



**Village of Thiensville
Plan Commission
AGENDA**

Date:
Tuesday, October 14, 2025

LOCATION: 250 Elm Street, Thiensville, WI

Time: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman

John Rosing

**Director of Community
Services/Public Works**

Andy LaFond

Village Planner

Meredith Perks

Commissioners

Dan Daly

Rebecca Holyoke-
Odeja (Excused)

David Lange

Joe Nelson

M. Randy Pasternak

Jerry Schmitz

III. CITIZENS TO BE HEARD

A. 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 clandisch@thiensville.gov by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

IV. APPROVAL OF MINUTES

A. September 9, 2025 (att)

V. BUSINESS

A. Review and Action Regarding Shed Project at 315 Grand Ave (att)

B. Review and Action Regarding a Certified Survey Map to Split the Parcel at 112 Ellenbecker Road (att)

C. Presentation and Action Regarding Architectural and Site Plan for TIF #2 Development at 301 N Main Street - Heimat Capital, LLC (att)

D. Review and Action Regarding a Request to Change the Zoning of Parcel Numbers 120500224001, 120500224002, 120500224003, and 120500224005, from B-4 Highway Business District to CMU Central Mixed Use for TIF #2 Development at 301 N Main Street - Heimat Capital, LLC (att)

VI. STAFF REPORT

A. October, 2025 (att)

VII. ADJOURNMENT



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, September 9, 2025

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Rosing called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman

John Rosing

Director of Community Services/Public Works

Andy LaFond

Village Planner

Meredith Perks

Commissioners

Dan Daly

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None.

IV. BUSINESS

A. Review and Action Regarding Shed Project at 216 S Highland Avenue (att)

Applicant Eric Everson, 216 S Highland Avenue, introduced the plan to build a 10x12 shed in the backyard, detailing the materials and setbacks.

Director LaFond provided the staff report for the shed application, confirming the shed's compliance with R2 requirements and recommending approval.

MOTION to Approve the Shed Project at 216 S Highland Avenue by Commissioner Nelson **SECONDED** by Commissioner Pasternak. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

B. Review and Recommendation to the Village board Regarding a Certified Survey Map (CSM) Combining Four Village-Owned Parcels at the corner of Freistadt Road and Main Street (Parcel Numbers 120500224001, 120500224002, 120500224003, and 120500224005) into a Single Parcel and the Dedication of Right-of-Way (att)

Planner Perks provided background for the Certified Survey Map, explaining the Map's role in preparing for redevelopment and compliance with the TID2 project plan, and highlighted the importance of the combination in attracting the level of development the project plan calls for.

For the benefit of new members of the Commission, Director LaFond explained the nature of a certified survey map and its application.

Planner Perks informed the Commission that the timing for this combination is driven by the Memorandum of Understanding the Village has with the developer of the corner site project. Part of the agreement involved the Village completing this Certified Survey Map process. Additionally, the combination will make the parcel easier to convey to the developer when the time comes to do so.

President Rosing noted that the developer of the corner site will be in attendance at the October meeting of the Commission to provide the Commission with more details regarding the project.

MOTION to Recommend to the Village Board a Certified Survey Map (CSM) Combining Four Village-Owned Parcels at the corner of Freistadt Road and Main Street (Parcel Numbers 120500224001, 120500224002, 120500224003, and 120500224005) into a Single Parcel and the Dedication of Right-of-Way by Commissioner Lange **SECONDED** by Commissioner Nelson. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

V. STAFF REPORT

A. July, 2025 (att)

B. August, 2025 (att)

Director LaFond reviewed the July and August staff reports, listing approvals for fences, solar panels, and porch replacements.

Director LaFond shared details regarding the deteriorating property at 600 Oakwood Drive. The Village Police Department has been working with the property owner to correct violations and enforce the Village code.

Commissioner Schmitz inquired as to what damage had been caused to the Village from the recent flooding. Director LaFond replied that there were isolated cases of sump pump failure, but no widespread storm sewer or public sanitary sewer problems as had been seen in other communities.

VI. ADJOURNMENT

MOTION to Adjourn at 6:28 PM by Commissioner Lange **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk



**ENGLUND
315 GRAND AVE
BACKYARD SHED**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: October 14, 2025	
Applicant:	Taylor Englund
Status of Applicant:	
Location:	315 Grand Ave
Existing Zoning:	R-1 Single Family Residential District
Requested Action:	Approval of Backyard Shed

Report:

The applicant is proposing to install a backyard shed to be located 20 feet from the rear property line and 14.35 feet from the east property line. The structure is a commercially available steel shed that will be mounted to a wood base and anchored with earth auger style anchors. The structure will measure 10 feet by 12 feet, for a total of 120 square feet in size, and at 6.75 feet tall will be under the 12-foot height limit. The shed will have one sliding door. The Application does not indicate the shed or roof color.

According to **Sections 17.0603. E.** of the zoning code, **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; and all accessory structures shall occupy not more than 20% of the rear yard area. One detached accessory structure is allowed on a residential parcel.**

Staff Comments:

Staff's review indicates full compliance with the R-1 requirements that therefore approval is recommended subject to the following:

- Village Building Inspector approves footing plan.
- The applicant secures a building permit prior to construction.



RECEIVED
SEP 22 2025
BY:

PLAN COMMISSION APPLICATION

Submission Information:

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.

Property Address: 315 Grand Avenue, Thiensville, WI 53092

Tax Key #

Residential

Current Zoning

Property Owner:

Kathy Andersen

Name

5792 Apple Blossom Lane, West Bend, WI 53095

Address

262-675-9077

Phone

tsenglund6410@gmail.com

Email Address

Applicant: Same as Owner

TAYLOR W ENGLUND

Name

315 Grand Ave, Thiensville, WI 53092

Address

262-343-2358

Phone

tsenglund6410@gmail.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.

I would like to build an Arrow Arlington 10'x12' steel shed anchored on top of a wooden base.

(Actual Size: 10'3-1/4"W x 12'1-3/4"D x 6'9-13/32"H) Model Number: MRD1012 Menards @ SKU: 1932759 and AK4 Anchor Kit

I would like to locate it near the south east corner of the lot. It would be several feet away from the east lot line and about ten feet from the south lot line. This location would give space all the way around the shed with room from the lot lines and the fence inside our backyard.

Taylor Englund
Applicant Signature

9/21/25

Date

Planner Fee Schedule: The Village provides the first half hour of the Village Planner’s services. Any additional plan review time is billed at \$130.00/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 this 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 Southern Ozaukee Fire Department for review, approval, and inspections.*

Village Staff Review

Application Complete. Items needed: _____


Submitted to Village Planner on _____ Approved by planner on _____

Historic Preservation Approval (if needed) on _____

Additional Remarks/Conditions:

Village Staff Signature

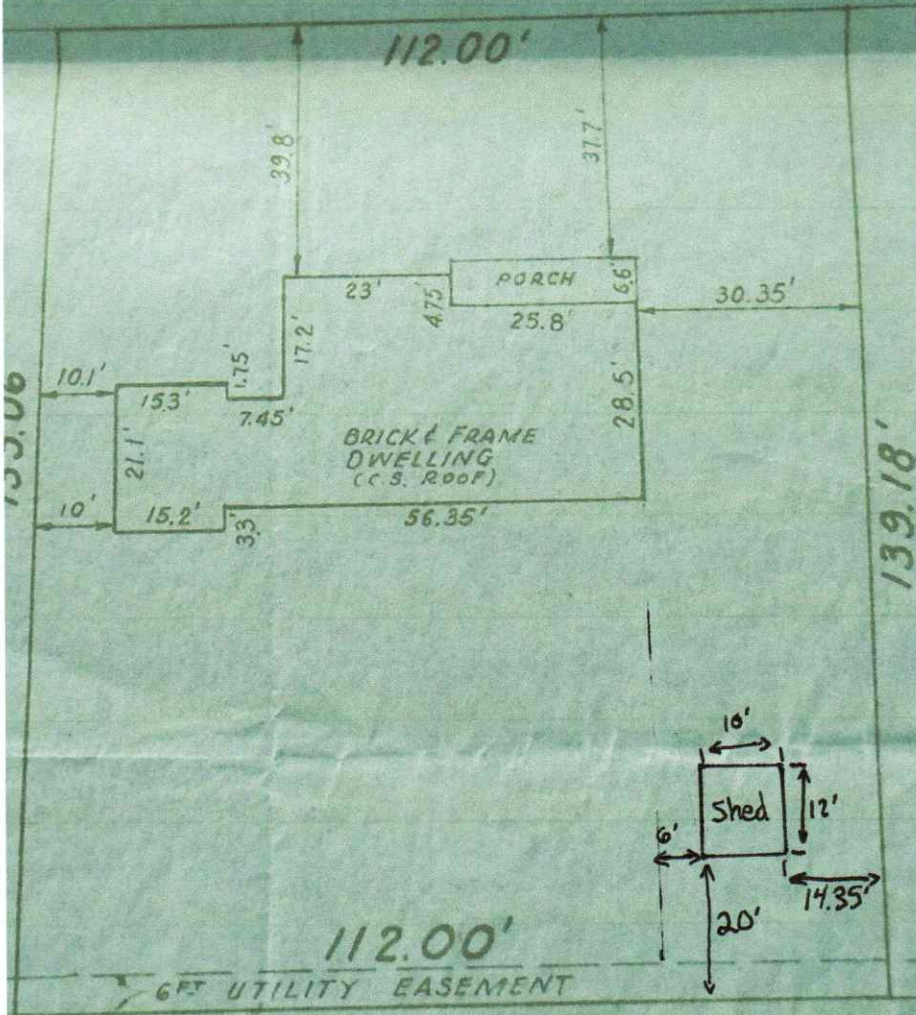
Date

262-420-4732 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION Wlinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. _____ TAXKEY# _____																					
	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>	PROJECT LOCATION (Building Address) <u>315 Grand Ave, Thiensville, WI 53092</u> PROJECT DESCRIPTION <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY <u>10'x12' shed</u>																					
Owner's Name <u>Kathy Andersen</u> Mailing Address - Include City & Zip <u>5792 Apple Blossom Lane, West Bend, WI 53095</u> Telephone - Include Area Code <u>262-675-9077</u>																							
Construction Contractor (DC Lic No.) _____ Mailing Address - Include City & Zip _____ Telephone - Include Area Code _____																							
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		Subdivision Name <u>Laurel Acres</u> Lot No. <u>5</u> Block No. _____																					
Zoning District _____	Lot Area _____ Sq. Ft.	N.S.E.W. Front Rear Setbacks Ft Ft Ft Ft Ft																					
1a. PROJECT	3. TYPE	6. STORIES																					
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other _____	<input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other _____																					
1b. GARAGE	4. CONST. TYPE	7. FOUNDATION																					
<input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other _____																					
2. AREA	5. ELECTRICAL	8. USE																					
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company: _____	<input type="checkbox"/> Seasonal <input type="checkbox"/> Permanent <input type="checkbox"/> Other _____ Semi permanent																					
		9. HVAC EQUIPMENT																					
		<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other _____																					
		10. PLUMBING																					
		Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No. _____																					
		11. WATER																					
		<input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well																					
		12. ENERGY SOURCE																					
		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>LP.</td> <td>Oil</td> <td>Elec. *</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> * <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.	Fuel	Nat. Gas	LP.	Oil	Elec. *	Solid	Solar	Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel	Nat. Gas	LP.	Oil	Elec. *	Solid	Solar																	
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																	
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																	
		13. HEAT LOSS (Calculated)																					
		Total _____ BTU/HR																					
		14. ESTIMATED COST																					
		\$ 900.00																					
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.																							
<input checked="" type="checkbox"/> 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>Taylor England</u> SIGN: <u>Taylor England</u> DATE: <u>9/22/25</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 <input type="checkbox"/> Footing <input type="checkbox"/> Foundation <input type="checkbox"/> Rough <input type="checkbox"/> Insulation <input type="checkbox"/> Bsmt. Fl. <input type="checkbox"/> Final Electric <input type="checkbox"/> Rough <input type="checkbox"/> Service <input type="checkbox"/> Final Plumbing <input type="checkbox"/> Rough <input type="checkbox"/> Underfloor <input type="checkbox"/> Final HVAC <input type="checkbox"/> Rough <input type="checkbox"/> Final																							
FEES:	PERMIT(S) ISSUED	SEAL NO. _____ Municipality No. _____																					
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee <u>\$25.00</u> Other _____ Total _____ \$ 0.00	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%; text-align: center;">RECEIPT</td> <td style="width:30%; text-align: center;">PERMIT EXPIRATION:</td> <td style="width:40%; text-align: center;">PERMIT ISSUED BY MUNICIPAL AGENT:</td> </tr> <tr> <td>CK # _____</td> <td rowspan="4">Permit expires two years from date issued unless municipal ordinance is more restrictive.</td> <td>Name _____</td> </tr> <tr> <td>Amount \$ _____</td> <td>Date _____</td> </tr> <tr> <td>Date _____</td> <td>Certification No. _____</td> </tr> <tr> <td>From _____</td> <td></td> </tr> <tr> <td>Rec By. _____</td> <td></td> <td></td> </tr> </table>	RECEIPT	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:	CK # _____	Permit expires two years from date issued unless municipal ordinance is more restrictive.	Name _____	Amount \$ _____	Date _____	Date _____	Certification No. _____	From _____		Rec By. _____								
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Amount \$ _____		Date _____																					
Date _____		Certification No. _____																					
From _____																							
Rec By. _____																							



(60 FT)

AVE.



23, INC.

certify that on the 28TH day of MAY, 19...
ly surveyed the above described property and that the

Owner's Manual & Assembly Guide

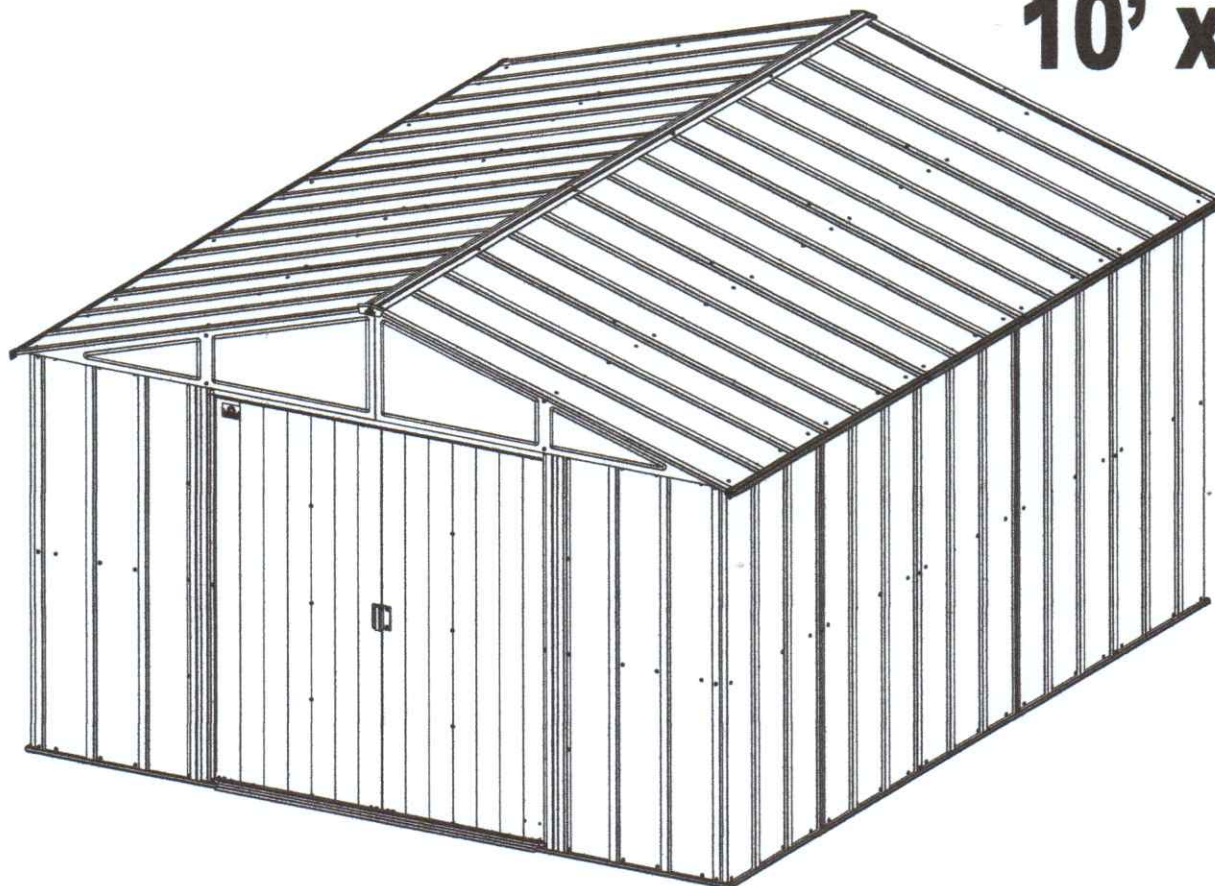


caution
sharp edges *

Gloves must be worn at all times to reduce risk of injury!

Model No. AR1012 C1 AR1012FB C1
LW1012 MRD1012

10' x 12'
Nominal Size



Base Size	121" x 143 1/4" 307,3 cm x 363,9 cm
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For proper base construction see page 12

BUILDING DIMENSIONS

† Size rounded off to the nearest foot

Approx. † Size	Storage Area		Exterior Dimensions (Roof Edge to Roof Edge)			Interior Dimensions (Wall to Wall)			Door Opening	
			Width	Depth	Height	Width	Depth	Height	Width	Height
10' x 12'	115 Sq. Ft.	686 Cu. Ft.	123 1/4"	145 3/4"	81 3/8"	118 1/4"	140 1/2"	80 1/8"	55 1/2"	60"
3,0 m x 3,7 m	10,7 m ²	19,4 m ³	313,1 cm	370,2 cm	206,7 cm	300,4 cm	356,9 cm	203,5 cm	141,0 cm	152,4 cm

* See Inside for Detailed Safety Information.

CONSTRUCTING A BASE...

No matter which of the options below you choose for a base, an ARROW ANCHORING KIT is recommended as an effective method of properly securing your building after assembly is complete.



OPTION 1: Directly on ground (earth)

Assemble your building directly on level ground (grass, dirt, rock, sand, etc.). If you choose this option Arrow has a simple kit available to provide a floor inside the shed to keep stored items off the ground. This kit can be used to support a plywood floor (wood not included) or be filled with sand/rock to provide a solid surface. (Order No. FB1014-A or 68387-A)

Allow 1 - 2 hours for construction.

OPTION 2: Wood Platform

If you decide to build your own base, be sure to select the appropriate materials.

These are the recommended materials for your base:

- 2 x 4's (38 mm x 89 mm) Pressure Treated Lumber • 5/8" (15,5 mm) 4 x 8 (1220 mm x 2440 mm) Plywood-exterior grade
- 10 & 4 penny Galvanized Nails • Concrete Blocks (optional)

NOTE: Pressure Treated Lumber must not be used where it will make contact with your storage building. The properties of Pressure Treated Lumber will cause accelerated corrosion. **If Pressure Treated Lumber comes in contact with your storage building your warranty will be voided.**

The platform should be level and flat (free of bumps, ridges etc.) to provide good support for the building. The necessary materials may be obtained from your local lumber yard.

To construct the base follow instructions and diagram.

- Construct frame (using 10 penny galvanized nails)
- Measure 16"/24" (40,6 cm/61,0 cm) sections to construct inside frame (see diagram)
- Secure plywood to frame (using 4 penny galvanized nails)

Allow 6 - 7 hours for construction.

OPTION 3: Concrete Slab

The slab should be at least 4" (10,2 cm) thick. It must be level and flat to provide good support for the frame.

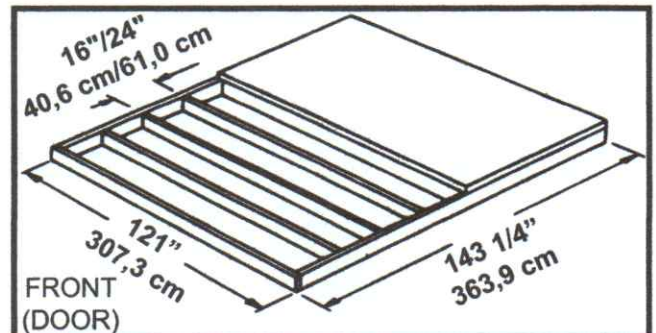
The following are the recommended materials for your base.

- 1 x 4's (19 mm x 89 mm) (will be removed once the concrete cures)
- Concrete • Sheet of 6 mil plastic
- We recommend for a proper strength concrete to use a mix of:
1 part cement • 3 parts pea sized gravel • 2 1/2 parts clean sand

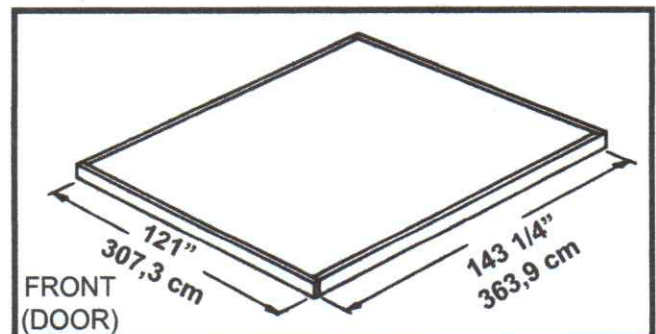
Prepare the Site/Construct a Base

1. Dig a square, 6" (15,2 cm) deep into the ground (remove grass).
2. Fill up to 4" (10,2 cm) in the square with gravel and tamp firm.
3. Cover gravel with a sheet of 6 mil plastic.
4. Construct a wood frame using four planks of 1x4 (19 mm x 89 mm) lumber.
5. Pour in concrete to fill in the hole and the frame giving a total of 4" (10,2 cm) thick concrete. Be sure surface is level.

Allow 3 - 5 hours for construction and a week for concrete curing time.



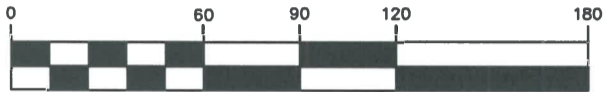
Note: Platform/Slab will extend 9/16" (1,4 cm) beyond floor frame on all four sides. Seal this 9/16" (1,4 cm) of wood with a roofing cement (not included), or bevel this 9/16" (1,4 cm) of concrete when pouring, for good water drainage.



Note: Finished Slab dimensions, with lumber removed.

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF LOT 22, BLOCK 6, ASSESSOR'S PLAT OF THE VILLAGE OF THIENSVILLE, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 9 NORTH, RANGE 21 EAST, IN THE VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN.

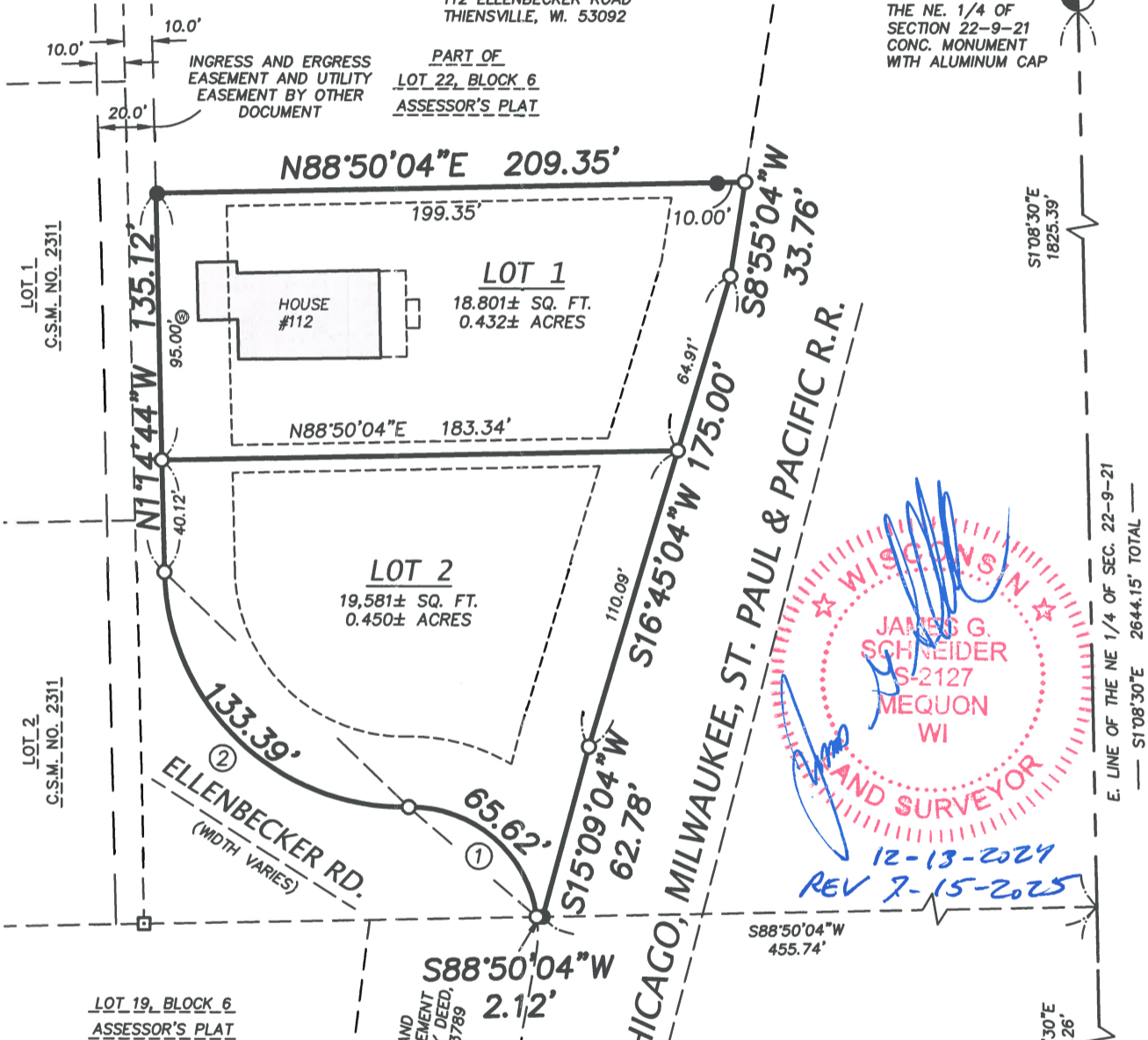


www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

SCALE 1" = 60'

OWNER & SUBDIVIDER:
JAMES DESMOND
112 ELLENBECKER ROAD
THIENSVILLE, WI. 53092

THE NE. CORNER OF THE NE. 1/4 OF SECTION 22-9-21 CONC. MONUMENT WITH ALUMINUM CAP



NOTES :

1. INGRESS AND EGRESS EASEMENTS AND UTILITY EASEMENTS BY OTHER DOCUMENTS.
2. THIS PROPERTY IS PRESENTLY ZONED R-2 (SINGLE FAMILY RESIDENCE DISTRICT)

LEGEND

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES STEEL PIPE (FOUND)
- - DENOTES STONE MONUMENT (FOUND)

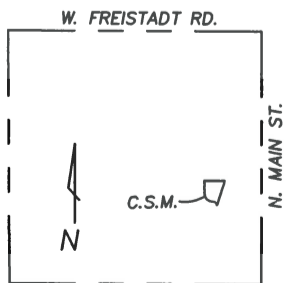
ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, EAST LINE OF THE NE. 1/4 OF SECTION 22-9-21, WHICH BEARS S1°08'30"E. (DATUM NAD-83)

CURVE DATA:

- ①
RAD. = 44.93'
DELTA = 83° 41' 08"
L.C. = 59.95'
L.C.B. = N49°18'35"W
TAN. IN = N7°28'01"W
TAN. OUT = S88°50'17"W
- ②
RAD. = 85.00'
DELTA = 89° 54' 58"
L.C. = 120.12'
L.C.B. = N46°12'14"W
TAN. IN = S88°50'17"W
TAN. OUT = N1°14'44"W

WITNESS MONUMENT TO THE SE. CORNER OF THE NE. 1/4 OF SECTION 22-9-21 CONC. MONUMENT WITH BRASS CAP

THE SE. CORNER OF THE NE. 1/4 OF SECTION 22-9-21 CONC. MONUMENT WITH BRASS CAP



LOCATION MAP

NORTHEAST 1/4 SEC. 22-9-21 (SCALE 1"=2000')

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF LOT 22, BLOCK 6, "ASSESSOR'S PLAT OF THE VILLAGE OF THIENSVILLE", BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Part of Lot 22, Block 6, "Assessor's Plat of the Village of Thiensville", being part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin, bounded and described as follows:

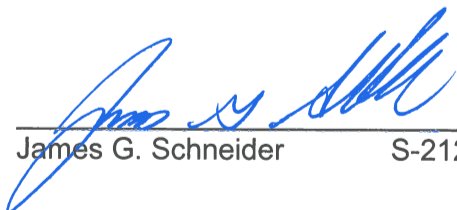
Commencing at the Northeast corner of the Northeast 1/4 of said Section 22; thence S1°08'30"E along the East line of said 1/4 Section, 1825.39 feet; thence S88°50'04"W, 455.74 feet to a point in the East line of Lot 22, Block 6, Assessor's Plat of the Village of Thiensville, said point also lying in the West right of way line of the Chicago, Milwaukee, St. Paul & Pacific Railroad, said point also being the point of beginning of lands to be described; thence S88°50'04"W, 2.12 feet to a point in the East right of way line of Ellenbecker Road; thence 65.62 feet along the East right of way line of Ellenbecker Road being the arc of a curve whose radius lies 44.93 feet to the southwest and whose chord bears N49°18'35"W, 59.95 feet to a point of reverse curvature; thence 133.39 feet along the East right of way line of Ellenbecker Road being the arc of a curve whose radius lies 85.00 feet to the northeast and whose chord bears N46°12'14"W, 120.12 feet to a point of tangency; thence N1°14'44"W along the East right of way line of Ellenbecker Road, 135.12 feet; thence N88°50'04"E, 209.35 feet to a point in the West right of way line the Chicago, Milwaukee, St. Paul & Pacific Railroad; thence S8°55'04"W along said West right of way line, 33.76 feet; thence S16°45'04"W along said West right of way line, 175.00 feet; thence S15°09'04"W along said West right of way line, 62.78 feet to the point of beginning.

Said lands containing 0.881 acres of land, more or less.

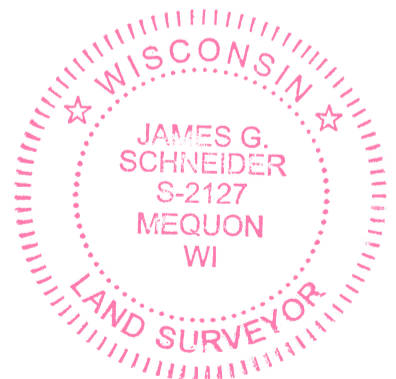
That I have made such survey, land division, and plat at the direction of James R. Desmond, OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Chapter 236.34 of the Wisconsin Statutes and the requirements of the Village of Thiensville, in surveying and mapping the same.


James G. Schneider S-2127

12-13-2024



This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF LOT 22, BLOCK 6, "ASSESSOR'S PLAT OF THE VILLAGE OF THIENSVILLE", BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, James R. Desmond, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

Witness

James R. Desmond

WITNESS the hand and seal of said OWNERS on this ____ day of _____, 20__.

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20__ James R. Desmond, to me known to be the person who executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires. _____

CONSENT OF MORTGAGEE

SUMMIT CREDIT UNION, existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above-described land does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map and does hereby consent to the above certificate of James R. Desmond, OWNER.

In witness whereof, the said Summit Credit Union has caused these presents to be signed by _____, it's _____ at _____, Wisconsin, this _____ day of _____, 20__.

IN THE PRESENCE OF:

Summit Credit Union

By: _____

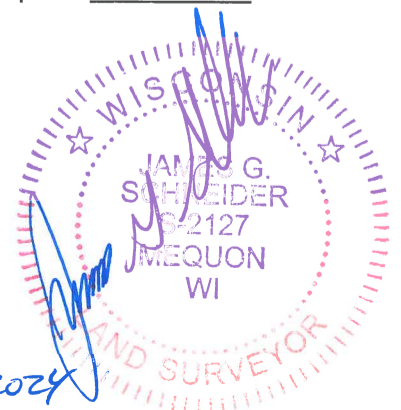
STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20__, _____, to me known to be the person who executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

This instrument was drafted by James G. Schneider



CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF LOT 22, BLOCK 6, "ASSESSOR'S PLAT OF THE VILLAGE OF THIENSVILLE", BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN.

VILLAGE OF THIENSVILLE PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Thiensville on this _____ day of _____, 20__.

John R, Rosing, Chairman

Date

Colleen Landisch-Hansen, Secretary

Date

VILLAGE OF THIENSVILLE BOARD APPROVAL

This Certified Survey Map, being a division of Se. 1/4 of the Ne. 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved by the Village Board of Trustees of the Village of Thiensville on this _____ day of _____, 20__.

John R, Rosing, Village President

Date

Colleen Landisch-Hansen, Village Clerk

Date

This instrument was drafted by James G. Schneider



12-13-2024



ZONING & DEVELOPMENT APPLICATION

Submission Information:

In order for applications to be processed, all required information drawings, application signatures, and fees must be submitted at the time of application. The Zoning Administrator reserves the right to deny any application that is incomplete or that is not accompanied by the required documents and plans.

Project Name: Desmond Land Split Date: 02/26/2025

Submittal deadline for next Plan Commission meeting: 02/27/2025

Property Address: 112 - 114 Ellenbecker Road

120500622005
Tax Key #

R2
Current Zoning

R2
Proposed Zoning

Property Owner:
James R Desmond

Name
114 Ellenbecker Rd

Address
414-915-8372

Phone
jdesmond@shorewest.com

Email Address

Applicant: Same as Owner

Name

Address

Phone

Email Address

If the applicant is not the owner of record, the applicant must submit a signed letter of authorization along with the application.

Project Description:

→ Current use of the site or tenant space: Residential living

→ Proposed use of site or tenant space: Vacant

→ Will there be any exterior changes to the building, site, or signage? Yes No

If yes, a Planning Commission application form and existing and proposed exterior elevations shall be submitted to the Community Services Department for approval. Some projects may be approved at the staff level while others may require Plan Commission approval.



Describe in detail the proposed activities to be conducted or the proposed construction at the subject property, and any accessory activities to be conducted:

No changes at this time. Simply splitting the property in half for possible future building site

Horizontal lines for providing additional details or descriptions.

Applicant and Owner hereby certify that they have read and understand all the information in this form.

Jim Desmond

02/26/2025

Applicant Signature

Date

Owner Signature

Date

Application Checklist (Review Submittal Required):

- Two paper copies and an electronic copy with files in PDF format
- Owners' statement
- Related exhibits (See Plan Commission checklist)
- Application and fees due 14 days prior to Plan Commission meeting for small projects; 30 days for large projects

Is this property in Thiensville's Historic District? Yes No

If yes, you must apply for a Certificate of Appropriateness with the Historic Preservation Commission.



VILLAGE OF THIENSVILLE DEVELOPMENT APPLICATION FEE SCHEDULE

TYPE OF REQUEST	BASE FEE	✓	Receipt
Pre-Application – Phone Consultation	\$25.00		
Pre-Application Conference/ Conceptual approval before Plan Commission	\$350.00		
Rezoning Requests*/Parcel Splitting	\$1,000.00 plus consultant rate for time over 6 hours		
SITE PLAN REVIEW			
Minor Requests (no construction)	\$350.00 plus consultant rate for time over 6 hours		
Minor Site Plan Request			
Zoning Code Research/Review			
BSOP Construction (<10,000sf)	\$350.00 plus consultant rate for time over 6 hours		
BSOP Construction (10,000sf – 50,000sf)	\$1,050.00 plus consultant rate for time over 6 hours		
Certified Survey Map	\$525.00 plus consultant rate for time over 3 hours	X	
Amendment to the Zoning Ordinance (Map or Text)*	\$1,050.00 plus consultant rate for time over 6 hours		
Planned Unit Development Overlay*	\$2,000.00 plus consultant rate for time over 8 hours		
Request for Variance*	\$350.00 plus consultant & legal rates for time over 6 hours		
Conditional Use Permit*	\$750.00 plus consultant rate for time over 4 hours and cost of the public hearing notice		
Special Exception Request	\$350.00 plus consultant & legal rates for time over 6 hours		
Certificate of Appropriateness – Historic Preservation, Residential or Commercial Historic Preservation District	No Charge		
Plan Commission Review (Residential)	No Charge		

DATE: _____

TOTAL FEE(S): _____

*Public Hearing required. The costs of Mailing/Delivering and Publication of Notice, Drafting of Ordinance/Resolution to be billed separately by Village Clerk’s Office.

The Village will invoice monthly with deposits refunded (if applicable) upon payment of all invoices. Until ALL application fees and the cost of additional review time is paid in full, no rezoning ordinance will take effect, no Plat nor Certified Survey Map will be released for recording, no building permit will be issued nor will any deposits be refunded



ZONING & DEVELOPMENT APPLICATION

Submission Information:

In order for applications to be processed, all required information drawings, application signatures, and fees must be submitted at the time of application. The Zoning Administrator reserves the right to deny any application that is incomplete or that is not accompanied by the required documents and plans.

Project Name: Desmond Land Split Date: 02/26/2025

Submittal deadline for next Plan Commission meeting: 02/27/2025

Property Address: 112 - 114 Ellenbecker Road

120500622005

Tax Key #

R2

Current Zoning

R2

Proposed Zoning

Property Owner:
James R Desmond

Name

114 Ellenbecker Rd

Address

414-915-8372

Phone

jdesmond@shorewest.com

Email Address

Applicant: Same as Owner

Name

Address

Phone

Email Address

If the applicant is not the owner of record, the applicant must submit a signed letter of authorization along with the application.

Project Description:

→ Current use of the site or tenant space: Residential living

→ Proposed use of site or tenant space: Vacant

→ Will there be any exterior changes to the building, site, or signage? Yes No

If yes, a Planning Commission application form and existing and proposed exterior elevations shall be submitted to the Community Services Department for approval. Some projects may be approved at the staff level while others may require Plan Commission approval.



Describe in detail the proposed activities to be conducted or the proposed construction at the subject property, and any accessory activities to be conducted:

No changes at this time. Simply splitting the property in half for possible future building site

Horizontal lines for providing additional details or answers.

Applicant and Owner hereby certify that they have read and understand all the information in this form.

Jim Desmond

02/26/2025

Applicant Signature

Date

Owner Signature

Date

Application Checklist (Review Submittal Required):

- Two paper copies and an electronic copy with files in PDF format
Owners' statement
Related exhibits (See Plan Commission checklist)
Application and fees due 14 days prior to Plan Commission meeting for small projects; 30 days for large projects

Is this property in Thiensville's Historic District? Yes No

If yes, you must apply for a Certificate of Appropriateness with the Historic Preservation Commission.



VILLAGE OF THIENSVILLE DEVELOPMENT APPLICATION FEE SCHEDULE

TYPE OF REQUEST	BASE FEE	✓	Receipt
Pre-Application – Phone Consultation	\$25.00		
Pre-Application Conference/ Conceptual approval before Plan Commission	\$350.00		
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SITE PLAN REVIEW			
Minor Requests (no construction)	\$350.00 plus consultant rate for time over 6 hours		
Minor Site Plan Request			
Zoning Code Research/Review			
BSOP Construction (<10,000sf)	\$350.00 plus consultant rate for time over 6 hours		
BSOP Construction (10,000sf – 50,000sf)	\$1,050.00 plus consultant rate for time over 6 hours		
Certified Survey Map	\$525.00 plus consultant rate for time over 3 hours	X	14467
Amendment to the Zoning Ordinance (Map or Text)*	\$1,050.00 plus consultant rate for time over 6 hours		
Planned Unit Development Overlay*	\$2,000.00 plus consultant rate for time over 8 hours		
Request for Variance*	\$350.00 plus consultant & legal rates for time over 6 hours		
Conditional Use Permit*	\$750.00 plus consultant rate for time over 4 hours and cost of the public hearing notice		
Special Exception Request	\$350.00 plus consultant & legal rates for time over 6 hours		
Certificate of Appropriateness – Historic Preservation, Residential or Commercial Historic Preservation District	No Charge		
Plan Commission Review (Residential)	No Charge		

2/26/25 *ash*

DATE: _____

TOTAL FEE(S): _____

*Public Hearing required. The costs of Mailing/Delivering and Publication of Notice, Drafting of Ordinance/Resolution to be billed separately by Village Clerk’s Office.

The Village will invoice monthly with deposits refunded (if applicable) upon payment of all invoices. Until ALL application fees and the cost of additional review time is paid in full, no rezoning ordinance will take effect, no Plat nor Certified Survey Map will be released for recording, no building permit will be issued nor will any deposits be refunded



VILLAGE OF THIENSVILLE

250 ELM STREET
THIENSVILLE, WI 53092
United States
(262) 242-3720

Receipt: 0000014467 02/26/25

Cashier: LLILJA
Received Of: **JAMES DESMOND**
(DO NOT PAY - AUTO PAYMENT)
112 ELLENBECKER ROAD
THIENSVILLE WI 53092

The sum of: 525.00

MISC	CERTIFIED SURVEY MAP FEE		525.00
		01-00-000-13100	525.00
		Total	525.00

TENDERED: Check 1439 525.00

Signed: _____

**112 ELLENBECKER ROAD
CERTIFIED SURVEY MAP
PLAN COMMISSION REVIEW**

To: Thiensville Plan Commission

Prepared by: Meredith Perks, Village Planner

Date: October 14, 2025

General Information

Applicant:	James Desmond, Property Owner
Location:	112 Ellenbecker Road
Requested Action:	Certified Survey Map (CSM) Review
Existing Zoning:	R-2 Single Family

Project Description:

The Applicant and property owner is submitting a proposed Certified Survey Map (CSM) to split Parcel Number 120500622005 into two parcels. The current parcel is approximately .88 acres and contains a single-family home. The parcel is zoned R-2 Single Family.

The proposed land split will create a new, vacant parcel that could be a future building site. The proposed parcels meet the R-2 zoning lot standards, including minimum area and width, and are developable lots per the code. The site will be served by municipal utilities.

Staff Evaluation:

Staff's review indicates full compliance with the Village of Thiensville zoning code requirements and therefore approval is recommended.

Recommendation:

Recommend the proposed CSM for approval by the Village Board.

**301 NORTH MAIN STREET
MIXED USE REDEVELOPMENT
REZONING AND BUILDING AND SITE PLAN APPROVAL**

To: Thiensville Plan Commission
Date: October 14, 2025

Prepared by: Meredith Perks, Village Planner

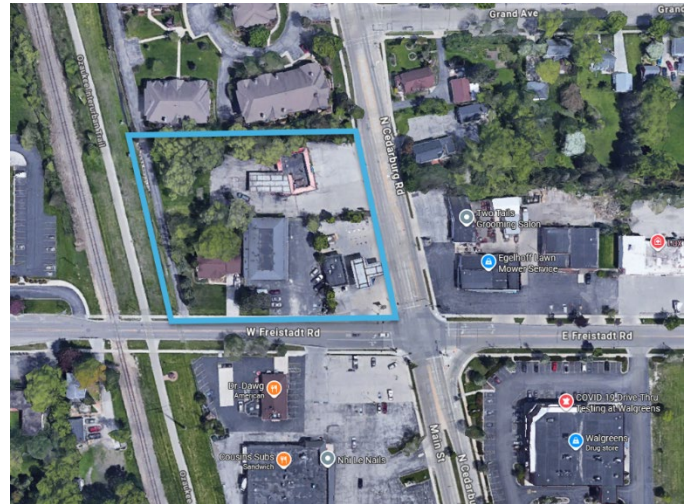
General Information

Applicant:	Joe Lak, Jim Sedgwick, Heimat Capital, LLC
Status of Applicant:	Developer
Location:	301 North Main Street
Requested Action:	Rezoning, Building and Site Plan Review
Existing Zoning:	B-4

Background Information:

The applicant is proposing a new three-story, mixed-use building, including approximately 7,000 sf of active, commercial, and amenity space and 80 residential units, at the corner of West Freistadt Road and North Main Street/Cedarburg Road. The site is currently owned by the Village of Thiensville and is an anchor property in Thiensville’s TID #2. The redevelopment of the site is an important component of Thiensville Crossing and the TID #2 project plan. The property is currently zoned B-4 Highway Business District.

The Heimat Group was selected following a Request for Qualifications (RFQ) process to pursue redevelopment of the site and entered a Memorandum of Understanding (MOU) with the Village to develop a project plan and reach a Development Agreement that will include the transfer of the project site from the Village to the development group. After several months of working closely with the Village, the applicant is requesting the property be rezoned to CMU-Central Mixed Use as well as building and site plan approval.



The Village Board approved a Certified Survey Map (CSM) on September 22, 2025, combining the 4 previous parcels into a single parcel to advance the orderly development of the site.

Rezoning Review:

The applicant is requesting to rezone the property to CMU-Central Mixed Use from the current B-4 Highway Business zoning. Rezoning the property to CMU-Central Mixed Use will permit the orderly development of the parcel in accordance with the Thiensville Crossing and TID #2 project plan. The proposed mixed-use project

complies with the uses permitted in the CMU-Central Mixed Use district. CMU-Central Mixed Use is consistent with the recently amended Comprehensive Plan and Future Land Use Map.

Staff recommend that the Plan Commission recommend the rezoning request to the Village Board for approval, pending a public hearing.

Building and Site Plan Review:

The proposed project was reviewed for compliance with the CMU-Central Mixed Use zoning district standards, as described in the table below. Mixed-Use is a use permitted by right. The project is three-stories and includes 80 residential units and approximately 7,000 sf of active, commercial, and amenity space. The residential rental units will be market rate with high-end features and building amenities. The proposed active space meets the use regulation requirements for corner buildings. Per the zoning code, Freistadt Road is the Primary Street frontage and Main Street is the Secondary Street frontage.

Yard/Height Requirement	CMU-Central Mixed Use	Proposed Project Compliance
Minimum Total Lot Area	6,000 sf	Yes
Minimum Lot Width	50 ft	Yes
Minimum Lot Depth	50 ft	Yes
Maximum Lot Coverage	90%	Yes
Street Setback – Corner	Min: 0 ft Max: 15 ft	Yes
Rear Setback	Min: 10 ft	Yes
Side Setback	Min: 0 ft	Yes
Maximum Building Height	55 ft and not more than 4 stories	Yes

The application proposes a total of 104 resident and guest parking stalls. Eighty-five lower-level spaces will provide one stall per unit underground. An additional 19 stalls will be available for residents via a WE Energies easement on the west of the site. The total residential parking (104 dedicated stalls) represents 1.3 stalls per unit or approximately 1 space per bedroom across the 80 units. The Thiensville Zoning Code parking regulations, Section 17.0503.M.(1), multi-family residences require 2 spaces per unit. The CMU-Central Mixed Use district allows the Zoning Administrator to approve an alternative parking count. The Zoning Administrator and Village Staff believe that the parking provided by the project will meet modern standards for the unit mix and approve the parking justification and recommend approval.

The project will also provide 30 visitor and commercial tenant parking spaces as well as eight on-street parking spaces. This meets the zoning code regulation for general retail uses. The off-street parking lot generally meets zoning code design standards for driveways and stall dimensions. With the Plan Commission’s recommendation, Village staff will work with the applicant update the west driveway from 18 ft to 20 ft per the code. The project also identifies a loading zone as required by the code. The CMU-Central Mixed Use district requires one indoor bicycle parking space per residential unit. The applicant has indicated that each underground vehicular parking stall will include a bicycle rack. This would meet the required bicycle parking standard, however, Village staff requests that the applicant illustrate the required bicycle parking on updated lower-level floor plans prior to receiving construction permits. The project also provides the required visitor bicycle parking, including the bonus bicycle parking required by the project’s proximity to the Interurban Trail.

The proposed landscape plan includes green space in the interior courtyard and parking area, landscaping along the Main Street frontage, and featured landscaping at the corner of Freistadt Road and Main Street. The proposed landscaping incorporates a variety of species and meets the CMU-Central Mixed Use district requirements for foundation coverage. With the Plan Commission's recommendation, Village Staff will continue to work with the applicant on the landscape plan for the corner area and south façade and terrace to create an attractive anchor for the development and the community. The future Development Agreement will include a provision that prior to project implementation, the applicant will provide Village staff with a final landscaping plan that aligns with the standard and level of landscaping illustrated in this application but may reflect updates to the specific planting areas or species as may be needed in the future.

The proposed light poles meet the Code height maximums and will be cutoff type fixtures as required. With the Plan Commission's recommendation, Village Staff will work with the applicant to adjust lighting features near the main retail entrance to meet Village luminary standards and address illuminance in excess of 2 footcandles at the lot line.

The application does not include signage for the residential project or the future commercial tenants at this time. The applicant will be required to provide a sign permit application prior to construction.

Review of the application finds that the proposed project meets the Criteria for Review and Approval, per Section 17.1209. This includes the project's consistency with the Comprehensive Plan as well as the general welfare of the Village. The project is compatible with surrounding uses, does not cause undue strain on Village infrastructure or public services, demonstrates adequate traffic and circulation plans, and meets zoning requirements. Staff recommends Site Plan approval with the following conditions:

1. Applicant shall work with Village staff to confirm all proposed luminaires comply with Village code standards, including maximum wattage and illuminance.
2. Applicant shall work with Village staff to complete the landscape plan, including the corner of Freistadt Road and Main Street and the south frontage.
3. Applicant shall update the west driveway to meet the Village standard of 20 ft.
4. Applicant shall provide an updated lower-level floor plan or narrative to confirm the project meets the residential bicycle parking standards.
5. Applicant shall comply with all Engineering comments attached in Appendix A.

Architectural Review:

The proposed building is of a high design quality and meets the CMU-Central Mixed Use design standards. The building will enhance the corner and bring attractive, modern development to the Village and TID #2, while keeping with the character of Thiensville. The project's proposed materials are generally of high quality according to the CMU-Central Mixed Use district standards and include stone and brick masonry, engineered wood panels, and decorative metal paneling. The variation in materials and color will provide attractive articulation to the building façade. The proposed building also meets the CMU-Central Mixed Use standards for windows on each floor and the building meets maximum length standards. The primary residential entrance will be on Main Street and the primary commercial entrance will be on Freistadt Road. Each entrance is prominent in the façade and includes attractive architectural features.

Staff recommend architectural approval.

PLAN COMMISSION APPLICATION

Submission Information:
 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.

Property Address: _____

 Tax Key #

 Current Zoning

Property Owner:

Applicant: Same as Owner

 Name

 Name

 Address

 Address

 Phone

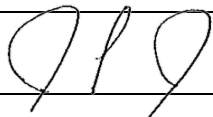
 Phone

 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.



 Applicant Signature

 Date

Planner Fee Schedule: The Village provides the first half hour of the Village Planner’s services. Any additional plan review time is billed at \$130.00/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 this 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 Southern Ozaukee Fire Department for review, approval, and inspections.*

Village Staff Review

Application Complete. Items needed: _____

Submitted to Village Planner on _____ Approved by planner on _____

Historic Preservation Approval (if needed) on _____

Additional Remarks/Conditions:

Village Staff Signature

Date

ZONING & DEVELOPMENT APPLICATION

Submission Information:

In order for applications to be processed, all required information drawings, application signatures, and fees must be submitted at the time of application. The Zoning Administrator reserves the right to deny any application that is incomplete or that is not accompanied by the required documents and plans.

Project Name: _____ **Date:** _____

Submittal deadline for next Plan Commission meeting: _____

Property Address: _____

Tax Key #	Current Zoning	Proposed Zoning

Property Owner:

Name

Address

Phone

Email Address

Applicant: Same as Owner

Name

Address

Phone

Email Address

If the applicant is not the owner of record, the applicant must submit a signed letter of authorization along with the application.

Project Description:

→ Current use of the site or tenant space: _____


→ Proposed use of site or tenant space: _____

→ Will there be any exterior changes to the building, site, or signage? Yes No

If yes, a Planning Commission application form and existing and proposed exterior elevations shall be submitted to the Community Services Department for approval. Some projects may be approved at the staff level while others may require Plan Commission approval.

Describe in detail the proposed activities to be conducted or the proposed construction at the subject property, and any accessory activities to be conducted:

Applicant and Owner hereby certify that they have read and understand all the information in this form.



 Applicant Signature

 Date

 Owner Signature

 Date

Application Checklist (Review Submittal Required):

- Two paper copies and an electronic copy with files in PDF format
- Owners' statement
- Related exhibits (See Plan Commission checklist)
- Application and fees due 14 days prior to Plan Commission meeting for small projects; 30 days for large projects

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VILLAGE OF THIENSVILLE DEVELOPMENT APPLICATION FEE SCHEDULE

TYPE OF REQUEST	BASE FEE	✓	Receipt
Pre-Application – Phone Consultation	\$25.00		
Pre-Application Conference/ Conceptual approval before Plan Commission	\$350.00		
Rezoning Requests*/Parcel Splitting	\$1,000.00 plus consultant rate for time over 6 hours		
SITE PLAN REVIEW			
Minor Requests (no construction)	\$350.00 plus consultant rate for time over 6 hours		
Minor Site Plan Request			
Zoning Code Research/Review			
BSOP Construction (<10,000sf)	\$350.00 plus consultant rate for time over 6 hours		
BSOP Construction (10,000sf – 50,000sf)	\$1,050.00 plus consultant rate for time over 6 hours		
Certified Survey Map	\$525.00 plus consultant rate for time over 3 hours		
Amendment to the Zoning Ordinance (Map or Text)*	\$1,050.00 plus consultant rate for time over 6 hours		
Planned Unit Development Overlay*	\$2,000.00 plus consultant rate for time over 8 hours		
Request for Variance*	\$350.00 plus consultant & legal rates for time over 6 hours		
Conditional Use Permit*	\$750.00 plus consultant rate for time over 4 hours and cost of the public hearing notice		
Special Exception Request	\$350.00 plus consultant & legal rates for time over 6 hours		
Certificate of Appropriateness – Historic Preservation, Residential or Commercial Historic Preservation District	No Charge		
Plan Commission Review (Residential)	No Charge		

DATE: 8.15.25

TOTAL FEE(S): \$1,050.00

*Public Hearing required. The costs of Mailing/Delivering and Publication of Notice, Drafting of Ordinance/Resolution to be billed separately by Village Clerk's Office.

The Village will invoice monthly with deposits refunded (if applicable) upon payment of all invoices. Until ALL application fees and the cost of additional review time is paid in full, no rezoning ordinance will take effect, no Plat nor Certified Survey Map will be released for recording, no building permit will be issued nor will any deposits be refunded



Revised submittal – October 1, 2025

Mr. Andy Lafond
Director of Community Services
Village of Thiensville
250 Elm Street
Thiensville, WI 53092

RE: Zoning and Development Application, Plan Commission Application – 301 N. Main Mixed-Use Redevelopment

Mr. Lafond,

On behalf of The Heimat Group and its subsidiary Heimat Capital LLC, we are seeking consideration from the Village of Thiensville and the Plan Commission for the proposed redevelopment of the approximately two-acre site located at the northwest corner of N. Main Street and W. Freistadt Road. Our request has been developed in close coordination with Village staff and following community input shared earlier this year. This proposal seeks to address important needs of the community while retaining the historic charm of the Village.

The site previously consisted of four legal parcels recently joined by Certified Survey Map - all of which are zoned Central Mixed-Use District - with the prior addresses of: 301 N. Main Street, 305 N. Main Street, 102 W. Freistadt and 122 W. Freistadt. The now combined parcel is owned by the Village of Thiensville, with a Memorandum of Understanding executed between the Village of Thiensville and Heimat Capital LLC for their intended redevelopment.

The 301 property most recently operated as a gas station. Site records indicate that some degree of previous tank removal and remediation activities occurred such that the site was deemed “closed” by the Wisconsin Department of Natural Resources. The parcel was purchased by the Village in 2021 and the prior structure subsequently razed.

The 305 property most recently operated as a restaurant with similar prior uses dating to the 1960’s. The parcel was purchased by the Village in 2021 and the prior structure subsequently razed.

The 102 property was most recently home to a mixed-use retail center with multiple apartment residences above. The parcel was purchased by the Village in 2022 and the prior structure subsequently razed.

The 122 property was most recently a single-family home site. The parcel was purchased by the Village in 2024 and the prior residence subsequently razed.

Through the thoughtful acquisition and assemblage of the parcels noted above, the Village of Thiensville has created an opportunity for a catalytic development in the heart of TID #2, one consistent with the intended use contemplated in the Village of Thiensville’s 2035 Comprehensive Plan.

Proposed Project Plan

Following the Villages’ effort to combine the four legal parcels into one, we intend to develop a mixed-use building featuring first floor commercial retail, along with market-rate apartment homes. The “L-shaped” building will feature an entrance gateway along W. Freistadt Road providing access to an interior courtyard for retail visitors and an additional, separate parking access lane for the residents who call 301 N. Main home, highlighting a sense of place and providing approximately 10-20 additional surface parking spaces for those residents and their guests alike. The building will have approximately 80 total residential units, consisting of approximately 3 studios, 51 one-bedroom units ranging in size from approximately 700 sf to 800 sf, 26 two-bedroom units ranging in size from 1100 sf to 1400 sf, along with approximately 85 underground parking spaces and 30 additional visitor/commercial spaces.

The building will consist of a three-story structure with first floor retail anchoring the hard corner of Freistadt and Main and two full floors of residential above. The balance of the building along N. Main Street will feature residential units offering large exterior balconies and first floor direct access units in efforts to activate the streetscape and provide a subtle transition to the neighboring residential uses to the North.

The Village of Thiensville’s 2035 Comprehensive Plan identifies objectives including but not limited to: creating additional housing within the Village – of varying types – while working to actively promote the growth of downtown, activating the Ozaukee Interurban Trail and maintaining the traditional characteristics of a small town. It is our strong belief that the proposed plan furthers each of those objectives.

Approvals Sought

Please note that our request is consistent with the Central Mixed-Use zoning, adopted in May 2025.

In order to pursue this redevelopment project, our project team will work with the Village of Thiensville to seek architectural reviews, engineering and construction approvals and permits as well as Village support via pay-go Tax Incremental Financing within the existing TID #2 to help create an economically viable project.

Tax Incremental Financing - TID #2

This site provides an opportunity to substantially improve the aesthetic, economic and social value of downtown Thiensville and the community as a whole. However, given the existing site conditions and economic constraints beyond our control, there will be substantial costs associated with redevelopment. Fortunately, the State of Wisconsin recognizes TIF as a valuable economic development tool, developed specifically to address situations such as this. We propose to work with the Village of Thiensville to utilize the existing TID #2 which will leverage the substantial increase in future assessed value to finance costs necessary to make this project economically feasible. Without this support, costs of redevelopment would make the redevelopment of this site financially unfeasible.

HEIMAT

This project presents a once in a generation opportunity to achieve the following goals/objectives as noted in the 2035 Village of Thiensville Comprehensive Plan:

- Land Use: To be a community offering single and multi-family residential, commercial, and public land uses which complement and enhance one another.
- Land Use: Encourage the development of undeveloped land to be consistent with the surrounding land uses. This should be done while still maintaining a diversity of land uses
- Land Use: Encourage development of the Village in such a way as to encourage pedestrian travel, utilization of the Ozaukee Interurban Trail, and other traditional characteristics of a small town.
- Economic Base: To be a community with a healthy, thriving business district complemented by attractive, well-maintained housing.
- Housing: To be a community in which the housing stock is well maintained, an adequate supply of single-and multi-family housing exists, and the broad range of housing values which currently exists is maintained.
- Community Resources and Public Facilities: Preserve Thiensville’s positive features – cultural heritage, community health, safety, enjoyment – while encouraging development and redevelopment that will insure the Village’s continued independence and quality of life.
- Natural Environment and Community Restoration: To be a community in which the public health, safety, beauty, small town atmosphere, historic heritage, natural amenities, and overall community identity are preserved and actively maintained while keeping an open mind about developments which will enhance the Village

We have worked to understand the desires of Thiensville residents & staff alike and believe our project proposal addresses community objectives in a thoughtful manner. We are excited to bring this project to fruition and welcome your questions, comments, feedback and support as we work together to mutually achieve our project goals.

Sincerely,

THE HEIMAT GROUP INC.



Joseph F. Lak II
Principal



Jim Sedgwick
Principal

301 NORTH MAIN STREET

Plan Commission Submittal - Village of Thiensville

October 1, 2025

Developer:

The Heimat Group Inc.

Property Management & Leasing:

Heimat Property Management Inc.

Architect:

The Kubala Washatko Architects

Contractor:

Berghammer Construction

Civil & Landscape:

Pinnacle Engineering Group

Structural:

Pierce Engineers, Inc.



HEIMAT





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REFER TO OTHER SUBMITTED DOCUMENTS FOR ADDITIONAL INFORMATION

Building Information

PROJECT DATA

Building Address: 301 North Main Street
Thiensville, WI 53092

Zoning: Central Mixed-Use

Gross Lot Area: 79,756 Square Feet

Project Description: The project will consist of one (1) mixed-use building:
Three (3) floors above grade and one (1) floor below grade parking.
Above grade levels will be comprised of:
- 1 Floor of Lobby/Resident Units & Amenities/Retail
- 2 Floors of Residential

Building Height: Approx. 42'-0"

Type of Construction: Type V-A, fully sprinklered

Project Unit Count: 80 Apartment Units

Commercial / Public Space: Approximately 4,585 Net Leaseable Square Feet (First Floor)
Approximately 7,000 Net SF Lobby, Retail, & Amenity Space (First Floor)

Parking Count: 104 Resident & Guest Parking Spaces
85 Lower Level Spaces
19 Surface Parking Spaces accessed via easement
30 Visitor & Commercial Parking Spaces
134 Total Parking Spaces

8 Proposed on-street parking spaces

Unit Data:

Apartments	
Studio	3 Units
1 Bedroom	51 Units
2 Bedroom	26 Units
<hr/>	
Total	80 Units
Studio	4%
1 Bedroom	64%
2 Bedroom	32%

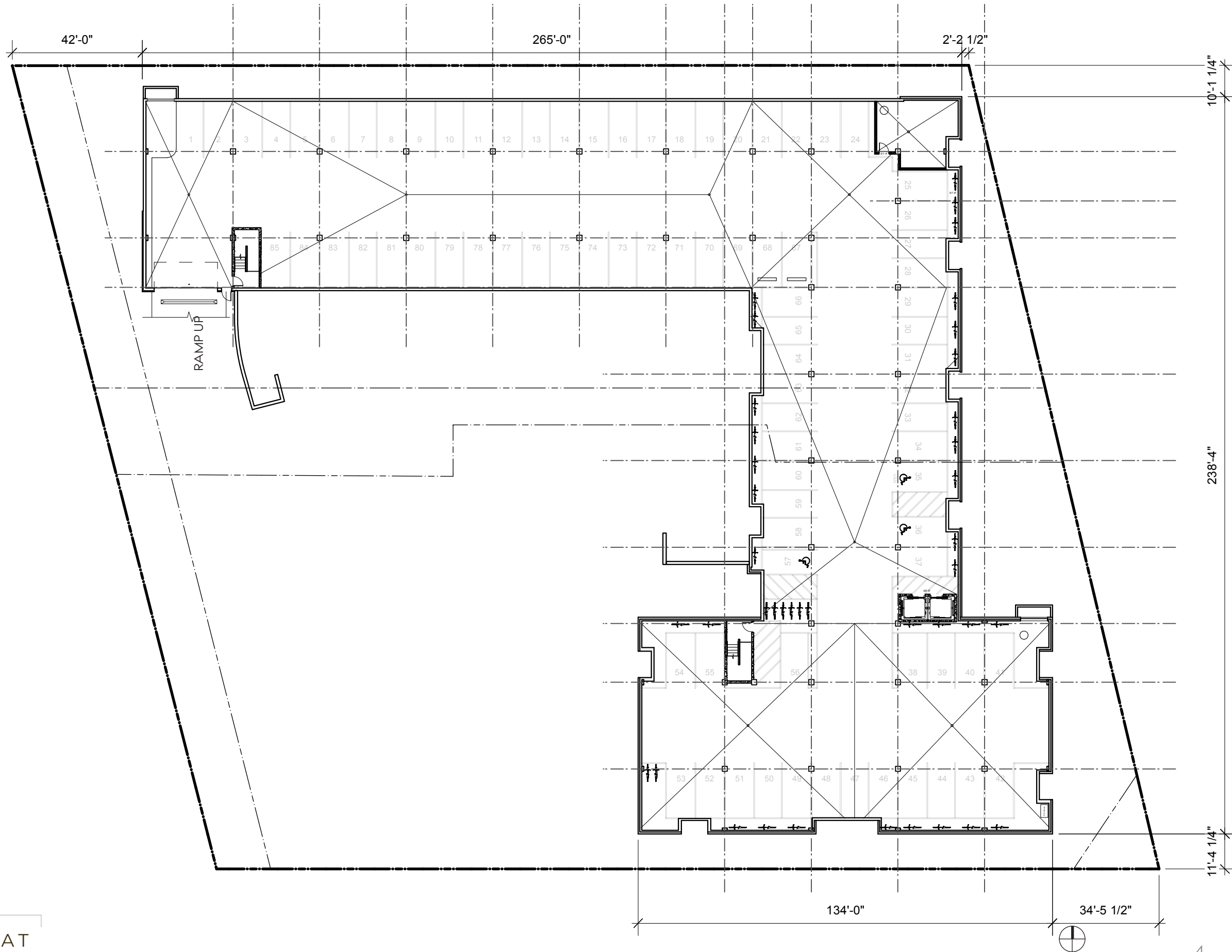


Lower Level Plan

SCALE : 1/32" = 1'-0"

FLOOR PLAN INFORMATION

- 32,812 GSF
- 85 Resident Parking Spaces
- Bicycle Parking
- Mechanical Space
- Pet Wash Area

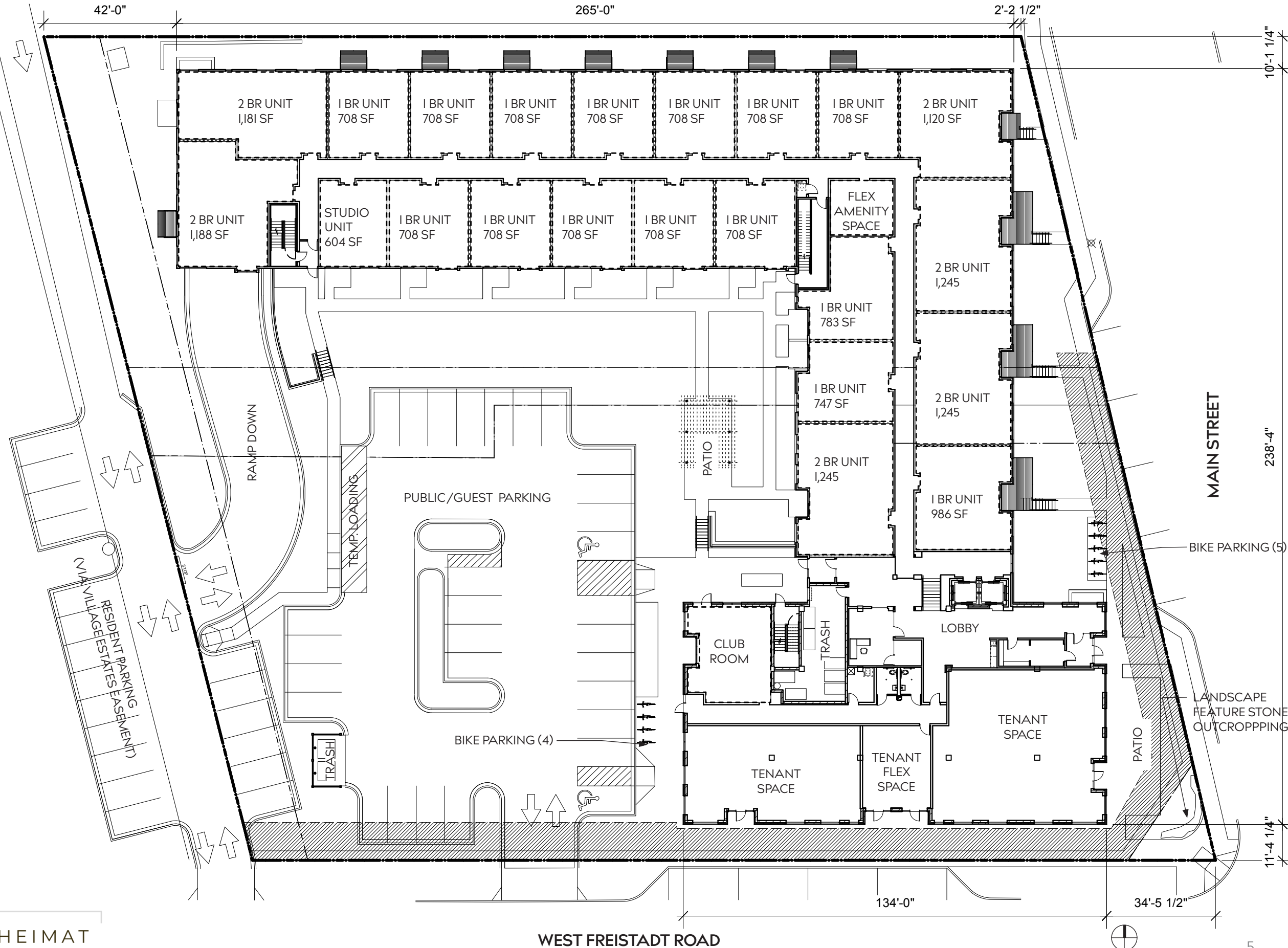


First Floor Plan

SCALE : 1/32" = 1'-0"

FLOOR PLAN INFORMATION

- 32,812 GSF
- 30 Visitor / Commercial Parking Spaces
- Approximately 4,585 NSF Leaseable Retail
- Approximately 2,400 NSF Apartment Lobby, Club Room, Leasing Office, Amenity Flex Space
- Bicycle Parking



301 N. MAIN STREET
MIXED-USE



HEIMAT

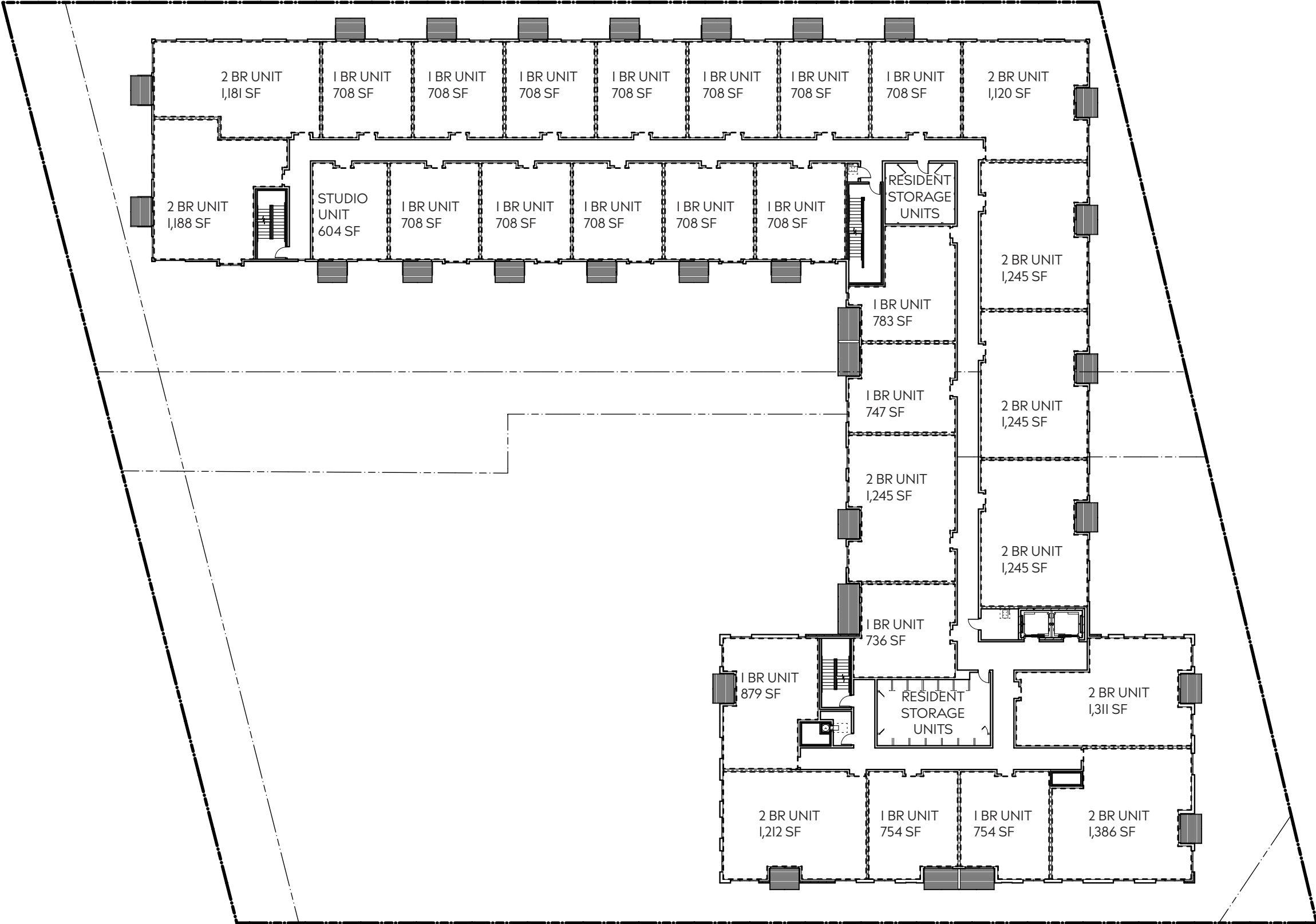
WEST FREISTADT ROAD

Second Floor Plan

SCALE : 1/32" = 1'-0"

FLOOR PLAN INFORMATION

- 32,702 GSF
- 29 Residential Apartment Units
- Resident Storage Units

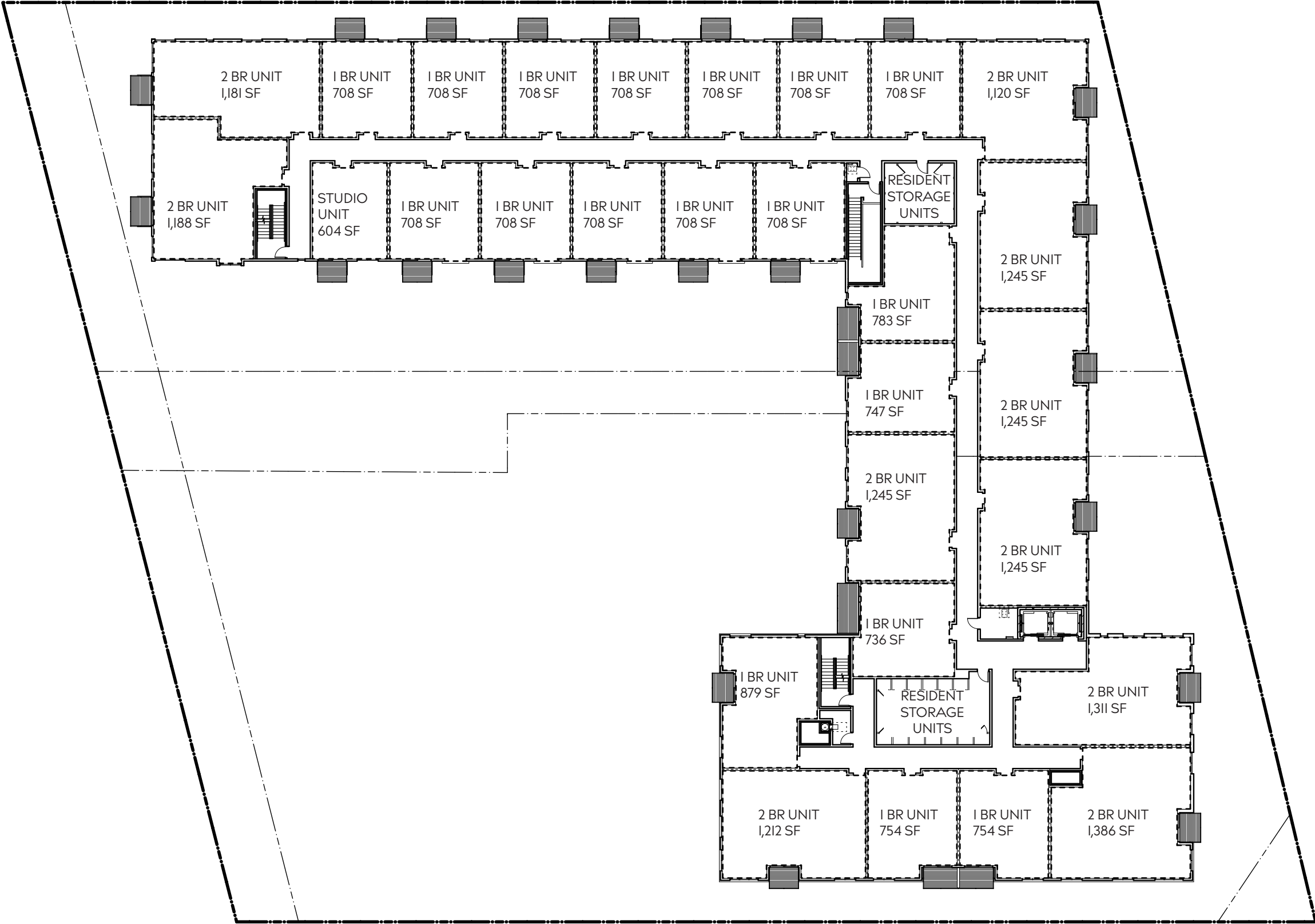


Third Floor Plan

SCALE : 1/32" = 1'-0"

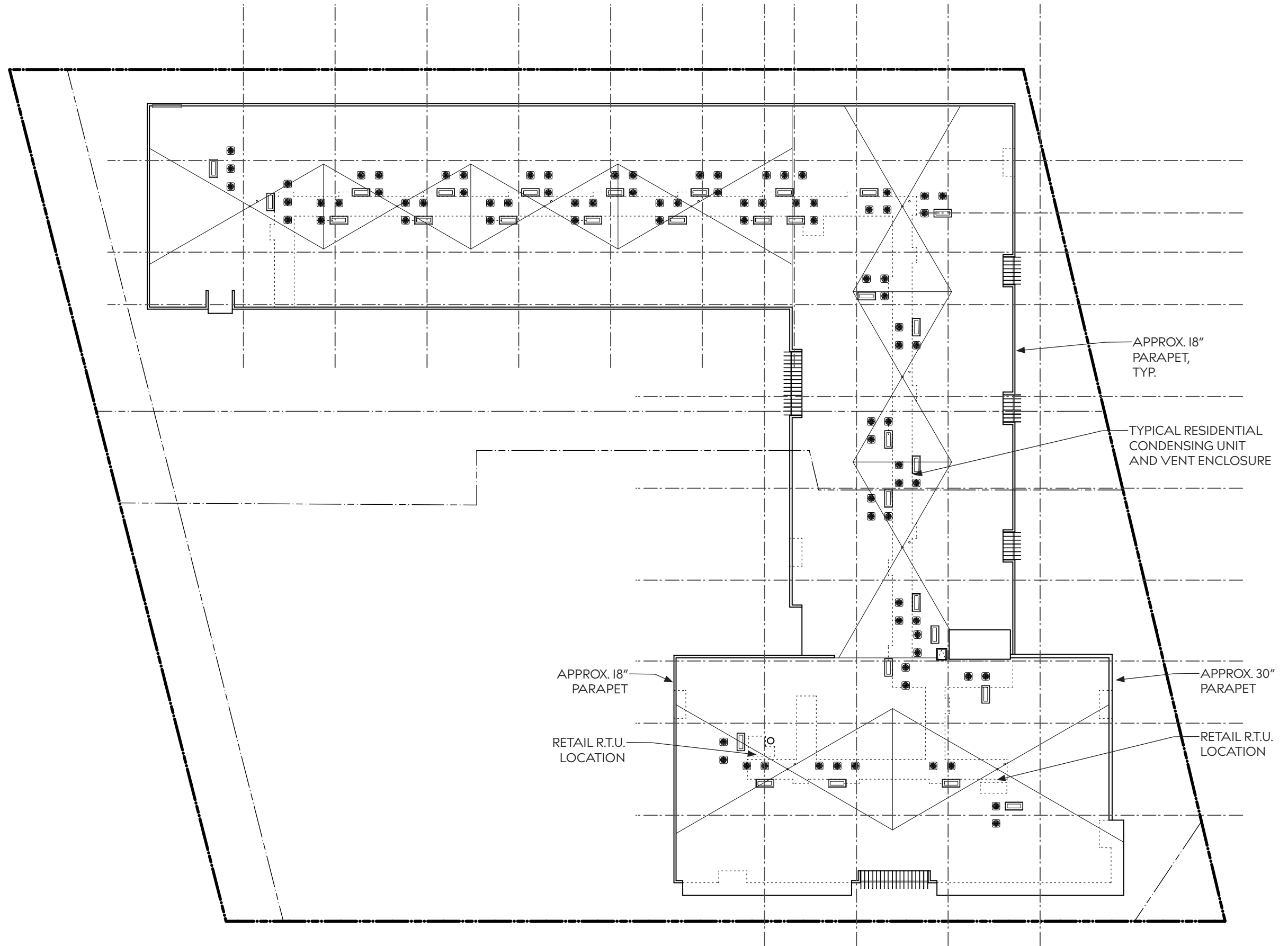
FLOOR PLAN INFORMATION

- 32,702 GSF
- 29 Residential Apartment Units
- Resident Storage Units



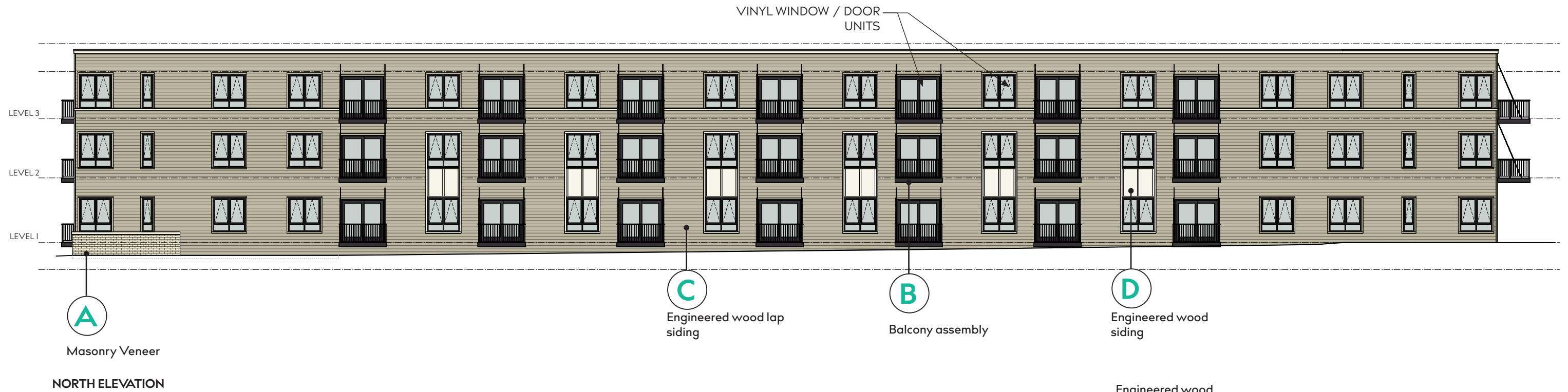
Roof Plan

SCALE : 1/32" = 1'-0"



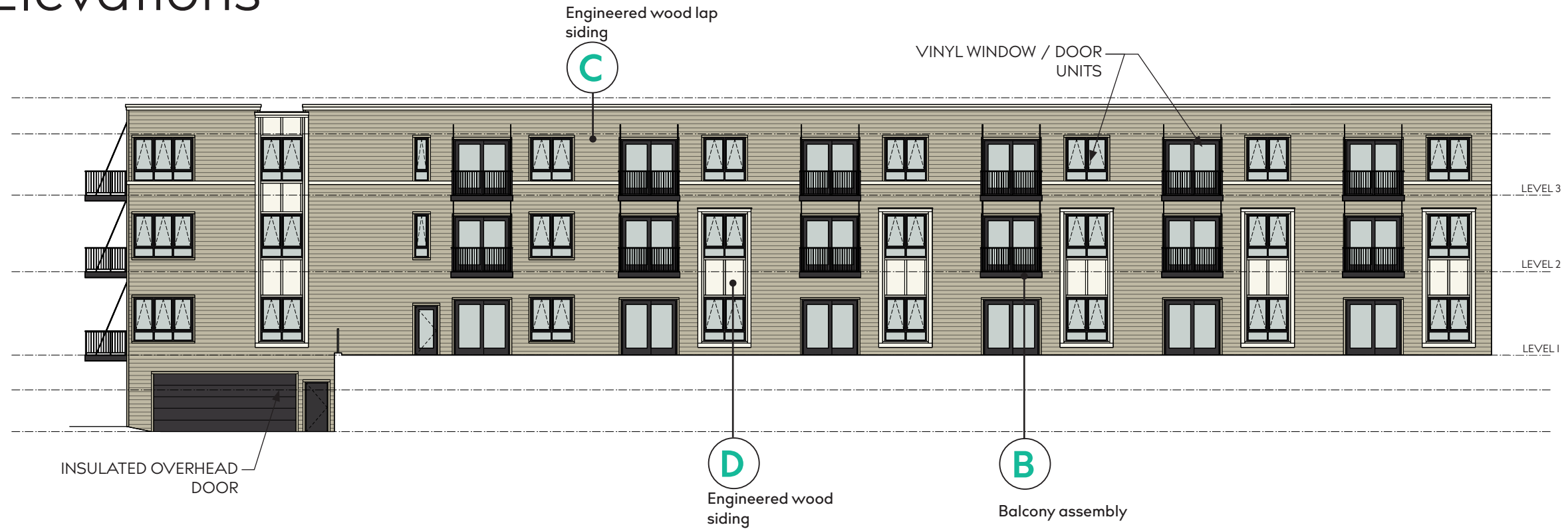
Exterior Elevations

NOT TO SCALE



Exterior Elevations

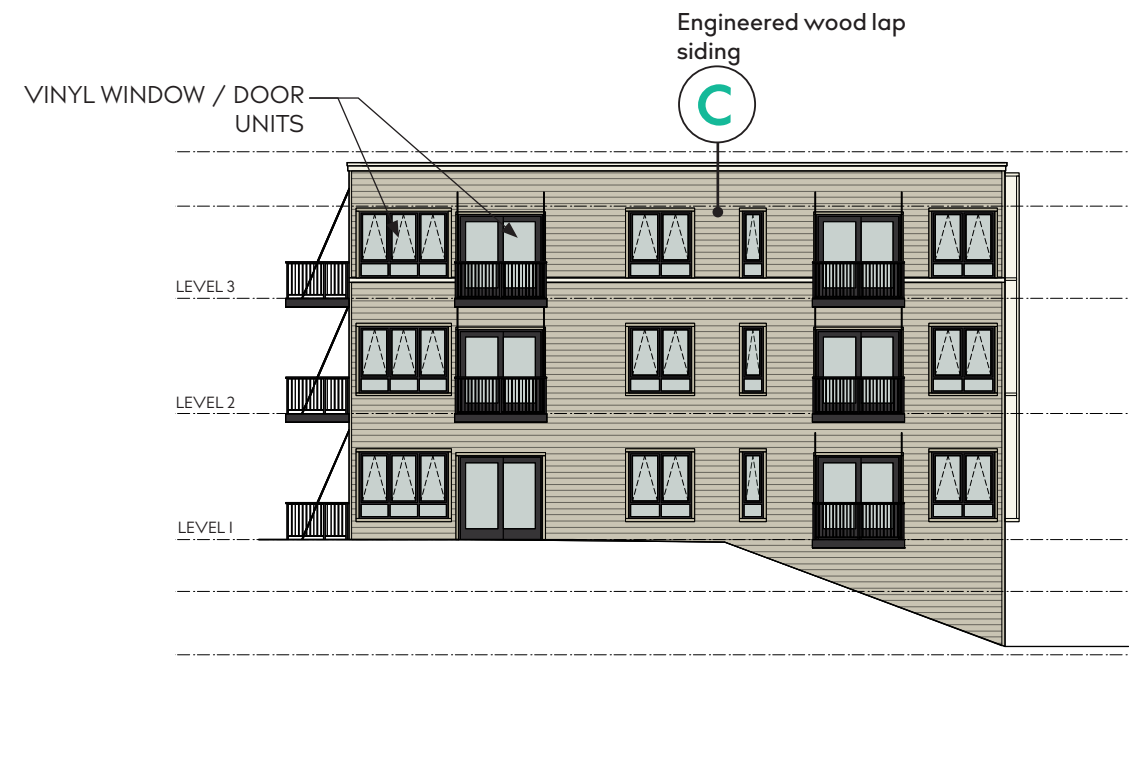
NOT TO SCALE



SOUTH ELEVATION (COURTYARD)



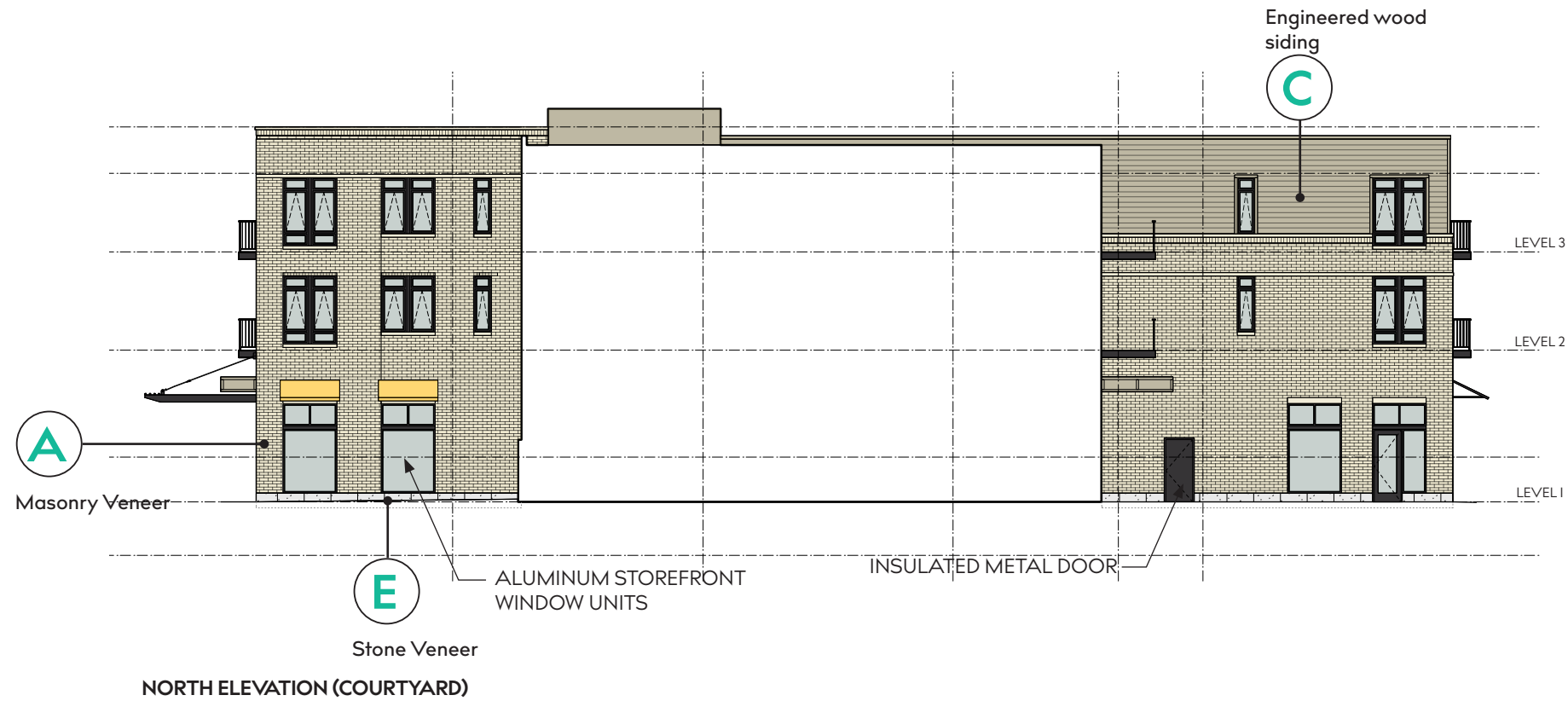
SOUTH ELEVATION



WEST ELEVATION

Exterior Elevations

NOT TO SCALE



Exterior Materials

Material - **A**

Clay Masonry Veneer

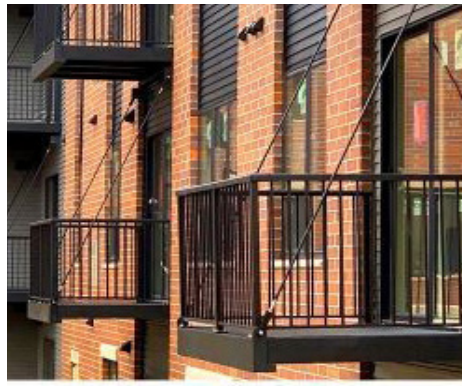
Profile: Utility
(Mortar Color TBD)



Material - **B**

Aluminum Balcony Assembly

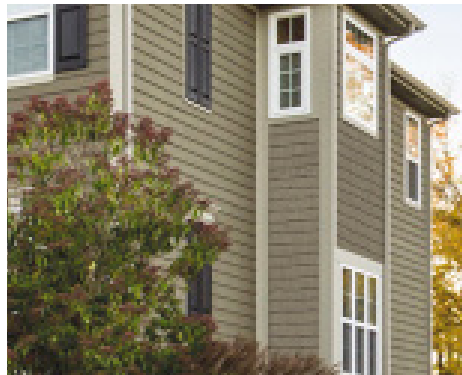
Color: Match Windows



Material - **C**

Engineered Wood Lap Siding

Profile: Smooth lap (7" exposure)



Material - **D**

Engineered Wood Siding

Profile: Smooth nickle gap shiplap & flat panel



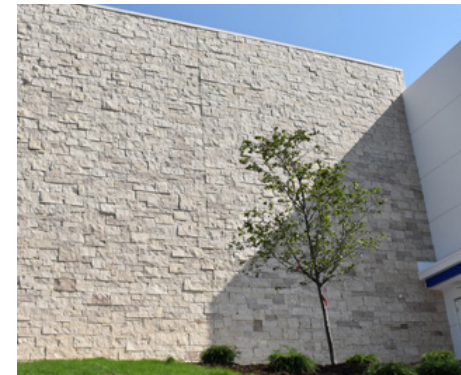
Material - Roofing

Black EPDM Roofing Membrane

Material - **E**

Stone Masonry Veneer

Profile: Varied



Material - **F**

Metal Cladding

Profile: Flat-lock shingle



Rendering

VIEW FROM SOUTHEAST



301 N. MAIN STREET
MIXED-USE



HEIMAT

Rendering

VIEW FROM EAST



301 N. MAIN STREET
MIXED-USE



HEIMAT

Rendering

VIEW FROM WEST



301 NORTH MAIN STREET

Plan Commission Submittal - Village of Thiensville
October 1, 2025

CONTACT

Matt Frydach AIA, NCARB
Partner
262.377.6039
mfrydach@tkwa.com



CONTACT

Joseph Lak
Principal
262.439.4200
joe.lak@theheimatgroup.com

HEIMAT

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DESIGNED: TOM

DRAFTED: AFI

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

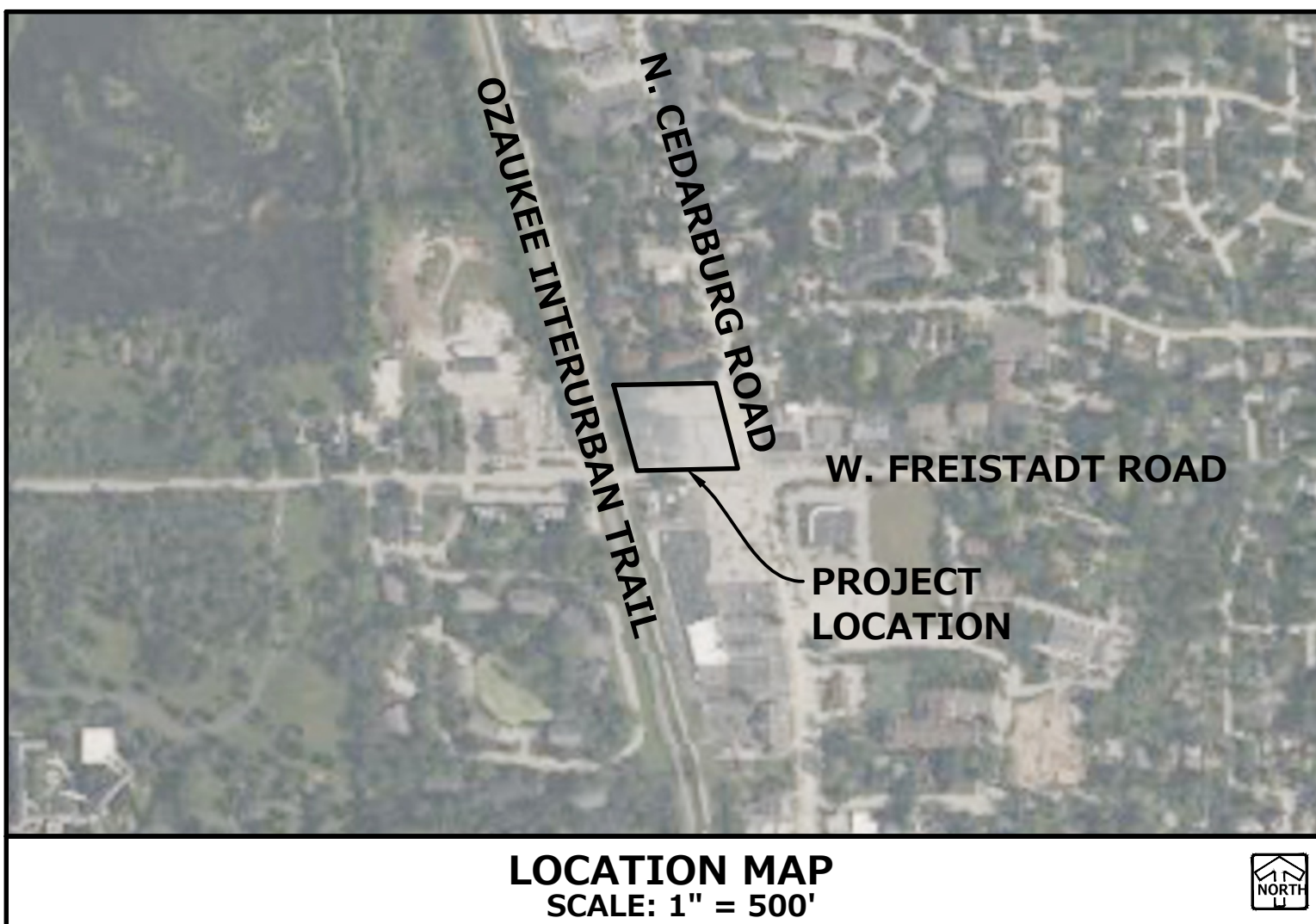
THIENSVILLE MIXED-USE

VILLAGE OF THIENSVILLE

PLANS PREPARED FOR

TKWA - THE KUBALA WASHATKO ARCHITECTS

W61 N617 MEQUON AVENUE CEDARBURG, WI 53012



LOCATION MAP SCALE: 1" = 500'

GENERAL NOTES

- 1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH THE PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY CGC, INC. ON APRIL 18, 2025, FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
12. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE VILLAGE.
13. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
14. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
15. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
16. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
17. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
18. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
19. ALL SPECIFIC EROSION AND SEDIMENT CONTROL FACILITIES MUST BE INSTALLED PRIOR TO DEMOLITION, CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
20. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
21. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

LEGEND table with columns for EXISTING and PROPOSED symbols for various infrastructure elements like SANITARY SEWER MANHOLE, STORM SEWER, WATER MAIN, ELECTRICAL CABLE, etc.

ABBREVIATIONS table with columns for BL, BP, C & G, CB, CL, D, EP, FF, FG, FL, FP, FR, FW, FYG, HWL, INV, L, MH, NWL, PC, PT, PVI, R, ROW, SAN, ST, T, TB, TC, TF, TP, TS, TW, WM, Δ, MANHOLE, NORMAL WATER LEVEL, POINT OF CURVATURE, POINT OF TANGENCY, POINT OF VERTICAL INTERSECTION, RADIUS, RIGHT-OF-WAY, SANITARY SEWER, STORM SEWER, TANGENCY OF CURVE, TOP OF BANK, TOP OF CURB, TOP OF FOUNDATION, TOP OF PIPE, TOP OF SIDEWALK, TOP OF FOUNDATION WALL, WATER MAIN, INTERSECTION ANGLE.

INDEX OF SHEETS

Table listing sheet numbers and titles: C-1 COVER SHEET, C-2 GENERAL NOTES, C-3 EXISTING CONDITIONS MAP, C-4 DEMOLITION, C-5 SITE DIMENSIONAL PLAN, C-6 GRADING AND EROSION CONTROL PLAN, C-7 SPOT GRADING PLAN, C-8 UTILITY PLAN, C-9 - C-12 CONSTRUCTION DETAILS, L-1 LANDSCAPE PLAN, L-2 LANDSCAPE REFERENCE & DETAILS, L-3 LANDSCAPE GENERAL NOTES & DETAILS.

PROJECT TEAM CONTACTS

Table listing contact information for APPLICANT (THE HEIMAT GROUP INC.), CIVIL ENGINEER (ANDREW P. MERTZ, P.E.), ARCHITECT (TKWA - THE KUBALA WASHATKO ARCHITECTS), and SURVEYOR (PATRICK STANKIEWICZ, P.L.S.).

BENCHMARKS AND DATUM

BASIS OF BEARINGS: WISCONSIN STATE PLAN COORDINATE SYSTEM, SOUTH ZONE, NAD 1983. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988. SITE BENCH MARK: HYDRANT TOP NUT LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION OF W. FREISTADT ROAD AND N. CEDARBURG ROAD, ELEVATION: 669.65

DIGGERS HOTLINE logo and contact information: Toll Free (800) 242-8511, Milwaukee Area (414) 259-1181, Hearing Impaired TDD (800) 542-2289, www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC ENGINEER'S LIMITATION. PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION. FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

PINNACLE ENGINEERING GROUP logo and address: 20725 WATERTOWN ROAD, SUITE 100, BROOKFIELD, WI 53186. (262) 754-8888. CHICAGO | MILWAUKEE | NATIONWIDE.

THIENSVILLE MIXED-USE VILLAGE OF THIENSVILLE

COVER SHEET

REVISIONS table with columns for revision number, description, date, and sheet reference. SHEET C-1, C-12.

www.pinnacle-engr.com

VILLAGE RESUBMITTAL

COVER SHEET

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.
REMOVED: ACH
DESIGNED: TOM
DRAFTED: ACH

DEMOLITION AND CLEARING NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL (E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
- 3. THE CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
- 4. THE CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
- 5. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
- 6. THE CONTRACTOR SHALL PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
- 7. THE CONTRACTOR SHALL PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
- 8. THE CONTRACTOR SHALL ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST. USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.
- 9. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
- 10. THE CONTRACTOR SHALL COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.
- 11. THE CONTRACTOR SHALL RESTORE ANY DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

SITE DIMENSIONAL AND PAVING PLAN NOTES:

- 1. ALL PAVING DIMENSIONS INCLUDING RADII ARE TO FACE OF CURB UNLESS NOTED.
- 2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL) UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AAW FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
- 3. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
- 4. REFER TO ELECTRICAL & PHOTOMETRIC SHEETS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
- 5. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
- 6. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION CURRENT EDITION, HEREAFTER THIS PUBLICATION WILL BE REFERRED TO AS "STATE HIGHWAY SPECIFICATIONS," AND APPLICABLE VILLAGE OF THIENSVILLE ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
- 7. PAVEMENT MARKING SPECIFICATIONS-

CODE AND STANDARDS - ALL PAVEMENT MARKINGS SHALL INSTALLED IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. MARKING DIMENSIONS, LOCATIONS, AND LAYOUT SHALL BE IN ACCORDANCE WITH STANDARD DETAIL DRAWINGS 15c7 AND THE PLAN DOCUMENTS.

SURFACE PREPARATION AND INSTALLATION - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.

PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.

BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

- 8. ASPHALT PAVING SPECIFICATIONS-

CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.

WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 45° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C). FOR CONCRETE PAVEMENTS PLACEMENT IS NOT TO BE PERFORMED IF THE AMBIENT TEMPERATURE IN THE SHADE FALLS BELOW 35° F UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE ENGINEER. IF FREEZING TEMPERATURES ARE FORECASTED WITHIN 24 HOURS OF A POUR PROTECTIVE COATING WILL NEED TO BE APPLIED IN ACCORDANCE WITH 415.3.13.2 OF THE STANDARD SPECIFICATIONS.

GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING. THE CONTRACTOR IS RESPONSIBLE TO PERFORM A QUALITY MANAGEMENT PROGRAM (QMP) FOR PLACEMENT OF ALL PAVEMENTS IN ACCORDANCE WITH SECTIONS 460.2.8 FOR HMA AND 715 FOR PCC.

9. CONCRETE PAVING SPECIFICATIONS - CODES AND STANDARDS - THE PLACING, CONSTRUCTIONS AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

GRADING NOTES:

- 1. THE CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- 2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- 3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
- 5. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- 6. THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- 7. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF ALL PAVEMENT BEARING SURFACES IN ACCORDANCE WITH PART 2 OF THE STATE STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- 9. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- 10. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURN OVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
- 11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- 12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- 13. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR AGGREGATE BASE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
- 14. THE CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- 15. THE CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- 17. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- 18. THE CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF THIENSVILLE CONSTRUCTION STANDARDS/ORDINANCES FOR WORK WITHIN THE RIGHT-OF-WAY.
- 19. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 6-INCH TOPSOIL REPLACEMENT.
- 20. SURVEY BENCHMARKS AND MAPPING HAVE BEEN PROVIDED BY RUEKERT-MIELKE. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL-INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

EROSION AND SEDIMENT CONTROL NOTES:

- 1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- 2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF

MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCIES PRIOR TO DEVIATION OF THE APPROVED PLAN.

- 4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- 5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- 6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- 7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- 8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.

9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.

10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH DOUBLE ROW OF SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.

11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.

12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.

13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.

14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVE SHALL BE IMMEDIATELY STABILIZED.

15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.

16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.

17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN CL35BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.

18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.

19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.

20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.

21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

UTILITY NOTES:

- 1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- 2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- 3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF THIENSVILLE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMM 82.
- 4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- 5. THE CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.

- 6. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- 7. ALL ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- 8. THE CONTRACTOR SHALL CONTACT THE CITY OF MEQUON WATER UTILITY AT LEAS 48-HOURS IN ADVANCE OF CONNECTION TO THE PUBLIC WATER SYSTEM TO SCHEDULE INSPECTION.
- 9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- 10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
- 11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
- 13. PRIVATE CONSTRUCTION THAT DISTURBS UNDERGROUND UTILITIES IS REQUIRED TO INSTALL AND MAINTAIN ENCLOSED RATTRAP OR BAIT STATIONS.

PRIVATE STORM SEWER NOTES:

- 1. PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443; HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC)-CLASS P546 MEETING AASHTO M278, AS NOTED.
- 2. INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2502-D, OR EQUAL. FOR MANHOLES, FRAME AND GRATE SHALL BE NEENAH R-1580, TYPE B COVERS SELF SEALING AND NON-ROCKING. ADJUSTING RINGS SHALL BE HDPE MANUFACTURED BY LADTECH, INC OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067-L, OR EQUAL. FIELD INLET FRAME AND GRATE SHALL BE R-4349-D, OR EQUAL. AREA DRAIN GRATES SHALL BE R-4350-1 OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
- 3. BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS". GRANULAR BACKFILL SHALL CONFORM TO TABLE 37 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN THE STATE OF WISCONSIN, LATEST EDITION OR STATE SPECIFICATION SECTION 209 (GRADE 2). PEA GRAVEL IS EXPLICITLY NOT ALLOWED.
- 4. MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1580 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

PRIVATE SANITARY SEWER NOTES:

- 1. PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
- 2. BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS. WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
- 3. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."
- 4. MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF THIENSVILLE. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
- 5. MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

PRIVATE WATER MAIN NOTES:

- 1. PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-515 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES. WATER MAIN SIZE IS DETERMINED BY THE VILLAGE OF THIENSVILLE WATER UTILITY. ALL INSTALLATION OF WATER MAIN MEETING THE CRITERIA TO OBTAIN A RIGHT-OF-RECOVERY SHALL COMPLY WITH THE REQUIREMENTS OF THE MUNICIPAL INTERGOVERNMENTAL AGREEMENT FOR WATER SERVICE AND THE RIGHT-OF-RECOVERY PROCEDURES REQUIRED BY THE VILLAGE OF THIENSVILLE.
- 2. BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO THE VILLAGE OF THIENSVILLE SPECIAL CONDITIONS FOR WATERMAIN CONSTRUCTION, LATEST EDITION.
- 3. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL CONFORM TO THE VILLAGE OF THIENSVILLE SPECIAL CONDITIONS FOR WATERMAIN CONSTRUCTION, LATEST EDITION. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. GRAVEL BACKFILL SHALL CONFORM TO TABLE 37 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION OR STATE SPECIFICATION SECTION 209 (GRADE 2). PEA GRAVEL IS EXPLICITLY NOT ALLOWED. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- 4. ALL PRIVATE WATERMAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE OF THIENSVILLE WATER MAIN SPECIAL PROVISIONS.

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THIENSVILLE MIXED-USE

VILLAGE OF THIENSVILLE

GENERAL NOTES

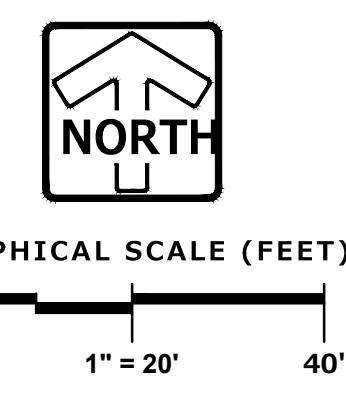
REVISIONS		REC JOB No.	APR	NTS	SHEET
1	VILLAGE RESUBMITTAL	06333.00	APR	NTS	C-2

REG JOB No. 06333.00
APR
START DATE 08/15/25
SCALE
SHEET C-2
C-12

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VILLAGE RESUBMITTAL
GENERAL NOTES

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EXISTING LEGEND	
□ GOVERNMENT MONUMENT FOUND (AS NOTED)	— SANITARY SEWER
○ FOUND 1 1/4" IRON REBAR	— STORM SEWER
● FOUND 3/4" IRON REBAR	— W WATER MAIN
○ FOUND 1 1/2" IRON PIPE	— FO FIBER OPTIC LINE
○ FOUND 2" PIPE	— T TELEPHONE LINE
● SANITARY SEWER MANHOLE	— E ELECTRIC LINE
○ UTILITY POLE	— OHW OVERHEAD WIRES
○ WATER VALVE	— CATV CABLE TELEVISION
○ HYDRANT	— C GAS MAIN STORM
○ LIGHT POLE	○ SEWER MANHOLE
○ SIGN	○ STORM INLET
□ TELEPHONE BOX	○ MARKER POST
□ ELECTRIC BOX	

- ### SURVEY NOTES
- COORDINATES REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (N.A.D. 1983/2011).
 - BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 15 EAST WHICH HAS A BEARING OF N88°51'43"E.
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1983 (2012). CONTOURS ARE SHOWN AT A 1' INTERVAL BASED ON ACTUAL GROUND SURVEY OF THE CURRENT GROUND TERRAIN. REFERENCE BENCHMARK: HYDRANT TOP NUT LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION OF W. FREISTADT ROAD AND N. CEDARBURG ROAD, ELEVATION: 669.65
 - FIELD WORK COMPLETED ON DECEMBER 2024.
 - EXISTING IMPROVEMENTS GRAPHICALLY SHOWN ON THIS SURVEY ARE LIMITED TO A PREDEFINED "PROJECT AREA" SPECIFIED BY THE OWNER/CLIENT. PINNACLE ENGINEERING GROUP, LLC TAKES NO RESPONSIBILITY FOR IMPROVEMENTS OUTSIDE OF THIS "PROJECT AREA".
 - FLOOD ZONE CLASSIFICATION: THE PROPERTY LIES WITH IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 55089C0251G WITH AN EFFECTIVE DATE OF JULY 31, 2024. ZONE "X" AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON FIELD LOCATION MARKINGS BY DIGGER'S HOTLINE TICKET NUMBERS 20243221006, 20243221024, 20243221044, 20243221064, AND SYSTEM MAPS PROVIDED FROM THE UTILITY COMPANIES IN 2024. THE LOCATION AND SIZE OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN LOCATED BASED ON A REASONABLE VISUAL OBSERVATION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. PINNACLE ENGINEERING GROUP, LLC DOES NOT GUARANTEE THE LOCATION OF UTILITIES SHOWN. CONTACT DIGGER'S HOTLINE PRIOR TO THE START OF ANY ACTIVITY.

LEGAL DESCRIPTION

THAT PART OF LOT 24 OF BLOCK 2 OF ASSessor'S PLAT OF THE VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWN 9 NORTH, RANGE 21 EAST, IN THE VILLAGE OF THIENSVILLE, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

EXISTING CONDITIONS SURVEY

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CONTRACTOR RESPONSIBILITY

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THIENSVILLE MIXED-USE

VILLAGE OF THIENSVILLE

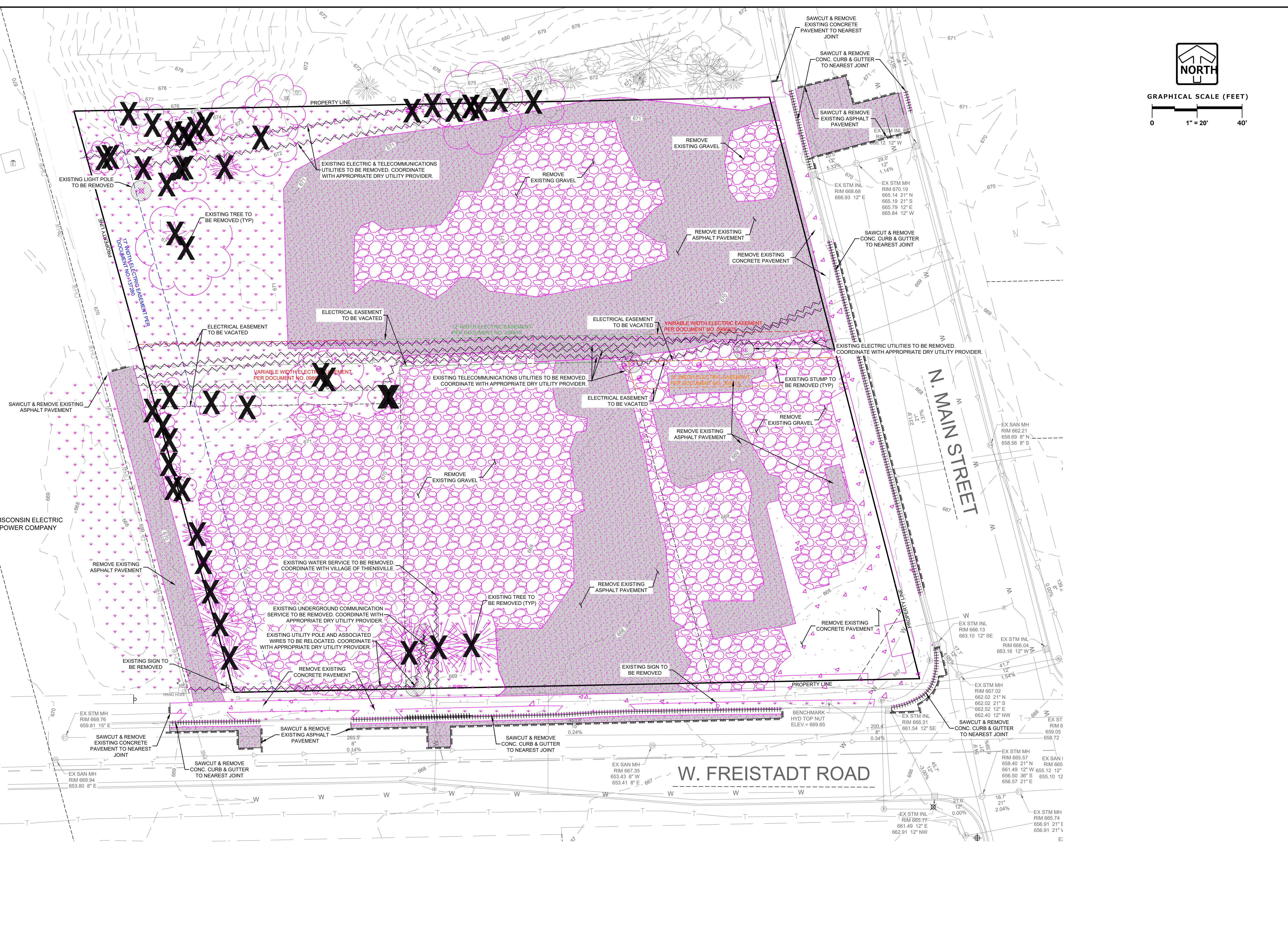
EXISTING CONDITIONS MAP

REVISIONS	
1 VILLAGE RESUBMITTAL	9/29/25

REG JOB No. 6333.00	APM	SHEET
REG PM	START DATE 8/15/25	C-3
SCALE 1" = 20'		C-12

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VILLAGE RESUBMITTAL
EXISTING CONDITIONS MAP
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DEMOLITION LEGEND	
	REMOVE EXISTING FEATURE
	REMOVE CONC. CURB & GUTTER
	REMOVE UTILITY (SEE DESCRIPTION ON PLANS)
	SAWCUT EXISTING PAVEMENT
	REMOVE EXISTING GREEN SPACE
	REMOVE EXISTING CONCRETE
	REMOVE EXISTING ASPHALT
	REMOVE EXISTING GRAVEL
	REMOVE EXISTING UTILITY
	REMOVE/RELOCATE EXISTING TREE

REFER TO C-2 FOR DEMOLITION AND CLEARING NOTES

EXISTING CONDITIONS SURVEY
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DESIGNED: AFH
 DRAFTED: AFH
 REVIEWED: ACM

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VILLAGE OF THIENSVILLE

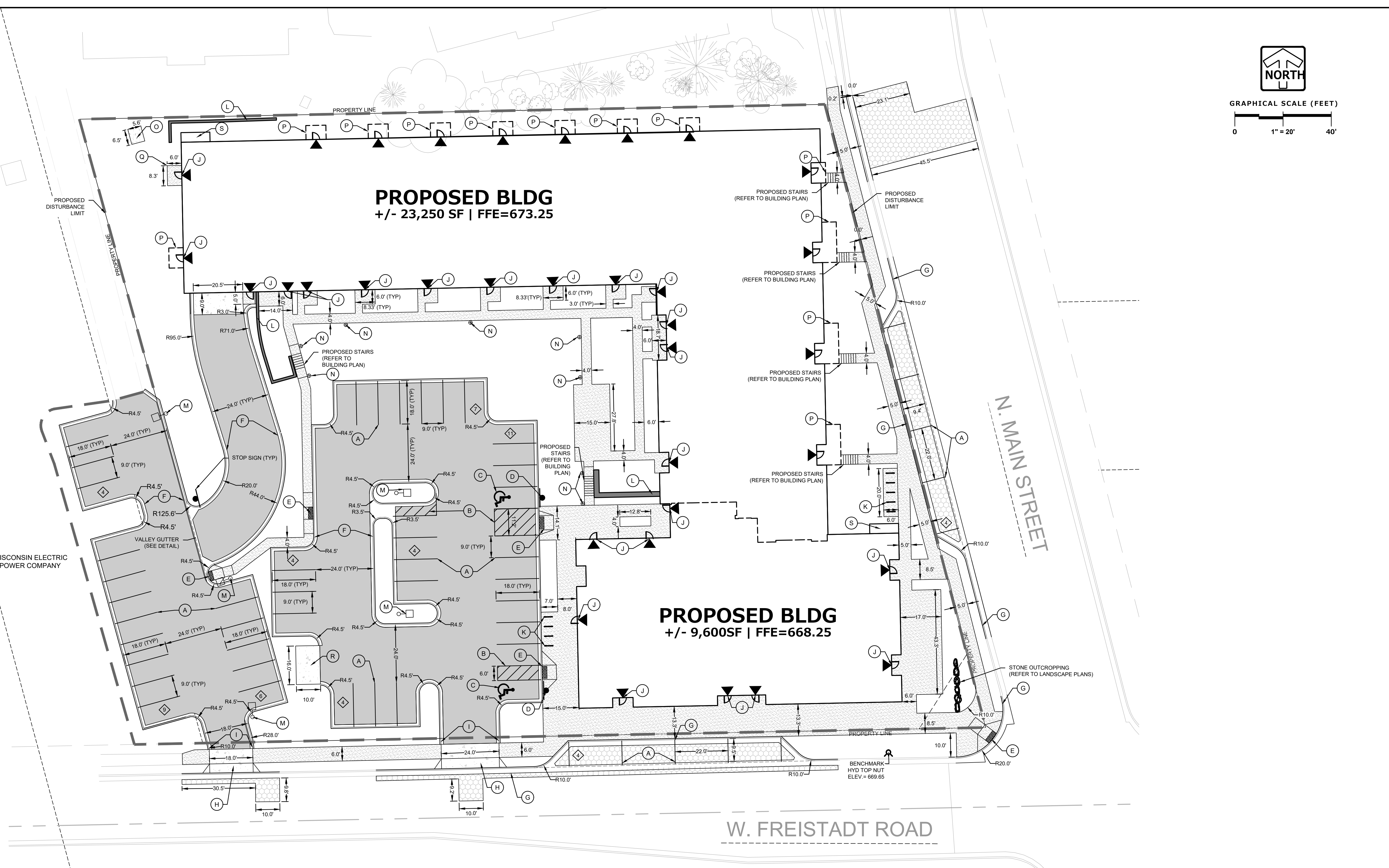
DEMOLITION

REVISIONS	
1	VILLAGE RESUBMITTAL 9/29/25

REG JOB No. 6333.00	APM	SHEET
REG PM	APM	C-4
START DATE 8/15/25	SCALE 1" = 20'	C-12

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 VILLAGE RESUBMITTAL
 DEMOLITION

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LEGEND

	LIGHT DUTY PAVEMENT - 5" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED AGGREGATE) - 3-1/2" ASPHALTIC CONC. (2 LIFTS) - 1-3/4" BINDER LAYER (5 LT 58-28 S) - 1-3/4" SURFACE LAYER (4 LT 58-28 S)
	MEDIUM DUTY PAVEMENT - 10" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED AGGREGATE) - 4" ASPHALTIC CONC. (2 LIFTS) - 2-1/4" BINDER LAYER (5 LT 58-28 S) - 1-3/4" SURFACE LAYER (3 LT 58-28 S)
	CONCRETE PAVEMENT - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED AGGREGATE) - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE)
	CONCRETE SIDEWALK - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED AGGREGATE) - 4" PCC
	PAVEMENT IN PUBLIC ROW - MATCH VILLAGE OF THIENSVILLE STANDARD SPECIFICATIONS
	REGULAR 18" VERTICAL FACE CURB
	REVERSE 18" VERTICAL FACE CURB
	(A) SOLID PARKING STRIPE, 3" PAINT (WHITE)
	(B) SOLID DIAGONAL STRIPE AT 45° SPACED 2' O.C., 3" PAINT (WHITE)
	(C) ADA SYMBOL, PAINT (COLOR PER CODE)
	(D) HANDICAP PARKING SIGN (SEE DETAIL)
	(E) ADA COMPLIANT RAMP WITH TRUNCATED DOMES AND DEPRESSED CURB (SEE DETAIL)
	(F) REGULAR 18" VERTICAL FACE CURB (SEE DETAIL)
	(G) REGULAR 30" VERTICAL FACE CURB (SEE DETAIL)
	(H) DRIVEWAY APRON (SEE DETAIL)
	(I) TAPER CURB HEAD (SEE DETAIL)
	(J) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
	(K) BIKE RACK (SEE DETAIL)
	(L) RETAINING WALL (BY OTHERS)
	(M) LIGHT POLE (REFER TO BUILDING PLAN)
	(N) LIGHT BOLLARD (REFER TO BUILDING PLAN)
	(O) MECHANICAL PAD (REFER TO BUILDING PLAN)
	(P) BALCONY (REFER TO BUILDING PLAN)
	(Q) PATIO (REFER TO BUILDING PLAN)
	(R) DUMPSTER LOCATION (REFER TO BUILDING PLAN)
	(S) VENTILATION AREA WELL (REFER TO BUILDING PLAN)
	(T) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
	(U) MAN DOOR

SITE DATA TABLE

TOTAL PROPERTY AREA:	79,755.4 SF (1.8309 AC)
EXISTING IMPERVIOUS AREA*:	57,012.7 SF (1.3088 AC)
EXISTING PERVIOUS AREA*:	22,743.3 SF (0.6017 AC)
EXISTING PERVIOUS RATIO*:	0.2851
*PROPERTY AREA ONLY	
PROPOSED IMPERVIOUS AREA:	59,283.4 SF (1.3610 AC)
PROPOSED PERVIOUS AREA:	20,472.1 SF (0.4700 AC)
PROPOSED PERVIOUS RATIO:	0.2567
TOTAL DISTURBANCE AREA**:	86,749.4 SF (1.9914 AC)
NET IMPERVIOUS AREA INCREASE**:	5,741.1 SF (0.1318 AC)
**BASED ON TOTAL DISTURBANCE AREA	
PROPOSED PARKING STALL COUNT:	
- SURFACE PARKING:	57 STALLS (INCLUDING ON ST)
REQUIRED:	2 ADA STALLS
PROVIDED:	2 ADA STALLS (1 VAN ACCESSIBLE)

EXISTING CONDITIONS SURVEY

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REFER TO SHEETS C-9 TO C-12 FOR CONSTRUCTION DETAILS

REFER TO C-2 FOR SITE DIMENSIONAL AND PAVING NOTES

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VILLAGE OF THIENSVILLE

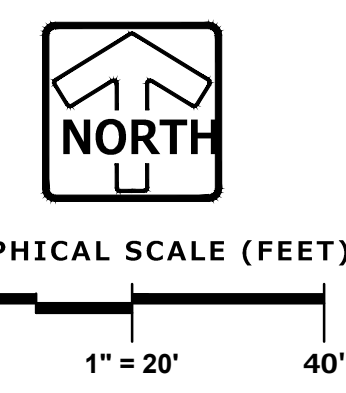
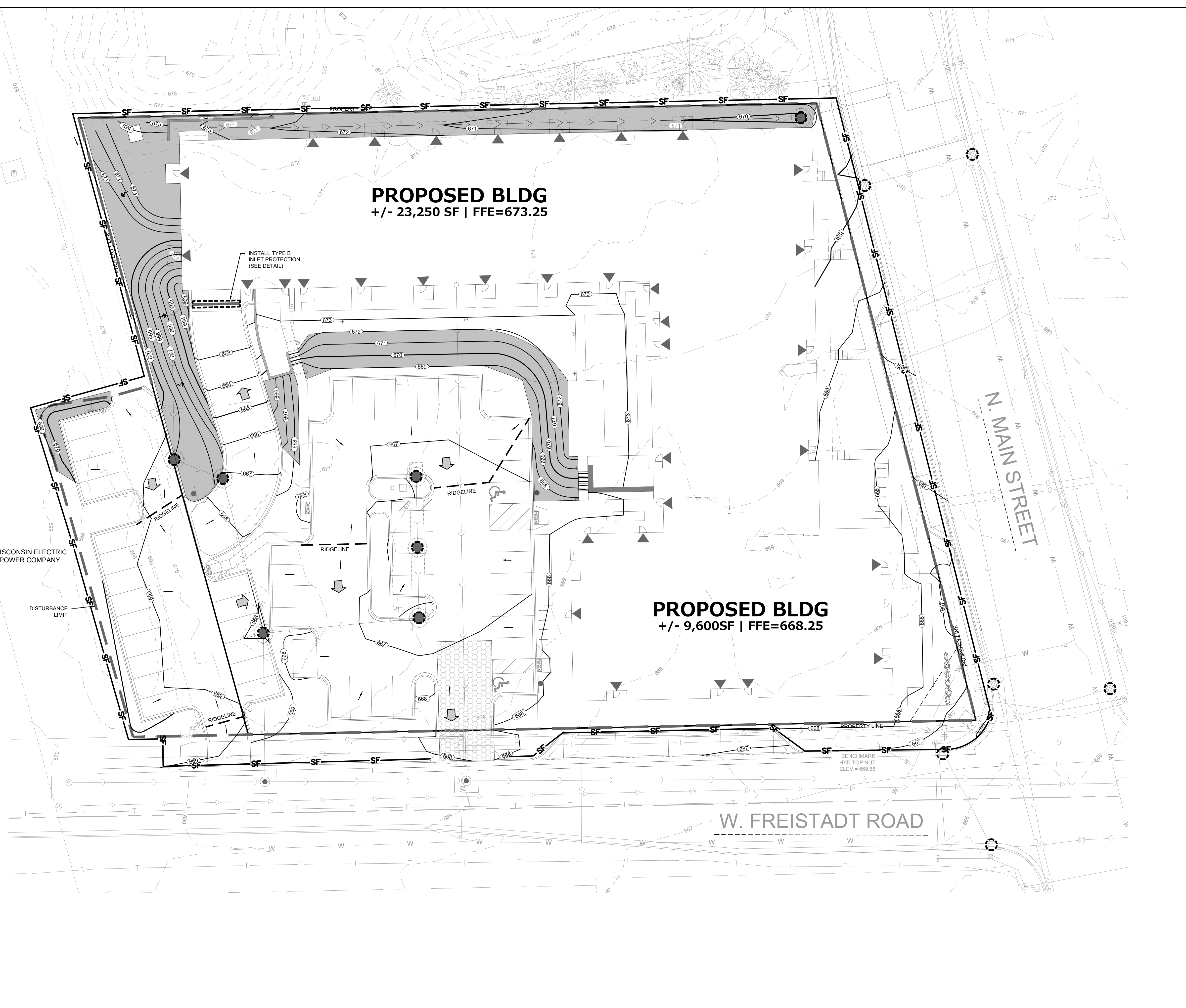
SITE DIMENSIONAL PLAN

REVISIONS	
1	VILLAGE RESUBMITTAL 9/29/25

PEG JOB No. 6333.00
APM
START DATE 8/15/25
SCALE 1" = 20'
SHEET C-5 C-12

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LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN - ROUND CASTING
	STORM SEWER CATCH BASIN - RECTANGULAR CASTING
	PROPOSED FLARED END SECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	DIRECTION OF SURFACE FLOW
	OVERLAND FLOW
	SILT FENCE
	INLET PROTECTION
	EROSION CONTROL BLANKET - CHANNEL: NORTH AMERICAN GREEN C125BN OR EQUAL - NON-CHANNEL: NORTH AMERICAN GREEN S75 OR EQUAL
	TRACKING PAD - MANUFACTURE TRACKING PER WDMR TECHNICAL STANDARD 1057 - SEE DETAIL
	DISTURBANCE LIMIT
	FLOW LINE

NOTE :
REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDROSEEDED

REFER TO SHEETS C-9 TO C-12 FOR CONSTRUCTION DETAILS AND EROSION CONTROL NOTES

REFER TO C-2 FOR GRADING NOTES; AND EROSION AND SEDIMENT CONTROL NOTES

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THIENSVILLE MIXED-USE
VILLAGE OF THIENSVILLE

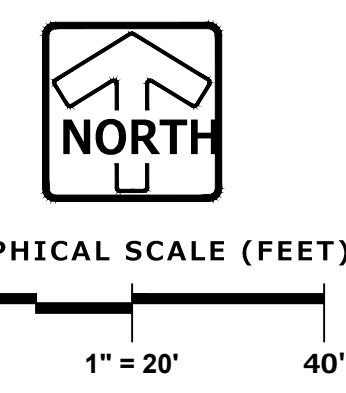
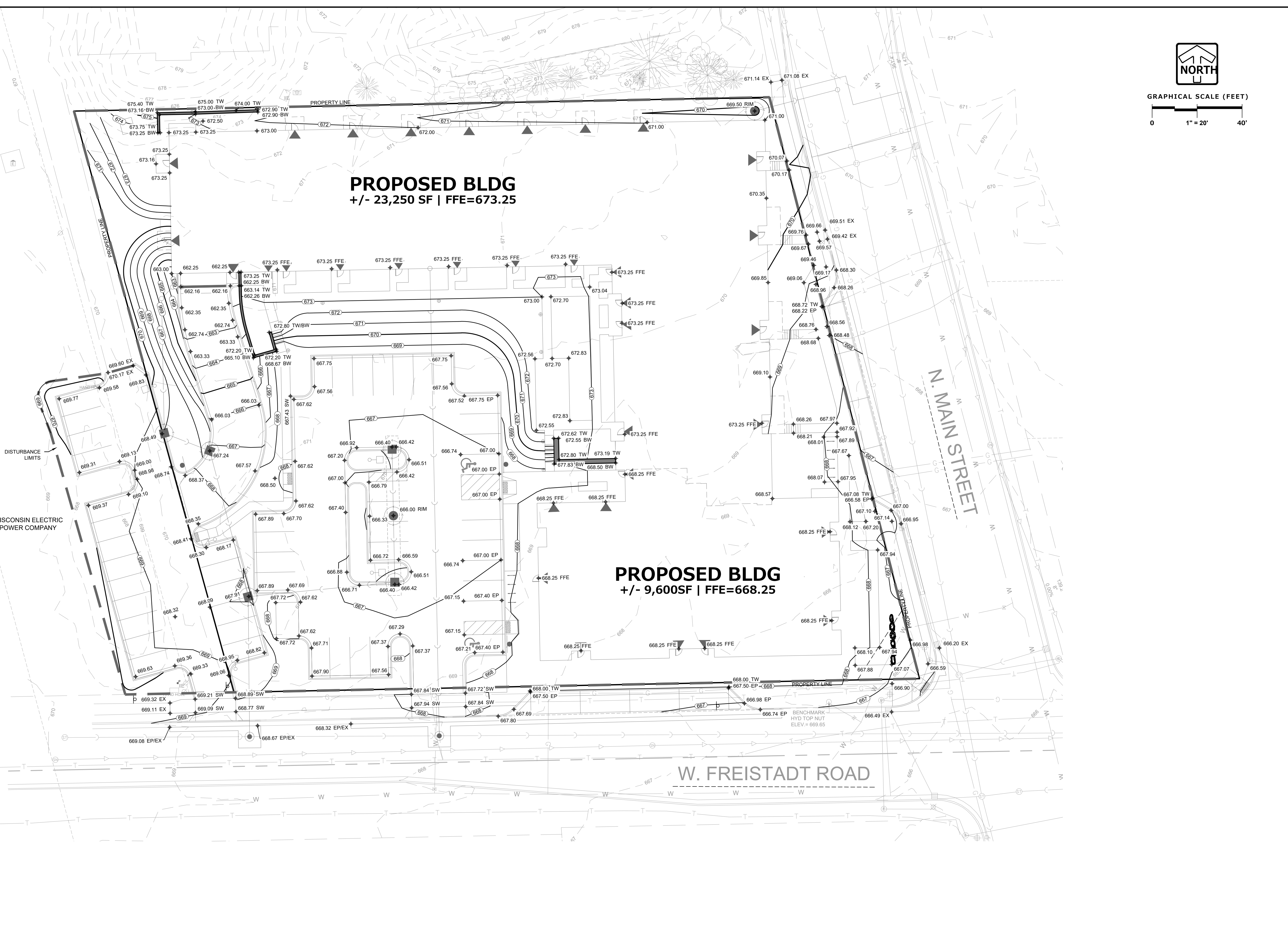
GRADING AND EROSION CONTROL PLAN

REVISIONS	
1	VILLAGE RESUBMITTAL 9/29/25

PEG JOB No. 6333.00 REG. PM. AFM START DATE 8/15/25 SCALE 1" = 20'	SHEET C-6 C-12
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GRADING AND EROSION CONTROL PLAN
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REVIEWED: ACM
DESIGNED: TOM
DRAFTED: AFH



LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN - ROUND CASTING
	STORM SEWER CATCH BASIN - RECTANGULAR CASTING
	PROPOSED FLARED END SECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	DISTURBANCE LIMIT

REFER TO C-2 FOR GRADING NOTES; AND EROSION AND SEDIMENT CONTROL NOTES

REFER TO SHEETS C-9 TO C-12 FOR CONSTRUCTION DETAILS AND EROSION CONTROL NOTES

EXISTING CONDITIONS SURVEY
EXISTING CONDITIONS SURVEY PROVIDED BY RUEKERT & MIELKE, INC. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

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THIENSVILLE MIXED-USE
VILLAGE OF THIENSVILLE

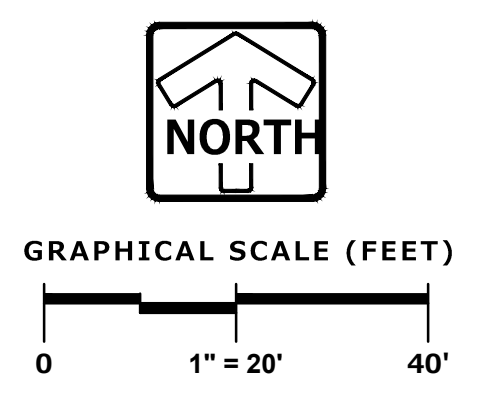
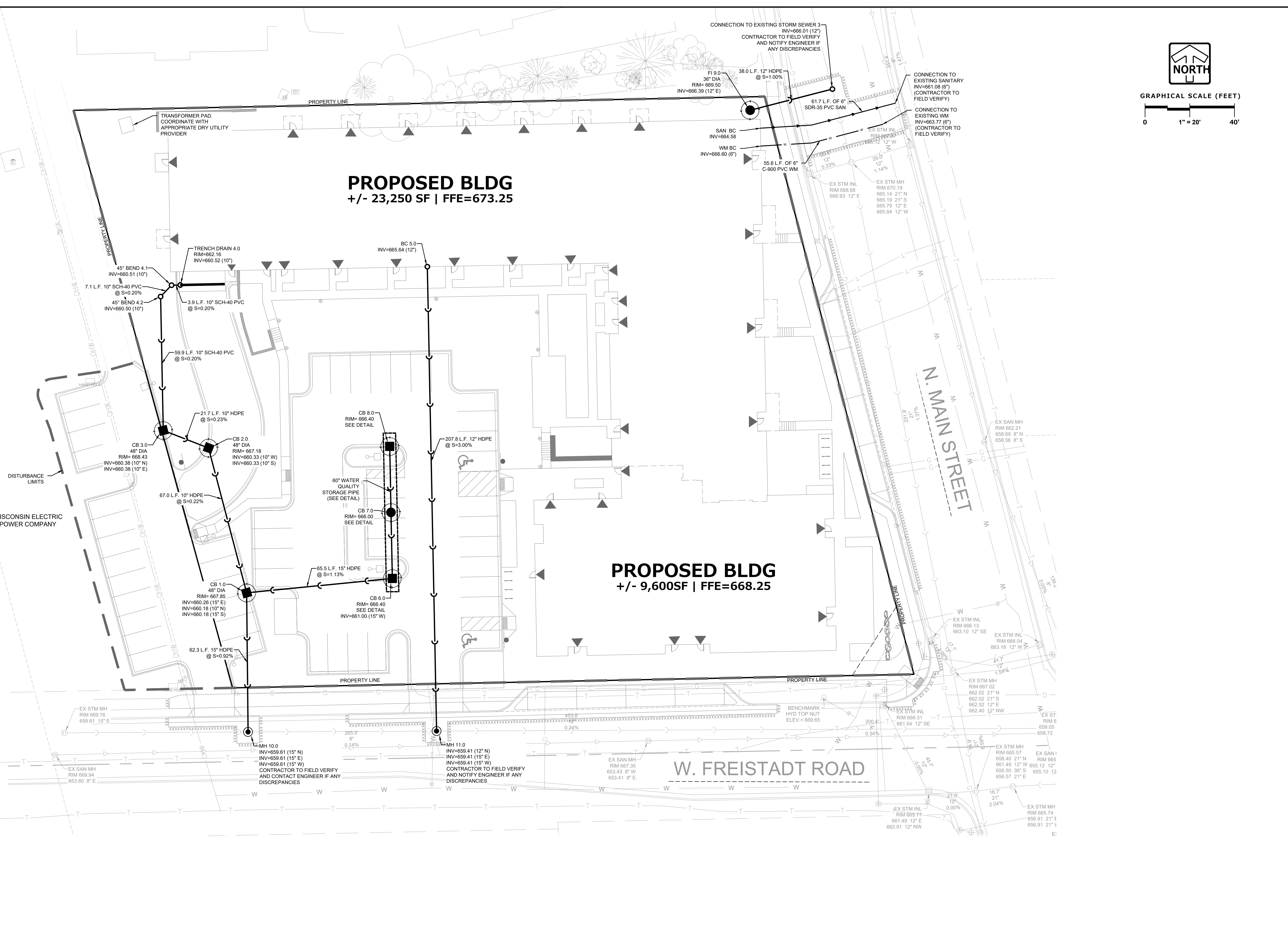
SPOT GRADING PLAN

REVISIONS	
1	VILLAGE RESUBMITTAL 9/29/25

REG JOB No. 6333.00	APM	SHEET
REG PM	START DATE 8/15/25	C-7
SCALE 1" = 20'		C-12

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VILLAGE RESUBMITTAL
SPOT GRADING PLAN

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LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN - ROUND CASTING
	STORM SEWER CATCH BASIN - RECTANGULAR CASTING
	PROPOSED FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	LIGHT POLE
	ELECTRICAL TRANSFORMER OR PEDESTAL
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	UTILITY CROSSING
	ELECTRICAL SERVICE
	GAS MAIN
	TELEPHONE LINE

DURING CONSTRUCTION IF THE CONTRACTOR ENCOUNTERS ANY ABANDONED SEWER LATERALS THE CONTRACTOR SHALL COORDINATE WITH THE VILLAGE OF THIENSVILLE PRIOR TO REMOVAL

REFER TO C-2 FOR UTILITY, PRIVATE STORM SEWER, AND PRIVATE WATER MAIN NOTES

REFER TO SHEETS C-9 TO C-12 FOR CONSTRUCTION DETAILS

EXISTING CONDITIONS SURVEY
EXISTING CONDITIONS SURVEY PROVIDED BY RUEKERT & MIELKE, INC. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

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DESIGNED: AFH
DRAFTED: AFH
REVIEWED: ACM

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THIENSVILLE MIXED-USE
VILLAGE OF THIENSVILLE

UTILITY PLAN

REVISIONS	
1	VILLAGE RESUBMITTAL 9/29/25

PEG JOB NO. 6333.00
APM
START DATE 8/15/25
SCALE 1" = 20'

SHEET
C-8
C-12

VILLAGE RESUBMITTAL
UTILITY PLAN
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INLET PROTECTION

INLET SPECIFICATIONS
AS PER PLAN, DIMENSION LENGTH AND WIDTH TO MATCH

FLAP POCKET

GEOTEXTILE FABRIC, TYPE "FF"

4" x 6" OVAL HOLE SHALL BE HEAT CUT INTO ALL FOUR SIDE PANELS

FRONT, BACK AND BOTTOM TO BE MADE FROM SINGLE PIECE OF FABRIC

MINIMUM DOUBLE STITCHED SEAMS ALL AROUND SIDE PIECES AND ON FLAP POCKETS

NOTES:

- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

INSTALLATION NOTES:

- DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

CONSTRUCTION ENTRANCE

EXISTING ROAD

AGGREGATE OVER GEOTEXTILE FABRIC

50.0' MIN. LENGTH

1.0' MIN.

12.0' MIN.

20.0'

10.0'

20.0'

3" TO 6" WASHED OR CLEAR STONE

PROFILE VIEW

EXISTING PAVEMENT

NOTES:

- ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WIDNR TECHNICAL STANDARD 1057.
- TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
- THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE.
- THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
- THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 12 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FOOT LONG.
- ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
- TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
- THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

SEDIMENT TRAP

SEDIMENT TRAP LIMITS (SEE EROSION CONTROL PLAN)

MIN 4' LONG STONE OUTLET/WEIR CONSISTING OF ANGULAR WELL GRADED 3" TO 6" CLEAR WASHED STONE

PLAN VIEW

STONE OUTLET

4.0' MIN.

FLOW

2.0' MIN.

2:1 MAX.

3'

1.5'

SECTION A-A'

SECTION B-B'

WEIR LENGTH

NOTES:

- SEDIMENT TRAP SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WIDNR TECHNICAL STANDARD 1063.
- SIDE SLOPES SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.
- IF OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY.
- THE DEPTH OF THE SEDIMENT TRAP FROM THE BOTTOM OF THE TRAP TO THE INVERT OF THE STONE OUTLET SHALL BE AT LEAST 3 FEET.
- THE SEDIMENT TRAP SHALL HAVE LENGTH TO WIDTH RATIO OF AT LEAST 2:1. SIDE SLOPES SHALL BE NO STEEPER THAN 2:1.
- MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 1 FOOT.
- FILTER FABRIC SHALL MEET THE REQUIREMENTS OF WIDNR TS 1056.

CONCRETE WASHOUT AREA

SIGN TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA

ORANGE CONSTRUCTION FENCE AROUND WASHOUT STRUCTURE

SILT FENCE

3H: 1V SIDE SLOPES

20'x20' MINOR AS REQUIRED TO CONTAIN CONCRETE WASTE

FILTER FABRIC

SECTION VIEW

PLAN VIEW

GROUND SURFACE

ORANGE CONSTRUCTION FENCE

SILT FENCE

NOTES:

- CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- VEHICLE TRACKING CONTROL IS REQUIRED AT CONCRETE WASHOUT ENTRANCE IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
- THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE.
- WASTE MATERIAL FROM CONCRETE WASHOUT OPERATIONS MUST BE REMOVED AND LEGALLY DISPOSED OF WHEN IT HAS ACCUMULATED TWO-THIRDS OF THE WET STORAGE CAPACITY OF THE STRUCTURE.
- AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT AN APPROVED SITE.
- WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED.

EROSION MATTING - SLOPE INSTALLATION

WOOD POSTS LENGTH 3" - 4" 20' MIN. DEPTH IN GROUND

NYLON CORD FOLD 3" MAX

GEOTEXTILE FABRIC

FLOW DIRECTION

EXPRESS FABRIC

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL

BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL

GEOTEXTILE FABRIC ONLY

FLOW DIRECTION

SILT FENCE SHALL BE STAPLED, USING AT LEAST 0.5-INCH STAPLES, TO THE UPSLOPE SIDE OF THE POSTS IN AT LEAST 3 PLACES

NOTES:

- ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WIDNR TECHNICAL STANDARD 1056.
- GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN AND 3- FEET FOR NON-WOVEN).

SILT FENCE

WOOD POSTS LENGTH 3" - 4" 20' MIN. DEPTH IN GROUND

NYLON CORD FOLD 3" MAX

GEOTEXTILE FABRIC

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BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL

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30" VERTICAL FACE CURB

MINIMUM 4" COMPACTED BASE COARSE UNDER CURB

REGULAR STYLE

PAVING SURFACE (TYP) SEE PLANS

CONCRETE CURB

MINIMUM 4" COMPACTED BASE COARSE UNDER CURB

REVERSE STYLE

PAVING SURFACE (TYP) SEE PLANS

CONCRETE CURB

NOTES:

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE-PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
- REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

TYPE B INLET PROTECTION

GEOTEXTILE FABRIC

INLET PROTECTION - TYPE "B" (WITHOUT CURB BOX)

NOTES:

- GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

① FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

DESIGNED: AFH
DRAWN: JCM
REVIEWED: ACM

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THIENSVILLE MIXED-USE

VILLAGE OF THIENSVILLE

CONSTRUCTION DETAILS

REVISIONS	
1. VILLAGE RESUBMITTAL	9/29/25

REG. JOB NO. 6333.00
APM
REG. PM
START DATE 8/15/25
SCALE
NTS

SHEET
C-9
C-12

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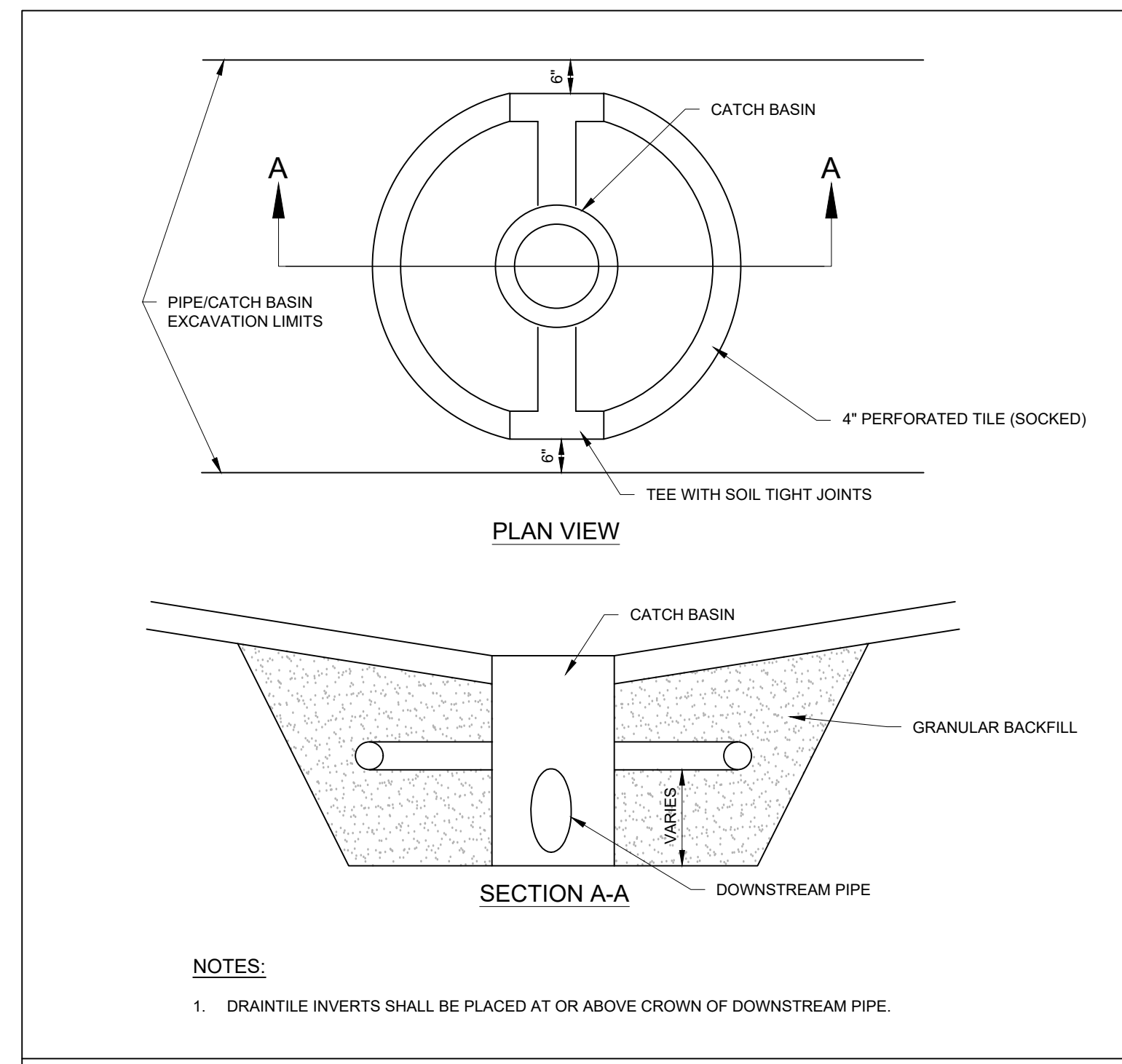
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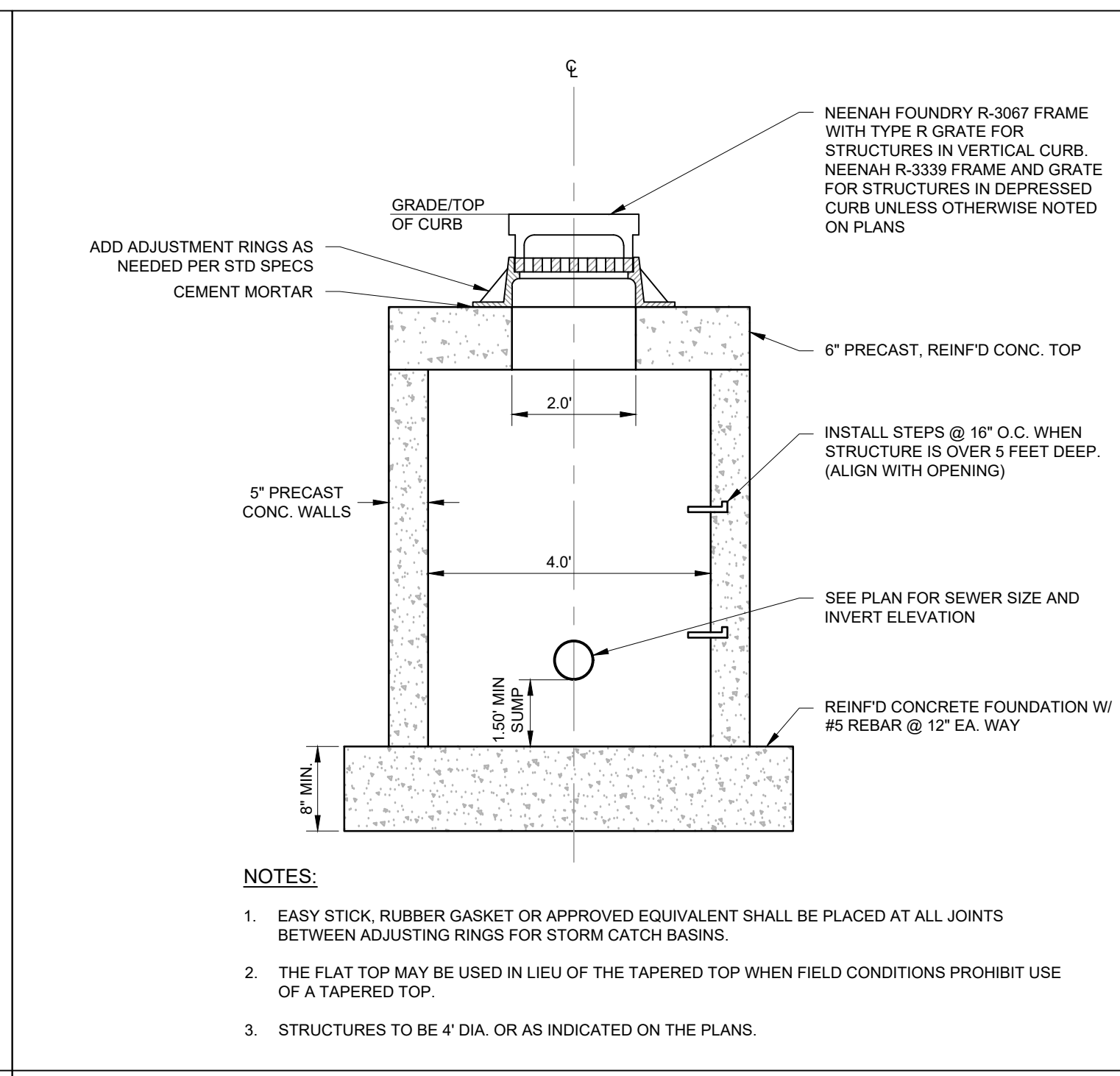
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VILLAGE RESUBMITTAL

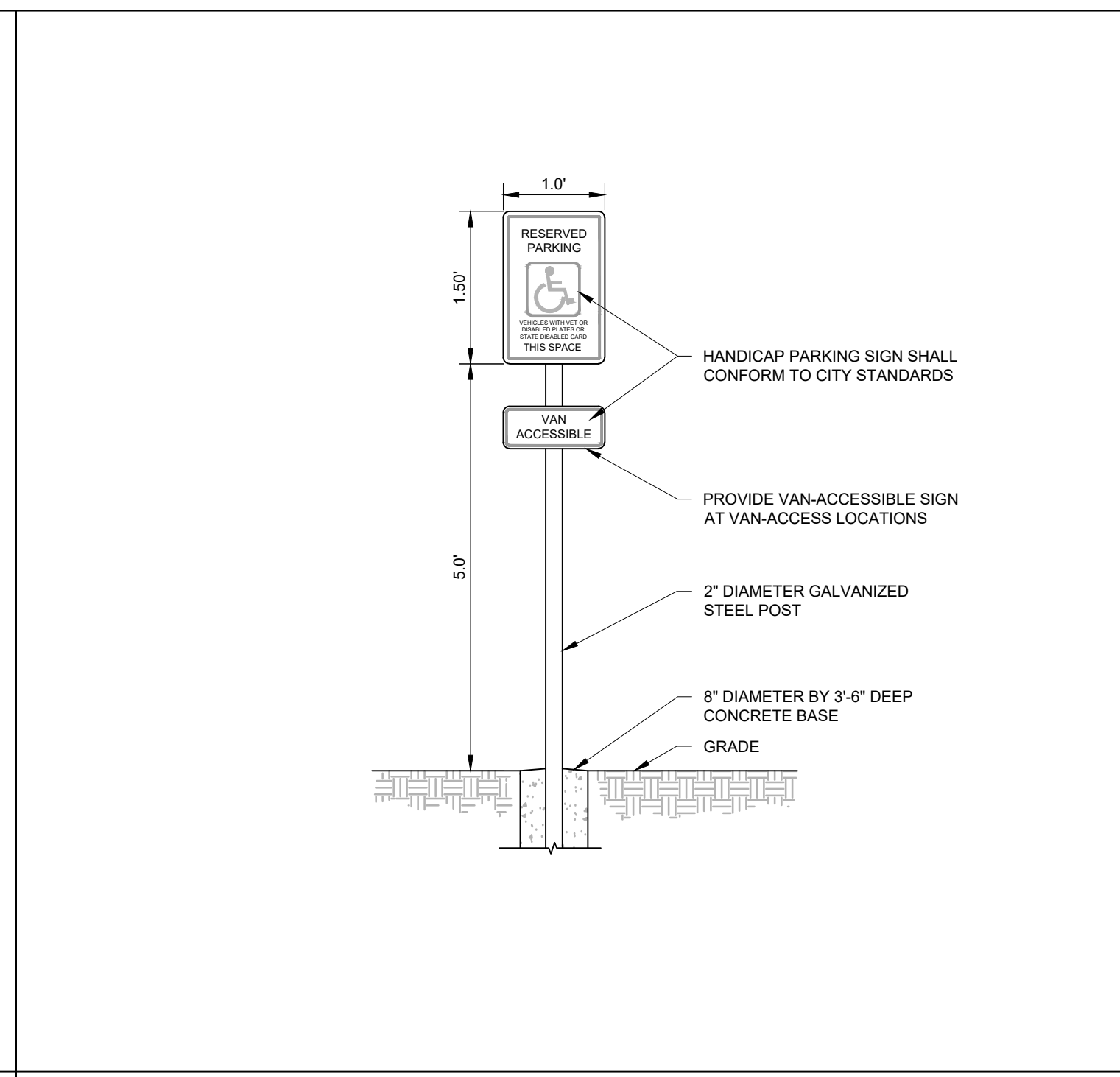
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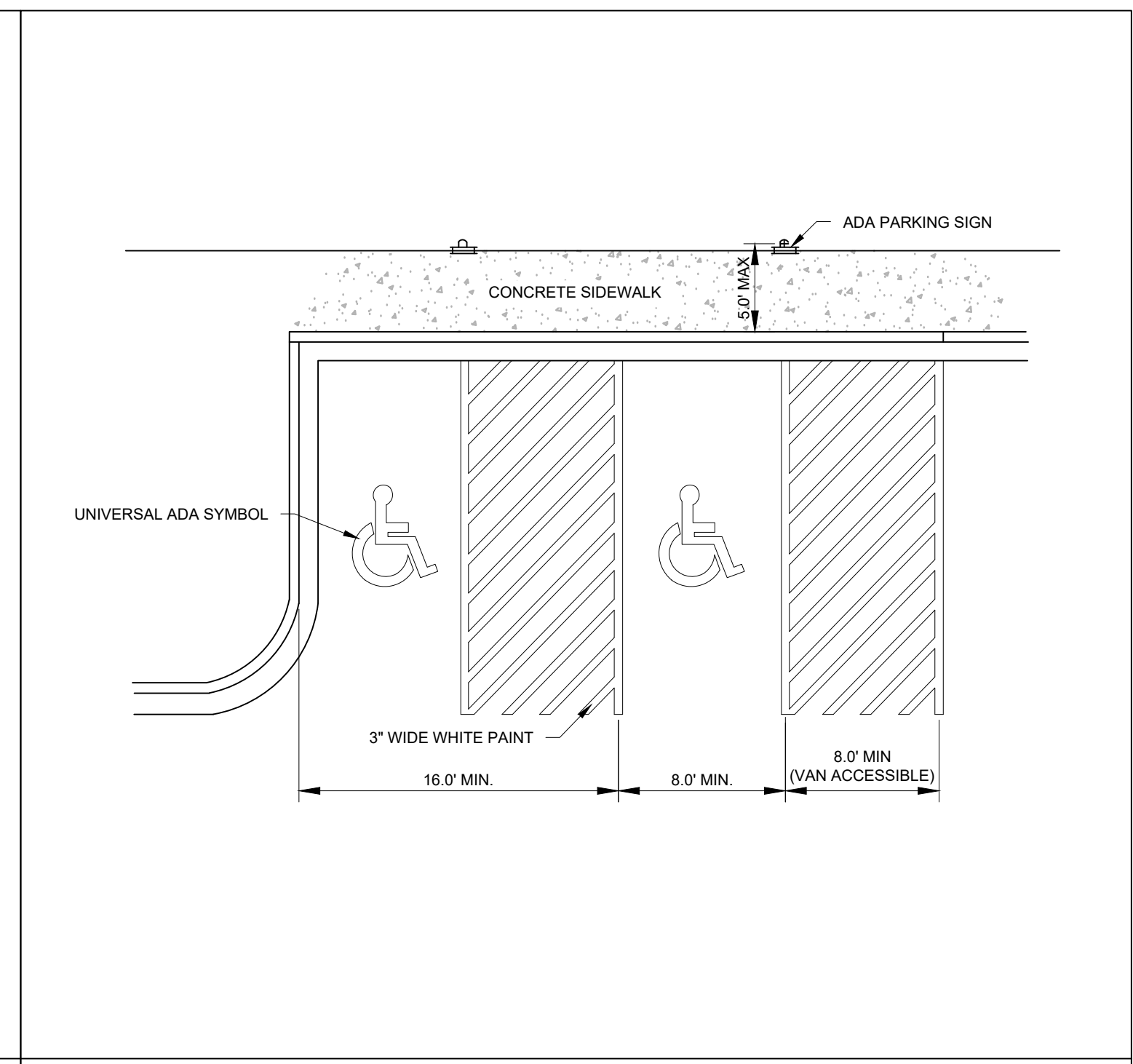
CATCH BASIN - UNDERDRAIN



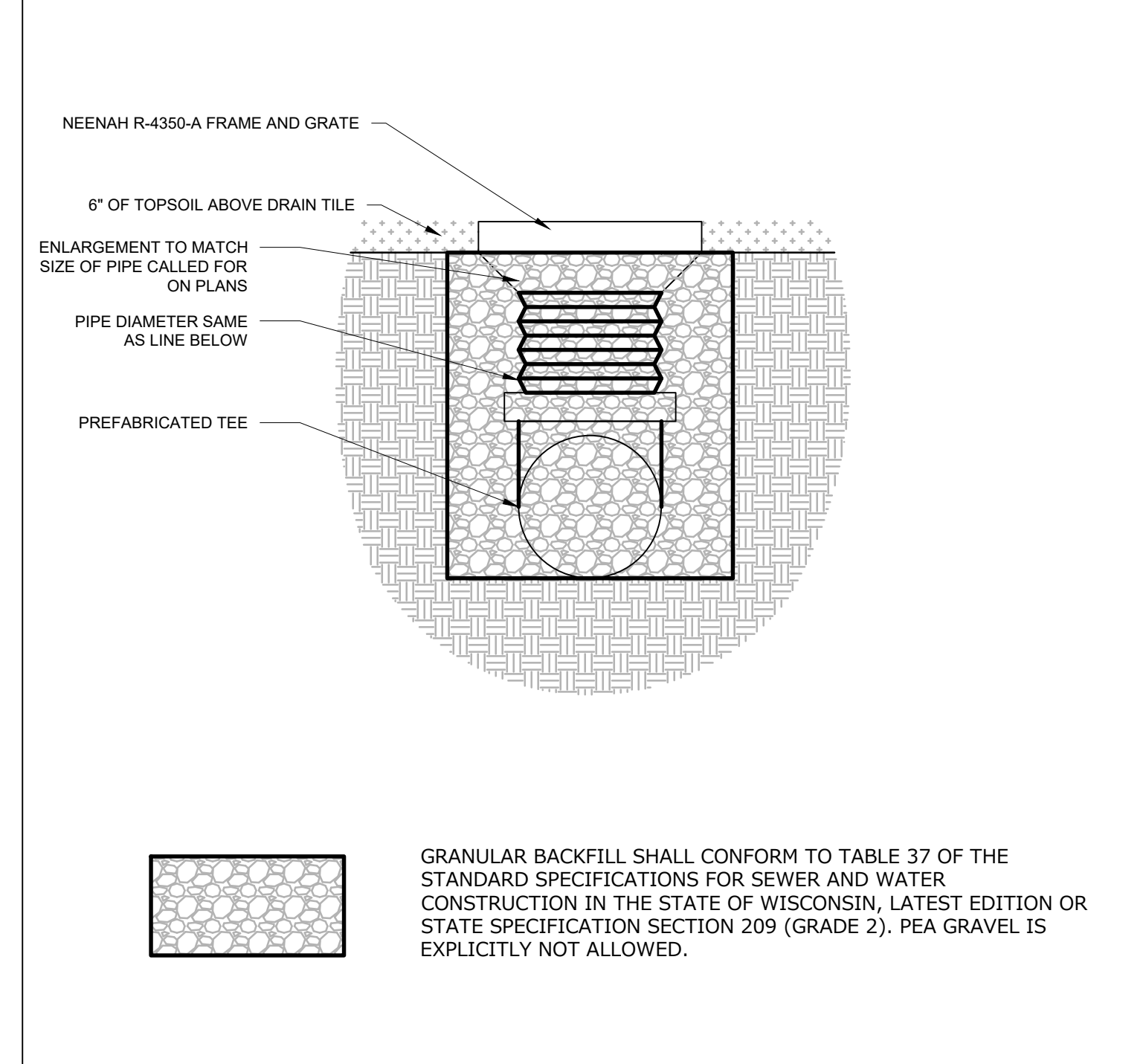
CATCH BASIN - CURB



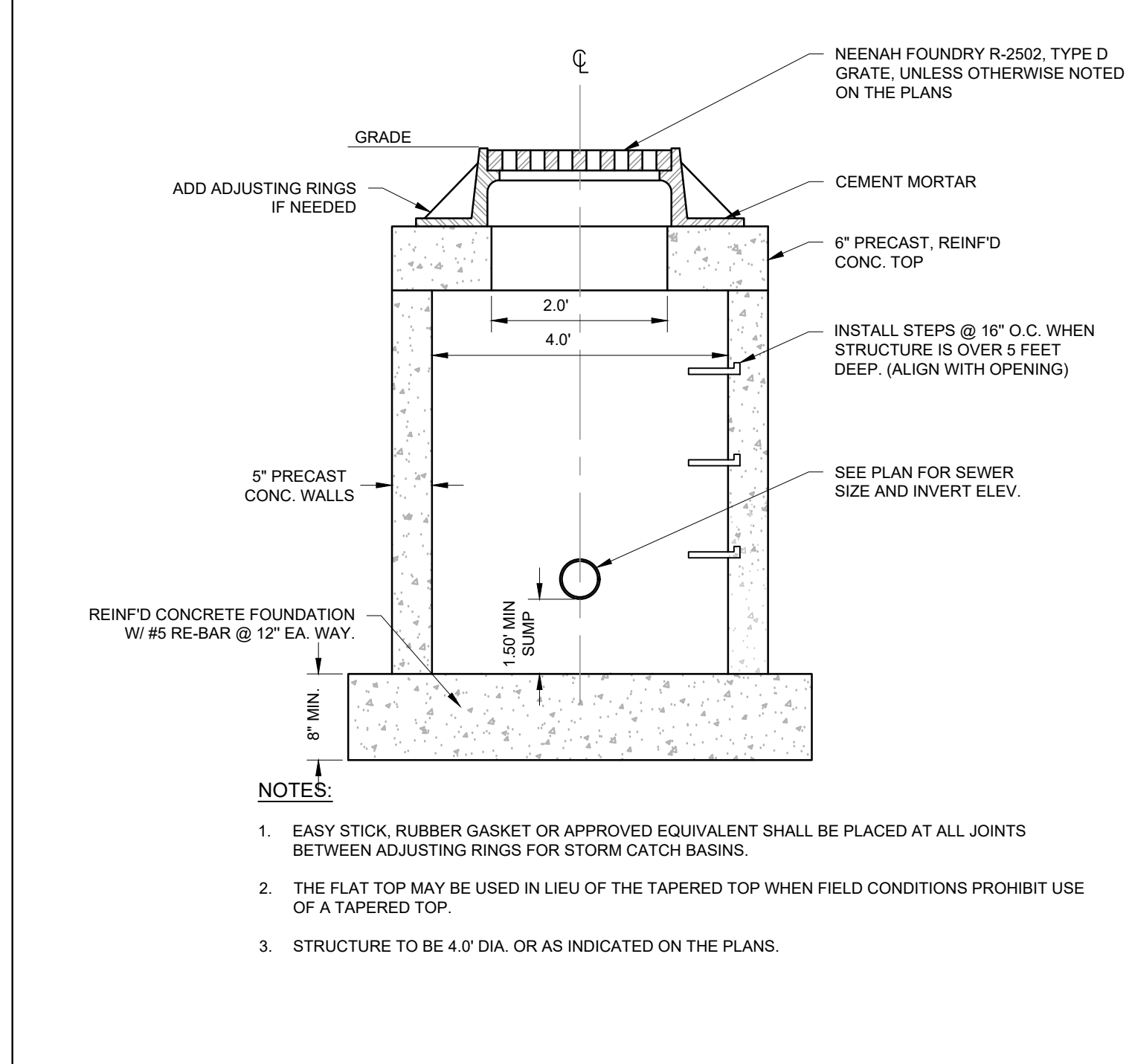
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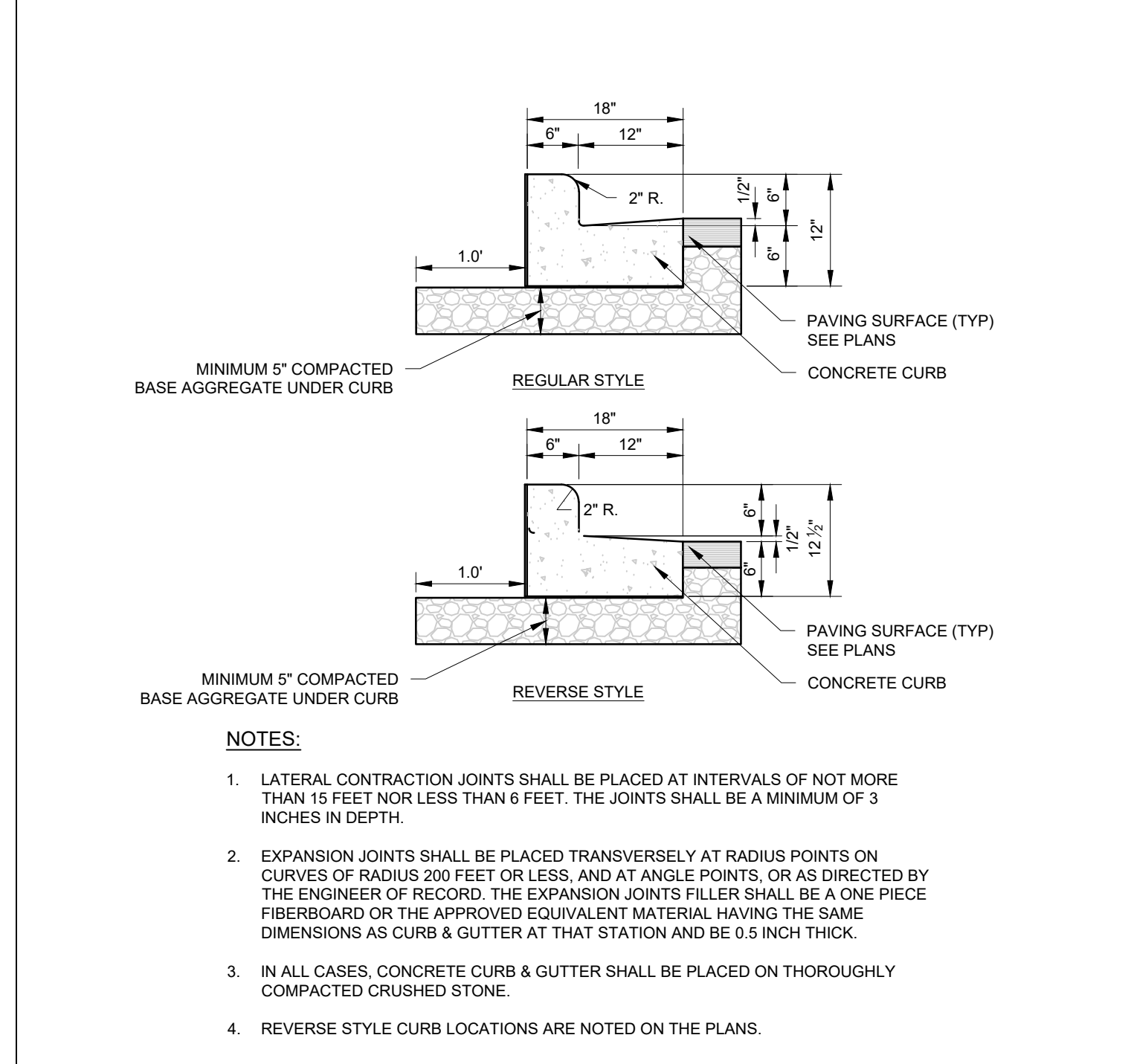
ADA PARKING STRIPING



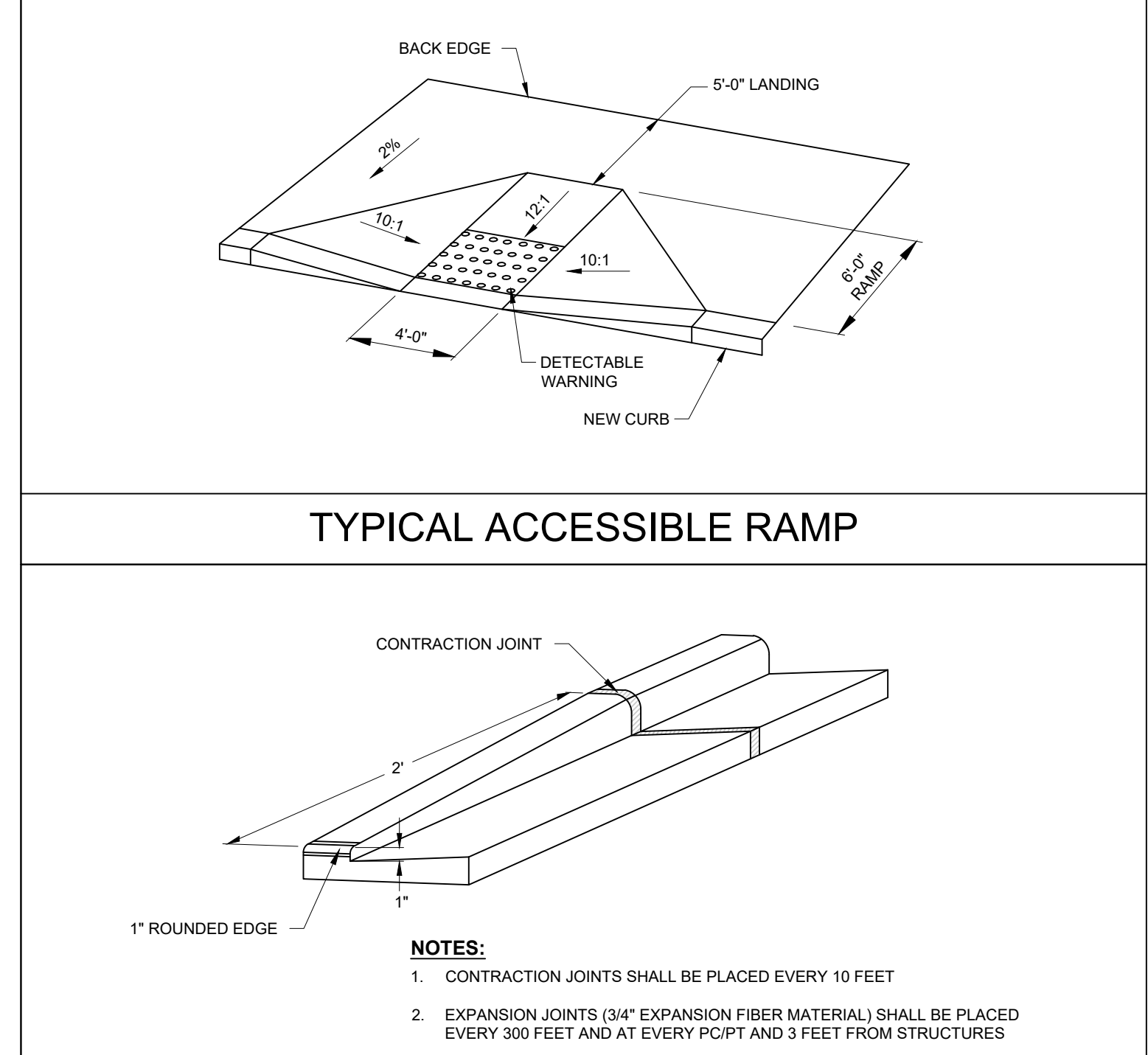
AREA DRAIN



CATCH BASIN



18" VERTICAL FACE CURB



TAPER CURB HEAD

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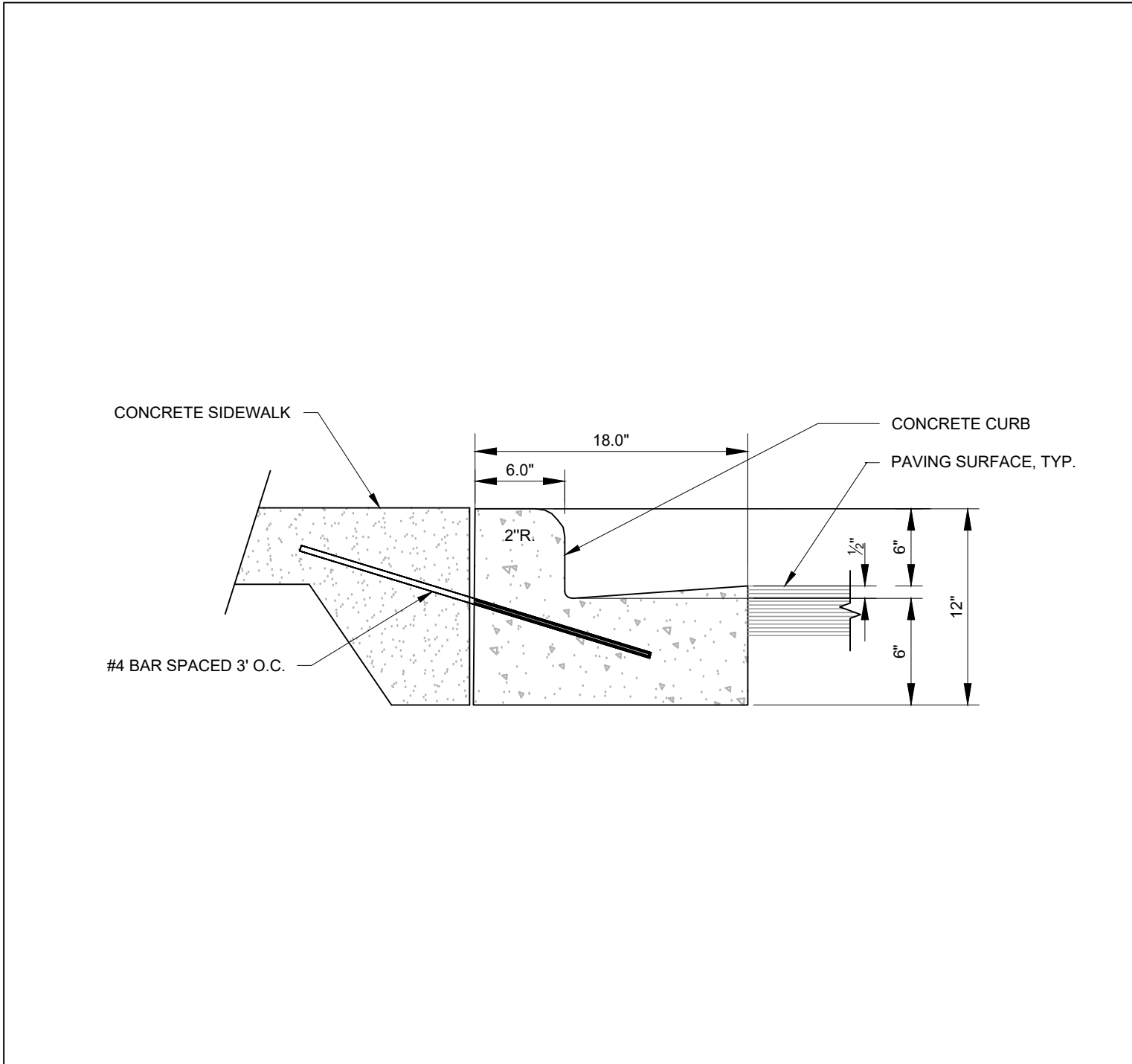
THIENSVILLE MIXED-USE
VILLAGE OF THIENSVILLE

CONSTRUCTION DETAILS

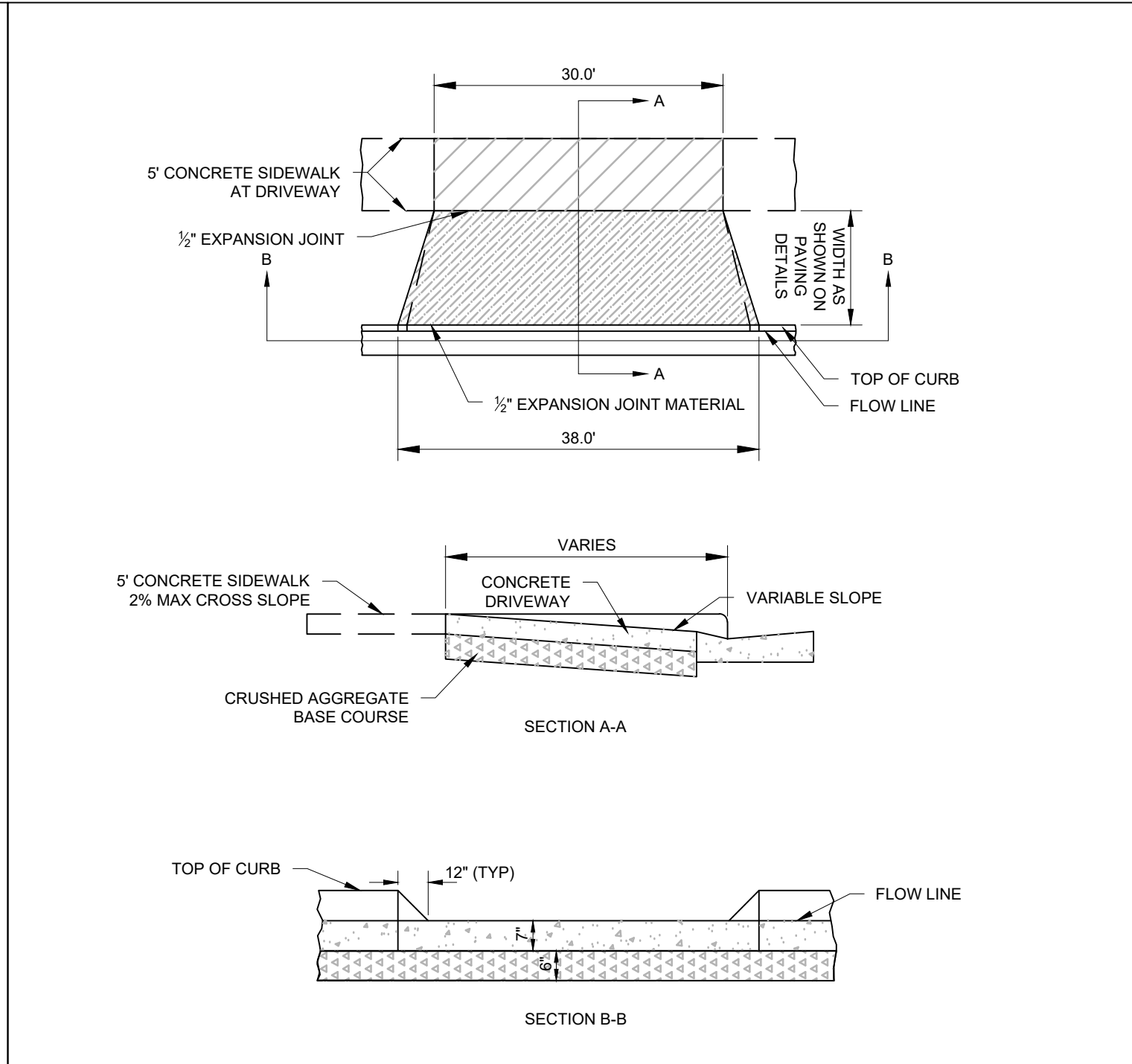
REVISIONS	
1. VILLAGE RESUBMITTAL	9/29/25

REG. JOB NO. 6333.00
 APM
 START DATE 8/15/25
 SCALE NTS
 SHEET C-10
 C-12

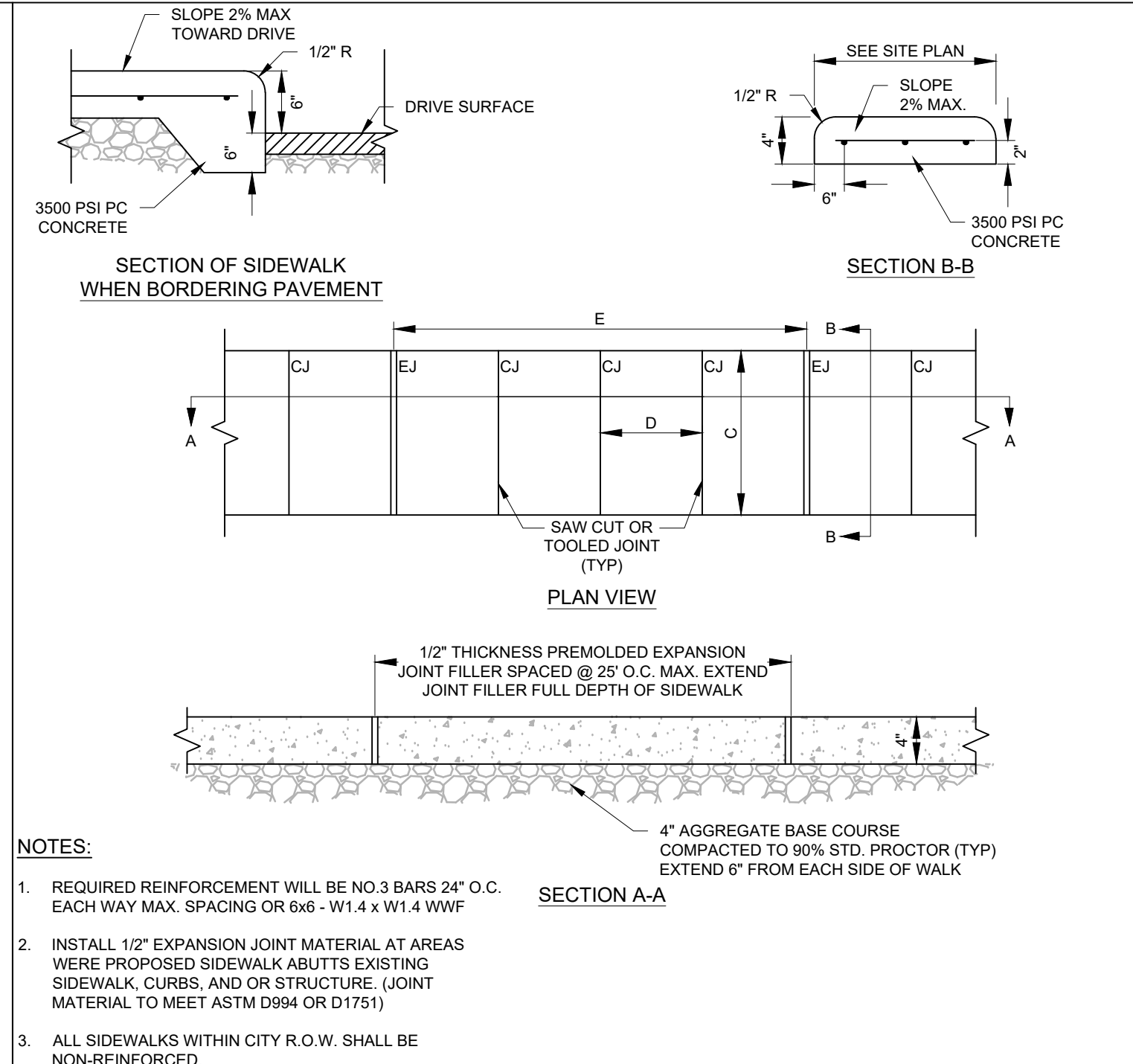
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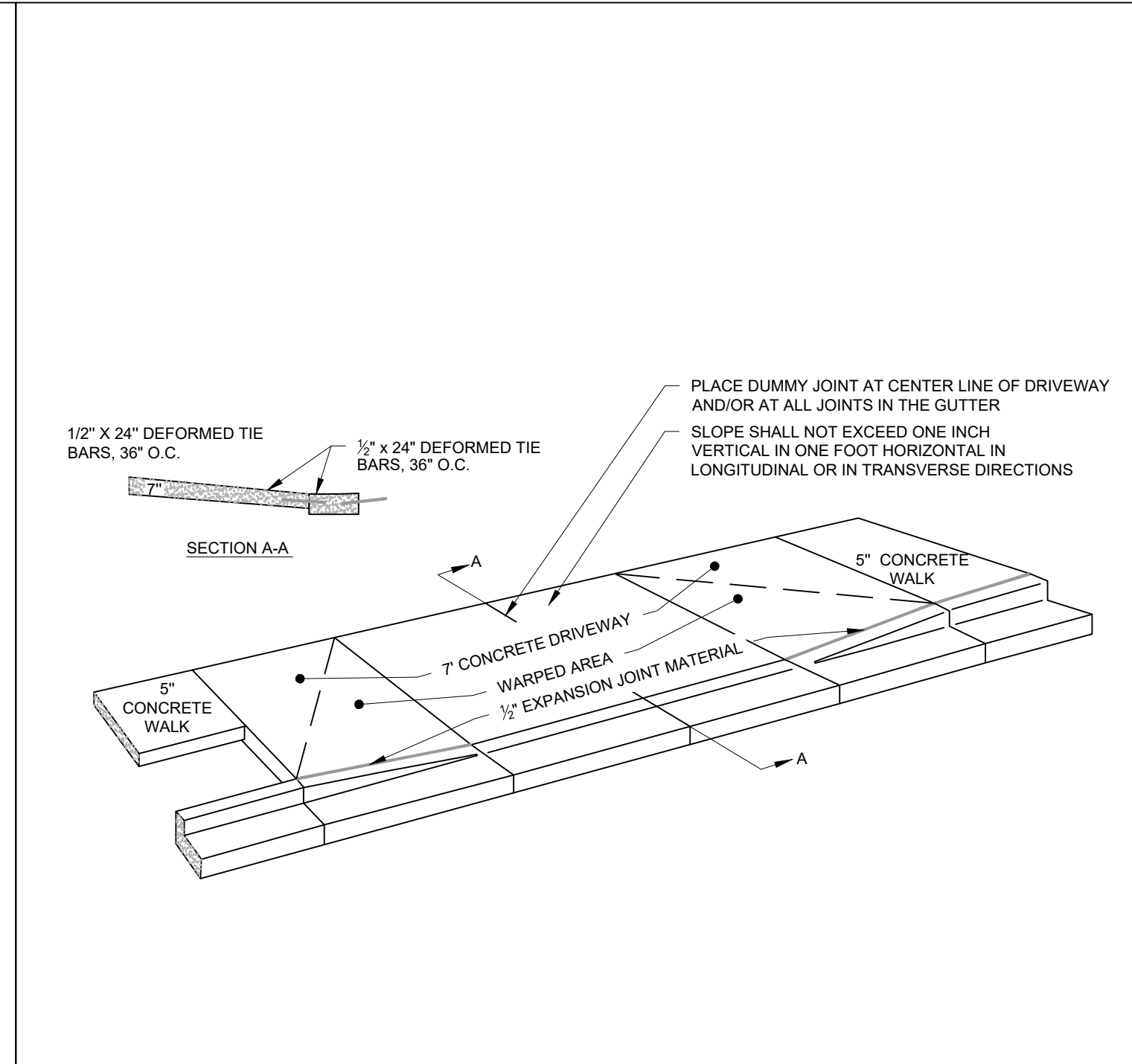
18" CURB ADJACENT TO SIDEWALK



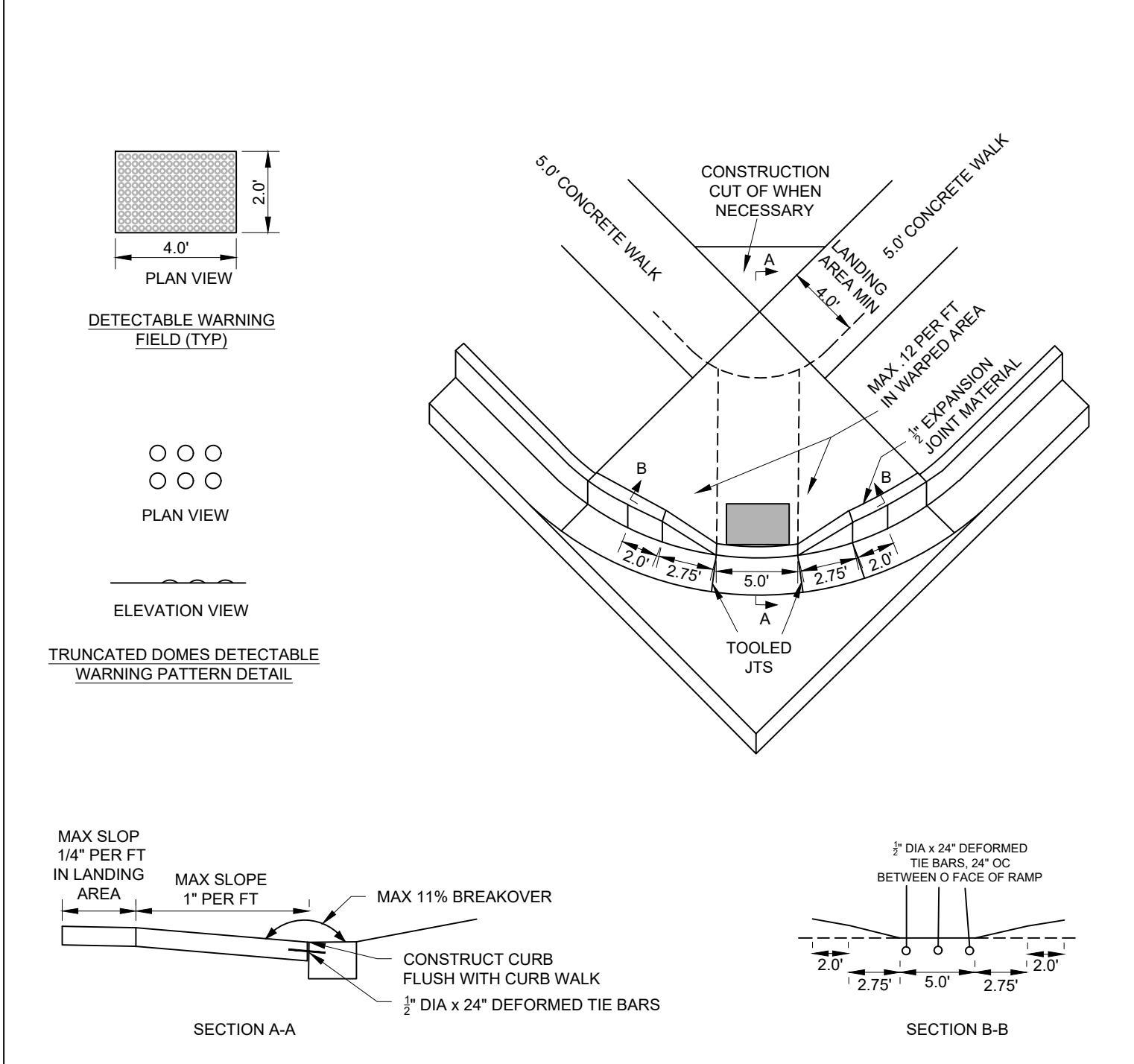
CONCRETE DRIVEWAY APPROACH



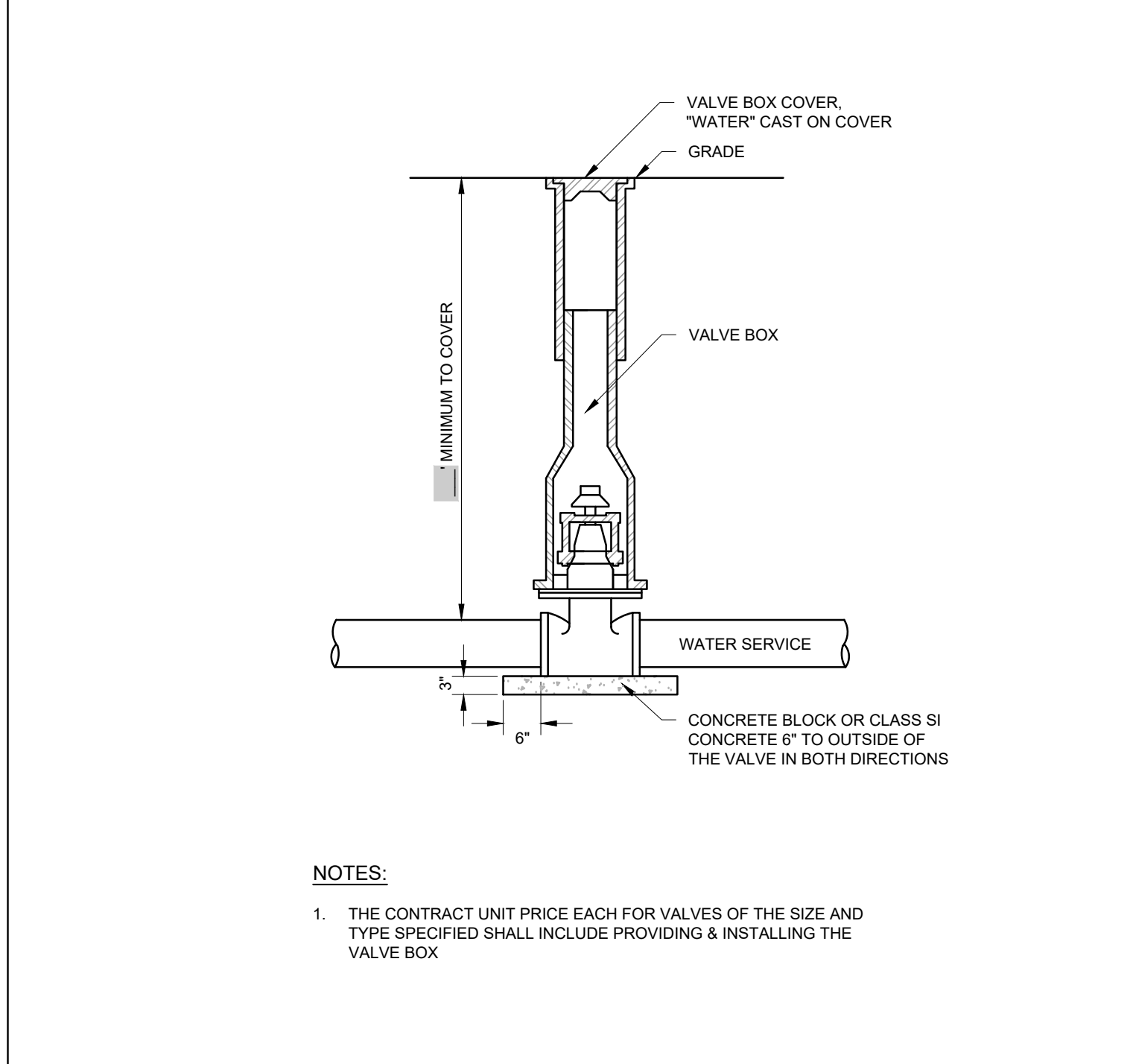
CONCRETE SIDEWALK



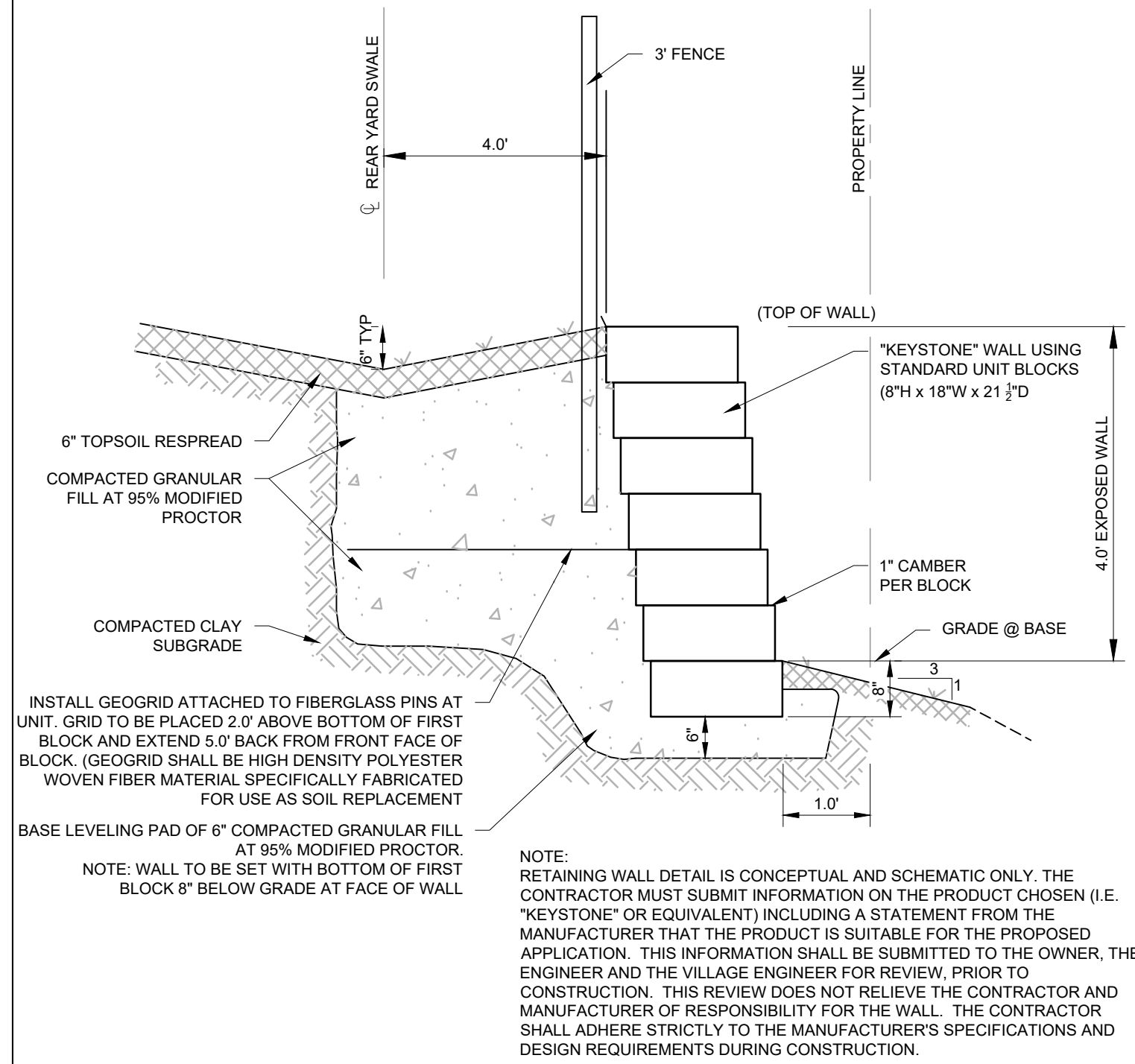
CONCRETE DRIVE APRON



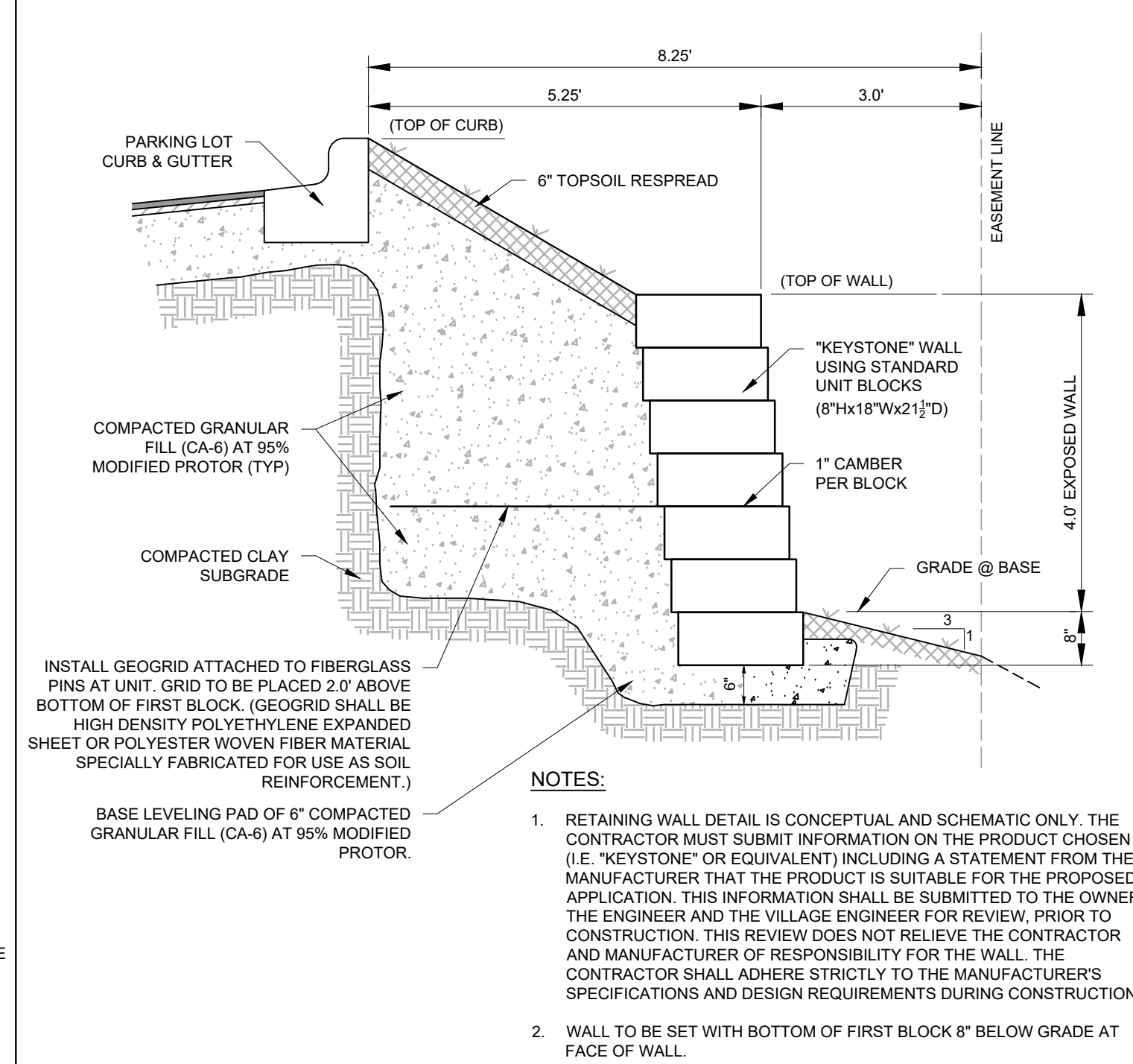
TYPICAL ACCESSIBLE RAMP- TYPE 1



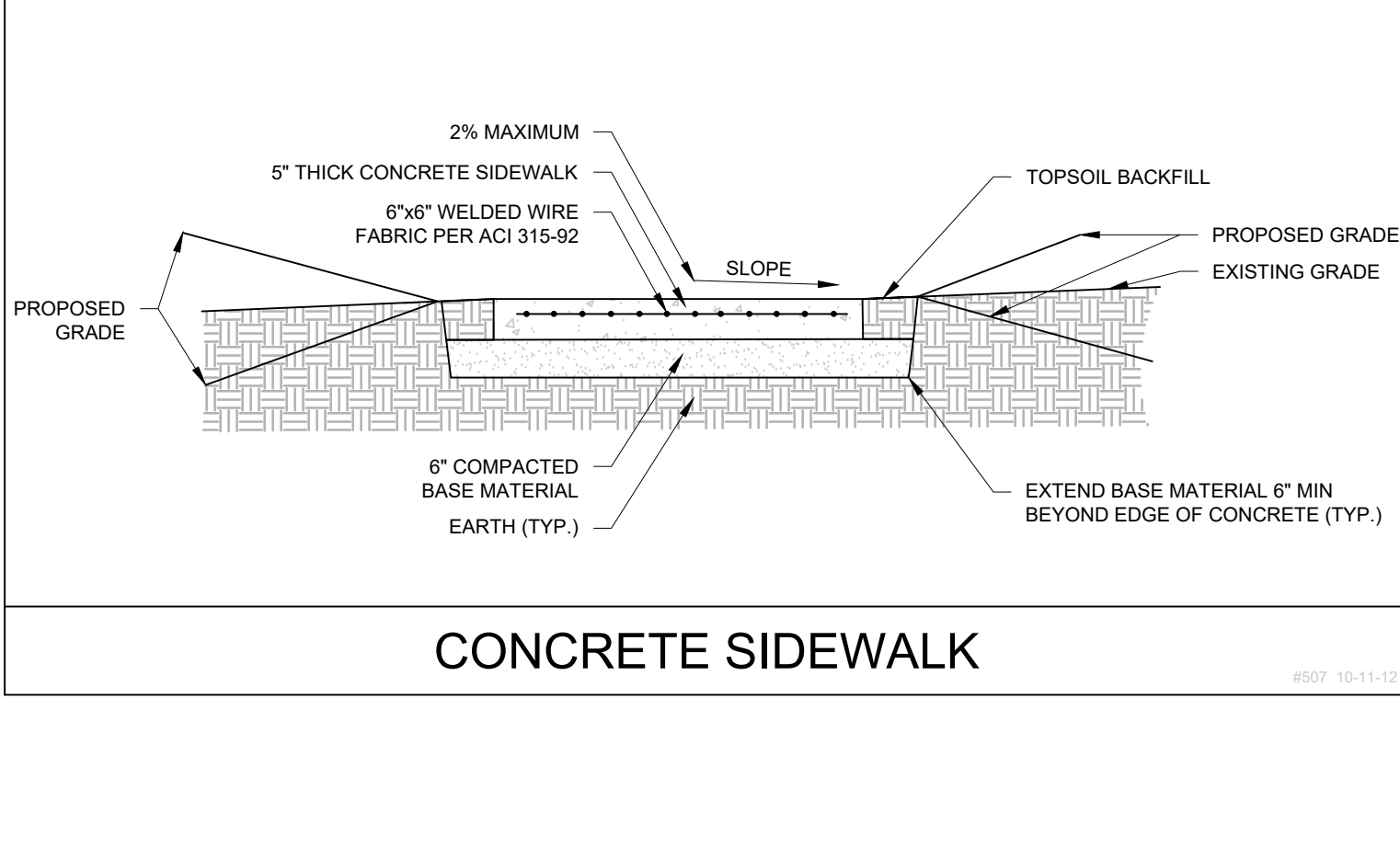
SERVICE VALVE



KEYSTONE RETAINING WALL



KEYSTONE RETAINING WALL



CONCRETE SIDEWALK

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THIENSVILLE MIXED-USE
VILLAGE OF THIENSVILLE

CONSTRUCTION DETAILS

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1. VILLAGE RESUBMITTAL	9/29/25

SHEET
C-11
C-12

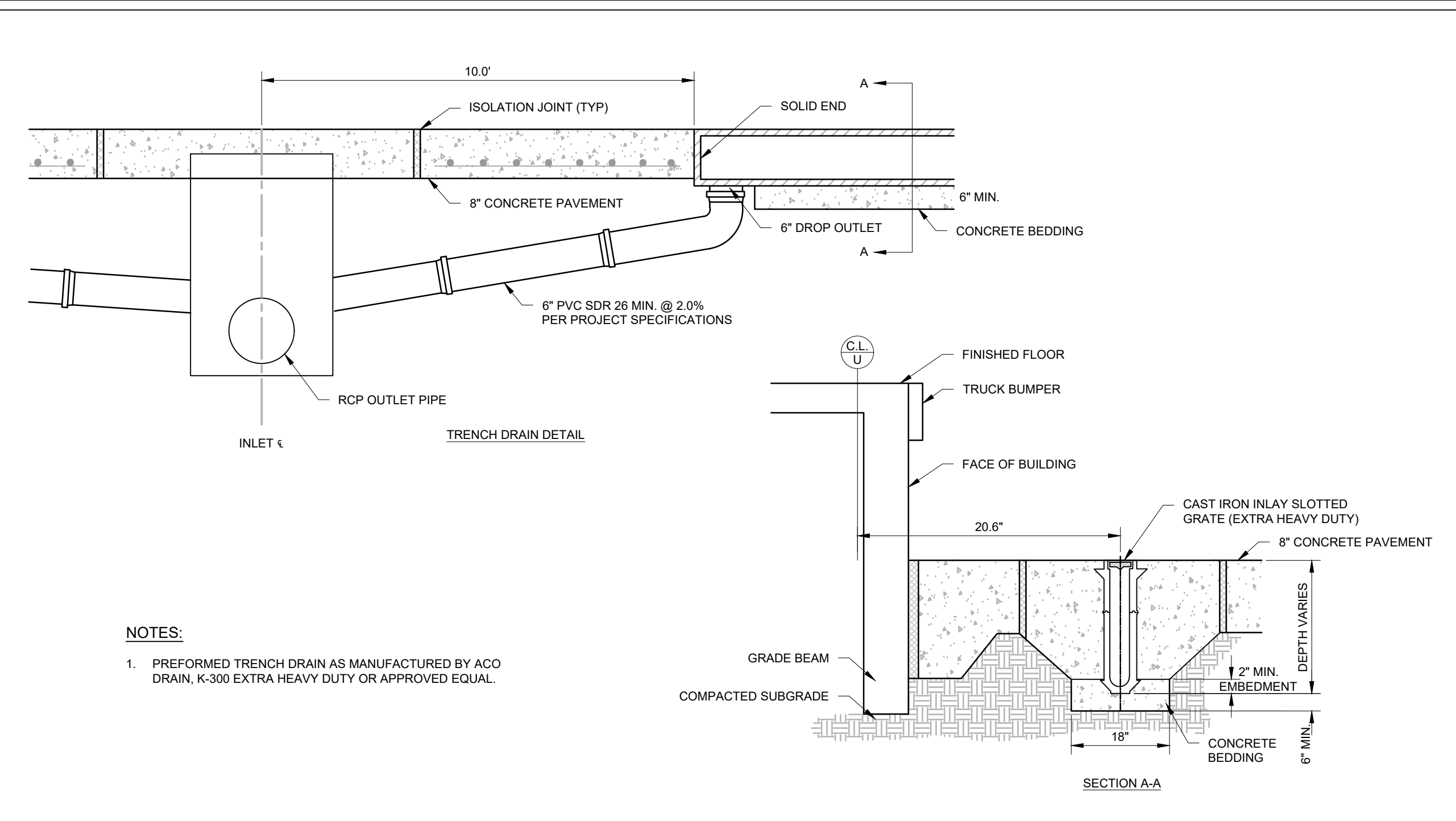
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REVIEWED: ADM

DESIGNED: TOM

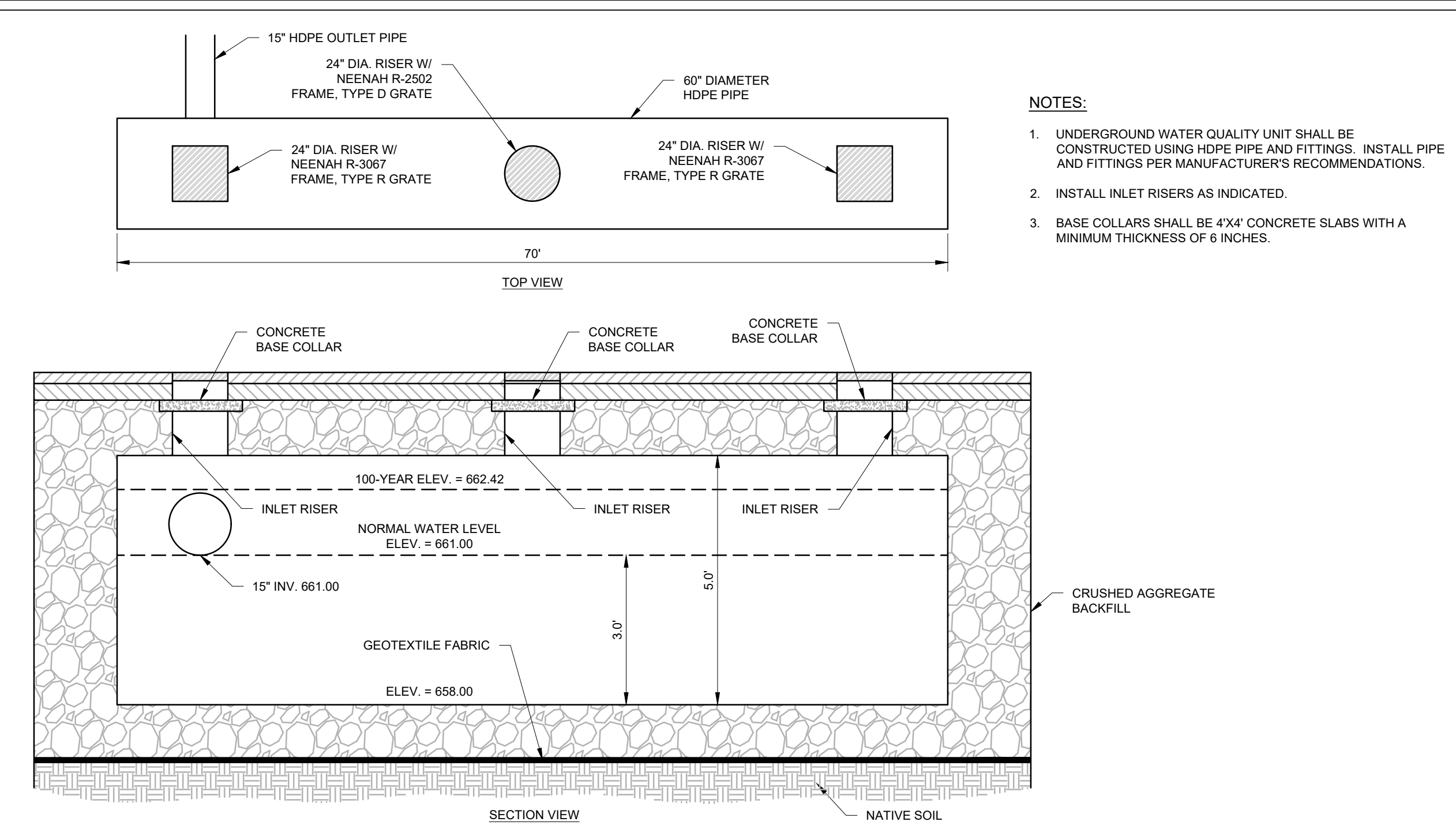
DRAFTED: ATH



NOTES:
1. PREFORMED TRENCH DRAIN AS MANUFACTURED BY ACO DRAIN, K-300 EXTRA HEAVY DUTY OR APPROVED EQUAL.

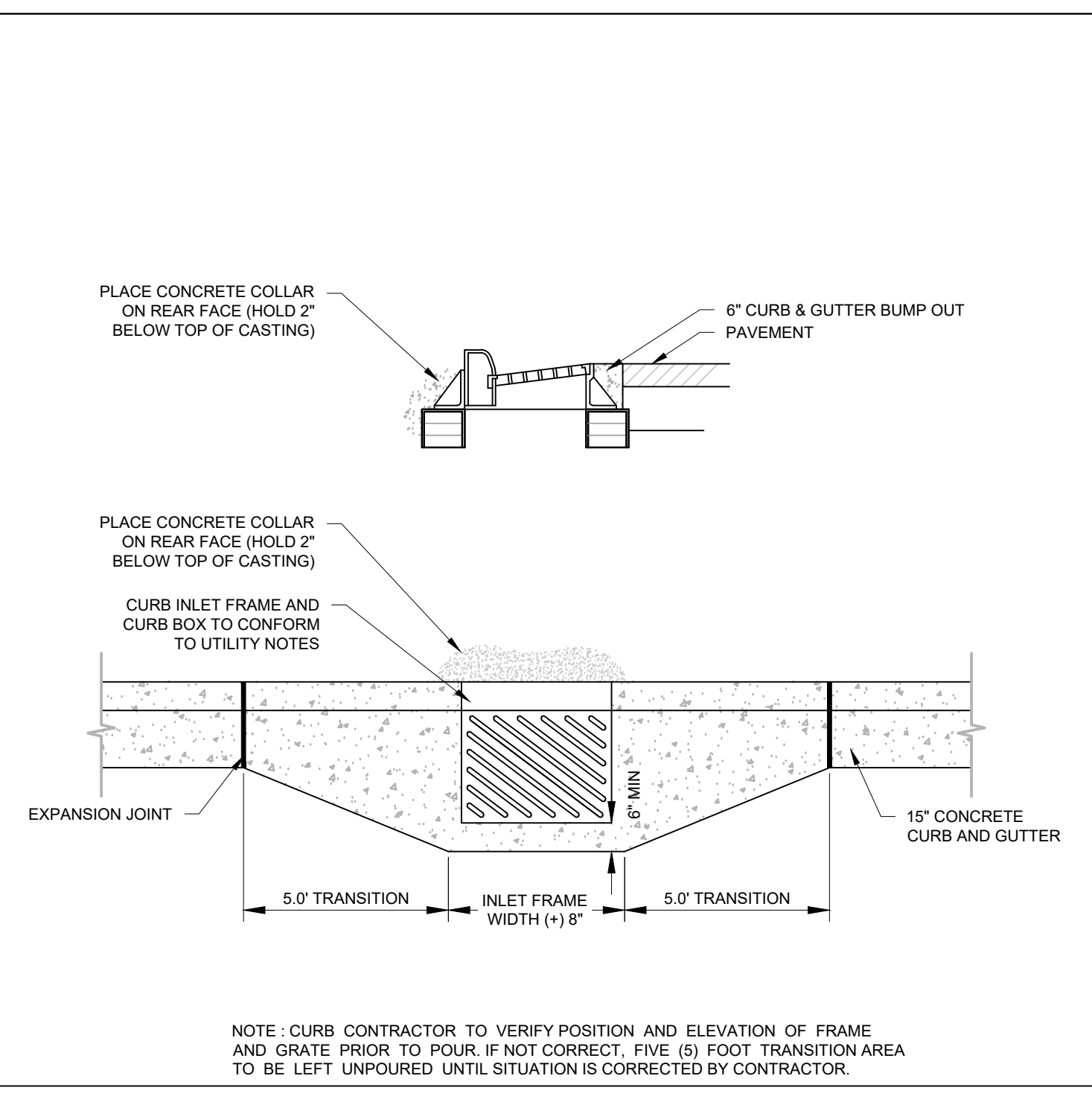
TRENCH DRAIN

#134 - 0/13/13



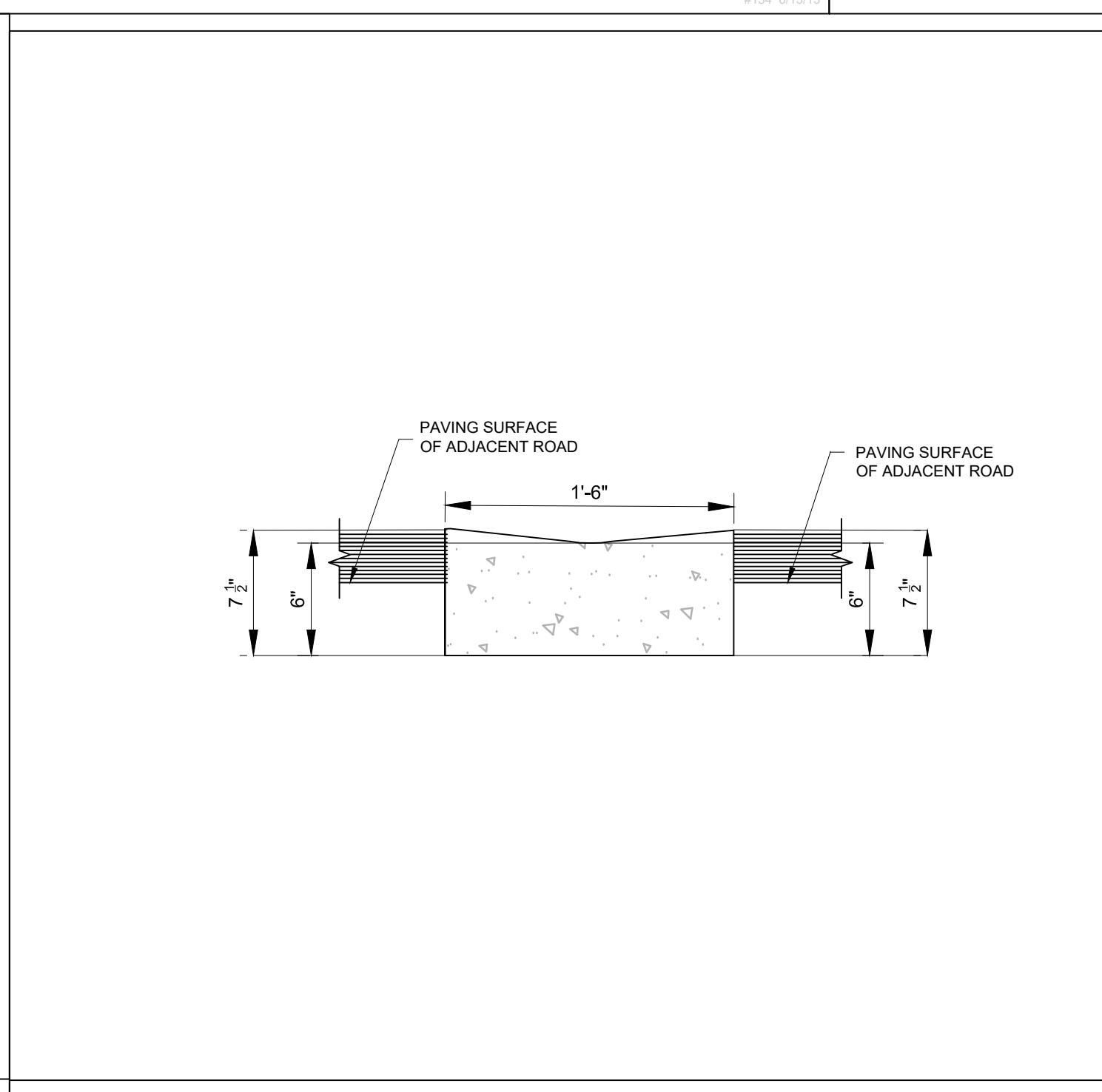
NOTES:
1. UNDERGROUND WATER QUALITY UNIT SHALL BE CONSTRUCTED USING HDPE PIPE AND FITTINGS. INSTALL PIPE AND FITTINGS PER MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL INLET RISERS AS INDICATED.
3. BASE COLLARS SHALL BE 4"x4" CONCRETE SLABS WITH A MINIMUM THICKNESS OF 6 INCHES.

WATER QUALITY UNIT



CURB AND GUTTER BUMP OUT

#622 - 10/10/15



18" CURB WITH VALLEY GUTTER

#620 - 2/20/15

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THIENSVILLE MIXED-USE
VILLAGE OF THIENSVILLE

CONSTRUCTION DETAILS

REVISIONS	
1. VILLAGE RESUBMITTAL	9/29/25

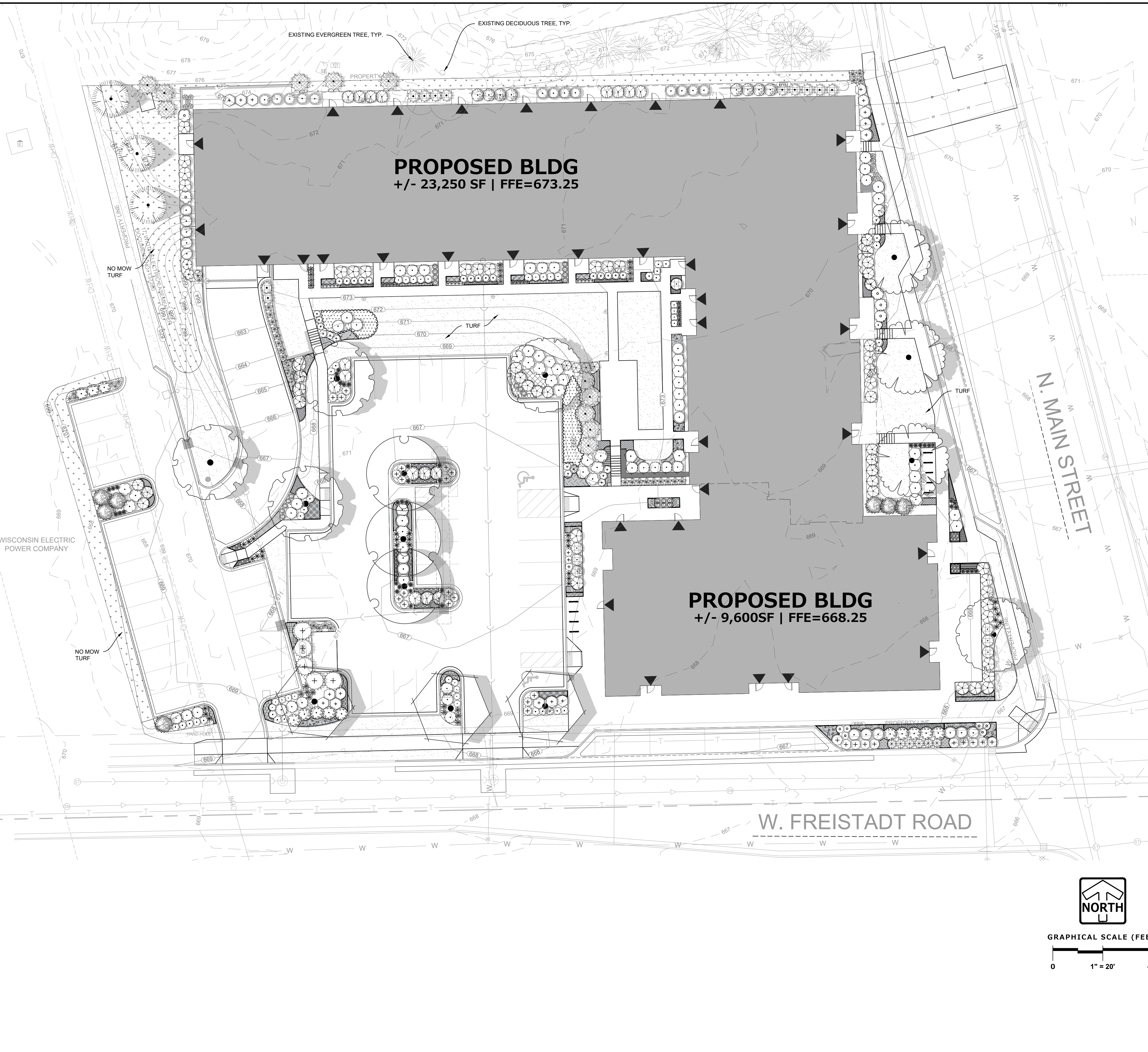
REG JOB No. 6333.00	APM	SHEET
REG PM	START DATE 8/15/25	C-12
SCALE	NTS	C-12

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VILLAGE RESUBMITTAL

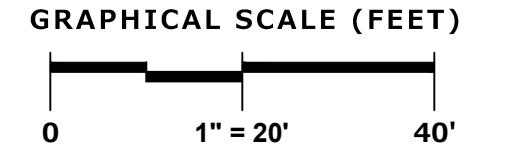
CONSTRUCTION DETAILS

DESIGNED: JSJ
DRAFTED: JSJ
REVIEWED: DUB
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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				SHRUBS				
(Symbol 1)	2	Acer rubrum 'Autumn Flame' Autumn Flame Maple 50' T x 40' W	2' Cal.	(Symbol 8)	8	Clethra alnifolia 'Novacein' Summer Sparkler Summersweet	3 gal.	5' T x 5' W
(Symbol 2)	3	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree 50' T x 40' W	2' Cal.	(Symbol 16)	16	Cornus sanguinea 'Cato' Arctic Sun Bloodtwig Dogwood	2 gal.	3' T x 3' W
(Symbol 3)	3	Gymnocladus dioica Kentucky Coffee Tree 50' T x 50' W	2' Cal.	(Symbol 7)	7	Cornus sanguinea 'Winter Flame' Winter Flame Bloodtwig Dogwood	5 gal.	8' T x 8' W
(Symbol 4)	3	Tilia tomentosa 'Sterling' Sterling Silver Linden 45' T x 40' W	2' Cal.	(Symbol 3)	3	Cornus stolonifera 'Arctic Fire' Arctic Fire Dogwood	2 gal.	3' T x 3' W
(Symbol 5)	3	Picea omorika Serbian Spruce 50' T x 15' W	4' Ht.	(Symbol 6)	6	Forsythia x intermedia 'Minifor' Show Off Starlet Forsythia	2 gal.	3' T x 3' W
EVERGREEN TREES				EVERGREEN SHRUBS				
(Symbol 6)	3	Picea omorika Serbian Spruce 50' T x 15' W	4' Ht.	(Symbol 11)	11	Euonymus fortunei 'Vegetus' Bigleaf Wintercreeper	3 gal.	5' T x 5' W
(Symbol 7)	14	Achillea millefolium 'Summer Berries' Summer Berries Mix Common Yarrow 24' T x 18' W	4.5' cont.	(Symbol 5)	5	Juniperus chinensis 'J.N. Select Blue' Star Power Juniper	5' Ht.	16' T x 8' W
(Symbol 8)	23	Agastache foeniculum 'G.J. Golden Jubilee Giant Hyssop 24' T x 15' W	4.5' cont.	(Symbol 26)	26	Juniperus chinensis 'Sea Green' Sea Green Juniper	3 gal.	5' T x 5' W
(Symbol 9)	11	Allium x 'Summer Beauty' Summer Beauty Allium 18' T x 12' W	4.5' Cont.	(Symbol 18)	18	Juniperus horizontalis 'Blue Forest' Blue Forest Creeping Juniper	2 gal.	1' T x 4' W
(Symbol 10)	13	Aruncus x 'Misty lace' Misty Lace Goatsbeard 20' T x 24' W	4.5' Cont.	(Symbol 6)	6	Juniperus horizontalis 'Youngstown' Andorra Juniper	2 gal.	10' T x 60' W
(Symbol 11)	21	Bergenia cordifolia 'Winterglut' Winterglow Heartleaf Bergenia 12' T x 18' W	4.5' cont.	(Symbol 8)	8	Juniperus sabinia 'Buffalo' Buffalo Juniper	2 gal.	1' T x 6' W
(Symbol 12)	38	Coreopsis verticillata 'Route 66' Route 66 Threadleaf Tickseed 20' T x 20' W	4.5' Cont.	(Symbol 11)	11	Juniperus scopulorum 'Moonglow' Moonglow Juniper	5' Ht.	20' T x 8' W
(Symbol 13)	73	Dianthus x 'WP Passion' Scent First Passion Dianthus 9' T x 12' W	4.5' cont.	(Symbol 17)	17	Juniperus virginiana 'Grey Owl' Eastern Redcedar Juniper	3 gal.	3' T x 5' W
(Symbol 14)	17	Echinacea p 'Rainbow299' Butterfly Rainbow Marcella Coneflower 15' T x 24' W	4.5' cont.	(Symbol 13)	13	Taxus x media 'Tauntoni' Taunton Yew	5 gal.	4' T x 5' W
(Symbol 15)	18	Echinacea x 'IFECSSRA' SunSeekers Rainbow Coneflower 36' T x 24' W	4.5' cont.	(Symbol 12)	12	Thuja occidentalis 'BaiJohn' Technito Arborvitae	3' Ht.	12' T x 5' W
(Symbol 16)	31	Gaillardia aristata 'Arizona Sun' Arizona Sun Blanket Flower 12' T x 14' W	4.5' Cont.	(Symbol 18)	18	Thuja occidentalis 'Congoabe' Fire Chief Arborvitae	2 gal.	2' T x 3' W
(Symbol 17)	10	Geranium x cantabrigiense 'B.C. Biokovo Carmina Cranesbill 10' T x 15' W	4.5' Cont.	(Symbol 7)	7	Thuja occidentalis 'Little Giant' Little Giant Arborvitae	3 gal.	5' T x 5' W
(Symbol 18)	30	Hemerocallis 'Stella De Oro' Stella De Oro Daylily 12' T x 20' W	4.5' Cont.	ORNAMENTAL GRASSES				
(Symbol 19)	8	Hemerocallis 'Summer Wine' Summer Wine Daylily 18' T x 24' W	4.5' Cont.	(Symbol 6)	6	Andropogon gerardii 'Dancing Wind' Dancing Wind Big Blue Stem	1 gal.	36' T x 30' W
(Symbol 20)	20	Hemerocallis x 'Purple D' oro' Purple D oro Daylily 15' T x 20' W	4.5' Cont.	(Symbol 46)	46	Calamagrostis x a 'Karl Foerster' Karl Foerster Reed Grass	1 gal.	36' T x 24' W
(Symbol 21)	29	Hemerocallis x 'Ruby Stella' Ruby Stella Daylily 18' T x 18' W	4.5' cont.	(Symbol 12)	12	Deschampsia cespitosa 'Schottland' Schottland Tufted Hair Grass	1 gal.	48' T x 24' W
(Symbol 22)	42	Heuchera m 'Palace Purple' Palace Purple Coral Bells 18' T x 18' W	4.5' Cont.	(Symbol 22)	22	Miscanthus sinensis 'Malepartus' Malepartus Miscanthus	1 gal.	48' T x 30' W
(Symbol 23)	21	Heuchera x 'Georgia Peach' Georgia Peach Coral Bells 15' T x 20' W	4.5' Cont.	(Symbol 25)	25	Miscanthus sinensis 'Oktoberfest' Oktoberfest Miscanthus	1 gal.	48' T x 36' W
(Symbol 24)	7	Hosta x 'Gold Standard' Gold Standard Hosta 20' T x 50' W	4.5' cont.	(Symbol 14)	14	Panicum virgatum 'Northwind' Northwind Switch Grass	1 gal.	42' T x 28' W
(Symbol 25)	40	Leucanthemum x superbum 'Whoops-a-Daisy' Whoops-a-Daisy Shasta Daisy 15' T x 22' W	4.5' Cont.	(Symbol 10)	10	Pennisetum alopecuroides 'B. B.' Burgundy Bunny Dwarf Fountain Grass	1 gal.	12' T x 18' W
(Symbol 26)	12	Leucanthemum x superbum 'Real Goldcup' Real Goldcup Shasta Daisy 36' T x 18' W	4.5' cont.	(Symbol 15)	15	Pennisetum alopecuroides 'L. B.' Little Bunny Dwarf Fountain Grass	1 gal.	15' T x 18' W
(Symbol 27)	29	Nepeta x faassenii 'Purrsian Blue' Purrsian Blue Catmint 14' T x 24' W	4.5' cont.	(Symbol 8)	8	Pennisetum alopecuroides 'Cassian' Cassian Fountain Grass	1 gal.	20' T x 30' W
(Symbol 28)	25	Perovskia atriplicifolia 'Denim n Lace' Denim n Lace Russian Sage 28' T x 34' W	1 gal.	(Symbol 28)	28	Schizachyrium scoparium 'B. H.' Blue Heaven Little Bluestem	1 gal.	30' T x 30' W
(Symbol 29)	4	Sedum 'Autumn Joy' Autumn Joy Sedum 12' T x 24' W	4.5' Cont.	SHRUB AREAS				
				(Symbol 15)	15	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac 2' T x 5' W	2 gal.	
				ANNUALS				
				(Symbol 28 sf)	28 sf	Annual Mix Annual Mix (To be Provided by Owner)		
				TURF				
				(Symbol 7,493 sf)	7,493 sf	Turf Hydroseed Reinders - Cadet 70/30 Fescue/Blue Mix	seed	
				(Symbol 4,330 sf)	4,330 sf	Turf Hydroseed Low Grow Reinders No Mow/Low Grow Mix	seed	



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THIENSVILLE MIXED-USE

VILLAGE OF THIENSVILLE

LANDSCAPE PLAN

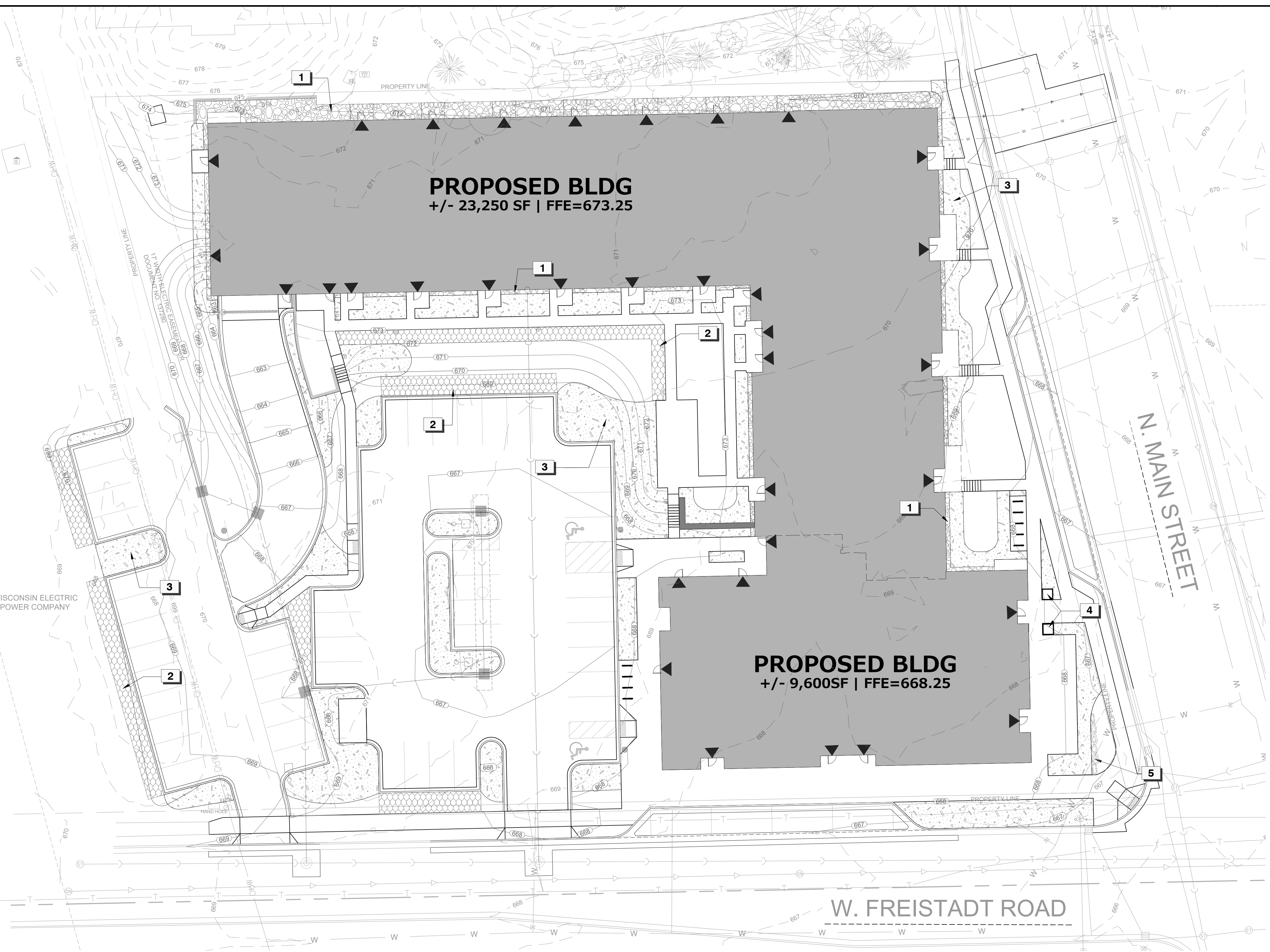
REVISIONS	
NO.	DESCRIPTION
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PEG JOB No. 6333.00
APM
START DATE 8/15/25
SCALE 1" = 20'

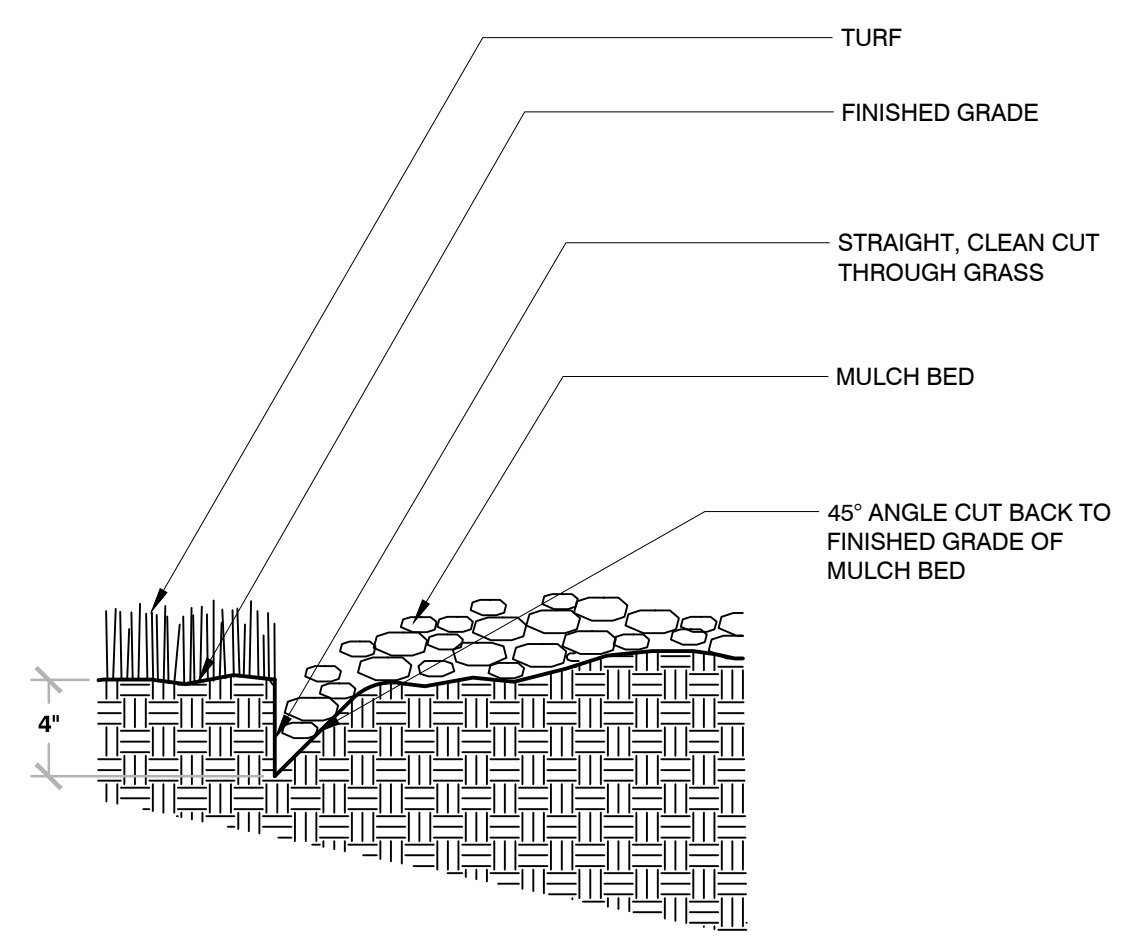
SHEET
L-1
L-3

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VILLAGE RESUBMITTAL
LANDSCAPE PLAN

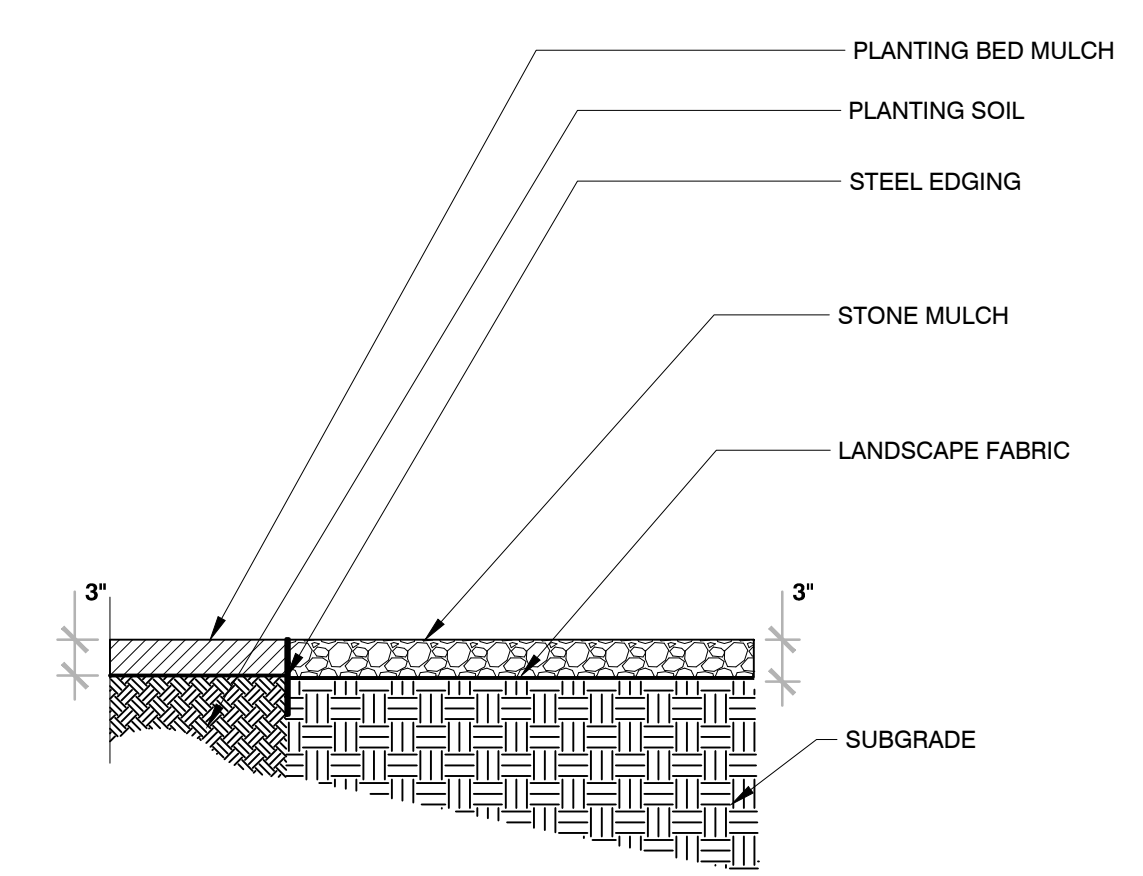
DESIGNED: JSJ
 DRAFTED: JSJ
 REVIEWED: DJB
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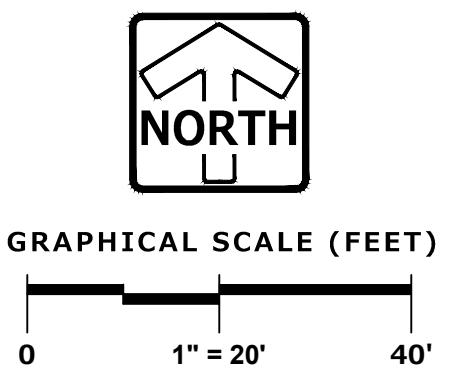
REFERENCE NOTES SCHEDULE				
SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	ALPINE STONE MULCH 3" DEPTH	19.9 cy	2/L-2
	2	SNOW STORAGE AREAS	2,399 sf	
	3	BARK MULCH	80.6 cy	1/L-2
	4	Landscape Forms PLAZA-48-W Freestanding 159 gallon planter. Cast stainless steel structure w/ wood panels 48in. L x 48in. D x 31i	2	
	5	LEMKE STONE: LANNON WHITE OUTCROPPING COLOR: GRAY WIDTH: 2-3" LENGTH: 3-5" THICKNESS: 3-10"	47 lf	



1 TRENCHED BED EDGE
 3/4" = 1'-0"
 3293-03



2 STONE MULCH & STEEL EDGING
 3/4" = 1'-0"
 329413-02



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VILLAGE OF THIENSVILLE

LANDSCAPE REFERENCE & DETAILS

REVISIONS	
1. VILLAGE RESUBMITTAL	9/29/25

SHEET
L-2
L-3
 REG. JOB No. 6333.00
 REG. PM. APM
 START DATE 8/15/25
 SCALE VARIES

VILLAGE RESUBMITTAL
 LANDSCAPE REFERENCE & DETAILS
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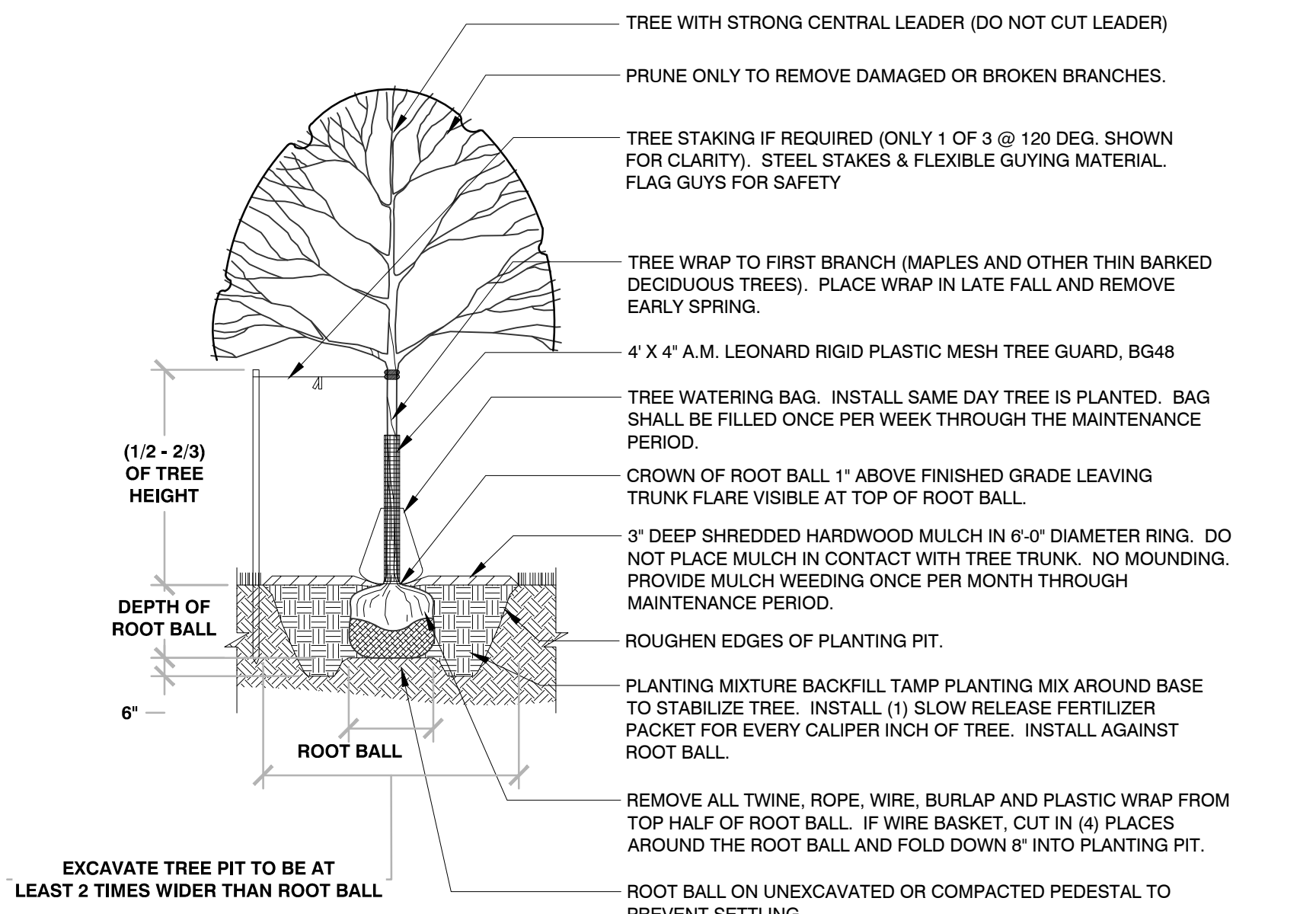
GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 2/3 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL AREAS RECEIVING STONE MULCH TO RECEIVE STEEL BED EDGING. CONTRACTOR TO PROVIDE STEEL EDGING SPECIFICATION FOR APPROVAL PRIOR TO INSTALLATION. STEEL EDGING TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
- AREAS THAT CALL FOR STONE MULCH SHALL RECEIVE LANDSCAPE FABRIC WITH 3" DEEP ALPINE STONE MULCH. REFER TO STONE MULCH DETAILS. CONTRACTOR TO PROVIDE LANDSCAPE FABRIC AND MULCH SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. LANDSCAPE FABRIC SHALL BE INSTALLED TO COVER THE ENTIRE AREA TO RECEIVE STONE MULCH WITH EACH SEAM OVERLAPPING A MINIMUM OF 6".
- ALL PLANTING BEDS NOT NOTED TO RECEIVE STONE MULCH SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF

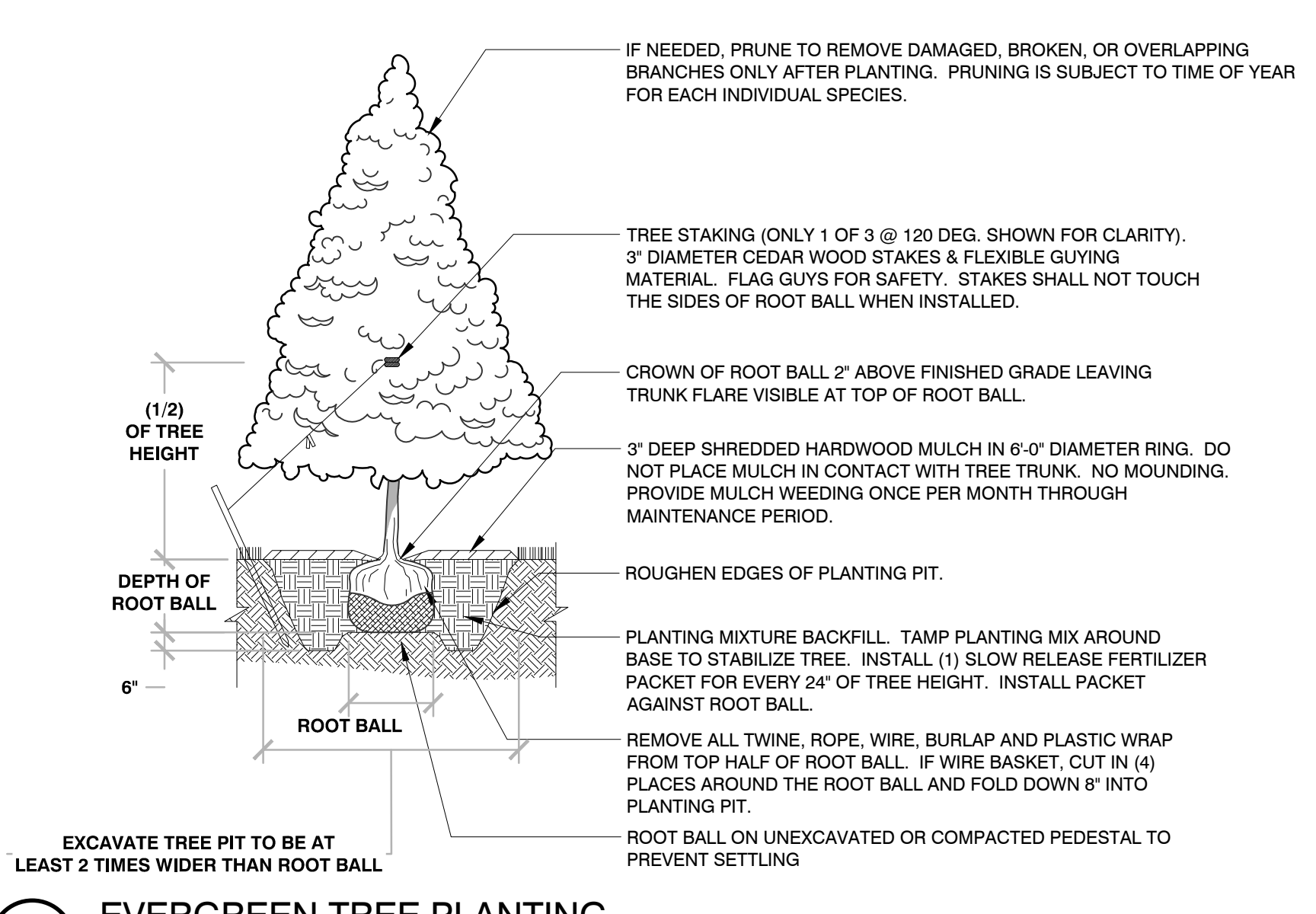
- ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
 - ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
 - ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
 - TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
 - THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
 - THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
 - THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
 - PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

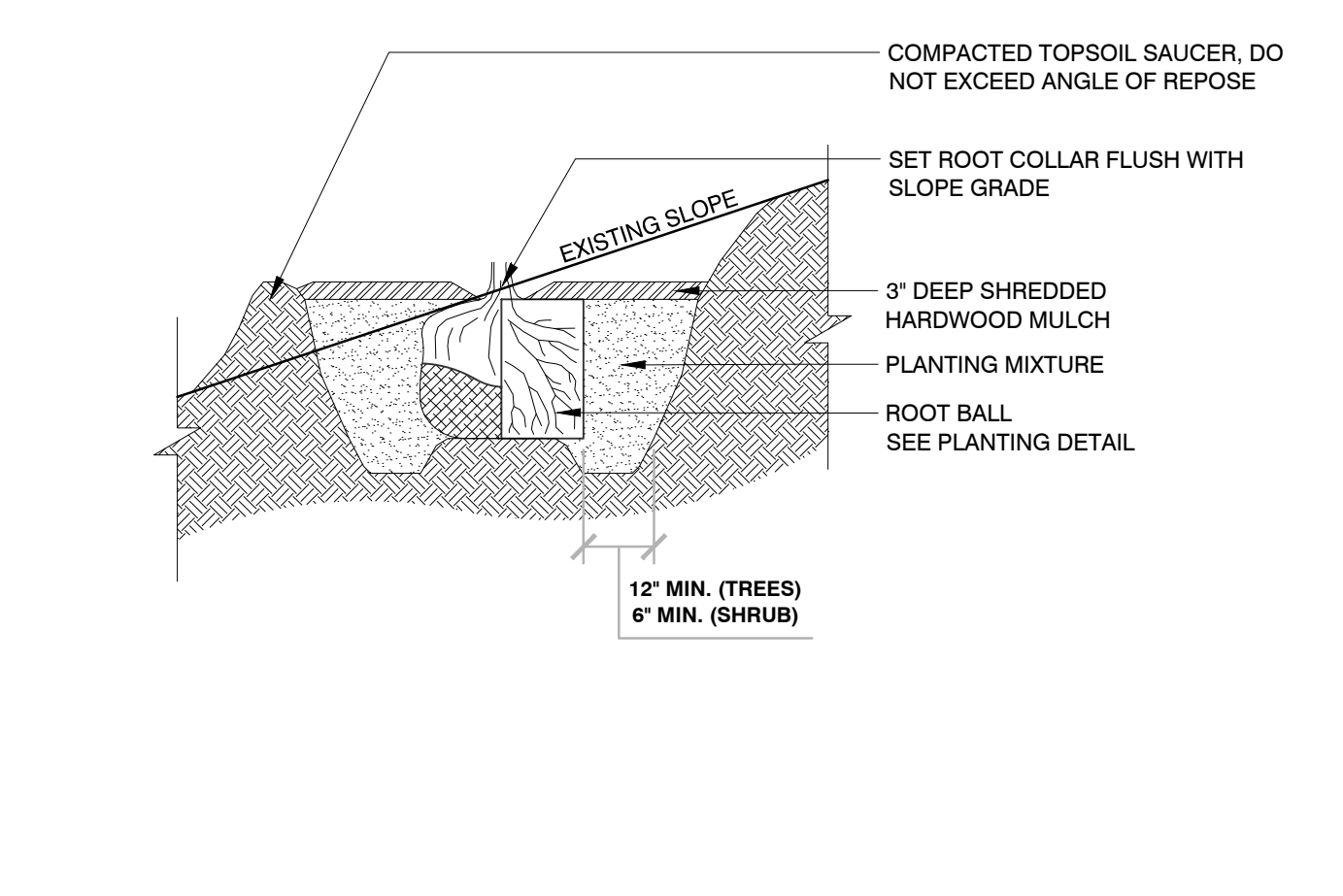
- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



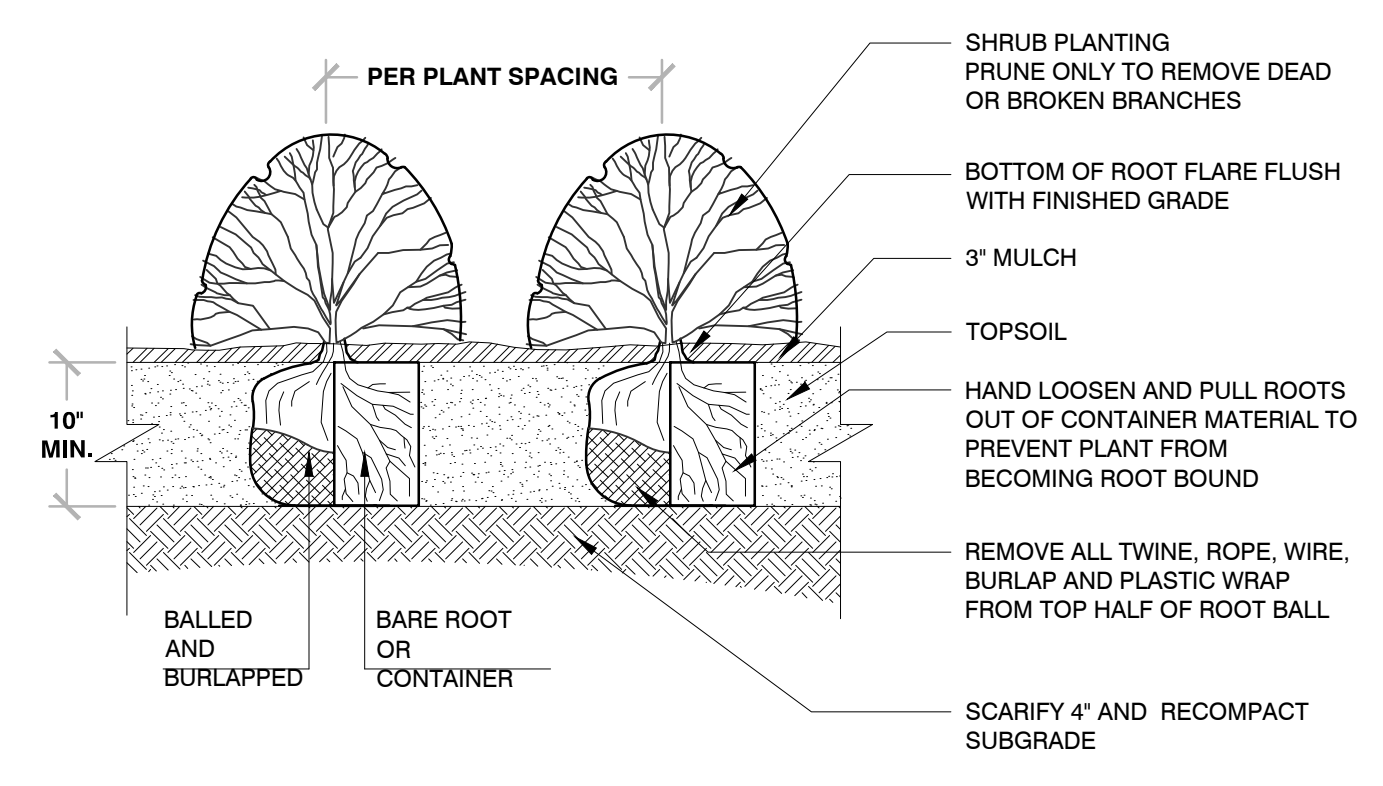
1 TREE PLANTING
1/4" = 1'-0" 329343-01



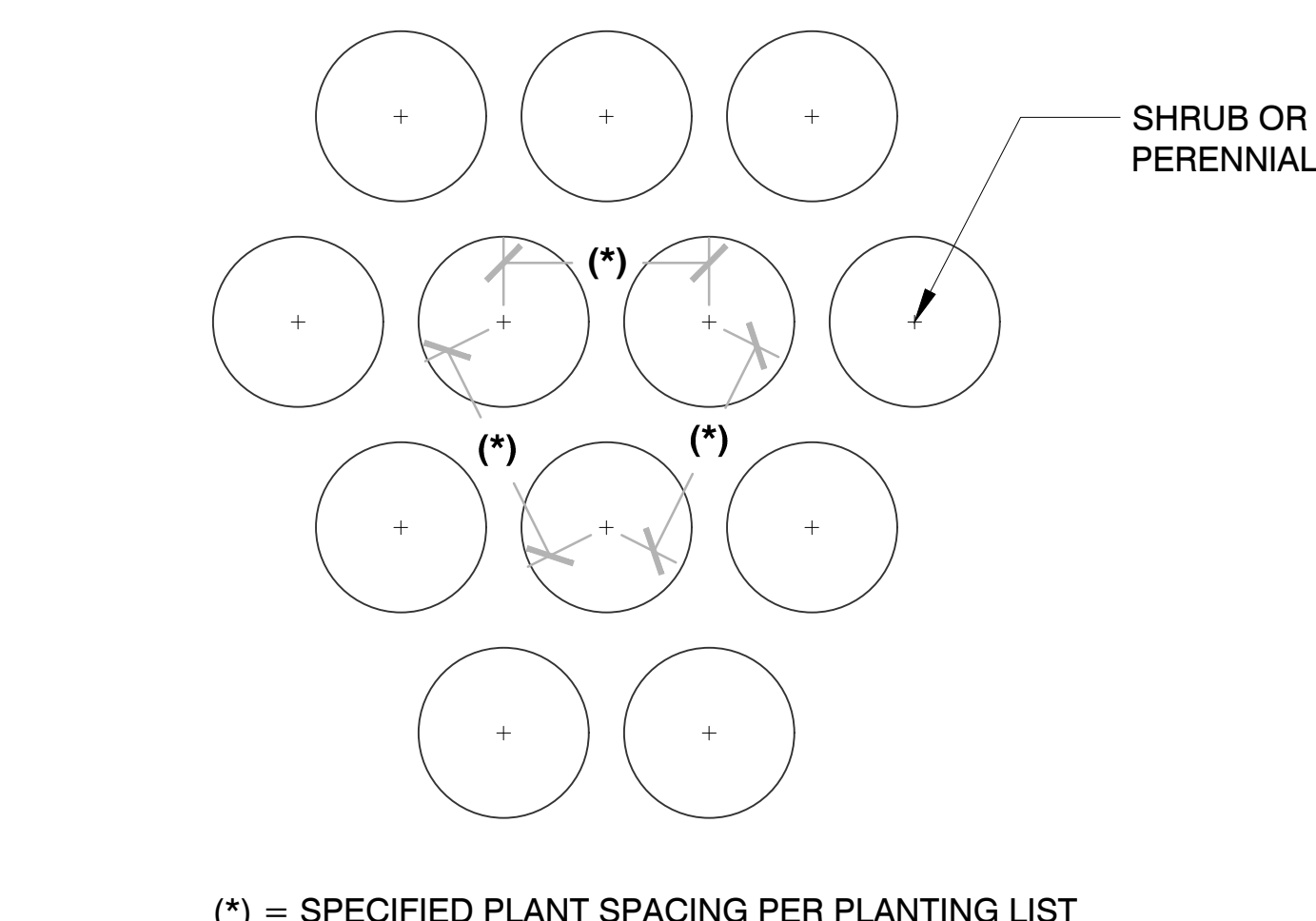
3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03



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



4 SHRUB PLANTING
1/2" = 1'-0" 329333-02



6 PLANT SPACING
3/4" = 1'-0" 3293-02

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

PINNACLE ENGINEERING GROUP
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 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

THIENSVILLE MIXED-USE
VILLAGE OF THIENSVILLE

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS		FIG. JOB No. 6333.00	DATE	BY	SCALE	SHEET
1	VILLAGE RESUBMITTAL	9/29/25				L-3
						L-3

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 VILLAGE RESUBMITTAL
 LANDSCAPE GENERAL NOTES & DETAILS
 © 2025 PEG-2025

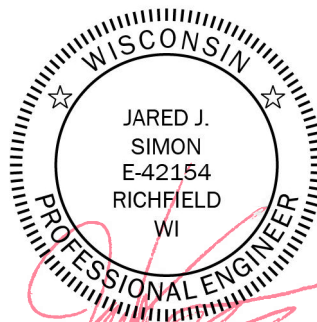
STORMWATER MANAGEMENT PLAN



THIENSVILLE MIXED-USE

Village of Thiensville, Ozaukee County, Wisconsin
PEG Project Number: 6333.00-WI

08/15/2025



08/14/2025



PINNACLE ENGINEERING GROUP

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- USDA Soils Map

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- HydroCAD Modeling Computations
- Stormwater Treatment Device Details

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APPENDIX 5 – OPERATION AND MAINTENANCE PLAN

Questions and comments can be directed to:

Jared Simon, P.E.
 Associate Project Manager
 Phone: 262.754.8888 | Fax: 262.754.8850
 jsimon@pinnacle-engr.com



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INTRODUCTION

The proposed Thiensville Mixed-Use project is located at the northwest corner of the intersection of W. Freistadt Road and N. Cedarburg Road in the Village of Thiensville, Ozaukee County, WI. The project site is currently a vacant lot but previously consisted of a gas station, multi-tenant building, a restaurant, and a single-family residence. The land generally slopes from north to south with stormwater runoff flowing into the Freistadt Road right-of-way. A shallow depression west of the property exists between a shared access driveway and the Ozaukee Interurban Trail. The depression collects stormwater from the western portion of the site and runoff that does not infiltrate at this depression ultimately overflows into the Freistadt Road right-of-way as well. Soils on the site consist of Fox silt loam (C), Mussey loam (B/D), and sandy and gravelly land per USDA Soil Maps (See **Appendix 1**). A location map that illustrates the tract of land is also included in **Appendix 1**.

The proposed development is a 33,000 square-foot multi-use building to include office and retail space in addition to residential units. The building will also feature underground parking in addition to an asphalt surface lot. The site will be served by private water, sanitary, and storm sewers. An underground water quality unit and several catch basin will provide pollutant removal in accordance with the stormwater management requirements of the Village of Thiensville, Milwaukee Metropolitan Sewerage District, and Wisconsin Department of Natural Resources.

DESIGN CRITERIA

Village of Thiensville *Sec.30-127 of Village Ordinance*

Milwaukee Metropolitan Sewerage District (MMSD) *Chapter 13*

Wisconsin Department of Natural Resources (WDNR)..... *NR 216 & NR 151*

Water Quantity: Per Sec.30-127(2)(a)1 of Village code, water quantity standards do not apply to sites that do not increase the impervious surface by 1/2 acre or more. Since the site was previously developed, the proposed redevelopment will actually decrease the amount of impervious surface by 0.002 acres. The project is also exempt from WDNR peak discharge performance standards per NR151.123(2)(b) due to the site being a redevelopment. According to Chapter 13.301(2)(c) MMSD does not require runoff management for redevelopment sites that neither increase the impervious area by 5,000 square feet nor disturb greater than 2 acres. The proposed redevelopment will disturb 1.991 acres and will result in a net decrease of 98 square feet of impervious area.

Water Quality: A redevelopment site with no increase in exposed parking lots or roads is exempt from Village water quality standards per Sec.30-127(2)(a)1 of Village code. NR151.122(2) requires a redevelopment site to remove at least 40% of the total suspended solids (TSS) load on an average annual basis from paved parking areas and roads.

Infiltration: As a redevelopment, the site is exempt from Village and WDNR infiltration requirements per Sec.30-127(4)(c)3.f.(iii) and NR151.124(3)(b)3. Therefore, infiltration measures have not been incorporated into this stormwater management plan.

ANALYSIS METHODS

Total suspended solids (TSS) reduction for the proposed redevelopment was determined using WinSLAMM® (Version 10.5.0) Source Loading and Management Model. Silty soil type was selected for the source areas based on the silt loam and loam soils identified in the USDA soils map. HydroCAD Stormwater Modeling (Version 10.00) was utilized to verify the underground water quality unit would not surcharge during the 100-year storm event. The 100-year rainfall depth of 6.38 inches used in the model was derived from the NOAA Atlas 14 for Ozaukee County. Runoff curve numbers were selected based on the standard values for pavement, building roof, and grass for a soil belonging to Hydrologic Soil Group C.

POST-DEVELOPMENT CONDITIONS

Redevelopment of the site will disturb 1.991 acres and will decrease the total amount of impervious surface area by 98 square feet (0.002 acres). The exposed parking areas and drive aisles, specifically, will decrease by 42,456 square feet (0.975 acres). A comparison of the existing and proposed impervious areas is shown below.

Impervious Area Comparison

	Existing Conditions	Proposed Conditions
Exposed Parking & Roads (s.f.)	64,933	22,477
Total Impervious Surface (s.f.)	64,933	64,835

Total suspended solids removal to meet DNR requirements will be provided by multiple catch basins along the drive aisle on the western portion of the site and an underground water quality unit located below the central parking area. Building roof runoff will discharge directly into the public storm sewer system in Friestadt Road via proposed storm sewer. Runoff from grass and concrete sidewalks along the north and east sides of the building will drain overland into the Cedarburg Road right-of-way without receiving treatment for sediment removal. Existing and Proposed Conditions Hydrology Exhibits delineating the drainage areas can be found in **Appendix 2** and **Appendix 3**. The catch basins will include 18” deep sumps to allow sediment to settle out prior to discharging from the site. The water quality unit will be comprised of a 70-foot long 60” diameter HDPE storm pipe containing a permanent pool depth of 3-feet to allow suspended solids to settle to the bottom of the unit. Discharge from the water quality unit will be controlled by a 15” diameter outlet pipe which will convey runoff to the public storm sewer system in Freistadt Road, consistent with existing drainage patterns. Details of the catch basins and water quality unit have been provided in **Appendix 3**.

SUMMARY OF RESULTS

Runoff Water Quality

Post-development water quality will be provided by the proposed water quality unit and catch basins. Analysis demonstrates the water quality unit and catch basins will remove more than the 40% minimum of total suspended solids (TSS) from paved parking and roads as required by WDNR.

Total Suspended Solids Removal Summary

	Solids Loading from Paved Parking & Roads (lbs)	Treatment Device	Treatment Efficiency	Solids Removed (lbs)
West	137.8	Catch Basins	31.36%	43.2
Central	183.9	Water Quality Unit	51.05%	93.9
Roof	0	--	0%	0
East	0	--	0%	0
Total	321.7	--	42.62%	137.1

Stormwater Conveyance System

Storm sewer was sized to accommodate stormwater runoff from the 10-year design storm event intensity using rational method and manning’s formulas. Where overland flow routes for the 100-year storm event were unable to be provided, the storm sewer was designed to convey the 100-year storm. Final storm sewer calculations are provided in **Appendix 3**. The water quality unit has also been designed with adequate capacity to pass runoff from the 100-year event without surcharging the system as demonstrated below.

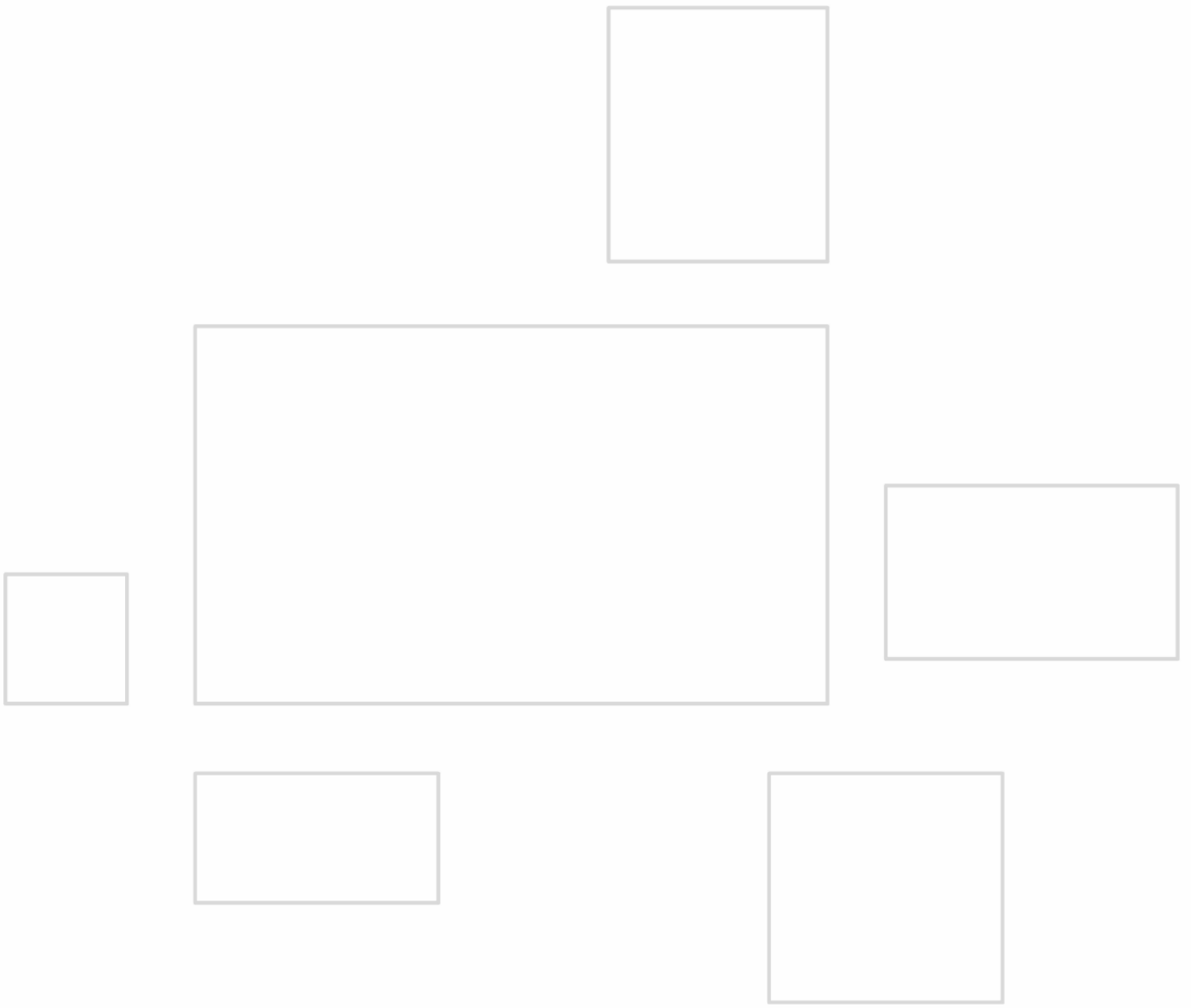
Water Quality Unit Characteristics

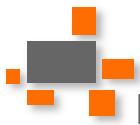
Bottom of Structure Elevation	658.00
Normal Water Elevation	661.00
100-year Water Elevation	662.42
Top of Structure Elevation	663.00

CONCLUSION

The stormwater management features for the proposed redevelopment have been designed to comply with Village of Thiensville, Milwaukee Metropolitan Sewerage District, and WDNR ordinances. The redevelopment will disturb less than 2 acres and will not increase the amount of impervious surface area compared to existing conditions, including no increase in exposed parking lots and roads. As a result, Village and WDNR water quantity controls do not apply to the site. A proposed underground water quality unit and several catch basins will treat stormwater runoff from the site to remove at least 40% of total suspended solids from paved parking areas and roads on an annual basis. As a redevelopment, the site is exempt from the infiltration standards of the Village and WDNR, and specific infiltration measures have not been provided.

APPENDIX 1 MAPS



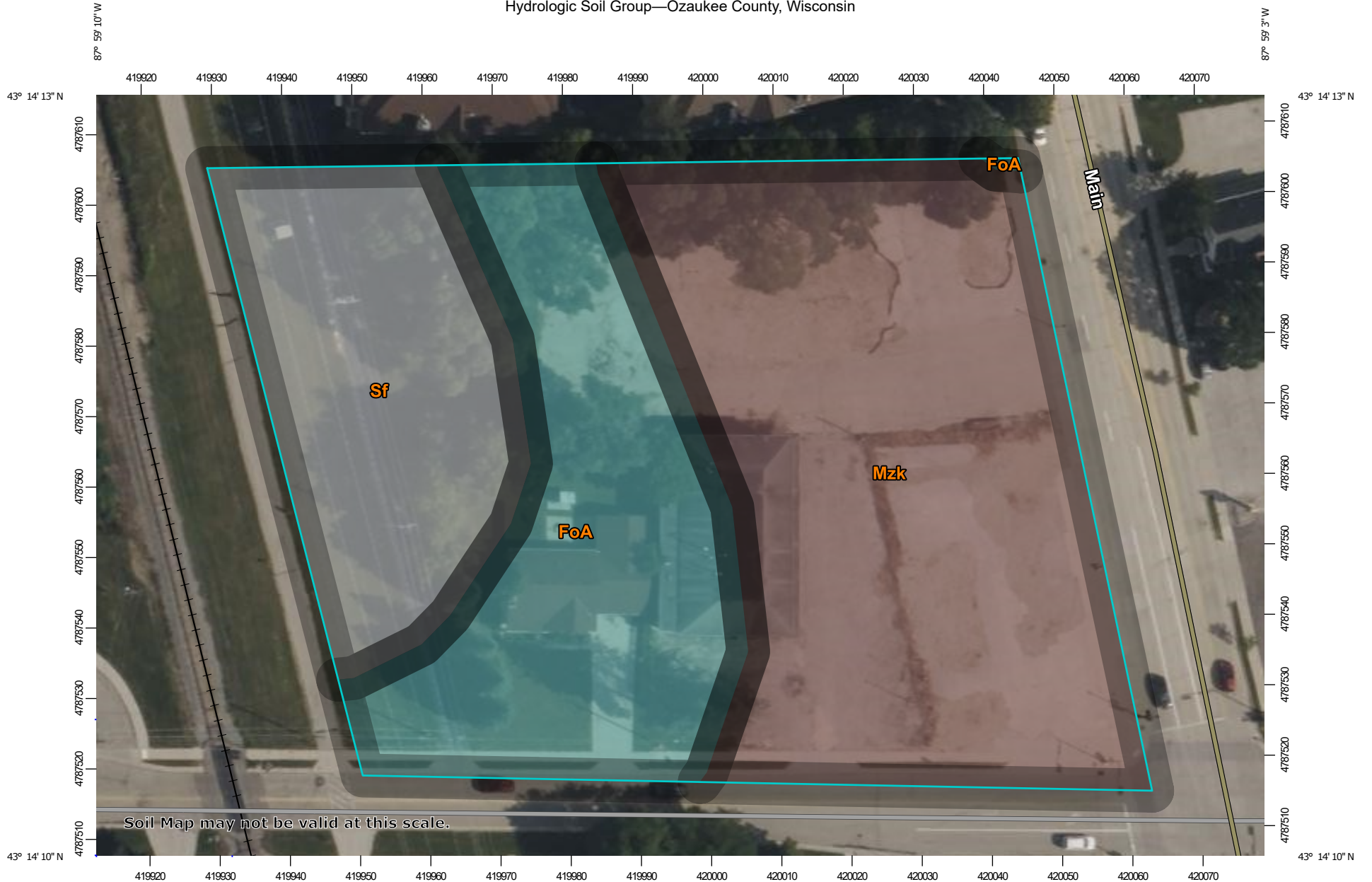


THIENSVILLE MIXED-USE LOCATION MAP

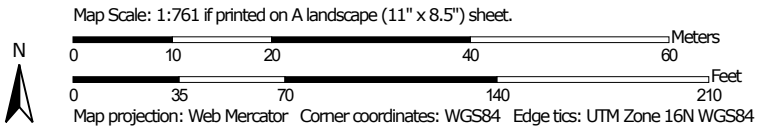


**SECTION 15, TOWNSHIP 9 NORTH, RANGE 21 EAST
THIENSVILLE, WISCONSIN**

Hydrologic Soil Group—Ozaukee County, Wisconsin




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines


-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points






-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ozaukee County, Wisconsin
 Survey Area Data: Version 21, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FoA	Fox loam, 0 to 2 percent slopes	C	0.7	28.8%
Mzk	Mussey loam	B/D	1.2	49.3%
Sf	Sandy and gravelly land		0.5	21.9%
Totals for Area of Interest			2.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

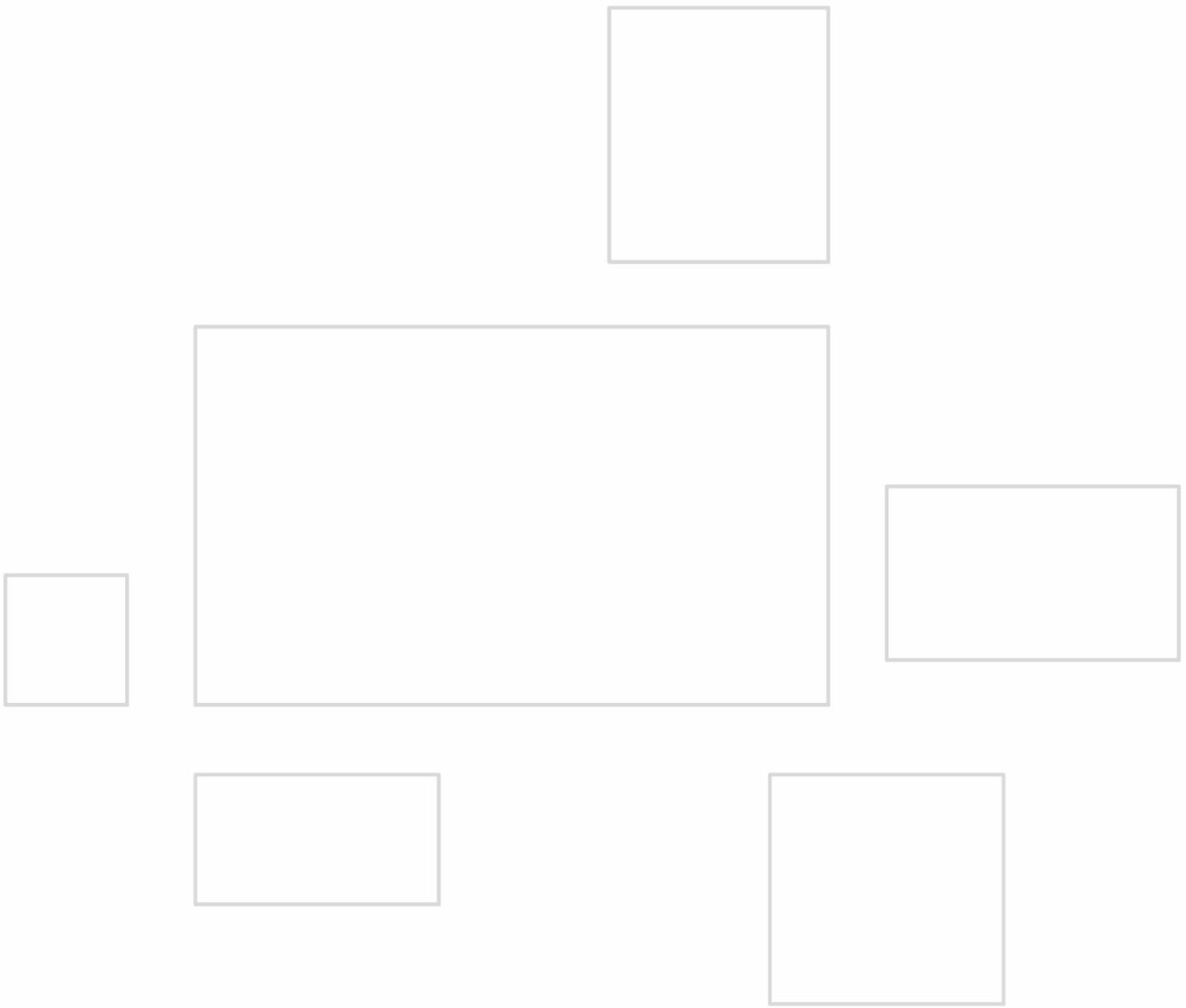
Aggregation Method: Dominant Condition

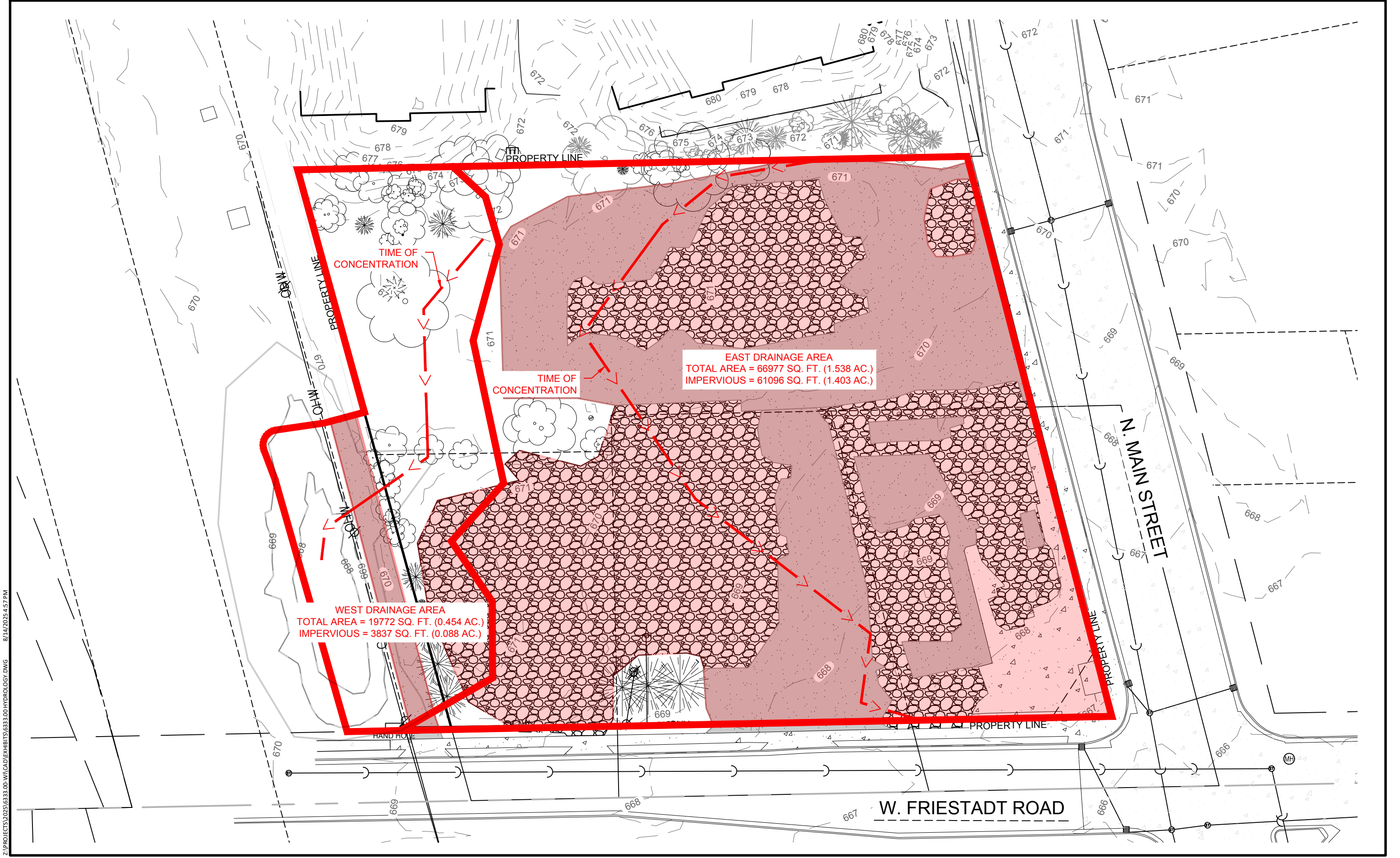
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX 2

PRE-DEVELOPMENT CONDITIONS





WEST DRAINAGE AREA
 TOTAL AREA = 19772 SQ. FT. (0.454 AC.)
 IMPERVIOUS = 3837 SQ. FT. (0.088 AC.)

TIME OF CONCENTRATION

EAST DRAINAGE AREA
 TOTAL AREA = 66977 SQ. FT. (1.538 AC.)
 IMPERVIOUS = 61096 SQ. FT. (1.403 AC.)

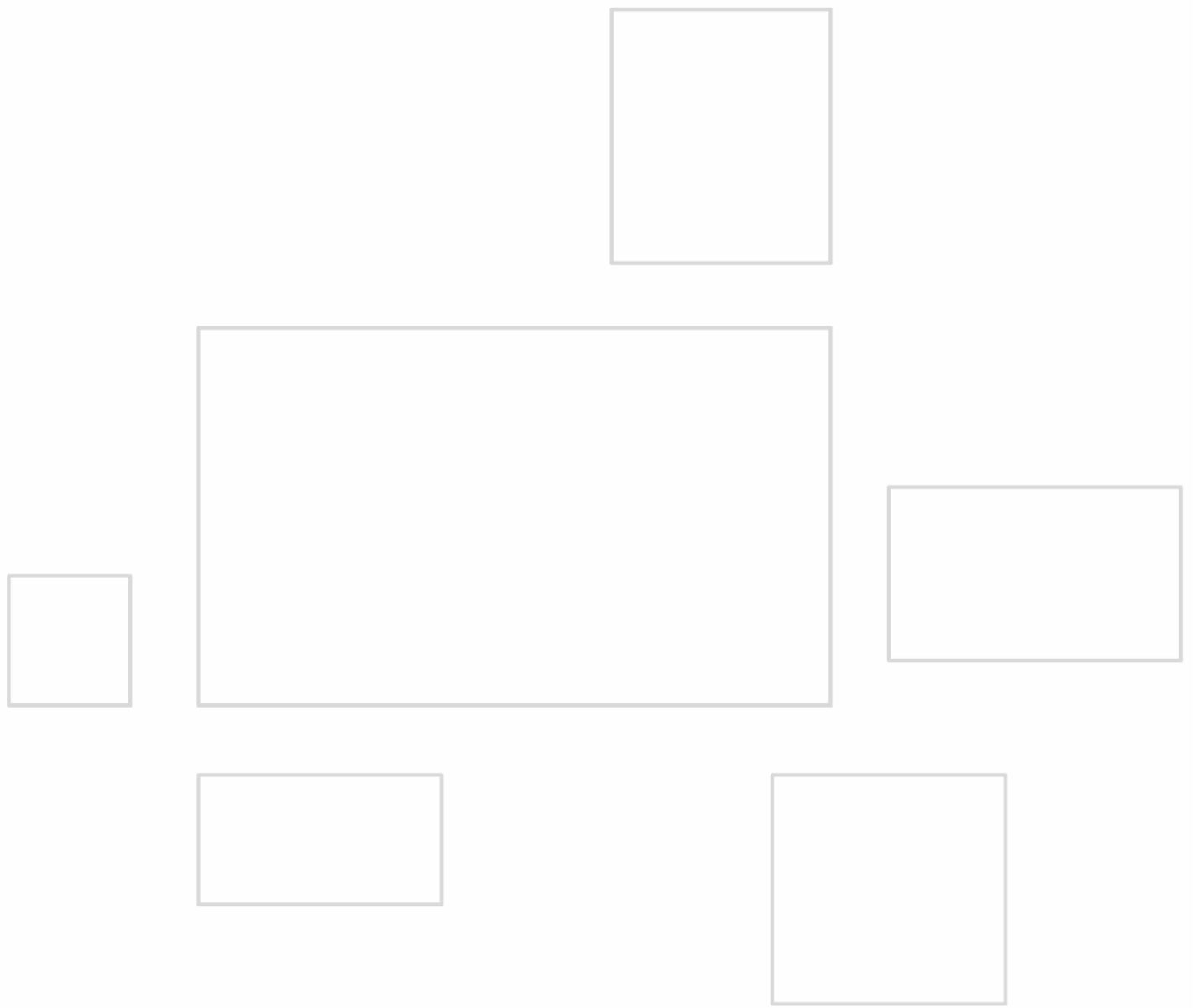
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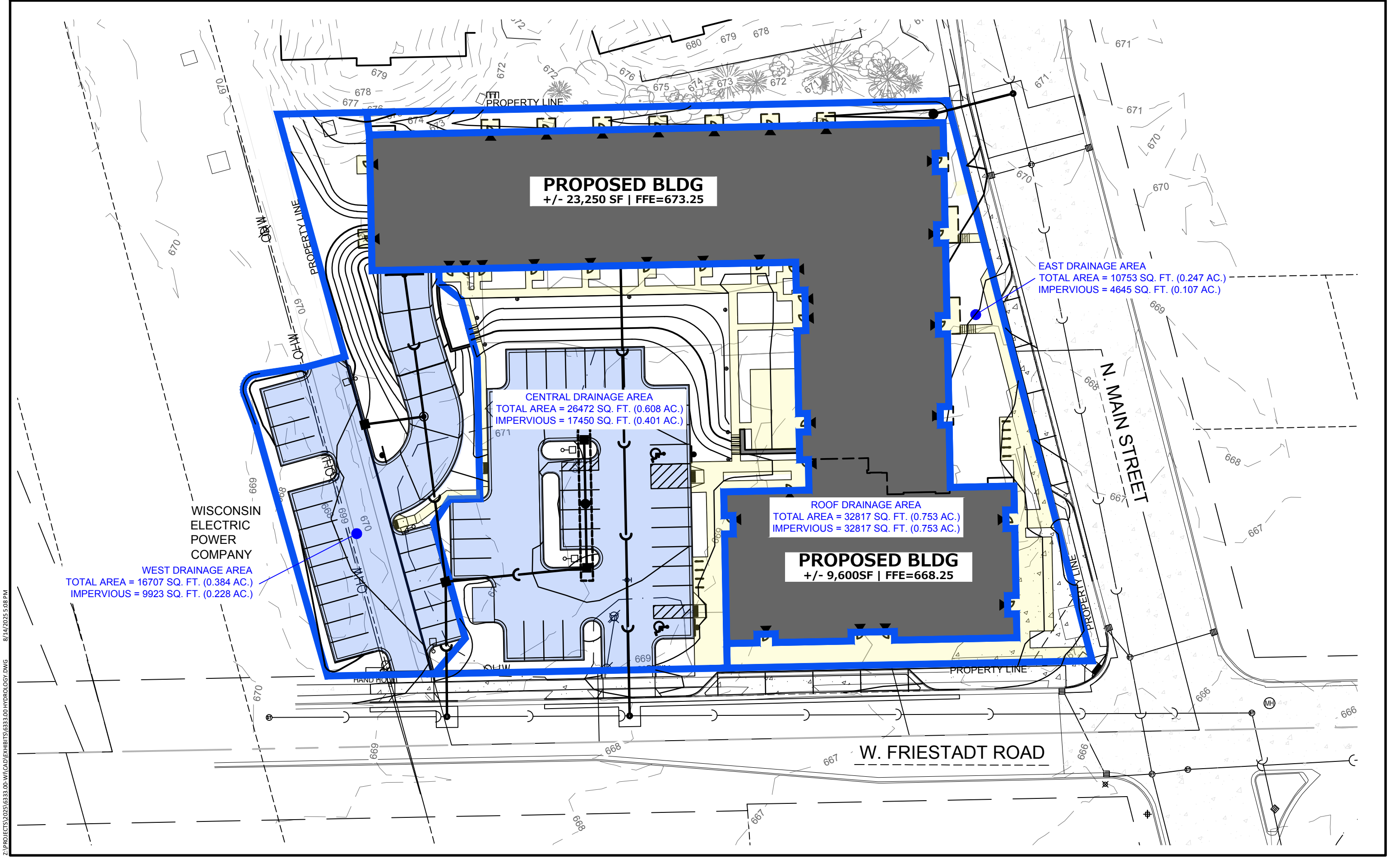
THIENSVILLE MIXED-USE - EXISTING CONDITIONS HYDROLOGY EXHIBIT

DATE 8/15/25

APPENDIX 3

POST-DEVELOPMENT CONDITIONS

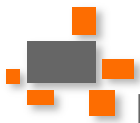




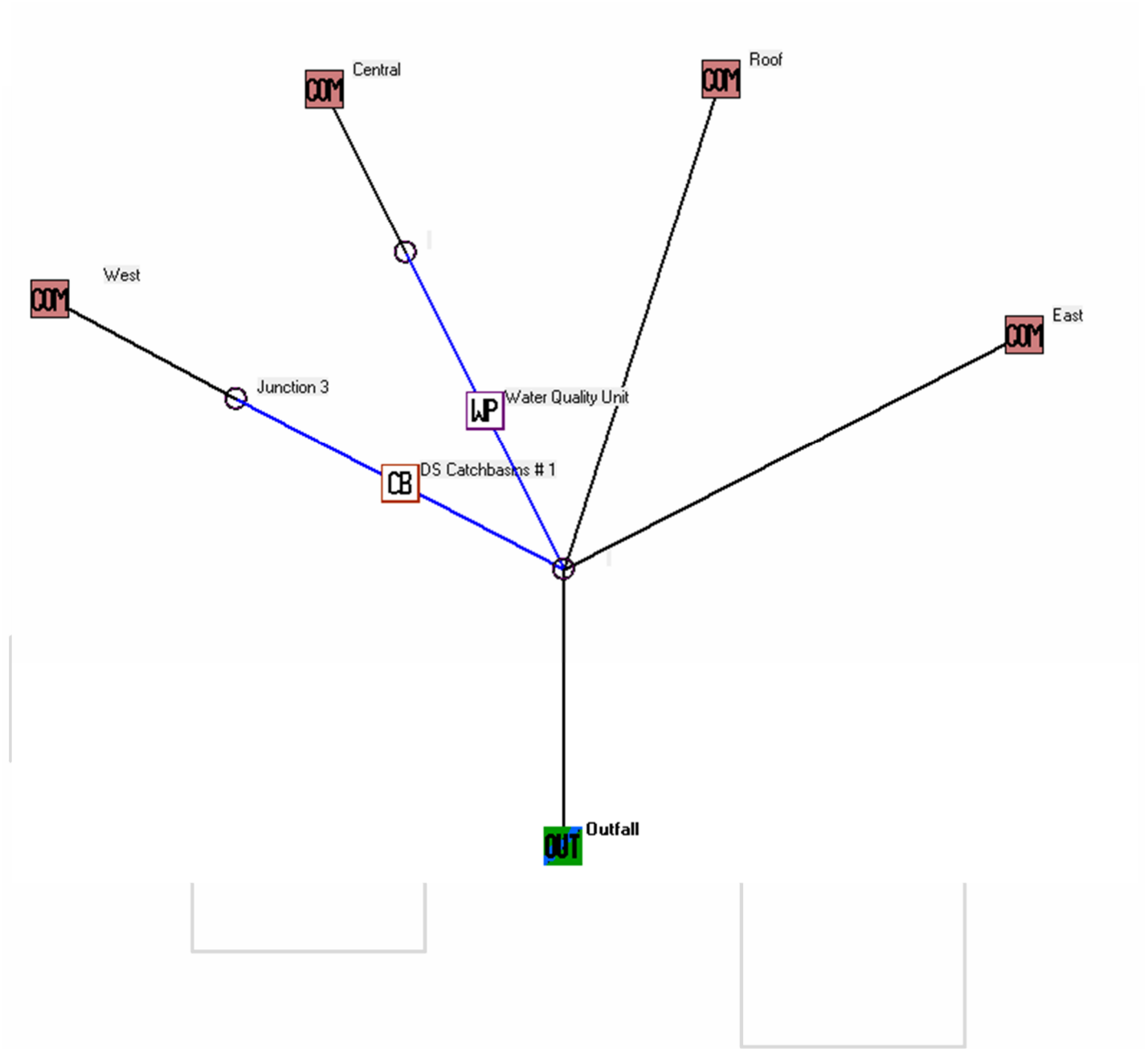
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THIENSVILLE MIXED-USE - PROPOSED CONDITIONS HYDROLOGY EXHIBIT

DATE 8/15/25



WINSLAMM SUMMARY



Data file name: Z:\Projects\2025\6333.00-WI\DESIGN\SWMP\SLAMM\6333.00 SLAMM.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load %
Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Date: 08-14-2025 Time: 17:27:34
Site information:
Thiensville Multi-Use
LU# 1 - Commercial: West Total area (ac): 0.383
13 - Paved Parking 1: 0.221 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.007 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.155 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
LU# 2 - Commercial: Central Total area (ac): 0.608
13 - Paved Parking 1: 0.295 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.106 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.207 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
LU# 3 - Commercial: East Total area (ac): 0.247
31 - Sidewalks 1: 0.107 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.140 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Commercial: Roof Total area (ac): 0.753
 1 - Roofs 1: 0.753 ac. Flat Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - Water Quality Unit
 Particle Size Distribution file name: Not needed - calculated by program
 Initial stage elevation (ft): 3
 Peak to Average Flow Ratio: 3.8
 Maximum flow allowed into pond (cfs): No maximum value entered
 Outlet Characteristics:

Outlet type: Orifice 1
 1. Orifice diameter (ft): 1.25
 2. Number of orifices: 1
 3. Invert elevation above datum (ft): 3

Outlet type: Broad Crested Weir
 1. Weir crest length (ft): 1
 2. Weir crest width (ft): 1
 3. Height from datum to bottom of weir opening: 5.99

Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.0059	0.00	0.00
2	1.00	0.0059	0.00	0.00
3	2.00	0.0059	0.00	0.00
4	3.00	0.0059	0.00	0.00
5	4.00	0.0059	0.00	0.00
6	5.00	0.0059	0.00	0.00
7	6.00	0.0059	0.00	0.00

Control Practice 2: Catchbasin Cleaning CP# 1 (DS) - Catchbasins
 1. Fraction of area served by catchbasins = 1.00
 2. Number of catchbasins = 2
 3. Average sump depth below catchbasin outlet invert (feet) = 1.5
 4. Depth of sediment in catchbasin sump at beginning of study period (ft) = 0

5. Typical outlet pipe diameter (ft) = 1
6. Typical outlet pipe Mannings n = 0.013
7. Typical outlet pipe slope (ft/ft) = 0.005
8. Typical catchbasin sump surface area (square feet) = 12.6
9. Total catchbasin depth (feet) = 5
10. Inflow hydrograph peak to average flow ratio = 3.8
11. Leakage rate through sump bottom (in/hr) = 0
12. Catchbasin Critical Particle Size File Name: Not needed - calculated by program

Data File: Z:\Projects\2025\6333.00-WI\DESIGN\SWMP\SLAMM\6333.00 SLAMM.mdb

Rain File: WisReg - Milwaukee WI 1969.RAN

Date: 08-14-25 Time: 5:24:15 PM

Site Description: Thiensville Multi-Use

Commercial: West Areas - Particulate Solids Yield (lbs)

	Land Use Totals	Paved Parking 1	Sidewalks 1	Small Landscaped Areas 1
Total:	151.82	137.8	2.518	11.52

Commercial: Central Areas - Particulate Solids Yield (lbs)

	Land Use Totals	Paved Parking 1	Sidewalks 1	Small Landscaped Areas 1
Total:	237.43	183.9	38.13	15.38

Commercial: East Areas - Particulate Solids Yield (lbs)

	Land Use Totals	Sidewalks 1	Small Landscaped Areas 1
Total:	48.89	38.49	10.4

Commercial: Roof Areas - Particulate Solids Yield (lbs)

	Land Use Totals	Roofs 1
Total:	126.35	126.3

Data File: Z:\Projects\2025\6333.00-WI\DESIGN\SWMP\SLAMM\6333.00 SLAMM.mdb

Rain File: WisReg - Milwaukee WI 1969.RAN

Date: 08-14-25 Time: 5:24:17 PM

Site Description: Thiensville Multi-Use

Control Practice Name or Location	Total Influent Load (lbs)	Total Effluent Load (lbs)	Percent Load Reduction
Water Quality Unit	237.4	116.2	51.05
Catchbasins	151.8	104.2	31.36

SLAMM for Windows Version 10.5.0

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Data file name: Z:\Projects\2025\6333.00-WI\DESIGN\SWMP\SLAMM\6333.00 SLAMM.mdb

Data file description: Thiensville Multi-Use

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations

Seed for random number generator: -42

Start of Winter Season: 12/06 End of Winter Season: 03/28

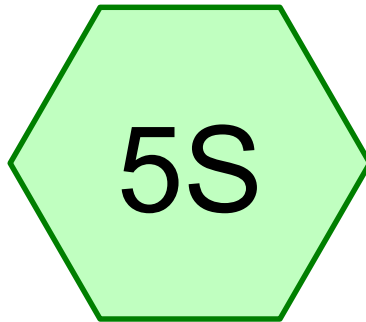
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69

Date of run: 08-14-2025 Time of run: 17:27:24

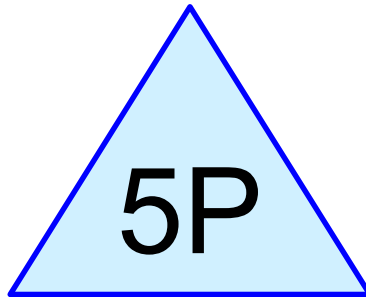
Total Area Modeled (acres): 1.991

Years in Model Run: 0.99

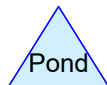
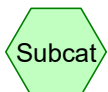
	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Percent Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	120506	-	75.04	564.5	-
Outfall Total with Controls:	120541	-0.03%	52.58	395.7	29.90%
Annualized Total After Outfall Controls:	122215			401.2	



Central



WQU



Routing Diagram for 6333.00 Hydrology
Prepared by Pinnacle Engineering Group, Printed 8/14/2025
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6333.00 Hydrology

Prepared by Pinnacle Engineering Group

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MSE 24-hr 3 100-YR Rainfall=6.38"

Printed 8/14/2025

Page 2

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment5S: Central

Runoff Area=26,472 sf 65.92% Impervious Runoff Depth=5.22"
Tc=6.0 min CN=90 Runoff=5.41 cfs 0.264 af

Pond 5P: WQU

Peak Elev=662.42' Storage=1,284 cf Inflow=5.41 cfs 0.264 af
15.0" Round Culvert n=0.012 L=65.5' S=0.0113 '/ Outflow=5.25 cfs 0.264 af

Total Runoff Area = 0.608 ac Runoff Volume = 0.264 af Average Runoff Depth = 5.22"
34.08% Pervious = 0.207 ac 65.92% Impervious = 0.401 ac

6333.00 Hydrology

Prepared by Pinnacle Engineering Group

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MSE 24-hr 3 100-YR Rainfall=6.38"

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Page 3

Summary for Subcatchment 5S: Central

Runoff = 5.41 cfs @ 12.13 hrs, Volume= 0.264 af, Depth= 5.22"

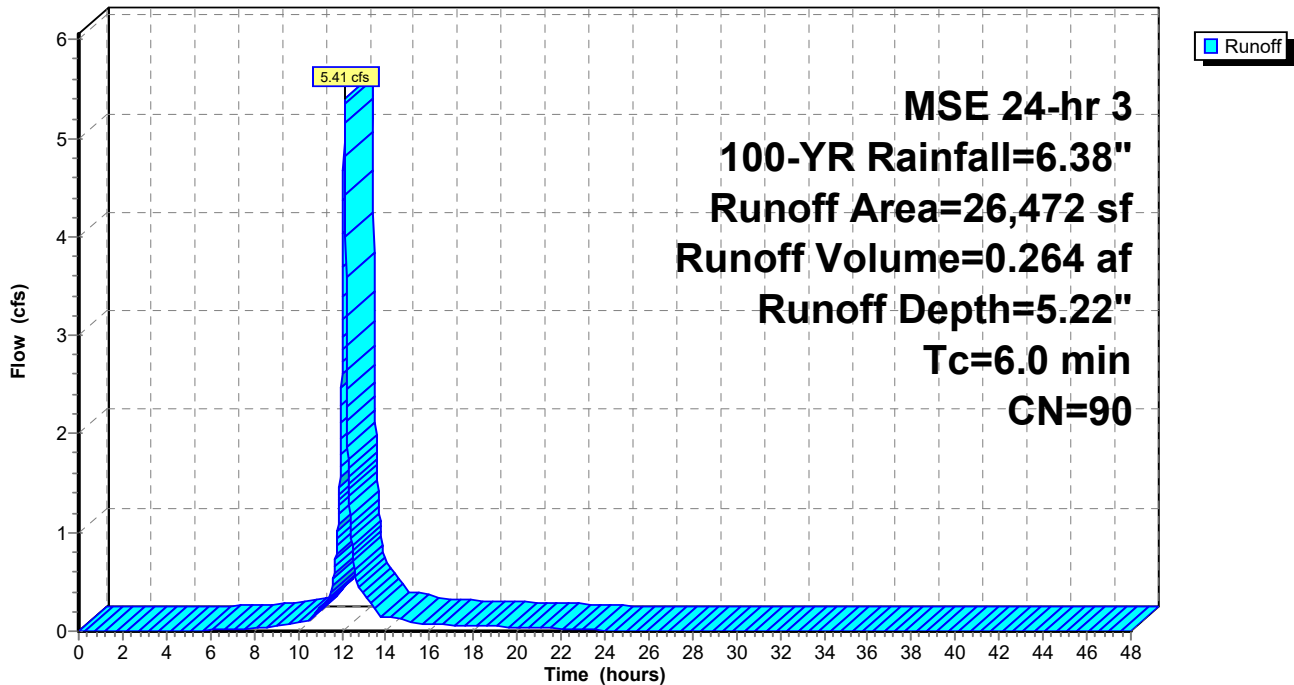
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-YR Rainfall=6.38"

Area (sf)	CN	Description
12,844	98	Paved parking, HSG C
* 4,606	98	Sidewalk, HSG C
9,022	74	>75% Grass cover, Good, HSG C
26,472	90	Weighted Average
9,022		34.08% Pervious Area
17,450		65.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Subcatchment 5S: Central

Hydrograph



6333.00 Hydrology

Prepared by Pinnacle Engineering Group

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MSE 24-hr 3 100-YR Rainfall=6.38"

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Page 4

Summary for Pond 5P: WQU

Inflow Area = 0.608 ac, 65.92% Impervious, Inflow Depth = 5.22" for 100-YR event
 Inflow = 5.41 cfs @ 12.13 hrs, Volume= 0.264 af
 Outflow = 5.25 cfs @ 12.15 hrs, Volume= 0.264 af, Atten= 3%, Lag= 0.9 min
 Primary = 5.25 cfs @ 12.15 hrs, Volume= 0.264 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Starting Elev= 661.00' Surf.Area= 343 sf Storage= 861 cf
 Peak Elev= 662.42' @ 12.15 hrs Surf.Area= 225 sf Storage= 1,284 cf (423 cf above start)

Plug-Flow detention time= 55.2 min calculated for 0.244 af (93% of inflow)
 Center-of-Mass det. time= 4.6 min (776.3 - 771.8)

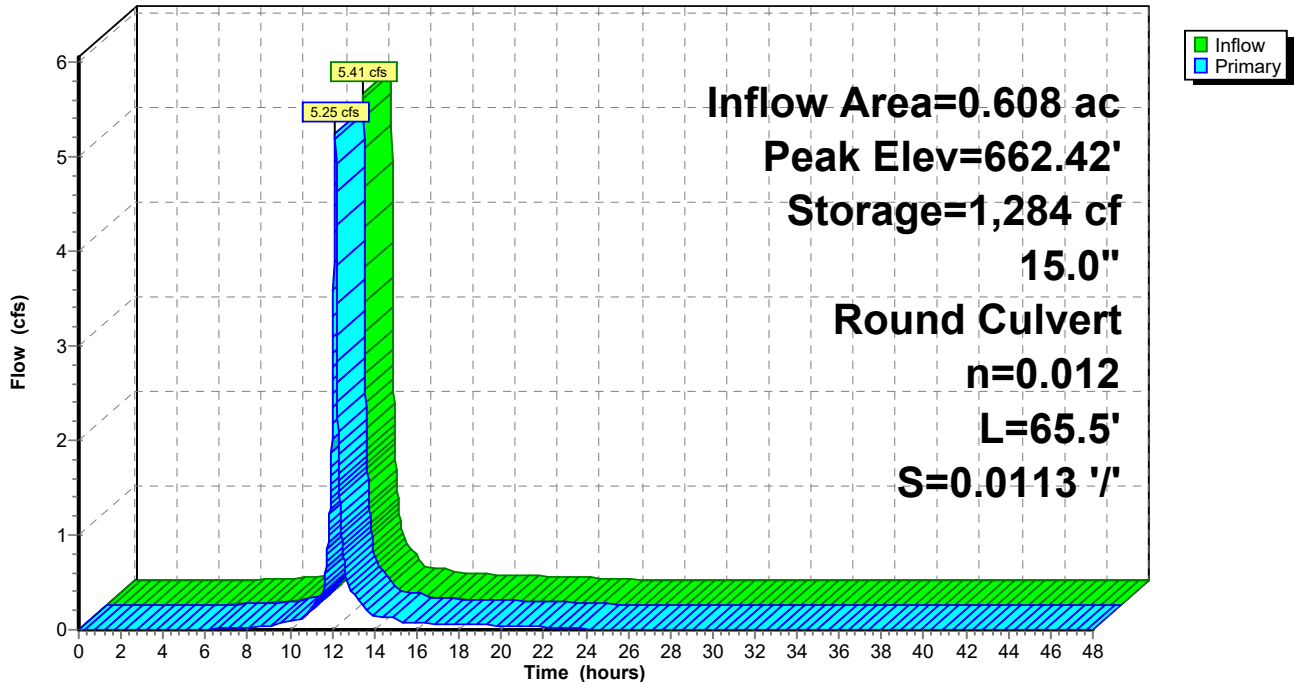
Volume	Invert	Avail.Storage	Storage Description
#1	658.00'	1,374 cf	60.0" Round Pipe Storage L= 70.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	661.00'	15.0" Round Culvert L= 65.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 661.00' / 660.26' S= 0.0113 '/ Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.23 sf

Primary OutFlow Max=5.24 cfs @ 12.15 hrs HW=662.41' (Free Discharge)
 ←1=Culvert (Inlet Controls 5.24 cfs @ 4.27 fps)

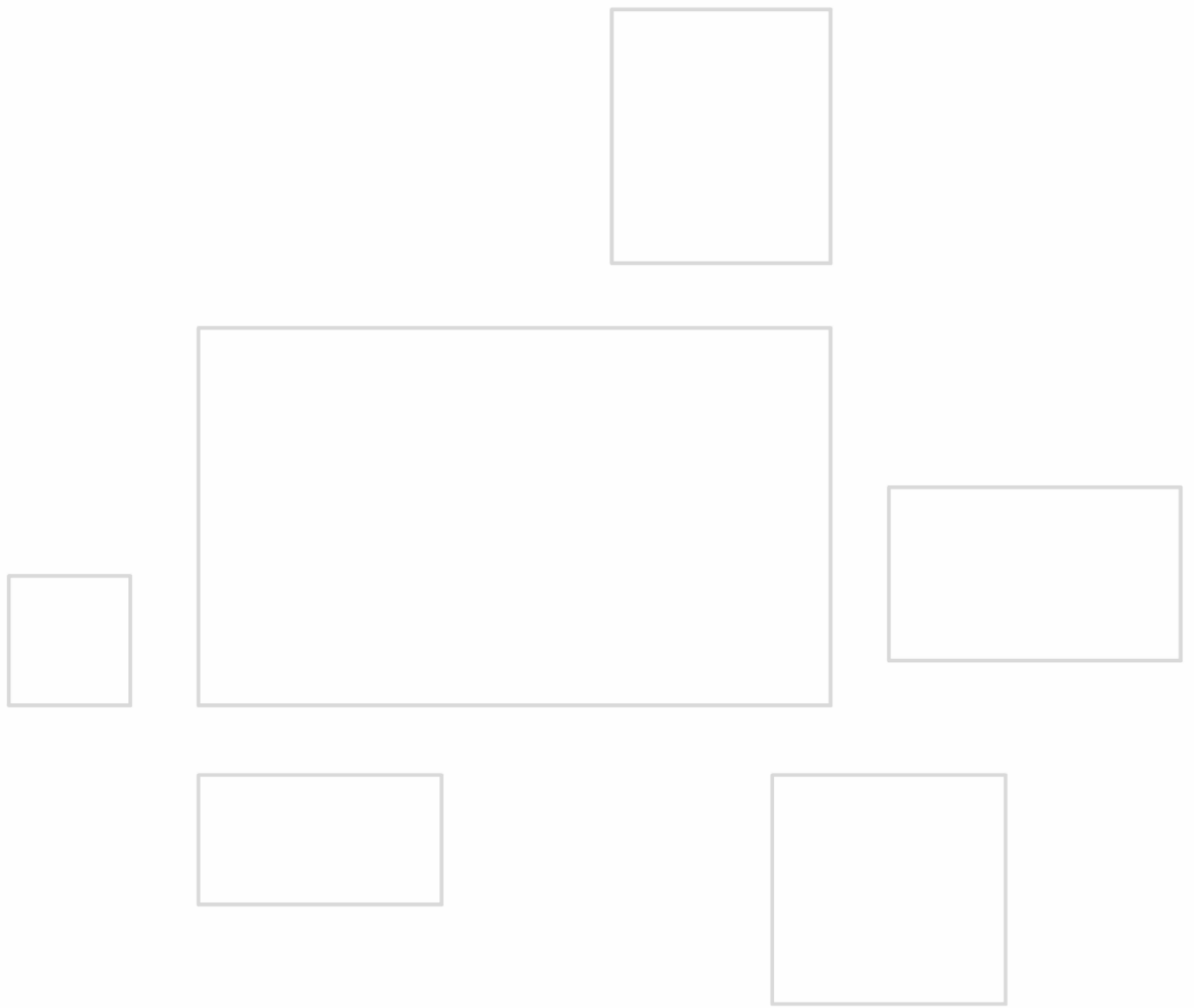
Pond 5P: WQU

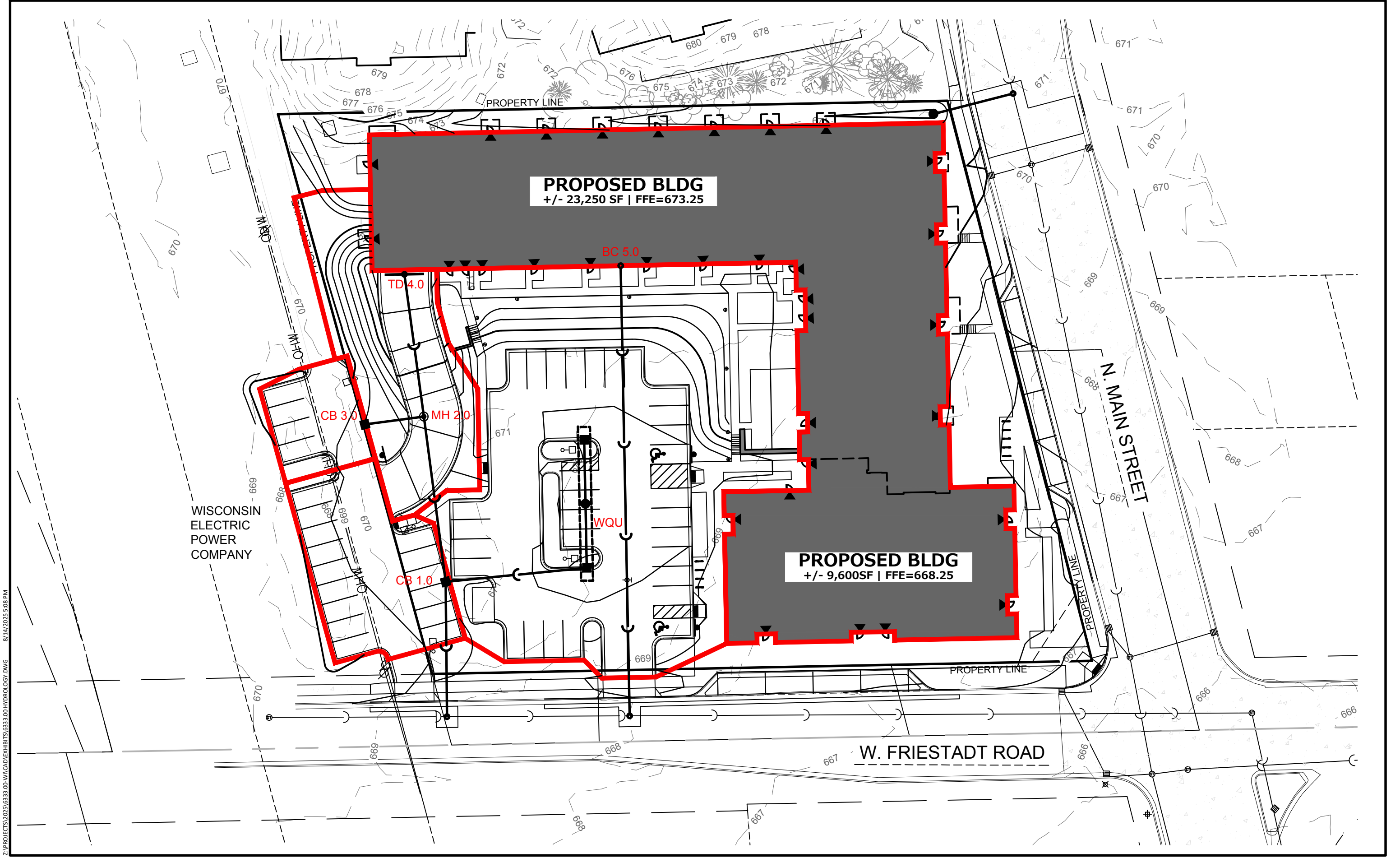
Hydrograph



APPENDIX 4

STORM SEWER CALCULATIONS





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THIENSVILLE MIXED-USE - STORM SEWER DRAINAGE AREAS

DATE 8/15/25

STORM SEWER COMPUTATIONS
FOR
THIENSVILLE MULTI-USE
 THIENSVILLE, WISCONSIN

SHEET 1 OF 1
 DESIGN BY: JJS
 PROJECT NUMBER: 6333.00
 DATE: 8/14/2025

DESIGN DATA

County: Waukesha		Design Storm: 100 yr		Storm Duration: 10 min		DESIGN INTENSITY (I): 7.85 in/hr		Intensity calculated using SEWRPC IDF equations.										
STRUCTURE DATA			DRAINAGE AREA AND FLOW DATA				PIPE DATA				PIPE CAPACITY INFORMATION					ELEVATIONS		
Notes	Upstream Structure	Downstream Structure	Flow is determined by Rational Method Q = CIA				Length (ft)	Diameter (in)	Slope (%)	Manning Coefficient	Pipe capacity is determined by Manning's Equation Q = 1.486/n AR ^{2/3} S ^{1/2}					Rim/Toc Up	Invert Up	Invert Down
			Individual Acres A	Individual Coefficient C	Individual Flow Q (cfs)	Cumulative Flow (cfs)					Required Drop (ft)	Actual Drop (ft)	Percent Full (%)	Actual Velocity (fps)	Max. Capacity (cfs)			
	TD 4.0	MH 2.0	0.15	0.54	0.65	0.65	66.3	8	0.26	0.012	0.16	0.17	85%	2.18	0.72	662.25	660.58	660.41
*	WQU	CB 1.0	0.00	0.00	5.29	5.29	58.6	15	1.26	0.012	0.33	0.74	63%	6.87	8.45	666.00	661.00	660.26
	CB 3.0	MH 2.0	0.05	0.82	0.31	0.31	28.8	12	4.16	0.012	0.00	1.20	8%	4.85	8.47	668.50	661.61	660.41
	MH 2.0	CB 1.0	0.00	0.00	0.00	0.96	76.8	12	0.20	0.012	0.05	0.15	54%	2.25	1.86	666.50	660.41	660.26
	CB 1.0	EXIST-1	0.11	0.88	0.78	7.02	62.3	15	1.04	0.012	0.63	0.65	86%	6.63	7.68	668.20	660.26	659.61
	BC 5.0	EXIST-2	0.75	0.90	5.32	5.32	207.8	12	3.00	0.012	3.95	6.23	72%	9.45	7.19	673.25	665.64	659.41
	FI 9.0	EXIST-3	0.27	0.25	0.53	0.53	38.0	12	1.00	0.012	0.01	0.38	20%	3.45	4.15	669.50	666.39	666.01
*	Flow from Water Quality Unit is derived from 100-year discharge rate as calculated by HydroCAD																	

INLET PROTECTION

INLET SPECIFICATIONS
AS PER PLAN, DIMENSION LENGTH AND WIDTH TO MATCH

GEOTEXTILE FABRIC, TYPE "FF"

4" x 6" OVAL HOLE SHALL BE HEAT CUT INTO ALL FOUR SIDE PANELS

FRONT, BACK AND BOTTOM TO BE MADE FROM SINGLE PIECE OF FABRIC

MINIMUM DOUBLE STITCHED SEAMS ALL AROUND SIDE PIECES AND ON FLAP POCKETS.

FLAP POCKET

USE REBAR OR STEEL ROD FOR REMOVAL PROTECTION. FOR INLETS WITH CAST CURB BOX USE WOOD 2"x4", EXTEND 10" BEYOND GRATE WIDTH ON BOTH SIDES, LENGTH VARIES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES.

NOTES:

- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

INSTALLATION NOTES:

- DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

CONSTRUCTION ENTRANCE

NOTES:

- ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WIDNR TECHNICAL STANDARD 1057.
- TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
- THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE.
- THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
- THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 12 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FOOT LONG.
- ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
- TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
- THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

SEDIMENT TRAP

NOTES:

- SEDIMENT TRAP SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WIDNR TECHNICAL STANDARD 1063.
- SIDE SLOPES SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.
- IF OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY.
- THE DEPTH OF THE SEDIMENT TRAP FROM THE BOTTOM OF THE TRAP TO THE INVERT OF THE STONE OUTLET SHALL BE AT LEAST 3 FEET.
- THE SEDIMENT TRAP SHALL HAVE LENGTH TO WIDTH RATIO OF AT LEAST 2:1. SIDE SLOPES SHALL BE NO STEEPER THAN 2:1.
- MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 1 FOOT.
- FILTER FABRIC SHALL MEET THE REQUIREMENTS OF WIDNR TS 1056.

CONCRETE WASHOUT AREA

NOTES:

- CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- VEHICLE TRACKING CONTROL IS REQUIRED AT CONCRETE WASHOUT ENTRANCE IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
- THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE.
- WASTE MATERIAL FROM CONCRETE WASHOUT OPERATIONS MUST BE REMOVED AND LEGALLY DISPOSED OF WHEN IT HAS ACCUMULATED TWO-THIRDS OF THE WET STORAGE CAPACITY OF THE STRUCTURE.
- AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT AN APPROVED SITE.
- WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED.

EROSION MATTING - SLOPE INSTALLATION

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) 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 THE "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" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
- CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH. NOTE: "IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

SILT FENCE

NOTES:

- ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WIDNR TECHNICAL STANDARD 1056.
- GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN AND 3- FEET FOR NON-WOVEN).

30" VERTICAL FACE CURB

NOTES:

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE-PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
- REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

TYPE B INLET PROTECTION

NOTES:

- GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

① FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

PLAN | DESIGN | DELIVER
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ENGINEERING | NATURAL RESOURCES | SURVEYING

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CHICAGO | MILWAUKEE | NATIONWIDE

THIENSVILLE MIXED-USE

VILLAGE OF THIENSVILLE

CONSTRUCTION DETAILS

REVISIONS	

REG. JOB No. **6333.00**
APM
REG. PM
START DATE **8/15/25**
SCALE
NTS

SHEET
C-9
C-12
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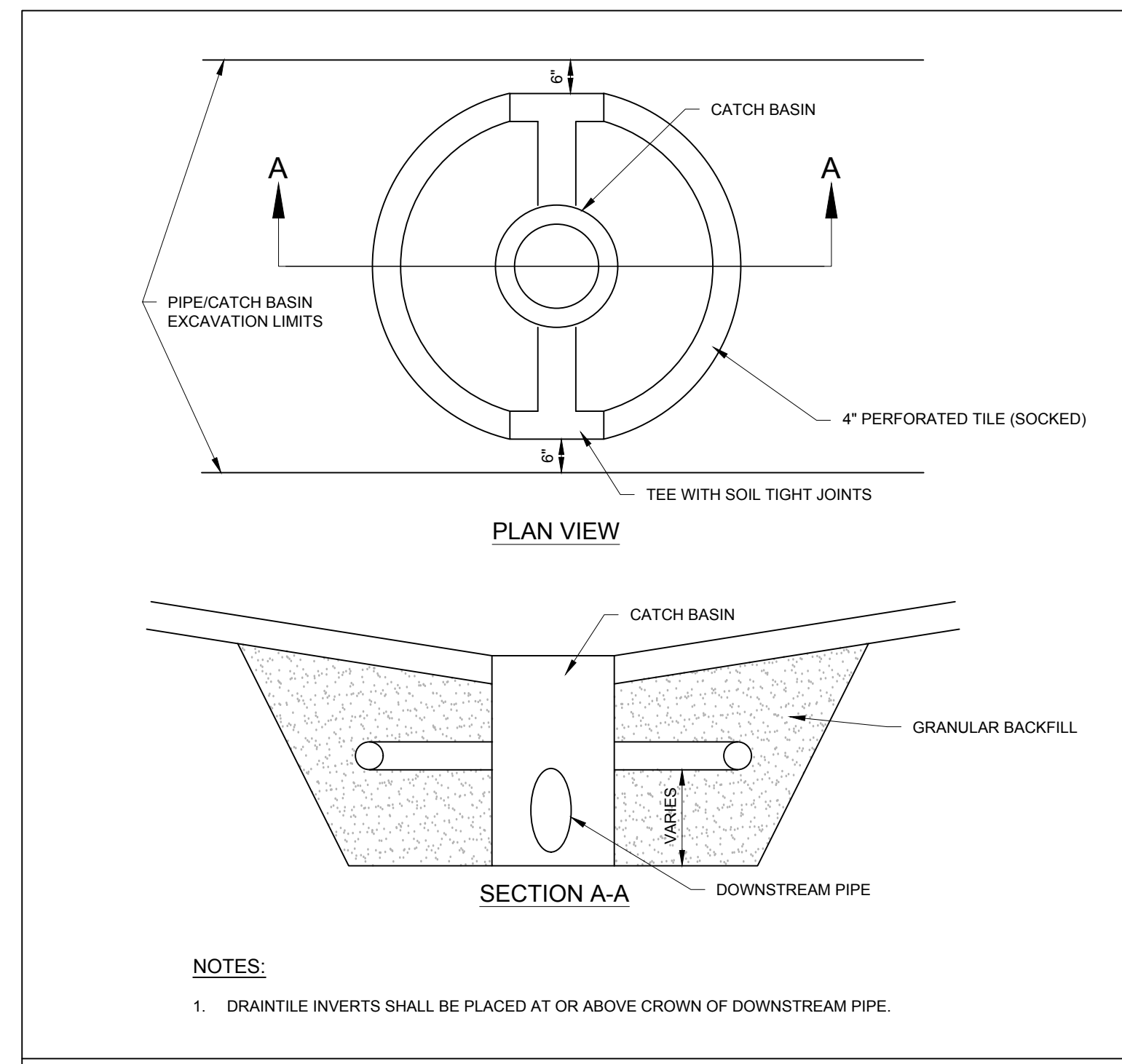
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DESIGNED: MACB
DRAFTED: MACB
REVIEWED: APM

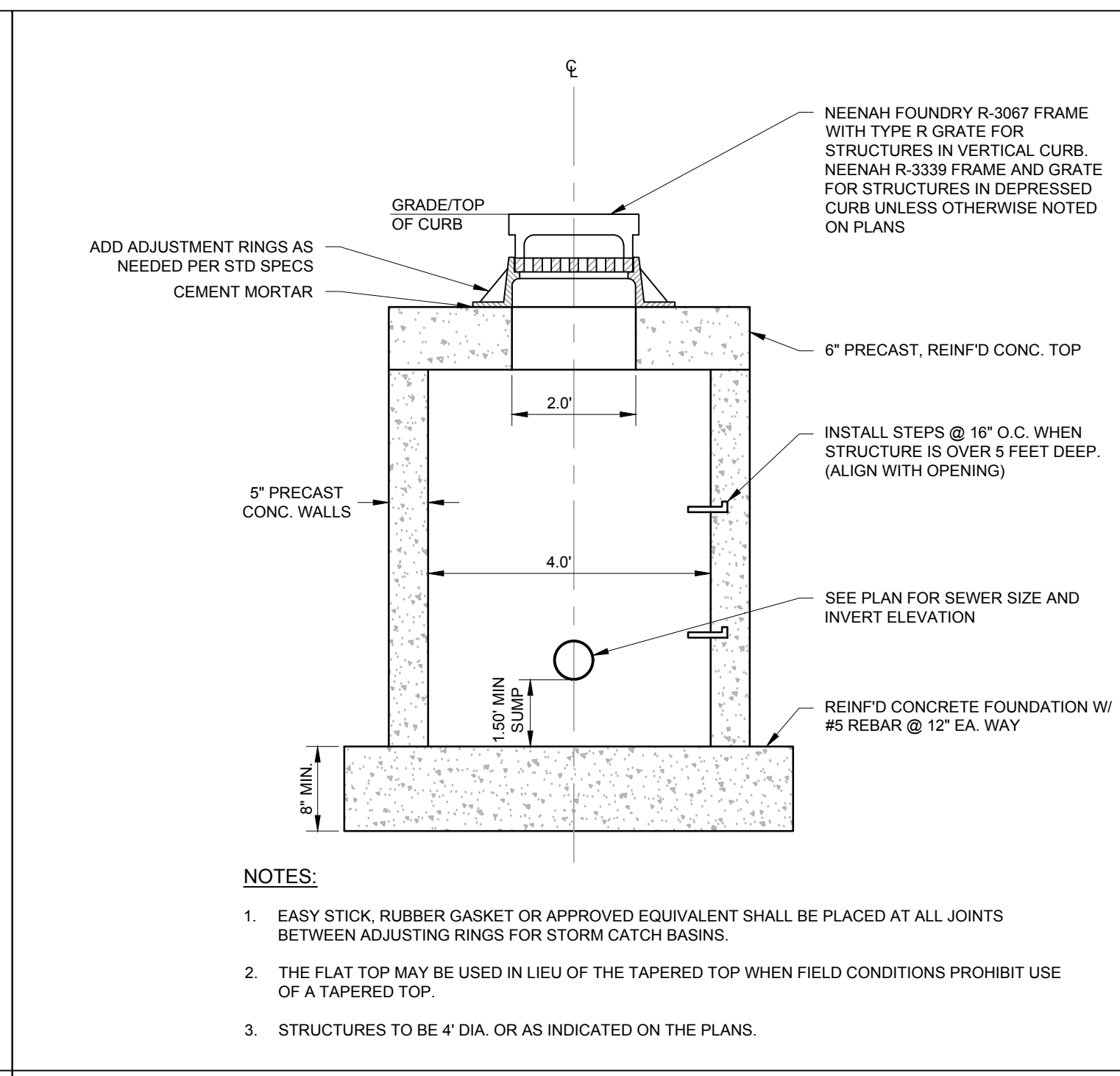
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VILLAGE SUBMITTAL

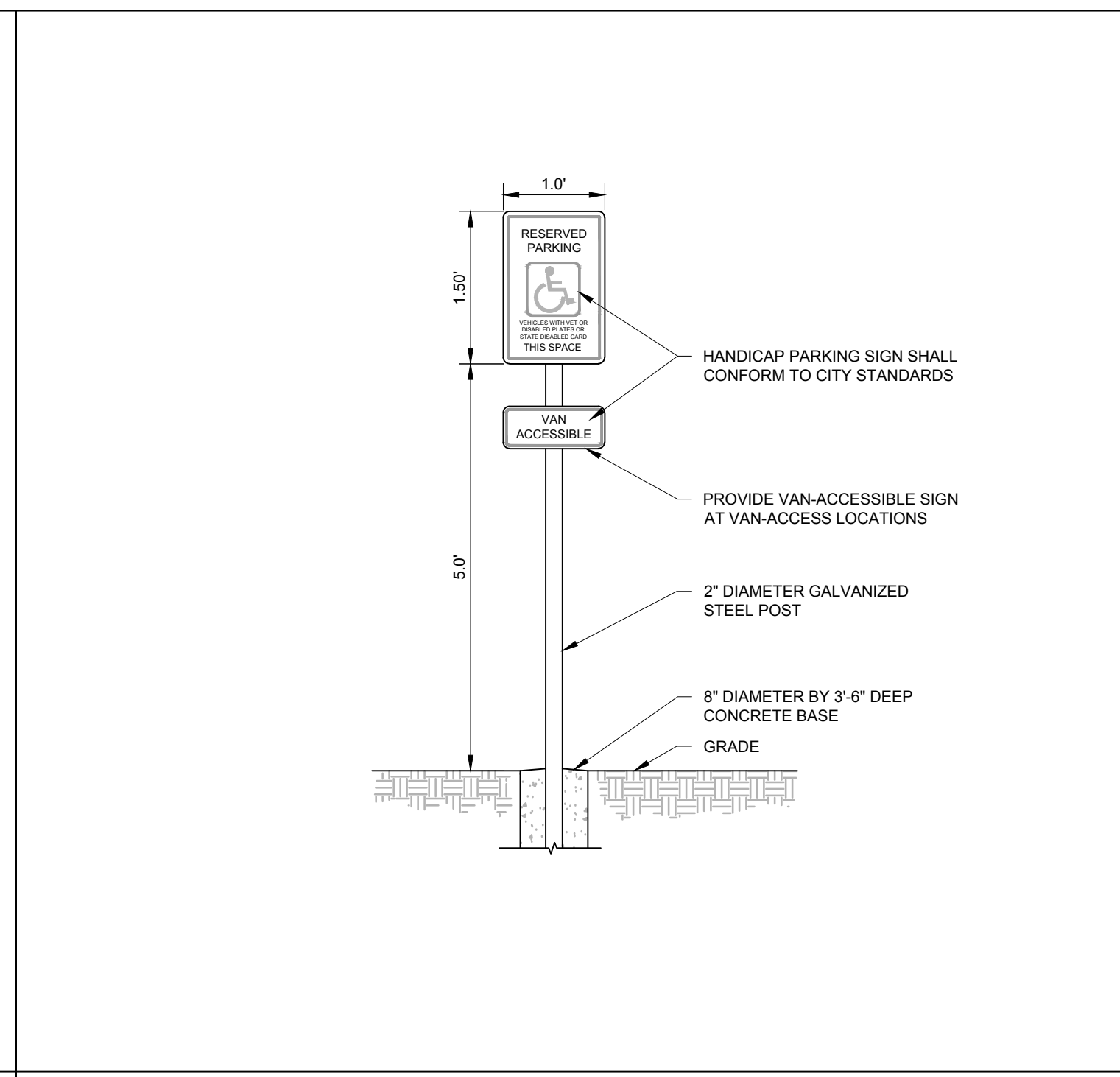
CONSTRUCTION DETAILS



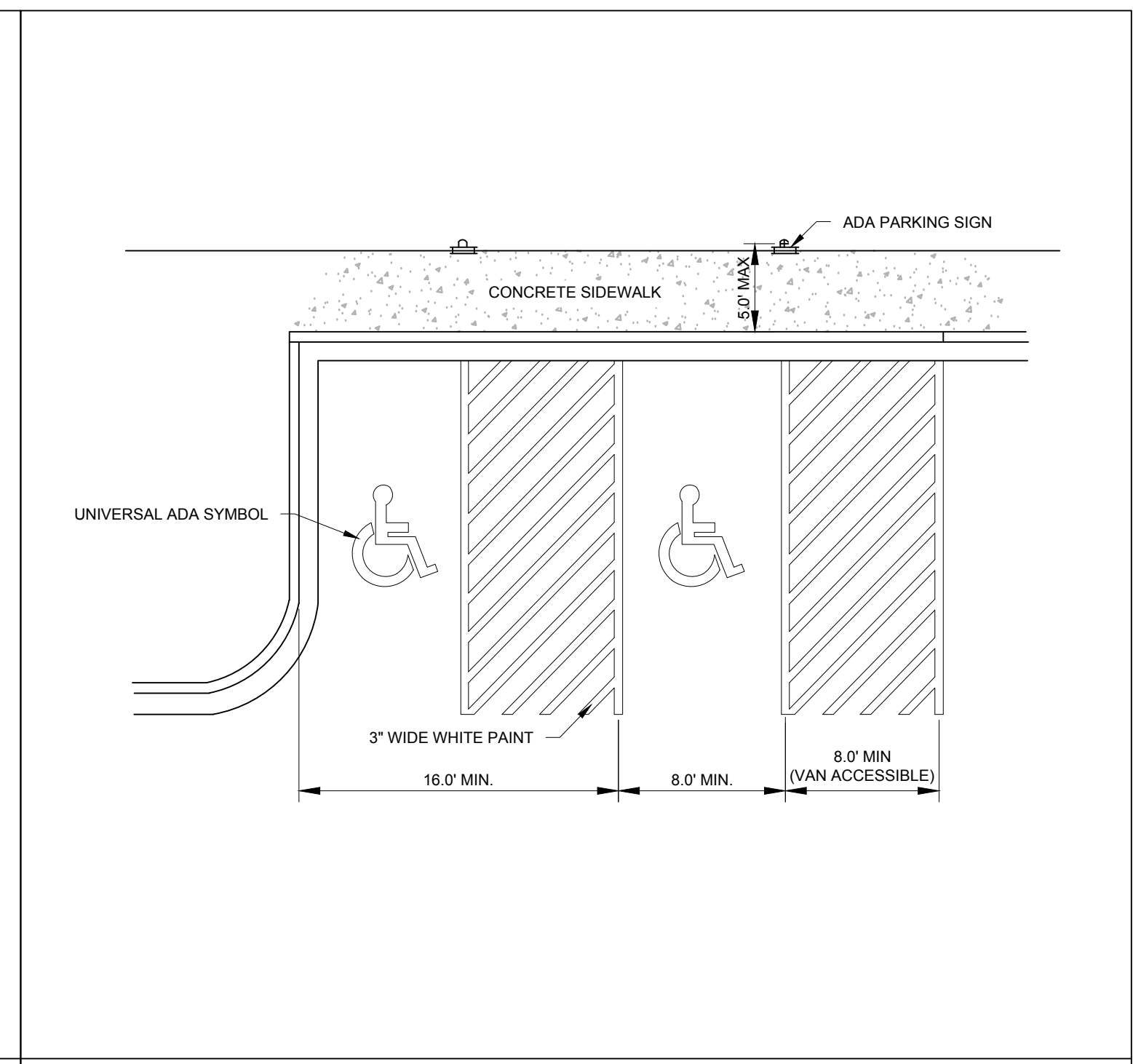
CATCH BASIN - UNDERDRAIN #315 08/28/24



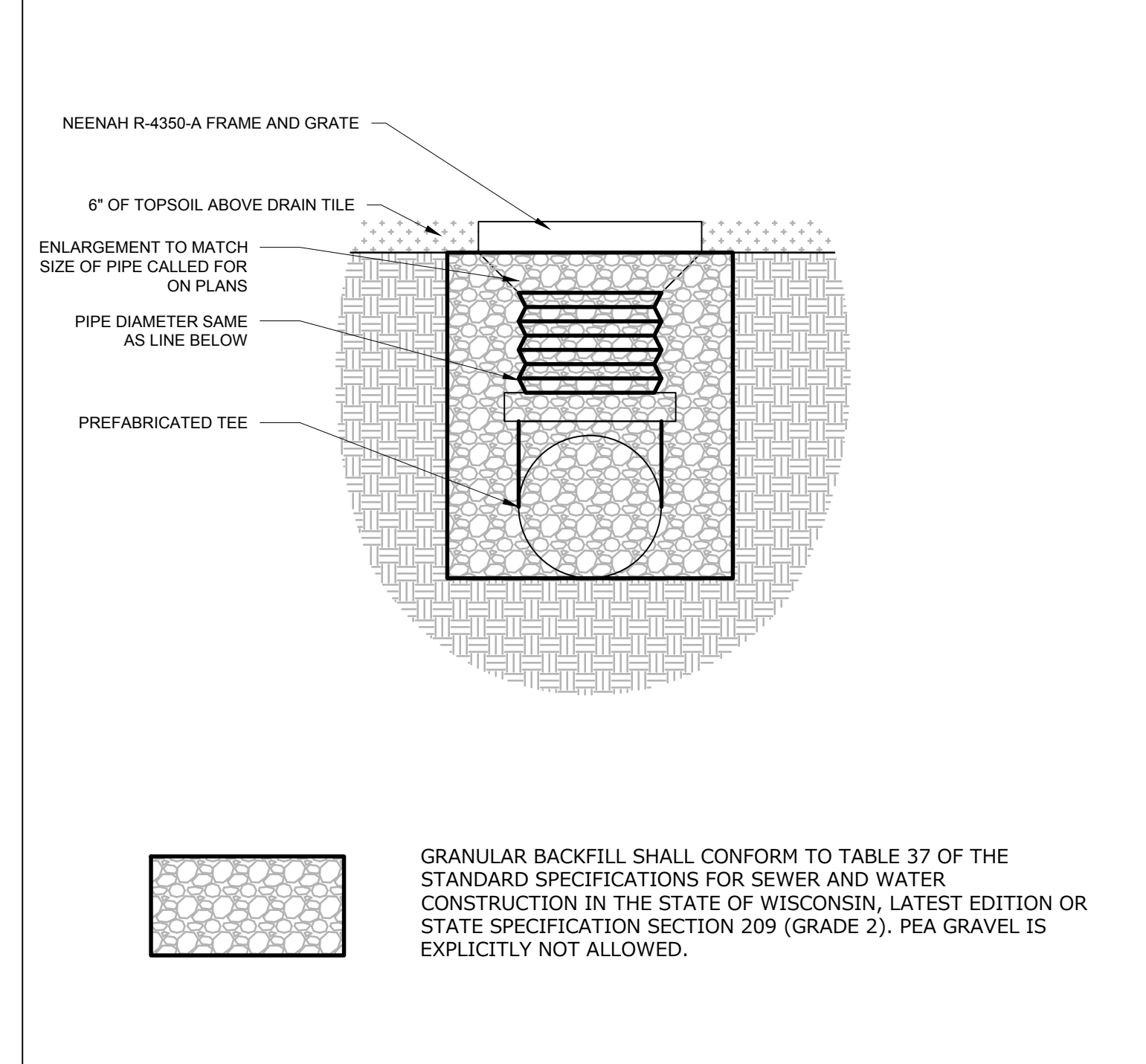
CATCH BASIN - CURB #305 10/10/13



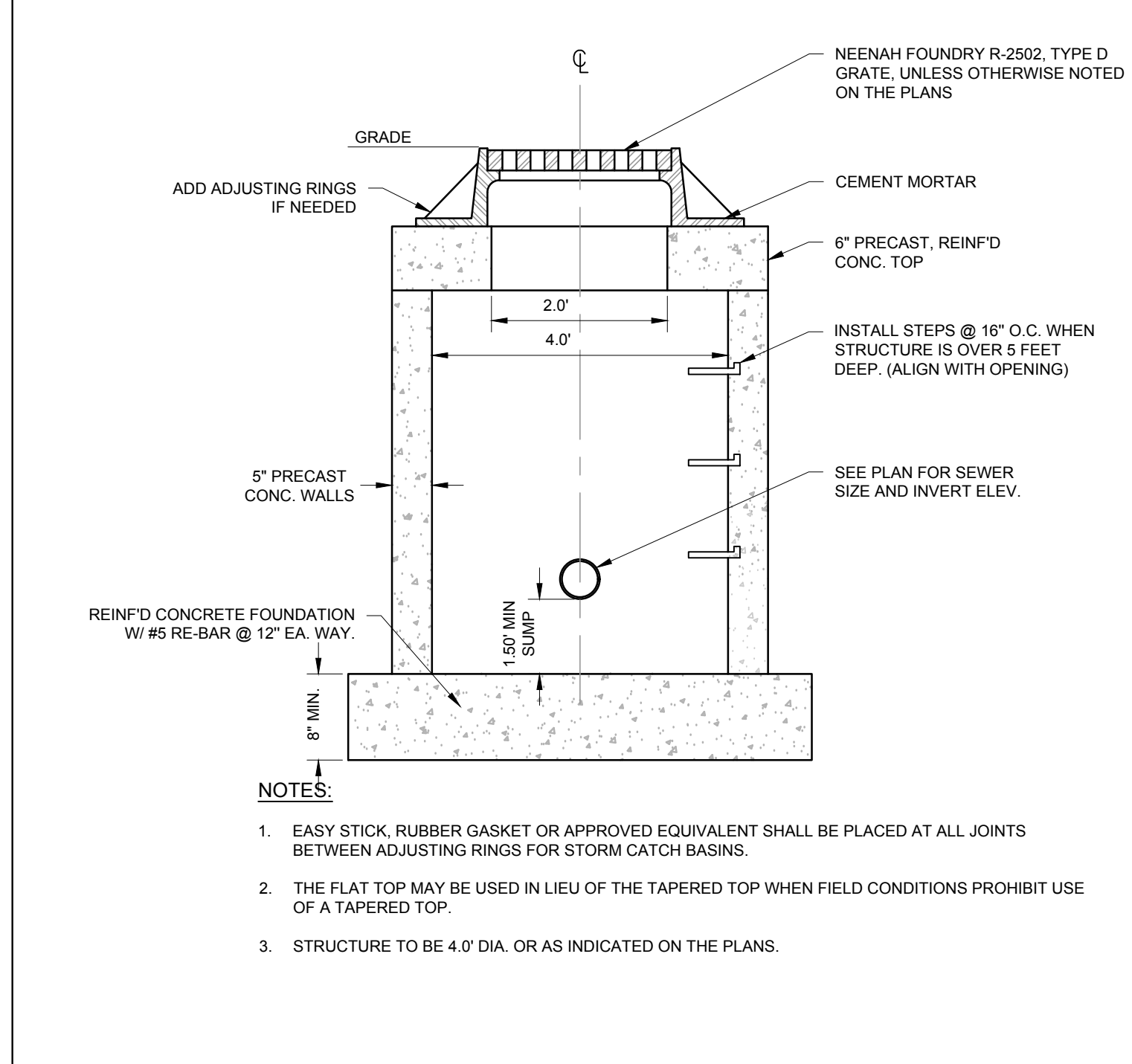
ADA SIGN #706 10/11/13



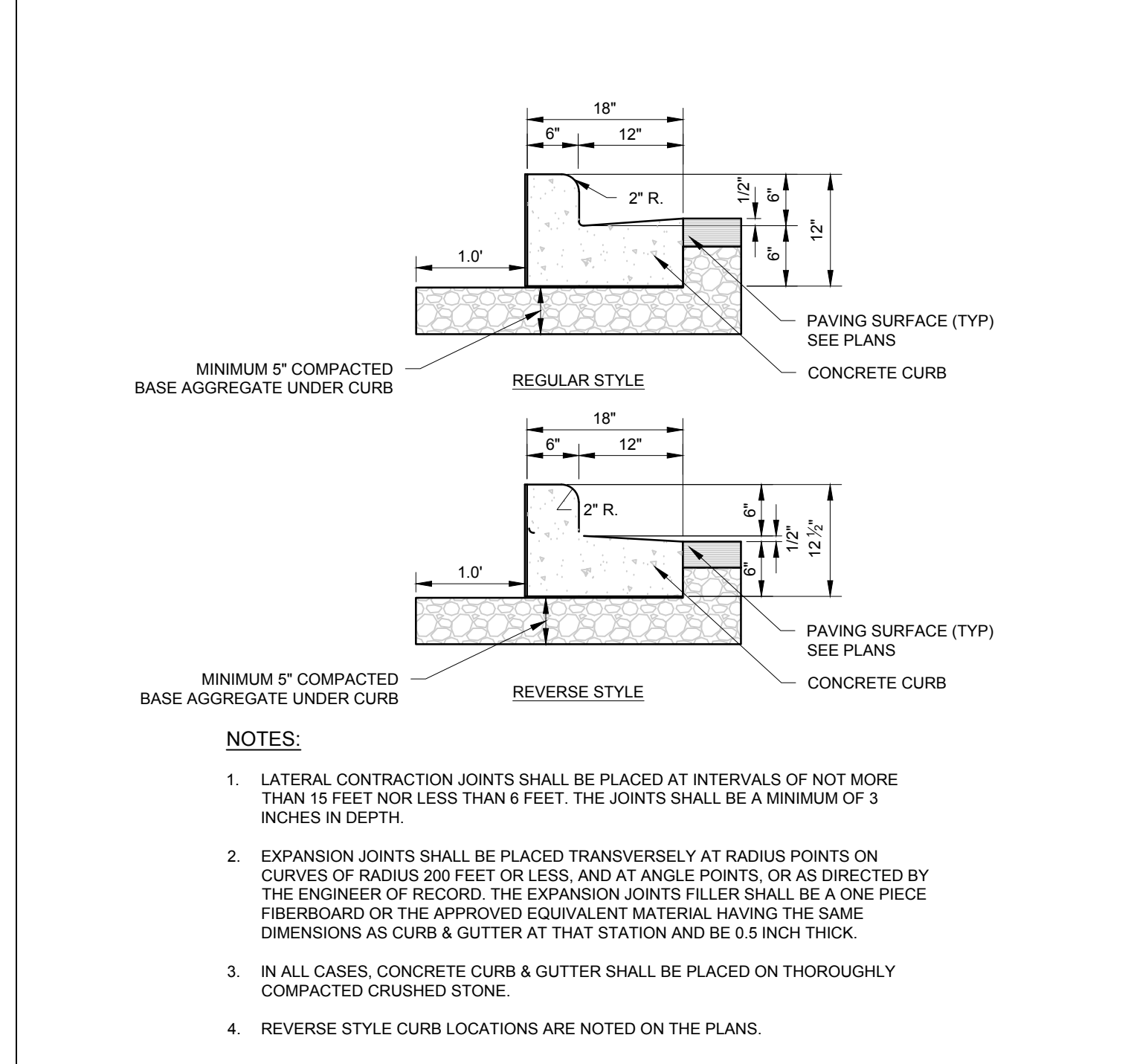
ADA PARKING STRIPING #713 2/20/15



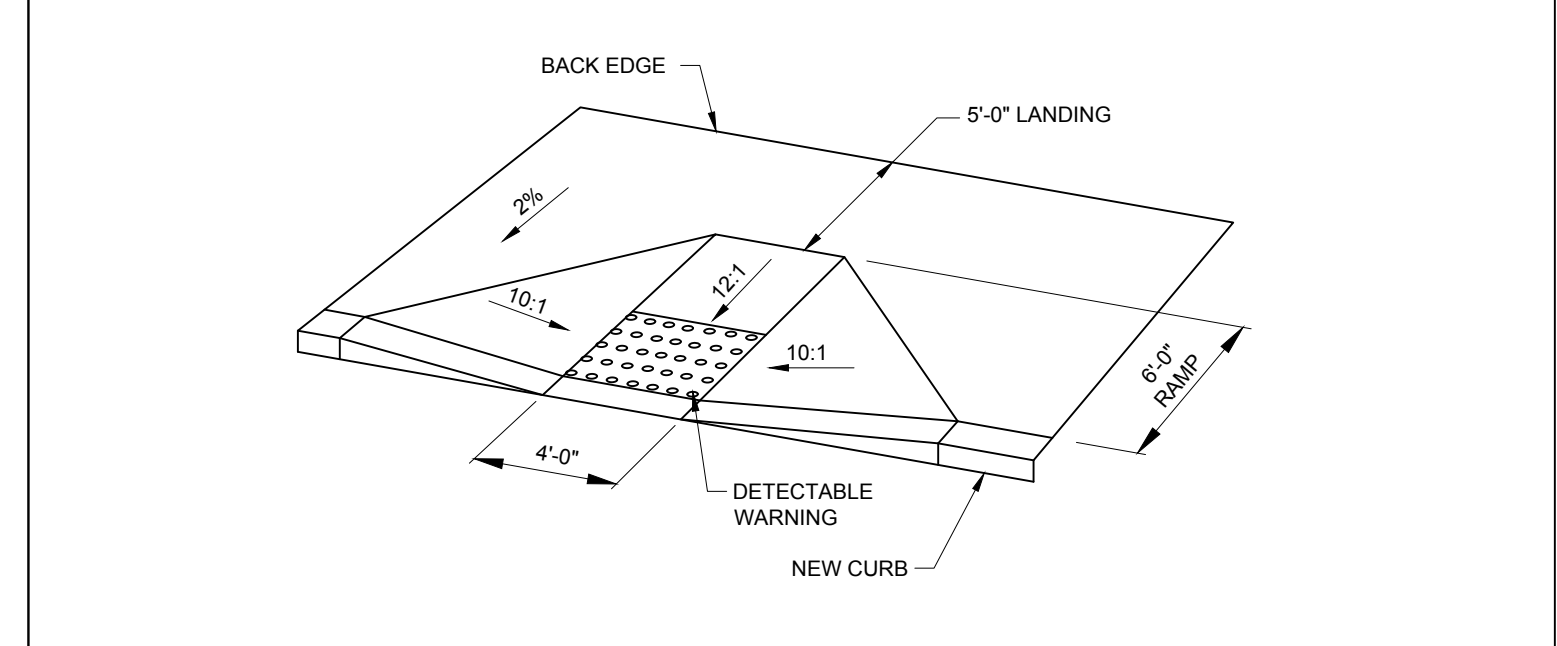
AREA DRAIN



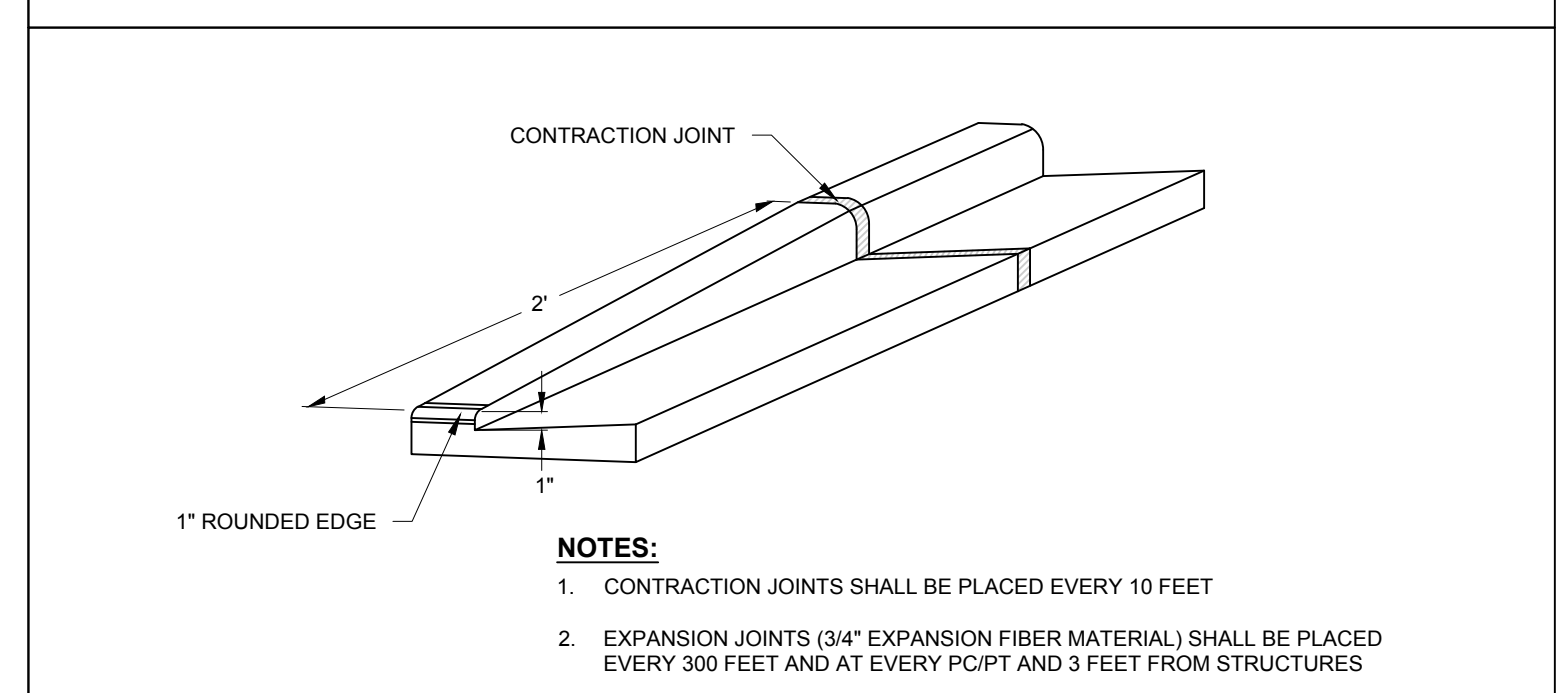
CATCH BASIN #302 10/04/12



18" VERTICAL FACE CURB #603 06 10/27/11



TYPICAL ACCESSIBLE RAMP



TAPER CURB HEAD #623 10/11/15

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THIENSVILLE MIXED-USE
VILLAGE OF THIENSVILLE

CONSTRUCTION DETAILS

REVISIONS	

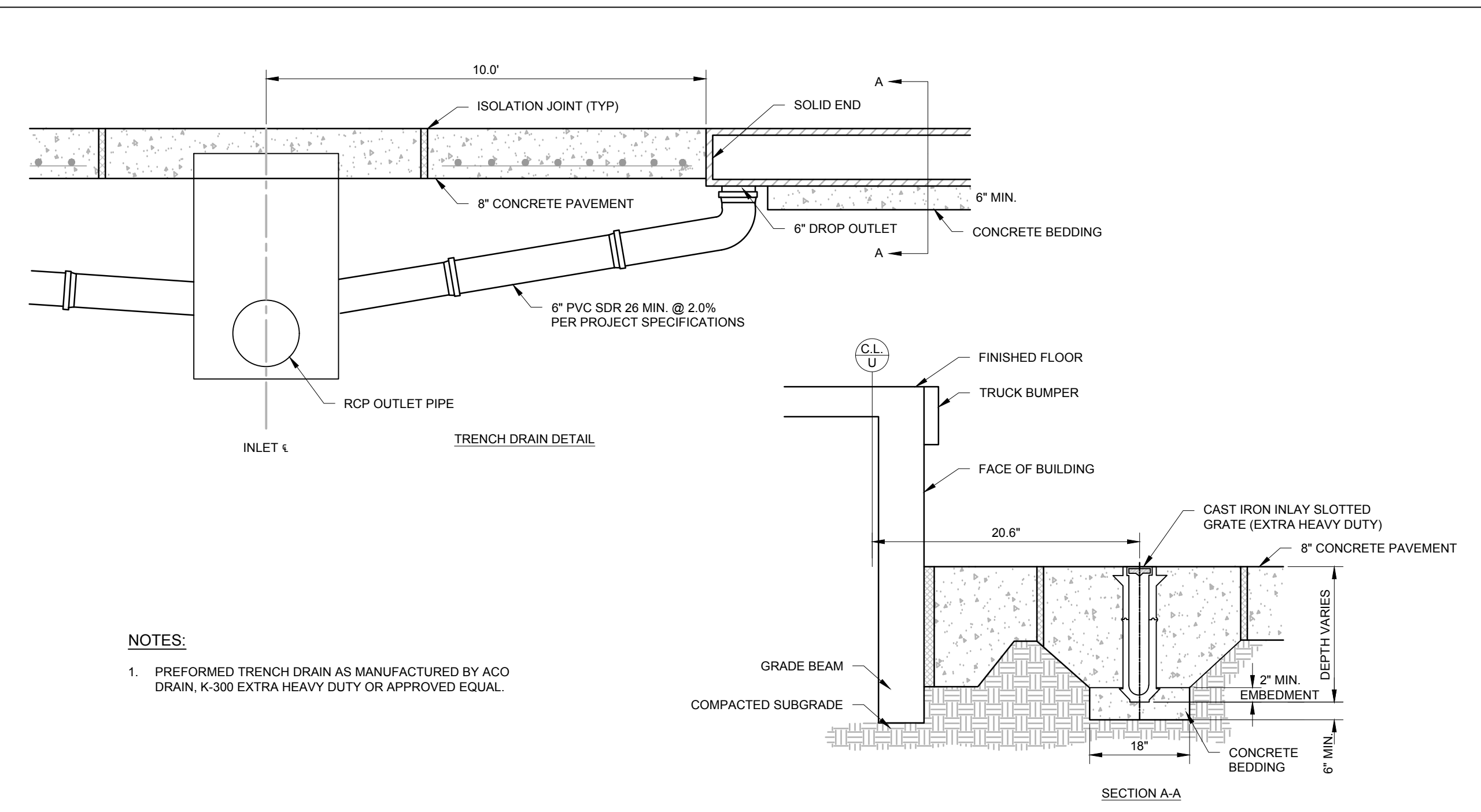
SHEET
C-10
 REG JOB No. 6333.00
 APM
 START DATE 8/15/25
 SCALE NTS

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REVIEWED: ACM

DESIGNED: TOM

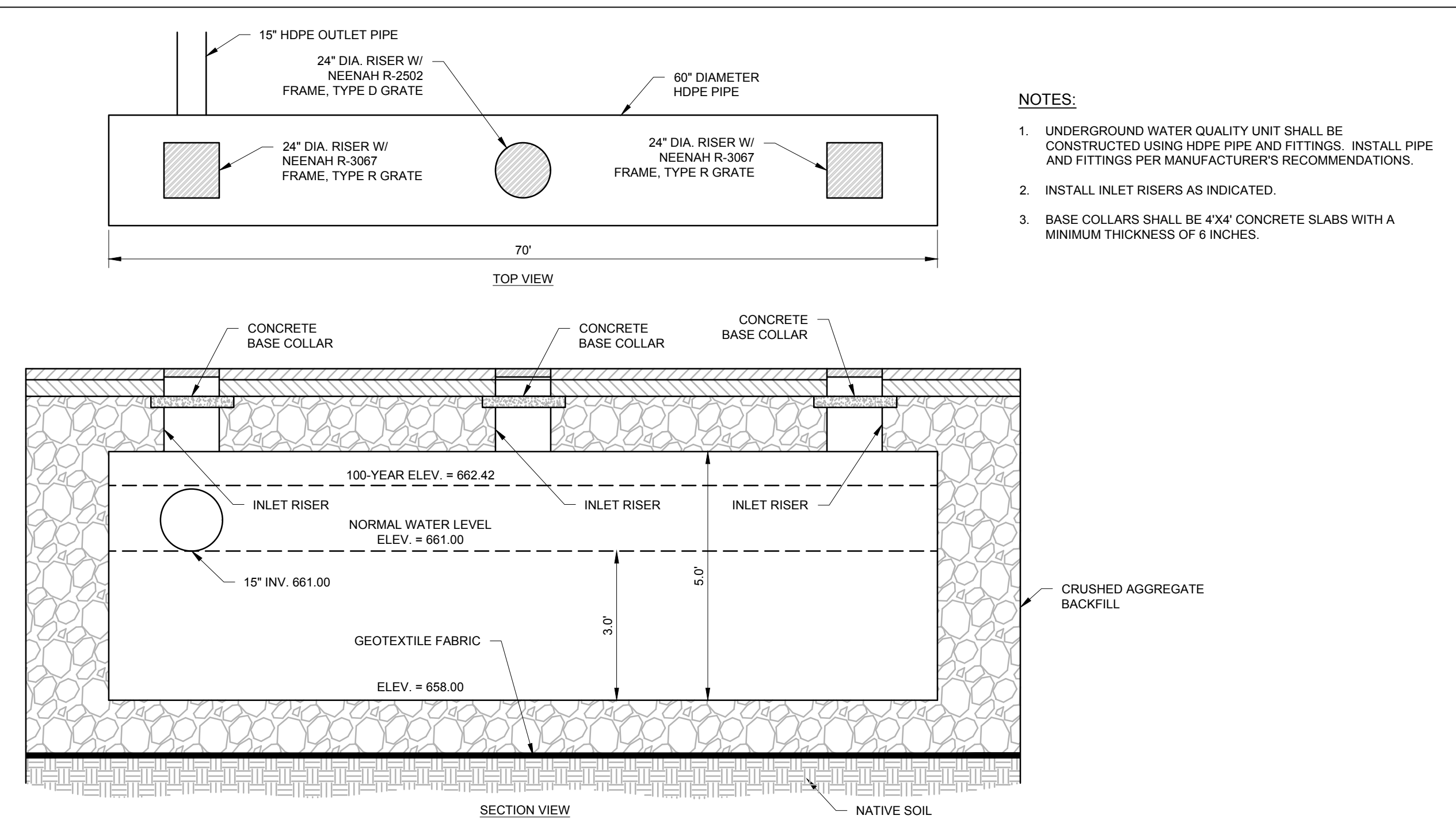
DRAFTED: ATH



NOTES:
1. PREFORMED TRENCH DRAIN AS MANUFACTURED BY ACO DRAIN, K-300 EXTRA HEAVY DUTY OR APPROVED EQUAL.

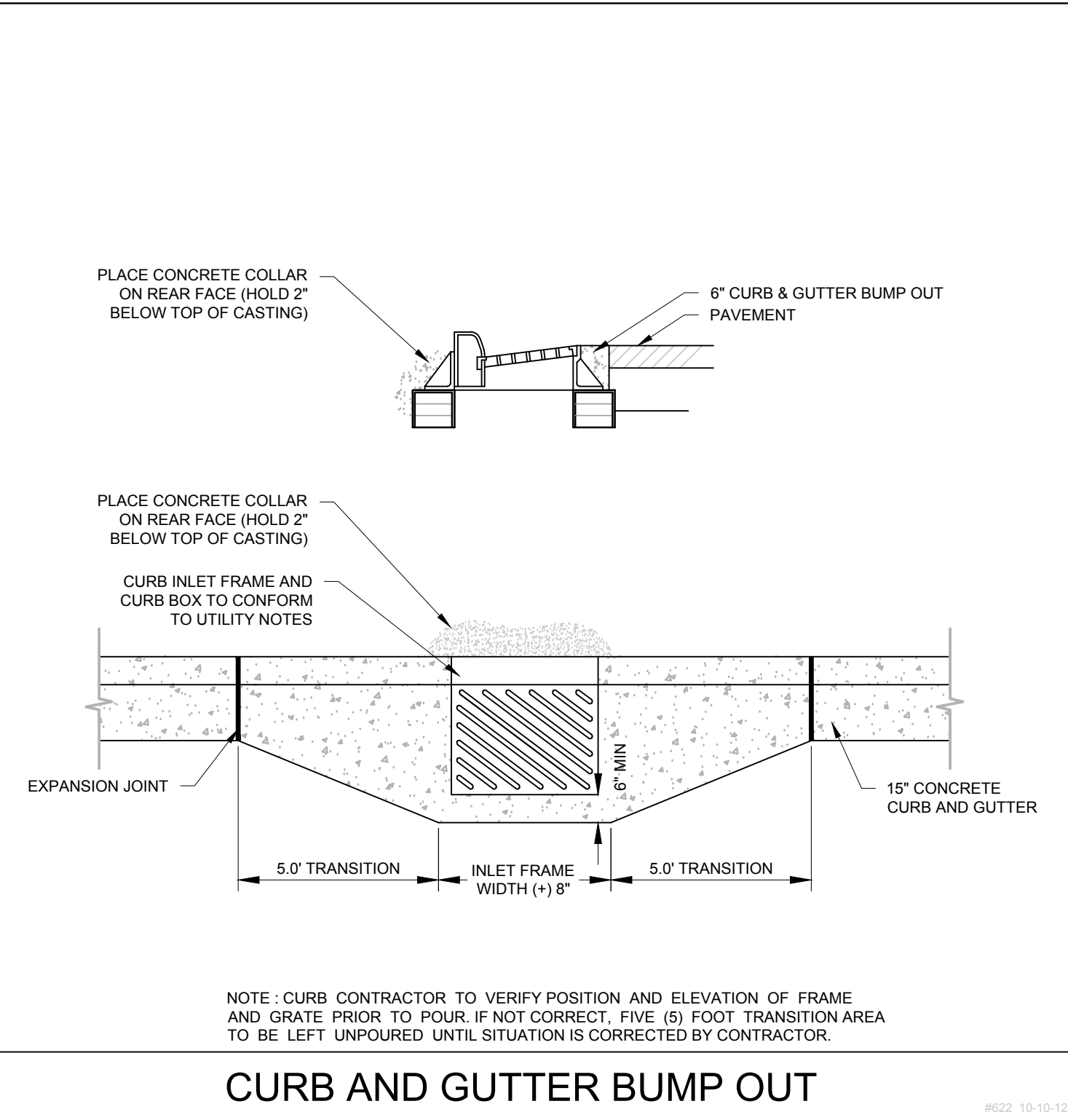
TRENCH DRAIN

#134 - 0/13/13



NOTES:
1. UNDERGROUND WATER QUALITY UNIT SHALL BE CONSTRUCTED USING HDPE PIPE AND FITTINGS. INSTALL PIPE AND FITTINGS PER MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL INLET RISERS AS INDICATED.
3. BASE COLLARS SHALL BE 4\"/>

WATER QUALITY UNIT



NOTE - CURB CONTRACTOR TO VERIFY POSITION AND ELEVATION OF FRAME AND GRATE PRIOR TO POUR. IF NOT CORRECT, FIVE (5) FOOT TRANSITION AREA TO BE LEFT UNPOURED UNTIL SITUATION IS CORRECTED BY CONTRACTOR.

CURB AND GUTTER BUMP OUT

#102 - 10-10-12

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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

THIENSVILLE MIXED-USE
VILLAGE OF THIENSVILLE

CONSTRUCTION DETAILS

REVISIONS	

REG JOB No. 6333.00	APM	SHEET
REG PM	8/15/25	C-12
START DATE	NTS	C-12
SCALE		

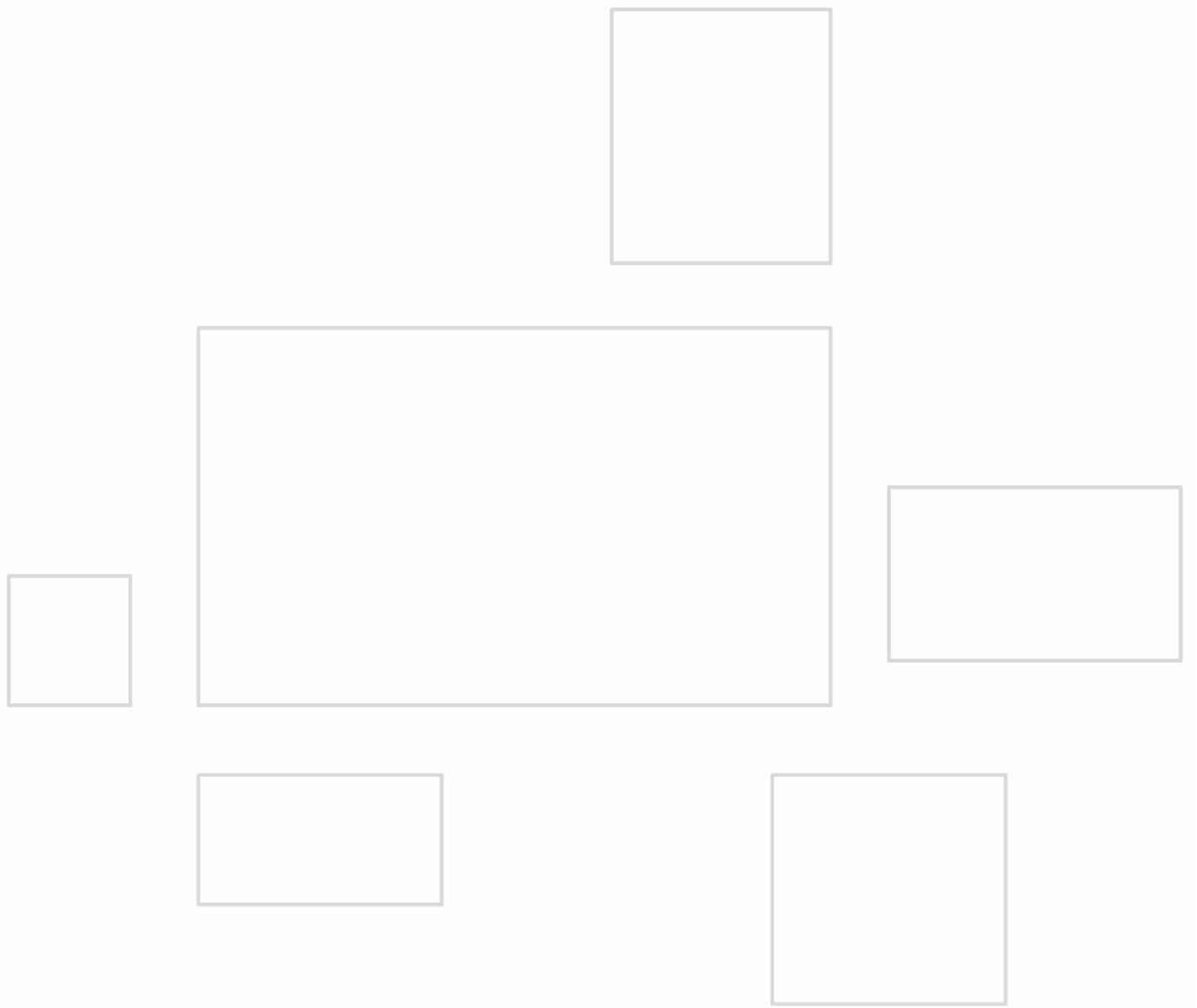
www.pinnacle-engr.com

VILLAGE SUBMITTAL

CONSTRUCTION DETAILS

APPENDIX 5

OPERATION & MAINTENANCE PLAN



STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN

Thiensville Multi-Use THIENSVILLE, WI

This document explains the basic function of each stormwater practice and prescribes the minimum maintenance requirements to remain compliant with the Stormwater Management Plan. The maintenance activities listed below are aimed at ensuring these practices continue serving their intended functions in perpetuity. The list of activities is not all-inclusive but rather indicates the minimum type of maintenance that can be expected for this particular site. This plan shall remain on site at all times and be available for inspection when requested by the Wisconsin Department of Safety and Professional Services or the Village of Thiensville. All inspections and maintenance shall be documented and made available for inspection to the Wisconsin Department of Safety and Professional Services, Village of Thiensville, or agent for the life of the system. All terms and conditions of the Village of Thiensville post-construction runoff permit are to be complied with.

System Description:

The underground water quality unit and catch basins are designed to remove at least 40% of the Total Suspended Solids (TSS) in the site runoff. Storm catch basins, trench drains, and pipes convey runoff, and swales function to convey runoff, as well as filter pollutants, especially from smaller storms. To function correctly the catch basins, inlets, pipes, swales, and water quality unit must be maintained as specified.

Minimum Maintenance Requirements:

1. The Titleholder(s) is responsible for ensuring system inlets, pipes, and swales remain clear of debris and blockage. The inlets and swales shall be inspected semi-annually and after major storm events (more than 3.5 inches of rainfall in 24 hours). Items to look for are excessive debris build-up at system inlets and outlets, and proper system discharge. Any debris or blockage found should be immediately removed.
2. Storm curb inlets shall be inspected semi-annually and/or after major storm events (more than 3.5 inches of rainfall in 24 hours). Any debris that is found, causing potential blockage, shall be cleaned immediately.
3. Storm catch basin sumps shall be inspected semi-annually and/or after major storm events (more than 3.5 inches of rainfall in 24 hours). Accumulated sediment shall be removed when the depth of sump has been reduced to less than 12 inches. All removed sediment must be placed in an appropriate upland disposal site and stabilized (grass cover) to prevent sediment from washing back into the system.
4. Storm trench drains and manholes should be inspected for sediment accumulation in the bottom of the structure. Any sediment accumulation should be removed immediately.
5. Catch basins, trench drains, and manholes shall be checked semiannually to ensure they are

structurally sound (free of fractures, cracks, settlement or misalignment) and be repaired immediately if there are any signs of failure.

6. The water quality unit must be checked monthly to ensure there is no blockage from floating debris or ice, especially near the outlet pipe. Any blockage must be removed immediately.
7. Grass swales shall be preserved to allow free flowing of surface runoff in accordance with approved grading plans. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt flows in any way.
8. Grass swales and inlets must be checked at least twice yearly (spring and fall) and after heavy rains for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the system. Erosion matting is recommended for repairing grassed areas.
9. Eventually accumulated sediment will need to be removed from the water quality unit. The depth of sediment should be monitored and cleaning scheduled once the depth of water is reduced below 2.5 feet. All removed sediment must be placed in an appropriate upland disposal site and stabilized (grass cover) to prevent sediment from washing back into the system.



Enterprise Lighting Ltd
Manufacturers' Representative

Date: Aug 14, 2025

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700

Job Name
Thiensville Mixed-Use
ELL25-140852
Thiensville WI

Bid Date
Aug 13, 2025

Submittal Date
Aug 14, 2025



Enterprise Lighting Ltd
Manufacturers' Representative

Transmittal

Enterprise Lighting, LTD.
 2007 Pewaukee Rd.
 Waukesha WI 53188
 Phone: (262) 953-2700
From: Bonnie Bartlein

Project Thiensville Mixed-Use
Quote# ELL25-140852
Location Thiensville WI
 Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- | | | |
|--|---|--------|
| <input checked="" type="checkbox"/> Drawings | <input type="checkbox"/> Specifications | Other: |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Information | |
| <input type="checkbox"/> Plans | <input type="checkbox"/> Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|---|---------------------------------|
| <input type="checkbox"/> Prior Approval | <input type="checkbox"/> Resubmittal for Approval | <input type="checkbox"/> Record |
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Corrections | Bids due on: |
| <input type="checkbox"/> Approval as Submitted | <input type="checkbox"/> Your Use | Other: |
| <input type="checkbox"/> Approval as Noted | <input type="checkbox"/> Review and Comment | |

Type	MFG	Part
OA1	Luminis	EG152 L2L60 ASY XXK MVOLT PM STD FINISH
OA1	Luminis	PRS4 20FT TH125 EG PM P1 MVOLT STD FINISH
OA2	Luminis	EG152 L2L60 SYM XXK MVOLT PM STD FINISH
OA2	Luminis	PRS4 20FT TH125 EG PM P1 MVOLT STD FINISH
OB	Luminis	MA30 L1L20 LD2 XXK MVOLT STD FINISH
OD	Luminis	EG150 L2L20 SYM XXK MVOLT CK STD FINISH
OW1	Lithonia Exterior	WPX1 LED P2 XXK MVOLT STD FINISH
OW2	Luminis	EG153 L2L20 SYM XXK MVOLT WM STD FINISH



LUMINIS®

EG152
ELLINGTON
POLE MOUNT

PROJECT NAME: _____ **QUANTITY:** _____ **TYPE:** _____

ORDERING CODE: _____



- ① Innovative cast aluminum arm that blends seamlessly with the luminaire. Capable of withstanding strong wind loads. Clamps to a Ø4" (102mm) pole.
- ② Sleek and timeless silhouette with no visible hardware. Features a die-cast aluminum housing with an internally sealed driver.
- ③ Recessed optical lens that delivers three distinct comfort light distributions: symmetric, asymmetric and pathway.
- ④ High-performance and efficient LED engine featuring glare-reducing technology, delivering a uniformly illuminated surface enhancing visual comfort



EG152-PM



EG152-APA



EG152-APS

MATERIALS

Ellington's main housing is made of corrosion resistant A360 aluminum alloy, ensures optimal heat dissipation and a copper content of less than 0.1%. The optical lens is made of acrylic.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 1%) with: 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz), operating temperature range of -40°C/-40°F to 45°C/113°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP56/IK07. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

DESIGN

Ellington mostly consists of aluminum (housing) and PMMA (optical lens), both of which are recyclable materials. In addition, its design minimizes the amount of assembling hardware needed. It can also be quickly disassembled to facilitate recycling.

WARRANTY

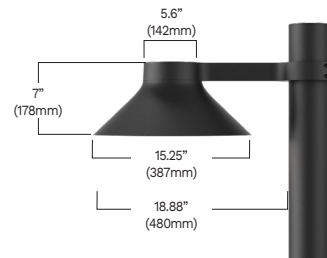
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING

Clamps around Ø4" (102mm) pole with a set of 4 x 1/4"-20 x 1" lg. socket head screws. See option details.

MEASUREMENTS

Maximum weight: 14.83 lbs (6.72 kg)
EPA: 0.56 ft²



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Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
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EG152
Rev. 06/04/25


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EG152
ELLINGTON
POLE MOUNT

ORDERING CODE

				XXK = Specify				
*SERIES	*DOWNLIGHT OUTPUT	*DISTRIBUTION	*CCT	*VOLTAGE	*MOUNTING			
	L2L20	2250 lm / 25w	27K	2700K	MVOLT	120V-277V	PM	Pole mount
	L2L30	3180 lm / 37w	30K	3000K	HVOLT	347V-480V	APA	Pole mount shepherd arm attachment
	L2L40	4087 lm / 50w	35K	3500K			APS	Post top shepherd arm attachment
	L2L50	5042 lm / 64w ¹	40K	4000K			PM2	Twin mount with 180° offset ³
	L2L60	6661 lm / 90w ²						
<p>Delivered lumens calculated at 4000K/80CRI. Symmetric distribution. Refer to reference table for outputs at other distribution types. Typical power consumption. Refer to LCF table for outputs at other CCTs.</p>								

				STD FINISH = Specify					
CONTROLS	MOTION SENSOR	SURGE PROTECTOR	*FINISH	ENVIRONMENT					
NLTH	nLight AIR 2.0 integrated in head ⁴	MS	Motion sensor inside luminaire ⁵	SP	Surge protector	BKT	Jet black	MG	Marine grade paint ⁸
						BZT	Bronze	NT	Natatorium suitable ⁹
						CHT	Champagne		
						DGT	Gun metal		
						GRT	Titanium gray		
						MST	Matte silver		
						SGT	Steel gray		
						WHT	Snow white		
						CMC	Custom matched color ⁶		
						RAL	RAL color ⁷		

 **Looking for Fuse, Photocell?**
Refer to Luminis PRS4 pole spec sheet.

- NOTES
- *- Denotes a required field
 - 1- Available only with SYM and PATH.
 - 2- Available only with SYM.
 - 3- If PM2 is selected, fixture quantity ordered must be in increments of 2.
 - 4- Not available with MS, HVOLT and photocell (option found on PRS4 pole). Must link to external nLight Air network. Dims to 10%.
 - 5- Not available with NLTH, HVOLT and photocell (option found on PRS4 pole).
 - 6- Contact factory to coordinate custom matching color.
 - 7- Specify RAL number.
 - 8- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
 - 9- Available only in WHT and BKT finish.

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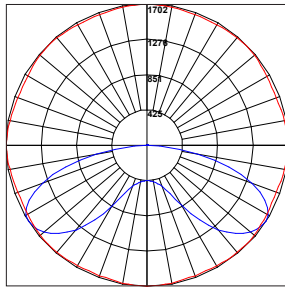
EG152
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EG152
ELLINGTON
POLE MOUNT

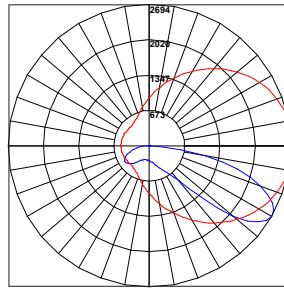
TYPICAL PHOTOMETRY SUMMARY

EG152-L2L60-SYM



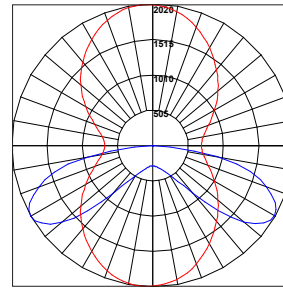
Total Lms: 6661 Lumens
Total Input Watts: 90 W
Efficacy: 74 Lumens/Watt
BUG: B3-U0-G2
CCT/CRI: 4000K/80
Maximum Candela: 1702@
180°H/57.5°V

EG152-L2L40-ASY



Total Lms: 4645 Lumens
Total Input Watts: 92 W
Efficacy: 51 Lumens/Watt
BUG: B1-U0-G2
CCT/CRI: 4000K/80
Maximum Candela: 2694@
7.5°H/60°V

EG152-L2L50-PATH



Total Lms: 5001 Lumens
Total Input Watts: 92 W
Efficacy: 54 Lumens/Watt
BUG: B3-U0-G3
CCT/CRI: 4000K/80
Maximum Candela: 2020@
92.5°H/60°V

SYM - LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
2700K	80	0.91
3000K	80	0.94
3500K	80	0.98
4000K	80	1.00

ASY/PATH - LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
2700K	80	0.94
3000K	80	0.94
3500K	80	1.00
4000K	80	1.00

All Photometry shown use the 80CRI 4000K LEDs.
Please visit our web site www.luminis.com for complete I.E.S. file.

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EG152
ELLINGTON
POLE MOUNT

REFERENCE TABLE - LIGHT OUTPUT
SYM - SYMMETRIC

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2250 lm / 25.4 w	89 lm/w	B1-U0-G1
L2L30	3180 lm / 37.4 w	85 lm/w	B2-U0-G1
L2L40	4087 lm / 49.9 w	82 lm/w	B2-U0-G1
L2L50	5042 lm / 64 w	79 lm/w	B2-U0-G1
L2L60	6661 lm / 90 w	74 lm/w	B3-U0-G2

ASY - ASYMMETRIC

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2051 lm / 37 w	55 lm/w	B1-U0-G1
L2L30	3350 lm / 63 w	53 lm/w	B1-U0-G1
L2L40	4645 lm / 92 w	51 lm/w	B1-U0-G2

PATH - PATHWAY

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2107 lm / 35.1 w	60 lm/w	B1-U0-G1
L2L30	3056 lm / 52.7 w	58 lm/w	B2-U0-G2
L2L40	4070 lm / 72.6 w	56 lm/w	B2-U0-G2
L2L50	5001 lm / 92 w	54 lm/w	B3-U0-G3

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EG152 ELLINGTON POLE MOUNT


OPTION DETAILS



NLTH 
nLight AIR Control gen2 and black antenna integrated in head.



APS
Ø 1 5/8" shepherd aluminum post top mount, with a cast aluminum tenon to fit with Ø 4" pole with wall 0.125" (3.75" ID).
EPA: 0.15



APA
Ø 1 5/8" shepherd aluminum side pole mount.. EPA: 0.15



PM2
Twin mount 180° offset. Installation on 4" poles. For twin mount applications, the luminaires are mounted directly to each other.

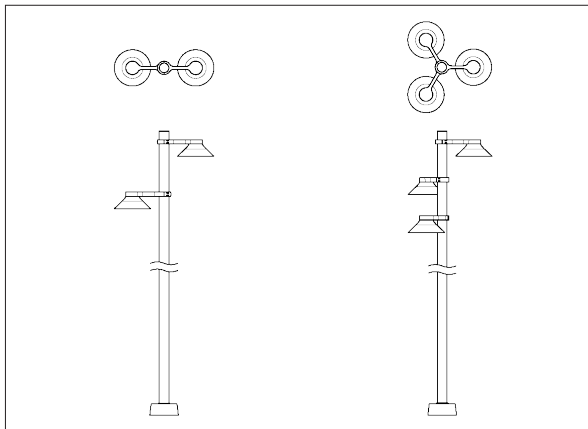
Note: If PM2 is selected, fixture quantity ordered must be in increments of 2.



PM
Pole mount. Installation on 4" poles.

CUSTOM CONFIGURATIONS

*For reference only. Available only on 4" poles. RFA "modified product" request must be submitted for custom configurations.



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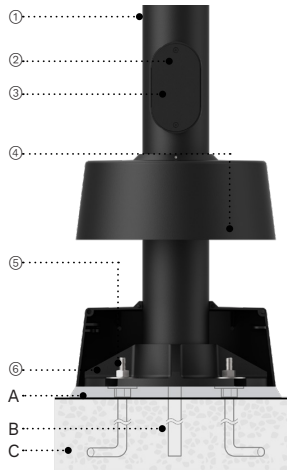


LUMINIS®

PRS4
POLES
4" STRAIGHT ROUND ALUMINUM

PROJECT NAME: _____ **QUANTITY:** _____ **TYPE:** _____

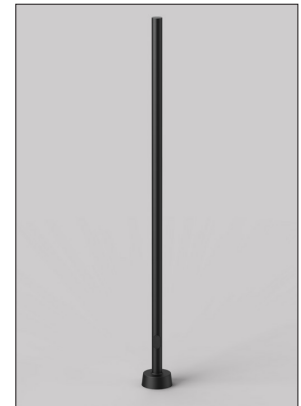
ORDERING CODE: _____



- ① 4" (100mm) O.D X 0.125" (3mm) wall. 6061-T6 aluminum alloy pole.
- ② Stainless steel hardware.
- ③ 2"x4" cast aluminum wiring accessed through structurally reinforced opening. Flush mount cover.
- ④ Two piece structural cast aluminum base cover. 4.875" (124mm) X Ø 13" (330mm).
- ⑤ Set of (8) 3/4" hot dip galvanized nuts with washers and (4) galvanized steel anchor bolts.
- ⑥ One piece cast aluminum T6 heat treated base, structurally reinforced with four integral gussets and collar insert to maximize pole strength.

NOTES

- A Grout to be packed under pole base to ensure full adherence and stability with footing and prevent loosening of leveling nuts. Provide adequate channel drainage from inside pole. (by others).
- B Electrical conduit (by others).
- C Concrete footing (by others).



PRS4

MATERIALS

Components are made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

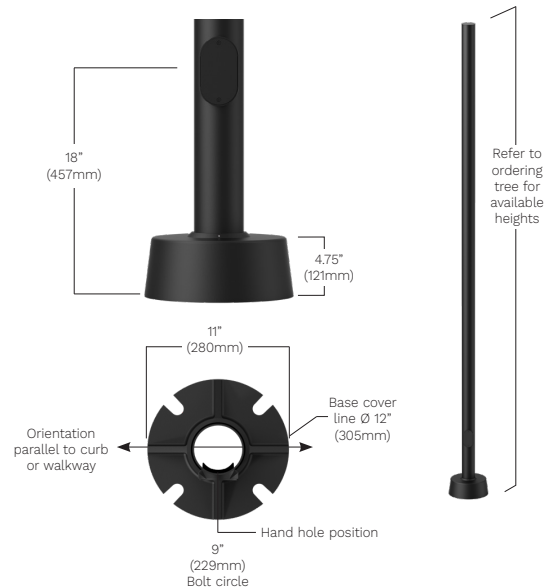
WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING

Anchor bolts: 3/4"-10 X 18" lg. X 3" leg. Anchor bolts can be shipped ahead of time if required. Mounting template will be supplied with order.

MEASUREMENTS



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LUMINIS®

PRS4
POLES
4" STRAIGHT ROUND ALUMINUM

ORDERING CODE

*SERIES¹	*POLE HEIGHT	*POLE THICKNESS	*MOUNTED LUMINAIRE²	*MOUNTING	MOUNTING CONFIGURATION¹¹
PRS4 	10FT Pole 10'	TH125 0.125" (3mm) wall thickness	CT Clermont	PM45 Pole mount w/45° support⁴ APA Pole mount w/ shepherd arm attachment⁵ APS Post top shepherd arm attachment⁵,⁶ PM Pole mount PM2 Twin mount⁷ PMS Pole mount - short⁸ PMD Pole mount w/deco stainless rods⁹ PT Post top mounting¹⁰	P1 One fixture head P2 Two fixture heads at 180° P290 Two fixture heads at 90° P320 Three fixture heads at 120° P390 Three fixture heads at 90° P4 Four fixture heads
	12FT Pole 12'		EC6 Eclipse Mini		
	14FT Pole 14'	TH226 0.226" (6mm) wall thickness	EC8 Eclipse Maxi		
	16FT Pole 16'		EG Ellington MA1 Maya MA10 MA2 Maya MA20 PL Pelican³ SC Scopo SR Scirocco SYP Syrios Pro		
	18FT Pole 18'	20FT Pole 20'			

*VOLTAGE¹²	FUSE	PHOTOCELL	GFI	STD FINISH = Specify	WOOD FINISH¹⁸
120 120V	FS Integral fuse in handhole¹³	PH7 NEMA C136.41 7-PIN Receptacle with Photocell Sensor Pre-Inserted¹¹ PHSC NEMA C136.41 7-PIN Receptacle with Default Shorting Cap Pre-Inserted¹¹	CGF Circuit ground fault interruption receptacle with clear in-use cover¹⁴,¹⁵ GFI Circuit ground fault interruption receptacle¹⁴	BKT Jet black BZT Bronze CHT Champagne DGT Gun metal GRT Titanium gray MST Matte silver SGT Steel gray WHT Snow white CMC Custom matched color¹⁶ RAL RAL color¹⁷	ADG American douglas BRC Birch CHN Chestnut CRY Cherry KNP Knotty pine MPL Maple OFL Oak RSW Rosewood TEK Teak WLN Walnut
277 277V					
347 347V					
480 480V					
MVOLT 120V-277V HVOLT 347V-480V					

ENVIRONMENT	LESS ANCHOR BOLTS	TERRITORY COMPLIANCE
MG Marine grade paint¹⁹	L/AB Less anchor bolts	CSA CSA approved²⁰

NOTES

- *- Denotes a required field
- 1- Poles are designed to fit Luminis luminaires and their respective optional attachments, excluding all other mechanical or finishes applications. Poles shall not be erected without the luminaire installed and base grout adequately applied.
- 2- Luminaire must be ordered separately.
- 3- Available only with PM mounting and P1 or P2 mounting configuration.
- 4- Available only with Eclipse Maxi, Eclipse Mini, Scirocco, Maya MA20.
- 5- Available only with Scirocco, Ellington.
- 6- Not available with TH226.
- 7- Available only with Ellington. When PM2 is selected, mounting configuration is not applicable (P1, P2, P290, P320, P390 or P4).
- 8- Available only with Eclipse Maxi, Eclipse Mini.
- 9- Available only with Maya MA10.
- 10- Available only with Clermont, Eclipse Maxi, Eclipse Mini, Maya MA20.
- 11- Not available with PT or APS.
- 12- Pole voltage must match voltage selected for corresponding luminaire.
- 13- Will be compatible with luminaire and mounting configuration selected.
- 14- GFI and CGF are installed 24" above grade and are located on the same side as the hand hole (placed above). GFI and CGF requires 120V feed.
- 15- CGF cover protrudes by 3.62" (92mm).
- 16- Contact factory to coordinate custom matching color.
- 17- Specify RAL number.
- 18- Faux wood finish not applied to the luminaire, base cover, 6" diameter pole, hand-hole or accessories. Additional delay required. Not compatible with marine grade paint.
- 19- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
- 20- For Canadian projects, required for poles above 12FT.

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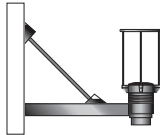
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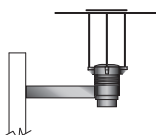
PRS4
POLES
4" STRAIGHT ROUND ALUMINUM

OPTION DETAILS



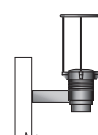
PM45
Pole mount with 45° support.

NOTE: Shown with Eclipse Mini for reference only.



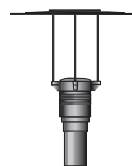
PM
Pole mount.

NOTE: Shown with Eclipse Mini for reference only.



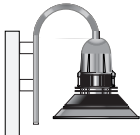
PMS
Short pole mount.

NOTE: Shown with Eclipse Mini for reference only.



PT
Post top mount.

NOTE: Shown with Eclipse Mini for reference only.



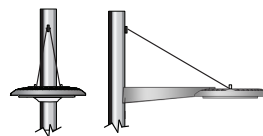
APA
Pole mount with shepherd arm attachment.

NOTE: Only available with Scirocco, Ellington.



APS
Post top shepherd arm attachment.

NOTE: Only available with Scirocco, Ellington.




PMD
Pole mount with set of two natural finish stainless steel rods.

NOTE: Only available with Maya MA10.




PM2
Twin mount 180° offset. Mounted directly to each other.


NOTE: Only available with Ellington.



PH7
NEMA C136.41 7-PIN receptacle & photocell sensor.



PHSC
NEMA C136.41 7-PIN receptacle & shorting cap.



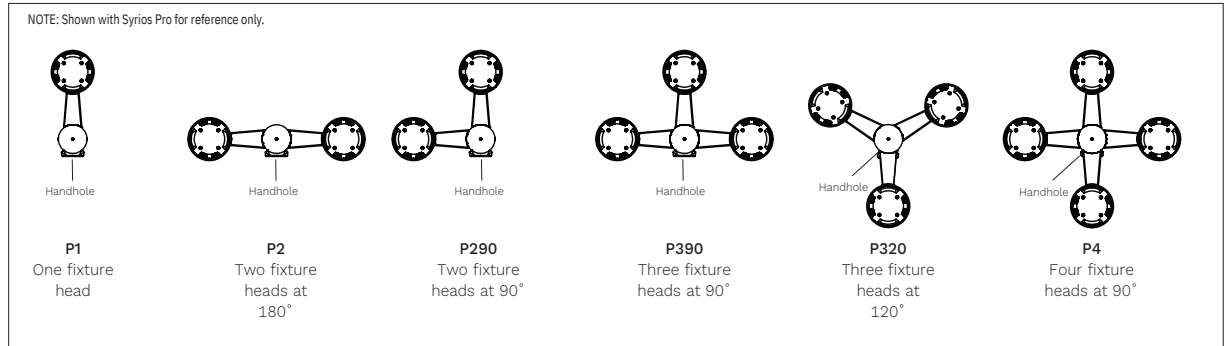
GFI/CGF
GFI and CGF options are installed 26" (660mm) above grade on access door side.
GFI cover protrudes by 1.75" (45mm).
CGF cover protrudes by 3.75" (95mm).



PRS4
POLES
4" STRAIGHT ROUND ALUMINUM

MOUNTING CONFIGURATIONS

NOTE: Shown with Syrios Pro for reference only.



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LUMINIS®

PRS4
POLES
4" STRAIGHT ROUND ALUMINUM

EPA RATING

The EPA (Effective Projected Area) is a coefficient used to evaluate the loads induced by the wind on a luminaire. It is calculated by multiplying the drag coefficient and the Frontal Projected Area of a luminaire (maximum achievable cross-sectional area in ft²).

The TOTAL EPA is the combination of the luminaire's EPA and pole's additional components' EPA. It should not exceed the maximum allowable EPA at the selected geographic location and their corresponding wind map.

SERIES	POLE HEIGHT (ft)	POLE WEIGHT (lb)	WALL THICKNESS (in)	AASHTO 2013 EPA RATING (SQ. FT)						
				80	90	100	110 (mph)	150	170	180
PRS4	10	23.7	0.125	10.2	7.7	5.9	4.6	2.1	1.6	1.3
		37.1	0.226	18.9	14.6	11.5	9.2	4.6	3.5	3.1
	12	27.3	0.125	7.9	5.8	4.3	3.2	1.3	0.9	0.7
		43.4	0.226	15.2	11.6	9.0	7.1	3.4	2.5	2.2
	14	30.9	0.125	6.0	4.3	3.0	2.0	0.6	0.4	0.3
		49.7	0.226	12.4	9.3	7.1	5.4	2.4	1.8	1.5
	16	34.4	0.125	4.5	3.0	1.9	1.1	-	-	-
		56.0	0.226	10.2	7.4	5.5	4.1	1.6	1.1	0.9
	18	38.0	0.125	3.2	1.9	0.9	0.2	-	-	-
		62.2	0.226	8.1	5.8	4.1	2.8	0.9	0.6	0.4
	20	41.5	0.125	2.0	0.9	0.1	-	-	-	-
		68.5	0.226	6.4	4.3	2.9	1.8	0.3	0.1	-

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LUMINIS®

EG152
ELLINGTON
POLE MOUNT

PROJECT NAME: _____ **QUANTITY:** _____ **TYPE:** _____

ORDERING CODE: _____



- ① Innovative cast aluminum arm that blends seamlessly with the luminaire. Capable of withstanding strong wind loads. Clamps to a Ø4" (102mm) pole.
- ② Sleek and timeless silhouette with no visible hardware. Features a die-cast aluminum housing with an internally sealed driver.
- ③ Recessed optical lens that delivers three distinct comfort light distributions: symmetric, asymmetric and pathway.
- ④ High-performance and efficient LED engine featuring glare-reducing technology, delivering a uniformly illuminated surface enhancing visual comfort



EG152-PM



EG152-APA



EG152-APS

MATERIALS

Ellington's main housing is made of corrosion resistant A360 aluminum alloy, ensures optimal heat dissipation and a copper content of less than 0.1%. The optical lens is made of acrylic.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 1%) with: 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz), operating temperature range of -40°C/-40°F to 45°C/113°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP56/IK07. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

DESIGN

Ellington mostly consists of aluminum (housing) and PMMA (optical lens), both of which are recyclable materials. In addition, its design minimizes the amount of assembling hardware needed. It can also be quickly disassembled to facilitate recycling.

WARRANTY

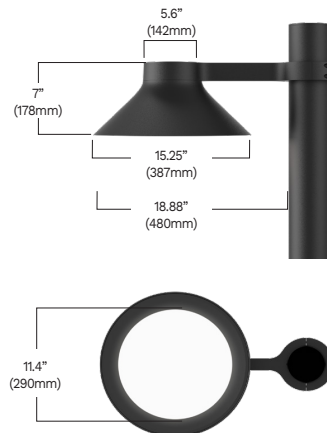
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING

Clamps around Ø4" (102mm) pole with a set of 4 x 1/4"-20 x 1" lg. socket head screws. See option details.

MEASUREMENTS

Maximum weight: 14.83 lbs (6.72 kg)
EPA: 0.56 ft²



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LUMINIS®

EG152
ELLINGTON
POLE MOUNT

ORDERING CODE

		XXK = Specify					
*SERIES	*DOWNLIGHT OUTPUT	*DISTRIBUTION	*CCT	*VOLTAGE	*MOUNTING		
	L2L20	2250 lm / 25w	SYM Symmetric	27K 2700K	MVOLT 120V-277V	PM Pole mount	
	L2L30	3180 lm / 37w	ASY Asymmetric	30K 3000K	HVOLT 347V-480V	APA Pole mount shepherd arm attachment	
	L2L40	4087 lm / 50w	PATH Pathway	35K 3500K		APS Post top shepherd arm attachment	
	L2L50	5042 lm / 64w ¹		40K 4000K		PM2 Twin mount with 180° offset ³	
	L2L60	6661 lm / 90w ²					
<p>Delivered lumens calculated at 4000K/80CRI. Symmetric distribution. Refer to reference table for outputs at other distribution types. Typical power consumption. Refer to LCF table for outputs at other CCTs.</p>							

		STD FINISH = Specify				
CONTROLS	MOTION SENSOR	SURGE PROTECTOR	*FINISH	ENVIRONMENT		
NLTH nLight AIR 2.0 integrated in head ⁴	MS Motion sensor inside luminaire ⁵	SP Surge protector	BKT Jet black BZT Bronze CHT Champagne DGT Gun metal GRT Titanium gray MST Matte silver SGT Steel gray WHT Snow white CMC Custom matched color ⁶ RAL RAL color ⁷	MG Marine grade paint ⁸	NT Natatorium suitable ⁹	

 **Looking for Fuse, Photocell?**
Refer to Luminis PRS4 pole spec sheet.

- NOTES
- *- Denotes a required field
 - 1- Available only with SYM and PATH.
 - 2- Available only with SYM.
 - 3- If PM2 is selected, fixture quantity ordered must be in increments of 2.
 - 4- Not available with MS, HVOLT and photocell (option found on PRS4 pole). Must link to external nLight Air network. Dims to 10%.
 - 5- Not available with NLTH, HVOLT and photocell (option found on PRS4 pole).
 - 6- Contact factory to coordinate custom matching color.
 - 7- Specify RAL number.
 - 8- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
 - 9- Available only in WHT and BKT finish.

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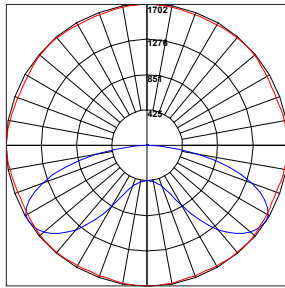


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EG152
ELLINGTON
POLE MOUNT

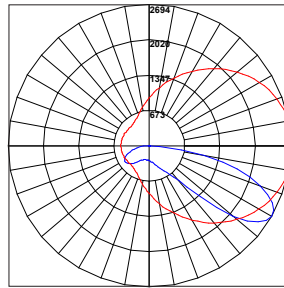
TYPICAL PHOTOMETRY SUMMARY

EG152-L2L60-SYM



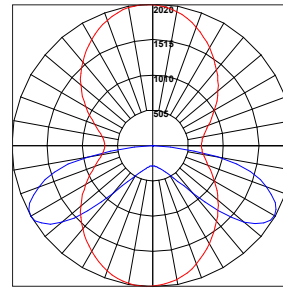
Total Lms: 6661 Lumens
Total Input Watts: 90 W
Efficacy: 74 Lumens/Watt
BUG: B3-U0-G2
CCT/CRI: 4000K/80
Maximum Candela: 1702@
180°H/57.5°V

EG152-L2L40-ASY



Total Lms: 4645 Lumens
Total Input Watts: 92 W
Efficacy: 51 Lumens/Watt
BUG: B1-U0-G2
CCT/CRI: 4000K/80
Maximum Candela: 2694@
7.5°H/60°V

EG152-L2L50-PATH



Total Lms: 5001 Lumens
Total Input Watts: 92 W
Efficacy: 54 Lumens/Watt
BUG: B3-U0-G3
CCT/CRI: 4000K/80
Maximum Candela: 2020@
92.5°H/60°V

SYM - LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
2700K	80	0.91
3000K	80	0.94
3500K	80	0.98
4000K	80	1.00

ASY/PATH - LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
2700K	80	0.94
3000K	80	0.94
3500K	80	1.00
4000K	80	1.00

All Photometry shown use the 80CRI 4000K LEDs.
Please visit our web site www.luminis.com for complete I.E.S. file.

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LUMINIS®

 EG152
ELLINGTON
 POLE MOUNT

REFERENCE TABLE - LIGHT OUTPUT
SYM - SYMMETRIC

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2250 lm / 25.4 w	89 lm/w	B1-U0-G1
L2L30	3180 lm / 37.4 w	85 lm/w	B2-U0-G1
L2L40	4087 lm / 49.9 w	82 lm/w	B2-U0-G1
L2L50	5042 lm / 64 w	79 lm/w	B2-U0-G1
L2L60	6661 lm / 90 w	74 lm/w	B3-U0-G2

ASY - ASYMMETRIC

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2051 lm / 37 w	55 lm/w	B1-U0-G1
L2L30	3350 lm / 63 w	53 lm/w	B1-U0-G1
L2L40	4645 lm / 92 w	51 lm/w	B1-U0-G2

PATH - PATHWAY

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2107 lm / 35.1 w	60 lm/w	B1-U0-G1
L2L30	3056 lm / 52.7 w	58 lm/w	B2-U0-G2
L2L40	4070 lm / 72.6 w	56 lm/w	B2-U0-G2
L2L50	5001 lm / 92 w	54 lm/w	B3-U0-G3

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LUMINIS®

EG152 ELLINGTON POLE MOUNT


OPTION DETAILS



NLTH 
nLight AIR Control gen2 and black antenna integrated in head.



APS
Ø 1 5/8" shepherd aluminum post top mount, with a cast aluminum tenon to fit with Ø 4" pole with wall 0.125" (3.75" ID).
EPA: 0.15



APA
Ø 1 5/8" shepherd aluminum side pole mount.. EPA: 0.15



PM2
Twin mount 180° offset. Installation on 4" poles. For twin mount applications, the luminaires are mounted directly to each other.

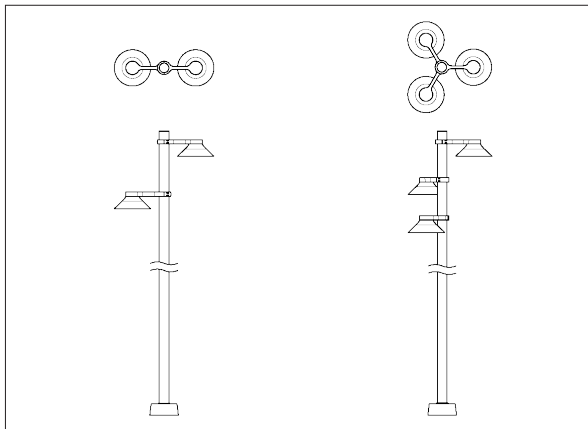
Note: If PM2 is selected, fixture quantity ordered must be in increments of 2.



PM
Pole mount. Installation on 4" poles.

CUSTOM CONFIGURATIONS

*For reference only. Available only on 4" poles. RFA "modified product" request must be submitted for custom configurations.



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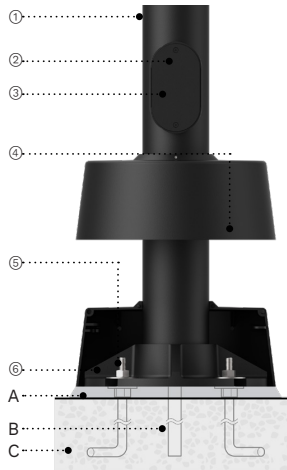


LUMINIS®

PRS4
POLES
4" STRAIGHT ROUND ALUMINUM

PROJECT NAME: _____ **QUANTITY:** _____ **TYPE:** _____

ORDERING CODE: _____



- ① 4" (100mm) O.D X 0.125" (3mm) wall. 6061-T6 aluminum alloy pole.
- ② Stainless steel hardware.
- ③ 2"x4" cast aluminum wiring accessed through structurally reinforced opening. Flush mount cover.
- ④ Two piece structural cast aluminum base cover. 4.875" (124mm) X Ø 13" (330mm).
- ⑤ Set of (8) 3/4" hot dip galvanized nuts with washers and (4) galvanized steel anchor bolts.
- ⑥ One piece cast aluminum T6 heat treated base, structurally reinforced with four integral gussets and collar insert to maximize pole strength.

NOTES

- A Grout to be packed under pole base to ensure full adherence and stability with footing and prevent loosening of leveling nuts. Provide adequate channel drainage from inside pole. (by others).
- B Electrical conduit (by others).
- C Concrete footing (by others).



PRS4

MATERIALS

Components are made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING

Anchor bolts: 3/4"-10 X 18" lg. X 3" leg. Anchor bolts can be shipped ahead of time if required. Mounting template will be supplied with order.

MEASUREMENTS



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PRS4
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LUMINIS®

PRS4
POLES
4" STRAIGHT ROUND ALUMINUM

ORDERING CODE

*SERIES¹	*POLE HEIGHT	*POLE THICKNESS	*MOUNTED LUMINAIRE²	*MOUNTING	MOUNTING CONFIGURATION¹¹
PRS4 	10FT Pole 10'	TH125 0.125" (3mm) wall thickness	CT Clermont	PM45 Pole mount w/45° support⁴	P1 One fixture head
	12FT Pole 12'		EC6 Eclipse Mini		
	14FT Pole 14'	TH226 0.226" (6mm) wall thickness	EC8 Eclipse Maxi	APA Pole mount w/ shepherd arm attachment⁵	P2 Two fixture heads at 180°
	16FT Pole 16'		EG Ellington		P290 Two fixture heads at 90°
	18FT Pole 18'		MA1 Maya MA10		
20FT Pole 20'	MA2 Maya MA20	PL Pelican³	APS Post top shepherd arm attachment⁵,⁶	P320 Three fixture heads at 120°	
		SC Scopo	PM Pole mount	P390 Three fixture heads at 90°	
		SR Scirocco	PM2 Twin mount⁷	P4 Four fixture heads	
		SYP Syrios Pro	PMS Pole mount - short⁸		
			PMD Pole mount w/deco stainless rods⁹		
			PT Post top mounting¹⁰		

*VOLTAGE¹²	FUSE	PHOTOCELL	GFI	STD FINISH = Specify		WOOD FINISH¹⁸
120 120V	FS Integral fuse in handhole¹³	PH7 NEMA C136.41 7-PIN Receptacle with Photocell Sensor Pre-Inserted¹¹	CGF Circuit ground fault interruption receptacle with clear in-use cover¹⁴,¹⁵	BKT Jet black	ADG American douglas	
277 277V						PHSC NEMA C136.41 7-PIN Receptacle with Default Shorting Cap Pre-Inserted¹¹
347 347V		MVOLT 120V-277V	CHT Champagne	CHN Chestnut		
480 480V			HVOLT 347V-480V	DGT Gun metal	CRY Cherry	
				GRT Titanium gray	KNP Knotty pine	
				MST Matte silver	MPL Maple	
				SGT Steel gray	OFL Oak	
				WHT Snow white	RSW Rosewood	
				CMC Custom matched color¹⁶	TEK Teak	
				RAL RAL color¹⁷	WLN Walnut	

ENVIRONMENT	LESS ANCHOR BOLTS	TERRITORY COMPLIANCE
MG Marine grade paint¹⁹	L/AB Less anchor bolts	CSA CSA approved²⁰

NOTES

- *- Denotes a required field
- 1- Poles are designed to fit Luminis luminaires and their respective optional attachments, excluding all other mechanical or finishes applications. Poles shall not be erected without the luminaire installed and base grout adequately applied.
- 2- Luminaire must be ordered separately.
- 3- Available only with PM mounting and P1 or P2 mounting configuration.
- 4- Available only with Eclipse Maxi, Eclipse Mini, Scirocco, Maya MA20.
- 5- Available only with Scirocco, Ellington.
- 6- Not available with TH226.
- 7- Available only with Ellington. When PM2 is selected, mounting configuration is not applicable (P1, P2, P290, P320, P390 or P4).
- 8- Available only with Eclipse Maxi, Eclipse Mini.
- 9- Available only with Maya MA10.
- 10- Available only with Clermont, Eclipse Maxi, Eclipse Mini, Maya MA20.
- 11- Not available with PT or APS.
- 12- Pole voltage must match voltage selected for corresponding luminaire.
- 13- Will be compatible with luminaire and mounting configuration selected.
- 14- GFI and CGF are installed 24" above grade and are located on the same side as the hand hole (placed above). GFI and CGF requires 120V feed.
- 15- CGF cover protrudes by 3.62" (92mm).
- 16- Contact factory to coordinate custom matching color.
- 17- Specify RAL number.
- 18- Faux wood finish not applied to the luminaire, base cover, 6" diameter pole, hand-hole or accessories. Additional delay required. Not compatible with marine grade paint.
- 19- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
- 20- For Canadian projects, required for poles above 12FT.

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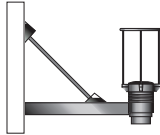
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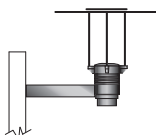
PRS4
POLES
4" STRAIGHT ROUND ALUMINUM

OPTION DETAILS



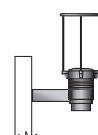
PM45
Pole mount with 45° support.

NOTE: Shown with Eclipse Mini for reference only.



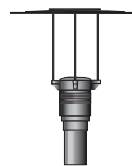
PM
Pole mount.

NOTE: Shown with Eclipse Mini for reference only.



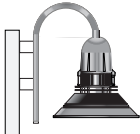
PMS
Short pole mount.

NOTE: Shown with Eclipse Mini for reference only.




PT
Post top mount.

NOTE: Shown with Eclipse Mini for reference only.



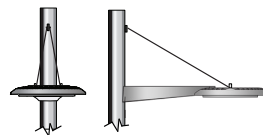
APA
Pole mount with shepherd arm attachment.

NOTE: Only available with Scirocco, Ellington.



APS
Post top shepherd arm attachment.

NOTE: Only available with Scirocco, Ellington.




PMD
Pole mount with set of two natural finish stainless steel rods.

NOTE: Only available with Maya MA10.




PM2
Twin mount 180° offset. Mounted directly to each other.


NOTE: Only available with Ellington.



PH7
NEMA C136.41 7-PIN receptacle & photocell sensor.



PHSC
NEMA C136.41 7-PIN receptacle & shorting cap.



GFI/CGF
GFI and CGF options are installed 26" (660mm) above grade on access door side.
GFI cover protrudes by 1.75" (45mm).
CGF cover protrudes by 3.75" (95mm).



PRS4
POLES
4" STRAIGHT ROUND ALUMINUM

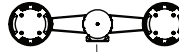
MOUNTING CONFIGURATIONS

NOTE: Shown with Syrios Pro for reference only.



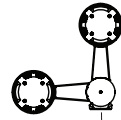
Handhole

P1
One fixture head



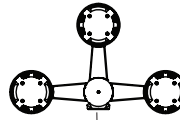
Handhole

P2
Two fixture heads at 180°



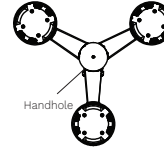
Handhole

P290
Two fixture heads at 90°



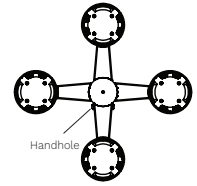
Handhole

P390
Three fixture heads at 90°



Handhole

P320
Three fixture heads at 120°



Handhole

P4
Four fixture heads at 90°



LUMINIS®

PRS4
POLES
4" STRAIGHT ROUND ALUMINUM

EPA RATING

The EPA (Effective Projected Area) is a coefficient used to evaluate the loads induced by the wind on a luminaire. It is calculated by multiplying the drag coefficient and the Frontal Projected Area of a luminaire (maximum achievable cross-sectional area in ft²).

The TOTAL EPA is the combination of the luminaire's EPA and pole's additional components' EPA. It should not exceed the maximum allowable EPA at the selected geographic location and their corresponding wind map.

SERIES	POLE HEIGHT (ft)	POLE WEIGHT (lb)	WALL THICKNESS (in)	AASHTO 2013 EPA RATING (SQ. FT)						
				80	90	100	110 (mph)	150	170	180
PRS4	10	23.7	0.125	10.2	7.7	5.9	4.6	2.1	1.6	1.3
		37.1	0.226	18.9	14.6	11.5	9.2	4.6	3.5	3.1
	12	27.3	0.125	7.9	5.8	4.3	3.2	1.3	0.9	0.7
		43.4	0.226	15.2	11.6	9.0	7.1	3.4	2.5	2.2
	14	30.9	0.125	6.0	4.3	3.0	2.0	0.6	0.4	0.3
		49.7	0.226	12.4	9.3	7.1	5.4	2.4	1.8	1.5
	16	34.4	0.125	4.5	3.0	1.9	1.1	-	-	-
		56.0	0.226	10.2	7.4	5.5	4.1	1.6	1.1	0.9
	18	38.0	0.125	3.2	1.9	0.9	0.2	-	-	-
		62.2	0.226	8.1	5.8	4.1	2.8	0.9	0.6	0.4
	20	41.5	0.125	2.0	0.9	0.1	-	-	-	-
		68.5	0.226	6.4	4.3	2.9	1.8	0.3	0.1	-

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PRS4
Rev. 06/03/25

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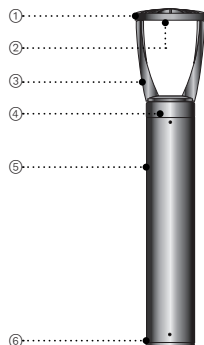


LUMINIS®

MA30
MAYA
BOLLARD

PROJECT NAME: _____ **QUANTITY:** _____ **TYPE:** _____

ORDERING CODE: _____



- ① Cast aluminum LED heat sink.
- ② Optical system assembly
- ③ Set of two cast aluminum supporting struts.
- ④ Removable cast aluminum cover for easy access to electrical components and driver.
- ⑤ Ø 6" (152mm) extruded aluminum base stand.
- ⑥ Cast aluminum anchor plate.



MA30



MATERIALS

Maya is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. COB LED is assembled on a thick pad housing chamber designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber. COB LED is removable and replaceable for ease of maintenance or lighting upgrade.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/-22°F to 60°C/140°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available on selected models.

LED LIGHT ENGINE

Type II, III, IV or V light distribution via high performance optical lenses. Offered in 2700K, 3000K, 3500K, 4000K with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 585nm to 597nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

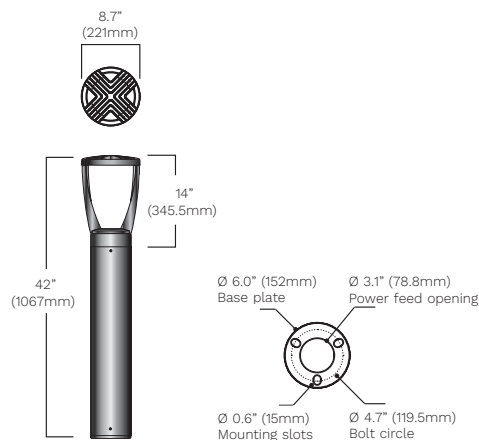
WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING

Mounts with a set of three 1/2"-13 x 18" lg. galvanized anchor bolts.

MEASUREMENTS



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MA30
Rev. 02/21/25


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LUMINIS®

MA30
MAYA
BOLLARD

ORDERING CODE

*SERIES	*LIGHT OUTPUT	*DISTRIBUTION	XXK = Specify	*VOLTAGE	BOLLARD HEIGHT
MA30 	Static White	LD2 Type II	27K 2700K 30K 3000K 35K 3500K 40K 4000K AMB Wavelengths: 585nm to 597nm	120 120V	PR6 Optional pedestal mount adaptor. OAH 20.5". ³
	L1L10 1295 lm / 13w	LD4 Type IV		277 277V	
	L1L20 1842 lm / 19w	LD5 Type V		347 347V	
	L1L30 3293 lm / 35w			480 480V	
	L1L45 4534 lm / 50w			HVOLT 347V-480V	
	True Amber			MVOLT 120V-277V	
L1LK2A 269 lm / 11w ¹					
Delivered lumens calculated at 4000K/80CRI except for amber. Type V distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.					

FUSE	PHOTOCELL	SURGE PROTECTOR	GFI	EMERGENCY
FS Fuse	PH Photocell ⁴	SP Surge protector 10KV	CGF Circuit ground fault interruption receptacle with clear in-use cover ^{5,6} GFI Circuit ground fault interruption receptacle ⁵	REM7 Remote emergency battery, 90 min, 7W ⁷

SHIELDING ACCESSORIES		STD FINISH = Specify	WOOD FINISHES ¹¹	ENVIRONMENT	LESS ANCHOR BOLTS
BLC Back light control ⁸	*FINISH BKT Jet black BZT Bronze CHT Champagne DGT Gun metal GRT Titanium gray MST Matte silver SGT Steel gray WHT Snow white CMC Custom matched color ⁹ RAL RAL color ¹⁰	ADG American douglas BRC Birch CHN Chestnut CRY Cherry KNP Knotty pine MPL Maple OFL Oak RSW Rosewood TEK Teak WLN Walnut	MG Marine grade paint ¹²	L/AB Less anchor bolts	

NOTES

- *- Denotes a required field
- 1- Available only with AMB option.
- 2- For IDA certification compliance, luminaire must be ordered with 3000K or warmer.
- 3- OAH is 20.5" (521mm). Not available with CFG, GFI.
- 4- Available only with 120 or 277.
- 5- GFI and CGF are installed 18" above grade. GFI and CGF requires 120V feed.
- 6- CGF cover protrudes by 3.62" (92mm).
- 7- Remote mount 50ft - 12" square enclosure with access cover. Not available with 347V, 480V or HVOLT. Cable between fixture and remote box is provided by other.
- 8- Not available with LD5. Can be installed in the field.
- 9- Contact factory to coordinate custom matching color.
- 10- Specify RAL number.
- 11- Faux wood finish not applied to the fixture head or accessories. Additional delay required. Not compatible with marine grade paint.
- 12- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.

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Rev. 02/21/25

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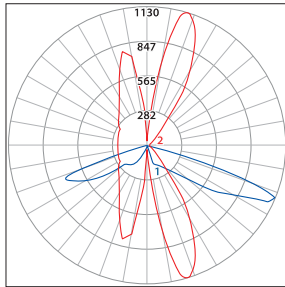


MA30
MAYA
BOLLARD

TYPICAL PHOTOMETRY SUMMARY

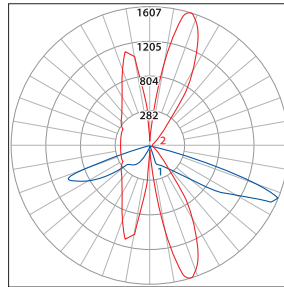
TYPE II

MA30-L1L10-LD2



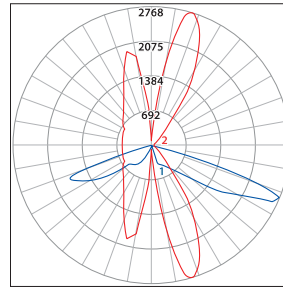
Total Lms: 1231 Lumens
Total Input Watts: 13 W
Efficacy: 95 Lumens/Watt
BUG: B1-U0-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 1130
(72.5°H, 67.5°V)

MA30-L1L20-LD2



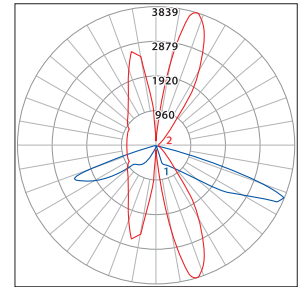
Total Lms: 1751 Lumens
Total Input Watts: 19 W
Efficacy: 92 Lumens/Watt
BUG: B1-U0-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 1607
(72.5°H, 67.5°V)

MA30-L1L30-LD2



Total Lms: 3016 Lumens
Total Input Watts: 34 W
Efficacy: 89 Lumens/Watt
BUG: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 2768
(72.5°H, 67.5°V)

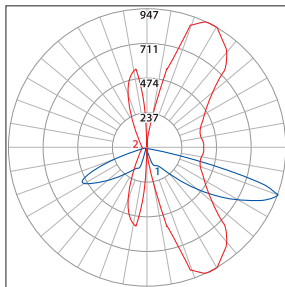
MA30-L1L45-LD2



Total Lms: 4183 Lumens
Total Input Watts: 48 W
Efficacy: 87 Lumens/Watt
BUG: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 3839
(72.5°H, 67.5°V)

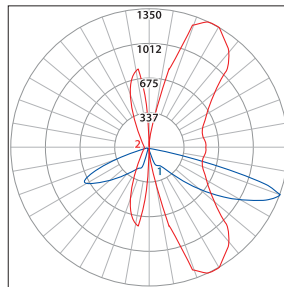
TYPE IV

MA30-L1L10-LD4



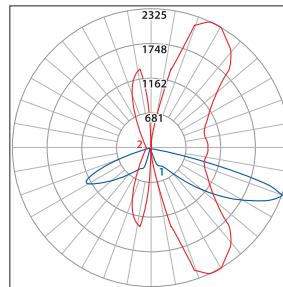
Total Lms: 1281 Lumens
Total Input Watts: 13 W
Efficacy: 99 Lumens/Watt
BUG: B1-U1-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 947 (115°H,
70°V)

MA30-L1L20-LD4



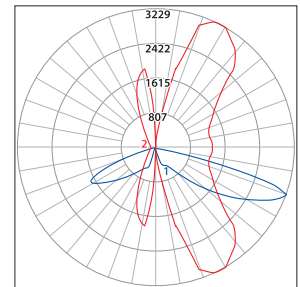
Total Lms: 1825 Lumens
Total Input Watts: 19 W
Efficacy: 96 Lumens/Watt
BUG: B2-U1-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 1350 (115°H,
70°V)

MA30-L1L30-LD4



Total Lms: 3143 Lumens
Total Input Watts: 34 W
Efficacy: 92 Lumens/Watt
BUG: B2-U1-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 2325 (115°H,
70°V)

MA30-L1L45-LD4



Total Lms: 4366 Lumens
Total Input Watts: 48 W
Efficacy: 91 Lumens/Watt
BUG: B3-U1-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 3229 (115°H,
70°V)



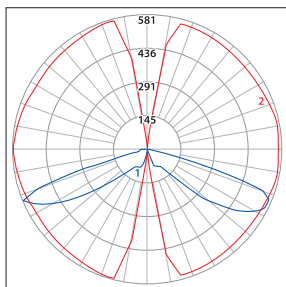
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BOLLARD

TYPICAL PHOTOMETRY SUMMARY

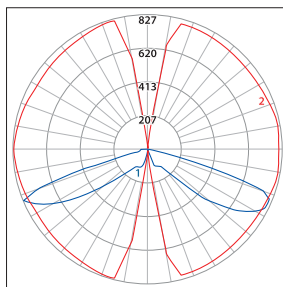
TYPE V

MA30-L1L10-LD5



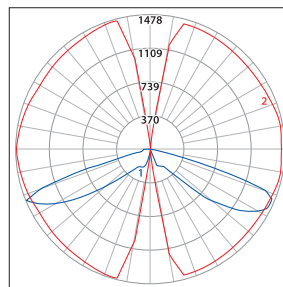
Total Lms: 1295 Lumens
Total Input Watts: 13 W
Efficacy: 100 Lumens/Watt
BUG: B1-U0-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 581 (67.5°)

MA30-L1L20-LD5



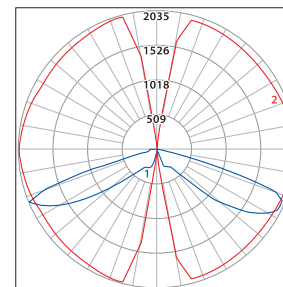
Total Lms: 1842 Lumens
Total Input Watts: 19 W
Efficacy: 97 Lumens/Watt
BUG: B1-U0-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 827 (67.5°)

MA30-L1L30-LD5



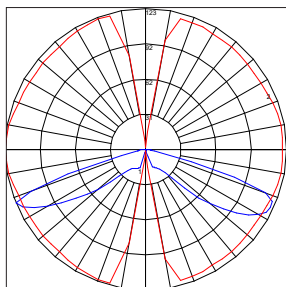
Total Lms: 3293 Lumens
Total Input Watts: 35 W
Efficacy: 94 Lumens/Watt
BUG: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 1478 (67.5°)

MA30-L1L45-LD5



Total Lms: 4534 Lumens
Total Input Watts: 50 W
Efficacy: 91 Lumens/Watt
BUG: B3-U0-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Maximum Candela: 2035 (67.5°)

MA30-L1LK2A-LD5



Total Lms: 269 Lumens
Total Input Watts: 11 W
Efficacy: 25 Lumens/Watt
BUG: B0-U0-G0
Cutoff Class: Full Cutoff
CCT/CRI: AMBER
Maximum Candela: 123 (67.5°)

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MA30

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MA30
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BOLLARD

REFERENCE TABLE - LIGHT OUTPUT

SERIES	LIGHT OUTPUT - STATIC WHITE	LIGHT OUTPUT - TRUE AMBER
MA30	<u>Type II</u>	<u>Type II</u>
	L1L10 1231 lm / 13w	L1LK2A 280 lm / 11w
	L1L20 1751 lm / 19w	
	L1L30 3016 lm / 34w	<u>Type IV</u>
	L1L45 4183 lm / 48w	L1LK2A 282 lm / 11w
	<u>Type IV</u>	
	L1L10 1281 lm / 13w	
	L1L20 1825 lm / 19w	
	L1L30 3143 lm / 34w	
	L1L45 4366 lm / 48w	

LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
2700K	80	0.91
3000K	80	0.94
3500K	80	0.98
4000K	80	1.00

OPTION DETAILS



All Photometry shown use the 80CRI 4000K LEDs.
Please visit our web site www.luminis.com for complete I.E.S. file.



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EG150
ELLINGTON
CEILING

PROJECT NAME: _____ **QUANTITY:** _____ **TYPE:** _____

ORDERING CODE: _____



- ① Die-cast ceiling canopy with recessed stainless-steel hardware. Blends seamlessly with the ceiling.
- ② Sleek and timeless silhouette with no visible hardware. Features a die-cast aluminum housing with an internally sealed driver.
- ③ Recessed optical lens that delivers three distinct comfort light distributions: symmetric, asymmetric and pathway.
- ④ High-performance and efficient LED engine featuring glare-reducing technology, delivering a uniformly illuminated surface enhancing visual comfort



EG150



Refer to pg. 3

MATERIALS

Ellington's main housing is made of corrosion resistant A360 aluminum alloy, ensures optimal heat dissipation and a copper content of less than 0.1%. The optical lens is made of acrylic.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 1%) with: 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz), operating temperature range of -40°C/-40°F to 45°C/113°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP66/IK07. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

DESIGN

Ellington mostly consists of aluminum (housing) and PMMA (optical lens), both of which are recyclable materials. In addition, its design minimizes the amount of assembling hardware needed. It can also be quickly disassembled to facilitate recycling.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes.

MEASUREMENTS

Maximum weight: 10.25 lbs (4.65 kg)



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EG150
ELLINGTON
CEILING

ORDERING CODE

*SERIES		*LIGHT OUTPUT	*DISTRIBUTION	*CCT		*VOLTAGE		*MOUNTING	FUSE
EG150 	L2L20	2250 lm / 25w	SYM Symmetric	27K	2700K	MVOLT	120V-277V	CK Ceiling mount	FS Fuse
	L2L30	3180 lm / 37w	ASY Asymmetric	30K	3000K	HVOLT	347V-480V		
	L2L40	4087 lm / 50w	PATH Pathway	35K	3500K				
	L2L50	5042 lm / 64w ¹		40K	4000K				
	L2L60	6661 lm / 90w ²							
Delivered lumens calculated at 4000K/80CRI. Symmetric distribution. Refer to reference table for outputs at other distribution types. Typical power consumption. Refer to LCF table for outputs at other CCTs.									

MOTION SENSOR		SURGE PROTECTOR		EMERGENCY		*FINISH		ENVIRONMENT	
MS	Motion sensor inside luminaire ³	SP	Surge protector	REM7	Remote emergency battery, 90 min, 7W ⁴	BKT	Jet black	MG	Marine grade paint ⁷
						BZT	Bronze	NT	Natorium suitable ⁸
						CHT	Champagne		
						DGT	Gun metal		
						GRT	Titanium gray		
						MST	Matte silver		
						SGT	Steel gray		
						WHT	Snow white		
						CMC	Custom matched color ⁵		
						RAL	RAL color ⁶		

NOTES

- *- Denotes a required field
- 1- Available only with SYM and PATH.
- 2- Available only with SYM.
- 3- Not available with HVOLT, REM7.
- 4- Remote mount 50ft - 12" (305mm) square enclosure with access cover. The remote enclosure must be interior (cable by others). Not available with HVOLT.
- 5- Contact factory to coordinate custom matching color.
- 6- Specify RAL number.
- 7- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
- 8- Available only in WHT and BKT finish.

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EG150
Rev. 08/14/25

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Job Name:
Thiensville Mixed-Use

Catalog Number:
EG150 L2L20 SYM XXK MVOLT CK
STD FINISH
Notes:


Type:
OD
ELL25-140852

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EG150
ELLINGTON
CEILING



DARKSKY APPROVED ORDERING CODE

*SERIES	*LIGHT OUTPUT	*DISTRIBUTION	*CCT	*VOLTAGE	*MOUNTING	FUSE
EG150 	L2L20 2250 lm / 25w	SYM Symmetric	27K 2700K	MVOLT 120V-277V HVOLT 347V-480V	CK Ceiling mount	FS Fuse
	L2L30 3180 lm / 37w		30K 3000K			
	L2L40 4087 lm / 50w					
	L2L50 5042 lm / 64w					
	L2L60 6661 lm / 90w					
Delivered lumens calculated at 4000K/80CRI. Symmetric distribution. Refer to reference table for outputs at other distribution types. Typical power consumption. Refer to LCF table for outputs at other CCTs.						

MOTION SENSOR	SURGE PROTECTOR	EMERGENCY	*FINISH	ENVIRONMENT
MS Motion sensor inside luminaire ¹	SP Surge protector	REM7 Remote emergency battery, 90 min, 7W ²	BKT Jet black BZT Bronze CHT Champagne DGT Gun metal GRT Titanium gray MST Matte silver SGT Steel gray WHT Snow white CMC Custom matched color ³ RAL RAL color ⁴	MG Marine grade paint ⁵ NT Natatorium suitable ⁶

NOTES

- *- Denotes a required field
- 1- Not available with HVOLT, REM7.
- 2- Remote mount 50ft - 12" (305mm) square enclosure with access cover. The remote enclosure must be interior (cable by others). Not available with HVOLT.
- 3- Contact factory to coordinate custom matching color.
- 4- Specify RAL number.
- 5- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
- 6- Available only in WHT and BKT finish.

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Rev. 08/14/25

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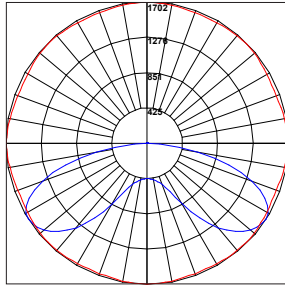


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EG150
ELLINGTON
CEILING

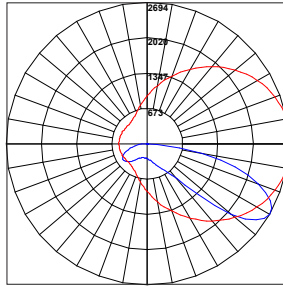
TYPICAL PHOTOMETRY SUMMARY

EG150-L2L60-SYM



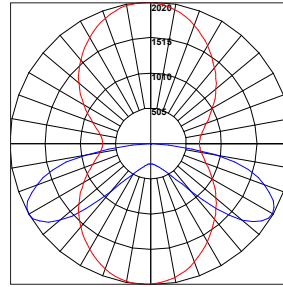
Total Lms: 6661 Lumens
Total Input Watts: 90 W
Efficacy: 74 Lumens/Watt
BUG: B3-U0-G2
CCT/CRI: 4000K/80
Maximum Candela: 1702@
180°H/57.5°V

EG150-L2L40-ASY



Total Lms: 4645 Lumens
Total Input Watts: 92 W
Efficacy: 51 Lumens/Watt
BUG: B1-U0-G2
CCT/CRI: 4000K/80
Maximum Candela: 2694@
7.5°H/60°V

EG150-L2L50-PATH



Total Lms: 5001 Lumens
Total Input Watts: 92 W
Efficacy: 54 Lumens/Watt
BUG: B3-U0-G3
CCT/CRI: 4000K/80
Maximum Candela: 2020@
92.5°H/60°V

SYM - LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
2700K	80	0.91
3000K	80	0.94
3500K	80	0.98
4000K	80	1.00

ASY/PATH - LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
2700K	80	0.94
3000K	80	0.94
3500K	80	1.00
4000K	80	1.00

All Photometry shown use the 80CRI 4000K LEDs.
Please visit our web site www.luminis.com for complete I.E.S. file.

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EG150
Rev. 08/14/25

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REFERENCE TABLE - LIGHT OUTPUT
SYM - SYMMETRIC

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2250 lm / 25.4 w	89 lm/w	B1-U0-G1
L2L30	3180 lm / 37.4 w	85 lm/w	B2-U0-G1
L2L40	4087 lm / 49.9 w	82 lm/w	B2-U0-G1
L2L50	5042 lm / 64 w	79 lm/w	B2-U0-G1
L2L60	6661 lm / 90 w	74 lm/w	B3-U0-G2

ASY - ASYMMETRIC

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2051 lm / 37 w	55 lm/w	B1-U0-G1
L2L30	3350 lm / 63 w	53 lm/w	B1-U0-G1
L2L40	4645 lm / 92 w	51 lm/w	B1-U0-G2

PATH - PATHWAY

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2107 lm / 35.1 w	60 lm/w	B1-U0-G1
L2L30	3056 lm / 52.7 w	58 lm/w	B2-U0-G2
L2L40	4070 lm / 72.6 w	56 lm/w	B2-U0-G2
L2L50	5001 lm / 92 w	54 lm/w	B3-U0-G3

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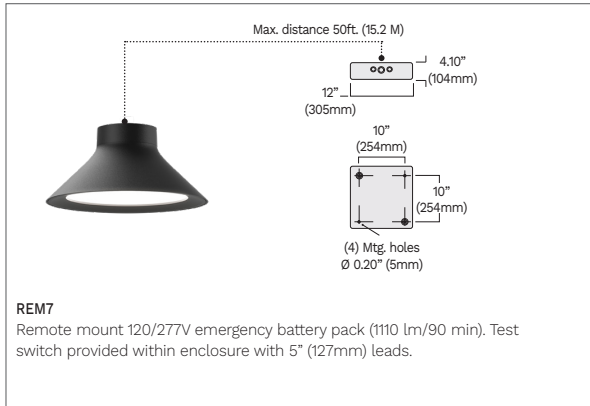
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OPTION DETAILS



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WPX LED Wall Packs



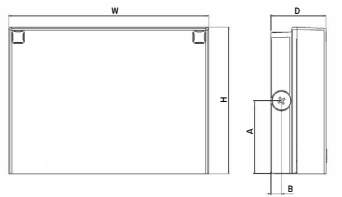
Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

		XXK = Specify			STD FINISH = Specify
Series	Color Temperature	Voltage	Options		Finish
WPX1 LED P1	1,550 Lumens, 11W ¹	30K 3000K	MVOLT	120V - 277V	(blank) None
WPX1 LED P2	2,900 Lumens, 24W	40K 4000K	347	347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²
WPX2 LED	6,000 Lumens, 47W	50K 5000K			E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²
WPX3 LED	9,200 Lumens, 69W				PE Photocell ³
					DDBXD Dark bronze
					DWHXD White
					DBLXD Black
					Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V or PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.





Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

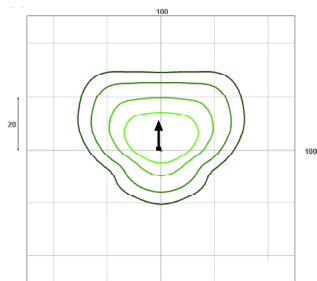
Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

Photometric Diagrams

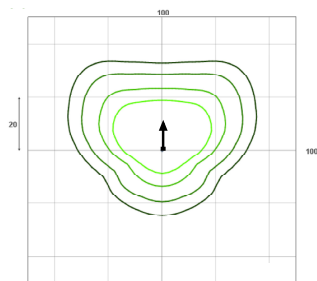
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](http://www.lithonia.com) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

- LEGEND**
- 0.1 fc
 - 0.2 fc
 - 0.5 fc
 - 1.0 fc

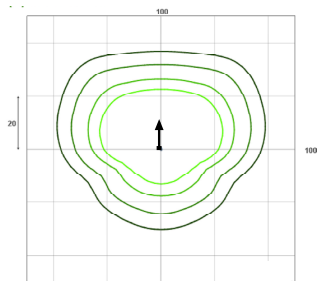
WPX1 LED P1



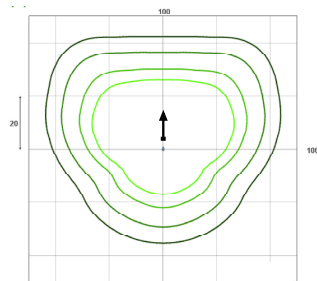
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.





Job Name:
Thiensville Mixed-Use

Catalog Number:
EG153 L2L20 SYM XXK MVOLT WM
STD FINISH
Notes:

Type:

OW2

ELL25-140852

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ELLINGTON
WALL

PROJECT NAME:

QUANTITY:

TYPE:

ORDERING CODE:



Refer to pg. 3

- ① Innovative cast aluminum arm that blends seamlessly with the luminaire.
- ② Sleek and timeless silhouette with no visible hardware. Features a die-cast aluminum housing with an internally sealed driver.
- ③ Recessed optical lens that delivers three distinct comfort light distributions: symmetric, asymmetric and pathway.
- ④ High-performance and efficient LED engine featuring glare-reducing technology, delivering a uniformly illuminated surface enhancing visual comfort



EG153-WM



EG153-WMS

MATERIALS

Ellington's main housing is made of corrosion resistant A360 aluminum alloy, ensures optimal heat dissipation and a copper content of less than 0.1%. The optical lens is made of acrylic.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 1%) with: 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz), operating temperature range of -40°C/-40°F to 45°C/113°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP66/IK07. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

DESIGN

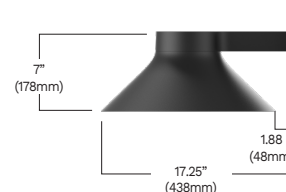
Ellington mostly consists of aluminum (housing) and PMMA (optical lens), both of which are recyclable materials. In addition, its design minimizes the amount of assembling hardware needed. It can also be quickly disassembled to facilitate recycling.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box and is secured with four additional anchoring hardware provided by others. For drilling pattern, refer to installation sheet.

MEASUREMENTS**Maximum weight:** 15.27 lbs (6.92 kg)**LUMINIS.COM**

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EG153
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WALL

ORDERING CODE

*SERIES		*LIGHT OUTPUT	*DISTRIBUTION	*CCT		*VOLTAGE		*MOUNTING	
	EG153	L2L20 2250 lm / 25w	SYM Symmetric	27K 2700K	MVOLT 120V-277V		WM Wall mount		
		L2L30 3180 lm / 37w	ASY Asymmetric	30K 3000K	HVOLT 347V-480V		WMS Wall mount shepherd arm attachment		
		L2L40 4087 lm / 50w	PATH Pathway	35K 3500K					
		L2L50 5042 lm / 64w ¹		40K 4000K					
		L2L60 6661 lm / 90w ²							
<p>Delivered lumens calculated at 4000K/80CRI. Symmetric distribution. Refer to reference table for outputs at other distribution types. Typical power consumption. Refer to LCF table for outputs at other CCTs.</p>									

CONTROLS		PHOTOCELL	MOTION SENSOR	SURGE PROTECTOR	EMERGENCY
NLTH nLight AIR 2.0 integrated in head ³	PH7 7-PIN receptable with photocell sensor mounted on head	MS Motion sensor inside luminaire ⁴	SP Surge protector	REM7 Remote emergency battery, 90 min, 7W ⁵	
	PHSC 7-PIN receptable with shorting cap preinstalled				

STD FINISH = Specify		ENVIRONMENT	
BKT Jet black	BZT Bronze	MG Marine grade paint ⁸	NT Natatorium suitable ⁹
CHT Champagne	DGT Gun metal		
GRT Titanium gray	MST Matte silver		
SGT Steel gray	WHT Snow white		
CMC Custom matched color ⁶	RAL RAL color ⁷		

NOTES

- *- Denotes a required field
- 1- Available only with SYM and PATH.
- 2- Available only with SYM.
- 3- Not available with PH7, PHSC, MS, HVOLT. Must link to external nLight Air network. Dims to 10%.
- 4- Not available with PH7, PHSC, NLTH, REM7, HVOLT.
- 5- Remote mount 50ft - 12" (305mm) square enclosure with access cover. The remote enclosure must be interior (cable by others). Not available with HVOLT.
- 6- Contact factory to coordinate custom matching color.
- 7- Specify RAL number.
- 8- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
- 9- Available only in WHT and BKT finish.

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DARKSKY APPROVED ORDERING CODE

*SERIES	*LIGHT OUTPUT	*DISTRIBUTION	*CCT	*VOLTAGE	*MOUNTING
EG153 	L2L20 2250 lm / 25w	SYM Symmetric	27K 2700K	MVOLT 120V-277V HVOLT 347V-480V	WM Wall mount WMS Wall mount shepherd arm attachment
	L2L30 3180 lm / 37w		30K 3000K		
	L2L40 4087 lm / 50w				
	L2L50 5042 lm / 64w				
	L2L60 6661 lm / 90w				
Delivered lumens calculated at 4000K/80CRI. Symmetric distribution. Refer to reference table for outputs at other distribution types. Typical power consumption. Refer to LCF table for outputs at other CCTs.					

CONTROLS	PHOTOCELL	MOTION SENSOR	SURGE PROTECTOR	EMERGENCY
NLTH nLight AIR 2.0 integrated in head ¹	PH7 7-PIN receptable with photocell sensor mounted on head PHSC 7-PIN receptable with shorting cap preinstalled	MS Motion sensor inside luminaire ²	SP Surge protector	REM7 Remote emergency battery, 90 min, 7W ³

*FINISH	ENVIRONMENT
BKT Jet black	MG Marine grade paint ⁶ NT Natatorium suitable ⁷
BZT Bronze	
CHT Champagne	
DGT Gun metal	
GRT Titanium gray	
MST Matte silver	
SGT Steel gray	
WHT Snow white	
CMC Custom matched color ⁴	
RAL RAL color ⁵	

NOTES

- *- Denotes a required field
- 1- Not available with PH7, PHSC, MS, HVOLT. Must link to external nLight Air network. Dims to 10%.
- 2- Not available with PH7, PHSC, NLTH, REM7, HVOLT.
- 3- Remote mount 50ft - 12" (305mm) square enclosure with access cover. The remote enclosure must be interior (cable by others). Not available with HVOLT.
- 4- Contact factory to coordinate custom matching color.
- 5- Specify RAL number.
- 6- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
- 7- Available only in WHT and BKT finish.

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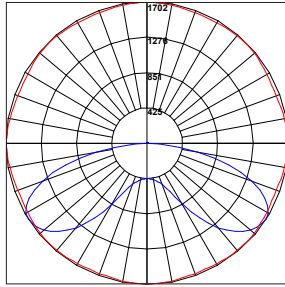


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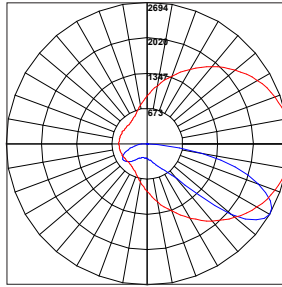
TYPICAL PHOTOMETRY SUMMARY

EG153-L2L60-SYM



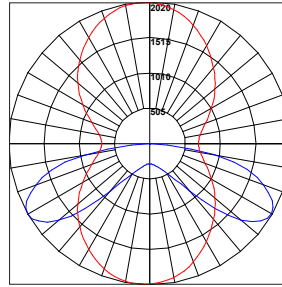
Total Lms: 6661 Lumens
Total Input Watts: 90 W
Efficacy: 74 Lumens/Watt
BUG: B3-U0-G2
CCT/CRI: 4000K/80
Maximum Candela: 1702@
180°H/57.5°V

EG153-L2L40-ASY



Total Lms: 4645 Lumens
Total Input Watts: 92 W
Efficacy: 51 Lumens/Watt
BUG: B1-U0-G2
CCT/CRI: 4000K/80
Maximum Candela: 2694@
7.5°H/60°V

EG153-L2L50-PATH



Total Lms: 5001 Lumens
Total Input Watts: 92 W
Efficacy: 54 Lumens/Watt
BUG: B3-U0-G3
CCT/CRI: 4000K/80
Maximum Candela: 2020@
92.5°H/60°V

SYM - LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
2700K	80	0.91
3000K	80	0.94
3500K	80	0.98
4000K	80	1.00

ASY/PATH - LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
2700K	80	0.94
3000K	80	0.94
3500K	80	1.00
4000K	80	1.00

All Photometry shown use the 80CRI 4000K LEDs.
Please visit our web site www.luminis.com for complete I.E.S. file.

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REFERENCE TABLE - LIGHT OUTPUT
SYM - SYMMETRIC

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2250 lm / 25.4 w	89 lm/w	B1-U0-G1
L2L30	3180 lm / 37.4 w	85 lm/w	B2-U0-G1
L2L40	4087 lm / 49.9 w	82 lm/w	B2-U0-G1
L2L50	5042 lm / 64 w	79 lm/w	B2-U0-G1
L2L60	6661 lm / 90 w	74 lm/w	B3-U0-G2

ASY - ASYMMETRIC

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2051 lm / 37 w	55 lm/w	B1-U0-G1
L2L30	3350 lm / 63 w	53 lm/w	B1-U0-G1
L2L40	4645 lm / 92 w	51 lm/w	B1-U0-G2

PATH - PATHWAY

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2107 lm / 35.1 w	60 lm/w	B1-U0-G1
L2L30	3056 lm / 52.7 w	58 lm/w	B2-U0-G2
L2L40	4070 lm / 72.6 w	56 lm/w	B2-U0-G2
L2L50	5001 lm / 92 w	54 lm/w	B3-U0-G3

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EG153

Rev. 08/14/25

Page 5 of 6



LUMINIS®

EG153
ELLINGTON
WALL


OPTION DETAILS



NLTH 
nLight AIR Control gen2 and black antenna integrated in head.



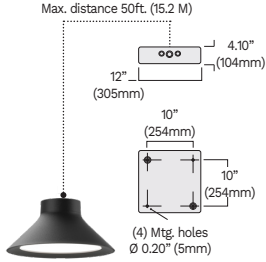
PHSC
7-PIN receptacle with shorting cap option mounted on top of the fixture housing as shown.



PH7
7-PIN receptacle with photocell option mounted on top of the fixture housing as shown.

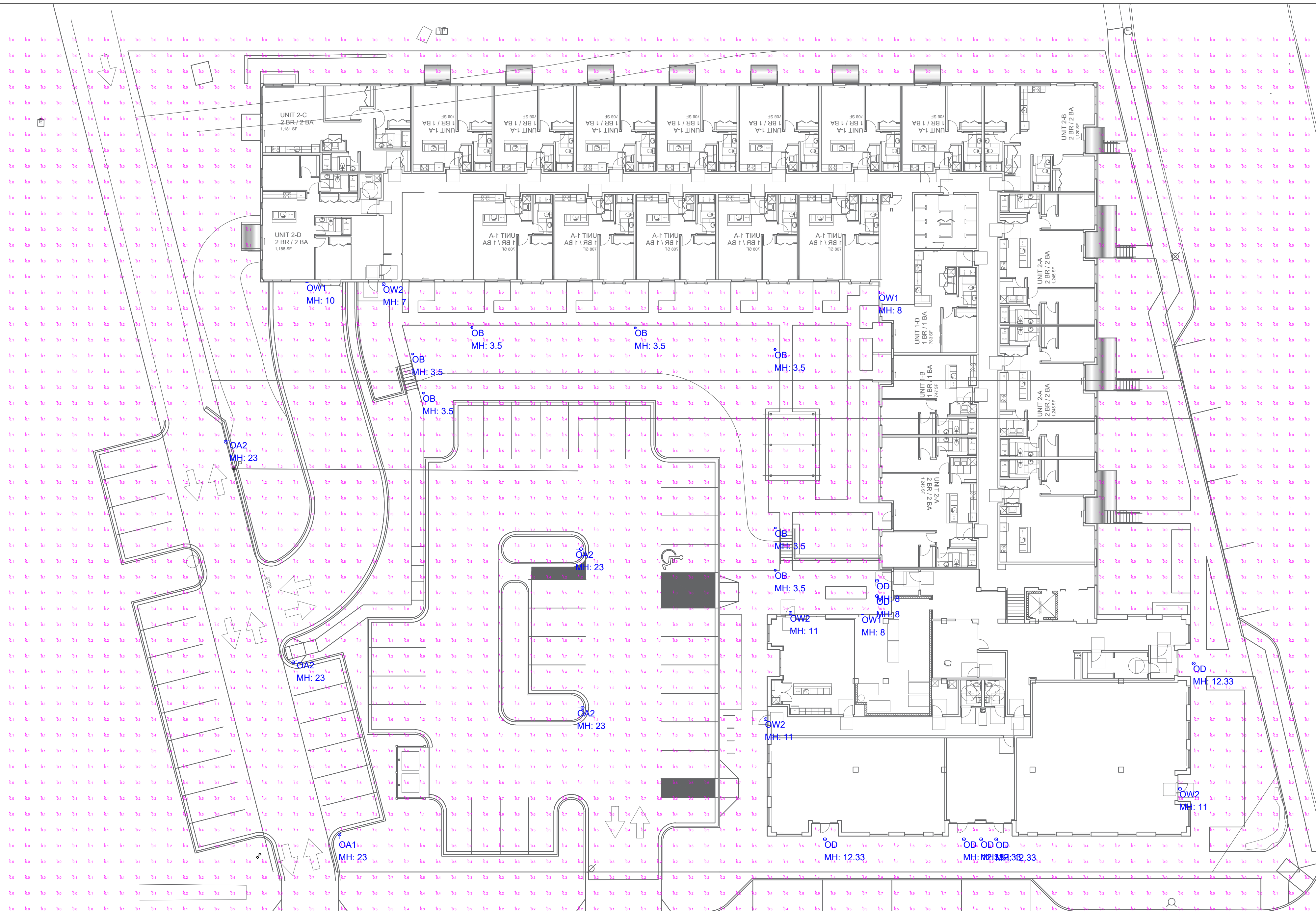


WMS
Ø 1 5/8" shepherd aluminum arm wall mount, with a cast aluminum wall cover and galvanized steel mounting plate.



Max. distance 50ft. (15.2 M)
12" (305mm)
4,10" (104mm)
10" (254mm)
10" (254mm)
(4) Mtg. holes Ø 0.20" (5mm)

REM7
Remote mount 120/277V emergency battery pack (1110 lm/90 min). Test switch provided within enclosure with 5" (127mm) leads.



#	DATE	COMMENTS
REVISIONS		

DRAWN BY : BB
 DATE : SEPT 25, 2025
 SCALE : 1" = 20'-0"

THIENSVILLE MIXED-USE
 THIENSVILLE, WI
 LIGHTING LAYOUT

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
1	OA1	Single	1.549	LUMINIS	EG152 L2L60 ASY XXX 20FT POLE 3FT BASE	92	92	4645
4	OA2	Single	0.950	LUMINIS	EG152 L2L60 SYM XXX 20FT POLE 3FT BASE	90	360	6661
7	OB	Single	0.950	LUMINIS	MA30-L1L20-LD2-XXX	19	133	1751
7	OD	Single	0.950	LUMINIS	EG150 L2L20 SYM XXX	25	175	2250
3	OW1	Single	0.950	LITHONIA	WPX1 LED P2 XXX Mvolt	24.42	73.26	2913
4	OW2	Single	0.950	LUMINIS	EG153 L2L20 SYM XXX	25	100	2250

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.73	20.3	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	0.96	2.0	0.2	4.80	10.00
WEST PARKING LOT	Illuminance	Fc	1.12	2.4	0.3	3.73	8.00

ZONING TEXT AMENDMENT – SECTION 17.0300 ZONING DISTRICTS

CENTRAL MIXED USE AND NEIGHBORHOOD MIXED USE

CMU – Central Mixed Use District

This district is intended to permit downtown commercial and mixed-use development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development in a modern urban downtown development pattern that is compatible with traditional characteristics of Thiensville. Residential uses are intended to occur at a density of 50 units per acre.

A. Permitted Uses:

1. Townhouse.
2. Two Flats.
3. Apartments.
4. Mixed-Use Building.
5. Live/Work Unit.
6. Office.
7. Personal or Professional Service.
8. Indoor Sales or Service.
9. Restaurants, Taverns, and Indoor Commercial Entertainment.
10. Commercial Indoor Lodging.
11. Indoor Maintenance Service (Non-Residential, Non-Vehicle).
12. Indoor Institutional.
13. Passive Outdoor Recreation.
14. Active Outdoor Recreation.

B. Permitted Accessory Uses:

1. Electric Vehicle Charging.
2. Home Occupation.
3. Communication Antenna.
4. On-Site Parking Lot.
5. On-Site Structured Parking.
6. Short-Term Residential Rental.
7. Small Solar Energy System.
8. Accessory Residential Structure.

9. Accessory Nonresidential Structure.

C. Primary Uses Permitted Only as Conditional Uses:

1. Boarding House Living.
2. Artisan Production Shop.
3. Physical Activity Studio.
4. Outdoor Commercial Entertainment.
5. Community Living Arrangement (9 to 15 Residents).
6. Community Living Arrangement (16+ residents).
7. Communication Tower.
8. Off-Site Parking Lot.
9. Off-Site Parking Structure.
10. Coffee Roasting for On-Premises Sales.
11. Commercial Kitchen.
12. Drive Through & In-Vehicle Sales or Service for banks or financial institutions only.

D. Accessory Uses Permitted Only as Conditional Uses:

1. Incidental Outdoor Sales and Display.
2. Incidental Outdoor Storage.

E. Temporary Uses:

1. Farmers' Market.
2. Garage Sale.
3. Temporary On-Site Construction Storage, Project Office, and Real Estate Sales.
4. Temporary Outdoor Assembly.
5. Temporary Outdoor Sales.
6. Temporary Refuse Container.
7. Temporary Relocatable Building/Structure.

F. Use Regulations

1. Buildings with frontage on Freistadt Road and/or Main Street must be mixed use.
 - i. Based on the design of the proposed development and parcel, a Primary and Secondary street will be determined by the Zoning Administrator.
 - ii. The building frontage adjacent to the Primary street must contain 100% of the first floor frontage as active, non-residential use.
 - iii. An active use must be present at the corner of the development, and extend at least 24 feet along the first floor building frontage adjacent to the Secondary street.

G. Lot Area and Width:

1. Minimum Lot Area: 6,000 square feet

2. Minimum Lot Width: 50 feet
3. Minimum Lot Depth: 120 feet
4. Maximum Lot Coverage: 90% of Lot Area
5. Minimum Greenspace/Impervious Coverage: 10% of Lot Area

H. Building Height & Dimensions:

1. Maximum Principal Building Height: 55 feet and not more than 4 stories
2. Minimum Principal Building Height: 25 feet and not less than 2 stories
3. Maximum Principal Building Length at Street Frontage: 275 feet
4. Maximum Accessory Structure Height: 20 feet

I. Setback and Yards:

1. Front Setback
 - i. Minimum: 0 feet
 - ii. Maximum: 15 feet
2. Minimum Side Setback: 0 feet
3. Minimum Rear Setback: 10 feet
4. Street Side Setback (Corner Lots)
 - i. Minimum: 0 feet
 - ii. Maximum: 15 feet

J. Development Standards Applicable to the CMU District

Any development occurring within a CMU District must comply with the lot area, height, and setback standards set forth in this district, new construction must conform to the following design standards

1. Windows. All public street facing façades shall consist of a minimum percentage of windows or doors to allow views into and out of the building's interior and to promote a visual connection to the street. The minimum percentage of windows or doors shall include trim but exclude gables.
 - i. Ground floor, nonresidential uses: The total area of windows and doors shall comprise a minimum of 40 percent of the ground floor façade area containing the nonresidential use.
 - ii. Ground floor, residential uses: The total area of windows and doors shall comprise a minimum of 20 percent of the ground floor façade area containing the residential use.
 - iii. Upper floors, all uses: The total area of windows and doors shall comprise a minimum of 20 percent of the total façade area above the ground floor.
2. Building Facades. Buildings must either:
 - i. Utilize a building style that clearly creates a base, mid-section, and top element. This can be done with elements such as, but not limited to: change of material, creating bump-out sections for the

base, installation of a band around the building, and the addition of a roof element such as a cornice

- ii. Create an undulating and articulated building façade that provides visual interest and variation across all elevations. All rooflines must complement the façade by including distinct design elements, such as gables, cornices, parapets, or slopes, to avoid monotony. Façades shall not exceed 40 feet in length without architectural articulation, which may include:

1. Recesses or projections that step back or project a portion of the main façade plane.
2. Recesses or projections of upper floors from the ground floor façade plane.
3. Vertical division using different textures or materials.
4. Division of the façade into individual units through the use of windows, entrances, arcades, porches, decks, balconies, lighting, etc.
5. Roof form variations such as the inclusion of dormers, change in roof lines, or change in roof type.

3. Primary Entrances.

- i. Primary entrances shall be oriented with the following hierarchy:
 1. If located along Main Street, the primary entrance shall be oriented towards Main Street.
 2. If located along Freistadt Road, the primary entrance shall be oriented towards Freistadt Road.
 3. If located along Green Bay Road, the primary entrance shall be oriented towards Green Bay Road.
 4. If located along any other street, the primary entrance may be oriented toward the front yard of the property.
- ii. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.
- iii. Façades on multiple-tenant buildings should be broken into design elements that reflect individual tenant spaces through staggering of vertical façade planes, window/door groupings, and awnings.

4. Building Materials.

- i. All façade elevations visible from a public right-of-way in the CMU District must be comprised of high quality materials as defined in this chapter.
- ii. High quality materials are defined as:
 1. Brick;

2. Stone;
 3. Stucco;
 4. Brick Veneer;
 5. Stone Veneer;
 6. Metal paneling that imitates stucco siding.
 7. Engineered wood-look panels
 8. Decorative metal paneling
 9. Fiber cement or similar composite wood siding
 - a. Fiber cement or similar products are only permitted on residential buildings or the upper floors of mixed use.
5. Screening is required for mechanical equipment, loading docks, and waste receptacles.
 6. Sidewalk and pedestrian access shall be provided from the main entrance to parking areas and the public sidewalk.
 7. Parking. Developments in Central Mixed Use districts must adhere to Section 17.0503 Parking Requirements or submit a parking demand justification to the Zoning Administrator for approval.
 - i. On-site parking should be located either behind the primary building and screened from the street by the primary building or built underground where feasible. If on-site parking is located in the side yard, it must be adequately screened as deemed by the Zoning Administrator. On-site parking is prohibited in the front yard between the building façade and public street.
 8. Bicycle Parking. For properties within the CMU and NMU districts, designated bicycle parking spaces shall be provided in accordance with the requirements of this subsection. Bicycle facilities shall be of high quality and reflect the architecture of the primary structure.
 - i. Minimum required spaces.
 1. Commercial uses. Bicycle parking facilities should be provided a minimum of two spaces, with additional spaces provided at a rate of one bicycle space per 12 vehicle parking spaces.
 2. Multifamily residential uses. Bicycle parking facilities should be provided at a rate of one bicycle space per ten dwelling units. A minimum of four bicycle spaces shall be provided.
 3. Mixed uses. Bicycle parking facilities should be provided at a rate of one bicycle space per residential unit. A minimum of four bicycle spaces shall be provided for each principal nonresidential use.

4. For buildings adjacent to the Ozaukee Interurban Trail with frontage on Freistadt Road, Buntrock Avenue, or Division Street, must provide an additional five bicycle parking spaces per principal building.
 - ii. Location. Bicycle parking shall be conveniently located near building entry points. Bicycle parking placement shall not conflict with pedestrian travel. Bicycle facilities provided in the public right-of-way may be used in parking calculations, so long as the entry point providing primary access to the building is set back no more than 20 feet from the front lot line.
 - iii. Facility. Bicycle parking shall be provided using bicycle rack or locker-type parking facilities and shall be designed to allow a bicycle frame to be locked to a structure attached to the pavement or the building. Indoor bicycle parking for residential spaces is required for residential or mixed-use development and residents must be provided 24-hour access to bicycle parking areas.
9. Landscaping. For properties within the CMU District, these landscape standards exist independently of other standards this Code.
 - i. Building foundation landscape requirements. Buildings shall meet the following standards around the foundation of buildings and structures.
 1. At least 50 percent of the foundation of the building must include some kind of planting or landscaping feature.
 2. Plantings cannot include canopy trees or large evergreen trees.

K. Site Plans to Be Submitted to Plan Commission

1. Every builder of any building hereafter erected or structurally altered for use in the CMU district must meet with the Village Zoning Administrator prior to submitting required documents to the Village Plan Commission
2. Every builder of any building hereafter erected or structurally altered for use in the CMU District shall, before a building permit is issued, present detailed plans pertaining to the proposed structures to the Village Plan Commission, subject to submittal requirements stated in Section 17.1208, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property, will comply with Sections 17.1208 Site Plan Requirements, Section 17.1209 Criteria for Review and Approval and Section 17.1210 Architectural Review.

NMU – Neighborhood Mixed Use District

This district is intended to provide for a variety of commercial, retail, and community service opportunities in a small-scale setting while allowing some residential uses to occur at a density of 15 units per acre.

A. Permitted Uses:

1. Townhouse.
2. Duplex.
3. Two Flat.
4. Apartments.
5. Mixed-Use Building.
6. Live/Work Unit.
7. Office.
8. Personal or Professional Service.
9. Indoor Sales or Service.
10. Restaurants, Taverns, and Indoor Commercial Entertainment.
11. Boutique Commercial Indoor Lodging.
12. Indoor Maintenance Service (Non-Residential, Non-Vehicle).
13. Indoor Institutional.
14. Passive Outdoor Recreation.
15. Active Outdoor Recreation.

B. Permitted Accessory Uses:

1. Electric Vehicle Charging.
2. Home Occupation.
3. Communication Antenna.
4. On-Site Parking Lot.
5. On-Site Structured Parking.
6. Short-Term Residential Rental.
7. Small Solar Energy System.
8. Accessory Residential Structure.
9. Accessory Nonresidential Structure.

C. Primary Uses Permitted Only as Conditional Uses:

1. Boarding House Living.
2. Artisan Production Shop.
3. Physical Activity Studio.
4. Outdoor Commercial Entertainment.
5. Community Living Arrangement (9 to 15 Residents).
6. Communication Tower.
7. Off-Site Parking Lot.
8. Off-Site Parking Structure.
9. Coffee Roasting for On-Premises Sales.

10. Commercial Kitchen.
11. Drive Through & In-Vehicle Sales or Service for banks or financial institutions only.

D. Accessory Uses Permitted Only as Conditional Uses:

1. Incidental Outdoor Sales and Display.
2. Incidental Outdoor Storage.

E. Temporary Uses:

1. Farmers' Market.
2. Garage Sale.
3. Temporary On-Site Construction Storage, Project Office, and Real Estate Sales.
4. Temporary Outdoor Assembly.
5. Temporary Outdoor Sales.
6. Temporary Refuse Container.
7. Temporary Relocatable Building/Structure.

F. Use Regulations

1. Buildings with frontage on Main Street/Cedarburg Road must be mixed use.
 - i. Based on the design of the proposed development and parcel, a Primary and Secondary street will be determined by the Zoning Administrator.
 - ii. The building frontage adjacent to the Primary street must contain 100% of the first floor frontage as active, non-residential use.
 - iii. An active use must be present at the corner of the development, and extend at least 24 feet along the first floor building frontage adjacent to the Secondary street.

G. Lot Area and Width:

1. Minimum Lot Area: 7,200 square feet
2. Minimum Lot Width: 60 feet
3. Minimum Lot Depth: 120 feet
4. Maximum Lot Coverage: 75% of Lot Area
5. Minimum Greenspace/Impervious Coverage: 25% of Lot Area

H. Building Height & Dimensions:

1. Maximum Principal Building Height: 40 feet and not more than 3 stories
2. Minimum Principal Building Height: 25 feet and not less than 2 stories
3. Maximum Principal Building Length: 120 feet
 - i. Façade lengths shall not be greater than 40 feet without articulation (recess, projection, vertical division by building materials, division of façade into individual components with architectural elements, roof variation, public art).
4. Maximum Accessory Structure Height: 20 feet

I. Setback and Yards:

1. Front Setback
 - i. Minimum: 10 feet
 - ii. Maximum: 20 feet
2. Minimum Side Setback: 10 feet
3. Minimum Rear Setback: 20 feet
4. Street Side Setback (Corner Lots)
 - i. Minimum: 10 feet
 - ii. Maximum: 20 feet

J. Development Standards Applicable to the NMU District

Any development occurring within a NMU District must comply with the lot area, height, and setback standards set forth in this district, new construction must conform to the following design standards

1. Windows. All façades shall consist of a minimum percentage of windows or doors to allow views into and out of the building's interior and to promote a visual connection to the street. The minimum percentage of windows or doors shall include trim but exclude gables.
 - i. Ground floor, nonresidential uses: The total area of windows and doors shall comprise a minimum of 40 percent of the ground floor façade area containing the nonresidential use.
 - ii. Ground floor, residential uses: The total area of windows and doors shall comprise a minimum of 20 percent of the ground floor façade area containing the residential use.
 - iii. Upper floors, all uses: The total area of windows and doors shall comprise a minimum of 20 percent of the total façade area above the ground floor.
2. Building Facades. Buildings must either:
 - i. Utilize a building style that clearly creates a base, mid-section, and top element. This can be done with elements such as, but not limited to: change of material, creating bump-out sections for the base, installation of a band around the building, and the addition of a roof element such as a cornice.
 - ii. Create an undulating and articulated building façade that provides visual interest and variation across all elevations. All rooflines must complement the façade by including distinct design elements, such as gables, cornices, parapets, or slopes, to avoid monotony. Façades shall not exceed 40 feet in length without architectural articulation, which may include:
 1. Recesses or projections that step back or project a portion of the main façade plane.

2. Recesses or projections of upper floors from the ground floor façade plane.
 3. Vertical division using different textures or materials.
 4. Division of the façade into individual units through the use of windows, entrances, arcades, porches, decks, balconies, lighting, etc.
 5. Roof form variations such as the inclusion of dormers, change in roof lines, or change in roof type.
3. Primary Entrances.
- i. Primary entrances shall be oriented with the following hierarchy:
 1. If located along Main Street, the primary entrance shall be oriented towards Main Street.
 2. If located along Freistadt Road, the primary entrance shall be oriented towards Freistadt Road.
 3. If located along Green Bay Road, the primary entrance shall be oriented towards Green Bay Road.
 4. If located along any other street, the primary entrance may be oriented toward the front yard of the property.
 - ii. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.
 - iii. Façades on multiple-tenant buildings should be broken into design elements that reflect individual tenant spaces through staggering of vertical façade planes, window/door groupings, and awnings.
4. Building Materials.
- i. All façade elevations visible from a public right-of-way in the NMU District must be comprised of high quality materials as defined in this chapter.
 - ii. High quality materials are defined as:
 1. Brick;
 2. Stone;
 3. Stucco;
 4. Brick Veneer;
 5. Stone Veneer;
 6. Metal paneling that imitates stucco siding.
 7. Engineered wood-look panels
 8. Decorative metal paneling
 9. Fiber cement or similar composite wood siding

- a. Fiber cement or similar products are only permitted on residential buildings or the upper floors of mixed use.
5. Screening is required for mechanical equipment, loading docks, and waste receptacles.
6. Sidewalk and pedestrian access shall be provided from the main entrance to parking areas and the public sidewalk.
7. Parking. Developments in Neighborhood Mixed Use district must adhere to Section 17.0503 Parking Requirements or submit a parking demand justification to the Zoning Administrator for approval.
 - i. On-site parking should be located either behind the primary building and screened from the street by the primary building or built underground where feasible. If on-site parking is located in the side yard, it must be adequately screened as deemed by the Zoning Administrator. On-site parking is prohibited in the front yard between the building façade and public street.
8. Bicycle Parking. For properties within CMU and NMU districts, designated bicycle parking spaces shall be provided in accordance with the requirements of this subsection. Bicycle facilities shall be of high quality and reflect the architecture of the primary structure.
 - i. Minimum required spaces.
 1. Commercial uses. Bicycle parking facilities should be provided a minimum of two spaces, with additional spaces provided at a rate of one bicycle space per 12 vehicle parking spaces.
 2. Multifamily residential uses. Bicycle parking facilities should be provided at a rate of one bicycle space per ten dwelling units. A minimum of four bicycle spaces shall be provided.
 3. Mixed uses. Bicycle parking facilities should be provided at a rate of one bicycle space per residential unit. A minimum of four bicycle spaces shall be provided for each principal nonresidential use.
 4. For buildings adjacent to the Ozaukee Interurban Trail with frontage on Freistadt Road, Buntrock Avenue, or Division Street, must provide an additional five bicycle parking spaces per principal building.
 - ii. Location. Bicycle parking shall be conveniently located near building entry points. Bicycle parking placement shall not conflict with pedestrian travel. Bicycle facilities provided in the public right-of-way may be used in parking calculations, so long as the

entry point providing primary access to the building is set back no more than 20 feet from the front lot line.

- iii. Facility. Bicycle parking shall be provided using bicycle rack or locker-type parking facilities and shall be designed to allow a bicycle frame to be locked to a structure attached to the pavement or the building. Indoor bicycle parking for residential spaces is required for residential or mixed-use development and residents must be provided 24-hour access to bicycle parking areas.

9. Landscaping. For properties within the NMU District, these landscape standards exist independently of other standards this Code.

- i. Building foundation landscape requirements. Buildings shall meet the following standards around the foundation of buildings and structures.

- 1. At least 50 percent of the foundation of the building must include some kind of planting or landscaping feature.
- 2. Plantings cannot include canopy trees or large evergreen trees.

K. Site Plans to Be Submitted to Plan Commission

- 1. Every builder of any building hereafter erected or structurally altered for use in the NMU District must meet with the Village Zoning Administrator prior to submitting required documents to the Village Plan Commission
- 2. Every builder of any building hereafter erected or structurally altered for use in the NMU District shall, before a building permit is issued, present detailed plans pertaining to the proposed structures to the Village Plan Commission, subject to submittal requirements stated in Section 17.1208, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property, will comply with Sections 17.1208 Site Plan Requirements, Section 17.1209 Criteria for Review and Approval and Section 17.1210 Architectural Review.

Updated Definitions For CMU and NMU

Permitted Uses:

Townhouse

This dwelling unit type consists of attached two-story single-family residences, each having a private, individual access. This dwelling unit type is located on its own lot or within a group development and may not be split into additional residences. A minimum building code required fire-rated wall assembly division, separating living areas from the lowest level through the roof, and individual sanitary sewer and public water laterals are required between each dwelling unit.

Duplex: This dwelling unit type consists of two separate Single Family Dwelling Units, each having private individual access, and no shared internal access. Duplexes are attached side-by-side units, each with a ground floor and roof. The two dwelling units in a Duplex are located on one lot.

Two Flat: This dwelling unit type consists of a single structure with two separate Single Family Dwelling Units, each having a private individual exterior entrance or private interior entrance from a shared foyer, and no shared internal access other than entry foyers and halls. Two-Flats are attached units within a single structure with one unit above the other.

Apartments

This dwelling unit type consists of an attached multifamily residence which takes access from a shared entrance or hallway. A minimum building code required fire-rated wall assembly division, separating living areas from the lowest level to the underside of the roof, is required between each dwelling unit.

Mixed-Use Building

A building that contains a mix of principal commercial land uses and principal residential land uses.

Live/Work Unit

A multiunit building, typically arranged in a townhouse side-by-side format, in which each unit contains a commercial use on the ground floor with a residential use on upper floors, with both uses occupied by the same resident/business operator. The

commercial use is typically connected to the residential use with an internal stair or elevator.

Office

Office land uses include all exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services directly to customers on a walk-in or on-appointment basis.

Personal or Professional Service

Personal service and professional service land uses include all exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis. Examples of such uses include professional services, insurance or financial services, realty offices, medical offices and clinics, veterinary clinics, barbershops, beauty shops, and related land uses.

Indoor Sales and Service

Indoor sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or nonpersonal or nonprofessional services, entirely within an enclosed building. This includes self-service facilities such as coin-operated laundromats.

Restaurants, Taverns, and Indoor Commercial Entertainment

These land uses include all land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.), bowling alleys, arcades, roller rinks, and pool halls.

Commercial Indoor Lodging

Commercial indoor lodging facilities include land uses which provide overnight housing in individual rooms or suites of rooms, each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens and may also provide indoor recreational facilities for the exclusive use of their customers. Restaurant, arcades, fitness centers, and other on-site facilities available to nonlodgers are not considered accessory uses and, therefore, require review as a separate land use.

Indoor Maintenance Service (Non-Residential, Non-Vehicle)

Indoor maintenance services include all land uses which perform maintenance services (including repair) and contain all operations (except loading) entirely within an enclosed building. Because of outdoor vehicle storage requirements, vehicle repair and maintenance is considered a vehicle repair and maintenance land use.

Indoor Institutional

Indoor institutional land uses include all indoor public and not-for-profit recreational facilities (such as gyms, swimming pools, libraries, museums and community centers), schools, churches, nonprofit clubs, nonprofit fraternal organizations, convention centers, hospitals, jails, prisons and similar land uses.

Passive Outdoor Recreation

Passive outdoor public recreational land uses include all recreational land uses located on public property which involve passive recreational activities. Such land uses include arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, open grassed areas not associated with any particular active recreational land use (see below), picnic areas, picnic shelters, gardens, fishing areas, and similar land uses.

Active Outdoor Recreation

Active outdoor public recreational land uses include all recreational land uses located on public property which involve active recreational activities. Such land uses include play courts (such as tennis courts and basketball courts), play fields (such as ball diamonds, football fields, and soccer fields), tot-lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses, horse trails and similar land uses.

Permitted Accessory Uses:

Electric Vehicle Charging

A parking space that is served by electric vehicle supply equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

Home Occupation

Economic activities performed within a residential dwelling unit. Examples include personal and professional services, handicrafts, and retail conducted online. Home

occupations are intended to provide a means to accommodate a small home-based family or professional business without the necessity of a rezoning from a residential to a business district. Home occupations are limited to low-intensity businesses and businesses with limited overlap of customer visits.

Communication Antenna

Devices used for the transmission or reception of electromagnetic waves, attached to a communication tower, building, or alternative tower structure, including associated equipment buildings/cabinets.

On-Site Parking Lot

On-site parking lots are any areas located on the same site as the principal land use which are used for the temporary surface parking of vehicles which are fully registered, licensed, and operable.

On-Site Structured Parking

Structured parking which is accessory to a principal land use such as apartments, office, and mixed-use buildings and which is incorporated into the same building as the principal land use.

Short-Term Residential Rental

Includes all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists and transients for more than six but fewer than 29 consecutive days. It does not include private boardinghouses or rooming houses not accommodating tourists or transients, or bed-and-breakfast establishments regulated under ACTP 73.

Small Solar Energy System

Equipment and associated facilities that directly convert and then transfer or store solar energy into usable forms of thermal or electrical energy. Small solar energy systems are accessory to a principal land use on a property and are designed primarily to generate energy for said principal land use.

Accessory Residential Structure

Structures accessory to a residential use including but not limited to structures used to shelter parked passenger vehicles (including garages and carports), structures used to store residential maintenance equipment of the subject property, workshops, kennels, garden sheds, and pool houses.

Accessory Nonresidential Structure

Structures primarily used to shelter business vehicles or to store maintenance equipment of the subject property.

Primary Uses Permitted Only as Conditional Uses:

Boarding House Living

A residential land use where occupancy of a dwelling unit is shared by six or more unrelated adult individuals.

Artisan Production Shop

A building or portion thereof used by 10 or fewer artists or artisans for the creation, preparation, display and sale of unique (rather than mass-produced) individually crafted items including artwork, jewelry, custom furniture, woodworking, sculpture, glass, metal, pottery, leathercraft, hand-woven articles, and related items.

Physical Activity Studio

All land uses which provide a facility for training, instruction, and physical activity within an enclosed building. Such activities often have operating hours which extend significantly earlier or later than most other commercial land uses and often employ amplified music to set training tempo. Examples of such land uses include health or fitness centers, all forms of training studios (yoga, dance, art, martial arts, gymnastics, etc.), and music schools.

Outdoor Commercial Entertainment

Land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to amplified music, noise, dust, lighting, trash, and operating hours that extend significantly later than most other commercial land uses. Examples of such land uses include, but are not limited to, outdoor eating and drinking areas, sand volleyball courts, small-scale alcoholic beverage production, outdoor assembly areas, outdoor swimming pools associated with another principal land use, and food and/or beverage trucks, carts, stands, trailers or similar facilities.

Community Living Arrangement (9 to 15 Residents)

Facilities provided for in Wis. Stats. § 62.23(7)(i), including community living arrangements for adults as defined in Wis. Stats. § 46.03(22), community living

arrangements for children as defined in Wis. Stats. § 48.743(1), foster homes as defined in Wis. Stats. § 48.02(6), and adult family homes and community-based residential facilities (CBRFs) as defined in Wis. Stats. § 50.01(1g). Community living arrangements do not include boarding houses, group daycare centers, nursing homes, homeless shelters, hospitals, prisons, or jails. Community living arrangement facilities are regulated depending upon their capacity as provided for in Wis. Stats. § 62.23(7)(i)1-5, provided any such regulations do not violate federal or state housing or antidiscrimination laws.

Communication Tower

Any structure that is designed and constructed for the purpose of supporting one or more antennas for communication purposes such as cellular telephones or similar, including self-supporting lattice towers, guyed towers, or monopole towers

Off-Site Parking Lot

Off-site parking lots include any areas used for the temporary surface parking of vehicles which are fully registered, licensed, and operable.

Off-Site Parking Structure

Commonly referred to as a "parking ramp" or "parking garage," off-site structured parking is a type of parking structure for the temporary parking of vehicles which are fully registered, licensed, and operable. Off-site structured parking is stand-alone, multilevel parking area in which one or more levels are supported above the lowest level. A parking structure may also include underground parking spaces.

Coffee Roasting for On-Premises Sales

A small-scale commercial facility where coffee beans are roasted, processed, and packaged primarily for direct retail sale to customers on the premises. This use may include a café or tasting area as an accessory component but does not permit large-scale wholesale distribution or industrial roasting operations. All roasting activities shall comply with applicable odor control, ventilation, and environmental regulations to minimize off-site impacts.

Commercial Kitchen

A building or portion thereof used for the preparation of food that can be rented or used as a classroom by different organizations, businesses, or individuals. Products produced on site may be sold off site.

Drive-Through & In-Vehicle Sales or Service for Banks or Financial Institutions Only.

Land uses where sales and/or services are conducted to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance services). Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include, but are not limited to, drive-in facilities, drive-through facilities, fuel stations, and car washes. Limited to bank and financial institution primary uses.

Accessory Uses Permitted Only as Conditional Uses:

Incidental Outdoor Sales and Display

The sale and display of merchandise or equipment outside of an enclosed building and is incidental to a principal commercial or industrial land use.

Incidental Outdoor Storage

The open-air storage of materials, equipment, vehicles, or goods that are directly associated with the principal use of the property. Such storage shall be accessory to and located on the same lot as the principal use and may include raw materials, finished products, or operational equipment. On-site outdoor storage shall be screened and maintained in accordance with applicable buffering, fencing, and setback requirements to minimize visual, noise, and environmental impacts on adjacent properties. This use does not include outdoor display of retail goods, junkyards, or refuse storage areas.

Temporary Uses:

Farmer's Market

Farmer's markets include the temporary or occasional outdoor retail sales of farm produce, plants and flowers, bakery goods, and/or crafts from vehicles or temporary stands located within a parking lot.

Garage Sale

Any temporary display of used household goods for sale on a property customarily used as a residence. Such sales are also commonly referred to as "rummage sales" or "yard sales."

Temporary On-Site Construction Storage, Project Office, and Real Estate Sales

Includes any structure or outdoor storage area designed for the on-site storage of construction equipment and/or materials for an active construction project.

Temporary Outdoor Assembly

Includes any organized outdoor assembly of 75 to 250 persons such as outdoor weddings, wedding receptions, or tent meetings.

Temporary Outdoor Sales

Includes the display of any items outside the confines of a building but not in a public right-of-way, which is not a permitted or conditional use or a special event otherwise regulated by the Municipal Code. Examples of this land use include, but are not limited to, sidewalk sales, seasonal garden shops, tent sales, Christmas tree sales, and fireworks sales. Food and/or beverage trucks, carts, stands, or trailers are regulated as outdoor commercial entertainment.

Temporary Refuse Container

Includes any receptacle or container used for the temporary disposal of refuse on-site usually in the form of a dumpster or other similarly large metal container associated with a construction, remodeling, moving, or other similar project on-site.

Temporary Relocatable Building/Structure

Includes any manufactured building which serves as a temporary building for less than six (6) months.

Thiensville Plan Commission Staff Report - September 2025

Staff Approved Projects September 2025

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
9/15/2025	226 Vernon Ave	Jerry Lyon	Fence	9/15/2025		x	
9/26/2025	189 Riveredge Ct	Chris & Karen McNarney	Solarium/addition alteration	pending			
9/29/2025	334 Riverview Dr	Peter & Clare Davies	Fence add on	9/29/2025		x	

Code Compliance September 2025

Community Services	Address	Owner	Complaint	Action
	600 Oakwood Drive	Donna Umpir	Ongoing Property Maintenance Concerns from neighbors	email sent to neighbor;

Police Department September 2025

Date	Location	Complaint	Action
9/4/2025	100blk Concord	vehicle expired registration	notice left on car window
9/5/2025	608 Laurel Lake	vehicle expired registration	notice left on car window
9/5/2025	608 Laurel Lake	vehicle expired registration	notice left on car window
9/5/2025	604 Laurel Lake	vehicle expired registration	notice left on car window
9/5/2025	524 Laurel Lake	vehicle expired registration	notice left on car window
9/6/2025	418 E Freistadt	two vehicles expired registration	notice left on car windows
9/6/2025	227 Vernon	vehicle expired registration	notice left on car window
9/6/2025	316 Green Bay	vehicle expired registration	notice left on car window
9/6/2025	108 S Highland	washer/dryer sitting on dolly, in front of garage for more than 60 days	notice left on residence front door
9/6/2025	E Freistadt/Riverview	ad sign in village ROW	removed sign
9/6/2025	Riverview/Riveredge	ad sign in village ROW	removed sign
9/6/2025	Green Bay/Riverview	ad sign in village ROW	removed sign
9/6/2025	500blk N Main	ad sign in village ROW	removed sign
9/10/2025	235 Williamsburg	vehicle expired registration	RO said it will be taken care of within 2 weeks
9/11/2025	215 Williamsburg	vehicle expired registration	notice left on car window
9/11/2025	220 Williamsburg	vehicle expired registration	RO said it will be taken care of within 2 weeks
9/11/2025	213 Williamsburg	vehicle expired registration	notice left on car window
9/11/2025	200 Williamsburg	vehicle expired registration	RO said they moved out of state, dealership was supposed to pick - RO said they would call dealership and take care of it
9/12/2025	105 W Freistadt	cars being placed in business parking lot "for sale"	RO said he parks there for higher visibility - explained ord, RO said he will no longer do this
9/16/2025	610 Oakwood	temp dumpster at address for weeks	HO said she would have it moved by end of month
9/16/2025	208 Kenwood	temp dumpster at address for weeks	HO said she would have it moved by end of week
9/17/2025	309 Sunny	garbage can screen reminder	HO said he will put a fence blocker up
9/17/2025	316 Sunny	garbage can screen reminder - house is vacant	notice left on residence front door
9/17/2025	605 Grand	garbage cans stored on front porch	HO advised and issue corrected on spot
9/23/2025	212 Vernon	roof company started work prior to 7am and throwing stuff into neighbor yard	roofing supervisor contacted, complaint unfounded, 7am work start reminder
9/24/2025	250 Elm	WM picking up business dumpsters at 530am (comm noise ord starts at 6am)	contact will be made with business during business hours
9/24/2025	306 Riverview	large items out at curb for a week	HO contacted and will have husband move items that day
9/25/2025	509 Park Crest	garbage cans still out at curb for 24+ hours	notice left in residence front door