



N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

**AGENDA
PLAN COMMISSION
VILLAGE OF SUSSEX
THURSDAY, FEBRUARY 18, 2016
IMMEDIATELY FOLLOWING THE
6:30 P.M. RECONVENED PUBLIC HEARING
VILLAGE HALL, N64W23760 MAIN STREET-LOWER LEVEL**

Pursuant to the requirements of Section 19.84, Wis Stats., notice is hereby given of a meeting of the Village of Sussex Plan Commission, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum, (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.)

1. Roll call.
2. Consideration and possible action on the minutes of the public hearing and Plan Commission meeting of January 21, 2016.
3. Comments from citizens present.
When speaking, citizens should state their name and address for the record and be concise with their comments and presentation.
4. Consideration and possible action on Permitted Uses and Plans:
 - A. Consideration and possible action on a Plan of Operation and site plan for Starbucks, Meijer main store interior tenant (N51W24953 Lisbon Road).
 - B. Consideration and possible action on a Plan of Operation and site plan for Froedtert Fast Care, Meijer main store interior tenant (N51W24953 Lisbon Road).
 - C. Consideration and possible action on a Plan of Operation and site plan for Ben's Soft Pretzels, Meijer main store interior tenant (N51W24953 Lisbon Road).
 - D. Consideration and possible action on a Plan of Operation, site, architectural, lighting and landscape plan for Tools Inc. (W248N5500 Executive Drive).
5. Consideration and possible action on Conditional Uses and Plans:
 - A. Consideration and possible action of a Conditional Use, Plan of Operation and site plan for a vehicle repair shop by Chris Barriere (W240N6689 Maple Avenue).
 - B. Conceptual review on a Conditional Use, Plan of Operation and site plan for McGuire Contractors, Inc. (N63W22625 Main Street).
6. Consideration and possible action on CSM's and Plats:

7. Consideration and possible action on Zoning and Planning Items:
 - A. Consideration and possible action on site, architectural, landscape and lighting plan extra territorial review for Midwest Motor Express at the south east corner of HWY F and HWY K on Quarry Corners Parkway in the Town of Lisbon.
 - B. Conceptual review of site and architectural plans for Mammoth South Development on Deyer Drive.
8. Other items for future discussion.
9. Adjournment.

Greg Goetz
Chairperson

Jeremy Smith,
Village Administrator

Please note that, 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 service, contact Jeremy Smith at 246-5200.

NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT APPLICATION
VILLAGE OF SUSSEX

TAKE NOTICE that the Plan Commission of the Village of Sussex will hold a public hearing on January 21, 2016 at 6:30 P. M. at the Village Hall, N64W23760 Main Street, Sussex, on the following items:

To consider an application for a conditional use permit for Pet Partners Animal Clinic to operate a Veterinary clinic at W248N5250 Executive Drive Unit C in the BP-1 District in accordance with Section 17.0506 (A)(10)(a). The Petitioner is Kirn Hermberg, Partner of Pet Partners Animal Clinic. The property owner is James Marriott.

To consider an application for a conditional use permit for Chris Barriere to operate vehicle service shop at W240N6689 Maple Avenue in the B-3 Highway Business District. The Petitioner is Chris Barriere. The property owner is Thomas Landvatter.

A copy of the applications and plans are available for review at the Sussex Village Hall, N64W23760 Main Street from 8:00 a.m. until 5:00 p.m., Monday through Friday.

Said hearing shall be public and citizens and persons of interest shall then be heard.

BY ORDER OF THE PLAN COMMISSION

Susan M. Freiheit
Clerk-Treasurer

PUBLISH in Sussex Sun on 1/6 & 1/13

This notification is being sent to you because your property is located within 200 feet of one of the above addresses.

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the public hearing held by the Plan Commission on January 21, 2016.

Chairman Greg Goetz called the hearing to order at 6:30 p.m.

Members present: Annette Kremer, Deb Anderson, Roger Johnson, Pat Tetzlaff, Steve Pellechia, Amanda Schauer and Greg Goetz.

Members excused: None.

Others present: Administrator Jeremy Smith, Attorney John Macy, Assistant Development Director Kasey Fluet, Fire Chief Corky Curtis and Clerk-Treasurer Susan Freiheit.

Chairman Goetz read the notice of public hearing to which is to hear from citizens present on the following matters:

To consider an application for a conditional use permit for Pet Partners Animal Clinic to operate a Veterinary clinic at W248N5250 Executive Drive Unit C in the BP-1 District in accordance with Section 17.0506 (A)(10)(a). The Petitioner is Kirn Hermberg, Partner of Pet Partners Animal Clinic. The property owner is James Marriott.

To consider an application for a conditional use permit for Chris Barriere to operate vehicle service shop at W240N6689 Maple Avenue in the B-3 Highway Business District. The Petitioner is Chris Barriere. The property owner is Thomas Landvatter.

Mr. Kirn Hermberg, W241N5993 Goldencrest Court, stated that he is looking to open a veterinary clinic in the building owned by Jim Marriott, across from the Meijer building. Mr. Hermberg stated that he will offer grooming and veterinary services, but no animal boarding. Mr. Hermberg stated that some animals may stay overnight, but per his lease, no canines can stay overnight unattended. Mr. Hermberg stated that cats can stay overnight occasionally. Mr. Hermberg stated that there has been a recent change per Mr. Marriott to move to a different unit. Mr. Hermberg stated that he was going to be next to Flabbergast, but will not be on the north end of the building. Mr. Hermberg stated that the different area will be the same size, 5,000 sq. ft.

Chairman Goetz opened the public hearing to comments from citizens present. There was no one present who wished to be heard.

Mr. Chris Barriere was not present on the second item of the public hearing.

Mr. Macy stated that he suggests that the public hearing be tabled until later in the meeting in case Mr. Barriere shows up later.

A motion by Pellechia, seconded by Kremer, to close the public hearing on the Pet Partners Animal Clinic at 6:36 p.m. Motion carried.

A motion by Pellechia, seconded by Kremer, to table the public hearing for Chris Barriere until later in this meeting. Motion carried.

Respectfully submitted,

Susan M. Freiheit
Clerk-Treasurer

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the meeting of the Plan Commission on January 21, 2016.

Chairman Greg Goetz called the meeting to order at 6:36 p.m.

Members present: Annette Kremer, Deb Anderson, Roger Johnson, Pat Tetzlaff, Steve Pellechia, Amanda Schauer and Greg Goetz.

Members excused: None.

Others present: Administrator Jeremy Smith, Attorney John Macy, Assistant Development Director Kasey Fluet, Fire Chief Corky Curtis and Clerk-Treasurer Susan Freiheit.

Consideration and possible action on the minutes of the Joint Plan Commission/Village Board meeting on December 8, 2015 and the Plan Commission meeting on December 17, 2015.

A motion by Tetzlaff, seconded by Kremer, to approve the minutes of the Joint Plan Commission/Village Board meeting on December 8, 2015 and the Plan Commission meeting on December 17, 2015, all as submitted. Motion carried.

Comments from citizens present. There was no one present who wished to be heard.

Consideration and possible action on a Plan of Operation and site plan for Tailgators Restaurant (N64W23246 Main Street).

Mr. Kevin Shannon, N64W23246 Main Street, stated that the current business model is a good one and he has no changes planned. Mr. Shannon stated that they will serve food and drinks, and have entertainment of pool and darts. Mr. Pellechia asked if they will have the same chef. Mr. Shannon stated they will and have the same hours. Mrs. Tetzlaff asked about sometimes there is no parking available. Mr. Shannon stated that he has talked to the current owner and there is no resolution to parking at this point. Mr. Shannon stated that he plans to talk to the owner of Boneyard to see that things were going well and will work with him. Mr. Pellechia agreed that he has brought up this issue before. Mr. Johnson asked if there was a way to use the parking in the storage facility to the north of this property. Mr. Shannon stated that he is interested in having some valet parking. Mr. Shannon stated that he has never owned a bar before although he has owned other businesses. Mr. Shannon stated that he intends to bring in a manager but the current owner has agreed to stay to train him for four months. Mr. Shannon stated that he intends to stay here for the next 6 to 12 months to know all the aspects of the business. Mr. Goetz asked that Mr. Shannon meet with Mrs. Fluet to get information on the storage facility and the possibility of sharing parking lots. Mrs. Fluet reviewed the Plan Staff Memo on this matter (copy attached).

A motion by Pellechia, seconded by Kremer, to approve the Plan of Operation and site plan for Tailgators Restaurant (N64W23246 Main Street); makes a finding that the use and structures meet the principals of 17.1002(A-H); and approval is subject to the standard conditions of Exhibit A. Motion carried.

Consideration and possible action on a Plan of Operation and site plan for Sussex Nail Salon (W249N5245 Executive Drive Ste. 205).

Mr. Kevin Nguyen stated that the Sussex Nail Salon will have eight pedicure spa chairs, eight manicure stations and one wax room. Mr. Nguyen stated that their services will provide pedicures, manicure, acrylic, liquid gel, shellac (gel polish) and waxing eyebrows, upper lip, whole face wax and leg wax. Mrs. Fluet reviewed the Plan Staff Memo on this matter (copy attached).

A motion by Kremer, seconded by Anderson, to approve the Plan of Operation and site plan for Sussex Nail Salon (W249N5245 Executive Drive Ste. 205); makes a finding that the use and structures meet the principals of 17.1002(A-H); and the approval is subject to the standard conditions of Exhibit A.

Consideration and possible action on a Plan of Operation and site plan for Oriental Wellness (W249N5245 Executive Drive Ste. 208).

Ms. Phebe Purnell, owner of Oriental Wellness Center, was present on this matter. Ms. Purnell stated that she is now in Pewaukee and intends to move and downsize to Sussex. Ms. Purnell stated that she has done this work for the last 20 years including acupuncture, herbalists and wellness care. Ms. Purnell stated that she is the first person in the State with a Pediatric Natural Wellness license. Ms. Purnell stated that she has patients travel from far away to see her in Pewaukee and they stay in a hotel while receiving treatments. Mrs. Fluet reviewed the Plan Staff Memo on this matter (copy attached).

Motion by Johnson, seconded by Goetz, to approve the Plan of Operation and site plan for Oriental Wellness (W249N5245 Executive Drive Ste. 208); makes a finding that the use and structures meet the principals of 17.1002(A-H); and the approval is subject to the standard conditions of Exhibit A.

Motion carried.

Consideration and possible action of a Conditional Use, Plan of Operation and site plan for Pet Partners Animal Clinic (W248N5250 Executive Drive Unit C).

Mr. Kirn Hermberg was present on this matter. Mrs. Fluet reviewed the Plan Staff Memo on this matter (copy attached).

Motion by Pellechia, seconded by Kremer, to approve the Conditional Use, Plan of Operation and site plan for Pet Partners Animal Clinic (W248N5250 Executive Drive Unit C); makes a finding that the use and structures meet the principals of 17.1002(A-H); and the approval is subject to the standard conditions of Exhibit A.

Motion carried.

Consideration and possible action of a Conditional Use, Plan of Operation and site plan for a vehicle repair shop by Chris Barriere (W240N6689 Maple Avenue).

Mr. Chris Barriere was not present on this matter. Attorney Macy recommended that the Commission continue the public hearing to the February meeting.

A motion by Pellechia, seconded by Tetzlaff, to table the public hearing and consideration of the conditional use, plan of operation and site plan for vehicle repair by Chris Barriere (W240N6689 Maple Avenue) until the February 18, 2016 meeting at 6:30 p.m. as no one was present on this matter.

Motion carried.

Consideration and possible action on a finding to waive the parking lot setback in the M-1 District in accordance with Section 17.0603 (F)(6) for a parking lot addition for Repete Corporation (W226N6283 Village Drive).

No one was present from Repete Corp. on this matter. Mrs. Fluet reviewed the Plan Staff Memo on this matter (copy attached). Mr. Johnson asked if the surfacing of the new parking lots would be the same as the existing. Mrs. Fluet stated that they would.

A motion by Kremer, seconded by Anderson, to make a Plan Commission finding to allow the setback of the parking lot addition to be less than five feet from the side yard based on the fact the existing parking lot was constructed prior to January 1, 2015 for Repete Corporation (W226N6283 Village Drive), and subject to the standard conditions of Exhibit A.

Motion carried.

Other items for future discussion

Mr. Johnson stated that he felt a hotel was needed as there is no place for people to stay, from out of town. Mr. Johnson asked if there was any way to recruit hotels, motels, etc. Mr. Smith stated that this subject was looked at last year with Mr. Sawall's market research firm in Pewaukee. They felt that there is sufficient hotel/motels to handle the region. Mr. Smith stated that the existing hotels/motels are along

the interstate and no one is willing to come off the interstate. Mr. Goetz stated that he feels a movie theater would fit here, but they have them in Menomonee Falls and Delafield, so this won't fly now.

Motion by Kremer, seconded by Pellechia, to adjourn the meeting at 7:05 p.m.

Motion carried.

Respectfully submitted,

Susan M. Freiheit
Clerk-Treasurer



N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

MEMORANDUM

TO: Plan Commission

FROM: Kasey Fluet, Assistant Development Director

RE: Plan Commission meeting of January 21, 2016

DATE: January 8, 2016

All Code Sections in this memo refer to the Sussex Municipal Code Chapter 17 version dated March 25, 2014 with subsequent amendments thereto.

01. **Roll call.**
02. **Consideration and possible action on minutes of the Plan Commission meeting on December 17, 2015.**
03. **Comments from citizens present.**
04. **Consideration and possible action on Permitted Uses and Site Plans:**
 - A. **Consideration and possible action on a Plan of Operation and site plan for Tailgators Restaurant (N64W23246 Main Street).**

This site is zoned B-4. The restaurant and bar is a permitted use in the B-4 Central Mixed Use District in accordance with section 17.0419 (C)(1)(c) and (d). A new owner is purchasing the business and plans to continue the restaurant and bar business with entertainment to the public. The owner has explained entertainment to the public to include a pool table, dart boards and video games also available in the bar room. The second floor will remain as a rental unit of a 2 bedroom apartment. Hours of operation will be 7:00am to 2:00am Monday through Thursday, 7:00am to 2:30am Friday and Saturday and Sunday 7:00am to 2:00am. Each year the owner must receive approval for an Outdoor Establishment Permit.

The site has 44 parking stalls and 44 are required per code.

The restaurant owner needs to apply for and receive approval by the Finance Committee and Village Board of a liquor license if he still wants to provide this service and approval by the Waukesha County Health Department.

Policy Question:

1. Are there any concerns with the Plan of Operation? Has the owner adequately explained what entertainment to the public includes?
2. Are there any concerns with the property?

Action Items:

1. Act on the plan of operation and site plan.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Tailgators Restaurant (N64W23246 Main Street); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

B. Consideration and possible action on a Plan of Operation and site plan for Sussex Nail Salon (W249N5245 Executive Drive Ste. 205).

This site is zoned B-3. The spa treatment services is a permitted use in the B-3 highway Business District in accordance with Section 17.0418 (A)(5)(b). The salon will offer manicures, pedicures and wax treatments. The salon will lease 1,400 square feet in the second building of the Sussex Gateway complex, building two is 14,500 square feet. Hours of operation will be Monday through Saturday 9:00 a.m. to 9:00 p.m. and Sunday 11:00 a.m. to 5:00 p.m.

The complex has 170 parking stalls. The number of stalls meets the code requirement for shopping complex over 30,000 square feet to have five spaces per 1,000 square feet of leasable area. The site has sufficient parking for all users.

Any signage for this site will need to be reviewed by the Building Inspector.

Policy Question:

1. Are there any concerns with the Plan of Operation?
2. Are there any concerns with the property?

Action Items:

1. Act on the plan of operation and site plan.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Sussex Nail Salon (W249N5245 Executive Drive Ste. 205); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

C. Consideration and possible action on a Plan of Operation and site plan for Oriental Wellness (W249N5245 Executive Drive Ste. 208).

This site is zoned B-3. The spa treatment services is a permitted use in the B-3 highway Business District in accordance with Section 17.0418 (A)(5)(b). Oriental Wellness will relocate their business from Pewaukee to Sussex and will offer acupuncture, skin care, women's wellness and nail care services. The wellness center will lease 1,600 square feet in the second building of the Sussex Gateway complex, building two is 14,500 square feet. Hours of operation will be Monday through Friday 8:00 a.m. to 8:00 p.m. and Saturday 8:00 a.m. to 6:00 p.m.

The complex has 170 parking stalls. The number of stalls meets the code requirement for shopping complex over 30,000 square feet to have five spaces per 1,000 square feet of leasable area. The site has sufficient parking for all users.

There will be approximately 8,000 square feet of leasable space left in the second building complex.

Any signage for this site will need to be reviewed by the Building Inspector.

Policy Question:

1. Are there any concerns with the Plan of Operation?
2. Are there any concerns with the property?

Action Items:

1. Act on the plan of operation and site plan.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Oriental Wellness (W249N5245 Executive Drive Ste. 208); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

05. Consideration and possible action on Conditional Uses and Plans:

A. Consideration and possible action of a Conditional Use, Plan of Operation and site plan for Pet Partners Animal Clinic (W248N5250 Executive Drive Unit C).

This site is zoned BP-1. The veterinary services is a conditional use in the BP-1 Business Park District in accordance with Section 17.0506 (A)(10)(a). The veterinary clinic will offer veterinary products and services, with ancillary grooming services. Pet Partners will also perform surgeries, some surgeries will require limited overnight stay of the animal for recovery. The hours of operations will be Monday through Friday opening at 8:30 a.m. and closing at 6:00 p.m. except on Monday closing will be at 7:00 p.m. they will also offer Saturday hours of 8:00 a.m. to 12:00 p.m.

The site has 187 parking stall 97 are allocated to other users and this user requires 8 stalls per code.

Prior to this meeting is the Public Hearing for this item and it would be appropriate for the Plan Commission to address any relevant concerns of the Plan Commission from said public hearing during this point in the agenda.

The Petitioner has requested the Plan Commission take action on the CU document for his business. Staff has prepared a CU for your consideration at this meeting.

Policy Question:

1. Are there any concerns with the Conditional Use or Plan of Operation?
2. Are there any concerns with the property?

Action Items:

1. Act on the CU, Plan of Operation and site plan. OR.
2. Provide additional comments for inclusion in the CU and direct staff to bring back for the February Plan Commission meeting

Staff Recommendation: Staff recommends approval of the Conditional Use, Plan of Operation and site plan for Pet Partners Animal Clinic (W248N5250 Executive Drive Unit

C); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

B. Consideration and possible action of a Conditional Use, Plan of Operation and site plan for a vehicle repair shop by Chris Barriere (W240N6689 Maple Avenue).

This site is zoned B-3. The vehicle (cars, motorcycles and small engine) service shop is a conditional use in the B-3 Highway Business District in accordance with 17.0506 (A)(12)(a). Mr. Barriere will lease the 1,500 square foot building to operate his repair shop in. Hours of operation Monday through Friday 8:00 a.m. to 8:00 p.m. Saturday and Sunday 8:00 a.m. to 10:00 p.m. This site is not allowed any outside storage.

It has been many years since these buildings were maintained fully. The Plan Commission should look at what if any maintenance type activities to the building and site should be made in conjunction with this new occupancy to adhere to Village standards.

Prior to this meeting is the Public Hearing for this item and it would be appropriate for the Plan Commission to address any relevant concerns of the Plan Commission from said public hearing during this point in the agenda.

The Building Inspector and Fire Inspector visited the site and provided a list of items to be completed prior to granting occupancy (see copy attached).

Policy Question:

1. Are there any concerns with the Conditional Use or Plan of Operation?
2. Are there any concerns with the property?

Action Items:

1. Act on the CU, Plan of Operation and site plan. OR.
2. Provide additional comments for inclusion in the CU and direct staff to bring back for the February Plan Commission meeting

Staff Recommendation: Staff recommends approval of the Conditional Use, Plan of Operation and site plan for Chris Barriere (W240N6689 Maple Avenue); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to complying with the conditions of the Building Inspector and Fire Inspector the standard conditions of Exhibit A.

06. Consideration and possible action on CSM's and Plats:

07. Consideration and possible action on Zoning and Planning Items:

A. Consideration and possible action on a finding to waive the parking lot setback in the M-1 District in accordance with Section 17.0603 (F)(6) for a parking lot addition for Repete Corporation (W226N6283 Village Drive).

This site is zoned M-1. In accordance with Section 17.0603 (F)(6) the Plan Commission can make a finding to waive the setback requirement if the parking lot existed prior to January 1, 2015. Repete Corp. would like to add a 61 x 92 foot parking lot addition to the west end of the existing parking lot, which was constructed in 1981. The existing lot is less than five feet off the side yard lot line and the addition will also be less than five feet from the side yard lot line. Repete does not want to locate the parking lot behind the building because they plan to add on to the building in this location.

Policy Questions:

1. Are there any concerns with the parking lot addition?
2. Should additional buffering be required?

Action Items:

1. Act on the finding.

Staff Recommendation: Staff recommends the Plan Commission make a finding to allow the setback of the parking lot addition to be less than five feet from the side yard based on the fact the existing parking lot was constructed prior to January 1, 2015 for Repete Corporation (W226N6283 Village Drive), and subject to the standard conditions of Exhibit A.

08. Other Items for future discussion.

Exhibit “A”

Village of Sussex Plan Commission

Standard Conditions of Approval Plan of Operation and Site Plan

The Plan Commission for the Village of Sussex authorizes the Building Inspector to issue a building permit to the Petitioner and approves the general layout, architectural plans, ingress and egress, parking, loading and unloading, landscaping, open space utilization, site plan and plan of operation subject to the following conditions:

1. Presentation compliance. Subject to Petitioner operating the premises at all times in substantial conformity with the presentation made to the Village Plan Commission, as modified or further restricted by the comments or concerns of the Village Plan Commission.

2. Inspection compliance. Subject to the Petitioner submitting to and receiving the approval from the Village Administrator, written proof that the Village Building Inspector and Fire Chief have inspected the subject property and have found that the subject property is in substantial compliance with applicable federal, State, and local laws, statutes, codes, ordinances, policies, guidelines and best management practices, prior to this approval being effective.

3. Regulatory compliance. Subject to the Petitioner and Owner fully complying with all Village, County of Waukesha, State of Wisconsin and federal government codes, ordinances, statutes, rules, regulations and orders regarding the premises, including but not limited to compliance with Section 17.1000 of the Village of Sussex Zoning Code entitled “Site Plan Review and Architectural Control,” as determined by Village Staff.

4. Satisfaction of Engineer. Subject to the Developer satisfying all comments, conditions, and concerns of the Village Engineer regarding the Petitioner’s application prior to this approval being effective.

5. Required plans. Subject to the Developer submitting to and receiving written approval from the Village Administrator of all of the following plans as deemed necessary by the Village Administrator:

- A. Landscaping plan
- B. Parking plan
- C. Lighting plan
- D. Signage plan
- E. Traffic plan
- F. Grading plan

- G. Tree preservation plan
- H. Open space plan
- I. Water plan
- J. Surface and stormwater management plan
- K. Sewer plan
- L. Erosion control plan
- M. _____
- N. _____
- O. _____
- P. _____

6. Screening of All Dumpsters. Subject to the Petitioner and Owner screening all dumpsters as required by the ordinance to the satisfaction of the Village Administrator.

7. Payment and reimbursement of fees and expenses. Subject to the Petitioner and Owner paying all costs, assessments and charges due and owing to the Village of Sussex either by the Petitioner or imposed on the subject property, including, but not limited to, real estate taxes, personal property taxes, utility bills, special assessments, permit fees, license fees and professional fees which shall include all costs and expenses of any type that the Village incurs in connection with Petitioner’s application, including the cost of professional services incurred by the Village (including engineering, legal and other consulting fees) for the review of and preparation of the conditions of approval, attendance at meetings or other related professional services for this application, as well as for any actions the Village is required to take to enforce any of the conditions of this approval due to a violation of these conditions by the Petitioner or the Owner, as authorized by law.

8. Condition if the Property is in the B-4 Central Business District. If the property is in the B-4 Central Business District, the Petitioner shall comply with the standards and conditions found within the Village of Sussex Downtown Design and Development Plan and other plans as may be approved from time to time by the Community Development Authority in its role as a Redevelopment Authority to guide development within the Village’s Downtown.

9. Subject to acceptance. The Owner by requesting a permit either directly or through an agent, and accepting the same is acknowledging that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.

10. Any official named in this document can appoint a designee to perform his or her duties.



N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

MEMORANDUM

TO: Plan Commission

FROM: Kasey Fluet, Assistant Development Director

RE: Plan Commission meeting of February 18, 2016

DATE: February 3, 2016

All Code Sections in this memo refer to the Sussex Municipal Code Chapter 17 version dated March 25, 2014 with subsequent amendments thereto.

01. **Roll call.**
02. **Consideration and possible action on the public hearing and minutes of the Plan Commission meeting on January 21, 2016.**
03. **Comments from citizens present.**
04. **Consideration and possible action on Permitted Uses and Site Plans:**
 - A. **Consideration and possible action on a Plan of Operation and site plan for Starbucks, Meijer main store interior tenant (N51W24953 Lisbon Road).**

This site is zoned B-2. The coffee restaurant is a permitted use in the B-2 Regional Business District in accordance with section 17.0417 (A)(1)(b). Starbucks will occupy 991 square feet of tenant space in the 190,000 square foot building of Meijer. The space will have seating for 40 customers and will offer beverages and food. Hours of operation will be Monday through Sunday 5:30 a.m. to 7:30 p.m.

The site has 661 parking stalls, sufficient for the size of the building.

Policy Question:

1. Are there any concerns with the Plan of Operation?
2. Are there any concerns with the property?

Action Items:

1. Act on the plan of operation and site plan.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Starbucks, Meijer main store interior tenant (N51W24953 Lisbon Road); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

B. Consideration and possible action on a Plan of Operation and site plan for Froedtert FastCare, Meijer main store interior tenant (N51W24953 Lisbon Road).

This site is zoned B-2. The general medical service clinic is a permitted use in the B-2 Regional Business District in accordance with section 17.0417 (A)(3)(b). The clinic will occupy 776 square feet of tenant space in the 190,000 square foot building of Meijer. Services will range from lab tests, minor medical treatment, immunizations and screenings. Hours of operation will be Monday through Friday 9:00 a.m. to 8:30 p.m., Saturday 10:00 to 5:00 and Sunday 10:00 a.m. to 2:00 p.m.

The site has 661 parking stalls, sufficient for the size of the building.

Policy Question:

1. Are there any concerns with the Plan of Operation?
2. Are there any concerns with the property?

Action Items:

1. Act on the plan of operation and site plan.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Froedtert FastCare, Meijer main store interior tenant (N51W24953 Lisbon Road); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

C. Consideration and possible action on a Plan of Operation and site Plan for Ben's Soft Pretzel, Meijer main store tenant (N51W24953 Lisbon Road).

This site is zoned B-2. The restaurant is a permitted use in the B-2 Regional Business District in accordance with section 17.0417 (A)(1)(b). Ben's Pretzel will occupy 1,100 square feet of tenant space in the 190,000 square foot building of Meijer. The space will have seating for 38 customers and will offer beverages and food. Hours of operation will be Monday through Friday 10:00 a.m. to 8:00 p.m. Saturday 10:00 a.m. to 8:00 p.m. and Sunday 11:00 a.m. to 7:00 p.m.

The site has 661 parking stalls, sufficient for the size of the building.

Policy Question:

1. Are there any concerns with the Plan of Operation?
2. Are there any concerns with the property?

Action Items:

1. Act on the plan of operation and site plan.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Ben's Soft Pretzel, Meijer main store interior tenant (N51W24953 Lisbon Road); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

D. Consideration and possible action on a Plan of Operation, site, architectural, lighting and landscape plan for Tools Inc. (W248N5500 Executive Drive).

This site is zoned BP-1. The tool and die business is a permitted use in the BP-1 Business Park District in accordance with Section 17.0420 (A)(5)(d)(2). The general operations of the business is not changing, Tools Inc. is requesting to add a 41,900 square foot addition to their existing building to accommodate their growing needs. The addition will also include additional parking lot on the north side of the building.

The plans will be reviewed by the ARB in March. Are there any concerns about the plans you want the ARB to review?

Policy Question:

1. Are there any concerns with the plan of operation?
2. Are there any concerns with the site, architectural, lighting and landscape plans?

Action Items:

1. Act on the plan of operation and various plans.

Staff Recommendation: Staff recommends approval the Plan of Operation, site, architectural, lighting and landscape plan for Tools Inc. (W248N5500 Executive Drive); subject to final review by the Village Engineer, review by the ARB and addressing any conditions by the ARB, a finding that the use and structures meet the principals of 17.1002(A-H); and the approvals are subject to the standard conditions of Exhibit A.

05. Consideration and possible action on Conditional Uses and Plans:

A. Consideration and possible action of a Conditional Use, Plan of Operation and site plan for a vehicle repair shop by Chris Barriere (W240N6689 Maple Avenue).

This item was tabled at the January 21, 2016 meeting.

This site is zoned B-3. The vehicle (cars, motorcycles and small engine) service shop is a conditional use in the B-3 Highway Business District in accordance with 17.0506 (A)(12)(a). Mr. Barriere will lease the 1,500 square foot building to operate his repair shop in. Hours of operation Monday through Friday 8:00 a.m. to 8:00 p.m. Saturday and Sunday 8:00 a.m. to 10:00 p.m. This site is not allowed any outside storage.

It has been many years since these buildings were maintained fully. The Plan Commission should look at what if any maintenance type activities to the building and site should be made in conjunction with this new occupancy to adhere to Village standards.

Prior to this meeting will be the reconvened Public Hearing for this item and it would be appropriate for the Plan Commission to address any relevant concerns of the Plan Commission from said public hearing during this point in the agenda.

The Building Inspector and Fire Inspector visited the site and provided a list of items to be completed prior to granting occupancy (see copy attached).

Policy Question:

1. Are there any concerns with the Conditional Use or Plan of Operation?
2. Are there any concerns with the property?

Action Items:

1. Act on the CU, Plan of Operation and site plan. OR.
2. Provide additional comments for inclusion in the CU and direct staff to bring back for the March Plan Commission meeting

Staff Recommendation: Staff recommends approval of the Conditional Use, Plan of Operation and site plan for Chris Barriere (W240N6689 Maple Avenue); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to complying with the conditions of the Building Inspector and Fire Inspector the standard conditions of Exhibit A.

B. Conceptual review of a Conditional Use, Plan of Operation and site plan for McGuire Contractors, Inc. (N63W22625 Main Street).

This site is zoned M-1. The construction services business is a conditional use in the M-1 Industrial District in accordance with Section 17.0506 (A)(4)(a). McGuire Contractors is a full service general construction firm with five employees and will occupy 3,200 square feet in the 36,200 square foot building. They will use 2,000 square feet as office space and 1,200 as storage of construction items. Hours of operation will be Monday through Friday 8:00 a.m. to 5:00 p.m. This site is not allowed any outside storage.

This site has 72 parking spaces with 38 allocated to other users this user requires 5 per code.

Policy Question:

1. Are there any concerns with the Conditional Use or Plan of Operation?
2. Are there any concerns with the property?

Action Items:

1. Direct staff to schedule the public hearing.

Staff Recommendation: Staff recommends scheduling the public hearing for the March meeting.

06. Consideration and possible action on CSM's and Plats:

07. Consideration and possible action on Zoning and Planning Items:

A. Consideration and possible action on site, architectural, landscape and lighting plan extra territorial review for Midwest Motor Express at the south east corner of HWY F and HWY K on Quarry Corners Parkway in the Town of Lisbon.

This is extra territorial review. The property is in the Town of Lisbon and will stay in the Town of Lisbon. This site is within the joint planning area and requires the Village review the plans as an approving agent. The site does not impact Village stormwater or traffic and will not come to the Village under the boundary stipulation.

Midwest Motor Express is proposing to construct a 60'x293' truck terminal with 41 dock doors and some office space on the 6.7 acre vacant lot in the Lisbon Quarry Corners industrial park. The company was directed to review the Village Design Standards prior to submitting the plans. The plans were approved by the ARB on February 3, 2016.

Policy Questions:

1. Are there any concerns with site or various plans?

Action Items:

1. Act on the plans.

Staff Recommendation: Staff recommends the Plan Commission approve the site, architectural, landscape and lighting plan extra territorial review for Midwest Motor Express at the south east corner of HWY F and HWY K on Quarry Corners Parkway in the Town of Lisbon.

B. Conceptual review of site and architectural plans for Mammoth South Development on Dever Drive.

This site is zoned B-4. It is the expansion of the mixed use development of the Mammoth Springs Development with connectivity around and use of the quarry pond. The development requires an amendment to the CU granted for the Mammoth Springs development, which was contemplated when the original development was approved. It is an essential part of the adopted Village's TIF project plan and its redevelopment plan. The site has been talked about for redevelopment for 10 years with the Village Board authorizing the CDA to acquire properties in the area over a decade ago. The access point on Waukesha Avenue was predetermined by the State as the one access point between Main Street and Silver Spring.

The expanded development will support the 26,000 square feet of retail/office established on the northern side of the quarry pond with the addition of 89 three bedroom apartments. 22 of the units are townhome style units with three story living overlooking the quarry pond and 67 of the units are market rate units some which include a lofted area. This will be the first three bedroom apartments in Sussex and will have rents higher than Phase 1 development and is aimed at a different segment of the population than Phase 1. Stormwater is cleaned on site and sent to the Quarry pond in a similar fashion to the first phase of the development. Every unit has a garage available plus one available surface parking spot and the site has some additional guest parking spots. Mammoth South has a pool and clubhouse for use by the residents of the site and the residents on the north side of the quarry pond, while the workout area for the residents is located above the retail on the north side of the development.

The original phase of the development is in its final stages of completion. This phase of development will take 18 months to develop with access off of Waukesha Avenue and Silver Spring. The buildings meet our architectural standards and are different, but play off of the architecture of Phase 1.

There are two townhouse buildings, three two story buildings, and one three story building lined up with the Topaz apartments to balance that scale.

Two of the neighboring properties asked for a fence with evergreens, which staff supports and we will recommend adding those improvements to the plan.

The next step would be to set the public hearing for the amendment of the CU and to send the plans to the ARB for review.

Policy Questions:

1. Are there any concerns with the plans?

Action Items:

1. Direct staff to schedule the public hearing and send the plans to the ARB.

Staff Recommendation: Staff recommends scheduling the public hearing for March meeting.

08. Other Items for future discussion.



PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? No If yes, is this a new CU? _____

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # _____

Zoning: B2 - Commercial

Address of Tenant Space: Meijer Main Store Address: N51W24953 Lisbon Rd Pewaukee WI 53072

1. Name of Business: Starbucks Coffee (tenant within Meijer Main Store)

Business	<u>N51W24953 Lisbon Rd</u>	<u>Pewaukee WI 53072</u>	<u>TBD</u>
Address	City, State, Zip		Phone #
Fax #	Email address		

2. Business owner contact information: Tammy Vantuinen

Contact	<u>2350 Three Mile Rd</u>	<u>Grand Rapids, MI 49544</u>	<u>616.791.5114</u>
Address	City, State, Zip		Phone #
Fax #	Email address <u>Tammy.Vantuinen@meijer.com</u>		

3. Building/Land owner contact information: Store Director - TBD

Contact	<u>N51W24953 Lisbon Rd.</u>	<u>Pewaukee WI 53072</u>	<u>TBD</u>
Address	City, State, Zip		Phone #
Fax #	Email address <u>TBD</u>		

4. Number of Employees/Shifts: 2 Employees 2 Shifts

5. Days of Operation:

Put an X in box that applies:
Hours
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
X	X	X	X	X	X	X

HOURS: 5:30am to 7:30pm 7 Days / Week

6. Is this an extension of an existing operation? Yes
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? No
 If yes, explain: _____
If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No If yes, explain: _____
11. Dimension of area to be occupied 37' 10" x 26' 2 1/2" Total square footage 991
 If applicable list square footage according to 1st floor _____ 2nd floor _____

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:
 Total Number of Parking Spaces 661 Number of spaces needed per code 1091
 Number of spaces allocated for employee parking 100
 Dimensions of parking lot 685' x 370' Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
Licensee Sign on Front Canopy Gable Signs will submit a Sign Permit
If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

Tammy Vantuinen 1/18/16
 Name Date
Merchandising
 Title or Position

I am aware and approve of the business to be operating in the building owned by Meijer.

Steve Achram 1/18/16
 Name Date
New Store Project Manager
 Title or Position

Starbucks Coffee is a coffee purveyor. It serves hot and cold drinks, whole-bean coffee, microground instant coffee, espresso, cafe latte, full-leaf teas, fresh juices, Frappuccino beverages, thaw and serve pastries and snacks and drinkware. The following is a list of items served at Starbucks Coffee:

Americano
Iced Americano
Cinnamon Dolce
Caramel Macchiato
Iced Caramel Macchiato
Hazelnut Macchiato
Iced Hazelnut Macchiato
Latte
Iced Latte
Vanilla Latte
Iced Vanilla Latte
Mocha
Iced Mocha
Peppermint Mocha
White Mocha
Iced White Mocha
Starbucks DoubleShot
Espresso
Espresso Con Panina
Espresso Macchiato
Brewed Coffee
Misto
Hot Chocolate
Salted Caramel
Peppermint Mocha
White Chocolate
Steamed Apple Juice
Caramel Apple Spice
Steamed Milk
Vanilla Crème
Juice
Milk
Smoothie
Strawberry Lemonade
Hot Tea
Classic Chai Latte

Iced Classic Chai Latte
Oprah Chai Tea Latte
Iced Oprah Chai Tea Latte
Green Tea Latte
Ice Coffee
Ice Tea - Shaken
Ice Tea Lemonade - Shaken
Cool Lime Refresher
Valencia Orange Refresher
Very Berry Refresher

Frappuccino

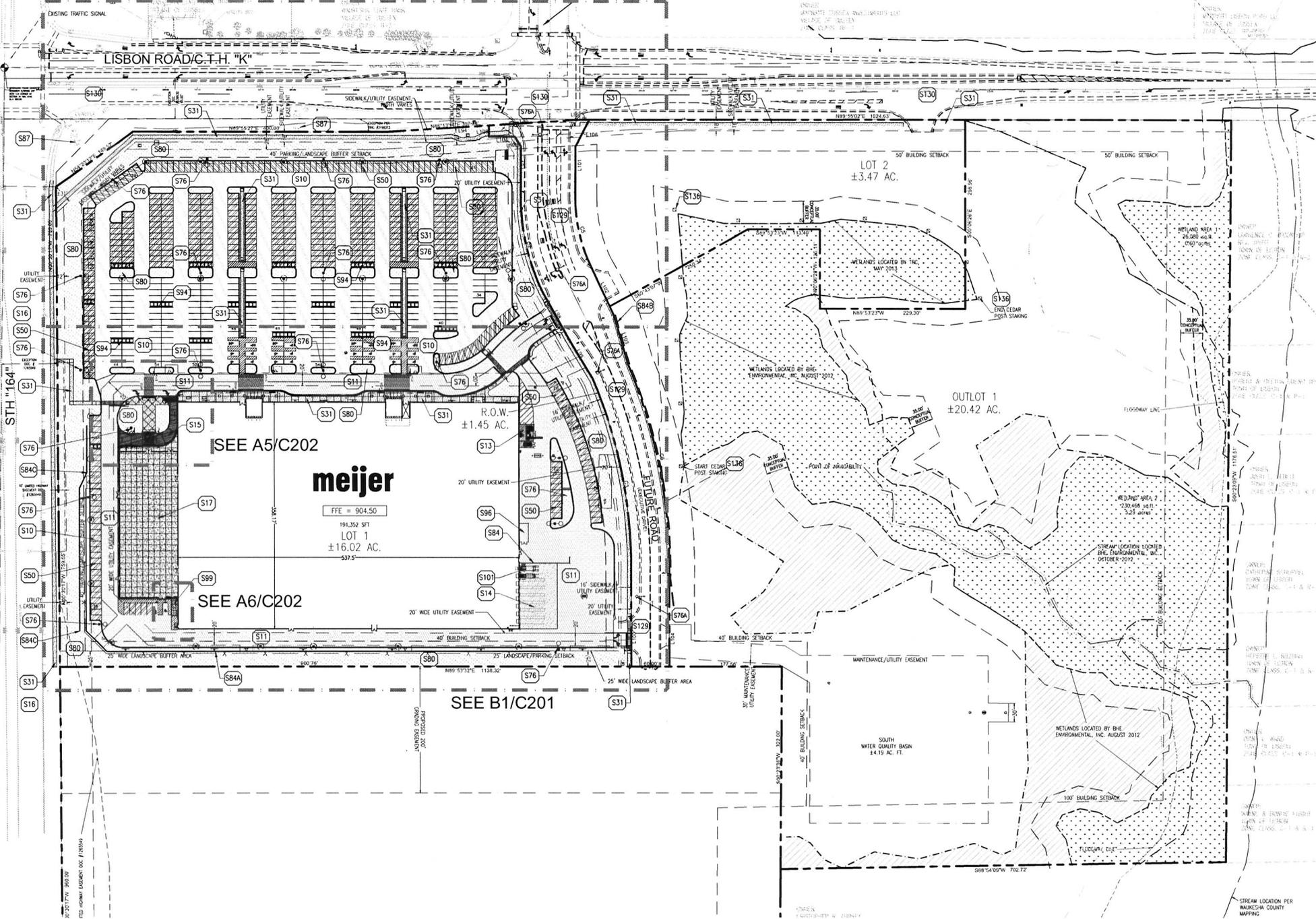
Café Espresso
Café Vanilla
Caramel
Cinnamon Dolce
Coffee
Espresso
Hazelnut
Java Chip
Mocha
Peppermint Mocha
Salted Caramel Mocha
White Mocha
Cinnamon Dolce
Chai Crème
Double Chocolate Chip
Green Tea Crème
Strawberries & Crème
Syrup Crème Frappuccino
Vanilla Bean Crème

Chocolate Chip Cookie
Chocolate Croissant
Cheese Danish
Iced Lemon Pound Cake
Banana Pecan Walnut Loaf
Pumpkin Loaf
Blueberry Yogurt Muffin with Honey
Blueberry Scone
Birthday Cake Pop
Chocolate Chip Cookie Dough Cake Pop
Chocolate Brownie Double Chunk
Marshmallow Dream Bar
Oatmeal

SEE B1/C202

EXECUTIVE DRIVE

LISBON ROAD/C.T.H. "K"



SEE A5/C202

meijer

FFE = 904.50
 191,352 SFT
 LOT 1
 ±16.02 AC.
 537.5'

SEE A6/C202

SEE B1/C201

LOT 2
±3.47 AC.

OUTLOT 1
±20.42 AC.

SOUTH
WATER QUALITY BASIN
44.19 AC. FT.

WETLANDS LOCATED BY THE
ENVIRONMENTAL, INC. AUGUST 2012

STREAM LOCATION PER
MUNICIPAL COUNTY
MAPPING



PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? No If yes, is this a new CU? _____

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # 279.988.001

Zoning: B-2

Address of Tenant Space: N51 W24953 Lisbon Road, Pewaukee, WI 53072

1. Name of Business:
Froedtert FastCare

Business	PO Box 23400 Att:FastCare Development	Green Bay, WI 54305-3400	920-436-8680 Option #1
Address	920-436-8689	City, State, Zip steve.lazzari@Bellin.org	Phone #
Fax #	Email address		

2. Business owner contact information:
Steve Lazzari

Contact	PO Box 23400 Att:FastCare Development	Green Bay, WI 54305-3400	920-436-8680 Option #1
Address	920-436-8689	City, State, Zip steve.lazzari@Bellin.org	Phone #
Fax #	Email address		

3. Building/Land owner contact information:
Steve Talbert-Store Director - Meijer

Contact	N51 W24953 Lisbon Road	Pewaukee, WI 53072	262-932-2500
Address	n/a	City, State, Zip steve.talbert@meijer.com	Phone #
Fax #	Email address		

4. Number of Employees/Shifts: 2 Employees 1 Shifts

5. Days of Operation:

Put an X in box that applies:
Hours
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
9-8:30	9-8:30	9-8:30	9-8:30	9-8:30	10-5	10-2

6. Is this an extension of an existing operation? No
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? No
 If yes, explain: _____
 If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No If yes, explain: _____
11. Dimension of area to be occupied 29'9"X24'6" Total square footage 776
 If applicable list square footage according to 1st floor 776 2nd floor _____

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:

Total Number of Parking Spaces _____ Number of spaces needed per code _____
 Number of spaces allocated for employee parking _____
 Dimensions of parking lot _____ Is parking lot paved? _____

13. Signage: What type of signage are you proposing for your business?

Channel lit letters - see draft of sign design, placement
 If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

[Signature] 2/8/16
 Name _____ Date _____
Director - EastCare Development
 Title or Position _____

I am aware and approve of the business to be operating in the building owned by Meljer.

[Signature] 2/8/16
 Name _____ Date _____
Director of Property Management
 Title or Position _____

Village of Sussex, Plan of Operation

Froedtert FastCare

Question #7. Low acuity medical clinic operated by Froedtert and The Medical College of Wisconsin. The space is being built out by Bellin Health, Green Bay, WI. Please see attached Menu of Services.

FAST CARE

Services

Labs

Monospots • Pregnancy test • Rapid flu test
Rapid strep • Urinalysis

Treatments

Allergies (6 years and older) • Athlete's foot
Bladder infections (females, 12 years and older)
Cold & flu symptoms • Cold sores • Ear infections
Impetigo • Insect bites • Laryngitis • Minor burns & rashes
Minor sunburn • Mononucleosis • Physicals (camp, school & sport)
Pink eye • Poison ivy (3 years and older) • Ringworm
Sinus infections (5 years and older) • Sore throat
Styes • Swimmer's ear • Upper respiratory infections

Immunizations and Screenings also available

*Patients must be 18 months or older.
Some age restrictions exist for select services.*

EXHIBIT A

Meijer
Store #

Store Address

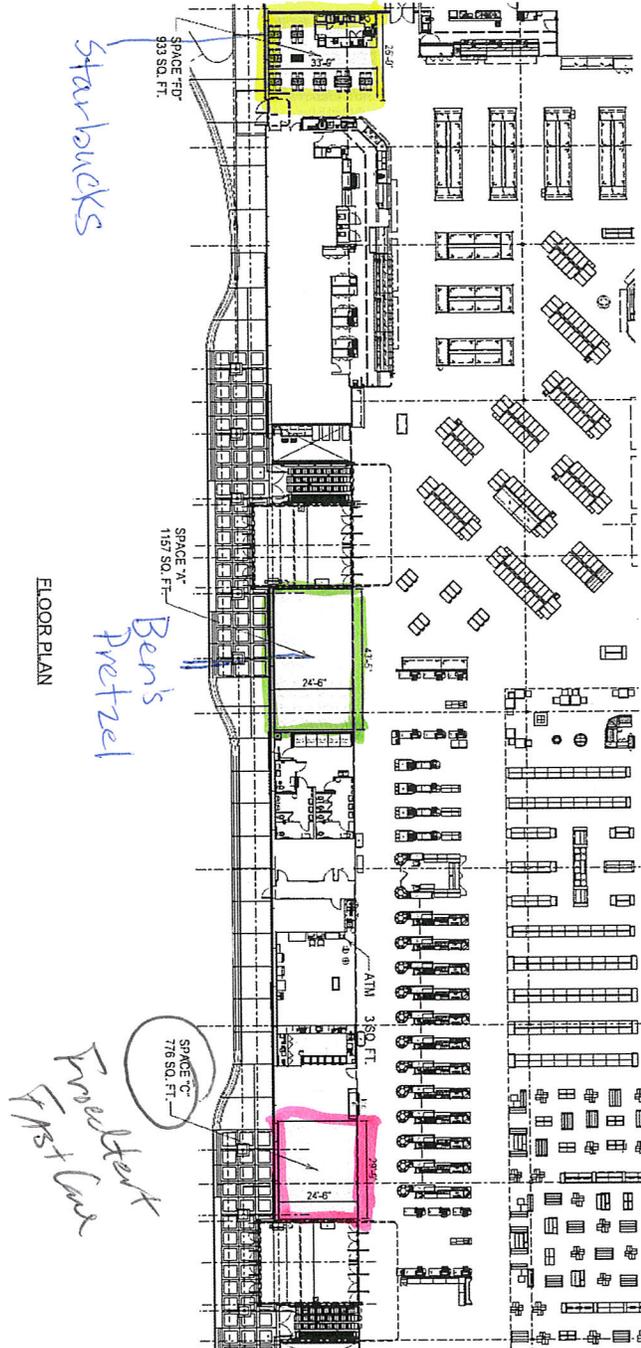
275*

N51 W24953 Lisbon Road, Pewaukee, WI 53072

Licensed
Premises Square
Footage

Space "C" – 776 sq.
ft.

*Denotes New Entire Premises



SEE B1/C202

EXECUTIVE DRIVE

LISBON ROAD/C.T.H. "K"

LOT 2
±3.47 AC.

OUTLOT 1
±20.42 AC.

SEE A5/C202

meijer

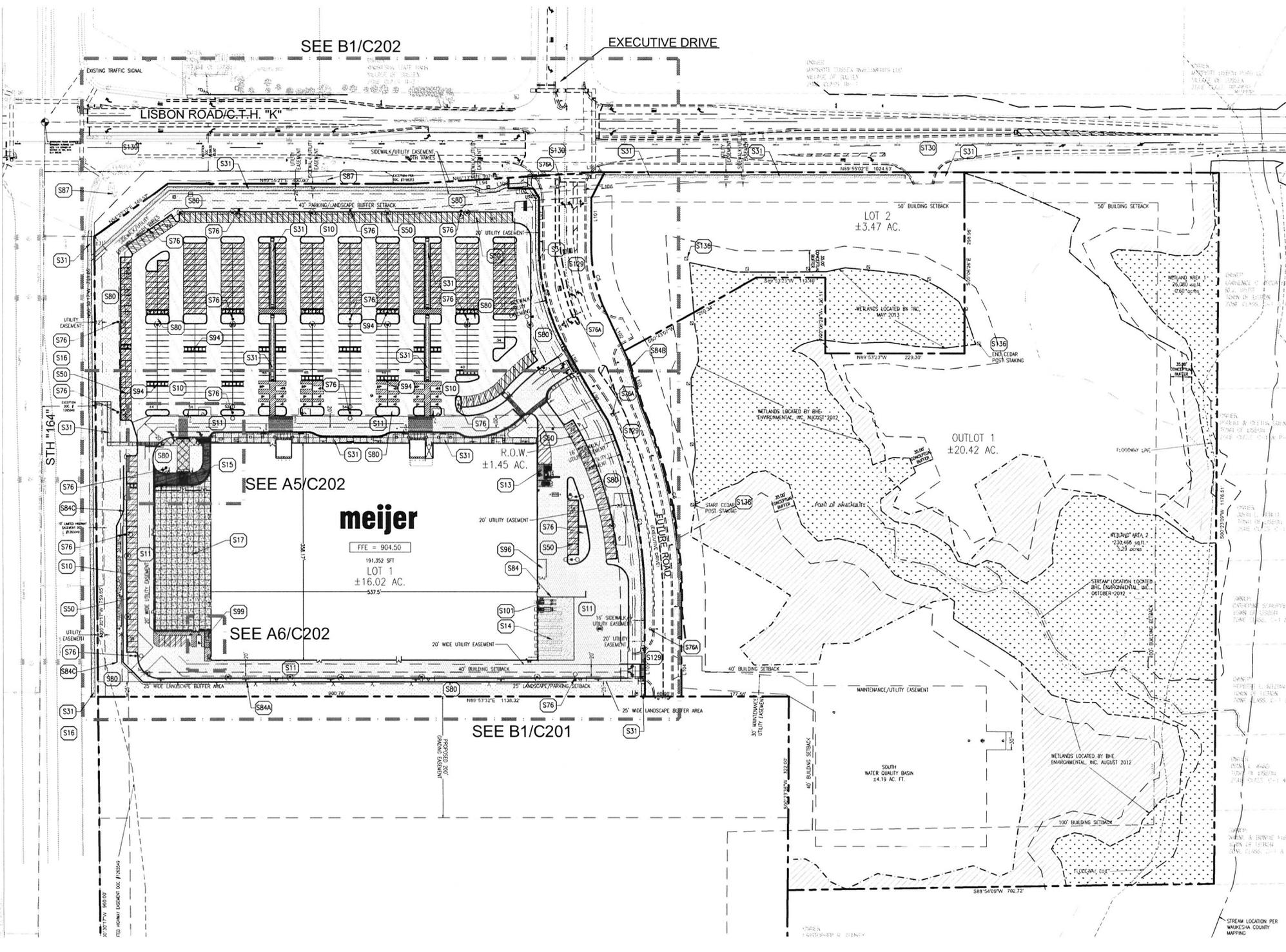
FFE = 904.50
191,352 SFT
LOT 1
±16.02 AC.
537.5'

SEE A6/C202

SEE B1/C201

MEYER & ASSOCIATES
14000 W. 10TH AVENUE
DENVER, CO 80231

STREAM LOCATION PER
MUNICH COUNTY
MAPPING





PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? No If yes, is this a new CU? N/A

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? N/A

Tax Key # 279988001

Zoning: B-2

Address of Tenant Space: N51W21953 Pewaukee, WI 53072

1. Name of Business:
Ben's Soft Pretzels, LLC

Business		
N51W24953	Pewaukee, WI, 53072	574-536-3521
Address	City, State, Zip	Phone #
N/A	don@benspretzels.com	
Fax #	Email address	

2. Business owner contact information:
Donald Drabik

Contact		
1202 W. Pike St.	Goshen, IN 46526	574-970-2188
Address	City, State, Zip	Phone #
	don@benspretzels.com	
Fax #	Email address	

3. Building/Land owner contact information:
Donald Drabik

Contact		
1202 W. Pike St.	Goshen, IN 46526	574-536-3521
Address	City, State, Zip	Phone #
N/A	don@benspretzels.com	
Fax #	Email address	

4. Number of Employees/Shifts: 2 Employees 2 Shifts

5. Days of Operation:

Put an X in box that applies:
Hours
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
10 am- 8 pm	11 am - 7 pm					

6. Is this an extension of an existing operation? No
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? N/A Do you need an Outdoor Establishment Permit? N/A
 If yes, explain: N/A
 If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No If yes, explain: N/A
11. Dimension of area to be occupied 1157 sq ft Total square footage _____
 If applicable list square footage according to 1st floor 1157 sq ft 2nd floor N/A

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:
 Total Number of Parking Spaces N/A Number of spaces needed per code N/A
 Number of spaces allocated for employee parking N/A
 Dimensions of parking lot N/A Is parking lot paved? N/A

13. Signage: What type of signage are you proposing for your business?
Interior
 If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

Donald J. Drabik 2/9/2016
 Name Date
Vice President
 Title or Position

I am aware and approve of the business to be operating in the building owned by _____.

 Name Date

 Title or Position



Ben's
soft pretzels

1202 W. Pike St., Goshen, IN 46526

Ben's Soft Pretzels

Business Use:

Ben's Soft Pretzels is a Quick Service Bakery that produces and sells for customer consumption, Jumbo Soft Pretzels, Pretzel Sticks, Buggy Bites, Pretzel Dogs, and Pretzel Pockets.

Jumbo Soft Pretzels, Pretzel Sticks, and Buggy Bites are produced strictly from our dough, which is made on site multiple times daily. These products are baked in a pretzel/pizza oven and then placed in a warming unit for display purposes. Pretzels items will be served directly from this warming unit (in most cases).

The Ben's Soft Pretzels Pretzel Dog is produced from our pretzel dough with a slice of swiss cheese and all beef frank (fully cooked), rolled to cover most of the frank, and then baked. They, too, are held in a warming unit for display and service.

Our Ben's Soft Pretzels Pockets are produced as follows:

1. Italian Pocket – Pretzel dough, ham (pre-cooked), provolone cheese marinara sauce, and pepperoni (pre-cooked).
2. Ham and Cheese Pocket – Pretzel dough, ham (pre-cooked), and provolone cheese.
3. Meatball Pocket – Pretzel dough, meatballs (pre-cooked), provolone cheese, marinara sauce, and garlic powder.

We offer eleven dipping sauces, including cheddar and nacho cheese sauce (from cans). The cheese sauces are heated in a specific warming unit and served as requested. Other dipping sauces are served either warm, chilled, or at room temperature (based on the need to control for potentially hazardous foods).

In this location, Ben's Soft Pretzels will have limited seating with anticipation that most purchases will be made "To go".

Menu Items:

Please see the attached Ben's Soft Pretzels Menu. This will be consistent with the menu we'll introduce in the new Meijer Store near the Village of Sussex.

à la carte



JUMBO PRETZEL

\$3.45

ORIGINAL • SOUR CREAM & ONION
GARLIC • CINNAMON & SUGAR • PARMESAN

PRETZEL POCKET

\$4.49

HAM & CHEESE • ITALIAN • MEATBALL

PRETZEL DOG

WITH MELTED SWISS CHEESE
IN THE MIDDLE

\$3.99

BUGGY BITES

\$3.73

PRETZEL STIX (6 piece)

\$3.79

PRETZEL STIX (3 piece)

\$1.99

FOUNTAIN DRINK

\$1.39

BOTTLED WATER

\$1.59



Bens
soft pretzels



DIPPING SAUCE

Cheddar Cheese
Nacho Cheese
Mustard
Sweet Mustard
Hot Fudge

Spicy Mustard
Marinara
Peanut Butter
Vanilla Icing
Cream Cheese
Caramel

à la carte
69¢



ALL COMBO
MEALS INCLUDE
FOUNTAIN
DRINK

JUMBO PRETZEL & DIP



2 JUMBO PRETZELS & 2 DIPS



6-PIECE PRETZEL STIX & DIP



PRETZEL DOG

WITH MELTED
SWISS CHEESE
IN THE MIDDLE



BUGGY BITES & DIP



PRETZEL POCKET (YOUR CHOICE)



EXHIBIT A

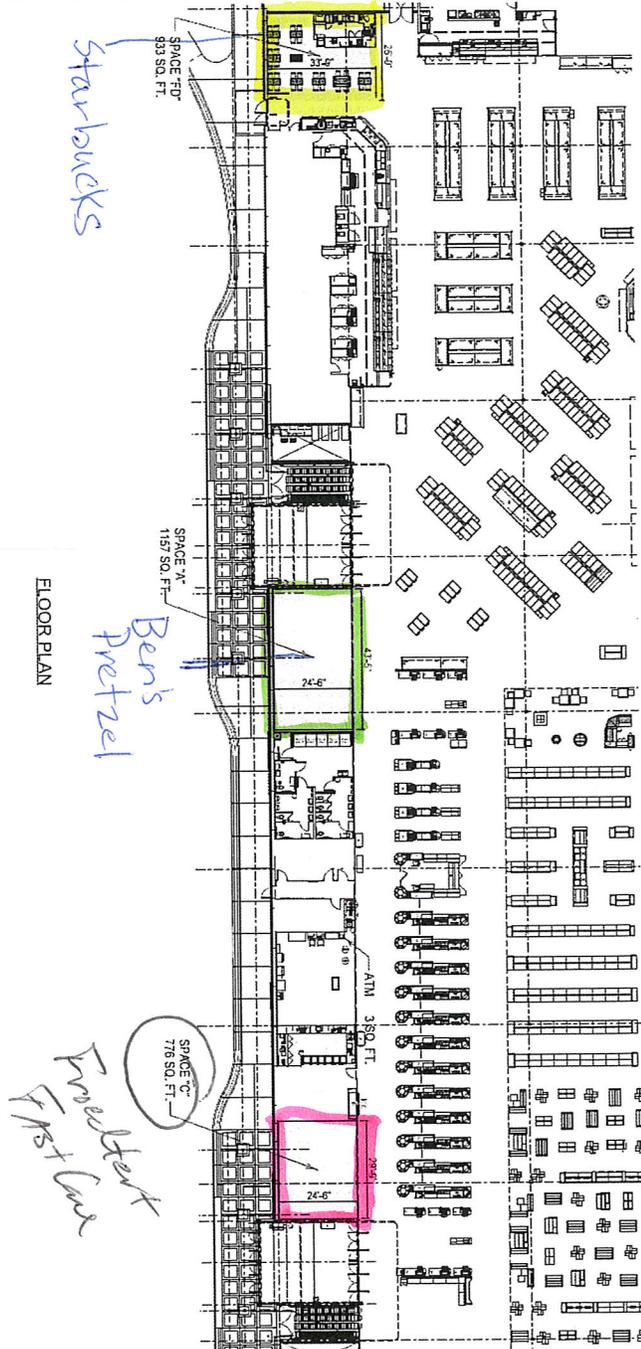
Meijer
Store # Store Address

275* N51 W24953 Lisbon Road, Pewaukee, WI 53072

Licensed
Premises Square
Footage

ft.

*Denotes New Entire Premises



SEE B1/C202

EXECUTIVE DRIVE

LISBON ROAD/C.T.H. "K"

LOT 2
±3.47 AC.

OUTLOT 1
±20.42 AC.

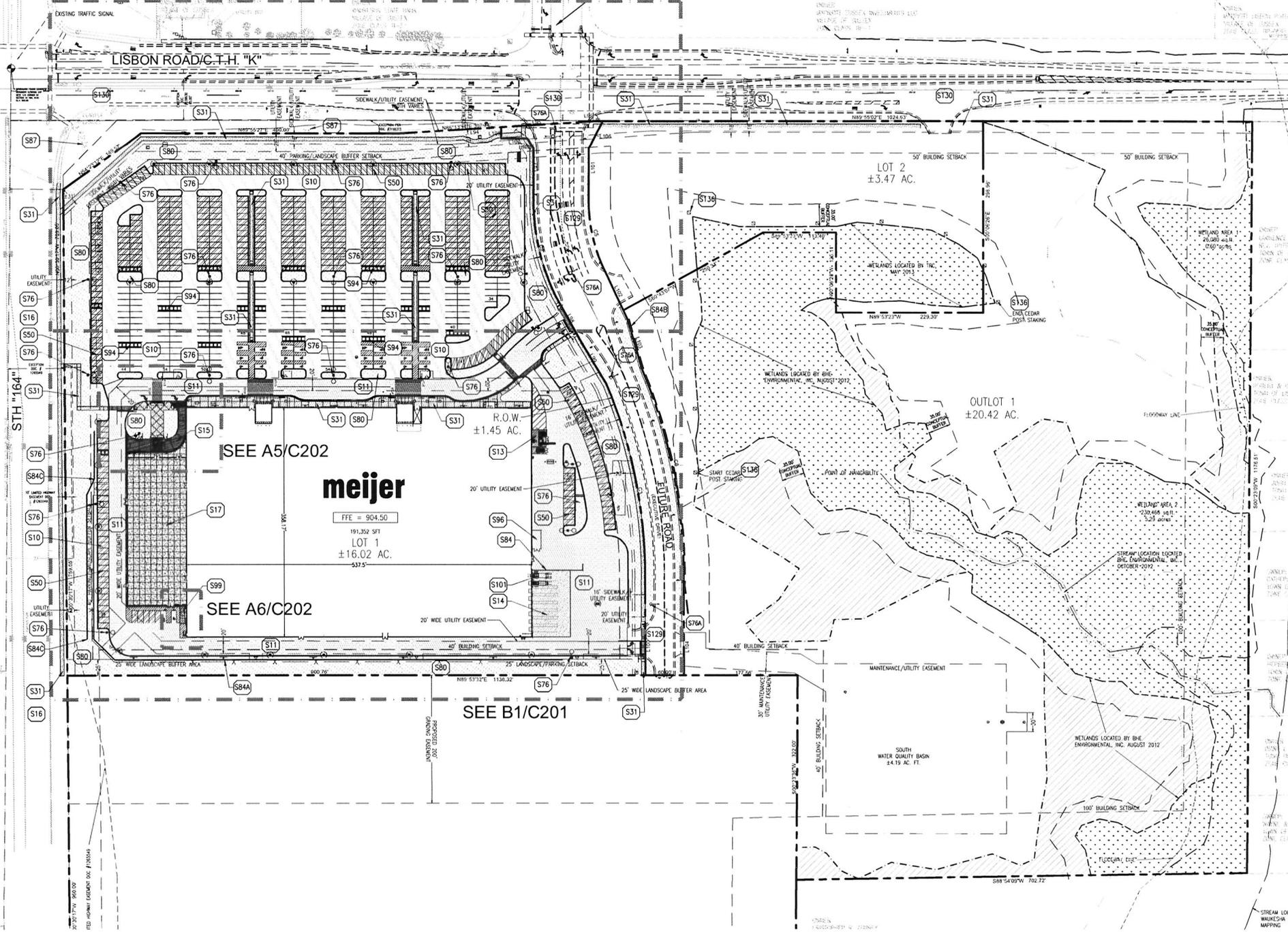
SEE A5/C202

meijer

FFE = 904.50
191,352 SFT
LOT 1
±16.02 AC.
537.5'

SEE A6/C202

SEE B1/C201



STREAM LOCATION PER
MUNICH COUNTY
MAPPING



PLAN OF OPERATION

To be used for a business with new construction.

Is this request to be considered for a Conditional Use? No If yes, is this a new CU? _____

OR an amendment to an existing CU? _____

(Conditional Use Permits require a Public Hearing)

Address location of new construction 1248 N5500 Executive Dr.

Tax Key # SUXV 0278 999 049 Zoning: _____

1. Name of Business:

Sierra Star, LLC

Business
P.O. Box 910 Sussex, WI 53089 262-246-3400
 Address 262-246-3088 City, State, Zip Phone #
 Fax # karen@toolsinc.com Email address

2. Business owner contact information:

Sierra Star, LLC Attn: Brian Snyder

Contact
P.O. Box 910 Sussex, WI 53089 262-246-3400
 Address 262-246-3088 City, State, Zip Phone #
 Fax # karen.heiking@toolsinc.com Email address

3. Building/Land owner contact information:

Brian Snyder

Contact
P.O. Box 910 Sussex, WI 53089 262-246-3400
 Address 262-246-3088 City, State, Zip Phone #
 Fax # karen.heiking@toolsinc.com Email address

4. Number of Employees/Shifts:

87 2
 Employees Shifts

5. Days of Operation:

Put an X in box that applies:	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Hours	X	X	X	X	X	X	
Open for business	5am-2am	5am-2am	5am-2am	5am-2am	5am-2am	5am-12pm	

* office hours Mon-Fri 8am-4:30pm

6. Is this an extension of an existing operation? Yes
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? No
Arcade permit? No
If yes, explain: _____
If yes, please obtain and complete form.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No
If yes, explain: _____

11. Dimensions and levels of all buildings: SEE

	Dimensions	Levels	Square footage
Building 1	<u>ODD SHAPED</u>	<u>1</u>	<u>41,900 +/-</u>
Building 2	_____	_____	_____
Building 3	_____	_____	_____

Is the building(s) to be used for multi-tenant purpose? No

12. Lot size Depth Width Area
SEE PLANS — ODD SHAPE
Above to be included on survey

13 Parking: Dimensions of parking lot _____
Parking lot construction _____
Type of screening: Fence YES or Plantings YES
Number of spaces needed per code N/A # of spaces for employees _____
Above to be included on site plan

Please provide the following information:
Total square footage of building, new and existing _____
Total square footage of parking lot, new and existing _____

14. Signs: Type: Free standing N/A Attached to building N/A
Lighted N/A Single or double faced N/A
Size _____ Location _____
Above to be included on sign plan

15. What security lighting are you proposing? (Please include on lighting plan)

Match of existing wall packs and building flood lights (upward wall wash style)

16. Is there a need for outside storage? Yes If yes, explain:

Chip hoppers are in a covered & fenced area on the east wall.

17. Is a Highway access permit needed from the state or County Highway Departments? No

If yes, please attach a copy of the secured permit.
What conditions has the State or County imposed upon your permit?

N/A

18. Is there a need for any special type of security fencing? -YES

If yes, what type? ONLY AT CHIP HOPPER AREA - SEE PLAN

19. What provisions are you making for fire protection? MET W/ FIRE DEPARTMENT - OK'd plan

What provisions are your making for a sprinkler system? CONTINUATION OF SYSTEM

Storage system? N/A

Hydrant stand pipes? CURRENT ONE ON EAST WALL IS SUFFICIENT

Is there a fire lane shown on your site plan? YES

Explain: MET WITH FIRE DEPARTMENT TO CONFIRM PLAN

20. Surface water drainage facilities and impervious areas, describe and/or include on site plan.

SHOWN ON SITE & GRADING PLANS

21. Did Wisconsin State Department of Industry Labor and Human Relations approve building plans?

No If yes, explain: WE WILL SEND ONCE WE GET SUSSEX APPROVAL

22. Please give a timetable for items to be completed:

Building construction April 2016 - Sept 2016
Paving August 2012
Landscaping Sept 2016
Occupancy Sept 2016

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

[Signature]
Name

01/21/2016
Date

General Manager
Title or Position



MSI GENERAL CORPORATION
 P.O. BOX. 7
 OCONOMOWOC, WI 53066
 PHONE: 262-367-5661
 FAX: 262-367-7390

WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

REVISIONS:	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	



PROJECT ADDRESS:
 PROJECT NAME
 Tools Incorporated - Addition
 STREET ADDRESS
 W248 N5400 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

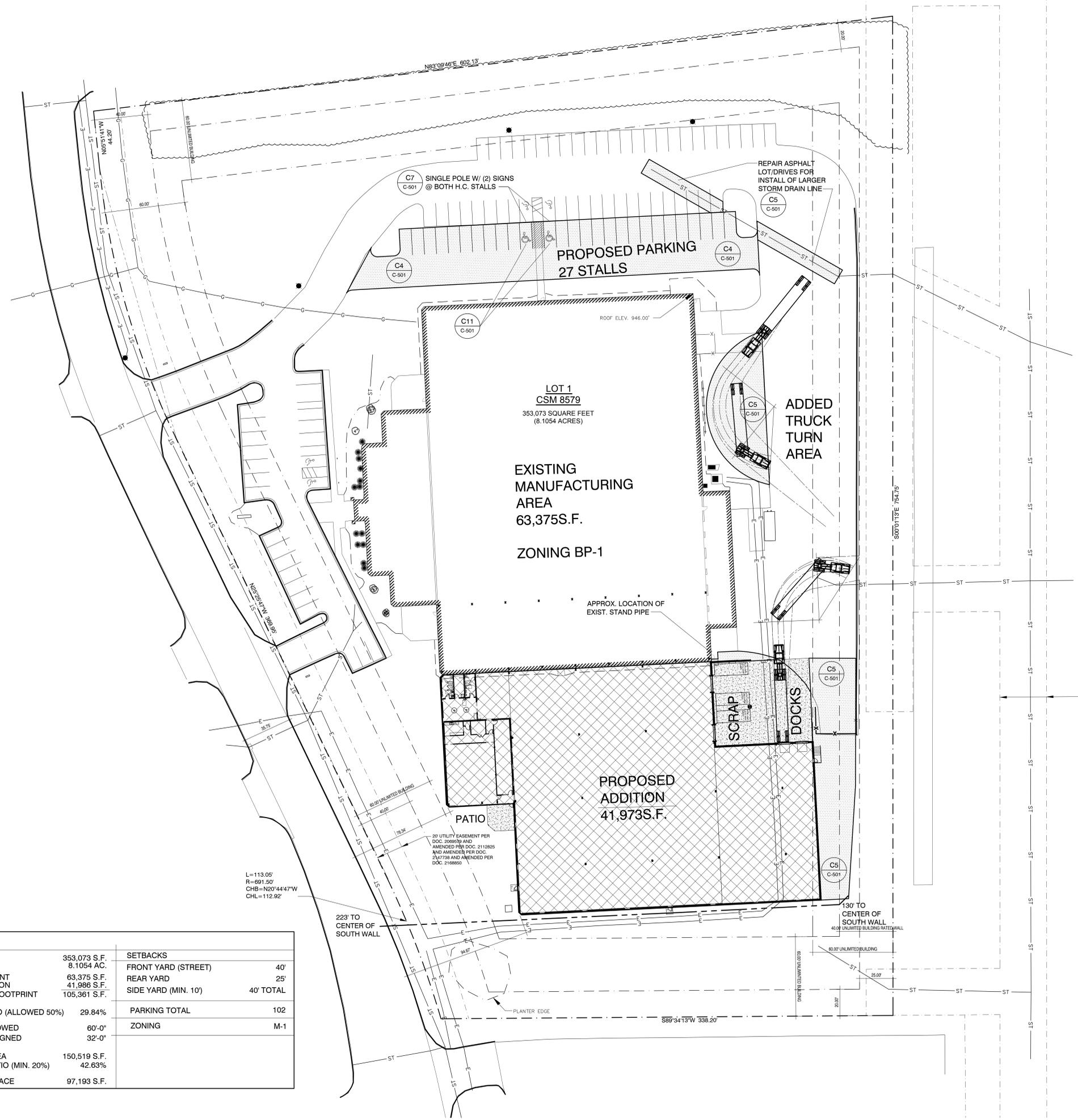
MANAGERS

ENGINEERS

CONTRACTORS

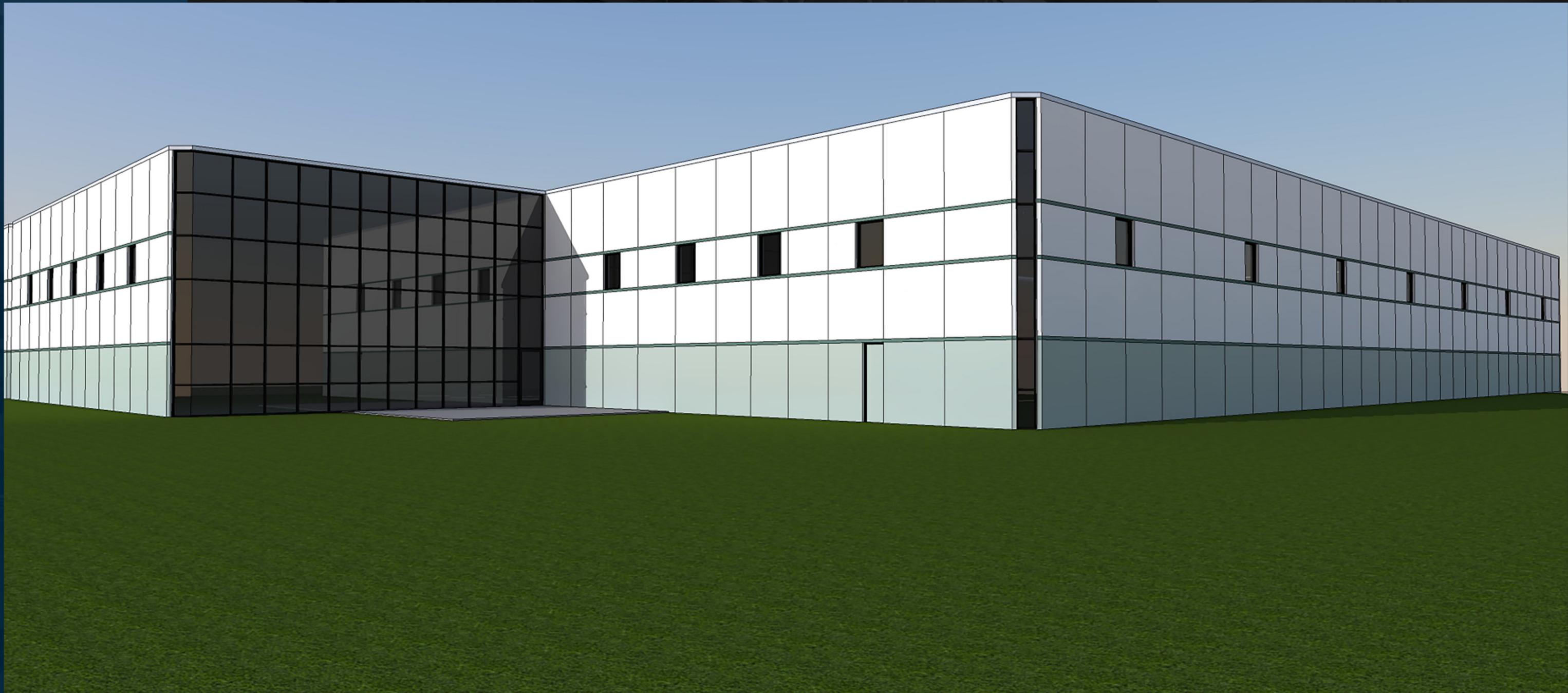
ARCHITECTS

SITE DATA			
SITE AREA	353,073 S.F. 8.1054 AC.	SETBACKS	
EXISTING FOOTPRINT	63,375 S.F.	FRONT YARD (STREET)	40'
PROPOSED ADDITION	41,966 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	M-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.		



SITE PLAN 1" = 30'-0"

TOOLS INC.



SINGLE SOURCE RESPONSIBILITY™



TOOLS INC.



SINGLE SOURCE RESPONSIBILITY™





MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



Symbol	Label	QTY	Catalog Number	Description	Lamp	Num per Lamp	Lumens per Lamp	LLF	Wattag e	Polar Plot
□	OAE	6	EXISTING	EXISTING AREA LIGHT, 400W MH ON 30' POLE	CLEAR VERTICAL 400PSMH RATED FOR 44000 LUMENS	1	44000	0.7	452	
□	OA	0	ECA18-3V-400PSMH	ECOLUME	CLEAR VERTICAL 400PSMH RATED FOR 44000 LUMENS	1	44000	0.7	452	
□	OBE	4	EXISTING	EXISTING	CLEAR VERTICAL 400PSMH RATED FOR 44000 LUMENS	1	44000	0.7	452	
□	OB	4	ECA18-3V-400PSMH	ECOLUME	CLEAR VERTICAL 400PSMH RATED FOR 44000 LUMENS	1	44000	0.7	452	
□	OCE	4	EXISTING	SURFACE MOUNTED CANOPY LIGHT, 250W MH		1	20500	0.7	250	
□	OC	4	SCL 255 PMA 4	SURFACE MOUNTED CANOPY LIGHT, 250W MH		1	20500	0.7	250	
□	OEE	7	EXISTING	1/100W CLEAR ED17 LAMP 8" SQUARE 38.75" TALL BOLLARD 4.1875" DIA SPECULAR CONE REFL W/5" TALL ACRYLIC CUBE LENS		1	9000	0.7	100	
□	OE	3	OSAR8-100PSMH120-AC	1/100W CLEAR ED17 LAMP 8" SQUARE 38.75" TALL BOLLARD 4.1875" DIA SPECULAR CONE REFL W/5" TALL ACRYLIC CUBE LENS		1	9000	0.7	100	
□	OH	6	DF12-MFL-400PSMH-CH	DESIGNER FLOOD	CLEAR VERTICAL 400PSMH/RATED FOR 44000 LUMENS	1	44000	0.7	452	
□	OJ	3	WRN24WLU-MC3	MINI WALL LIGHT LED WITH FROSTED GLASS LENS	24W LED	1	515	0.9	22	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALCULATOR ZONE SOUTH	+	0.8 N	30.9 N	0.6 N	N/A	N/A
SOUTH FACADE	+	4.2 N	127.7 N	0.1 N	127.6:1	42.0:1

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

REVISIONS:
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48



PROJECT ADDRESS:
PROJECT NAME
Tools Incorporated - Addition
STREET ADDRESS
W248 N5400 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 LIGHTING PLAN
Sheet Number: C-106
Project Number: P11547

South View
Scale: 1" = 35'

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	



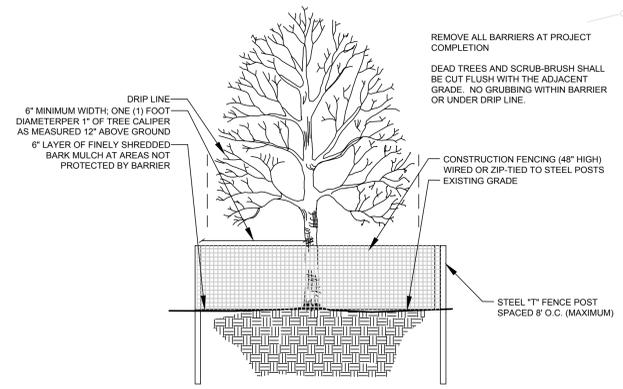
PROJECT ADDRESS:

PROJECT NAME
 Tools Incorporated - Addition
 STREET ADDRESS
 W248 N5400 Executive Drive
 CITY/STATE/ZIP
 Sussex, WI 53089

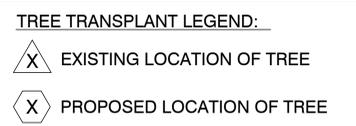
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSJ GENERAL MASTER SPECIFICATION

Date: 11-2015
 Drawn By: B. Zenker
 Sheet Title: LANDSCAPE PLAN
 Sheet Number: L100
 Project Number: P11547

1 DETAIL TREE PROTECTION/PRESERVATION DETAIL
 N.T.S. SECTION



- SHADE TREES (DECIDUOUS)**
 SHL Skyline Honeylocust
- EVERGREEN TREES**
 BHS Black Hills Spruce
- EVERGREEN SHRUBS**
 SGJ Sea Green Juniper
- DECIDUOUS SHRUBS**
 MV Mohican Viburnum
- ORNAMENTAL GRASSES**
 SVMG Silver Variegated Maidengrass
 HMSG Heavy Metal Switch Grass
- PLANT ABBREVIATION KEY**



**VILLAGE OF SUSSEX ORDER
GRANTING A CONDITIONAL USE AND
PRESCRIBING CONDITIONS FOR
CHRIS BARRIERE, VEHICLE REPAIR
IN THE VILLAGE OF SUSSEX**

WHEREAS, a petition has been filed by Chris Barriere (hereinafter collectively “PETITIONER”) the owner of the property is Thomas and Jane Landvatter (hereinafter collectively “OWNER”) ; and

WHEREAS, the petitioner is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance for the Village of Sussex for land described as Tax Key No. SUXV0232.965 being located at W240N6689 Maple Avenue, Sussex, Wisconsin, all as described on **Exhibit A** attached hereto and incorporated herein (hereinafter collectively “SUBJECT PROPERTY”); and

WHEREAS, pursuant to Section 17.0506 (A)(12)(a) of the Zoning Ordinance, for vehicle repair shop allowed in the B-3 Highway Business District as a conditional use; and

WHEREAS, the petitioner desires to utilize the Subject Property for the operation of vehicle (cars, motorcycles and small engine) repair shop; and

WHEREAS, upon receipt of the written application for a conditional use permit filed by the petitioner, the Village Clerk properly referred such petition to the Plan Commission for the Village of Sussex, for determination; and

WHEREAS, upon referral of the petition by the Village Clerk, the Plan Commission for the Village of Sussex scheduled a public hearing thereon as soon as practical; and

WHEREAS, upon publication of the required “Notice of Public Hearing” and mailing of said “Notice of Public Hearing” to all parties-in-interest as required by Section 17.1401 of the Zoning Ordinance, the Plan Commission for the Village of Sussex held a public hearing on January 21, 2016 as required by Section 17.0505 of the Zoning Ordinance for the Village of Sussex; and

WHEREAS, the Plan Commission has followed the review procedures of Section 17.0503 by reviewing the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation; and

WHEREAS, the Plan Commission for the Village of Sussex, following the public hearing and necessary study and investigation, having given the matter due consideration, and having based its determination on the effect of granting such conditional use permit on the health, general welfare, safety and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as impact on the surrounding properties as to noise, dust, smoke, odor or other similar factors, hereby determines that the use will not violate the spirit or

intent of the Zoning Ordinance for the Village of Sussex, will not be contrary to the public health, safety or general welfare of the Village of Sussex, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of smoke, dust, odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same.

THEREFORE IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, and amended conditional use permit for the subject premises is hereby granted. The conditional use permit granted herein shall apply only to the following specific uses of the Subject Property by the Petitioner for the operation of vehicle (cars, motorcycles and small engine) repair shop as well as permitted and accessory uses set forth in Section 17.0418 B-3 District and auxiliary uses as set forth in Section 17.0710 if approved as part of a Plan of Operation and site plan; and the conditional use permit shall continue in existence only so long as the conditional use is operated in compliance with this permit. This conditional use permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions, and limitations.

- A. This conditional use is granted for the Petitioner for the above for the above enumerated uses, incorporating the findings as set forth above and subject to the following conditions:
 - 1. Presentation Compliance. The vehicle (cars, motorcycles and small engine) repair shop is approved herein on the Subject Property, and the use thereof, shall be used in substantial conformity with the presentation at the Public Hearing before the Plan Commission held on January 21, 2016.
 - 2. Subject Property. This conditional use permit issued to the Petitioner, shall be limited to the property described in **Exhibit A** attached hereto and incorporated herein and to the site plan presented at public hearing.
 - 3. Plans. The Petitioner is required and must have all plans current, approved by the Plan Commission for the Village of Sussex, and on file with the Village Clerk for the Village of Sussex in order for this CU to be in effect. The Petitioner shall be entitled to amend or change any plan contemplated herein subject to the specific language of the Conditional use and subject to the Plan Commission for the Village of Sussex approval and without a public hearing, if such amendments and/or change is not a substantial amendment or change in any plan contemplated herein as solely determined by the Plan Commission. If the Plan Commission for the Village of Sussex feels, in its sole discretion, that the amendment or change to any plan contemplated herein is substantial, the amendment or change will require a new permit and all Village procedures in place at the time must be followed.
- A. Site Plan. The Petitioner shall maintain the existing site plan, which shall be attached hereto and incorporated herein as **Exhibit B**.

- B. Plan of Operation. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific plan of operation for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentations at the Meetings. Once approved the plan of operation shall be attached hereto and incorporated herein as **Exhibit C**. It is of specific note that this structure and land is not zoned or constructed for residential living and any use for the same shall be deemed a safety and welfare risk and the petitioner agrees by acceptance of this Conditional Use to abstain from residing in this structure.
- C. Traffic, Access, Loading, and Parking Plans. The Petitioner shall comply with the existing traffic parking, loading, and egress plan for the subject property on file with the Village Clerk.
- D. Lighting Plan. The Petitioner shall comply with the existing lighting plan for the Subject Property on file with the Village Clerk
- E. Signage Plan. The Petitioner did not submit any additional signage plan for this site and shall comply with any existing signage plan in place for this site an on file with the Village Clerk.
- F. Public Improvements. There are no current public improvements required at this time.
- G. Sewer, Water, Stormwater and Erosion Control Plans. The Petitioner shall comply with the specific sewer, water, stormwater, and erosion control plans on file with the Village Clerk.
- H. Fence, Landscaping, Berm, and Open Space Utilization Plan. The Petitioner has an existing Fence, Landscaping, Berm, and Open Space Utilization plans on file with the Village Clerk.
- I. Architectural and Building Plan. The Petitioner shall comply with the specific architectural and building plans on file with the Village Clerk.
1. Prior to occupancy items 2- 12 of the Building Inspectors compliance list must be completed and inspected.
 2. The metal building is required to be painted and shall be completed no later than June 30, 1016.
- J. Outdoor Storage and Uses Plan. No outdoor storage shall be permitted on the Subject Property. The ban on outside storage includes the sale/storage of any items outside of the building.

4. Adult-Oriented Materials. No adult-oriented materials or pornographic videotapes, magazines, or gift items will be sold or rented from the subject facility.
5. Licenses. The Petitioner shall be required to obtain any and all required licenses and permits from the Village, County, State, and Federal Government. If any license or permit is issued, any and all conditions of the same are incorporated herein and made a part of this conditional use permit.
6. Laws. The Petitioner shall comply with all Federal, State, County, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property.
7. Building and Fire Inspection. The Petitioner is required to keep the Subject Property in compliance with all federal, State, and local laws, statutes, codes, ordinances, policies, and guidelines as determined by the Building and Fire Inspectors of the Village of Sussex.
8. Aesthetics. The Petitioner is required to properly maintain the Subject Property at all times and in full compliance with the Village Property Maintenance Code, Section 11.07 of the Village of Sussex Code all to the satisfaction of the Plan Commission for the Village of Sussex.
9. Junk. No junk shall be accumulated or stored on the Subject Property. No burying or burning of junk is permitted on the Subject Property.
10. Temporary Use or Activity. No temporary use or special activity or event shall be permitted without prior approval of the Plan Commission of the Village of Sussex and the same must be in compliance with all ordinance, rules, and regulations of the Village of Sussex and all necessary permits must be obtained except for as allowed by Outdoor Establishment Permit under Chapter 12.10 or Auxiliary Use under section 17.0710.
11. Fees and Expenses. The Petitioner, upon issuance of this conditional use permit, shall reimburse the Village of Sussex for all expenses incurred by the Village, including, but not limited to, expenses for the Village Administrator, Village Engineer, Village Attorney, and all other professionals and technical assistance realized by the Village in approving and granting this conditional use permit. The Village Clerk shall provide the Petitioner with copies of all itemized invoices.
12. Enforcement. Any attorney fees incurred by the Village of Sussex to enforce any of the conditions or requirements of this conditional use permit must be paid by the Petitioner.
13. Complaints. In the event the Petitioner receives any complaints with regard to the operation authorized by this conditional use, the Petitioner shall respond to such complaints in writing within a reasonable time not to exceed two weeks from the date of the complaint and shall provide a copy of the written response to the

Sussex Village Administrator within the same period of time. If the complaint was made in writing, the copy provided to the Village Administrator shall include a copy of the complaint.

14. No Nuisance. The Village reserves the right to rescind its approval of this conditional use permit based upon the finding that the use is incompatible and a nuisance to surrounding uses, that the use is not in the public interest, or that the use adversely affects the use of adjacent lands, provided the Petitioner is given an opportunity to be heard on the matter and, if so rescinded the Petitioner and Subject Property shall thereupon be immediately subject to the Village of Sussex Zoning Ordinances , as applicable, regarding the use of the Subject Property as though no conditional use permit was granted.
15. Subject to Acceptance. Subject to the Owner approving in writing the issuance of the same and Petitioner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.
16. Review. The Plan Commission for the Village of Sussex reserves its right to review the operation and amend the conditional use permit as the Plan Commission for the Village of Sussex deems appropriate

B. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for the Village of Sussex for determination.

C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Sussex, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.

D. This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission for the Village of Sussex as being in compliance with all pertinent ordinances.

E. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Petitioner be delinquent in payment of any monies due and owing to the municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based

upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Plan Commission for the Village of Sussex.

F. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to a change in the use, premises, lands or owners, other than as specifically authorized herein, shall require a new permit and all Village procedures in place at the time must be followed.

G. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.

H. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.

I. This conditional use permit shall be effective for an initial term that ends five years from the date of January 1 of the year the conditional use is approved. During the final year of the 5 year term of the CU the Village Administrator or designee shall examine the record to determine if concerns about the operation have been raised in writing by the public, a governmental body or official, or anyone else, and shall also review the site and the adjoining area for compliance with the conditions of the CU. If based upon that review the use of the property is compatible with the surrounding areas and the Petitioner is in substantial compliance with all terms of this conditional use agreement, then, in that event, the Conditional Use can be automatically renewed for another 5 year term. If based upon that review the Village Administrator finds concerns about compliance with the conditions of the Conditional Use, the Petitioner shall be brought back before the Plan Commission for consideration of the renewal. The Petitioner shall have the responsibility to apply for the renewal by January 30th of the final year of the term of the CU. Failure of Petitioner to apply for the renewal as provided herein shall be deemed a violation of the conditions of the conditional use and may serve as a basis for termination of the conditional use permit. The Plan Commission for the Village of Sussex may add additional conditions at any time.

1. Where the changing character of the surrounding area causes the original conditional use or subsequent approved amendments thereto to no longer be compatible with the surrounding area, or for similar cause, based upon consideration for the public welfare, the conditional use order and any subsequent approved amendments or changes may be terminated by action of the Plan Commission of the Village of Sussex. Such use shall thereafter be classified as a legal nonconforming use as it was permitted to exist on the day it was terminated.

2. Where this permitted conditional use does not continue in conformity with the conditions of the original approval or subsequent approved amendments or changes, the conditional use grant and any subsequent approved amendments thereto may be amended or terminated by

action of the Plan Commission for the Village of Sussex. The Plan Commission for the Village of Sussex may require complete termination of such use.

3. This conditional use may be reviewed annually. Additionally, this conditional use may be reviewed by the Plan Commission for the Village of Sussex at any time upon complaint or upon Plan Commission initiative.

J. Upon acceptance by Petitioner of this conditional use permit, all prior conditional use permits granted to the Subject Property are hereby revoked and terminated.

K. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission for the Village of Sussex.

L. If any paragraph or phrase of this conditional use order is declared by a Court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific paragraph or phrase thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of this order. The remainder of the order shall remain in full force and effect.

Let copies of this order be filed in the permanent records of the Plan Commission for the Village of Sussex, and let copies be sent to the proper Village authorities and the Petitioner.

Approved this _____ day of _____, 2016 BY THE PLAN COMMISSION FOR THE VILLAGE OF SUSSEX

Gregory L. Goetz
Village President

Susan M. Freiheit
Village Clerk

PETITIONER ACCEPTANCE

I hereby accept the terms of this Conditional Use in its entirety.

Dated this _____ day of _____, 2016

Chris Barriere

By: _____
_____, Member

OWNER ACCEPTANCE

I hereby accept the terms of this Conditional Use in its entirety.

Dated this _____ day of _____, 2016

By: _____
Thomas Landvatter

By: _____
Jane Landvatter

This conditional use was drafted by Jeremy Smith, Village Administrator off of a model by Attorney John P. Macy ARENZ, MOLTER, MACY & RIFFLE, S.C., Village Attorneys for the Village of Sussex.



PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? Yes If yes, is this a new CU? Yes

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # 232965

Zoning: B-3

Address of Tenant Space: W240 N6689 Maple Ave Sussex WI

1. Name of Business: Chris Barriere

Business N6197 Country View lane Sullivan WI 53178
 Address 593chbarriere@gmail.com City, State, Zip Sullivan WI 53178 Phone # 262 510-9824
 Fax # _____ Email address _____

2. Business owner contact information:

Contact Chris Barriere 262 510 9824
 Address N6197 Country View lane Sullivan WI 53178 City, State, Zip Sullivan WI 53178 Phone # 262 510 9824
 Fax # N/A Email address 593chbarriere

3. Building/Land owner contact information:

Contact Thomas Landvatter
 Address W16399 Camp B Loop Goodman WI City, State, Zip _____ Phone # _____
 Fax # _____ Email address _____

4. Number of Employees/Shifts: 1
 Employees _____ Shifts _____

5. Days of Operation:

Put an X in box that applies:
 Hours
 Open for business
 Preparation/cleaning

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<u>8:00 am</u>	<u>8:00 am</u>					
<u>8:00 pm</u>	<u>10:00 pm</u>	<u>10:00 pm</u>				

6. Is this an extension of an existing operation? NO
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? _____ Do you need an Outdoor Establishment Permit? _____
 If yes, explain: _____
 If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? _____
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? _____ If yes, explain: _____
11. Dimension of area to be occupied 1500 Total square footage 1500
 If applicable list square footage according to 1st floor _____ 2nd floor _____

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:
 Total Number of Parking Spaces 3 Number of spaces needed per code _____
 Number of spaces allocated for employee parking _____
 Dimensions of parking lot _____ Is parking lot paved? _____

13. Signage: What type of signage are you proposing for your business?
Not at this time
 If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

[Signature] _____ Date 12/2/2015.
 Name _____
Owner _____
 Title or Position _____

I am aware and approve of the business to be operating in the building owned by per Thomas Handwritten called on 12/2/2015.

 Name _____ Date _____

 Title or Position _____

Chris Berniere

Personal repair shop, Motorcycles, cars,
small Engine. Doing personal repairs on my own
equipment and so on. Storage of my own tools
motorcycles and so on. ~~Reside~~

January 11, 2016

Thomas J. Landvatter
W240 N6689 Maple Ave.
Sussex, WI. 53089

To Whom It May Concern,

It is my understanding that recently a new tenant has signed a lease agreement to occupy your building located at W240 N6689 Maple Ave. in the Village of Sussex. After meeting your representative, Gil Frank, and Greg Zoellick, the Village of Sussex Fire Inspector, some deficiencies exist in the building that requires attention before an occupancy permit can be issued through this department. Below is a list of items that will need to be corrected.

Should you have any questions, feel free to contact me at 262-246-5212.

Thank you in advance for your cooperation

Joel Jaster
Building Inspector/Village of Sussex

1. The metal building will require painting. The Village will allow that process to take place in the spring of 2016.
2. Repair any broken windows.
3. Remove compressor from within the front of the 120/240 electrical panel. The electrical equipment requires a 3' clearance.
4. Identify all circuits in the single phase and three phase panels. (Create a directory)
5. Provide a CO monitor and interconnect with the existing exhaust fan to ventilate when the CO levels meet 25 ppm. An equal amount of fresh air must be brought in to balance the system.
6. Provide 2 fire extinguishers. One at each exit.
7. Connect smoke/heat alarms to a monitored system. Provide verification.
8. Clean fire alarm head and ensure it is working properly.
9. Provide a vacuum breaker on laundry tray faucet.
10. Provide a working exhaust fan in bathroom. Fan must exhaust to the exterior.
11. Provide an emergency/exit light above exit door in shop area.
12. Remove any window coverings that do not meet the flame propagation performance as specified in NFPA 701.



PLAN OF OPERATION

To be used for a business with new construction.

Is this request to be considered for a Conditional Use? No Yes If yes, is this a new CU? _____
 OR an amendment to an existing CU? _____

(Conditional Use Permits require a Public Hearing)

Address location of new construction N63 W22625 Main Street

Tax Key # 242.013 Zoning: M-1

1. Name of Business:

McGuire Contractors, Inc.

Business
 W272 N7422 Dentons Run Sussex, WI 53089 414-235-0941
 Address City, State, Zip Phone #
 262-293-3728 steve@mcguire-ci.com
 Fax # Email address

2. Business owner contact information:

Steve McGuire

Contact
 W272 N7422 Dentons Run Sussex, WI 53089 414-235-0941
 Address City, State, Zip Phone #
 262-293-3728 steve@mcguire-ci.com
 Fax # Email address

3. Building/Land owner contact information:

Sussex Main Street, LLC Alex Brackman

Contact
 1200 N. Mayfair Road, Suite 310 Milwaukee, WI 414-935-4126
 Address City, State, Zip Phone #
 abrackman@wangard.com
 Fax # Email address

4. Number of Employees/Shifts: 5 1
 Employees Shifts

5. Days of Operation:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Put an X in box that applies:	X	X	X	X	X		
Hours Open for business	8-5	8-5	8-5	8-5	8-5		

6. Is this an extension of an existing operation? No
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? N/A Do you need an Outdoor Establishment Permit? N/A
 If yes, explain: _____
 If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? No
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No If yes, explain: _____
11. Dimension of area to be occupied _____ Total square footage 3,200.
 If applicable list square footage according to 1st floor _____ 2nd floor _____

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:
 Total Number of Parking Spaces 72 Number of spaces needed per code 5
 Number of spaces allocated for employee parking _____
 Dimensions of parking lot _____ Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
4x8 Above front door
 If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

Steve McGuire _____
 Name Date
President _____
 Title or Position

I am aware and approve of the business to be operating in the building owned by see e-mail.

 Name Date

 Title or Position

February 1, 2016

Ms. Kasey Fluet
Village of Sussex
N64 W23760 Main Street
Sussex, WI 53089

Re: McGuire Contractors, Inc.
New Office
N63 W22625 Main Street

Dear Ms. Fluet:

McGuire Contractors, Inc. provides this letter to describe the operations of our proposed new office space.

McGuire Contractors, Inc. is a full service Design/Build, General Construction firm. Our suite will consist of approximately 2,000 SF of new office space which will be occupied by our full time staff of 5 personnel performing clerical and administrative duties. There will be approximately 1,200 SF of storage space behind the proposed office. This storage space will store small construction tools, temporary doors, ladders, surveying equipment, barricades, insulated concrete blankets and misc. construction related items.

We do not plan on storing fuels, chemicals or explosives of any kind!

If you have any questions concerning this matter please contact me.

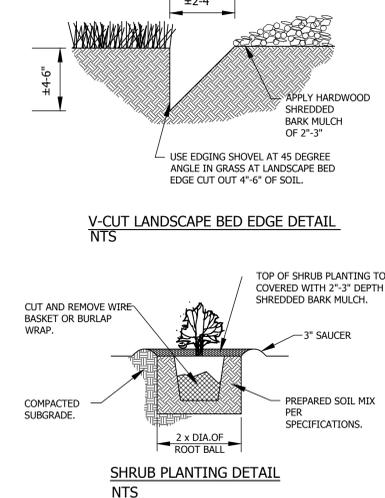
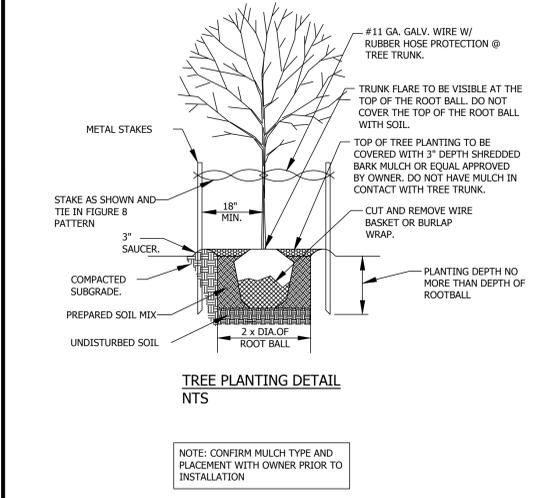
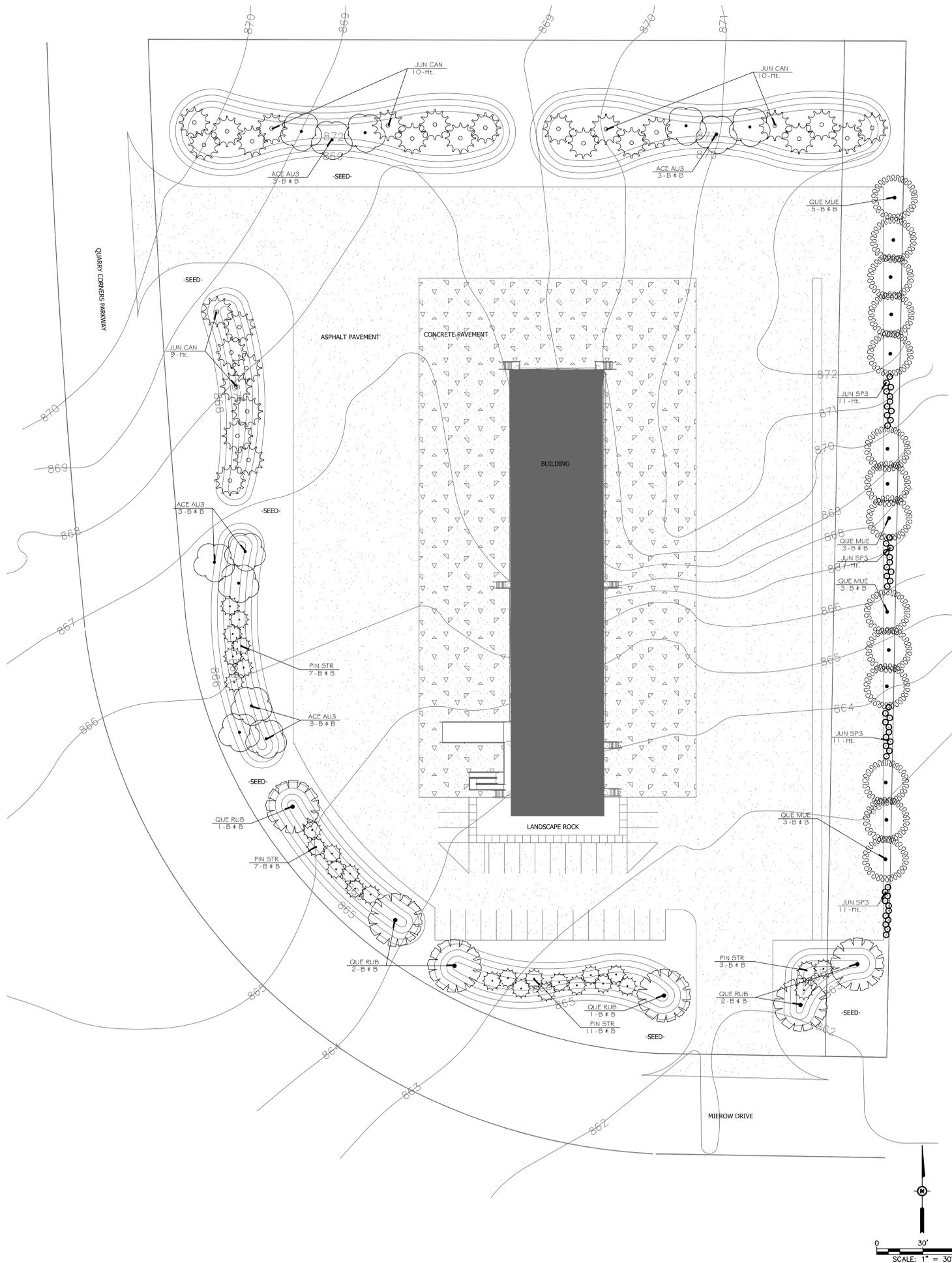
Sincerely,



Steven M. McGuire
McGUIRE CONTRACTORS, INC.

Wangard Building





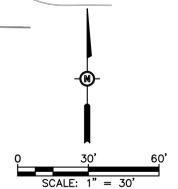
LANDSCAPE NOTES:

1. ALL PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-2004).
2. EACH TREE AND SHRUB SHALL BE SECURELY LABELED WITH A WATERPROOF TAG INDICATING BOTANICAL NAME AND COMMON NAME FOR DELIVERY TO SITE.
3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITH OUT THE APPROVAL OF THE OWNER. ALL PLANTING LOCATIONS FOR TREES AND SHRUBS SHALL BE APPROVED BY THE OWNER, PRIOR TO INSTALLATION.
4. ALL DISCREPANCIES AND/OR FIELD CHANGES SHALL BE REPORTED TO THE OWNER FOR APPROVAL PRIOR TO IMPLEMENTATION. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS OR OBSTRUCTIONS NOTIFY THE OWNER BEFORE PLANTING.
5. VERIFY LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THOSE CONDUCTING THE PLANTING.
6. ALL SHRUB AND TREE PLANTING AREAS SHALL BE EXCAVATED AND BACK-FILLED WITH PLANT MIX. DISCARD SUBSOIL REMOVED FROM PLANTING AREA EXCAVATION; DO NOT MIX WITH PLANT MIX OR USE AS BACK-FILL. SEE SHRUB & TREE PLANTING DETAILS FOR COMPLETE PLANTING PREPARATION. PREPARE PLANTING AREAS AND INSTALL PLANTS COMPLETELY, PRIOR TO SEEDING.
7. PLANT MIX SHALL CONSIST OF TOPSOIL COMPLETELY FREE OF DEBRIS, ROCK IN EXCESS OF 1" IN DIAMETER, STICKS AND CLAY.
8. ALL SHRUBS SHALL BE INSTALLED IN PROPOSED PLANTING BEDS AND COVERED WITH SHREDDED HARDWOOD BARK MULCH OR EQUAL APPROVED BY OWNER.
9. ALL PLANTED SURFACES SHALL RECEIVE EMULSION TYPE, FILM FORMING, ANTI-DESSICANT AGENT DESIGNED TO PERMIT TRANSPIRATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. ANTI-DESSICANT TO BE DELIVERED IN MANUFACTURER'S FULLY IDENTIFIED CONTAINERS AND MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY PRIOR TO APPLICATION OF MULCH.
10. ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT OR PLANTING BEDS SHALL BE SEEDED OR SODDED. SOD SHALL BE TURF TYPE TALL FESCUE BLEND OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. SEED SHALL BE TURF TYPE TALL FESCUE BLEND SUCH AS WINNING COLORS OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 6" THICKNESS TOPSOIL FREE OF CLAY, DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS

- SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PRIOR TO SODDING, MOISTEN PREPARED TOPSOIL IF GROUND IS DRY. AFTER ONE MONTH FOLLOWING SEEDING, APPLY FERTILIZER AT THE MANUFACTURER'S RECOMMENDED RATE FOR NEWLY ESTABLISHED LAWN. AFTER TWO MONTHS FOLLOWING SODDING, APPLY GYPSUM AT THE RATE OF 100 LBS. PER 1000 SQ. FEET. MAINTAIN ALL TURF AREAS THROUGHOUT THE WARRANTY PERIOD AND SHALL PERFORM OPERATIONS SUCH AS ROLLING, REGRADING, RESODDING, RESEEDING AND/OR REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH TURF SURFACE, FREE OF ERODED OR BARE AREAS TO THE SATISFACTION OF THE OWNER.
11. ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE ENGINEER ASSUMES NO LIABILITY FOR SAME.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AREAS AND QUANTITIES OF SEED NEEDED FOR OPTIMUM COVERAGE.
 13. ALL PLANTING BED EDGING IS NATURAL EARTH V-CUT EDGE OR EQUAL PER DIRECTION OF THE OWNER. LINES AND CURVES SHALL BE CONTINUOUS AND SMOOTH, MEETING THE DESIGN INTENT SHOWN ON THE DRAWINGS.
 14. REMOVE ANY EXCESS SOIL AND DEBRIS FROM AREA AND DISPOSE OF IN AN APPROVED MANNER.
 15. SPACING SHOWN FOR PLANTS IS FOR INFORMATION ONLY AND SHALL BE ADJUSTED AS REQUIRED TO PROVIDE UNIFORM SPACING WITHIN PLANTING BEDS.
 16. PROTECTION MEASURES FOR EXISTING VEGETATION SHALL INCLUDE A REQUIREMENT THAT THE DRIP-LINE AREA (UNDER THE CANOPY) SHALL BE FENCED WITH CONSTRUCTION FENCING PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE AREA. SIGNAGE INDICATING THAT "NO DEVELOPMENT ACTIVITY INCLUDING GRADING, TRENCHING, OR STORING OF VEHICLES OR MATERIALS MAY OCCUR WITHIN THIS AREA".

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
ACE AU3	12	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	B & B	2"Cal	
JUN SP3	44	Juniperus chinensis 'Spartan' / Spartan Juniper	Ht.		6' Min.
JUN CAN	29	Juniperus virginiana 'Canaerti' / Canaerti Juniper	Ht.		6' Min.
PIN STR	28	Pinus strobus / White Pine	B & B		6' Min.
QUE MUE	14	Quercus muehlenbergii / Chinkapin Oak	B & B	2"Cal	
QUE RUB	6	Quercus rubra / Red Oak	B & B	2"Cal	

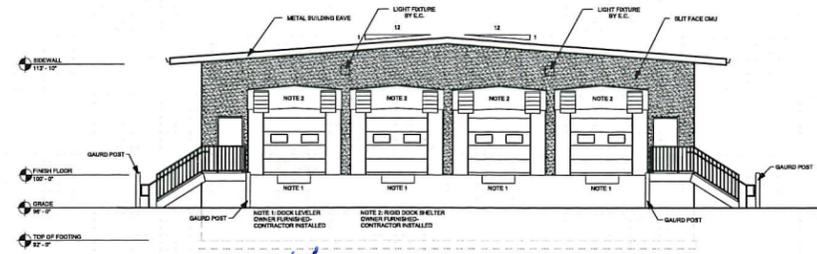


NOT FOR CONSTRUCTION

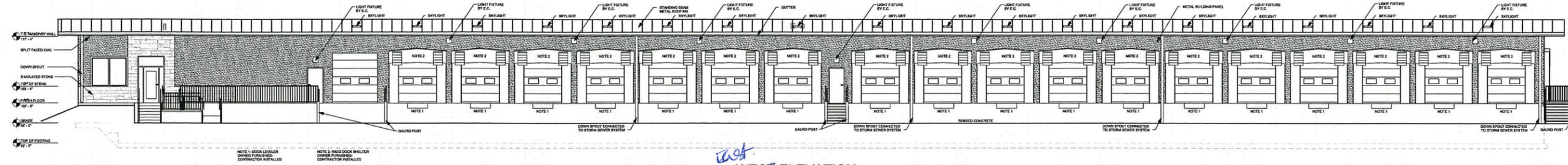




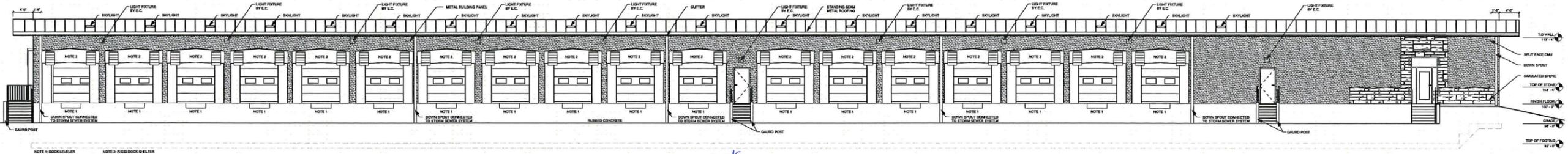
South
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



North
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



West
WEST ELEVATION
SCALE: 1/8" = 1'-0"



West
EAST ELEVATION
SCALE: 1/8" = 1'-0"



South

RENDERING VIEW FROM NORTHEAST
NOT TO SCALE

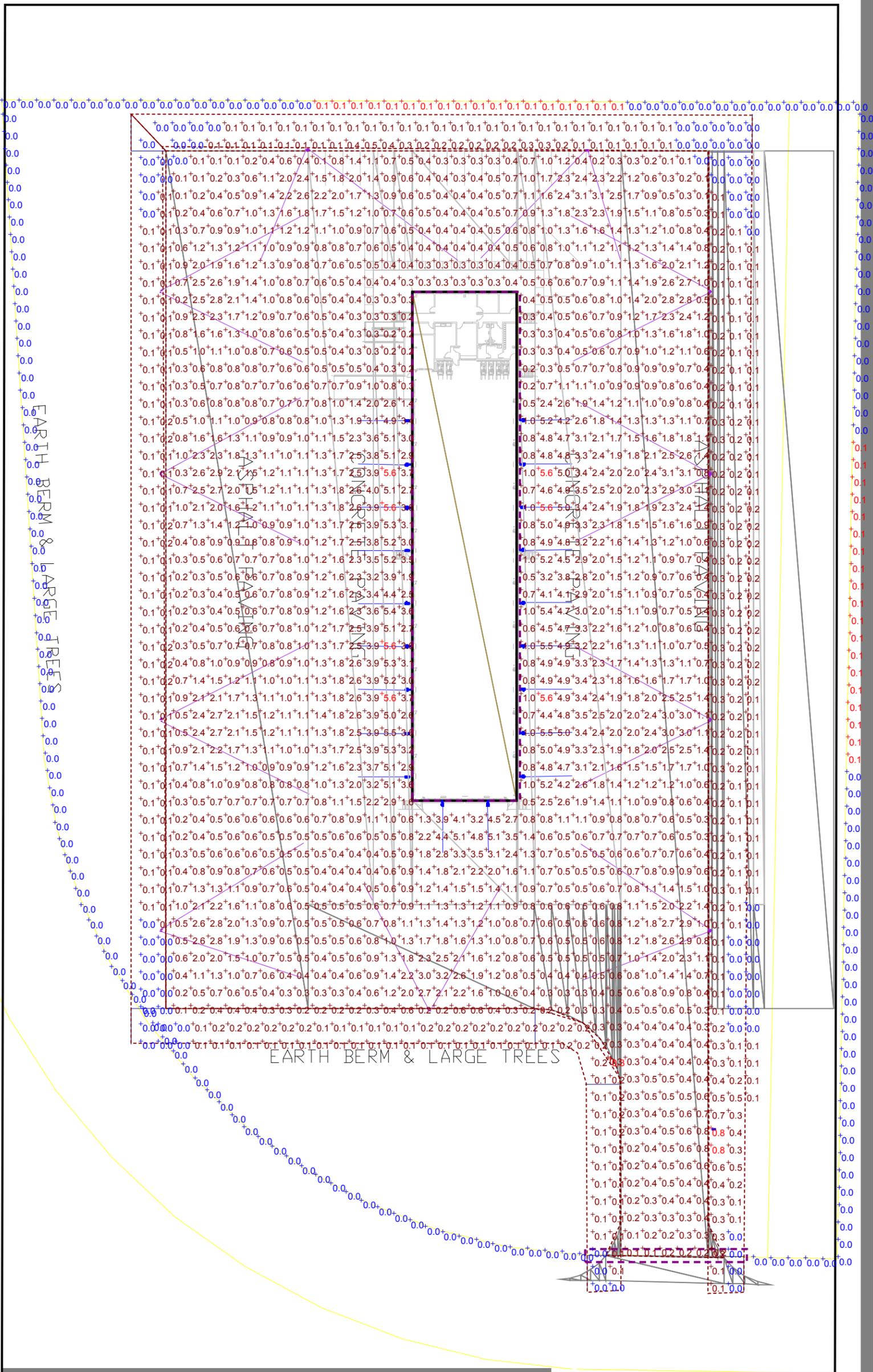
DRAWN BY:
CHECKED BY:
PROJECT NO.
DATE

JIRAN ARCHITECTS & PLANNERS P.C.
BOX 5015 1481 INTERSTATE LOOP SUITE A BISMARCK, ND 58508
PHONE: 701-558-1672
FAX: 701-558-1771



BUILDING ELEVATIONS
AND RENDERING

LOAD TRANSFER FACILITY - LISBON, WISCONSIN
MIDWEST MOTOR EXPRESS



Plan View							
Description	Symbol	Avg	Max	Scale	Avg/Min	Avg/Max	
20 Foot Setback - East	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A	0.1:1
20 Foot Setback - West	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A	0.3:1
Parking lot	+	1.3 fc	5.6 fc	0.0 fc	N/A	N/A	0.2:1
Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A	0.0:1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	20	Lithonia Lighting	DSXF2 LED 4 A530/30K WFL MVOLT	D-SERIES FLOOD SIZE 2 WITH 4 COB, 3000K (WFL) DISTRIBUTION, NEMA TYPE 6HX6V	LED	1	DSXF2_LED_4_A530_30K_WFL_MVOLT.ies	-1	0.9	79.35
	B	22	Lithonia Lighting	DSXF2 LED 4 A530/50K WFL MVOLT	D-SERIES FLOOD SIZE 2 WITH 4 COB, 5000K (WFL) DISTRIBUTION, NEMA TYPE 6HX6V	LED	1	DSXF2_LED_4_A530_50K_WFL_MVOLT.ies	-1	0.9	79.35
	C	1	Lithonia Lighting	DSX1 LED 40C 530 AMBPC T3M MVOLT	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T3M OPTIC, AMBER PC, @ 530mA	LED	1	DSX1_LED_40C_530_A_MBPC_T3M_MVOLT.ies	4941.053	0.9	67.74

Designer

Date
1/5/2016
Scale
Not to Scale
Drawing No.

Summary



d²series

D-Series Size 2 LED Flood Luminaire



Catalog
Number

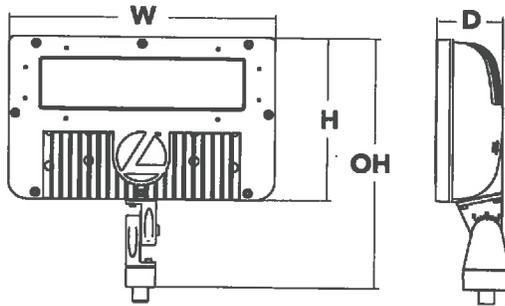
Notes

Type

Type A - Building Mounted

Specifications

EPA:	0.8 ft ² (0.03 m ²)
Depth:	3-1/8" (3.0 cm)
Width:	12-7/8" (32.6 cm)
Height:	7-3/4" (19.8 cm)
Overall Height:	12" (30.5 cm)
Weight:	10.5 lbs (4.8 kg)



Introduction

The D-Series Size 2 Flood features precision optics to beautifully illuminate a variety of applications as its sleek, compact styling blends seamlessly with its environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce low field-to-beam ratios for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 150 - 250W metal halide floods, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSXF2 LED 4 A530/40K MSP MVOLT THK DDBXD

DSXF2 LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options	Finish <i>(required)</i>
DSXF2 LED	3 Three COB engines ¹	530 mA options: A530/30K 3000K A530/40K 4000K A530/50K 5000K	NSP Narrow spot	MVOLT² 120 ² 208 ² 240 ² 277 ² 347 480	Shipped included THK Knuckle with 1/2" NPS threaded pipe YKC62 Yoke with 16-3 SO cord IS Integral slipfitter (fits 2-3/8" O.D. tenon) Shipped separately³ DSXF1/2TS Tenon slipfitter (2-3/8" O.D. THK required) FTS CG6 Tenon slipfitter (2-7/8" O.D. YKC62 required)	Shipped installed PE Photocontrol, button style ⁴ DMG 0-10V dimming driver (no controls) ^{1,5} SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ Shipped separately³ UBV Upper/bottom visor (universal) FV Full visor VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White
			MSP Medium spot				
	MFL Medium flood						
	FL Flood						
	WFL Wide flood						
	WFR Wide flood, rectangular						
HMF Horizontal flood							

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
DSXF2 LED 3 A530/40K WFL MVOLT THK DDBXD	DSXF2 LED 3 40K
DSXF2 LED 3 A530/50K WFL MVOLT THK DDBXD	DSXF2 LED 3 50K
DSXF2 LED 4 A530/40K WFL MVOLT THK DDBXD	DSXF2 LED 4 40K
DSXF2 LED 4 A530/50K WFL MVOLT THK DDBXD	DSXF2 LED 4 50K

Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; mates with 1/2" threaded knuckle (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; mates with yoke mount (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF2UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF2FV DDBXD U	Full visor accessory (specify finish)
DSXF2VG U	Vandal guard accessory

For more mounting options, visit our [Fluorid Lighting Accessories](#) pages.

NOTES

- Not available with 347 or 480V.
- MVOLT driver operates on any line voltage from 120-277V. Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE).
- Also available as separate accessories; see Accessories information at left.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
- Not available with three-engine product (DSXF2 LED 3).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	Field Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)					
					Beam Angle		Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW			
					H	V										H	V	
3	530	A530/-K	54W	NSP	48	49	19	19	19,398	3868	72	20,166	4648	86	20,103	4670	86	
					MSP	50	48	24	23	18,631	4234	78	18,619	5087	94	18,561	5111	95
					MFL	60	60	47	46	6177	3614	67	7751	4342	80	7726	4363	81
					FL	85	84	63	62	5069	4813	89	5124	5783	107	5108	5810	108
					WFL	106	106	71	72	3573	4776	88	3842	6108	113	3830	5766	107
					WFR	107	88	85	64	3513	4845	90	3828	5821	108	3816	5849	108
					HMF	100	62	80	13	3969	2119	39	3479	2546	47	3468	2558	47
4	530	A530/-K	74W	NSP	48	49	19	19	25,870	5159	70	26,893	6198	84	26,809	6228	84	
					MSP	50	48	24	23	25,415	5775	78	24,830	6933	94	24,752	6966	94
					MFL	60	60	47	46	8237	4820	65	10,336	5791	78	10,304	5818	79
					FL	85	84	63	62	6760	6419	87	6833	7712	104	6811	7749	105
					WFL	106	106	71	72	4758	6359	86	5124	7633	103	5108	7670	104
					WFR	107	88	85	64	4684	6462	87	5105	7764	105	5089	7801	105
					HMF	100	62	80	13	5293	2826	38	4639	3396	46	4625	3412	46

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.07
10°C	50°F	1.04
20°C	68°F	1.02
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.95

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXF LED 4 A530 platform based on 8400 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.80

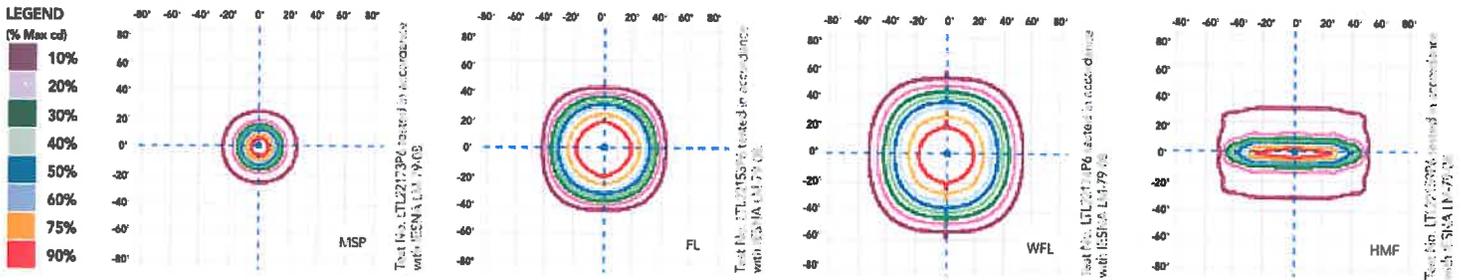
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
3	530	54W	0.47	0.28	0.22	0.2	0.17	0.12
4	530	74W	0.63	0.37	0.33	0.3	0.22	0.16

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Flood Size 2 homepage](#).

Isocandela plots for the DSXF2 LED 4 A530/40K.



Mounting, Options and Accessories



THK - Knuckle with 1/2" NPS threaded pipe

YK62 - Yoke with SO cord
W= 4-3/4" (12.0 cm)
H= 4-1/4" (10.7 cm)
D= 2-1/4" (5.7 cm)

IS - Integral slipfitter
H= 2-1/2" (6.3 cm)
ID= 2-3/8" (6.0 cm)
OD= 3-1/2" (8.8 cm)

UVB - Upper/bottom visor
W= 10" (25.4 cm)
H= 2-1/2" (6.3 cm)
D= 3" (7.6 cm)

FV - Full visor
W= 10" (25.4 cm)
H= 2-1/2" (6.3 cm)
D= 3" (7.6 cm)

VG - Vandal guard
W= 10-1/2" (26.6 cm)
H= 4" (10.1 cm)



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 2 Flood reflects the embedded high performance LED technology. It is ideal for larger signage, facade and flagpole lighting in many commercial and residential applications.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft²) for optimized wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

A variety of precision-molded vacuum-metallized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000K (70 CRI min.), 4000K (70 CRI min.) or 5000K (70 CRI min.) configurations. Optional visors offer additional versatility.

ELECTRICAL

Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (100,000 hrs, L80). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral adjustable knuckle with 1/2-14 NPS threaded pipe, tenon slipfitter, or yoke mounting, facilitates quick and easy installation to a variety of mounting accessories. This secure connection enables the D-Series Size 2 to withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.





d²series

D-Series Size 2 LED Flood Luminaire



Catalog Number

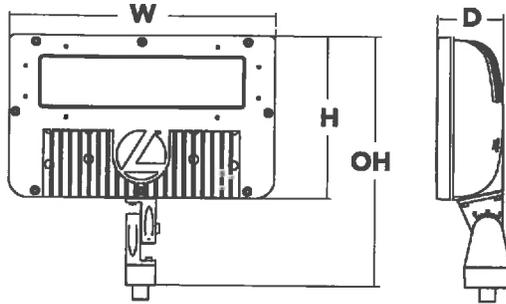
Notes

Type

Type B - Pole Mounted

Specifications

EPA:	0.8 ft ² (0.05 m ²)
Depth:	3-1/8" (7.0 cm)
Width:	12-7/8" (32.6 cm)
Height:	7-3/4" (19.8 cm)
Overall Height:	12" (30.5 cm)
Weight:	10.5 lbs (4.8 kg)



Introduction

The D-Series Size 2 Flood features precision optics to beautifully illuminate a variety of applications as its sleek, compact styling blends seamlessly with its environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce low field-to-beam ratios for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 150 - 250W metal halide floods, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSXF2 LED 4 A530/40K MSP MVOLT THK DDBXD

DSXF2 LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options	Finish (required)
DSXF2 LED	3 Three COB engines ¹	530 mA options: A530/30K 3000K A530/40K 4000K A530/50K 5000K	NSP Narrow spot	MVOLT² 120 ² 208 ² 240 ² 277 ² 347 480	Shipped included THK Knuckle with 1/2" NPS threaded pipe YKC62 Yoke with 16-3 SO cord IS Integral slipfitter (fits 2-3/8" O.D. tenon) Shipped separately³ DSXF1/2TS Tenon slipfitter (2-3/8" O.D. THK required) FTS CG6 Tenon slipfitter (2-7/8" O.D. YKC62 required)	Shipped installed PE Photocontrol, button style ⁴ DMG 0-10V dimming driver (no controls) ^{1,5} SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ Shipped separately³ UBV Upper/bottom visor (universal) FV Full visor VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White
	4 Four COB engines		MSP Medium spot MFL Medium flood FL Flood WFL Wide flood WFR Wide flood, rectangular HMF Horizontal flood				

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
DSXF2 LED 3 A530/40K WFL MVOLT THK DDBXD	DSXF2 LED 3 40K
DSXF2 LED 3 A530/50K WFL MVOLT THK DDBXD	DSXF2 LED 3 50K
DSXF2 LED 4 A530/40K WFL MVOLT THK DDBXD	DSXF2 LED 4 40K
DSXF2 LED 4 A530/50K WFL MVOLT THK DDBXD	DSXF2 LED 4 50K

Accessories

Ordered and shipped separately

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; mates with 1/2" threaded knuckle (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; mates with yoke mount (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF2UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF2FV DDBXD U	Full visor accessory (specify finish)
DSXF2VG U	Vandal guard accessory

For more mounting options, visit our [Floodlighting Accessories](#) pages.

NOTES

- Not available with 347 or 480V.
- MVOLT driver operates on any line voltage from 120-277V. Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE).
- Also available as separate accessories; see Accessories information at left.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
- Not available with three-engine product (DSXF2 LED 3).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)			
					H	V	H	V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	
					H		V											
3	530	A530/-K	54W	NSP	48	49	19	19	19,398	3868	72	20,166	4648	86	20,103	4670	86	
					MSP	50	48	24	23	18,631	4234	78	18,619	5087	94	18,561	5111	95
					MFL	60	60	47	46	6177	3614	67	7751	4342	80	7726	4363	81
					FL	85	84	63	62	5069	4813	89	5124	5783	107	5108	5810	108
					WFL	106	106	71	72	3573	4776	88	3842	6108	113	3830	5766	107
					WFR	107	88	85	64	3513	4845	90	3828	5821	108	3816	5849	108
					HMF	100	62	80	13	3969	2119	39	3479	2546	47	3468	2558	47
4	530	A530/-K	74W	NSP	48	49	19	19	25,870	5159	70	26,893	6198	84	26,809	6228	84	
					MSP	50	48	24	23	25,415	5775	78	24,830	6933	94	24,752	6966	94
					MFL	60	60	47	46	8237	4820	65	10,336	5791	78	10,304	5818	79
					FL	85	84	63	62	6760	6419	87	6833	7712	104	6811	7749	105
					WFL	106	106	71	72	4758	6359	86	5124	7633	103	5108	7670	104
					WFR	107	88	85	64	4684	6462	87	5105	7764	105	5089	7801	105
					HMF	100	62	80	13	5293	2826	38	4639	3396	46	4625	3412	46

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.07
10°C	1.04
20°C	1.02
25°C	1.00
30°C	0.98
40°C	0.95

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXF LED 4 A530 platform based on 8400 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.80

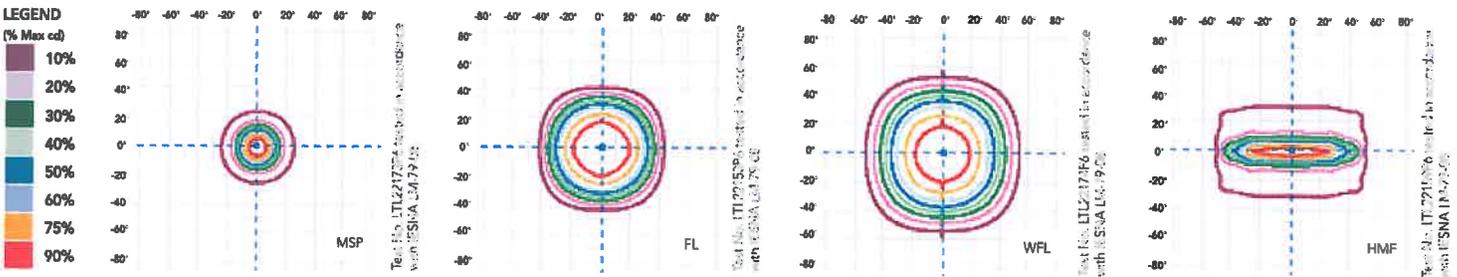
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
3	530	54W	0.47	0.28	0.22	0.2	0.17	0.12
4	530	74W	0.63	0.37	0.33	0.3	0.22	0.16

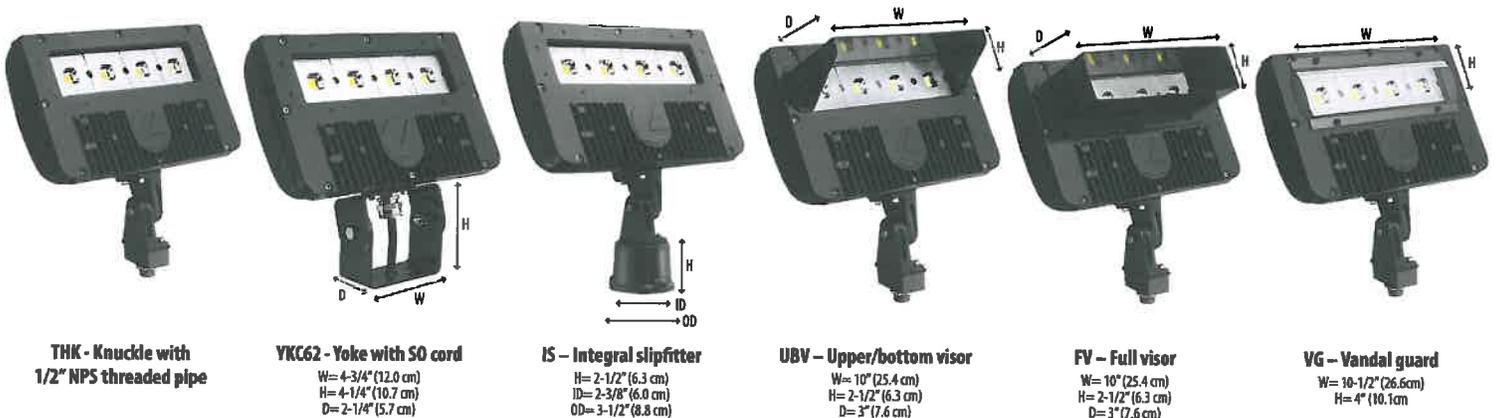
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Flood Size 2 homepage](#).

Iscandela plots for the DSXF2 LED 4 A530/40K.



Mounting, Options and Accessories



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 2 Flood reflects the embedded high performance LED technology. It is ideal for larger signage, facade and flagpole lighting in many commercial and residential applications.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft²) for optimized wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

A variety of precision-molded vacuum-metallized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000K (70 CRI min.), 4000K (70 CRI min.) or 5000K (70 CRI min.) configurations. Optional visors offer additional versatility.

ELECTRICAL

Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (100,000 hrs, L80). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral adjustable knuckle with 1/2-14 NPS threaded pipe, tenon slipfitter, or yoke mounting, facilitates quick and easy installation to a variety of mounting accessories. This secure connection enables the D-Series Size 2 to withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResource/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.





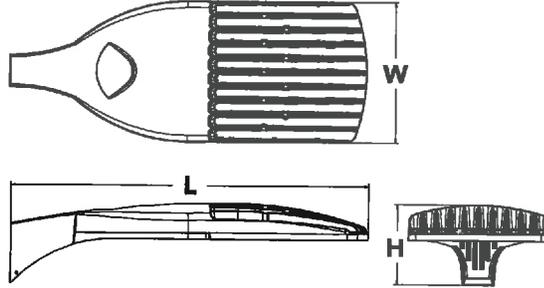
D-Series Size 1 LED Area Luminaire

d^{series}



Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog Number

Notes

Type **Type C - Pole Mounted**

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	530 530 mA	30K 3000 K	T1S Type I Short	MVOLT³	Shipped included
	30C 30 LEDs (one engine)	700 700 mA	40K 4000 K	T2S Type II Short	120 ³	SPA Square pole mounting
	40C 40 LEDs (two engines)	1000 1000 mA (1 A)	50K 5000 K	T2M Type II Medium	208 ³	RPA Round pole mounting
	60C 60 LEDs (two engines)		AMBPC Amber phosphor converted ²	T3S Type III Short	240 ³	WBA Wall bracket
	Rotated optics¹			T3M Type III Medium	277 ³	SPUMBA Square pole universal mounting adaptor ⁵
	60C 60 LEDs (two engines)			T4M Type IV Medium	347 ⁴	RPUMBA Round pole universal mounting adaptor ⁵
					480 ⁴	Shipped separately
						KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁶

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (no controls) ⁷
PERS	Five-wire receptacle only (no controls) ^{7,8}
PER7	Seven-wire receptacle only (no controls) ^{7,8}
DMG	0-10V dimming driver (no controls) ⁹
DCR	Dimmable and controllable via ROAM® (no controls) ¹⁰
DS	Dual switching ^{11,12}
PIR	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ¹³
PIRH	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ¹³

PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹³
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹³
BL30	Bi-level switched dimming, 30% ^{12,14}
BL50	Bi-level switched dimming, 50% ^{12,14}
PNMTDD3	Part night, dim till dawn ¹⁵
PNMTSD3	Part night, dim 5 hrs ¹⁵
PNMT6D3	Part night, dim 6 hrs ¹⁵
PNMT7D3	Part night, dim 7 hrs ¹⁵

Other options

Shipped installed

HS	House-side shield ¹⁶	DDBXD	Dark bronze
WTB	Utility terminal block ¹⁷	DBLXD	Black
SF	Single fuse (120, 277, 347V) ¹⁸	DNAXD	Natural aluminum
DF	Double fuse (208, 240, 480V) ¹⁸	DWHXD	White
L90	Left rotated optics ¹⁹	DDBTXD	Textured dark bronze
R90	Right rotated optics ¹⁹	DBLBXD	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white

Controls & Shields

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁰
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁰
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁰
SC U	Shorting cap ²⁰
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit
PUMBA DDBXD U ⁶	Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁶

NOTES

- Rotated optics available with 60C only.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options.
- Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with DS, PERS, PER7, BL30, BL50 or PNMT options.

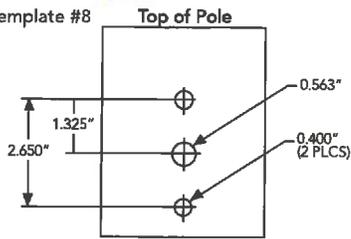
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
- Requires an additional switched circuit.
- PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-OD³ control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PERS, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PERS, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- WTB not available with DS.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

For more control options, visit [DTL](#) and [FCM](#) online.



Drilling

Template #8



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DD8XD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

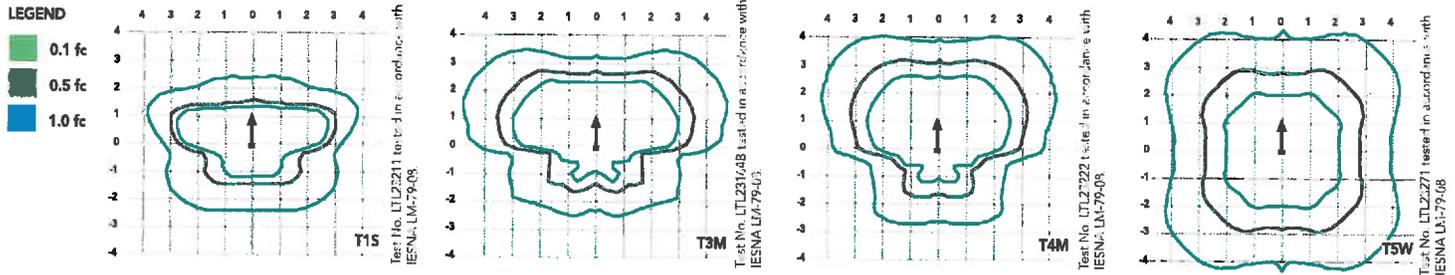
Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's **D-Series Area Size 1 homepage**.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	—	—
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.98	0.96	0.91
	DSX1 LED 60C 700			
	1.0	0.99	0.99	0.99

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMRPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	68 W	T1S	7,554	1	0	1	111	8,112	2	0	2	119	8,163	2	0	2	120	4,561	1	0	1	67
			T2S	7,789	2	0	2	115	8,364	2	0	2	123	8,416	2	0	2	124	4,777	1	0	1	70
			T2M	7,610	1	0	2	112	8,172	2	0	2	120	8,223	2	0	2	121	4,622	1	0	2	68
			T3S	7,601	1	0	2	112	8,162	2	0	2	120	8,213	2	0	2	121	4,724	1	0	1	69
			T3M	7,670	1	0	2	113	8,236	2	0	2	121	8,288	2	0	2	122	4,701	1	0	2	69
			T4M	7,774	1	0	2	114	8,348	2	0	2	123	8,400	2	0	2	124	4,709	1	0	2	69
			TFTM	7,658	1	0	2	113	8,223	1	0	2	121	8,275	1	0	2	122	4,638	1	0	2	68
			TSVS	8,090	2	0	0	119	8,687	3	0	1	128	8,742	3	0	1	129	4,922	2	0	0	72
			TSS	8,150	2	0	0	120	8,751	3	0	0	129	8,806	3	0	0	130	4,863	2	0	0	72
			TSM	8,164	3	0	1	120	8,767	3	0	2	129	8,821	3	0	2	130	4,924	3	0	1	72
	TSW	8,044	3	0	1	118	8,638	3	0	2	127	8,692	3	0	2	128	4,787	3	0	1	70		
	1000 mA	105 W	T1S	10,331	2	0	2	98	11,094	2	0	2	106	11,163	2	0	2	106					
			T2S	10,652	2	0	2	101	11,438	2	0	2	109	11,510	2	0	2	110					
			T2M	10,408	2	0	2	99	11,176	2	0	3	106	11,246	2	0	3	107					
			T3S	10,395	2	0	2	99	11,163	2	0	2	106	11,233	2	0	2	107					
			T3M	10,490	2	0	2	100	11,264	2	0	2	107	11,335	2	0	2	108					
			T4M	10,632	2	0	2	101	11,417	2	0	2	109	11,488	2	0	2	109					
			TFTM	10,473	2	0	2	100	11,247	2	0	3	107	11,317	2	0	3	108					
			TSVS	11,064	3	0	1	105	11,881	3	0	1	113	11,955	3	0	1	114					
			TSS	11,145	3	0	1	106	11,968	3	0	1	114	12,043	3	0	1	115					
TSM			11,165	3	0	2	106	11,989	4	0	2	114	12,064	4	0	2	115						
TSW	11,001	3	0	2	105	11,813	4	0	2	113	11,887	4	0	2	113								
40C (40 LEDs)	700 mA	89 W	T1S	9,984	2	0	2	112	10,721	2	0	2	120	10,788	2	0	2	103	6,014	1	0	1	68
			T2S	10,294	2	0	2	116	11,054	2	0	2	124	11,123	2	0	2	106	6,299	2	0	2	71
			T2M	10,059	2	0	2	113	10,801	2	0	3	121	10,869	2	0	3	104	6,094	2	0	2	68
			T3S	10,046	2	0	2	113	10,788	2	0	2	121	10,855	2	0	2	103	6,229	1	0	2	70
			T3M	10,137	2	0	2	114	10,886	2	0	2	122	10,954	2	0	2	104	6,198	2	0	2	70
			T4M	10,275	2	0	2	115	11,033	2	0	2	124	11,102	2	0	2	106	6,209	1	0	2	70
			TFTM	10,122	2	0	2	114	10,869	2	0	2	122	10,937	2	0	2	104	6,115	1	0	2	69
			TSVS	10,693	3	0	1	120	11,482	3	0	1	129	11,554	3	0	1	110	6,490	2	0	0	73
			TSS	10,771	3	0	1	121	11,566	3	0	1	130	11,639	3	0	1	111	6,411	2	0	0	72
			TSM	10,790	3	0	2	121	11,587	4	0	2	130	11,659	4	0	2	111	6,492	3	0	1	73
	TSW	10,632	3	0	2	119	11,417	4	0	2	128	11,488	4	0	2	109	6,311	3	0	2	71		
	1000 mA	138 W	T1S	13,655	2	0	2	99	14,663	3	0	3	106	14,754	3	0	3	107					
			T2S	14,079	2	0	2	102	15,118	3	0	3	110	15,212	3	0	3	110					
			T2M	13,756	2	0	3	100	14,772	3	0	3	107	14,864	3	0	3	108					
			T3S	13,739	2	0	2	100	14,754	2	0	2	107	14,846	3	0	3	108					
			T3M	13,864	2	0	2	100	14,888	3	0	3	108	14,981	3	0	3	109					
			T4M	14,052	2	0	2	102	15,090	3	0	3	109	15,184	3	0	3	110					
			TFTM	13,842	2	0	3	100	14,864	2	0	3	108	14,957	2	0	3	108					
			TSVS	14,623	3	0	1	106	15,703	4	0	1	114	15,801	4	0	1	115					
			TSS	14,731	3	0	1	107	15,818	3	0	1	115	15,917	3	0	1	115					
TSM			14,757	4	0	2	107	15,846	4	0	2	115	15,945	4	0	2	116						
TSW	14,540	4	0	2	105	15,614	4	0	2	113	15,711	4	0	2	114								
60C (60 LEDs)	700 mA	131 W	T1S	14,694	2	0	2	106	15,779	3	0	3	114	15,877	3	0	3	115	8,952	2	0	2	68
			T2S	15,150	3	0	3	110	16,269	3	0	3	118	16,370	3	0	3	119	9,377	2	0	2	72
			T2M	14,803	2	0	3	107	15,896	3	0	3	115	15,995	3	0	3	116	9,072	2	0	2	69
			T3S	14,785	2	0	2	107	15,877	3	0	3	115	15,976	3	0	3	116	9,273	2	0	2	71
			T3M	14,919	2	0	2	108	16,021	3	0	3	116	16,121	3	0	3	117	9,227	2	0	2	70
			T4M	15,122	2	0	2	110	16,238	3	0	3	118	16,340	3	0	3	118	9,243	2	0	2	71
			TFTM	14,896	2	0	3	108	15,996	2	0	3	116	16,096	2	0	3	117	9,103	2	0	2	69
			TSVS	15,736	3	0	1	114	16,898	4	0	1	122	17,004	4	0	1	123	9,661	3	0	1	74
			TSS	15,852	3	0	1	115	17,022	4	0	1	123	17,129	4	0	1	124	9,544	3	0	1	73
			TSM	15,880	4	0	2	115	17,052	4	0	2	124	17,159	4	0	2	124	9,665	3	0	2	74
	TSW	15,647	4	0	2	113	16,802	4	0	2	122	16,907	4	0	2	123	9,395	4	0	2	72		
	1000 mA	209 W	T1S	20,095	3	0	3	96	21,579	3	0	3	103	21,714	3	0	3	104					
			T2S	20,720	3	0	3	99	22,249	3	0	3	106	22,388	3	0	3	107					
			T2M	20,245	3	0	3	97	21,740	3	0	3	104	21,876	3	0	3	105					
			T3S	20,220	3	0	3	97	21,713	3	0	3	104	21,849	3	0	3	105					
			T3M	20,404	3	0	3	98	21,910	3	0	4	105	22,047	3	0	4	105					
			T4M	20,681	3	0	3	99	22,207	3	0	4	106	22,346	3	0	4	107					
			TFTM	20,372	3	0	3	97	21,876	3	0	4	105	22,013	3	0	4	105					
			TSVS	21,521	4	0	1	103	23,110	4	0	1	111	23,254	4	0	1	111					
			TSS	21,679	4	0	1	104	23,280	4	0	1	111	23,425	4	0	1	112					
TSM			21,717	4	0	2	104	23,321	5	0	3	112	23,466	5	0	3	112						
TSW	21,399	4	0	3	102	22,979	5	0	3	110	23,122	5	0	3	111								

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (70 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED[®] and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an

expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResource/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

CONCEPT SITE PLAN

MAMMOTH SPRINGS SOUTH
VILLAGE OF SUSSEX, WI

J

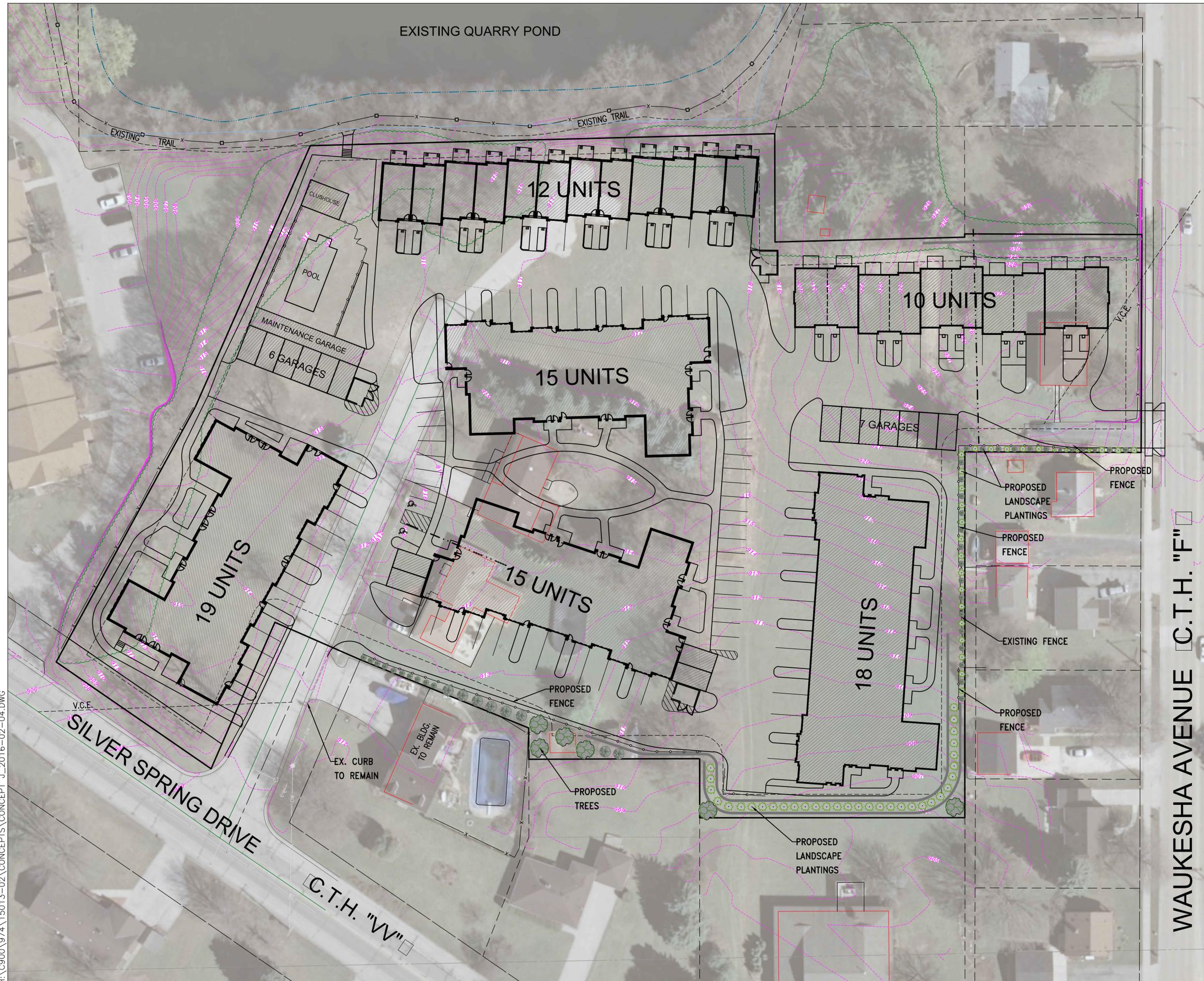
SITE DATA TABLE

TOTAL AREA \square 4.0 acres

TOTAL UNITS \square 89 units
 - 22 To \square home residences
 - 6 \square Market Rate residences
 DENSITY \square 18.94 units/acre

SURFACE GARAGES \square 1 \square stalls
 SURFACE PARKING \square 2 \square spaces
 e \square cludes parking in front o \square units

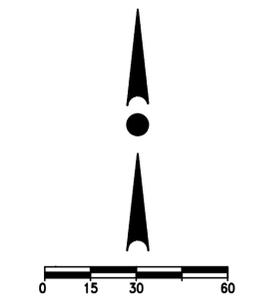
BUILDING SETBACKS
 - 6 \square minimum \square Garage \square
 - 1 \square typical



WAWKESHA AVENUE \square C.T.H. "F"



12660 W. NORTH AVE., BLDG D
 BROOKFIELD, WI \square 300 \square
 PHONE: \square 262 \square 90-1480
 FAX: \square 262 \square 90-1481
 EMAIL: \square pudelko \square trioeng.com



Scale: 1" = 30' (22"x34")
 Scale: 1" = 60' (11"x17")

DATE: 02/11/2016







