



AGENDA

Village of Chenequa Plan Commission
Monday, May 12, 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, May 12, 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 April 14, 2025.
3. Review and consider action on a proposed exterior modification at 32377 W Oakland Road submitted by Judy Hansen. (Tax Key No. 404-993)
4. Review and consider action on proposed exterior modifications to a previously approved addition/remodel at 5777 N State Road 83 submitted by John and JoJo Neumann. (Tax Key No. 399-994)
5. Review and consider action on a proposed accessory structure and grading plan at 6078 N Oakland Hills Road submitted by Toby and Deanne Keidl (Tax Key No. 402-991)
6. Adjournment.

Respectfully submitted by:

Deanna Braunschweig, Village Clerk – Treasurer

To participate via Zoom:

<https://us02web.zoom.us/j/88404688536?pwd=nUOFBUjyWnpOO3csYbUz4O5hYgIbRI.1>

Meeting ID is 884 0468 8536 and the Passcode is 937169

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, May 7, 2025 by 4:30 PM

VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - PLAN COMMISSION MINUTES OF MONDAY, April 14, 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, April 14, 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 – absent
Mr. Carney / Police Captain – present
Ms. Braunschweig / Village Clerk – present

Call to Order.

Pledge of Allegiance

Public in Attendance

Janet Ellis, Bob Jurman, EJ Kubick, George Rolfs, Janet Ellis, Jamie Mallinger, Jason Luther, Mike Pranke, Sue Touchett, Carrie Gindt, Deborah McNear, Wendy Davis

JoJo Gehl Neumann, Carol Manegold, Richard Grunke, Heidi von Hagke, Paul Villavicencio, Fred Wilson, Elliot Flaws, Steven Graser-Vector, John Fritzke, Keith Barnes, Honorable Tim Kay, Joe Pendergast, Samantha Carlson

Public Comment

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

Janet Ellis commented against the back up drive way to the Rix/Fritzke proposal.

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

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

Review preliminary site plan at 31795 W Muscovy Road. (Tax Key CHQV0398999001)

Director Lincoln introduced the proposal.

Morgante-Wilson was in attendance and presented to the Plan Commission.

Fred Wilson and Elliot Flaws of Morgante-Wilson were in attendance and presented site plan information.

The property is 7.29 acres. Fred Wilson reviewed the overall plan. A rendering was shown of the pool house. The barbeque will be moved by the fire pit.

Discussion ensued of following up with an additional accessory structure meeting for clarification of the ordinance contradictory language. The order of the modifications are very important with the way the ordinance is written. Discussion ensued that a bond could be needed to address two dwellings on one parcel and the bond would be returned when the second dwelling is removed.

Discussion ensued to have two primary residents but not going over the number of accessory structures. The pump house and additional accessory structures will be removed. There would be one primary dwelling on each lot. The modifications would be in an order. The intention of the committee was not to restrict modifications to accessory structures.

The pool house does not have a sleeping area or cooking. The grill will be by the fire pit.

A survey map was presented and shown with the structures indicated.

Discussion ensued of the contractors and parking on the road. Discussion ensued of the parking needed for the contractors.

On behalf of the applicants, Morgante-Wilson submitted a preliminary plan for 31795 W Muscovy Road.

The applicants intend to submit plans for the following items in the coming month: land division of the property (Tax Key CHQV0398999001), modification to an existing legal non-conforming accessory structure on proposed lot 1, new primary dwelling on proposed lot 1, 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.

As proposed, the applicant is seeking preliminary approval to split the existing 7.29-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. 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.

Once the land split has been completed, the applicant will seek approval to modify the secondary dwelling on the property (primary dwelling after the split). 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).

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.

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.

There was no action.

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)

Director Lincoln introduced the proposal.

Keith Barnes was in attendance and presented on behalf of the Fritzke/Rix family. The proposal is a new single family dwelling to replace the existing single family dwelling. Discussion ensued of the primary dwelling and accessory structure. A barn is in construction right now. The proposal includes a circle drive to connect to the barn.

Samantha of Landworks presented that they are maintaining tree cover and minimal disturbance from the lake. The footprint is similar to the current footprint. The homeowners want very relaxed natural landscaping.

KCB Architecture and Design has submitted plans for a new primary residence on behalf of the Fritzke/Rix family. The applicant proposes to raze the existing primary dwelling and construct a new single family primary dwelling in a similar location. The proposed dwelling has a total of 7,766 square feet of finished living area. The total square footage including unfinished area is 9,785. Building material sample photos were in the packet. The materials include, graphite gray standing seam steel roof and exterior sheathing consists of: nickle gap shiplap siding (White Duck and wood siding), hand hewn timber beams, salvaged log cabin siding, and stone veneer (barnwood blue siena).

Exterior lighting options have been provided and are shown in the materials packet. The lighting options include gas lanterns, shielded down lights, and shielded soffit lighting. The gas lanterns are two gas lanterns proposed to be installed in at the main entrance. These lamps will be fueled by natural gas. These are advertised to be aesthetic features, if they are found to produce light trespass and glare, they shall not be

compliant. There are 9 shielded down lights proposed around the dwelling that are fully shielded and compliant with 5.24 and the proposed Philips bulb for this fixture also meets the requirements specified in 5.24. The shielded soffit lighting surrounds the home at various covered areas. In these covered areas the applicants propose to use soffit lighting. The applicant proposes to use 19 in total. The proposed soffit lighting is equipped with shielding to eliminate the possibility for light trespass and glare. These proposed fixtures do not exceed 3,000K as required in 5.24. The new proposed dwelling is greater than 50' from a neighboring dwelling on an adjoining lot as required in 6.5(4)(c)(i).

LandWorks has submitted a landscape/driveway plan on behalf of the Fritzke/Rix family. These plans include a proposed new driveway layout, proposed patios on the lakeside and south side of the dwelling, driveway apron retaining walls and stairs.

The proposed new driveway will create a large loop that cuts through a ridge which will require a significant amount of grading and the installation of retaining walls. The applicants propose to reduce the elevation approximately 10' to accommodate for the new driveway. Each of the proposed retaining walls shown on provided plans will be 2-5' in height. The proposed driveway addition is relatively flat. The pitch does not exceed the maximum 12% requirement. Lake Country Fire and Rescue has reviewed and approves the proposed plan. Sample renderings of the proposed driveway are included in the packet.

The proposed patios on the lakeside and south side of dwelling are entirely outside the 75' shoreland buffer setback. These patios are proposed to be constructed with natural stone pavers. The location of these patios can be found on the provided landscape grading and lighting plan. The driveway apron near the dwelling will be a mix of natural stone pavers and asphalt.

The applicant is proposing several "Blue Granite" retaining walls around the perimeter of the structure. These retaining walls are outside of the 75' shoreland buffer setback. These retaining walls do not encroach on the minimum side yard setback requirements.

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.

These steps are proposed to be constructed of "AquaGrantique Random Outcrop Steps"

One set of stairs and one uncovered pathway is proposed within the shoreline set back.

The stairs will be constructed of "AquaGrantique Random Outcrop Steps" The path will be constructed of "Irregular Bluestone Steppers". Both features are permissible per 6.5(4)(a)(i.) This proposed path does not exceed 4' in width.

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.

The landscape plan also proposes 18 fully shielded pathway lights around the property. A spec sheet for the proposed landscape light is provided in the packet. The proposed lumen output per fixture is 93. The color temperature of these fixtures is 2,700K.

A man-made pond exists on the property and falls within 75' of the proposed dwelling and improvements. 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..."*

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. This is a legal conforming lot.

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.

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.

Discussion ensued of the gas lights not being considered light sources. Not intended to be a primary light source and ambience light only. The manufacture does not have photometrics on the gas lights. Discussion ensued to shield the lights. Property owner Fritzke commented that the lights could be eliminated.

Discussion ensued of the metal roof glare. The roof has a dark gray matte finish to reduce the reflection.

Discussion ensued of the landscape from the circle drive to the property to the North. Proposed are blue boulders and terrace and shrubs and screening. Discussion ensued that the rendering does not show the landscape screening.

Motion (Kriva/Surles) to recommend a proposed primary dwelling and landscape plan at 5961 N Cedarhurst Lane, Natalie Rix and John Fritzke subject to the screening of the retaining walls of the circle driveway and removal of the gas lights. (Tax Key CHQV0399996) Motion carried.

Review and consider action on an updated landscape plan at 31986 W Treasure Island Drive, Pine Cove Hollow. (Tax Key CHQV0416994001)

Director Lincoln introduced the proposal.

Joe Pendergast of Landworks came to the podium and presented the proposal.

LandWorks Inc. has submitted a landscape plan that has been prepared on behalf of Pine Cove Hollow.

The proposed landscape plan includes fieldstone retaining walls. The proposed stone sample photos are outlined in the "Proposed Hardscape Materials" sample page in the packet. The applicants propose to use "granite fieldstone". Wall locations are provided on landscape plan. Retaining walls proposed do not exceed 4' in total height.

The proposed landscape plan includes flagstone stepper pathway on the south side of the house. The proposed stone sample photos are outlined in the "Proposed Hardscape Materials" sample page in the packet. The applicants propose to use "irregular flagstone steppers". The stepper location is provided on landscape plan.

The proposed landscape plan includes a flagstone patio on the east side of the garage. Patio layout and location is provided on landscape plan.

The proposed outcropping steps east of proposed patio sample photos are is provided on the "Proposed Hardscape Materials" sample page of the packet. The applicants propose to use "outcropping steps". Stair location is depicted on the provided landscape plan.

They are working with the contractors to carpool and to be mindful of traffic on Treasure Island Drive.

The proposal includes the installation of two standby generators. One that will power the primary dwelling and one that will power the accessory structure. The proposed generator location for the accessory structure is shown on the landscape plan and on the site-plan provided by the Vector Electric. The generator location for the primary residence is provided on the site plan provided by Vector Electric.

Steve of Vector Electric came to the podium and reviewed the generator plan.

Motion (Benz/Carroll) to recommend an updated landscape plan at 31986 W Treasure Island Drive, Pine Cove Hollow. (Tax Key CHQV0416994001). *Motion carried.*

Adjournment

Motion (Kriva/Enters) to adjourn the Plan Commission meeting at 6:58 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

Deanna Braunschweig, Village Clerk

Jo Ann F. Villavicencio, Chairperson



STAFF REVIEW

Date: May 5th, 2025

Meeting Date & Time: Monday, May 12th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect: Johnson Deign

Owner: Judy Hansen

Location: 32377 W Oakland Road

Project Description: Proposed Exterior Modification to Existing Dwelling

Zoning District: Residence District - Lot Abutting a Lake

Dear Plan Commission and Village Board,

The applicant Judy Hansen is proposing to make several minor modifications to her existing dwelling on Pine Lake, as detailed in the plans labeled A200 and A201. These plans highlight new window/door systems on the lakeside elevation. Additionally, along the east elevation the applicant proposes to replace an existing window with three larger double hung windows. On the same elevation, the plans also propose to remove an existing 23"x48" window.

These modifications do not alter the footprint or overall size of the house.

Thank you for your attention to this matter.

Regards,

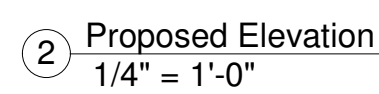
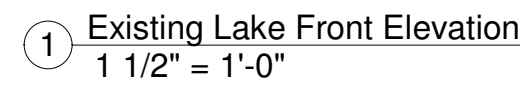
Cody Lincoln, Zoning Administrator

Dan Neumer, Administrator

Deanna Braunschweig, Clerk

Paul Launer, Lake Country Inspections

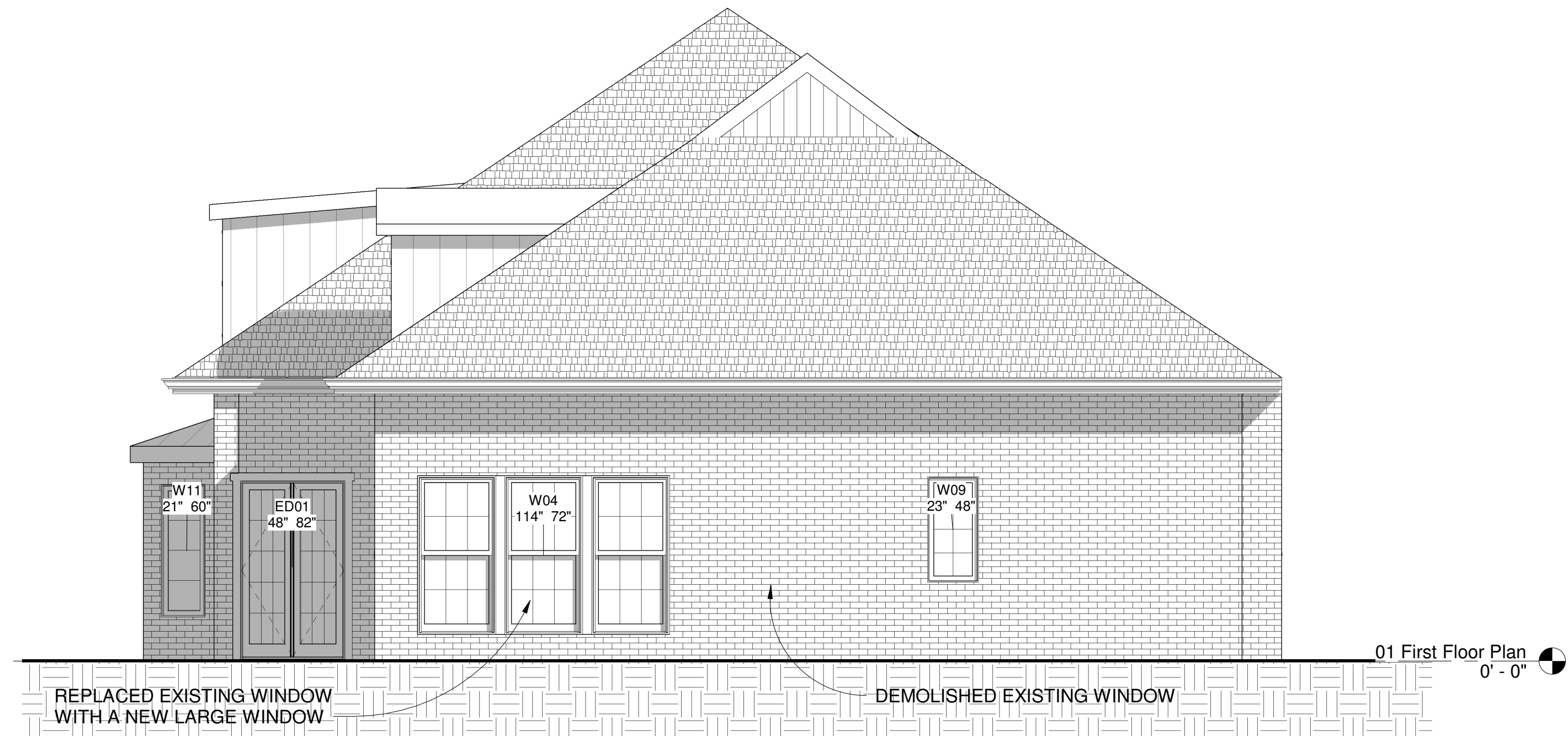
Judy Hansen, Owner





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JOHNSON DESIGN INC.

② Existing East Elevation
1/4" = 1'-0"



1 Proposed East Elevation
1/4" = 1'-0"

[illegible]

Hansen
Remodel
Existing & New East Elevation

A201

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

FOR BUILDING PERMIT



STAFF REVIEW

Date: May 6, 2025

Meeting Date & Time: Monday, May 12th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect: Heidi Paul

Owner: John and JoJo Neumann

Location: 5777 N State Road 83

Project Description: Proposed modification to previously approved plans

Zoning District: Residence District - Lot Abutting a Lake

Dear Plan Commission and Village Board,

In September of 2023, John and JoJo Neumann received approval from the Village board for an addition/remodel project at 5777 N State Road 83. Since these plans were originally approved, the builder has made some minor modifications. Accordingly, these changes will need to be approved.

The changes proposed are minor, however will affect the exterior appearance of the home. The plan set provided shows elevations of both "Approved by Chenequa" and "Proposed Elevations". The respective changes are circled or highlighted in red. All proposed changes involve replacing previously approved stone with either wood siding or metal siding. These changes shown do not result in an increased footprint, living area or structure height. Photo samples of the proposed new materials have been included in the packet.

Regards,

Cody Lincoln, Zoning Administrator

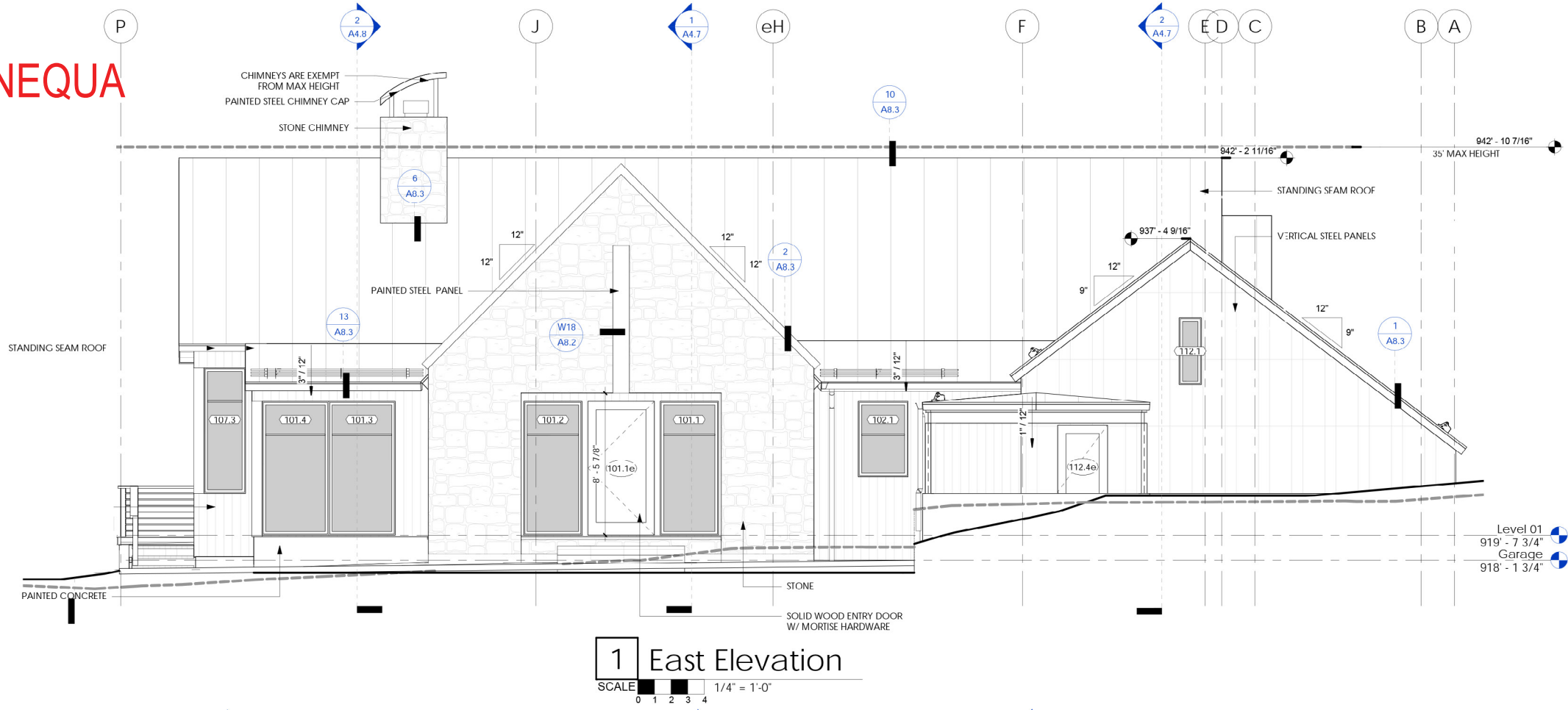
Dan Neumer, Administrator

Deanna Braunschweig, Clerk

Paul Launer, Lake Country Inspections

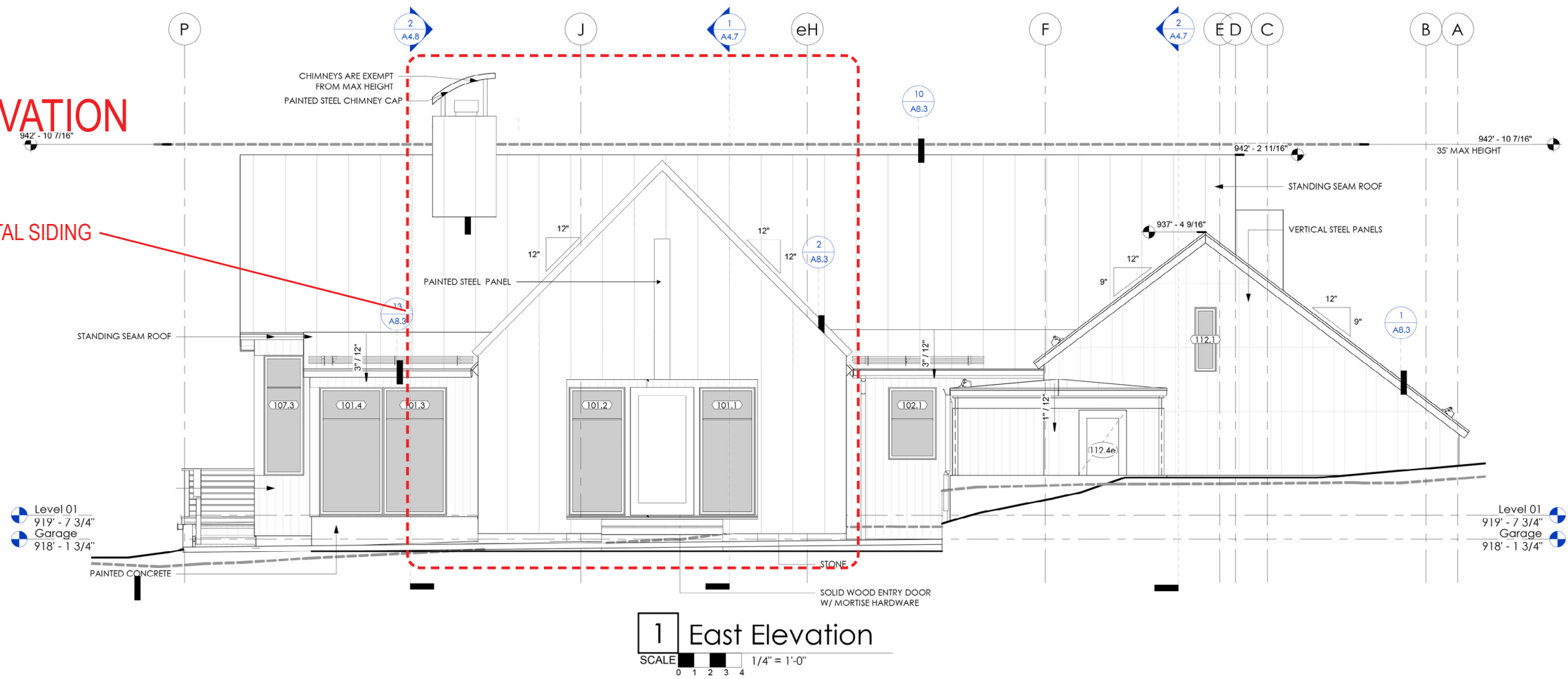
John and JoJo Neumann, Owner

APPROVED BY CHENEQUA

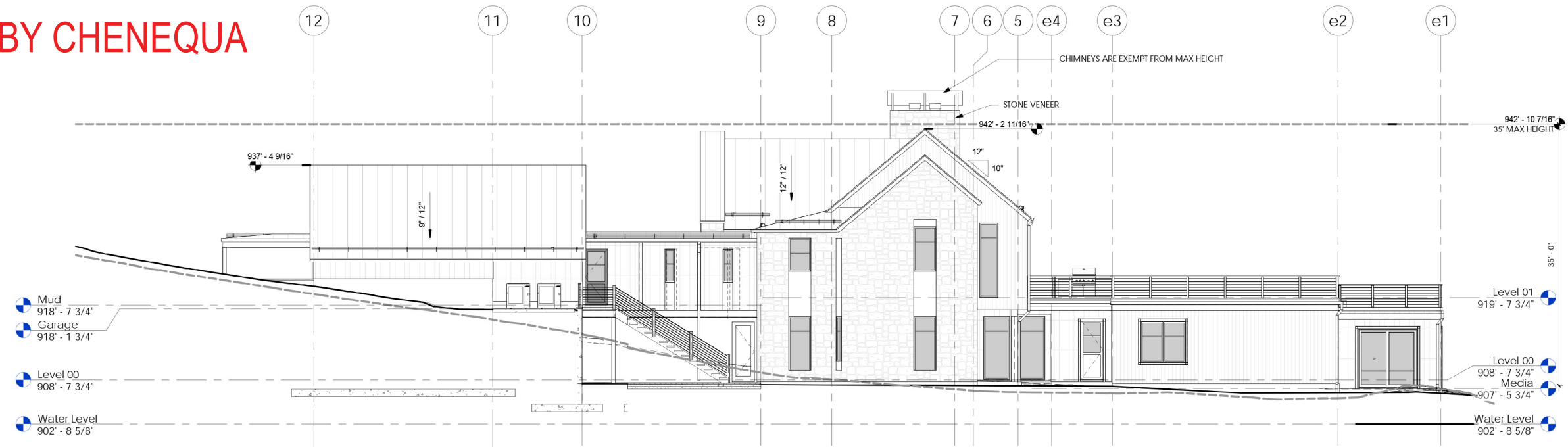


PROPOSED ELEVATION

METAL SIDING



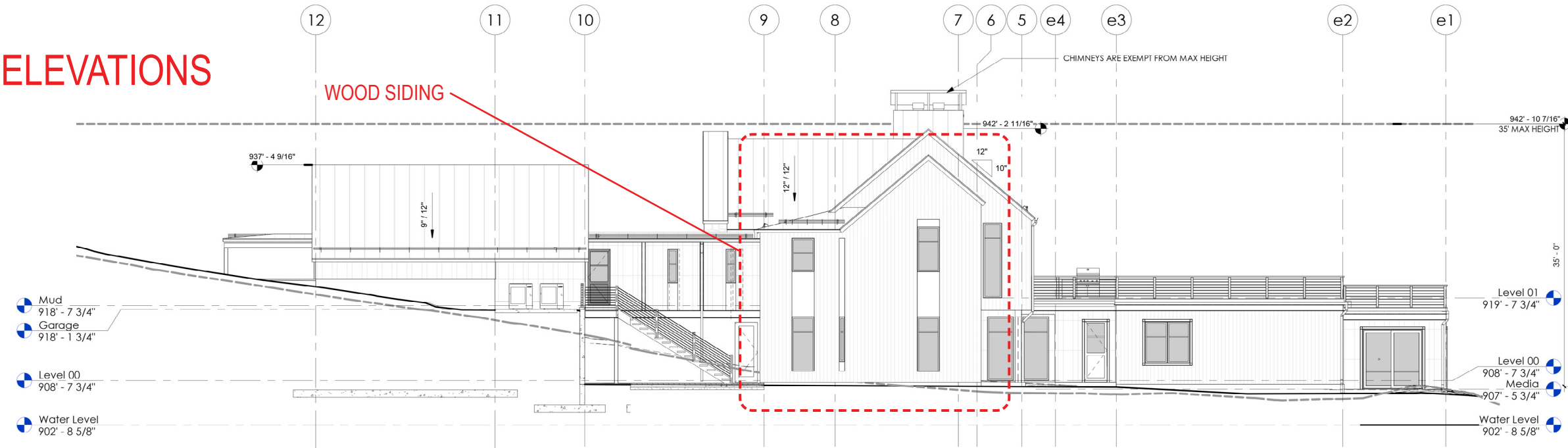
APPROVED BY CHENEQUA



2 North Elevation - Overall

SCALE 0 1 2 4 8 1/8" = 1'-0"

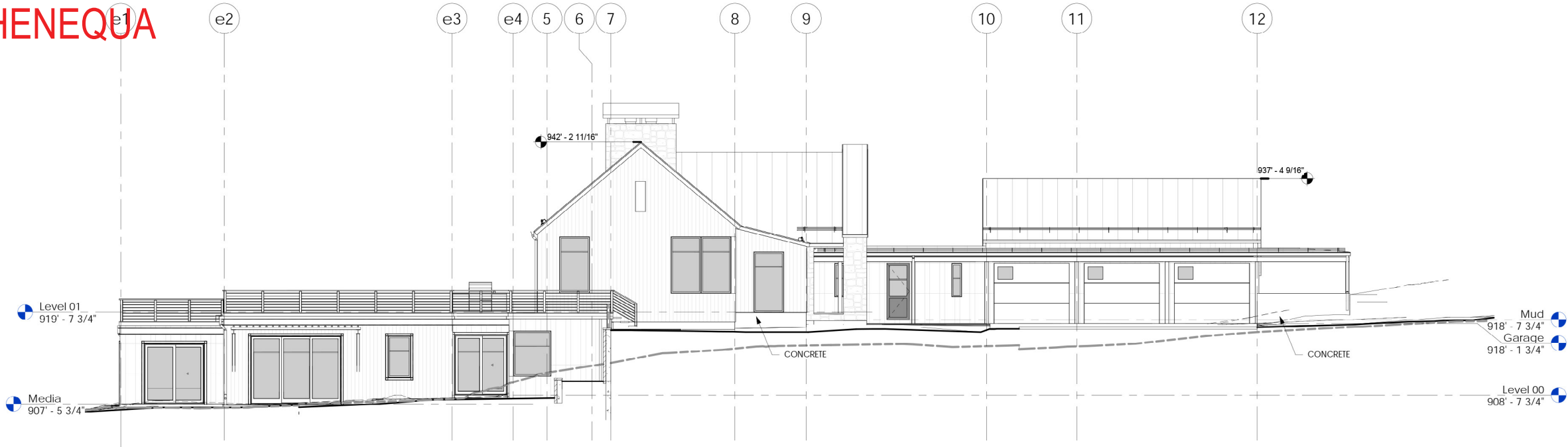
PROPOSED ELEVATIONS



2 North Elevation - Overall

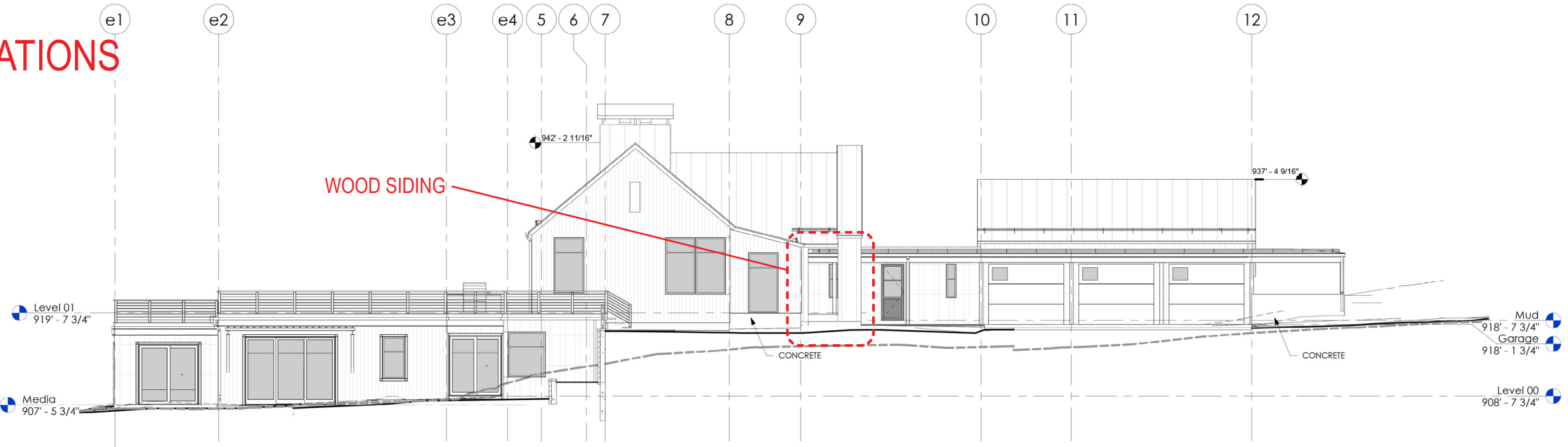
SCALE 0 1 2 4 8 1/8" = 1'-0"

APPROVED BY CHENEQUA



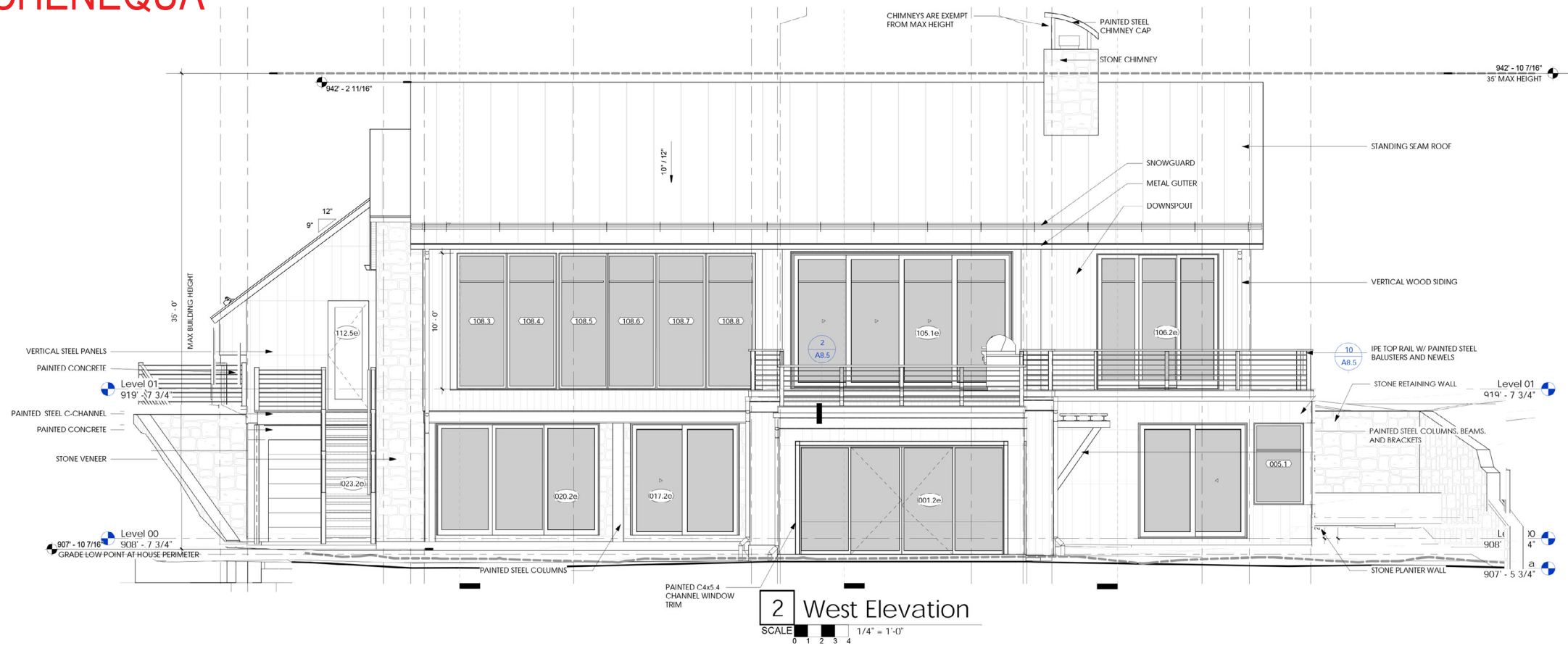
1 South Elevation - Overall
SCALE 0 1 2 4 8 1/8" = 1'-0"

PROPOSED ELEVATIONS



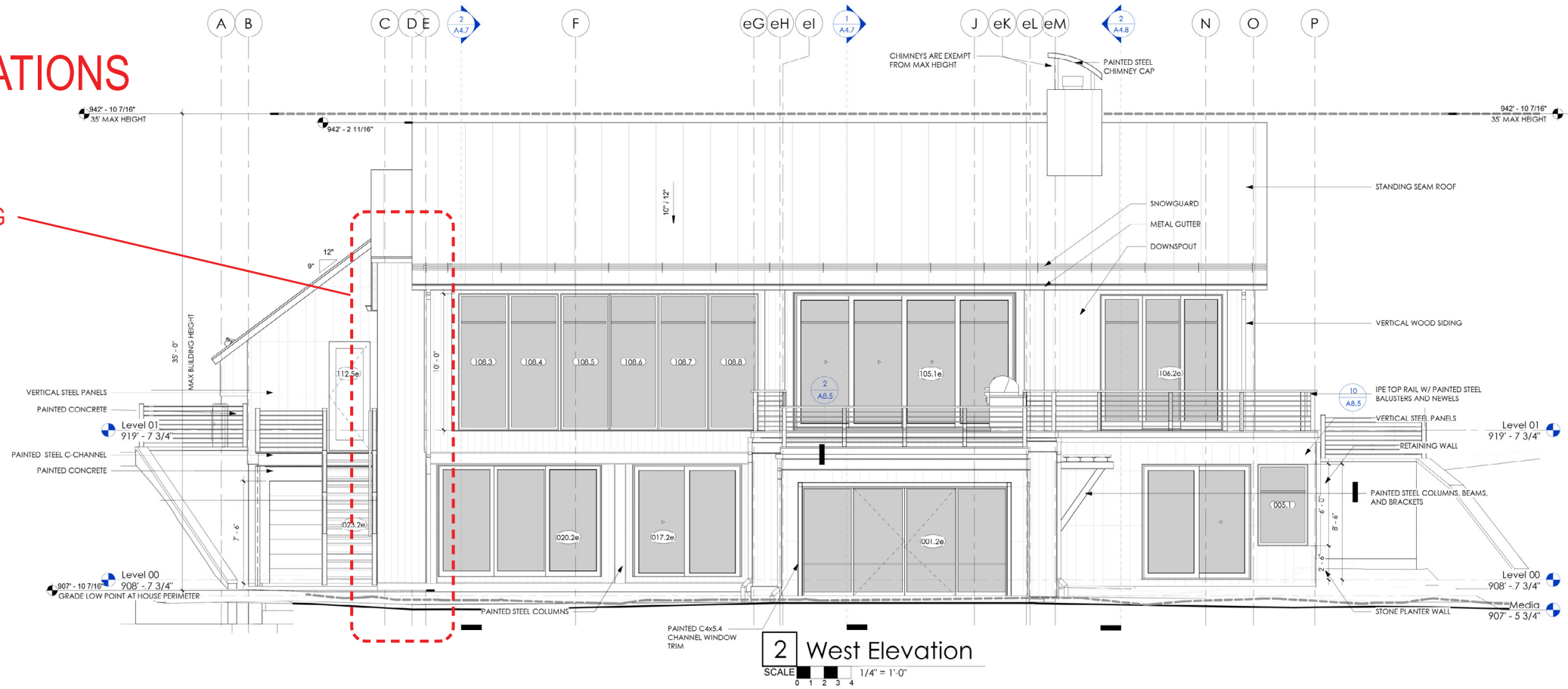
1 South Elevation - Overall
SCALE 0 1 2 4 8 1/8" = 1'-0"

APPROVED BY CHENEQUA



PROPOSED ELEVATIONS

WOOD SIDING

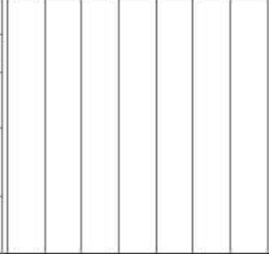




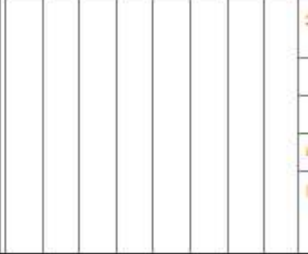
VERTICLE STEEL SIDING
DARK BRONZE PATINA
VERTICAL STRAIGHT COURSE -
6" X 3" PANELS



BARNWOOD, WEATHER AGED
ROUGH SAWN
VERTICAL SIDING - 3" BOARDS
WEATHERPROOF RED STAIN
MILLED BUTT JOINTS WITH 1/4"
DARK STAINED REVEAL
REFERENCE RENDERINGS FOR
COLOR LOCATION



BARNWOOD, WEATHER AGED
ROUGH SAWN
VERTICAL SIDING - 3" BOARDS
WEATHERPROOF GRAY STAIN
MILLED BUTT JOINTS WITH 1/4"
DARK STAINED REVEAL
REFERENCE RENDERINGS FOR
COLOR LOCATION





STAFF REVIEW

Date: May 5th, 2025

Meeting Date & Time: Monday, May 12th at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Builder: Pinno Buildings

Owner: Tobias and Deanne Keidl

Location: 6078 N Oakland Hills Road

Project Description: New Accessory Structure

Zoning District: Residence District

ACCESSORY STRUCTURE:	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	5	acres	8.22	Acres
LOT WIDTH: AVERAGE	200	L.F. min.	570	L.F.
YARD SETBACKS: Side (North)	15.5	ft. min.	500+	ft.
Rear (East)	25	ft. min.	206.9	ft.
Side (South)	25	ft. min.	108.1	ft.
Road (West)	25	ft. min.	350+	ft.
BUILDING HEIGHT:	35	ft. max	31	ft.

Proposed Accessory Structure

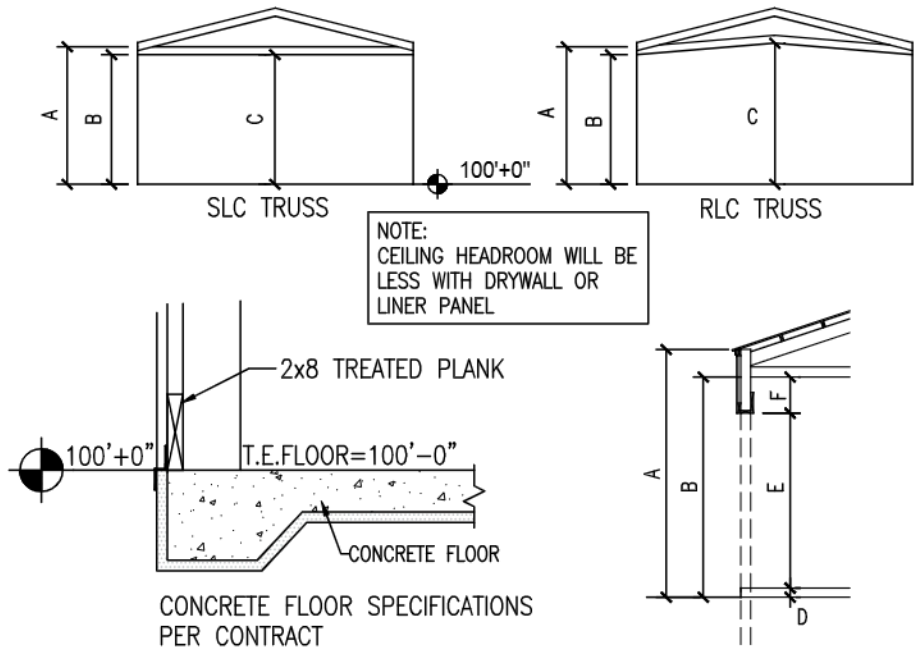
1. The applicant proposes to construct a single-story accessory structure.
2. The dimensions of this proposed accessory structure are 40'x 72'
3. The total square footage of this structure is 2,880
4. The building plans accommodate for a future bathroom and mechanical room.
5. This structure is proposed to be sheathed with a "surrey beige" steel siding with a "territone brown" steel roof.

- a. The primary dwelling on the property has a stucco finish. While the exterior color of the proposed accessory structure is similar, the materials are different.
6. There are currently no known accessory structures on the property
7. 6.5(c) specifies that “The maximum footprint of all accessory buildings erected, modified or moved on any lot shall not exceed two percent of the total lot area.
 - a. The maximum allowable footprint of all accessory buildings on this property is 7,161 square feet.
8. There is no cooking or sleeping quarters proposed for this structure
9. 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).
10. Two exterior light options have been submitted
 - a. Wall Lanterns (5)
 - i. The proposed wall lanterns have a fully shielded light source that complies with 5.24.
 - ii. The light bulb selected must have a color temperature between 2200K and 3,000K as required in 5.24(5)
 - b. Soffit Lighting (2)
 - i. The proposed soffit lighting is fully recessed and is proposed to be placed under the covered entryway.
 - ii. These fixtures are proposed to be 600 lumens each with a color temperature of 3,000 K.

Proposed Grading

1. The site for the proposed accessory structure is currently on a hill. To accommodate for the accessory structure there will be grading required to create a suitable building site.
2. As shown on the landscape grading plan, as much as 7' of fill will be added to accommodate for the grade change.
3. There is a wetland in close proximity to this project area. A wetland delineation was completed and has been included on the survey. Grading limits as proposed do not infringe on the wetland.

c: Dan Neumer, Administrator
Deanna Braunschweig, Clerk
Paul Launer, Lake Country Inspections
Tobias and Deanne Keidl, Owner
Cody Lincoln, Zoning Administrator



A = EAVE HEIGHT	
B = TRUSS CLEARANCE AT HEEL	14'-1"
C = TRUSS CLEARANCE AT CENTER OF BUILDING	14'-1"
CLEARANCE MAY BE REDUCED BY FINISHED FLOOR HEIGHT	
D = OVERHEAD FRAME OUT BOTTOM ELEVATION	100'-0"
E = OVERHEAD FRAME OUT HEIGHT	12'-0"
F = ACTUAL HEADROOM AVAILABLE	24"±

HEADROOM REQUIRED TO TURN THE DOOR MUST BE LESS THAN THE ACTUAL HEADROOM AVAILABLE

NOTES:

1. INDICATE ANY POWER LINES WITHIN 10' OF BUILDING SITE.
2. ARE THERE ANY BUILDINGS WITHIN 10' OF BUILDING SITE?
YES _____ NO X
IF SO, THEN SEND PICTURE OF BUILDING OR LIST THE CONDITION OF BUILDING _____
3. INDICATE ANY UNDERGROUND UTILITIES, i.e. SEWER; WATER; ELECTRIC; ETC.
NONE LIST _____
4. ACTUAL WIDTH OF SLIDE DOOR CLEARANCE WILL BE 6" LESS THAN NOMINAL DOOR SIZE, AND 12" LESS IF DOOR IS OFF THE CORNER.
EXAMPLE: IF NOMINAL SLIDE DOOR IS 10'-0" WIDE, THE ACTUAL CLEARANCE IS 9'-6" ON STANDARD DOOR, OR 9'-0" IF DOOR IS OFF THE CORNER.

CLASSIFICATION OF BUILDING:

SHOP BUILDING X COMMERCIAL _____ EQUINE _____
AG & PERSONAL STORAGE _____ LEAN _____ OTHER _____

CUSTOMER NAME Tobias Keidl
EXACT PLAN AND DOOR LOCATION APPROVED BY: _____

CUSTOMER SIGNATURE

PRELIMINARY DRAWING

PROJECT:

SHOP
40' x 72' x 14' clear
For: Tobias Keidl
Wisconsin

Salesman: Mark Plecha

SITE LOCATION:

BUILDING COLORS:			
SIDE	Surrey Beige	BOTTOM TRIM	Terratone
GABLE	Surrey Beige	CORNER TRIM	Terratone
ACCENTS	N/A	ROOF STEEL	Terratone
WALK DOOR	White	RIDGE CAP	Terratone
WINDOWS	White	GABLE TRIM	Terratone
DOOR/WINDOW TRIM	Terratone	FASCIA TRIM	Terratone
OVERHEAD DOOR	White	EAVE TRIM	Terratone
OVHD. DOOR TRIM	Terratone	SOFFIT	Terratone
SLIDE DOOR	N/A	SOFFIT F&J TRIM	Terratone
SLIDE DOOR TRIM	N/A	CUPOLA SIDE	N/A
WAINSCOT	N/A	CUPOLA ROOF	N/A
WAINSCOT TRIM	N/A	WEATHERVANE	PINNO
WNSCT. CORNER TRIM	N/A	EAVE TROUGHS	N/A
EAVELITE	N/A	DOWNSPOUTS	N/A

CONTRACT SPECIFICATIONS
TAKE PRECEDENCE
OVER BUILDING PLANS

ROOF & SIDE STEEL ARE McELROY
-MAX RIB ULTRA- .149 ga. w/
KYNAR 500 PAINT SYSTEM
AND SCREW FASTENERS

COLUMNS ARE TITAN TIMBER
GLUE LAMINATED COLUMNS
LOWER - #1 SYP .60 CCA
UPPER - 2x6 SPF MSR1650
-OR- 2x8 SPF MSR 1950



DRAWN BY:
AS

DATE:
02-03-25

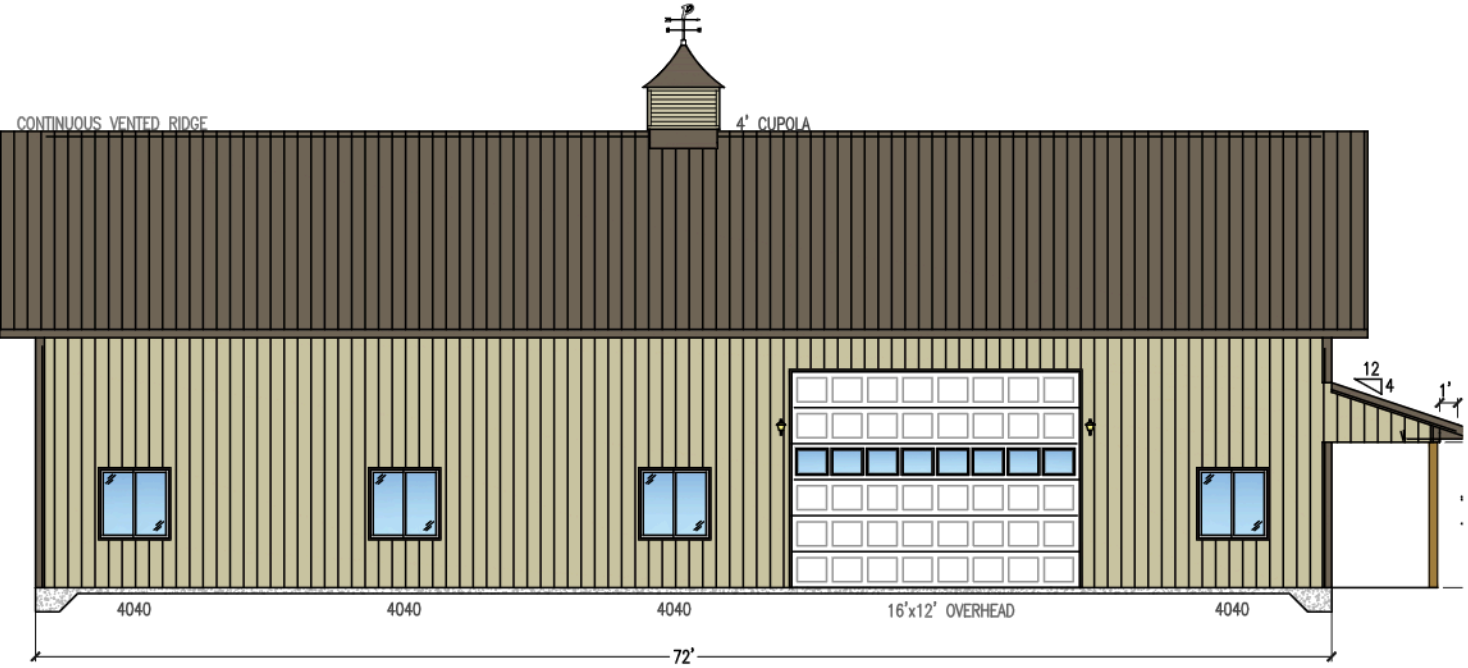
REVISIONS
04-10-25

PHONE (920) 922-7010
FAX (920) 922-9093
www.pinno.com
N5877 PALMER ROAD
ROSENDALE, WI 54974

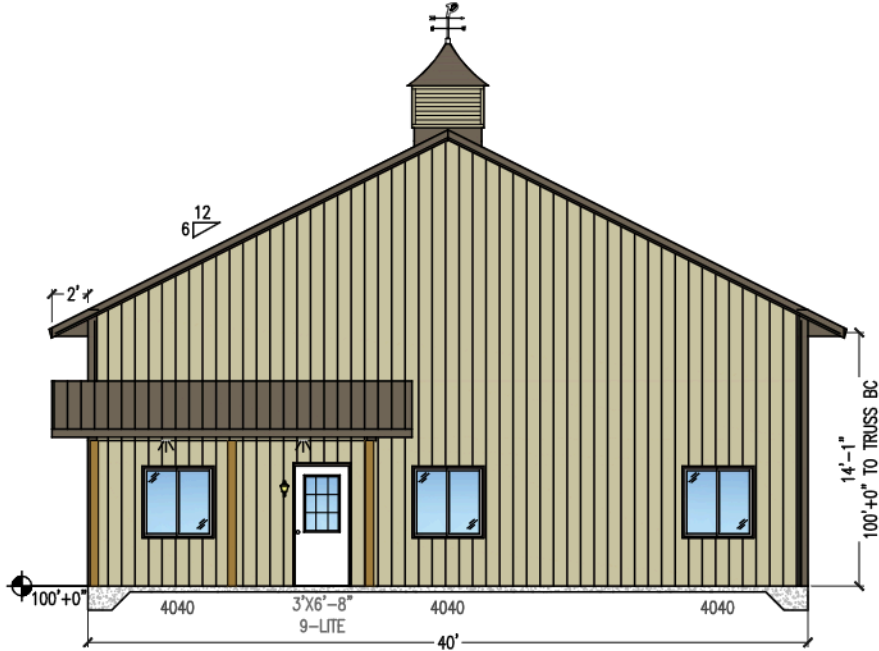
SHEET ID.

SHEET NO.
COVER

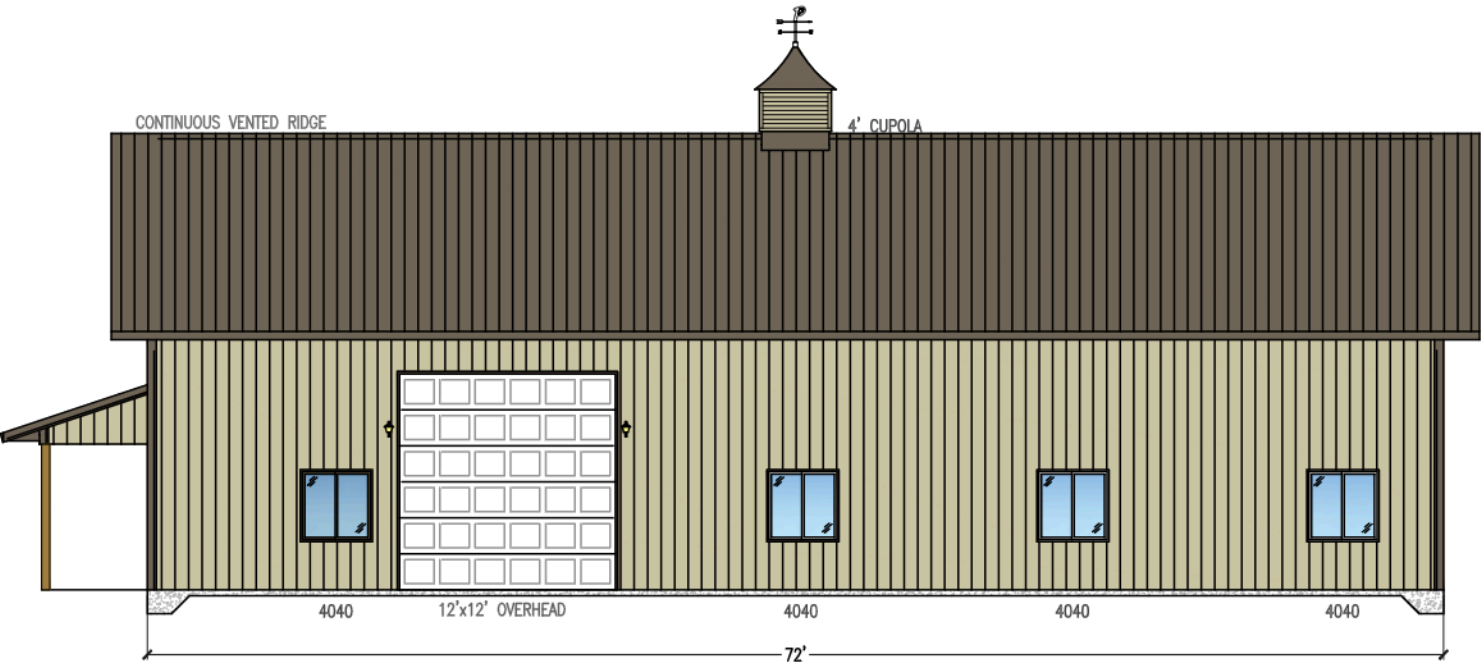
PRELIMINARY DRAWING



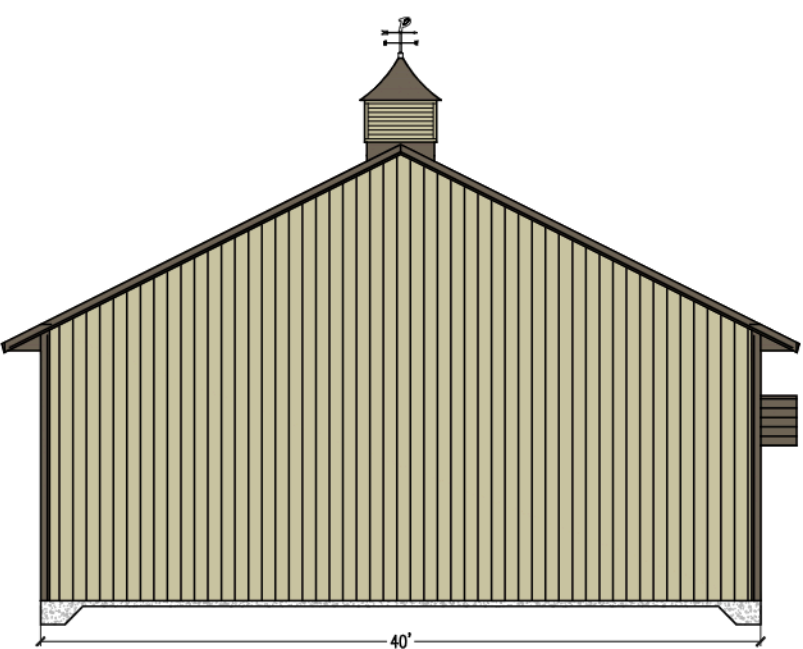
1 FRONT ELEVATION
3/32" = 1'-0"



2 RIGHT ELEVATION
3/32" = 1'-0"



3 BACK ELEVATION
3/32" = 1'-0"



4 LEFT ELEVATION
3/32" = 1'-0"

CONTRACT SPECIFICATIONS
TAKE PRECEDENCE
OVER BUILDING PLANS

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PINNO BUILDINGS
PHONE (920)922-7010
FAX (920)922-9093
www.pinnobldg.com
N5877 PALMER ROAD
ROSENDALE, WI. 54974

Tobias Keidl
40'x72'x14' clear
ELEVATIONS
JOB NO.

DRAWING NO.

DRAWN BY:
AS

SCALE:
AS SHOWN

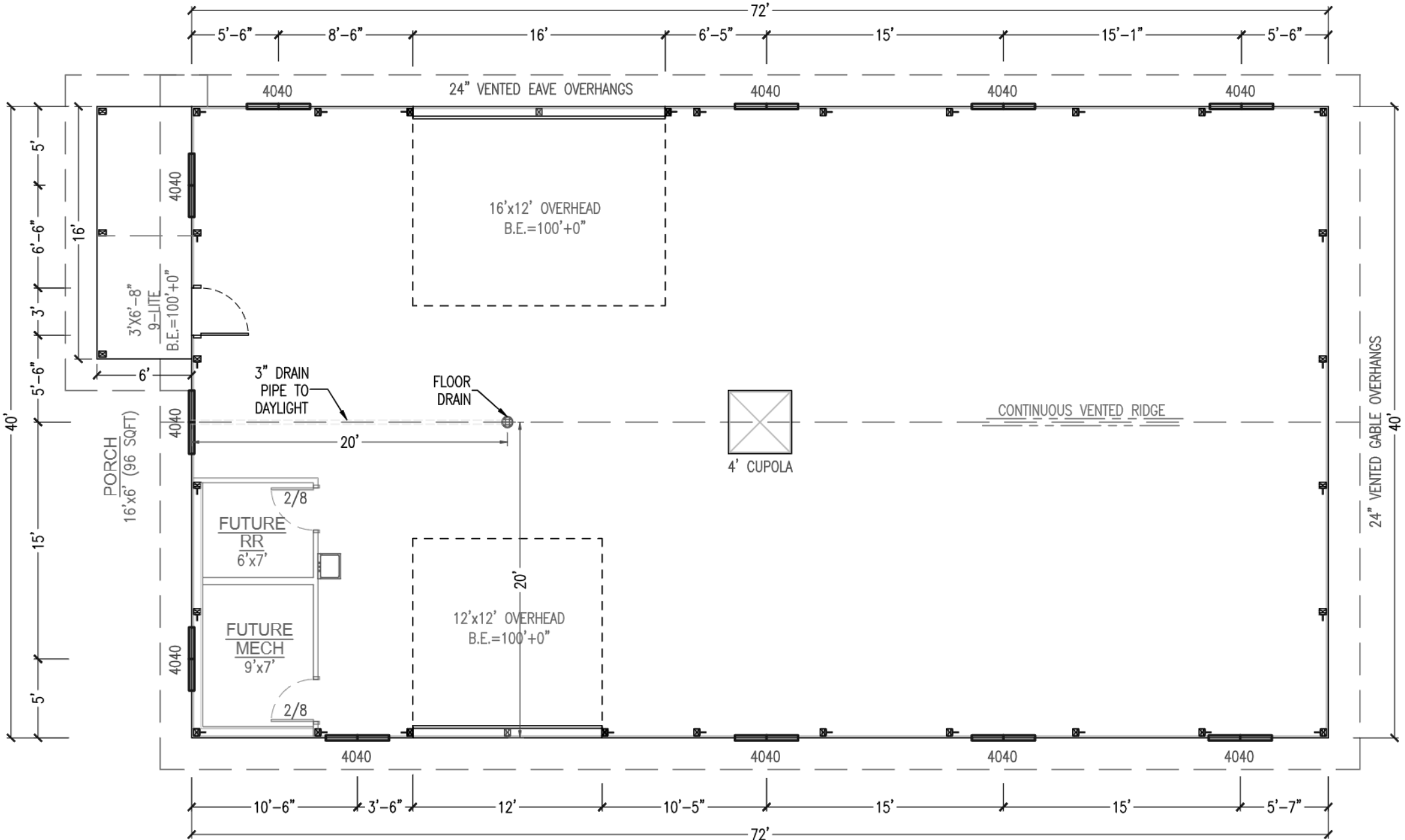
DATE:
02-03-25

REVISIONS
04-10-25

SHEET ID.

SHEET NO.
2 OF 3

PRELIMINARY DRAWING



1 FLOOR PLAN
1/8" = 1'-0"

SHOP
40'x72'x14' CLEAR
2,880 SQ. FT.
-BUILD ON SLAB
w/ WET SET BRACKETS
-BRACKETS BY PINNO
-CAN LIGHTS UNDER
EAVES & PORCH
-T.E. FLOOR=100'+0"

CONTRACT SPECIFICATIONS
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Tobias Keidl
40'x72'x14' clear
FLOOR PLAN

DRAWING NO.

DRAWN BY:
AS

SCALE:
AS SHOWN

DATE:
02-03-25

REVISIONS
04-10-25

SHEET ID.

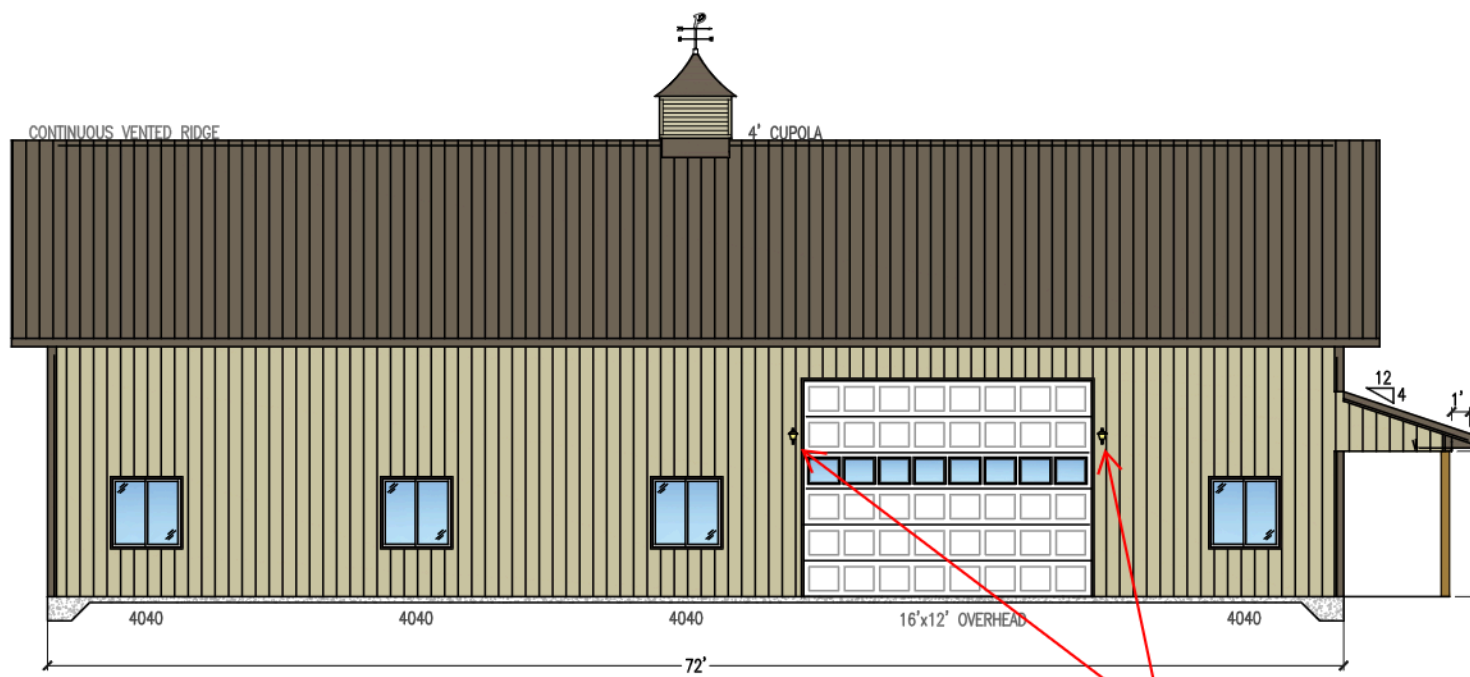
SHEET NO.
3 OF 3

PINNO BUILDINGS
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PHONE (920)922-7010
FAX (920)922-9093
www.rabinno.com

Keidl
Terratone
Roof

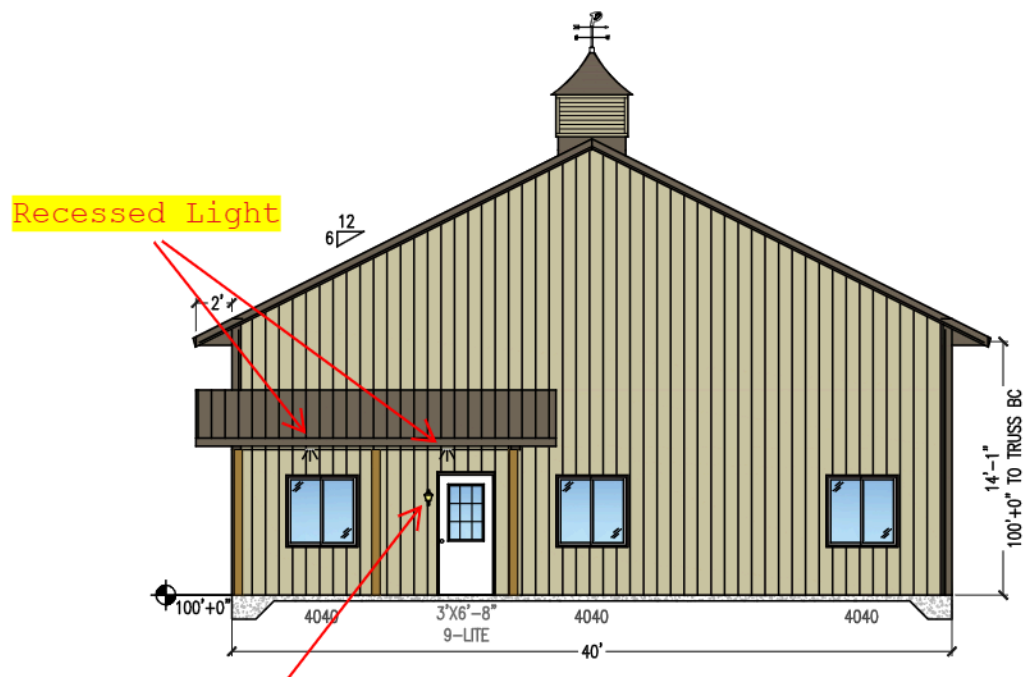
Keidl
Surrey Beige
Siding

PRELIMINARY DRAWING



1 FRONT ELEVATION
3/32" = 1'-0"

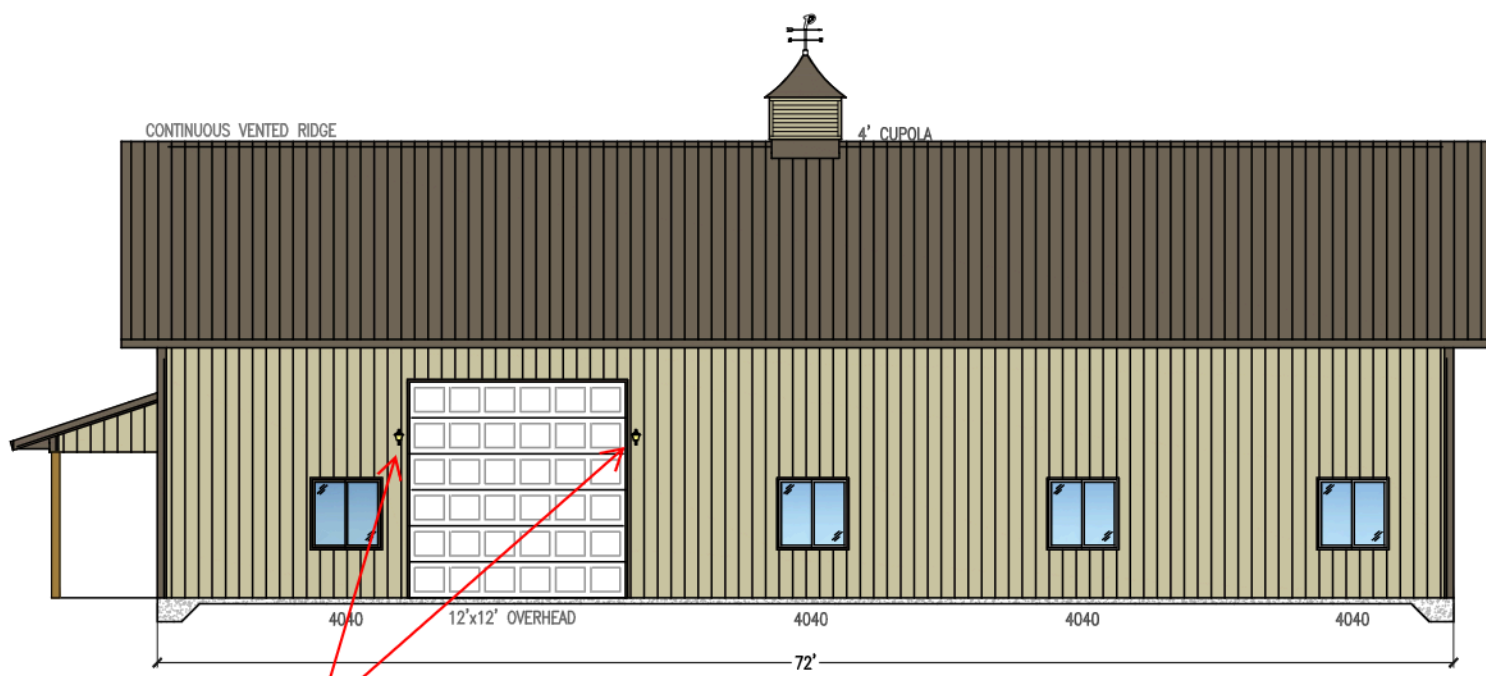
Wall Lantern



2 RIGHT ELEVATION
3/32" = 1'-0"

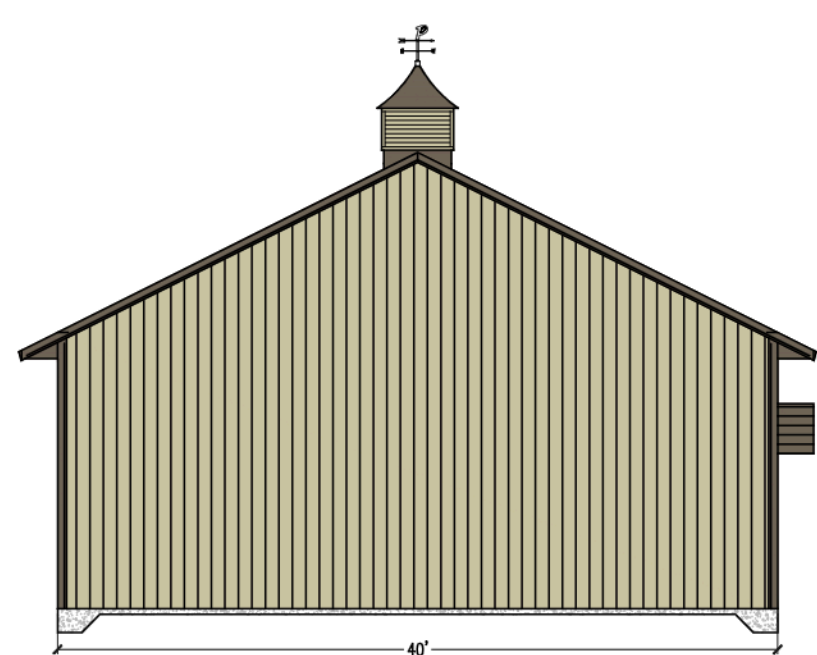
Recessed Light

Wall Lantern



3 BACK ELEVATION
3/32" = 1'-0"


Wall Lantern



4 LEFT ELEVATION
3/32" = 1'-0"

CONTRACT SPECIFICATIONS
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ROSENDALE, WI. 54974

Tobias Keidl
40'x72'x14' clear

ELEVATIONS

JOB NO.

DRAWING NO.

DRAWN BY:
AS

SCALE:
AS SHOWN

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02-03-25

REVISIONS
04-10-25

SHEET ID.

SHEET NO.
2 OF 3



BRADFORD COLLECTION

Bradford Night Sky Small Wall Lantern

946411BK-GL

Black (BK).

Dimensions: 6"W x 17.25"H x 8"E



Transitional meets modern with the Bradford Low Light Small Wall Lantern. The bold lines and an oversized ring in a Black finish adds classic curb appeal to your home. **This fixture is designed for minimal light emissions** and is part of our Rain or Shine Collection and backed by our five-year warranty.

Available Finishes:

- ☐ **Black (BK).**
- Black (BK).
- Oiled Bronze (OZ).
- Oiled Bronze (OZ).





WHERE TO BUY

+ WISH LIST



5-YEAR WARRANTY WET RATED

SHARE



Lamping: 1 - 7 Watt GU10 Twist Lock

Glass Description: Clear Glass

Certification: UL listed. Rated for Wet locations.

TECHNICAL SPECS

- Item Number: 946411BK-GL
- Collection: Bradford
- Item Description: 1 Light Outdoor Wall Lantern
- Brand: Capital Lighting
- Finish Description: Black
- Available Finishes: BK, BK, OZ, OZ
- Glass Description: Clear Glass
- Number of Bulbs: 1
- Max Watts Per Bulb: 7
- Socket Base: GU10 Twist Lock
- Recommended Bulb: GU10
- Light Source: LED – lamp not included
- Voltage: 120
- Location Rating: Wet

MORE DETAILS

- UPC: 841740166072.0000000000000000
- Dimensions: 6"W x 17.25"H x 8"E
- Height: 17.25"
- Width: 6"
- Extension: 8.00"
- Backplate Dimensions: 4.80"W x 6.30"H x 0.80"E
- Junction: Ctr/Top of Fixture: 4.80"; Ctr/Btm: 12.50"
- Weight: 4.50 lbs.
- Glass Dimensions: 10.00"H x 4.75"W
- Mounting Plate Shape: Rectangle
- Fixture Orientation: Socket Down
- Material: Metal & Glass
- Category: Outdoor Wall Lantern
- Country of Origin: Vietnam

FEATURES

- DIMENSIONS: Overall: 6"W x 17.25"H x 7.5"E; Backplate: 4.75"W x 6.25"H x 0.75"E
- DETAILS: The tapered top and oversized ring paired with Clear Glass panels create a transitional and modern look
- The Night Sky friendly fixture is designed for minimal light emission
- Bottom is open for easy access to bulb.
- FINISH: Part of the Rain or Shine series, the Black finish is a neutral, dark tone with a slightly coarse texture.
- BULBS: Designed to be dimmable and LED/CFL/Incandescent bulb compatible, this fixture uses 1 - 7 Watt (max) GU10 Twist Lock base bulbs (not included)
- It's shown here with a GU10 lamp.
- FEATURES: Rated for Wet locations; includes a 5-Year Manufacturer Warranty Against Rust and Fading.
- Outdoor Wall Lantern.

Fixture Shape: Square / Rectangle

946411BK-GL

BRADFORD 1 LIGHT OUTDOOR WALL LANTERN

Black

UPC: 841740166072

Available Finishes: BK (Black), OZ (Oiled Bronze)



DIMENSIONS

Fixture Dimensions: 6"W x 17.25"H x 8"E
Fixture Weight: 4.5 lbs.
Backplate: 4.80"W x 6.30"H x 0.80"E
Junction: Ctr/Top: 4.80"; Ctr/Btm: 12.5"

LAMPING INFORMATION

Lamping: 1 - 7 Watt GU10 Twist Lock
No. of Sockets: 1
Max. Wattage Per Bulb: 7
Socket Base: Twist Lock
Bulb Included: No
Recommended Bulb: GU10
Voltage: 120V
UL Rating: UL listed. Rated for Wet locations.

GLASS DESCRIPTION

Clear Glass
Glass Dimensions: 10.25"H x 4.75"W
Glass Part #: GL946411

SHIPPING INFORMATION

Carton Dimensions:
8.75"W x 20.75"H x 10.25"L
Carton Weight: 6 lbs.
Shipping Method: Standard Ground

Designed in Atlanta. Manufactured in Vietnam.

JOB/LOCATION: KEIDL

QUANTITY:

NOTES:



5359 Rafe Banks Drive, Flowery Branch, GA, 30542
TF: 800.323.3257 | P: 770.965.7238 | F: 770.965.7254 | W: capitallightingfixture.com

INTENDED USE

This recessed and rounded LED light offers clear, bright and efficient lighting from low to medium ceilings. The airtight-rated product, built for retail, commercial and quality residential applications with an extruded, diecast aluminum body, is available in either black or white.

FEATURES

Construction: Die-cast extruded aluminum body
Housing: No housing required, IC airtight-rated

CRI: 90+

Voltage: 120V

Direct Beam Spread: 36° spot

Wet Location Beam Spread: 44° narrow flood

Adjustable Beam Spread: 40° narrow flood

Pull Down Optics: Field changeable, 33° spot (installed) and 48° narrow flood included

Life: 60,000 hours L70

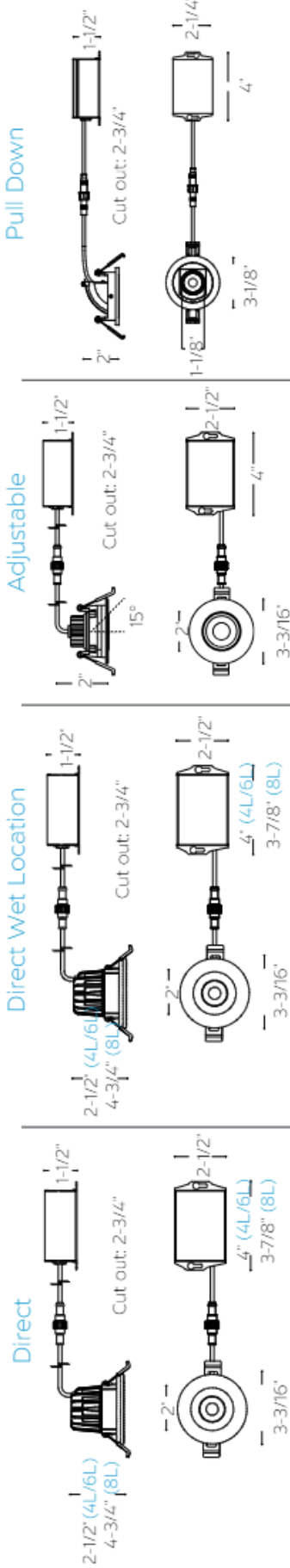
Pull Down Life: 33,000 hours L70

Dimming: Dims down to 10% with ELV or TRIAC drivers

Operating Temp: 0°C to 40°C ambient temperature

Warranty: 5 years carefree for parts & components (labor not included)

Listings: cETLus, FCC, California Title 24 JA8-2019, Energy Star, cETLus Listed for Wet Locations (Applies to DIR-WL)



ORDERING INFORMATION Example:

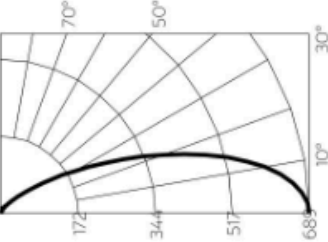
Model	Type	Wattage Lumens	Color Temp	Finish	Driver	Options
14144-R	DIR	4L	27K	BK	(Blank)	NC
	Direct	6 Watts 400 lum	2700K	Black	ELV	New Construction Frame-In Plate
	DIR-WL	6L	30K	WH	TRI	QC4
	Direct (Wet Location)	8 Watts 600 lum	3000K	White	TRIAC	4 Foot Quick Connect Extension Cable
	ADJ ¹	10 Watts 850 lum				QC10
	PD	5L				10 Foot Quick Connect Extension Cable
	Pull Down	6 Watts 500 lum				

¹ Only available with 4L or 6L options

Test Information

Part Number: 14144-R-
DIR-6L-30K Beam Spread: 40°
Flood
Lumens: 505lm
Wattage: 8.1W
Efficacy: 62lpw
CCT / CRI: 3000K / 90 CRI
Spacing Criteria (0°-180): 0.7
Spacing Criteria (90°-270): 0.7

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
2'	172fc	1'-7"
4'	43.1fc	3'-2"
6'	19.1fc	4'-10"
8'	10.8fc	6'-5"
10'	6.9fc	8'

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	328	65
0-40	410	81.2
0-60	479	95
0-90	504	99.9
90-180	0	0.1
0-180	505	100

Candela Table

Vertical Angles	Candela
0	689
5	666
15	501
25	280
35	129
45	57

NEW CONSTRUCTION PLATE DIMENSIONS

Brand	Series: Model #
Lutron	Diva: DELV-300P
	Diva: DVCL-153P
	Maestro: MACL-153M
	Skylark: S-600P
	Skylark: SELV-300P
Leviton	Skylark Contour: CTCL-153P
	Sureslide Decora: 6674

NEW CONSTRUCTION PLATE DIMENSIONS

