



**Village of Thiensville
Plan Commission
AGENDA**

Date:
Tuesday, February 10, 2026

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

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. November 11, 2025 (att)

V. BUSINESS

A. Review and Action Regarding Request for a Site Plan Amendment and Project Phasing Plan for Previously Approved Project at 247 S Main Street, Christ Alone Church and School

B. Discussion Regarding Community and Institutional District Electronic Community Message Board Signs

VI. STAFF REPORT

A. February, 2026 (att)

VII. ADJOURNMENT



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, November 11, 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 Joe Nelson (Excused)

Rebecca Holyoke- M. Randy Pasternak
Odeja

David Lange (Not Jerry Schmitz
Present)

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.

None.

IV. APPROVAL OF MINUTES

A. October 14, 2025 (att)

MOTION to Approve by Commissioner Pasternak **SECONDED** by Commissioner Daly. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

V. BUSINESS

A. Review and Action Regarding Front Stoop Removal and the Addition of a Front Porch and Deck at 517 Bel Aire Dr. (att)

Eric Brown, of Siding Unlimited, described the project, which includes removing the front stoop and constructing a covered front porch with a roof that extends from the garage roof across the front of the house.

Director LaFond further detailed the proposed project, including the materials and design, and stated that the proposal is consistent with zoning and design standards and is recommended for approval.

MOTION to Approve Front Stoop Removal and the Addition of a Front Porch and Deck at 517 Bel Aire Dr. by Commissioner Pasternak **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

B. Review and action regarding proposed floorplan and elevation updates and that the updated floorplan and elevation be added to the pre-approved housing styles subject to the Development Agreement at the Two Hundred Green subdivision (Lakeside Development), with the following conditions: (att)

1. The proposed floor plan and elevation may only be permitted on Lots 11, 12, and 13 as illustrated by the developer.

2. The developer must construct more than one of the proposed floorplans to avoid a one-off anomaly in the development.

Ryan Zabjek of Lakeside Development presented the proposed changes to the pre-approved housing styles for the Two Hundred Green development.

Mr. Zabjek explained that the focus of the change was relocating the patio to a more central location, and that the belief is that the exterior changes would be minor and unnoticeable from most vantage points.

Planner Perks noted that there are some exterior changes to the design, particularly along the roofline, which staff believed constituted a significant change, and should therefore be reviewed by the Plan Commission. Staff recommended approval of the design, provided the following caveats were met.

One: that the proposed floor plan and elevation may be permitted only on Lots 11, 12, and 13, as illustrated by the developer, and two, that the developer must construct more than one of the proposed floor plans to avoid a one-off anomaly in the development.

MOTION to Approve Proposed Floorplan and Elevation Updates and that the Updated Floorplan and Elevation be Added to the Pre-approved Housing Styles Subject to the Development Agreement at the Two Hundred Green Subdivision (Lakeside Development), with the Following Conditions: The proposed Floor Plan and Elevation May Only be Permitted on Lots 11, 12, and 13 as Illustrated by the Developer & The Developer Must Construct More than One of the Proposed Floorplans to Avoid a One-Off Anomaly in the Development by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Daly. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

VI. STAFF REPORT

A. October, 2025 (att)

Director LaFond shared the staff report for October.

VII. ADJOURNMENT

MOTION to Adjourn at 6:23 PM by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Schmitz. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk

**CHRIST ALONE 247 SOUTH MAIN STREET
CHRIST ALONE EVANGELICAL LUTHERAN CHURCH RESUBMITTAL
PLAN COMMISSION REVIEW**

To: Thiensville Plan Commission
Date: February 10, 2026

Prepared by: Meredith Perks, Village Planner

General Information

Applicant:	Geoff Grossman, Christ Alone Evangelical Lutheran Church and School
Status of Applicant:	Parish Administrator
Location:	247 South Main Street
Requested Action:	Building and Site Plan Review and Approval
Existing Zoning:	I-1

Background Information:

The applicant is resubmitting their application for site plan and architectural review to address updates to the project phasing and site plan. The proposed plan will include the demolition of existing single story buildings on the current site. The primary improvements in the overall plan include a 28,090 sf addition to the existing school building on the west side of the site and a new 10,550 sf addition to the existing Church building for a new Fellowship Hall. The plan will also include expanding parking and drive lanes, a new access point on South Main Street, a 1,000 sf garage on the north side of the site, and new play area with equipment. New parking is also shown along Division Street on the south side of the school building.

The Project will be implemented over three phases. Phase 1, which is being reviewed and approved tonight, will include:

- Project demolition plan
- Project site work and preparation
- 17,120 sf school addition, including offices, classrooms
- 1,000 sf maintenance garage
- Landscape plan
- Parking and circulation updates

Phase 2 will include the Fellowship Hall expansion to the existing church. Phase 3 will include the gymnasium addition to the west side of the school building.



Building and Site Plan Review:

The updated project plan is largely the same as the previously approved site and architectural plans. Key changes in the submission include:

- Phased implementation schedule
- Overall school expansion from 27,750 sf to 28,090 sf
 - Phase 1 school expansion from 16,850 sf to 17,120 sf
- Garage size increased from 750 sf to 1,000 sf
- Garage location and orientation
- Outdoor play area
- Overall parking count from 198 to 184 and parking in the utility easement is shown as optional during negotiations

The proposed project was reviewed for compliance with the I1-Institutional Zoning District standards, as described in the table below.

Yard/Height Requirement	I1-Institutional Standard	Proposed Project Compliance
Minimum Total Lot Area	15,000 sf	Yes
Minimum Lot Width	100 ft	Yes
Minimum Street Setback (Division)	40 ft	Yes*
Minimum Street Setback (Main)	32 ft	Yes*
Minimum Side Yard	15 ft	Yes
Maximum Building Height	35 ft	Yes

*Although the zoning standard requires a 32 ft yard setback on the Main Street frontage and a 40 ft yard setback on the Division Street frontage, the Church and School existing buildings are located 20 feet from the respective property lines. The proposed Fellowship Hall expansion to the Church aligns with the existing building setback. Allowing for this modification, per Section 17.0604 of the Zoning Code, will create a better designed and more consistent project overall and is to the benefit of the Village.

The updated plan now shows an outdoor play area on the north side of the site, adjacent to the parking area. Play equipment is often considered an accessory structure; the applicant is not proposing any play equipment at this time. If that changes, the applicant will be required to return to the Plan Commission for site plan approval. Additionally, Staff request the applicant confirm if basketball hoops are intended to be installed in the hard-surface play area.

The application proposes a total of 151 to 184 parking stalls, including 6 ADA stalls. The Thiensville Zoning Code parking regulations, Section 17.0503.M.(5), Elementary Schools require 1 space per teacher and staff member and Churches require 1 space per 3 seats at maximum capacity of the facility. According to the application, this would require a minimum of 117 spaces to accommodate the Church maximum demand. Approximately 59 spots will be blocked during school hours to create an outdoor play area. The parking lot is designed according to zoning standards, however, Engineering comments have noted that the new driveway proposed to open on Main Street exceeds the maximum width set in Section 17.0504. Staff are comfortable with this modification to allow for safer circulation.

The applicant previously provided a queueing exhibit, illustrating the pickup/dropoff circulation pattern. This plan is unchanged in the submittal. According to the exhibit, 60 vehicles can queue in a double stack around the parking area on-site without impacting traffic on Main Street. Additionally, the proposed Main Street drive will be an entrance only during dropoff and pickup times, limiting congestion on Main Street at peak times.

The proposed parking area landscape plan differs from the Zoning Code, proposing landscape areas in the parking area of 8.8% rather than the 10% required in the Code. This reduction in landscaping allows for the parking lot play area and the ability to maintain safety and visibility. Staff recommend allowing for this modification, per Section 17.0503.G.

The proposed landscaping plan also illustrates screening of the parking area. The parking areas, garage, and play area will be appropriately screened from the residential uses to the north. Screening requirements for the Main Street frontage requires a masonry wall with plantings at the sidewalk. The proposed landscaping plans do not indicate a masonry wall or plantings in front of the parking area. The applicant has indicated that modern school safety standards prioritize site lines and visibility. Staff are comfortable with modern design and safety standards for schoolyards and parking areas, but would like to work with the applicant on some low landscaping to soften the parking edge fronting Main Street. The proposed light poles meet the Code height maximums and will be cutoff type fixtures as required. As part of the demolition and site work plan, Staff request that any existing trees along the Main Street frontage that can be saved are preserved to maintain a level of screening during the construction process and in the interim before the Phase 2 construction begins.

Architectural Review:

The proposed buildings will be consistent and compatible with the design and materials of the existing Church and School structures. Proposed materials are generally of acceptable quality and will be compatible with the existing buildings, including in color. Staff recommend architectural approval, but requests that the applicant return to the Plan Commission with a landscape and site plan amendment should the future project phases not move forward.

Sign Code:

The applicant requests approval to relocate the existing monument sign to the proposed driveway on Main Street. The applicant also proposes 2 new wayfinding signs at the site's Division Street entrance. Staff request that the applicant submit a Sign Plan and permit application to describe the planned landscaping around the monument sign and the design, materials, and placement of the wayfinding signs.

Review of the resubmitted application finds that the proposed project meets the Criteria for Review and Approval, 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 prior to permitting:

1. To avoid the appearance of a vacant lot, if the Phase 2 expansion of the existing Church does not commence construction within 2 years of occupancy permits being issued for the Phase 1 school expansion, the applicant must return to the Village Plan Commission with an updated landscaping and site plan amendment to provide landscaping and screening in the undeveloped portions of the site.
2. If the Phase 3 expansion of the existing Church does not commence construction within 3 years of occupancy permits being issued for the Phase 1 school expansion, the applicant must return to the Village Plan Commission with an updated landscaping and site plan.
3. Applicant should work with Village staff to address parking area screening requirements, including low plantings along Main Street frontage.
4. Applicant should work with Village staff to confirm all proposed luminaires comply with Village code standards, including maximum wattage and maximum illumination at the southern and southeastern property line (less than 2 candlefoot).

5. Applicant shall provide a Sign Plan and permit application per the Village of Thiensville Sign Code.
6. Applicant shall comply with all Engineering comments provided in June 2025.

Recommendations:

1. Staff recommends the Plan Commission approve the Building and Site Plan and Architectural Review with the following conditions:
 - a. If the Phase 2 expansion of the existing Church does not commence construction within 2 years of occupancy permits being issued for the Phase 1 school expansion, the applicant must return to the Village Plan Commission with an updated landscaping and site plan amendment to provide landscaping and screening in the undeveloped portions of the site.
 - b. If the Phase 3 expansion of the existing Church does not commence construction within 3 years of occupancy permits being issued for the Phase 1 school expansion, the applicant must return to the Village Plan Commission with an updated landscaping and site plan.
 - c. Applicant should work with Village staff to address parking area screening requirements, including low plantings along Main Street frontage.
 - d. Applicant should work with Village staff to confirm all proposed luminaires comply with Village code standards, including maximum wattage and maximum illumination at the southern and southeastern property line (less than 2 candlefoot).
 - e. Applicant shall provide a Sign Plan and permit application per the Village of Thiensville Sign Code.
 - f. Staff recommend the applicant provide a complete Sign Plan and permit application prior to construction permitting.
 - g. Applicant shall comply with all Engineering comments provided in June 2025.
 - h. Applicant must return with site plan design and specifications related to any play area equipment in the future.

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: Christ Alone - 247 S. Main St., 221-227 S. Main St., 229 S. Main St., 211 S. Main St., North Campus and 245 S. Main St.

12-050-07-11-000, 12-050-07-13-002,
Tax Key # and 12-050-07-13-004

I-1 per PC meeting June 2025

Current Zoning

Property Owner:

Geoff Grossman, Parish Administrator

Name Christ Alone Lutheran School
247 S. Main St. Thiensville, WI 53092

Address

(262) 242-4710

Phone

geoff_grossman@christalnewels.org

Email Address

Applicant: Same as Owner

Name

Address

Phone

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.

The project involves the demolition of existing single story buildings at the property to create a new campus plan for Christ Alone Lutheran School North Campus. It is anticipated that the project will be completed in multiple phases over the next several years. Phase I of the project will include all sitework shown and the School Addition and the garage. The proposed Phase I plan includes a new 17,120 SF addition to the existing school building, expanded parking and new drive lanes, and a new 1,000 SF maintenance garage. The setbacks are indicated on the attached site plan. All proposed new buildings will be single-story slab on grade structures. The height of the proposed school addition is 18'-2" . The height of the garage is 16'-6". The exterior materials for the school addition include brick veneer to match the existing school, cmu veneer of similar color, prefinished aluminum windows and doors, and prefinished metal roof copings along the roof and at new entrances. The garage will have a man door, 2-car garage door, and windows as shown in the attached elevations. The garage have fiber cement siding. The roof on the school will be EPDM. The roof on the garage will be dimensional asphalt shingles.



Applicant Signature

1/16/2026

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. Previously submitted and approved June 2025
- Completed building permit application (including two full size plan sets with state stamp for commercial and multi-family). N/A - Building Drawings are concept plans at this time. Not applying for Building Permit yet.
- 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

CHRIST ALONE EVANGELICAL LUTHERAN CHURCH
247 S. MAIN STREET
THIENSVILLE, WI 53092

January 16, 2026

Village of Thiensville Plan Commission
250 Elm St.
Thiensville, WI 53092

RE: Expansion of Christ Alone Evangelical Church and School – North Campus
247 S. Main St., 221-227 S. Main St., 229 S. Main St., 245 S. Main St., and 211 S. Main St.

Dear Plan Commissioners:

Enclosed please find the following in support of our application for expansion of Christ Alone Evangelical Lutheran Church and School located at 247 S. Main Street:

- Site Plan (including expansion to 221-227 S. Main St., 229 S. Main St., 245 S. Main St. and 211 S. Main St.);
- Updated Building elevations – School Phase 1 only.
- Updated Floor plans – School Phase 1 only.
- Updated Material Visuals
- Updated Landscape plan and site photometrics;
- Updated Site Plan

Zoning: The 4.902 acre site is zoned I-1. The project was reviewed and previously approved at the Plan Commission meeting held on June 10, 2025, and at the Village Board meeting held on June 16, 2025.

Building Uses: Church, school (and general office uses associated therewith) and accessory garage/maintenance building.

Building Size, Floor Area Ratio:

Building Footprint SF	FAR
78,740	36.8%

Building and Parking Setbacks and Offsets: As set forth in the tables at the end of this document.

Project and Architecture: The complete masterplan for the project involves the demolition of existing single-story buildings at the property to create a new campus plan for Christ Alone Evangelical Lutheran Church North Campus. The proposed plan includes new 28,090 SF addition to the existing school building, a new 10,550 SF addition to the existing Church building, expanded parking and new drive lanes, and a new 1,000 SF maintenance garage. The setbacks are indicated on the attached site plan. All proposed new buildings will be single-story slab on grade structures. The height of the proposed school addition with the gymnasium is 26'-8". The height of the proposed church addition is 32'-8". The height of the garage is 16'-6". The exterior materials for the school building addition include brick veneer to match the existing school, precast wall panels, prefinished aluminum windows and doors, and prefinished metal roof coping. The exterior materials for the church addition include stone veneer to match the existing church, architectural precast accents, fiber cement siding to match the color of siding on the existing church, prefinished aluminum windows and doors, and prefinished metal roof coping. The garage will have fiber cement siding to match the church addition. The roof on the school will be EPDM. The roof on the church will be dimensional asphalt shingles on sloped roofs and EPDM on low-slope (flat) roofs. The roof on the garage will be dimensional asphalt shingles on the sloped roof to match the church addition.

The maintenance garage building is included in building footprint and FAR calculations above.

The Project is being divided into 3 Phases due to budget. Phase 1 of the project will include all the sitework shown and only the School Addition consisting of additional classrooms and offices, and the garage building. Phase 1 of the school addition is 17,120 SF per the attached floor plans.

Parking & Access: We are proposing a total of 184 parking spaces, of which 33 may be added in the future if an easement is secured from the utility company. Without the easement, we will initially have 151 parking stalls, including 6 ADA stalls, 19 stalls in the existing utility easement, and 18 stalls within the Division St. right-of-way. Currently, 112 stalls are dedicated to the school and church. There are additional stalls but those are located on the adjacent commercial lot located north of the existing school/church property. The proposed property use includes a church and school which will have offsetting peak uses. As such, the required parking count has been defined as the largest of the two uses at 1 space per 3 church seats, or 117 spaces. Parking areas will be accessible from both Main Street and Division Street, with internal drive aisle. Pavement will be striped with pedestrian walkways along accessible routes and the building.

Landscaping: A preliminary landscaping plan is enclosed. Based on recommendations from the Police Department, the intent is to minimize foliage and landscape screening for safety and security reasons. We are proposing approximately 22.6% open space. We are requesting approval for a minimum of 8.8% of the parking lot to be landscaped with islands as shown on the enclosed plans and approval for parking lot shading as shown on the enclosed plans. The landscaping plan is designed to not conflict or obstruct vision triangles at the ingress/points of the parking fields and avoid interference with pedestrian sight lines for safety and minimize maintenance and snow removal costs for parking lot fields that are primarily utilized on Sunday mornings, and to provide some buffering and separation from the active formal and informal playground areas and screen any headlight light trespass into the residential areas to the north.

Signage: We are requesting approval to relocate the existing monument sign to the location shown on the enclosed site plan adjacent to the main drive lane. Additionally, we request approval for 2 wayfinding and directional signage within the paved areas as shown on the enclosed plans and depicted in the enclosed renderings. We are planning signage on the exterior elevations on the north and west elevations. Actual wording and logo design is in progress but we are requesting approval on the locations indicated/ depicted in the enclosed building elevations.

Building and Site Lighting: The site will be illuminated with 16, sixteen foot (16') high, cut-off type light fixtures on poles with concrete bases (total combined height of poles and bases not to exceed 18.5'). 16 poles are new, 0 are existing. In addition, 15 new and 8 existing LED cylinder pendant downlights, 17 new and 8 existing LED wall sconces, and 15 LED linear adjustable canopy lights will be installed on the building along with landscape lighting in conformance with Village code. A dispersion plan and lighting fixture specifications are enclosed.

Refuse: Existing garbage and refuse containers shall be screened from view from streets and adjacent sites by an existing trash enclosure located on the west side of the existing site.

Water: The project is served by municipal water connected to the public water main in Main Street. We are proposing to abandon two (2) existing wells and well building located on the northerly portion of the site.

Sanitary: The project is served by municipal sewer by connecting to the public sanitary sewer located along the west side of Main Street.

Utilities: Utilities shall be primarily underground. Any above ground facilities (such as transformers or pedestals) shall be appropriately screened.

Certified Survey Map: We request approval of the enclosed Certified Survey Map to combine the parcels.

Operational Information: Hours of operation will be consistent with typical operations of religious and school uses, with peak Church attendance occurring on Sunday mornings.

Stormwater Management: The proposed site will require stormwater management with the increased impervious areas associated with the site. Stormwater management requirements will be met by the addition of an underground stormwater management device. The device will manage runoff for both water quality and quantity control. Ultimately, discharge will be reduced to meet local, WDNR, and MMSD requirements, and will discharge to the storm sewer within Main Street, meeting existing conditions.

Departures from Code: We are requesting approval for certain departures from code as follows:

	Proposed	Standards per Ordinance (I-1)
Building Offset Street:	25.6 ft (Division Street Existing Bldg) 19.2 ft (Main Street, Existing Bldg) 20.5 ft (Main Street, Proposed Bldg)	40 feet (Division Street) 32 feet (Main Street, 20% reduction per 17.0605)

Additional Information:

	Proposed	Standards per Ordinance (I-1)
Lot Area:	213,518 sf	15,000 sf (minimum)
Lot Width:	505+/- lf	100 lf (minimum)
Building Height:	32 feet 7 inches	35 feet (maximum)
Open Space:	48,198 sf (22.6%)	
Building Offset Side Yard:	15 feet	15 feet

We are looking forward to working with the Village again on this expansion project. Should you have any questions, please call me at 262.242.4710. Thank you.

Sincerely,

CHRIST ALONE EVANGELICAL LUTHERAN CHURCH

/s/

Geoff Grossman
Parish Administrator

Enclosures

CHRIST ALONE EVANGELICAL LUTHERAN CHURCH
247 S. MAIN STREET
THIENSVILLE, WI 53092

February 5, 2026

Village of Thiensville Plan Commission
250 Elm St.
Thiensville, WI 53092

RE: Expansion of Christ Alone Evangelical Church and School – North Campus
247 S. Main St., 221-227 S. Main St., 229 S. Main St., 245 S. Main St., and 211 S. Main St.

Dear Plan Commissioners:

SUMMARY OF CHANGES TO PREVIOUSLY APPROVED PLANS (JUNE 2025)

1. Due to funding, this is now a phased plan with the school classroom wing addition, all site plan improvements, and garage as Phase 1. The fellowship hall and gymnasium are contemplated as future phases as funding becomes available.
2. The school classroom wing addition grew in footprint (stretched in the north direction by only 4 feet) by 270 SF to accommodate classroom needs. Previous classroom wing: 16,850 SF. Proposed: 17,120 SF.
3. The garage is still planned to be located at the north end of the site, but shifted to the north slightly and the vehicle doors turned 90 degrees (now facing south), and expanded in footprint from 750 SF to 1,000 SF. It now features windows on both the east and north elevations.
4. The prayer garden was not shown on the previously approved site plan. It is being relocated to the north end of the property and using the garage wall as a backdrop and for power receptacles.
5. A 4' tall ornamental fence is shown at the north end green space behind the condominium property. It is planned to be black aluminum with vertical pickets 4" O.C. max spacing.
6. The parking plan now indicates 41 'optional' parking stalls along the west side of the property in the R.O.W.

We have also included an updated aerial and landscape plan. The updated plan removes some landscaping on the north side of the site. Additionally, the playground structure has been removed from the set of revised plans. We are not seeking approval for those structures at this time.

We are looking forward to working with the Village again on this expansion project. Should you have any questions, please call me at 262.242.4710. Thank you.

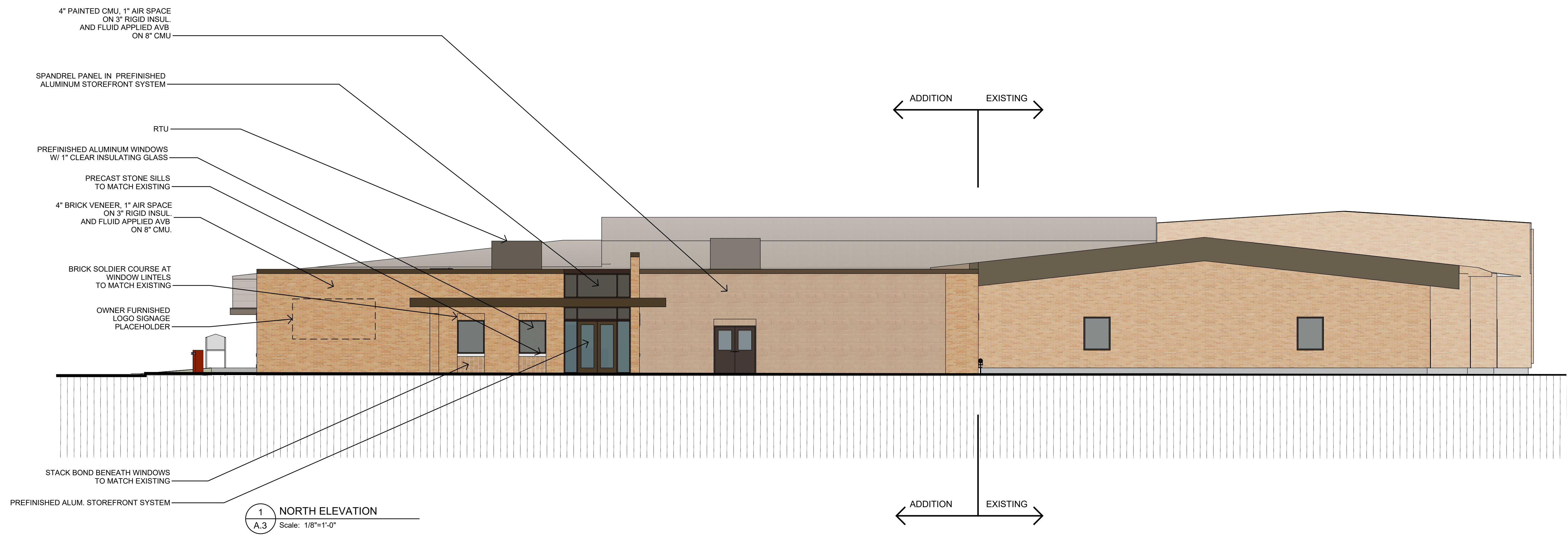
Sincerely,

CHRIST ALONE EVANGELICAL LUTHERAN CHURCH

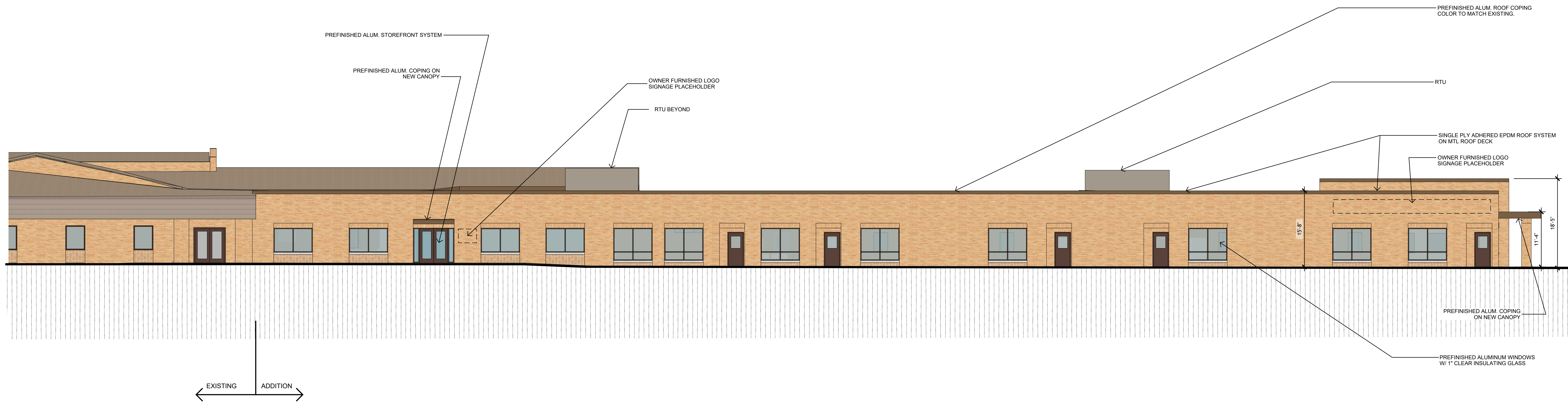
/s/

Geoff Grossman
Parish Administrator

END

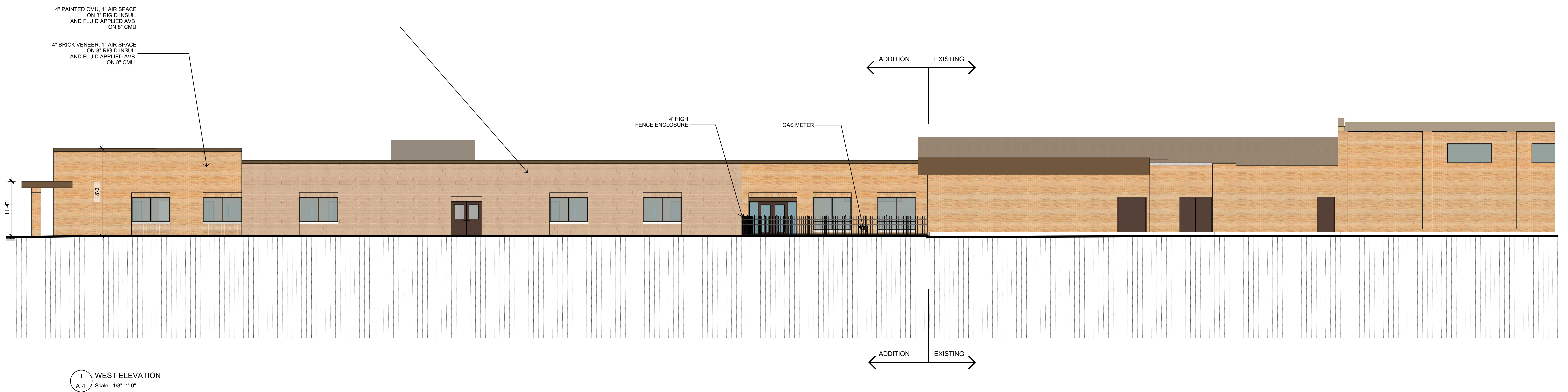


1 NORTH ELEVATION
A.3 Scale: 1/8"=1'-0"

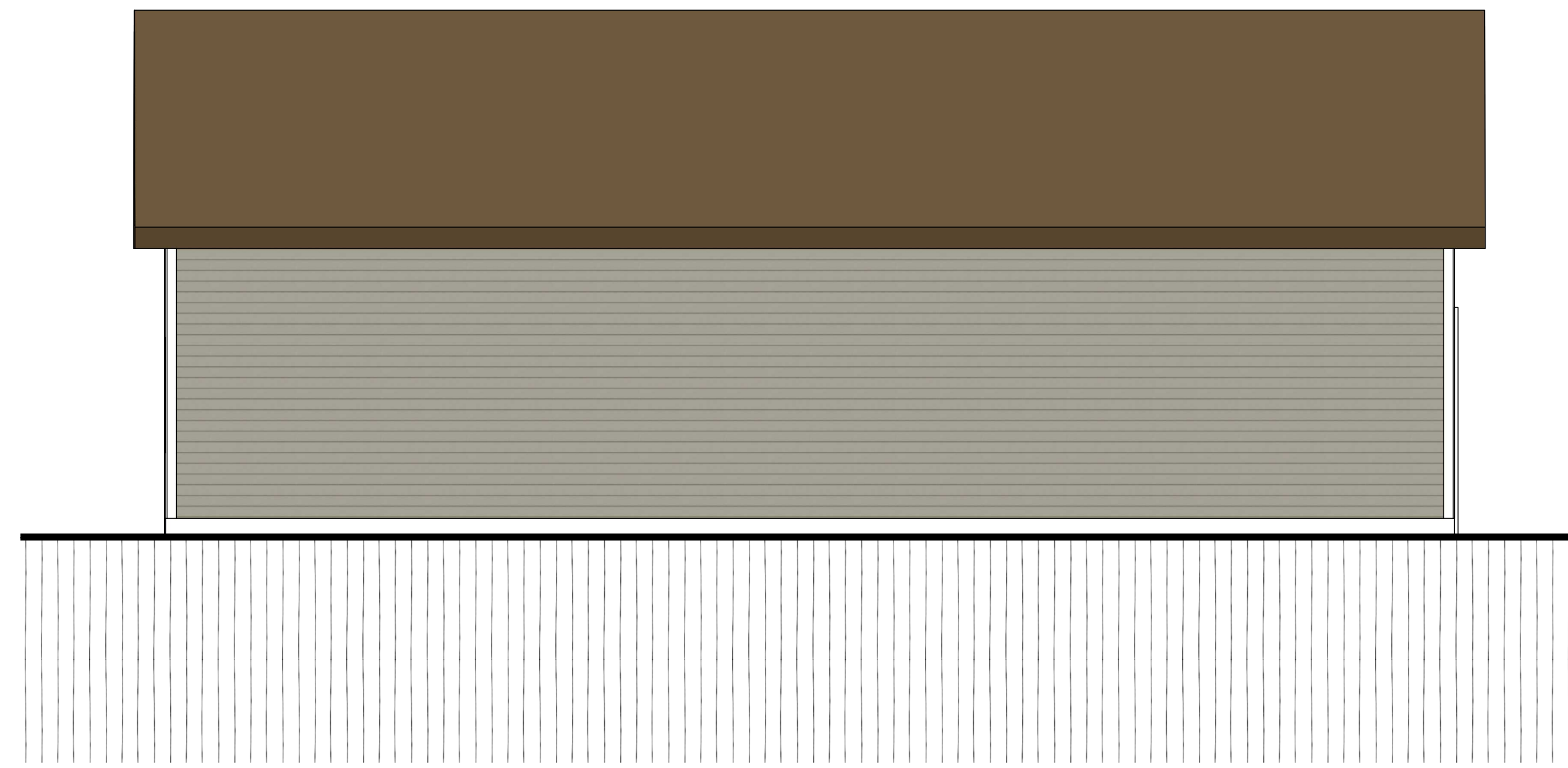


2 EAST ELEVATION
A.3 Scale: 1/8"=1'-0"

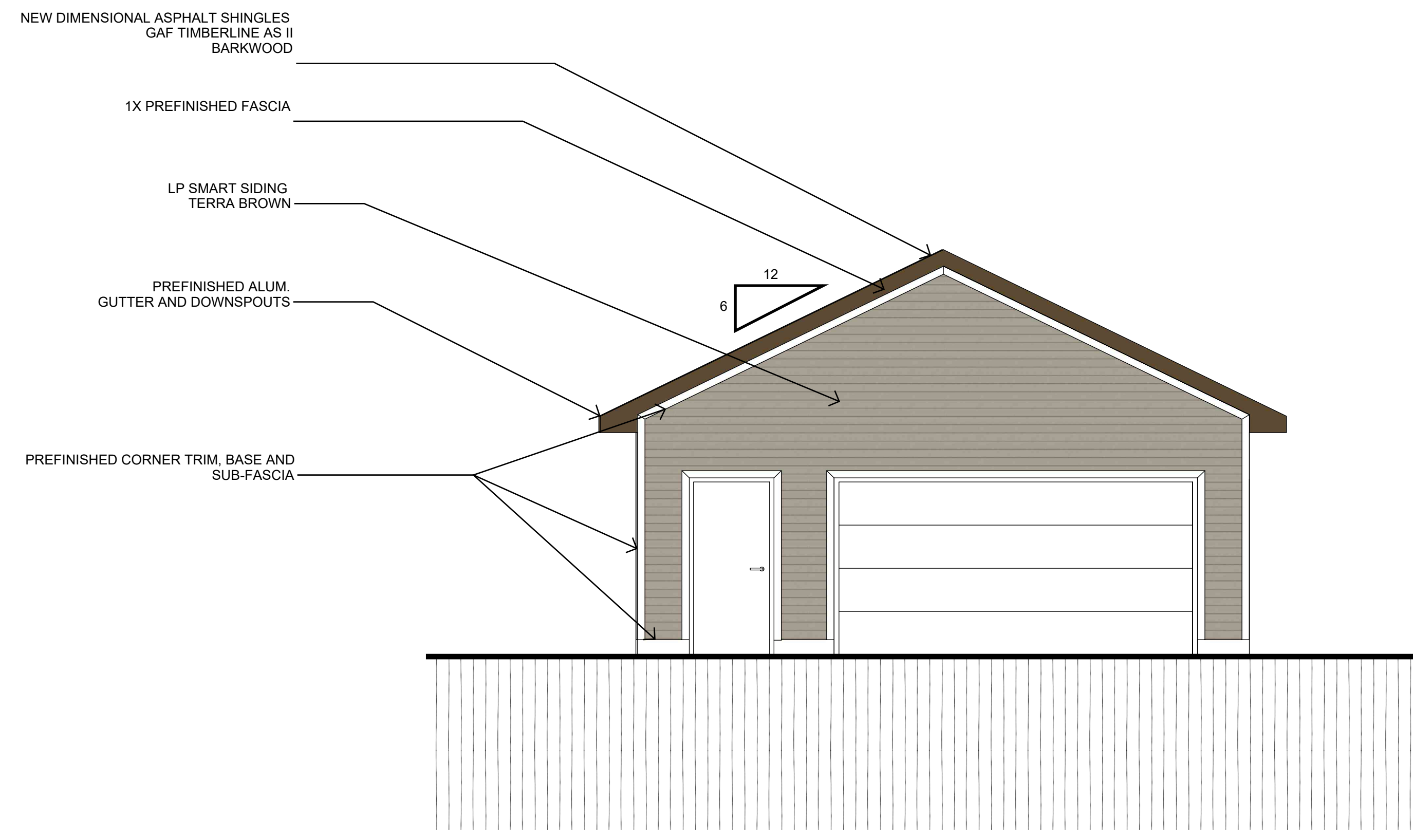
PRELIMINARY



PRELIMINARY



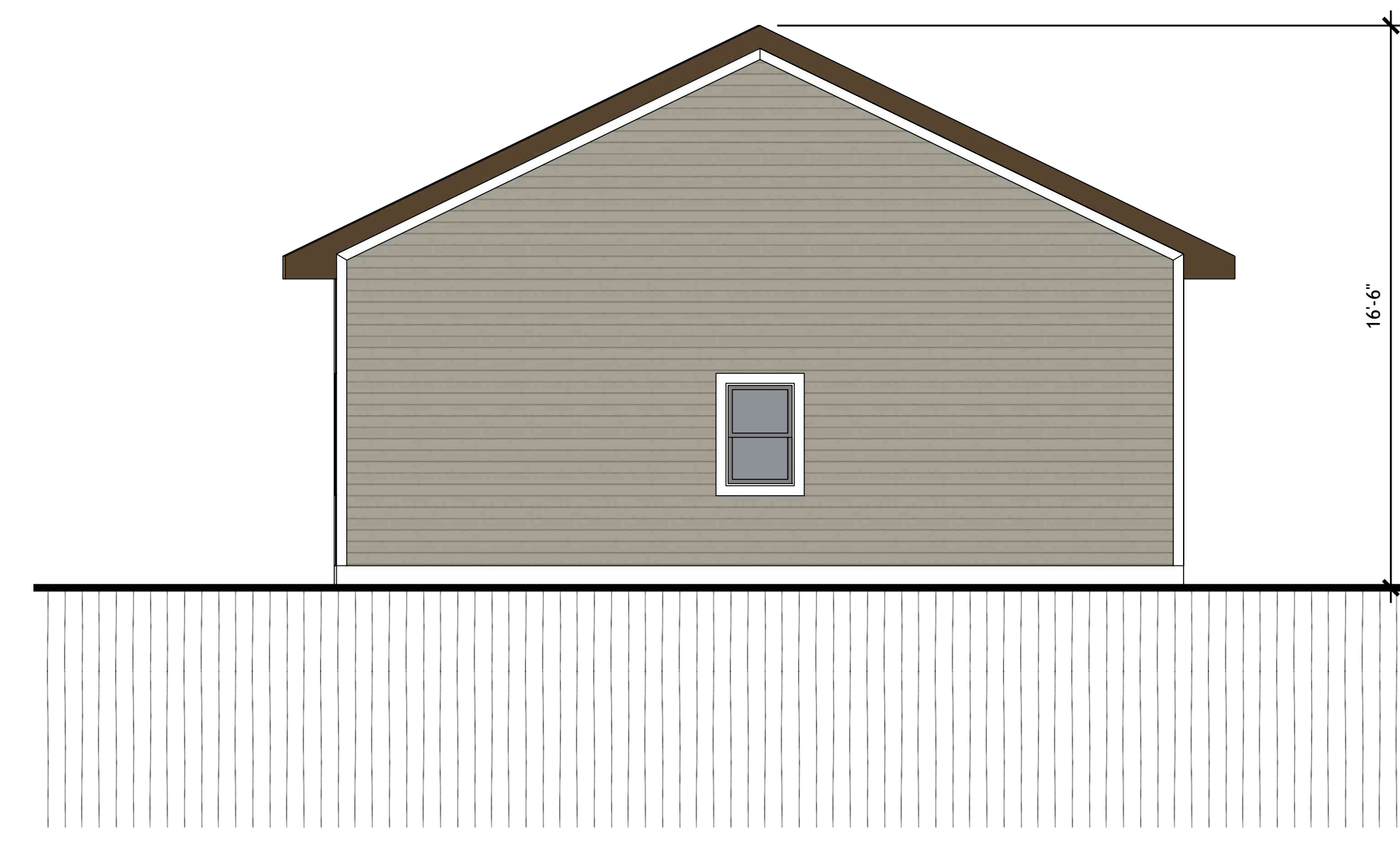
1 FRONT ELEVATION
A.5 Scale: 1/4"=1'-0"



2 RIGHT SIDE ELEVATION
A.5 Scale: 1/4"=1'-0"

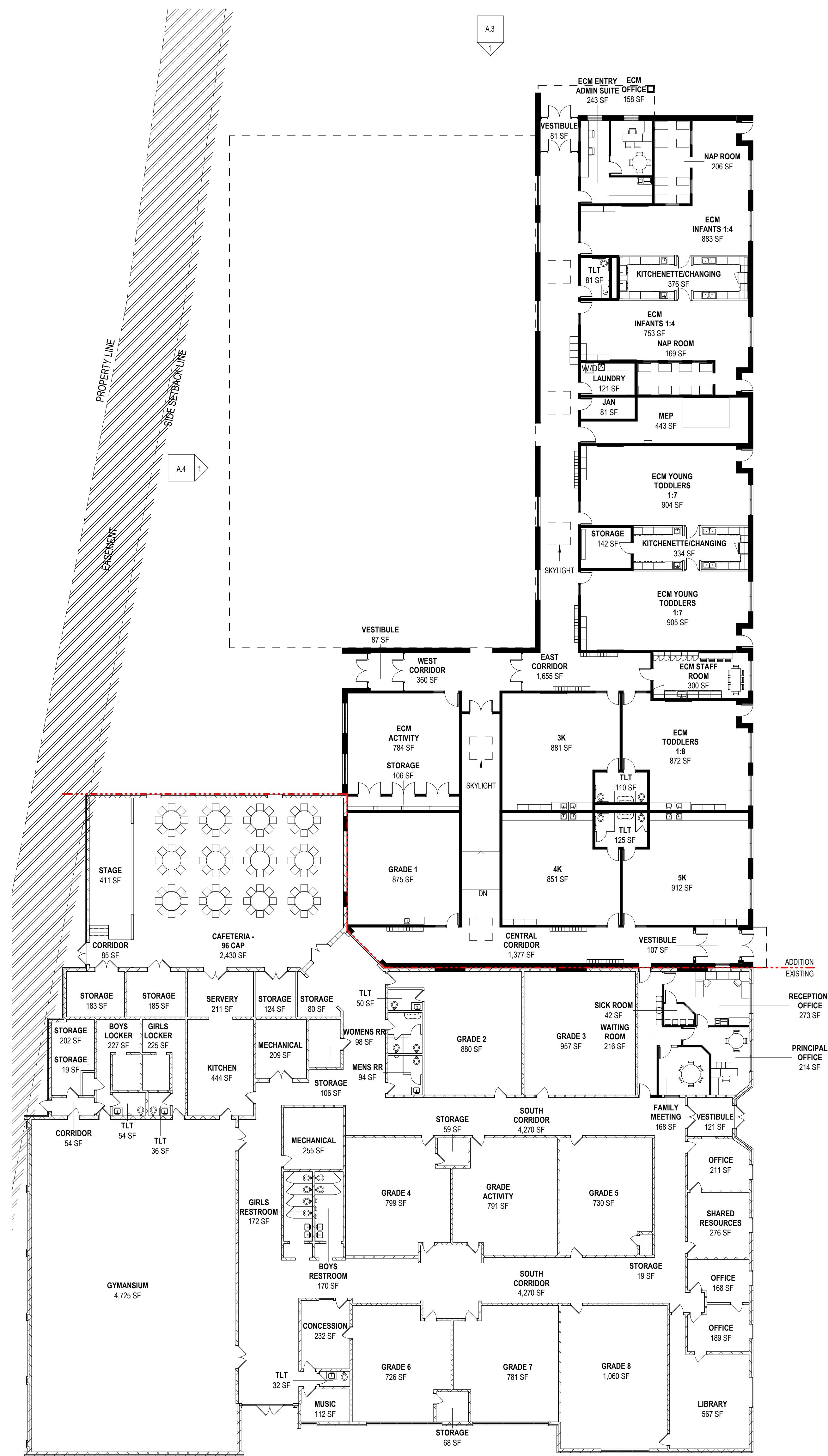


3 REAR ELEVATION
A.5 Scale: 1/4"=1'-0"



4 LEFT SIDE ELEVATION
A.5 Scale: 1/4"=1'-0"

PRELIMINARY

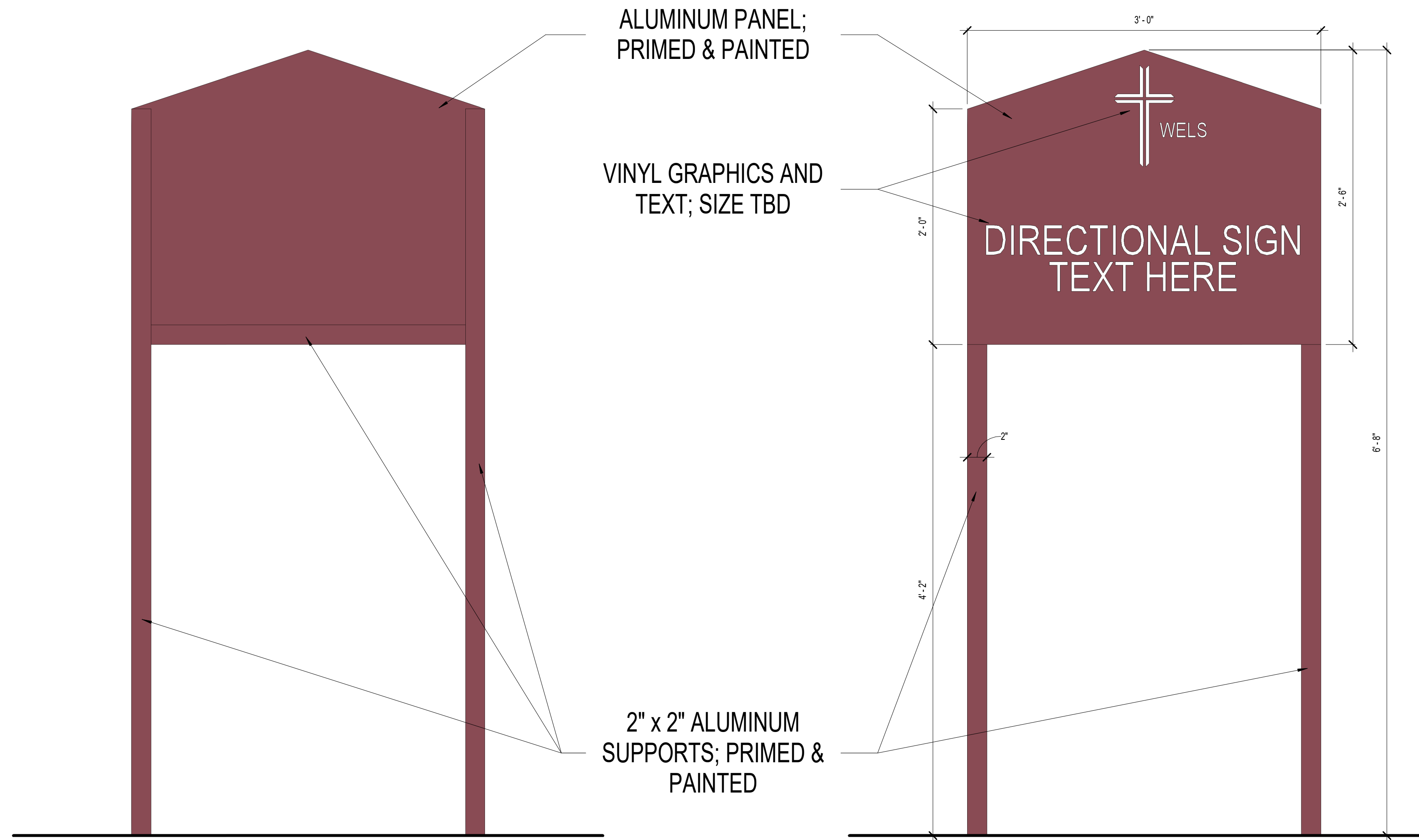


SINGLE STORY SCHOOL ADDITION
EXISTING SCHOOL GSF - 26,670
PHASE 1 ADDITION GSF - 17,120
TOTAL SCHOOL GSF - 43,790

2
A.1 01 GARAGE - PRESENTATION
SCALE: 1/16" = 1'-0"

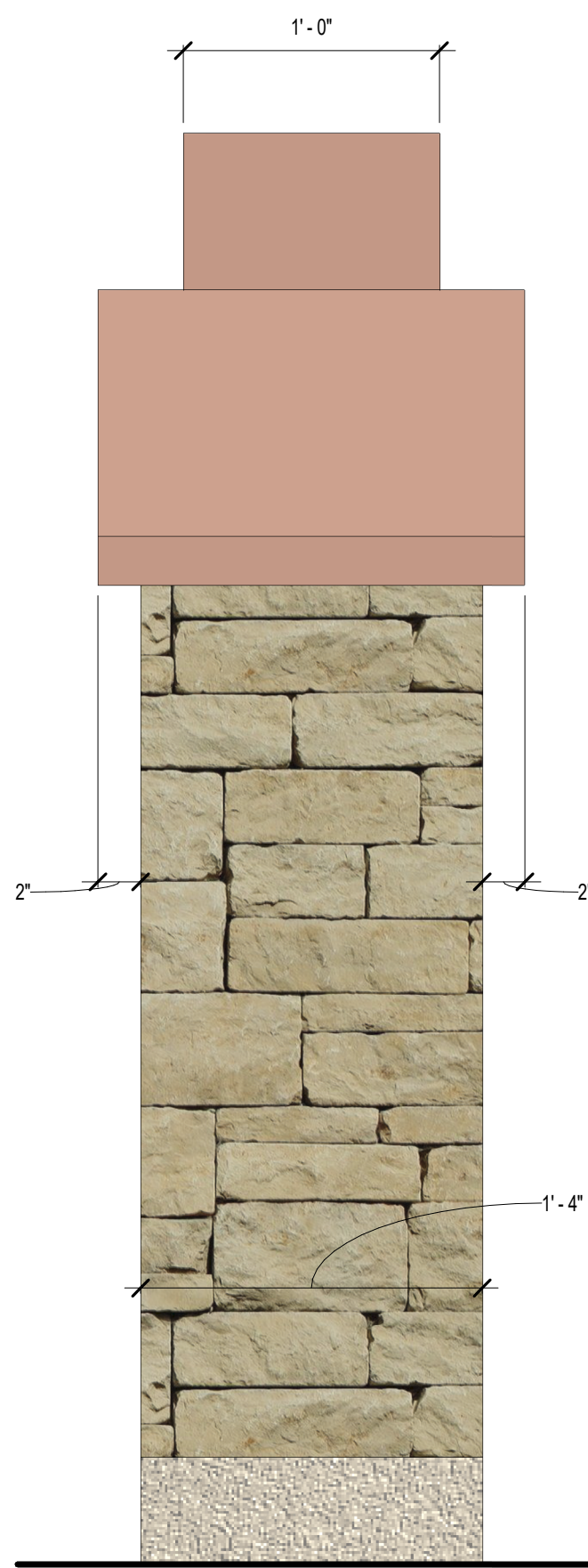
1
A.1 SCHOOL - FIRST FLOOR - PHASE 1
SCALE: 1/16" = 1'-0"

PRELIMINARY

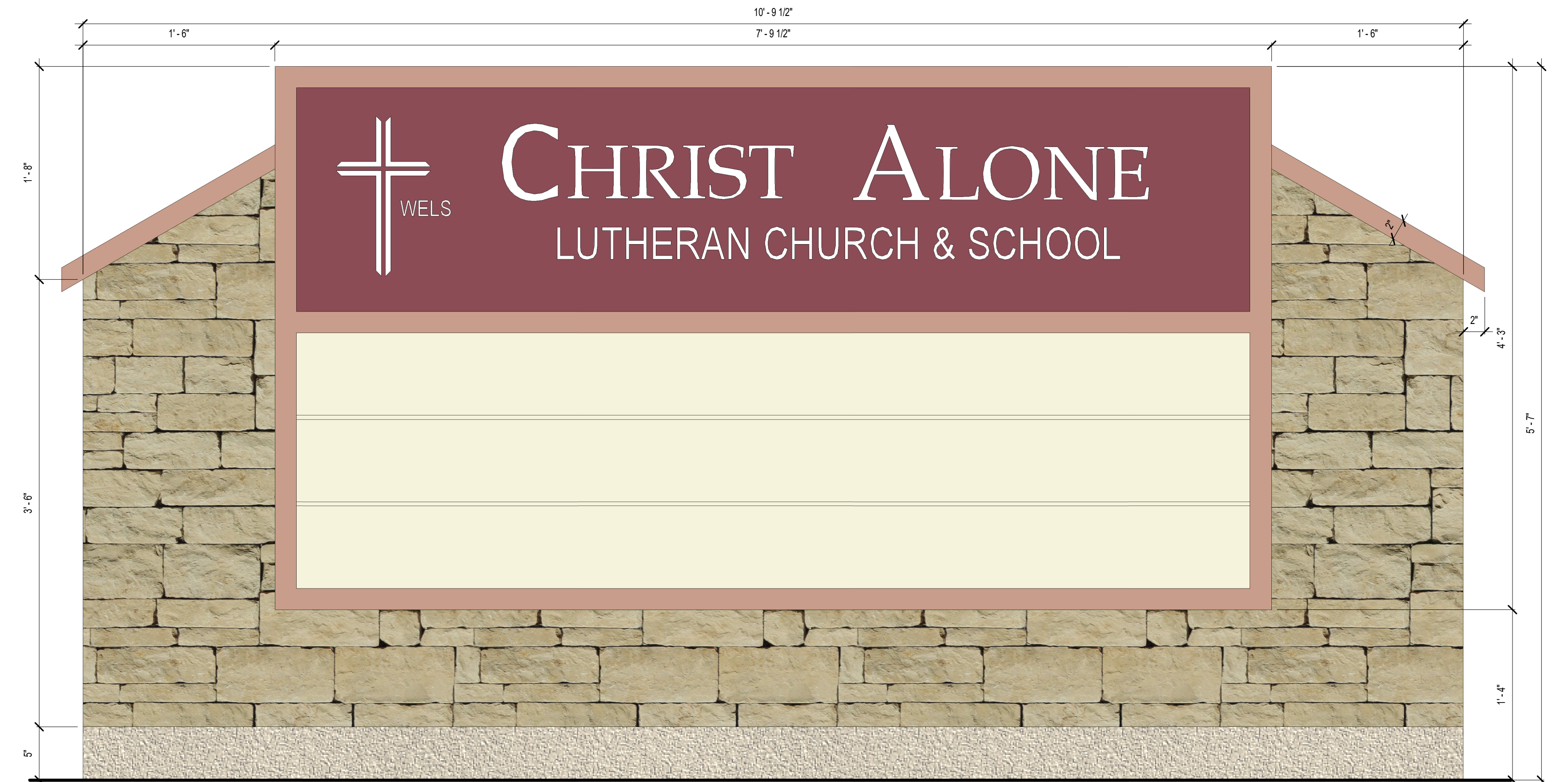


4 DIRECTIONAL SIGNAGE, TYP. - SIDE B
SCALE: 1 1/2" = 1'-0"

3 DIRECTIONAL SIGNAGE, TYP. - SIDE A
SCALE: 1 1/2" = 1'-0"



2 EXISTING MONUMENTAL SIGNAGE - SIDE ELEVATION
SCALE: 1 1/2" = 1'-0"



1 EXISTING MONUMENTAL SIGNAGE - FRONT/BACK ELEVATION
SCALE: 1 1/2" = 1'-0"

PRELIMINARY

CHRIST ALONE – NORTH CAMPUS

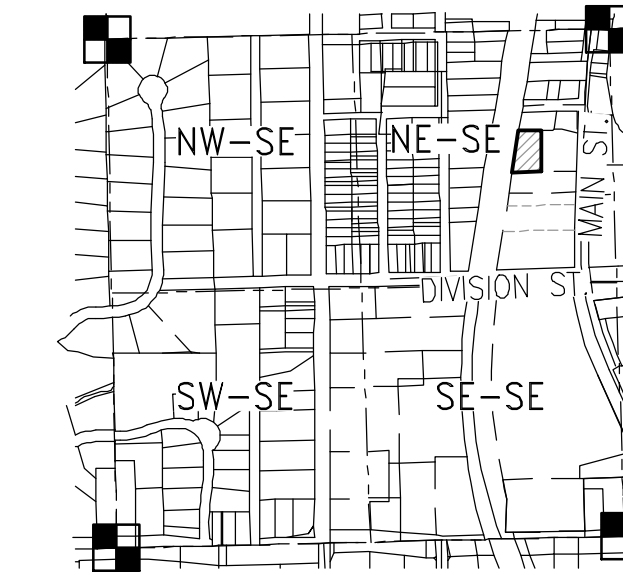
BUILDING ADDITION SITE DEVELOPMENT PLANS VILLAGE OF THIENSVILLE, WISCONSIN

GENERAL NOTES

- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WDMR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - VILLAGE OF THIENSVILLE TECHNICAL STANDARDS.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE VILLAGE OF THIENSVILLE.
- THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE VILLAGE OF THIENSVILLE SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.

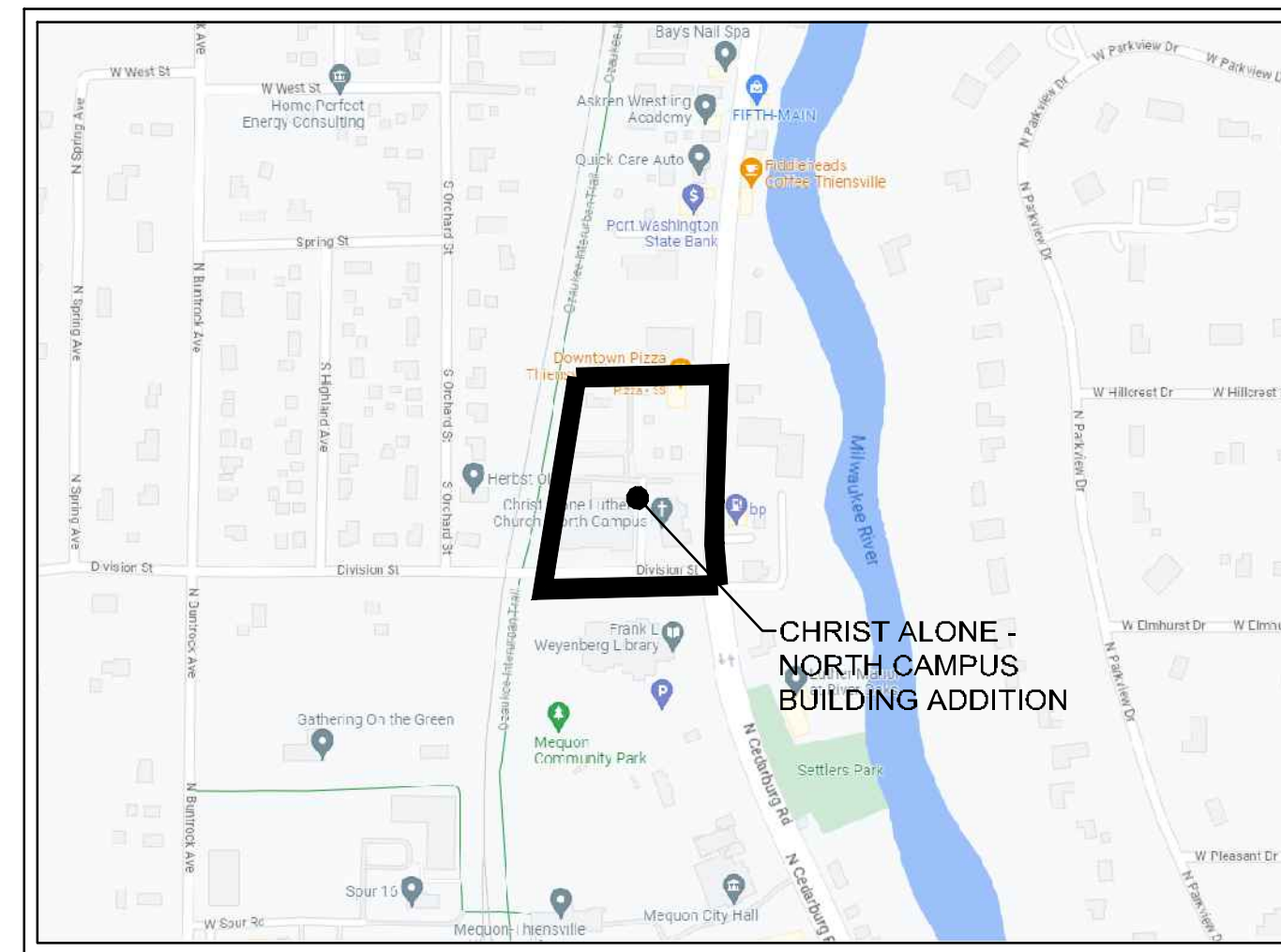


SITE PLAN
SCALE: 1" = 100'



LOCALITY MAP
S.E. 1/4
SEC. 22 T. 9 N., R. 21 E.
SCALE: 1" = 1000'

ENGINEER:
TRIO ENGINEERING, LLC
19035 W. CAPITOL DR., STE 200
BROOKFIELD, WI 53045
CONTACT: MATTHEW BAILEY, P.E.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: mbailey@trioeng.com



LOCATION MAP
NOT TO SCALE

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C1.0	- EXISTING SITE PLAN
C1.1	- OVERALL DEVELOPMENT PLAN
C1.2	- PROPOSED SITE PLAN
C2.0	- GRADING & DRAINAGE PLAN
C2.1	- UNDERGROUND DETENTION SYSTEM PLAN
C3.0	- EROSION CONTROL PLAN
C4.0	- UTILITY PLAN
C5.0	- CONSTRUCTION DETAILS



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PROJECT:
CHRIST ALONE - NORTH CAMPUS
247 S. MAIN STREET
VILLAGE OF THIENSVILLE, WISCONSIN
BY: RAMLOW/STEN ARCHITECTURE + INTERIORS
322 E. MICHIGAN ST. SUITE 400
MILWAUKEE, WI 53202

REVISION HISTORY

DATE	DESCRIPTION
03/19/26	INITIAL SUBMITTAL
12/17/25	SITE PLAN REV.
01/16/26	PC SUBMITTAL

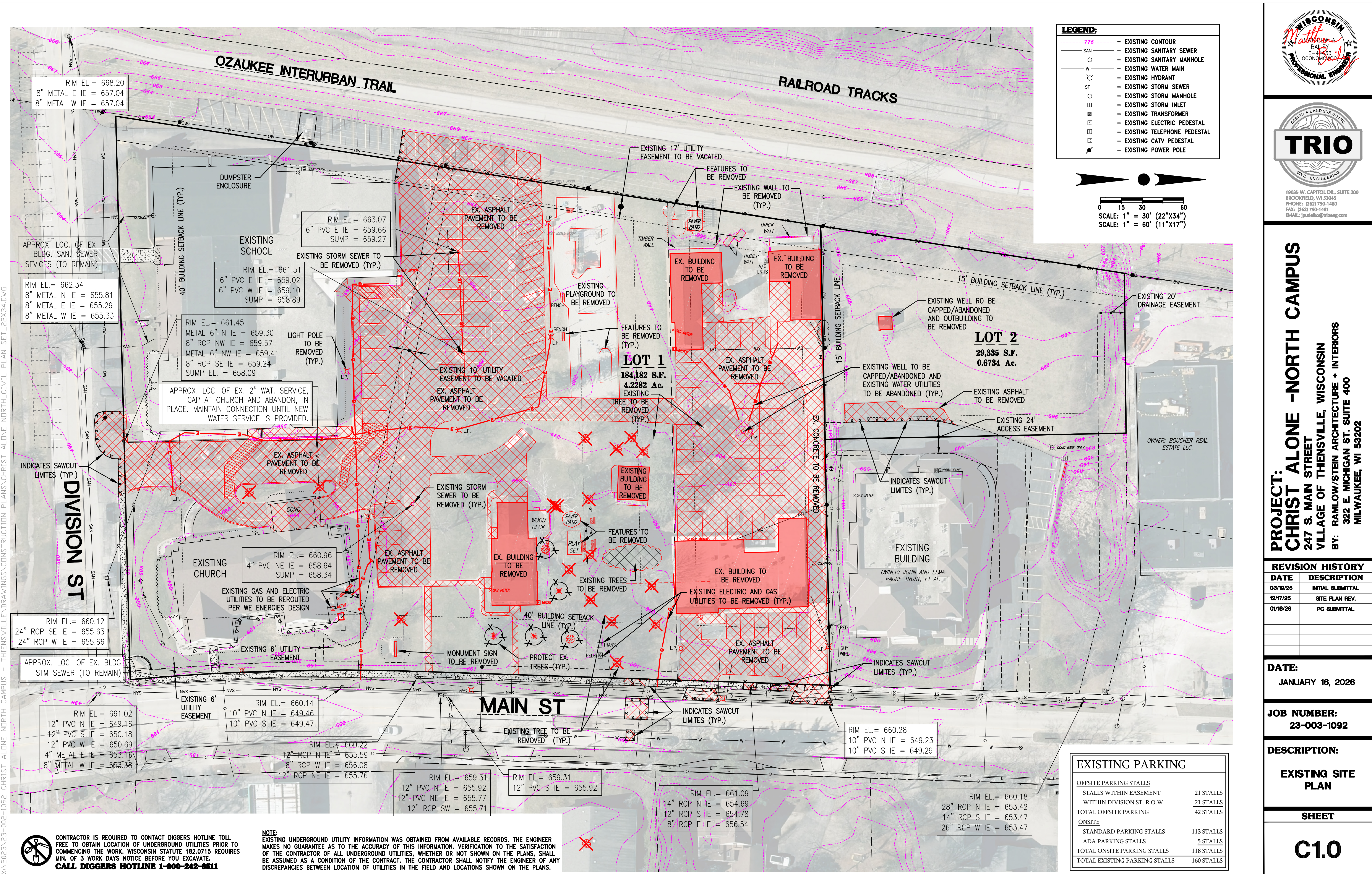
DATE:
JANUARY 16, 2026

JOB NUMBER:
23-003-1092

DESCRIPTION:
COVER SHEET

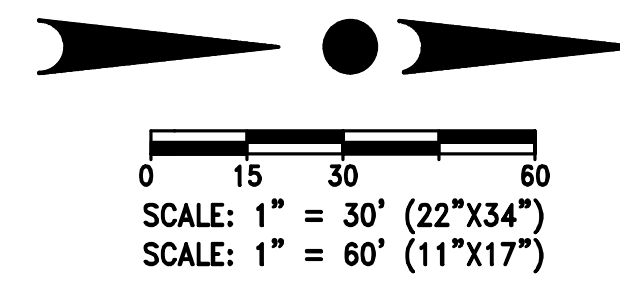
SHEET

T1



LEGEND:

- 775 - EXISTING CONTOUR
- SAN - EXISTING SANITARY SEWER
- O - EXISTING SANITARY MANHOLE
- W - EXISTING WATER MAIN
- H - EXISTING HYDRANT
- ST - EXISTING STORM SEWER
- O - EXISTING STORM MANHOLE
- O - EXISTING STORM INLET
- T - EXISTING TRANSFORMER
- E - EXISTING ELECTRIC PEDESTAL
- P - EXISTING TELEPHONE PEDESTAL
- C - EXISTING CATV PEDESTAL
- P - EXISTING POWER POLE



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REVISION HISTORY

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03/19/25	INITIAL SUBMITTAL
12/17/25	SITE PLAN REV.
01/16/26	PC SUBMITTAL

DATE:
 JANUARY 16, 2026

JOB NUMBER:
 23-003-1092

DESCRIPTION:
 EXISTING SITE PLAN

SHEET

C1.0

EXISTING PARKING

OFFSITE PARKING STALLS	
STALLS WITHIN EASEMENT	21 STALLS
WITHIN DIVISION ST. R.O.W.	21 STALLS
TOTAL OFFSITE PARKING	42 STALLS
ONSITE	
STANDARD PARKING STALLS	113 STALLS
ADA PARKING STALLS	5 STALLS
TOTAL ONSITE PARKING STALLS	118 STALLS
TOTAL EXISTING PARKING STALLS	160 STALLS

RIM EL. = 668.20
 8" METAL E IE = 657.04
 8" METAL W IE = 657.04

APPROX. LOC. OF EX. BLDG. SAN. SEWER SERVICES (TO REMAIN)

RIM EL. = 662.34
 8" METAL N IE = 655.81
 8" METAL E IE = 655.29
 8" METAL W IE = 655.33

RIM EL. = 661.45
 METAL 6" N IE = 659.30
 8" RCP NW IE = 659.57
 METAL 6" NW IE = 659.41
 8" RCP SE IE = 659.24
 SUMP EL. = 658.09

APPROX. LOC. OF EX. 2" WAT. SERVICE, CAP AT CHURCH AND ABANDON, IN PLACE. MAINTAIN CONNECTION UNTIL NEW WATER SERVICE IS PROVIDED.

RIM EL. = 660.12
 24" RCP SE IE = 655.63
 24" RCP W IE = 655.66

APPROX. LOC. OF EX. BLDG. STM SEWER (TO REMAIN)

RIM EL. = 661.02
 12" PVC N IE = 649.16
 12" PVC S IE = 650.18
 12" PVC W IE = 650.69
 4" METAL E IE = 653.16
 8" METAL W IE = 653.38

RIM EL. = 660.14
 10" PVC N IE = 649.46
 10" PVC S IE = 649.47

RIM EL. = 660.22
 12" RCP N IE = 655.59
 8" RCP W IE = 656.08
 12" RCP NE IE = 655.78

RIM EL. = 659.31
 12" PVC N IE = 655.92
 12" PVC NE IE = 655.77
 12" RCP SW = 655.71

RIM EL. = 659.31
 12" PVC S IE = 655.92

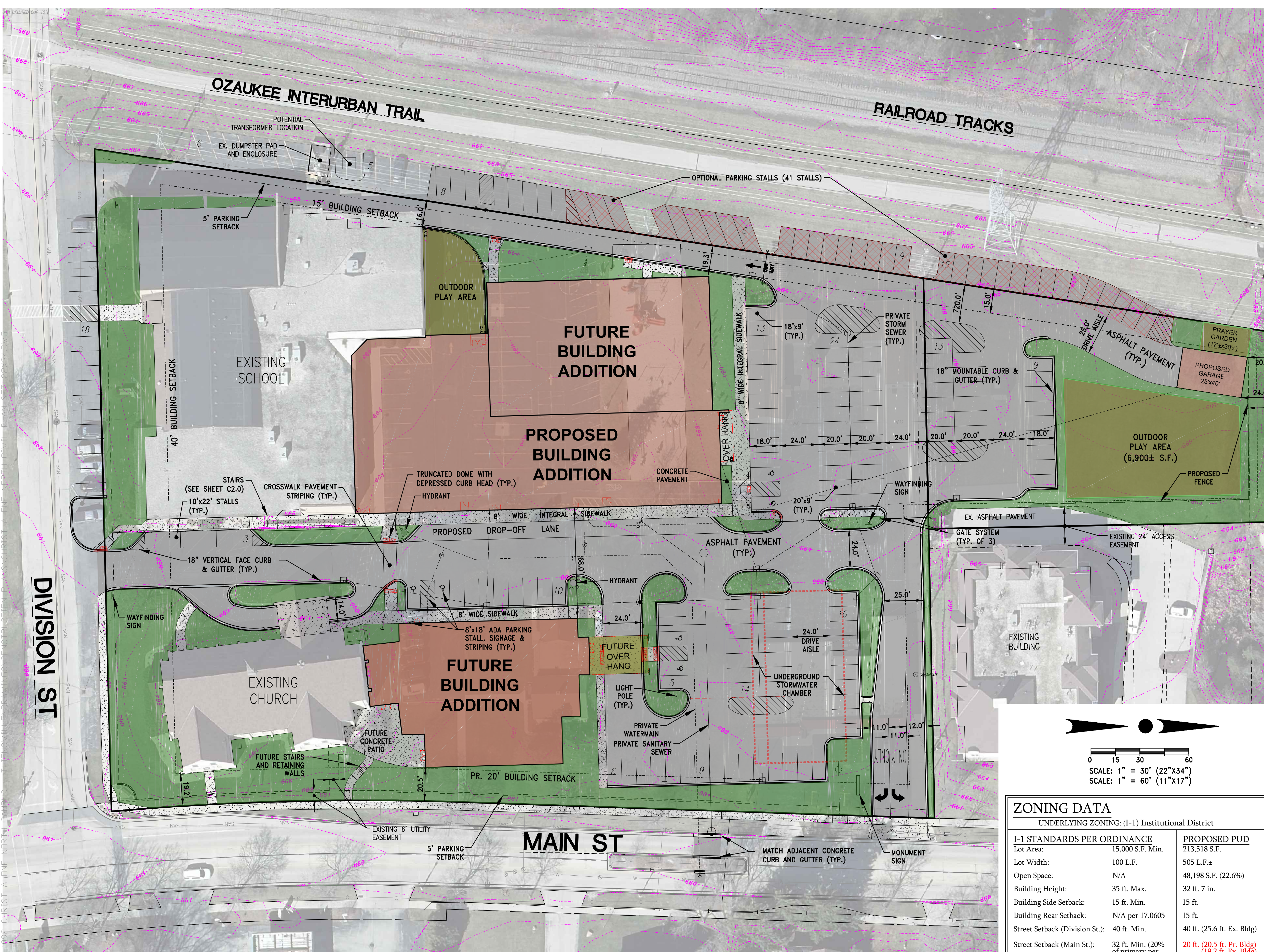
RIM EL. = 661.09
 14" RCP N IE = 654.69
 12" RCP S IE = 654.78
 8" RCP E IE = 656.54

RIM EL. = 660.28
 10" PVC N IE = 649.23
 10" PVC S IE = 649.29

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NOTE:
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X:\2023\23-002-1092 - THIENSVILLE\DRAWINGS\CONSTRUCTION\PLANS\CHRIST ALONE NORTH CAMPUS - CIVIL PLAN SET_22X34.DWG



LEGEND:

- - - 775 - EXISTING CONTOUR
- - - SAN - EXISTING SANITARY SEWER
- - EXISTING SANITARY MANHOLE
- - - W - EXISTING WATER MAIN
- - EXISTING HYDRANT
- - - ST - EXISTING STORM SEWER
- - EXISTING STORM MANHOLE
- - EXISTING STORM INLET
- ⊠ - EXISTING TRANSFORMER
- ⊠ - EXISTING ELECTRIC PEDESTAL
- ⊠ - EXISTING TELEPHONE PEDESTAL
- ⊠ - EXISTING CATV PEDESTAL
- ⊠ - EXISTING POWER POLE
- - PROPOSED SANITARY SEWER
- - PROPOSED SANITARY MANHOLE
- - - - PROPOSED WATER MAIN
- - PROPOSED HYDRANT
- - PROPOSED WATER VALVE
- - - - PROPOSED STORM SEWER
- - PROPOSED STORM MANHOLE
- - - - PROPOSED STORM INLET
- - PROPOSED STORM END SECTION

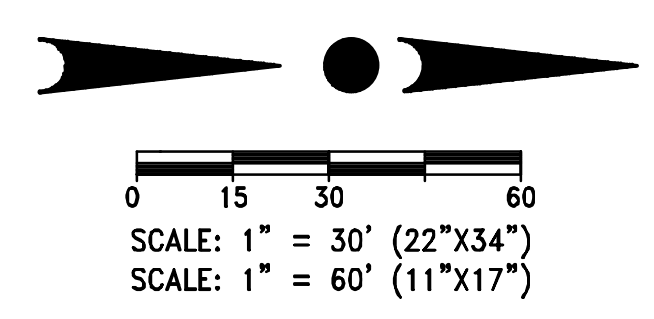


19035 W. CAPITOL DR., SUITE 200
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 EMAIL: jpaudelko@trioeng.com

PROJECT: CHRIST ALONE - NORTH CAMPUS
247 S. MAIN STREET
VILLAGE OF THIENSVILLE, WISCONSIN
BY: RAMLOW/STEN ARCHITECTURE + INTERIORS
322 E. MICHIGAN ST. SUITE 400
MILWAUKEE, WI 53202

ADDITIONAL SITE DATA

TOTAL PROPERTY AREA	213,518 S.F. (4.902 Ac.)
EXISTING SITE DATA	
PERVIOUS AREA	88,275 S.F.
IMPERVIOUS AREA	125,243 S.F.
PROPOSED SITE DATA	
PERVIOUS AREA	48,297 S.F.
IMPERVIOUS AREA	165,221 S.F.
NET INCREASE IMPERVIOUS	39,978 S.F.



ZONING DATA
 UNDERLYING ZONING: (I-1) Institutional District

I-1 STANDARDS PER ORDINANCE	PROPOSED PUD
Lot Area: 15,000 S.F. Min.	213,518 S.F.
Lot Width: 100 L.F.	505 L.F.±
Open Space: N/A	48,198 S.F. (22.6%)
Building Height: 35 ft. Max.	32 ft. 7 in.
Building Side Setback: 15 ft. Min.	15 ft.
Building Rear Setback: N/A per 17.0605	15 ft.
Street Setback (Division St.): 40 ft. Min.	40 ft. (25.6 ft. Ex. Bldg)
Street Setback (Main St.): 32 ft. Min. (20% of primary per 17.0605)	20 ft. (20.5 ft. Pr. Bldg) (19.2 ft. Ex. Bldg)
Parking Setback: 5 ft.	5 ft.

OFFSITE DATA

OFFSITE AREA	17,991 S.F.
EXISTING PERVIOUS	10,708 S.F.
EXISTING IMPERVIOUS	7,283 S.F.
PROPOSED PERVIOUS	5,194 S.F.
PROPOSED IMPERVIOUS	12,797 S.F.
NET INCREASE IMPERVIOUS	5,514 S.F.

PROPOSED PARKING

OFFSITE PARKING	
DIVISION ST. R.O.W	18 STALLS
EX. WITHIN EASEMENT	11 STALLS
RESURFACED STALLS WITHIN ESMT.	8 STALLS
PR. WITHIN FUTURE ESMT. (OPTIONAL)	33 STALLS
TOTAL OFFSITE PARKING	70 STALLS
ON SITE PARKING	
PR. STANDARD PARKING STALLS	110 STALLS
PR. ADA PARKING STALLS	6 STALLS
TOTAL PR. PARKING STALLS	186 STALLS
PARKING REQUIREMENT	117 STALLS

(1 Stall per 3 Church Seats)

ADDITIONAL LOT DATA:
 FLOOR-AREA-RATIO: 36.6% (78,220 S.F. FLOOR AREA)

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-8511

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

REVISION HISTORY

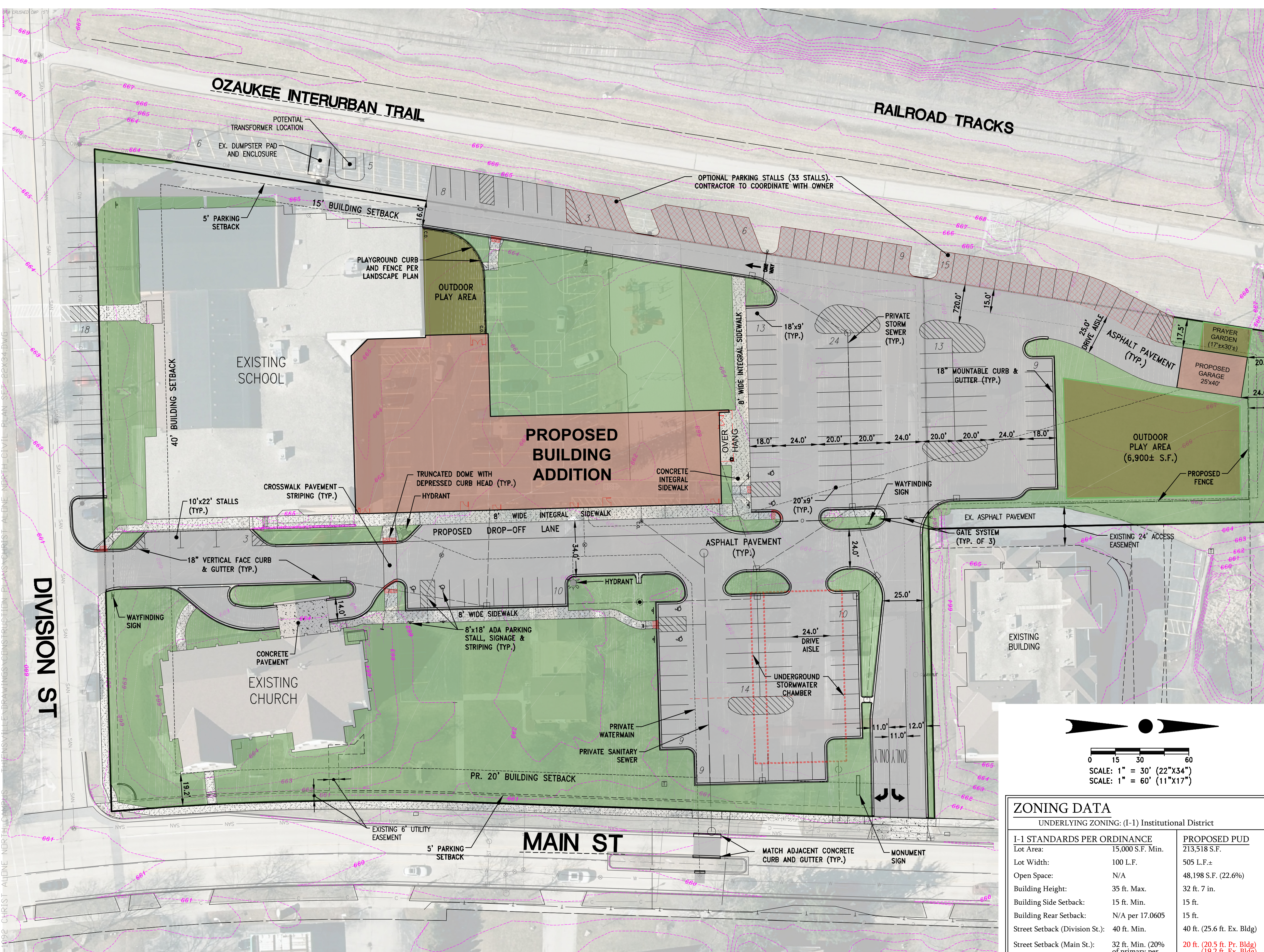
DATE	DESCRIPTION
03/19/26	INITIAL SUBMITTAL
12/17/25	SITE PLAN REV.
01/16/26	PC SUBMITTAL

DATE: JANUARY 16, 2026

JOB NUMBER: 23-003-1092

DESCRIPTION: OVERALL DEVELOPMENT PLAN

SHEET C1.1



LEGEND:

- - - 775 - EXISTING CONTOUR
- - - SAN - EXISTING SANITARY SEWER
- - - W - EXISTING WATER MAIN
- - - ST - EXISTING STORM SEWER
- - - [Symbol] - EXISTING SANITARY MANHOLE
- - - [Symbol] - EXISTING STORM MANHOLE
- - - [Symbol] - EXISTING HYDRANT
- - - [Symbol] - EXISTING TRANSFORMER
- - - [Symbol] - EXISTING ELECTRIC PEDESTAL
- - - [Symbol] - EXISTING TELEPHONE PEDESTAL
- - - [Symbol] - EXISTING CATV PEDESTAL
- - - [Symbol] - EXISTING POWER POLE
- - - [Symbol] - PROPOSED SANITARY SEWER
- - - [Symbol] - PROPOSED SANITARY MANHOLE
- - - [Symbol] - PROPOSED WATER MAIN
- - - [Symbol] - PROPOSED HYDRANT
- - - [Symbol] - PROPOSED WATER VALVE
- - - [Symbol] - PROPOSED STORM SEWER
- - - [Symbol] - PROPOSED STORM MANHOLE
- - - [Symbol] - PROPOSED STORM INLET
- - - [Symbol] - PROPOSED STORM END SECTION



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322 E. MICHIGAN ST. SUITE 400
MILWAUKEE, WI 53202

ADDITIONAL SITE DATA

TOTAL PROPERTY AREA 213,518 S.F. (4,902 Ac.)

EXISTING SITE DATA

PERVIOUS AREA 88,275 S.F.
 IMPERVIOUS AREA 125,243 S.F.

PROPOSED SITE DATA

PERVIOUS AREA 76,234 S.F.
 IMPERVIOUS AREA 137,284 S.F.
 NET INCREASE IMPERVIOUS 12,031 S.F.

REVISION HISTORY

DATE	DESCRIPTION
03/19/26	INITIAL SUBMITTAL
12/17/25	SITE PLAN REV.
01/16/26	PC SUBMITTAL

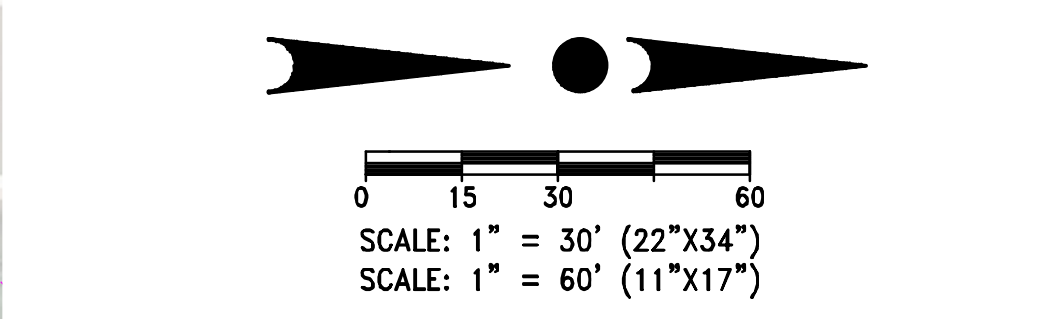
DATE: JANUARY 16, 2026

JOB NUMBER: 23-003-1092

DESCRIPTION: PROPOSED SITE PLAN

SHEET

C1.2



ZONING DATA

UNDERLYING ZONING: (I-1) Institutional District

I-1 STANDARDS PER ORDINANCE	PROPOSED PUD
Lot Area: 15,000 S.F. Min.	213,518 S.F.
Lot Width: 100 L.F.	505 L.F.±
Open Space: N/A	48,198 S.F. (22.6%)
Building Height: 35 ft. Max.	32 ft. 7 in.
Building Side Setback: 15 ft. Min.	15 ft.
Building Rear Setback: N/A per 17.0605	15 ft.
Street Setback (Division St.): 40 ft. Min.	40 ft. (25.6 ft. Ex. Bldg)
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Parking Setback: 5 ft.	5 ft.

ADDITIONAL LOT DATA:

FLOOR-AREA-RATIO: 36.6% (78,220 S.F. FLOOR AREA)

OFFSITE DATA

OFFSITE AREA 17,991 S.F.
 EXISTING PERVIOUS 10,708 S.F.
 EXISTING IMPERVIOUS 7,283 S.F.
 PROPOSED PERVIOUS 5,194 S.F.
 PROPOSED IMPERVIOUS 12,797 S.F.
 NET INCREASE IMPERVIOUS 5,514 S.F.

PROPOSED PARKING

OFFSITE PARKING

DIVISION ST. R.O.W 18 STALLS
 EX. WITHIN EASEMENT 11 STALLS
 RESURFACED STALLS WITHIN ESMT. 8 STALLS
 PR. WITHIN FUTURE ESMT. (OPTIONAL) 33 STALLS
TOTAL OFFSITE PARKING 70 STALLS

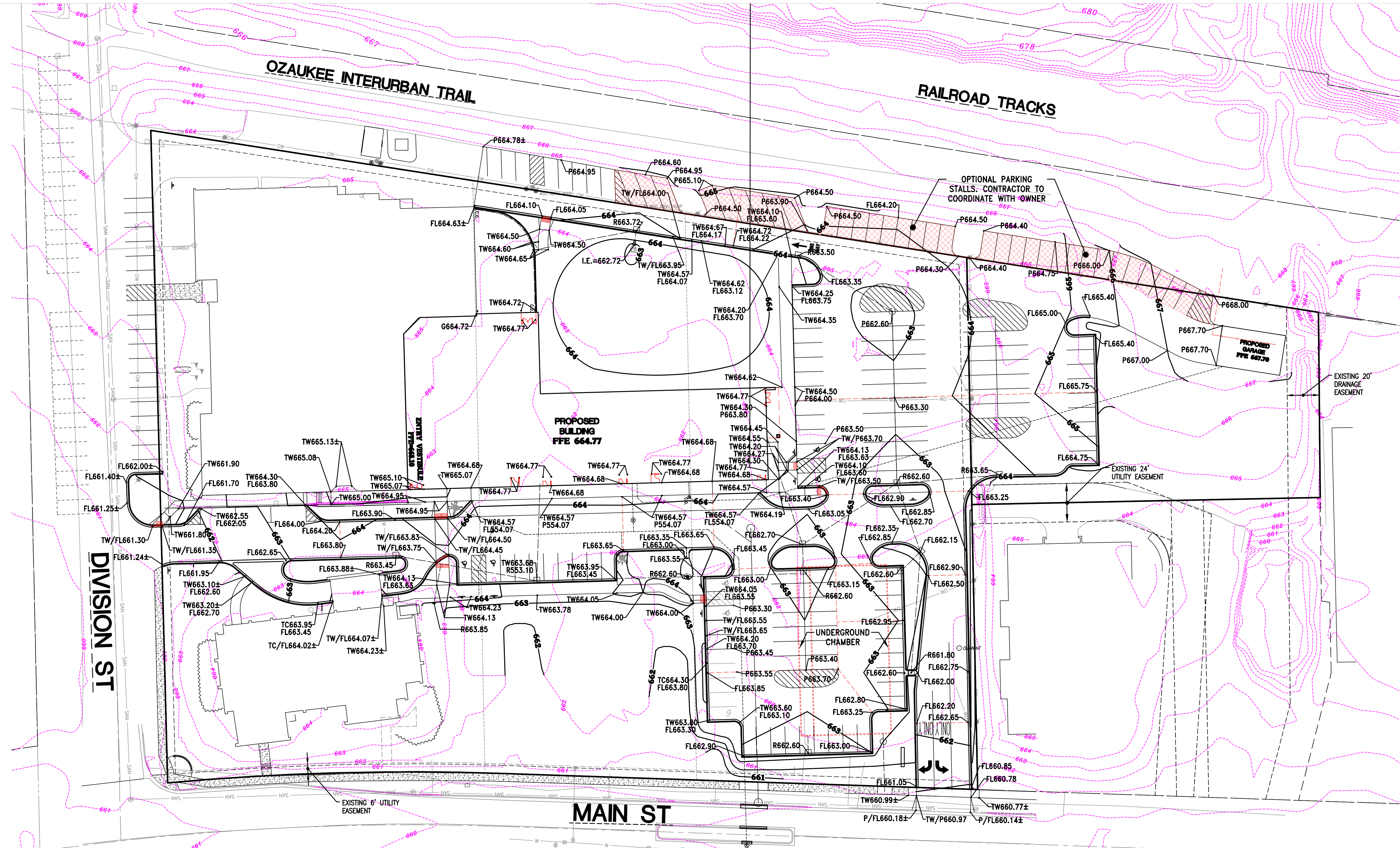
ON SITE PARKING

PR. STANDARD PARKING STALLS 108 STALLS
 PR. ADA PARKING STALLS 6 STALLS
 TOTAL PR. PARKING STALLS 184 STALLS
 PARKING REQUIREMENT 117 STALLS
 (1 Stall per 3 Church Seats)

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-6511

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X:\2023\23-002-1092 CHRIST ALONE NORTH CAMPUS - THIENSVILLE\DRAWINGS\CONSTRUCTION PLANS\CHRIST ALONE_NORTH_CAMPUS_PLAN_SET_22X34.DWG



LEGEND:

- - - 795 - - - EXISTING CONTOUR
- - - 795 - - - PROPOSED CONTOUR
- ← - - - PROPOSED FLOW ARROW
- ⊕ P150.00 - - - PROPOSED SPOT ELEVATION
- FFE XXX.X - - - PROPOSED FIRST FLOOR ELEVATION

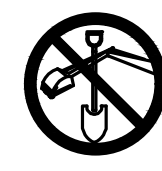
GRADE SPOT SHOT NOTE:

1. SPOT GRADE PREFIX REPRESENT THE SURFACE ELEVATION AT A SPECIFIC POINT. EACH ARE DEFINED AS FOLLOW: TOP OF SIDEWALK (TW), PAYEMENT (P), CURB & GUTTER FLANGE GRADE (FL) AND RIM (R).
2. SPOT GRADE SUFFIX REPRESENTS DEFINES THE NATURE OF THE SPOT GRADE. EACH ARE DEFINED AS FOLLOW: HIGH POINT (HP) AND LOW POINT (LP).

GRADING PLAN NOTES:

1. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED USING INTERPOLATED EXISTING SURVEY GRADES. CONTRACTOR SHALL VERIFY ALL EXISTING MATCH GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES. IF DISCREPANCIES ARE PRESENT CONTRACTOR SHALL REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.

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CALL DIGGERS HOTLINE 1-800-242-8511



19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
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PROJECT:
CHRIST ALONE - NORTH CAMPUS
247 S. MAIN STREET
VILLAGE OF THIENSVILLE, WISCONSIN
BY: RAMLOW/STEN ARCHITECTURE + INTERIORS
322 E. MICHIGAN ST. SUITE 400
MILWAUKEE, WI 53202

REVISION HISTORY

DATE	DESCRIPTION
03/19/25	INITIAL SUBMITTAL
12/17/25	SITE PLAN REV.
01/16/26	PC SUBMITTAL

DATE:
JANUARY 16, 2026

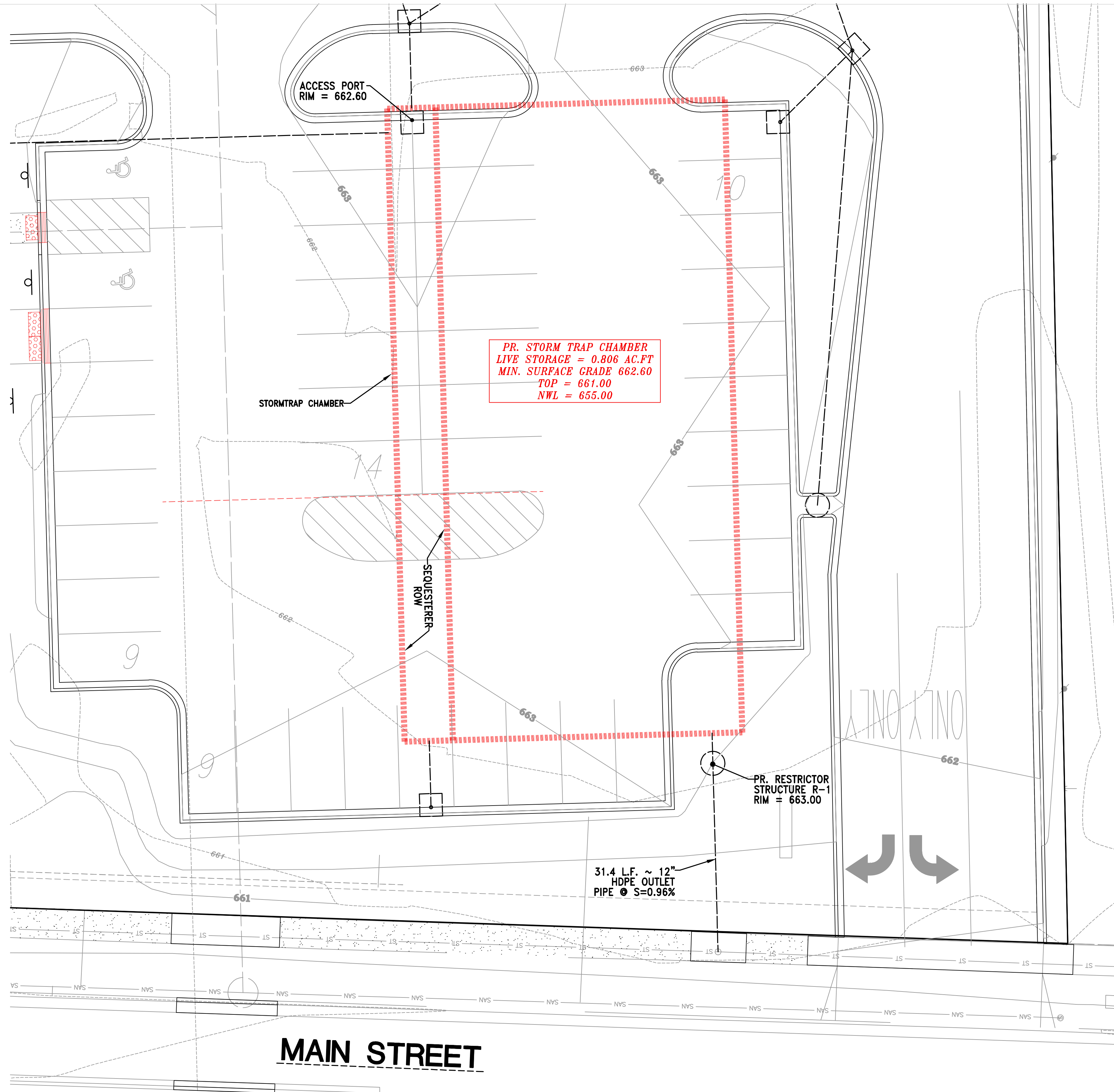
JOB NUMBER:
23-003-1092

DESCRIPTION:
GRADING & DRAINAGE PLAN

SHEET

C2.0

X:\2023\23-002-1092 CHRIST ALONE NORTH CAMPUS - THIENSVILLE\DRAWINGS\CONSTRUCTION PLANS\CHRIST ALONE NORTH_CIVIL PLAN SET_22X34.DWG

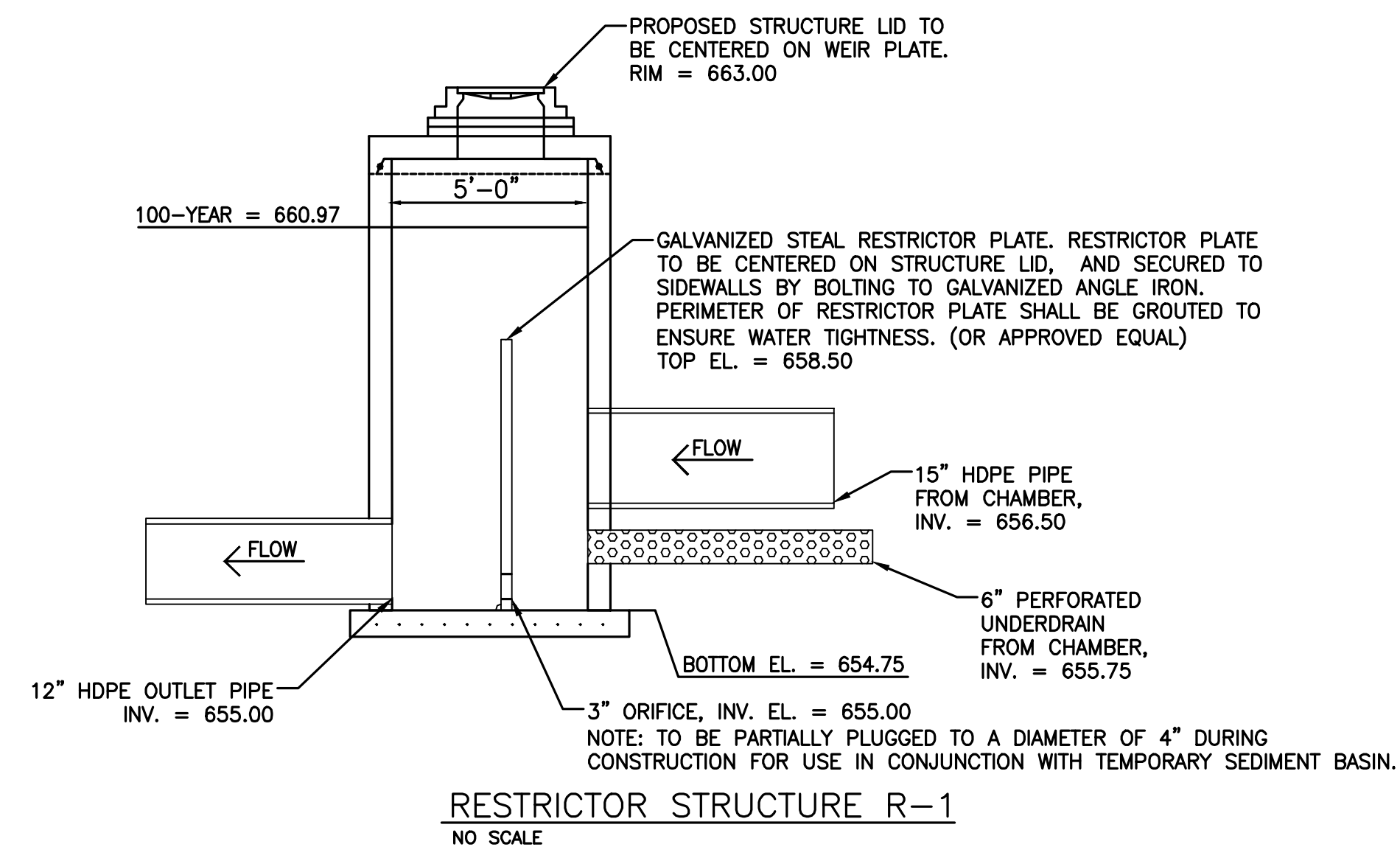
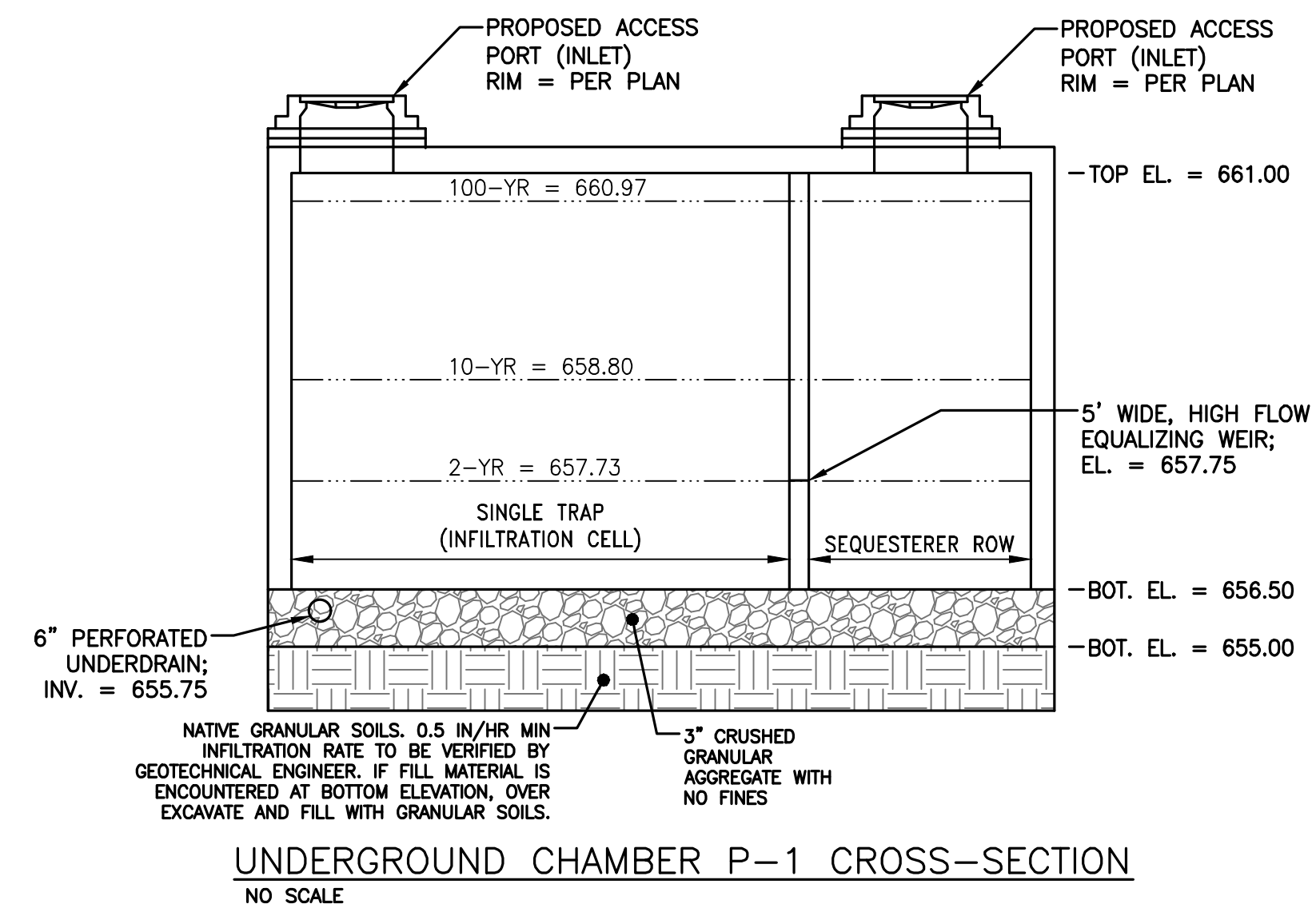
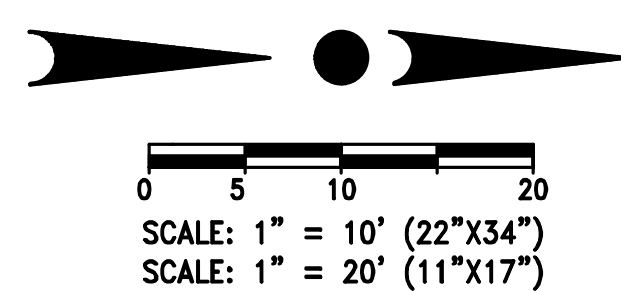


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LEGEND:

---795---	- EXISTING CONTOUR
-795-	- PROPOSED CONTOUR
→	- PROPOSED FLOW ARROW
○P150.00	- PROPOSED SPOT ELEVATION
FFE XXX.X	- PROPOSED FIRST FLOOR ELEVATION



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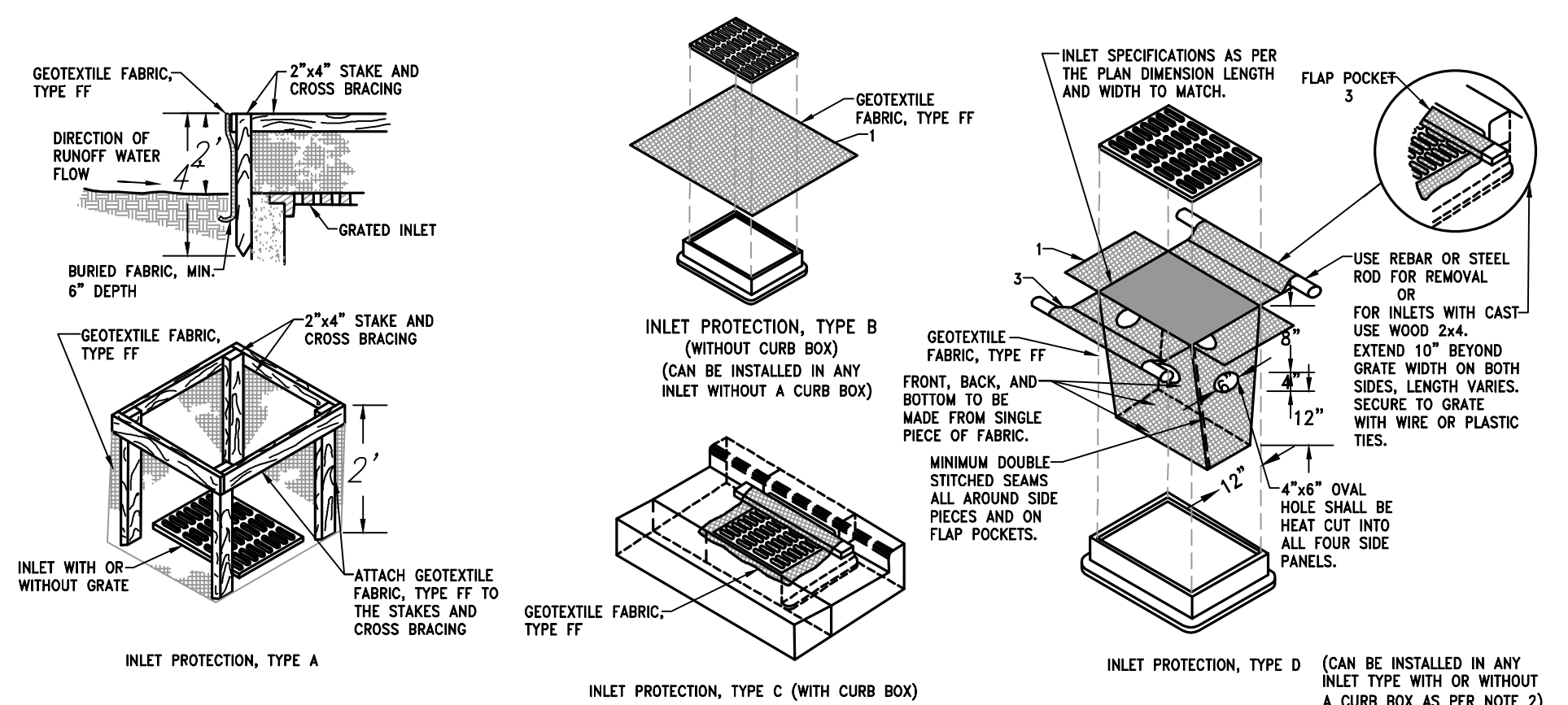
DESCRIPTION:
 UNDERGROUND
 DETENTION
 SYSTEM PLAN

SHEET

C2.1

LEGEND:

- 795 - EXISTING CONTOUR
- 795 - PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED DITCH CHECK
- PROPOSED STONE CHECK
- PROPOSED TRACKING PAD



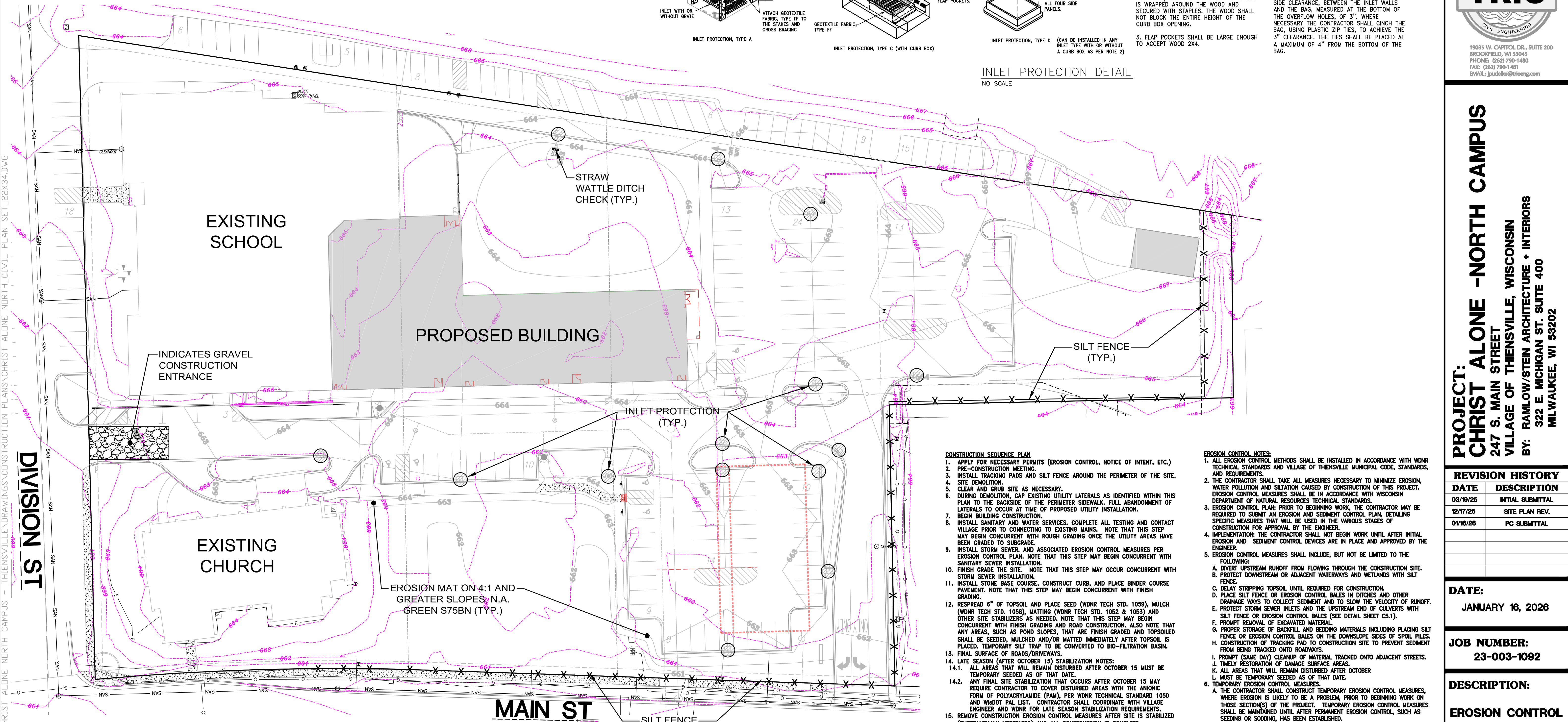
INLET PROTECTION DETAIL
NO SCALE

GENERAL NOTES:

- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S 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.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 16" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INSTALLATION NOTES:

- TYPE B & C TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OF OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" 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". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



CONSTRUCTION SEQUENCE PLAN

- APPLY FOR NECESSARY PERMITS (EROSION CONTROL, NOTICE OF INTENT, ETC.)
- PRE-CONSTRUCTION MEETING.
- INSTALL TRACKING PADS AND SILT FENCE AROUND THE PERIMETER OF THE SITE.
- SITE DEMOLITION.
- CLEAR AND GRUB SITE AS NECESSARY.
- DURING DEMOLITION, CAP EXISTING UTILITY LATERALS AS IDENTIFIED WITHIN THIS PLAN TO THE BACKSIDE OF THE PERIMETER SIDEWALK. FULL ABANDONMENT OF LATERALS TO OCCUR AT TIME OF PROPOSED UTILITY INSTALLATION.
- BEGIN BUILDING CONSTRUCTION.
- INSTALL SANITARY AND WATER SERVICES. COMPLETE ALL TESTING AND CONTACT VILLAGE PRIOR TO CONNECTING TO EXISTING MAINS. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH ROUGH GRADING ONCE THE UTILITY AREAS HAVE BEEN GRADED TO SUBGRADE.
- INSTALL STORM SEWER, AND ASSOCIATED EROSION CONTROL MEASURES PER EROSION CONTROL PLAN. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH SANITARY SEWER INSTALLATION.
- FINISH GRADE THE SITE. NOTE THAT THIS STEP MAY OCCUR CONCURRENT WITH STORM SEWER INSTALLATION.
- INSTALL STONE BASE COURSE, CONSTRUCT CURB, AND PLACE BINDER COURSE PAVEMENT. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING.
- RESPIREAD 6" OF TOPSOIL AND PLACE SEED (WDNR TECH STD. 1059), MULCH (WDNR TECH STD. 1058), MATTING (WDNR TECH STD. 1052 & 1053) AND OTHER SITE STABILIZERS AS NEEDED. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING AND ROAD CONSTRUCTION. ALSO NOTE THAT ANY AREAS, SUCH AS POND SLOPES, THAT ARE FINISH GRADED AND TOPSOILED SHALL BE SEEDED, MULCHED AND/OR MATTED IMMEDIATELY AFTER TOPSOIL IS PLACED. TEMPORARY SILT TRAP TO BE CONVERTED TO BIO-FILTRATION BASIN.
- FINAL SURFACE OF ROADS/DRIVEWAYS.
- LATE SEASON (AFTER OCTOBER 15) STABILIZATION NOTES:
 - ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15 MUST BE TEMPORARILY SEEDED AS OF THAT DATE.
 - ANY FINAL SITE STABILIZATION THAT OCCURS AFTER OCTOBER 15 MAY REQUIRE CONTRACTOR TO COVER DISTURBED AREAS WITH THE ANIONIC FORM OF POLYACRYLAMIDE (PAM), PER WDNR TECHNICAL STANDARD 1050 AND WHDOT PAL LIST. CONTRACTOR SHALL COORDINATE WITH VILLAGE ENGINEER AND WDNR FOR LATE SEASON STABILIZATION REQUIREMENTS.
- REMOVE CONSTRUCTION EROSION CONTROL MEASURES AFTER SITE IS STABILIZED (SUBSTANTIALLY VEGETATED) AND ALL CONSTRUCTION IS COMPLETE.
- PREPARATION OF ASBUILT SURVEY AND RECORD DRAWINGS, AND SUBMITTAL TO VILLAGE.
- REMOVE REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
- FILE N.O.T. WITH DNR ONCE 70% STABILIZATION IS COMPLETE.

EROSION CONTROL NOTES:

- ALL EROSION CONTROL METHODS SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND VILLAGE OF THENSVILLE MUNICIPAL CODE, STANDARDS, AND REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
- IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
- EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
 - DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES (SEE DETAIL SHEET 05.1).
 - PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15 MUST BE TEMPORARILY SEEDED AS OF THAT DATE.
- TEMPORARY EROSION CONTROL MEASURES.
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SOODING, HAS BEEN ESTABLISHED.
 - IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
- ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
- INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
- EROSION CONTROL INSPECTION AND MAINTENANCE
 - INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - REPAIR OR REPLACE EROSION CONTROL MEASURES THAT ARE DAMAGED OR FAILING.
- ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WOOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WOOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

WINTER STABILIZATION PROVISIONS:
IF FINAL SITE STABILIZATION OCCURS AFTER OCTOBER 15, CONTRACTOR SHALL UTILIZE ANIONIC POLYACRYLAMIDE AND TEMPORARY SEEDING, AS WELL AS, COORDINATE WITH VILLAGE ENGINEER FOR LATE SEASON STABILIZATION REQUIREMENTS.

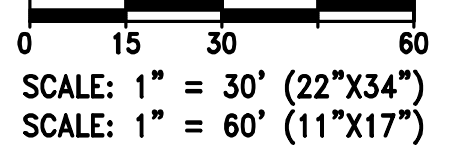
- WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD:
- 1052 - NON-CANAL EROSION MAT
 - 1056 - SILT FENCE
 - 1060 - STORM INLET PROTECTION FOR CONSTRUCTION SITES
 - 1062 - DITCH CHECK
 - 1057 - STONE TRACKING PAD AND TIRE WASHING
 - 1058 - MULCHING FOR CONSTRUCTION SITES
 - 1059 - TEMPORARY SEEDING



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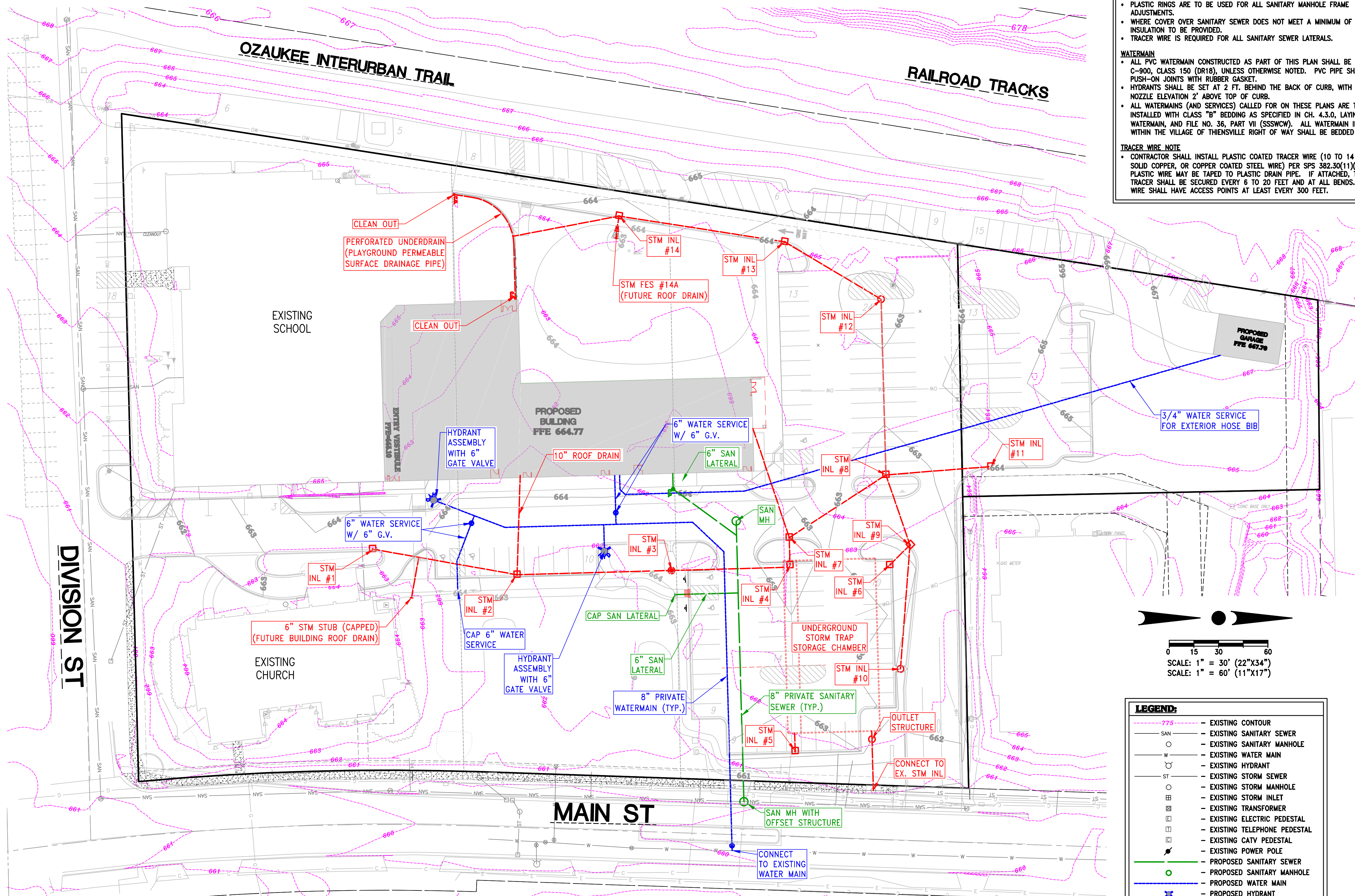
DATE:
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JOB NUMBER:
23-003-1092

DESCRIPTION:
EROSION CONTROL PLAN

SHEET
C3.0

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SANITARY SEWER

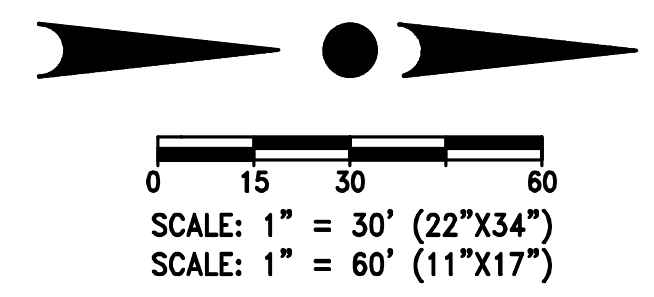
- ALL PVC SEWER PIPE SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 8.10.0 (SSSWCW).
- ALL SANITARY SEWER LATERALS (OUTSIDE OF BUILDINGS) SHALL BE MADE OF GASKETED PVC FITTINGS MEETING ASTM D-3034, SDR 35.
- PLASTIC RINGS ARE TO BE USED FOR ALL SANITARY MANHOLE FRAME ADJUSTMENTS.
- WHERE COVER OVER SANITARY SEWER DOES NOT MEET A MINIMUM OF 6", INSULATION TO BE PROVIDED.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY SEWER LATERALS.

WATERMAIN

- ALL PVC WATERMAIN CONSTRUCTED AS PART OF THIS PLAN SHALL BE PVC, C-900, CLASS 150 (DR18), UNLESS OTHERWISE NOTED. PVC PIPE SHALL HAVE PUSH-ON JOINTS WITH RUBBER GASKET.
- HYDRANTS SHALL BE SET AT 2 FT. BEHIND THE BACK OF CURB, WITH THE NOZZLE ELEVATION 2' ABOVE TOP OF CURB.
- ALL WATERMANS (AND SERVICES) CALLED FOR ON THESE PLANS ARE TO BE INSTALLED WITH CLASS "B" BEDDING AS SPECIFIED IN CH. 4.3.0, LAYING OF WATERMAIN, AND FILE NO. 36, PART VII (SSSWCW). ALL WATERMAIN INSTALLED WITHIN THE VILLAGE OF THIENSVILLE RIGHT OF WAY SHALL BE BEDDED IN SAND.

TRACER WIRE NOTE

- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER SPS 382.30(11)(H). PLASTIC WIRE MAY BE TAPED TO PLASTIC DRAIN PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.



LEGEND:

	775	EXISTING CONTOUR
	SAN	EXISTING SANITARY SEWER
	○	EXISTING SANITARY MANHOLE
	○	EXISTING WATER MAIN
	○	EXISTING HYDRANT
	ST	EXISTING STORM SEWER
	○	EXISTING STORM MANHOLE
	○	EXISTING STORM INLET
	□	EXISTING TRANSFORMER
	□	EXISTING ELECTRIC PEDESTAL
	□	EXISTING TELEPHONE PEDESTAL
	□	EXISTING CATV PEDESTAL
	○	EXISTING POWER POLE
	—○—	PROPOSED SANITARY SEWER
	—○—	PROPOSED SANITARY MANHOLE
	—○—	PROPOSED WATER MAIN
	—⊗—	PROPOSED HYDRANT
	—⊗—	PROPOSED WATER VALVE
	—⊗—	PROPOSED STORM SEWER
	—○—	PROPOSED STORM MANHOLE
	—○—	PROPOSED STORM INLET
	—○—	PROPOSED STORM END SECTION



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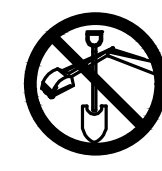
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UTILITY PLAN

SHEET

C4.0



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CHRIST ALONE – NORTH CAMPUS

VILLAGE OF THIENSVILLE
SUBMITTAL SUPPORTING
DOCUMENT 3-20-2025
REVISION 05-14-2025
REVISION 02-5-2026



EXISTING CONDITION PHOTOS



EXISTING CONDITIONS / PROPOSED ADDITION SITE(S)



PROPOSED SCHOOL ADDITION – AERIAL VIEW 1



PROPOSED SCHOOL ADDITION – AERIAL VIEW 2



PROPOSED SCHOOL ADDITION – VIEW FROM MAIN ST.



PROPOSED SCHOOL ADDITION – PARKING LOT VIEW



WINDOW FRAMING and TRIM – Basis of Design / Matching Existing

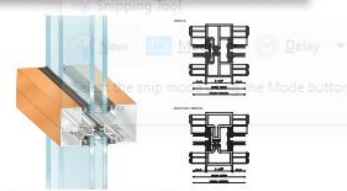
EFCO, Kawneer, and Manko storefront systems will be specified for competitive bidding. **Dark bronze anodized windows** will be specified for the building additions



SERIES 403I STOREFRONT FRAMING



Shear Block • Screw Spline
Series 403-I is a 2-1/4" X 4-1/2" thermally broken storefront framing system that utilizes EFCO's E-Strut™ thermal isolators. These thermal isolators provide outstanding thermal performance and allow dual finish capability. 403-I is compatible with Thermastile™ doors. This system is designed with two fabrication and erection options, providing even greater versatility.



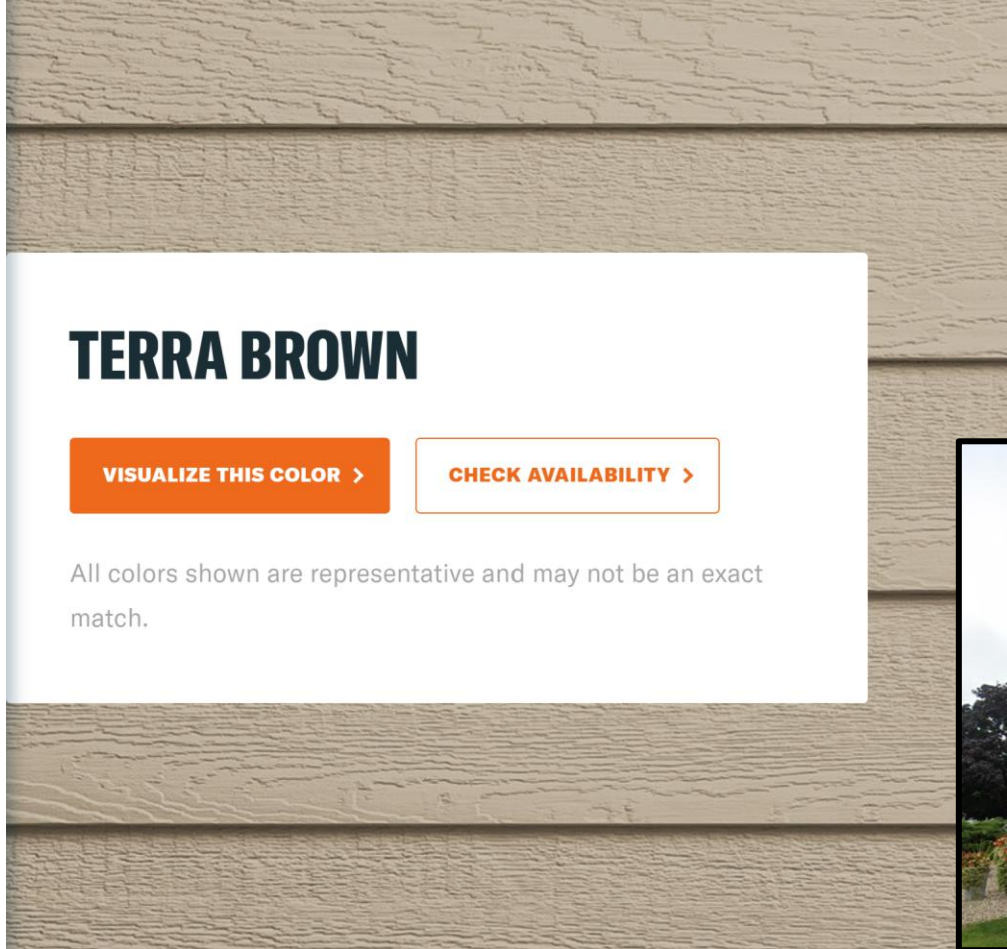
STRUCTURAL LOAD (ASTM E330) VISIT EFCOCORP.COM		WATER RESISTANCE (ASTM E547 & E331) SCREW SPLINE 12 PSF	
AIR INFILTRATION (ASTM E283) SCREW SPLINE 0.06 CFM/FT²		CRF (AAMA 1503) SCREW SPLINE 59	
U-FACTOR* (ANSI/NFRC 100/200) SCREW SPLINE 0.35-0.55		OITC* (ASTM E90 & E413) N/A	
STC* (ASTM E90 & E413) N/A			

STANDARD FEATURES

- E-Strut thermal isolator
- Screw spline construction
- Shear block construction
- 135° inside and outside corners
- Uniform glazing gasket is used for exterior and interior
- Door frame members use thermal struts as a thermal break
- Horizontal stacking members
- Various height intermediate horizontals and sills
- Accommodates up to 1-1/16" glazing
- Accessory options include subframe, pocket fillers, perimeter adaptors, etc.
- Anodized or painted finishes available

* Performance dependent on glass selection. Please contact your EFCO sales rep for project specific performance.

LP Smartside will be the basis of design for the new siding on the Garage and the future Church addition. This color was verified on site and is complementary to the color tones of the existing stone veneer.



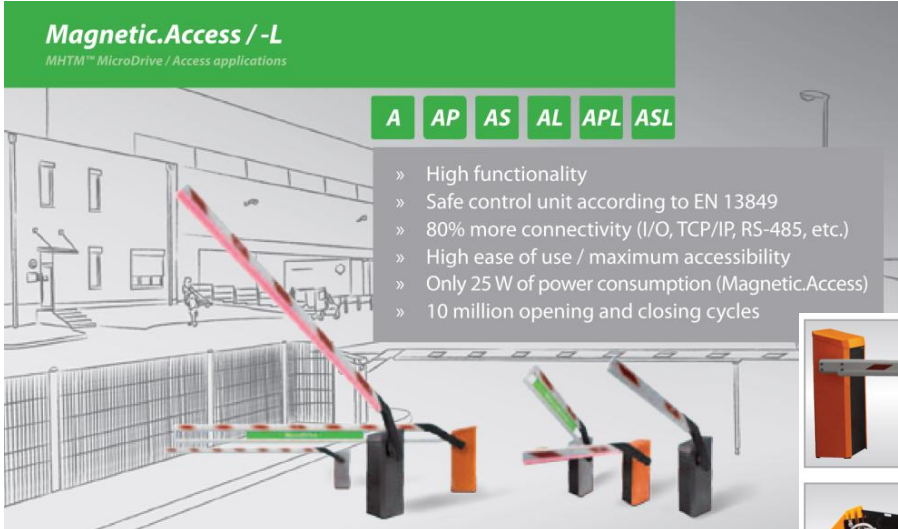
BRICK – Confirmed Match

Brick match is confirmed to be Belden Brick
50/50 mix of Sunburst and Nevada



PARKING LOT GATE – Basis of Design

TAPCO MicroDrive Barrier will be the basis of design for the proposed parking lot gates. The intent is for the barrier to be motorized and to either use a singular barrier across two lanes or a barrier for each lane.



Magnetic.Access / -L
MHTM™ MicroDrive / Access applications

A AP AS AL APL ASL

- » High functionality
- » Safe control unit according to EN 13849
- » 80% more connectivity (I/O, TCP/IP, RS-485, etc.)
- » High ease of use / maximum accessibility
- » Only 25 W of power consumption (Magnetic.Access)
- » 10 million opening and closing cycles

Design and quality

Magnetic.Access XL / XXL barriers impress with sophisticated and enduring design. The modularly designed housing made of extruded aluminium profiles and the inner steel frame with surface protection offer best protection against corrosion.

The MHTM™ product line is winner of the red dot award: product design 2012.

Control unit

The control unit MGC Pro is compliant with EN 13849. It is located directly underneath the top cover and can be accessed from all sides. Configuring the barrier is easily accomplished via the LCD's intuitive user interface that can be navigated with just 4 push-buttons. The functionality may be easily extended via optionally available modules.

Drive unit

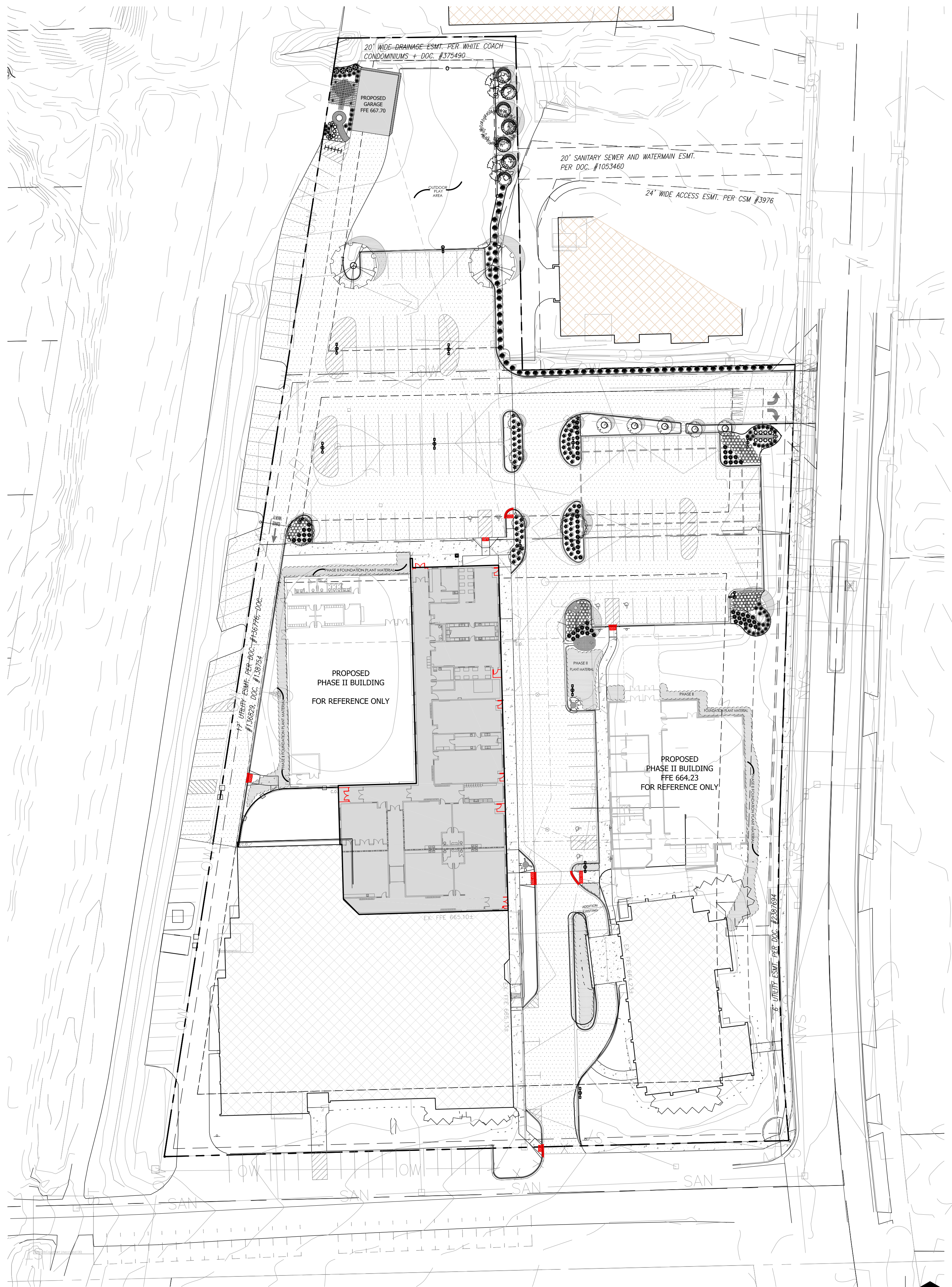
The MHTM™ XL drive unit is not only astonishing because of its small dimensions. You also get a high torque with an extremely minimized power consumption. The high torque guarantees best operation even under severe weather conditions (heavy winds, snow, etc.).

The motor, motor control and gearing are all combined in one compact drive unit.

MicroBoom XL

MicroBoom XL barrier booms are straight booms designed especially for Magnetic.Access XL / XXL barriers. Up to 20 ft the boom is made of one solid boom profile, longer booms have an additional connector and a smaller boom profile as extension.

MicroBoom XL booms are equipped with a foamed edge protection which offers best protection against damages and harm to people.



SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	
LOT AREA	
SITE BUILDING AREA	
TOTAL IMPERVIOUS	xxxxx SQ. FT. (xxx Acres)
TOTAL GREENSPACE	xxxxx SQ. FT. (xxx Acres)
SITE LANDSCAPE PERCENTAGE	xxx%
TOTAL PARKING STALLS	xxx STALLS

EXISTING CONDITIONS GENERAL NOTES

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

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE VILLAGE OF THENSVILLE LANDSCAPE REQUIREMENTS SET FORTH IN SECTIONS 17.1209 CRITERIA FOR REVIEW AND APPROVAL; 17.1210 ARCHITECTURAL REVIEW

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

- 17.0205 SITE REGULATIONS
- D. A Buffer Yard shall be created and maintained around all business districts created after the effective date of this Ordinance. Buffer yards created prior to the effective date of this Ordinance shall be maintained, at a minimum, in their existing condition. Buffer yards shall occupy a minimum of 10 percent of the area of the lot on which they are located and shall be not less than 10 feet in width. Buffer yards shall screen a business from adjoining lands in such a manner that:
- If the buffer yard is composed entirely of plant materials, it shall be of sufficient initial depth and height and of such varieties as to provide adequate visual screening within no more than 2 years and during all seasons of the year.
 - Where architectural walls or fences are used, sufficient landscaping shall be used in conjunction with such fence or wall to create an attractive view from the residential side. Any wall or fence shall be not less than 4 feet or more than 6 feet in height.
 - Where the land adjacent to the buffer yard is a parking lot, the buffer screen shall be sufficiently opaque to prevent the penetration of headlights glare. All landscaping shall be maintained by the owner or operator to the satisfaction of the Plan Commission.
 - No signs shall be permitted on or in any part of the buffer yard.

- 17.1209 CRITERIA FOR REVIEW AND APPROVAL
10. Outdoor Lighting Installations:
- B. General Regulations. The following regulations shall apply to all luminaires installed, erected or maintained in any zoning district.
- No light structure shall exceed 20 feet in height unless otherwise approved in accordance with this section. Unless otherwise approved in accordance with this section, all luminaires shall be of a cutoff design and shall be shielded or directed so as to confine the area of light dispersion to the property and/or building area which it is intended to illuminate. More specifically, all lighting installations shall conform to the following standards:
 - Lighting wattage shall generally not exceed 250 watts.
 - Ground mounted lighting. All grounds mounted luminaires designed or intended for purposes of illuminating building, signs, flagpoles or other onsite amenities shall be completely screened with vegetative cover or materials as approved by the Plan Commission in order to fully shield the light source from public view.
 - Building lighting. All luminaires designed or intended for purposes of lighting any building on the premises shall limit, to the greatest extent possible, spill-over of light into the sky. Building mounted lighting shall be appropriately shielded to prevent glare.
 - No site shall have lighting at the perimeter of the parcel that exceeds 2 luminaires measured in any direction 2' from grade.
 - Lighting all site fixtures are to be Metal Halide, or Mercury vapor High Intensity discharge. Sodium vapor lamps are not allowed.

LANDSCAPE PLAN GENERAL NOTES

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

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SPECIFIED FOR THE CHRIST ALONE EVANGELICAL LUTHERAN CHURCH & SCHOOL PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- ALL DEVIATIONS FROM THE APPROVED THE CHRIST ALONE EVANGELICAL LUTHERAN CHURCH & SCHOOL. PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOODED/SEEDS WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLAN AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NECESSARY TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER). APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
- DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE: THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
 - NECESSARY IRRIGATION (IF REQUIRED)
 - INTEGRATED PEST MANAGEMENT,
 - PROPER FERTILIZATION
 - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
 - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
 - WEED MANAGEMENT AND BED CARE.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROOKLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBOVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

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Project:
CHRIST ALONE EVANGELICAL LUTHERAN CHURCH & SCHOOL
247 S. Main Street
Thensville, WI 53092

Issuance and Revisions:

Date	Number	Description
03/14/25		Preliminary Client Review Submittal
03/18/25		Revisions Based Client Comments
03/20/25		Plan Commission Submittal
05/12/25		Revisions Based on Plan Commission Comments
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Sheet Title:
PROPOSED OVERALL LANDSCAPE PLAN GENERAL NOTES, AND PLANT MATERIAL TABLE

Date of Drawing: 02/05/26
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L25-007
Sheet Number:

LSP1.1

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

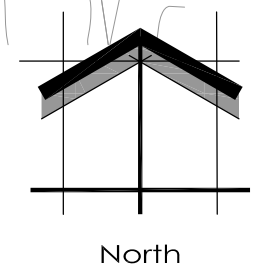
DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

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

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
www.diggershotline.com
(800) 242-8511
OR

811
Know what's below.
Call before you dig.



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Project:

**CHRIST ALONE
EVANGELICAL
LUTHERAN
CHURCH & SCHOOL**

247 S. Main Street
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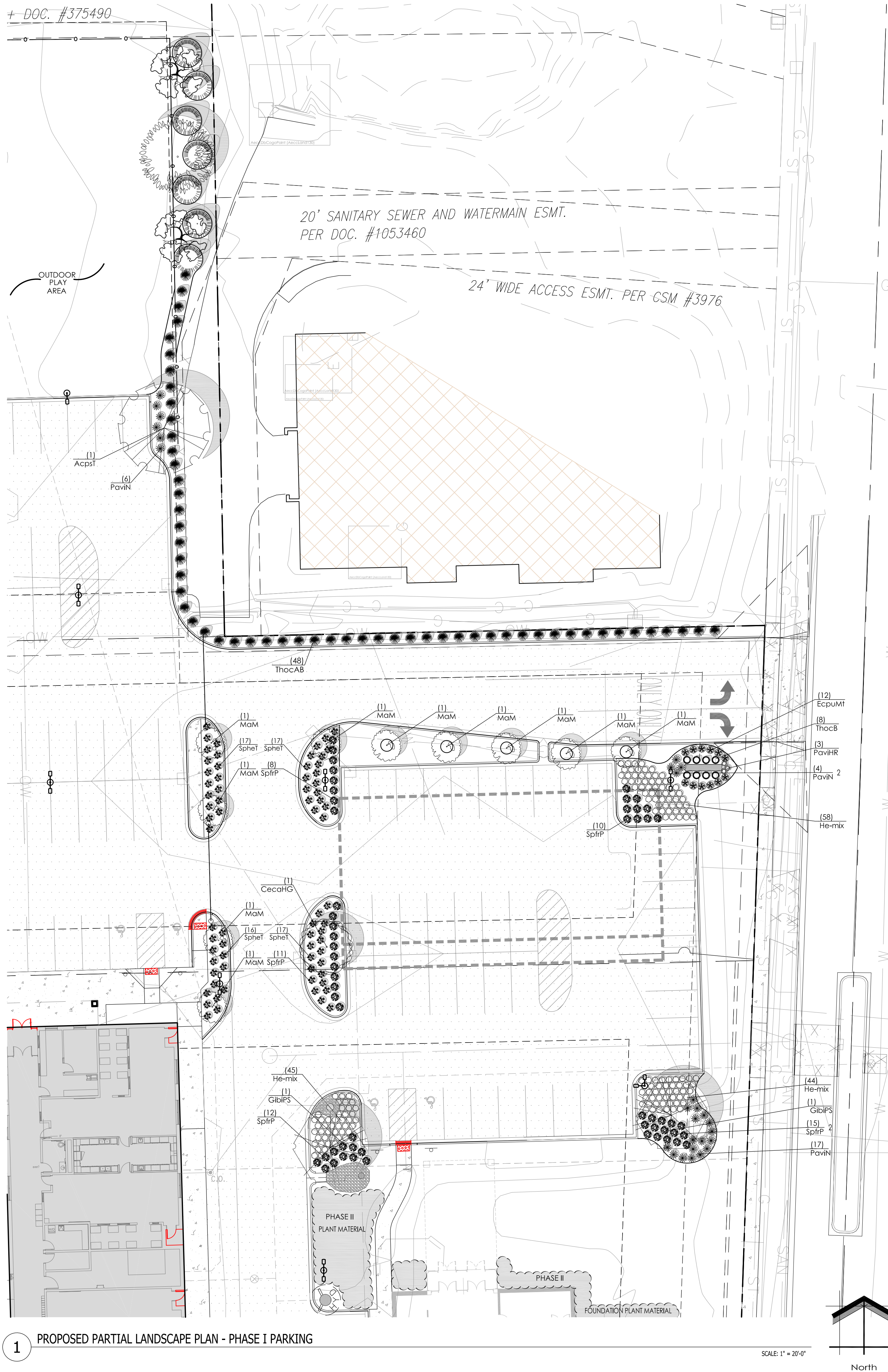
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Sheet Title:

PROPOSED PARTIAL
LANDSCAPE PLAN
- PHASE I PARKING
AND PLANT MATERIAL TABLE

Date of Drawing: 02/05/26
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L25-007
Sheet Number:

LSP1.2



Proposed Plant Material Table - LSP1.2

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Tree						
1	AcpsT	⊗	Acer pseudoplatanus 'Tunpeltii'	Regal Pelticote Sycamore Maple	2 1/2'-Cal - B&B	1
1	CecaHG	⊗	Cercis canadensis 'Heart of Gold'	Heart of Gold Redbud	2'-Cal - B&B	1
2	GibiPS	⊗	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2'-Cal - B&B	1, 7
10	MAM	⊗	Malus 'Marilee'	Marilee Flowering Crab	2'-Cal - B&B	1
Broadleaf Deciduous Shrub						
12	RoBaCW	⊗	Rosa 'Baicham'	Champagne Wishes Elegance Rose	18" - Cont	5
0	RoHR	⊗	Rosa 'Home Run'	Home Run Rose	18" - 24" - Cont	5
55	SpriP	⊗	Spiraea filischiana 'J.N. Select A'	Pink-a-licious Spirea	18" - Cont	5
Conifer Evergreen Tree						
48	ThocAB	⊗	Thuja occidentalis 'Art Boe'	North Pole Arborvitae	7' - B&B	4
Conifer Evergreen Shrub						
8	ThocB	⊗	Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - Cont	5
Perennial Grass						
3	PavHR	⊗	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
27	PavIN	⊗	Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6
70	SpheT	⊗	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6
Perennial						
148	He-mix	⊗	Hemerocallis mix Hemerocallis x 'Swirling Water' Hemerocallis x 'VER00204' Hemerocallis x 'Chicago Apache' Hemerocallis x 'Pink Playmate'	Equal Random Mix of Daylily Swirling Water Daylily Yellow Punch Daylily Chicago Apache Daylily Pink Playmate Daylily	4 1/2' pot	6

Comments:

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only
8. Tree-form. Single Stem Specimen

1 PROPOSED PARTIAL LANDSCAPE PLAN - PHASE I PARKING

SCALE: 1" = 20'-0"

North

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PROPOSED PARTIAL
LANDSCAPE PLAN - PHASE I
AND PLANT MATERIAL TABLE

Date of Drawing: 02/05/26

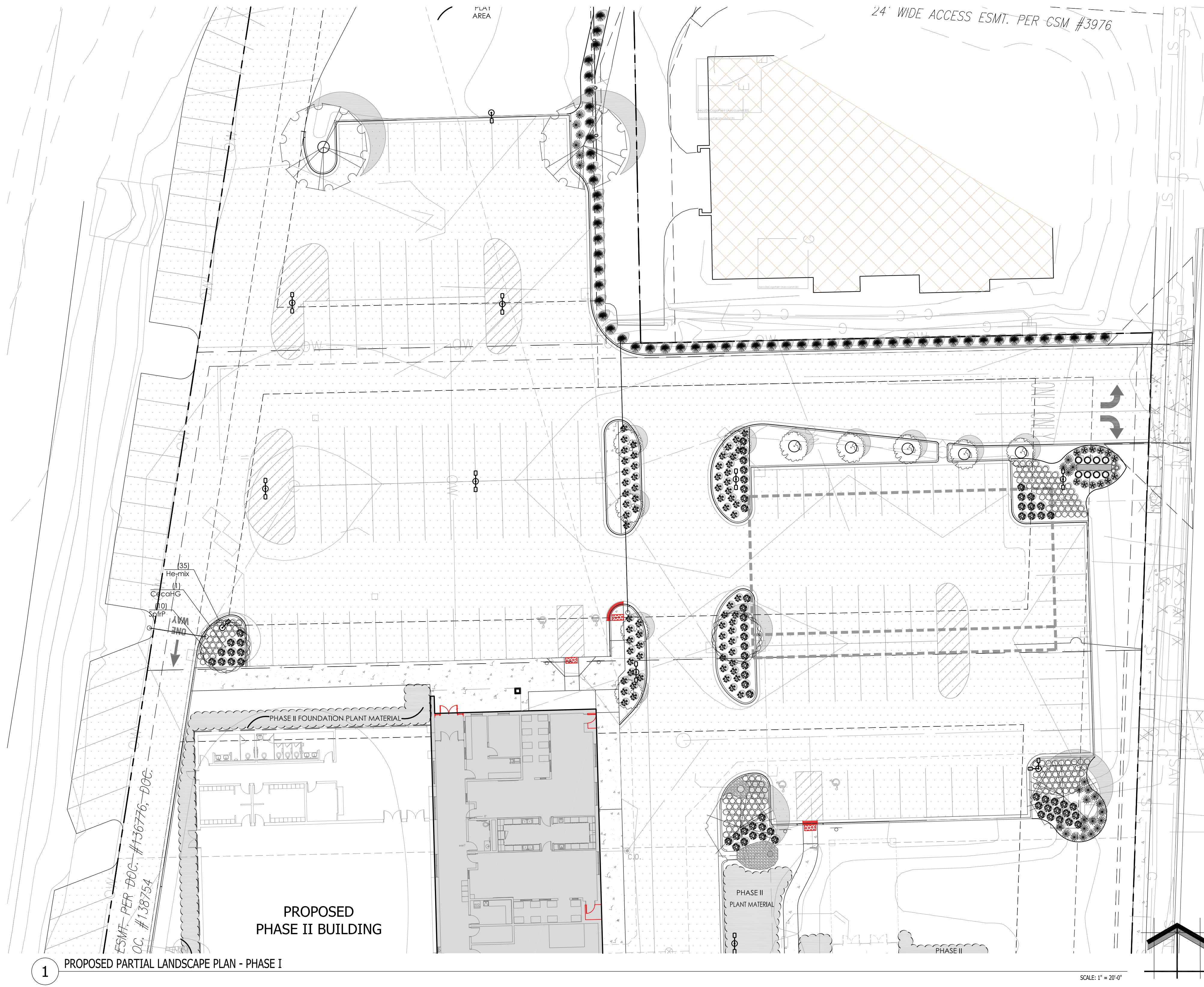
Scale: 1" = 20'-0"

Drawn By: MCD

Job Number: L25-007

Sheet Number:

LSP1.3



1 PROPOSED PARTIAL LANDSCAPE PLAN - PHASE I

SCALE: 1" = 20'-0"
North

Proposed Foundation Plant Material Table - LSP1.3

Broadleaf Deciduous Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	CecaHG	○	<i>Cercis canadensis</i> 'Heart of Gold'	Heart of Gold Redbud	2'-Cal - B&B	1
Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	SpPr	⊗	<i>Spiraea fridrichiana</i> 'J.N. Select A'	Pink-a-licious Spirea	18" - Cont	5
Perennial						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
46	He-mix	○	Hemerocallis mix Hemerocallis x 'Swirling Water' Hemerocallis x 'VER00204' Hemerocallis x 'Chicago Apache' Hemerocallis x 'Pink Playmate'	Equal Random Mix of Daylily Swirling Water Daylily Yellow Punch Daylily Chicago Apache Daylily Pink Playmate Daylily	4 1/2" pot	6

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
 2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
 3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
 4. Evenly shaped upright tree with full branching to the ground.
 5. Full, well rooted plant, evenly shaped.
 6. Full, well rooted plant.
 7. Male only
 8. Tree-form, Single Stem Specimen

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Project:

**CHRIST ALONE
EVANGELICAL
LUTHERAN
CHURCH & SCHOOL**

247 S. Main Street
Theinsville, WI 53092

Issuance and Revisions:

Date	Number	Description
03/14/25		Preliminary Client Review Submittal
03/18/25		Revisions Based Client Comments
03/20/25		Plan Commission Submittal
05/12/25		Revisions Based on Plan Commission Comments
05/14/25		Revisions Based on Client Comments
12/18/25		Preliminary Client Review Submittal
01/12/26		DD Progress Set Submittal
01/15/26		Plan Commission Re-Submittal
01/20/26		Pricing Set
02/05/26		Reductions Based on Client Comments

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Sheet Title:

PROPOSED PARTIAL
LANDSCAPE PLAN
- PRAYER GARDEN / PLAYGROUND
AND PLANT MATERIAL TABLE

Date of Drawing: 02/05/26

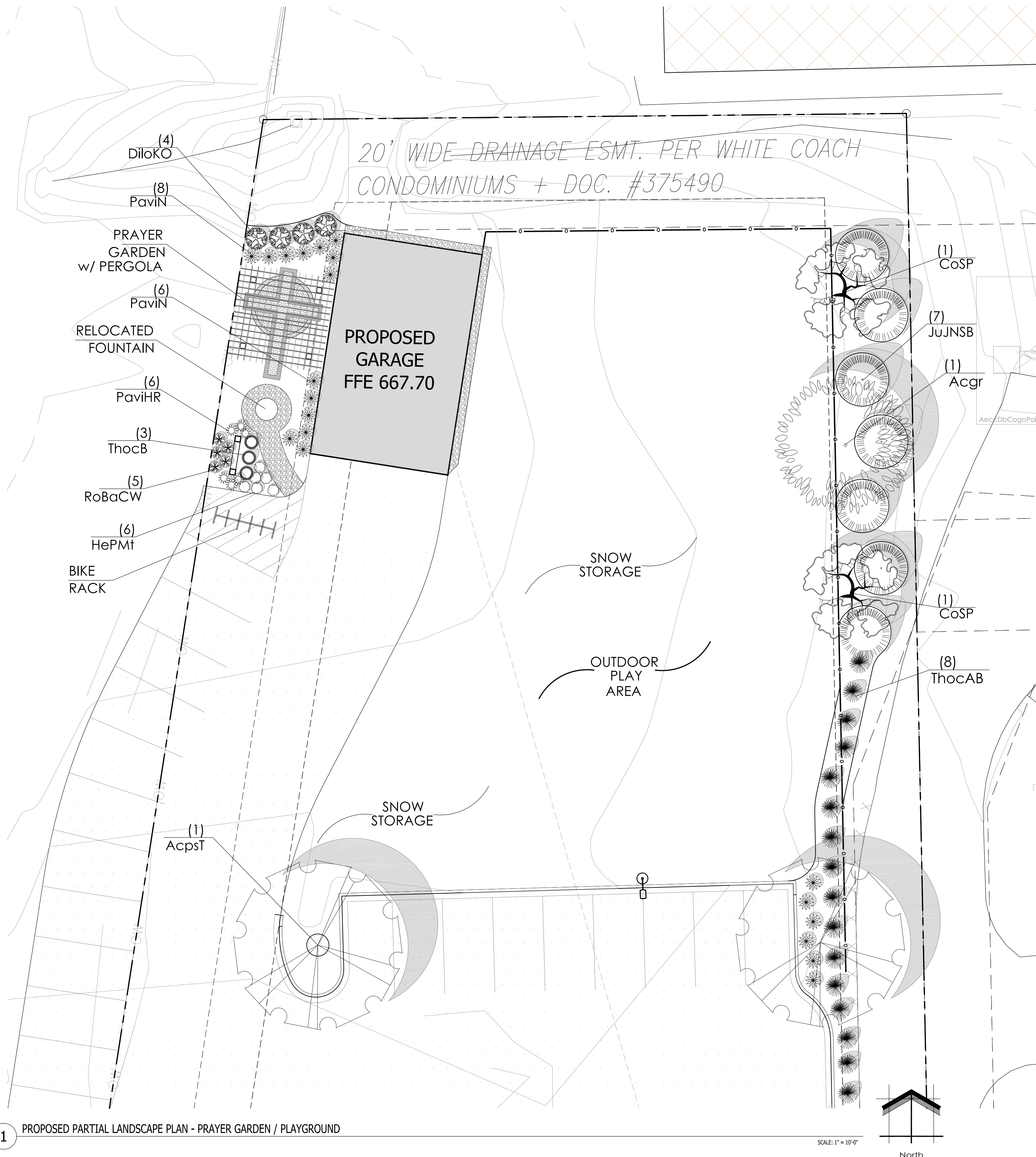
Scale: 1" = 10'-0"

Drawn By: MCD

Job Number: L25-007

Sheet Number:

LSP1.4



Proposed Plant Material Table - LSP1.4

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	Acgr	☉	Acer glabrum	Paperbark maple	2'-Cal - B&B	1
1	Acpst	☉	Acer pseudoplatanus 'Tunpeltii'	Regal Pelticote Sycamore Maple	2 1/2'-Cal - B&B	1
0	CecoHG	☉	Cercis canadensis 'Heart of Gold'	Heart of Gold Redbud	2 1/2'-Cal - B&B	1
2	CoSP	☉	Cornus x Rutgan	Stellar Pink Dogwood	1'-Cal - B&B	1
0	NysyW	☉	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2'-Cal - B&B	1

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	JUJNSB	☉	Juniperus 'J.N. Select Blue'	Star Power Juniper	6' - B&B	4
0	JuchH	☉	Juniperus chinensis 'Hetzl'	Hetz Columnar Juniper	6' - B&B	4
8	ThocAB	☉	Thuja occidentalis 'Art Boe'	North Pole Arborvitae	7' - B&B	4

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	DilKO	☉	DierVilla lonicera Kodiak Orange	Kodiak Orange Bush Honeysuckle DierVilla	18" - Cont	5
5	RoBaCW	☉	Rosa 'Baicham'	Champagne Wishes Elegance Rose	18" - Cont	5

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	ThocB	☉	Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - Cont	5

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	PaviHR	☉	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
14	PavIN	☉	Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6

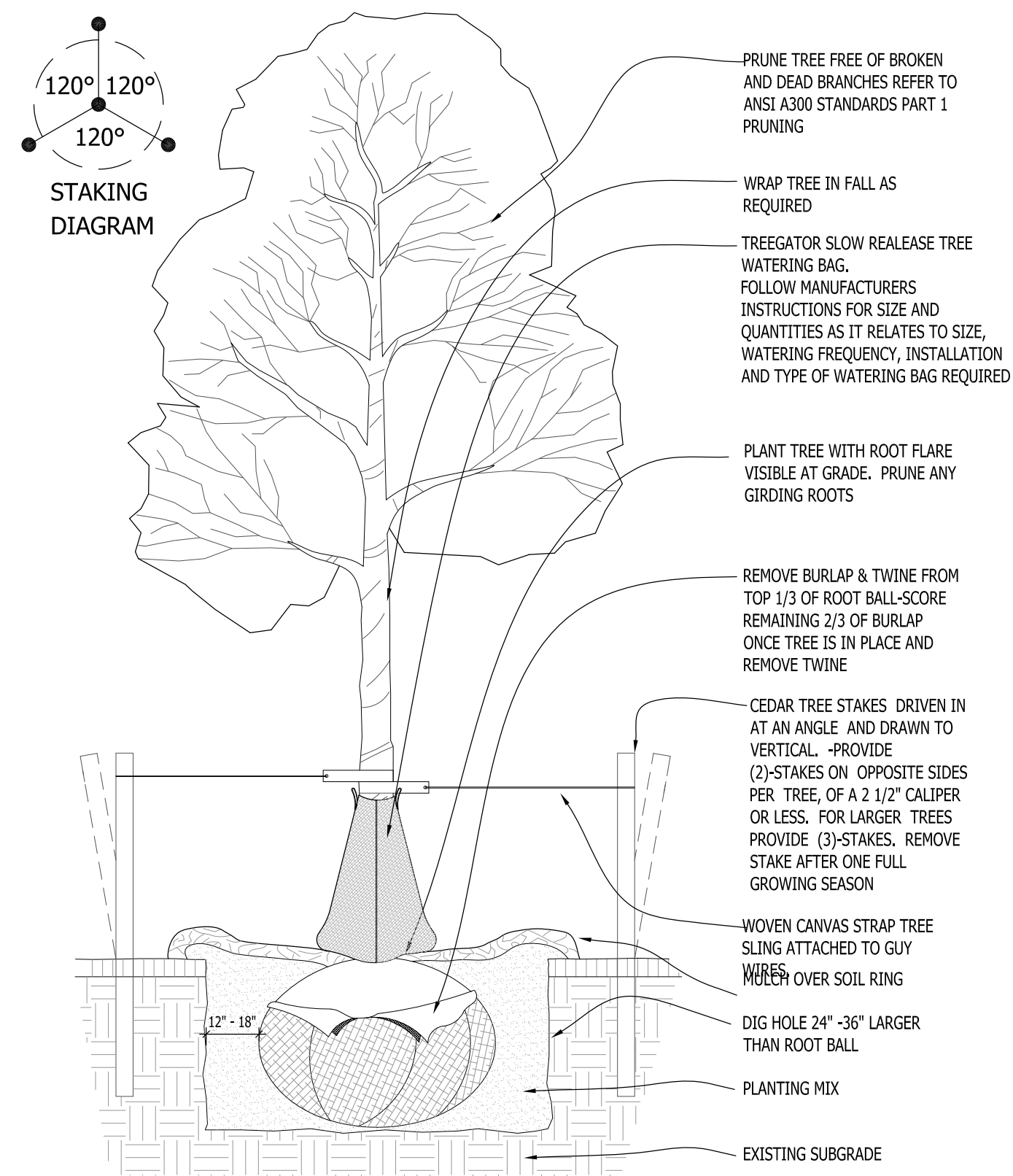
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	HePMt	☉	Hemerallis 'Persian Market'	Persian Market Daylily	4 1/2' pot	6

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
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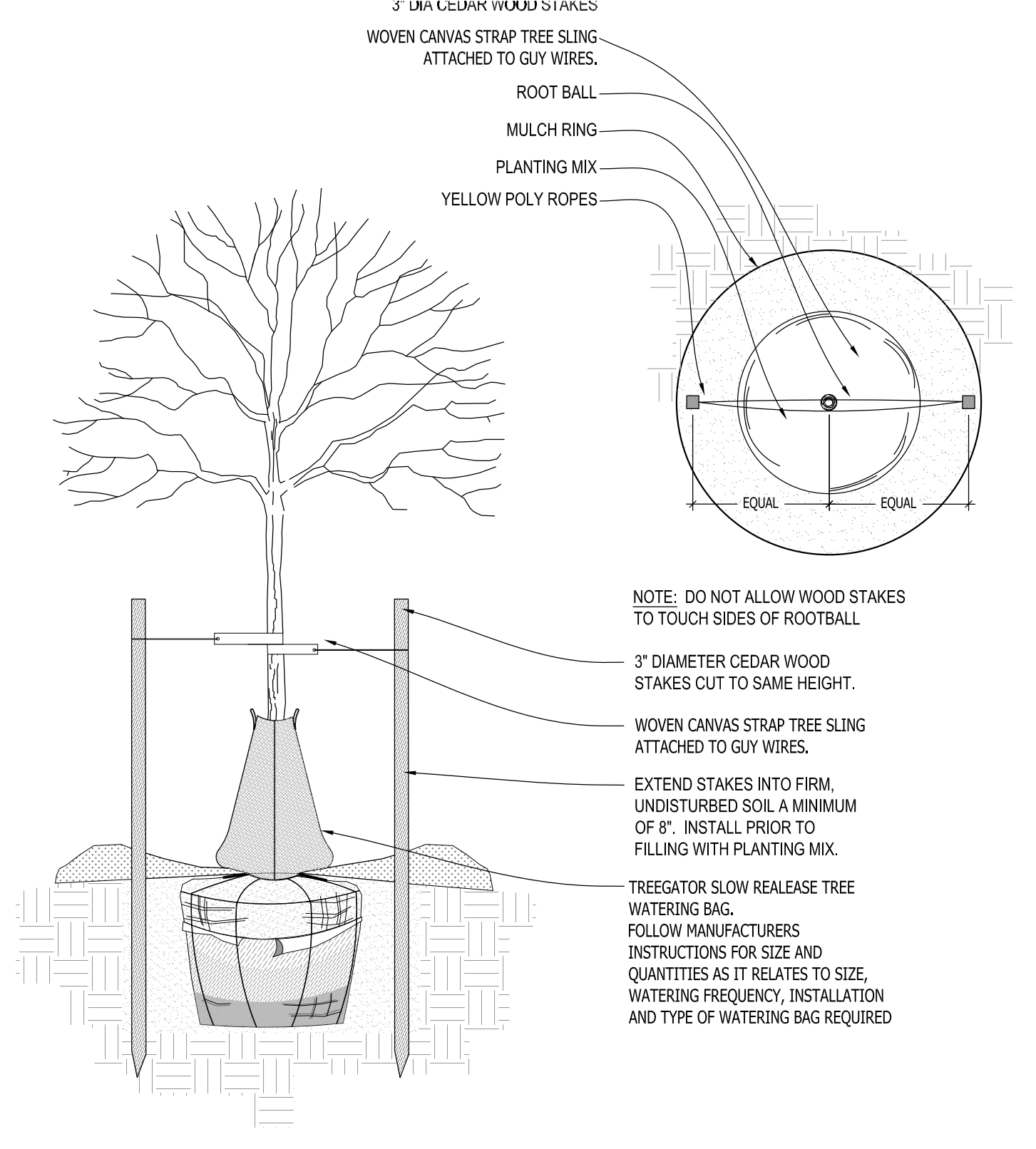
1 PROPOSED PARTIAL LANDSCAPE PLAN - PRAYER GARDEN / PLAYGROUND

SCALE: 1" = 10'-0"
North

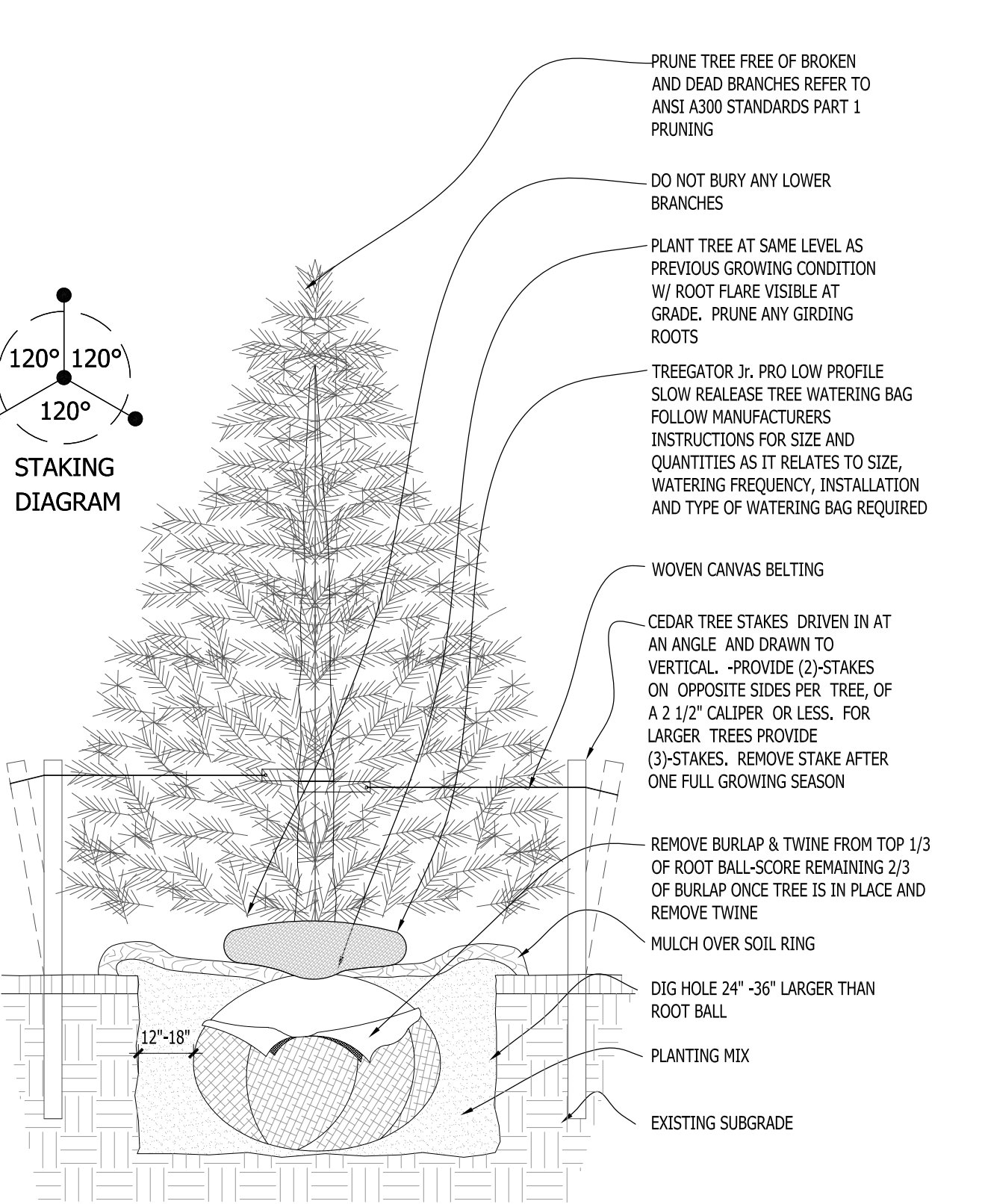
NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS - These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes. L25-007 - CHRIST ALONE EVANGELICAL LUTHERAN CHURCH & SCHOOL - 02/05/2026 Page 47 of 52



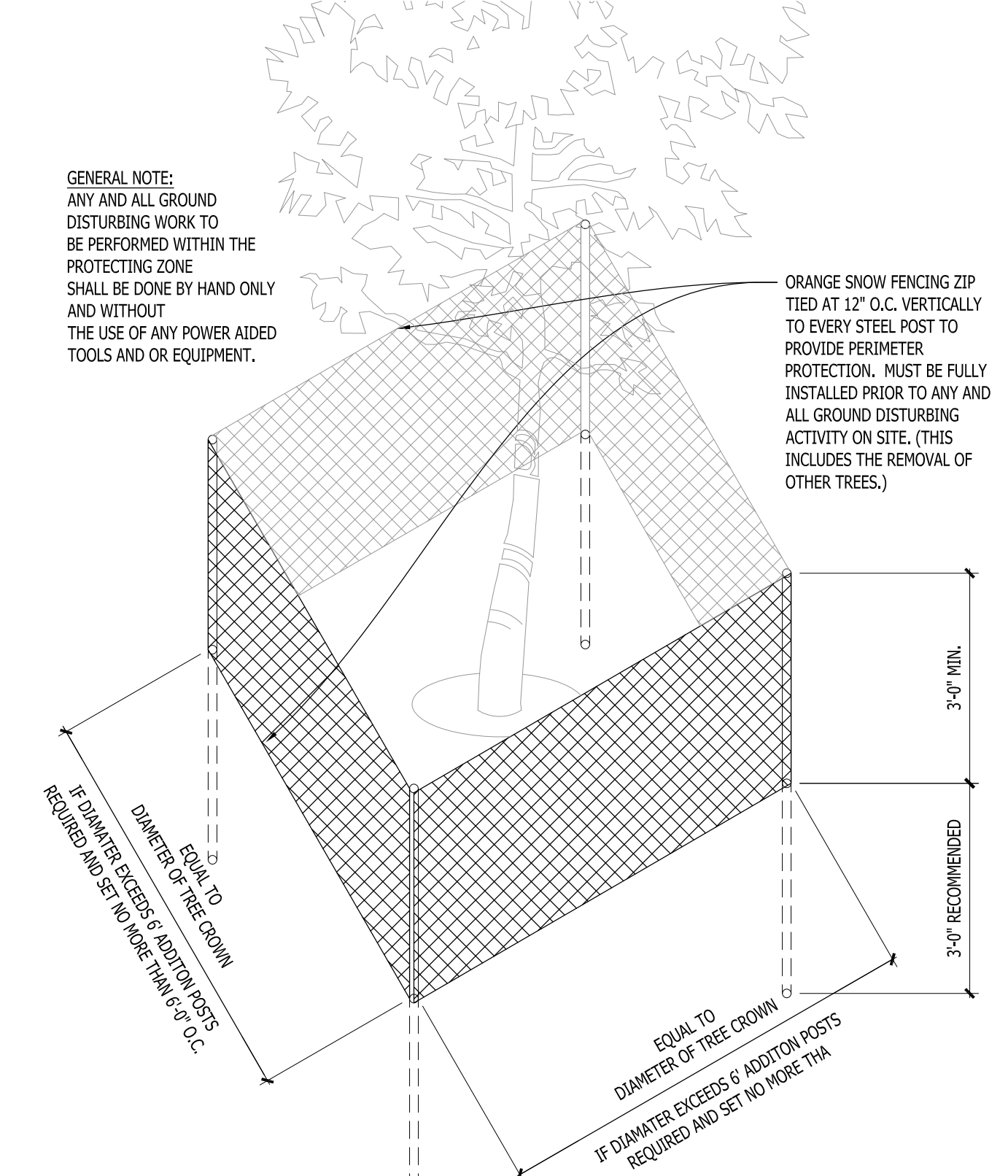
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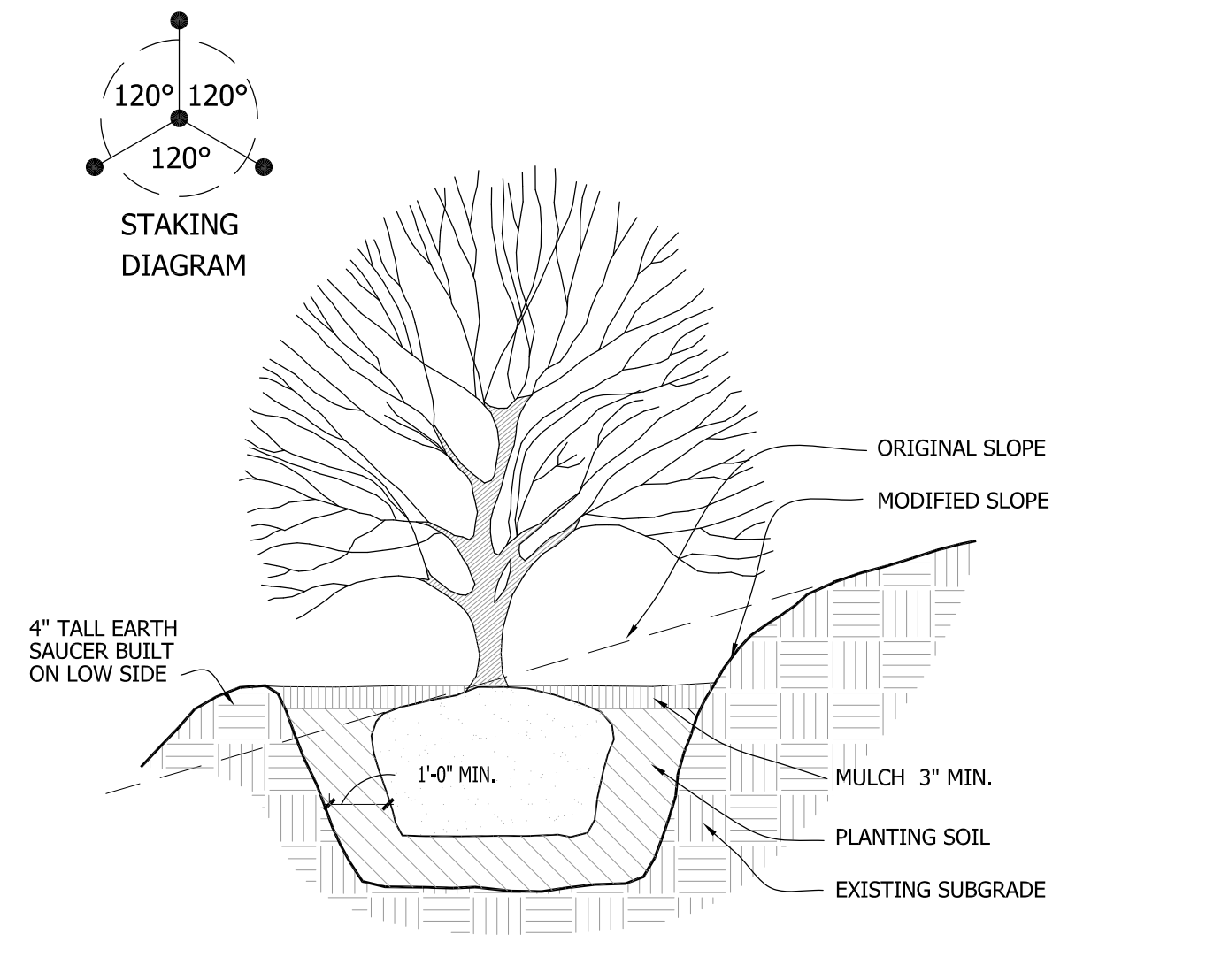
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



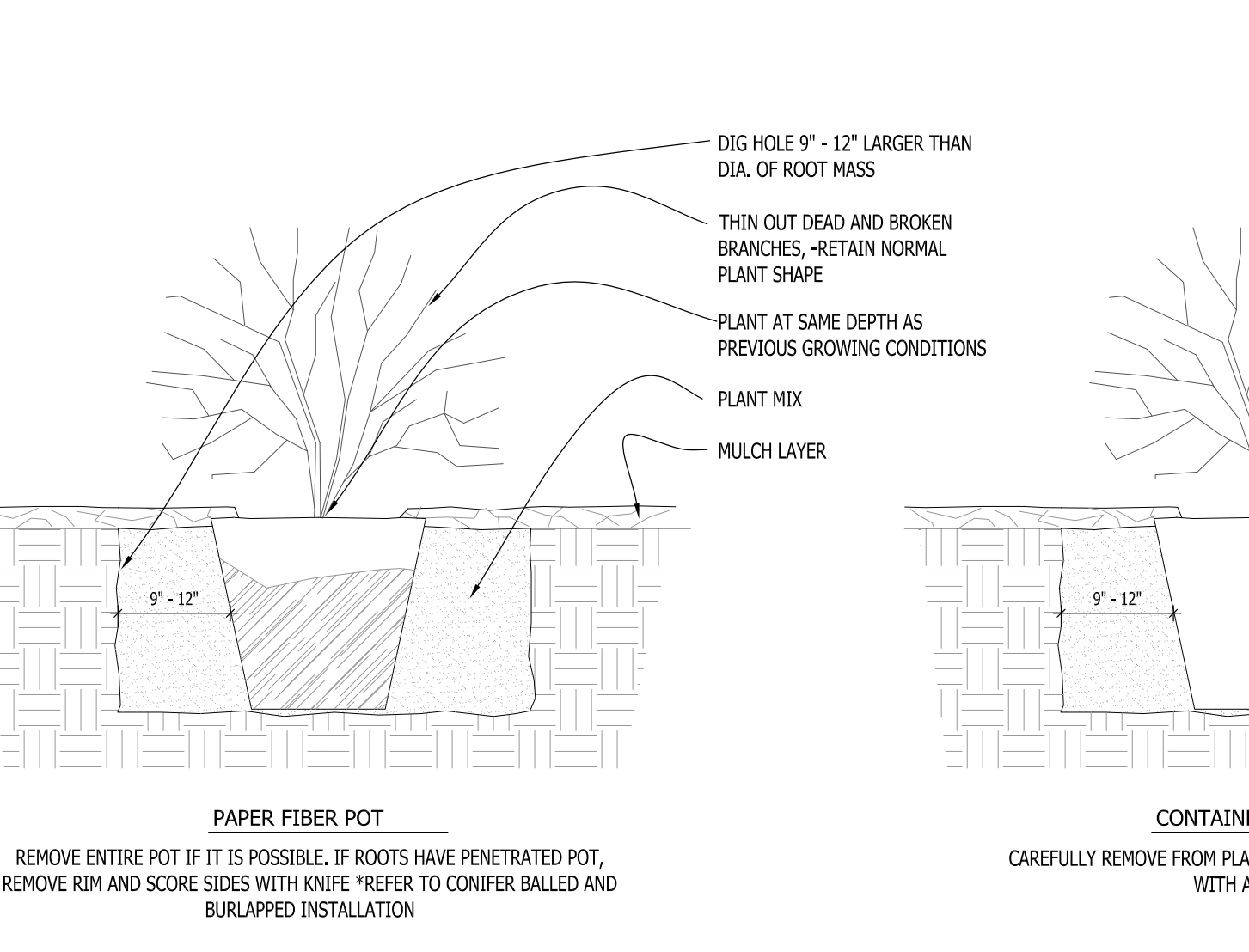
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



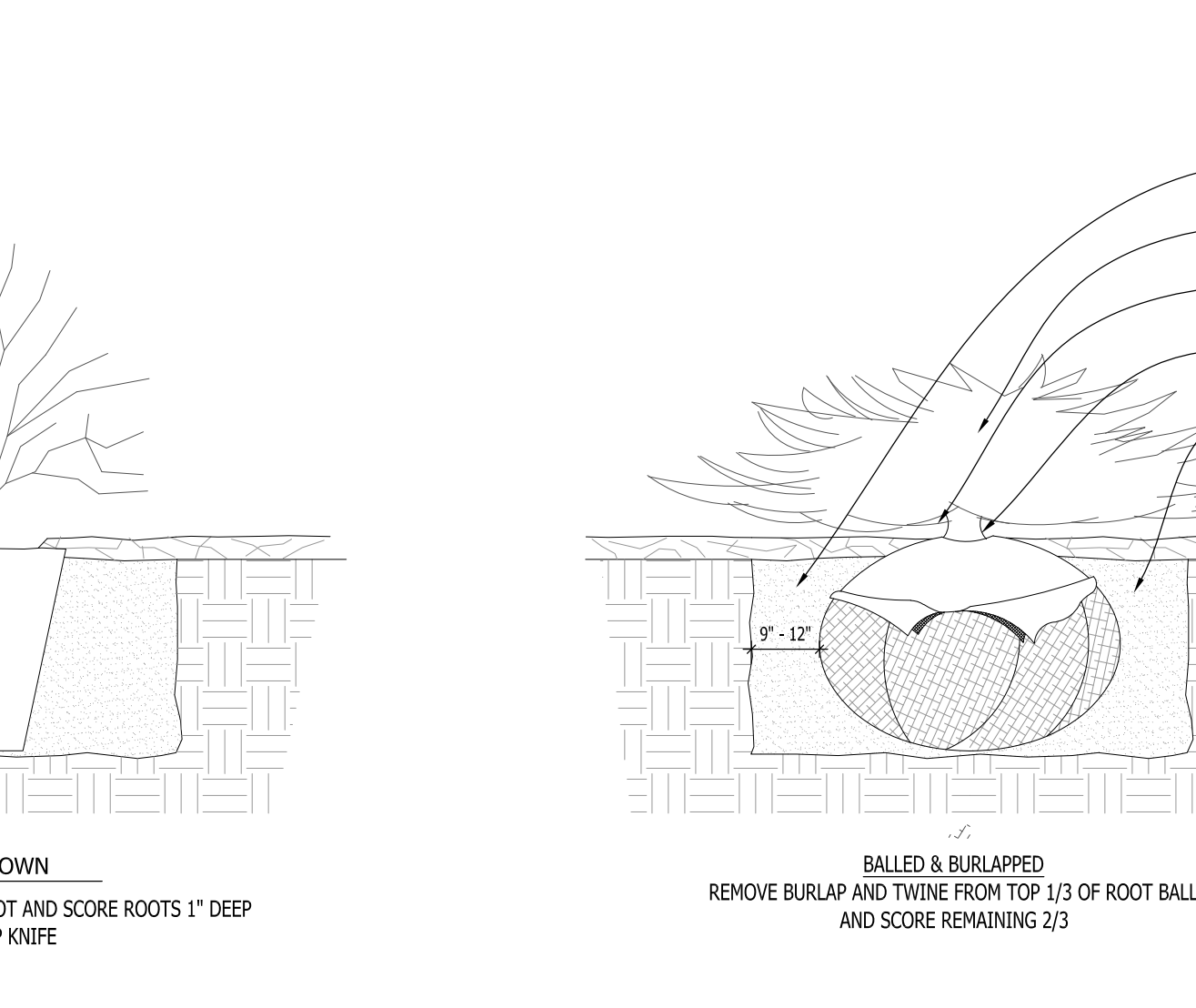
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



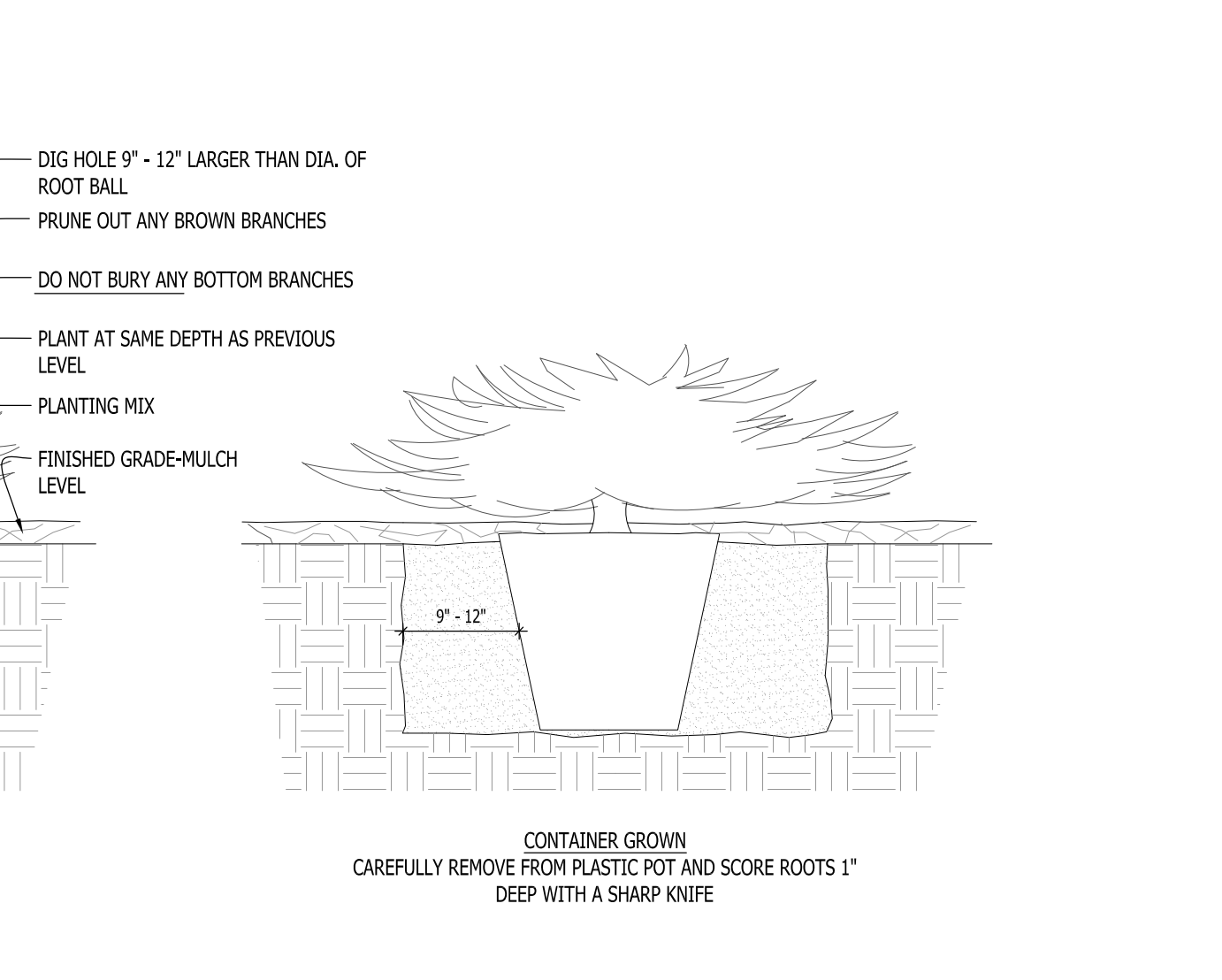
5 SLOPE PLANTING DETAIL SCALE: NONE



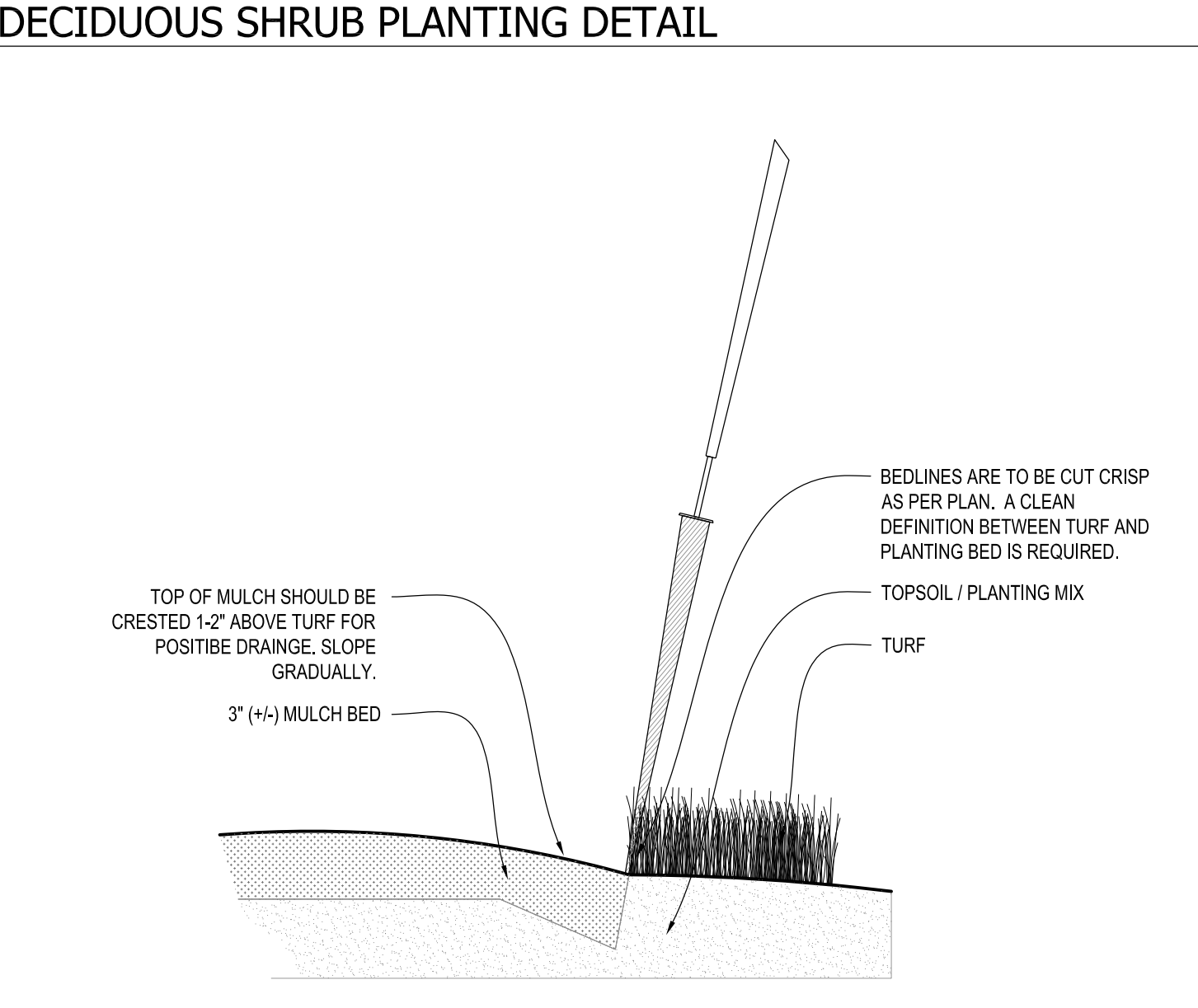
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



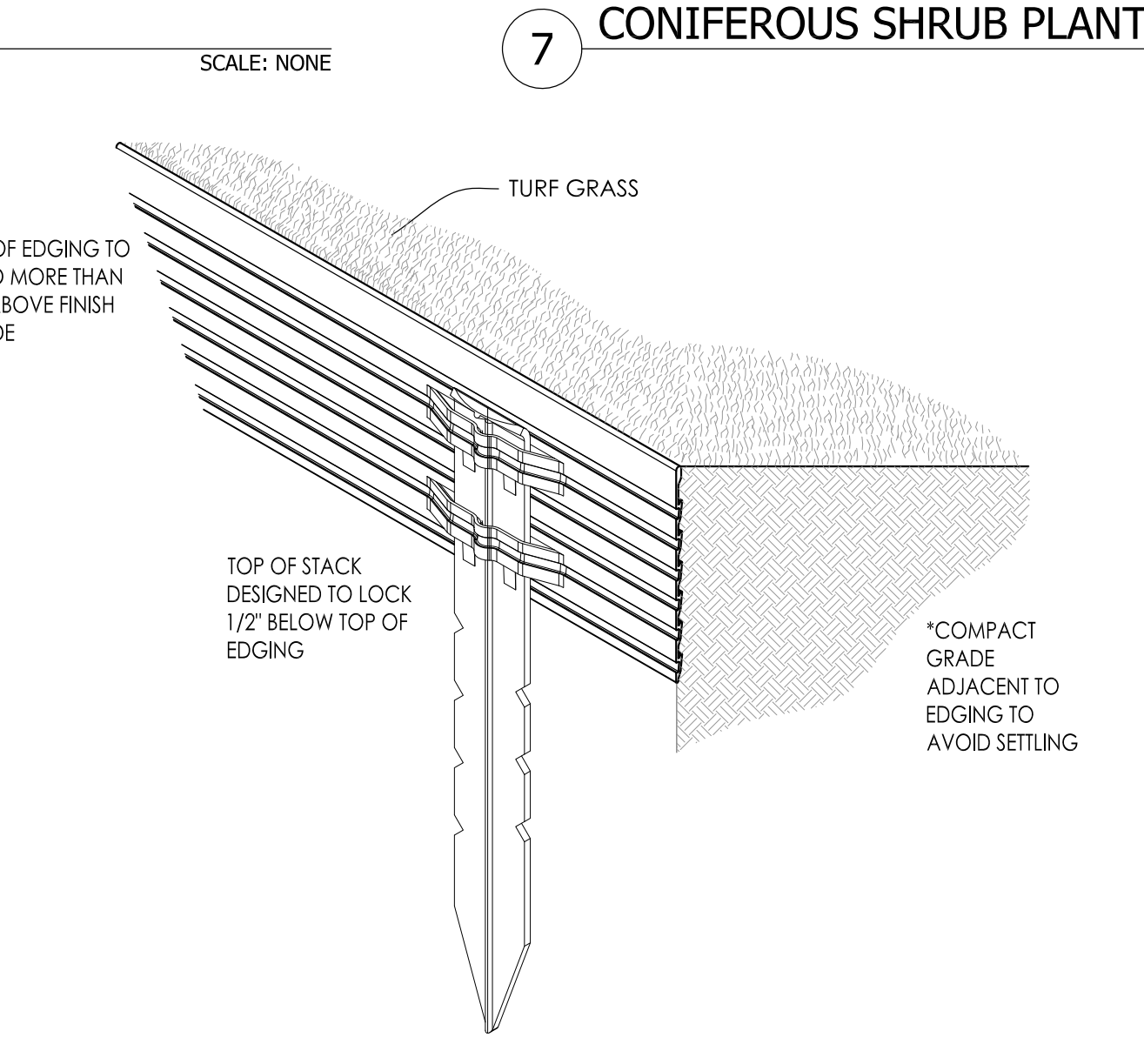
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



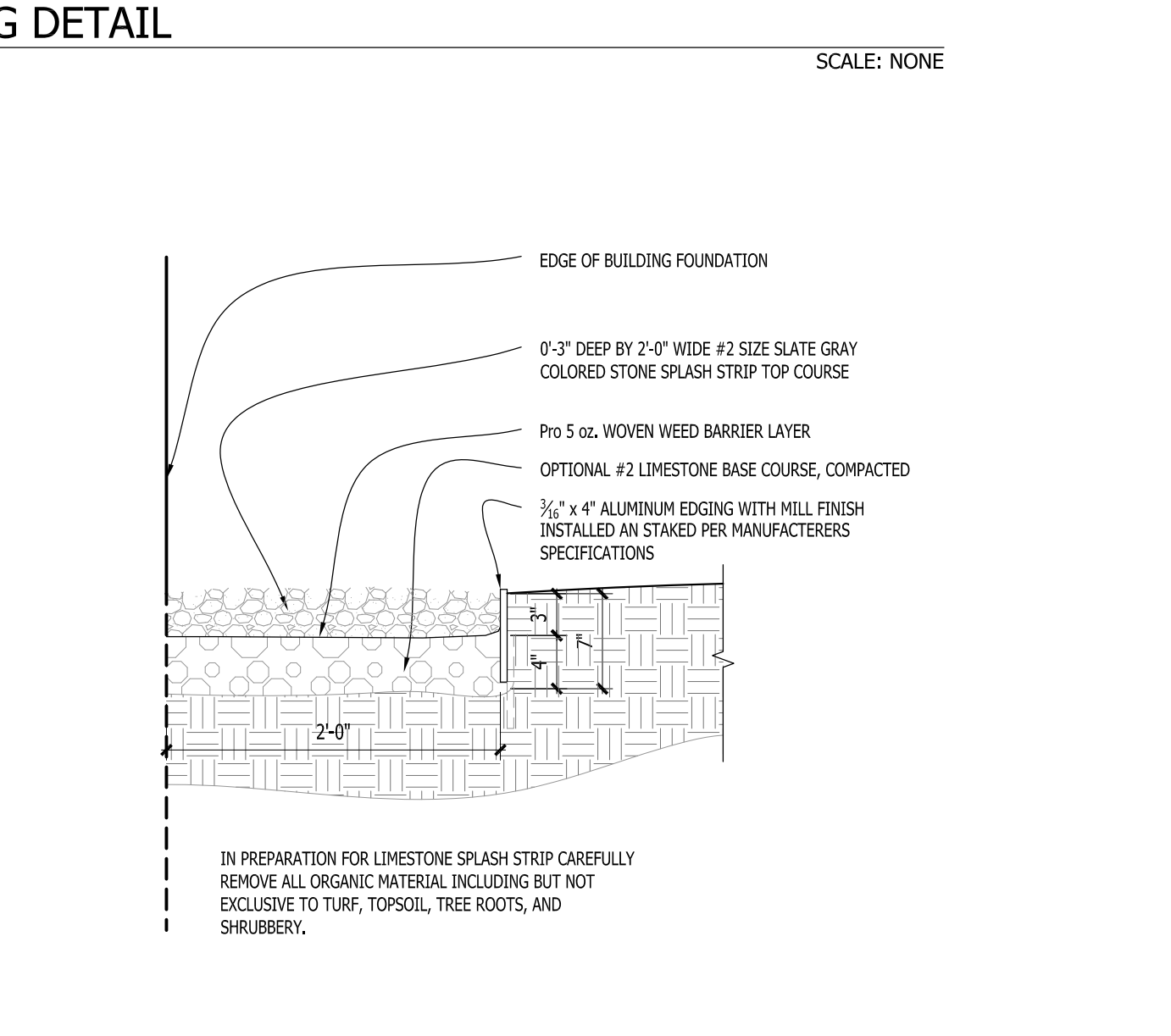
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



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

Project:
CHRIST ALONE EVANGELICAL LUTHERAN CHURCH & SCHOOL
247 S. Main Street
Theinsville, WI 53092

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Sheet Title:
PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing: 01/20/26
Scale: As Noted
Drawn By: MCD
Job Number: L25-007
Sheet Number:

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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 

 Owner Signature

 Date

 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

Parcel 12-050-07-13-004 is in the Historic District

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		
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

Thiensville Plan Commission Staff Report - January 2026

Staff Approved Projects January 2026

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
1/27/2026	303 Grand Avenue	Daniel Johnson	22 Roof Mounted Solar Panels	x		x	

Code Compliance January 2026

Community Services			
Address	Owner	Complaint	Action

Police Department January 2026

Date	Location	Complaint	Action
1/1/2026	330 Heidel	large camper parked at residence	spoke to HO who stated they were leaving with it on a trip for winter months
1/2/2026	200blk Vernon	AT&T solicitor going door to door - no permit	he was warned to leave village until permit obtained (told to contact mngr and VH about permit)
1/5/2026	251 Elm	in park after hours	verbal warning given
1/6/2026	Heidel/Laurel	AT&T solicitor going door to door again - no permit	he was also warned to leave village until permit obtained (told to contact mngr and VH about permit)
1/7/2026	205 Grand	garbage can screening	left garbage can memo on both front doors of residence
1/7/2026	234 Vernon	garbage can screening	left garbage can memo on garage door of residence
1/7/2026	420 Madero	garbage can screening	left garbage can memo on front door of residence
1/7/2026	118 Ellenbecker	trash in front yard and clogged gutters -	officer to f/u
1/8/2026	300blk Woodside	AT&T solicitor going door to door again - no permit	she was also warned to leave village until permit obtained (told to contact mngr and VH about permit) - we did lvm for mngr also
1/9/2026	Park Crest/Riverview	sus car parked on corner with man inside - again, it was an AT&T solicitor getting ready to go door to door	permit instructions given, warned to leave village and do not solicit until permit obtained
1/11/2026	218 Park Crest	garbage can screening	left garbage can memo on front door of residence
1/31/2026	251 Elm	in park after hours	verbal warning given