

**VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI**

MEETING: BOARD OF ZONING APPEALS

DATE AND TIME: WEDNESDAY, FEBRUARY 10, 2016 5:30 p.m.

**LOCATION: Germantown Village Hall Board Room
N112 W17001 Mequon Road**

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.
- II. **ROLL CALL:** Chair – Barry White, Members Lisa Filla, Philip Fritsche, Jeffrey Schleif and Jim Hansen
- III. **APPROVAL OF MINUTES:** January 13, 2016
- IV. **PUBLIC HEARINGS:**
THE PURPOSE of said hearing will be to hear all sworn testimony by the parties, their attorneys or their agents, for or against the **APPEAL** as filed by **ROGAHN KELLY**, on behalf of **JBK COMPANIES, INC., AGENT for HERITAGE PLACE JOINT VENTURE**, appealing the decisions of the Village of Germantown Plan Commission from December 14, 2015, regarding the site plan application for the proposed six-building, 172-apartment residential development known as Saxony Village, for the property located at:

Tax Parcel GTNV# 224-992 located at approximately N116 W16200 Main Street (south of Main Street @ Park Avenue) totaling approximately 22.73 acres
- V. **DELIBERATION AND ACTION BY THE BOARD on Item IV:**
- VI. **NEXT MEETING DATE AND TIME:** March 9, 2016 at 5:30 p.m.
- VII. **ADJOURNMENT:**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

Notice is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

NOTICE OF PUBLIC HEARING

VILLAGE OF GERMANTOWN

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the **Board of Zoning Appeals**, Village of Germantown, WI:

Germantown Village Hall Board Room

N112 W17001 Mequon Road
Germantown WI 53022

Date and Time: **WEDNESDAY, FEBRUARY 10, 2016 - 5:30 P.M.**

THE PURPOSE of said hearing will be to hear all sworn testimony by the parties, their attorneys or their agents, for or against the **APPEAL** as filed by **ROGAHN KELLY**, on behalf of **JBK COMPANIES, INC., AGENT for HERITAGE PLACE JOINT VENTURE**, appealing the decisions of the Village of Germantown Plan Commission from December 14, 2015, regarding the site plan application for the proposed six-building, 172-apartment residential development known as Saxony Village, for the property located at:

**Tax Parcel GTNV# 224-992 located at approximately
N116 W16200 Main Street (south of Main Street @ Park
Avenue) totaling approximately 22.73 acres**

A copy of the application and supporting documents are on file in the Clerk's office and available for public inspection during the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday.

Dated this 14th day of January, 2016
Barbara K. D. Goeckner, MMC WCPC
Village Clerk

Published: January 21, 2016 & January 28, 2016



January 7, 2016

Secretary Barbara K. D. Goeckner
Village of Germantown Board
Of Zoning Appeals
N112 W17001 Mequon Road
Germantown, Wisconsin 53022

dkelly@RogahnKelly.com
262.347.4550

Re: Heritage Place Joint
Venture's Notice of Appeal
regarding Saxony Village

Dear Secretary Goeckner:

We are counsel for Heritage Place Joint Venture, as well as its agent, JBJ Companies, Inc., and file this notice of appeal on their behalf.¹

On December 14, 2015, the Plan Commission considered the Site Plan Review Application submitted by Heritage Place Joint Venture (the "Application"). The Application proposed a six-building, 172-apartment residential development known as Saxony Village (the "Development").

The Plan Commission approved the Application, but only after taking (*inter alia*) the following actions:

1. Reducing the number of apartment units from 172 to 142 (the "Unit Reduction");
2. Reducing the number of apartment buildings from six to five (along with the associated detached garage buildings) and prohibiting any buildings from being located in the southeast corner of the site (the "Building Reduction"); and
3. Requiring gabled roofs instead of flat roofs (the "Roof Requirement").

The Plan Commission did not provide a written decision stating the detailed reasons for The Unit Reduction, Building Reduction, and Roof Requirement

¹ The address of the Applicant is:

Heritage Place Joint Venture
c/o JBJ Companies, Inc.
W178 N9912 Rivercrest Drive, Suite 101
Germantown, Wisconsin 53022

RECEIVED

JAN 08 2016

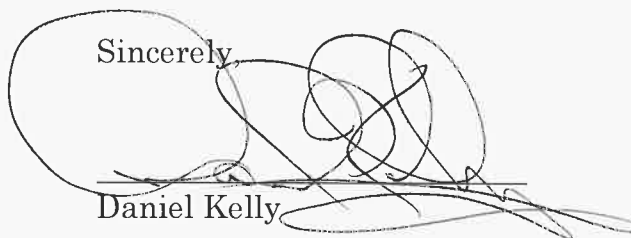
OFFICE OF VILLAGE CLERK
VILLAGE OF GERMANTOWN

decisions (collectively, the "Decisions"), as required by both Village Ordinance and Wisconsin's statutes.²

Because the Plan Commission has not issued a written decision explaining its Decisions, there is no basis for concluding that the Decisions were based on its judgment, as opposed to its will. Further, the Plan Commission's deliberations (the only evidence currently available to Applicant for discerning the Plan Commission's reasoning) demonstrate that the Decisions were not supported by relevant facts or controlling law. Consequently, the Plan Commission did not proceed according to law, and the Decisions are a product of the Plan Commission's will, not its judgment.³

For these reasons, Heritage Place Joint Venture, by its agent JBJ Companies, Inc., appeals the Decisions to the Board of Zoning Appeals. The appeal is proper because it is being submitted less than 30 days after the Plan Commission announced the Decisions.

Should you require any additional information to process this appeal, please contact me at your earliest convenience.

Sincerely,

Daniel Kelly

² Village Ordinance 17.43.(7) provides the following: "Review Procedure. . . . The Plan Commission's action shall be issued in writing by the Plan Commission Secretary stating, in detail, the reasons for the Plan Commission's actions."

Section 68.07 of Wisconsin's Statutes requires that: "If a determination subject to this chapter is made orally or, if in writing, does not state the reasons therefor, the municipal authority making such determination shall, upon written request of any person aggrieved by such determination made within 10 days of notice of such determination, reduce the determination and the reasons therefor to writing and mail or deliver such determination and reasons to the person making the request. The determination shall be dated, and shall advise such person of the right to have such determination reviewed, the time within which such review may be obtained, and the office or person to whom a request for review shall be addressed."

³ A court will reverse an administrative board's decision if "(1) the Board acted outside its jurisdiction, (2) the Board acted in violation of the law, (3) the Board's action was arbitrary, oppressive or unreasonable, representing its will rather than its judgment, or (4) the evidence was such that the Board could not reasonably make the determination in question." *Metropolitan Associates v. City of Milwaukee*, 2011 WI 20 ¶9, 332 Wis.2d 85, 796 N.W.2d 717.

VILLAGE OF GERMANTOWN
OFFICE OF THE VILLAGE CLERK
N112 W17001 MEOUON ROAD/P. O. BOX 337
GERMANTOWN WI 53022-0337

BOARD OF ZONING APPEALS
NOTICE OF APPEAL OR APPLICATION

Case No. _____
Filing Date January 7, 2016
Fee Paid \$ 560.00
Hearing Date: _____
Notice Mailed: _____
Notices Published: ____ / ____

To: Board of Zoning Appeals
Village of Germantown, Wisconsin

NOTICE IS HEREBY GIVEN that the undersigned hereby (appeals for relief from a decision of an administrative official) (applies for the following described right or privilege) :

1. Appellant's or Applicant's Name: Heritage Place Joint Venture
Address: c/o JBJ Companies, Inc., W178 N9912 Rivercrest Drive, Suite 101, Germantown 53022
Phone No. : (262) 255-1800
2. Appellant's or applicants' interest in property:
() Owner; () Tenant; () Mortgagee; () Agent.
3. Property Owner's Name: Heritage Place Joint Venture
Address: See above
Phone No.: See above
4. Address of property: _____
Lot _____, Block _____, Tax Parcel No. GTNV 224992 Zoning District: _____
5. Present use of the property: Vacant

Village of Germantown
Board of Zoning Appeals Application
Page 3 of 5

6. Proposed use of the property: Multi-family residential

7. Previous Appeal or Application (if any)? Yes () No ()

If YES, list date of hearing: _____ and Decision of previous hearing: _____

8. Identify the **PURPOSE** for this appeal or application. Please circle appropriate item below and provide the requested information. Attach a separate sheet, if necessary.

(a) Appeal of decision or order of Administrative Official and Request for Interpretation of Zoning/Building Code.

1. Date of decision or order:
December 14, 2015
2. Description of decision or order: Please see attached Exhibit 1
3. Decision or order is erroneous because:
Please see attached Exhibit 2

(b) Request for Variance of Zoning/Building Code.

1. Describe the requested variance and dimension of variance:

2. Explain how the Variance, IF granted, is consistent with the spirit, purpose and intent of the Code:

3. Describe the exceptional, extraordinary or unusual conditions or circumstances that apply specifically to this lot/parcel, use, structure, or intended use that **DO NOT** apply generally to other properties or uses in the SAME district:

4. Describe what special conditions exist which cause practical difficulty or unnecessary hardship, IF variance is NOT granted:

5. Explain why the variance **IS NECESSARY** for the preservation and enjoyment of substantial property rights possessed by other properties in the SAME district:

6. Explain how this variance, IF granted, **WILL NOT** create substantial detriment to adjacent property, **WILL NOT** be contrary to the public interest and **WILL NOT** endanger public safety and interest:

(c) Request for interpretation of regulations of the Zoning Code or the District boundaries of the Zoning Map.

1. List applicable section(s) of the Zoning Code: _____
2. Describe proposed use/activity/construction: _____

3. Explain reasons supporting requested action: _____

4. Has request been referred to Plan Commission? Yes () No ()
If YES, give recommendation of Plan Commission: _____

(d) Permission for Temporary Use Permit.

1. Describe use requested: _____
2. Proposed commencement date: _____
3. Proposed termination date: _____

(e) A determination that an unspecified or unclassified use is permitted in a Zoning District.

1. Describe use requested:

2. Attach copy of recommendation of Village Plan Commission.

(f) Permission to substitute a MORE restrictive non-conforming use for an existing non-conforming use.

1. Attach copy of recommendation of Village Plan Commission.
2. Attach copy of certification of Zoning Administrator to legality of present non-conforming use.
3. Date of commencement of present use: _____
4. Value of improvement on date use became non-conforming (attach documentation supporting value): \$ _____
5. Present value of all existing improvements, additions and alterations since date use became non-conforming (attach documentation): \$ _____

REQUIRED DOCUMENTATION

Each appeal or application must be accompanied by:

- A. Current plat or survey of the lot/parcel, with complete details of the site, dimensioned, elevation data, easements, existing and proposed physical features, yards and setbacks, etc. See Exhibit 3
- B. Attachments as outlined above.
- C. Filing fee(s)
- D. Copy of decision or order which is the basis of this appeal/application.
- E. Name and Address of counsel IF appellant/applicant elects to be represented by counsel.
- F. Any additional fee of \$ _____ to cover the administrative costs if a contested case is requested.

I hereby certify that the above application and/or appeal and all attachments hereto are true, correct and complete to the best of my knowledge and belief.

Dated: January 14, 2016

Signature of applicant or appellant

Village of



Germantown

Exhibit 1

PLANNING DEPARTMENT
N112 W17001 Mequon Road P O Box 337
Germantown WI 53022-0337
(262) 250-4735 direct line
(262) 253-8255 fax

January 7, 2016

JAN 11 2016

NOTIFICATION OF ACTION
BY THE PLAN COMMISSION

Meeting Date: December 14, 2015
Applicant: JBJ Development for Heritage Place Joint Venture & Saxony Village
Address of Property: 23.7 Acres on Main Street

ACTION TAKEN:

MOTION Baum second Shadid to **APPROVE** the site development, building and sign plans for the proposed 172-unit Saxony Village development subject to the following conditions:

1. All items and requirements recommended by the Public Works Department/Village Engineer in the December 8, 2015 review memos shall be addressed as part of additional and/or revised detailed construction plans prior to commencement of construction. Final approval for all utility plans, including the need for a developer's agreement with the Village, shall be approved prior to commencement of construction.
2. Approval is subject to Village Board approval of a conditional use permit (CUP) for the proposed development within the Village's 25' wetland setback. In the event CUP approval is not granted, revised site development plans must be submitted for further review and consideration by the Plan Commission.
3. Approval is subject to the DNR and/or ACOE granting approval of the Waterway General permits necessary for the proposed culvert replacement, wetland fill, and storm water basin construction.
4. Approval is subject to the DNR granting approval of the required soil management, vapor mitigation and any other remediation plans, measures, improvements and/or other "continuing obligations" required under the "closure letters" issued for the former Jacobus Oil Co. and CMC Heartland Partners parcels.
5. The Developer shall provide the following as required by the Fire Department: Fire protection equipment panels and FDC locations to be approved by GFD inspection; GFD-approved stand pipes in each building stairway on every floor in lieu of providing full paved road access around the buildings.
6. State-approved building plans shall be provided with all building permit applications for all of the six buildings (excluding the detached accessory maintenance building and garages that will only require Village-approved plans).

Page 2

*MOTION to Amend Baum second Nilles that the exterior appearance on the architecture on the renderings be switched from a flat roof to a gable roof.
MOTION to Amend carried (6-1 Gray).*

*MOTION to Amend Baum second Nilles to remove all the development on southeast corner of the property, the 12 unit apartment building and the two 10 unit garages.
MOTION to Amend carried (6-1 Gray).*

*MOTION to Amend Baum second Shadid that the connection of the entrance drive lane to Main Street be widened up so there's a left turn lane, a right turn lane and an inbound lane.
MOTION to Amend carried unanimously.*

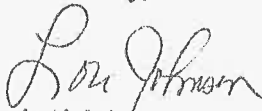
*MOTION to Amend Wolter second Baum to lower the density to 6 units per acre, taking it off of the 7.2 making available units buildable at 142.
MOTION to Amend carried (5-2 Yokes, Gray).*

*MOTION to Amend Baum second Shadid that the parking ratio be 2.5 to 1.
MOTION to Amend carried unanimously.*

MOTION to Approve as Amended carried unanimously.

The above actions, discussions and conditions are excerpts from the Plan Commission meeting minutes which will be formally approved at the next regularly scheduled meeting. If you have any questions or concerns regarding this matter, please feel free to contact me.

Sincerely,



Lori Johnson
Planning Assistant

Enc.

cc: Property File

1. ***State approval of and a Village building permit for the concrete pad and tank installation is required.***

Commissioner Laszewski said if the tank was the same color as the building it wouldn't be as noticeable. He added that using Colorado blue spruce trees may be a better choice for screening the tank. Rick Roofe, Airgas, explained the tanks are white to prevent UV light from getting into the tank. Trustee Baum asked for some background on the Park. He said his understanding was the Park was supposed to be more business park than industrial. He said this building started as an office building and is now more industrial. Planner Retzlaff said over time this project has developed and production changed. The Village has been accepting and flexible to accommodate them. He said the southerly part of the Park has been more accepting to these types of uses and the northern half is more business. Trustee Baum asked why a screen wall can't be built. Mr. Roofe said the louvers won't allow sunlight in that is needed to help melt ice on the vaporizer unit. He explained if ice forms it is difficult to get in and move around and added that oxygen deficiency is also a concern. Trustee Baum confirmed that there is no additional space on the property to put the tank.

MOTION carried unanimously.

**** JBJ Development for Heritage Place Joint Venture, MC Investments and Land 15, LLC 23.7 acres on Main Street (approximately N116 W16200). Site and Sign Plan Review/Action for a 172-Unit Multi-Family Residential Development (Saxony Village).***

Scott Bence, JBJ Development and agent for Heritage Place Joint Venture, MCB Investments LLC and Land 15 LLC, property owners, has submitted site development, building and sign plans for a proposed 172-unit multi-family apartment community called Saxony Village on a 22.73 acre parcel on Main Street. Planner Retzlaff summarized the proposal. Scott Bence, JBJ Development, said he had met with various committees and boards and thinks this is a good project saying it provides great pedestrian access, vehicle access, walk ability to Main Street and changes a Brownfield to a green field. Gene Guskowski, AG Architecture, said the development has a modern look with amenities people are looking for and is designed to meet the needs of the potential market.

MOTION Baum second Shadid to APPROVE the site development, building and sign plans for the proposed 172-unit Saxony Village development subject to the following conditions:

1. ***All items and requirements recommended by the Public Works Department/Village Engineer in the December 8, 2015 review memos shall be addressed as part of additional and/or revised detailed construction plans prior to commencement of construction. Final approval for all utility plans, including the need for a developer's agreement with the Village, shall be approved prior to commencement of construction.***
2. ***Approval is subject to Village Board approval of a conditional use permit (CUP) for the proposed development within the Village's 25' wetland setback. In the event CUP approval is not granted, revised site development plans must be submitted for further review and consideration by the Plan Commission.***
3. ***Approval is subject to the DNR and/or ACOE granting approval of the Waterway General permits necessary for the proposed culvert replacement, wetland fill, and storm water basin construction.***
4. ***Approval is subject to the DNR granting approval of the required soil management, vapor mitigation and any other remediation plans, measures, improvements and/or***

other "continuing obligations" required under the "closure letters" issued for the former Jacobus Oil Co. and CMC Heartland Partners parcels.

- 5. The Developer shall provide the following as required by the Fire Department: Fire protection equipment panels and FDC locations to be approved by GFD inspection; GFD-approved stand pipes in each building stairway on every floor in lieu of providing full paved road access around the buildings.*
- 6. State-approved building plans shall be provided with all building permit applications for all of the six buildings (excluding the detached accessory maintenance building and garages that will only require Village-approved plans).*

A lengthy discussion followed. Commissioner Shadid asked if the project is in compliance with the current zoning or offends any policies with the Village. Planner Retzlaff confirmed the proposal is in compliance with existing Village regulations after working through various plan revisions and concerns with staff. Commissioner Shadid stated that he is here to administer the policy, not change it.

Trustee Baum said he was now against this project and does not like the contemporary buildings for this location. He feels that Building #6 on the southeast corner is an appendage that doesn't tie into anything. He did not like the aluminum siding or independent parking structures and feels they are there to negotiate something else. He recommended eliminating those buildings and dropping the total number of units from 172 to 160 units to work more towards what the residents want. He has additional concerns with crossing the wetland and the road connection to Hilbert Lane. He is agreeable with the general layout but asked for the Village Attorney's legal opinion regarding connecting streets. Village Attorney Sajdak summarized the provisions of Chapter 18 that talk about certain improvements. Discussion followed. Planner Retzlaff said the plan would need to be modified to meet Village standards if a public street is required. He said a public street would appear on various maps and GPS systems thereby creating the potential for more through traffic across Hilbert Lane by linking Main Street to Hilbert Lane. Retzlaff pointed out other developments including Blackstone Creek, Riversbend and development west along Main Street that all have private streets connecting to a public street with no problems. Trustee Baum said the development is now missing things that made it a benefit to the Village.

Chairman Wolter asked for clarification from the Village Attorney regarding Section 18 confirming that this development is not a subdivision so the connectivity of a private road to public road does not apply here. Attorney Sajdak said the requirements of Chapter 18 do not specifically apply because this development is not a subdivision, but this body could turn to this Section as a form of guidance. Chairman Wolter asked if the connection to Hilbert Lane would be needed if the building in the southeast corner is removed, thereby eliminating the public street connectivity and thoroughfare. He said there would be additional queuing and traffic at Main Street with Castle Drive becoming an outlet. He agreed with Planner Retzlaff saying a public street would draw people to it. Trustee Baum was concerned with all the traffic from the development using Main Street and said a new traffic study would be needed.

Mr. Bence said the materials on the building in the southeast corner are the same as his building on Fond du Lac Avenue. He said this building is not visible from the other 5 buildings and is more accommodating to the buildings on Hilbert Lane. He indicated he could mimic the architecture on the other buildings but did not want to eliminate the 6th building. He said he would be disappointed if a public street was required because that was never discussed previously.

Commissioner Yokes questioned the need for the surface stalls for building #6. Mr. Bence explained the average parking allowance he uses for this type of development is 2.5 cars per unit. The additional parking allows for parties, snow storage and move in/move out parking. Commissioner Yokes said he was in favor of the road connecting to Hilbert Lane but questioned if the road design could decrease in width. He was not sold on the architecture stating he would have preferred 3-story buildings. Chairman Wolter explained the 3-story buildings were removed because the PDD was not approved.

Commissioner Nilles did not care for Building #6 and asked if the developer was intent on keeping it. Mr. Bence said the land was usable and that building is part of the project.

Commissioner Laszewski said there was some compelling history that this project was always approached using net density, not gross. Chairman Wolter said this project falls under the old code definition and the Plan Commission decides what to approve. He explained that some previous planners had interpreted the code differently than Planner Retzlaff. He said the Village Attorney's opinion is that because of how the code is actually written the Village has the ability to consider this project based on gross density. Planner Retzlaff said that the previous proposals for this property were submitted before the current Comprehensive Land Use Plan map and policies were adopted in 2004 and that the current 2020 Land Use Plan for the Village shows this area as mixed-use intended for development of a higher quality and higher density residential housing that would lend further support to the commercial district. He indicated that it is not appropriate to consider previous proposals for development of this property submitted before the current comprehensive plan was adopted because we now have a plan in place to guide current and future decisions.

Commissioner Gray had no problem with crossing wetlands and liked the connection to Hilbert Lane. She liked the architecture and urban feel of the development but had some concerns with the clubhouse saying it didn't seem to have the same character as the other buildings. She said the landscape plan needs some shade trees.

MOTION to Amend Gray second Shadid to add 6 shade trees to the landscape plan.
MOTION Withdrawn.

Discussion continued.

MOTION to Amend Baum second Nilles that the exterior appearance on the architecture on the renderings be switched from a flat roof to a gable roof.

MOTION to Amend carried (6-1 Gray).

MOTION to Amend Baum second Nilles to remove all the development on southeast corner of the property, the 12 unit apartment building and the two 10 unit garages.

Commissioner Gray said the developer has a right to develop the land and he can put an apartment building on it. Chairman Wolter explained Trustee Baum doesn't want to see a building on that end of the site plan.

MOTION to Amend carried (6-1 Gray).

MOTION to Amend Baum second Nilles to eliminate the connection to Hilbert Lane and a new traffic study be done showing a single way in.

Trustee Baum was concerned that because of the overwhelming denial of the PDD by the Village Board, he doesn't think the permit to allow the wetland crossing will be approved and he would like to see a plan that doesn't have that connection. Planner Retzlaff asked if a revised traffic study will be needed because the original concern was how the existing street system can support this amount of development. Attorney Sajdak said if a revised traffic study is wanted, it should be included in the motion. Planner Retzlaff asked Trustee Baum if the Village Board approves the wetland crossing permit and the connection would he accept the current site plan alternative. Trustee Baum said the Village Board has final say on the wetland crossing and Hilbert Lane connection. Chairman Wolter said that review process is removed through this motion. Trustee Baum withdrew the motion to amend.

MOTION to Amend Withdrawn.

MOTION to Amend Baum second Shadid that the connection of the entrance drive lane to Main Street be widened up so there's a left turn lane, a right turn lane and an inbound lane.

MOTION to Amend carried unanimously.

Mr. Guskowski, asked if the Plan Commission would be open to exploring a design that would have a combination of flat and pitched roofs. Trustee Baum said that design would not tie into the neighboring developments, but he's open to looking at that possibility. Attorney Sajdak clarified the motion is to approve the plan as presented with a motion to remove the flat roofs and add gable roofs. He said it doesn't mean it needs to come back to the Plan Commission for review.

MOTION to Amend Wolter second Baum to lower the density to 6 units per acre, taking it off of the 7.2 making available units buildable at 142.

Chairman Wolter said this body has the ability to approve up to 8 units per acre and this proposal is currently proposed at 7.2. He indicated his motion is to take it to 6 units per acre taking it under 150 and addresses some of the concerns from residents and others about density in the area.

Scott Bence said looking back at the August 10th meeting minutes the biggest topic was how many connections there were and where will the connections go. He asked what changed from that meeting. He stated 172 units is his breaking point for the total number of units because the environmental costs and easements to Main Street are very expensive. He said he is willing to make a commitment and finish the project and do it right, but he needs 172 units. He said the Comprehensive Plan tells you to put the highest number of units there and reducing the number of units is not consistent with the Plan. He said developers use the Plan as a guideline. Business owners here are looking for development and he is supplying the need. He said he has invested money and time, listened to residents and had many meetings with Village officials and staff only to have the plan picked apart at this meeting.

Attorney Sajdak said this body doesn't have the benefit of holding a public hearing prior to taking action but they likely have reviewed the notes and minutes of previous meetings and

received guidance as to what happened at the public hearing. So it is appropriate for them to consider those issues that have been raised. He said he didn't believe the master plan says to maximize every possible unit out of the space available. It just says to put in a high quality, high density development within the location. High density is going to be relative and this body is setting that bar to what they feel is appropriate to the area.

Mr. Bence said when he started this project a year and a half ago the Village called him and asked what his plans were. He said his plan was for 172 units and in the next 6 to 7 months, through the Village's input, he changed the plan to the Village's liking. He added units, he added a regional pond, and he acquired the brownfield land all because that's what the Village was asking for. His plan didn't look like this plan. All the public hearings held were needed because of what the Village wanted and because 80 people out of 32,000 complained, the plan now needs to change. He said he is excited about the architecture and the walk ability of the project and is disappointed after all the effort he's gone through.

MOTION to Amend carried (5-2 Yokes, Gray).

MOTION to Amend Baum second Shadid that the parking ratio be 2.5 to 1.

MOTION to Amend carried unanimously.

MOTION to Amend Yokes second Shadid that both signs be design #2 as shown on sheet G230.

MOTION to Amend Fails (5-2 Yokes, Shadid)

MOTION to Approve as Amended carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:38 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

Exhibit 2



January 7, 2016

Secretary Barbara K. D. Goeckner
Village of Germantown Board
Of Zoning Appeals
N112 W17001 Mequon Road
Germantown, Wisconsin 53022

dkelly@RogahnKelly.com
262.347.4550

Dear Secretary Goeckner:

Re: Heritage Place Joint
Venture's Notice of Appeal
regarding Saxony Village

We are counsel for Heritage Place Joint Venture, as well as its agent, JBJ Companies, Inc., and file this notice of appeal on their behalf.¹

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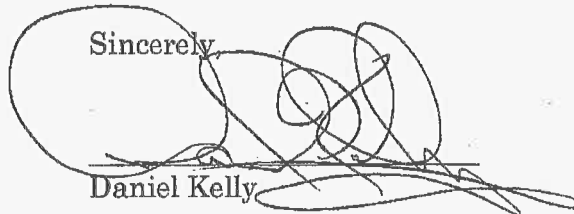
¹ The address of the Applicant is:
Heritage Place Joint Venture
c/o JBJ Companies, Inc.
W178 N9912 Rivercrest Drive, Suite 101
Germantown, Wisconsin 53022

decisions (collectively, the "Decisions"), as required by both Village Ordinance and Wisconsin's statutes.²

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Should you require any additional information to process this appeal, please contact me at your earliest convenience.

Sincerely,

Daniel Kelly

² Village Ordinance 17.43.(7) provides the following: "Review Procedure. . . . The Plan Commission's action shall be issued in writing by the Plan Commission Secretary stating, in detail, the reasons for the Plan Commission's actions."

Section 68.07 of Wisconsin's Statutes requires that: "If a determination subject to this chapter is made orally or, if in writing, does not state the reasons therefor, the municipal authority making such determination shall, upon written request of any person aggrieved by such determination made within 10 days of notice of such determination, reduce the determination and the reasons therefor to writing and mail or deliver such determination and reasons to the person making the request. The determination shall be dated, and shall advise such person of the right to have such determination reviewed, the time within which such review may be obtained, and the office or person to whom a request for review shall be addressed."

³ A court will reverse an administrative board's decision if "(1) the Board acted outside its jurisdiction, (2) the Board acted in violation of the law, (3) the Board's action was arbitrary, oppressive or unreasonable, representing its will rather than its judgment, or (4) the evidence was such that the Board could not reasonably make the determination in question." *Metropolitan Associates v. City of Milwaukee*, 2011 WI 20 ¶9, 332 Wis.2d 85, 796 N.W.2d 717.

Exhibit 3 Saxony Village

Site Plan Review:

On behalf of Heritage Place Joint Venture, J.B.J. Development is pleased to introduce an exciting new multi-family community known as Saxony Village. Located in the heart of Germantown's historic downtown, Saxony Village will be comprised of six buildings, totaling one-hundred and seventy-two apartment units including, underground parking, surface garages, a club house, and pedestrian trails. Saxony Village will bring an entirely new kind of upscale apartment choice for both new and existing Germantown residents. Designed with a more urban flair in mind, it will be the perfect complement to the Village's long range Main Street Master Plan.

The proposed development site is located on the south side of Main Street, just south of the Wisconsin and Southern Railroad. The parcel is zoned RM-2 Multi-family.

The conceptual design of Saxony Village has been created in such a way to be responsive to market conditions. Saxony Village provides much needed new housing options within the Village of Germantown. Saxony Village will offer a variety of unit styles including: studios, one bedroom, two bedroom, and three bedroom units with underground parking, private balconies, and on-site management. In addition, the outdoor spaces formed between the new structures will provide areas for leisure, walking, and acres of green spaces. The development will be supported by municipal services. Stormwater management will be provided on site.

Saxony Village

Germantown, Wisconsin

AG PROJECT NUMBER: 150501
DATE: 15 OCT 2015

SHEET INDEX

[illegible]

GENERAL CONTRACTOR

J.B.J. DEVELOPMENT

W178N9912 Rivercrest Drive, Ste. 101
Germantown, WI 53022

OWNER

Heritage Place Joint Venture

CIVIL ENGINEER

**Pinnacle
Engineering**

15850 W. Bluemound Road, Suite 210
Brookfield, WI 53005
262.754.8888

LANDSCAPE ARCHITECT

Nelson Landscaping

PO Box 823
Waukesha, WI 53187-0823

SITE PLAN REVIEW

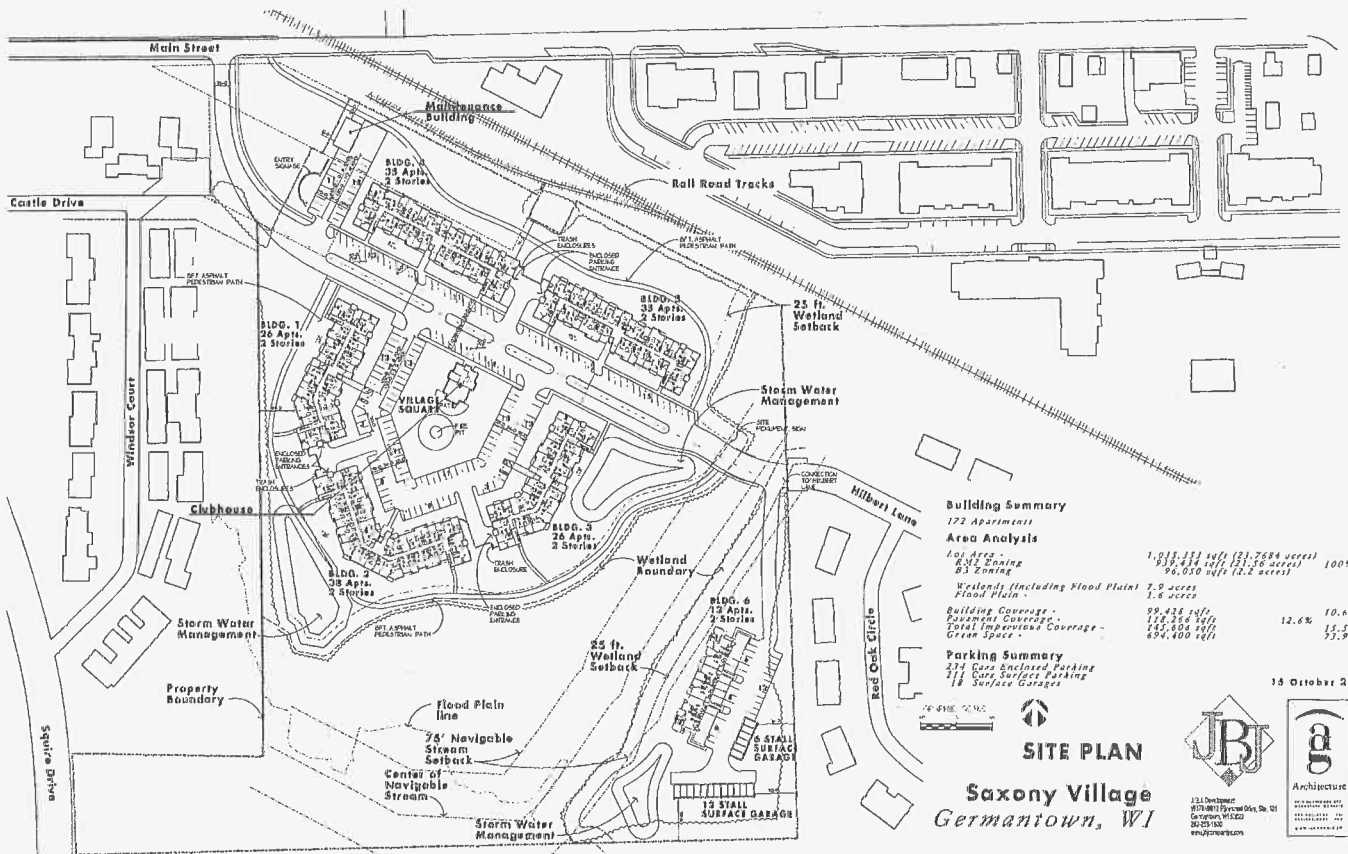


12.1 Cowley Road
 101 Tufnell Park, London, N.W. 3 1TA
 Tel: 020 7608 1000
 Fax: 020 7608 1001
 www.hillrom.co.uk



Architecture
A Sense of
Community

1818 UNETHWOOD AVE. WAUWATOSA, WI 53226 414.431.3131 TEL 414.431.5139 FAX WWW.LOARCH.COM



13 October 2013



SITE PLAN

Saxony Village
 Germantown, WI



JBI
 Architecture
 1111 Wisconsin
 Germantown, WI 53032
 262.251.1100
 www.jbiarch.com



EXISTING CONDITIONS



15 OCT 2015
150261

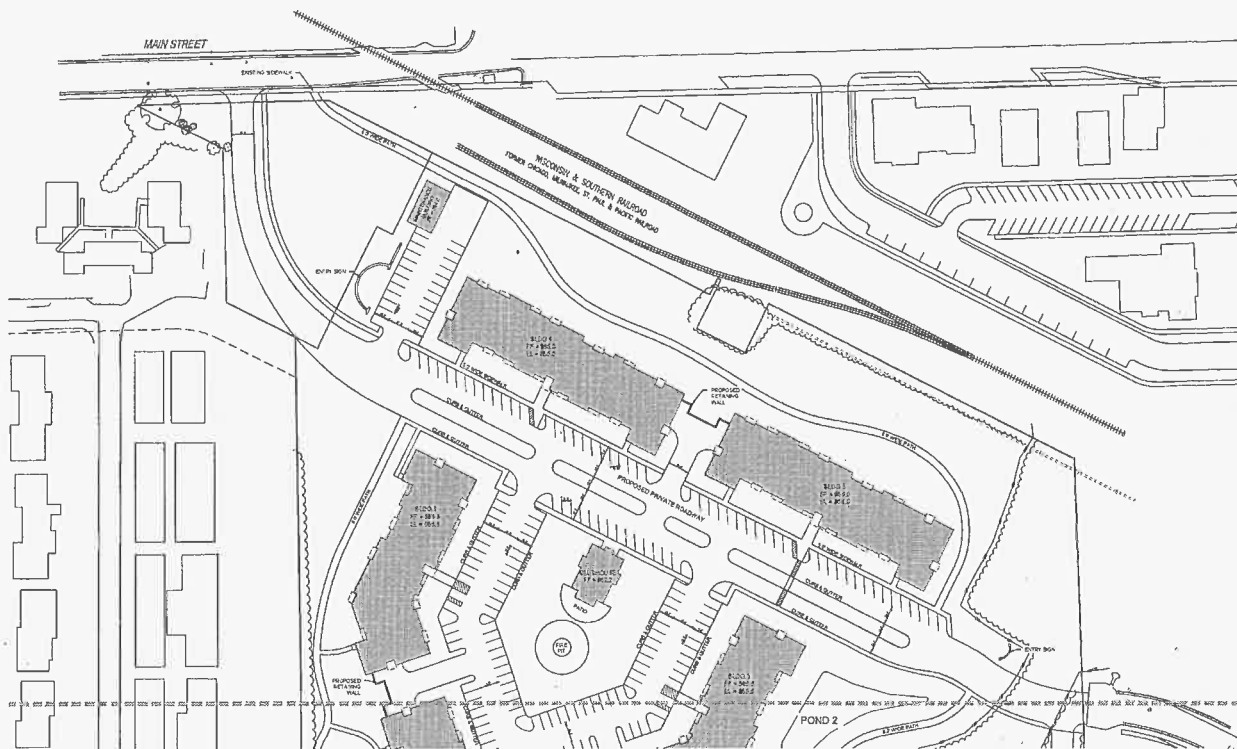
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Saxony Village

Cermantown

Wisconsin

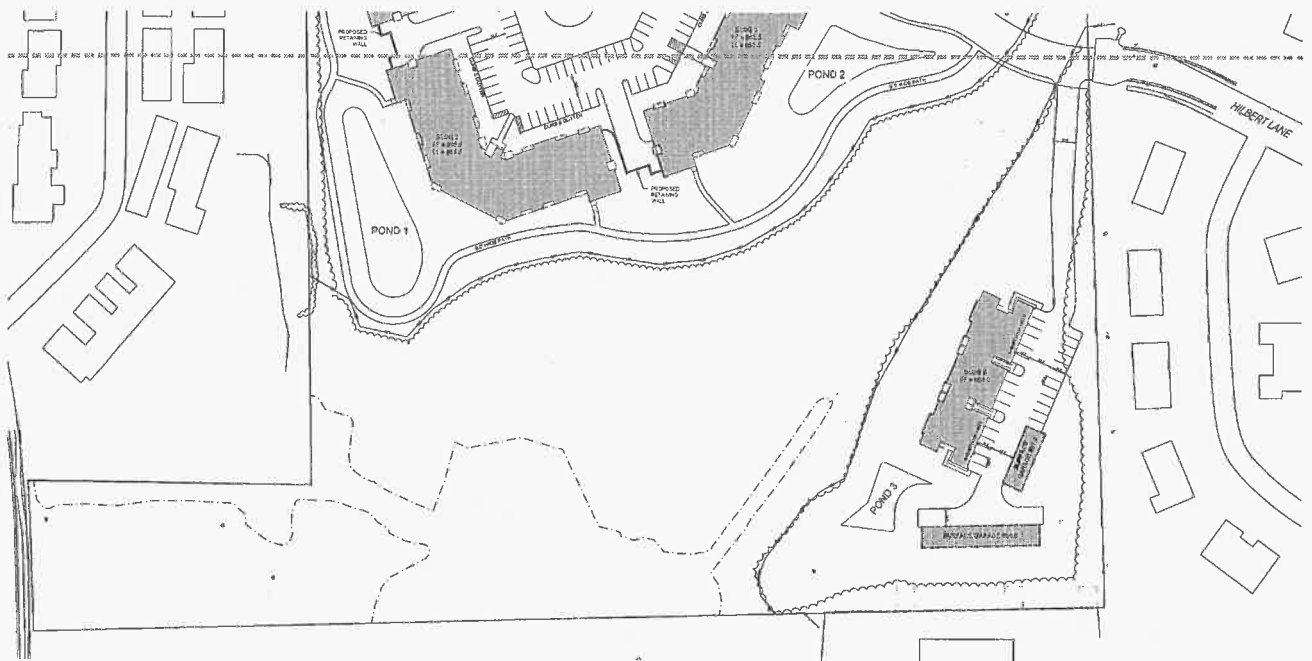


SHEET SCALE (FEET)
 1" = 40'
 15 OCT 2015
 100501
 C-2

Saxony Village
 Germantown
 Wisconsin



Saxony Village Architecture
 11111 W. WISCONSIN AVE.
 SUITE 100
 GERMANTOWN, WI 53143
 262.251.1111
 www.saxonyvillage.com



SITE PLAN - SOUTH

GRAPHICAL SCALE (FEET)
0 10 20 30 40 50 60 70 80 90 100



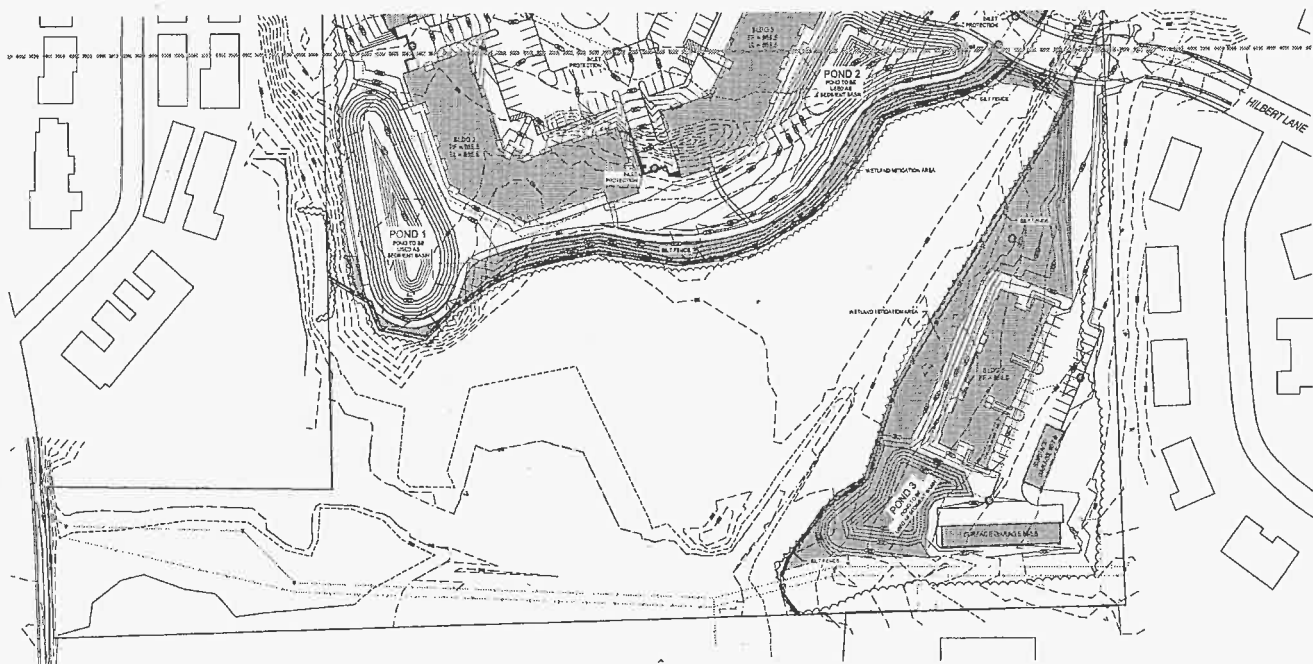
15 DEC 2015
150301
C-3



Saxony Village

Germantown

Wisconsin



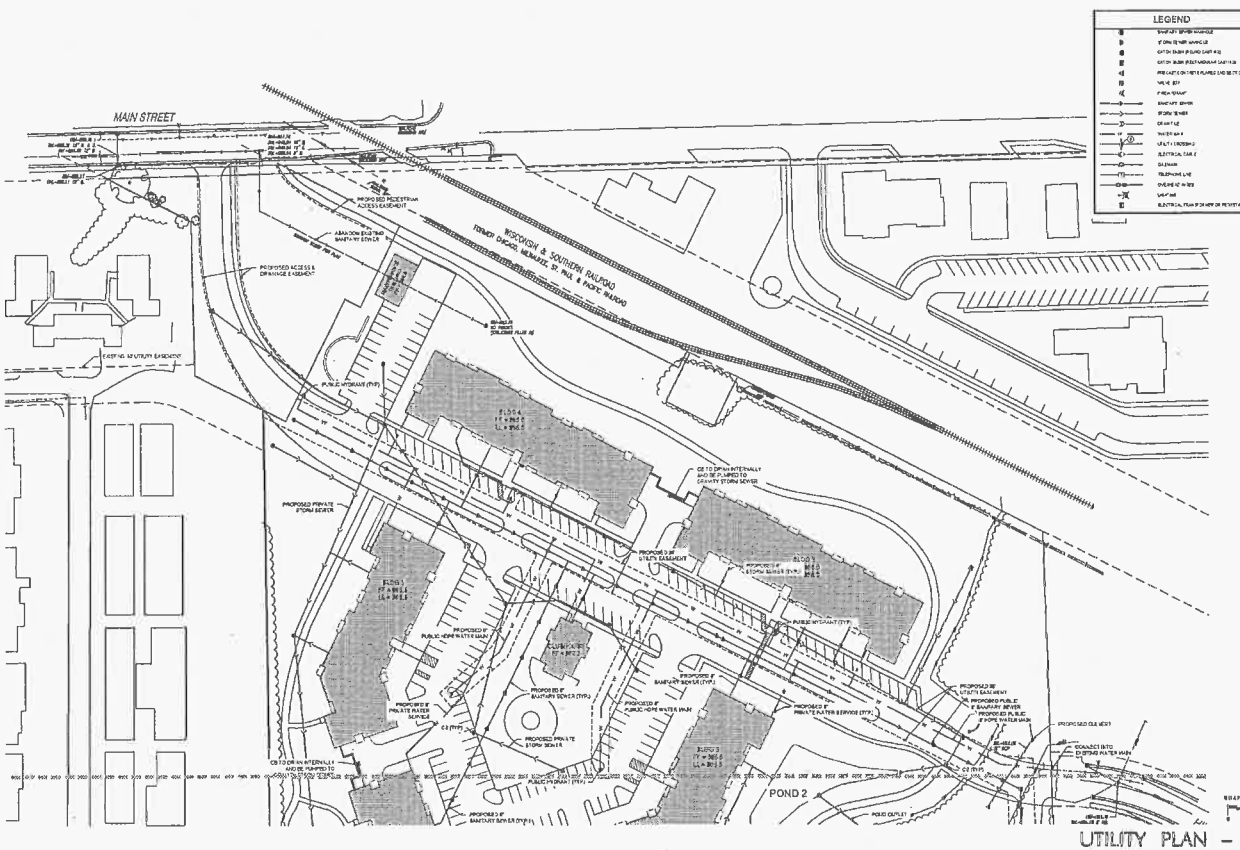
Saxony Village
German town Wisconsin



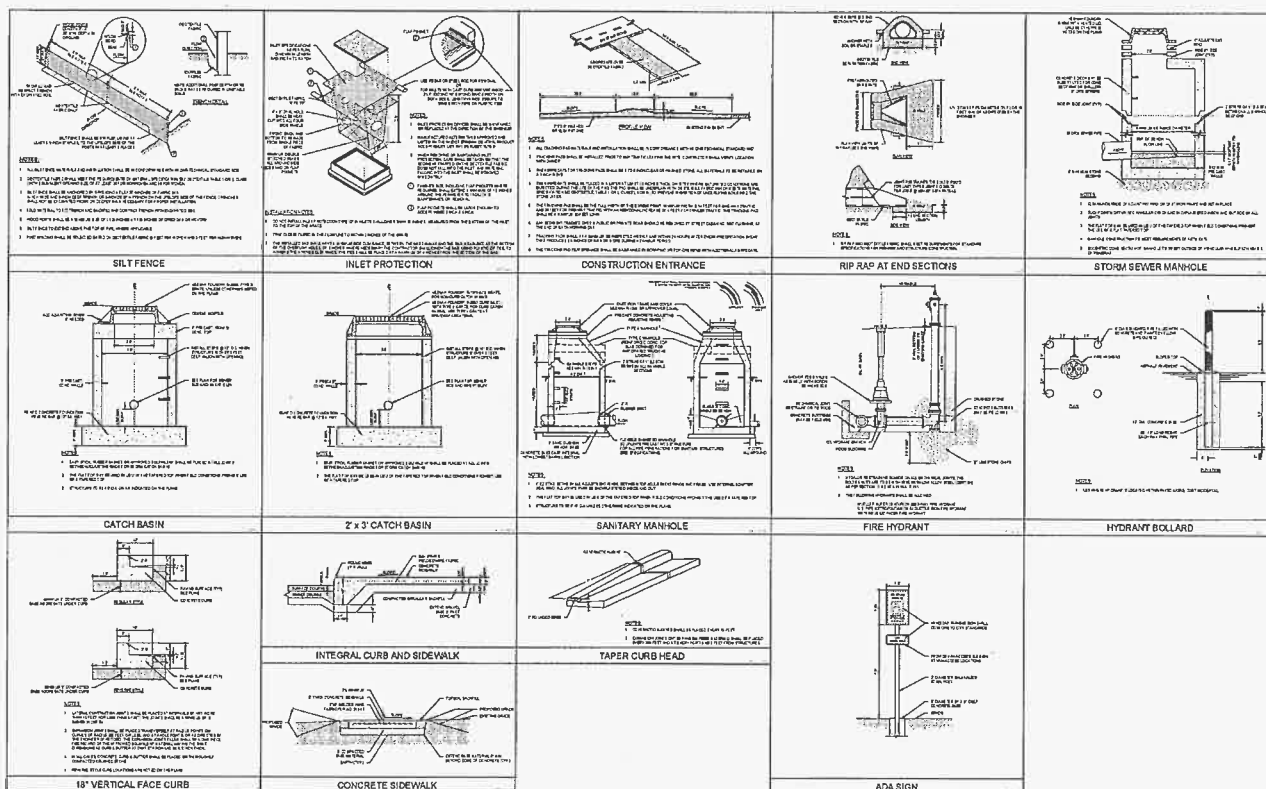
15 OCT 2015
155561

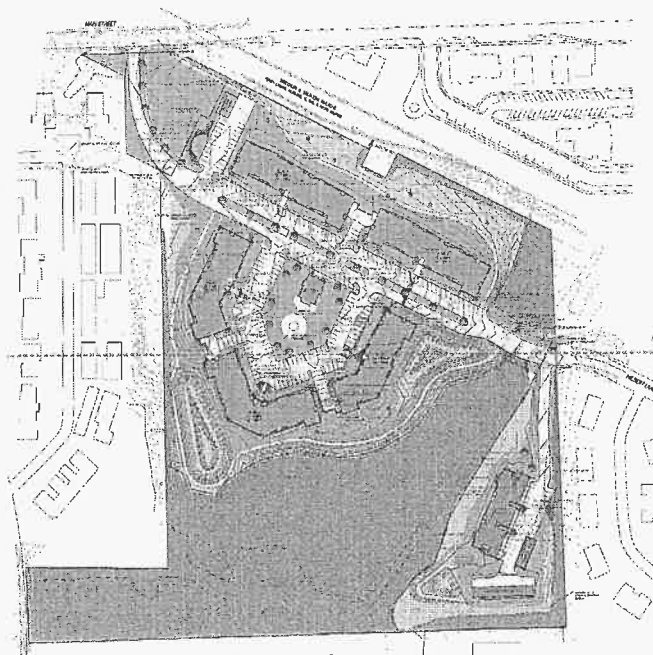
GRAPHICAL SCALE (FT/IN)
1" = 10'

GRADING & EROSION CONTROL PLAN - SOUTH C-5









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LANDSCAPE INC.
Post Office Box 823
Waukegan, WI 53187-0823
☎ 262-549-5111
☎ 262-549-8229
🌐 www.nelsonlandscape.com

Sheet Title:
LANDSCAPE PLAN

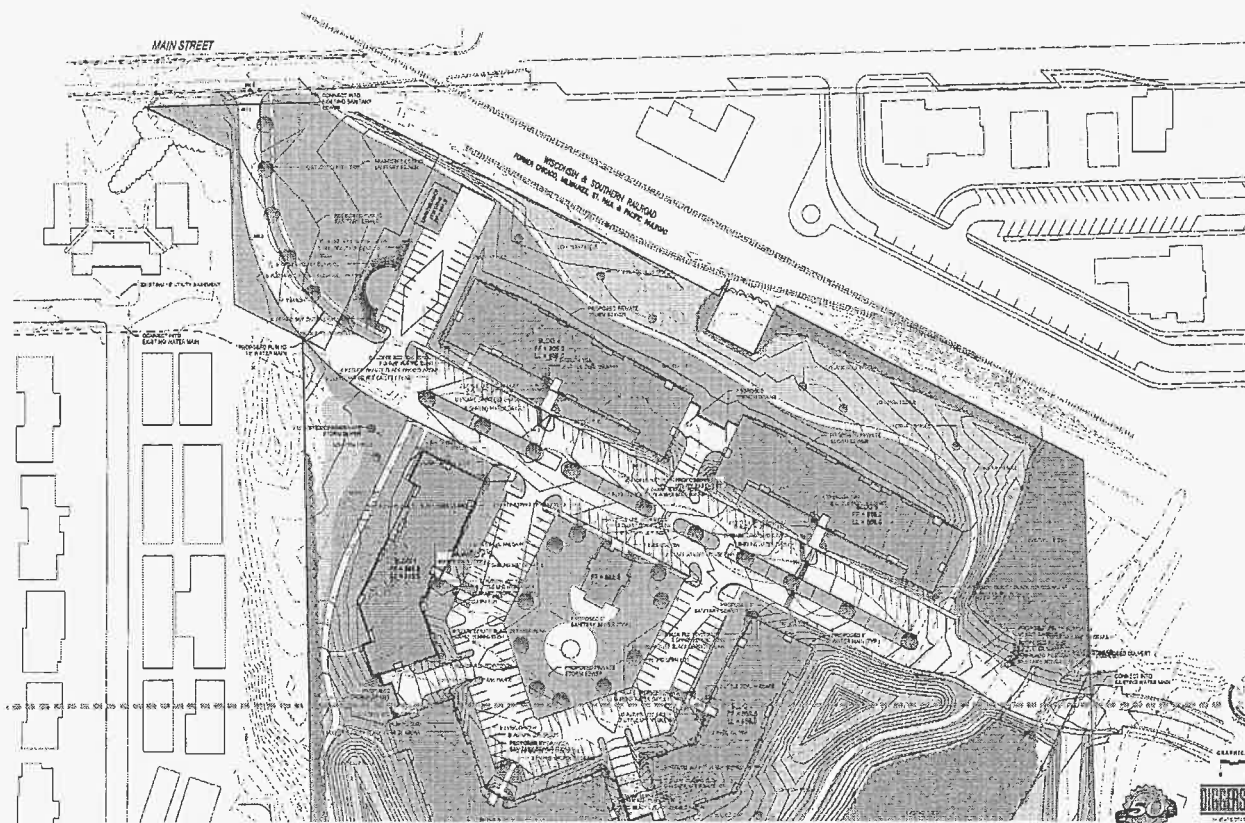
Project:
SAXONY VILLAGE
GERMANTOWN, WI

Client:
JBU CONSTRUCTION
(A DIVISION OF JBU COMPANIES)
1778 N9912 Rockledge Dr, Suite 101
Germantown, WI 53022
Phone (262) 255-1000
Fax (262) 255-2234
Design Notes:

Designed By: G. A. R.
Drawn By: G. A. R.
Date: 10-10-10
Revision:

Notes:
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Waukegan, WI 53197-0823
Tel 262-549-6111
Fax 262-549-6228
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**LANDSCAPE PLAN-
NORTH**

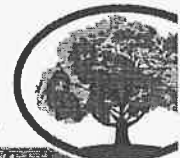
**SAXONY VILLAGE
GERMANTOWN, WI**

Client:
JBU CONSTRUCTION
(A DIVISION OF JBU COMPANIES)
W178 N8912 Riverchase Dr., Suite 101
GERMANTOWN, WI 53022
Phone: (262) 253-1800
Fax: (262) 253-2234

Designed By: G. A. R.
Drawn By: G. J. H.
Scale: 1/8" = 1'-0"

NOTES:
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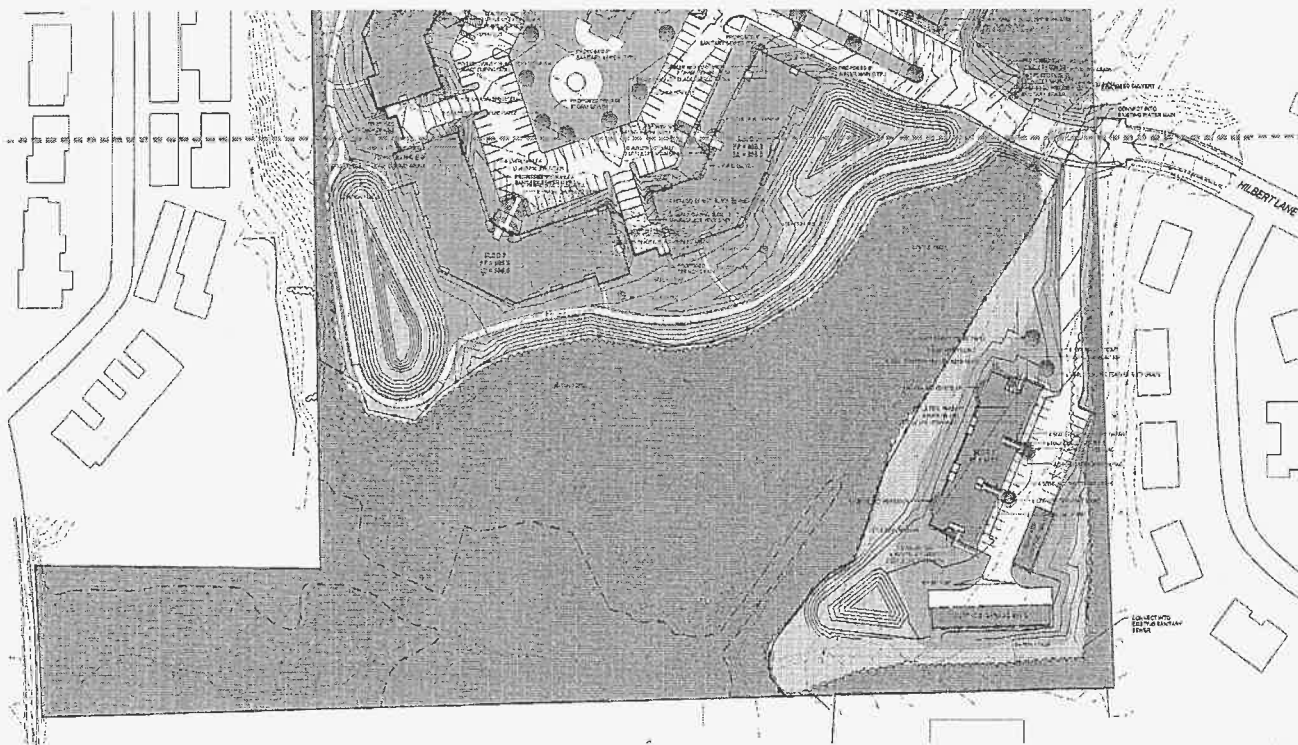
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Residential Commercial Design/Build

08/01/12, 1:00 PM Page 2 of 4



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Tel: 262-548-5111
Fax: 262-548-9220
www.nelsonlandscape.com

LANDSCAPE PLAN - SOUTH

**SAXONY VILLAGE
GERMANTOWN, WI**

Client:
JBI CONSTRUCTION
(A DIVISION OF JBI COMPANIES)
W178 N9912 Rivercrest Dr., Suite 101
Germantown, WI 53022
Phone: (262) 258-1800
Fax: (262) 255-2234
www.jbi.com

Designed By: G. J. H.
Drawn By: G. J. H.
Date: 10-14-10
Revisions:

NOTES:
1. See plan for all notes.
2. See plan for all notes.
3. See plan for all notes.
4. See plan for all notes.
5. See plan for all notes.
6. See plan for all notes.
7. See plan for all notes.
8. See plan for all notes.
9. See plan for all notes.
10. See plan for all notes.



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Sheet #: L-200 Page 3 of 4



NO.	REV.	DATE	DESCRIPTION	BY	CHECKED	APPROVED
1	1	10/15/11	ISSUED FOR PERMIT	EC	EC	EC
2	2	10/15/11	REVISIONS	EC	EC	EC
3	3	10/15/11	REVISIONS	EC	EC	EC
4	4	10/15/11	REVISIONS	EC	EC	EC
5	5	10/15/11	REVISIONS	EC	EC	EC
6	6	10/15/11	REVISIONS	EC	EC	EC
7	7	10/15/11	REVISIONS	EC	EC	EC
8	8	10/15/11	REVISIONS	EC	EC	EC
9	9	10/15/11	REVISIONS	EC	EC	EC
10	10	10/15/11	REVISIONS	EC	EC	EC

1" = 60' ELECTRICAL SITE PLAN EC200



1000 KILGORE DRIVE
CERMANTOWN, WI 53001
WWW.SAXONYVILLAGE.COM
TEL: 262.251.1000
FAX: 262.251.1001

Fixture BL

Cree Edge™ Series

LED Pathway Luminaire

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). Note: T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications: Landscape, walk-ways and general site lighting

Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

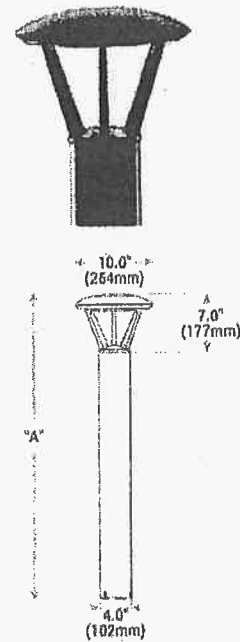
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See www.cree.com/lighting/products/warranty for warranty terms

Accessories

Field-Installed		
Upgrade Kit		
Used for replacement of existing bollards with a bolt hole circle of 5.76" (146mm)		
XA-XBP0RSV	XA-XBP0RWH	XA-XBP0RFB
XA-XBP0RBK	XA-XBP0RBZ	



Model	Dim. "A"	Weight*
Landscape (P0)	13" (330mm)	12.7 lbs. (5.8kg)
Landscape (P1)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (P3)	36" (914mm)	17.9 lbs. (8.1kg)
Pathway (P4)	42" (1067mm)	18.6 lbs. (8.4kg)
Pedestrian (P8)	96" (2438mm)	28.4 lbs. (12.9kg)

* Add 4.5 lbs. (2.0kg) for P4-P8

Ordering Information

Example: PWY-EDG-2M-P0-02-E-UL-SV-350

Product	Optic	Mounting	LED Count (x9)	Series	Voltage	Color Options	Drive Current	Options
PWY-EDG	2M Type II Medium 3M Type III Medium 5M Type V Medium 6S Type V Short	P0 13" (330mm) landscape P1 18" (457mm) landscape P3 36" (914mm) pathway P4 42" (1067mm) pathway P8 96" (2438mm) pedestrian	02	E	UL Universal 120-277V UH Universal 247-480V - Available with P3, P4, and P8 mounts only 12 120V 27 277V	BK Black BZ Bronze SV Silver WH White	350 350mA 625 525mA - Available with P1, P3, P4, and P8 mounts only	40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire F Fuse - When code dictates fusing, use time delay fuse - Refer to ML spec sheet for availability with ML options HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included TL Two-Level (175/525 w/integrated sensor control) - Refer to TL spec sheet for details TL2 Two-Level (0/350 w/integrated sensor control) - Refer to TL spec sheet for details TL3 Two-Level (0/525 w/integrated sensor control) - Refer to TL spec sheet for details WB Welded Base Plate - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover



US: www.cree.com/lighting

T (800) 236-6800 F (262) 604-5415

Rev. Date: V4 07/22/2015



Cree Edge™ LED Pathway Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance
- Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16x6" anchor bolts with 1-1/4" hook (provided)
- Note: T45 Torx 3/8" socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- Weight: See Dimension and Weight Chart on page 1

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load at 120V
- Total Harmonic Distortion: < 20% at full load at 120V
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA

Electrical Data*								
LED Count (x9)	System Watts 120-277V	System Watts 347-480V	Total Current					
			120V	208V	240V	277V	347V	480V
350mA								
02	22	28	0.18	0.12	0.10	0.10	0.09	0.13
525mA								
02	34	40	0.29	0.19	0.17	0.15	0.12	0.13

* Electrical data at 25°C (77°F)

Recommended Cree Edge® Series Lumen Maintenance Factors (LMF) ¹					
Ambient	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	1.04	0.93	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

¹ Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in situ luminaire testing

² In accordance with IESNA TM-21-11, Projected Values represent interpolated values based on time durations that are within six times (6X) the IESNA LM-80-08 test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

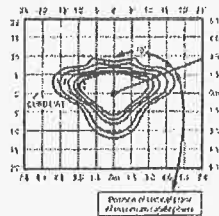
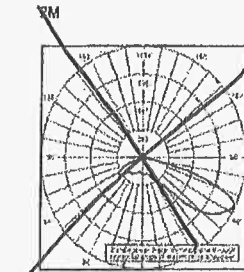
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip



Cree Edge™ LED Pathway Luminaire

Photometry

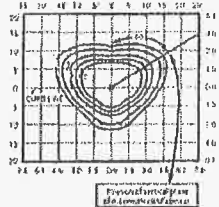
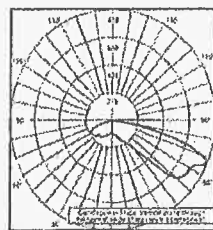
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool



Type II Medium Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,565	B1 U0 G1	1,625	B1 U0 G1
525mA				
02	2,191	B1 U0 G1	2,276	B1 U0 G1

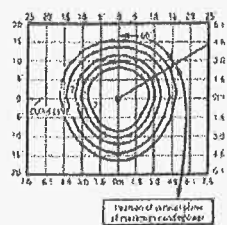
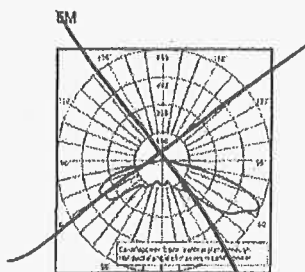
* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight Uplight Glare) Rating visit: www.ies.org/PDF/Enslas/TM-15-11BUGRatingAddendum.pdf

3M



Type III Medium Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,369	B1 U0 G1	1,442	B1 U0 G1
525mA				
02	1,944	B1 U0 G1	2,019	B1 U0 G1

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight Uplight Glare) Rating visit: www.ies.org/PDF/Enslas/TM-15-11BUGRatingAddendum.pdf



Type V Medium Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,666	B1 U2 G1	1,730	B1 U2 G1
525mA				
02	2,333	B2 U2 G2	2,422	B2 U2 G2

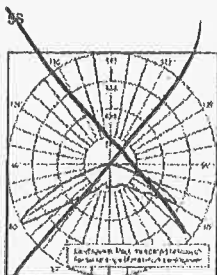
* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight Uplight Glare) Rating visit: www.ies.org/PDF/Enslas/TM-15-11BUGRatingAddendum.pdf



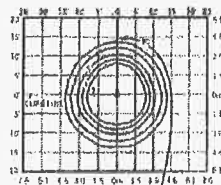
Cree Edge™ LED Pathway Luminaire

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP[®] accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool



IES Test Report #: PL5759-001
PWY-EDG-5S-02-E-UL-350-40K
Initial Delivered Lumens: 1,897



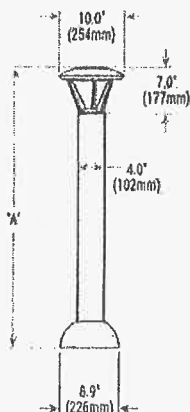
PWY-EDG-5S-02-E-UL-350-40K
Mounting Height: 9' (0.9m) A.F.G.
Initial Delivered Lumens: 1,868
Initial FC at grade

Type V Short Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
360mA				
02	1,868	B1 U2 G1	1,940	B1 U2 G1
625mA				
02	2,615	B1 U2 G1	2,715	B1 U2 G1

* Initial delivered lumens at 75°C (171°F)

** For more information on the IES BUG (Backlight-Uplight-Clare) Rating visit: www.ies.org/PDF/ETM-15-11BugRatingMethod.pdf

with Welded Base



Model	Dim. "A"	Weight*
Pathway (P3)	35" (914mm)	17.9 lbs. (8.1kg)
Pathway (P4)	42" (1068mm)	19.5 lbs. (8.4kg)
Pedestrian (P8)	96" (2438mm)	28.4 lbs (12.9kg)

* Add 4.6 lbs. (2.0kg) for 341-480V

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US: www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

CREE

Fixture DA

XSP Series

XSPW™ LED Wall Mount Luminaire

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See www.cree.com/lighting/products/warranty for warranty terms

Accessories

Field-Installed

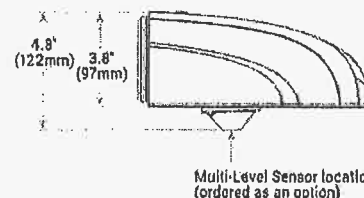
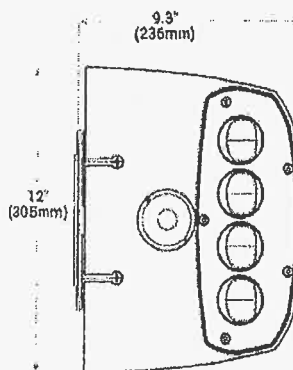
Beauty Plate

WM-PLT12™ - 12" (305mm) Square

WM-PLT14™ - 14" (356mm) Square

Covers holes left by incumbent wall packs

** Must specify color



Weight
9.5 lbs (4.3kg)

Ordering Information

Example: XSPW-A-D-2-F-C-U-Z

Product	Version	Mounting	Optic	Modules	Input Power Designator	Voltage	Color Options	Options
XSPW	A	0 Wall	2 Type II Medium 3 Type III Medium	F 4000K H 5700K	C 12W G 25W	U Universal 120-277V 1 120V 2 208-277V 6 347V	S Silver T Black W White Z Bronze	K Multi-Level - Refer to ML spec sheet for details - Available with Input Power Designator Only P Photocell - Not available with K option - Must specify 1, 2, or 5 voltage V 0-10V Dimming - Control by others - Available with Input Power Designator Only - Refer to dimming spec sheet for details

* Available in Canada only

NOTE: Price after may apply depending on configuration



Rev. Date: V6 07/31/2015



US: www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

XSPW™ LED Wall Mount Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Designed and UL approved for easy through-wiring
- Designed for downlight applications only
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- Weight: 9.5lbs. (4.3kg)

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347V, 50/60Hz, Class 2 driver
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- 10V Source Current: 0.15 mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529
- DLC qualified. Please refer to www.designlights.org/QPL for most current information
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details

Electrical Data*							
Input Power Designator	System Watts 120-277V	System Watts 347V	Total Current				
			120V	208V	240V	277V	347V
C	42	46	0.36	0.21	0.19	0.16	0.14
G	25	27	0.22	0.13	0.11	0.10	0.08

* Electrical data at 25°C (77°F)

Recommended XSPW Series Lumen Maintenance Factors (LMF) ¹						
Ambient	Input Power Designator	Initial LMF	25K hr Projected ² LMF	50K hr Projected ³ LMF	75K hr Projected ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	C	1.04	1.02	1.01	1.00	1.00
	G					
10°C (50°F)	C	1.03	1.01	1.00	0.99	0.99
	G					
15°C (59°F)	C	1.02	1.00	0.99	0.98	0.98
	G					
20°C (68°F)	C	1.01	0.99	0.98	0.97	0.97
	G					
25°C (77°F)	C	1.00	0.98	0.97	0.96	0.96
	G					

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and by photoluminance testing

² In accordance with IESNA TM-21-11, Projected Values represent interpolated values based on time durations that are within six times (6X) the IESNA LM-80 test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

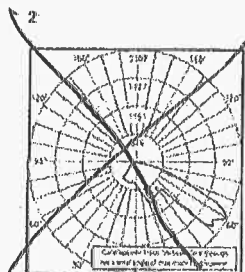
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80 test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

CREE 

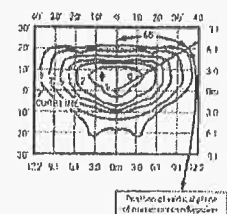
XSPW™ LED Wall Mount Luminaire

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Products/Outdoor/Wall-Mount/XSP-Series



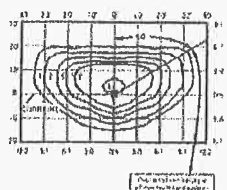
CESTL Test Report #: 2014-0017
BXSPW-A-2-F-G-U-S
Initial Delivered Lumens: 2,739



BXSPW-A-2-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 3,819
Initial FC at grade

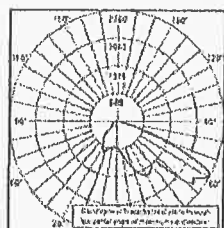
Type II Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Beam Utilization Grade) Rating visit: www.ies.org/PDF/Enlight/TM-15-11BUGRatingAddendum.pdf

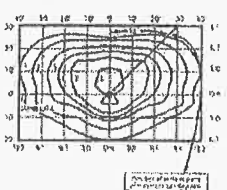


BXSPW-A-2-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 2,529
Initial FC at grade

3



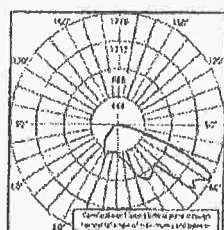
CESTL Test Report #: 2014-0018
BXSPW-A-3-F-G-U-S
Initial Delivered Lumens: 4,187



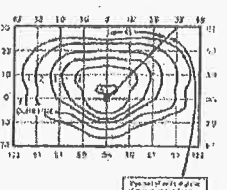
BXSPW-A-3-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 3,819
Initial FC at grade

Type III Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Beam Utilization Grade) Rating visit: www.ies.org/PDF/Enlight/TM-15-11BUGRatingAddendum.pdf



CESTL Test Report #: 2014-0019
BXSPW-A-3-F-G-U-S
Initial Delivered Lumens: 2,692



BXSPW-A-3-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 2,529
Initial FC at grade

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OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. 'A' Input power designator is a suitable upgrade for HID applications up to 250 Watt. 'J' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See www.cree.com/lighting/products/warranty for warranty terms

Accessories

Field-Installed
Backlight Shield OSQ-BLSMF – Front facing optics
OSQ-BLSMR – Rotated optics

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

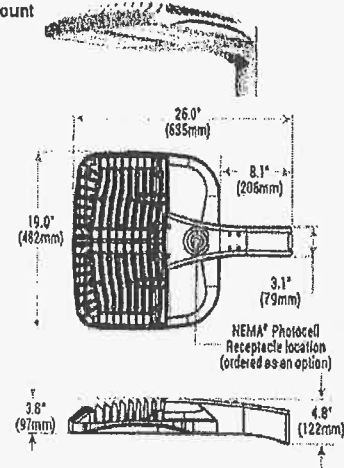
Example: Mount: OSQ-AA-SV + Luminaire: OSQ-A-NM-2ME-A-40K-UL-SV

Mount (Luminaire must be ordered separately)	
OSQ-	
OSQ-AA Adjustable Arm OSQ-DA Direct Arm	Color Options: SV Silver BK Black BZ Bronze PB Platinum Bronze WH White

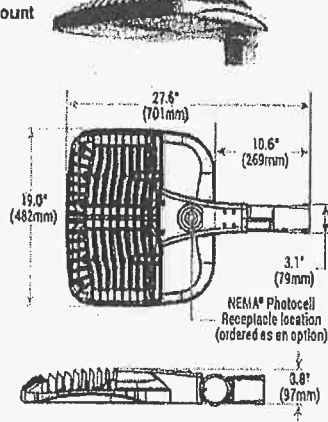
Luminaire (Mount must be ordered separately)									
OSQ	A	NM							
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options	
OSQ	A	NM No Mount	2ME* Type II Medium 3ME* Type III Medium 4ME* Type IV Medium 5ME Type V Medium 5SH Type V Short	WSH Wide Sign 150 250 400 600 60° Flood	A 112W J 160W	36K 3000K 40K 4000K 57K 5700K	UL Universal 40-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified input power designator F Fuse - When code dictates fusing, use time delay fuse ML Multi-Level - Refer to ML spec sheet for details - High: 100%, Low: 30% - Intended for downlight applications at 0° tilt PML Programmable Multi-Level, 20-40° Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt PM2 Programmable Multi-Level, 10-30° Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt Q9 Field Adjustable Output - Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - Photocell by others RL Rotate Left - LED and optic are rotated to the left RR Rotate Right - LED and optic are rotated to the right

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

DA Mount



AA Mount



Weight
26.5 lbs. (12kg)



Rev. Date: V7 08/28/2015



US: www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

OSQ™ LED Area/Flood Luminaire – Medium

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- Weight: 26.5 lbs. (12kg)

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- 10V Source Current: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified when ordered with 30K (5ME, 5SH optics), or 40K and 57K (2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D optics). Please refer to www.designlights.org/QPL for most current information
- Dark Sky Friendly, IDA approved. Please refer to www.darksky.org/ for most current information
- RoHS compliant. Consult factory for additional details

Electrical Data*							
Input Power Designator	System Watts 120-480V	Total Current					
		120V	208V	240V	277V	347V	480V
A	112	0.97	0.55	0.49	0.43	0.34	0.25
J	168	1.47	0.85	0.74	0.64	0.50	0.36

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

Recommended OSQ Series Lumen Maintenance Factors (LMF) ¹						
Ambient	Optic	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected/ Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	2ME, 3ME, 4ME	1.04	0.99	0.93	0.89	0.84
	5ME, 5SH, 15D, 25D, 40D, 60D, WSH	1.05	0.94	0.86	0.80	0.74
10°C (50°F)	2ME, 3ME, 4ME	1.03	0.98	0.93	0.88	0.83
	5ME, 5SH, 15D, 25D, 40D, 60D, WSH	1.04	0.93	0.86	0.79	0.73
15°C (59°F)	2ME, 3ME, 4ME	1.02	0.97	0.92	0.87	0.82
	5ME, 5SH, 15D, 25D, 40D, 60D, WSH	1.03	0.92	0.85	0.78	0.72
20°C (68°F)	2ME, 3ME, 4ME	1.01	0.95	0.91	0.85	0.82
	5ME, 5SH, 15D, 25D, 40D, 60D, WSH	1.01	0.90	0.83	0.77	0.71
25°C (77°F)	2ME, 3ME, 4ME	1.00	0.95	0.90	0.85	0.81
	5ME, 5SH, 15D, 25D, 40D, 60D, WSH	1.00	0.89	0.82	0.76	0.70

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.

² In accordance with IESNA TM-21-11, Projected Values represent interpolated values based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) (i.e. the packaged LED chip).

³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) (i.e. the packaged LED chip).

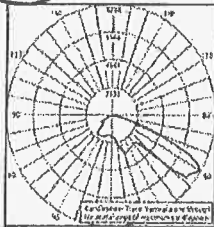


OSQ™ LED Area/Flood Luminaire – Medium

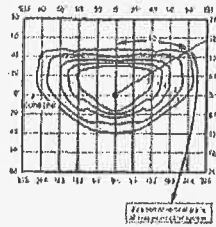
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series

2ME



RESTL Test Report #: PL03642-001
OSQ-A**2ME-A-40K-UL
Initial Delivered Lumens: 10,988



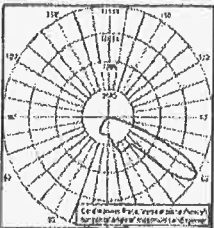
OSQ-A**2ME-J-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 16,356
Initial FC at grade

Type II Medium Distribution

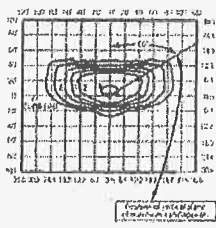
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-16-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	9,136	B2 U0 G1	10,904	B2 U0 G2	11,649	B2 U0 G2
J	13,703	B2 U0 G2	16,356	B3 U0 G2	17,474	B3 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/-10% when operating between 120-480V +/-10%.

** For more information on the IES BUG (Backlight-Uplight-Clare) Rating visit: www.ies.org/Files/PDF/Errata/TM-15-11BugRatingAddendum.pdf. Valid with no U0.



RESTL Test Report #: PL03642-003
OSQ-A**2ME-J-40K-UL w/OSQ-BLSMF
Initial Delivered Lumens: 14,543



OSQ-A**2ME-J-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 14,020
Initial FC at grade

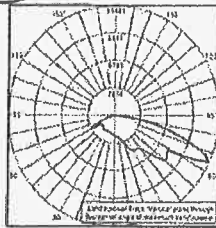
Type II Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,831	B1 U0 G1	9,346	B2 U0 G2	9,986	B2 U0 G2
J	11,746	B2 U0 G2	14,020	B2 U0 G2	14,978	B2 U0 G2

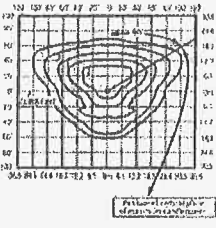
* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/-10% when operating between 120-480V +/-10%.

** For more information on the IES BUG (Backlight-Uplight-Clare) Rating visit: www.ies.org/Files/PDF/Errata/TM-15-11BugRatingAddendum.pdf. Valid with no U0.

3ME



RESTL Test Report #: PL03478-001
OSQ-A**3ME-J-40K-UL
Initial Delivered Lumens: 16,257



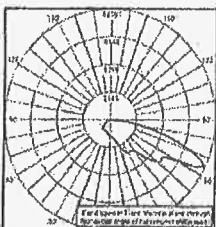
OSQ-A**3ME-J-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 16,189
Initial FC at grade

Type III Medium Distribution

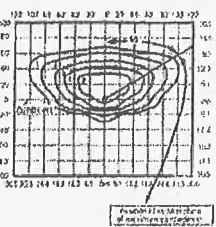
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	9,042	B2 U0 G2	10,793	B2 U0 G2	11,530	B2 U0 G2
J	13,564	B3 U0 G3	16,189	B3 U0 G3	17,296	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/-10% when operating between 120-480V +/-10%.

** For more information on the IES BUG (Backlight-Uplight-Clare) Rating visit: www.ies.org/Files/PDF/Errata/TM-15-11BugRatingAddendum.pdf. Valid with no U0.



RESTL Test Report #: PL03642-001
OSQ-A**3ME-J-40K-UL w/OSQ-BLSMF
Initial Delivered Lumens: 14,229



OSQ-A**3ME-J-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 13,853
Initial FC at grade

Type III Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,737	B1 U0 G2	9,295	B1 U0 G2	9,866	B1 U0 G2
J	11,606	B1 U0 G2	13,853	B2 U0 G3	14,799	B2 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/-10% when operating between 120-480V +/-10%.

** For more information on the IES BUG (Backlight-Uplight-Clare) Rating visit: www.ies.org/Files/PDF/Errata/TM-15-11BugRatingAddendum.pdf. Valid with no U0.



OSQ™ LED Area/Flood Luminaire – Medium

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 26.5 lbs. (12kg)					
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
					
0.74	1.48	1.19	1.93	1.63	2.38

Adjustable Arm Mount – OSQ-AA Weight: 26.5 lbs. (12kg)							
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Tendon Configuration (0°-90° Tilt): If used with Cree tendons, please add tendon EPA with Luminaire EPA							
 PB-1A*; PT-1; PW-1A3**	 PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	 PB-2A*; PD-2A4(90); PT-2(90)	 PB-3A*; PD-3A4(90); PT-3(90)	 PB-3A*; PT-3(120)	 PB-3A*; PB-3R2.375	 PB-4A*(180)	 PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0° Tilt							
0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
10° Tilt							
0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.99
20° Tilt							
1.12	1.48	1.86	2.60	2.85	6.31	7.32	3.72
30° Tilt							
1.46	1.48	2.20	2.94	3.66	6.31	8.68	4.40
45° Tilt							
1.95	1.96	2.69	3.43	4.54	7.63	10.65	6.38
60° Tilt							
2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
70° Tilt							
2.49	2.49	3.23	3.97	5.11	9.43	12.89	6.46
80° Tilt							
2.58	2.58	3.32	4.06	5.11	9.71	13.15	6.64
Tendon Configuration (90° Tilt): If used with Cree tendons, please add tendon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90° Tilt							
2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratios: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

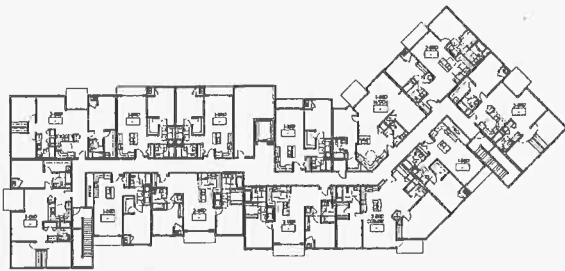


US: www.cree.com/lighting

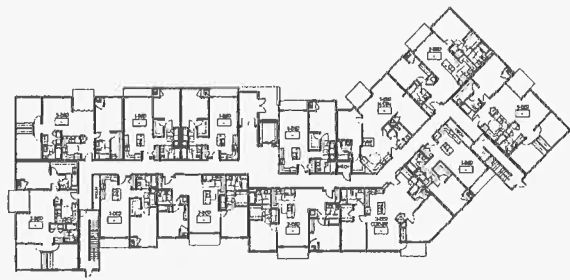
T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

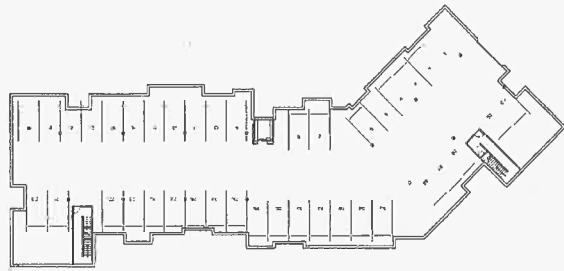
T (800) 473-1234 F (800) 690-7607



SECOND FLOOR PLAN



FIRST FLOOR PLAN



UNDERGROUND PARKING PLAN

Saxony Village
Germanatown
Wisconsin

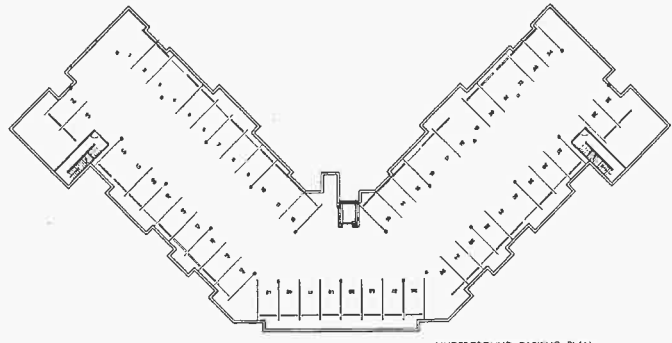
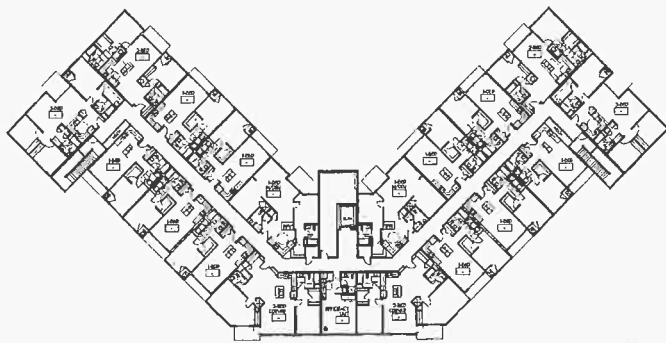
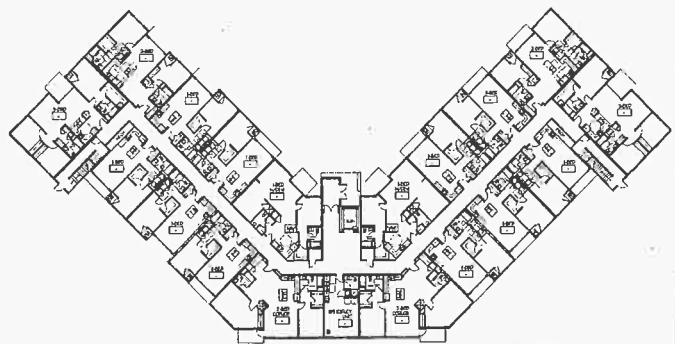


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WWW.SAXONYVILLAGE.COM

BY MEANS OF THESE PLANS, THE ARCHITECT ASSURES THAT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT.

DATE: 11/01/2015
DRAWN: 11/01/2015
CHECKED: 11/01/2015
PROJECT: 11/01/2015

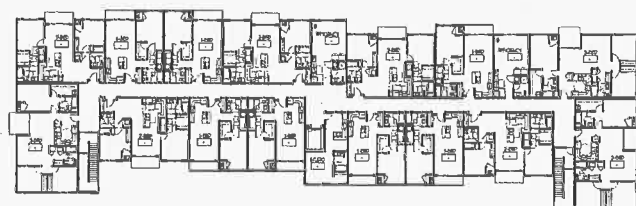
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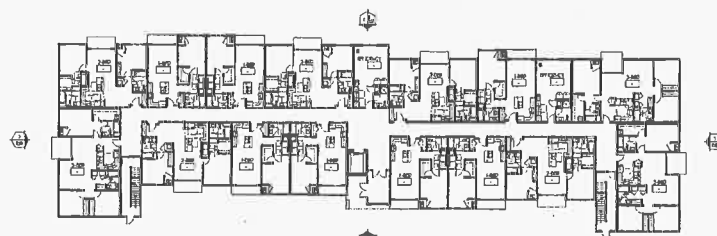
Saxony Village
Germantown
Wisconsin

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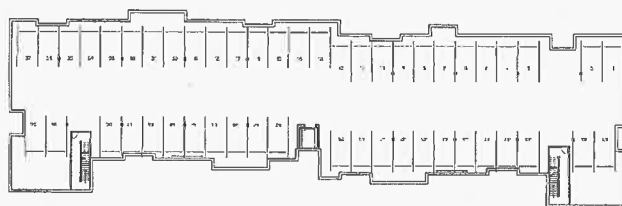
1/16" BLDG. 2 - FLOOR PLANS A201



SECOND FLOOR PLAN



FIRST FLOOR PLAN



UNDERGROUND PARKING PLAN

1/16" BLDG. 4&5 - 1/8" CLUB HOUSE - FLOOR PLANS A202



Saxony Village

Wisconsin

Germantown

三、五、七、九、十一、十三、十五、十七、十九、二十一、二十三、二十五、二十七、二十九、三十一、三十三、三十五、三十七、三十九、四十一、四十三、四十五、四十七、四十九、五十一、五十三、五十五、五十七、五十九、六十一、六十三、六十五、六十七、六十九、七十一、七十三、七十五、七十七、七十九、八十一、八十三、八十五、八十七、八十九、九十一、九十三、九十五、九十七、九十九、一百。

一、二、三、四、五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

For a complete list of authors, please refer to the full manuscript.

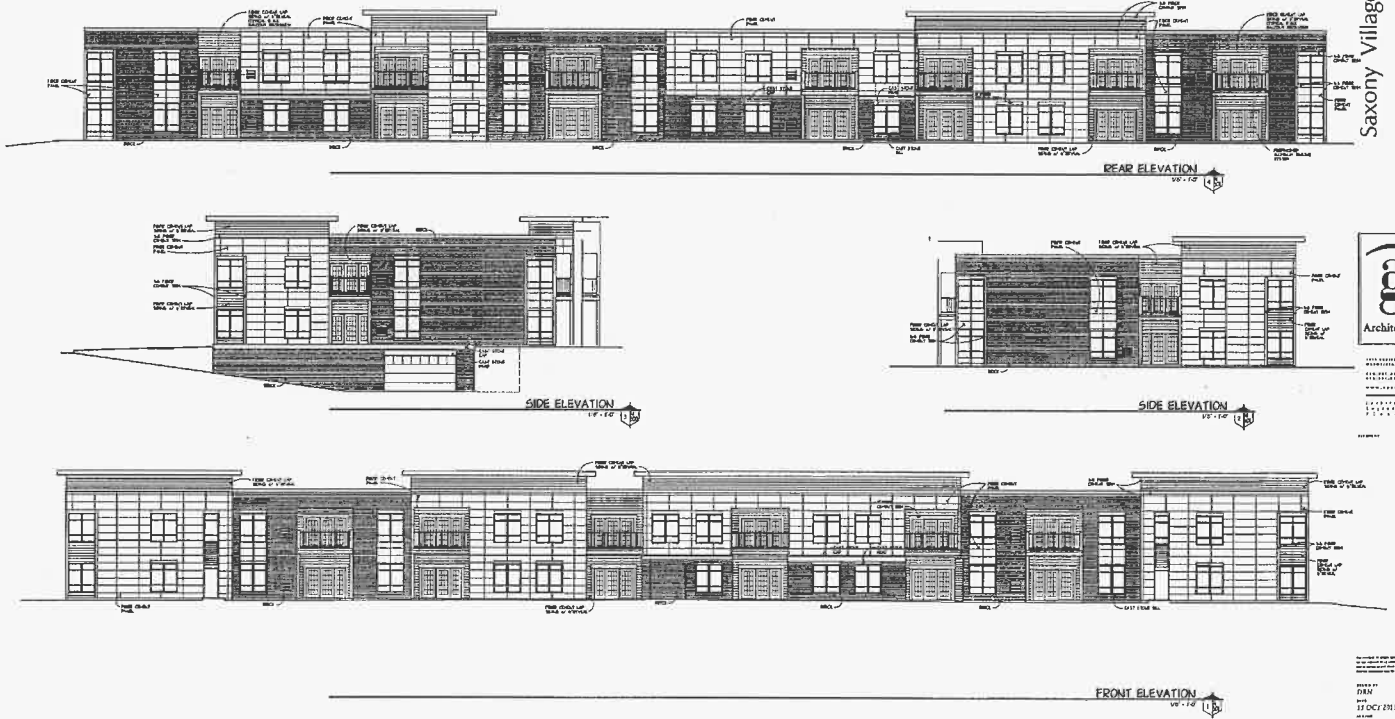
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15 OCT 2013

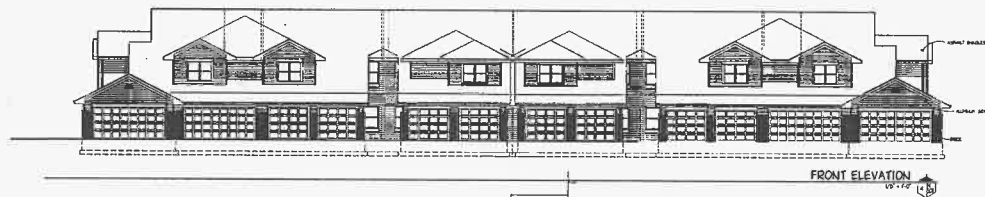
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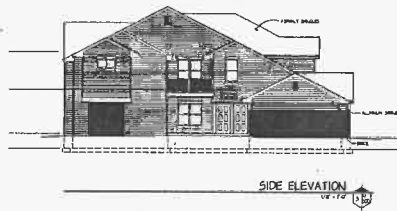




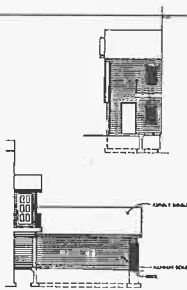
BLDG. 4&5 EXTERIOR ELEVATIONS A500



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



REAR ELEVATION

1/8" BLDG. 6 - EXTERIOR ELEVATIONS A501

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Wisconsin
Germantown



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DATE: 01/11/11
DRAWN BY
J2
DATE: 01/11/11