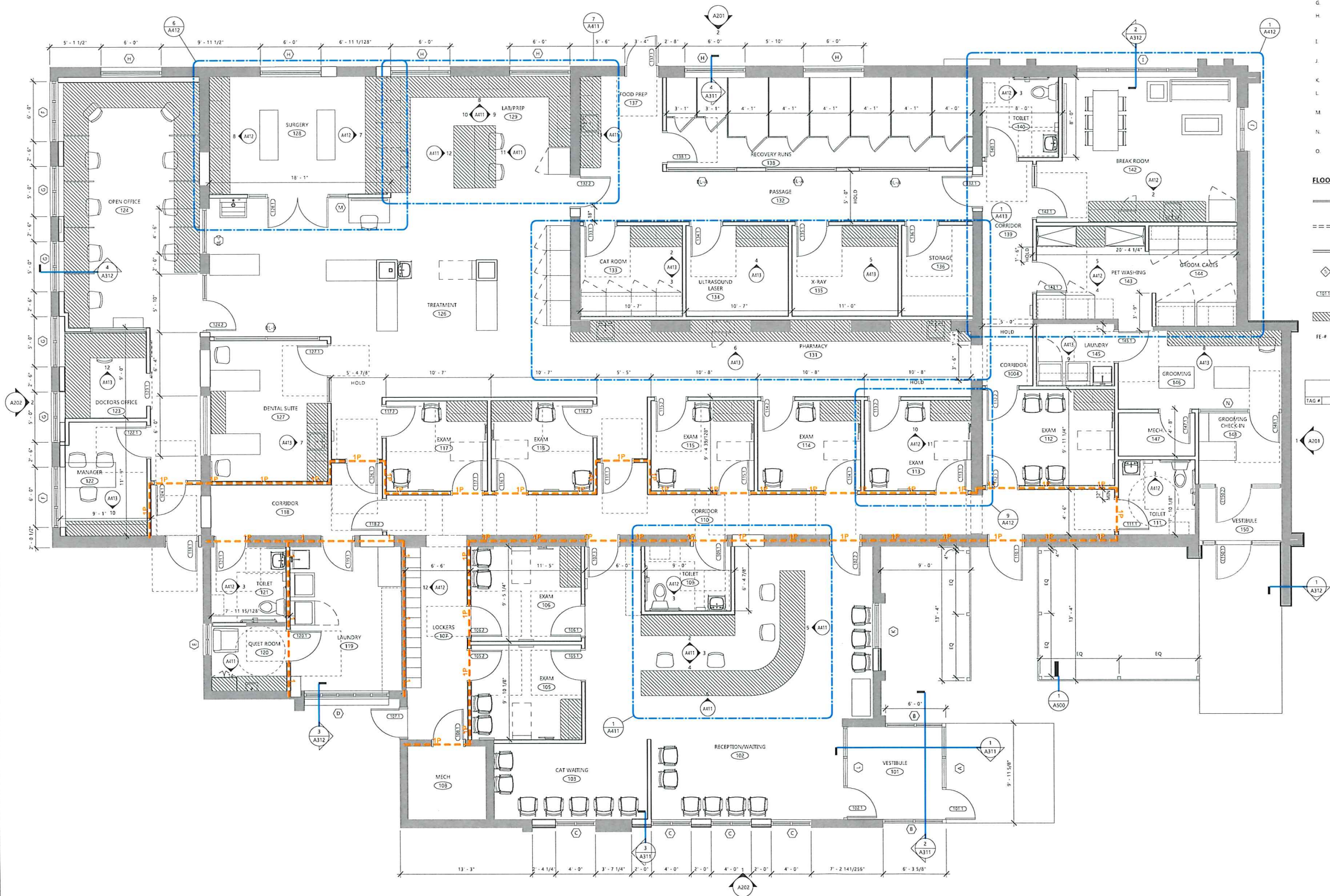
SHEET TITLE

DEMOLITION PLAN

AD101

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VILLAGE PLAN COMMISSION SET



- FLOOR PLAN GENERAL NOTES:
- A. SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT ELEMENTS THAT MAY NOT BE INDICATED AT PLAN CUT.
 - B. SEE 14 / A202 FOR TYPICAL DIMENSIONS OF DOOR OPENING FROM ADJACENT WALL.
 - C. PROVIDE BLOCKING AT ALL MILLWORK AND WALL HUNG ELEMENTS IN WALLS. CONTRACTOR TO COORDINATE W/ OWNER REPRESENTATIVE FOR FINAL LOCATIONS OF OWNER FURNISHED EQUIPMENT. SEE DETAIL 16 / A202 ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED WOOD IN BUILDINGS OF NONCOMBUSTIBLE CONSTRUCTION (SBC TYPE I & II) AND IN RATED WALLS IN BUILDINGS OF COMBUSTIBLE CONSTRUCTION (SBC TYPE III, IV, & V).
 - D. PROVIDE CORNER GUARDS AS SHOWN GRAPHICALLY. SEE FINISH PLAN FOR COLORS & TYPES. ALL OUTSIDE CORNERS NOT SHOWN RECEIVING CORNER GUARDS ARE TO BE VERIFIED WITH ARCHITECT DURING BIDDING.
 - E. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OF WALL, U.N.O.
 - F. ALL EXTERIOR DIMENSIONS ARE PER DETAIL 15 / A202, U.N.O.
 - G. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.
 - H. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.
 - I. A THERMAL BREAK IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. SEE DOOR DETAILS FOR MORE INFORMATION.
 - J. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED, BRACED, AND SEALED TO MEET REQUIRED RATINGS. UTILIZE UL-APPROVED METHODS.
 - K. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES.
 - L. ALL ROOMS TO RECEIVE ROOM AND NUMBER SIGNAGE ADJACENT TO DOOR, COORDINATE BLOCKING REQUIREMENTS WITH SIGN VENDOR.
 - M. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.
 - N. ALL GYPSUM BOARD INTERIOR SURFACES TO RECEIVE A LEVEL 4 FINISH AND PRIME COAT FOR FUTURE PAINTING APPLICATION.
 - O. ALL PARTITIONS TO BE TYPE P1 AND EXTEND TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE UNLESS NOTED OTHERWISE.

- FLOOR PLAN - SYMBOL KEY
- EXISTING WALL TO REMAIN
 - REMOVED WALL
 - NEW WALL
 - WALL TYPE TAG. SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION.
 - DOOR TAG
 - MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS.
 - FIRE EXTINGUISHERS:
 - FE-1: RECESSED CABINET
 - FE-2: SEMI-RECESSED CABINET
 - FE-3: SURFACE MOUNTED CABINET
 - FE-4: SURFACE MOUNTED EXTINGUISHER ONLY

KEYED FLOOR PLAN NOTES	
TAG #	DESCRIPTION



600 W VIRGINIA AVE
SUITE 602
MILWAUKEE, WISCONSIN 53204
PH: (414) 810-7613

PROJECT

NVA THIENSVILLE
THIENSVILLE-MEQUON
SMALL ANIMAL
CLINIC

425 N MAIN ST
THIENSVILLE, WI
53092

ISSUE

NO REV DATE DESCRIPTION

PROGRESS
DOCUMENTS

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

PROJECT INFO

Date
06.18.2021

Project No
20-069

SHEET TITLE

FLOOR PLAN - LEVEL 1

A101

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VILLAGE PLAN COMMISSION SET



1 LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"

6/17/2021 2:46:58 PM

MATERIAL LEGEND - EXTERIOR							
CODE	TYPE	MANUFACTURER (BASIS OF DESIGN)	PATTERN / STYLE	COLOR / FINISH	SIZE	CONTACT	COMMENTS
ALWD-1	ALUMINUM WINDOW SYSTEM	BOD KAWNEER 451T	SEE WINDOW ELEVATIONS & SECTIONS	CLASS 1 DARK BRONZE ANODIZED	SEE ELEVATIONS		
BKMTL-1	PREFINISHED ALUMINUM BREAK METAL			SW BLACK MAGIC			
EXPT-1	EXTERIOR PAINT	SHERWIN WILLIAMS		SPALDING GRAY			STEEL LINTELS
FCP-1	FIBER CEMENT PANELS	NICHHA FIBER CEMENT	VINTAGEWOOD - WOOD SERIES	REDWOOD	AWP 3030 - 17 7/8" H x 71 9/16" L		
SLL-1	CAST STONE						
SLL-2	ALUMINUM			CLASS 1 DARK BRONZE ANODIZED			

KEYED EXTERIOR ELEVATIONS	
TAG #	DESCRIPTION
1	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM. SEE WALL SECTIONS & WINDOW TYPES FOR ADDITIONAL INFORMATION.
2	PAINT ALLEXTISTG CMU AND EIFS WALLS EXPNT-1
3	STOVE PIPE CHIMNEY
4	PP-1 PHENOLIC PANEL. ALL EXPOSED SURFACES BEHIND PANEL JOINTS TO BE BLACK IN COLOR.
5	EXISTING STONE WALLS TO REMAIN
6	WOOD SLAT FENCE
7	EXISTING ROOF TO BE EXTENDED OVER NEW VESTIBULE
8	PROPOSED SIGNAGE LOCATION
9	PAINT EXISTING STOREFRONT FRAME TO MATCH NEW GLAZING SYSTEM FRAME
10	PAINT EXISTING FASCIA TO MATCH NEW VESTIBULE FASCIA



GROTH
Design
Group

600 W VIRGINIA AVE
SUITE 602
MILWAUKEE, WISCONSIN 53204
PH: (414) 810-7613



1 SOUTH
A101 | A202
1/4" = 1'-0"



2 WEST
A101 | A202
1/4" = 1'-0"

PROJECT

NVA THIENSVILLE
THIENSVILLE-MEQUON
SMALL ANIMAL
CLINIC

425 N MAIN ST
THIENSVILLE, WI
53092

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS
DOCUMENTS

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

PROJECT INFO

Date

06/18/2021

Project No.

20-069

SHEET TITLE

BUILDING ELEVATIONS

A202

© Groth Design Group, Inc.

VILLAGE PLAN COMMISSION SET

MAXWELL UDELL 200 MADERO DRIVE

To: Village of Thiensville, Plan Commission

Prepared by: Jon Censky, Village Planner

Date: July 13, 2021

Item No. **IV. F.**

General Information

Applicant:	Maxwell Udell
Status of Applicant:	Owner
Requested Action:	Backyard Shed
Zoning	R-3 Single Family Residential District
Proposed Zoning:	No Change
Location:	200 Madero Drive
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family

Report:

The applicant is requesting approval of a backyard shed to be located directly behind their home 3' off the rear property line. The shed measures 7'5" x 7'6" for 55.6 square feet in size and will stand 7' 9" feet tall. It will be constructed of reinforced plastic material on a steel frame. The front side of the shed will include a double set of hinged doors and the upper portion to the shed will include windows under a roof that is pitched to the rear and will be of wood material with a double door system on the front elevation. The roof will be of plastic material of a grey color to match the grey shed.

As Commissioners are aware **Section 17.0603. E.** of the zoning code states: **Accessory structures, such as garden or utility sheds, shall be placed or erected in the rear yard provided, cannot exceed 150 square feet and shall not be closer than 5 feet to the principal structure, shall not exceed 12 feet in height and shall be located no closer than 3 feet to any property line.**

Staff Comments:

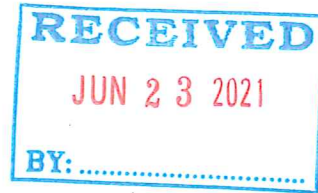
Staff's review indicates full compliance with the R-3 requirements that therefore approval is recommended subject to the following:

- The applicant securing a building permit prior to construction.



Village of Thiensville

Plan Commission Application



Property Address: 200 Madero Drive, Thiensville WI 53092

12-070-03-05-000
Tax Key #

R3
Current Zoning

Property Owner

Applicant ☒ Same as owner

MAXWELL UDELL
Name

Name

200 MADERO DR
Address

Address

262 800 2004
Phone

Phone

MAXWELL.UDELL@GMAIL.COM
Email address

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.

7'5" x 7'6" x 7'9" LIFETIME MODERN SHED,
GREY IN COLOR, REINFORCED PLASTIC
WITH STEEL FRAMING, SLANTED ROOF,
WINDOWS ALONG ROOF, BACKYARD PLACE-
MENT FOR STORAGE OF YARD TOOLS. ON
WOOD PLATFORM 12" SPACING AT LEAST
3 FEET FROM PROPERTY LINE

Max Udell
Applicant's Signature

5/13/2021
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 6/23/21 Planner Staff Report Completed on 7/8/21

Plan Commission Meeting Date 7/13/2021

☒ Historic Preservation Approval (if needed) on n/a

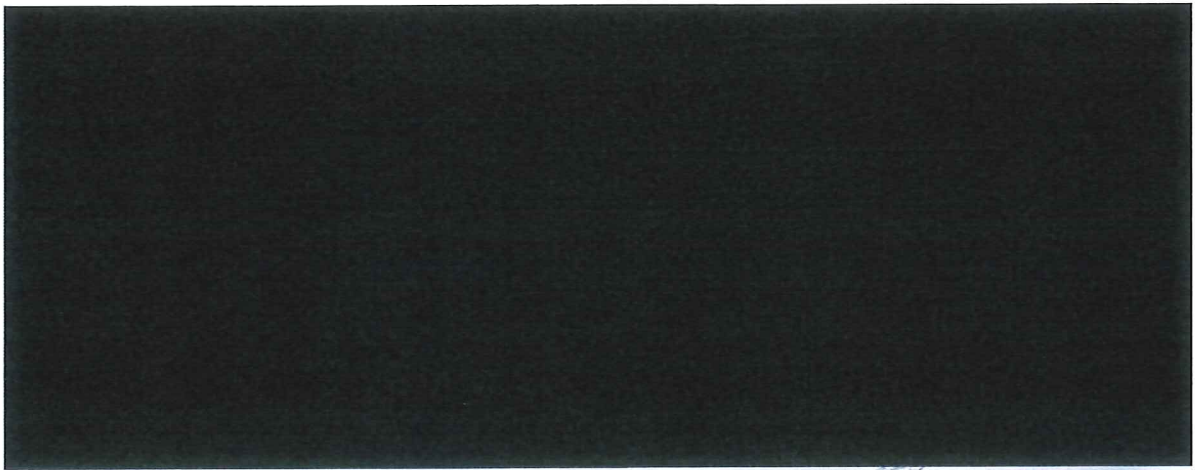
ADDITIONAL REMARKS/CONDITIONS:

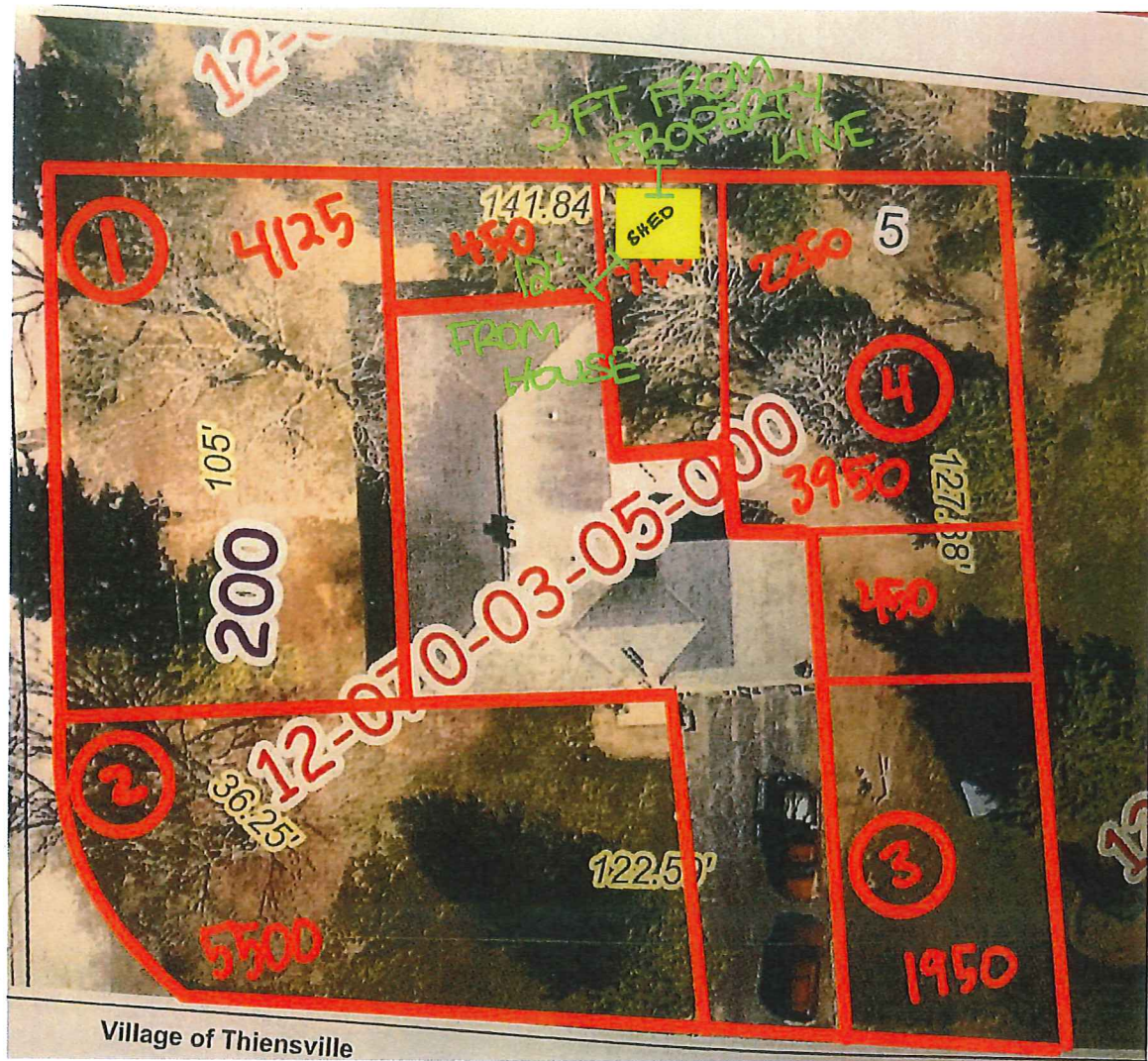
A. Langlois
Village Staff

Village Clerk
Title

7/8/2021
Date

262-346-4577 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. TAXKEY# 12-070-03-05-000																					
ISSUING MUNICIPALITY	☐ TOWN ☒ VILLAGE ☐ CITY OF Thiensville COUNTY: Ozaukee	PROJECT LOCATION (Building Address) 200 Madero Drive																					
		PROJECT DESCRIPTION Shed ☐ COMMERCIAL ☒ ONE & TWO FAMILY																					
Owner's Name MAXWELL UDELL Mailing Address - Include City & Zip 200 MADERO DR THIENSVILLE WI 53092 Telephone - Include Area Code																							
Construction Contractor (DC Lic No.) Mailing Address - Include City & Zip Telephone - Include Area Code 262 800 2004																							
Dwelling Contractor Qualifier (DCQ Lic No.) Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor Telephone - Include Area Code																							
Plumbing Contractor (Lic No.) Mailing Address - Include City & Zip Telephone - Include Area Code																							
Electrical Contractor (Lic No.) Mailing Address - Include City & Zip Telephone - Include Area Code																							
HVAC Contractor (Lic No.) Mailing Address - Include City & Zip Telephone - Include Area Code																							
PROJECT INFORMATION																							
Zoning District	Lot Area Sq. Ft.	Subdivision Name N.S.E.W. Front Rear Setbacks Ft. Ft. Ft.																					
1a. PROJECT ☐ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other		3. TYPE ☐ Single Family ☐ Two Family ☐ Multi ☐ Commercial																					
1b. GARAGE ☐ Attached ☐ Detached		4. CONST. TYPE ☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD																					
2. AREA Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		5. ELECTRICAL Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company:																					
		6. STORIES ☐ 1-Story ☐ 2-Story ☐ Other																					
		7. FOUNDATION ☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other																					
		8. USE ☐ Seasonal ☐ Permanent ☐ Other																					
		9. HVAC EQUIPMENT ☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other																					
		10. PLUMBING Sewer ☐ Municipal ☐ Septic No.																					
		11. WATER ☐ Municipal Utility ☐ Private On-Site Well																					
		12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>LP</th> <th>Oil</th> <th>Elec.</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.	Fuel	Nat. Gas	LP	Oil	Elec.	Solid	Solar	Space Htg	☐	☐	☐	☐	☐	☐	Water Htg	☐	☐	☐	☐	☐	☐
Fuel	Nat. Gas	LP	Oil	Elec.	Solid	Solar																	
Space Htg	☐	☐	☐	☐	☐	☐																	
Water Htg	☐	☐	☐	☐	☐	☐																	
		13. HEAT LOSS (Calculated) Total _____ BTU/HR																					
		14. ESTIMATED COST \$ 1500.00																					
I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.																							
☒ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.																							
APPLICANT (PRINT): MAXWELL UDELL SIGN: <i>Max Ude</i> DATE: 6/23/2021																							
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.																							
INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final																							
FEES:	PERMIT(S) ISSUED	SEAL NO. _____ Municipality No. _____																					
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:30%;">RECEIPT</th> <th style="width:30%;">PERMIT EXPIRATION:</th> <th style="width:40%;">PERMIT ISSUED BY MUNICIPAL AGENT:</th> </tr> <tr> <td> CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____ </td> <td> Permit expires two years from date issued unless municipal ordinance is more restrictive. </td> <td> Name _____ Date _____ Certification No. _____ </td> </tr> </table>	RECEIPT	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:	CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	Permit expires two years from date issued unless municipal ordinance is more restrictive.	Name _____ Date _____ Certification No. _____															
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Thiensville Plan Commission Staff Report

Code Compliance July 2021 Staff Report

Community Services

Address	Owner	Complaint	Action
105 N Main	Cheel	Demolition Debris	Talked with property owner
108 E Freistadt	PLANK ROAD DEVELOPMENT LLC	Grass not cut	Certified Letter with deadline
640 Green Bay Road	RONALD F EHLERS	Grass not cut	Certified letter with deadline
130 Heidel	JHL INVESTMENTS LLC	Garbage Pile	Certified Letter with deadline
122-116 S Main	THOMAS A MONTAINE	Tarp Covered Garage Roof	Forwarded to HPC at their request
208 S Highland	DAWN L HARDING	Colapsed garage roof	Second Notification
205 West Street	MARY BETH SCHRADER	Hole in Shed Roof	Certified Letter
417 Riverview	NANCY J WEYKER	Solar Panels No Building Permit	Certified Letter with deadline
427 Green Bay	NATALIA NOVAKOVSKI VLADIMIR NOVAKOVSKI	Non Complaint Home Occupation	Certified Letter with deadline

Staff Approved Projects July 2021

Date	Project	Applicant	Staff Approval	ZBOA	Approved	Denied
6/17/2021	Playset	Steven Hackbarth	6/22/2021		xx	
6/15/2021	Firepit/Water feature	Scott Rogers	7/8/2021		xx	