

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on June 8, 2016.

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

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

Members absent: None

Others present: Kasey Fluet, Assistant Development Director

Consideration and possible action on the minutes of May 4, 2016.

A motion by Tetzlaff, seconded by Schauer, to approve the minutes of May 4, 2016.

Motion carried.

A motion by Dietrich, seconded by Tetzlaff to start with agenda item three due to the absence of the presenter for item two.

Motion carried.

Consideration and possible action on dumpster enclosure for Tools Inc.

Eric Neumann, Sr. Project Director from MSI. Mr. Neumann reviewed the plans for the new dumpster enclosure (copy attached). Mrs. Fluet stated the material to be used does not match the material of the building because the material for the building is concrete block. As Mr. Neumann has shown the new location is more than 500 feet off Executive Drive and the material to be used, chain link fence with screening slats and landscaping will still screen the dumpsters. Mrs. Fluet stated the ARB can approve the material for the enclosure if it deems the material to be used will screen the dumpsters. Mrs. Fluet stated many of the dumpster enclosures in this park are constructed of wood or chain link fencing.

Mrs. Granicki stated she is concerned about setting precedence and also the weathering of the slats for the chain link fence. Mr. Neumann stated the slats are vinyl with UV protection. Mrs. Granicki stated a condition in the motion should be added to indicate the size of the arborvitae trees to make sure they will be sufficient screening.

A motion by Granicki, seconded by Dietrich to approve the dumpster enclosure material as submitted due to a finding the enclosure location will be 522 feet from the road and screened from view, the trees used to screen the west side shall not be less than three and shall be a height of 5 to 6 feet tall.

Motion carried.

Consideration and possible action on screening wall material for Lannon Stone Products.

No one was present for this matter. Mrs. Fluet reviewed the sample material of the screening wall presented (photo attached). Mr. Dietrich was concerned about the maintenance of weeds and grass along between the highway and the fence. Mrs. Fluet stated we can make the property owner aware of the concern and we will address the situation when it becomes an issue.

A motion by Granicki, seconded by Werra to approve the screening wall material for Lannon Stone Products as presented. Motion carried.

A motion by Granicki, seconded by Tetzlaff, to adjourn the meeting at 10:41 a.m. Motion carried.

Respectfully submitted,
Kasey Fluet, Assistant Development Director



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 SINGLE SOURCE RESPONSIBILITY™

| REVISIONS: | |
|------------------------|---|
| 1 | 4-4-16 SITE, DOOR HARDWARE & ROOF INSULATION. |
| 2 | 5-19-16 BRG. ELEV. |
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| 3-31-2016 STATE REVIEW | |



PROJECT ADDRESS:
 PROJECT NAME
 Tools Incorporated - Addition
 STREET ADDRESS
 W248 N5500 Executive Drive
 CITY / STATE / ZIP
 Sussex, WI 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 11-2015 Drawn By: B. Zenker
 Sheet Title: **SITE PLAN**
 Sheet Number: **C-101**
 Project Number: P11547
4403

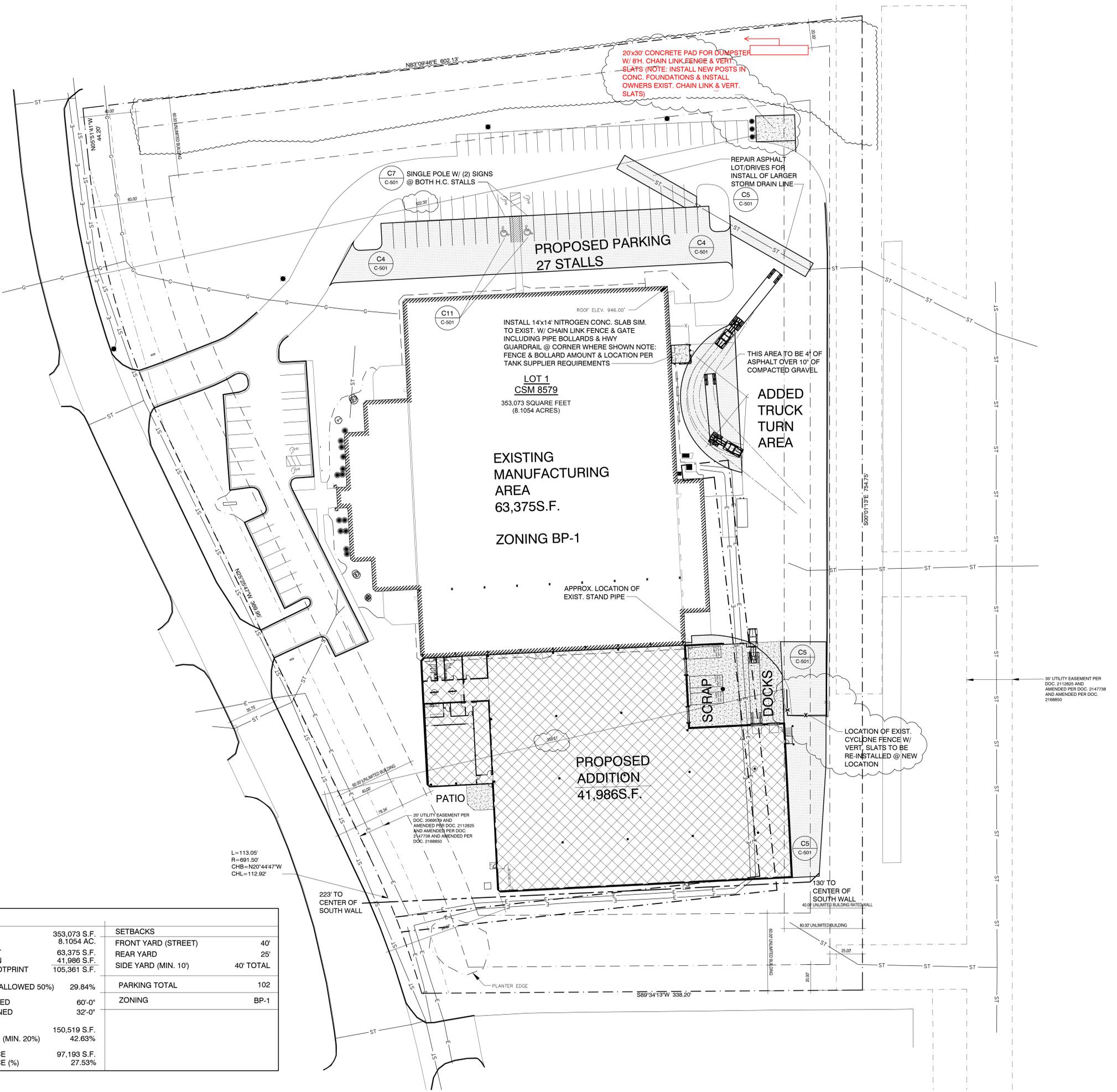
MANAGERS

ENGINEERS

CONTRACTORS

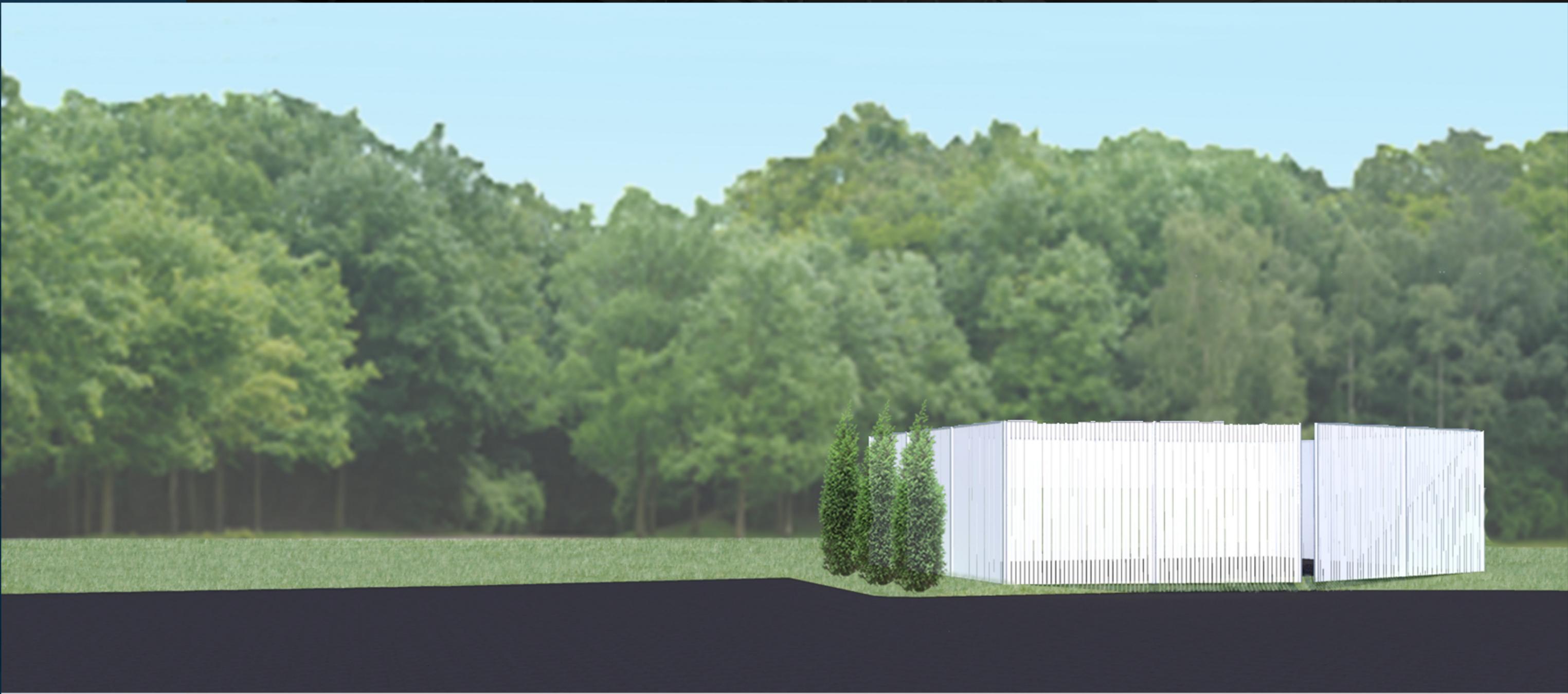
ARCHITECTS

| SITE DATA | | | |
|--------------------------------|----------------------------|----------------------|-----------|
| SITE AREA | 353,073 S.F. 8.1054 AC. | SETBACKS | |
| EXISTING FOOTPRINT | 63,375 S.F. | FRONT YARD (STREET) | 40' |
| PROPOSED ADDITION | 41,986 S.F. | REAR YARD | 25' |
| TOTAL BUILDING FOOTPRINT | 105,361 S.F. | SIDE YARD (MIN. 10') | 40' TOTAL |
| FLOOR AREA RATIO (ALLOWED 50%) | 29.84% | PARKING TOTAL | 102 |
| BUILDING HT. ALLOWED | 60'-0" | ZONING | BP-1 |
| BUILDING HT. DESIGNED | 32'-0" | | |
| GREEN SPACE AREA | 150,519 S.F. | | |
| GREEN SPACE RATIO (MIN. 20%) | 42.63% | | |
| IMPERVIOUS SURFACE | 97,193 S.F. | | |
| IMPERVIOUS SURFACE (%) | 27.53% | | |



SITE PLAN 1" = 30'-0"

TOOLS INC.



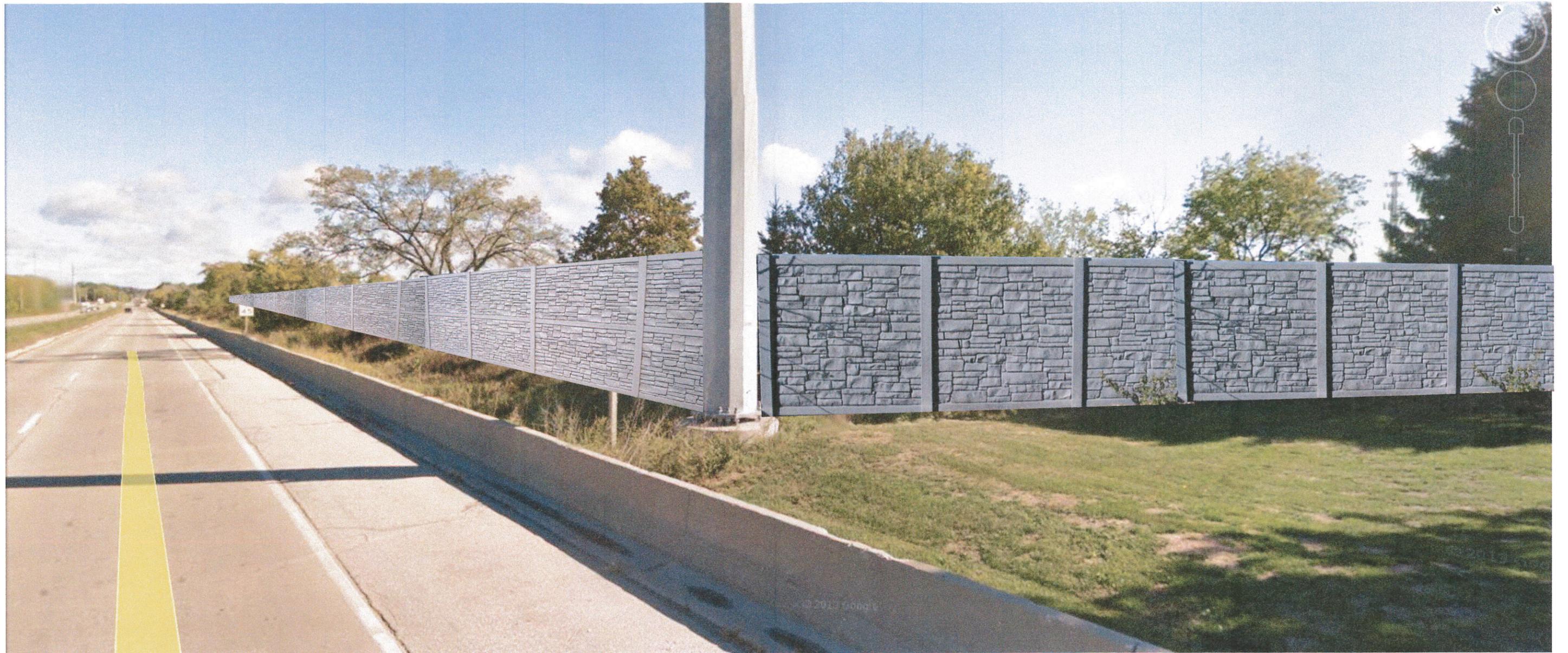
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Wall rendering for corner of HWY 74 by Lannon Stone Products