



AGENDA

Village of Chenequa Plan Commission
Monday, April 14, 2025 at 6:00 p.m.
31275 W. County Road K, Chenequa, WI 53029

This is official notice that a meeting of the Plan Commission for the Village of Chenequa will be held at 6:00 p.m. on Monday, April 14, 2025, in the Village Board Room and via Zoom Communications. The following matters will be discussed, with possible actions:

Call to Order

Pledge of Allegiance

1. Public comment period: *Public comments on any subject without any action, except possible referral to a governmental body or staff member.*
2. Approval of minutes from the Plan Commission meeting held on March 10, 2025.
3. Review preliminary site plan at 31795 W Muscovy Road. (Tax Key CHQV0398999001)
4. Review and consider action on a proposed primary dwelling and landscape plan at 5961 N Cedarhurst Lane, Natalie Rix and John Fritzke. (Tax Key CHQV0399996)
5. Review and consider action on an updated landscape plan at 31986 W Treasure Island Drive, Pine Cove Hollow. (Tax Key CHQV0416994001)
6. Adjournment.

Respectfully submitted by:
Deanna Braunschweig, Village Clerk – Treasurer

To participate via Zoom:

<https://us02web.zoom.us/j/84248948465?pwd=c4ibOvVUzly6xKQrXYURbXb9YuL47e.1>

Meeting ID is 842 4894 8465 and the Passcode is 057494

Or Dial: 305 224 1968 US

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administrator with as much advance notice as possible. It is possible that members of and possibly a quorum of members of the Village Board or other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any other governmental body except by the governing body noticed above.

NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE

Village Clerk posted this agenda on Wednesday, April 9, 2025 by 4:30 PM

VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - PLAN COMMISSION MINUTES OF MONDAY, March 10, 2025

Unofficial until approved by the Plan Commission.
Approved as written () or with corrections () on _____.

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, March 10, 2025, at 6:00 p.m. utilizing Zoom Communications and in person.

Ms. Villavicencio / Chairperson – present
Ms. Surles / Member – present
Mr. Pranke / Member – present on-line
Mr. Enters / Member – present
Ms. Benz / Member – present
Mr. Carroll / Member – present
Mr. Kriva / Member – present
Mr. Gartner / Village Attorney Representative – present
Mr. Lincoln / Zoning Administrator-Forester – present
Mr. Neumer / Administrator-Police Chief – present
Mr. Carney / Police Captain – present
Ms. Braunschweig / Village Clerk – present

Call to Order.

Pledge of Allegiance

Public in Attendance

Heidi von Hagke, Paul Villavicencio, Richard Grunke, Carol Manegold, Timm Bierman, Leslie Barkow, JoJo Gehl Neumann, Greg Budzien, Kathleen Budzien, David Varhol, Rob Manegold

Deborah McNear, Julie Petri, Ted Rolfs, E.J. Kubick, Clyde, Jason Luther, George Rolfs, Ashley Dresen, Jamie Mallinger, Augie Barkow

Public Comment

President Villavicencio read a prepared statement allowing for public comments of two minutes or less.

None.

Approval of minutes from the Plan Commission meeting held on March 10, 2025.

Motion (Kriva/Carroll) to approve the minutes from the Plan Commission meeting of March 10, 2025, as presented. *Motion carried.*

Review and consider action on a proposed exterior modification at 6091 N State Road 83, Ned Villers, Skinny Horse. (0398-989)

Director Lincoln introduced the proposal. The applicants Ned and Kristen Villers are proposing to make several minor modifications to the existing dwelling on Pine Lake, as detailed in the plans. These plans highlight new window/door system on the roadside and the lakeside of the house. The applicant is seeking permission to remove a block of three large windows on the lakeside and replace them with two smaller windows. There are four exterior light fixtures proposed. The proposed light fixtures are compliant with 5.24 (Outdoor Lighting).

Motion (Enters/Surles) to recommend proposed exterior modification at 6091 N State Road 83, Ned Villers, Skinny Horse. (0398-989). Motion carried.

Review and consider action on a proposed accessory structure replacement at 31510 W Muscovy Road, Greg and Kathleen Budzien. (Tax Key No. 0371-988)

Director Lincoln introduced the proposal. The applicant proposes to raze an existing accessory structure on the property and construct a new accessory structure in a similar location. The dimensions of the existing garage are 22.3X24.3 3. The dimensions of the new proposed garage are 25.5X28 4. The pitch of the new garage will be slightly increased to match the pitch of the primary dwelling. The total footprint of this new structure is approximately .5% of the total lot coverage. This does not exceed the 2% maximum requirement as specified in 6.5(6)(c) 6. There are currently two accessory buildings on the property. This structure does not exceed the maximum requirement of three for the property as specified in 6.5(6)(d). There is no plumbing proposed for this structure. The proposed detached accessory structure is over one hundred (100) feet to any existing single-family structure on an adjoining lot which complies with section Sec. 6.5(c)(i). This structure is proposed to be sheathed with a blue/gray siding to match the existing primary residence. The roof of this structure is proposed to asphalt shingle to match the primary residence.

An exterior light option has been submitted and as proposed, these outdoor light fixtures are fitted with a frosted glass shroud that surrounds the bulb. The frosted glass does not adequately shield the light source from creating glare on neighboring properties. The proposed fixture is not compliant with 5.24 i. 5.24(5).

Greg Budzien commented on the lighting and brought alternative lighting options. They are wanting to match the current lighting. The lighting is toward the west side of the garage.

Discussion ensued of code compliant lightings. Shielding could be permanently installed to the proposed fixture. Discussion ensued of the compliant choices.

The building cement representative commented on raising the garage two inches so that water does not pool by the front. The structure is not near side yard. There were no voiced concerns of raising.

Motion (Carroll/Benz) to recommend a proposed accessory structure replacement at 31510 W Muscovy Road, Greg and Kathleen Budzien subject to compliant lighting. (Tax Key No. 0371-988) Motion carried.

Review and consider action on Ordinance 03-10-2025-01 Ordinance Amending and Restating Code 8.24 Care of Trees, Shrubbery, Plants, and Ground Cover.

Attorney Gartner advised on the drafting of the ordinance. The thought was to bring this draft forward for comments from the Plan Commission, Village Board, and residents. And then bring back in the future.

Discussion ensued that there is not an increase of clear cutting. Discussion ensued to not to have an ordinance and to educate the residents. Discussion ensued of the ordinance as an overreach to residents as there are already ordinances for the shoreline. Discussion ensued of the amount of permitting and possible additional costs. Discussion continued of infringement of property rights.

Discussion ensued to strike section 6 and added definitions. Discussion ensued of removal of section 6, and section 2 definitions a and b.

Motion (Kriva/Carroll) to recommend Ordinance 03-10-2025-01 Ordinance Amending and Restating Code 8.24 Care of Trees, Shrubbery, Plants, and Ground Cover subject to deletion of section 2, a and b and section 6. *Motion carried. Enters voted no.*

Adjournment

Motion (Benz/Surles) to adjourn the Plan Commission meeting at 6:28 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

Deanna Braunschweig, Village Clerk

Jo Ann F. Villavicencio, Chairperson



STAFF REVIEW

Date: April 8th, 2025

Meeting Date & Time: Monday, April 14th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect: Morgante Wilson

Owner: 31795 Muscovy LLC

Location: 31795 W Muscovy Road

Zoning District: Residence District - Lot Abutting a Lake

Dear Plan Commission and Village Board,

On behalf of the applicants, Morgante-Wilson has submitted a preliminary plan for 31795 W Muscovy Road. The key details of this plan are detailed in a letter drafted by Morgante-Wilson dated March 14th 2025. Please take a moment to review this letter and the requests made by the property owner.

As written and depicted on plans, the applicants intend to submit plans for the following items in the coming months;

- 1.) Land division of the property (Tax Key CHQV0398999001)
- 2.) Modification to an existing legal non-conforming accessory structure on proposed lot 1
- 3.) New primary dwelling on proposed lot 1
- 4.) Pool w/ pool house structure on proposed lot 2

Before pursuing these projects, Morgante-Wilson has requested that the Plan Commission and Village Board review this preliminary proposal.

Land Division;

As proposed, the applicant is seeking preliminary approval to split the existing 7.3-acre parcel into two smaller parcels. Newly created lot 1 and lot 2 would be approximately 3-4 acres in size. Based on acreage, a property of this size requires between 160'-190' of total frontage. As the splits are proposed, both lots would have greater than 250' of frontage. Additionally, based on preliminary drawings, it appears that the criteria for minimum lot requirements as outlined in

6.5(5) have been met. An easement will be required to give proposed lot 2 access to Muscovy Road. This proposed split will be subject to further staff review once a formal application for land division has been submitted to the Village.

Modification to Legal-nonconforming Secondary Dwelling:

Once the land split has been completed, the applicant will be seeking approval to modify the secondary dwelling on the property (primary dwelling after the split). Currently this dwelling is non-conforming because it is a.) Within the 75' shoreland setback of Pine Lake and b.) the second dwelling on the property. As written in the letter by Morgante-Wilson, the applicant will be seeking permission to remove the "apartment" or dwelling portion of the garage structure to repurpose it as a stand-alone accessory structure.

As noted by Morgante-Wilson; ordinance NO. 2025 6.5(6)(a)(i) of the newly adopted accessory structure ordinance NO. 2025 notes that *"No accessory building shall be erected, modified or moved on any lot abutting a lake so that it is located between the shoreline buffer zone and the nearest point of the principal structure or any projection thereof...."*

On a side note; this new language contradicts 6.7(4)(c) which states *"In addition, a legal nonconforming structure which is nonconforming solely because it is located in part within the shoreline buffer zone and because portions of it are seventy-five (75) feet or less from the ordinary high-water mark of any navigable water, lake, pond, flowage, river or stream may be modified to increase either its footprint, living area or height where all modifications and all changes constituting either a building or structure alteration or reconstruction take place outside of the shoreline buffer zone or more than seventy-five (75) feet from the ordinary high water mark. No such modification shall expand the nonconformity within the shoreline buffer zone"*.

Timing of this structure modification is important. Before a new primary dwelling is constructed on the property, the above stated work must be completed to ensure the applicants are not in violation of 6.5(6)(a)(i).

Proposed Primary Dwelling

Once the land division is completed and the "apartment" of the existing accessory structure is removed. Newly created "Lot 1" may have a new primary dwelling constructed. The applicants are seeking permission to place the new primary dwelling behind the three existing accessory structures on the lot. The new primary dwelling would likely be greater than 300' from Pine Lake, situated on the east side of lot 1 (as shown on site plan). A full zoning review of this primary dwelling will be completed when plans are formally submitted.

Proposed Pool W/ Pool House

On proposed "Lot 2". The applicants will be submitting plans for a new pool and pool house structure. As illustrated on preliminary drawings, the new proposed pool and pool house will be placed NE of the primary dwelling (between the house and the road). For the pool and pool house, all requirements of chapters 5 and 6 are applicable and will be reviewed with the final plans.

Including the pool and pool house, proposed "Lot 2" will have four accessory structures. Per 6.5(6)(d) a property that has between 2.5 and 7 acres may only have a total of three accessory structures. The applicants propose to remove the legal-nonconforming pump house on the property in order to allow for the new pool house structure.

Thank you for your attention to this matter.

Regards,

Cody Lincoln, Zoning Administrator

Dan Neumer, Administrator
Deanna Braunschweig, Clerk
Paul Launer, Lake Country Inspections
Ned and Kristen Villers, Owner

MORGANTE • WILSON ARCHITECTS, LTD.

2834 CENTRAL STREET, EVANSTON, IL 60201

TEL. 847.332.1001 FAX. 847.332.2388

ARCHITECTURE • INTERIOR DESIGN • URBAN PLANNING

March 14, 2025

Village of Chenequa
Plan Commission & Village Board
31275 W County Road K
Chenequa, WI. 53029

Re: 31795 W Muscovy Road,

Dear Cody Lincoln, Plan Commission, and Village Board,

The existing lot located at 31795 W Muscovy Road is a legal non-conforming lot due to having two existing dwelling units. The legal non-conformity was increased with the recent adoption of Ordinance Section 6.5(6) of the Village Code regarding Accessory Building and Structure Requirements as there are five existing Accessory Buildings.

The Owners of 31795 W Muscovy Road have hired Morgante-Wilson Architects, Ltd to design a new Guest House and Pool House on the property. Given the current Ordinance and the latest adoption related to Accessory Building, we are proposing dividing the existing lot into two separate lots.

The proposed Lot 2 would contain a single dwelling unit with three Accessory Buildings. These Accessory Buildings consist of the existing Boat House, existing Bell Tower, and the proposed Pool House. The existing Pump House will be removed. This will bring Lot 1 into conformance with all current Village Codes and Ordinances.

The proposed Lot 1 would contain a single dwelling unit with three Accessory Buildings. The existing dwelling unit consists of apartments with an attached 3-car garage. We are proposing to eliminate the existing apartments but retain the existing 3-car garage as an Accessory Building. The wall between the existing apartments and the attached garage will be repaired to fully enclose the garage. The siding on the garage will be updated to match the siding of the proposed Dwelling Unit which will also clean up its aesthetic as seen from the Lake. The other two Accessory Buildings consist of an existing Storage Shed and an existing Landscape Equipment Garage. With the elimination of the existing apartments, we are proposing a new Dwelling Unit on

the east side of the property. The Owners would like to locate the dwelling unit in this location for privacy and to be away from the noise along this portion of the Lake. Noise at this side of the lake travels across the water from the homes on the west side of the lake, and the public boat launch which is near this property. The location of the proposed Dwelling Unit will locate the two existing Accessory Buildings between the Lake and the proposed Dwelling Unit. The newly adopted Ordinance related to Accessory Buildings and Structures indicates that no Accessory Building or Structure can be erected, modified, or moved on a lot abutting a lake so that it is located between the Shoreline Buffer Zone and the nearest point of the principal structure. We are asking for relief to locate a new Principal Dwelling Unit on the east side of Lot 1 while maintaining the two existing Accessory Buildings in their current location. The newly adopted Ordinance limits the Owners' options and ability to develop a Primary Dwelling Unit at the east side of Lot 1 without demolishing the two existing Accessory Structures. Also, locating the Primary Dwelling Unit to the west side of the lot will also present privacy and noise concerns. We request conditional approval for the proposed planned development of Lot 1 and Lot 2 prior to proceeding with a formal submittal / request and obtaining the required lot division surveys.

Sincerely,

MORGANTE-WILSON ARCHITECTS, LTD.
ARCHITECTURE·INTERIOR DESIGN·URBAN PLANNING
www.morgantewilson.com

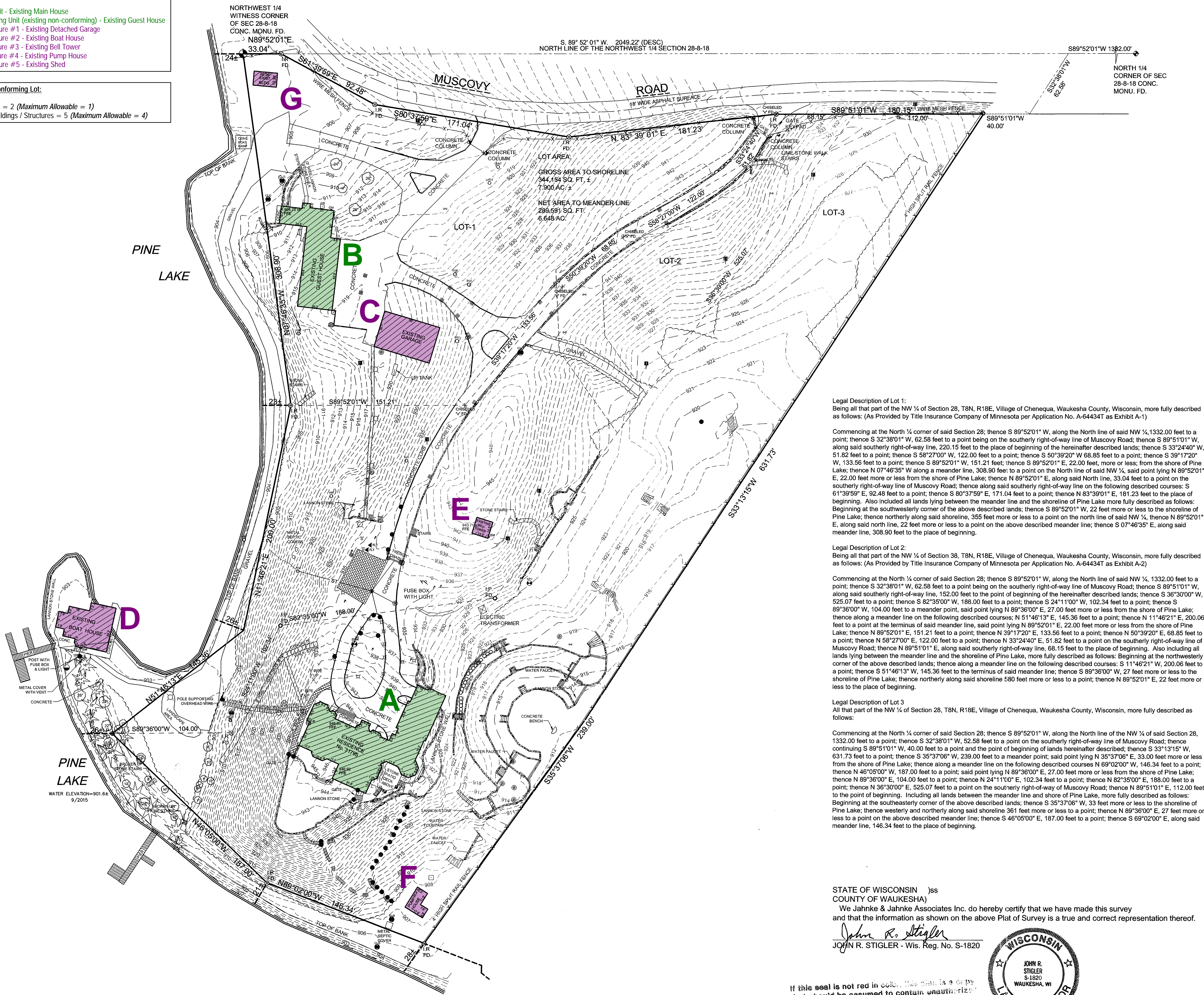
A handwritten signature in black ink, appearing to read 'F. Wilson', followed by a horizontal line.

FREDERICK H. WILSON, AIA
Founding Partner

2834 CENTRAL STREET, EVANSTON, IL 60201
Main: 847.332.1001
fwilson@morgantewilson.com

KEY:
A = Main Dwelling Unit - Existing Main House
B = Secondary Dwelling Unit (existing non-conforming) - Existing Guest House
C = Accessory Structure #1 - Existing Detached Garage
D = Accessory Structure #2 - Existing Boat House
E = Accessory Structure #3 - Existing Bell Tower
F = Accessory Structure #4 - Existing Pump House
G = Accessory Structure #5 - Existing Shed

Existing Legal Non-Conforming Lot:
+/- 7.9 Acres
Existing Dwelling Units = 2 (Maximum Allowable = 1)
Existing Accessory Buildings / Structures = 5 (Maximum Allowable = 4)



Legal Description of Lot 1:
Being all that part of the NW 1/4 of Section 28, T8N, R18E, Village of Chenequa, Waukesha County, Wisconsin, more fully described as follows: (As Provided by Title Insurance Company of Minnesota per Application No. A-64434T as Exhibit A-1)

Commencing at the North 1/4 corner of said Section 28; thence S 89°52'01" W, along the North line of said NW 1/4, 1332.00 feet to a point; thence S 32°38'01" W, 62.58 feet to a point being on the southerly right-of-way line of Muscovy Road; thence S 89°51'01" W, along said southerly right-of-way line, 220.15 feet to the place of beginning of the hereinafter described lands; thence S 33°24'40" W, 51.82 feet to a point; thence S 58°27'00" W, 122.00 feet to a point; thence S 50°39'20" W 68.85 feet to a point; thence S 39°17'20" W, 133.56 feet to a point; thence S 89°52'01" W, 151.21 feet; thence S 89°52'01" E, 22.00 feet, more or less; from the shore of Pine Lake; thence N 07°46'35" W along a meander line, 308.90 feet; to a point on the North line of said NW 1/4, said point lying N 89°52'01" E, 22.00 feet more or less from the shore of Pine Lake; thence N 89°52'01" E, along said North line, 33.04 feet to a point on the southerly right-of-way line of Muscovy Road; thence along said southerly right-of-way line on the following described courses: S 61°39'59" E, 92.48 feet to a point; thence S 80°37'59" E, 171.04 feet to a point; thence N 83°39'01" E, 181.23 feet to the place of beginning. Also including all lands lying between the meander line and the shoreline of Pine Lake more fully described as follows: Beginning at the southwesterly corner of the above described lands; thence S 89°52'01" W, 22 feet more or less to the shoreline of Pine Lake; thence northerly along said shoreline, 355 feet more or less to a point on the north line of said NW 1/4, thence N 89°52'01" E, along said north line, 22 feet more or less to a point on the above described meander line; thence S 07°46'35" E, along said meander line, 308.90 feet to the place of beginning.

Legal Description of Lot 2:
Being all that part of the NW 1/4 of Section 38, T8N, R18E, Village of Chenequa, Waukesha County, Wisconsin, more fully described as follows: (As Provided by Title Insurance Company of Minnesota per Application No. A-64434T as Exhibit A-2)

Commencing at the North 1/4 corner of said Section 28; thence S 89°52'01" W, along the North line of said NW 1/4, 1332.00 feet to a point; thence S 32°38'01" W, 62.58 feet to a point being on the southerly right-of-way line of Muscovy Road; thence S 89°51'01" W, along said southerly right-of-way line, 152.00 feet to the point of beginning of the hereinafter described lands; thence S 36°30'00" W, 525.07 feet to a point; thence S 82°35'00" W, 188.00 feet to a point; thence S 24°11'00" W, 102.34 feet to a point; thence S 89°36'00" W, 104.00 feet to a meander point, said point lying N 89°36'00" E, 27.00 feet more or less from the shore of Pine Lake; thence along a meander line on the following described courses: N 51°46'13" E, 145.36 feet to a point; thence N 11°46'21" E, 200.06 feet to a point at the terminus of said meander line, said point lying N 89°52'01" E, 22.00 feet more or less from the shore of Pine Lake; thence N 89°52'01" E, 151.21 feet to a point; thence N 39°17'20" E, 133.56 feet to a point; thence N 50°39'20" E, 68.85 feet to a point; thence N 58°27'00" W, 122.00 feet to a point; thence N 33°24'40" E, 51.82 feet to a point on the southerly right-of-way line of Muscovy Road; thence N 89°51'01" E, along said southerly right-of-way line, 68.15 feet to the place of beginning. Also including all lands lying between the meander line and the shoreline of Pine Lake, more fully described as follows: Beginning at the northwesterly corner of the above described lands; thence along a meander line on the following described courses: S 11°46'21" W, 200.06 feet to a point; thence S 51°46'13" W, 145.36 feet to the terminus of said meander line; thence S 89°36'00" W, 27 feet more or less to the shoreline of Pine Lake; thence northerly along said shoreline 580 feet more or less to a point; thence N 89°52'01" E, 22 feet more or less to the place of beginning.

Legal Description of Lot 3
All that part of the NW 1/4 of Section 28, T8N, R18E, Village of Chenequa, Waukesha County, Wisconsin, more fully described as follows:

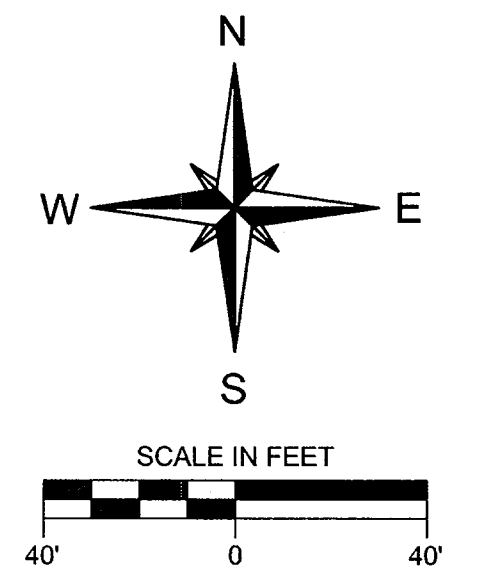
Commencing at the North 1/4 corner of said Section 28; thence S 89°52'01" W, along the North line of the NW 1/4 of said Section 28, 1332.00 feet to a point; thence S 32°38'01" W, 52.58 feet to a point on the southerly right-of-way line of Muscovy Road; thence continuing S 89°51'01" W, 40.00 feet to a point and the point of beginning of lands hereinafter described; thence S 33°13'15" W, 631.73 feet to a point; thence S 35°37'06" W, 239.00 feet to a meander point; said point lying N 35°37'06" E, 33.00 feet more or less from the shore of Pine Lake; thence along a meander line on the following described courses N 69°02'00" W, 146.34 feet to a point; thence N 46°05'00" W, 187.00 feet to a point; said point lying N 89°36'00" E, 27.00 feet more or less from the shore of Pine Lake; thence N 89°36'00" E, 104.00 feet to a point; thence N 24°11'00" E, 102.34 feet to a point; thence N 82°35'00" E, 188.00 feet to a point; thence N 36°30'00" E, 525.07 feet to a point on the southerly right-of-way of Muscovy Road; thence N 89°51'01" W, 112.00 feet to the point of beginning. Including all lands between the meander line and shore of Pine Lake, more fully described as follows: Beginning at the southeasterly corner of the above described lands; thence S 35°37'06" W, 33 feet more or less to the shoreline of Pine Lake; thence westerly and northerly along said shoreline 361 feet more or less to a point; thence N 89°36'00" E, 27 feet more or less to a point on the above described meander line; thence S 46°05'00" E, 187.00 feet to a point; thence S 89°02'00" E, along said meander line, 146.34 feet to the place of beginning.

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)
We Jahnke & Jahnke Associates Inc. do hereby certify that we have made this survey
and that the information as shown on the above Plat of Survey is a true and correct representation thereof.

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820



If this seal is not red in color, this plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies



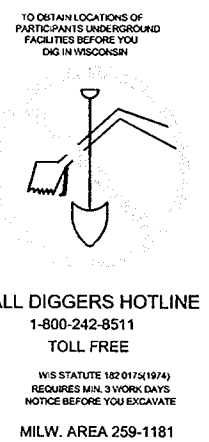
- LEGEND
- IRON ROD FOUND
 - POST
 - WATER VALVE
 - VENT
 - WATER SPRINKLER
 - CATCH BASIN
 - LIGHT
 - CATCH BASIN
 - STORM MANHOLE
 - PIPE INVERT
 - CLEAN OUT
 - FLAG POLE
 - GAS METER
 - ELECTRIC METER
 - FLOOD LIGHT
 - AIR CONDITIONER UNIT
 - BOLLARD
 - POWER POLE
 - GUY WIRE
 - COLUMN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - LANNON STONE WALL
 - EXISTING 1 FOOT CONTOUR
 - EXISTING 5 FOOT CONTOUR
 - EXISTING EDGE OF WOODS

BENCHMARK: THE TOP OF CONCRETE MONUMENT WITH BRASS CAP MARKING THE EAST MEANDER CORNER OF THE NORTHWEST CORNER OF THE NW 1/4, SEC. 28, R18E. ELEVATION = 904.69 NGVD 1929.

REFERENCE BEARING: THE NORTH LINE OF THE NW 1/4, SEC. 28-18 WAS USED AS THE REFERENCE BEARING AND HAS A RECORDED BEARING OF S89°52'01" W (WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE).

0 IRON PIPES FOUND, NO IRON PIPES SET AS PART OF THIS SURVEY.

- NOTES:
- THERE IS NO ESTABLISHED 100 YEAR FLOODPLAIN ELEVATION FOR PINE LAKE.
 - THERE IS NO PUBLISHED "ORDINARY HIGH WATER MARK" FOR PINE LAKE.
 - NO TITLE POLICY FURNISHED THEREFORE COMPLETENESS OF LEGAL DESCRIPTION AND EASEMENTS ARE NOT WARRANTED.



NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc.

EXISTING TOPOGRAPHIC SURVEY FOR: ZIEGLER FAMILY OFFICE INC. PART OF THE NW 1/4 OF THE NW 1/4 OF SEC. 28, T8N, R18E VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WI			
JAHNKE & JAHNKE ASSOCIATES INC. PLANNERS & PROFESSIONAL ENGINEERS 711 W. MORELAND BLVD., WAUKESHA, WI 53188 TEL. NO. (262) 542-5797 FAX (262) 542-7698 email: nszibel@jahnkeandjahnke.com			
SCALE: 1"=40'	DATE: OCTOBER 2, 2015		
DRAWN BY: N.S.	CHECKED BY: J.R.S.	FILE NO.: MERTON 250-2015	
BOOK NO.: MERTON 45	S8414	SHEET 1 OF 2	

FILE NAME: S:\PROJECTS\S8414\DWGS\S8414.DWG

KEY:
A = Proposed New Dwelling Unit
B = Accessory Structure #1 - Existing Garage
C = Accessory Structure #2 - Existing Detached Garage
D = Accessory Structure #3 - Shed
E = Proposed removal of Existing Dwelling Unit

75'-0" Shoreline Buffer Zone
75'-0" Muscovy Road Setback
25'-0" Front Yard Setback
15'-6" Accessory Building / Structure Side Yard Setback

Proposed Lot #1:
+/- 3.17 Acres
Proposed Dwelling Units = 1 (Maximum Allowable = 1)
Existing Accessory Buildings / Structures = 3 (Maximum Allowable = 3)

PINE LAKE

LOT 1

LOT-2

LOT-3

Legal Description of Lot 1:
Being all that part of the NW 1/4 of Section 28, T8N, R18E, Village of Chenequa, Waukesha County, Wisconsin, more fully described as follows: (As Provided by Title Insurance Company of Minnesota per Application No. A-64434T as Exhibit A-1)

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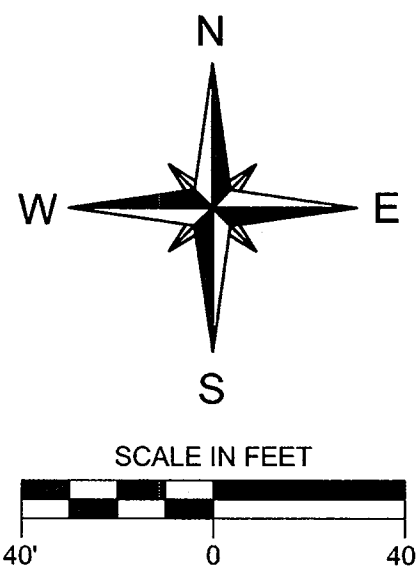
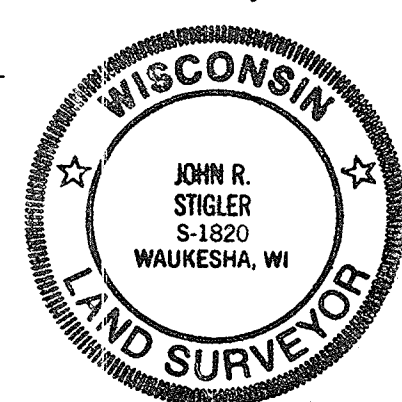
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STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)
We Jahnke & Jahnke Associates Inc. do hereby certify that we have made this survey
and that the information as shown on the above Plat of Survey is a true and correct representation thereof.

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820

If this seal is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies



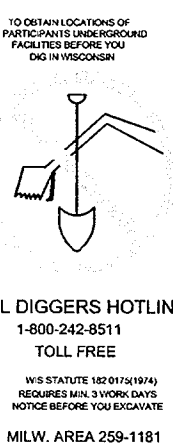
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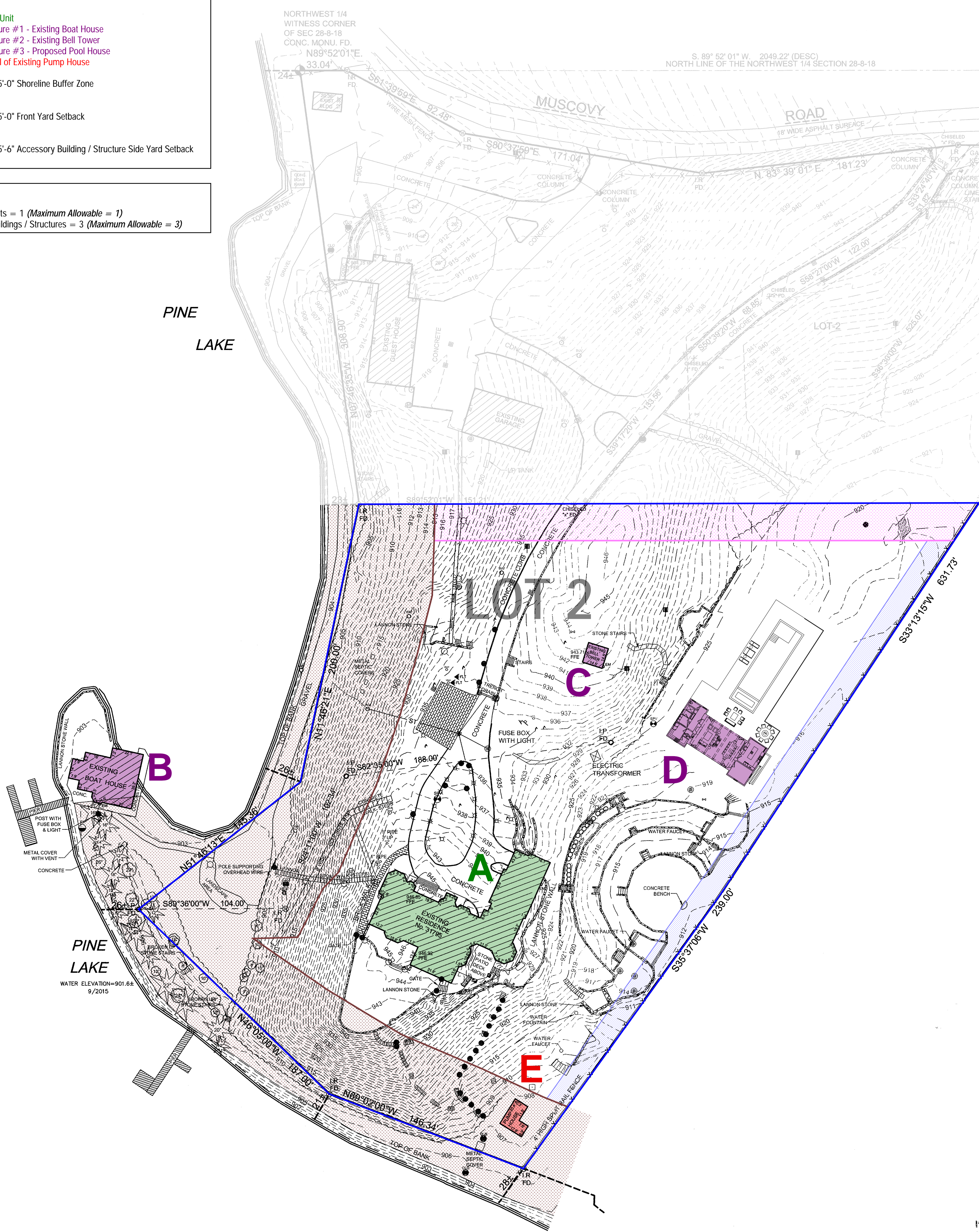
EXISTING TOPOGRAPHIC SURVEY FOR: ZIEGLER FAMILY OFFICE INC. PART OF THE NW 1/4 OF THE NW 1/4 OF SEC. 28, T8N, R18E VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WI			
JAHNKE & JAHNKE ASSOCIATES INC. PLANNERS & PROFESSIONAL ENGINEERS 711 W. MORELAND BLVD., WAUKESHA, WI 53188 TEL NO. (262) 542-5797 FAX (262) 542-7698 email: nszibel@jahnkeandjahnke.com			
SCALE: 1"=40'	DATE: OCTOBER 2, 2015		
DRAWN BY: N.S.	CHECKED BY: J.R.S.	FILE NO.: MERTON 250-2015	
BOOK NO.: MERTON 45	S8414	SHEET 1 OF 2	

FILE NAME: S:\PROJECTS\S8414\DWGS\S8414.DWG

KEY:
A = Existing Dwelling Unit
B = Accessory Structure #1 - Existing Boat House
C = Accessory Structure #2 - Existing Bell Tower
D = Accessory Structure #3 - Proposed Pool House
E = Proposed removal of Existing Pump House

= 75'-0" Shoreline Buffer Zone
= 25'-0" Front Yard Setback
= 15'-6" Accessory Building / Structure Side Yard Setback

Proposed Lot #2:
+/- 4.76 Acres
Proposed Dwelling Units = 1 (Maximum Allowable = 1)
Existing Accessory Buildings / Structures = 3 (Maximum Allowable = 3)



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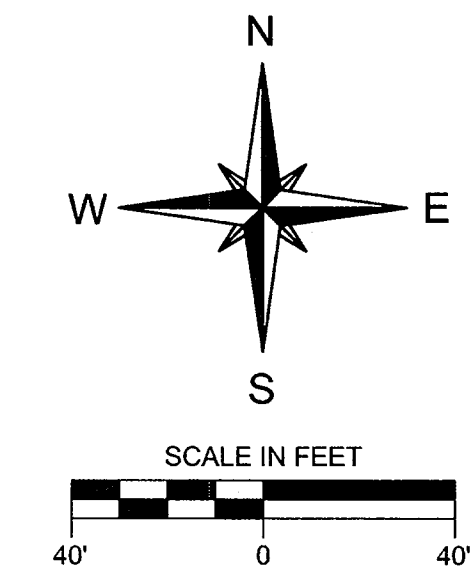
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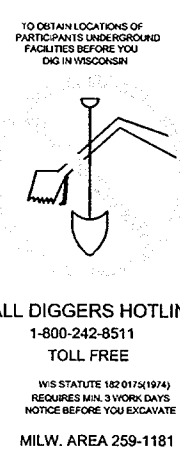
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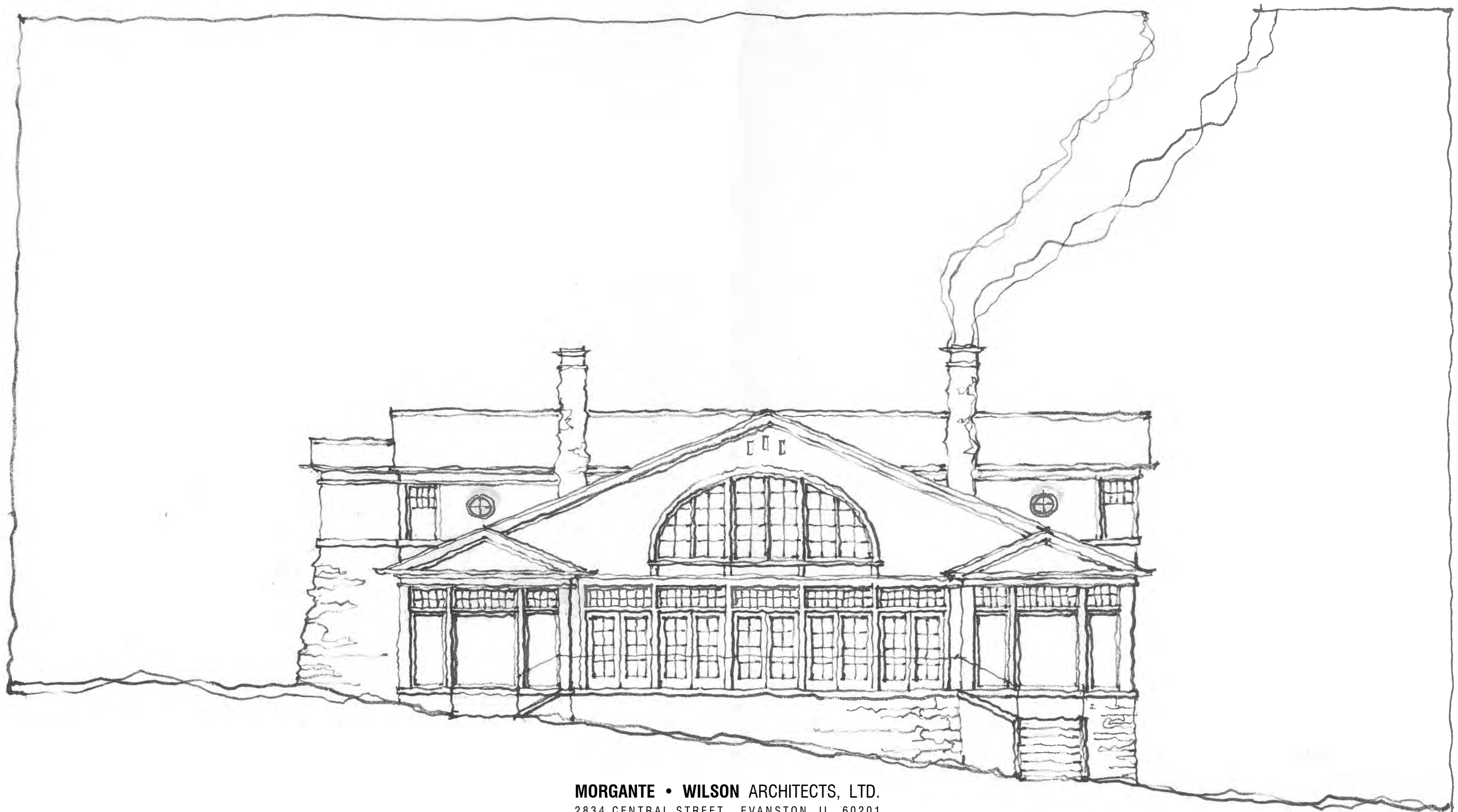
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SCALE: 1"=40'	DATE: OCTOBER 2, 2015		
DRAWN BY: N.S.	CHECKED BY: J.R.S.	FILE NO.: MERTON 250-2015	
BOOK NO.: MERTON 45	S8414	SHEET 1 OF 2	

FILE NAME: S:\PROJECTS\S8414\DWGS\S8414.DWG



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2834 CENTRAL STREET, EVANSTON, IL 60201

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ARCHITECTURE • INTERIOR DESIGN • URBAN PLANNING

The 31795 Muscovy LLC Residence

Proposed Primary Residence (Lot 1) South Elevation

3/4/25



STAFF REVIEW

Date: April 8th, 2025

Meeting Date & Time: Monday, April 14th at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect/Landscaper: KCB/LandWorks

Owner: Natalie Rix and John Fritzke

Location: 5961 N Cedarhurst Lane

Project Description: Primary Residence and Landscape Plan

Zoning District: Residence District – Lot Abutting a Lake

PROPOSED SINGLE FAMILY DWELLING:	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	2	acres	5.51	Acres
LOT WIDTH: AVERAGE	150	L.F. min.	270	L.F.
YARD SETBACKS: Side(North)	23.3	ft. min.	36.4	ft.
Lake (West)	75	ft. min.	81.1	ft.
Rear (East)	25	ft. min.	485.1	ft.
Side (South)	23.3	ft. min.	234.8	ft.
BUILDING HEIGHT:	40	ft. max	38.875	ft.

COMMENTS:

Proposed New Residence:

1. KCB Architecture and Design has submitted plans for a new primary residence on behalf of the Fritzke/Rix family.
2. The applicant proposes to raze the existing primary dwelling and construct a new single family primary dwelling in a similar location.
3. The proposed dwelling has a total of 7,766 square feet of finished living area.
4. The total square footage including unfinished area is 9,785.

5. Building material sample photos have been provided in the “House Exterior Product Specifications” packet provided.
 - a. These materials include;
 - i. Graphite Gray standing seam steel roof
 - ii. Exterior sheathing consists of;
 1. Nickle gap shiplap siding (White Duck and wood siding)
 2. Hand hewn timber beams
 3. Salvaged log cabin siding
 4. Stone Veneer (Barnwood Blue Siena)
6. Exterior lighting options have been provided and are shown in the materials packet.
 - a. Gas lanterns
 - i. There are two gas lanterns proposed to be installed in at the main entrance.
 - ii. These lamps will be fueled by natural gas
 - iii. These are advertised to be aesthetic features, if they are found to produce light trespass and glare, they shall not be compliant.
 - b. Shielded down lights
 - i. There are 9 shielded down lights proposed around the dwelling
 - ii. These fixtures are fully shielded and compliant with 5.24
 - iii. The proposed Philips bulb for this fixture also meets the requirements specified in 5.24
 - c. Shielded soffit Lighting
 - i. Surrounding the home there are various covered areas. In these covered areas the applicants propose to use soffit lighting. The applicant proposes to use 19 in total.
 - ii. The proposed soffit lighting is equipped with shielding to eliminate the possibility for light trespass and glare.
 - iii. These proposed fixtures do not exceed 3,000K as required in 5.24.
7. The new proposed dwelling is greater than 50’ from a neighboring dwelling on an adjoining lot as required in 6.5(4)(c)(i).

Proposed Landscape Plan:

1. LandWorks has submitted a landscape/driveway plan on behalf of the Fritzke/Rix family. These plans include;
 - a. A proposed new driveway layout
 - i. The current driveway terminates at the existing residence.
 - ii. As presented on provided plans; the new driveway will create a large loop
 - iii. The driveway addition will cut through a ridge which will require a significant amount of grading and the installation of retaining walls.
 1. At the highest point, the applicants propose to reduce the elevation

- approximately 10' to accommodate for the new driveway.
- 2. Each of the proposed retaining walls shown on provided plans will be 2-5' in height.
 - iv. The proposed driveway addition is relatively flat. The pitch does not exceed the maximum 12% requirement.
 - v. Lake Country Fire and Rescue has reviewed and approves the proposed plan.
 - vi. Sample renderings of the proposed driveway are included in the packet.
- b. Proposed patios on the lakeside and south side of dwelling
 - i. These patios are entirely outside the 75' shoreland buffer setback.
 - ii. These patios are proposed to be constructed with natural stone pavers.
 - iii. Location of these patios can be found on the provided landscape grading and lighting plan
- c. Driveway Apron
 - i. The driveway apron near the dwelling will be a mix of natural stone pavers and asphalt.
- d. Retaining walls
 - i. The applicant is proposing several "Blue Granite" retaining walls around the perimeter of the structure.
 - ii. These retaining walls are outside of the 75' shoreland buffer setback.
 - iii. These retaining walls do not encroach on the minimum side yard setback requirements.
- e. Stairs
 - i. The landscape plan proposes several sets of stairs that connect the lakeside patio and driveway to the lake path. These stairs are beyond the 75' shoreland setback.
 - ii. These steps are proposed to be constructed of "AquaGrantique Random Outcrop Steps"
- f. Within the shoreland setback
 - i. One set of stairs and one uncovered pathway is proposed.
 - ii. The stairs will be constructed of "AquaGrantique Random Outcrop Steps"
 - iii. The path will be constructed of "Irregular Bluestone Steppers"
 - iv. Both features are permissible per 6.5(4)(a.)(i.)
 - v. This proposed path does not exceed 4' in width
- 2. Stormwater management
 - a. Around the perimeter of the home the applicant will be installing a series of 12" catch basins. These catch basins are proposed to tie into drain tiles which are proposed to extend from the house and terminate at "daylight". The location of these drains is indicated on the provided drainage diagram.
- 3. Proposed Landscape Lighting
 - a. The landscape plan also proposes 18 fully shielded pathway lights around the property.
 - i. A spec sheet for the proposed landscape light is provided in the packet
 - ii. The proposed lumen output per fixture is 93
 - iii. The color temperature of these fixtures is 2,700K
- 2. A man-made pond exists on the property and falls within 75' of the proposed dwelling

and improvements.

- i. According to the WI DNR *“Waterways that are completely artificial and which do not connect with a navigable waterway are not considered to be navigable waterways...”*
- ii. Because this is a man-made pond, it is not a “navigable waterway” and the 75’ shoreland setback regulations referenced in chapter 6 do not apply.

4. The proposed project meets all other requirements of the Village of Chenequa Zoning.
5. This is a legal conforming lot.
6. A building permit is required from the Building Inspector prior to start of construction.
7. Greater than one acre of land will be disturbed as a result of this project, a DNR land disturbance permit shall be obtained at least fourteen (14) days prior to beginning of construction.
8. If the Village Board determines the building site grading plan needs further review for storm water management, a storm water and grading plan shall be reviewed by an engineer of the Village’s choice and paid for by the applicant.

c: Dan Neumer, Administrator
Deanna Braunschweig, Clerk
Paul Launer, Lake Country Inspections
Natalie Rix and John Fritzke, Owner
Cody Lincoln, Zoning Administrator



March 17, 2025

KCB Buildings LLC
Keith Barnes, AIA, LEED AP – Registered Wisconsin Architect
P (WI): 608-669-4923
keith@kcbbuildings.com

Cover Letter

5961 Cedarhurst Lane– Chenequa, WI 53029 – Proposed New 2-Story Residence

The proposed project is a new single-family residence located at 5961 Cedarhurst Lane. The new residence is a new 2-story home with an attached 3-car garage which will replace the existing single-story residence on the site. The new residence will be positioned at approximately the same location on the site as the existing residence to minimize the amount of land disturbance. Additionally, a number of site improvements are being proposed which include landscape walls, terraces, exterior stairs, a new circular driveway and new plantings. Please see the submitted architectural and landscape plans for additional information.

A handwritten signature in black ink, appearing to read "K. Barnes", with a long horizontal stroke extending to the right.

Keith C. Barnes, AIA, LEED AP
Architect, Owner
KCB Buildings LLC
P (WI): 608-669-4923

WINDOW NOTES:

1. ALL NEW WINDOWS TO BE MARVIN ULTIMATE SERIES WITH SDLS AND BLACK SPACER BARS. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING.
2. VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR PRIOR TO FRAMING

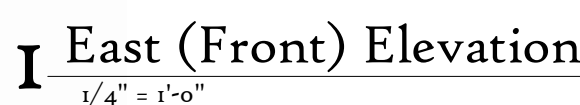
- | WINDOW SCHEDULE | | | | | | |
|-----------------|------------------------|--------|-------|-------------|-------------|-------|
| Tag | Window Type | Height | Width | Sill Height | Head Height | Notes |
| M101 | Window-Casement-Single | 6'-0" | 1'-0" | 1'-0" | 7'-0" | |
| M102 | Window-Casement-Single | 6'-0" | 1'-0" | 1'-0" | 7'-0" | |
| M103 | Window-Casement-Single | 6'-2" | 2'-0" | 1'-10" | 8'-0" | |
| M104 | Window-Casement-Double | 6'-0" | 3'-4" | 2'-0" | 8'-0" | |
| M105 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-0" | 7'-2 1/2" | |
| M106 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-2 1/2" | 7'-2 1/2" | |
| M107 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-2 1/2" | 7'-2 1/2" | |
| M108 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-2 1/2" | 7'-2 1/2" | |
| M109 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-2 1/2" | 7'-2 1/2" | |
| M110 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-2 1/2" | 7'-2 1/2" | |
| M111 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-2 1/2" | 7'-2 1/2" | |
| M112 | Window-Casement-Double | 6'-0" | 4'-4" | 2'-0" | 8'-0" | |
| M113 | Window-Casement-Single | 8'-0" | 3'-0" | 0'-2 1/2" | 8'-2 1/2" | |
| M114 | Window-Casement-Double | 8'-0" | 3'-0" | 0'-2 1/2" | 8'-2 1/2" | |
| M115 | Window-Casement-Double | 8'-0" | 5'-0" | 0'-2 1/2" | 8'-2 1/2" | |
| M116 | Window-Casement-Single | 8'-0" | 3'-0" | 0'-2 1/2" | 8'-2 1/2" | |
| M117 | Window-Casement-Single | 5'-0" | 3'-0" | 0'-0" | 6'-0" | |
| M118 | Window-Casement-Single | 5'-0" | 3'-2" | 0'-0" | 6'-0" | |
| M119 | Window-Casement-Single | 5'-0" | 3'-2" | 3'-0" | 8'-0" | |
| M120 | Window-Casement-Single | 5'-0" | 3'-2" | 3'-0" | 8'-0" | |
| M121 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-0" | 8'-0" | |
| M122 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-0" | 8'-0" | |
| M123 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-0" | 8'-0" | |
| M124 | Window-Casement-Single | 6'-0" | 2'-8" | 2'-0" | 8'-0" | |
| M125 | Window-Casement-Single | 6'-0" | 2'-8" | 2'-0" | 8'-0" | |
| M126 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 8'-6" | |
| M127 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 8'-6" | |
| M128 | Window-Casement-Single | 4'-0" | 2'-5" | 3'-6" | 7'-6" | |
| M129 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 8'-6" | |
| M130 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 8'-6" | |
| M131 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 8'-6" | |
| M132 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 8'-6" | |
| M133 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 8'-6" | |
| M134 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 8'-6" | |
| M135 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 8'-0" | |
| M136 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 8'-0" | |
| M137 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 8'-0" | |
| M138 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 8'-0" | |
| M139 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 8'-0" | |
| M140 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 8'-0" | |
| M141 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 8'-0" | |
| M142 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 8'-0" | |
| M143 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 8'-0" | |
| M201 | Window-Casement-Single | 4'-0" | 2'-8" | 2'-3" | 6'-3" | |
| M202 | Window-Casement-Single | 4'-0" | 2'-8" | 2'-3" | 6'-3" | |
| M203 | Window-Casement-Single | 4'-0" | 2'-8" | 2'-3" | 6'-3" | |
| M204 | Window-Casement-Single | 4'-0" | 2'-8" | 2'-3" | 6'-3" | |
| M205 | Window-Casement-Single | 4'-0" | 2'-8" | 2'-3" | 6'-3" | |
| M206 | Window-Casement-Single | 4'-0" | 2'-5" | 2'-6" | 6'-6" | |

1. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

① 10" VERTICAL SIDING, SMOOTH (BORAL TRU EXTERIOR, NICKEL GAP SMOOTH OR SIMILAR) PAINTED WHITE DUCK (SW 7010)

①a 10" VERTICAL SIDING, NATURAL WOOD-LOOK (DELTA MILLWORKS NICKEL GAP OR SIMILAR)

- 13 STONE, SEE LANDSCAPE PLANS
- 14 GLASS WALL FOR CONNECTION FROM HOUSE TO CABIN
- 15 SCREENED PORCH
- 16 OUTDOOR SHOWER WOOD PERGOLA
- 17 WOOD CORBEL
- 18 1/2" HIGH COMPOSITE RAILING
- 19 WALL GOOSENECK SCONCES - AS SELECTED BY OWNER
- 19a WALL SCONCES - CAROLINA LANTERNS - WINNIPPEG COPPER - LARGE SIZE AT ENTRY WALLS
- 19b GOOSENECK PENDANT LIGHT AT AWNING ROOFS - AS SELECTED BY OWNER
- 20 REUSE EXISTING DECORATIVE WOOD ENTRY DOOR
- 21 DECORATIVE CHIMNEY POTTS



KCB
ARCHITECTURE
& DESIGN

CONTRACTOR:

PROJECT:

OWNER:

Natalie Rix & John Fritzke

PROJECT ADDRESS:

5961 Cedarhurst Ln
Hartland, WI 53029

Drawing Issuance Schedule:

General Notes:

Contractor to field verify all dimensions, levels and datum prior to starting the work. Any discrepancies or omission shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp



Sheet Title:

East (Front) Exterior
Elevation

Scale $1/4" = 1'-0"$

Date 03/04/2025

Sheet No

A-201



- | WINDOW SCHEDULE | | | | | | |
|-----------------|------------------------|--------|-------|-------------|-------------|-------|
| Tag | Window Type | Height | Width | Sill Height | Head Height | Notes |
| M101 | Window-Casement-Single | 6'-0" | 1'-0" | 1'-0" | 7'-0" | |
| M102 | Window-Casement-Single | 6'-0" | 1'-0" | 1'-0" | 7'-0" | |
| M103 | Window-Casement-Single | 6'-2" | 2'-0" | 1'-10" | 8'-0" | |
| M104 | Window-Casement-Double | 6'-0" | 5'-4" | 2'-0" | 8'-0" | |
| M105 | Window-Casement-Double | 5'-0" | 5'-0" | 2'-0" | 7'-2 1/2" | |
| M106 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-2 1/2" | 7'-2 1/2" | |
| M107 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-2 1/2" | 7'-2 1/2" | |
| M108 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-2 1/2" | 7'-2 1/2" | |
| M109 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-2 1/2" | 7'-2 1/2" | |
| M110 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-2 1/2" | 7'-2 1/2" | |
| M111 | Window-Casement-Double | 5'-0" | 4'-0" | 2'-2 1/2" | 7'-2 1/2" | |
| M112 | Window-Casement-Double | 6'-0" | 4'-4" | 2'-0" | 8'-0" | |
| M113 | Window-Casement-Single | 8'-0" | 3'-0" | 0'-2 1/2" | 8'-2 1/2" | |
| M114 | Window-Casement-Double | 8'-0" | 5'-0" | 0'-2 1/2" | 8'-2 1/2" | |
| M115 | Window-Casement-Double | 8'-0" | 5'-0" | 0'-2 1/2" | 8'-2 1/2" | |
| M116 | Window-Casement-Single | 8'-0" | 3'-0" | 0'-2 1/2" | 8'-2 1/2" | |
| M117 | Window-Casement-Single | 5'-0" | 3'-0" | 0'-0" | 6'-0" | |
| M118 | Window-Casement-Single | 5'-0" | 3'-0" | 3'-0" | 6'-0" | |
| M119 | Window-Casement-Single | 5'-0" | 3'-2" | 3'-0" | 6'-0" | |
| M120 | Window-Casement-Single | 5'-0" | 3'-0" | 3'-0" | 6'-0" | |
| M121 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-0" | 6'-0" | |
| M122 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-0" | 6'-0" | |
| M123 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-0" | 6'-0" | |
| M124 | Window-Casement-Single | 6'-0" | 2'-8" | 2'-0" | 8'-0" | |
| M125 | Window-Casement-Single | 6'-0" | 2'-8" | 2'-0" | 8'-0" | |
| M126 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 6'-0" | |
| M127 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 6'-0" | |
| M128 | Window-Casement-Single | 4'-0" | 2'-5" | 3'-6" | 7'-6" | |
| M129 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 6'-0" | |
| M130 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 6'-0" | |
| M131 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 6'-0" | |
| M132 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 6'-0" | |
| M133 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 6'-0" | |
| M134 | Window-Casement-Single | 5'-0" | 2'-8" | 3'-6" | 6'-0" | |
| M135 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 6'-0" | |
| M136 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 6'-0" | |
| M137 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 6'-0" | |
| M138 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 6'-0" | |
| M139 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 6'-0" | |
| M140 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 6'-0" | |
| M141 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 6'-0" | |
| M142 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 6'-0" | |
| M143 | Window-Casement-Single | 4'-6" | 2'-5" | 3'-6" | 6'-0" | |
| M201 | Window-Casement-Single | 4'-0" | 2'-8" | 2'-3" | 6'-3" | |
| M202 | Window-Casement-Single | 4'-0" | 2'-8" | 2'-3" | 6'-3" | |
| M203 | Window-Casement-Single | 4'-0" | 2'-8" | 2'-3" | 6'-3" | |
| M204 | Window-Casement-Single | 4'-0" | 2'-8" | 2'-6" | 6'-6" | |
| M205 | Window-Casement-Single | 4'-0" | 2'-8" | 2'-6" | 6'-6" | |
| M206 | Window-Casement-Single | 4'-0" | 2'-8" | 2'-6" | 6'-6" | |

- 13 STONE, SEE LANDSCAPE PLANS
- 14 GLASS WALL FOR CONNECTION FROM HOUSE TO CABIN
- 15 SCREENED PORCH
- 16 OUTDOOR SHOWER WOOD PERGOLA
- 17 WOOD CORBEL
- 18 $1\frac{1}{2}''$ HIGH COMPOSITE RAILING
- 19 WALL GOOSENECK SCONCES - AS SELECTED BY OWNER
- 19a WALL SCONCES - CAROLINA LANTERNS - WINNIEP COOPER - LARGE SIZE AT ENTRY WALLS
- 19b GOOSENECK PENDANT LIGHT AT AWNING ROOFS - AS SELECTED BY OWNER
- 20 REUSE EXISTING DECORATIVE WOOD ENTRY DOOR
- 21 DECORATIVE CHIMNEY POTTS

4/1/2025 4:38:10 PM



WINDOW NOTES:

1. ALL NEW WINDOWS TO BE MARVIN ULTIMATE SERIES WITH SDLs AND BLACK SPACER BARS. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING.

2. VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR PRIOR TO FRAMING

1. ALL NEW WINDOWS TO BE MARVIN ULTIMATE SERIES WITH SDLS AND BLACK SPACER BARS. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING.
2. VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR PRIOR TO FRAMING

WINDOW SCHEDULE						
Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
M101	Window Casement-Single	6'-10"	1'-0"	1'-0"	7'-0"	
M102	Window Casement-Single	6'-10"	1'-0"	1'-0"	7'-0"	
M103	Window Casement-Single	6'-2"	2'-8"	1'-10"	8'-0"	
M104	Window Casement-Double	6'-0"	5'-4"	2'-0"	8'-0"	
M105	Window Casement-Single	5'-0"	3'-0"	2'-0"	7'-2 1/2"	
M106	Window Casement-Double	5'-0"	4'-0"	2'-2 1/2"	7'-2 1/2"	
M107	Window Casement-Double	5'-0"	4'-0"	2'-2 1/2"	7'-2 1/2"	
M108	Window Casement-Single	5'-0"	3'-0"	2'-0"	7'-0"	
M109	Window Casement-Double	5'-0"	4'-0"	2'-2 1/2"	7'-2 1/2"	
M110	Window Casement-Single	5'-0"	4'-0"	2'-2 1/2"	7'-2 1/2"	
M111	Window Casement-Single	5'-0"	3'-0"	2'-0"	8'-0"	
M112	Window Casement-Double	6'-0"	4'-0"	2'-0"	8'-0"	
M113	Window Casement-Single	8'-0"	3'-0"	0'-2 1/2"	8'-2 1/2"	
M114	Window Casement-Single	8'-0"	3'-0"	0'-2 1/2"	8'-2 1/2"	
M115	Window Casement-Double	8'-0"	5'-0"	0'-2 1/2"	8'-2 1/2"	
M116	Window Casement-Single	8'-0"	3'-0"	0'-2 1/2"	8'-2 1/2"	
M117	Window Casement-Single	5'-0"	3'-0"	2'-0"	8'-0"	
M118	Window Casement-Single	5'-0"	3'-0"	2'-0"	8'-0"	
M119	Window Casement-Single	5'-0"	3'-0"	2'-0"	8'-0"	
M120	Window Casement-Single	5'-0"	3'-0"	2'-0"	8'-0"	
M121	Window Casement-Single	5'-0"	3'-0"	2'-0"	8'-0"	
M122	Window Casement-Single	5'-0"	3'-0"	2'-0"	8'-0"	
M123	Window Casement-Single	5'-0"	3'-0"	2'-0"	8'-0"	
M124	Window Casement-Single	6'-0"	2'-8"	2'-0"	8'-0"	
M125	Window Casement-Single	6'-0"	2'-8"	2'-0"	8'-0"	
M126	Window Casement-Single	5'-0"	2'-8"	2'-0"	8'-0"	
M127	Window Casement-Single	5'-0"	2'-8"	2'-0"	8'-0"	
M128	Window Casement-Single	4'-0"	2'-8"	3'-0"	7'-6"	
M129	Window Casement-Single	5'-0"	2'-0"	3'-6"	8'-6"	
M130	Window Casement-Single	5'-0"	2'-0"	3'-6"	8'-6"	
M131	Window Casement-Single	5'-0"	2'-8"	3'-6"	8'-6"	
M132	Window Casement-Single	5'-0"	2'-8"	3'-6"	8'-6"	
M133	Window Casement-Single	5'-0"	2'-8"	3'-6"	8'-6"	
M134	Window Casement-Single	5'-0"	2'-8"	3'-6"	8'-6"	
M135	Window Casement-Single	4'-6"	2'-0"	3'-6"	8'-0"	
M136	Window Casement-Single	4'-6"	2'-0"	3'-6"	8'-0"	
M137	Window Casement-Single	4'-6"	2'-0"	3'-6"	8'-0"	
M138	Window Casement-Single	4'-6"	2'-0"	3'-6"	8'-0"	
M139	Window Casement-Single	4'-6"	2'-0"	3'-6"	8'-0"	
M140	Window Casement-Single	4'-6"	2'-0"	3'-6"	8'-0"	
M141	Window Casement-Single	4'-6"	2'-0"	3'-6"	8'-0"	
M142	Window Casement-Single	4'-6"	2'-0"	3'-6"	8'-0"	
M143	Window Casement-Single	4'-6"	2'-0"	3'-6"	8'-0"	
M201	Window Casement-Single	4'-0"	2'-8"	2'-3"	6'-3"	
M202	Window Casement-Single	4'-0"	2'-8"	2'-3"	6'-3"	
M203	Window Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M204	Window Casement-Single	4'-0"	2'-5"	2'-6"	6'-6"	
M205	Window Casement-Single	4'-0"	2'-5"	2'-6"	6'-6"	
M206	Window Casement-Single	4'-0"	2'-5"	2'-6"	6'-6"	

WINDOW SCHEDULE						
Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
M207	Window-Casement-Single	9'-0"	2'-0"	2'-0"	7'-0"	
M208	Window-Casement-Single	9'-0"	2'-0"	2'-0"	7'-0"	
M209	Window-Aniling-Single	2'-5"	2'-5"	3'-11"	6'-6"	
M210	Window-Casement-Single	6'-0"	2'-0"	2'-0"	6'-6"	
M211	Window-Fixed-Single	9'-0"	2'-0"	2'-0"	7'-0"	
M212	Window-Casement-Single	6'-0"	2'-0"	2'-0"	6'-6"	
M213	Window-Aniling-Single	2'-5"	2'-5"	3'-11"	6'-6"	
M214	Window-Aniling-Single	2'-5"	2'-5"	3'-11"	6'-6"	
M215	Window-Aniling-Single	2'-5"	2'-5"	3'-11"	6'-6"	
M216	Window-Casement-Single	9'-0"	2'-0"	2'-0"	7'-0"	
M217	Window-Casement-Single	9'-0"	2'-0"	2'-0"	7'-0"	
M218	Window-Casement-Single	3'-0"	2'-0"	3'-4"	6'-4"	
M219	Window-Casement-Single	3'-0"	2'-0"	3'-4"	6'-4"	
M220	Window-Aniling-Single	2'-5"	2'-5"	3'-11"	6'-6"	
M221	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M222	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M223	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M224	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M225	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M226	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M227	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M228	Window-Aniling-Single	2'-5"	2'-5"	6'-6"	7'-11"	
M229	Window-Aniling-Single	2'-5"	2'-5"	6'-6"	7'-11"	
M230	Window-Aniling-Single	2'-5"	2'-5"	6'-6"	7'-11"	
M231	Window-Aniling-Single	2'-5"	2'-5"	6'-6"	7'-11"	
M232	Window-Aniling-Single	2'-5"	2'-5"	6'-6"	7'-11"	
M233	Window-Aniling-Single	2'-5"	2'-5"	6'-6"	7'-11"	
M234	Window-Aniling-Single	2'-5"	2'-5"	6'-6"	7'-11"	
M235	Window-Aniling-Single	2'-5"	2'-5"	6'-6"	7'-11"	
M236	Window-Aniling-Single	2'-5"	2'-5"	6'-6"	7'-11"	
M237	Window-Aniling-Single	2'-5"	2'-5"	6'-6"	7'-11"	
M238	Window-Aniling-Single	2'-5"	2'-5"	6'-6"	7'-11"	
M239	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M240	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M241	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M242	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M243	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M244	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M245	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M246	Window-Casement-Single	4'-0"	2'-5"	2'-4"	6'-4"	
M247	Window-Aniling-Single	2'-5"	2'-5"	3'-11"	6'-6"	
M248	Window-Casement-Single	6'-0"	2'-0"	2'-0"	6'-6"	
M249	Window-Casement-Single	6'-0"	2'-0"	2'-3"	8'-3"	
M250	Window-Casement-Single	6'-0"	2'-0"	2'-3"	8'-3"	
M251	Window-Casement-Single	6'-0"	2'-0"	2'-3"	8'-3"	
M252	Window-Aniling-Single	2'-5"	2'-5"	11'-0"	13'-5"	
M253	Window-Aniling-Single	2'-5"	2'-5"	11'-0"	13'-5"	
M254	Window-Aniling-Single	2'-5"	2'-5"	11'-0"	13'-5"	
M255	Window-Aniling-Single	2'-5"	2'-5"	11'-0"	13'-5"	

EXTERIOR GENERAL NOTES

L. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

- | | | | |
|----|--|-----|---|
| 1 | 1" VERTICAL SIDING, SMOOTH (BORAL TRU EXTERIOR, NICKEL GALT SMOOTH OR SIMILAR), PAINTED WHITE DUCK (SW 700) | 13 | STONE, SEE LANDSCAPE PLANS |
| 1a | 1" VERTICAL SIDING, NATURAL WOOD-LOOK (DEPTA MILLWORKS NICKEL GALT OR SIMILAR) | 14 | GLASS WALL FOR CONNECTION FROM HOUSE TO CABIN |
| 2 | NATURAL STONE VENEER - FIELDSTONE - BARNWOOD BLUE SIENA LEDGESTONE BY BUEHL | 15 | SCREENED PORCH |
| 3 | COMPOSITE FASCIA BOARD AND SOFFIT (BORAL OR SIMILAR) | 16 | OUTDOOR SHOWER WOOD PERGOLA |
| 4 | PREFINISHED METAL ROOF SYSTEM (PAC CLAD 5840 CLAD, 1/2" ALU. SMOOTH) WITH CONCEALED FASTENERS - GRAPHITE COLOR | 17 | WOOD CORBEL |
| 5 | HALF-ROUND COPPER - UPPLECH | 18 | 3'-3" HIGH COMPOSITE RAILING |
| 6 | CUT STONE WATER COURSE | 19 | WALL GOOSENECK SCONES - AS SELECTED BY OWNER |
| 7 | WOOD BRACKETS | 19a | WALL SCONES - CAROLINA LANTERNS - WHINNIEP COPPER - LARGE SIZE AT ENTRY WALLS |
| 8 | PREMANUFACTURED SKYLIGHTS (VELUX) | 20 | GOOSENECK PENDANT LIGHT AT AWNING ROOF - AS SELECTED BY OWNER |
| 9 | HAND-HEWN TIMBER EXPOSED STRUCTURE & TRIM DETAILS | 20a | REUSE EXISTING DECORATIVE WOOD ENTRY DOOR |
| 10 | RECLAIMED & RECONSTRUCTED LOG CABIN SIDING | 21 | DECORATIVE CHIMNEY POTS |
| 11 | STONE PATIOS, SEE LANDSCAPE PLANS | | |
| 12 | LANDSCAPED TERRACES W/ NATURAL PRAIRIE PLANTINGS, SEE LANDSCAPE PLANS | | |

ARCHITECT



KCB ARCHITECTS
400 E. Wisconsin Ave. #205
Milwaukee, WI 53202
(414) 261-8956
admin@kcbbuildings.com

CONTRACTOR:

PROJECT:

Fritzke-Rix Residence - 5961
Cedarhurst Ln

OWNER:

Natalie Rix & John Fritzke

PROJECT ADDRESS:

5961 Cedarhurst Ln
Hartland, WI 53029

Drawing Issuance Schedule:

[illegible]

General Notes:

Contractor to field verify all dimensions, levels and datum prior to starting the work. Any discrepancies or omission shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp



Sheet Title:

South (Side) Exterior
Elevation

Scale $1/4" = 1'-0"$

Date 03/04/202

Sheet No.

A-203

4/1/2025 4:38:16 PM



2 Partial South Elevation - North of Entry



I South (Side) Elevation

House Exterior Product Specifications



House Exterior Product Specifications

Roofing



5961 Cedarhurst Ln

AN ELEGANT PALETTE

Petersen's extensive color palette includes options that are complementary to most architectural styles, building materials including brick, stone and wood, plus exterior products such as siding, windows and doors.

▲ PATINA GREEN	▲ TEAL	▲ HEMLOCK GREEN	FOREST GREEN	HARTFORD GREEN
▲ EVERGREEN	▲ HUNTER GREEN	▲ ARCADIA GREEN	▲ MILITARY BLUE	BERKSHIRE BLUE
▲ GRAPHITE	▲ CHARCOAL	INTERSTATE BLUE	▲ PACIFIC BLUE	AWARD BLUE
ALUMINUM BLACK	▲ DARK BRONZE	▲ BURNISHED SLATE	▲ AGED BRONZE	▲ MEDIUM BRONZE
MATTE BLACK	▲ MANSARD BROWN	BURGUNDY	▲ TERRA COTTA	▲ COLONIAL RED
▲ CARDINAL RED	MIDNIGHT BRONZE	▲ MUSKET GRAY	▲ SIERRA TAN	▲ SANDSTONE
▲ ALMOND	▲ SLATE GRAY	▲ CITYSCAPE	▲ GRANITE	▲ STONE WHITE
▲ BONE WHITE				

Premium Colors

▲👑 ANODIC CLEAR	▲👑 SILVERSMITH	●👑 SILVER	●👑 CHAMPAGNE	●👑 COPPER PENNY
●👑 ZINC	●👑 WEATHERED ZINC	👑 WEATHERED STEEL	👑 WEATHERED COPPER	●👑 AGED COPPER

▲ Cool Colors

● Metallic Colors

👑 Premium Colors

Due to limitations of the printing process, color representation on the grid above is not 100% accurate. Please request a free color guide from your Petersen rep, architect or contractor to confirm your color choice before placing an order.

BEYOND THE ORDINARY



Private Residence, Chicago
Installing Contractor: Custom Installations
Architect: Kipnis Architecture and Planning
Distributor: Sheet Metal Supply

GC: Shardon Builders
Photo: A. J. Brown
Profile: Snap-Clad
Color: Weathered Zinc

A home with a metal roof stands with more pride than neighboring homes, and for good reason. The beauty of a metal roof is superior to the asphalt shingles most homeowners think of when envisioning a residential roof. A metal roof will perform better, too. The properties of metal combined with the incredible solar reflectivity of our superior PAC-CLAD paint coating can reduce the cost of heating and cooling a home. Additionally, a metal roof will last much longer and endure better than an asphalt or wood roof. While neighbors

complain about replacing their non-metal roofs, those living under metal roofs will beam with pride that theirs looks as good as the day it was installed.

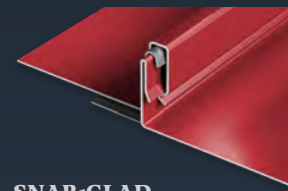
SEE IT ON YOUR HOME TODAY

Drop a photo of any home into our online visualization tool to see how Petersen's PAC-CLAD products will look on it. Visit pac-clad.com/pac-e-tools to work with the visualizer. Or, ask your contractor for assistance.

BEAUTIFUL PROFILES

Selected Profile

Metal Roofing



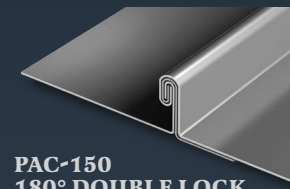
SNAP-CLAD



REDI-ROOF
STANDING SEAM

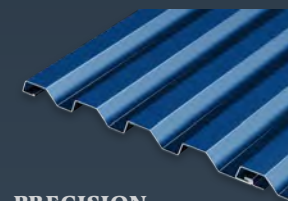


PAC-150
90° SINGLE LOCK

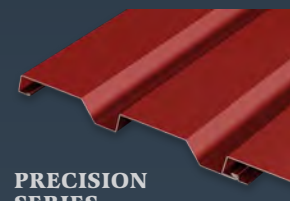


PAC-150
180° DOUBLE LOCK

Siding



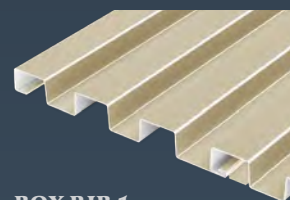
PRECISION
SERIES HWP



PRECISION
SERIES
HIGHLINE 16-C



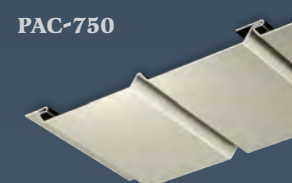
FLUSH
PANEL



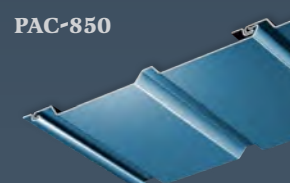
BOX RIB 1

Siding available in wood grain and ore patina finishes.

Soffits



PAC-750



PAC-850

Soffit panels come in solid, full-vented and half-vented variations.

Private residence, Florida
Architect: T. S. Adams Studio Architects
Installing contractor: Cartercraft Roofing
Profiles: PAC-150, Flush panel
Colors: Weathered Zinc, Champagne

SNAP-CLAD PANEL

MATERIALS

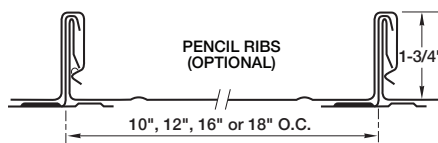
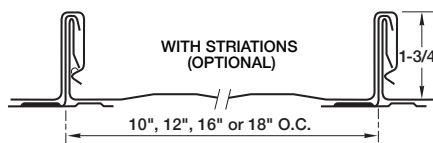
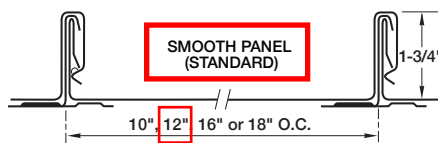
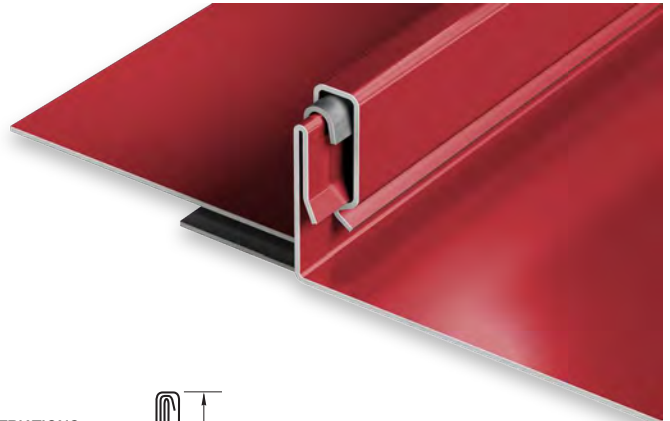
.032 aluminum 24 gauge steel

.040 aluminum 22 gauge steel

SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90



PRODUCT FEATURES

- ▶ Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- ▶ Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year-non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- ▶ UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ▶ ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

A LIFETIME INVESTMENT



Private Residence, Tallahassee, FL
Installing contractor: Tallahassee Roofing
Architect: C. Brandon Ingram Design
General contractor: Barton Construction

Material distributor: ABC Supply
Photo: jeffherrphoto.com
Profiles: Snap-Clad
Color: Mill finish

When considering a metal roof, discussions should focus on lifetime value, not upfront cost. A metal roof is for homeowners who appreciate its value. The price of a metal roof, which comes with an estimated lifetime of 50 years if properly maintained, can be up to three times the installed cost of other materials. In return for the investment, the made-in-the-USA metal roof will last 3 or 4 times longer than a typical residential roof.

METAL EXPERIENCE MATTERS

When choosing an architect or contractor, experience matters. A metal roof is a different product that requires a specialized skill set to properly specify and install. Choosing architects and contractors with metal roof experience will maximize your metal roof's performance, and add a level of comfort to your decision.

NEW CONSTRUCTION OR REMODELING

A metal roof will look beautiful and perform well on a home built from the ground up, or on a home undergoing an exterior remodel or simple roof replacement. A good architect or designer can blend a Petersen metal roof or siding with any architectural style or color.

STEEL OR ALUMINUM

Petersen's PAC-CLAD metal roofing and siding products are available in either steel or aluminum. An experienced Petersen rep, architect or contractor will guide homeowners toward the material that's best for their home.

A GREEN, SUSTAINABLE PRODUCT

A Petersen metal roof is made with recycled content, qualifying it as a "green" or recycled-content product. It is also 100% recyclable at the end of its useful life, unlike other roofing materials which are routinely disposed of by the ton in landfills.

LITERALLY COOL COLORS

A PAC-CLAD metal roof from Petersen is available in 35 colors that are rated by the Cool Roof Rating Council. Coating technology that is specifically formulated for PAC-CLAD products reflects sunlight and cools a roof by emitting radiation to its surroundings. The roof stays cooler and reduces the amount of heat conducted to a home, saving up to 40% of a typical home's annual energy costs.

WARRANTY COVERAGE

Petersen offers a limited 30-year finish warranty on its PAC-CLAD painted metal roof and siding panels. A weathertight warranty is available on selected metal roof products.

House Exterior Product Specifications *Siding*



5961 Cedarhurst Ln



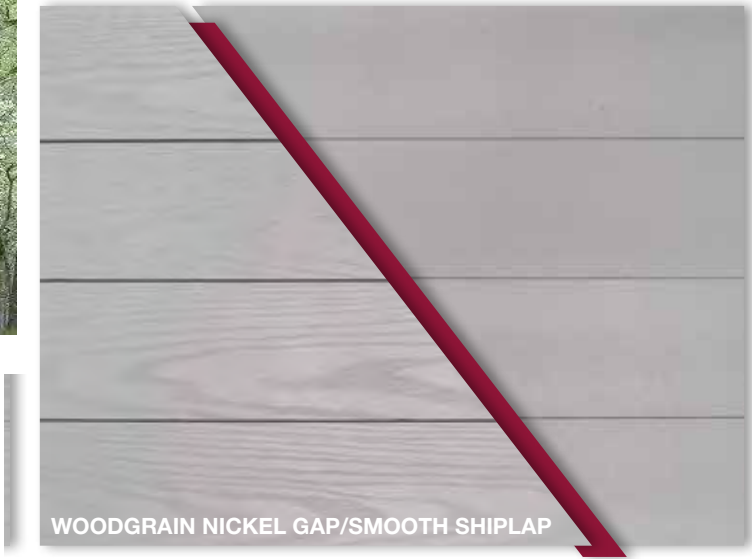
Hand Hewn Timber Beams and Columns



salvaged log cabin

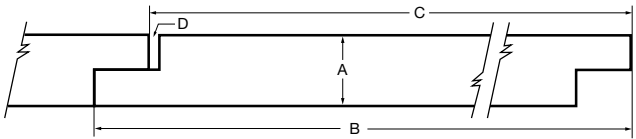
Salvaged Log Cabin Siding

Selected Siding Product:
Maintenance Free Nickel Gaps
Wood Siding. Delta Millworks
Product or Similar



NICKEL GAP SIDE

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)
1 x 4	11/16"	3-1/2"	3-3/32"	5/64"
1 x 6	11/16"	5-1/2"	5-3/32"	5/64"
1 x 8	11/16"	7-1/4"	6-13/16"	5/64"
1 x 10	11/16"	9-1/4"	8-13/16"	5/64"



TruExterior® Siding & Trim Reference Guide

SUSTAINABILITY

The sustainable properties of TruExterior® Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash), which are endorsed by the U.S. Green Building Council (USGBC) for use in construction materials.

- Contains a minimum of 70% recycled content—verified by SCS Global Services



CODE LISTINGS

TruExterior® Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- California's Wildland-Urban Interface (WUI) listed—Beadboard, Siding, and Trim
- Texas Department of Insurance (TDI) EC-92—Siding
- Florida Building Code FL17285—Siding
- Intertek CCRR-0300

House Exterior Product Specifications

Building Stone



5961 Cedarhurst Ln

FIELDLEDGE

BARNWOOD BLUE SIENA



GEOLOGY: schist - quarried in USA

COLOR RANGE

grays, dark grays, charcoals, whites, blues, tans, with occasional greens, buffs and blacks

COLOR CONSISTENCY PER PALLET

somewhat consistent

PALLET

FULL VENEER: 4,000 pounds
THIN VENEER: 10-15 lbs/ft²; Qty Bx or Sm Bx
Qty Bx- 100 sq ft flats and 50 lineal ft corners
Sm Bx- (24) 8 sq ft flats (192 sq ft) and
(20) 8 lineal ft corners (160 lineal ft)

ASTM TESTING DATA

BARNWOOD BLUE C97
water absorption—0.5%
BARNWOOD BLUE C97
specific gravity—2.75
BARNWOOD BLUE C97
density—171.8 pcf
BARNWOOD BLUE C99
modulus of rupture perpendicular
dry—3,490 psi
modulus of rupture perpendicular
wet—2,920 psi
BARNWOOD BLUE C170
compressive strength parallel dry—12,260 psi
compressive strength parallel wet—9,770 psi
compressive strength perpendicular
dry—15,300 psi
compressive strength perpendicular
wet—11,220 psi

PART NUMBER

FULL VENEER:

1B8TGRA03041TN - Sold per Ton

THIN VENEER:

Qty Bx flat: 1BTVGRA03041QB - Sold per pallet

Sm Bx flat: 1BTVGRA03041BX - Sold per box

Qty Bx corner: 1BTVGRA03541QB - Sold per pallet

Sm Bx corner: 1BTVGRA03541BX - Sold per box

ARCHITECT/DESIGNER INFO

MATERIAL BANK

SKU: SM04002



INSTALLATION SHOWN

Mortar: Western W-5 (white)

Joint Type: Overgrout

BIM DETAILS

Revit, Hatch Patterns,
Seamless Textures, 3-Part
Specs, DWGS, SDS,
Warranty



stone: barnwood blue siena

FULL VENEER

COMMON COVERAGE *Est.(can vary)

Standard Joint	Drystack	Overgrout
35 square feet / ton	25 ft ² /ton	45 ft ² /ton

DIMENSIONS

l: 4" to 16"

h: 2" to 8"

w: 3" to 5" (4")

note: product can vary in height from full height to half the total height in one piece

TYPICAL BLEND

10 percent installed bedface out;
stone is snapped at least one face;
sides may or may not be squared;
overall appearance of stone will be linear
when installed

TYPICAL PIECE

Ends random; natural cleft top and bottom;
split or natural split face, split back;
most sides more irregular and not square.

THIN VENEER

COMMON COVERAGE PER BOX *Est.(can vary)

Standard Joint	Drystack	Overgrout
8 & 100 square feet	6 & 75 ft ²	10 & 110 ft ²

DIMENSIONS

l: 4" to 16"

h: 2" to 8"

w: 3/4" to 1-1/4" (1")

corner return 3" to 6"
note: product can vary in height from full height to half the total height in one piece

TYPICAL BLEND

10 percent installed bedface out;
stone is snapped at least one face;
sides may or may not be squared;
overall appearance of stone will be linear
when installed

TYPICAL PIECE

Ends random; natural cleft top and bottom;
split or natural split face and sawn back;
most sides more irregular and not square.

WWW.BUECHELSTONE.COM
PH: 800.236.4473
INFO@BUECHELSTONE.COM

CORPORATE OFFICE
W3639 COUNTY HIGHWAY H | CHILTON, WI 53014

FABRICATION AND QUARRIES
KANSAS: 1000 INDUSTRIAL BLVD | WINFIELD, KS 67156
NORTH CAROLINA: 7274 US HWY 221 N. | MARION, NC 28752
WISCONSIN: W3639 COUNTY HIGHWAY H | CHILTON, WI 53014

DESIGN CENTERS
SFDC: 101 HENRY ADAMS STREET, SUITE 443 | SAN FRANCISCO, CA 94103
THE MARIAT: 222 MERCHANDISE MART PLAZA | CHICAGO, IL 60654
IMS: 275 MARKET STREET, SUITE 134 | MINNEAPOLIS, MN 55405
THE SHOPS AT WOODLAKE: 765H WOODLAKE ROAD | KOHLER, WI 53044

Selected Natural Stone Veneer
Barnwood Blue Siena

OUR NATURAL STONE IS
DOMESTIC



House Exterior Product Specifications

Exterior Lamp

GAS LAMPS AT MAIN ENTRY



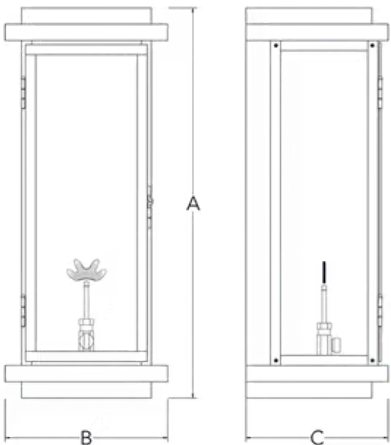
WINNIPEG

Open Flame:
Natural Gas or Propane Gas

Electric:
Candelabra or Edison Base

Automatic Ignition (Optional):
Either Natural Gas or Propane Gas, requires 110 line voltage and allows you to operate your gas lantern with a switch or other device.

Electric lanterns come standard with Single Edison Socket or Single Candelabra Socket. All lanterns can be upgraded to a Dual, Triple, or Quad candelabra cluster.



	A	B	C
Mini	14 1/2	6 1/2	6 1/2
Small	18	8	8
Medium	24	10	8 3/4
Large	30	12	9 7/8
Grande	36	15	12

Finish Options

Mounting Options

Available in solid top or glass top
*Mini is only available in electric

LINE DRAWINGS:

Copper Wall Mount

Steel Wall Mount

Copper Post Mount

Chain Hung Pendant

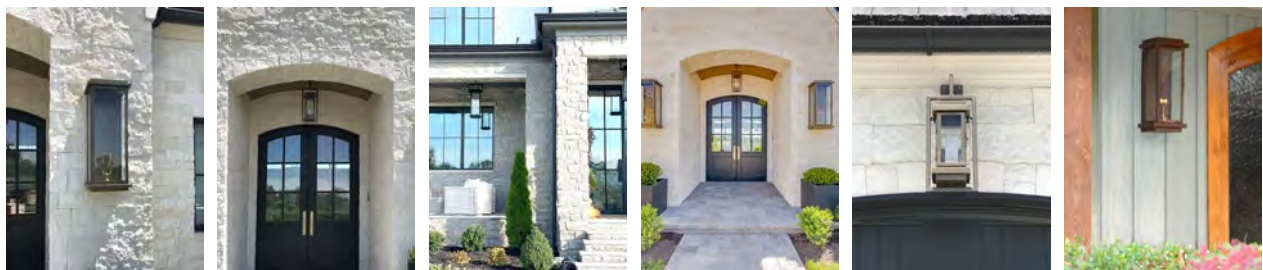
Wall Mount Half Yoke

Wall Mount Full Yoke

Ceiling Mount Half Yoke

Ceiling Mount Full Yoke

Pier Mount



EXTERIOR HOUSE LIGHT FIXTURES

#1 - Choose A Shade

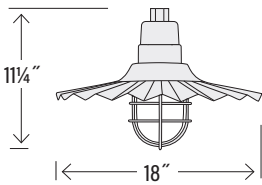
RRWS

Radial Wave Shade

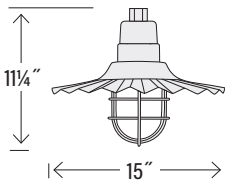


#2 - Choose A Size

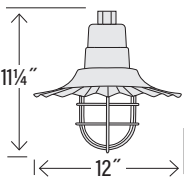
RRWS18



RRWS15



RRWS12



#3 - Choose A Finish

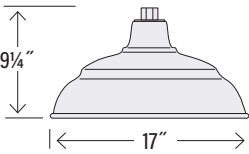
- ABR • Architectural Bronze
- CP • Copper
- GA • Galvanized
- SB • Satin Black
- SG • Satin Green
- SR • Satin Red
- WH • White

RWHS

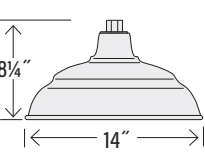
Warehouse Shade



RWHS17



RWHS14



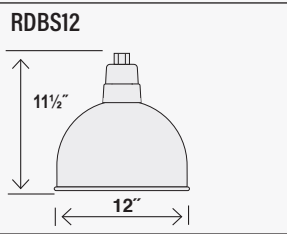
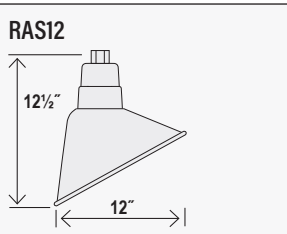
- ABR • Architectural Bronze
- GA • Galvanized
- GY • Gray
- NB • Navy Blue
- NC • Natural Copper
- SB • Satin Black
- SG • Satin Green
- SR • Satin Red
- WH • White



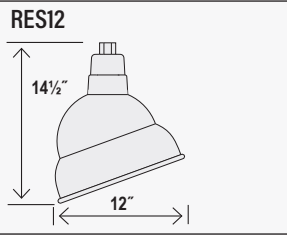
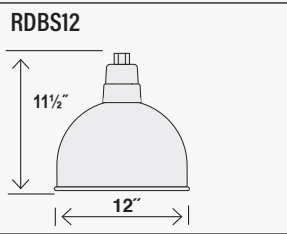
HOW TO ORDER:

#1 - CHOOSE A SHADE

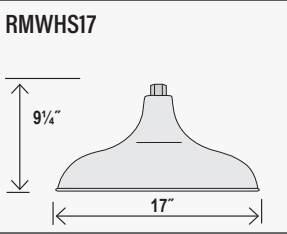
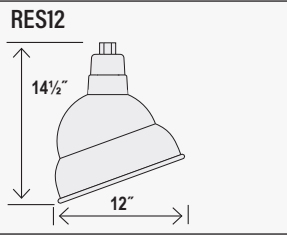
RAS
Angle Shades



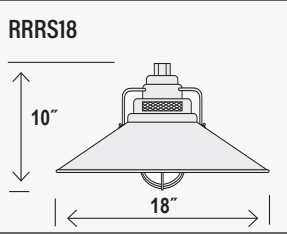
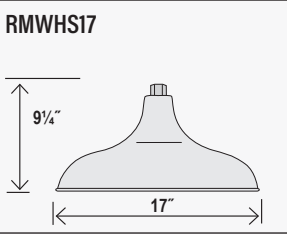
RDBS
Deep Bowl Shades



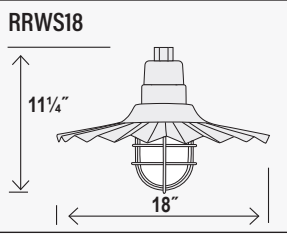
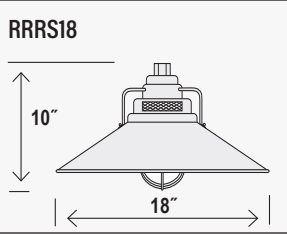
RES
Emblem Shades



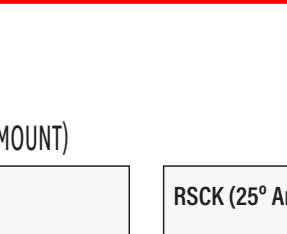
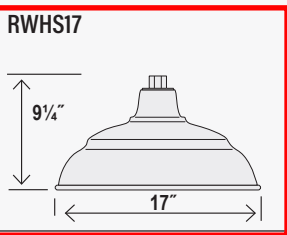
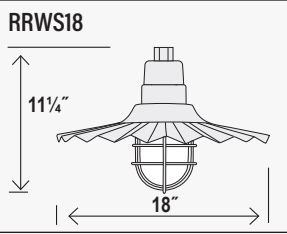
RMWSH
Modified Warehouse Shade



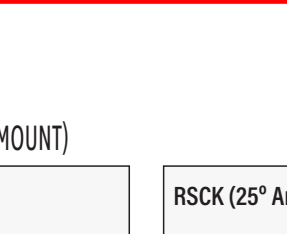
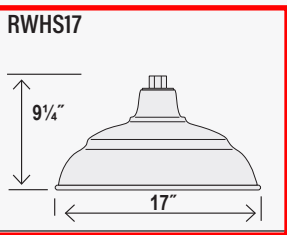
RRRS
Railroad Shade



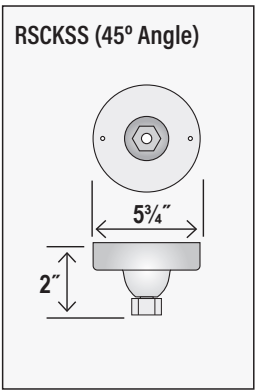
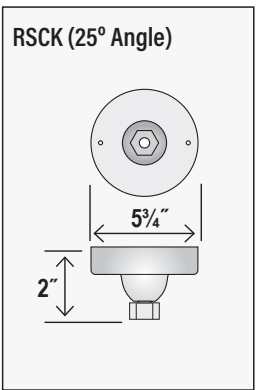
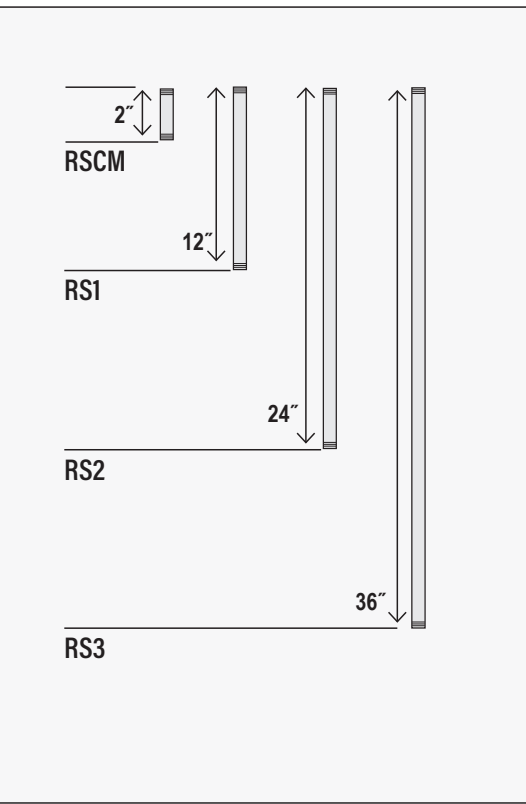
RRWS
Radial Wave Shade



RWHS
Warehouse Shade

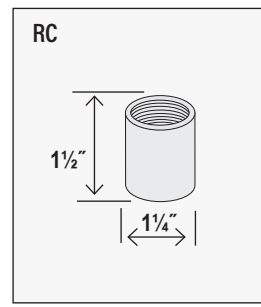


#5 - CHOOSE A STEM & CANOPY KIT (FOR CEILING MOUNT)

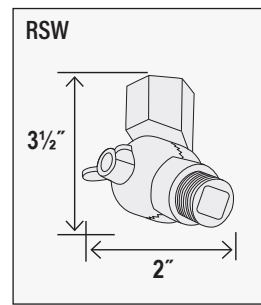


#6 - CHOOSE OPTIONS

COUPLER

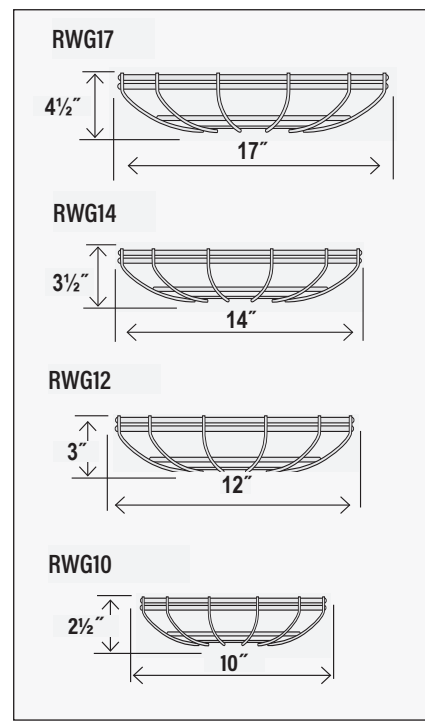


SWIVEL



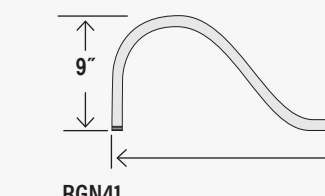
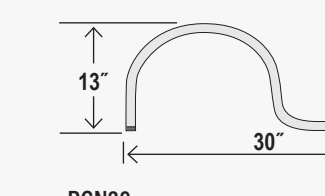
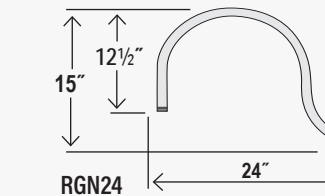
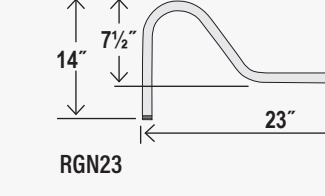
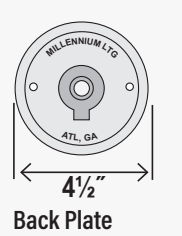
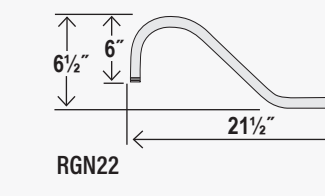
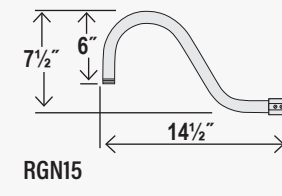
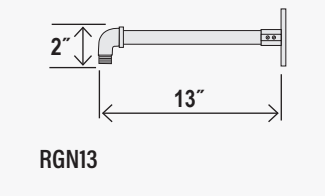
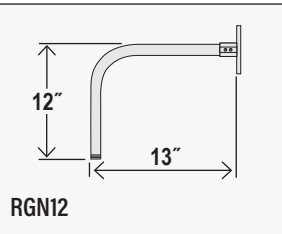
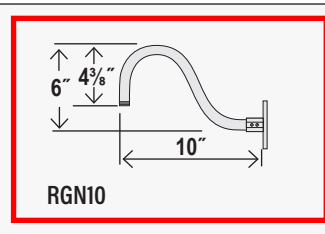
WIRE GUARD

Available for RAS, RDBS, RES, and RWHS Shades



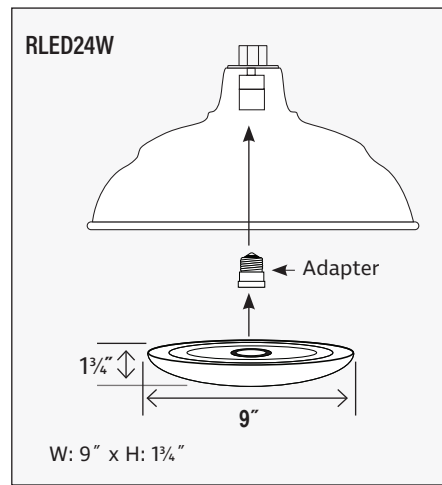
#4 - CHOOSE A GOOSE NECK (FOR WALL MOUNT)

INCLUDES BACK PLATE



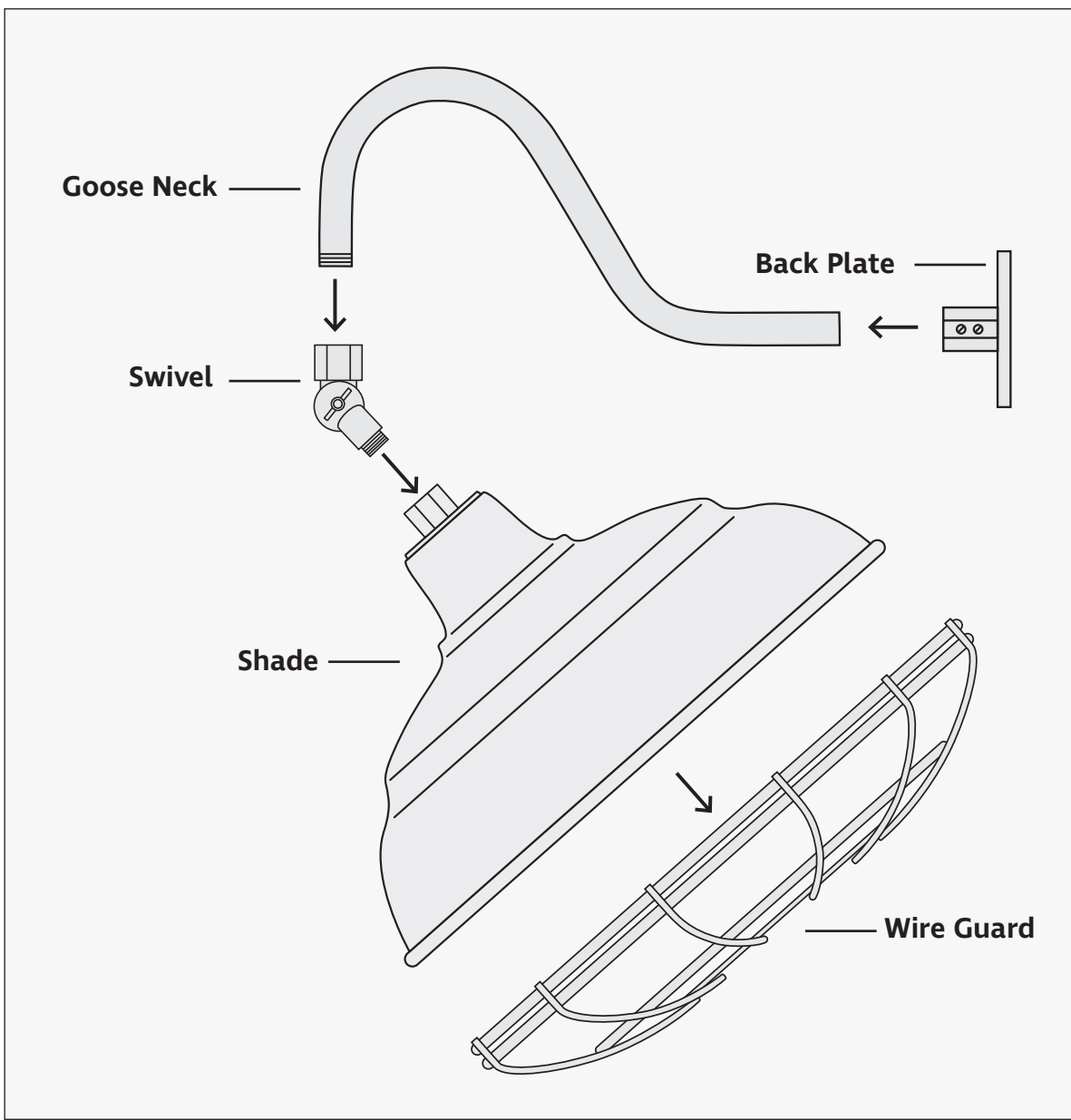
LED MODULE

RLED24W
Used for both RWHS14 and RWHS17

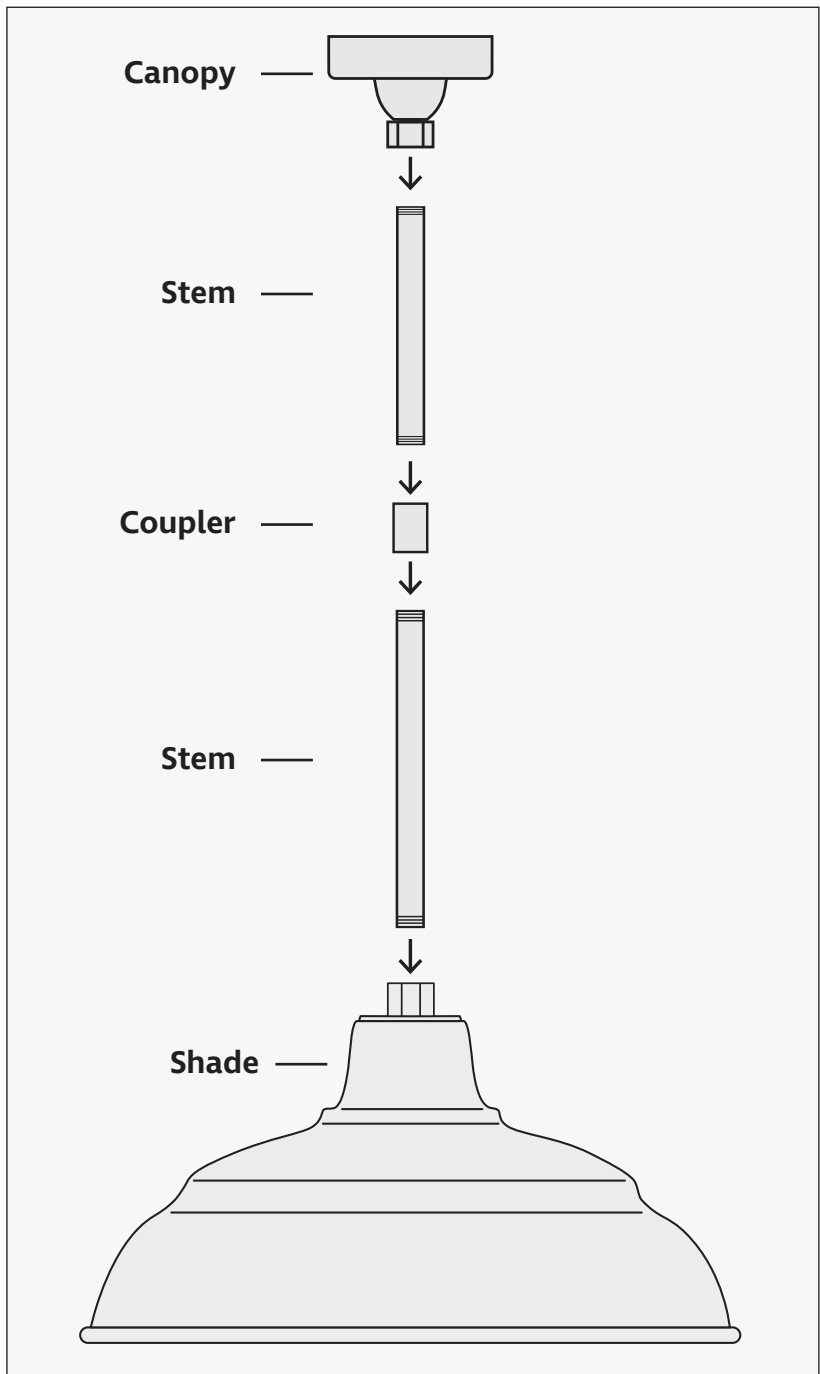


1920 Lumens
3000K
CRI 90
Dimmable

How to Assemble with Goose Neck



How to Assemble with Canopy



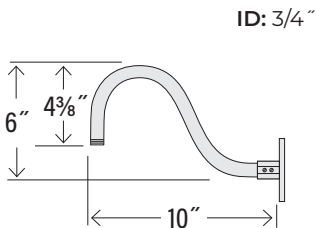
MILLENNIUM
LIGHTING

TO BUILD YOUR FIXTURE - CHOOSE A GOOSE NECK (FOR WALL MOUNT)

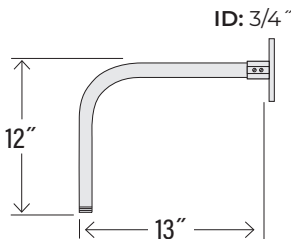
#4 - Choose A Goose Neck



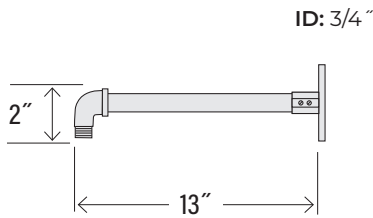
Back Plate
Included



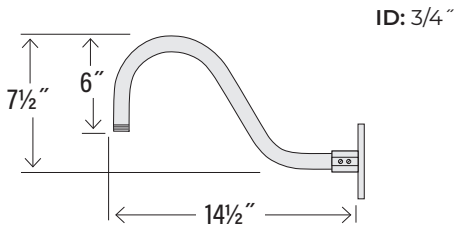
RGN10



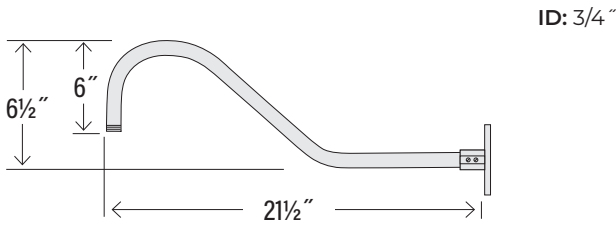
RGN12



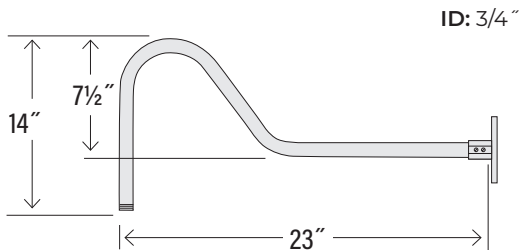
RGN13



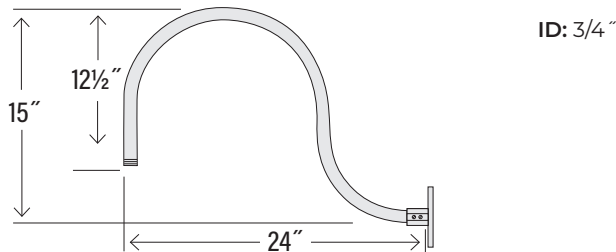
RGN15



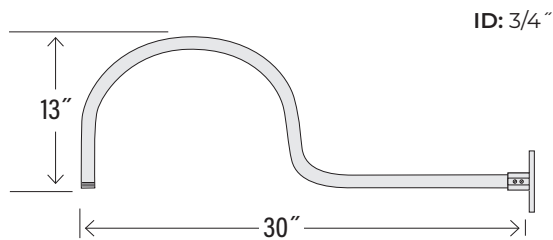
RGN22



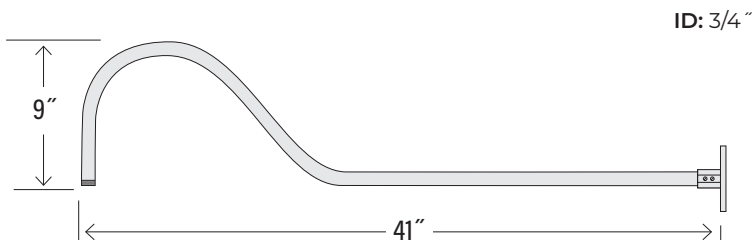
RGN23



RGN24



RGN30



RGN41

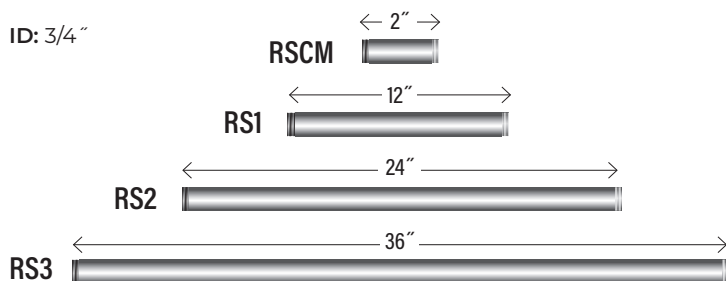
Goose Neck Finishes:



OR CHOOSE A STEM AND CANOPY KIT (FOR CEILING MOUNT)

#5 - Choose A Stem & Canopy Kit

ID: 3/4"



Finishes:

ABR • Architectural Bronze

AL • Aluminum

ASB • Aluminum Painted Satin Black

CP • Copper

GA • Galvanized

GY • Gray

NB • Navy Blue

NC • Natural Copper

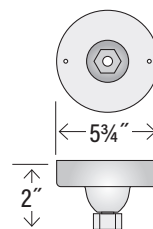
SB • Satin Black

SG • Satin Green

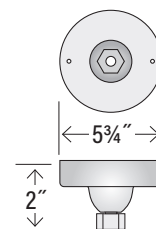
SR • Satin Red

WH • White

RSCK (25° Angle)



RSCKSS (45° Angle)



Finishes:

ABR • Architectural Bronze

CP • Copper

GA • Galvanized

GY • Gray

NB • Navy Blue

SB • Satin Black

SG • Satin Green

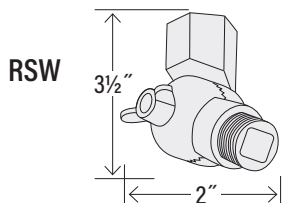
SR • Satin Red

WH • White

CHOOSE ACCESSORIES

#6 - CHOOSE OPTIONS

WALL MOUNT SWIVELS



Finishes:

ABR • Architectural Bronze

CP • Copper

GA • Galvanized

SB • Satin Black

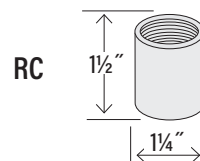
SG • Satin Green

SR • Satin Red

WH • White

STEM CONNECTORS

Accepts 3/4" stem



Finishes:

ABR • Architectural Bronze

AL • Aluminum

CP • Copper

GA • Galvanized

GY • Gray

NB • Navy Blue

SB • Satin Black

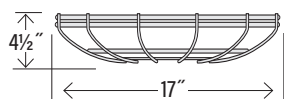
SG • Satin Green

SR • Satin Red

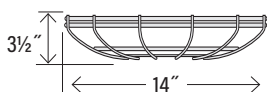
WH • White

WIRE GUARDS

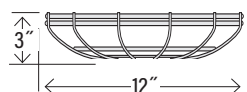
RWG17



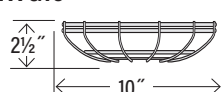
RWG14



RWG12



RWG10



Finishes:

ABR • Architectural Bronze

AL • Aluminum

CP • Copper

GA • Galvanized

GY • Gray

NB • Navy Blue

SB • Satin Black

SG • Satin Green

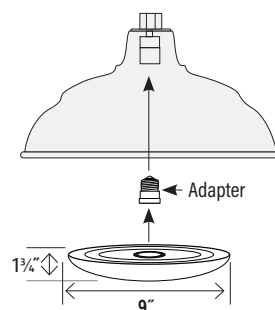
SR • Satin Red

WH • White

LED MODULE

RLED24W

This accessory is only compatible with RWHS14 & RWHS17 Warehouse Shades.



RLED24W

W: 9" x H: 1 3/4"

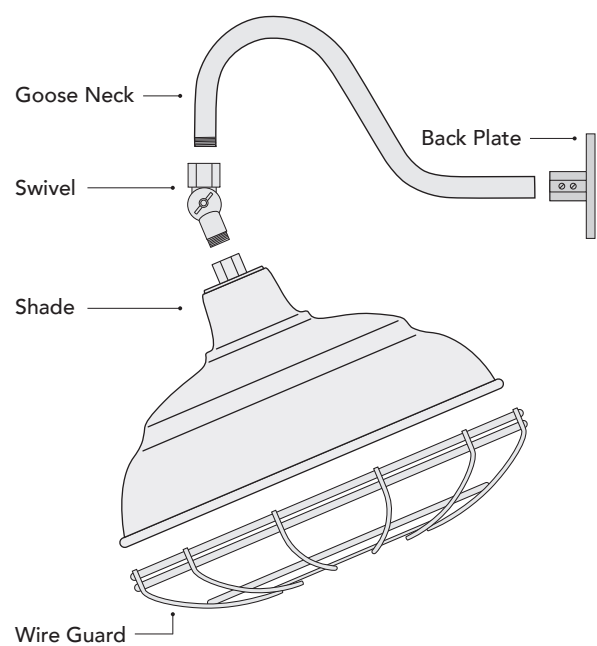
1920 Lumens

3000K

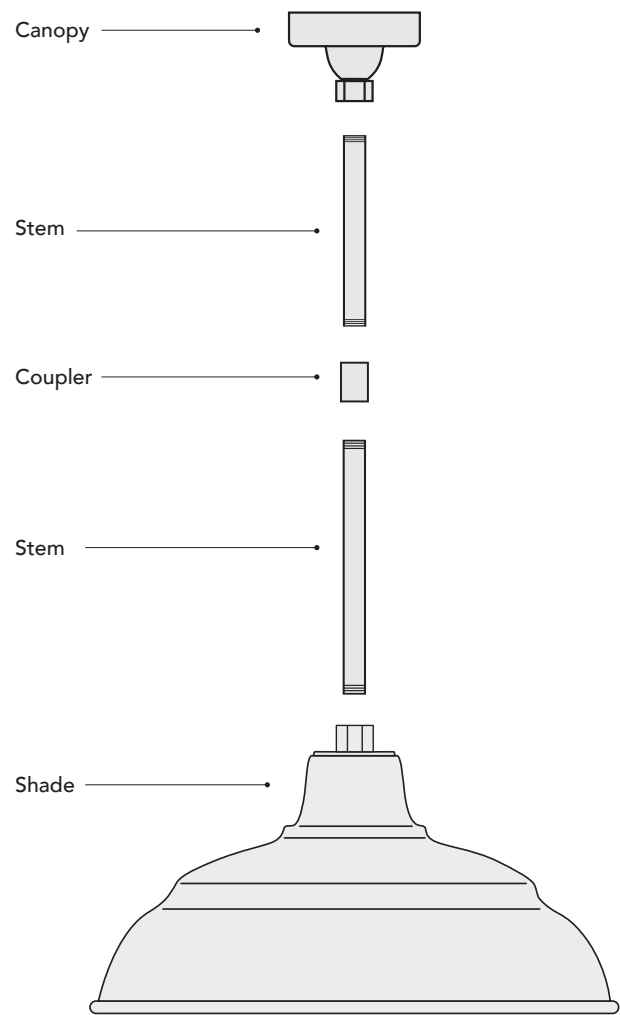
CRI 90

Dimmable

HOW TO ASSEMBLE WITH GOOSE NECK



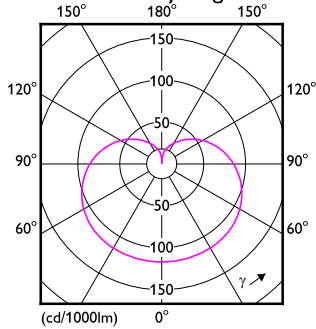
HOW TO ASSEMBLE WITH CANOPY



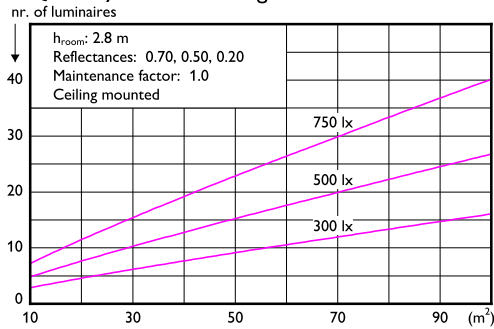
1 x 9290023430 29W A21 2700K

1 x 2610 lm

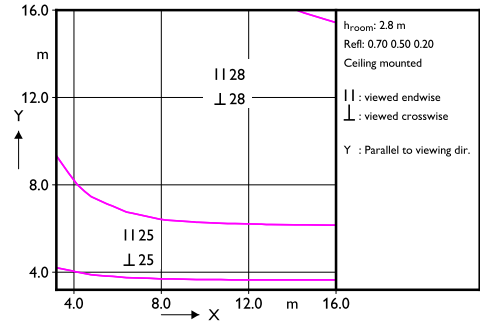
Polar intensity diagram



Quantity estimation diagram



UGR diagram



Light output ratio 1.00
Service upward 0.34
Service downward 0.66

CIE flux code 27 54 78 66 100

UGRcen (4Hx8H, 0.25H) 27

Utilisation factor table

Room Index k	Reflectances (%) for ceiling, walls and working plane (CIE)											
	0.80	0.80	0.70	0.70	0.70	0.70	0.50	0.50	0.30	0.30	0.00	0.00
0.60	0.30	0.10	0.30	0.20	0.10	0.10	0.10	0.10	0.10	0.10	0.00	0.00
0.80	0.36	0.34	0.34	0.33	0.32	0.25	0.22	0.17	0.19	0.15	0.11	0.11
1.00	0.45	0.42	0.42	0.41	0.40	0.32	0.28	0.23	0.25	0.21	0.15	0.15
1.25	0.53	0.49	0.49	0.48	0.46	0.38	0.34	0.29	0.30	0.25	0.19	0.19
1.50	0.60	0.55	0.56	0.54	0.52	0.44	0.39	0.34	0.35	0.30	0.23	0.23
2.00	0.67	0.60	0.62	0.59	0.57	0.49	0.44	0.39	0.39	0.34	0.27	0.27
2.50	0.76	0.68	0.70	0.67	0.64	0.57	0.51	0.46	0.45	0.41	0.32	0.32
3.00	0.82	0.73	0.76	0.72	0.69	0.62	0.56	0.51	0.49	0.45	0.36	0.36
4.00	0.87	0.76	0.81	0.76	0.72	0.66	0.59	0.55	0.52	0.49	0.39	0.39
5.00	0.94	0.81	0.87	0.81	0.77	0.72	0.64	0.60	0.57	0.54	0.44	0.44
6.00	0.98	0.84	0.91	0.85	0.80	0.75	0.67	0.64	0.60	0.57	0.46	0.46

Ceiling mounted

Luminance Table

Plane Cone	0.0	15.0	30.0	45.0	60.0	75.0	90.0
45.0	25177	22003	20388	19889	20388	22003	25177
50.0	24311	21083	19459	18961	19459	21083	24311
55.0	23612	20327	18693	18194	18693	20327	23612
60.0	22979	19640	17997	17497	17997	19640	22979
65.0	22468	19068	17411	16910	17411	19068	22468
70.0	22002	18539	16870	16367	16870	18539	22002
75.0	21635	18097	16410	15904	16410	18097	21635
80.0	21341	17716	16007	15497	16007	17716	21341
85.0	21121	17394	15657	15141	15657	17394	21121
90.0	20983	17133	15361	14838	15361	17133	20983

(cd/m²)

2019-12-04



MasterClass Plastic (WarmGlow) A-Shape Lamps

29A21/PER/827/FR/P/E26/WG/HO 4/1PF

Provides a wide variety of premium features, such as best-in-class warm glow dimmability, 25,000 hours long lifetime, and Title 20 certification, ideal for decorative and ambient lighting in high-end retail outlets, hotels, and restaurants.

Product data

General Information		Operating and Electrical	
Cap-Base	E26 [Single Contact Medium Screw]	Input Frequency	60 Hz
Nominal lifetime	15,000 hour(s)	Power Consumption	29 W
Switching Cycle	50,000	Lamp Current (Nom)	215 mA
Rated Lifetime (Hours)	15,000 hour(s)	Wattage Equivalent	150 W
Lighting Technology	LED	Starting Time (Nom)	0.5 s
Light Technical		Warm-up time to 60% light	0.5 s
Color Code	822-827 [tunable warm white]	Power Factor (Fraction)	0.7
Color Code	822-827 [tunable warm white]	Voltage (Nom)	120 V
Beam Angle (Nom)	250 degree(s)	Temperature	
Luminous Flux	2,610 lm	Ambient temperature range	-4 to +113 °F
Color Designation	Warm Glow(WG)	T-Case Maximum (Nom)	212 °F
Luminous Efficacy (rated) (Nom)	90 lm/W	Controls and Dimming	
Correlated Color Temperature (Nom)	2200 2700 K	Dimmable	Only with specific dimmers
Color Consistency	<6	Mechanical and Housing	
Color rendering index (CRI)	80	Bulb Finish	Frosted
LLMF At End Of Nominal Lifetime (Nom)	70 %		

MasterClass Plastic (WarmGlow) A-Shape Lamps

Bulb Material	Plastic
Bulb Shape	A21
UL Wet/ damp/ dry location	Damp location

Approval and Application

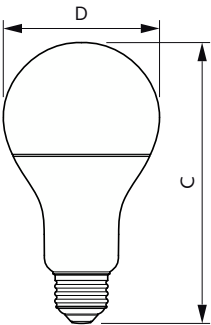
EU RoHS compliant	Yes
EyeComfort	Yes
T20 compliant	N/A
LED Innovations	EyeComfort

Application Conditions

can it be used in closed luminaires	No
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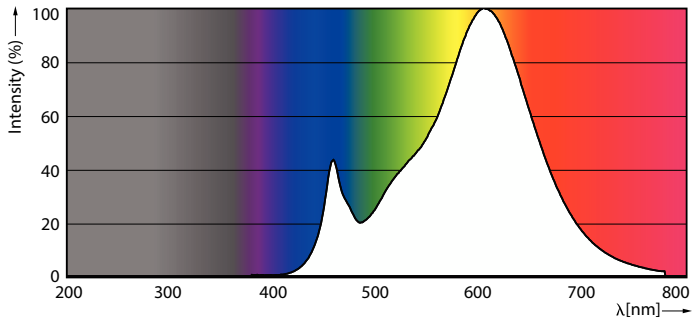
Product Data	
Order product name	29A21/PER/827/FR/P/E26/WG/HO 4/1PF
Full product name	29A21/PER/827/FR/P/E26/WG/HO 4/1PF
Order code	571497
Material Nr. (12NC)	929002343033
Numerator - Quantity Per Pack	1
Net Weight (Piece)	0.331 lb
EAN/UPC - Product/Case	046677571498
Numerator - Packs per outer box	4
EAN/UPC - Case	50046677571493

Dimensional drawing

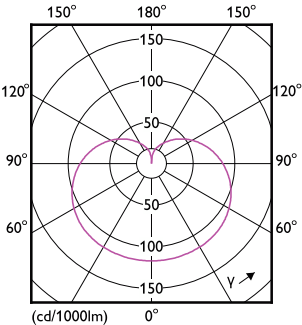


Product	D	C
29A21/PER/827/FR/P/E26/WG/HO 4/1PF	3-1/16 inch	5-7/16 inch

Photometric data



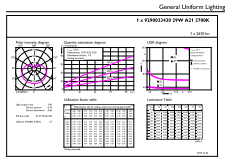
Spectral Power Distribution Colour - 29A21/PER/827/FR/P/E26/WG/HO 4/1PF



Light Distribution Diagram - 29A21/PER/827/FR/P/E26/WG/HO 4/1PF

MasterClass Plastic (WarmGlow) A-Shape Lamps

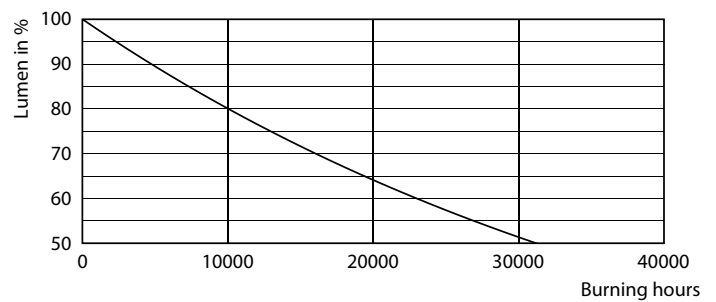
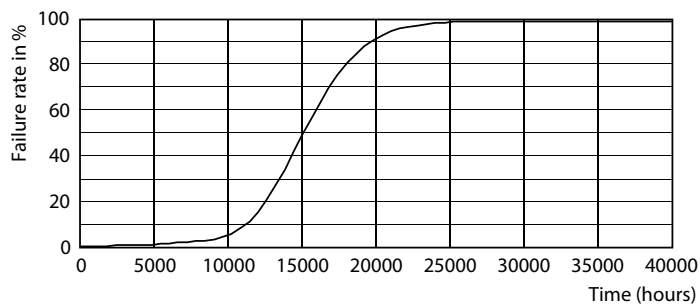
Photometric data



Catalytic Performance 4.5 Polys Lighting 0.0 Page 1/1

General uniform lighting - 29A21/PER/827/FR/P/E26/WG/HO 4/1PF

Lifetime



Life Expectancy Diagram

Lumen Maintenance Diagram - 29A21/PER/827/FR/P/E26/WG/HO 4/1PF



NM2-2RDC

2" M2 Round LED Recessed Downlight

Source: 6W, 8W or 10W LED

400lm, 600lm or 850lm

EXTERIOR RECESSED DOWN LIGHTING AT FRONT AND REAR PORCH

PRODUCT DESCRIPTION

M2 downlight series features quality and convenience with easy installation for insulated or non-insulated applications. Luminaires can be configured into multiple options with trim accessories and produces over 850 lumens.

FEATURES

- No housing required - IC Air-Tight rated
- Easy installation for remodel or new construction applications
- Variety of trim accessories to configure desired appearance
- Quick disconnect allows for extended lengths
- 400lm, 600lm or 850lm LED packages
- 2700K or 3000K @ 90+ CRI
- Triac or ELV dimming
- 5-year limited warranty
- ENERGY STAR certified
- cETLus Listed for Damp Locations

SPECIFICATION

Construction: Die-cast aluminum trims available in matte black or matte powder white finish. Open downlight includes a reflector with the same finish as trim; optional field changeable accessories are available; square trim, pinhole trim, wall wash trim, reflector inserts or baffle inserts.

Air Flow Restriction: Luminaire has factory installed gasket to restrict airflow from room into ceiling plenum to <2CFM (cubic feet per minute) in accordance with ASTM-283 Air-Tight requirements.

Clearance: IC rated luminaires are rated for direct contact with insulation (not spray foam insulation), no minimum clearance is required.

Junction Box: Prewired junction box includes quick connect to LED fixtures for ease of installation. Junction box includes two (400lm/600lm) or four (850lm) 1/2" trade size knockouts and snap on cover with 7" quick connect wire. Luminaire includes 5" (400lm/600lm) or 4" (850lm) quick connect wire.

Mounting: No housing is required, two tensions steel spring clips secure luminaire to ceiling. Accommodates ceiling thickness up to 3/4". New construction frame-in kit is available, see accessories.

ELECTRICAL

Input Voltage: 120V

Lumens / Wattage:

40 = 400lm / 6W; **60** = 600lm / 8W; **85** = 850lm / 10W

Color Temperature: 2700K or 3000K

CRI: 90+ CRI

Beam Spread: 36° Flood

Operating Temp.:

40 & 60 = 0°C to 40°C ambient temperature

85 = 0°C to 25°C ambient temperature

Lifetime: 60,000 hours @ L70

Dimming: Dimmable down to 10% with Triac or ELV

[Click Here](#) or check complete dimmer list at

www.NoraLighting.com in the "Compatibility" page under "Resources" tab

Trims: M2 series is available in three lumen outputs with LED driver. Round trims can be converted to baffles, pinholes or wall wash in the field with optional trims and inserts.

OPTIONAL TRIM ACCESSORIES

NM2-2REFL: Reflector Insert for NM2-2RDC, Black or Haze

NM2-2BAF: Baffle Insert for NM2-2RDC, Black or White

NM2-2RPH: Round Pinhole Trim for NM2-2RDC, Black or White

NM2-2RW: Round Wall Wash Trim for NM2-2RDC, Black or White

NM2-2SDT: Square Trim for NM2-2RDC, Black or White

OPTIONAL MOUNTING ACCESSORIES

NM2-MLS1: One Head Multiple Lighting System Plate

NM2-MLS2: Two Head Multiple Lighting System Plate

NM2-MLS3: Three Head Multiple Lighting System Plate

NM2-2R-F: New Construction Frame-In Plate

NM2-EW-4: 4' Quick Connect Linkable Extension Cable

NM2-EW-10: 10' Quick Connect Linkable Extension Cable

LABELS AND LISTINGS

- cETLus Listed for Damp Locations
- ENERGY STAR certified
- [5-Year Limited Warranty](#)
- FCC compliant
- Certified to the high efficacy requirements of California Title 24 JA8-2019



PRODUCT IMAGES AND DIMENSIONS



NM2-2RW
Round Wall Wash Trim

2" M2 Round LED Recessed Downlight

Trim Type	Lumens / Wattage	Color Temperature / CRI	Finish
NM2-2RDC = 2" Round Downlight	40 = 400lm / 6W	27 = 2700K / 90 CRI	BB = Matte Black
	60 = 600lm / 8W	30 = 3000K / 90 CRI	MPW = Matte Powder White
	85 = 850lm / 10W		

M2 Trim Accessories

Accessory Type	Finish
NM2-2REFL = Reflector for NM2-2RDC	B = Matte Black HZ = Haze
NM2-2BAF = Baffle for NM2-2RDC	B = Matte Black
NM2-2RPH = Round Pinhole Trim for NM2-2RDC	MPW = Matte Powder White
NM2-2RW = Round Wall Wash Trim for NM2-2RDC	
NM2-2SDT = Square Trim for NM2-2RDC	

Optional Mounting Accessories

Accessory Type	Finish
NM2-MLS1 = One Head MLS Plate	BB = Matte Black
NM2-MLS2 = Two Head MLS Plate	MPW = Matte Powder White
NM2-MLS3 = Three Head MLS Plate	
NM2-2R-F = New Construction Frame-In Plate	
NM2-EW-4 = 4' Quick Connect Extension Cable	
NM2-EW-10 = 10' Quick Connect Extension Cable	

Example: **NM2-2RDC6030MPW** = 2" M2 Round LED Recessed Downlight, 600lm / 8W, 3000K / 90 CRI, Matte Powder White

NM2-2RDC

2" M2 Round LED Recessed Downlight Accessories

Type

Project

Catalog No.

Notes



Round Wall Wash Trim for NM2-2RDC

NM2-2RWB Matte Black

NM2-2RWMPW Matte Powder White

Converts the round trim included with
NM2-2RDC downlight into a round wall wash

Luminaire Examples



PHOTOMETRICS

2" M2 Round LED Recessed Downlight

Type

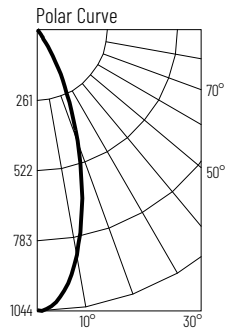
Project

Catalog No.

Notes

Test Information

Test Number: NTR11363
Part Number: NM2-2RDC4027MPW
Beam Spread: 36° Flood
Lumens: 445lm
Wattage: 6.2W
Efficacy: 72lpw
CCT / CRI: 2700K / 90 CRI
Spacing Criteria (0°-180): 0.6
Spacing Criteria (90°-270): 0.6



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
2'	261fc	1'-4"
4'	65.3fc	2'-7"
6'	29fc	3'-11"
8'	16.3fc	5'-2"
10'	10.4fc	6'-6"

Zonal Lumen Summary

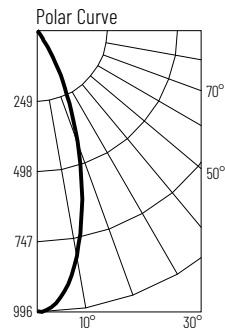
Zone	Lumens	% Luminaire
0-30	387	86.8
0-40	418	93.7
0-60	436	97.9
0-90	443	99.6
90-180	2	0.4
0-180	445	100

Candela Table

Vertical Angles	Candela
0	1044
5	993
15	645
25	264
35	42
45	14

Test Information

Test Number: NTR11350
Part Number: NM2-2RDC4030MPW
Beam Spread: 37° Flood
Lumens: 464lm
Wattage: 6.23W
Efficacy: 75lpw
CCT / CRI: 3000K / 90 CRI
Spacing Criteria (0°-180): 0.62
Spacing Criteria (90°-270): 0.62



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
2'	248fc	1'-4"
4'	61.9fc	2'-8"
6'	27.5fc	4'
8'	15.5fc	5'-5"
10'	9.9fc	6'-8"

Zonal Lumen Summary

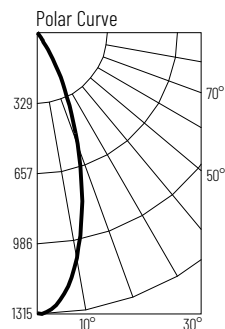
Zone	Lumens	% Luminaire
0-30	393	84.7
0-40	434	93.5
0-60	455	98
0-90	464	99.9
90-180	1	0.1
0-180	464	100

Candela Table

Vertical Angles	Candela
0	990
5	950
15	639
25	272
35	51
45	15

Test Information

Test Number: NTR11351
Part Number: NM2-2RDC6027MPW
Beam Spread: 37° Flood
Lumens: 594lm
Wattage: 7.8W
Efficacy: 76lpw
CCT / CRI: 2700K / 90 CRI
Spacing Criteria (0°-180): 0.62
Spacing Criteria (90°-270): 0.6



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
2'	327fc	1'-4"
4'	81.9fc	2'-8"
6'	36.4fc	4'
8'	20.5fc	5'-5"
10'	13.1fc	6'-8"

Zonal Lumen Summary

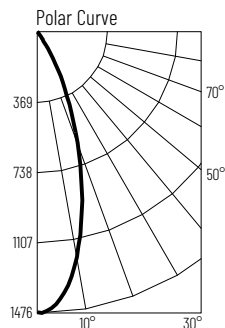
Zone	Lumens	% Luminaire
0-30	505	85
0-40	557	93.7
0-60	582	97.9
0-90	593	99.8
90-180	1	0.2
0-180	594	100

Candela Table

Vertical Angles	Candela
0	1310
5	1251
15	847
25	359
35	85
45	19

Test Information

Test Number: NTR11351
Part Number: NM2-2RDC6030MPW
Beam Spread: 36° Flood
Lumens: 641lm
Wattage: 8.1W
Efficacy: 79lpw
CCT / CRI: 3000K / 90 CRI
Spacing Criteria (0°-180): 0.6
Spacing Criteria (90°-270): 0.6



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
2'	368fc	1'-4"
4'	92.1fc	2'-7"
6'	40.9fc	3'-11"
8'	23fc	5'-2"
10'	14.7fc	6'-6"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	547	85.4
0-40	597	93.2
0-60	626	97.8
0-90	639	99.8
90-180	1	0.2
0-180	641	100

Candela Table

Vertical Angles	Candela
0	1473
5	1403
15	909
25	372
35	67
45	21

PHOTOMETRICS

2" M2 Round LED Recessed Downlight

Type

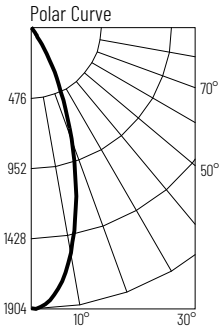
Project

Catalog No.

Notes

Test Information

Test Number: NTR1431
Part Number: NM2-2RDC8530MPW
Beam Spread: 38° Flood
Lumens: 882lm
Wattage: 10.18W
Efficacy: 87lpw
CCT / CRI: 3000K / 90 CRI
Spacing Criteria (0°-180): 0.62
Spacing Criteria (90°-270): 0.62



Illuminance at a Distance

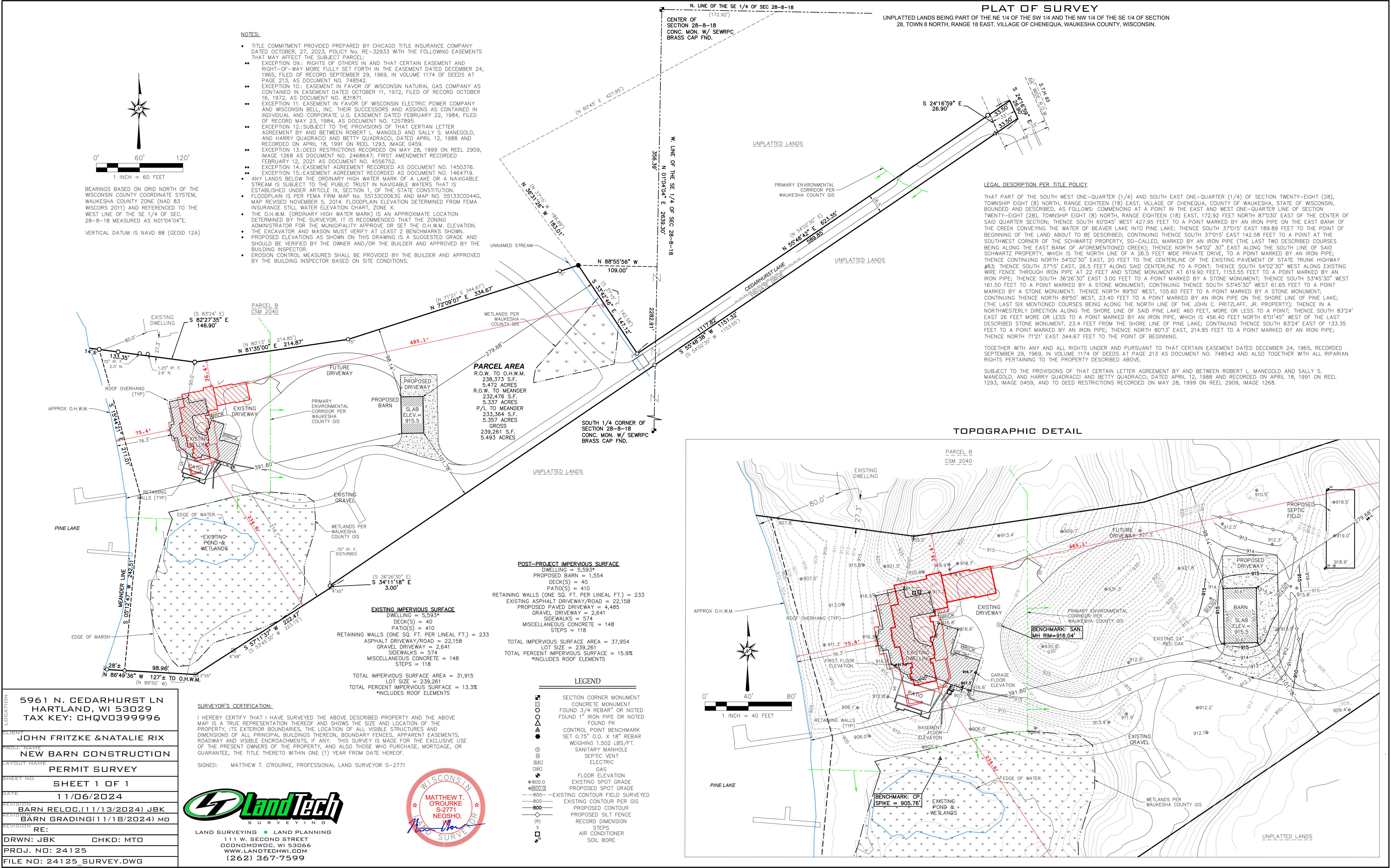
Distance from Luminaire	FC at Nadir	Beam Diameter
2'	476fc	1'-5"
4'	119fc	2'-8"
6'	52.9fc	4'-1"
8'	29.7fc	5'-6"
10'	19fc	6'-11"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	757	85.9
0-40	824	93.4
0-60	864	98
0-90	880	99.8
90-180	2	0.2
0-180	882	100

Candela Table

Vertical Angles	Candela
0	1904
5	1824
15	1246
25	540
35	88
45	27



March 17, 2025

Village of Chenequa
Attn: Cody Lincoln
31275 W County Road K
Chenequa, WI 53029

Fritzke-Rix Residence
5961 Cedarhurst Lane
Hartland WI

Attachments:

Landscape, Grading and Lighting Plan
Drainage and Impervious Surface Study for Proposed Circle Driveway
Proposed Landscape Materials
Existing Conditions Survey by LandTech dated 11.6.2024

Dear Cody,

When reviewing the impact of the proposed circle driveway, please consider the following four items as it relates to the shared kettle that spans the North property line. A driveway diagram, soil map and site observation photos can be found on sheet L-101 further illustrating the items below.

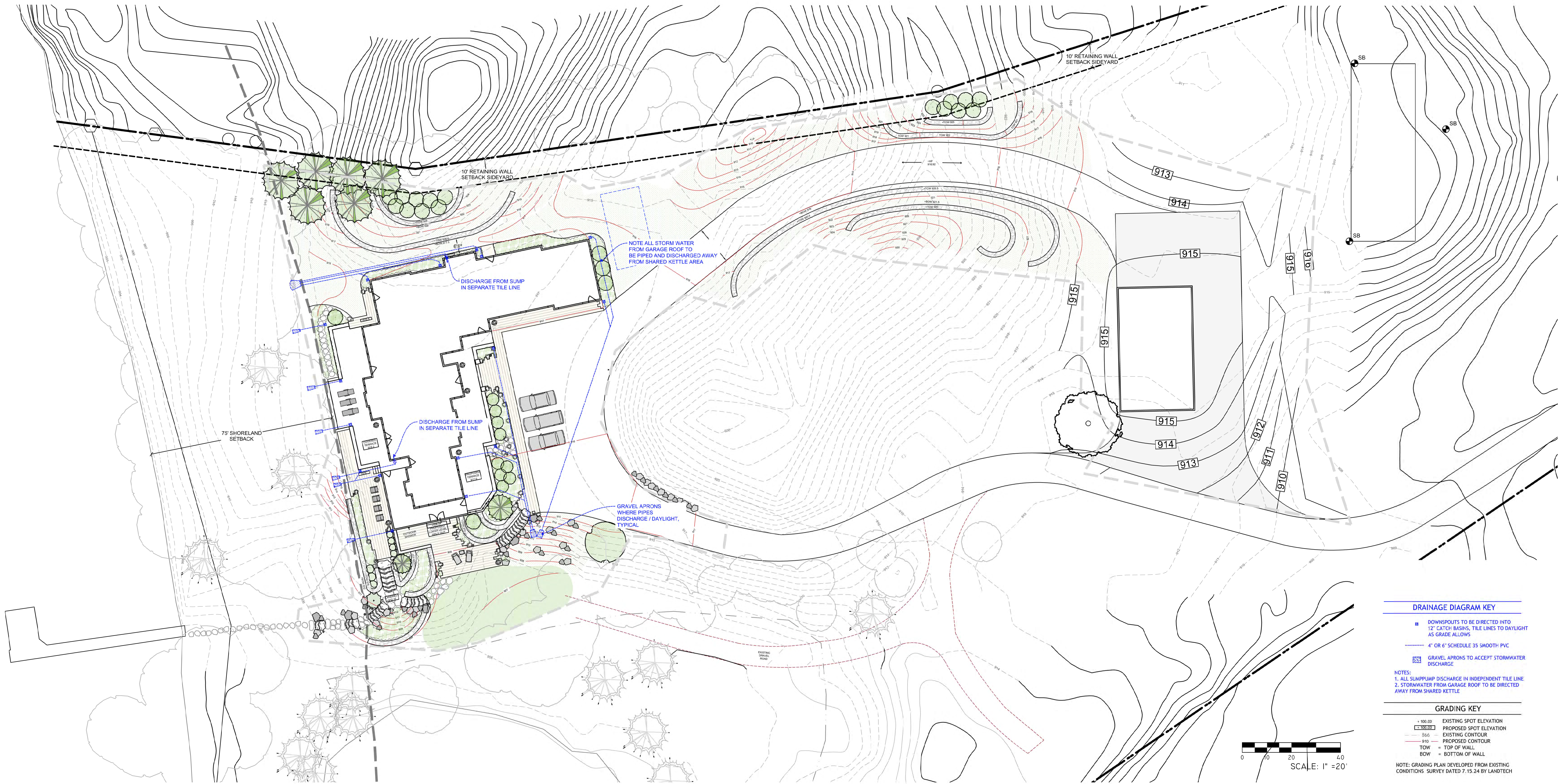
1. The proposed driveway surface area (2,302 sq.ft. shaded in blue) that would drain towards the shared kettle is less than the existing driveway surface area (2,622 sq.ft. shaded in green) currently draining towards the shared kettle.
2. USDA Web Soil Survey map indicates that the Casco loam soils are
 - a. Somewhat excessively drained
 - b. Frequency of flooding: None
 - c. Frequency of ponding: None
3. With the presence of frost in the ground and several rain events occurring during the week of February 24th, we observed no ponding during field observations/visits. Photos were taken Wed. Feb 26.
4. The Fritzke-Rix property contains the low point, where they absorb the impact of the neighbor's stormwater.

Please know that we have provided LandTech the proposed grading plan. They will transfer to a plat of survey. We have also asked them to stake the proposed driveway for your review prior to the April meeting and will let you know when this is ready for your review.

Respectfully submitted,

Joe Pendergast and Samantha Carlson, PLA





DRAINAGE / DOWNSPOUT DIAGRAM



DOWNSPOUT TO DISCHARGE INTO 12" CATCH BASIN. TILE LINE TO DAYLIGHT AS GRADE ALLOWS IN GRAVEL APRON



DECORATIVE GRATES



DECORATIVE GRAVEL APRONS



CRITTER GAURDS









Barnwood Blue - Veneer Stone on Home



Natural Stone Paver Planking



Natural Stone Paver Planking



Irregular Bluestone Steppers



Blue Granite Boulders with Plants to Soften Wall



Blue Granite Boulders with Plants to Soften Wall



AquaGrantage - Random Outcrop Steps



Naturalistic Foundation Plantings



No Mow Seeded Areas



FX-DM Copper Path light



Fritzke-Rix Residence

LANDWORKS
landscape services



Proposed Trees and Large Shrub Palette



GREEN GIANT ARBORVITAE
THUJA PLICATA 'GREEN GIANT'



HEMLOCK
TSUGA CANADENSIS



BALD CYPRESS
TAXODIUM DISTICHUM



BALD CYPRESS
TAXODIUM DISTICHUM



CHALET SWISS STONE PINE
PINUS CEMBRA 'CHALET'



REDBUD TREE
CERCIS CANADENSIS



EASTERN REDBUD
CERCIS CANADENSIS



SERVICEBERRY
AMELANCHIER GRANDIFLORA



SERVICEBERRY
AMELANCHIER GRANDIFLORA



BOTTLE BRUSH BUCKEYE
AESCULUS PARVIFLORA



BOTTLE BRUSH BUCKEYE
AESCULUS PARVIFLORA



MUSCLEWOOD / IRONWOOD
CARPINUS CAROLINIANA



MUSCLEWOOD / IRONWOOD
CARPINUS CAROLINIANA



'ARTIC FIRE' DOGWOOD
CORNUS STOLONIFERA 'ARTIC FIRE'



ARCTIC FIRE DOGWOOD
CORNUS STOLONIFERA ARCTIC FIRE



CAROLINA SWEET SHRUB
CALYCANTHUS 'APROHRODITE'



CAROLINA SWEET SHRUB
CALYCANTHUS 'APROHRODITE'



DWARF BUTTONBUSH
CEPHALANTHUS 'SUGAR SHACK'



DWARF BUTTONBUSH
CEPHALANTHUS 'SUGAR SHACK'



BLUE MIST FOTHERGILLA
FOTHERGILLA GARDENII 'BLUE MIST'



SUNRISE FORSYTHIA
FORSYTHIA X 'SUNRISE'



Proposed Perennials and Ornamental Grasses



CAT'S PAJAMAS CATMINT
NEPETA 'CAT'S PAJAMAS'



CARADONNA SALVIA
SALVIA NEMOROSA 'CARADONNA'



CRYSTAL BLUE SALVIA
SALVIA NEMOROSA 'CRYSTAL BLUE'



INGERWERSEN GERANIUM
GERANIUM MAC. 'INGWERSEN'S VARIETY'



ARKANSAS BLUE STAR
AMSONIA HUBRICHTII



ARKANSAS BLUE STAR
AMSONIA HUBRICHTII



DWARF BLUE WILD INDIGO
BAPTISIA AUSTRALIS 'MINOR'



MISTY LACE GOAT'S BEARD
ARUNCUS 'MISTY LACE'



HUSKERS RED BEARDTOUNGE
PENSTEMON 'HUSKERS RED'



AUTUMN BRIDE CORAL BELL
HEUCHERA VILLOSA 'AUTUMN BRIDE'



SUMMER BEAUTY ALLIUM
ALLIUM SUMMER BEAUTY



LESSER CALAMINT
CALAMINTHA NEPETA SPP. NEPETA



DELFT LACE ASTILBE
ASTILBE 'DELFT LACE'



PALE PURPLE CONEFLOWER
ECHINACEA PALLIDA



DENIM AND LACE RUSSIAN SAGE
PEROVSKIA ATRIPLICIFOLIA



SEPTEMBER CHARM ANEMONE
ANEMONE X 'SEPTEMBER CHARM'



BURGANDY GLOW AJUGA
AJUGA 'BURGUNDY GLOW'



FIREWORKS GOLDEN ROD
SOLIDAGO RUGOSA 'FIREWORKS'



AUTUMN MOOR GRASS
SESLERIA AUTUMNALIS



PRAIRIE DROP SEED
SPOROBOLUS HETEROLEPIS



MOOR GRASS
MOLINIA CAERULEA



DM Path Light SPECIFICATIONS

Output	1LED	3LED	3LEDT	ZDC
Total Lumens†	35	93	74	73
Input Voltage	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	4.2	6.0
VA	2.4	4.5	4.5	7.2
Efficacy (Lumens/Watt)	18	22	21	23
Color Rendering Index (CRI)	80+	80+	--	80+
Max Candela	11	33	37	23
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	--
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning	--	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	Zoning/Dimming/Color
Minimum Rated Life (L70)	50,000 Hrs	50,000 Hrs	50,000 Hrs	50,000 Hrs

** For optimal performance, use a trailing-edge, phase-cut dimmer.

† Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

Machined C360 brass cap and reducer with stainless hardware. Spun C110 copper top/shade and extruded C110 copper riser.

Socket

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Weight

4.0 lbs. (1.8 kg)

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length without riser.

Lamp

Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1 A.

Optics

Polycarbonate color temperature adjustment lenses included with fixture: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Conical reflector maximizes distribution according to riser height. Color temperature lenses field serviceable.

Power

Input 10-15 VAC/VDC, 50/60Hz. Remote transformer required (specify separately).

Housing

Machined brass housing with capability for 1LED, 3LED, or ZDC integrated LEDs.

Riser

¾" (19 mm) copper riser with press-fit brass fittings inserted at 2,000+ lbs. (900+ kg) of pressure, eliminating the need for adhesives or fasteners.

Threads

Machined brass fitting with ½"-14 (13 mm) NPSM threads.

Lens

Frosted polycarbonate lens with high tolerance for thermal expansion, stress, and abuse.

Hardware

Includes 12" (305 mm) ABS slotted installation spike.

Finish

Options of natural copper/brass finish, or antiqued finish with brushed (AB) or tumbled (AT) effect. Antique finishes sealed with a clear TGIC powder coat layer. Brass reducer remains natural (not powder coated) for powder coat finishes.

Manufacturing

ISO 9001:2015 certified facility.

International

Compliant per IEC 60598-1 and IEC 60598-2-7 when used with International Spike Kit ("EKITSPIKE") or alternate mount greater than or equal to IP65.

Installation Requirements

Designed for installation in the downward lighting direction only.

Control

ZD or ZDC options utilize Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

Wildlife-Friendly Lighting

When used with the 3LEDT Output option, this fixture is Wildlife Lighting Certified by the Florida Fish and Wildlife Conservation Commission.

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

International Compliance

Compliant per IEC 60598-1 and IEC 60598-2-7 when used with ground mount ("GM-XX") accessory, or alternate mount greater than or equal to IP65.

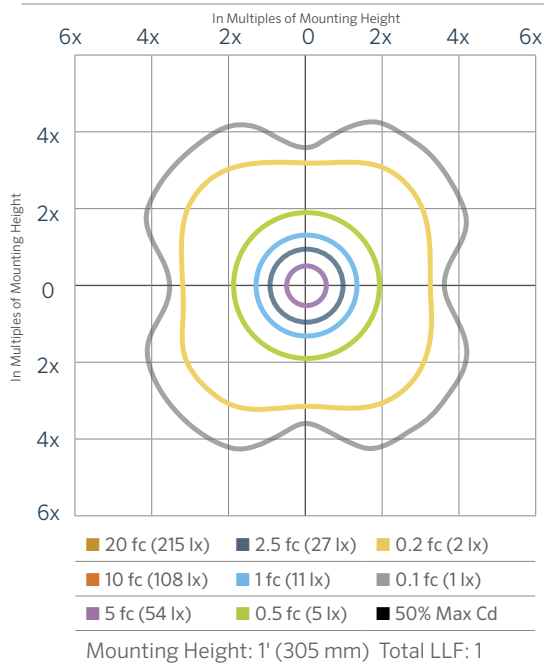
Warranty

10-year limited warranty.

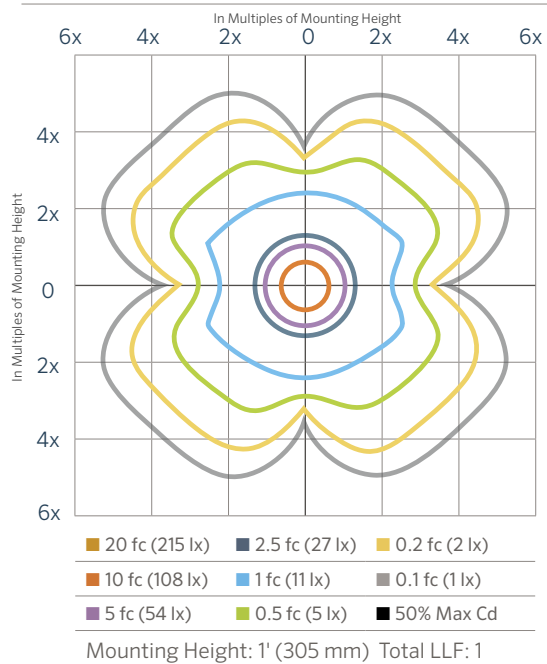
Listings



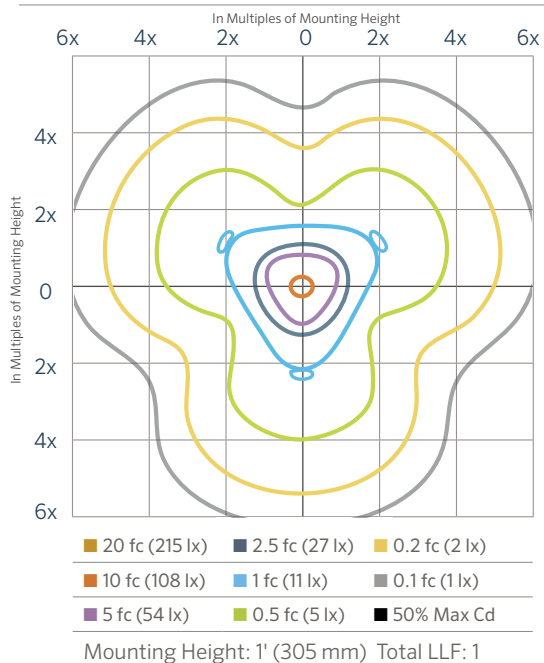
DM 1LED Isofootcandle Plot



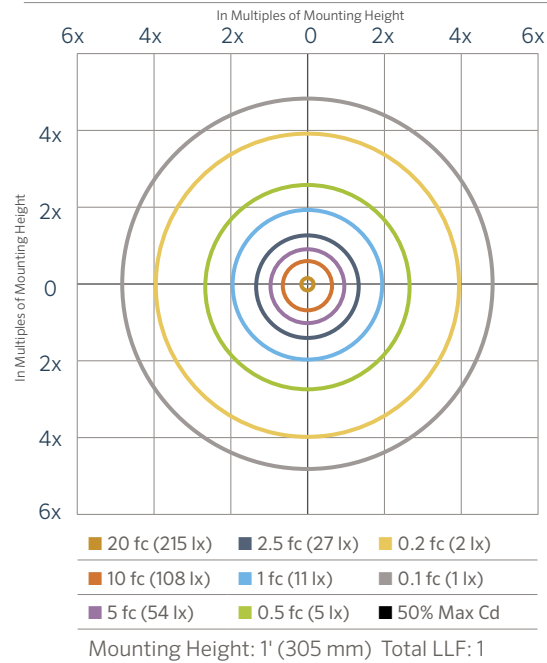
DM 3LED Isofootcandle Plot



DM 3LEDT Isofootcandle Plot



DM ZDC Isofootcandle Plot



VILLAGE OF CHENEQUA
ZONING CHECKLIST

Name: John Fritzke and Natalie Rix

Address: 5961 N Cedarhurst Ln

Tax Key #: CHQV0399996

Project Description: Proposed new/replacement 2-story single family residence

Existing Lot/Structure existing lot or Proposed Project new single family residence

1) Lot

- a) Size: 239,261 SF / 5.49 acres
b) Average Width 270 feet
c) Lake Frontage: Yes ☒ No ☐ If Yes 635.52' feet/min. 150'

2) Setbacks

- | | | Required |
|-------------------------|--|-----------------------------|
| a) From Lake or Roadway | <u>75.4' (TERRACE)</u>
<u>81.1' (HOUSE)</u> | 75 feet |
| b) Rear Yard | <u>485.1'</u> | 25 feet |
| c) Side Yard 1) | <u>36.4' (NORTH)</u> | 6 inches per foot in height |
| 2) | <u>234.8' (SOUTH)</u> | 10 feet minimum |
| d) Adjoining Residence | <u>N/A</u> | 50 feet |
- ← 16' MIN. REQ'D

3) Square Footage

- | | | |
|-----------------------|-----------------|---------------|
| a) One Story | <u>N/A</u> | 2,000 sq. ft. |
| b) Over One Story | | |
| 1 st Floor | <u>3,406 SF</u> | 1,500 sq. ft. |
| 2 nd Floor | <u>2,626 SF</u> | |
| Total | <u>6,032 SF</u> | 2,500 sq. ft. |

4) Height

- | | | |
|--------------------------|------------|-----------------|
| a) Front of Home | <u>31'</u> | 35 feet maximum |
| b) 75' to 124' from Lake | <u>32'</u> | 40 feet maximum |
| c) 125' from Lake | <u>N/A</u> | 45 feet maximum |
- Additional 1.5' in offset for every 1' above 35' plus 17.5'



STAFF REVIEW

Date: April 8th, 2025

Meeting Date & Time: Monday, April 14th at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Owner: Pine Cove Hollow

Builder/Landscaper: LandWorks

Location: 31986 W Treasure Island Drive

Project Description: Updated Landscape Plan

Zoning District: Residence District – Lot Abutting Lake

COMMENTS:

1. LandWorks Inc. has submitted a landscape plan that has been prepared on behalf of Pine Cove Hollow. The plan proposes the following;
 - i. Fieldstone retaining walls
 1. The proposed stone sample photos are outlined in the “Proposed Hardscape Materials” sample page
 2. The applicants propose to use “granite fieldstone”
 3. Wall locations are provided on landscape plan
 4. Retaining walls proposed do not exceed 4’ in total height
 - ii. Flagstone stepper pathway on the south side of the house
 1. The proposed stone sample photos are outlined in the “Proposed Hardscape Materials” sample page
 2. The applicants propose to use “irregular flagstone steppers”
 3. Stepper location is provided on landscape plan
 - iii. Flagstone patio on the east side of the garage
 1. Patio layout and location is provided on landscape plan
 2. Sample photos of patio stone and appearance are provided in the “Proposed Hardscape Materials” sample page
 3. The applicants propose to use “irregular flagstone”

- iv. Outcropping steps east of proposed patio
 - 1. Sample photos of stepper stones and step construction is provided on the “Proposed Hardscape Materials” sample page.
 - 2. The applicants propose to use “outcropping steps”
 - 3. Stair location is depicted on the provided landscape plan
 - v. Install two standby generators
 - 1. There are two proposed standby generators. One that will power the primary dwelling and one that will power the accessory structure.
 - 2. The proposed generator location for the accessory structure is shown on the landscape plan and on the site-plan provided by the Vector Electric.
 - 3. The generator location for the primary residence is provided on the site plan provided by Vector Electric.
2. According to 6.9(2)(d) a grading permit must be issued by the Village of Chenequa Zoning Department before work may begin.

c: Dan Neumer, Administrator
Deanna Braunschweig, Clerk
Paul Launer, Lake Country Inspections
Pine Cove Hollow, Owner
Cody Lincoln, Zoning Administrator

PLAT OF SURVEY

BEING A PART OF LOT 1 OF C.S.M. NO. 10681, LOCATED IN THE SE 1/4 OF SECTION 32 AND
IN THE SW 1/4 OF SECTION 33, ALL IN T.8N., R.18E., IN THE VILLAGE OF CHENEQUA,
WAUKESHA COUNTY, WISCONSIN

SURVEYOR
KEITH A. KINDRED, PLS
S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR
KURT ROMSOS
P.O. BOX 588,
HARTLAND WI. 53029

(C#)= RECORDED AS

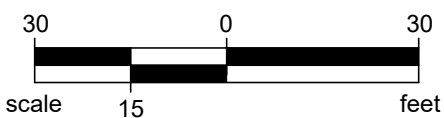
CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1
C1	141.07'	13°04'50"	32.21'	32.14'	N72°11'39"W	N65°39'14"W
(C1)	141.07'	13°13'31"	32.56'	32.49'	N72°42'36"W	N66°05'49"W
C2	93.51'	45°55'04"	74.94'	72.95'	N43°05'35"W	N20°08'03"W
(C2)	93.51'	45°59'49"	75.07'	73.07'	N43°05'49"W	N20°05'49"W
C3	167.26'	42°03'09"	122.76'	120.02'	N41°08'55"W	N20°07'21"W
(C3)	167.26'	42°05'55"	122.90'	120.15'	N41°08'49"W	N20°05'49"W
C4	198.70'	36°42'31"	127.30'	125.14'	N80°26'54"W	N62°05'38"W
(C4)	198.70'	36°40'00"	127.16'	125.00'	N80°31'49"W	N62°11'49"W

LEGEND

- 11/16" O.D. REBAR, 18" LNTH , WT. = 1.13 LBS./LIN. FT. SET (UNLESS OTHERWISE STATED)
- .75" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

(XXXXXX) -RECORDED AS / DEEDED AS

- P-OH - OVERHEAD ELECTRIC, GUY WIRE, & POWER POLE
- G - BURIED GAS LINE, VALVE, METER & SIGN
- T-BUR - BURIED COMMUNICATION LINE & PEDESTAL
- X - FENCE LINE
- CULVERT AS DESCRIBED
- (S) - SEPTIC LID
- - DAYLIGHT DRAIN TILE
- ☆ - LIGHT
- + -SILL SPOT GRADE
- ☒ - SPRINKLER CONTROL BOX
- × -SEPTIC VENT PIPE
- ☒ -AC UNIT
- ☒ -RIP RAP



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.



OCTOBER 25, 2023

SEH PROJECT: ROMCH 174501
DRAWN BY: KGB
CHECKED BY: KAK

PATH: X:\PT\R\ROMCH\174501\9-SURVEY\92-CAD\10-C3D\POS\ROMCH_174501_BUILDING ADDITION.DWG



PLAT OF SURVEY

BEING A PART OF LOT 1 OF C.S.M. NO. 10681, LOCATED IN THE SE 1/4 OF SECTION 32 AND
IN THE SW 1/4 OF SECTION 33, ALL IN T.8N., R.18E., IN THE VILLAGE OF CHENEQUA,
WAUKESHA COUNTY, WISCONSIN

PROPOSED PLANTS



BALD CYPRESS
TAXODIUM DISTICHUM



BALD CYPRESS
TAXODIUM DISTICHUM



AMERICAN LARCH
LARIX LARICINA



PAGODA DOGWOOD
CORNUS ALTERNIFOLIA



FIRESPIRE AMERICAN HORNBEAM
CARPINUS CAROLINIANA 'IN UPRIGHT'



FIRESPIRE MUSCLEWOOD
CARPINUS CAROLINIANA 'IN UPRIGHT'



FIRE SPIRE MUSCLEWOOD
CARPINUS CAROLINIANA 'IN. UPRIGHT'



'JUDD' KOREAN SPICE VIBURNUM
VIBURNUM X JUDDII



KOREAN SPICE VIBURNUM
VIBURNUM CARLESII COMPACTUM



'ARTIC FIRE' DOGWOOD
CORNUS STOLONIFERA 'ARTIC FIRE'



ARCTIC FIRE DOGWOOD
CORNUS STOLONIFERA ARCTIC FIRE



DWARF BUSH HONEYSUCKLE
DIERVILLA LONICERA



DWARF BUSH HONEYSUCKLE
DIERVILLA LONICERA



ANNABELLE HYDRANGEA
HYDRANGEA ARBORESCENS 'ANNABELLE'



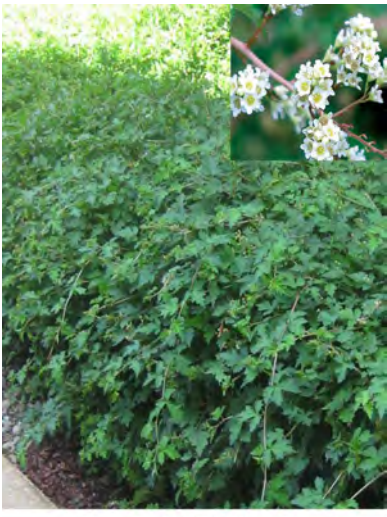
TINY QUICK FIRE HYDRANGEA
HYDRANGEA PANICULATA 'TINY QUICK FIRE'



BUTTONBUSH
CEPHALANTHUS OCCIDENTALIS



BUTTONBUSH
CEPHALANTHUS OCCIDENTALIS



LACE SHRUB
STEPHANANDRA INCISA 'CRISPA'



GREEN MOUNTAIN
BUXUS X 'GREEN MOUNTAIN'



PROPOSED HARDSCAPE MATERIALS



IRREGULAR FLAGSTONE PATIO - EDEN NATURAL CLEFT



OUTCROP STEPS - EDEN, 5-8" RISERS



GRANITE FIELDSTONE RETAINING WALL - 12" - 24"



IRREGULAR FLAGSTONE STEPPERS - EDEN LARGE



PROPOSED BOULDER WALL, TO FOLLOW EXISTING CUT, TOP OF WALL TO STEP WITH EXISTING GRADE TO PRESERVE TREES

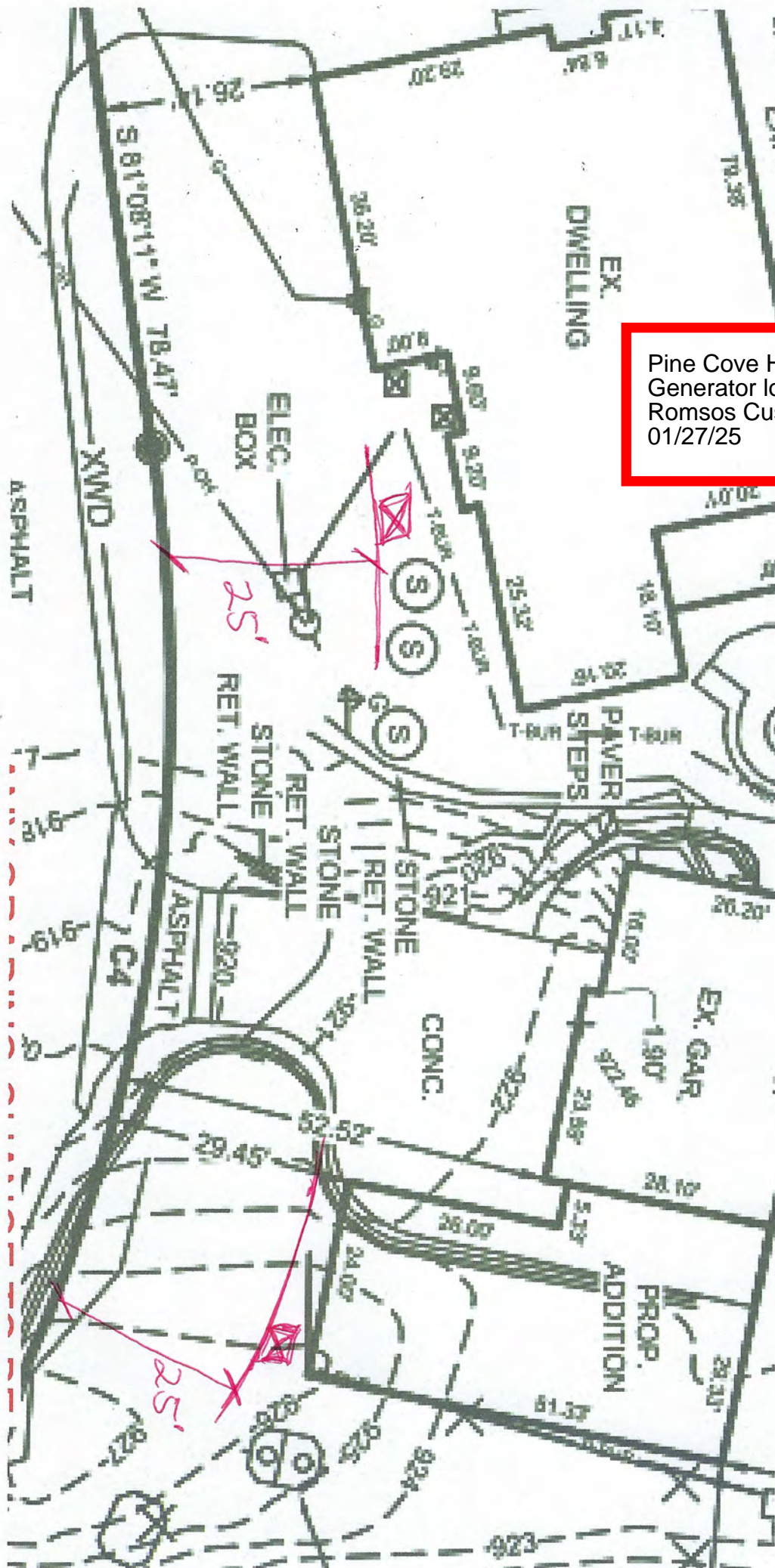


EXISTING CONDITIONS VIEW FROM TREASURE ISLAND DRIVE



DECORATIVE GRAVEL - MISSISSIPPI LARGE

Pine Cove Hollow
Generator locations
Romsos Custom Homes
01/27/25



Protector® Series

GENERAC®

PROTECTOR® SERIES Standby Generators Liquid-Cooled Gaseous Engine

Protector® Series

1 of 9

INCLUDES:

- Two-Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) With External Viewing Window for Easy Indication of Generator Status and Breaker Position
- Isochronous Electronic Governor
- Sound Attenuated Enclosure
- Closed Coolant Recovery System
- Smart Battery Charger
- UV/Ozone Resistant Hoses
- $\pm 1\%$ Voltage Regulation
- Field Convertible Fuel Type With No Mechanical Adjustment Required.
- 5 Year Limited Warranty
- UL 2200 Listed
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure*

*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.

https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf

	Standby Power Rating
Model RG048 (Aluminum - Bisque)	- 48 kW 60 Hz
Model RG060 (Aluminum - Bisque)	- 60 kW 60 Hz
Model RG080 (Aluminum - Bisque)	- 80 kW 60Hz



*Assembled in the USA using domestic and foreign parts

QUIET-TEST



Meets EPA Emission Regulations
CA / MA Emission Compliant

FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** Free with select Protector Series standby generator sets, Mobile Link Wi-Fi allows users to monitor the generator set status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

GENERAC®



48 / 60 / 80 kW**application & engineering data****GENERATOR SPECIFICATIONS**

	48 kW	60 / 80 kW
Type	Synchronous	Synchronous
Rotor Insulation Class	F	H
Stator Insulation Class	H	H
Telephone Interference Factor (TIF)	<50	<50
Alternator Output Leads 1-Phase	4 wire	4 wire
Alternator Output Leads 3-Phase	6 wire	6 wire
Bearings	Sealed Ball	Sealed Ball
Coupling	Flexible Disc	Flexible Disc
Excitation System	Direct	Brushless

VOLTAGE REGULATION

Type	Electronic
Sensing	Single Phase
Regulation	± 1%

GOVERNOR SPECIFICATIONS

Type	Electronic
Frequency Regulation	Isochronous
Steady State Regulation	± 0.25%

ELECTRICAL SYSTEM

Battery Charge Alternator	12 Volt 35 Amp
Static Battery Charger	2.5 Amp
Recommended Battery (battery not included)	Group 27F (48kW), 725CCA
System Voltage	12 Volts

GENERATOR FEATURES

Revolving field heavy duty generator
 Directly connected to the engine
 Operating temperature rise 120 °C above a 40 °C ambient
 Class H insulation is NEMA rated
 Class F insulation is NEMA rated
 All models fully prototyped tested

ENCLOSURE FEATURES

Aluminum weather protective enclosure	Ensures protection against mother nature. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation.
SAE	Sound attenuated enclosure ensures quiet operation.

ENGINE SPECIFICATIONS

	48 kW	60 / 80 kW
Make	Generac	Generac
Model	Inline 4 cylinder	Inline 4 cylinder
Cylinders	4	4
Displacement (Liters)	4.5	4.5
Bore (in/mm)	4.5 / 114.3	4.5 / 114.3
Stroke (in/mm)	4.25 / 107.95	4.25 / 107.95
Compression Ratio	9.9:1	8.85:1
Intake Air System	Naturally Aspirated	Turbocharged and aftercooled
Lifter Type	Hydraulic	Hydraulic

ENGINE LUBRICATION SYSTEM

Oil Pump Type	Gear
Oil Filter Type	Full Flow Spin-On Cartridge
Crankcase Capacity (qt / l)	12 / 11

ENGINE COOLING SYSTEM

Type	Ethylene Glycol 50 / 50 Mix
Water Pump	Belt-Driven
Fan Speed (rpm)	2,100
Fan Diameter 48 kW (in / cm)	20 (50.8)
Fan Diameter 60 kW and 80 kW (in / cm)	22 (55.9)
Fan Mode	Pusher

FUEL SYSTEM

Fuel Type	Natural Gas, Propane Vapor
Fuel Shut Off Solenoid	Standard
LP Fuel Pressure	7 - 14 in Water Column
NG Fuel Pressure	3.5 - 14 in Water Column

48 / 60 / 80 kW

GENERATOR OUTPUT VOLTAGE/kW - 60 Hz

		kW LPG	Amp LPG	kW Nat. Gas	Amp Nat. Gas	CB Size (Both)
RG048	120/240 V, 1Ø, 1.0 pf	48	200	48	200	200
	120/208 V, 3Ø, 0.8 pf	48	167	48	167	175
	120/240 V, 3Ø, 0.8 pf	48	144	48	144	150
	277/480 V, 3Ø, 0.8 pf	48	72	48	72	80
RG060	120/240 V, 1Ø, 1.0 pf	60	250	60	250	300
	120/208 V, 3Ø, 0.8 pf	60	208	60	208	200
	120/240 V, 3Ø, 0.8 pf	60	180	60	180	200
	277/480 V, 3Ø, 0.8 pf	60	90	60	90	100
RG080	120/240 V, 1Ø, 1.0 pf	75	312	80	333	400
	120/208 V, 3Ø, 0.8 pf	75	260	80	278	300
	120/240 V, 3Ø, 0.8 pf	75	226	80	241	300
	277/480 V, 3Ø, 0.8 pf	75	113	80	120	150

SURGE CAPACITY IN AMPS

		Voltage Dip @ < .4 pf	
		15%	30%
RG048	120 / 240 V, 1Ø	100	300
	120 / 208 V, 3Ø	118	242
	120 / 240 V, 3Ø	144	260
	277 / 480 V, 3Ø	64	123
RG060	120 / 240 V, 1Ø	150	413
	120 / 208 V, 3Ø	135	313
	120 / 240 V, 3Ø	117	289
	277 / 480 V, 3Ø	54	122
RG080	120 / 240 V, 1Ø	283	600
	120 / 208 V, 3Ø	236	500
	120 / 240 V, 3Ø	204	432
	277 / 480 V, 3Ø	102	192

ENGINE FUEL CONSUMPTION

		Natural Gas		Propane	
		(ft³ / hr)	(m³ / hr)	(gal / hr)	(l / hr)
RG048	Exercise cycle	101	2.86	0.67	24.5
	25% of rated load	201	5.7	2.88	104.7
	50% of rated load	336	9.5	4.16	151.3
	75% of rated load	447	12.7	5.28	192
	100% of rated load	604	17.1	6.61	240.4
RG060	Exercise cycle	103	2.9	0.9	33.2
	25% of rated load	257	7.3	2.1	78
	50% of rated load	432	12.2	4.4	161.2
	75% of rated load	618	17.5	6.8	247.2
	100% of rated load	808	22.9	8.4	305.6
RG080	Exercise cycle	103	2.9	0.9	33.2
	25% of rated load	292	8.3	2.6	93.6
	50% of rated load	534	15.1	5.7	208.8
	75% of rated load	799	22.6	8.3	303.2
	100% of rated load	1,063	30.1	10.8	393.2

Note: **Fuel pipe must be sized for full load.**

For Btu content, multiply ft³ / hr x 2,520 (LP) or ft³ / hr x 1,000 (NG).

For megajoule content, multiply m³ / hr x 93.15 (LP) or m³ / hr x 37.26 (NG).

Refer to "Emissions Data Sheets" for maximum fuel flow for EPA and SCAQMD permitting purposes.

604,000 BTU

STANDBY RATING: Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Ratings are in accordance with ISO-3046-1. Design and specifications are subject to change without notice.

48 / 60 / 80 kW**ENGINE COOLING**

	48 kW	60 / 80 kW
Air Flow (inlet air including alternator and combustion air in cfm / cmm)	2,829 / 80.1	3,197 / 90.5
System Coolant Capacity (gal / liters)	2.9 / 11	4.5 / 17
Heat Rejection to Coolant (BTU per hr / MJ per hr)	201,600	204,570
Maximum Operation Air Temperature on Radiator (°F / °C)	150 / 66	150 / 66
Maximum Ambient Temperature (°F / °C)	140 / 60	140 / 60

COMBUSTION REQUIREMENTS

Flow at Rated Power (scfm / cmm)	92.7 / 2.6	170.4 / 4.8
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SOUND EMISSIONS

Sound Output in dB(A) at 23 ft (7 m) With Generator*	68	68
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*In exercise mode

EXHAUST

Exhaust Flow at Rated Output (scfm / cmm)	104 / 2.9	181 / 5.1
Exhaust Temperature at Muffler Outlet (°F / °C)	945 / 507	1,213 / 656

ENGINE PARAMETERS

Rated Synchronous rpm	1,800	1,800
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POWER ADJUSTMENT FOR AMBIENT CONDITIONS

Temperature Deration	3% for every 10 °C above 25 °C or 1.65% for every 10 °F above 77 °F
Altitude Deration (48 kW)	1% for every 100 m above 183 m or 3% for every 1,000 ft above 600 ft
Altitude Deration (60 kW and 80 kW)	1% for every 100 m above 915 m or 3% for every 1,000 ft above 3,000 ft

CONTROLLER FEATURES

Two-Line Plain Text LCD Display	Simple user interface for ease of operation.
Mode Switch: Auto	Automatic Start on Utility failure. 7 day exerciser.
Off	Stops unit. Power is removed. Control and charger still operate.
Manual	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Programmable Start Delay Between 10-30 Seconds	10 sec standard
Engine Start Sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration)
Engine Warm-up	5 sec
Engine Cool-Down	1 min
Starter Lock-Out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Automatic Voltage Regulation With Over and Under Voltage Protection	Standard
Automatic Low Oil Pressure Shutdown	Standard
Overspeed Shutdown	Standard, 72 Hz
High Temperature Shutdown	Standard
Overcrank Protection	Standard
Safety Fused	Standard
Failure to Transfer Protection	Standard
Low Battery Protection	Standard
50 Event Run Log	Standard
Future Set Capable Exerciser	Standard
Incorrect Wiring Protection	Standard
Internal Fault Protection	Standard
Common External Fault Capability	Standard
Governor Failure Protection	Standard

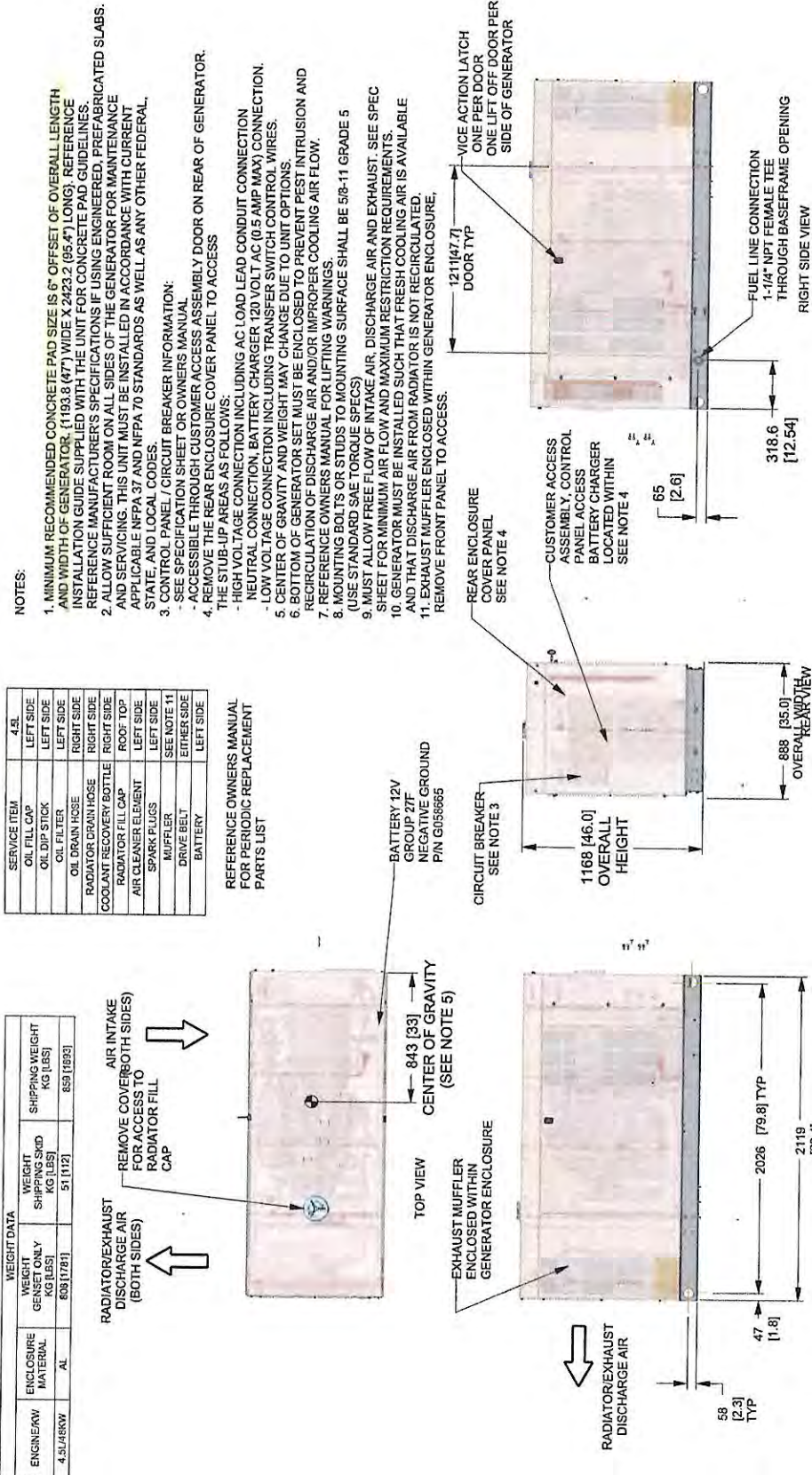
Model #	Product	Description
G0071690	Mobile Link® 4G LTE Cellular Accessory	Generac's Mobile Link allows you to check the status of your generator from anywhere that you have access to an Internet connection from a PC or with any smart device. You will even be notified when a change in the generator's status occurs via e-mail or text message. Note: Harness Adapter Kit required. Available in the U.S. only.
G006478-0	Kit, Adapter Mobile Link L/C (Required for QT and RG Series)	The Harness Adapter Kit is required to make liquid-cooled units compatible with Mobile Link®.
G007992-0	Cold Weather Kit	If the temperature regularly falls below 32 °F (0 °C), install a cold weather kit to maintain optimal battery temperature. Kit consists of battery warmer with thermostat built into the wrap.
G007990-0	Extreme Cold Weather Kit	Recommended where the temperature regularly falls below 32 °F (0 °C) for extended periods of time. For liquid cooled units only.
G005651-0	Base Plug Kit	Add base plugs to the base of the generator to keep out debris.
G005703-0 - Bisque	Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
G007991-0	Scheduled Maintenance Kit	The Liquid-Cooled Scheduled Maintenance Kits offer all the hardware necessary to perform complete maintenance on Generac liquid-cooled generators.
G006664-0	Local Wireless Monitor	Completely wireless and battery powered, Generac's wireless remote monitor provides you with instant status information without ever leaving the house.
G006665-0	Wireless Remote Extension Harness	Recommended for use with the Wireless Remote on units up to 60 kW, required for use on units 70 kW or greater.
G007993-0	E-Stop	E-stop allows for immediate fuel shutoff and generator shutdown in the event of an emergency.
G007005-0	Wi-Fi LP Fuel Level Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in making sure your generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify when your LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0(100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. They manage large electrical loads upon startup and shed them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
A0000018981	Ultrasonic Cleaner Solution	An ultra-concentrated anti-corrosive cleaning solution engineered to reach the smallest cavities to clean the toughest contaminants. This water based formula is non-toxic, biodegradable, safe for both metal and plastic surfaces, and is superior in rinsability.
A0000019001	All Surface Protectant	All surface protectant for vinyl, rubber, plastics creates a barrier that seals & protects surfaces from water, UV rays while renewing the look of the surface.

48 kW

Drawing #A0000293718-C (1 of 2)

GENERAC®

installation layout



DIMENSIONS: MM [INCH]

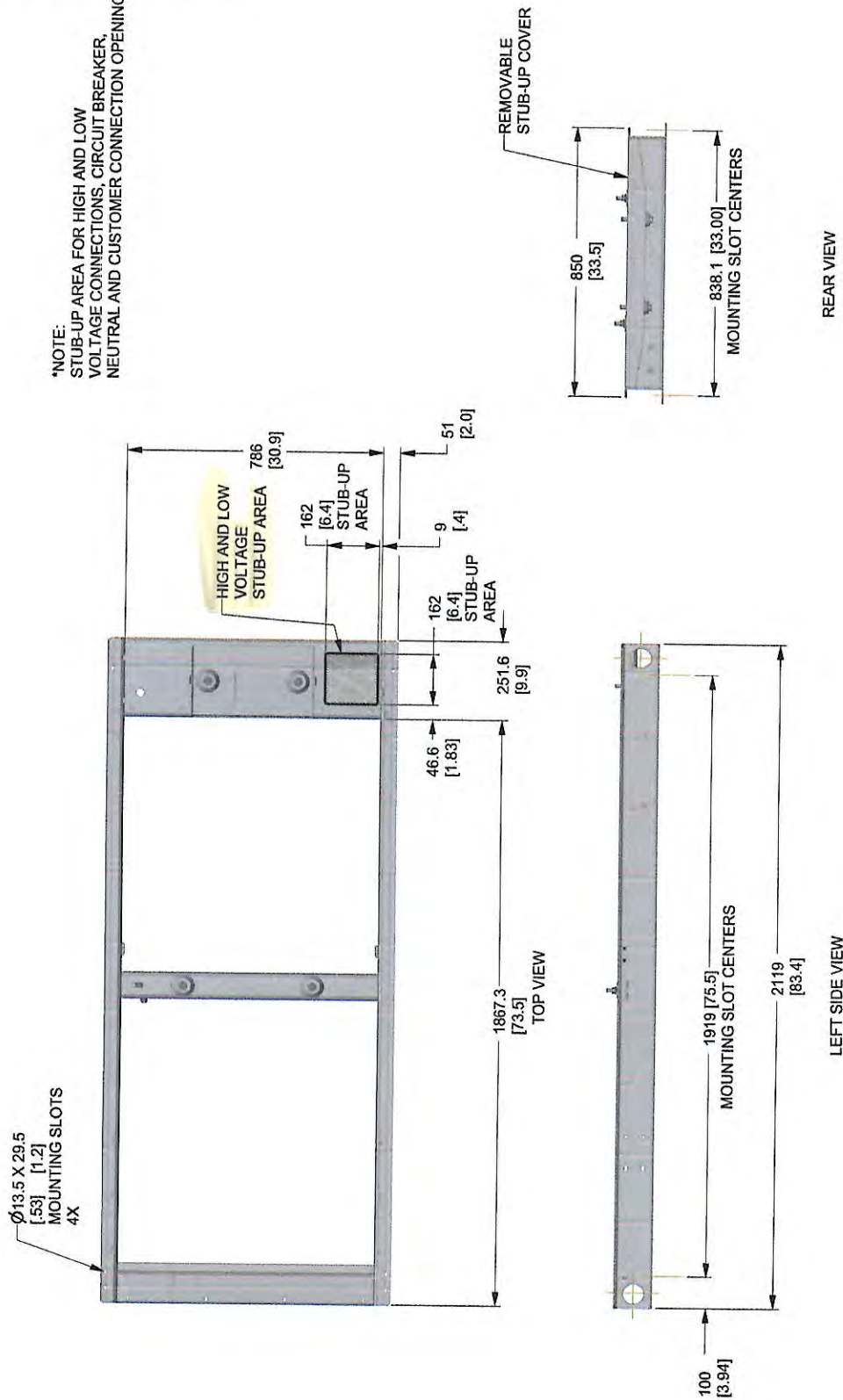
NOTES:

1. MINIMUM RECOMMENDED CONCRETE PAD SIZE IS 6" OFFSET OF OVERALL LENGTH AND WIDTH OF GENERATOR (1193.8 (47") WIDE X 2423.2 (95.4") LONG). REFERENCE INSTALLATION GUIDE SUPPLIED WITH THE UNIT FOR CONCRETE PAD GUIDELINES. REFERENCE MANUFACTURER'S SPECIFICATIONS FOR USING ENGINEERED, PREFABRICATED SLABS.
2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
- SEE SPECIFICATION SHEET OR OWNERS MANUAL
- ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS
THE STUB UP AREAS AS FOLLOWS:
- HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION
- NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.
- LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
11. EXHAUST MUFFLER ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.

48 kW

Drawing #A0000293718-C (2 of 2)

*NOTE:
STUB-UP AREA FOR HIGH AND LOW
VOLTAGE CONNECTIONS, CIRCUIT BREAKER,
NEUTRAL AND CUSTOMER CONNECTION OPENING.



GENERAC®

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

20/22/24 kW

1 of 6

20/22/24 kW

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
**Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
G007042-10, G007042-11, G007043-10, G007043-11 (Aluminum - Bisque) - 22 kW 60 Hz
G007209-10, G007210-10 (Aluminum - Bisque) - 24 kW 60 Hz



Product shown with optional fascia kit



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC
PROMISE



* As required by the UL listing process and local codes.

20/22/24 kW**Features and Benefits****Engine**

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Prevents damage due to overheating.

Generator

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- EPA Certified for non-emergency applications
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment.

Maximizes motor starting capability.

Regulating output voltage to $\pm 1\%$ prevents damaging voltage spikes.

Allows unit to be used for demand response applications (excluding 20 kW units).

For your safety.

Transfer Switch (if applicable)

- Fully automatic
- NEMA 3R
- Integrated load management technology
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Capability to manage additional loads for efficient power management.

Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power delivered to the home.

Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load, setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

Unit

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

20/22/24 kW

Features and Benefits

Installation System

- 14 in (35.6 cm) flexible fuel line connector
- Integral sediment trap

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
Meets IFGC and NFPA 54 installation requirements.

Connectivity (Wi-Fi equipped models only)

- Ability to view generator status
- Ability to view generator Exercise/Run and Total Hours
- Ability to view generator maintenance information
- Monthly report with previous month's activity
- Ability to view generator battery information
- Weather information

Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.
Review the generator's complete protection profile for exercise hours and total hours.
Provides maintenance information for the specific model generator when scheduled maintenance is due.
Detailed monthly reports provide historical generator information.
Built in battery diagnostics displaying current state of the battery.
Provides detailed local ambient weather conditions for generator location.

20/22/24 kW

Specifications

Generator

Model	G007038-1 G007039-1 (20 kW)	G007042-10 G007043-10 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-11 G007043-11 (22 kW)	G007209-10 G007210-10 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 Watts*
Rated voltage			240		
Rated maximum continuous load current – 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion			Less than 5%		
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase			1		
Number of rotor poles			2		
Rated AC frequency			60 Hz		
Power factor			1.0		
Battery requirement (not included)			12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum		
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm			48 x 25 x 29 / 121.9 x 63.5 x 73.7		
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration			5 min		

Engine

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	999 cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Ignition system	Solid-state w/ magneto				
Governor system	Electronic				
Compression ratio	9.5:1				
Starter	12 VDC				
Oil capacity including filter	Approx. 1.9 qt / 1.8 L				
Operating rpm	3,600				
Fuel consumption					
Natural gas	ft ³ /hr (m ³ /hr)				
	1/2 Load	204 (5.78)	228 (6.46)	164 (4.64)	203 (5.75)
	Full Load	301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)
Liquid propane	ft ³ /hr (gal/hr) [L/hr]				
	1/2 Load	87 (2.37) [8.99]	92 (2.53) [9.57]	86 (2.36) [8.95]	92 (2.53) [9.57]
	Full Load	130 (3.56) [13.48]	142 (3.90) [14.77]	136 (3.74) [14.15]	142 (3.90) [14.77]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

Rating definitions - Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271).

* Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

** Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

20/22/24 kW

Switch Options

Service Rated Automatic Transfer Switch Features

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Model

	G007039-1, G007039-3 (20 kW)
	G007043-10, G007043-11 (22 kW)
	G007210-10 (24 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

*Function of Evolution controller

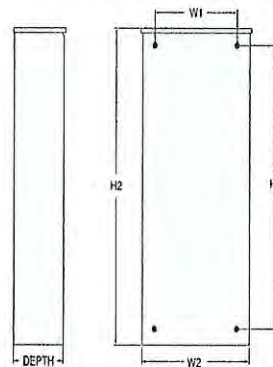
Exercise can be set to weekly, bi-weekly, or monthly

Dimensions

200 Amps 120/240, 1Ø Open Transition Service Rated					
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

Wire Ranges

Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14

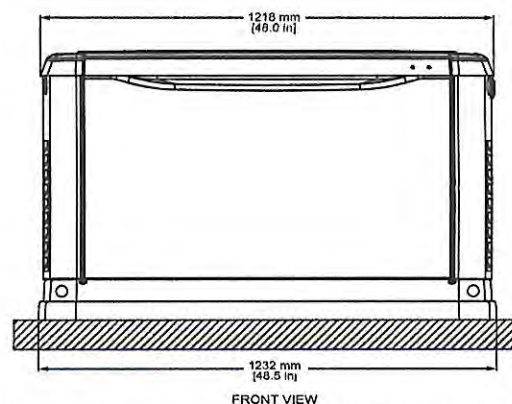
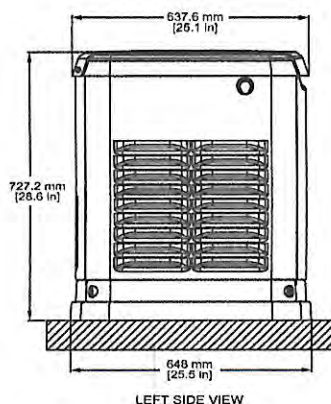


Available Accessories

Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Tank Fuel Level Monitor	The Wi-Fi enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

Dimensions & UPCs

Model	UPC
G007038	696471074185
G007039	696471074192
G007042	696471074208
G007043	696471074215
G007209	696471071511
G007210	696471084801



Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.