



## AGENDA

Village of Chenequa Plan Commission  
Monday, October 13, 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 on October 13, 2025, at 6:00 p.m., 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 September 8, 2025.
3. Review and consider action on proposal to modify and relocate an existing garden shed and review and consider action on proposed landscape plan at 5425 N. State Road 83, submitted by Robert and Nina Fiedler. (Tax Key No. CHQV 0418990)
4. Review and consider action on proposal to raze existing primary dwelling and proposal to construct new primary dwelling and landscape plan at 31795 W. Muscovy Road submitted by 31795 Muscovy LLC. (Tax Key No. CHQV 039899003)
5. Adjournment.

Respectfully submitted by:

Deanna Braunschweig, Village Clerk – Treasurer

### **To participate via Zoom:**

<https://us02web.zoom.us/j/81901818666?pwd=a7EOgCrXbAU89YHh2QQrAM9INyRBkh.1>

**Meeting ID is 819 0181 8666 and the Passcode is 241921**

**Or Dial: 301 715 8592 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, October 8, 2025 by 4:30 PM

## VILLAGE OF CHENEQUA

### VILLAGE OF CHENEQUA - PLAN COMMISSION MINUTES OF MONDAY, September 8, 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, September 8, 2025, at 6:04 p.m. following Oath of Office utilizing Zoom Communications and in person.

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

#### **Call to Order.**

#### **Pledge of Allegiance**

#### **Public in Attendance**

Debbie Wheeler, Mark Petri, Julie Petri, Scott Harkness, Dick Seaman, Robert Foote, Richard Grunke, Kim Schubert, Tom Schubert, Carol Manegold, Tarry Barton, Leslie Barkow, Tim Fredman, Jason Luther, EJ Kubick, Sue Touchett, JoJo Gehl Neumann, Heidi von Hagke, Paul Villavicencio, Jamie Mallinger, Ted Rolfs, Rob Manegold, Bruce Gallagher, Gary Zaiser, Bob Fiedler, Nina Fiedler, Guy Krane, Gordon Gunnlaugsson, Kristin Carroll, Tyler Flood, Scott Stanwick, Deborah Manjoney, Terry Barton

#### **Public Comment**

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

Scott Harkness commented on process and procedure of the ordinance. He commented he would like to see a red line of the ordinance. He wants a public hearing. He commented on the Plan Commission vote.

Dick Seaman commented against the proposed tree ordinance and that the tree ordinance is over the top and micro managing. The micro managing creates conflict. He commented that the ordinance will back fire.

Rob Foote commented he is opposed to the proposed tree ordinance. He reported that he was a past Village President, Plan Commission Member, and a Village Trustee. He commented the ordinance in fringes on property rights and difficult to enforce. The deer problem was dealt with in the past by studying the damage and conducting a survey. A survey was conducted of every resident at that time. The Plan Commission tabulated the results. There was an overwhelming result to do something about the

deer and continued with the sharp shooting of the deer. He recommended a survey and explain the benefit of the proposed ordinance.

Julie Petri commented against the tree ordinance as misguided and over the top. She commented the ordinance is highly judgmental.

Bob Fiedler commented that the joy of living in the Village is the surroundings. He commented on the ambiguity in the draft of the proposed ordinance. Better results presenting education.

Debbie Wheeler commented in favor of the proposed tree ordinance. She does not like the shrubbery and ground cover.

Kim Schubert commented, she sent an email to the commissioners. She read the email with concerns to the proposed tree ordinance and commented the ordinance is overly restrictive. She commented to reject the ordinance.

Guy Krane commented against the proposed tree ordinance. He commented to provide education. The regulation is unnecessary and infringing on the land owner.

Tom Schubert commented against the proposed tree ordinance. He reported on a past storm. He commented on the Village as a prairie in the past.

Gordon Gunnlaugsson commented against the tree ordinance. He spoke in favor of Madam President's comments and previous comments. He commented that the ordinance will encourage people to cut small trees. The deer harvest needs to be County wide.

Margaret Hollister commented against the proposed ordinance as the ordinance is flawed from beginning to end. She commented on the language in the ordinance, safety hazard or determination by the Village Forester. She commented on the use of scenic beauty language.

Scott Stanwick commented against the proposed tree ordinance.

Deborah Manjoney commented against the proposed ordinance. She commented with concern of how to monitor or will there be cameras set up.

Julie Rolfs commented in favor of the proposed ordinance. She commented that there is a mis conception of the tree ordinance. If a property owner is taking care of their trees, it will not affect them. If there is cutting, the forestry department will be notified. The forestry department is very responsive. She commented that the ordinance is important for those that cut trees and do not know what they are doing. Julie Rolfs commented in favor of past forester. She commented in favor of a survey.

Terry Barton asked if Forestry Department has time to do this. Permits should not be based on feelings.

Kristin Carroll commented that there is a line as to what residents will allow from government. The ordinance fosters a noisy neighbor culture.

Connie Mitchell commented that she spoke to neighbors and they were so upset that the ordinance has gotten this far. She commented that the Village is a paradise and we need to appreciate that.

Heidi von Hagke commented that JoJo Gehl Neumann with the Forestry department tagged trees that could be cut. She commented that there many residents that want this ordinance and commented on past studies. She commented on education for residents.

**Approval of minutes from the Plan Commission meeting held on August 11, 2025.**

Motion (Enters/Kriva) to approve the minutes from the Plan Commission meeting of August 11, 2025, as presented. *Motion carried.*

**Review and consider action on a proposed landscape plan at 6070 N State Road 83 submitted by Ryan and Kristin Schultz. (Tax Key No. CHQV 0397993)**

Director Lincoln introduced the submittal and reviewed the staff report.

The applicant has submitted a landscape plan for the area situated between the primary dwelling and Beaver Lake. The proposed plans include, replacing an existing path/stairs and adding a planting bed within the shoreland setback. The new proposed path will largely follow the same footprint of the existing path on the property. This path leads from the house, down to the bathhouse and pier.

The path will be constructed of Lannon stone with a cobble border. There is a landing area around the north side of the boathouse, this portion of the path will be constructed of bluestone with a cobble border. The path will not exceed 4' in width. A sample photo has been provided in the packet.

Where necessary along the path, the applicant proposes to install steppers. The new proposed steppers will be constructed of Lannon stone slabs. The proposed steps are not to exceed 4' in width.

In addition to the path and steppers, the applicant proposes to add several planting beds near the boathouse. These proposed planting beds will be defined with a cobble border. The landscape plan indicates the proposed plantings.

**Motion (Carroll/Benz) to recommend approval of the proposed landscape plan at 6070 N State Road 83 submitted by Ryan and Kristin Schultz. (Tax Key No. CHQV 0397993).** *Motion carried.*

**Review and consider action on Ordinance No. 2025-09-08-01, An Ordinance amending and restating Village code section 8.24 care of tree, shrubbery, plant, or ground cover.**

Discussion ensued that the attorneys worked to separate chapter 6 from chapter 8. Ground cover language was removed. The proposed ordinance narrowed down the need for a forestry management plan. No permit required to cut or prune outside of the set back.

Discussion ensued of the violation or penalty. Discussion ensued relative to the 75-foot buffer that there needs to be violation or penalty. Discussion ensued of the violation penalty that exists in the ordinance.

Commissioner Carroll commented against the ordinance. Commented that residents will view as betrayal with residents. Discussion ensued of the regulation of future problems. Discussion ensued that there is not a permit for a non-natural area. Discussion ensued of non-natural area, such as dog runs and permissible improvements such as the creation of new lawns. Discussion ensued that the ordinance is over reach. The verbiage, scenic beauty is arbitrary.

Discussion ensued of past clear cutting.

Discussion ensued that there is not an on-going issue of clear cutting. Most residents are very responsible. Discussion ensued of education. The Village newsletter this week had an article of Oak Wilt. Need to educate residents. Discussion ensued of the demand of the Forestry Department.

**Motion (Kriva/Pranke) to not proceed with Ordinance No. 2025-09-08-01, An Ordinance amending and restating Village code section 8.24 care of tree, shrubbery, plant, or ground cover, or any additional changes.** *Motion carried. Enters voted no.*



**Adjournment**

Motion (Carroll/Enters) to adjourn the Plan Commission meeting at 7:00 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

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Deanna Braunschweig, Village Clerk

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Jo Ann F. Villavicencio, Chairperson



## STAFF REVIEW

**Date:** October 7<sup>th</sup> 2025

**Meeting Date & Time:** Monday, October 13<sup>th</sup> at 6:00 P.M.

**To:** Plan Commission, Village of Chenequa

**From:** Planning Department

**Subject:** Plan Review

**Landscaper:** Seasonal Services

**Owner:** Robert and Nina Fiedler

**Location:** 5425 N State Road 83

**Project Description:** Proposed Lakeside Landscaping and Shed Relocation

**Zoning District:** Residence District - Lot Abutting a Lake

	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
<b>LOT AREA:</b>	2	acres	2.38	acres
<b>LOT WIDTH: AVERAGE</b>	150	L.F. min.	185	L.F.

### COMMENTS:

1. The applicant has submitted a landscape plan and proposed plans to relocate and expand an existing shed on the property.

### Landscape Plan

1. The landscape plans include, replacing an existing path/stairs and reworking the planting beds near the shorefront.
  - a. Proposed path
    - i. The new proposed path will follow the same footprint as the existing, but the smaller, random steppers will be replaced with a uniform large stepper as depicted in the landscape plan
    - ii. The path will be constructed of Fond du Lac beige steppers in either mulch or turf.

- iii. The existing pressure treated wood steps and landings will be replaced with 48" natural Fond du Lac beige steps.
- iv. A sample photo of proposed materials has been provided in the packet

a. Planting beds

- i. In addition to the path and steppers, the applicant proposes to rework the existing planting beds.
- ii. This includes;
  - 1. Removing existing daylilies to replace with native sedge grasses
  - 2. Match surrounding planting beds with small fieldstone to be used as a bed edging.

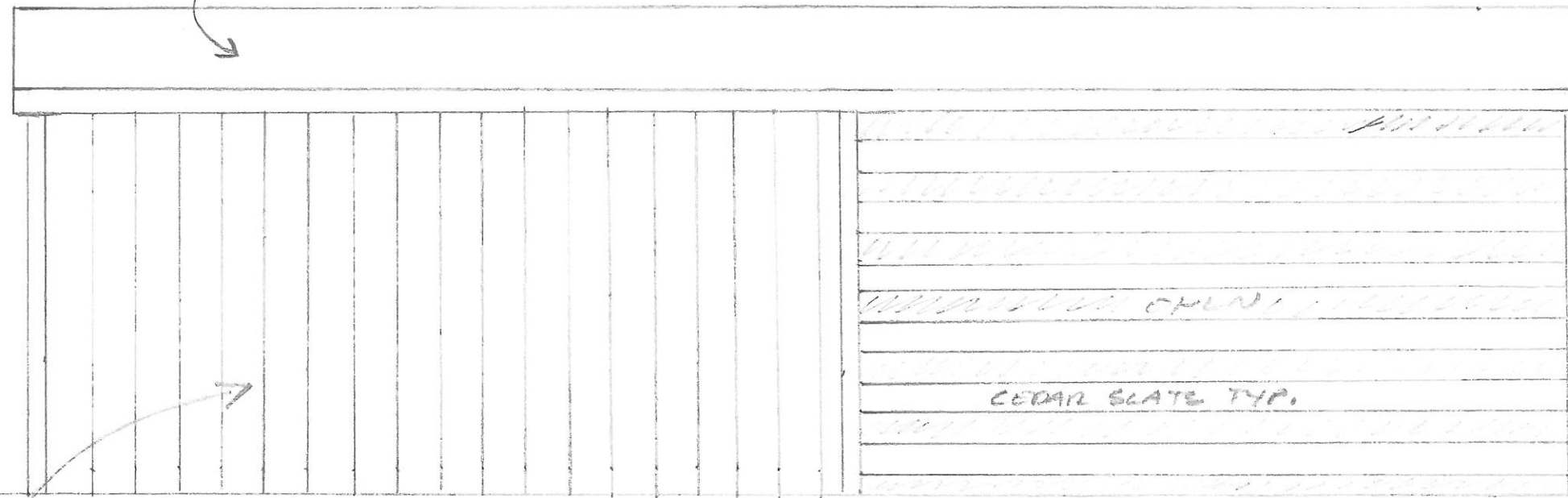
**Proposed Shed Relocation**

- 1. There is an existing shed on the property, the applicants propose to modify the shed and move it to a more suitable location on the property.
  - a. The existing shed dimensions are 10'X14'. The applicants propose to add a firewood shed extension that is 12.5' X 10'
  - b. The site plan included provides photos of the existing shed dimensions
  - c. The site plan also shows the proposed location of the new shed and firewood storage area.
  - d. As proposed, this shed meets all setback requirements specified in chapter 6.
  - e. As proposed, this accessory structure will be 265 square feet, this makes up .2% of the total lot area.

c: Matthey Carney, Police Chief/ Administrator  
Deanna Braunschweig, Clerk/Treasurer  
Cody Lincoln, Zoning Administrator  
Robert and Nina Fiedler



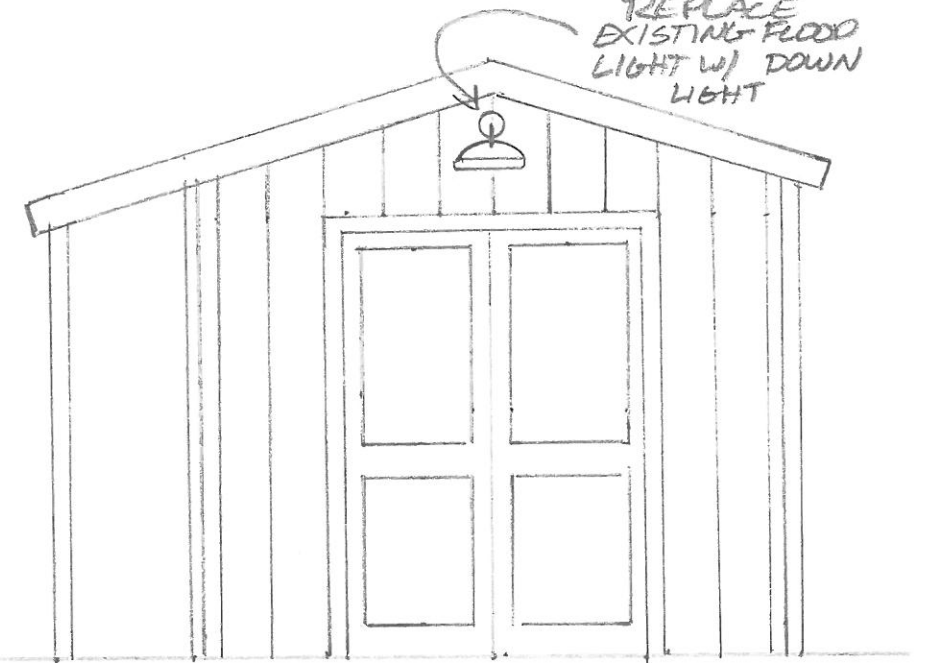
NEW BROWN PREFINISHED METAL STANDING SEAM ROOF



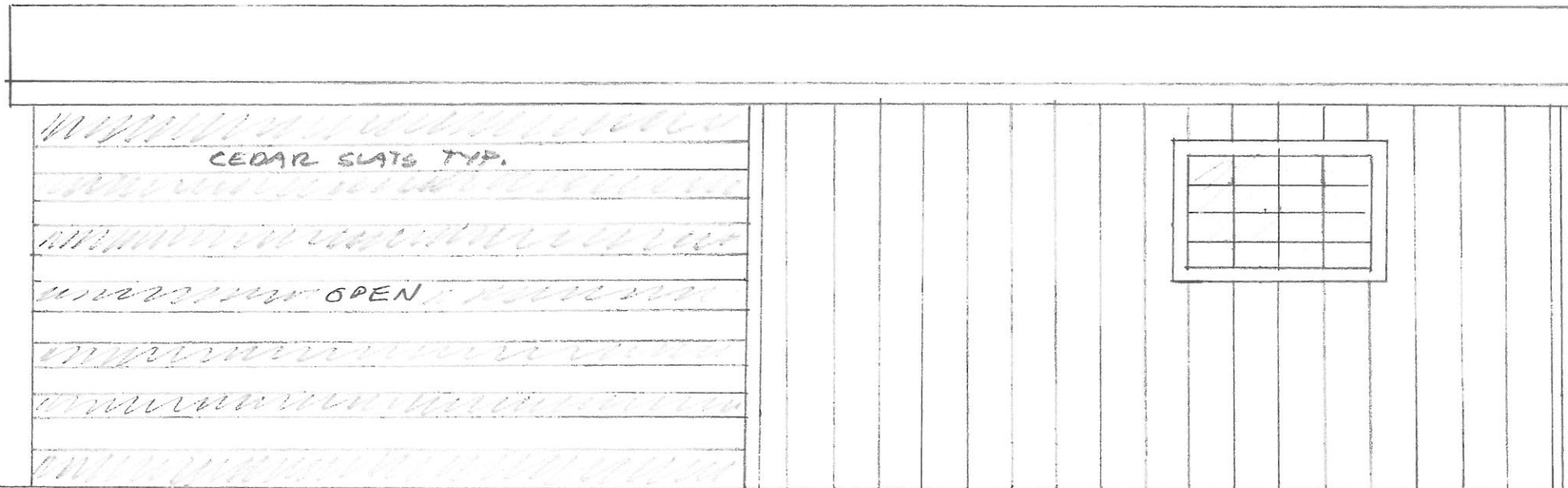
REPAINT SIDING  
CHOCOLATE BROWN TO MATCH  
ACCENTS ON MAIN HOUSE

EAST ELEVATION  
◁1

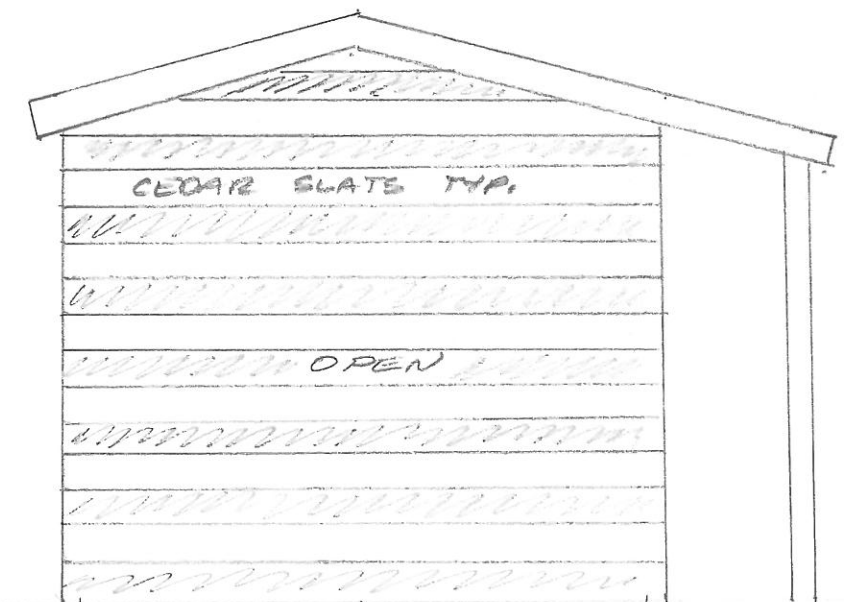
REPLACE  
EXISTING FLOOD  
LIGHT W/ DOWN  
LIGHT



SOUTH ELEVATION  
◁2



WEST ELEVATION  
◁3



NORTH ELEVATION  
◁4

SCALE 3/8" = 1'-0"

FIEDLER RESIDENCE  
5425 ST RD 83  
HARTLAND WI 53029

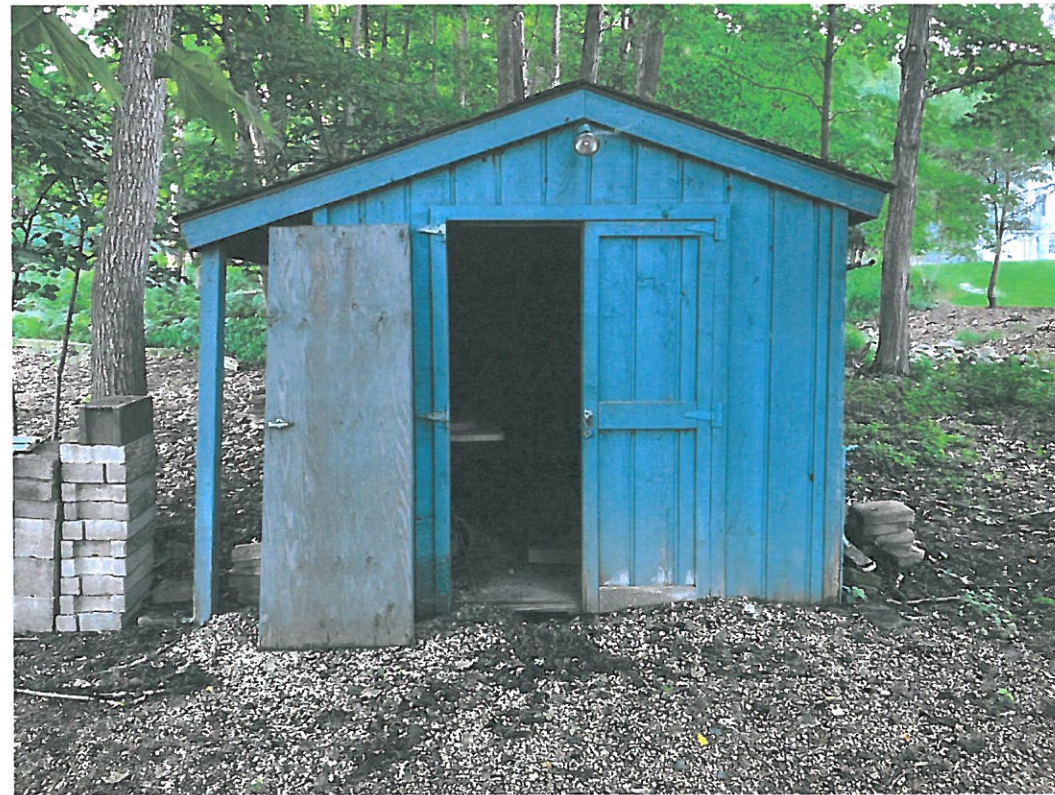
GARDEN SHED RELOCATION  
AND WOOD SHED EXTENSION

AUGUST 2025

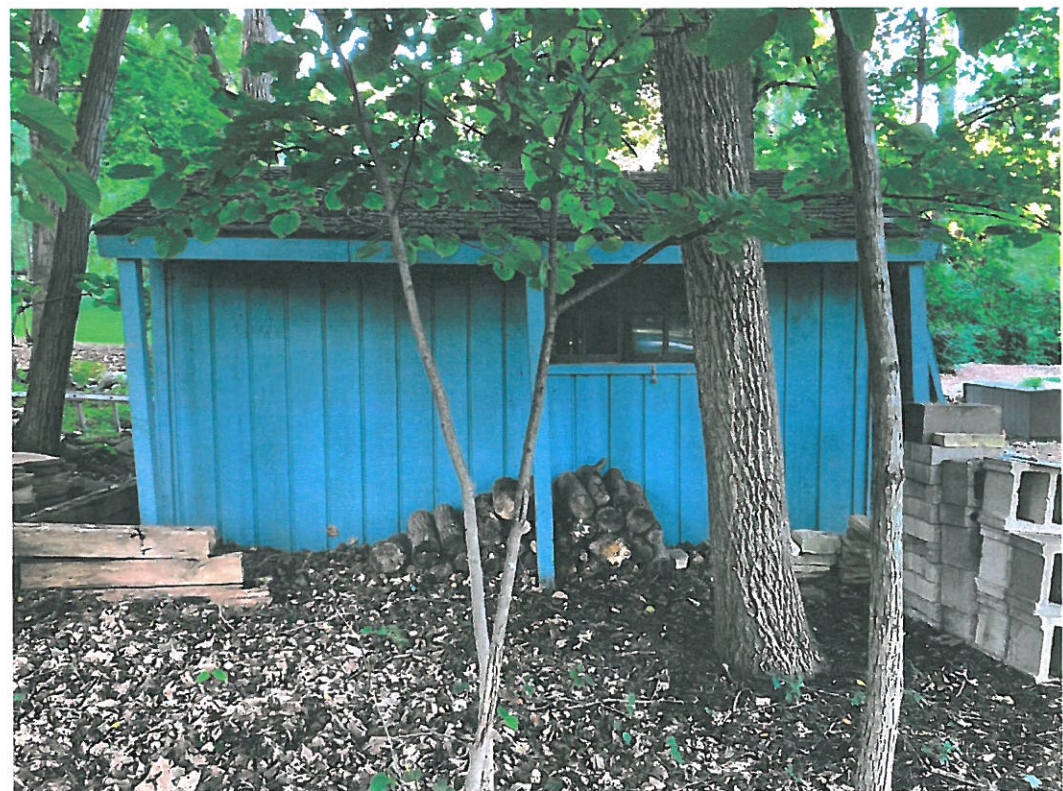




A EXISTING SOUTH ELEV.



B EXISTING WEST ELEV.



C EXISTING NORTH ELEV.



D EXISTING EAST ELEV.

FIEDLER RESIDENCE  
5425 ST RD 83  
HARTLAND WI 53029

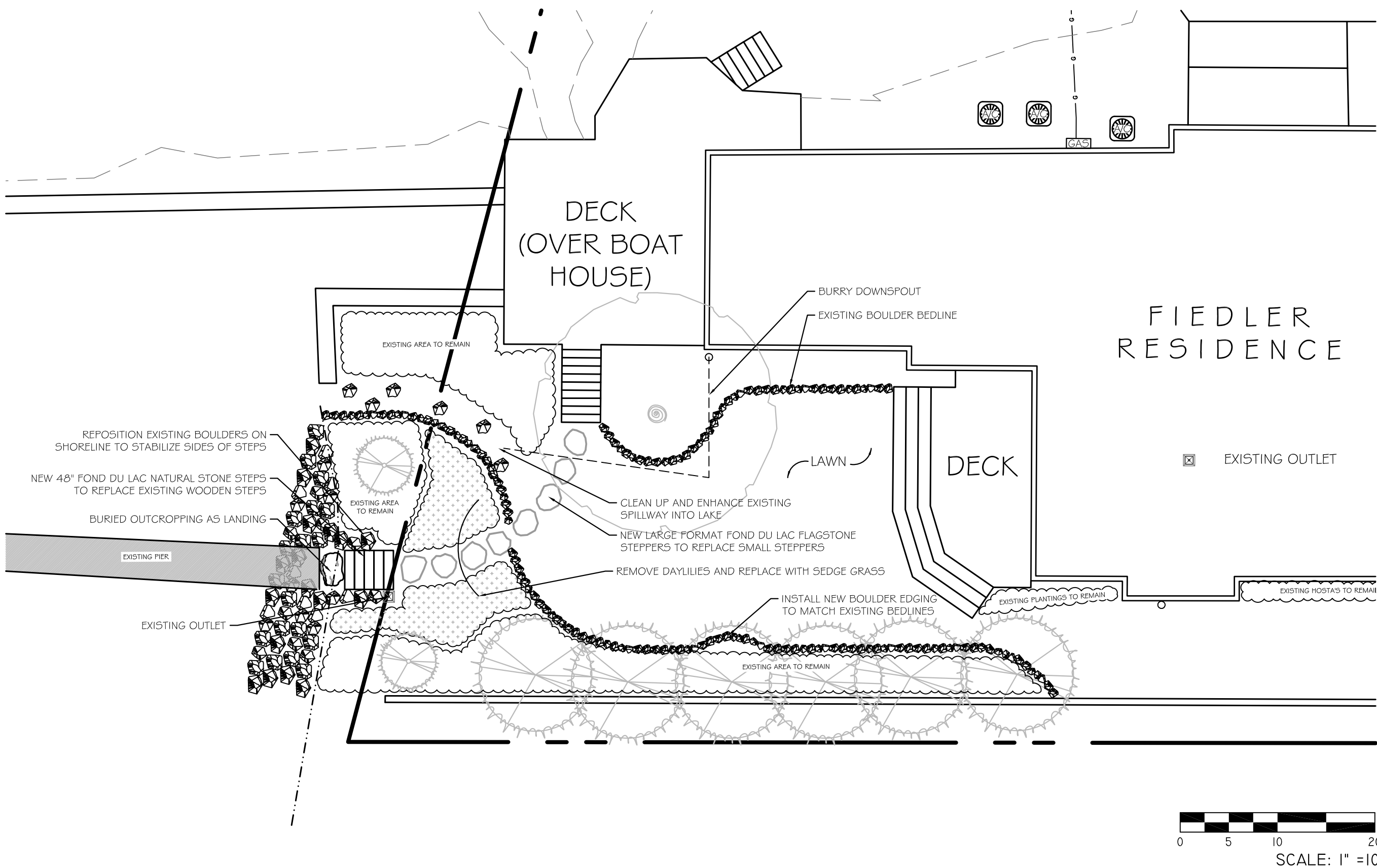
GARDEN SHED RELOCATION  
AND WOOD SHED EXTENSION

AUGUST 2025



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 10'0"



**PROJECT NAME:** Fiedler Residence  
5425 State Rd 83  
Hartland, WI

**DATE:** 9/9/25    **SCALE:** 1" = 10'0"    **DRAWN BY:** BA

**REVISION DATE:** 00/00/00

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**PAGE:** 1 of 1

DETAILS MATTER

- LANDSCAPE ARCHITECTURE - CONSTRUCTION -
- HORTICULTURAL CARE -
- LIGHTING - IRRIGATION -
- DECORATIVE MASONRY - CONCRETE -

SEASONALSERVICES.COM  
262-392-3444



## **SCOPE OF WORK**

### **September 9, 2025**

**Project:** Pier Access Steps and Walkway Replacement  
**Address:** 5425 State Road 83  
**Project Schedule:** October, 2025.

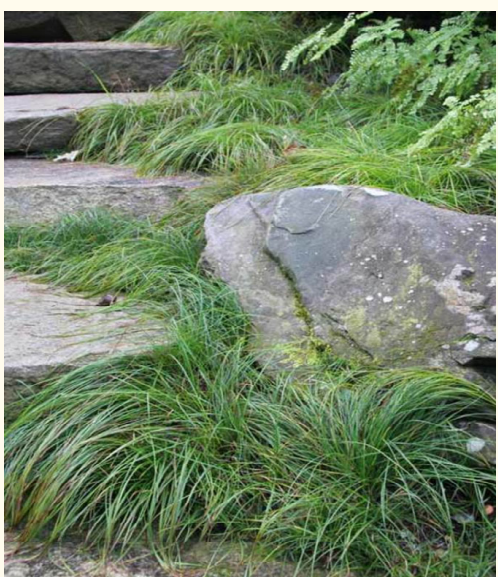
1. **GENERAL SCOPE:** Plan includes replacing an existing path and stairs and reworking the existing lake buffer planting area with more effective plant species. No trees will be impacted by this work.
  - a) Proposed Path & Steps
    - i) The new path will follow the same footprint as the existing, but the smaller random steppers will be replaced with uniform larger steppers
    - ii) The path will be constructed of Fond du Lac beige steppers in either mulch or turf.
    - iii) The existing deteriorating pressure treated wood steps and landings will be replaced with 48" natural Fond du Lac beige steps set in existing bolder shoreline.
  - b) Shoreline Buffer Area
    - i) Existing daylilies will be removed and replaced with native sedge grasses
    - ii) Existing white pines and ironwood trees will remain and be protected during construction.
  - c) Planting Beds
    - i) Existing planting beds along house foundation and garden wall will remain and be bordered with fieldstone rocks and small boulders to match existing bed edging and provide separation of the beds from the existing turf areas.



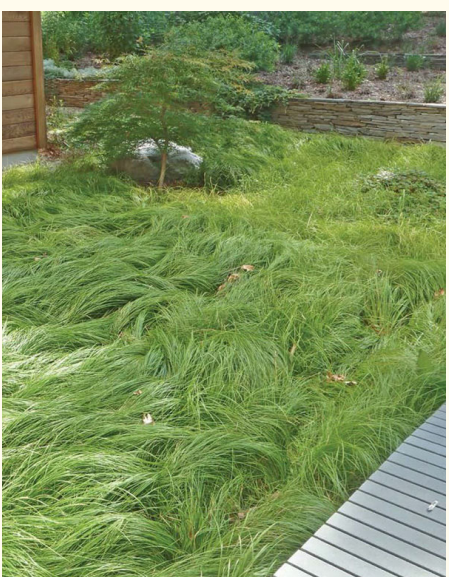
**PROPOSED HARDSCAPES**



CUT NATURAL STONE STEPS  
NATURAL TOP



OAK SEDGE  
CAREX PENNSYLVANICA



OAK SEDGE  
CAREX X PENNSYLVANICA

**FIEDLER RESIDENCE**







## STAFF REVIEW

**Date:** October 6, 2025

**Meeting Date & Time:** Monday, October 13<sup>th</sup> at 6:00 p.m.

**To:** Plan Commission, Village of Chenequa

**From:** Planning Department

**Subject:** Site Plan Review

**Architect:** Morgante-Wilson Architects

**Owner:** 31795 Muscovy LLC

**Location:** 31795 W Muscovy Road

**Project Description:** Proposed Primary Dwelling

**Zoning District:** Residence District – Lot Abutting a Lake

ACCESSORY STRUCTURE:	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	2	acres	4.3	acres
LOT WIDTH: AVERAGE	150	ft. min.	370	ft.
YARD SETBACKS: Front (North)	25	ft. min	+/- 200	ft.
Side (East)	27.5	ft. min.	69.8	ft.
Lake (South)	100	ft. min.	113.3	ft.
Lake (West)	100	ft. min.	100.5	ft.
BUILDING HEIGHT:	40	ft. max	40	ft.

### Proposed Primary Dwelling

i. **Primary Dwelling:**

- a. As described in the memo drafted by Morgante Wilson, the applicant proposes to raze the existing single-family dwelling and construct a new primary dwelling in a similar location.
- b. The proposed dwelling structure has a total living area of 12,285 square feet. The square footage including garages, covered porches and unfinished spaces is 15,564.
  1. Per 6.5(4)(a)(iii) a structure with 13,000 but less than 15,000

square feet of living area shall have a minimum setback of 125 feet from Pine Lake. Due to the proximity to the lake, at no time may the living area within this home exceed 13,000 square feet.

- c. A “Proposed Materials and Exterior Palette” (A.4.4) page has been submitted with the provided plans. Primary dwelling materials include;
  - 1. Cedar roofing
  - 2. Cedar wall shingles (Painted Dove White)
  - 3. Stone veneer cladding (Stonewood Grey)
- d. The new proposed dwelling is greater than 50’ from a neighboring dwelling on an adjoining lot as required in 6.5(4)(c)(i).

**ii. Driveway:**

- a. Included with this proposal is a new driveway/courtyard that will service the primary residence
  - 1. The proposed location of the driveway can be found on the landscape plan submitted by Scott Byron (L4.1)
  - 2. The proposed driveway meets the requirements of 5.23
  - 3. As proposed, the new driveway will be paved with a decorative stone banding
  - 4. The “drivecourt” area will be paved with a decorative paver

**iii. Landscaping**

- a. Stone retaining walls
  - 1. There is a series of stone retaining walls that surround the home.
  - 2. All new retaining walls will remain outside the 75’ setback from Pine Lake.
  - 3. The proposed stone retaining walls will match the stone proposed to be used on the house.
  - 4. Wall locations can be found on the landscape plan provided in the packet
  - 5. Portions of the retaining walls will be screened by planting beds and ivy to create a “living wall” appearance.
- b. Steps
  - 1. Integrated with the new retaining walls are a series of stone steps.
    - a. The location of these steps is indicated on the landscape plan provided
    - b. All new proposed steps are outside the 75’ shoreland setback
- c. Stone Terraces
  - 1. There are three decorative stone terraces on the south elevation of the home
  - 2. Terraces will be constructed of “Edenstone”

3. The central terrace will also have a pergola placed on it as indicated in provided plans.
- b. Paths
  1. Along the west side of the dwelling is a proposed decorative stone walkway
  2. This Proposed walkway is 5' in width
  3. Location of walkways is provided on the landscape plan; it does not encroach on the 75' shoreland setback.

**iv. Stormwater Management**

- a. As proposed, a large underground tank will be placed below the driveway to collect the majority of the stormwater from the home. Residual runoff will be directed to an existing dry creek bed that is currently on the SE corner of the property.

**v. Outdoor Lighting:**

- i. An outdoor lighting plan has been submitted and requires Plan Commission review and Village Board Approval.
  1. Structure Mounted Wall Sconces (Irvington Manor)
    - a. There are 11 wall sconces proposed
    - b. This lantern has a 3,000K color temperature and an output of 523 lumens
    - c. These fixtures are compliant with 5.24 (Outdoor Lighting Code)
  2. Pendant Light (Irvington Manor)
    - a. There are 5 pendant lights proposed
    - b. This lantern has a 3,000K color temperature and an output of 567 lumens
    - c. This fixture is compliant with 5.24 (Outdoor Lighting Code)
  3. Path Light Fixture
    - a. There are 34 path lights proposed on the property
    - b. These path lights have a color temperature of 2700K and an output of 210 Lumens
    - c. These fixtures are compliant with 5.24 (Outdoor Lighting Code)

- vi. A building permit is required from the Building Inspector prior to start of construction.

c: Matthew Carney, Chief/Administrator

Deanna Braunschweig, Clerk/Treasurer  
Paul Launer, Lake Country Inspections  
31795 Muscovy LLC, Owner  
Morgante-Wilson, Architect  
Cody Lincoln, Zoning Administrator

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September 15, 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 Owners of 31795 W Muscovy Road have hired Morgante-Wilson Architects, Ltd to review the existing condition of the Main House on Lot 2. After studying several options for remodeling the existing home, they have determined it is in their best interest to demolish the existing house and build new. The existing house has seen its lifespan of +/- 150 years. There have been multiple renovations throughout its history which has significantly changed the original architecture, the plan is awkward, there are old foundations, and there are multiple fire hazards / life safety concerns as the current Owners want to age in place on this property. If we were to renovate the existing home, there would be so much removed that there wouldn't be anything remaining from the original house.

This submittal proposes demolishing the existing home and building a new two-story, stone and wood shingle sided Primary Dwelling Unit located in the location of the existing Dwelling Unit. The new home features single floor living which will allow the Owners to age in place on this property. The proposed building height is maxed-out at 40'-0" above the lowest grade point around the building. The building is located greater than 100'-0" from the Ordinary High-Water Mark, measured over the grade contour on both the south and west sides of Pine Lake. The proposed stone retaining walls surround the building on the lake side have a separate foundation than the house foundation. These foundations are NOT connected to the house foundation and will move independently from one another.

We look forward to presenting the proposed plans to the Plan Commission and Village Board during the October 13<sup>th</sup> meeting. Please let us know if you have any questions during your review of our submittal.

Sincerely,

**MORGANT · WILSON ARCHITECTS, LTD.**  
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P 847.332.1001 Direct 224.296.8086  
[eflaws@morgantewilson.com](mailto:eflaws@morgantewilson.com)

**From:** Jeff Joerres <[jeffjoerres@gmail.com](mailto:jeffjoerres@gmail.com)>

**Sent:** Friday, August 29, 2025 10:07 AM

**To:** Jo Ann F. Villavicencio <[jfvillavicencio@chenequa.org](mailto:jfvillavicencio@chenequa.org)>; Dan Neumer <[chief@chenequa.org](mailto:chief@chenequa.org)>; Cody Lincoln <[clincoln@chenequa.org](mailto:clincoln@chenequa.org)>; Matthew Carney <[carney@chenequa.org](mailto:carney@chenequa.org)>

**Cc:** Andy Ziegler <[andy@zfoinc.com](mailto:andy@zfoinc.com)>; Carlene Ziegler <[carlene@zfoinc.com](mailto:carlene@zfoinc.com)>; Sarah Joerres <[sqjoerres@gmail.com](mailto:sqjoerres@gmail.com)>

**Subject:** Ziegler new construction

Andy and Carlene Ziegler have shared their plans with us regarding the construction of a new home on their property. We went over all elevations, positioning, and renderings of the proposed new home.

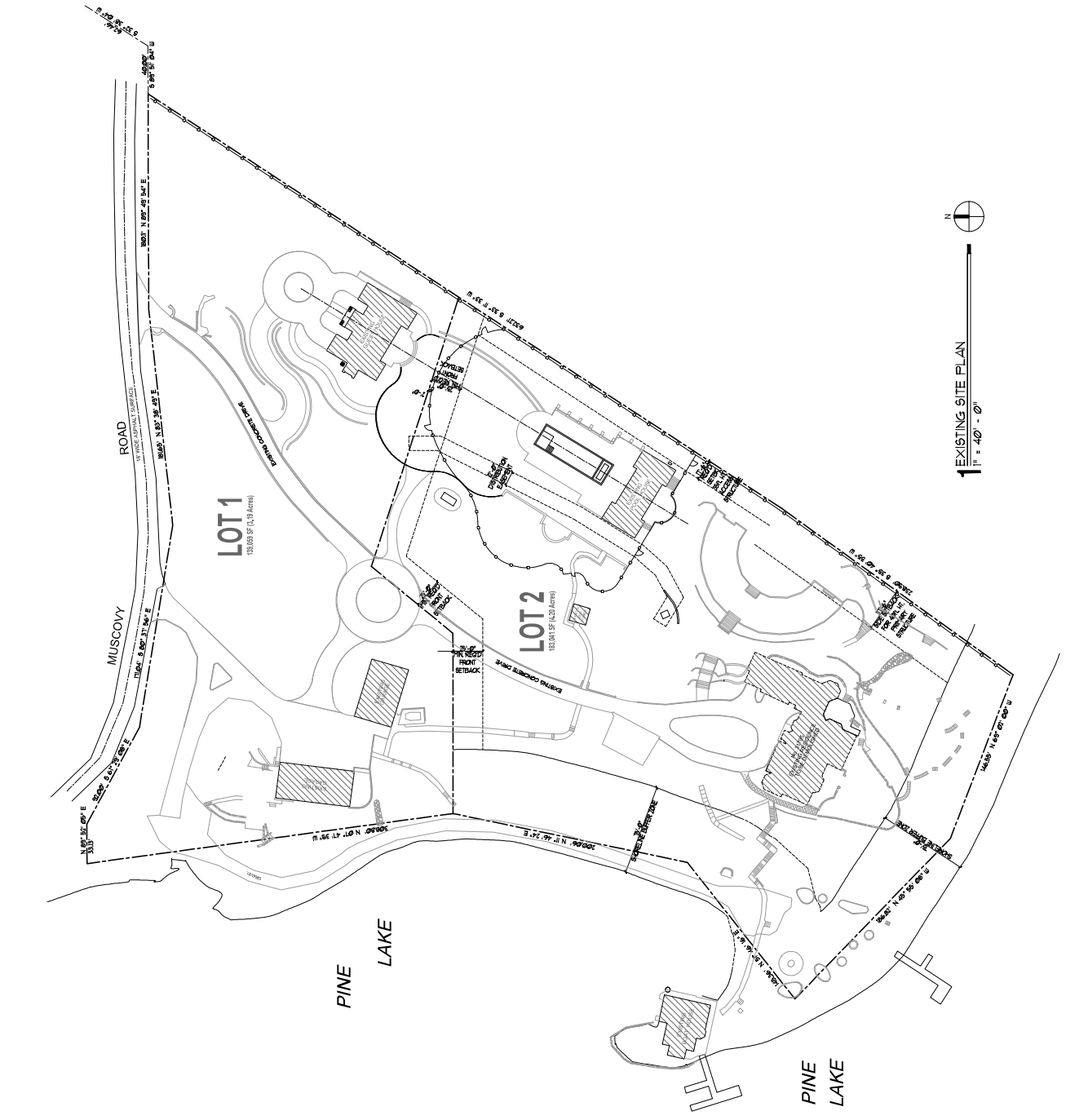
Sarah and I are in support of the construction of the new home and firmly believe it will add value and appeal to our side of Pine Lake. Andy and Carlene have been quite particular in ensuring that the view of their home from our vantage point has been softened and much more appealing than the current structure.

Sarah and I are looking forward to sharing a glass of wine with the Ziegler's on their new patio.

If you have any questions please do not hesitate to contact us.

Sarah and Jeff Joerres





**A1.0**

**THE ZIEGLER RESIDENCE**  
MAIN HOUSE  
EXISTING SITE PLAN

1	204'	204'
2	204'	204'
3	204'	204'
4	204'	204'
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1. Hatched contour lines show existing ground surface elevations. The proposed building and parking areas are shown in white. The proposed driveway and parking areas are shown in gray. The proposed building and parking areas are shown in white. The proposed driveway and parking areas are shown in gray.

**MORGANTE-WILSON ARCHITECTS, LTD.**  
304 CENTRAL STREET, CHICAGO, IL 60601  
TEL: 312.321.1000 FAX: 312.321.1001  
WWW.MORGANTEWILSON.COM







1 MAIN HOUSE - NORTH EXTERIOR ELEVATION  
1/8" = 1' - 0"



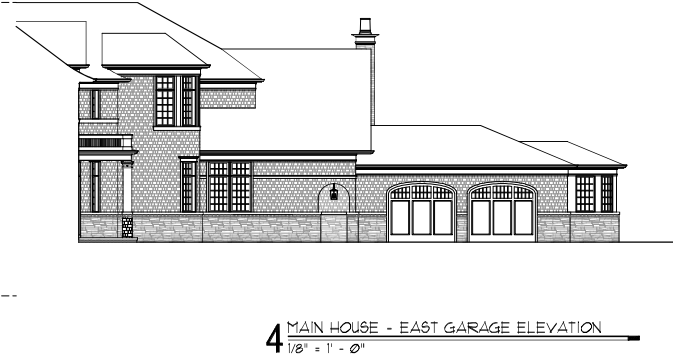
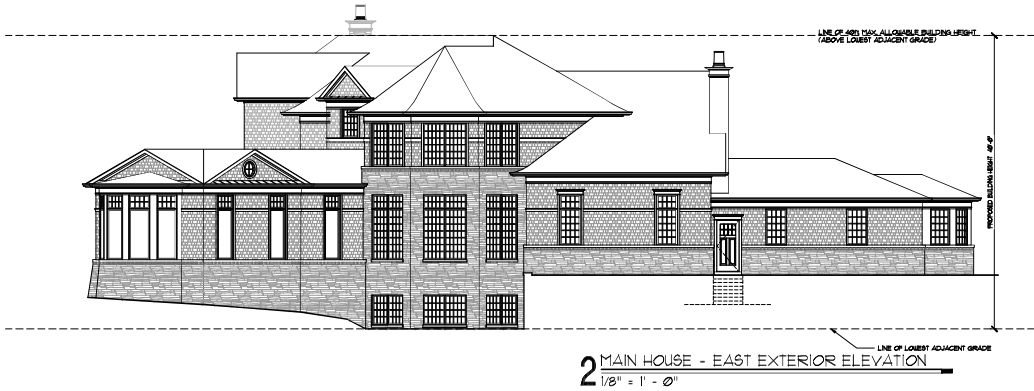
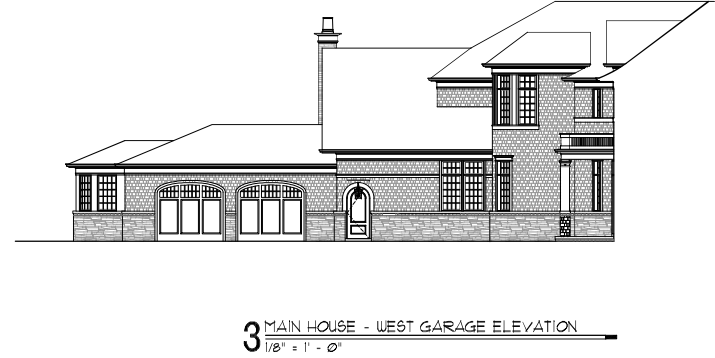
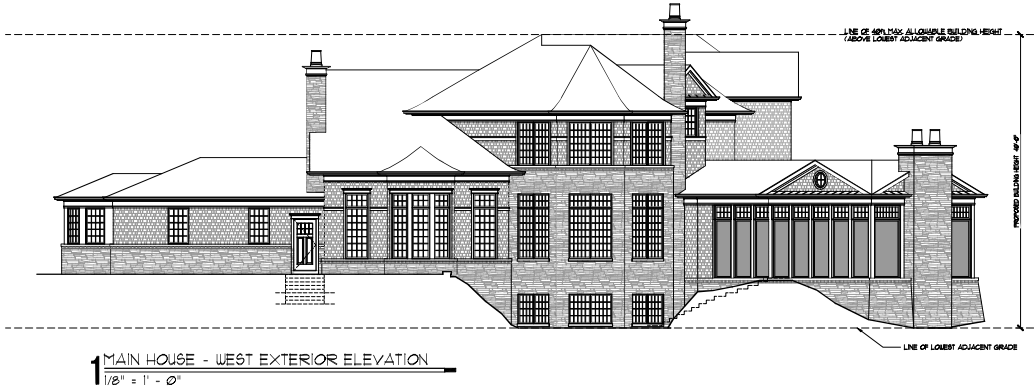
2 MAIN HOUSE - SOUTH EXTERIOR ELEVATION  
1/8" = 1' - 0"

I hereby certify that these drawings were prepared in my office under my direct supervision and to the best of my knowledge conform with the codes and ordinances of Hartford, CT.

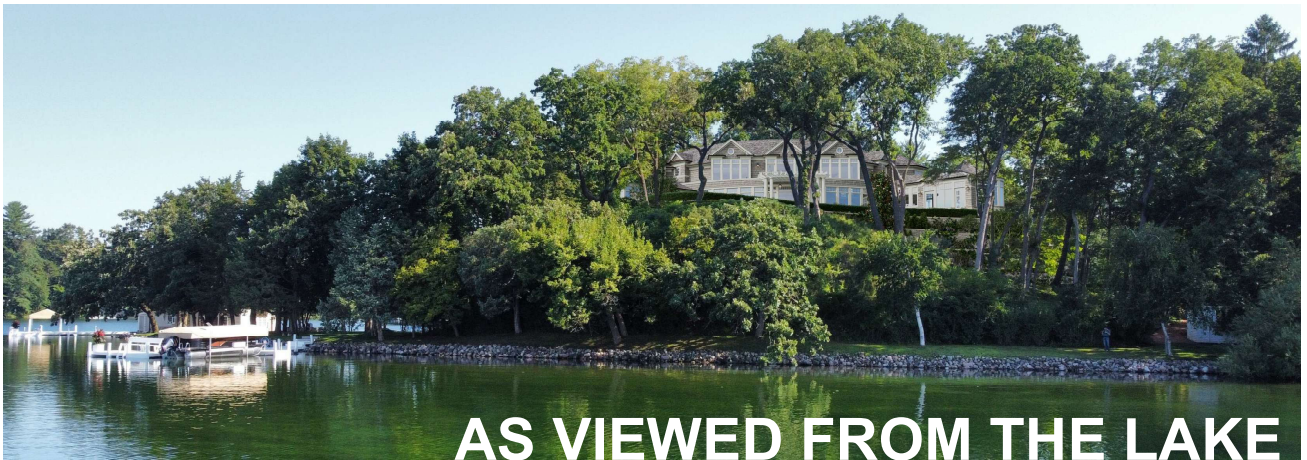


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4. CLIENT MFG	5.13.19
5. CLIENT MFG	6.13.19
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8. CLIENT MFG	12.15.19
9. VILLAGE SUBMITTAL	06.15.20
10. VILLAGE SUBMITTAL	08.14.20
11. VILLAGE SUBMITTAL	09.15.20

MWA JOB No. 2304



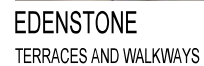
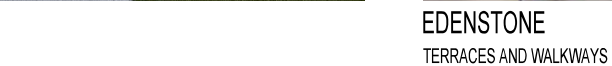
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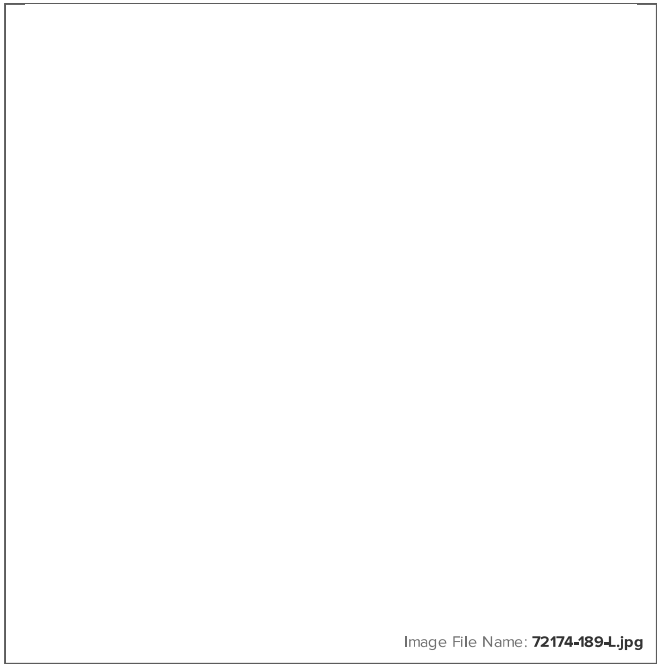




DRIVEWAY  
EXPOSED AGGREGATE CONCRETE







## Irvington Manor - Chain Hung

Item #:	72174-189-L
UPC Code:	747396101019
Collection:	Irvington Manor
Category:	OUTDOOR CHANG HUNG LANTERN
Descriptive Finish 1:	Chelsea Bronze
ETL Certificate:	4006752

LED

LED



Damp Location



ETL Listed

### MEASUREMENTS

Length:	8.5
Width:	8.5
Height:	15.5
Product Weight:	5.18
Canopy Plate Length:	5.0
Canopy Plate Width:	5.0
Canopy Plate Height:	113
Min Overall Height:	19.0
Max Overall Height:	91.0
Chain Length:	72"
Wire Length:	120"
Hardware Included:	No
Safety Cable Included:	No
Height Adjustable:	Yes
Slope:	Yes

### LAMPING

Light Type 1:	LED
LED:	Yes
Bulb Base 1:	LED MODULE
Bulb Type 1:	LED
Number of Bulbs:	1
Bulb Included:	Yes
Bulb Wattage:	13
Dimmable:	No
Initial Lumens:	8970
Delivered Lumens:	5670
Bulb Color Temperature:	3000
Color Rendering Index:	92
Rated Life Hours:	3000
Photo Cell Included:	No
Uplight:	No
Reverse Capable:	No

### GLASS

Shade Width 1:	7.0
Shade Height 1:	10.13
Shade Finish:	CLEAR SEEDED GLASS
Shade Material:	GLASS
Shade Quantity:	4
Shade SKU 1:	G72172

### SHIPPING

Cartons Per Unit:	1
Case Pack:	1
Ship Length:	12.5
Ship Width:	10.75
Ship Height:	20.75
Ship Weight:	7106
Ship Volume:	1.614
Small Parcel:	Yes

Proposed Pendant



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## Lamp test report

### Product Remark

Type:72174-189-L with glass NO.:1

TempIn:20.2C

Operator:Feng

TempOut:20.1C

Time:14:12:59

Manufacturer:Jiffa

Humidity:45%

Date:2017-1-19

### CIE Color Parameter

Chromaticity Coordinate:  $x=0.4386$   $y=0.4050$   $u=0.2512$   $v=0.3480$   $duv=0.0001$

CCT:  $T_c=2980K$

DominantW.: 584.0nm

Purity: 53.2%

Peak Wave: 636nm

Half Wave: 175.7nm

RatioR=25.8% G=72.7% B=1.5%

Rending Idx:  $R_a=91.7$

$R_a'=89.3$

R1 =94

R2 =93

R3 =89

R4 =93

R5 =92

R6 =89

R7 =93

R8 =91

R9 =78

R10=81

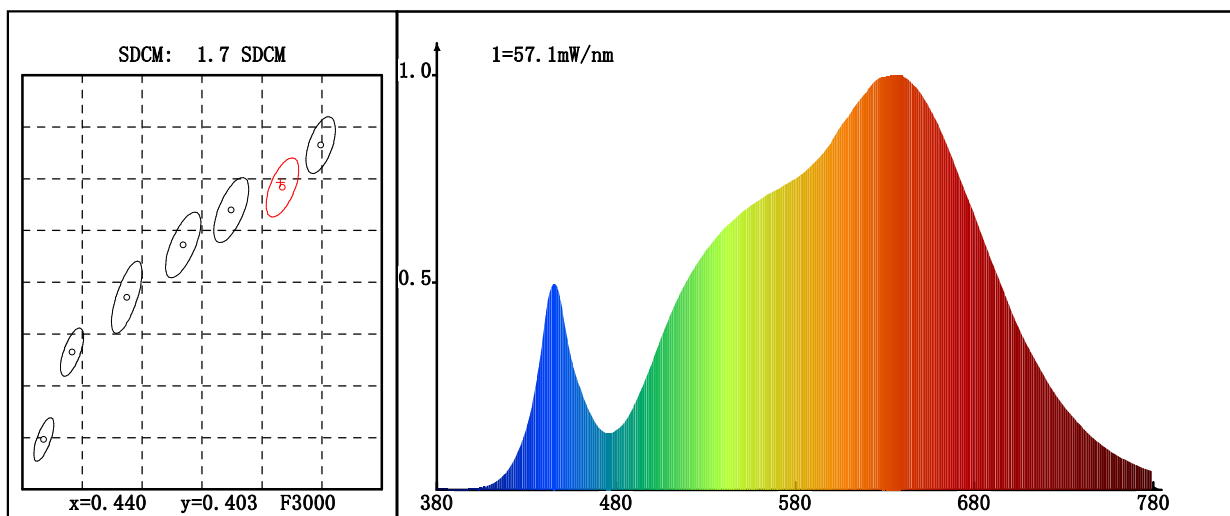
R11=93

R12=76

R13=93

R14=93

R15=93



### Photo Parameter

Flux: 566.9 lm

Effice: 40.5lm/W

Lumi.Pow: 2.067W

### Electrical Parameter

Voltage:120.0V

Current:0.124A

Power:13.98W

PF:0.938

### Instrument Status

Instrument:HopooHSP6000

TestModel:Exact

Main:7

Reference:3

Lamp:A2856K/765.8lm

Interval:5nm

Id:80

REF:23404

Scan Range:380nm-780nm

PMT Temp:23.1C

Ip:31701

Undulation:-0.167%

---

## Irvington Manor- LED - 1 Light Wall Mount

Item #:	72173-189-L
UPC Code:	747396101002
Collection:	Irvington Manor
Category:	OUTDOOR WALL MOUNT
Descriptive Finish 1:	Chelesa Bronze
ETL Certificate:	4006752

LED

LED



Wet Location



ETL Listed

Image File Name: 72173-189-L.jpg

### MEASUREMENTS

Width:	10.5
Height:	20.75
Extension:	11.75
Product Weight:	7.14
Backplate Width:	6.13
Backplate Height:	9.38
Center to Bottom of Fixture:	14.0
Center to Top of Fixture:	6.75
Wire Length:	7"
Hardware Included:	No
Safety Cable Included:	No
Height Adjustable:	No
Slope:	No

### LAMPING

Light Type 1:	LED
LED:	Yes
Bulb Base 1:	LED MODULE
Bulb Type 1:	LED
Number of Bulbs:	1
Bulb Included:	Yes
Bulb Wattage:	13
Dimmable:	No
Initial Lumens:	897.3
Delivered Lumens:	523.0
Bulb Color Temperature:	3000
Color Rendering Index:	92
Rated Life Hours:	30000
Photo Cell Included:	No
Uplight:	No
Reverse Capable:	No

### GLASS

Shade Width 1:	8.88
Shade Height 1:	12.5
Shade Finish:	CLEAR SEEDED GLASS
Shade Material:	GLASS
Shade Quantity:	4
Shade SKU 1:	G72173

### SHIPPING

Cartons Per Unit:	1
Case Pack:	1
Ship Length:	14.5
Ship Width:	14.25
Ship Height:	21.38
Ship Weight:	9.768
Ship Volume:	2.557
Small Parcel:	Yes

Proposed Wall  
Sconce

---

## Lamp test report

### Product Remark

Type:72173-189-L with glass NO.:1

TempIn:20.3C

Operator:Feng

TempOut:20.2C

Time:11:28:36

Manufacturer:Jiffa

Humidity:45%

Date:2017-1-19

### CIE Color Parameter

Chromaticity Coordinate:  $x=0.4364$   $y=0.4030$   $u=0.2507$   $v=0.3472$   $duv=-0.0004$

CCT:  $T_c=3000K$

DominantW.: 584.0nm

Purity: 52.0%

Peak Wave: 640nm

Half Wave: 177.0nm

RatioR=25.8% G=72.7% B=1.5%

Rending Idx:  $R_a=92.0$

$R_a'=89.9$

R1 =95

R2 =93

R3 =89

R4 =93

R5 =93

R6 =89

R7 =93

R8 =92

R9 =81

R10=82

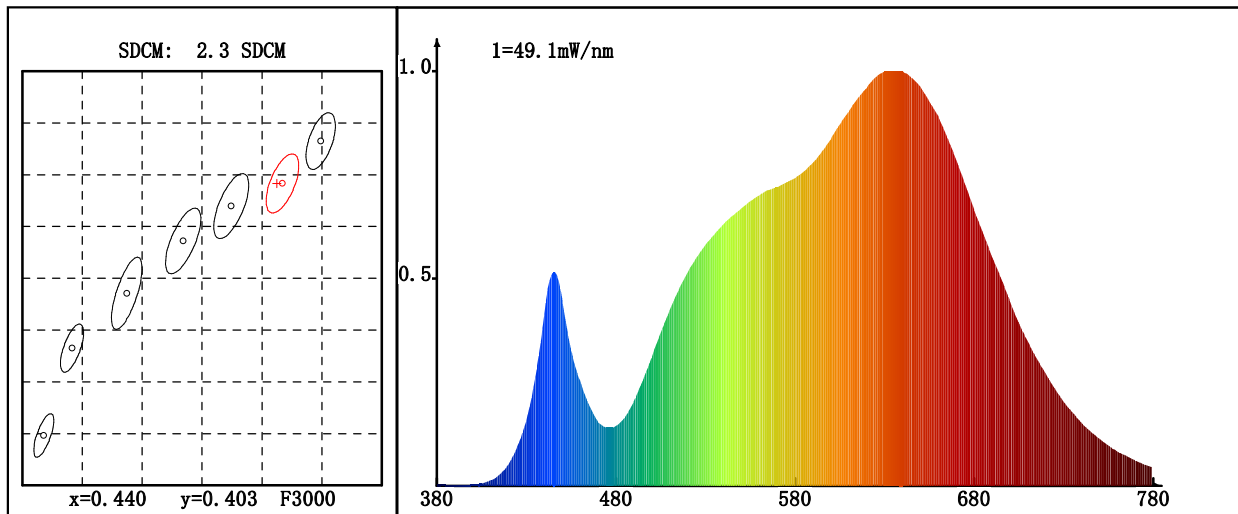
R11=93

R12=77

R13=94

R14=93

R15=94



### Photo Parameter

Flux: 522.9 lm

Effice: 36.3lm/W

Lumi.Pow: 1.787W

### Electrical Parameter

Voltage:120.0V

Current:0.127A

Power:14.40W

PF:0.941

### Instrument Status

Instrument:HopooHSP6000

TestModel:Exact

Main:7

Reference:3

Lamp:A2856K/765.81m

Interval:5nm

Id:80

REF:21585

Scan Range:380nm-780nm

PMT Temp:24.7C

Ip:27312

Undulation:-0.153%

Type:

Model:

## ZEN LED Bi-Pin Path Light Fixture

### ORDERING CODE:

490020 (clear lens) or 490021 (frosted lens)

### SPECIFICATIONS

#### HOUSING:

Cast brass.

#### FINISH:

Weathered brass. Custom powder coated colors available.

#### LENS:

Polycarbonate

#### STEMS:

10" (Model 490025), 16" (Model 490023) and 18" (Model 490026) stems are sold separately.

#### SOCKET/LAMP HOLDER:

One fixed ceramic bi-pin socket in stem accepts bi-pin lamps with G4 or GY6.35 bases.

#### LAMP TYPE:

12V bi-pin. LED recommended. Halogen 35W maximum or 6W LED maximum.

#### MOUNTING:

1/2" NPT. Heavy-duty composite stake included with stem. May be mounted into threaded hubs in junction boxes or other mounting accessories.

#### WIRING:

Pre-wired with 5' pigtail of 18/2 cable.

#### WARRANTY:

Lifetime.

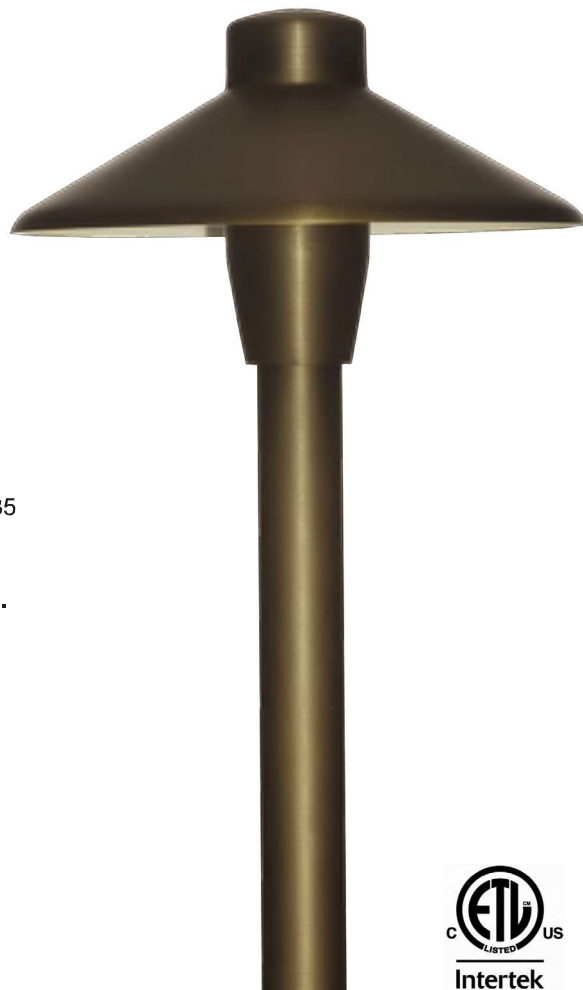
#### ARCHITECTURAL COLORS:

FINE TEXTURE SILVER	
FINE TEXTURE WHITE	
FINE TEXTURE BLACK	

490020-S (clear lens)  
490021-S (frosted lens)

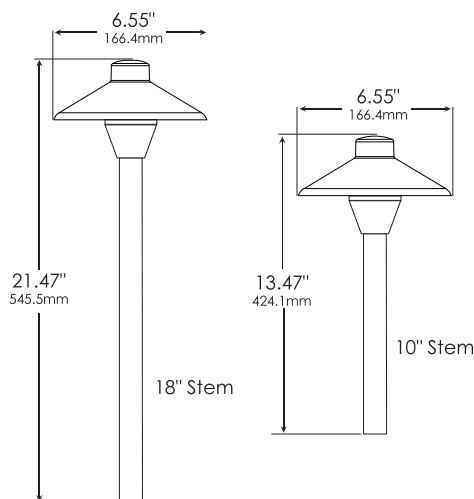
490020-WH (clear lens)  
490021-WH (frosted lens)

490020-BLK (clear lens)  
490021-BLK (frosted lens)



The Zen path light features a 6.3-inch-diameter cast brass hat. Its underside is a powder-coated reflective white surface. Impact-resistant clear or frosted lens options.

### DIMENSIONS:



Proposed Path Lights

## LED LAMP SPECIFICATIONS

### LAMP TYPE:

Dauer encapsulated bi-pin with 5-year warranty.

### COLOR TEMPERATURES:

2700K or 3000K. Decorative colors include amber, blue, green and red.

## FIXTURE ORDERING INFORMATION

To order a lamped fixture with mounting options, select the appropriate choice from each column as in the following example:

EXAMPLE: 490020-490025-4W-E-2700K-MS



FIXTURE	STEM	LAMP			MOUNTING
(clear lens) 490020 490020-S 490020-WH 490020-BLK	490025 (10")	WATTAGE	TYPE	COLOR TEMP.	<b>MS</b> Composite stake (incl.) 490034 <b>M3</b> Trident Heavy-Duty 3-Prong Stake 490036 <b>PM</b> Round pier mount 490057 <b>MR</b> Round tapered 3-hole surface mount 490048 <b>MP</b> PVC/Brass post stake 490037
	490023 (16")	2W	<b>E</b> Encapsulated bi-pin	2700K / 3000K	
490026 (18")		3W	<b>E</b> Encapsulated bi-pin	2700K / 3000K	
	3.3W	<b>S</b> SMD bi-pin	Amber / Blue / Green / Red		
	4W	<b>E</b> Encapsulated bi-pin	2700K / 3000K		
	4W	<b>E</b> Encapsulated bi-pin	Amber		
	4W	<b>E</b> Encapsulated bi-pin	2700K-HO / 3000K-HO		
(frosted lens) 490021 490021-S 490021-WH 490021-BLK					

Proposed Path Lights

Proposed Path Lights

Type:

Model:

## Encapsulated Bi-Pin LED Lamps

### SPECIFICATIONS

**BASE:** G4 or GY6.35 bi-pin base.

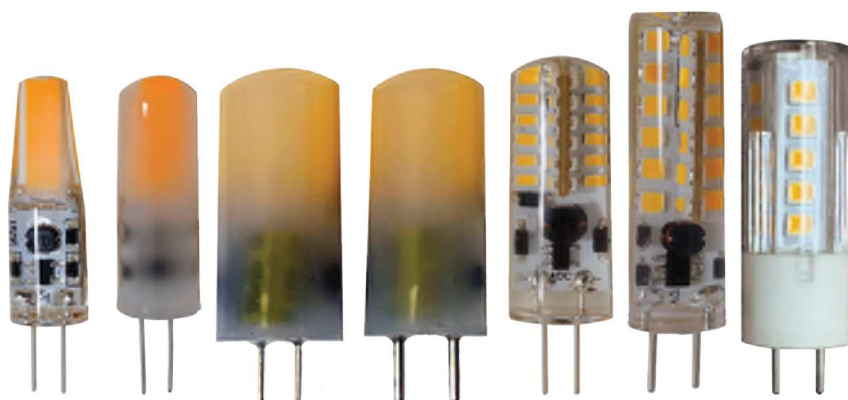
**VOLTAGE:** 12V AC/DC, dimmable.

**CRI:** 80+

**WEATHERPROOF:** IP65 (weatherproof)

**WARRANTY:** Five years.

Encapsulated bi-pin lamps from Dauer offer very durable 360° illumination for deck lights, path lights, step lights, wall washers, and more. Warm and cool white color temperatures and wildlife-safe amber are available. IP65 weatherproof rated. Warrantied for 5 years, average rated life is 25,000 hours.



2W  
487170/  
487173  
2700K  
and  
3000K

2W  
487172  
(frosted)  
2700K  
and  
3000K

3W  
487174/  
487175  
2700K  
and  
3000K

3W  
487192/  
487194  
2700K  
and  
3000K

4W  
487196/  
487198  
2700K  
and  
3000K

4W  
487199  
2700K  
and  
3000K

### DIMENSIONS:

