

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on August 3, 2016.

Chairperson Dietrich called the meeting to order at 10:00 a.m.

Members present: Tim Dietrich, Rose Werra, Pat Tetzlaff, Melissa Granicki and Amanda Schauer.

Members absent:

Others present: Kasey Fluet, Assistant Development Director

Consideration and possible action on the minutes of July 13, 2016.

A motion by Tetzlaff, seconded by Werra, to approve the minutes of July 13, 2016.

Motion carried.

Consideration and possible action on site, architectural building, lighting and landscape plan for Dr. Vezzetti office building on lot 2 at the Sussex Gateway.

Dan Hernandez, with Design 2 Construct was present for this matter. Mr. Hernandez reviewed the site plan and explained the use of the building. Mrs. Fluet reviewed the memo (copy attached). Mr. Dietrich stated he liked the design of the building.

Mrs. Fluet stated the ARB would need to consider the metal roof and if it architecturally fits the design of the building. Mrs. Schauer asked for the reason of the metal roof just on that one elevation of the building. Mr. Hernandez stated because of the slope of the roof line. Mr. Hernandez provided a color sample of the metal roof (copy attached). It was the consensus of the ARB the metal roof fit the architecture of the building and it was in a limited area.

Mrs. Fluet stated the lighting plan provides rendering of lights for the parking lot and around the building but nothing on the building. Mr. Hernandez stated the style and type of lighting on the building has not been decided and not sure that there will be any. Mrs. Granicki stated the doors on the back of the building should have some type of lighting for safety reasons.

A motion by Dietrich, seconded by Schauer to approve the site, architectural building, lighting and landscape plans for Dr. Vezzetti office building on lot 2 at the Sussex Gateway subject to final review by the Village Engineer and ADD to review the light fixtures to be added to the building to comply with the Design Standards.

Motion carried.

Consideration and possible action on landscape plan for Mammoth South.

Arthur Sawall owner of Mammoth South was present for this matter. Mrs. Fluet reviewed the memo (copy attached). Mr. Sawall said there is a break in the fence along the 18 unit building because the property owner on Waukesha Avenue has a fence in this area. Mr. Sawall said he will install a 8 foot high cedar wood fence, staggered pattern and will tie into to fence put in by the resident. Mrs. Granicki asked if the fence will be painted. Mr. Sawall said no he will let it be natural.

Mrs. Fluet discussed the Village Engineer's concerns about woody vegetation along the storm pond. The ARB gave direction to the VE to work with the Developer to have some type of

planting or allow the trees to remain and perhaps review the type of trees and if they have significant root systems.

A motion by Werra, seconded by Schauer to approve the landscape plan for Mammoth South with the following conditions:

- Update the rendering to show the fence to the south property line and indicate the area where the existing fence is.
- Provide a rendering of the fence to be installed.
- Would like vegetation around the storm pond area suitable for the pond or leave the trees in place.

Motion carried.

A motion by Werra, seconded by Tetzlaff, to adjourn the meeting at 10:43 a.m.

Motion carried.

Respectfully submitted,
Kasey Fluet, Assistant Development Director



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MEMORANDUM

TO: Architectural Review Board

FROM: Kasey Fluet, Assistant Development Director

RE: ARB meeting for August 3, 2016

DATE: July 29, 2016

The following is background information for the ARB agenda items. Please refer to the Design Standards dated March 25, 2014.

01. Consideration and possible action on the ARB minutes from the July 13, 2016 meeting.

02. Consideration and possible action on site, architectural building, lighting and landscape plans for Dr. Vezzetti office building on lot 2 at the Sussex Gateway.

This site is zoned B-3. Dr. Vezzetti has hired Design 2 Construct to build a 12,500 square foot building on the vacant lot adjacent to Executive Drive in the Corporate Park.

Site plan

- Has sufficient parking with 68 stalls and safe pedestrian orientation.
- Subject to final review by the Village Engineer.

Architectural building plan

- The exterior will have hardiplank siding and stone accent.
- Dumpster enclosure will have cedar plank siding plank painted to match the building.

Lighting plan

- Does not spill into neighboring property
- Light poles are not to exceed 25 feet, bases are to be buried or if exposed they shall be painted to blend in with the surroundings or have a decorative base.

Landscape plan

- Landscape plan is sufficient, 18 trees and 397 shrubs.

Signage plan

- No plan has been submitted, staff will need to review any signage for this site and determine if the plans will require review by the ARB and/or the Plan Commission.

Staff recommends: Staff recommends the ARB approve the site, architectural building lighting, and landscape plans for Dr. Vezzetti office building on lot 2 at the Sussex Gateway subject to final review by the Village Engineer.

03. Consideration and possible action on landscape plan for Mammoth South.

This site is zoned B-4. The plantings around the buildings and within the complex are sufficient. The location of the fence on the east side of the property screening the buildings and residential homes is not clear, the presenter will need to explain the location and provide details about the type of fence to be used.

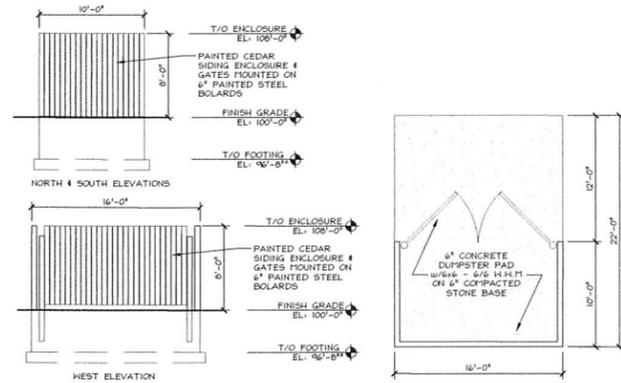
The Village Engineer has concerns about the type and location of the plantings located near the pond.

Staff recommends: Staff recommends the ARB recommend to the Plan Commission to approve the landscape plan for Mammoth South with the following condition:

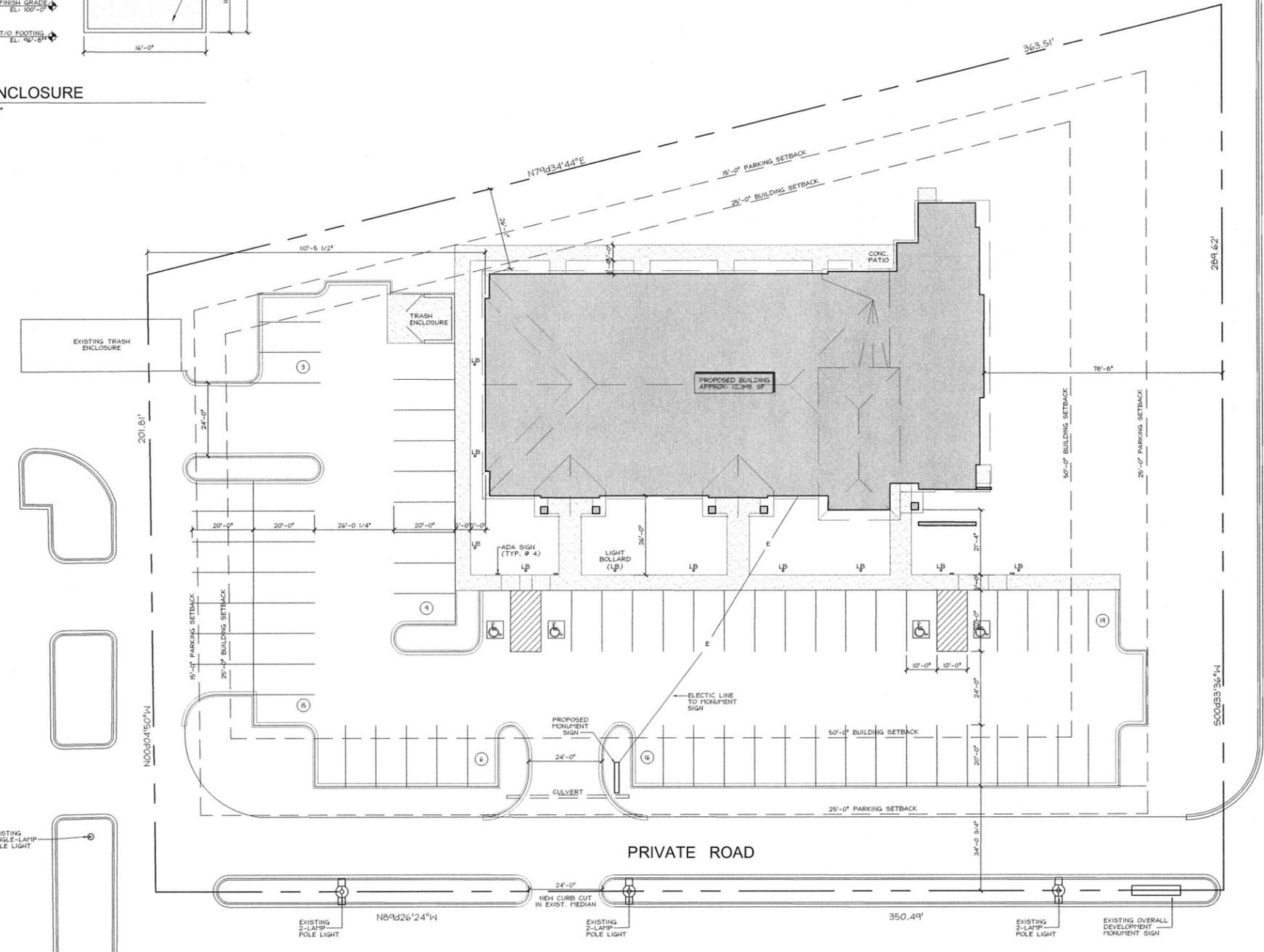
- Provide a plan detailing the fence and the location of the fence along the property line.
- Subject to review by the Village Engineer.

**Chilton Rustic
Splitface**





2 TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
DR. VEZZETTI
*
EXECUTIVE DRIVE
SUSSEX, WISCONSIN 53089

SHEET TITLE
SITE PLAN

REVISIONS

PROJECT DATA	
DATE	07.25.2016
JOB NO.	15-00206
SET USE	ARCH. REVIEW BOARD
FILE NAME	C1-A1.0
DRAWN BY	DLH
SHEET NO.	

A1.0

Vezzetti Family Dental Care

Sussex, Wisconsin



Northwest Perspective

Vezzetti Family Dental Care



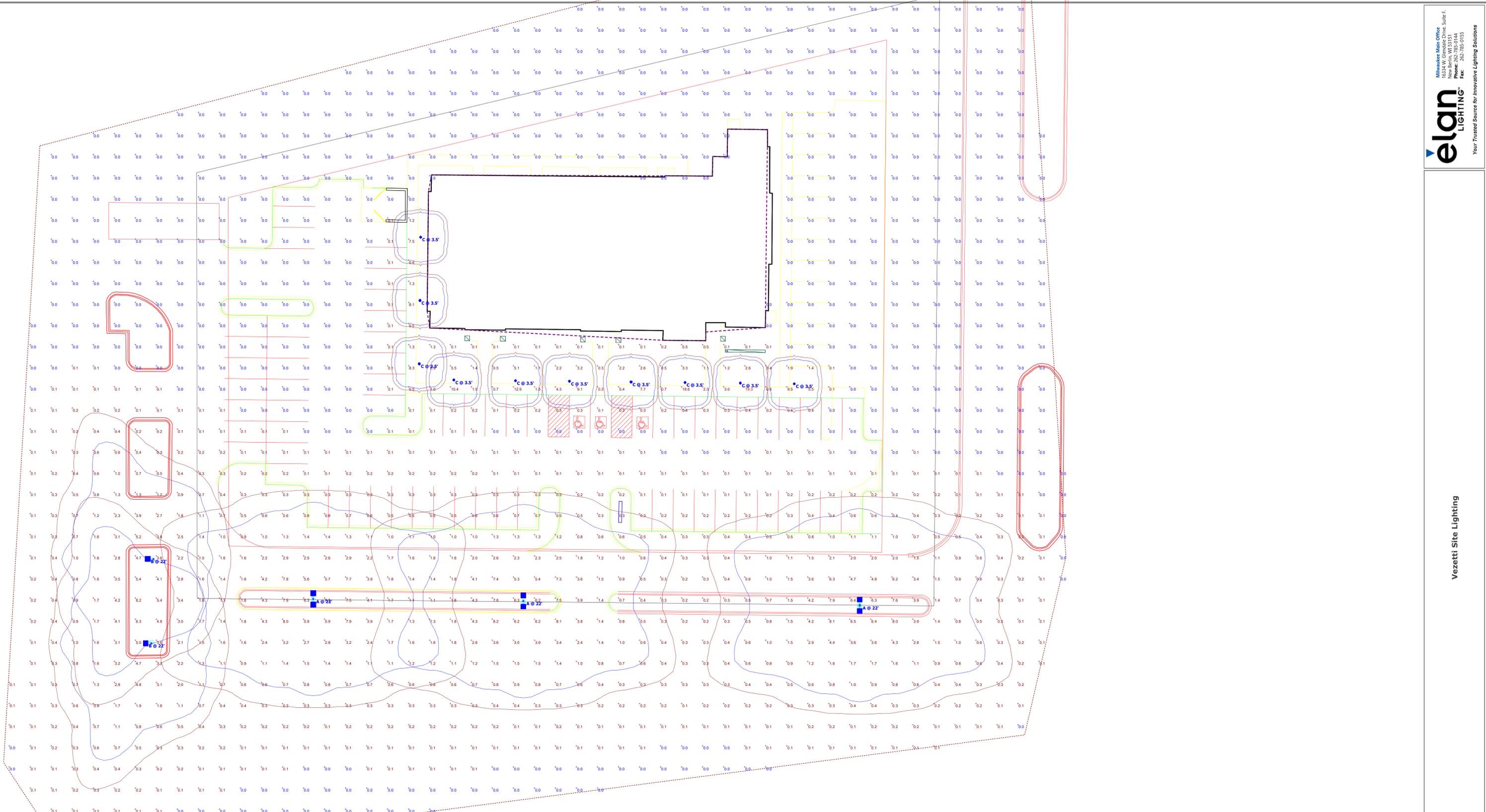
Southeast Perspective

Vezzetti Family Dental Care



Southwest Perspective





Plan View
 Scale - 1" = 20'

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A		3	existing	KAD 250M R3 (PULSE START)	Area Luminaire, 250W MH, R3 Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	KAD_250M_R3_(PULSE_STAR T).ies	22500	0.72	576
	B		2	existing	KAD 250M R3 (PULSE START)	Area Luminaire, 250W MH, R3 Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	KAD_250M_R3_(PULSE_STAR T).ies	22500	0.72	288
	C		10	Lithonia Lighting	DSXB LED 16C 700 40K SYM	D-SERIES BOLLARD WITH 16 4000K LEDS OPERATED AT 700mA AND SYMMETRIC DISTRIBUTION	LED	1	DSXB_LED_16C_700_40K_SYM.ies	2054.802	0.95	39

