



N64W23760 Main Street
Sussex, Wisconsin 53089
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AGENDA
PLAN COMMISSION
VILLAGE OF SUSSEX
THURSDAY, MAY 19, 2016
IMMEDIATELY AFTER THE PUBLIC HEARING AT 6:30 P.M.
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 Plan Commission meeting of April 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 Graceful Esthetics (N61W23198 Silver Spring Drive).
 - B. Consideration and possible action on a site, architectural building, lighting and landscape plans for an addition to Lannon Stone Products (N52W23096 Lisbon Road).
5. Consideration and possible action on Conditional Uses and Plans:
 - A. Consideration and possible action on a Conditional Use for a ground sign with an electronic message area for Piggly Wiggly (N63W23735 Main Street).
 - B. Consideration and possible action on a Conditional Use for a ground sign with an electronic message area for Sussex Civic Campus (N64W23760 Main Street).
 - C. Consideration and possible action on a Conditional Use for the modification of the flood elevation for Pewaukee River of cross section between CTH K and Clover Drive.
 - D. Conceptual review of a Conditional use, Plan of Operation, site, architectural, lighting, landscape plan and CSM for Sussex IM (north side of CTH K and east of Executive Drive).
6. Consideration and possible action on CSM's and Plats:
 - A. Consideration and possible action of a CSM for the Town of Lisbon, extra territorial review, north of Northview Drive east of Maple Avenue to create a lot and outlot.

- B. Consideration and possible of a CSM for Sussex Town Center, located east of HWY 164 and south of Main Street/CTH VV.
- 7. Consideration and possible action on Zoning and Planning Items:
 - A. Consideration on creation of a working group to review and make a recommendation to amend the sign code Section 17.0800.
- 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 May 19, 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 earth movement within a shoreland area from Sussex IM for property located on the north side of CTH K and east of Executive Drive which is considered a conditional use in accordance with Section 17.0214. The petitioner and property owner is Sussex IM.

To consider an application for a conditional use permit for Piggly Wiggly, N63W23735 Main Street, for a ground sign with electronic message area which is a conditional use in the B-4 Central Mixed Use District in accordance with Section 17.0506 (A)(16)(a). The petitioner and property owner is The Boys Property LLC.

To consider an application for a conditional use permit for Sussex Civic Center, N64W23760 Main Street, for a ground sign with electronic message area which is a conditional use in the B-4 Central Mixed Use District in accordance with Section 17.0506 (A)(16)(a). The petitioner and property owner is The Village of Sussex.

To consider an application for a conditional use permit to reduce the floodway or floodplain in the cross sections from south of CTH K to north of Clover Drive which is considered a conditional use in accordance with Chapter 14 Section 14.970. The petitioner is The Village of Sussex and an application has been filed with FEMA.

Copies 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

Casen Griffiths
Administrative Services Director/Clerk-Treasurer

PUBLISH in Sussex Sun 5/4 & 5/11

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the Plan Commission meeting held on April 21, 2016.

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

Commissioners present: Annette Kremer, Deb Anderson, Pat Tetzlaff, Amanda Schauer and Greg Goetz. Steve Pellechia arrived at 6:45 p.m.

Commissioners excused: Roger Johnson.

Others present: Administrator Jeremy Smith, Attorney John Macy, Assistant Development Director Kasey Fluet and Clerk-Treasurer Susan Freiheit. Also Village Board Members Tim Dietrich and Lee Uecker.

A quorum of the Village Board was present at the meeting.

Consideration and possible action on the minutes of the public hearing and Plan Commission meeting of March 17, 2016.

A motion by Tetzlaff, seconded by Schauer, to approve the minutes of the public hearing and Plan Commission meeting of March 17, 2016 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 M.J. Bauer Enterprises LLC (W240N6669 Maple Avenue).

Mr. Mike Bauer, 151 South Street, Juneau, was present on this matter. Mr. Bauer stated that he does finishing for furniture and cabinet companies and also does trim for Pella Windows. Mr. Bauer stated that there is no walk-in business for the most part. Mrs. Fluet reviewed the Plan Staff Memo (copy attached) on this matter.

A motion by Goetz, seconded by Tetzlaff, to approve the Plan of Operation and site plan for M.J. Bauer Enterprises LLC (W240N6669 Maple Avenue); a finding that the use and structures meet the principals of 17.1002(A-H); subject to the Building Inspectors conditions and the standard conditions of Exhibit A. Motion carried.

Consideration and possible action on a Plan of Operation and site plan for Golner Precision Products (W222N5734 Miller Way).

Joe Carr, of Golner Precision, N56W24600 N. Corp. Circle, Sussex, stated that they manufacture metal components for companies in the natural gas, diesel and LED light business. Mrs. Fluet reviewed the Plan Staff Memo on this matter (copy attached).

A motion by Goetz, seconded by Schauer, to approve the Plan of Operation and site plan for Golner Precision Products (W222N5734 Miller Way); 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 determination if a Plan of Operation amendment for Meijer Convenience and Gas Station (N51W24847 Lisbon Road) is substantial.

Mr. Steve Talbert, Co-Director of the Meijer Store, was present on this matter. Mr. Talbert stated that they intend to sell beer within the legal timeframes at the gas station. Mrs. Fluet reviewed the Plan Staff Memo on this matter (copy attached). Mr. Smith stated that in the conditional use for the gas station is a statement “no sales of alcohol at the gas station is allowed because the ordinance didn’t allow beer sales by a gas station. Mr. Smith stated that the Village has changed the ordinance and now all gas stations can now do that.

A motion by Anderson, seconded by Schauer, to make a determination that the requested amendment to the Plan of Operation for Meijer Convenience and Gas Station to be non-substantial, but rather clerical in nature due to the policy change by the Village Board on the matter and thus said amendment does not need a new public hearing. Motion carried.

Consideration and possible action on an amendment to a Plan of Operation and adjustment of the Conditional Use for Meijer Convenience and Gas Station (N51W24847 Lisbon Road).

Mrs. Fluet reviewed the Plan Staff Memo (copy attached) on this matter.

A motion by Goetz, seconded by Tetzlaff, to approve the amendment to the Plan of Operation and the adjustment of the Conditional Use in accordance with the same for Meijer Convenience and Gas Station (N51W24847 Lisbon Road) to allow the sale of beer within designated areas; a finding that the use and structures meet the principals of 17.1002(A-H); subject to conditions of the Village Board, the Director of Police Services and the standard conditions of Exhibit A. Motion carried.

Consideration and possible action of an amendment to a Conditional Use, site and architectural building plans for the expansion of Mammoth Springs Development south of the Quarry pond, west of Waukesha Avenue and north of Silver Spring.

Mr. Art Sawall, 4275 Pilgrim Court, Brookfield, was present on this matter. Mr. Sawall reviewed the town houses proposed for this site. Mr. Sawall stated that all units have an attached garage except for two units. Mrs. Fluet reviewed the Plan Staff Memo on this matter (copy attached). Mr. Sawall stated that he has flipped the pool 90 degrees and made the clubhouse and the deck a little bigger. Mr. Smith stated that at the public hearing there were question on traffic and that we have definitive answers from the County. Mr. Smith stated that with the right-in and right-out at the driveway on Waukesha Avenue and a full access on Silver Spring, the improvements will be relatively minor. Mr. Smith stated that without left hand turns, they won’t have backups. Mr. Smith stated that the Director of Police Services has logged this area and found that it is not the fastest area in the Village. Mr. Goetz stated that we have looked at the issue on Waukesha Avenue and that we can’t lower the speed limit.

A motion by Tetzlaff, seconded by Pellechia, to approve the amendment of the Conditional Use, site and architectural building plans for the expansion of Mammoth Springs Development south of the Quarry pond, west of Waukesha Avenue and north of Silver Spring, a finding that the use and structures meet the principals of 17.1002(A-H); subject to final review by the Village Engineer, meeting the conditions of the ARB and the standard conditions of Exhibit A. Motion carried.

Conceptual review of a Conditional Use for a ground sign with an electronic message area for Piggly Wiggly (N63W23735 Main Street).

Mr. Dennis Lipofski, from the Piggly Wiggly, N63W23735 Main Street, Sussex, was present on this matter. Mr. Lipofski stated that as the street is improved the current exit will become part of the intersection and he is planning a new sign. Mrs. Fluet reviewed the Plan Staff Memo (copy attached) on this matter. Mr. Smith stated that the proposed location of the sign is the best location you can find on the site for this sign. Mr. Smith stated that the engineer and assistant engineer both worked on this. Mr. Smith stated that this wall and sign ties architecturally with the wall the Village is installing across the street. Mr. Smith stated that the three foot wall will be located behind the sidewalk as a safety precaution to keep cars off the sidewalk along the whole front of the Pig. Mr. Pellechia asked if the wall shouldn't match the Pig's building. Mr. Smith stated that it should not, but should match our wall, our building, the fencing and the street, tying the street together. Mr. Smith stated that the Commission doesn't have to change the theory that the sign match the building because the architecture is tied to the street corridor, not a stand-alone site. Mr. Smith stated that the eye-catching feature is not the store, but the three foot wall along the front matches the downtown. Mr. Smith stated that others in the area won't have this same problem, because this is only for the front of the Civic Campus.

It was the consensus of the Commissioners that the ARB review the plans for a Conditional Use for a ground sign with an electronic message area for Piggly Wiggly (N63W23735 Main Street) and for staff to schedule the public hearing for the May Plan Commission meeting.

Conceptual review of a Conditional Use for a ground sign with an electronic message area for Sussex Civic Campus (N64W23760 Main Street).

Mr. Smith reviewed the plans for the Village sign, including backlighting, changes to the Village logo (change from red to black lettering), and adding the Pauline Haass Public Library open/closed message. Mr. Goetz stated that the pillars on the sign will not extend to the top of the sign so it doesn't hide the logo.

It was the consensus of the Commissioners that the ARB review the plans for a Conditional Use for a ground sign with an electronic message area for the Sussex Civic Campus (N64W23760 Main Street) and for staff to schedule the public hearing for the May Plan Commission meeting.

Conceptual review of a Conditional Use for the modification of the flood elevation for Pewaukee River of cross section between CTH K and Clover Drive.

Mrs. Fluet reviewed the Plan Staff Memo on this matter (copy attached). Mr. Smith stated that the modification accurately reflects what we found. Mr. Smith stated that the flood elevations were redone in 2008 and that put lands in the floodplain that didn't need to be there. Mr. Smith stated that this put the burden on each property owner affected. Mr. Smith stated that the floodplain was misinterpreted and put in as 1½ feet too high. Mr. Smith stated that the new study is very accurate and he puts great faith in it. Mr. Smith stated that the DNR has signed off on it and then FEMA can sign off. Mr. Smith stated that this means that people won't have to buy flood insurance.

It was the consensus of the Commissioners that the staff be directed to schedule the public hearing for the May Plan Commission meeting.

Consideration and possible action on a Resolution to vacate Deyer Drive.

Mrs. Fluet reviewed the Plan Staff Memo (copy attached) on this matter.

A motion by Pellechia, seconded by Schauer, to recommend that the Village Board adopt the Resolution to vacate Deyer Drive as submitted. Motion carried.

Consideration and possible action on an Ordinance to Create Section 4.035 entitled “Mobile Food Vendor” in Chapter 4 Licenses & Permits.

Mrs. Fluet reviewed the Plan Staff Memo on this matter (copy attached). Mr. Goetz stated that he felt vendors should have a badge with a picture issued to them. Mrs. Tetzlaff asked if they could come seven days a week and be here for long hours. Mr. Goetz stated that they would have specific areas and times to sell things like breakfast or lunch and then will be gone. Mrs. Fluet stated that these vendors use Twitter and Facebook advertising. Mrs. Tetzlaff asked if there could possibly be five vendors in a given area at the same time. Mrs. Fluet stated that this could happen. Mrs. Fluet stated that the plan is to test out this first and then review and update the ordinance based on experience. Mr. Pellechia asked if there were provisions that the vendors have to be X distance apart. Mrs. Fluet stated that the vendors are required to show where on the street they will be and if another vendor is already on that spot they may have to move away. Mrs. Fluet stated that other communities are all over the place with food trucks. Mrs. Anderson stated that there are hours provided for the first shift, and after second shift, but those times could change next year. Mr. Goetz stated that we will look at this in the future. Mrs. Fluet stated that her concern is with people converting old trucks into food trucks and that fire safety will be reviewed by the Fire Department. Mrs. Fluet stated that the Fire Department will prepare a checklist before this comes to the Village Board. Mrs. Fluet stated that it is possible that this could be considered by the Village Board by April 26th and then be in place. Mrs. Fluet stated that she will call vendors to have them reach out to us. Mrs. Fluet stated that Park and Recreation Department can consider this as part of their application for special events.

A motion by Goetz, seconded by Anderson, to recommend that the Village Board adopt the Ordinance to create Section 4.035 entitled Mobile Food Vendor in Chapter 4 License & Permits subject to final form by the Village Attorney. Motion carried.

Consideration and possible action on a CSM for Mammoth Springs Development south of the Quarry pond, west of Waukesha Avenue and north of Silver Spring.

Mrs. Fluet reviewed the Plan Staff Memo on this matter (copy attached).

A motion by Goetz, seconded by Pellechia, to recommend approval of the CSM for Mammoth Springs Development to the Village Board subject to review by the Village Engineer, vacation of Deyer Drive, closing on the two properties on Silver Spring Drive and the standard conditions of CSM approval and Exhibit A. Motion carried.

Other items for future discussion.

There was none.

A motion by Pellechia, seconded by Schauer, to adjourn the meeting at 7:25 p.m.

Motion carried.

Respectfully submitted,

Susan M. Freiheit
Clerk-Treasurer



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MEMORANDUM

TO: Plan Commission

FROM: Kasey Fluet, Assistant Development Director

RE: Plan Commission meeting of April 21, 2016

DATE: April 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 the public hearing and minutes of the Plan Commission meeting on March 17, 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 M.J. Bauer Enterprises LLC (W240N6669 Maple Avenue).**

This site is zoned B-3. The repair and maintenance of furniture is a permitted use in the B-3 Highway Business District in accordance with Section 17.0418 (A)(5)(a). The furniture cabinet custom wood shop is not a retail business and is contracted by contractors and cabinet shops to customize or refurbish cabinets for their clients. The business will occupy the stand-alone 1,500 square foot building and out building. Hours of operation will be Monday through Friday 7:00 a.m. to 4:00 a.m. This site has sufficient parking with the 4 parking stalls.

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 M.J. Bauer Enterprises LLC (W240N6669 Maple Avenue); a finding that the use and structures meet the principals of 17.1002(A-H); subject to the Building Inspectors conditions and the standard conditions of Exhibit A.

B. Consideration and possible action on a Plan of Operation and site plan for Golner Precision Products (W222N5734 Miller Way).

This site is zoned BP-1. The machining of products is a permitted use in the BP-1 Business Park District in accordance with Section 17.0420 (A)(5)(d)(2). Golner Precision Company manufactures metal components and will purchase the 32,000 square foot building expanding their current business already located in the Village of Sussex. This new location will have room for expansion to meet their growing needs. Hours of operation are 24 hours a day 5 days a week. This site has 74 parking stalls and is sufficient for the 25 employees they will have at the largest shift.

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 Golner Precision Products (W222N5734 Miller Way); 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 of a determination if a Plan of Operation amendment for Meijer Convenience and Gas Station (N51W24847 Lisbon Road) is substantial.

This site is zoned B-2. The Meijer main and convenience store conditional use was approved by the Plan Commission December 20, 2012. In the CU Section "A. 3. Plans", the Plan Commission can approve an amendment or change without a public hearing to specific plans, in this case the Plan of Operation, if they deem the amendment is not substantial.

In the CU Section "B. Plan of Operation item #3" a statement that no alcoholic beverages shall be sold from the "Gas Station" was added. The statement was spelled out in the CU because in 2012 sale of beer and hard cider was not allowed in gas stations, which was fairly unique to Sussex. Since that time the Village Board has deemed it appropriate, and modified the Village Ordinance to allow beer sales in gas stations and had granted several gas stations that license.

Since this language's intent was to spell out a unique provision of Village Ordinance and the policy decision has been made by the Village Board to remove that unique provision, it would be very appropriate to find the change as not substantial, but rather a clerical adjustment reflecting adopted practice. The Village Board has already deemed it appropriate for the Meijers Store to be able to sell beer and hard cider.

Meijer Convenience and Gas Station would like to amend the Plan of Operation and add the sale of beer and cider.

Policy Question:

1. Is the request to amend the Plan of Operation substantial?

Action Items:

1. Act on the request.

Staff Recommendation: Staff recommends the Plan Commission find the requested amendment to the Plan of Operation for Meijer Convenience and Gas Station to be non substantial, but rather clerical in nature due to the policy change by the Village Board on the matter and thus said amendment does not need a new public hearing.

D. Consideration and possible action on an amendment to a Plan of Operation and adjustment of the Conditional Use for Meijer Convenience and Gas Station (N51W24847 Lisbon Road).

This site is zoned B-2. The Meijer convenience store has applied for a Class A beer and hard cider license. The plan for this request has been approved by the Finance Committee and Village Board and signed off on by Captain Panas Director of Police Services.

Policy Question:

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

Action Items:

1. Act on the plan of operation.

Staff Recommendation: Staff recommends the Plan Commission approve the amendment to the Plan of Operation and the adjustment of the Conditional Use in accordance with the same for Meijer Convenience and Gas Station (N51W24847 Lisbon Road) to allow the sale of beer within designated areas; a finding that the use and structures meet the principals of 17.1002(A-H); subject to conditions of the Village Board, the Director of Police Services and the standard conditions of Exhibit A.

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

A. Consideration and possible action of an amendment to a Conditional Use, site and architectural building plans for the expansion of Mammoth Springs Development south of the Quarry pond, west of Waukesha Avenue and north of Silver Spring.

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 planned for redevelopment with the Village Board authorizing the CDA to acquire properties in the area over a decade ago. The access point on Waukesha Avenue was determined 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 103 high end apartments. 22 of the units are townhome style units with three story living overlooking the quarry pond and 81 of the units are market rate units some of which include a lofted area. This will be the first three bedroom apartment development 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.

There are two townhouse buildings, four 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 have been incorporated into the plan. The developer has also added striping and adjustments to the sidewalks to accommodate the request from the Plan Commission about pedestrian orientation.

Memo from Plan Commission meeting of March 17, 2016 of the Public Hearing:

Since the conceptual meeting of this project the Developer, Mr. Sawall has finalized contracts to purchase the two homes on Silver Spring Drive and has submitted a new site plan showing an additional building. Mr. Sawall will remove the two houses and place an 18 unit building in that location. This allows the Village to fully vacated Dyer Drive.

The site plan and architectural plans for the buildings were reviewed at the March 2, 2016 ARB and the following motion was made:

A motion by Dietrich, seconded by Tetzlaff to recommend to the Plan Commission approval of the approve the site plan and architectural building plans for each, 10 unit building, 12 unit building, 15 unit building, 18 unit building and 19 unit building with the following conditions:

- *The material on each of the building will be a combination of Chilton stone and hardiplank with the preferred third material of brick but not required.*
- *The approval of the landscape and lighting plan to be made at a future ARB meeting.*

Motion carried.

The Public Hearing was held on March 17, 2016 at that meeting staff was directed to prepare the amendment to the Conditional Use for consideration at this meeting.

Policy Questions:

1. Are there any concerns with the plans?
2. Are there any concerns from the public you want included in the amended CU?
3. Are there any concerns with the property?

Action Items:

1. Act on the CU and plans.

Staff Recommendation: Staff recommends to approve the amendment of the Conditional Use, site and architectural building plans for the expansion of Mammoth Springs Development south of the Quarry pond, west of Waukesha Avenue and north of Silver Spring, a finding that the use and structures meet the principals of 17.1002(A-H); subject to final review by the Village Engineer, meeting the conditions of the ARB and the standard conditions of Exhibit A.

B. Conceptual review of a Conditional Use for a ground sign with an electronic message area for Piggly Wiggly (N63W23735 Main Street).

This site is zoned B-4. The ground sign with an electronic message area is a conditional use in the B-4 Central Mixed use district in accordance with Section 17.0506 (A)(16)(a). Piggly Wiggly will remove the existing pole sign and replace it with a new ground sign with an electronic message area and locate this new sign on the east entrance of the site. In order for the Plan Commission to grant a CU the sign must also meet the requirements of Section 17.0807 (C).

16. *Electronic Message Signage. In addition to the requirements for an electronic message sign as stated in Section 17.0807 (C) the following criteria must be met:*

(a) *In the B-4 Central Mixed Use District, B-1 Neighborhood Business and I-1 Institutional districts, the message sign is part of a ground sign. The Plan Commission must make the finding the sign is reasonably located and screened from residential view so as not impact the safety or welfare of any residential properties.*

- C. *Electronic Message Signs are a special privilege sign granted under unique circumstances for orderly and pleasing development. The signs are intended to promote the effective display of brief messages in a clear and pleasing manner.*

1. *These signs are permitted for single tenant buildings in the B-2, B-3, BP-1, OP-1, OP-2, I-1 and M-1 Districts. The Plan Commission must find the following for a permit to be issued:*

a. *The message sign is part of a ground or monument sign. Electronic Message Signs that are time and temperature devices only may be allowed as a wall sign, projecting sign, or ground sign although no time and temperature device shall be located closer than 750 feet from another time and temperature device.*

b. *The sign will not interfere with the visibility of any traffic signal.*

c. *The character and design of the sign is compatible with the general area and building, and that the impact of such a sign will not visually impact any nearby residential areas.*

d. *The electronic message sign is an essential component of the operations of the business as determined by the sole discretion of the Plan Commission.*

e. *All messages will be related to either the organization's sales information or for community events notification.*

2. *These signs are a conditional use under Section 17.0506(A)(16) in the B-1, B-4, and I-1 Districts, and for multi-tenant buildings in the B-2, B-3, BP-1, OP-2, and M-1 Districts.*

Policy Question:

1. Are there any concerns with the ground sign with electronic message area?
2. Is there any direction to the ARB?

Action Items:

1. Send the plans to ARB for review.
2. Direct staff to schedule the public hearing.

Staff Recommendation: Staff recommends the ARB review the plans and for staff to schedule the public hearing for the May Plan Commission meeting.

C. Conceptual review of a Conditional Use for a ground sign with an electronic message area for Sussex Civic Campus (N64W23760 Main Street).

This site is zoned B-4. The ground sign with an electronic message area is a conditional use in the B-4 Central Mixed use district in accordance with Section 17.0506 (A)(16)(a). Due to the new building and drive location the Sussex Civic Campus will erect a new ground sign with an electronic message area. This sign will be located on the east side of the new drive

location. In order for the Plan Commission to grant a CU the sign must also meet the requirements of Section 17.0807 (C).

16. *Electronic Message Signage. In addition to the requirements for an electronic message sign as stated in Section 17.0807 (C) the following criteria must be met:*

(a) In the B-4 Central Mixed Use District, B-1 Neighborhood Business and I-1 Institutional districts, the message sign is part of a ground sign. The Plan Commission must make the finding the sign is reasonably located and screened from residential view so as not impact the safety or welfare of any residential properties.

- C. *Electronic Message Signs are a special privilege sign granted under unique circumstances for orderly and pleasing development. The signs are intended to promote the effective display of brief messages in a clear and pleasing manner.*

1. These signs are permitted for single tenant buildings in the B-2, B-3, BP-1, OP-1, OP-2, I-1 and M-1 Districts. The Plan Commission must find the following for a permit to be issued:

a. The message sign is part of a ground or monument sign. Electronic Message Signs that are time and temperature devices only may be allowed as a wall sign, projecting sign, or ground sign although no time and temperature device shall be located closer than 750 feet from another time and temperature device.

b. The sign will not interfere with the visibility of any traffic signal.

c. The character and design of the sign is compatible with the general area and building, and that the impact of such a sign will not visually impact any nearby residential areas.

d. The electronic message sign is an essential component of the operations of the business as determined by the sole discretion of the Plan Commission.

e. All messages will be related to either the organization's sales information or for community events notification.

2. These signs are a conditional use under Section 17.0506(A)(16) in the B-1, B-4, and I-1 Districts, and for multi-tenant buildings in the B-2, B-3, BP-1, OP-2, and M-1 Districts.

Policy Question:

1. Are there any concerns with the ground sign with electronic message area?
2. Is there any direction to the ARB?

Action Items:

1. Send the plans to ARB for review.
2. Direct staff to schedule the public hearing.

Staff Recommendation: Staff recommends the ARB review the plans and for staff to schedule the public hearing for the May Plan Commission meeting.

D. Conceptual review of a Conditional Use for the modification of the flood elevation for Pewaukee River of cross section between CTH K and Clover Drive.

The reduction of the floodway or floodplain is considered a conditional use in accordance with Chapter 14 Section 14.970. Stormwater Solutions Engineering, LLC was hired to conduct a floodplain analysis of the Pewaukee River from the cross sections south of CTH K to north of Clover Drive. The objective of this study is to accurately depict the floodplain during flooding events in this area. Reducing the floodplain in this area is appropriate based upon field study and actual results and will support economic development. This study showed a lower modeled base flood elevation of up to 1.5 feet in some places.

The Village Engineer has begun the process with FEMA to revise the Flood Insurance Rate Maps.

Policy Question:

1. Are there any concerns with the modification to the floodplain?
2. Are there any concerns with directing the public hearing for a Conditional Use?

Action Items:

1. Direct staff to schedule a public hearing.

Staff Recommendation: Staff recommends scheduling a public hearing for the May Plan Commission meeting.

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

A. Consideration and possible action on a Resolution to vacate Deyer Drive.

The new Mammoth South development will require the combination of several individual lots creating one larger parcel. The combining of lots will eliminate the requirement of Deyer Drive. In order to vacate the road in accordance with Wisconsin Stats. 66.1003(4)(a) a Resolution must be passed.

Policy Question:

1. Are there any concerns with the Resolution?

Action Items:

1. Act on the Resolution.

Staff Recommendation: Staff recommends the Plan Commission recommend the Village Board adopt the Resolution to vacate Deyer Drive.

B. Consideration and possible action on an Ordinance to Create Section 4.035 entitled “Mobile Food Vendor” in Chapter 4 Licenses & Permits.

A workgroup was formed to consider an Ordinance to allow food trucks. This group met in March and again in April. After researching and discussing other community’s policies and procedures, the workgroup created language for consideration to be added to Chapter 4 License & Permits. The recommended language provides definitions, guidelines and procedures for processing and approving a license for a Mobile Food Vendor.

A copy of the Ordinance is included in the packet for review. Some of the highlights the group is recommending are:

- Only issuing five permits annually valid between April 1 and November 30.
- Restrict location to the streets in the Industrial and Business Parks, on private property with written permission from the property owner and as approved by the Park and Recreation Department for park spaces with special events, etc.
- The vehicle must be inspected by the Waukesha Health Department and the Sussex Fire Department.
- A background check will be required on the driver(s).
- The application and a plan must be approved by the Village Board and a renewal may be approved administratively if there are no changes.

The consensus of the workgroup was to evaluate the first season and if necessary an amendment to the code could be considered in the future.

Policy Question:

1. Are there any concerns with the Ordinance?

Action Items:

1. Act on the Ordinance.

Staff Recommendation: Staff recommends the Plan Commission recommend the Village Board adopt the Ordinance to create Section 4.035 entitled Mobile Food Vendor in Chapter 4 License & Permits.

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

A. Consideration and possible action on a CSM for Mammoth Springs Development south of the Quarry pond, west of Waukesha Avenue and north of Silver Spring.

This site is zoned B-4. This CSM will combine the ten lots owned by Mammoth South LLC to create one developable lot of 5.7682 acres. This CSM will also include the Resolution No. assigned, once approved, to vacate Deyer Drive.

Policy Question:

1. Are there any concerns with the CSM?

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends approval of the CSM for Mammoth Springs Development to the Village Board subject to review by the Village Engineer, vacation of Deyer Drive, closing on the two properties on Silver Spring Drive and the standard conditions of CSM approval and 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 May 19, 2016

DATE: May 6, 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 Plan Commission meeting on April 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 Graceful Esthetics (N61W23198 Silver Spring Drive).**

This site is zoned B-4. The spa service business is a permitted use in the B-4 Central Mixed Use District in accordance with Section 17.0419 (C)(5)(b). The business will occupy 1,000 square feet of the 2,000 square foot building. Hours of operation will be Monday through Thursday 8:00 a.m. to 8:00 p.m., Friday 8:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to 3:00 p.m. This site has 10 parking stalls with 5 allocated to another user this user requires 5 parking stalls and the site has additional unmarked parking.

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 Graceful Esthetics (N61W23198 Silver Spring Drive); a finding that the use and structures meet the principals of 17.1002(A-H); subject to the Building Inspectors conditions and the standard conditions of Exhibit A.

- B. **Consideration and possible action on a site, architectural building, lighting and landscape plans for an addition to Lannon Stone Products (N52W23096 Lisbon Road).**

This site is zoned Q-1. The addition to the office building is a permitted use in the Q-1 Quarry District in accordance with Section 17.4023 (B)(3). Lannon Stone Products is submitting to add 2,500 square foot to the existing 3,600 square foot office building for their growing needs. The addition meets the setback requirements and the plans for the site, building, lighting and landscape were reviewed by the ARB at the May 4, 2016 meeting and the following motion was made:

A motion by Tetzlaff, seconded by Granicki to recommend to the Plan Commission to approve the site, building, lighting and landscape plans for an addition to the Lannon Stone Products office building. Motion carried.

Policy Question:

1. Are there any concerns with the plans?
2. Are there any concerns with the property?

Action Items:

1. Act on the plans.

Staff Recommendation: Staff recommends the Plan Commission approve site, architectural building, lighting and landscape plans for an addition to Lannon Stone Products (N61W23198 Silver Spring Drive.); 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 on a Conditional Use for a ground sign with an electronic message area for Piggly Wiggly (N63W23735 Main Street).

This site is zoned B-4. The ground sign with an electronic message area is a conditional use in the B-4 Central Mixed use district in accordance with Section 17.0506 (A)(16)(a). Piggly Wiggly will remove the existing pole sign and replace it with a new ground sign with an electronic message area and locate this new sign on the east entrance of the site. In order for the Plan Commission to grant a CU the sign must also meet the requirements of Section 17.0807 (C).

16. *Electronic Message Signage. In addition to the requirements for an electronic message sign as stated in Section 17.0807 (C) the following criteria must be met:*

(a) In the B-4 Central Mixed Use District, B-1 Neighborhood Business and I-1 Institutional districts, the message sign is part of a ground sign. The Plan Commission must make the finding the sign is reasonably located and screened from residential view so as not impact the safety or welfare of any residential properties.

- C. *Electronic Message Signs are a special privilege sign granted under unique circumstances for orderly and pleasing development. The signs are intended to promote the effective display of brief messages in a clear and pleasing manner.*

1. These signs are permitted for single tenant buildings in the B-2, B-3, BP-1, OP-1, OP-2, I-1 and M-1 Districts. The Plan Commission must find the following for a permit to be issued:

*a. The message sign is part of a ground or monument sign. ... **The message sign is part of the ground sign.***

*b. The sign will not interfere with the visibility of any traffic signal. **The sign is setback sufficiently that it will not interfere with visibility of a traffic signal***

*c. The character and design of the sign is compatible with the general area and building, and that the impact of such a sign will not visually impact any nearby residential areas. **The sign base and pillar will be integrated with the Main Street project as part of the***

dividing wall between the parking lot and the sidewalk.

d. *The electronic message sign is an essential component of the operations of the business as determined by the sole discretion of the Plan Commission. **The electronic message sign will be a component of the business.***

2. *These signs are a conditional use under Section 17.0506(A)(16) in the B-1, B-4, and I-1 Districts, and for multi-tenant buildings in the B-2, B-3, BP-1, OP-2, and M-1 Districts.*

The ground sign with electronic message was reviewed by the ARB at the May 4, 2016 meeting and following motion was made:

A motion by Granicki, seconded by Schauer to recommend to the Plan Commission to approve the ground sign with electronic message area for Piggly Wiggly with the side pillar to be flat with a stone cap.

The Public Hearing was held prior to this meeting 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 Village process allows the CU to be granted at this meeting by Plan Commission discretion. Staff has prepared a CU document for consideration at this meeting.

Policy Question:

1. Are there any concerns with the ground sign with electronic message area?
2. Are there any concerns with the CU?
3. Does the sign meet all the requirements of Section 17.0807 (C)?

Action Items:

1. Act on the CU and the ground sign with electronic message area OR
2. Provide additional comments for inclusion in the CU and direct staff to bring back for the June Plan commission

Staff Recommendation: Staff recommends approval the Conditional Use to allow the ground sign with electronic message area for Piggly Wiggly (N63W23735 Main Street) and a finding the use and structures meet the principals of 17.1002(A-H); subject to the standard conditions of Exhibit A and the Building Inspector issuing a sign permit.

B. Consideration and possible action on a Conditional Use for a ground sign with an electronic message area for Sussex Civic Campus (N64W23760 Main Street).

This site is zoned B-4. The ground sign with an electronic message area is a conditional use in the B-4 Central Mixed use district in accordance with Section 17.0506 (A)(16)(a). Due to the new building and drive location the Sussex Civic Campus will erect a new ground sign with an electronic message area. This sign will be located on the east side of the new drive location. In order for the Plan Commission to grant a CU the sign must also meet the requirements of Section 17.0807 (C).

16. *Electronic Message Signage. In addition to the requirements for an electronic message sign as stated in Section 17.0807 (C) the following criteria must be met:*

(a) *In the B-4 Central Mixed Use District, B-1 Neighborhood Business and I-1 Institutional districts, the message sign is part of a ground sign. The Plan Commission must make the finding the sign is reasonably located and screened from residential view so as not impact the safety or welfare of any residential properties.*

- C. *Electronic Message Signs are a special privilege sign granted under unique circumstances for orderly and pleasing development. The signs are intended to promote the effective display of brief messages in a clear and pleasing manner.*
1. *These signs are permitted for single tenant buildings in the B-2, B-3, BP-1, OP-1, OP-2, I-1 and M-1 Districts. The Plan Commission must find the following for a permit to be issued:*
 - a. *The message sign is part of a ground or monument sign.... **The message sign is part of the ground sign.***
 - b. *The sign will not interfere with the visibility of any traffic signal. **The sign is setback sufficiently that it will not interfere with visibility of a traffic signal***
 - c. *The character and design of the sign is compatible with the general area and building, and that the impact of such a sign will not visually impact any nearby residential areas. **The sign base and pillar will be integrated with the Main Street project as part of the dividing wall between the parking lot and the sidewalk.***
 - d. *The electronic message sign is an essential component of the operations of the business as determined by the sole discretion of the Plan Commission. **The electronic message sign will be a component of the business.***
 2. *These signs are a conditional use under Section 17.0506(A)(16) in the B-1, B-4, and I-1 Districts, and for multi-tenant buildings in the B-2, B-3, BP-1, OP-2, and M-1 Districts.*

The ground sign with electronic message was reviewed by the ARB at the May 4, 2016 meeting and following motion was made:

A motion by Schauer, seconded by Tetzlaff to recommend to the Plan Commission to approve the ground sign with electronic message area for Sussex Civic campus.

The Public Hearing was held prior to this meeting 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 Village process allows the CU to be granted at this meeting by Plan Commission discretion. Staff has prepared a CU document for consideration at this meeting.

The ground sign with electronic message sign will be sent for bid to various sign contractors, the final sign design will look as close to the rendering but might have some adjustments for font sizes of letters, the overall size of the sign and electronic message area will be the size as depicted in the rendering.

Policy Question:

1. Are there any concerns with the ground sign with electronic message area?
2. Are there any concerns with the CU?
3. Does the sign meet all the requirements of Section 17.0807 (C)?

Action Items:

1. Act on the CU and the ground sign with electronic message area OR
2. Provide additional comments for inclusion in the CU and direct staff to bring back for the June Plan commission

Staff Recommendation: Staff recommends approval the Conditional Use to allow the ground sign with electronic message area for Sussex Civic Campus (N63W23735 Main Street) and a finding the use and structures meet the principals of 17.1002(A-H); subject to minor changes to the final design can be approved by the Village Administrator, the standard conditions of Exhibit A and the Building Inspector issuing a sign permit.

C. Conceptual review of a Conditional Use for the modification of the flood elevation for Pewaukee River of cross section between CTH K and Clover Drive.

The reduction of the floodway or floodplain is considered a conditional use in accordance with Chapter 14 Section 14.970. Stormwater Solutions Engineering, LLC was hired to conduct a floodplain analysis of the Pewaukee River from the cross sections south of CTH K to north of Clover Drive. The objective of this study is to accurately depict the floodplain during flooding events in this area. Reducing the floodplain in this area is appropriate based upon field study and actual results and will support economic development. This study showed a lower modeled base flood elevation of up to 1.5 feet in some places.

The Village Engineer has begun the process with FEMA to revise the Flood Insurance Rate Maps.

The Public Hearing was held prior to this meeting 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 Village process allows the CU to be granted at this meeting by Plan Commission discretion. Staff has prepared a CU document for consideration at this meeting.

Policy Question:

1. Are there any concerns with the modification to the floodplain?
2. Are there any concerns with Conditional Use?

Action Items:

1. Act on the Conditional Use.
2. Provide additional comments for inclusion in the CU and direct staff to bring back for the June Plan commission

Staff Recommendation: Staff recommends approval the Conditional Use to allow the reduction of the floodplain and a finding the use and structures meet the principals of 17.1002(A-H); subject to the standard conditions of Exhibit A.

D. Consideration and possible action on a Conditional Use, Plan of Operation, site, architectural, lighting, landscape plan and CSM for Sussex IM (north side of CTH K and east of Executive Drive).

This site is zoned BP-1. The injection molding business will use this location for general manufacturing of product which is a permitted use in the BP-1 Business Park District in accordance with Section 17.0420 (A)(5)(e). The first phase of the new building will be 81,000 square feet and they plan to construct the second phase addition of 60,000 square feet within the very near future.

In accordance with Section 17.0214 any earth movement within a shoreland area requires the petitioner to receive a conditional use under Section 17.0500. The site plan indicates grading in the area of the building for phase one. Section 17.0214 additionally states that no tree cutting and shrubbery clearing within 100 feet is permitted except that paths and trails that do not exceed ten feet in width can be established within the 100' buffer area.

The Plan Commission gave staff guidance about the metal wall panel to have a condition placed within in the CU that allows the metal panels for up to five years, if at which point the expansion has not occurred the metal wall panels would need to be replaced with an appropriate material matching the rest of the building. This is included in the draft CU.

Sussex IM is purchasing two parcels and combining them into one parcel to create an 18 acre lot. The CSM will contain language for an easement for the path dedicated to the Village of Sussex.

The plans for the new building were reviewed by the ARB at the May 4, 2016 meeting and following motion was made:

A motion by Tetzlaff, seconded by Granicki to recommend to the Plan Commission to approve the site, architectural building, lighting and landscape plan with the following conditions

- *Adjust sidewalk width along parking lot and add curb or barrier at parking lot.*
- *Submit a rendering of the dumpster enclosure and approval to be made by the ADD.*
- *Metal panel to match the color of the prefinished precast walls. Metal panel wall will be allowed for a period of no more than 5 years after the date of occupancy is granted.*
- *Add windows to the west side of phase 2 spacing to match the front elevation.*

The Public Hearing was held prior to this meeting 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 Village process allows the CU to be granted at this meeting by Plan Commission discretion. Staff has prepared a CU document for consideration at this meeting.

Policy Question:

1. Are there any concerns with the CU and plan of operation?
2. Are there any concerns with the site, architectural, lighting and landscape plans?
3. Are there any concerns with the time limit for the metal wall?
4. Are there any concerns with the CSM?

Action Items:

1. Act on the CU, the plans and CSM OR
2. Provide additional comments for inclusion in the CU and direct staff to bring back for the June Plan commission

Staff Recommendation: Staff recommends approval of the CSM to the Village Board, and to approve the Conditional Use, Plan of Operation, site, architectural building, lighting and landscape plans for Sussex IM (north side of CTH K and east of Executive Drive); to approve the metal wall panels with the condition the panels are to be removed five years from the date of occupancy and replaced with material matching the rest of the building, if the wall is not replaced on or before the five years, the building owner will be subject to daily fines until the situation is rectified; and a finding the use and structures meet the principals of 17.1002(A-H); subject to the conditions of the ARB, final review by the Village Engineer, Tree Preservation plan to be reviewed by the Tree Board, and the standard conditions of Exhibit A.

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

A. Consideration and possible action of a CSM for the Town of Lisbon, extra territorial review, north of Northview Drive east of Maple Avenue to create a lot and outlot.

This parcel is in the Town of Lisbon and will remain in the Town of Lisbon. The outlot will be the location for the stormwater ponds for the Johanssen Farms Subdivision.

Ownership of the outlot will need to be transferred to the Village of Sussex prior to the final plat approval.

Policy Question:

1. Are there any concerns with the CSM?

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends the Plan Commission recommend to the Village Board to approve the CSM to create an outlot and Lot 1 for the property in the Town of Lisbon, north of Northview Drive east of Maple Avenue, subject to final review by the Village Engineer and the standard conditions of CSM approval and Exhibit A.

B. Consideration and possible of a CSM for Sussex Town Center, located east of HWY 164 and south of Main Street/CTH VV.

This site is zoned B-2. This is the second CSM to create Lot 1, 2 and 3 of the remaining development. Lot 1 will be the future site of the Kwik Trip, Lot 3 will be the site of the relocated US Cell tower.

Prior to any development on Lot 1 or 2 the cell tower must be moved to Lot 3. The Village Engineer has submitted some language correction to the surveyor.

Policy Question:

1. Are there any concerns with the CSM?

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends the Plan Commission recommend to the Village board to approve the CSM to create Lot 1, 2 and 3 for the property located east of HWY 164 and south of Main Street/CTH VV subject to the final review of the Village Engineer, and subject to the Developer entering into a Developer's Agreement for the construction of the improvements, and the standard conditions of CSM approval and Exhibit A.

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

A. Consideration on creation of a working group to review and make a recommendation to amend the sign Ordinance Chapter 17 Section 17.0800.

The U.S. Supreme Court has dramatically changed the legal landscape concerning the regulations of signs. Due to these new regulations items in our sign code relating to content or the implied regulation therein need to be reviewed and adjusted or removed from the code to comply with the Court's ruling.

A draft of the recommended changes to the sign code Section 17.0800 is included in the packet and because these changes are significant, staff is recommending a workgroup is formed to address all the items of the recent changes and ensure the communities intent for quality development is maintained.

Policy Question:

1. Are there any concerns with creating a workgroup?

Action Items:

1. Create a workgroup to work on the amendment to the sign code.

Staff Recommendation: Staff recommends the Plan Commission create a workgroup to review the sign code to make recommendation for the amendment to Section 17.0800.

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 # SUXV 0245993

Zoning: B-4

Address of Tenant Space: N61 W23198 Silver Spring Drive Sussex WI 53089

1. Name of Business:

Graceful Esthetics
Business

Address City, State, Zip Phone #

Fax # Email address G.Meyer2016@outlook.com

2. Business owner contact information:

Gnn Meyer
Contact

N170 W19831 Ridgeway Drive Jackson WI 53037 262-674-4452
Address City, State, Zip Phone #

Fax # Email address G.Meyer2016@outlook.com

3. Building/Land owner contact information:

Gary Oberfoell
Contact

N20 W25080 Bluemound Rd Pewaukee WI 53072 262-370-8022
Address City, State, Zip Phone #

Fax # Email address lakecountrylawncare@earthlink.net

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
X	X	X	X	X	X	
8am-8pm →	→	→	→	8am-5pm	8am-3pm	

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 25 x 40 Total square footage 1,000 SF
 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 10 Number of spaces needed per code _____
 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?

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.

Ann Meyer 5/5/16
 Name Date
Owner
 Title or Position

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

 Name Date

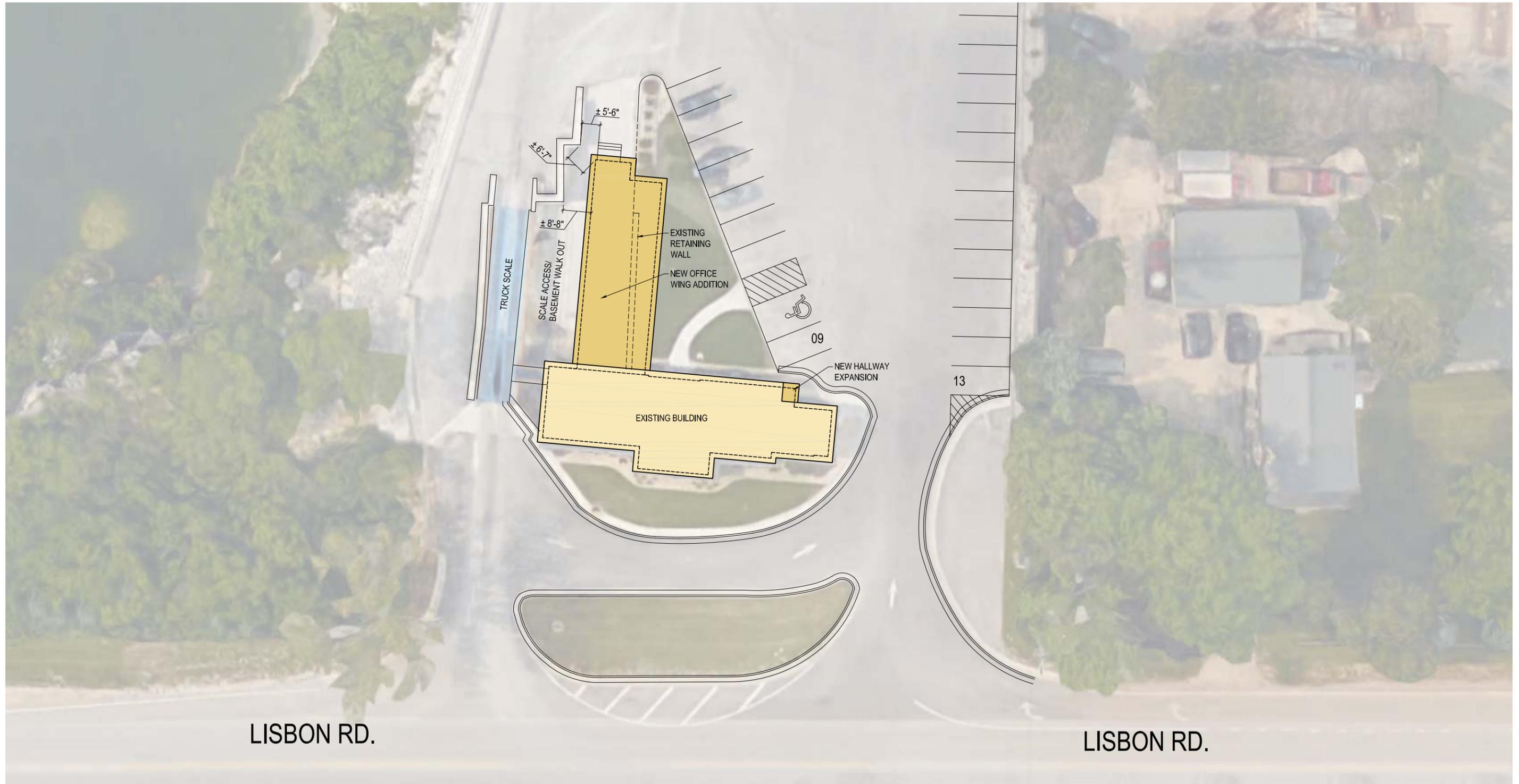
 Title or Position

Print Form

Clear Form

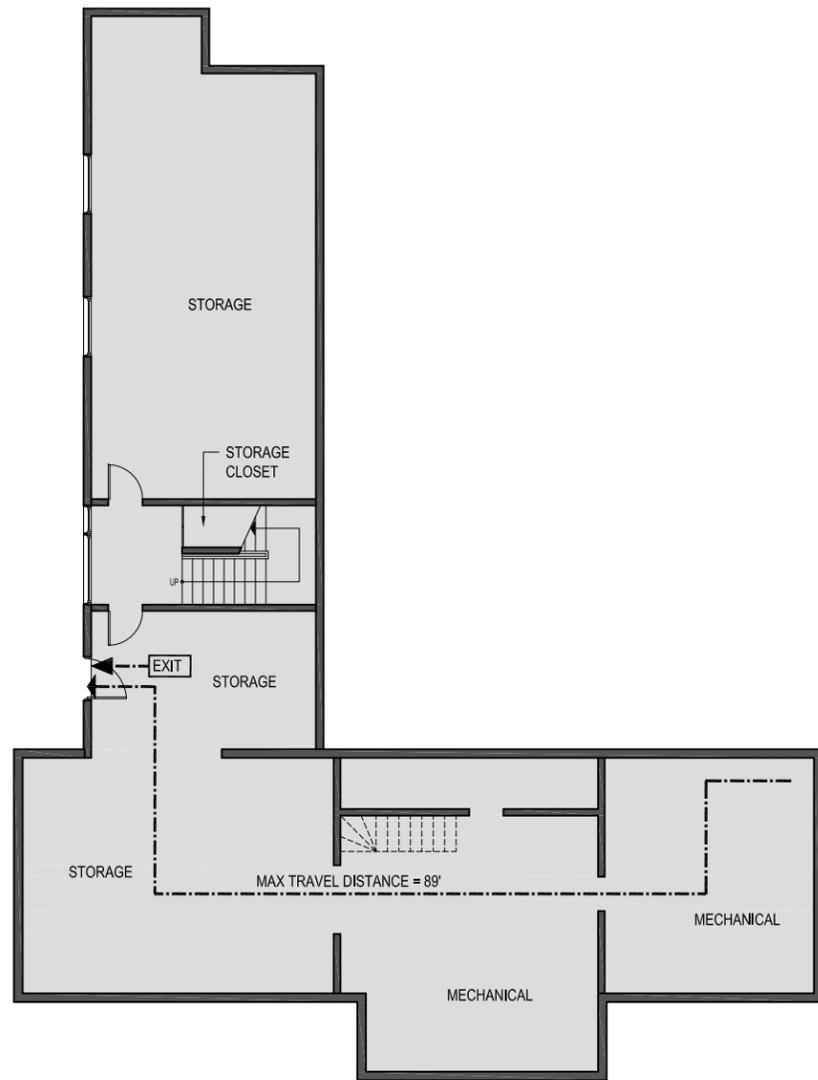
Graceful Esthetics is a small day Spa/skin care business. I will be doing facials, Microdermabrasion, Dermaplaning, chemical exfoliations and waxing. I will be selling PCA skin care products and Skin Script skin care products.





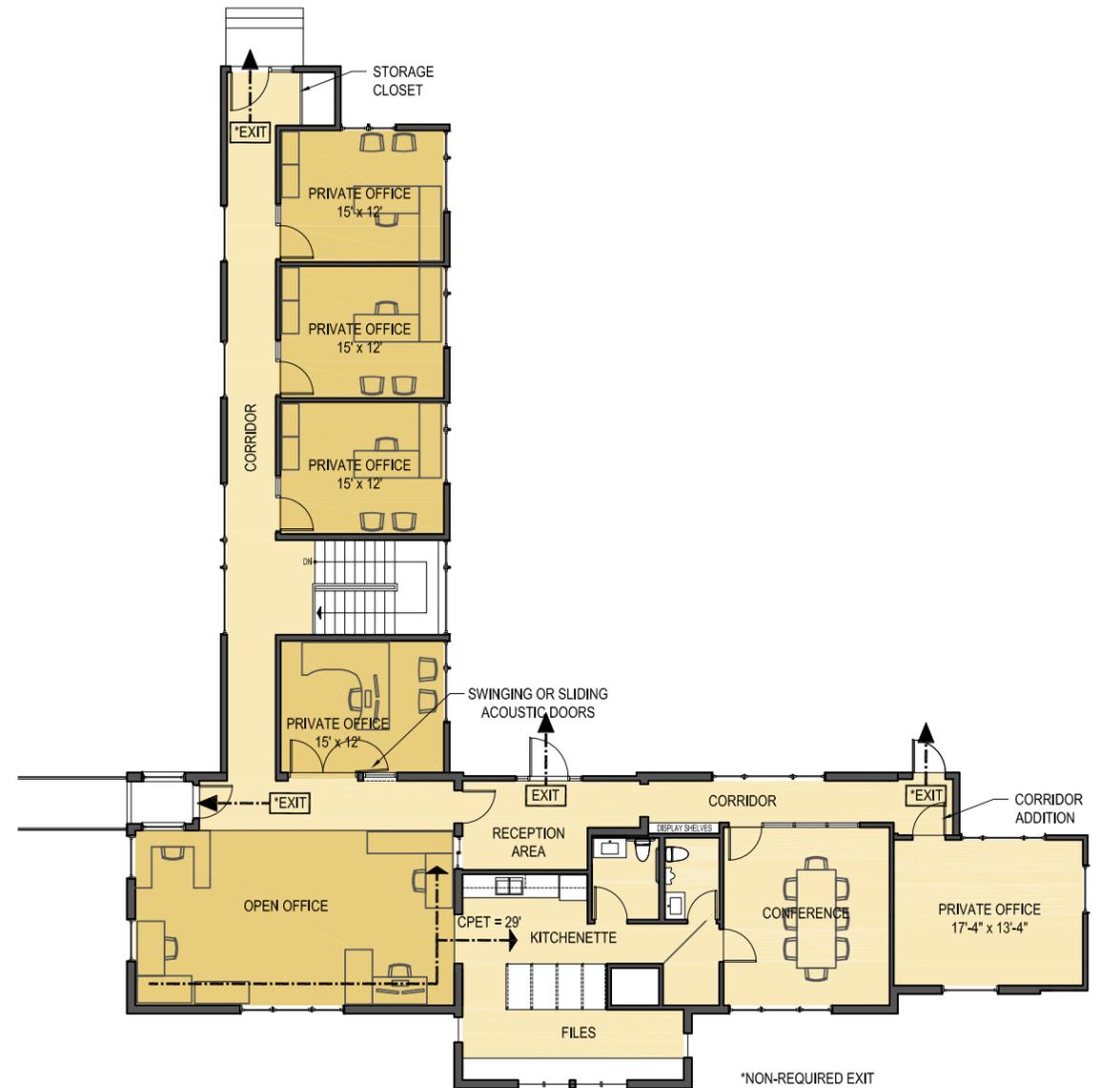
SITE PLAN - OFFICE ADDITION
 ALL DIMENSIONS APPROXIMATE / ESTIMATED

1" = 30'-0"



BASEMENT PLAN

1" = 30'-0"



FLOOR PLAN

1/16" = 1'-0"



PALETTE A - STONE & SIDING - VIEW FROM NORTH

N.T.S.



PALETTE A - STONE & SIDING - VIEW FROM PARKING

N.T.S.



PALETTE A - STONE & SIDING - VIEW FROM TRUCK SCALE APPROACH

N.T.S.







N52W23096



VILLAGE OF SUSSEX ORDER
GRANTING A CONDITIONAL USE AND PRESCRIBING CONDITIONS FOR
PIGGLY WIGGLY
IN THE VILLAGE OF SUSSEX

WHEREAS, an application has been filed by Dennis Lipofski, owner of Piggly Wiggly, The Boys Property LLC (hereinafter collectively "Applicant"); and

WHEREAS, the Applicant is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance for the Village of Sussex for property commonly referred to as parcel number SUXV0249981 N63W23735 Main Street in the Village of Sussex, Wisconsin, all as described on **Exhibit A** attached hereto and incorporated herein (hereinafter "Subject Property"); and

WHEREAS, the Subject Property is zoned B-4 Central Mixed Use District; and

WHEREAS, a ground sign with electronic message area in the B-4 Central Mixed Use District may be permitted as a conditional use pursuant to Section 17.0506 (A)(16)(a) of the Village of Sussex Zoning Ordinance; and

WHEREAS, upon referral of the application by the Village Clerk, the Plan Commission for the Village of Sussex determined that the application met all requirements as set forth in Section 17.0502 and 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 held a public hearing on May 19, 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 a hazardous, harmful, noxious,

offensive, or 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, a conditional use permit for the Subject Property is hereby granted. The conditional use permit granted herein shall apply only to the specific use of the Subject Property by the Applicant for the ground sign with electronic message area and the conditional use permit shall continue in existence only so long as the conditional use is operated in compliance with this permit. All other permitted and auxiliary uses of the Subject Property may be continued, expanded, or established without public hearing and without following the conditional use process. 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 Applicant subject to the following conditions:
1. Presentation Compliance. The ground sign with electronic message area, 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 May 19, 2016.
 2. Subject Property. This conditional use permit issued to the Applicant, 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 Applicant is required and must have all plans current, approved by the Plan Commission for the Village of Sussex, and on file with the Plan Commission for the Village of Sussex in order for this CU to be in effect. The applicant shall comply with all plans previously approved by the Plan Commission. The Applicant shall be entitled to amend or change any plan contemplated herein subject to the aforementioned conditions 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 change from the original plan as approved and as allowed herein. Any amendment or change in any plan contemplated herein that the Plan Commission for the Village of Sussex feels, in its sole discretion, to be substantial will require a new permit and all Village procedures in place at the time must be followed.
- A. Signage. The Applicant shall comply with the approval requirements granted by the Plan Commission on May 19, 2016 for the ground sign with electronic message area plan as attached and incorporated herein as **Exhibit B.**

4. Licenses. The Applicant 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.
5. Laws. The Applicant shall comply with all Federal, State, County, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property.
6. Building and Fire Inspection. The Applicant 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.
7. Aesthetics. The Applicant 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.
8. Junk. No junk shall be accumulated or stored on the Subject Property. No burying or burning of junk is permitted on the Subject Property.
9. 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 4.09 or Auxiliary Use under section 17.0710.
10. Fees and Expenses. The Applicant, 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 Applicant with copies of all itemized invoices.
11. 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 Applicant.
12. Complaints. In the event the Applicant receives any complaints with regard to the operation authorized by this conditional use, the Applicant 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.

13. 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 Applicant is given an opportunity to be heard on the matter and, if so rescinded the Applicant 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.
 14. Subject to Acceptance. Subject to the Owner approving in writing the issuance of the same and Applicant 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 Applicant will therefore need to re-commence the application process.
 15. 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 Applicant 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 fifth year 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 applicant shall be brought back before the Plan Commission for consideration of the renewal. The Applicant shall have the responsibility to apply for the renewal by January 30th of the fifth (5) year of the term. Failure of Applicant 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 Applicant 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 Applicant.

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

Gregory L. Goetz
Village President

Casen J. Griffiths
Village Clerk-Treasurer

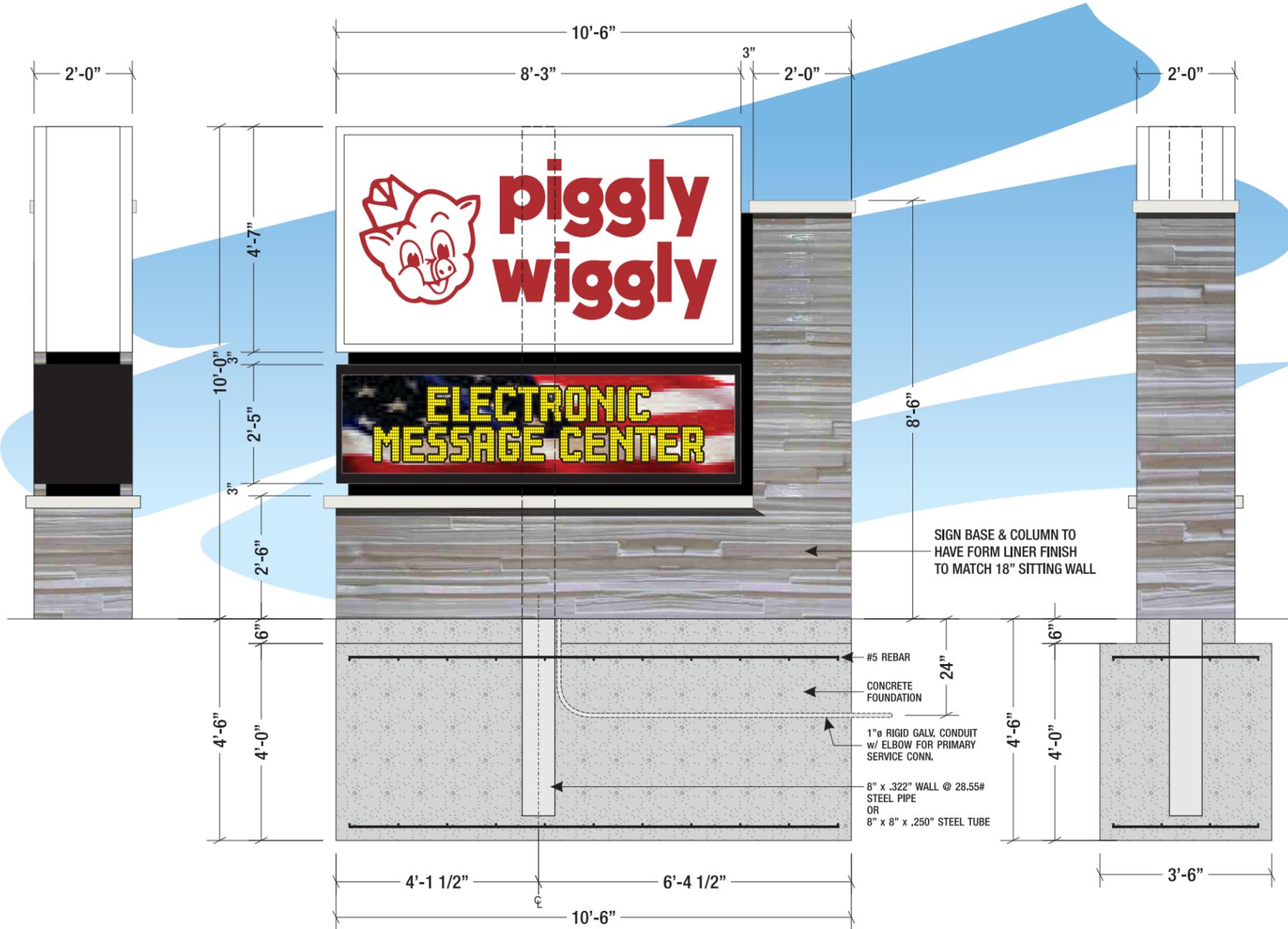
APPLICANT ACCEPTANCE

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

Dated this _____ day of _____, 2016

By: _____
_____, Member

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.



A DOUBLE SIDED INTERNALLY ILLUMINATED MONUMENT SIGN w/ L.E.D. MESSAGE CENTER

SCALE: 3/8"=1'

- ALUM. CABINET & RETAINERS PAINTED WHITE
- FLAT WHITE LEXAN FACES w/ FIRST SURFACE #53 CARDINAL RED VINYL GRAPHICS
- WHITE L.E.D. ILLUMINATION
- TWO(2) 2" REVEALS PAINTED BLACK
- 2'5" x 8'3", 19mm FULL COLOR (RGB LED) MESSAGE CENTER



GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL 60101 630-543-9490 FAX 630-543-9493

DATE	REVISION
12.29.15	REVISED PER SURVEY / ADDED SITE PLAN
1.13.16	REVISED SIGN PER VILLAGE REQUIREMENTS
3.17.16	REVISED FOUNDATION & SUPPORT DETS. PER TD
3.28.16	REVISED TYPE OF STONE & SIGN LOCATION
4.11.16	REVISED SITE PLAN
5.3.16	REVISED BASE & COLUMN TO MATCH SITTING WALL
5.6.16	REVISED COLUMN TO FLAT AT TOP

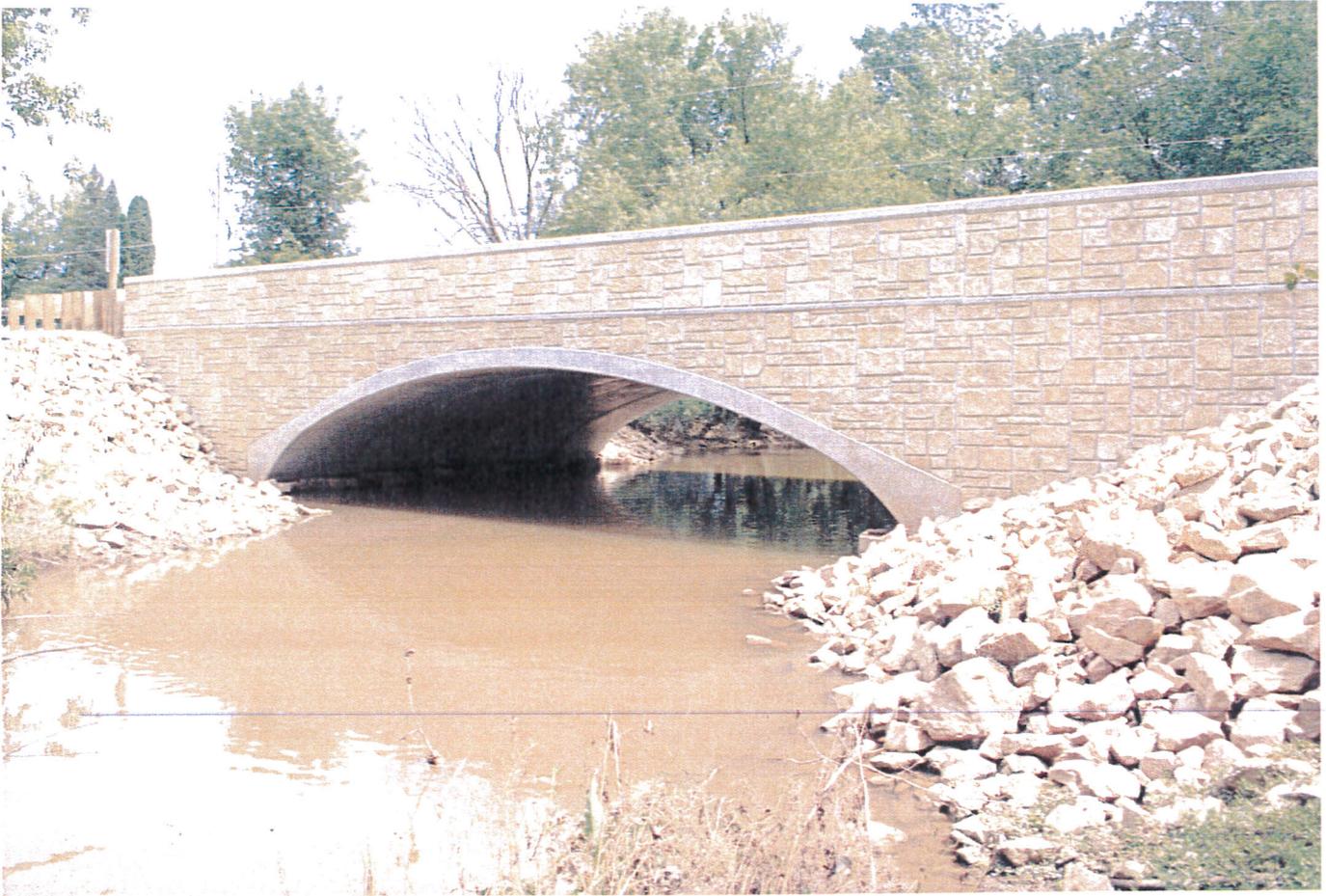
CUSTOMER APPROVAL _____ DATE _____

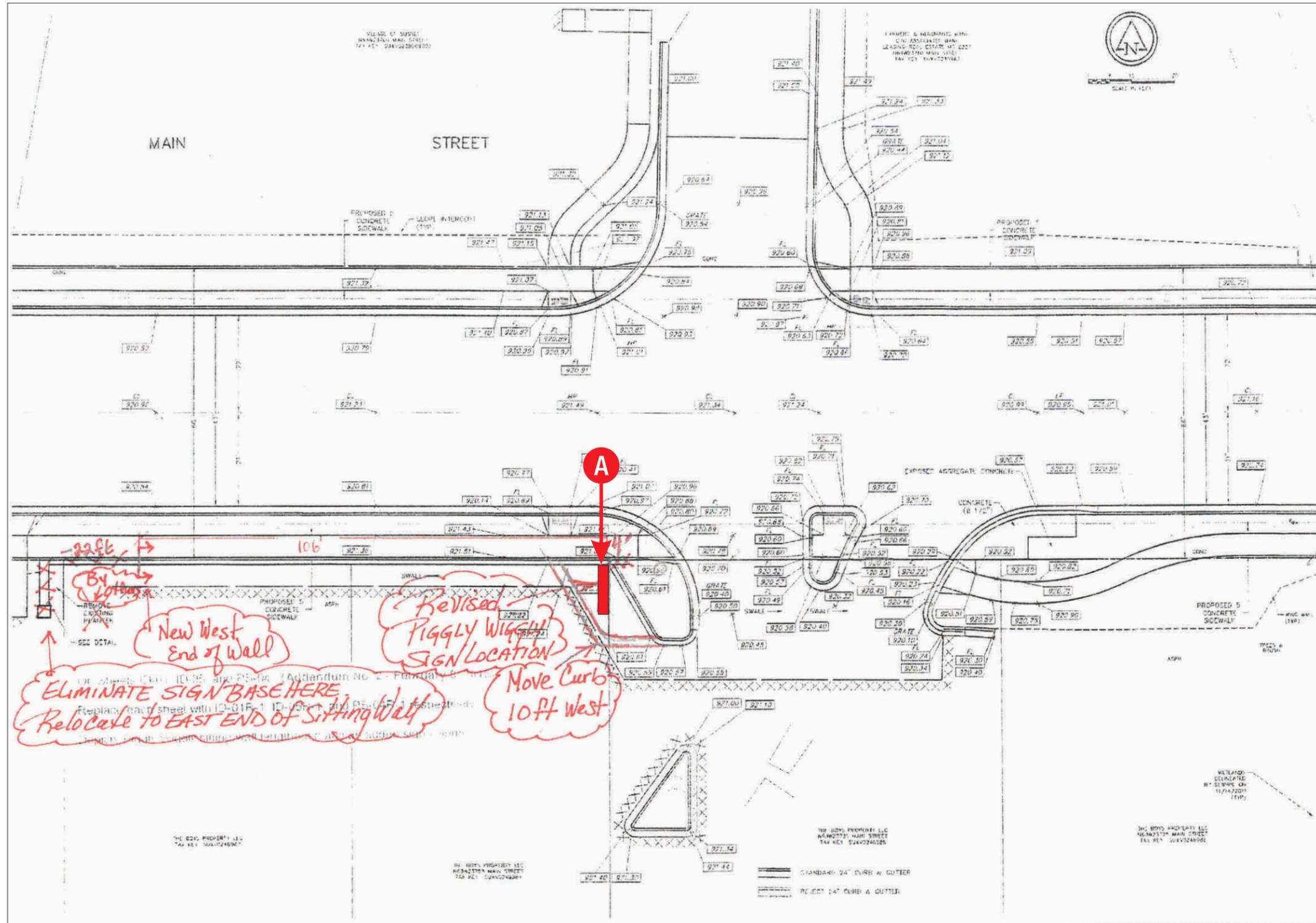
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CLIENT	PIGGLY WIGGLY				
ADDRESS	N63 W23735 MAIN ST.				
CITY	SUSSEX	STATE	WI	DESIGNER	KM SALESPERSON TD
DRWG. NO.	14968	SCALE:	NOTED	DATE:	12.04.2015 SHEET NO. 1

Z:\Design\PIGGLY WIGGLY\SUSSEX WI\PIGGLY WIGGLY - SUSSEX WI.cdr

Color of base and pillar of Piggly
Wiggly ground sign.





DATE	REVISION
12.29.15	REVISED PER SURVEY / ADDED SITE PLAN
1.13.16	REVISED SIGN PER VILLAGE REQUIREMENTS
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5.6.16	REVISED COLUMN TO FLAT AT TOP

CUSTOMER APPROVAL _____ DATE _____

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CLIENT	PIGGLY WIGGLY						
ADDRESS	N63 W23735 MAIN ST.						
CITY	SUSSEX	STATE	WI	DESIGNER	KM	SALESPERSON	TD
DRWG. NO.	14968	SCALE:	NOTED	DATE:	12.04.2015	SHEET NO.	2

Z:\Design\PIGGLY WIGGLY\SUSSEX WI\PIGGLY WIGGLY - SUSSEX WI.cdr

VILLAGE OF SUSSEX ORDER
GRANTING A CONDITIONAL USE AND PRESCRIBING CONDITIONS FOR
VILLAGE OF SUSSEX CIVIC CAMPUS CENTER
IN THE VILLAGE OF SUSSEX

WHEREAS, an application has been filed by Jeremy Smith, Village Administrator for the Village of Sussex (hereinafter collectively "Applicant"); and

WHEREAS, the Applicant is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance for the Village of Sussex for property commonly referred to as N64W23760 Main Street in the Village of Sussex, Wisconsin, all as described on **Exhibit A** attached hereto and incorporated herein (hereinafter "Subject Property"); and

WHEREAS, the Subject Property is zoned B-4 Central Mixed Use District; and

WHEREAS, a ground sign with electronic message area in the B-4 Central Mixed Use District may be permitted as a conditional use pursuant to Section 17.0506 (A)(16)(a) of the Village of Sussex Zoning Ordinance; and

WHEREAS, upon referral of the application by the Village Clerk, the Plan Commission for the Village of Sussex determined that the application met all requirements as set forth in Section 17.0502 and 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 held a public hearing on May 19, 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 a hazardous, harmful, noxious,

offensive, or 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, a conditional use permit for the Subject Property is hereby granted. The conditional use permit granted herein shall apply only to the specific use of the Subject Property by the Applicant for the ground sign with electronic message area and the conditional use permit shall continue in existence only so long as the conditional use is operated in compliance with this permit. All other permitted and auxiliary uses of the Subject Property may be continued, expanded, or established without public hearing and without following the conditional use process. 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 Applicant subject to the following conditions:
 - 1. Presentation Compliance. The ground sign with electronic message area, 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 May 19, 2016.
 - 2. Subject Property. This conditional use permit issued to the Applicant, 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 Applicant is required and must have all plans current, approved by the Plan Commission for the Village of Sussex, and on file with the Plan Commission for the Village of Sussex in order for this CU to be in effect. The applicant shall comply with all plans previously approved by the Plan Commission. The Applicant shall be entitled to amend or change any plan contemplated herein subject to the aforementioned conditions 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 change from the original plan as approved and as allowed herein. Any amendment or change in any plan contemplated herein that the Plan Commission for the Village of Sussex feels, in its sole discretion, to be substantial will require a new permit and all Village procedures in place at the time must be followed.
- A. Signage. The Applicant shall comply with the approval requirements granted by the Plan Commission on May 19, 2016 for the ground sign with electronic message area plan as attached and incorporated herein as **Exhibit B.**

4. Licenses. The Applicant 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.
5. Laws. The Applicant shall comply with all Federal, State, County, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property.
6. Building and Fire Inspection. The Applicant 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.
7. Aesthetics. The Applicant 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.
8. Junk. No junk shall be accumulated or stored on the Subject Property. No burying or burning of junk is permitted on the Subject Property.
9. 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.
10. Fees and Expenses. The Applicant, 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 Applicant with copies of all itemized invoices.
11. 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 Applicant.
12. Complaints. In the event the Applicant receives any complaints with regard to the operation authorized by this conditional use, the Applicant 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.

13. 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 Applicant is given an opportunity to be heard on the matter and, if so rescinded the Applicant 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.
 14. Subject to Acceptance. Subject to the Owner approving in writing the issuance of the same and Applicant 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 Applicant will therefore need to re-commence the application process.
 15. 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 Applicant 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 fifth year 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 applicant shall be brought back before the Plan Commission for consideration of the renewal. The Applicant shall have the responsibility to apply for the renewal by January 30th of the fifth (5) year of the term. Failure of Applicant 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 Applicant 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 Applicant.

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

Gregory L. Goetz
Village President

Casen J. Griffiths
Village Clerk-Treasurer

APPLICANT ACCEPTANCE

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

Dated this _____ day of _____, 2016

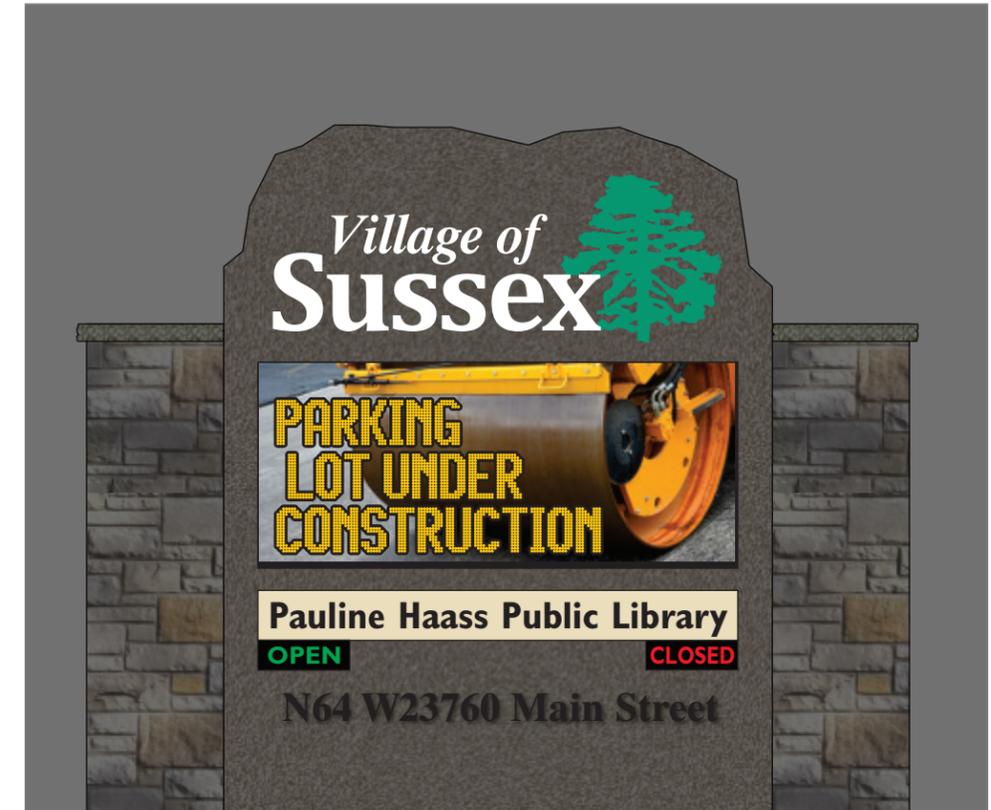
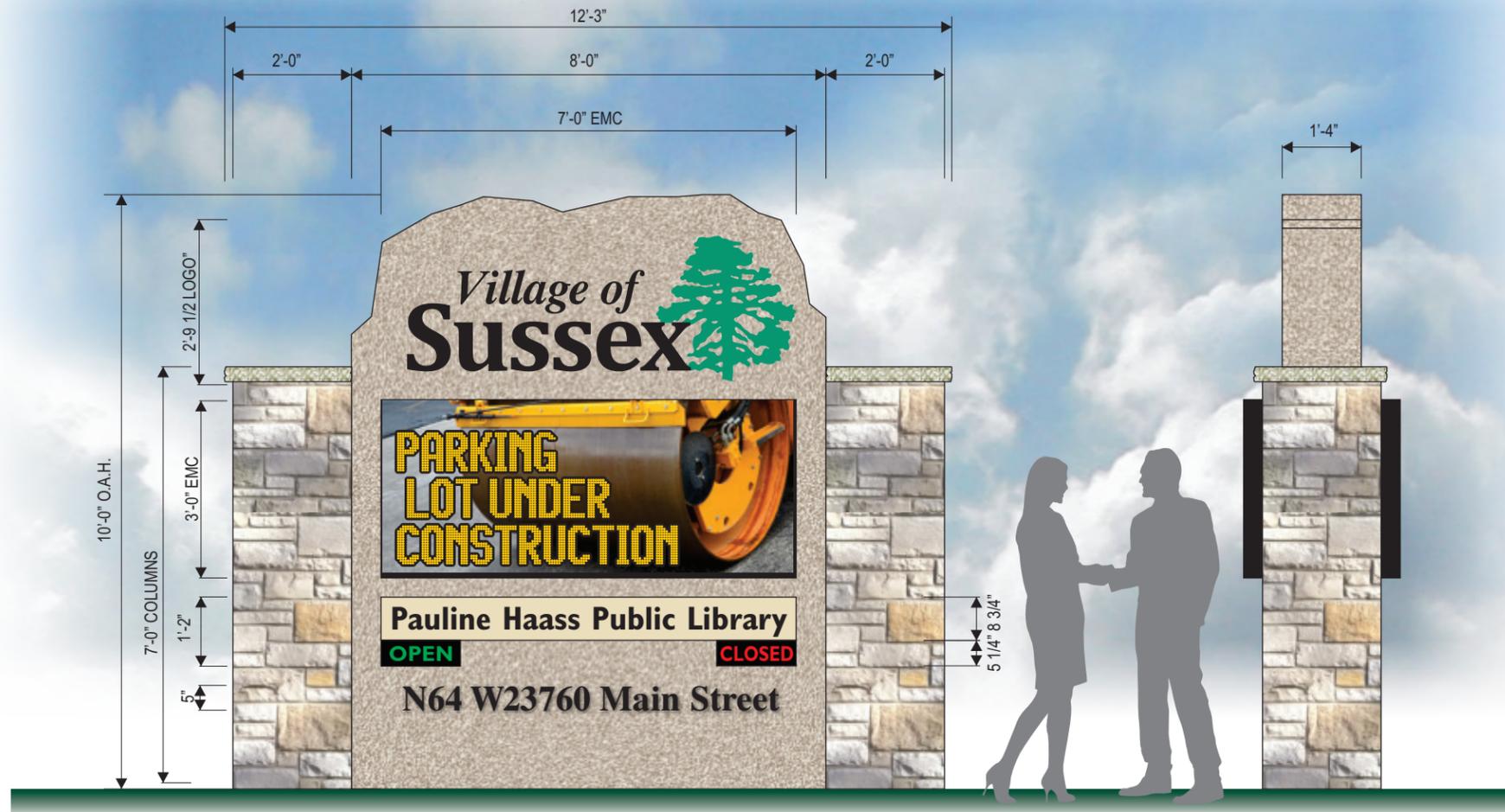
By: _____
_____, Member

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.

M.1 D/F INTERNALLY LIT MONUMENT WITH FULL COLOR EMC - QTY: (1)

SQUARE FOOTAGE: 80 PER SIDE

FIELD SURVEY REQUIRED
 PAINT CALL-OUTS TBD
 VECTOR ARTWORK FOR LIBRARY REQUIRED (PLACEHOLDER)



NIGHT VIEW -OPPOSITE SIDE
 SCALE: 1/2"=1'-0"

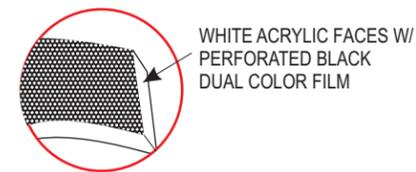
SPECIFICATIONS

1. FRAMED CABINET ALUMINUM SKIN PAINTED P-1
2. ROUTED ALUMINUM FACES P-1 BACK WITH
3. WHITE POLYCARBONATE FACES
4. VINYL APPLIED 1ST SURFACE TO POLYCARBONATE FACES V-1, V-2, V-4, V-5
5. INTERNALLY LIT W/ WHITE OSRAM BACK PLUS DS LEDs (D/F)
6. INTEGRATED LANNON STONE COLUMNS WITH PRE-CAST CAPS
7. ROUTED/BACK LIBRARY FACE WITH OPEN AND CLOSED SIGNS ON SEPARATE CIRCUITS DIGITAL PRINT APPLIED 1ST SURFACE TO POLYCARBONATE DP-1
8. 16 MM LED FULL COLOR RGB DISPLAY RFD COMMUNICATION
9. 1/4" THK. FLAT CUT ALUM. ADDRESS LETTERS PAINTED P-2

COLORS/FINISHES

- P-1 MP TO BE DETERMINED -TEXTURE-COATED
- P-2 MP DARK BRONZE (ADDRESS)
- V-1 3M 3630-146 LIGHT KELLY GREEN
- V-2 3M 3630-22 BLACK
- V-3 3M 3630-126 DARK EMERALD GREEN
- V-4 ARLON 55903-122 BLACK DUAL COLOR FILM *Village of*
- V-5 3M 3630-005 IVORY

SECTION DETAIL (N.T.S.)



16mm
 EMC PIXEL PITCH



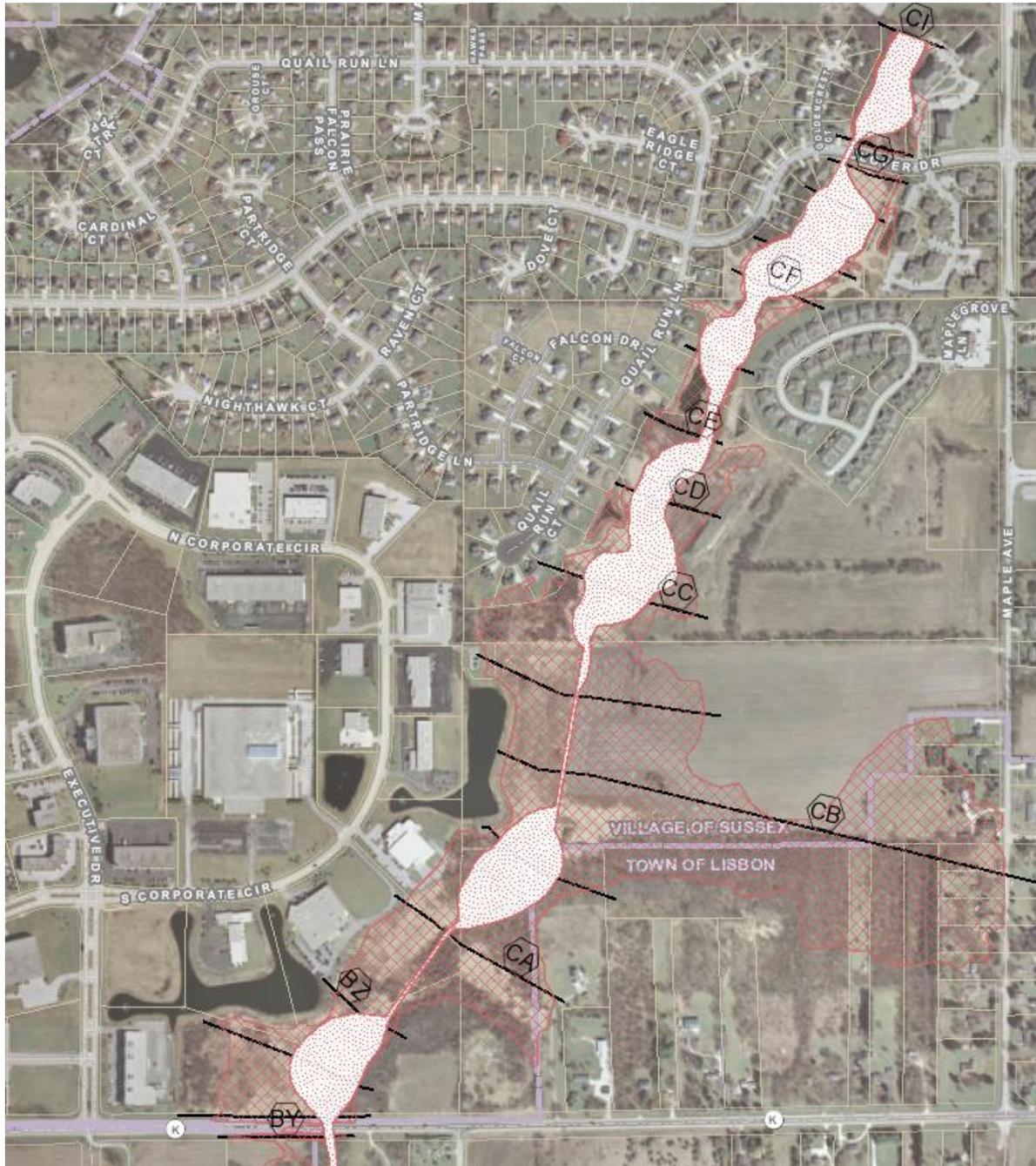
EXISTING MONUMENT

JONES SIGN Your Vision Accomplished GREEN BAY • PHILADELPHIA SAN DIEGO • LAS VEGAS www.jonessign.com	JOB #: 216013_R2 DATE: 4/12/16 DESIGNER: Jim Pogo SALES REP: Scott Bertrand PROJ MGR: —	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>4/15/16</td><td>JP</td><td>ADJUSTED COLUMNS CHANGE COLORS-LIBRARY PANELS</td></tr> <tr><td>2</td><td>4/26/16</td><td>XX</td><td>XXXX</td></tr> <tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	4/15/16	JP	ADJUSTED COLUMNS CHANGE COLORS-LIBRARY PANELS	2	4/26/16	XX	XXXX	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____ QC _____		Village of Sussex Town Hall/Library N64 W 238020 Main St. Sussex, WI 53089 DESIGN PHASE: CONCEPTUAL	SHEET NUMBER <h1>1.0</h1>
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Flood Analysis Report

Pewaukee River

Village of Sussex, Wisconsin



Flood Analysis Report

Pewaukee River

Village of Sussex
Waukesha County, Wisconsin

Prepared for:

Federal Emergency Management Agency

November 18, 2015

Prepared by:

Stormwater Solutions Engineering, LLC.

247 W. Freshwater Way, Suite 410

Milwaukee, WI 53204

Office: (414)810-1245

www.stormwater-solutions-engineering.com

1. EXECUTIVE SUMMARY

The Village of Sussex contracted with Stormwater Solutions Engineering, LLC (SSE), to evaluate the Pewaukee River within the Village limits because they believe that the current floodplain maps do not accurately depict the extent of flooding. The Village states that the effective 100-year floodplain extents were not approached during storms that were far greater than the 100-year (1% chance) storm, namely the July 22, 2010, storm during which almost seven inches of rain fell in about six hours. The effective hydrologic model, completed by the Wisconsin Department of Natural Resources (WDNR) in 2005, uses the SEWRPC 48-hour, 100-year storm with a depth of 6.13 inches.

SSE reviewed many different components that could have impacted the resulting flows, water surface elevations, and floodplain limits. Updated stream survey data yielded the largest impact on the flood map. By updating the effective model to match the new stream data, more realistic stream conditions were modeled for large storm events.

The Village of Sussex would like FEMA to incorporate the findings of this modeling study into the flood map for the Pewaukee River via a Letter of Map Revision.

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2. INTRODUCTION

Stormwater Solutions Engineering, LLC (SSE), was contracted by Village of Sussex to conduct a floodplain analysis of the Pewaukee River within the Village (shown in Figure 1 below). The main objective of this study is to make the floodplain more accurately depict what actually occurs in the Village during flooding events, with an added benefit of allowing for more development to occur within Sussex.

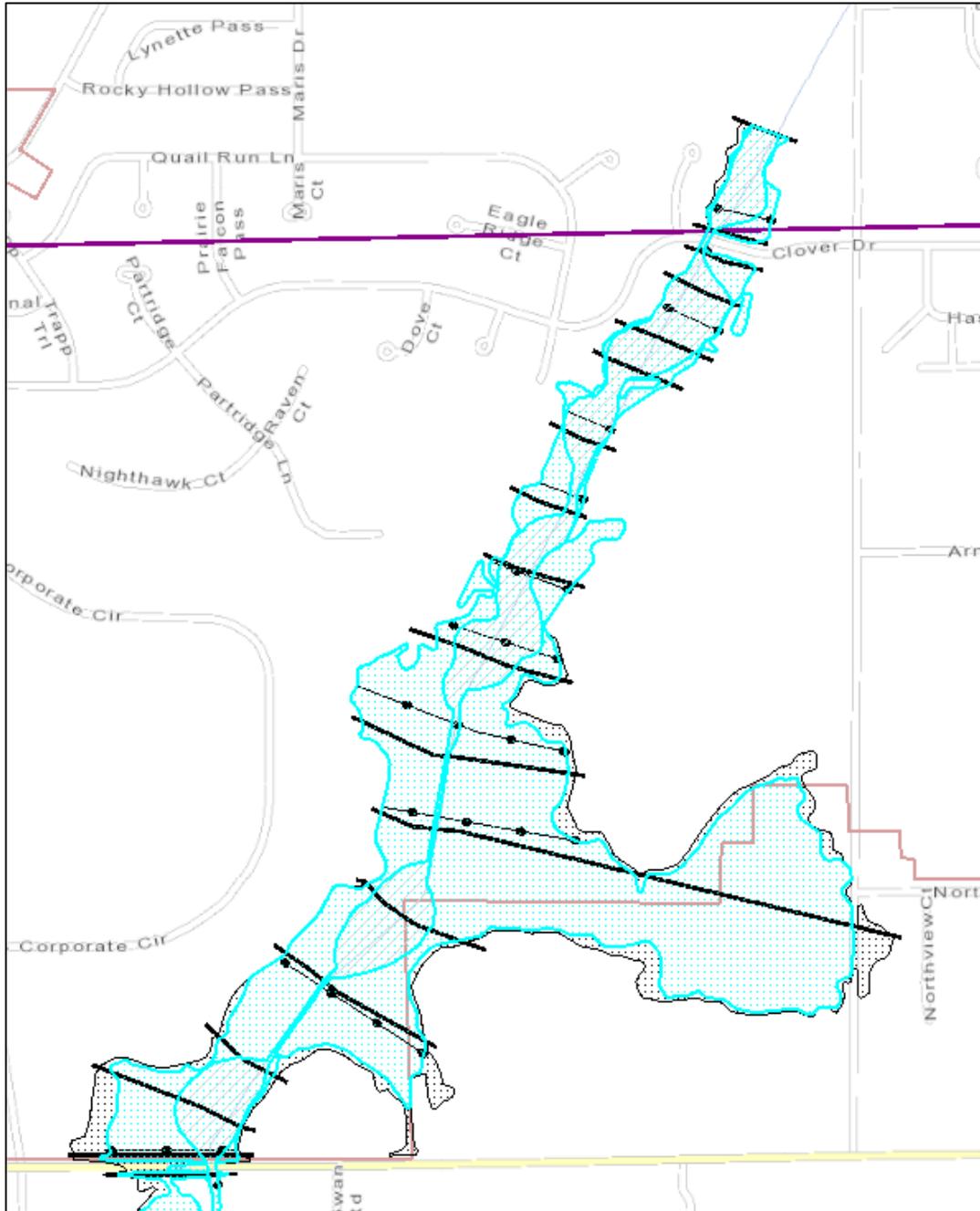


Figure 1: Project area with village north of red boundary line (map from WDNR Surface Water Data Viewer)

3. BACKGROUND

According to the Flood Insurance Study (FIS) for Waukesha County, the hydrologic and hydraulic analyses for the Pewaukee River were studied by detailed methods by the Wisconsin Department of Natural Resources (WDNR) and Gannett Fleming, Inc., for FEMA in a study completed in June 2006 (referenced as the 2005 model). A summary of the hydrologic (HEC-HMS) modeling done in 2005 as well as the HEC-HMS model that is currently being created by WDNR (UpperFox15, UpperFox.hms) were obtained and used for comparison only, as described in Section 4. The current effective hydraulic HEC-RAS model (analysis_10536_input_file, Pewaukee_W_GF_01.prj) was obtained from WDNR and used for the basis of the hydraulic modeling for this project.

According to the effective FEMA Flood Insurance Rate Map (FIRM), the Pewaukee River in the Village of Sussex is mapped as a Zone AE floodplain, as shown below in the map showing part of the effective floodplain in the Village. This type of floodplain is modeled using a detailed hydraulic study (e.g. HEC-RAS modeling), which results in water surface elevations at each cross section.

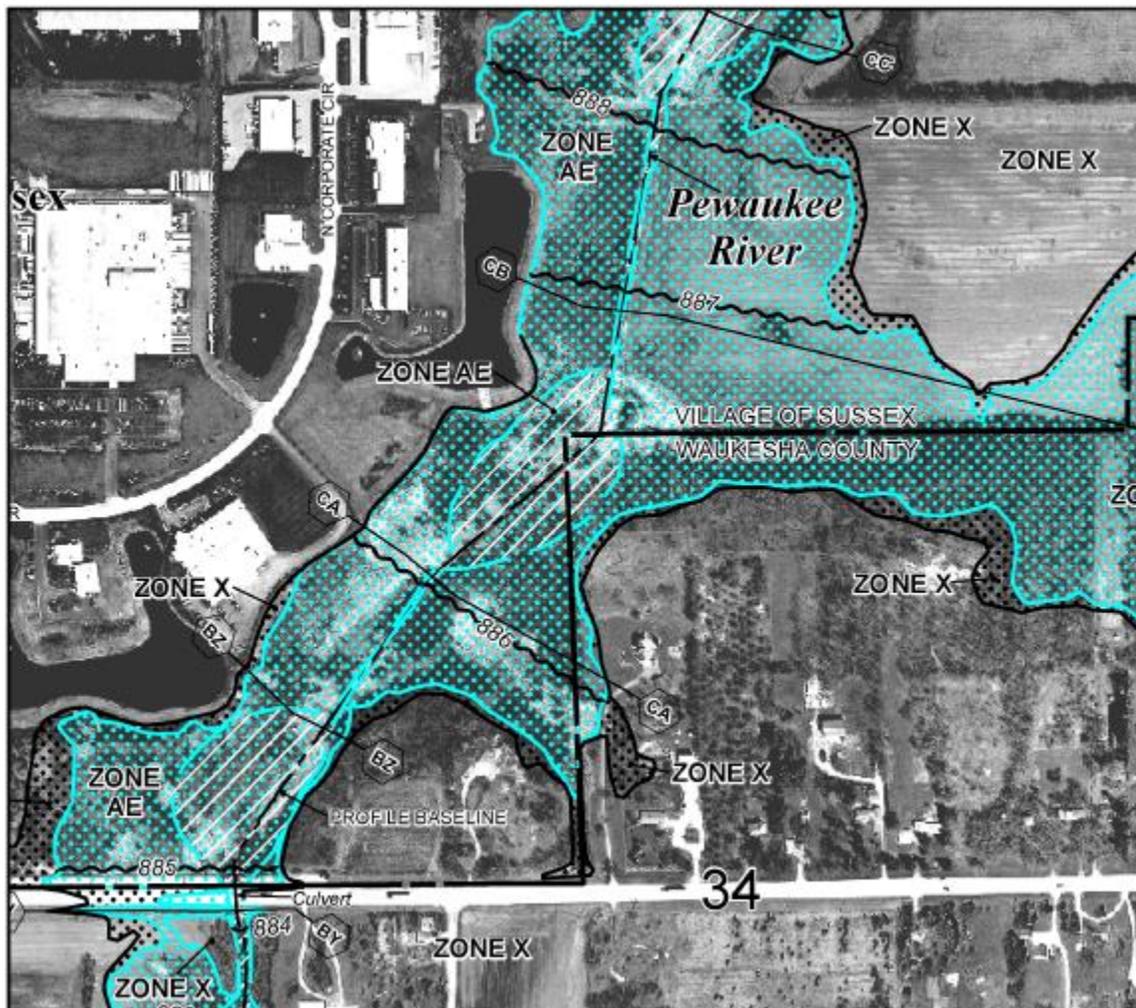


Figure 2: FEMA FIRMette

A review of the previous hydrologic and hydraulic modeling resulted in concern about the accuracy of the modeling. The main concern was the the majority of the cross sections were extracted from a triangulated irregular network (TIN) supplied by WDNR with no channel modifications. This is discussed further in Section 5 (Hydraulic Analysis).

4. HYDROLOGIC ANALYSIS

The hydrologic analysis delineates watersheds and assigns values to them based on their characteristics. Applying the 1%-annual-chance storm (also known as the 100-year storm) to the watershed results in a flow/discharge in the stream.

4.1. Flows from Previous Hydrologic Modeling

As discussed in the Background section, the hydrologic analysis of the current effective model was done in 2005 using HEC-HMS. An analysis of possible storm durations was done and a 48-hour storm was chosen because it resulted in the highest flows on the downstream end of the Pewaukee River. Generally for floodplain analysis a 24-hour, 100-year storm is used. A longer duration has a greater rainfall depth but a more gradual distribution. For the Pewaukee River, this results in a higher flow downstream but lower flows upstream where the drainage areas are smaller. This can be seen in Table 1 below, taken from the hydrologic report for the 2005 study. It should be noted that they chose to use the flows that included wetland storage in the watershed. These storage areas were derived from the WDNR Wisconsin Wetland Inventory. According to the 2005 report, “The storage-discharge curves were developed by extracting cross sections from the TIN using HEC-GeoRAS, and running a series of discharges through the HEC-RAS models.”

Table 1: Comparison of Discharges for Different Rainfall Durations – Wetland Storage Basin Model (cfs) (Table 2 from Pewaukee River Hydrologic Model 2005 Report)

HEC-HMS Model Component	DA (sq mi)	SCS Type II	SEWRPC Distribution			
			48-Hr	24-Hr	12-Hr	6-Hr
Clover Drive	0.549	416	94	171	262	347
CTH K	1.816	765	290	497	661	704
JR140	3.988	585	417	558	574	549
Capitol Drive	5.535	409	401	418	403	298
Pewaukee Lake	25.235	342	488	441	253	89
JR420	30.77	625	726	795	490	376
E Wisconsin Ave	32.065	971	739	748	655	851
JR570	36.211	414	554	510	341	212
I-94 / CTH J	37.089	384	534	485	306	175
Outlet	37.999	381	532	483	302	173

Red values indicate greatest discharge of the SEWRPC distribution runs.

The flows highlighted in yellow were the ones used in the 2005 HEC-RAS modeling. It is thought that there was a mistake made when entering the flow for “JR140” because the flow for SCS Type II storm (585 cfs) was used instead of the 48-hour SEWRPC number (417 cfs). Revising this number in HEC-RAS will impact water surface elevations only within the Village of Pewaukee, which is outside the boundary of this project. Therefore, the numbers were not adjusted in the updated model provided.

4.2. Previous Watershed Delineations

The WDNR HEC-HMS model only uses two basins for the Pewaukee River in the Village of Sussex, draining to Clover Drive and Lisbon Road as shown in Figure 3.

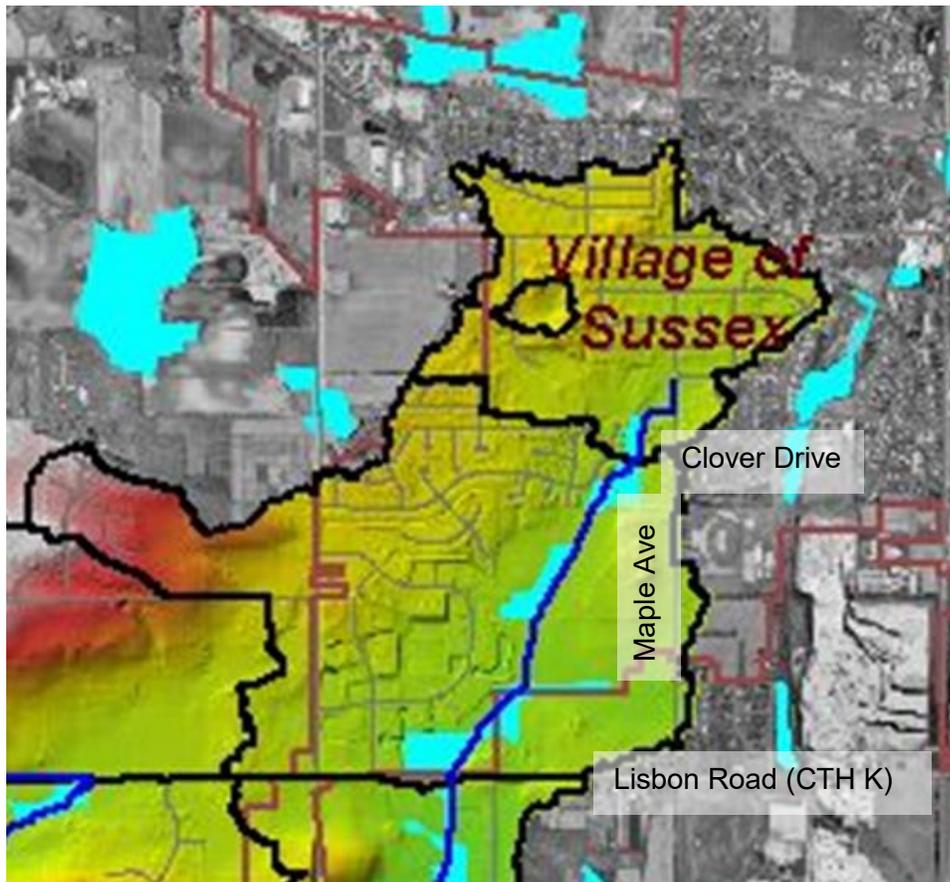


Figure 3: WDNR Delineations for HEC-HMS Model (Two Watersheds)

According to the written documentation about the effective HEC-HMS created by WDNR, “The project area contained a few small sinks [drainage areas not contributing flows to the waterway] in the landscape that were determined to be non-contributing. For each sink, the available volume of storage was computed and compared to the volume of direct runoff during a 500-year event for the area draining to the sink. Where the sink contained ample storage to contain the runoff, the area was removed from the model.” This occurred at four locations within the entire Upper Fox River Watershed, which includes the Pewaukee River, including R410W410 and R400W400, the basins draining to Clover Drive and Lisbon Road (CTH K), respectively.

5. HYDRAULIC ANALYSIS

The hydraulic analysis establishes water surface elevations by applying the calculated discharge (described in the Hydrologic Analysis in Section 4) to individual stream cross sections.

5.1. Cross Section Lettering in the Effective (Previous) Modeling

The current effective hydraulic (HEC-RAS) model obtained from WDNR was examined. Although the stationing used in the model lined up with those shown in the Flood Insurance Study (FIS), the cross section lettering did not. For example, the most upstream cross section in the model, located at River Station 57926 (about 670 feet upstream of Clover Drive) should be Cross Section CI, but in the model it is labeled “CM.” This has led to some confusion when comparing elevations from the model to those shown on the flood maps on the Waukesha County GIS and WDNR Surface Water Data Viewer websites and in the FIS. The cross section lettering has been corrected in the SSE version of the HEC-RAS model.

5.2. Previous Modeling Cross Section Geometry

Many of the cross sections collected for the 2005/2006 WDNR HEC-RAS model were generated from a triangulated irregular network (TIN) supplied by WDNR; however, no channel modifications were considered. A TIN is a digital representation of the land surface that often does not contain accurate thalweg (channel low point) data because the water surface obscures the bottom of the channel. While using the cross sections derived from the TIN is a conservative approach, the channel has more capacity if the bottom of the channel is lower than the model is showing. This is especially true in headwater areas such as the Village of Sussex. To assess the situation, “spot check” survey points were taken at three model cross section locations: upstream and downstream of CTH K and downstream of Clover Drive. Elevations were shot on one bank into the channel including the thalweg. These points of data were inserted into the model cross sections and compared to upstream and downstream cross sections. While the elevation in the channel closely matched the cross section near Clover Drive (River Station 56528, XS CF), the thalweg elevations at the other two cross sections (River Stations 52931 (CA) and 51505) were about two feet lower. The channel near Clover Drive runs dry much of the year, so this makes sense. Channel and structural element elevations were also obtained at structures such as the culverts at Clover Drive, Lisbon Road (CTH K), and STH 164, and this information was also added to the model. The model channel bottom was “smoothed out” between cross sections with surveyed thalweg data.

5.3. SSE HEC-RAS Modeling of the Pewaukee River

The HEC-RAS model described above was used to perform the new hydraulic analysis. A “corrected effective” model was created using survey data. An initial survey was done of the structures from STH 164 upstream to Clover Drive. Then, a spot check of some overbank areas was performed, and it was found that the elevations were different enough to warrant more survey. Cross sections at the locations of the current FEMA cross sections, such as those in Figure 4, were surveyed from upstream of CTH K (Lisbon Road) to downstream of Clover Drive. The most notable finding of this complete survey was that the shape of the channel is different than the one shown in the effective HEC-RAS model. Overall, the floodplain area is lower and has more capacity for flow than the current modeled cross section, as can be seen from the example cross section in Figure 5 below.

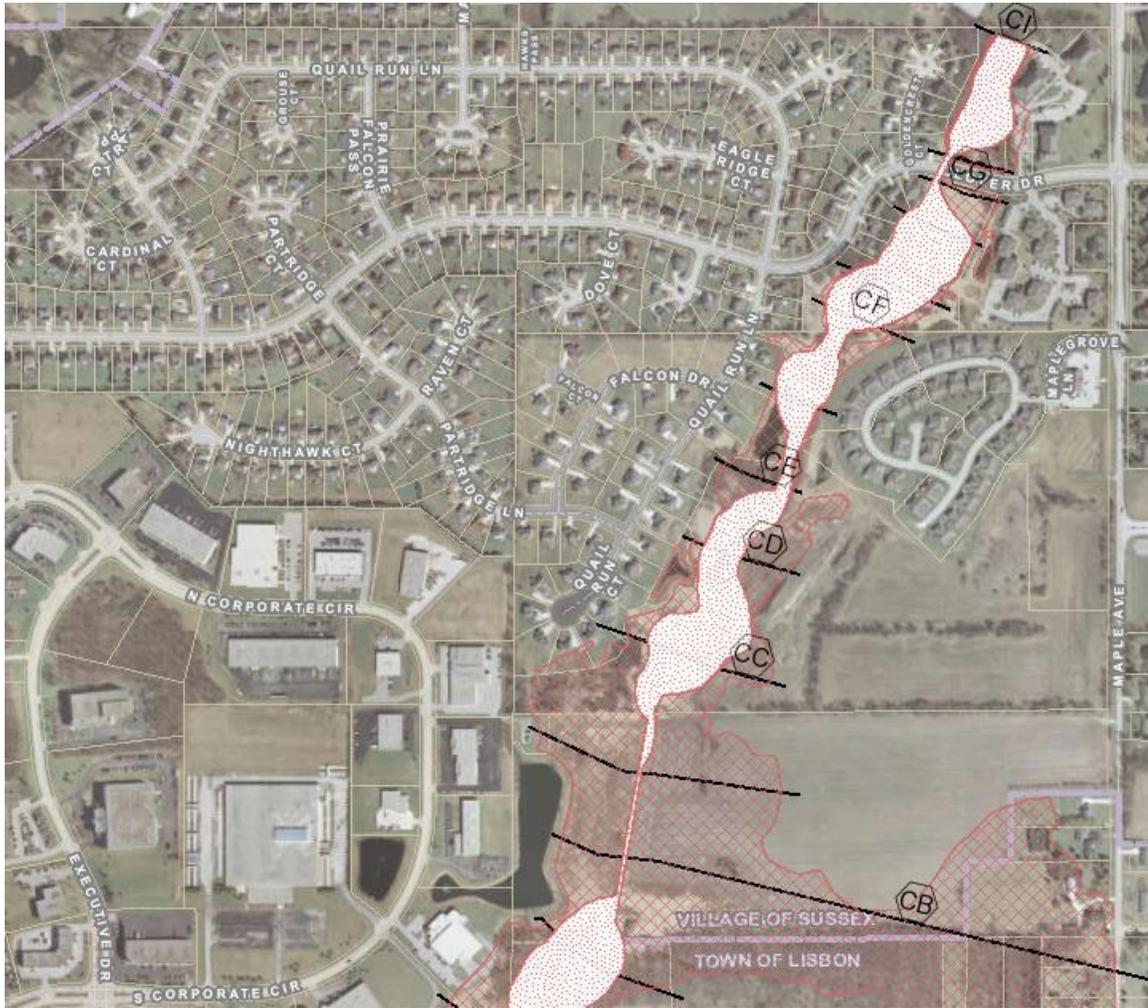


Figure 4: Cross Section Locations

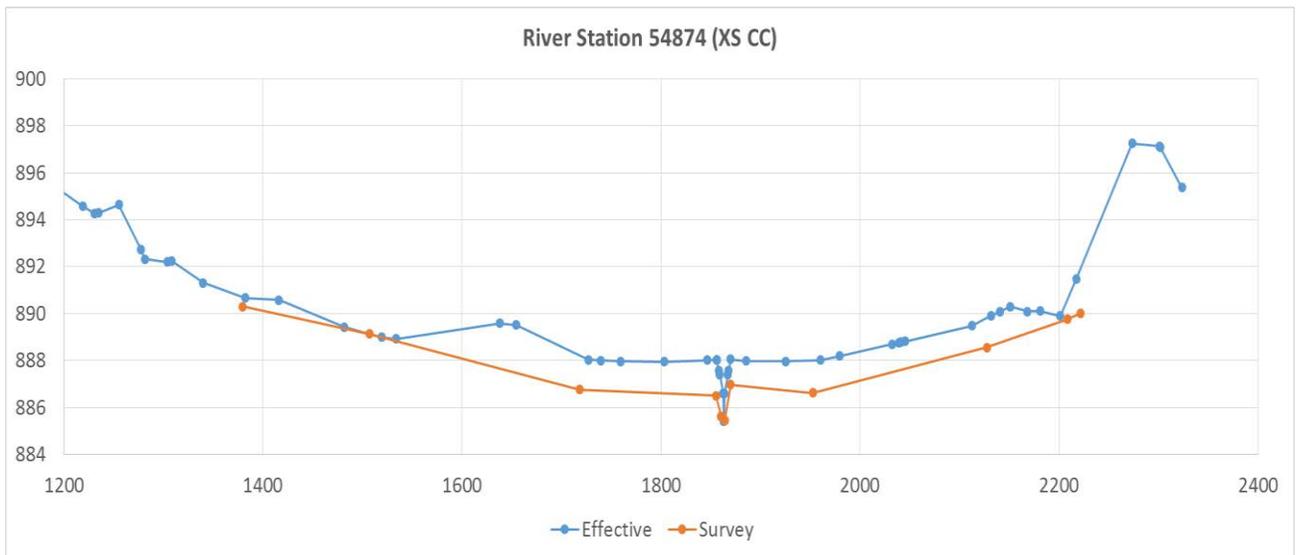


Figure 5: Example Cross Section Comparison

Using topographic data from a separate site survey, an additional cross section was inserted at River Station 53574 between cross section CB (River Station 53946) and the unlettered cross section at River Station 53452 to accurately depict the widening of the channel at the Village of Sussex border (Figure 6). The model was adjusted to NAVD88, matching the survey datum. After all new cross section information was entered, the interpolated cross sections were reinterpolated. Existing HEC-HMS flows (described in Section 3) were modeled and water surface elevations were calculated.

6. FINAL RESULTS

The revised model was used to determine the 100-year flows and water surface elevations. Table 2 compares the water surface elevations in the corrected effective model to those in the effective model.

Table 2: Results from Effective and Corrected Effective Models

River Station	FEMA Letter	Duplicate Effective			SSE Survey			Change in Ch Elev	Change in W.S. Elev
		Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)		
57926	CI	94	893.51	896.25	94	893.51	895.84	0.00	-0.41
57350	CH	94	891.19	895.40	94	890.75	894.67	-0.44	-0.73
57278	CLOVER DR								
57222	CG	94	890.18	894.30	94	889.51	893.19	-0.67	-1.11
56528	CF	94	891.33	893.43	94	891.05	892	-0.28	-1.43
55726	CE	94	887.40	891.68	94	889.14	890.45	1.74	-1.23
55365	CD	94	888.21	890.78	94	886.33	888.93	-1.88	-1.85
54874	CC	94	886.22	888.45	94	885.22	887.1	-1.00	-1.35
53946	CB	94	883.67	886.65	94	883	884.87	-0.67	-1.78
SUSSEX BORDER									
52931	CA	94	883.36	885.88	94	881.22	884.32	-2.14	-1.56
52382	BZ	94	882.08	884.96	94	879.67	884.25	-2.41	-0.71
51804	CTH K (LISBON ROAD)								
51759	BY	290	877.27	883.78	290	877.54	882.64	0.27	-1.14
51090	BX	290	877.11	878.74	290	874.57	878.71	-2.54	-0.03
50062	BW	290	873.15	875.02	290	870.67	875.02	-2.48	0.00
48986	BV	290	868.10	869.60	290	866.57	869.59	-1.53	-0.01
48054	BU	290	863.96	866.01	290	862.87	865.96	-1.09	-0.05
47119	BT	290	859.37	863.14	290	858.94	862.89	-0.43	-0.25
47054	STH 164								

Note: The SSE HEC-RAS model was used to determine these water surface elevations

Blue highlighted stations indicate upstream and downstream "Tie-in" cross sections for the flood map revision

7. CONCLUSION

This report shows that the detailed Village of Sussex modeling described in this document is more refined than the 2005/2006 WDNR effective model. This improved model is preferable because it includes actual survey data in the hydraulic model. This model should serve as the basis for a letter of map revision for the Pewaukee River between FIRM cross sections BX and CI.

8. ATTACHMENTS

Attachment 1: Riverine Hydrology & Hydraulics Form 2

Attachment 2: Survey Notes and Data (electronic files)

Attachment 3: HEC-RAS Hydraulic Models (Effective and Corrected Effective) (electronic files)

Attachment 4: ESA Compliance Documentation

Attachment 5: Annotated FIRM

Attachment 6: Certified Topographic Workmap

Attachment 7: Community Official Signature Page

Attachment 8: Certification by Registered Professional Engineer

U.S. DEPARTMENT OF HOMELAND SECURITY
 FEDERAL EMERGENCY MANAGEMENT AGENCY
RIVERINE HYDROLOGY & HYDRAULICS FORM

*O.M.B No. 1660-0016
 Expires February 28, 2014*

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 3.5 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington VA 20958-3005, Paperwork Reduction Project (1660-0016). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

PRIVACY ACT STATEMENT

AUTHORITY: The National Flood Insurance Act of 1968, Public Law 90-448, as amended by the Flood Disaster Protection Act of 1973, Public Law 93-234.

PRINCIPAL PURPOSE(S): This information is being collected for the purpose of determining an applicant's eligibility to request changes to National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM).

ROUTINE USE(S): The information on this form may be disclosed as generally permitted under 5 U.S.C § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA/NFIP/LOMA-1 National Flood Insurance Program (NFIP); Letter of Map Amendment (LOMA) February 15, 2006, 71 FR 7990.

DISCLOSURE: The disclosure of information on this form is voluntary; however, failure to provide the information requested may delay or prevent FEMA from processing a determination regarding a requested change to a NFIP Flood Insurance Rate Maps (FIRM).

Flooding Source: Pewaukee River

Note: Fill out one form for each flooding source studied

A. HYDROLOGY

1. Reason for New Hydrologic Analysis (check all that apply)

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Not revised (skip to section B) | <input type="checkbox"/> No existing analysis | <input type="checkbox"/> Improved data |
| <input type="checkbox"/> Alternative methodology | <input type="checkbox"/> Proposed Conditions (CLOMR) | <input type="checkbox"/> Changed physical condition of watershed |

2. Comparison of Representative 1%-Annual-Chance Discharges

Location	Drainage Area (Sq. Mi.)	Effective/FIS (cfs)	Revised (cfs)
----------	-------------------------	---------------------	---------------

3. Methodology for New Hydrologic Analysis (check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Statistical Analysis of Gage Records | <input type="checkbox"/> Precipitation/Runoff Model → Specify Model: _____ |
| <input type="checkbox"/> Regional Regression Equations | <input type="checkbox"/> Other (please attach description) |

Please enclose all relevant models in digital format, maps, computations (including computation of parameters), and documentation to support the new analysis.

4. Review/Approval of Analysis

If your community requires a regional, state, or federal agency to review the hydrologic analysis, please attach evidence of approval/review.

5. Impacts of Sediment Transport on Hydrology

Is the hydrology for the revised flooding source(s) affected by sediment transport? Yes No

If yes, then fill out Section F (Sediment Transport) of Form 3. If No, then attach your explanation..

B. HYDRAULICS

1. Reach to be Revised

	Description	Cross Section	Water-Surface Elevations (ft.)	
			Effective	Proposed/Revised
Downstream Limit*	<u>Station 51090</u>	<u>BX</u>	<u>878.74</u>	<u>878.71</u>
Upstream Limit*	<u>Station 57926</u>	<u>CI</u>	<u>896.25</u>	<u>895.84</u>

*Proposed/Revised elevations must tie-into the Effective elevations within 0.5 foot at the downstream and upstream limits of revision.

2. Hydraulic Method/Model Used: HEC-RAS 4.1.0

3. Pre-Submittal Review of Hydraulic Models*

DHS-FEMA has developed two review programs, CHECK-2 and CHECK-RAS, to aid in the review of HEC-2 and HEC-RAS hydraulic models, respectively. We recommend that you review your HEC-2 and HEC-RAS models with CHECK-2 and CHECK-RAS.

4.

<u>Models Submitted</u>	<u>Natural Run</u>	<u>Floodway Run</u>	<u>Datum</u>	
Duplicate Effective Model*	File Name: <u>SSE_PewaukeeFEM</u> <u>Δ</u>	Plan Name: <u>Administrative 2006</u>	File Name: <u>No Encroachments</u> Plan Name: <u>No Encroachments</u>	<u>NAVD88</u>
Corrected Effective Model*	File Name: <u>SSE_PewaukeeFEM</u>	Plan Name: <u>SSE with Survey</u> <u>Only</u>	File Name: <u>No Encroachments</u> Plan Name: <u>No Encroachments</u>	<u>NAVD88</u>
Existing or Pre-Project Conditions Model	File Name: _____	Plan Name: _____	File Name: _____ Plan Name: _____	
Revised or Post-Project Conditions Model	File Name: _____	Plan Name: _____	File Name: _____ Plan Name: _____	
Other - (attach description)	File Name: _____	Plan Name: _____	File Name: _____ Plan Name: _____	

* For details, refer to the corresponding section of the instructions.

Digital Models Submitted? (Required)

C. MAPPING REQUIREMENTS

A **certified topographic work map** must be submitted showing the following information (where applicable): the boundaries of the effective, existing, and proposed conditions 1%-annual-chance floodplain (for approximate Zone A revisions) or the boundaries of the 1%- and 0.2%-annual-chance floodplains and regulatory floodway (for detailed Zone AE, AO, and AH revisions); location and alignment of all cross sections with stationing control indicated; stream, road, and other alignments (e.g., dams, levees, etc.); current community easements and boundaries; boundaries of the requester's property; certification of a registered professional engineer registered in the subject State; location and description of reference marks; and the referenced vertical datum (NGVD, NAVD, etc.).

Digital Mapping (GIS/CADD) Data Submitted (preferred)

Topographic Information: NAD1927 State Plane WI South (FIPS 4803)

Source: Waukesha County Date: October 22, 2015

Accuracy: National Map Accuracy for 1" = 100'

Note that the boundaries of the existing or proposed conditions floodplains and regulatory floodway to be shown on the revised FIRM and/or FBFM must tie-in with the effective floodplain and regulatory floodway boundaries. Please attach **a copy of the effective FIRM and/or FBFM**, at the same scale as the original, annotated to show the boundaries of the revised 1%-and 0.2%-annual-chance floodplains and regulatory floodway that tie-in with the boundaries of the effective 1%-and 0.2%-annual-chance floodplain and regulatory floodway at the upstream and downstream limits of the area on revision.

Annotated FIRM and/or FBFM (Required)

D. COMMON REGULATORY REQUIREMENTS*

1. For LOMR/CLOMR requests, do Base Flood Elevations (BFEs) increase? Yes No
- a. For CLOMR requests, if either of the following is true, please submit **evidence of compliance with Section 65.12 of the NFIP regulations**:
- The proposed project encroaches upon a regulatory floodway and would result in increases above 0.00 foot compared to pre-project conditions.
 - The proposed project encroaches upon a SFHA with or without BFEs established and would result in increases above 1.00 foot compared to pre-project conditions.
- b. Does this LOMR request cause increase in the BFE and/or SFHA compared with the effective BFEs and/or SFHA? Yes No
If Yes, please attach **proof of property owner notification and acceptance (if available)**. Elements of and examples of property owner notifications can be found in the MT-2 Form 2 Instructions.
2. Does the request involve the placement or proposed placement of fill? Yes No
- If Yes, the community must be able to certify that the area to be removed from the special flood hazard area, to include any structures or proposed structures, meets all of the standards of the local floodplain ordinances, and is reasonably safe from flooding in accordance with the NFIP regulations set forth at 44 CFR 60.3(A)(3), 65.5(a)(4), and 65.6(a)(14). Please see the MT-2 instructions for more information.
3. For LOMR requests, is the regulatory floodway being revised? Yes No
- If Yes, attach **evidence of regulatory floodway revision notification**. As per Paragraph 65.7(b)(1) of the NFIP Regulations, notification is required for requests involving revisions to the regulatory floodway. (Not required for revisions to approximate 1%-annual-chance floodplains [studied Zone A designation] unless a regulatory floodway is being established. Elements and examples of regulatory floodway revision notification can be found in the MT-2 Form 2 Instructions.)
4. For CLOMR requests, please submit documentation to FEMA and the community to show that you have complied with Sections 9 and 10 of the Endangered Species Act (ESA).

For actions authorized, funded, or being carried out by Federal or State agencies, please submit documentation from the agency showing its compliance with Section 7(a)(2) of the ESA. Please see the MT-2 instructions for more detail.

* Not inclusive of all applicable regulatory requirements. For details, see 44 CFR parts 60 and 65.



Attachment 4

Endangered Species

Midwest Re

S7 Consultation Technical Assistance

Decision Process for "No Effect" Determinations

FEMA: Conditional Letter of Map Revision (CLOMR) Projects - Step 5

Step 5. "No Effect" Determination and Documentation

Date: 9-30-15Title of Project: Trio Sawall CLOMR Pewaukee River, Sussex

Brief Description of Project: New cross-section data was taken between CTH K and Clover Dr along the Pewaukee River in Waukesha County, WI, resulting in lower modeled base flood elevation by 1.5 feet in some places. This CLOMR application is to revise FEMA flood map to reflect the new hydraulics.

In conclusion of the Region 3 Section 7 Step-by-Step guidance, you have determined that the action for which you are seeking a Conditional Letter of Map Revision (or CLOMR-F) will have no effect on listed species because it meets one of the following criteria.

- Is located entirely within a "developed area" (an area that is paved or supports structures and vegetation limited to grass or conventional landscaping),
- Suitable habitat is not present in the action area of your project, or
- Suitable habitat is present, but current data (e.g., surveys) indicate species and critical habitat are absent from the action area. (Documentation of survey or other evidence is attached to this form).

Based on these characteristics, a "No Effect" determination is appropriate because the project will not occur within suitable habitat for any listed species, no habitat disturbance is anticipated, or listed species are **known** to not occur within the action area. Hence, no listed species or designated critical habitat is anticipated to be directly or indirectly affected by this action.

To document your section 7 review and "no effect" determination print this page (go to File<Print Preview), fill-in the project name and date, attach your species list, and include this form with your CLOMR/CLOMR-F application to FEMA.

[Step 3 of CLOMR "No Effect" Determination Process](#)

[Step 4 of CLOMR "No Effect" Determination Process](#)

[Home - "No Effect" Determination Process](#)



Endangered Species

Midwest

Wisconsin

County Distribution of Federally-listed Endangered, Threatened, Proposed and Candidate Species

[Download PDF](#)

For more information about threatened and endangered species in Wisconsin, please contact:
 U.S. Fish and Wildlife Service, 2661 Scott Tower Drive, New Franken, WI 54229, Phone: (920) 866-1717

Bald Eagle

Bald eagles are no longer protected under the federal Endangered Species Act and Section 7 consultation with the U.S. Fish and Wildlife Service is no longer necessary. However, the bald eagle remains protected under the Bald and Golden Eagle Protection Act.

[Information about Bald Eagles](#)

[Information about Eagle Permits and the Bald and Golden Eagle Protection Act](#)

Gray Wolf

Due to a Federal court decision, wolves in the western Great Lakes area (including Michigan, Minnesota, and Wisconsin) were relisted under the Endangered Species Act, effective December 19, 2014.

List Revised April 2015

County	Species	Status	Habitat
Adams	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests and woods.
	Kirtland's warbler <i>Setophaga kirtlandii</i>	Endangered	Young jack pine stands (5 to 25 years old)
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores Whooping cranes have nested in this county
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
Ashland	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Piping plover <i>Charadrius melodus</i>	Endangered	Sandy beaches; bare alluvial and dredge spoil islands
	Piping plover <i>Charadrius melodus</i>	Critical Habitat Designated	
	Rufa red knot <i>(Calidris canutus rufa)</i>	Threatened	Along Lake Superior
Barron	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
Bayfield	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Kirtland's warbler <i>Setophaga kirtlandii</i>	Endangered	Young jack pine stands (5 to 25 years old)
	Fassett's locoweed <i>Oxytropis campestris var. chartacea</i>	Threatened	Open sandy lakeshores

Brown	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Rufa red knot (<i>Calidris canutus rufa</i>)	Threatened	Along Green Bay
	Dwarf lake iris <i>Iris lacustris</i>	Threatened	Partially shaded sandy-gravelly soils on lakeshores
Buffalo	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Eastern massasauga <i>Sistrurus catenatus</i>	Candidate	Open to forested wetlands and adjacent uplands
	Higgins eye pearly mussel (<i>Lampsilis higginsii</i>)	Endangered	Mississippi River
	Sheepnose (<i>Plethobasus cyphus</i>)	Endangered	Mississippi River
	Spectaclecase (<i>Cumberlandia monodonta</i>)	Endangered	Mississippi River
Burnett	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
	Spectaclecase (<i>Cumberlandia monodonta</i>)	Endangered	St. Croix River
Calumet	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
Chippewa	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Spectaclecase (<i>Cumberlandia monodonta</i>)	Endangered	St. Croix River
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
Clark	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane (<i>Grus americanus</i>)	**Non-essential experimental population	Open wetlands and lakeshores
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
Columbia	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane (<i>Grus americanus</i>)	**Non-essential experimental population	Open wetlands and lakeshores
	Higgins eye pearly mussel (<i>Lampsilis higginsii</i>)	Endangered	Wisconsin River
	Sheepnose (<i>Plethobasus cyphus</i>)	Endangered	Wisconsin River

	Mead's milkweed (<i>Asclepias meadii</i>)	Threatened	Upland tallgrass prairie or glade/barren habitat Note: all the Mead's milkweed sites in Wisconsin are reintroduction attempts and occur on protected conservation lands.
	Prairie bush-clover (<i>Lespedeza leptostachya</i>)	Threatened	Dry to mesic prairies with gravelly soil
Crawford	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane (<i>Grus americanus</i>)	**Non-essential experimental population	Open wetlands and lakeshores
	Eastern massasauga <i>Sistrurus catenatus</i>	Candidate	Open to forested wetlands and adjacent uplands
	Higgins eye pearly mussel (<i>Lampsilis higginsii</i>)	Endangered	Mississippi River
	Sheepnose (<i>Plethobasus cyphus</i>)	Endangered	Shallow areas in larger rivers and streams
	Spectaclecase (<i>Cumberlandia monodonta</i>)	Endangered	Mississippi River Note: EO for Crawford county is historic-last observation 1982
Dane	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane (<i>Grus americanus</i>)	**Non-essential experimental population	Open wetlands and lakeshores
	Higgins eye pearly mussel (<i>Lampsilis higginsii</i>)	Endangered	Lower Wisconsin River
	Sheepnose (<i>Plethobasus cyphus</i>)	Endangered	Shallow areas in larger rivers and streams
	Eastern prairie fringed orchid (<i>Platanthera leucophaea</i>)	Threatened	Wet grasslands
	Mead's milkweed (<i>Asclepias meadii</i>)	Threatened	Upland tallgrass prairie or glade/barren habitat Note: all the Mead's milkweed sites in Wisconsin are reintroduction attempts and occur on protected conservation lands.
	Prairie bush-clover (<i>Lespedeza leptostachya</i>)	Threatened	Dry to mesic prairies with gravelly soil
Dodge	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane (<i>Grus americanus</i>)	**Non-essential experimental population	Open wetlands and lakeshores
Door	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Hine's emerald dragonfly (<i>Somatochlora hineana</i>)	Endangered	Calcareous streams & associated wetlands overlying dolomite bedrock
	Hine's emerald dragonfly (<i>Somatochlora hineana</i>)	Critical Habitat	Critical Habitat Maps
	Pitcher's thistle <i>Cirsium pitcheri</i>	Threatened	Stabilized dunes, and blowout areas
	Dwarf lake iris <i>Iris lacustris</i>	Threatened	Partially shaded sandy-gravelly soils on lakeshores
Douglas	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Kirtland's warbler <i>Setophaga kirtlandii</i>	Endangered	Potential breeding in young jack pine stands (5 to 25 years old)
	Piping plover <i>Charadrius melodus</i>	Endangered	Sandy beaches; bare alluvial and dredge spoil islands

	Piping plover <i>Charadrius melodus</i>	Critical Habitat Designated	
	Rufa red knot <i>(Calidris canutus rufa)</i>	Threatened	Along Lake Superior
	Fassett's locoweed <i>Oxytropis campestris var. chartacea</i>	Threatened	Open sandy lakeshores
Dunn	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Sheepnose <i>(Plethobasus cyphus)</i>	Endangered	Chippewa River
Eau Claire	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Sheepnose <i>(Plethobasus cyphus)</i>	Endangered	Chippewa River
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
Florence	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
Fond du Lac	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>(Grus americanus)</i>	**Non-essential experimental population	Open wetlands and lakeshores
Forest	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
Grant	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Higgins eye pearly mussel <i>(Lampsilis higginsii)</i>	Endangered	Lower Wisconsin and Mississippi Rivers
	Sheepnose <i>(Plethobasus cyphus)</i>	Endangered	Shallow areas in larger rivers and streams
	Spectaclecase (<i>Cumberlandia monodonta</i>)	Endangered	Mississippi River Note: EO for Grant county is historic-last observation 1982
	Hine's emerald dragonfly <i>(Somatochlora hineana)</i>	Endangered	Calcareous streams & associated wetlands overlying dolomite bedrock
	Mead's milkweed <i>(Asclepias meadii)</i>	Threatened	Upland tallgrass prairie or glade/barren habitat Note: all the Mead's milkweed sites in Wisconsin are reintroduction attempts and occur on protected conservation lands.
	Northern monkshood <i>(Aconitum noveboracense)</i>	Threatened	North facing slopes
	Prairie bush-clover <i>(Lespedeza leptostachya)</i>	Threatened	Dry to mesic prairies, with gravelly soil

Green	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane (<i>Grus americanus</i>)	**Non-essential experimental population	Open wetlands and lakeshores
	Mead's milkweed (<i>Asclepias meadii</i>)	Threatened	Upland tallgrass prairie or glade/barren habitat Note: all the Mead's milkweed sites in Wisconsin are reintroduction attempts and occur on protected conservation lands.
	Prairie bush-clover (<i>Lespedeza leptostachya</i>)	Threatened	Dry to mesic prairies, with gravelly soil
Green Lake	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
	Poweshiek skipperling (<i>Oarisma poweshiek</i>)	Endangered and Proposed Critical Habitat Maps of Proposed Critical Habitat	Native prairie
	Eastern prairie fringed orchid (<i>Platanthera leucophaea</i>)	Threatened	Wet grasslands
Iowa	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane (<i>Grus americanus</i>)	**Non-essential experimental population	Open wetlands and lakeshores
	Higgins eye pearly mussel (<i>Lampsilis higginsii</i>)	Endangered	Lower Wisconsin Rivers
	Sheepnose Mussel (<i>Plethobasus cyphus</i>)	Endangered	Wisconsin River
	Hine's emerald dragonfly (<i>Somatochlora hineana</i>)	Endangered	Calcareous streams & associated wetlands overlying dolomite bedrock
	Mead's milkweed (<i>Asclepias meadii</i>)	Threatened	Upland tallgrass prairie or glade/barren habitat Note: all the Mead's milkweed sites in Wisconsin are reintroduction attempts and occur on protected conservation lands.
	Prairie bush-clover (<i>Lespedeza leptostachya</i>)	Threatened	Dry to mesic prairies with gravelly soil
Iron	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
Jackson	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Kirtland's warbler <i>Setophaga kirtlandii</i>	Endangered	Potential breeding in young jack pine stands (5 to 25 years old)
	Eastern massasauga <i>Sistrurus catenatus</i>	Candidate	Open to forested wetlands and adjacent uplands
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
Jefferson	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.

	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Eastern prairie fringed orchid <i>(Platanthera leucophaea)</i>	Threatened	Wet grasslands
Juneau	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores Whooping cranes have nested in this county
	Eastern massasauga <i>Sistrurus catenatus</i>	Candidate	Open to forested wetlands and adjacent uplands
	Karner blue butterfly <i>Lycaides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
Kenosha	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Eastern prairie fringed orchid <i>(Platanthera leucophaea)</i>	Threatened	Wet grasslands
Kewaunee	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Hine's emerald dragonfly <i>(Somatochlora hineana)</i>	Endangered	Calcareous streams & associated wetlands overlying dolomite bedrock
LaCrosse	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Eastern massasauga <i>Sistrurus catenatus</i>	Candidate	Open to forested wetlands and adjacent uplands
	Higgins eye pearly mussel <i>(Lampsilis higginsii)</i>	Endangered	Mississippi River
	Sheepnose <i>(Plethobasus cyphus)</i>	Endangered	Mississippi River
Lafayette	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Prairie bush-clover <i>(Lespedeza leptostachya)</i>	Threatened	Dry to mesic prairies with gravelly soil
Langlade	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
Lincoln	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
Manitowoc	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Rufa red knot <i>(Calidris canutus rufa)</i>	Threatened	Along Lake Michigan
	Pitcher's <i>Cirsium pitcheri</i>	Threatened	Stabilized dunes, and blowout areas
	Piping plover <i>Charadrius melodus</i>	Endangered	Sandy beaches; bare alluvial and dredge spoil islands

	Piping plover <i>Charadrius melodus</i>	Critical Habitat Designated	
Marathon	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
Marinette	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Kirtland's warbler <i>Setophaga kirtlandii</i>	Endangered	Potential breeding in young jack pine stands (5 to 25 years old)
	Piping plover <i>Charadrius melodus</i>	Endangered	Sandy beaches; bare alluvial and dredge spoil islands
	Piping plover <i>Charadrius melodus</i>	Critical Habitat Designated	
Marquette	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
Menominee	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
Milwaukee	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Rufa red knot <i>(Calidris canutus rufa)</i>	Threatened	Along Lake Michigan
Monroe	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores Whooping cranes have nested in this county
	Eastern massasauga <i>Sistrurus catenatus</i>	Candidate	Open to forested wetlands and adjacent uplands
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
	Northern monkshood <i>Aconitum noveboracense</i>	Threatened	North facing slopes
Oconto	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Rufa red knot <i>(Calidris canutus rufa)</i>	Threatened	Along Green Bay
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores

	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
Oneida	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
Outagamie	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Snuffbox <i>Epioblasma triquetra</i>	Endangered	Small to medium-sized creeks and some larger rivers, in areas with a swift current
Ozaukee	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Rufa red knot <i>(Calidris canutus rufa)</i>	Threatened	Along Lake Michigan
	Hine's emerald dragonfly <i>Somatochlora hineana</i>	Endangered	Calcareous streams & associated wetlands overlying dolomite bedrock
	Hine's emerald dragonfly <i>Somatochlora hineana</i>	Critical Habitat	Critical Habitat Maps
	Eastern prairie fringed orchid <i>Platanthera leucophaea</i>	Threatened	Wet grasslands
Pepin	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Eastern massasauga <i>Sistrurus catenatus</i>	Candidate	Open to forested wetlands and adjacent uplands
	Sheepnose <i>Plethobasus cyphus</i>	Endangered	Mississippi River
	Prairie bush-clover <i>Lespedeza leptostachya</i>	Threatened	Dry to mesic prairies with gravelly soil
Pierce	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Higgins eye pearly mussel <i>Lampsilis Higginsii</i>	Endangered	Mississippi and St. Croix Rivers
	Snuffbox <i>Epioblasma triquetra</i>	Endangered	Small to medium-sized creeks and some larger rivers, in areas with a swift current
	Spectaclecase <i>Cumberlandia monodonta</i>	Endangered	Large rivers
	Prairie bush-clover <i>Lespedeza leptostachya</i>	Threatened	Dry to mesic prairies with gravelly soil
Polk	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Higgins eye pearly mussel <i>Lampsilis higginsii</i>	Endangered	St. Croix Rivers
	Snuffbox <i>Epioblasma triquetra</i>	Endangered	Small to medium-sized creeks and some larger rivers, in areas with a swift current
	Spectaclecase <i>Cumberlandia monodonta</i>	Endangered	St. Croix River
	Winged mapleleaf <i>Quadrula fragosa</i>	Endangered	St. Croix River
Portage	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas

	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
	Fassett's locoweed <i>Oxytropis campestris</i> var. <i>chartacea</i>	Threatened	Open sandy lakeshores
Price	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
Racine	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Rufa red knot (<i>Calidris canutus rufa</i>)	Threatened	Along Lake Michigan
Richland	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Higgins eye pearly mussel <i>Lampsilis higginsii</i>	Endangered	Lower Wisconsin River
	Sheepnose <i>Plethobasus cyphus</i>	Endangered	Wisconsin River
	Hine's emerald dragonfly <i>Somatochlora hineana</i>	Endangered	Calcareous streams & associated wetlands overlying dolomite bedrock
	Northern monkshood <i>Aconitum noveboracense</i>	Threatened	North facing slopes
Rock	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Eastern massasauga <i>Sistrurus catenatus</i>	Candidate	Open to forested wetlands and adjacent uplands
	Eastern prairie fringed orchid <i>Platanthera leucophaea</i>	Threatened	Wet grasslands
	Prairie bush-clover <i>Lespedeza leptostachya</i>	Threatened	Dry to mesic prairies with gravelly soil
Rusk	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Sheepnose <i>Plethobasus cyphus</i>	Endangered	Chippewa River
St. Croix	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Higgins eye pearly mussel <i>Lampsilis higginsii</i>	Endangered	St. Croix River
	Snuffbox <i>Epioblasma triquetra</i>	Endangered	Small to medium-sized creeks and some larger rivers, in areas with a swift current
	Spectaclecase <i>Cumberlandia monodonta</i>	Endangered	St. Croix River
	Winged mapleleaf <i>Quadrula fragosa</i>	Endangered	St. Croix River

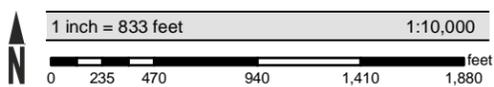
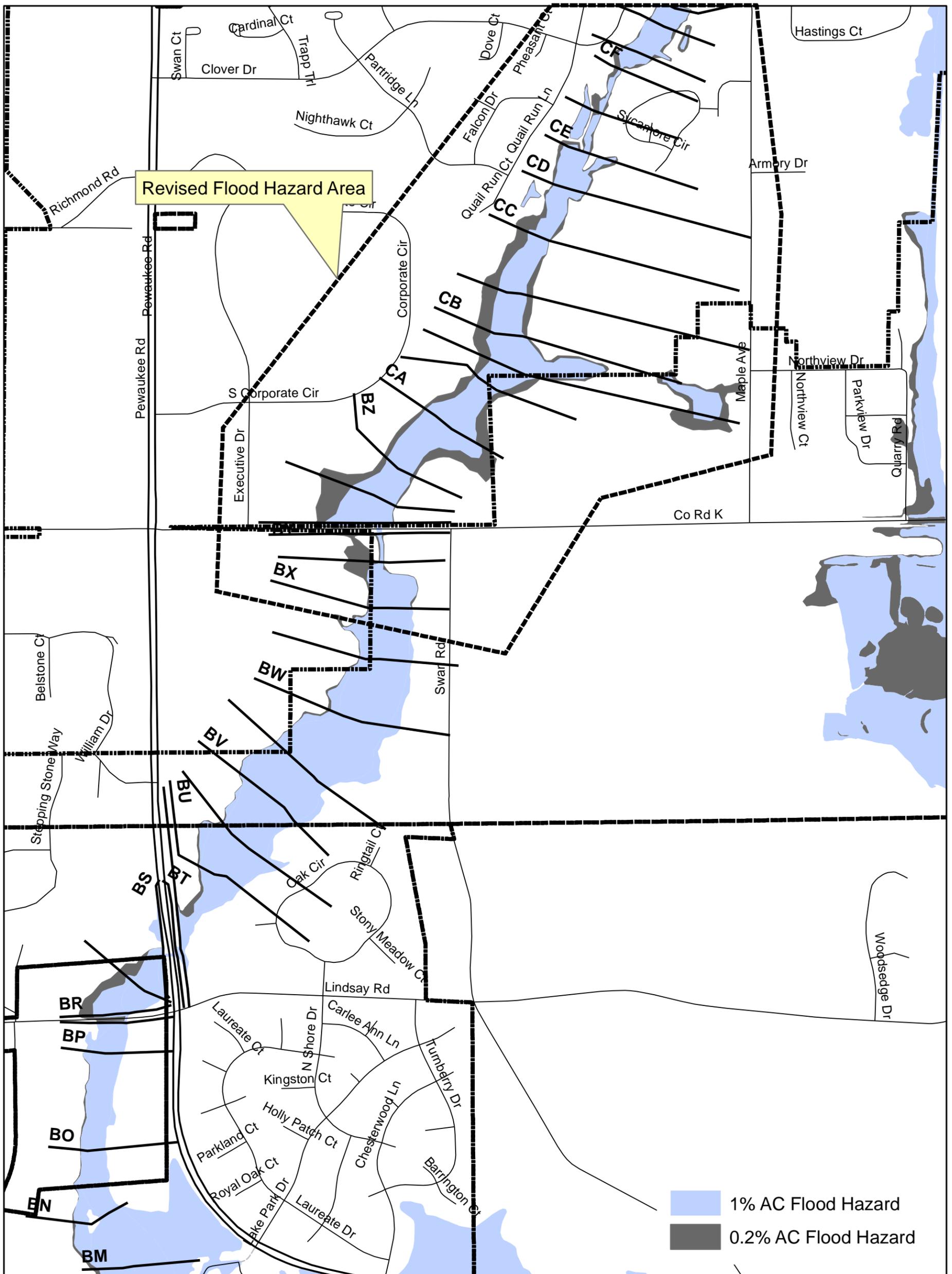
	Prairie bush-clover <i>Lespedeza leptostachya</i>	Threatened	Dry to mesic prairies with gravelly soil
Sauk	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Higgins eye pearly mussel <i>Lampsilis higginsii</i>	Endangered	Wisconsin River
	Sheepnose <i>Plethobasus cyphus</i>	Endangered	Wisconsin River
	Northern monkshood <i>Aconitum noveboracense</i>	Threatened	North facing slopes
	Prairie bush-clover <i>Lespedeza leptostachya</i>	Threatened	Dry to mesic prairies with gravelly soil
Sawyer	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
Shawano	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Snuffbox <i>Epioblasma triquetra</i>	Endangered	Small to medium-sized creeks and some larger rivers, in areas with a swift current
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
Sheboygan	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Pitcher's <i>Cirsium pitcheri</i>	Threatened	Stabilized dunes, and blowout areas
Taylor	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
Trempealeau	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Eastern massasauga <i>Sistrurus catenatus</i>	Candidate	Open to forested wetlands and adjacent uplands
	Higgins eye pearly mussel <i>Lampsilis higginsii</i>	Endangered	Mississippi River
Vernon	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Higgins eye pearly mussel <i>Lampsilis higginsii</i>	Endangered	Mississippi River
	Northern monkshood <i>Aconitum noveboracense</i>	Threatened	North facing slopes
Vilas	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas

	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Kirtland's warbler <i>Setophaga kirtlandii</i>	Endangered	Potential breeding in young jack pine stands (5 to 25 years old)
Walworth	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Eastern prairie fringed orchid <i>Platanthera leucophaea</i>	Threatened	Wet grasslands
	Eastern massasauga <i>Sistrurus catenatus</i>	Candidate	Open to forested wetlands and adjacent uplands
Washburn	Canada lynx <i>Lynx canadensis</i>	Threatened	While no resident populations are known from Wisconsin, the species occasionally occurs in northern forested areas, and counties listed are those with the highest likelihood of occurrence.
	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Kirtland's warbler <i>Setophaga kirtlandii</i>	Endangered	Potential breeding in young jack pine stands (5 to 25 years old)
Washington	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
Waukesha	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Poweshiek skipperling <i>Oarisma poweshiek</i>	Endangered and Proposed Critical Habitat Maps of Proposed Critical Habitat	Native prairie
	Eastern prairie fringed orchid <i>Platanthera leucophaea</i>	Threatened	Wet grasslands
Waupaca	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Snuffbox <i>Epioblasma triquetra</i>	Endangered	Small to medium-sized creeks and some larger rivers, in areas with a swift current
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
Waushara	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores
	Snuffbox <i>Epioblasma triquetra</i>	Endangered	Small to medium-sized creeks and some larger rivers, in areas with a swift current
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine
	Fassett's locoweed <i>Oxytropis campestris var. chartacea</i>	Threatened	Open sandy lakeshores
Winnebago	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	Open wetlands and lakeshores

	Eastern prairie fringed orchid <i>Platanthera leucophaea</i>	Threatened	Wet grasslands
Wood	Gray wolf <i>Canis lupus</i>	Endangered	Northern forested areas
	Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
	Whooping crane <i>Grus americanus</i>	**Non-essential experimental population	wetlands and lakeshores Whooping cranes have nested in this county
	Eastern massasauga <i>Sistrurus catenatus</i>	Candidate	Open to forested wetlands and adjacent uplands
	Karner blue butterfly <i>Lycaeides melissa samuelis</i>	Endangered	Prairie, oak savanna, and jack pine areas with wild lupine

****Whooping Crane** - On June 26, 2001, a nonessential experimental population of the whooping crane was designated in a 20-state area of the eastern United States. The first release of birds occurred in Wisconsin in 2001, and the counties listed are those where the species has been observed to date. It is unknown at this time which counties the species will occupy in the future, as the birds mature and begin to exhibit territorial behavior. For purposes of section 7 consultation, this species is considered as a proposed species, except where it occurs within the National Wildlife Refuge System or the National Park System, where it is treated as a threatened species.

[Back to State and County Distributions](#)
[Midwest Endangered Species Home](#)



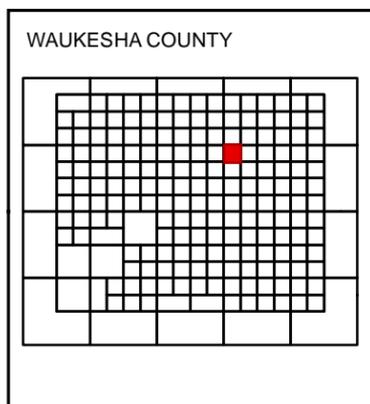
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 NAD1927_StatePlane Wisconsin South (FIPS 4803)
 WKID: 32054 Authority: EPSG

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SEE FLOOD INSURANCE STUDY FOR ADDITIONAL INFORMATION

* PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS
 ** PANEL NOT PRINTED - AREA IN ZONE D
 *** PANEL NOT PRINTED - AREA IN ZONE X AND ZONE D



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP INDEX

WAUKESHA COUNTY, WI

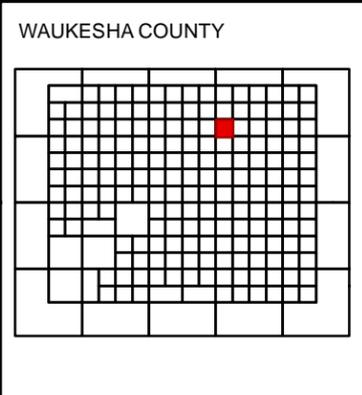
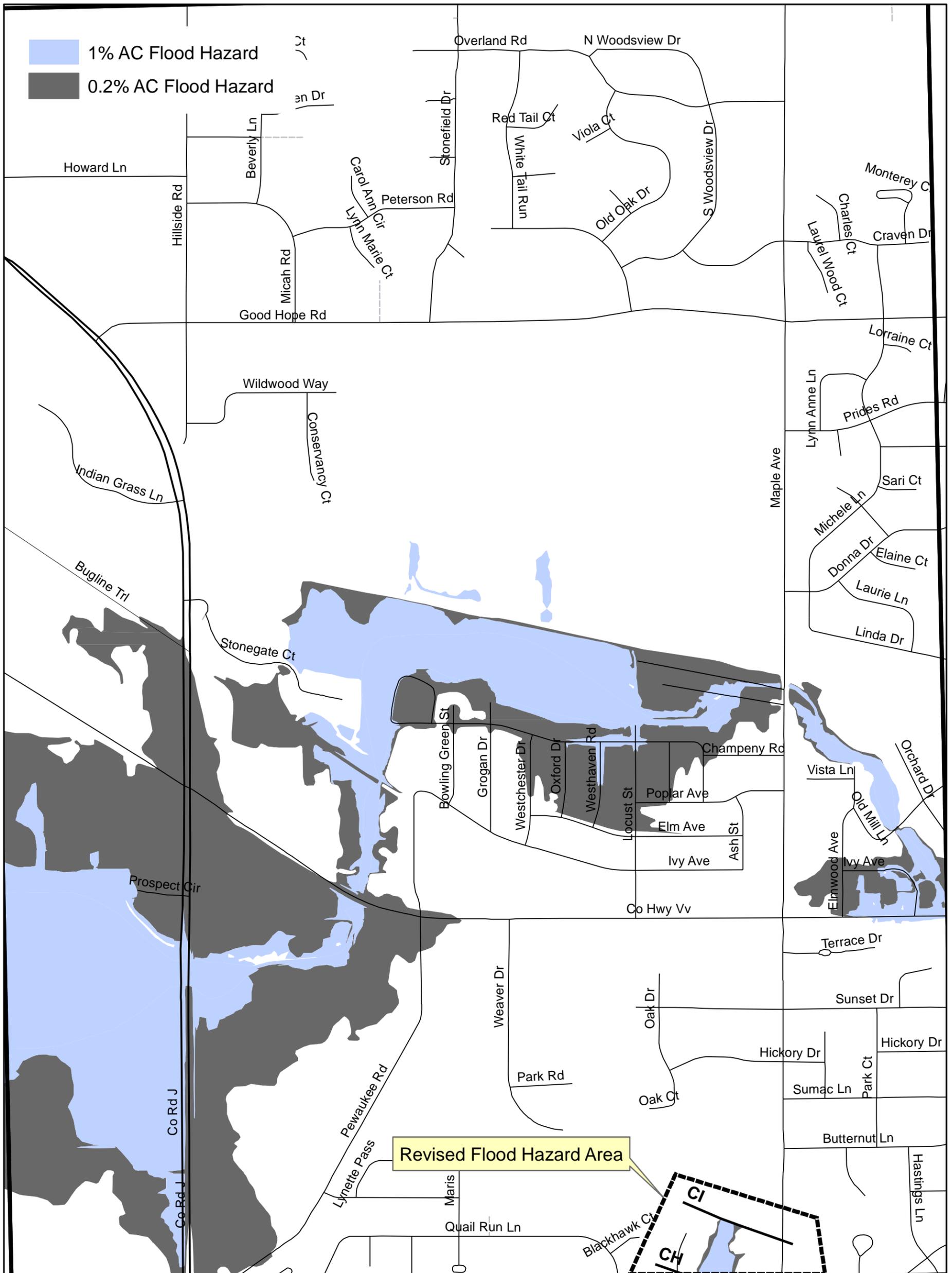
PANELS PRINTED: 0201



FEMA

MAP NUMBER
55133C0201G

MAP REVISED
OCTOBER 22, 2015



NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP INDEX

Waukesha County, WI
 PANELS PRINTED: 0088

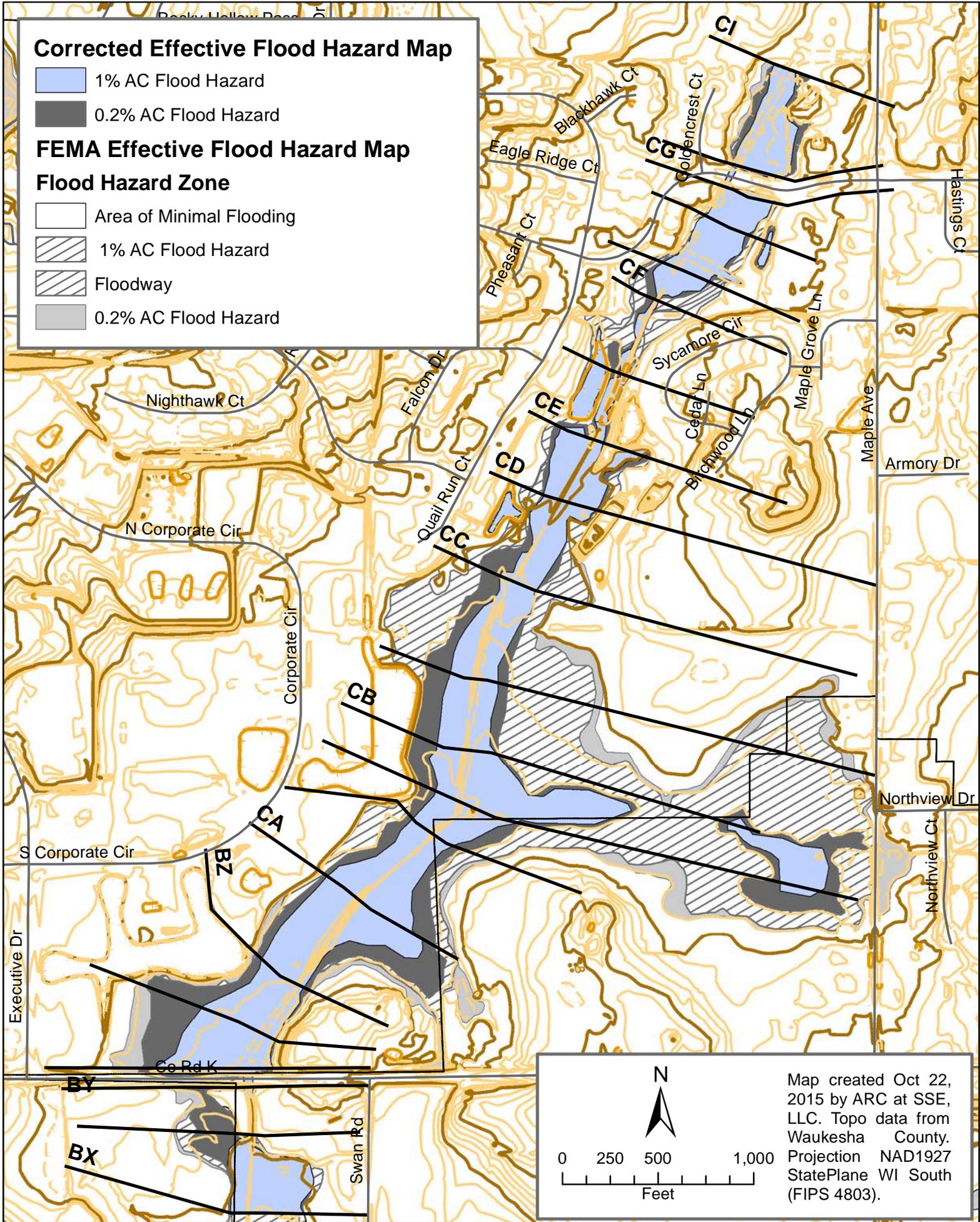


FEMA

MAP NUMBER
 55133C0088G

MAP REVISED
 OCTOBER 22, 2015

Pewaukee River in Sussex - Revised Flood Map



Community Official Information

Title: Ms.
 First Name: Judith
 Last Name: Neu
 Professional Title: Village Engineer
 Community Name: SUSSEX, VILLAGE OF
 Address 1: N64W23760 Main Street
 City: Sussex
 State, District or Territory: WI
 ZIP Code: 53089
 E-mail Address: jneu@villagesussex.org

As the CEO or designee responsible for the floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision (LOMR) or conditional LOMR request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement for when fill is placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a conditional LOMR, will be obtained. For conditional LOMR request, the applicant has documented Endangered Species Act (ESA) compliance to DHS/FEMA prior to DHS/FEMA's review of the Conditional LOMR application. For LOMR request, I acknowledge that compliance with sections 9 and 10 of the ESA has been achieved independently of DHS/FEMA's process. For actions authorized, funded, or being carried out by Federal or State agencies, existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44 CFR 65.2(c), and that we have available upon request by DHS/FEMA, all analyses and documentation used to make this determination.

Community Official Signature: _____
 Date: _____

Attachment 8

Certification by Registered Professional Engineer and/or Land Surveyor

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information data, hydrologic and hydraulic analysis, and any other supporting information as per NFIP regulations paragraph 65.2(b) and as described in the MT-2 Forms instruction. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

First Name: _____
Last Name: _____
License Number: _____
Expiration Date: _____
Company Name: _____
E-mail Address: _____
Telephone Number: _____
Fax Number: _____
Certifier's Signature: _____
Date: _____

VILLAGE OF SUSSEX ORDER
GRANTING A CONDITIONAL USE AND PRESCRIBING CONDITIONS FOR
FLOODPLAIN MODIFICATION
IN THE VILLAGE OF SUSSEX

WHEREAS, an application has been filed by the Village of Sussex (hereinafter collectively "Petitioner"); and

WHEREAS, a reduction of the floodplain boundary may be permitted as a conditional use pursuant to Section 14.970 of the Stormwater Management of the Village of Sussex Ordinance; and

WHEREAS, the Petitioner is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance Section 17.0500 for the Village of Sussex for the section of the Pewaukee River from the cross sections south of CTH K to north of Clover Drive in the Village of Sussex, Wisconsin, all as depicted on **Exhibit "A"** attached hereto and incorporated herein (hereinafter collectively "Subject Property"); and

WHEREAS, the Petitioner is requesting to FEMA to reduce the floodplain area of the Subject Property based on a Flood Analysis Report on the area more accurately depicts the floodplain during flooding events in this area; 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 held a public hearing on May 19, 2016 as required by Section 17.0505 of the Zoning Ordinance for the Village of Sussex; 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 a hazardous, harmful, noxious,

offensive, or 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, a conditional use permit for the Subject Property is hereby granted. The conditional use permit granted herein shall apply only to the Subject Property for the purpose of reducing the floodplain boundary and the conditional use permit shall continue in existence only so long as the conditional use is operated in compliance with this permit. All permitted and auxillary uses as maybe allowed by the Village of Sussex zoning code for said property may exist or be established without requiring a public hearing or following the conditional use process. 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 subject to the following conditions:
1. Presentation Compliance. The reduction of the floodplain boundary is approved herein on the Subject Property, and the use of the reduced floodplain boundary thereof, shall be used in substantial conformity with the presentation at the Public Hearing before the Plan Commission held on May 19, 2016.
 2. Subject Property. This conditional use permit issued to the Petitioner, shall be limited to the property depicted 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 Plan Commission for the Village of Sussex in order for this CU to be in effect. The Petitioner shall comply with all plans previously approved by the Plan Commission. The Petitioner shall be entitled to amend or change any plan contemplated herein subject to the aforementioned conditions 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 change from the original plan as approved and as allowed herein. Any amendment or change in any plan contemplated herein that the Plan Commission for the Village of Sussex feels, in its sole discretion, to be substantial will require a new permit and all Village procedures in place at the time must be followed.
- A. Plan. The Petitioner submitted a Flood Analysis Report of the Pewaukee River from the cross sections south of CTH K to north of Clover Drive, that shows a lower modeled base flood elevation of

up to 1.5 feet in some places, the plan is attached hereto and incorporated herein as **Exhibit B**.

4. 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.
5. 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.
6. 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.
7. 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 9.07 of the Village of Sussex Code all to the satisfaction of the Plan Commission for the Village of Sussex.
8. Junk. No junk shall be accumulated or stored on the Subject Property. No burying or burning of junk is permitted on the Subject Property.
9. 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.
10. 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.
11. 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.
12. 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.

13. 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.
 14. 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.
 15. 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 Village Plan Commission if the Village Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Village 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 fifth year 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 fifth (5) year of the term. 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

Casen J. Griffiths
Village Clerk-Treasurer

PETITIONER ACCEPTANCE

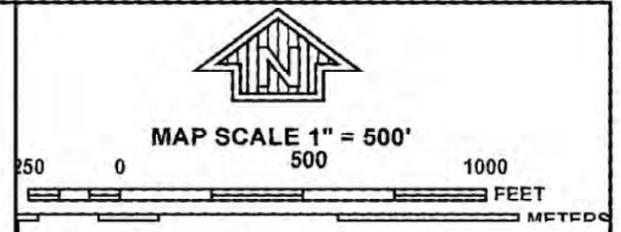
I hereby accept the terms of this Conditional Use in its entirety.

Dated this _____ day of _____, 2016

By: _____

Title: _____

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.



PANEL 0088G

FIRM
FLOOD INSURANCE RATE MAP
WAUKESHA COUNTY,
WISCONSIN
AND INCORPORATED AREAS

PANEL 88 OF 500
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SUSSEX, VILLAGE OF	550490	0088	G
WAUKESHA COUNTY	550476	0088	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



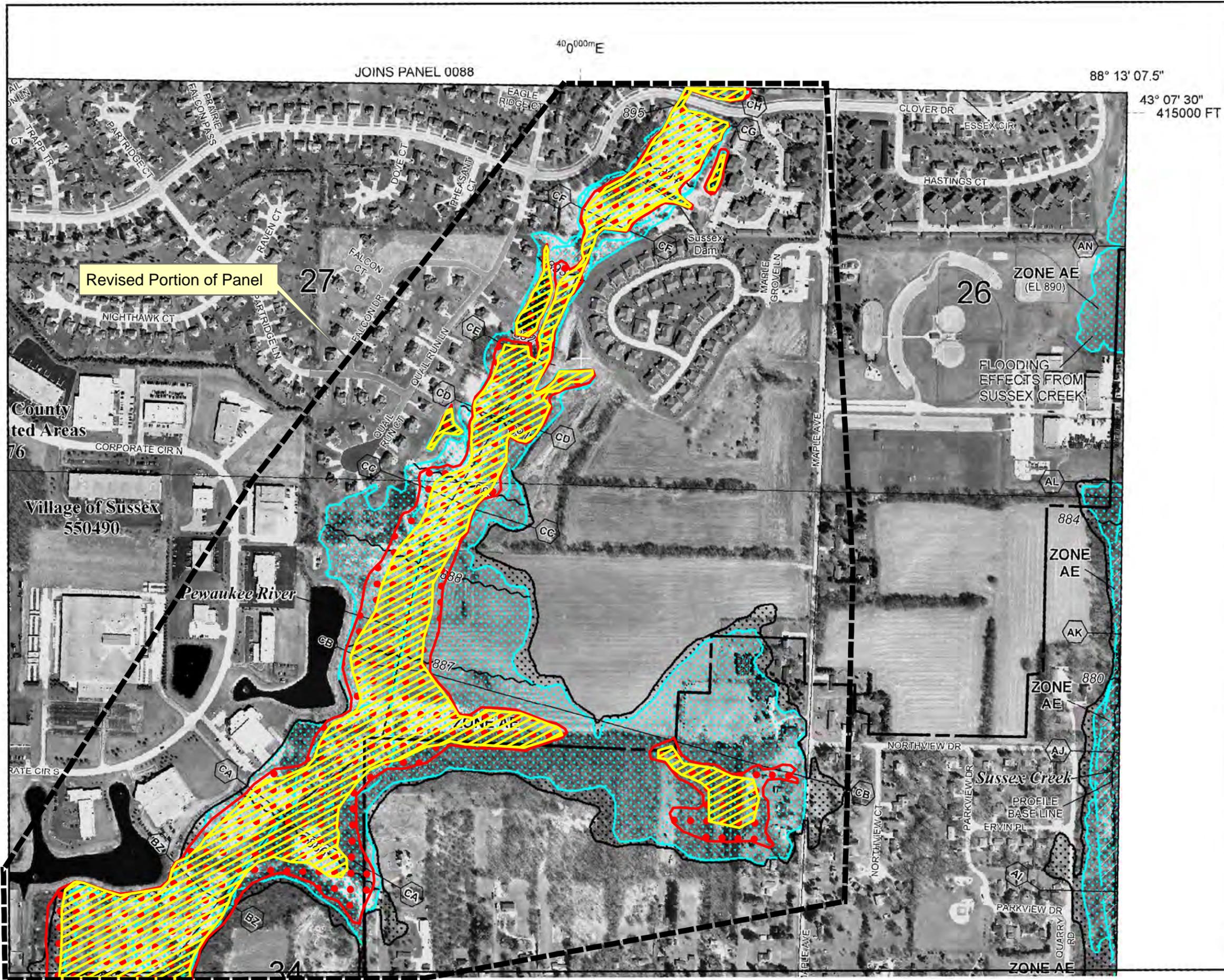
MAP NUMBER
55133C0088G
MAP REVISED
NOVEMBER 5, 2014

Federal Emergency Management Agency

-  Prop 1% AC FHZ
-  Prop 0.2% AC FHZ

19 EAST. 2440000 FT JOINS PANEL 0201 43° 07' 30" 88° 13' 07.5"

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



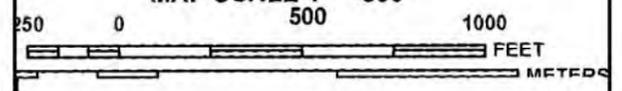
JOINS PANEL 0088

88° 13' 07.5"

43° 07' 30"
415000 FT



MAP SCALE 1" = 500'



NFP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0201G

FIRM
FLOOD INSURANCE RATE MAP
WAUKESHA COUNTY,
WISCONSIN
AND INCORPORATED AREAS

PANEL 201 OF 500
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
PEWAUKEE, CITY OF	550152	0201	G
PEWAUKEE, VILLAGE OF	550489	0201	G
SUSSEX VILLAGE OF	550490	0201	G
WAUKESHA COUNTY	550478	0201	G

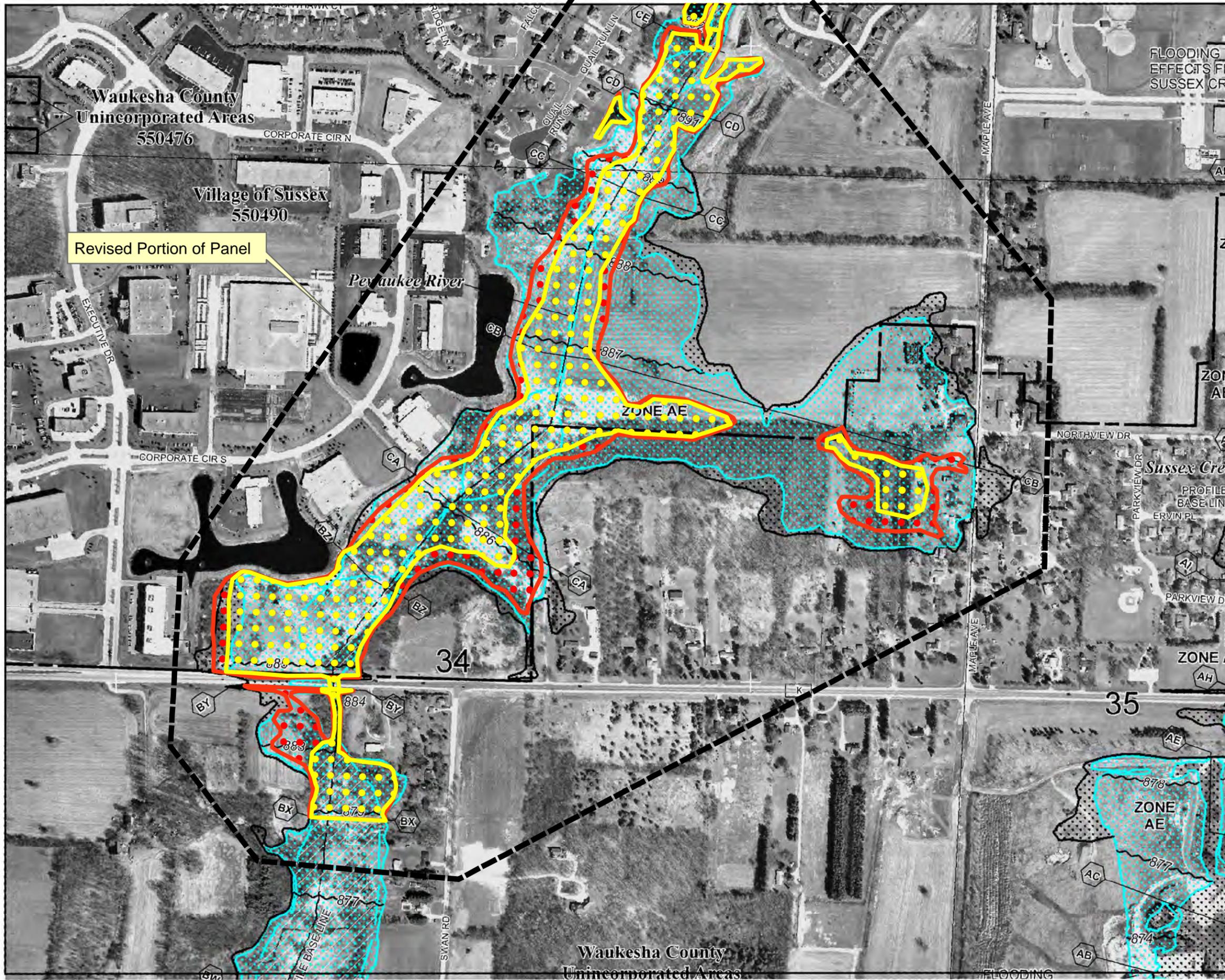
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MAP NUMBER
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MAP REVISED
NOVEMBER 5, 2014

Federal Emergency Management Agency

- Prop 1% AC FHZ
- Prop 0.2% AC FHZ

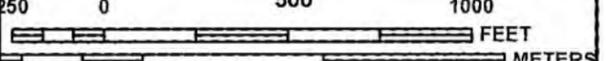
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FLOODING
EFFECTS FR
SUSSEX CRE



MAP SCALE 1" = 500'



PANEL 0201G

FIRM

FLOOD INSURANCE RATE MAP
WAUKESHA COUNTY,
WISCONSIN
AND INCORPORATED AREAS

PANEL 201 OF 500
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PEWALUKE, CITY OF	550192	0201	G
PEWALUKE, VILLAGE OF	550489	0201	G
SUSSEX, VILLAGE OF	550490	0201	G
WAUKESHA COUNTY	550476	0201	G

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MAP NUMBER
55133C0201G
MAP REVISED
NOVEMBER 5, 2014

Federal Emergency Management Agency



Prop 1% AC FHZ



Prop 0.2% AC FHZ

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**VILLAGE OF SUSSEX ORDER
GRANTING A CONDITIONAL USE AND
PRESCRIBING CONDITIONS FOR
SUSSEX IM
IN THE VILLAGE OF SUSSEX**

WHEREAS, a petition has been filed by Keith Everson, President of Sussex IM (hereinafter collectively “PETITIONER”) the owner of the property is Marriott Lisbon Road LLC, Jim Marriott (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. SUXV0278999022 and SUXV0277977 being located on the north side of CTH K and south of Executive Drive Sussex, Wisconsin, all as described on **Exhibit A** attached hereto and incorporated herein (hereinafter collectively “SUBJECT PROPERTY”); and

WHEREAS, the property is zoned BP-1 Business Park District; and

WHEREAS, pursuant to Section 17.0214 of the Zoning Ordinance, earth movement within a shoreland area requires the petitioner to receive a conditional use under Section 17.0500; 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 May 19, 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, this conditional use permit for the subject premises is hereby granted. The conditional use permit granted herein shall apply for earth movement in the shoreland area and the uses of the Subject Property by the Petitioner for the operation of general manufacturing of product for the injection molding business as well as permitted and accessory uses set forth in Section 17.0420 (A)(5)(e) BP-1 Business Park 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 earth movement within the shoreland area 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 May 19, 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 submit to and receive approval from the Village Plan Commission a specific site plan 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 site plan 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.**
- C. Traffic, Access, Loading, and Parking Plans. The Petitioner shall submit and receive approval from the Village Plan Commission a specific Traffic, Access, Loading, and Parking Plans for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit D.**
- D. Lighting Plan. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific lighting plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit E.**
- E. Signage Plan. The Petitioner has not submitted a signage plan. Any plans for signage must be submitted and reviewed and once all signage for this site is approved the plan(s) shall be attached hereto and incorporated herein as **Exhibit F.**
- F. Public Improvements. The Petitioner shall submit to and receive approval from the Village Engineer a specific public improvement plan for the site development. When approved said public improvement plans shall be attached hereto and incorporated herein as **EXHIBIT G.**
1. Of particular import is the establishment of the trail at Petitioner's expense from the western property boundary along Hwy K to the sidewalk that ties to the front door and to the northern boundary where boardwalk section is required due to wetland issues. The specific location shall be determined by the Village engineer with proper easements for public access and maintenance provided. An easement through the remainder of the property to the North shall be granted wherein the Village at its expense may later establish a boardwalk/trail system to the northern property boundary.
- G. Sewer, Water, Stormwater and Erosion Control Plans. The Petitioner shall submit to and receive approval from the Village Engineer a specific sewer, water, stormwater, and erosion control plan(s) for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit G-1 at such time as they are approved by the Village Engineer.**

- H. Fence, Landscaping, Berm, and Open Space Utilization Plan. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific Fence, Landscaping, Berm, and Open Space Utilization plans for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plans(s) shall be attached hereto and incorporated herein as **Exhibit H.**
- I. Architectural and Building Plan. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific plans for architectural and building for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plans(s) shall be attached hereto and incorporated herein as **Exhibit I.**
1. The Plan Commission has granted permission to Sussex IM to allow the west side wall, approximately 300 feet of phase one to be constructed with metal panel product as presented, subject to the conditions of the ARB and the metal wall panels are to be removed five years from the date of occupancy and replaced with material matching the rest of the building. The petitioner, and their assigns, by signing, this conditional use agrees to this term, which allows the metal panels for the petitioner's benefit, and agrees that if they have not replaced the metal wall with a wall matching the material of the rest of the building by five years from the date of occupancy, the Village may use all legal means including and up daily fines, and ultimately pulling the conditional use permit, as solely determined by the Village. The Petitioner further agrees they will not object to and will fully comply with all orders of the Village in this regard including paying all attorney and fines and forfeitures necessary for the Village to enforce this provision. If the expansion occurs within the five year period and said building expansion establishes all exterior walls as compliant with the material matching requirement this section shall be deemed accomplished and shall be considered null and void.
- J. Outdoor Storage and Uses Plan. No outdoor storage shall be permitted on the Subject Property with the following specific exceptions and any such plan must meet the following minimum requirements or conditions:
1. Trash dumpsters limited to the minimum number needed to the recycling law requirements. The trash dumpsters shall be screened from view and shall be maintained in a safe and sanitary condition at all times.
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 9.07 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 4.10 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 Village Board if the Village Board finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Village Board, 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

Casen J. Griffiths
Village Clerk-Treasurer

SUSSEX IM ACCEPTANCE

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

Dated this _____ day of _____, 2016.

By: _____
_____, Member

OWNER ACCEPTANCE

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

Dated this _____ day of _____, 2016.

By: _____

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 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 Intersection of Swan Road & Lisbon Road

Tax Key # SUXV -0278999022 & SUXV -0277997 Zoning: BP-1

1. Name of Business:

Sussex IM

Business

N65 W24770 Main Street, Sussex WI 53089 262-246-8022
 Address City, State, Zip Phone #
262-246-8423 keverson@sussexim.com
 Fax # Email address

2. Business owner contact information:

Keith Everson

Contact

N65 W24770 Main Street, Sussex WI 53089 262-246-8022
 Address City, State, Zip Phone #
262-246-8423 keverson@sussexim.com
 Fax # Email address

3. Building/Land owner contact information:

James Marriott

Contact

W229 N2510 Duplainville Road, Waukesha WI 53186 262-549-5522
 Address City, State, Zip Phone #
262-549-1414 jmarriott@marriottconstruction.com
 Fax # Email address

4. Number of Employees/Shifts:

10 initial
60 ultimately (2) 12 hour shifts
 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	X	X
Hours Open for business	24/7 - 12 HR SHIFTS						

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? 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. Dimensions and levels of all buildings:

	Dimensions	Levels	Square footage
Building 1(Phase 1)	<u>Varies</u>	<u>Single Story</u>	<u>81,094</u>
Building 2(Phase 2)	<u>Varies</u>	<u>Single Story</u>	<u>60,000</u>
Building 3	_____	_____	_____

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

12.	Lot size	Depth	Width	Area
	<u>18.38 Acres</u>	<u>Varies</u>	<u>Varies</u>	<u>782,339 sf</u>

Above to be included on survey

13 Parking: Dimensions of parking lot 300' x 100'
Parking lot construction Asphalt
Type of screening: Fence None or Plantings Please refer to Landscape Plan
Number of spaces needed per code 78 # of spaces for employees _____
Above to be included on site plan

Please provide the following information:

Total square footage of building, new and existing 141,094 sf

Total square footage of parking lot, new and existing 237,837 sf

14. Signs: Type: Free standing None Attached to building None
Lighted None Single or double faced None

Size _____ Location _____
Above to be included on sign plan

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

Parking lot lighting on poles and wall lighting

16. Is there a need for outside storage? No If yes, explain:

17. Is a Highway access permit needed from the state or County Highway Departments? Yes

If yes, please attach a copy of the secured permit.

What conditions has the State or County imposed upon your permit?

The review process with Waukesha County has not been completed at this time

18. Is there a need for any special type of security fencing? No

If yes, what type?

19. What provisions are you making for fire protection? Non-Combustible construction

What provisions are your making for a sprinkler system? ESFR Sprinkler System

Storage system? Rack storage

Hydrant stand pipes? No

Is there a fire lane shown on your site plan? No

Explain: There is access all the way around the building for fire fighting aparatus

20. Surface water drainage facilities and impervious areas, describe and/or include on site plan.
Please refer to the included stormwater management documentation

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

No If yes, explain: Plans for review have not been completed at this time

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

Building construction June 1st , 2016 Start Date

Paving

Landscaping

Occupancy

February 1st, 2017 Completion

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.

Mark Hertzfeldt - Design 2 Construct

02.29.2016

Name

Date

Architect / Agent for Owner

Title or Position

SUSSEX

March 3, 2016

Kasey Fluet
Assistant Development Director
Village of Sussex

Kasey,

Responding to your email on March 3rd, the new plant to be built on Hwy K will be used in the same manner as our current molding plant on Main Street. Consistent with the permitted use "Cosmetic Manufacturing" defined in 17.042 of the zoning districts document we will be molding, decorating and assembling plastic parts using injection and blow molding technologies. Various grades of resins will be used in the process as has been used throughout the history of the current molding plant. We will not be using any explosive or noxious materials in the process.

The Hwy K plant will have some warehousing use as is the case with our current plant on Main Street and manufacturers similar to ours in this industry. Our estimate is the space utilization will be 60% manufacturing and 40% warehousing of the overall building space.

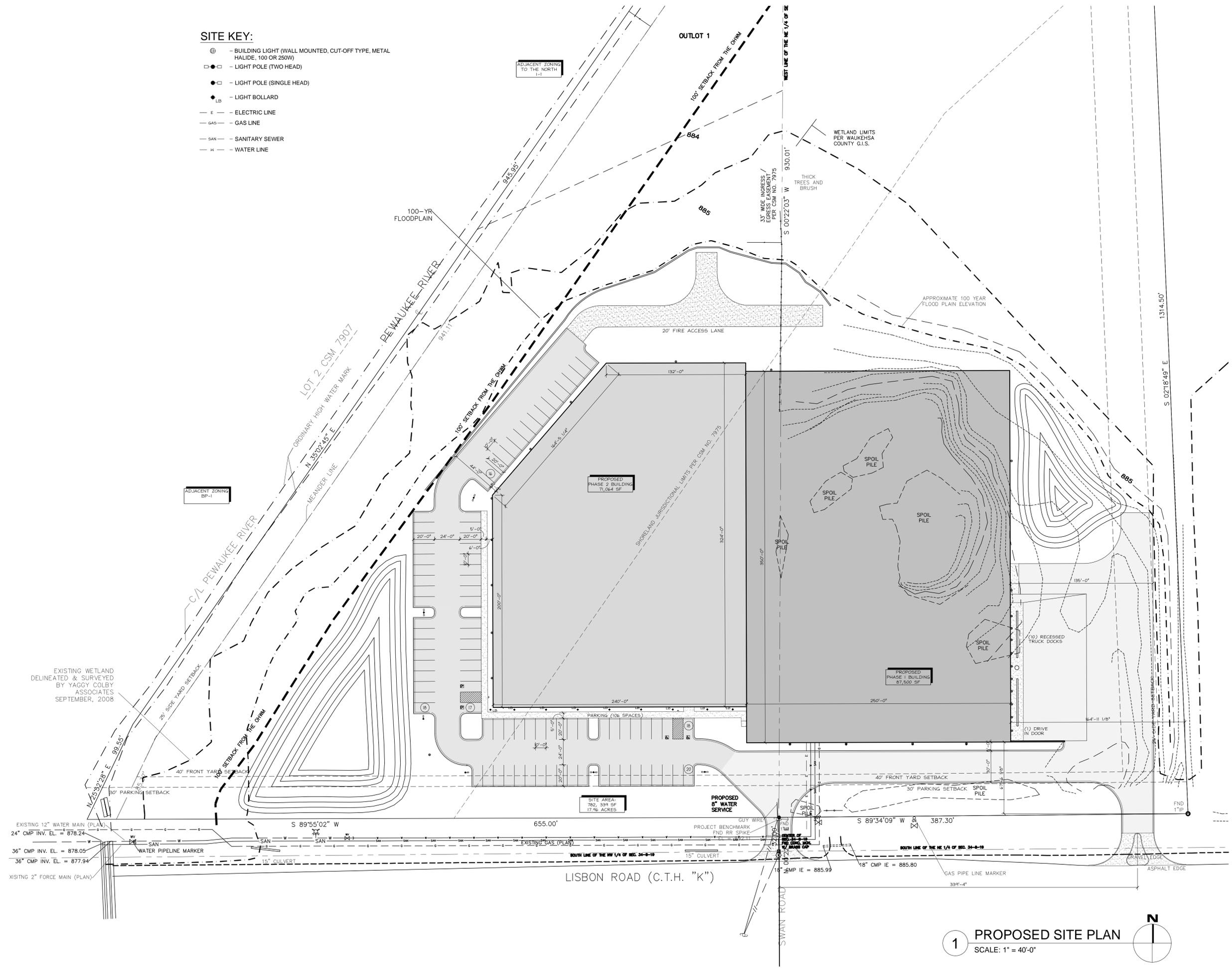
Please let me know if you have any additional questions.

Regards,



David Guagliardo
SussexIM Inc.
CFO
262 820-2125

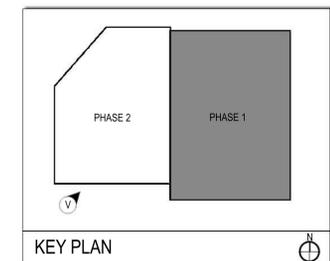
- SITE KEY:**
- ⊕ - BUILDING LIGHT (WALL MOUNTED, CUT-OFF TYPE, METAL HALIDE, 100 OR 250W)
 - - LIGHT POLE (TWO HEAD)
 - - LIGHT POLE (SINGLE HEAD)
 - ◆ - LIGHT BOLLARD
 - E — ELECTRIC LINE
 - GAS — GAS LINE
 - SAN — SANITARY SEWER
 - W — WATER LINE



1 PROPOSED SITE PLAN
 SCALE: 1" = 40'-0"

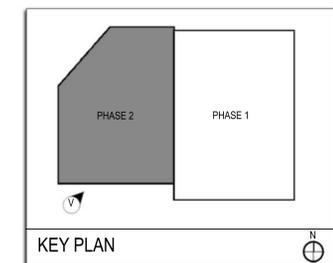


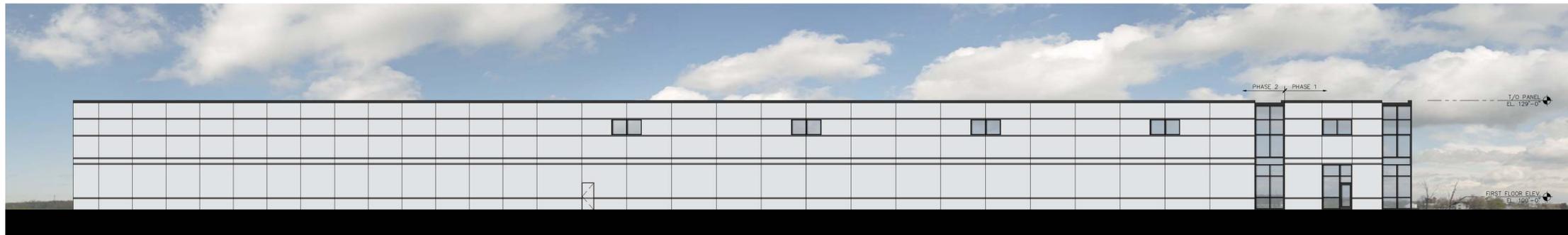
VIEW LOOKING NORTHEAST (PHASE 1)



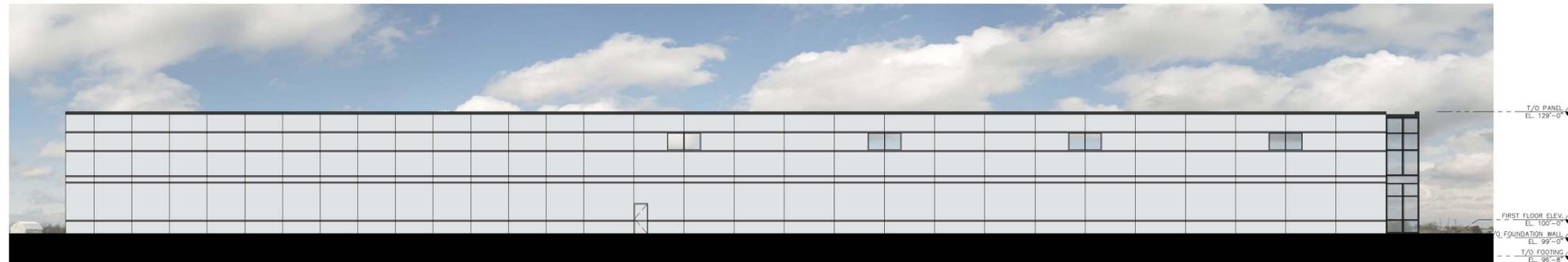


VIEW LOOKING NORTHEAST (PHASE 1 & PHASE 2)

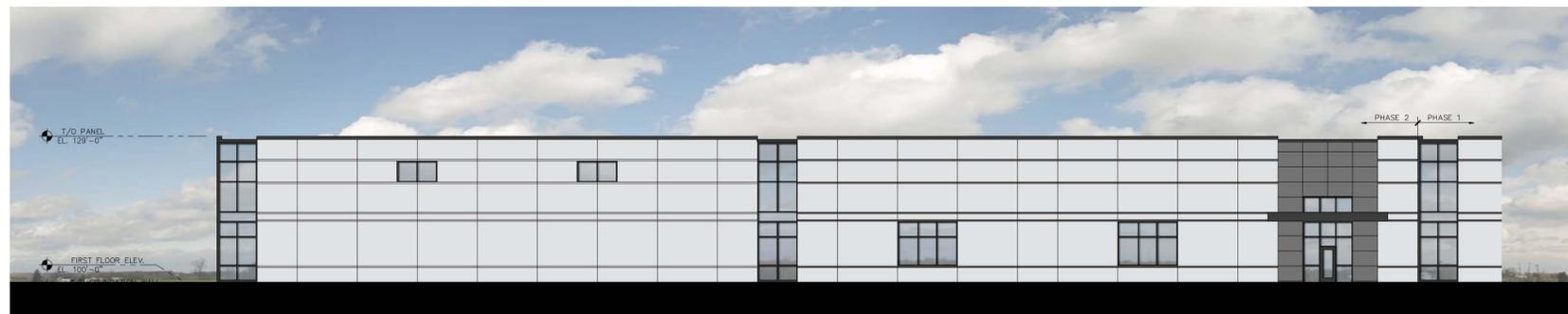




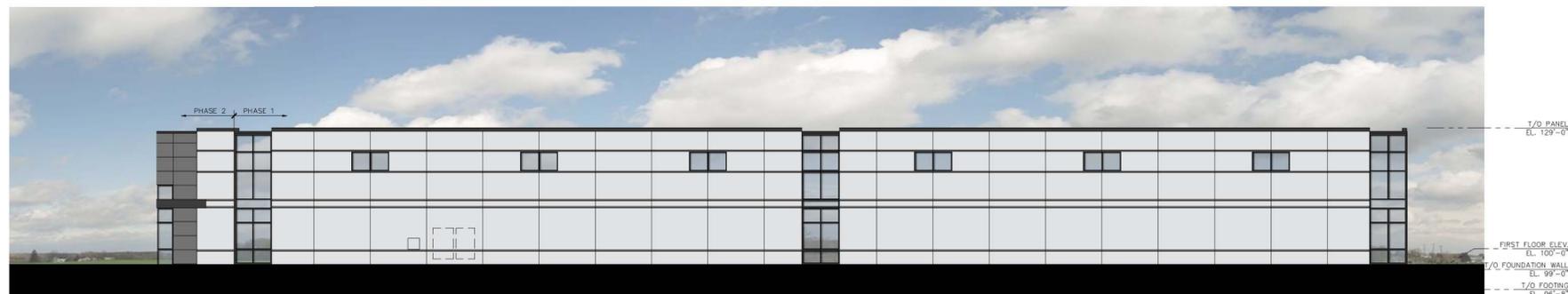
3 WEST ELEVATION (PHASE 1 & PHASE 2)
SCALE: 1/16" = 1'-0"



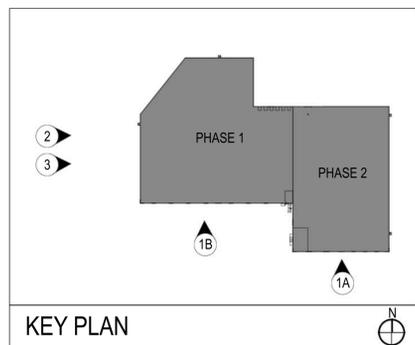
2 WEST ELEVATION (PHASE 2 ONLY)
SCALE: 1/16" = 1'-0"



1B SOUTH ELEVATION (PHASE 1 & PHASE 2)
SCALE: 1/16" = 1'-0"



1A SOUTH ELEVATION (PHASE 1 & PHASE 2)
SCALE: 1/16" = 1'-0"



KEY PLAN

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
PROPOSAL #15-00194

SHEET TITLE
COLOR BUILDING ELEVATIONS

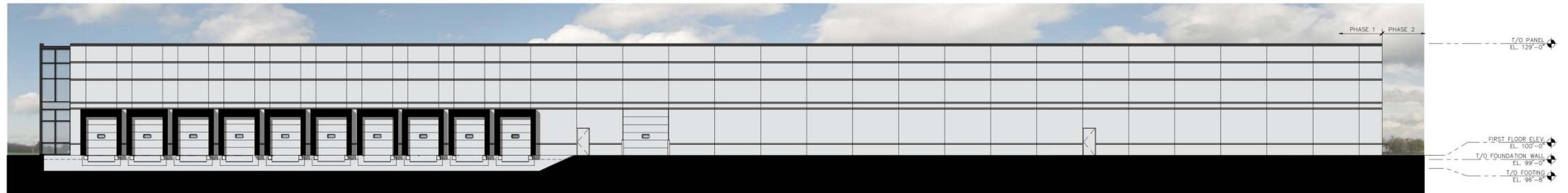
REVISIONS

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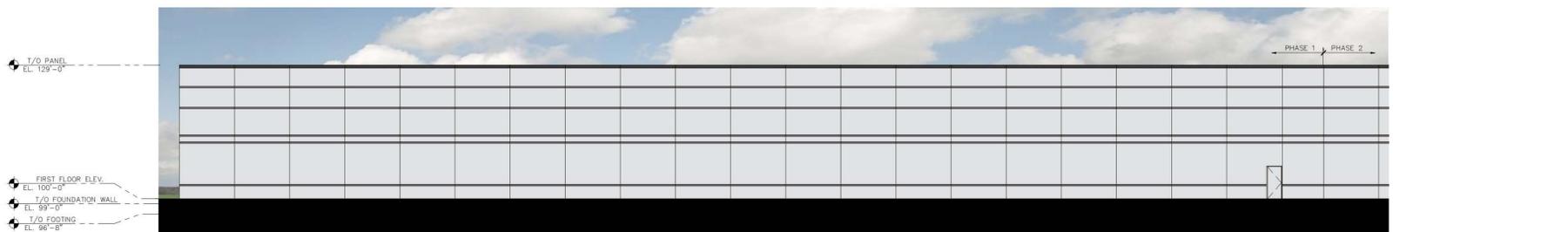
PROJECT DATA

DATE	02.17.2016
JOB NO.	15-00194
SET USE	PRELIMINARY
FILE NAME	G2-A4.1
DRAWN BY	MVH
SHEET NO.	

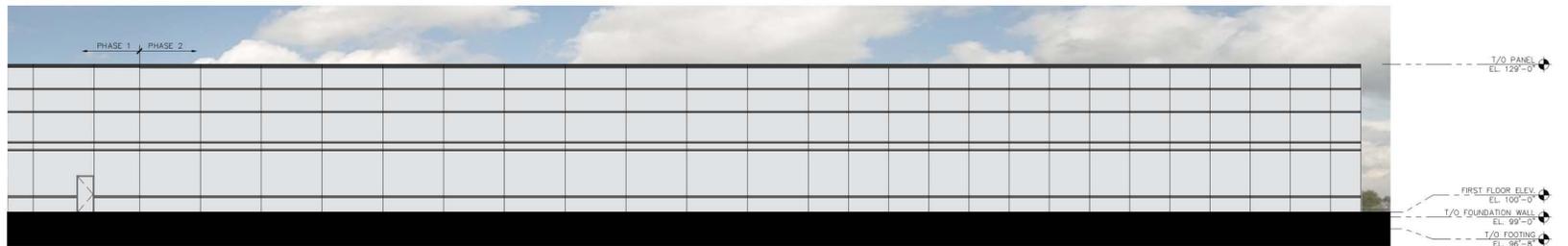
A4.5



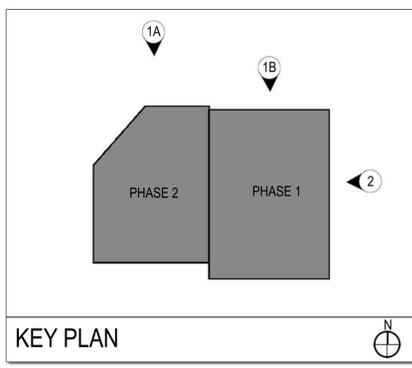
2 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



1B NORTH ELEVATION (PHASE 1 & 2)
 SCALE: 1/16" = 1'-0"



1A NORTH ELEVATION (PHASE 1 & 2)
 SCALE: 1/16" = 1'-0"



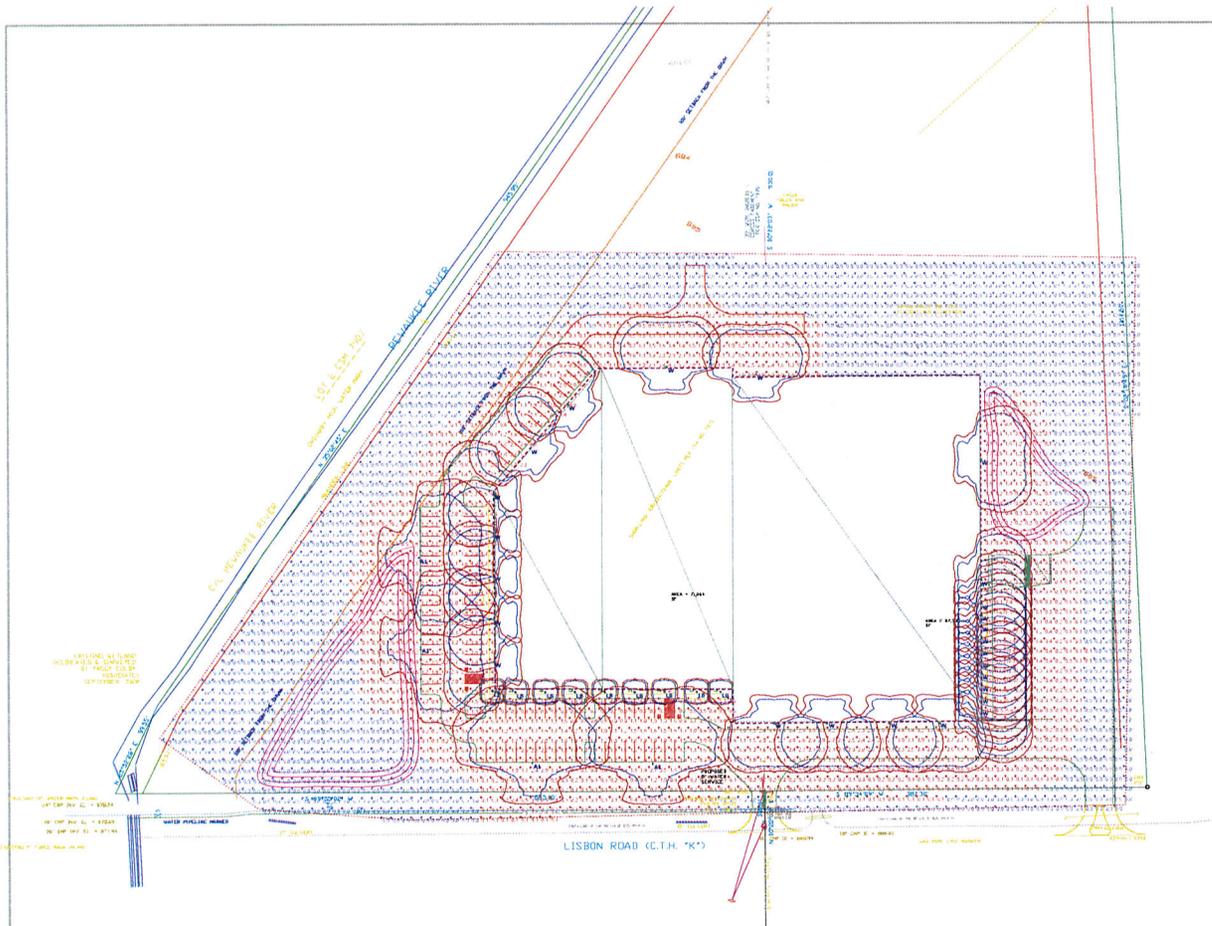
KEY PLAN

SHEET TITLE
BUILDING ELEVATIONS

REVISIONS

PROJECT DATA	
DATE	04.25.2016
JOB NO.	15-00194
SET USE	PLAN COMMISSION/ ARB
FILE NAME	G2-A4.1
DRAWN BY	MVH
SHEET NO.	

A4.1



Plan View
Scale: 1" = 40'

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Notes
W			25	OSW2 LED RIC 1800 40K 700 PIVOLT mounted at 16'	OSW2 LED WITH 3 LIGHT ENGINES, 30° LED, 1800LM DRIVE, 400K LED, TYPE 4 MEDIUM OPTIC	LED	1	8610,792	0.95	109	Man: 60722
I.B			9	DS18 LED 14C 700 40K 5V11	D-SERIES BOLLARD WITH 16 4000K LED OPERATED AT 700mA AND 5-VOLTAGE DISTRIBUTION	LED	1	2054,892	0.95	39	Man: 79K10
A.I			4	840 LED HIC 1500 40K 14 PIVOLT mounted at 22'	840 LED, 40 LED, 1 AMP PIVOLT DRIVER, 4000K, TYPE 4 OPTIC	LED	1	14937,09	0.95	140	Man: 96600



D-Series LED Bollard



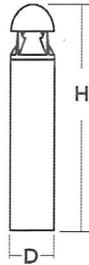
d#series

Specifications

Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Catalog Number

Notes

Type

Put the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
DSXB LED	Asymmetric 12C 12 LEDs ¹	350 350 mA	30K 3000 K	ASY Asymmetric ¹	MVOLT ⁵	Shipped installed	Shipped installed	DWHXD White
		450 450 mA ^{3,4}	40K 4000 K		120 ⁵			PE Photoelectric cell, button type
		530 530 mA	50K 5000 K	SYM Symmetric ²	208 ⁵	DMG 0-10V dimming driver (no controls)	DF Double fuse (208, 240V) ^{4,7}	DDBXD Dark bronze
	700 700 mA	AMBPC Amber phosphor converted		240 ⁵	H24 24" overall height			DBLXD Black
	AMBLW Amber limited wavelength ^{3,4}		277 ⁵	H30 30" overall height	DDBTXD Textured dark bronze			
	Symmetric 16C 16 LEDs ²				347 ⁴	ELCW Emergency battery backup ⁶	H36 36" overall height	DBLBXD Textured black
						FG Ground-fault festoon outlet	DNATXD Textured natural aluminum	
							L/AB Without anchor bolts	DWHGXD Textured white
							L/AB4 4-bolt retrofit base without anchor bolts ⁸	

Accessories

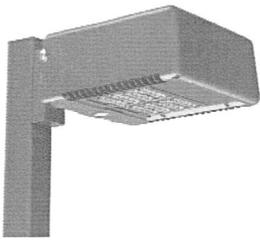
Ordered and shipped separately.

MRAB U Anchor bolts for DSXB⁸

NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.





KAD LED LED Area Luminaire



Catalog
Number

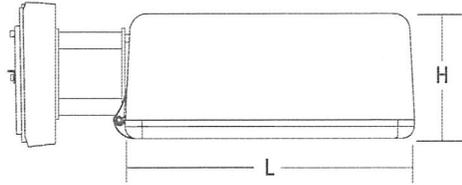
Notes

Type

Fit the Tab key, or mouse over the page to see all interactive elements

Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100- 400W metal halide in area lighting applications with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBXD

KAD LED											
Series	LEDs	Drive current		CCT		Distribution		Voltage		Mounting ³	
KAD LED	20C 20 LEDs	530	530 mA	30K	3000 K	R2	Type II	MVOLT	277 ¹	Shipped included SPUMBAK___ Square pole universal mounting adaptor ⁴ RPUMBAK___ Round pole universal mounting adaptor ⁴ SPD___ Square pole RPD___ Round pole WBD___ Wall bracket WWD___ Wood pole or wall	
	30C 30 LEDs	700	700 mA	40K	4000 K	R3	Type III	120 ¹	347 ²		Shipped separately DAD12P Degree arm (pole) DAD12WB Degree arm (wall)
	40C 40 LEDs	1000	1000 mA	50K	5000 K	R4	Type IV	208 ¹	480 ²		
	60C 60 LEDs					R5	Type V	240 ¹			

Options							Finish (required)										
Shipped installed							Shipped separately¹⁰										
PER5	NEMA twist-lock five-wire receptacle only (no controls) ⁵		PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁶		PNMTD3	Part night, dim till dawn ⁹		WG	Wire guard		DBDXD	Dark bronze		DBBTXD	Textured dark bronze	
PER7	Seven-wire receptacle only (no controls) ⁵		PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁶		PNMT5D3	Part night, dim 5 hrs ⁹		KMA	Mast arm external fitter		DBLXD	Black		DBLBXD	Textured black	
SF	Single fuse (120, 277, 347V) ¹					PNMT6D3	Part night, dim 6 hrs ⁹		PNMT7D3	Part night, dim 7 hrs ⁹		DWHXD	White		DNAXD	Natural aluminum	
DF	Double fuse (208, 240, 480V) ¹		BL30	Bi-level switched dimming, 30% ^{7,8}		HS	Houseside shield ¹⁰					DWHGXD	Textured white				
PIR	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ⁶					BL50	Bi-level switched dimming, 50% ^{7,8}										
PIRH	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ⁶																

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R3
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R5
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R3
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R5
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R3 PIRH
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R5 PIRH
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R3 PIRH
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R5 PIRH

Accessories

Ordered and shipped separately.

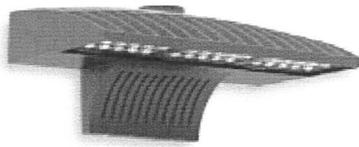
DLL127F 1.5 JU	Photozell - SSL twist-lock (120-277V) ¹¹
DLL347F 1.5 CUL JU	Photozell - SSL twist-lock (347V) ¹¹
DLL480F 1.5 CUL JU	Photozell - SSL twist-lock (480V) ¹¹
SC U	Shorting cap ¹¹
KADLEDHS 20C U	Houseside shield for 20 LED unit
KADLEDHS 30C U	Houseside shield for 30 LED unit
KADLEDHS 40C U	Houseside shield for 40 LED unit
KADLEDHS 60C U	Houseside shield for 60 LED unit
KMA DDBXD U	Mast arm adaptor (specify finish)
KADWG U	Wire guard accessory
PUMBAK DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [DTL](#) and [RDAM](#) online.
*Round pole top must be 3.25" O.D. minimum.

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Maximum ambient temperature with 347V or 480V is 30°C.
- 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- Available as a separate combination accessory: PUMBAK (finish) U.
- Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010.
- PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see [Motion Sensor Guide](#) for details. Dimming driver standard.
- Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.





D-Series Size 2 LED Wall Luminaire



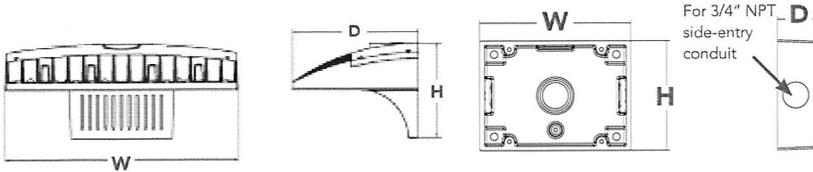
d^{series}

Specifications Luminaire

Width:	18-1/2" (47.0 cm)	Weight:	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	BBW Weight:	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		



Catalog
Number

Notes

Type

For the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 76% in energy savings over comparable 400W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish <i>(required)</i>
DSXW2 LED	20C 20 LEDs (two engines)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ¹ 120 ¹	Shipped included (blank) Surface mounting bracket Shipped separately ³ BBW Surface-mounted back box (for conduit entry)	Shipped installed PE Photoelectric cell, button type ⁴ PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM [®] (no controls) ⁵ PIRH 180° motion/ambient light sensor, 15-30' mtg ht ⁶	Shipped installed SF Single fuse (120, 277, 347V) ⁷ DF Double fuse (208, 240, 480V) ⁷ HS House-side shield ³ SPD Separate surge protection ⁸	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBL BXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone
		530 530 mA	40K 4000 K	T2M Type II Medium	208 ¹				
	700 700 mA	50K 5000 K	T3S Type III Short	240 ¹					
	1000 1000 mA (1 A)	AMBPC Amber phosphor converted	T3M Type III Medium	277 ¹					
			T4M Type IV Medium	347 ²					
			TFTM Forward Throw Medium	480 ²					
			ASYDF Asym-metric diffuse						

NOTES

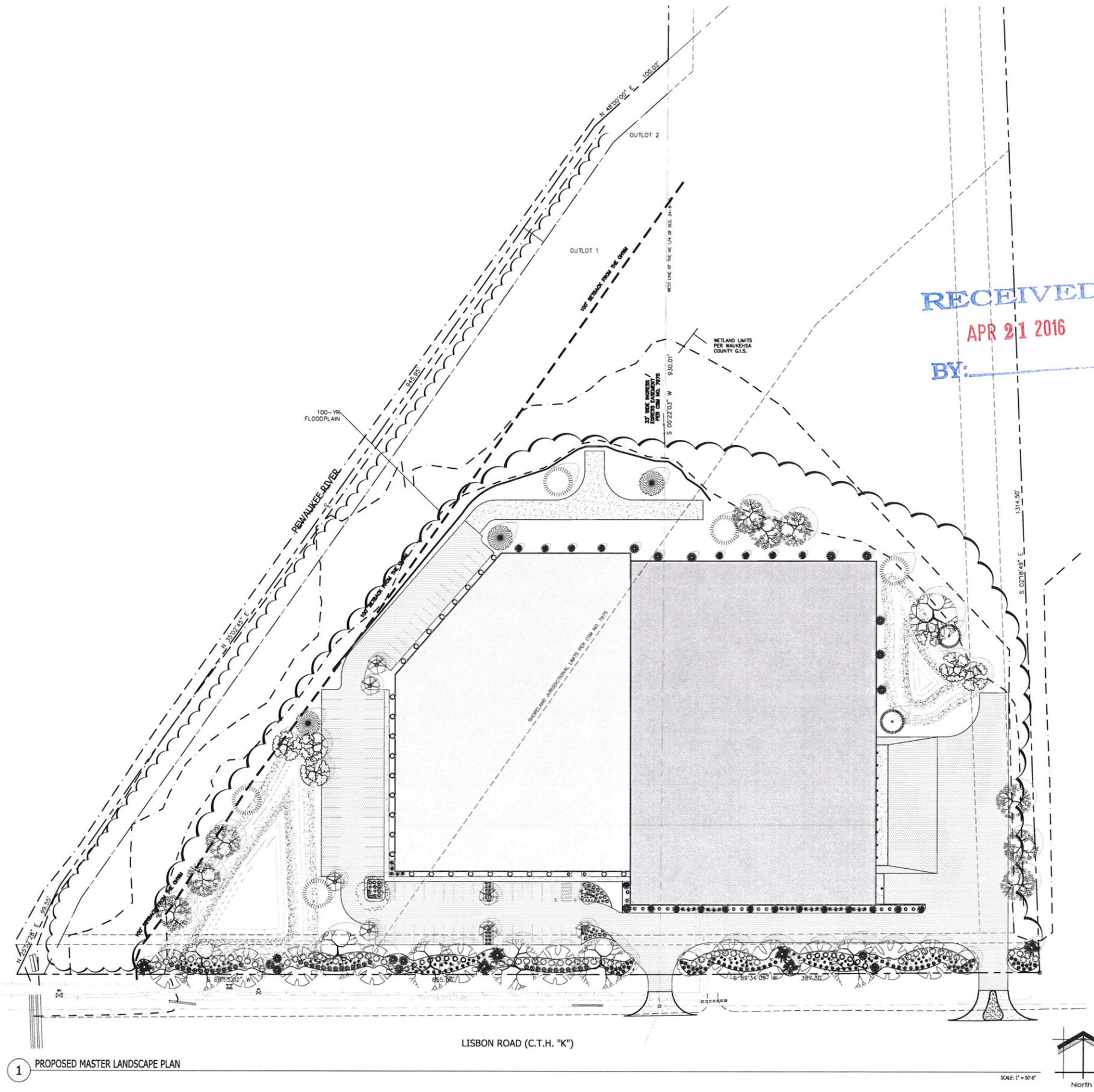
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
- Also available as a separate accessory; see Accessories information.
- Photocontrol (PE) requires 120, 208, 240 or 277 voltage option. Not available with motion/ambient light sensors (PIRH or PIRH).
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347V, 480V or PIRH. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net.
- Specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell) or DCR. Dimming driver standard.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- See the electrical section on page 2 for more details.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ⁹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ⁹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ⁹
SCU	Shorting cap ³
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2WG U	Wire guard accessory
DSXW2VG U	Vandal guard accessory
DSXW2BBW	Back box accessory
DDBXD U	(specify finish)





LANDSCAPE PLAN GENERAL NOTES

- ** PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. ****
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE, SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 1996.
 - DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 6" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL PERENNIAL ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD:
 -ONE (1) 2 CUBIC FOOT BALE OF PEAT MOSS.
 -2 POUNDS OF 5-10-5 GARDEN FERTILIZER.
 -1/4 CUBIC YARD OF COMPOSTED MANURE.
 PLANT STARTER OR OTHER COMPOSTED, ORGANIC MATERIAL.
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 PEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPACING, PLANT BEARING, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS (OR BROWN ENVIRO-MULCH) FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - RECOMMENDED SEED MIX:**

PREMIUM 60 GRASS SEED MIX: REIDNER'S (262) 786-3300	NO-MOW LOW GROW GRASS SEED MIX: REIDNER'S
20% AMERICAN KENTUCKY BLUE GRASS	45% SPARTAN HARD FESCUE
20% ALPINE KENTUCKY BLUE GRASS	40% AZAY SHEEP FESCUE
20% LANGARA KENTUCKY BLUE GRASS	15% TRANSIT ANNUAL RYE GRASS
20% VICTORY CHENINGES FESCUE	APPLY AT A RATE OF 175 POUNDS PER ACRE.
10% FIESTA II PERENNIAL RYE GRASS	REFER TO SUPPLIERS SPECIFICATIONS AND
10% CUTTER PERENNIAL RYE GRASS	INSTALLATION CUT SHEETS FOR FURTHER
APPLY AT A RATE OF 175 POUNDS PER ACRE.	INFORMATION

 REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION
 - DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE RELOCATED. ALL PLANT MATERIAL TO BE RELOCATED IS TO BE CLEARLY TAGGED WITH MARKING TAPE MOVED BEFORE AND SITE DEMOLITION IS TO BEGIN.
 - DESIGN IRRIGATION SYSTEM TO BE DESIGNED FOR AN OVERLAPPING ZONED SPRINKLER HEAD SYSTEM IN ALL LAWN & ISLAND AREAS AND A DRIP SYSTEM FOR ALL FOUNDATION PLANTING AREAS.

CONTRACTOR NOTE:
 BEFORE SITE GRADING AND DEMOLITION IS TO BEGIN FOR PROPOSED NEW PAVEMENT, THE AREA IS TO BE STAKED AND ALL TREES AND SHRUBS THAT ARE TO BE PRESERVED ARE TO BE TAGGED BY LANDSCAPE ARCHITECT AND RELOCATED BY LANDSCAPE CONTRACTOR. IF REQUIRED A TREE PRESERVATION PLAN WILL BE PRODUCED AND COORDINATED WITH CITY STAFF. DEMOLITION CONTRACTOR TO COORDINATE W/ LANDSCAPE ARCHITECT, OWNER AND LANDSCAPE CONTRACTOR.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-9392 www.DiggersHotline.com OR

811
 Know what's below. Call before you dig.

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 LANDSCAPE DESIGN
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 www.insitelandscape.com
 mdavis@insitelandscape.com

Project:
SUSSEX I. M.

Lisbon Road
 Sussex, WI

Issuance and Revisions:

Date	Number	Description
02/29/16		Client Review Submittal
03/21/16		Architectural Review Board Submittal

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Sheet Title:
 PROPOSED LANDSCAPE PLAN,
 GENERAL NOTES,
 AND PLANT MATERIAL TABLE

Date of Drawing: 03/21/16
 Scale: 1" = 50'-0"
 Drawn By: MCD
 Job Number: L16-004
 Sheet Number:

LSP1.1

1 PROPOSED MASTER LANDSCAPE PLAN

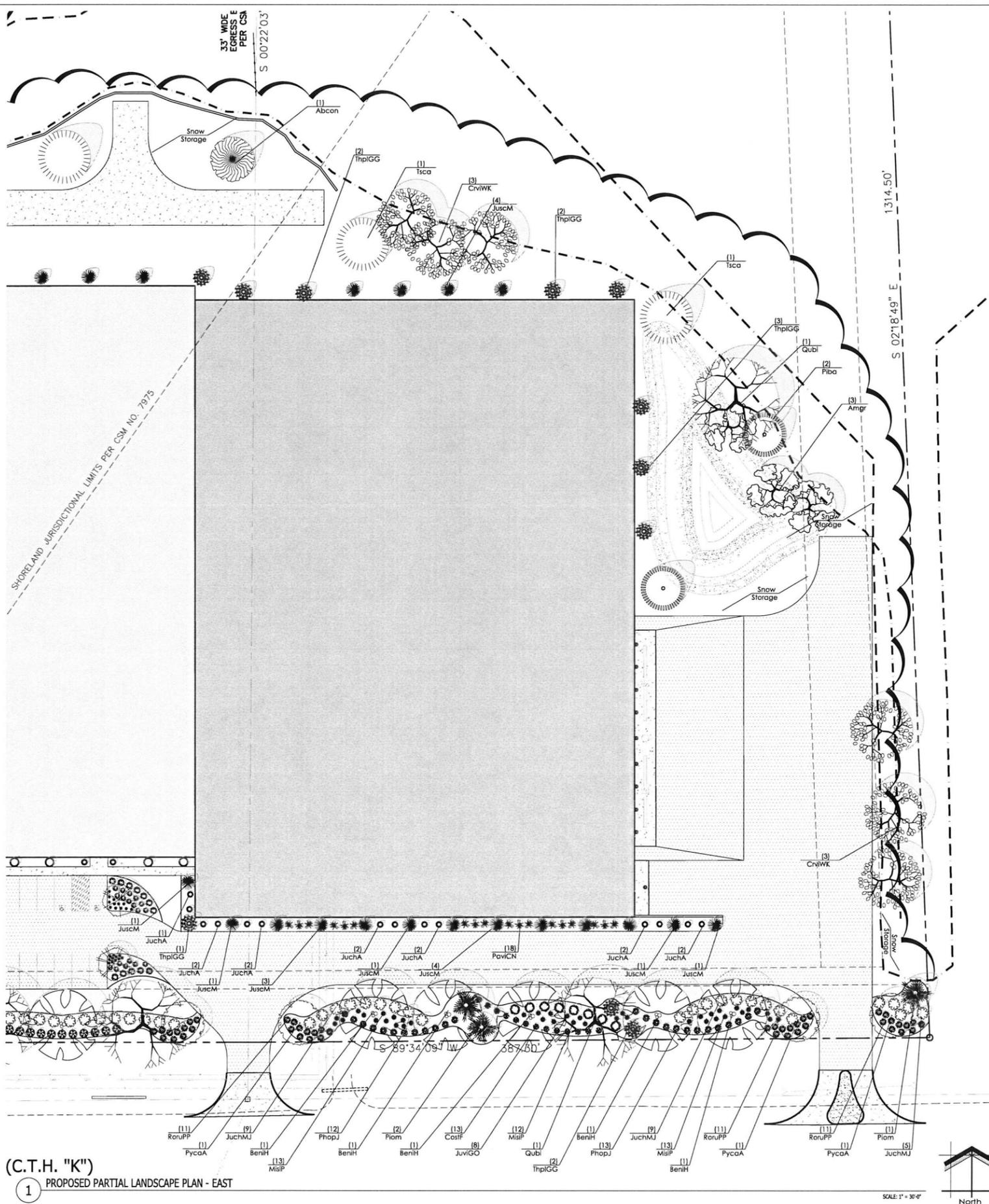
LISBON ROAD (C.T.H. "K")

SCALE: 1" = 50'-0"



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L16-004-SUSSEX I. M. - 04/21/2016



(C.T.H. "K")
 1 PROPOSED PARTIAL LANDSCAPE PLAN - EAST

Proposed Plant Material Table - LSP1.2 - East

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Tree						
3	Amgr		<i>Amelanchier grandiflora</i>	Aulumn Brilliance Serviceberry	10' - 12' - Clump B&B	1
5	BeniH		<i>Betula nigra</i> "Heritage"	Heritage River Birch	10' - 12' - Clump B&B	1
6	CrvWK		<i>Crataegus viridis</i> "Winter King"	Winter King Green Hawthorn	2 1/2'-Cal - B&B	
3	PycaA		<i>Pyrus calleryana</i> "Aristocrat"	Aristocrat Flowering Pear	2 1/2'-Cal - B&B	
2	Qubi		<i>Quercus bicolor</i>	Swamp White Oak	2 1/2'-Cal - B&B	
Conifer Evergreen Tree						
1	Abcon		<i>Abies concolor</i>	White fir	5' - 6' - B&B	
14	JuchI		<i>Juniperus chinensis</i> "Iowa"	Iowa Juniper	5' - 6' - B&B	
17	JuscM		<i>Juniperus scopulorum</i> "Moonglow"	Moonglow Juniper	5' - 6' - B&B	
3	Piom		<i>Picea omarika</i>	Serbian Spruce	5' - 6' - B&B	
2	Piba		<i>Pinus banksiana</i>	Jack pine	5' - 6' - B&B	
10	ThpiGG		<i>Thuja plicata</i> "Green Giant"	Green Giant Arborvitae	6' - 7' - B&B	
2	Tsca		<i>Tsuga canadensis</i>	Canada hemlock	5' - 6' - B&B	
Broadleaf Deciduous Shrub						
13	CostF		<i>Cornus stolonifera</i> "Farrow"	Arctic Fire Red Twig Dogwood	2' - 3' - B&B	
25	PhopJ		<i>Physocarpus opulifolius</i> "Jelam"	First Editions Amber Jubilee Ninebark	18" - Cont	
33	RoruPP		<i>Rosa rugosa</i> "Purple Pavement"	Purple Pavement Rose	18" - B&B	
Conifer Evergreen Shrub						
23	JuchMJ		<i>Juniperus chinensis</i> "Mini Julep"	Mini Julep Juniper	18" - 24" - B&B	
8	JuviGO		<i>Juniperus virginiana</i> "Grey Owl"	Grey Owl Juniper	18" - 24" - Cont	
Perennial Grass						
5	PaviCN		<i>Panicum virgatum</i> "Cloud Nine"	Cloud Nine Tall Switch Grass	2-Gal - Cont	
38	MisP		<i>Miscanthus sinensis</i> "Purpurascens"	Purple Silver Grass	1-Gal - Cont	

Project:
SUSSEX I. M.

Lisbon Road
 Sussex, WI

Issuance and Revisions:

Date	Number	Description
02/29/16		Client Review Submittal
03/21/16		Architectural Review Board Submittal

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Sheet Title:
 PROPOSED PARTIAL LANDSCAPE PLAN - EAST AND PLANT MATERIAL TABLE

Date of Drawing: 03/21/16
 Scale: 1" = 30'-0"
 Drawn By: MCD
 Job Number: L16-004
 Sheet Number:

LSP1.2

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L16-004 - SUSSEX I. M. - 04/21/2016

Proposed Plant Material Table - LSP1.3 - West

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	AcruOG		Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2'-Cal - B&B	
3	Amgr		Amelanchier grandiflora	Autumn Brilliance Serviceberry	10' - 12' - Clump B&B	1
6	BenH		Betula nigra 'Heritage'	Heritage River Birch	10' - 12' - Clump B&B	1
3	CrvWK		Crataegus vilidus 'Winter King'	Winter King Green Hawthorn	2 1/2'-Cal - B&B	
8	MaSS		Malus Spring Snow	Spring Snow Flowering Crab	2'-Cal - B&B	
1	PycaA		Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	2 1/2'-Cal - B&B	
5	Qubi		Quercus bicolor	Swamp White Oak	2 1/2'-Cal - B&B	

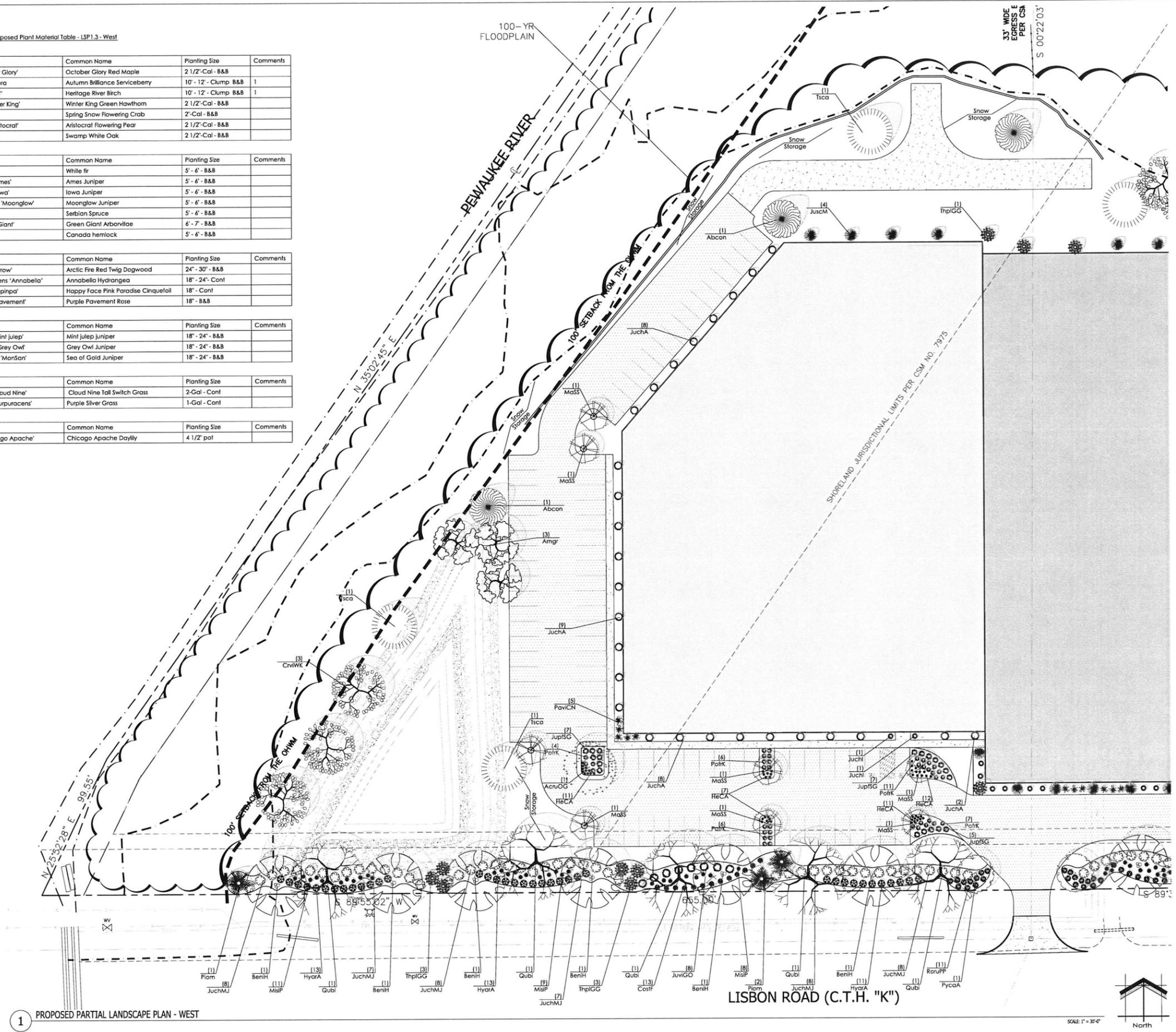
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	Abcon		Abies concolor	White fir	5' - 6' - B&B	
27	JuchA		Juniperus chinensis 'Ames'	Ames Juniper	5' - 6' - B&B	
2	JuchI		Juniperus chinensis 'Iowa'	Iowa Juniper	5' - 6' - B&B	
4	JuscM		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	5' - 6' - B&B	
3	Piom		Picea omorika	Serbian Spruce	5' - 6' - B&B	
7	ThpiGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	6' - 7' - B&B	
3	Tsca		Tsuga canadensis	Canada hemlock	5' - 6' - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
13	CostF		Cornus stolonifera 'Farrow'	Arctic Fire Red Twig Dogwood	24" - 30" - B&B	
37	HyarA		Hydrangea arborescens 'Annabella'	Annabella Hydrangea	18" - 24" - Cont	
38	Polrk		Potentilla fruticosa 'Kupinda'	Happy Face Pink Paradise Cinqueloid	18" - Cont	
11	RouPP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18" - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
46	JuchMJ		Juniperus chinensis 'Mini Julep'	Mini Julep Juniper	18" - 24" - B&B	
8	JuviGO		Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18" - 24" - B&B	
19	JupISG		Juniperus x pfitzeriana 'ManSan'	Sea of Gold Juniper	18" - 24" - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
23	PaviCN		Panicum virgatum 'Cloud Nine'	Cloud Nine Tall Switch Grass	2-Gal - Cont	
30	MisP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
48	HeCA		Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily	4 1/2' pot	



Project:
SUSSEX I. M.

Lisbon Road
Sussex, WI

Issuance and Revisions:

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Sheet Title:
PROPOSED PARTIAL LANDSCAPE
PLAN - WEST
AND PLANT MATERIAL TABLE

Date of Drawing: 03/21/16
Scale: 1" = 30'-0"
Drawn By: MCD
Job Number: L16-004
Sheet Number:

LSP1.3

1 PROPOSED PARTIAL LANDSCAPE PLAN - WEST

LISBON ROAD (C.T.H. "K")

SCALE: 1" = 30'-0"
North

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L16-004 - SUSSEX I. M. - 03/21/2016

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7975 AND LANDS LOCATED IN SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

OWNER:
SUSSEX IM REAL ESTATE, LLC
W229 N2512 DUPLAINVILLE ROAD
WAUKESHA, WI 53186
(262) 549-5522

- INDICATES IRON PIPE FOUND
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

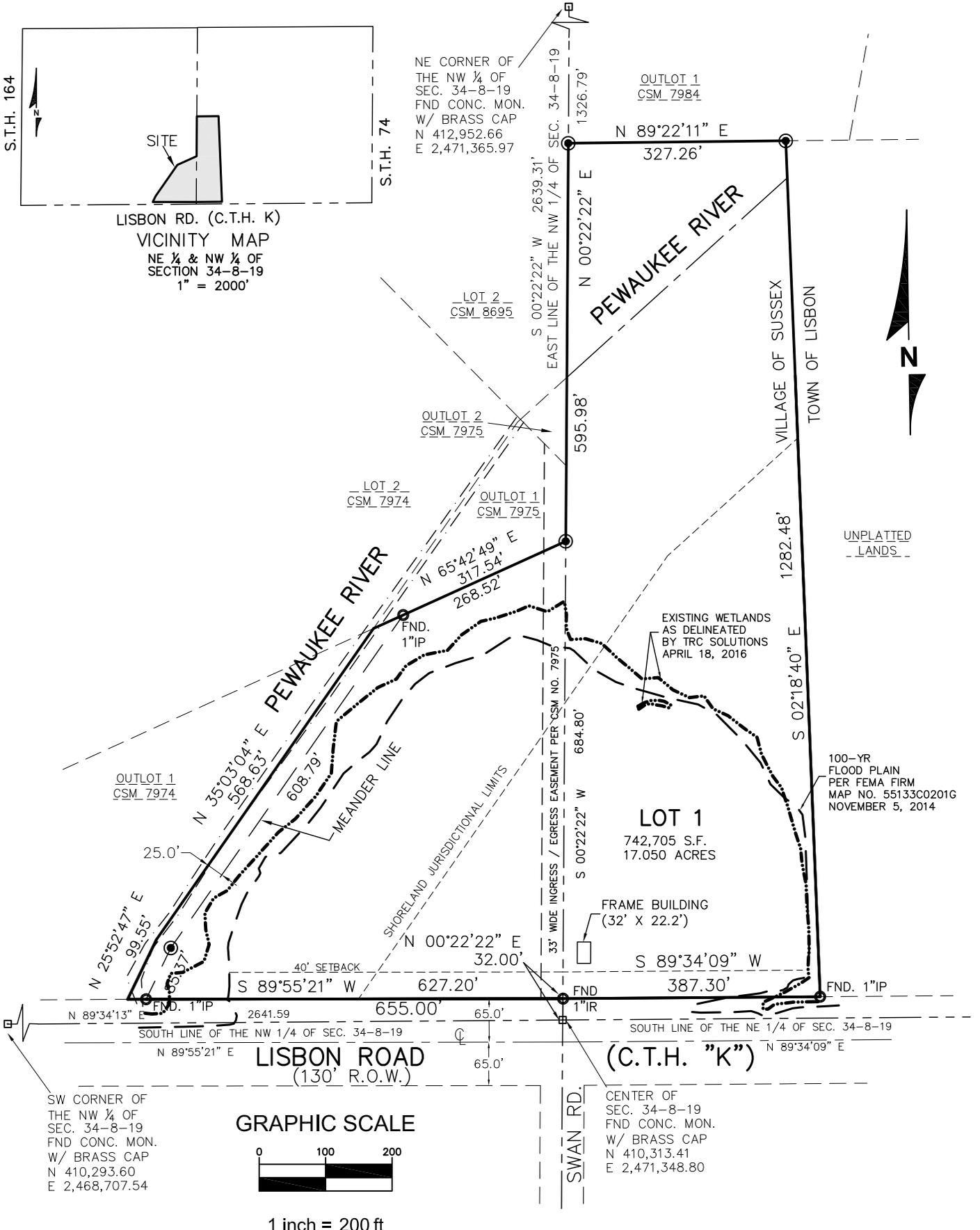
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

BUILDING SETBACKS
STREET = 40'
SIDE = 25'
REAR = 25'
FLOOD PLAIN = 15'

ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE NW ¼ OF SECTION 34, T8N, R19E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7975 AND LANDS LOCATED IN SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ AND THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY)

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7975 AND LANDS LOCATED IN SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ AND THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST $\frac{1}{4}$ OF SECTION 34, THENCE S 00°22'22" W ALONG THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION, 1326.79 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 89°22'11" E, 327.26 FEET; THENCE S 02°18'40" E 1282.48 FEET TO THE NORTH LINE OF LISBON ROAD RIGHT-OF-WAY; THENCE S 89°34'09" E ALONG SAID NORTH RIGHT-OF-WAY LINE, 387.30 FEET; THENCE S 89°55'21" W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 655.00 FEET; THENCE N 25°52'47" E, 99.55 FEET; THENCE N 35°03'04" E, 568.63 FEET; THENCE N 65°42'49" E, 317.54 FEET TO THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$ OF SECTION 34; THENCE N 00°22'22" E ALONG SAID EAST LINE OF SAID NORTHWEST $\frac{1}{4}$ OF SECTION 34, 595.98 FEET TO THE POINT OF BEGINNING.

CONTAINING: 742,705 SQUARE FEET OR 17.050 ACRES

THAT I HAVE MADE SUCH SURVEY AND MAP BY THE DIRECTION OF THE _____, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF SUSSEX IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20__.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN

CJ ENGINEERING, LLC
CHRIS JACKSON, PLS, PE
9205 W. CENTER ST. STE 214
MILWAUKEE, WI 53222

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7975 AND LANDS LOCATED IN SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

SUSSEX IM REAL ESTATE, LLC, AS OWNER, DOES HEREBY CERTIFY THAT SAID OWNER HAS CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, SUSSEX IM REAL ESTATE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AND ITS SEAL TO BE AFFIXED

THIS _____ DAY OF _____, 20__.

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, THE ABOVE _____, TO ME KNOWN TO BE _____ AND THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20 ____

VILLAGE PLAN COMMISSION

APPROVED BY THE PLAN COMMISSION, VILLAGE OF SUSSEX, THIS _____ DAY OF _____, 20 ____.

GREGORY GOETZ, VILLAGE PRESIDENT

CASEN J. GRIFFITHS, VILLAGE CLERK-TREASURER

VILLAGE VILLAGE BOARD APPROVAL

APPROVED BY THE VILLAGE BOARD, VILLAGE OF SUSSEX, THIS _____ DAY OF _____, 20 ____.

GREGORY GOETZ, VILLAGE PRESIDENT

CASEN J. GRIFFITHS, VILLAGE CLERK-TREASURER

CJ ENGINEERING, LLC
CHRIS JACKSON, PLS, PE
9205 W. CENTER ST. STE 214
MILWAUKEE, WI 53222

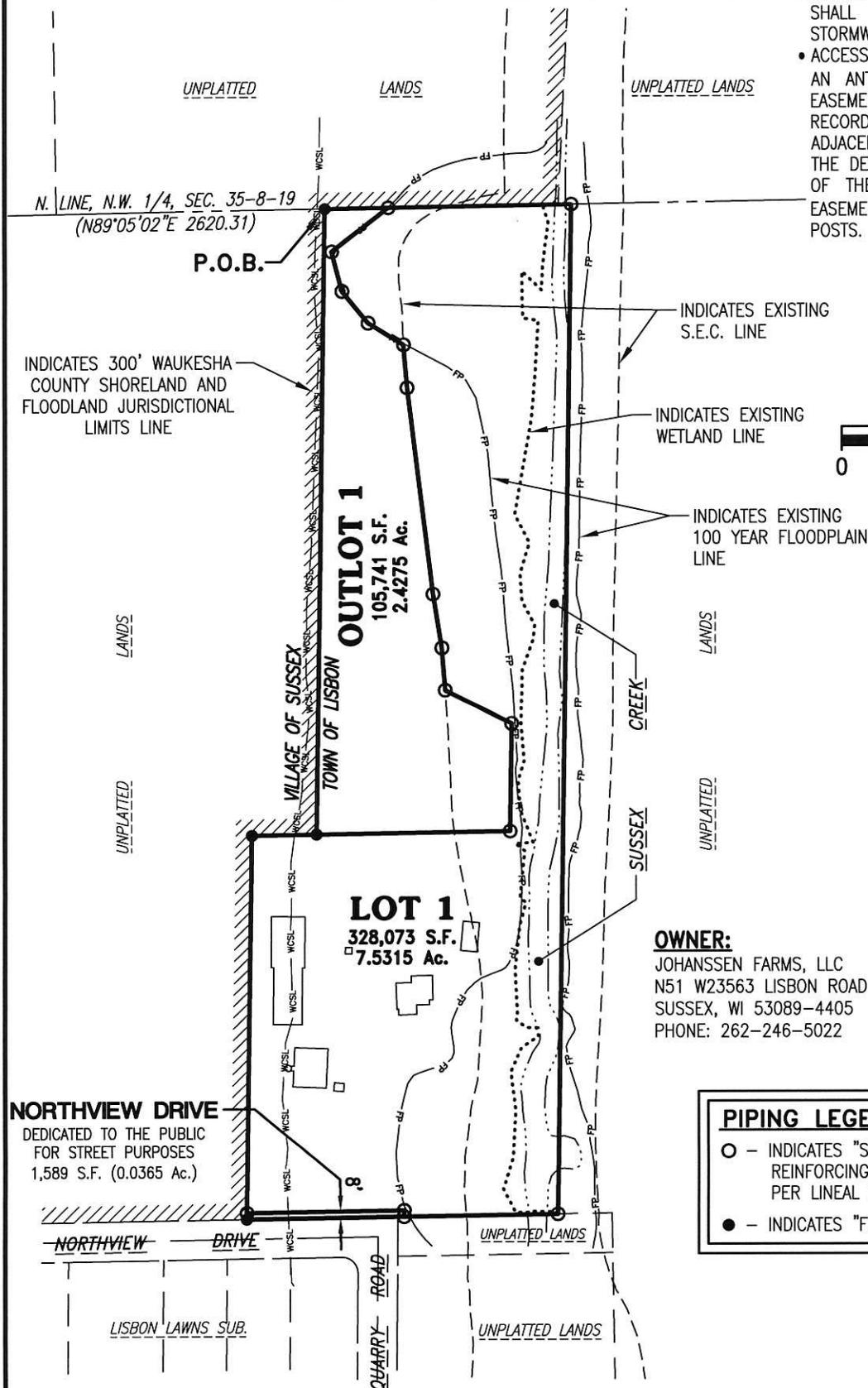
CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

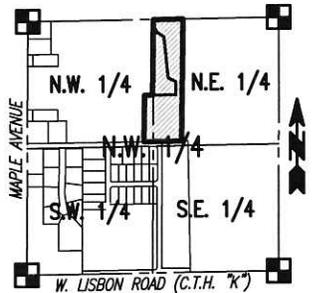
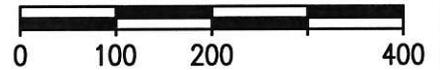
OVERALL DETAIL SHEET

OUTLOT 1 NOTES:

- OUTLOT 1 CANNOT BE FURTHER DIVIDED AND SHALL BE USED IN PERPETUITY FOR STORMWATER MANAGEMENT AND OPEN SPACE.
- ACCESS TO OUTLOT 1 WILL BE PROVIDED VIA AN ANTICIPATED 20' WIDE MINIMUM ACCESS EASEMENT TO BE CREATED UPON THE RECORDING OF A FINAL PLAT OVER THE ADJACENT LAND TO THE WEST CURRENTLY IN THE DESIGN STAGES OF BEING SUBDIVIDED AS OF THE DATE OF THIS MAP. THE ACCESS EASEMENT SHALL BE MARKED BY 4" CEDAR POSTS.



SCALE: 1" = 200'



LOCALITY MAP:

N.W. 1/4, SEC. 35, T. 8 N., R. 19 E. SCALE: 1" = 2000'

OWNER:

JOHANSEN FARMS, LLC
N51 W23563 LISBON ROAD
SUSSEX, WI 53089-4405
PHONE: 262-246-5022

PREPARED BY:

TRIO ENGINEERING, LLC
12660 W. NORTH AVE., BLDG "D"
BROOKFIELD, WI 53005
PHONE: 262-790-1480

PIPING LEGEND:

- - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- - INDICATES "FOUND" 1" IRON PIPE.

Grady L. Gosser



GENERAL NOTES:

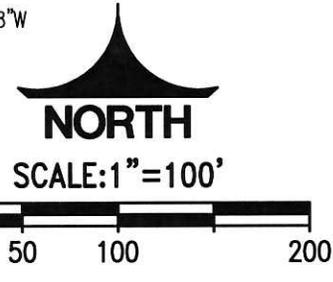
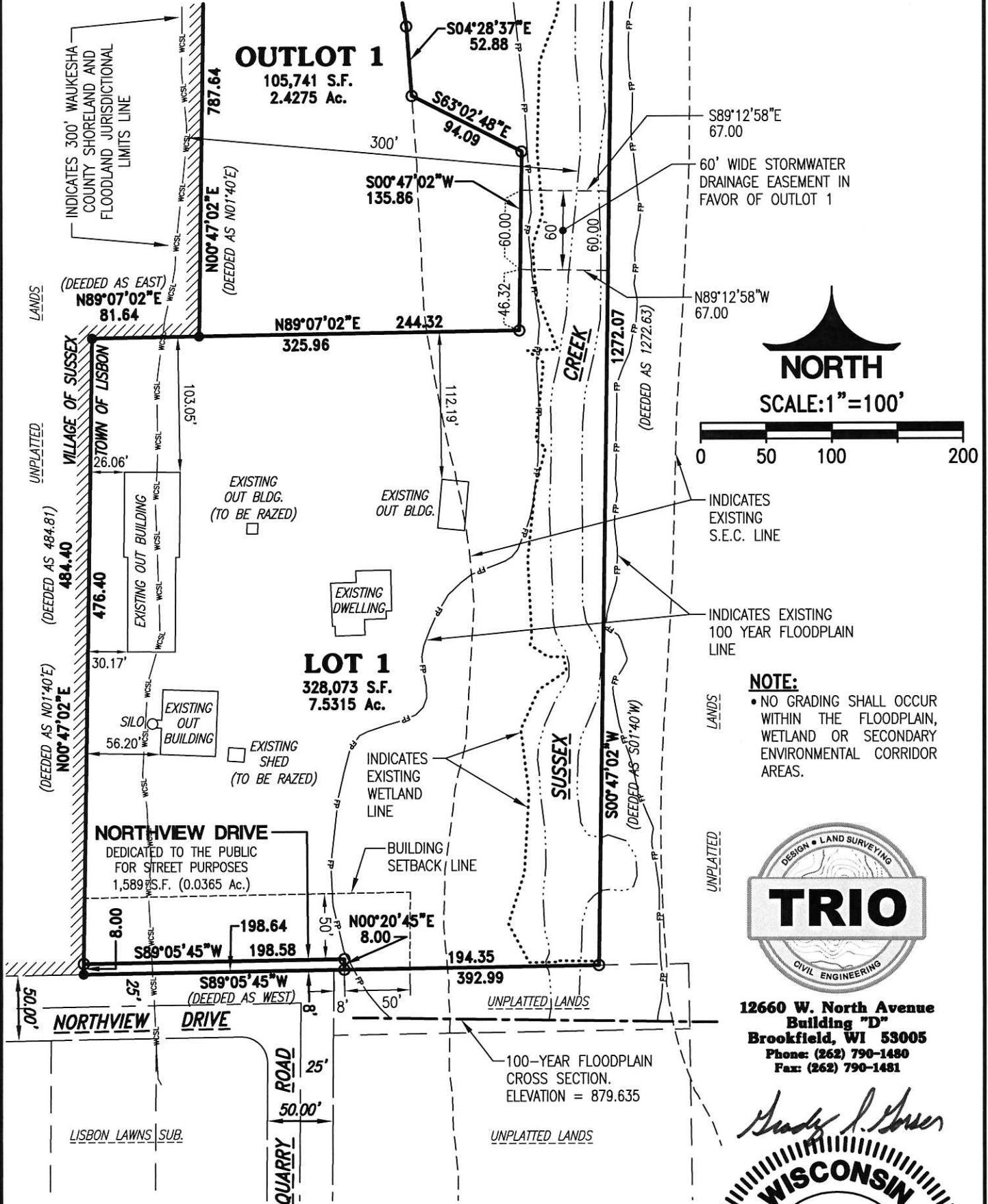
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE N.W. 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 19 EAST, BEARS NORTH 89°05'02" EAST.
- STRUCTURES ON LOT 1 ARE PROHIBITED NORTH OF THE 60' WIDE STORMWATER DRAINAGE EASEMENT.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

DRAFTED THIS 18th DAY OF DECEMBER, 2015 (REVISED: 2/26/16)
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 15-012-252-01
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN



NOTE:
 • NO GRADING SHALL OCCUR WITHIN THE FLOODPLAIN, WETLAND OR SECONDARY ENVIRONMENTAL CORRIDOR AREAS.



12660 W. North Avenue
 Building "D"
 Brookfield, WI 53005
 Phone: (262) 790-1480
 Fax: (262) 790-1481

Grady L. Gosser



JOB NO. 15-012-252-01
 SHEET 3 OF 6

ENVIRONMENTAL NOTES:

- WETLAND SHOWN HEREON WAS DELINEATED AND FIELD LOCATED BY ONIEDA TOTAL INTEGRATED ENTERPRISES (OTIE) ON AUGUST 6 & 11, 2015.
- SECONDARY ENVIRONMENTAL CORRIDOR (S.E.C.) SHOWN HEREON IS PER SEWRPC RECORDS.
- THE 100-YEAR FLOODPLAIN BOUNDARY SHOWN HEREON IS BASED ON FEMA MAP NO. 55133C0201G, MAP REVISED: NOVEMBER 5, 2014 AND FIELD SURVEYED ELEVATIONS. REFERENCE BENCHMARK USED IS THE N.W. CORNER OF SECTION 35-8-19. CONCRETE MONUMENT WITH BRASS CAP ELEVATION = 894.72. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.

DRAFTED THIS 18th DAY OF DECEMBER, 2015 (REVISED: 2/26/16)
 THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

H:\C250\252\15012-01\Survey\CSDM\53005M01.dwg

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

JOHANSSSEN FARMS, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Lisbon, this _____ day of _____, 20 ____.

JOHANSSSEN FARMS, LLC

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, _____, _____ of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the _____ of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of JOHANSSSEN FARMS, LLC, owner, this _____ day of _____, 20 ____.

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, _____, _____ of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS BEING LOCATED IN A PART OF THE NORTHWEST 1/4
AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 8 NORTH,
RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

TOWN OF LISBON PLANNING COMMISSION APPROVAL:

Approved by the Planning Commission of the Town of Lisbon on this _____ day of _____, 20____.

Jane Stadler, Secretary

Joseph Osterman, Chairman

TOWN OF LISBON TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Lisbon on this _____ day of _____, 20____.

Matthew Janecke, Town Clerk

Joseph Osterman, Town Chairman

EXTRA-TERRITORIAL APPROVAL:

VILLAGE OF SUSSEX PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Sussex on this _____ day of _____, 20____.

Susan Freiheit, Village Clerk

Gregory Goetz, Chairperson

EXTRA-TERRITORIAL APPROVAL:

VILLAGE OF SUSSEX BOARD APPROVAL:

This Certified Survey Map is hereby approved by the Village Board of the Village of Sussex on this _____ day of _____, 20____.

Susan Freiheit, Village Clerk

Gregory Goetz, Village President

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

Approved by the Waukesha County Department of Parks and Land Use on this _____ day of _____, 20____.

Dale R. Shaver, Director



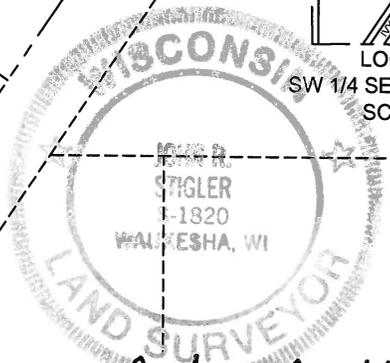
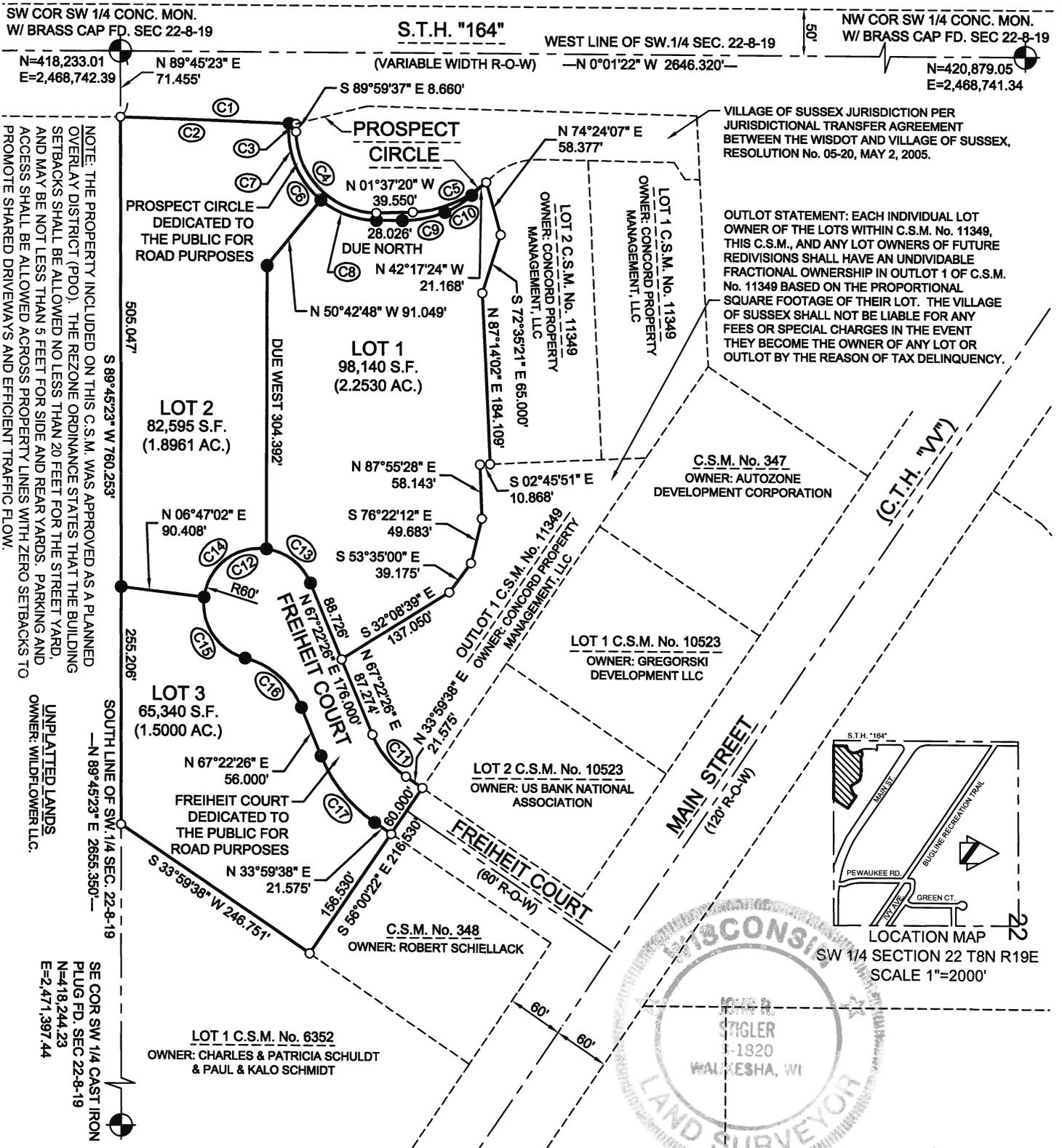
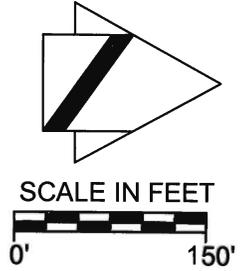
CERTIFIED SURVEY MAP NO. _____ Sheet 1 of 8
 Being a redivision of part of Lot 3 of Certified Survey Map No. 11349
 Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

OWNER/SUBDIVIDER:
 CONCORD PROPERTY MANAGEMENT, LLC
 C/O ROGER B. DUCHOW
 N30 W28799 LAKESIDE DRIVE
 PEWAUKEE, WI 53072

REFERENCE BEARING: THE WEST LINE OF THE SW 1/4 OF SECTION 22-8-19 WAS USED AS A REFERENCE BEARING, AND HAS A BEARING OF N 00°01'22" W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27).

SURVEYOR:
 JOHN R. STIGLER, PLS
 JAHNKE & JAHNKE ASSOC., INC.
 711 WEST MORELAND BLVD.
 WAUKESHA, WI. 53188-2479

- NOTES:**
1. SEE CURVE AND LINE TABLE ON SHEET 2.
 2. SEE EXISTING WETLAND, FLOODPLAIN, CELL TOWER, UTILITY EASEMENT, WEPCO EASEMENT AND INGRESS/EGRESS EASEMENT DETAILS ON SHEET 3.
 3. SEE PROPOSED EASEMENT AND ACCESS RESTRICTION DETAILS ON SHEETS 4 AND 5.



John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S - 1820
 DATED THIS 5th DAY OF APRIL, 2016
 REVISED THIS 11th DAY OF May, 2016
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____ Sheet 2 of 8
 Being a redivision of part of Lot 3 of Certified Survey Map No. 11349
 Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN
CURVE AND LINE TABLES

BOUNDARY CURVE TABLE								
CURVE	ARC	RADIUS	CHORD	BEARING	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
C1	190.122'	11371.560'	190.120'	N 01°51'55" E	0°57'28"	0°28'44"	S 01°23'11" W	S 02°20'39" W
C2	182.545'	11371.560'	182.544'	N 01°50'46.5" E	0°55'11"	0°27'35.5"	S 01°23'11" W	S 02°18'22" W
C3	7.577'	11371.560'	7.577'	N 02°19'30.5" E	0°02'17"	0°01'08.5"	S 02°18'22" W	S 02°20'39" W
C4	136.574'	87.000'	122.976'	N 45°04'19.5" E	89°56'37"	44°58'18.5"	N 00°06'01" E	S 89°57'22" E
C5	87.457'	126.000'	85.712'	N 22°24'19.5" W	39°46'09"	19°53'04.5"	N 42°17'24" W	N 02°31'15" W
C6	158.273'	95.000'	140.593'	N 47°43'42.5" E	95°27'25"	47°43'42.5"	N 00°00'00" E	S 84°32'35" E
C7	93.133'	95.000'	89.449'	N 67°22'18.5" E	56°10'13"	28°05'06.5"	N 39°17'12" E	S 84°32'35" E
C8	65.140'	95.000'	63.871'	N 19°38'36" E	39°17'12"	19°38'36"	N 00°00'00" E	N 39°17'12" E
C9	47.101'	120.000'	46.799'	N 11°14'40" W	22°29'20"	11°14'40"	N 22°29'20" W	N 00°00'00" E
C10	34.559'	100.000'	34.388'	N 32°23'22" W	19°48'04"	9°54'02"	N 42°17'24" W	N 22°29'20" W
C11	58.259'	100.000'	57.439'	N 50°41'02" E	33°22'48"	16°41'24"	N 33°59'38" E	N 67°22'26" E
C12	244.133'	60.000'	107.331'	S 49°11'28" E	233°07'48"	116°33'54"	N 14°14'38" E	S 67°22'26" W
C13	62.823'	60.000'	59.992'	S 37°22'41.5" W	59°59'29"	29°59'44.5"	S 07°22'57" W	S 67°22'26" W
C14	94.874'	60.000'	85.295'	S 37°55'00.5" E	90°35'55"	45°17'57.5"	S 83°12'58" E	S 07°22'57" W
C15	86.436'	60.000'	79.153'	N 55°30'50" E	82°32'24"	41°16'12"	N 14°14'38" E	S 83°12'58" E
C16	83.457'	90.000'	80.498'	S 40°48'32" W	53°07'48"	26°33'54"	S 14°14'38" W	S 67°22'26" W
C17	93.215'	160.000'	91.902'	N 50°41'02" E	33°22'48"	16°41'24"	N 33°59'38" E	N 67°22'26" E

CROSS ACCESS EASEMENT CURVE TABLE								
CURVE	ARC	RADIUS	CHORD	BEARING	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
C1	32.68'	100.00'	32.53'	N 32°55'43.5" W	18°43'21"	9°21'40.5"	N 42°17'24" W	N 23°34'03" W
C2	2.23'	60.00'	2.23'	S 66°18'36.5" W	2°07'39"	1°03'49.5"	S 65°14'47" W	S 67°22'26" W
C3	24.26'	95.00'	24.20'	N 46°36'12" E	14°38'00"	7°19'00"	N 39°17'12" E	N 53°55'12" E
C4	31.42'	60.00'	31.06'	S 68°12'58" E	30°00'00"	15°00'00"	S 83°12'58" E	S 53°12'58" E

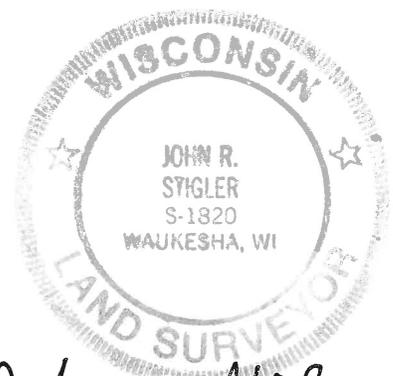
WATER MAIN EASEMENT CURVE TABLE								
CURVE	ARC	RADIUS	CHORD	BEARING	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
C1	20.11'	60.00'	20.02'	S 02°13'08" E	19°12'10"	9°36'05"	S 11°49'13" E	S 07°22'57" W
C2	20.01'	11371.56'	20.01'	N 02°08'18.5" E	0°06'03"	0°03'01.5"	S 02°05'17" W	S 02°11'20" W

DRAINAGE EASEMENT CURVE TABLE								
CURVE	ARC	RADIUS	CHORD	BEARING	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
C3	32.94'	160.00'	32.88'	N 61°28'35.5" E	11°47'41"	5°53'50.5"	N 55°34'45" E	N 67°22'26" E
C4	20.14'	160.00'	20.13'	N 51°58'22" E	7°12'46"	3°36'23"	N 48°21'59" E	N 55°34'45" E
C5	81.61'	60.00'	75.46'	N 57°49'12" E	77°55'40"	38°57'50"	N 18°51'22" E	S 83°12'58" E
C6	3.43'	100.00'	3.43'	S 34°58'30.5" W	1°57'45"	0°58'52.5"	N 33°59'38" E	N 35°57'23" E
C7	12.01'	160.00'	12.01'	N 36°08'40" E	4°18'04"	2°09'02"	N 33°59'38" E	N 38°17'42" E

CROSS ACCESS EASEMENT		
LINE	LENGTH	BEARING
L1	55.62'	S 50°42'48" E
L2	172.55'	N 00°00'00" E
L3	31.47'	S 87°14'02" W
L4	2.43'	N 42°17'24" W
L5	251.44'	N 87°14'02" E
L6	5.00'	N 03°00'35" W
L7	32.00'	N 87°14'02" E
L8	18.02'	S 03°00'35" E
L9	90.76'	S 64°42'49" E
L10	148.76'	S 32°08'39" E
L11	28.18'	S 67°22'26" W
L12	135.01'	N 32°08'39" W
L13	102.19'	N 64°42'49" W
L14	178.17'	S 87°14'02" W
L15	193.34'	S 00°00'00" W
L16	24.00'	S 39°17'12" W
L17	89.70'	N 50°42'48" W
L18	90.41'	S 06°47'02" W
L19	30.23'	S 89°45'23" W
L20	102.14'	N 06°47'02" E

DRAINAGE EASEMENT		
LINE	LENGTH	BEARING
L7	15.27'	S 44°29'51" E
L8	20.00'	S 45°30'09" W
L9	17.54'	N 44°29'51" W
L10	12.23'	N 67°02'45" E
L11	20.00'	S 22°57'15" E
L12	91.23'	S 67°02'45" W
L13	9.10'	N 06°47'02" E
L14	80.68'	N 67°22'26" E
L15	47.79'	N 10°08'30" E
L16	20.00'	S 79°51'30" E
L17	34.92'	S 10°08'30" W
L18	23.78'	S 67°22'26" W
L19	21.58'	S 33°59'38" W
L20	9.94'	N 56°00'22" W
L21	25.00'	N 33°59'38" E
L22	10.00'	S 56°00'22" E
L23	15.00'	S 56°00'22" E
L24	33.58'	S 33°59'38" W
L25	15.45'	N 56°00'22" W
L26	21.58'	N 33°59'38" E

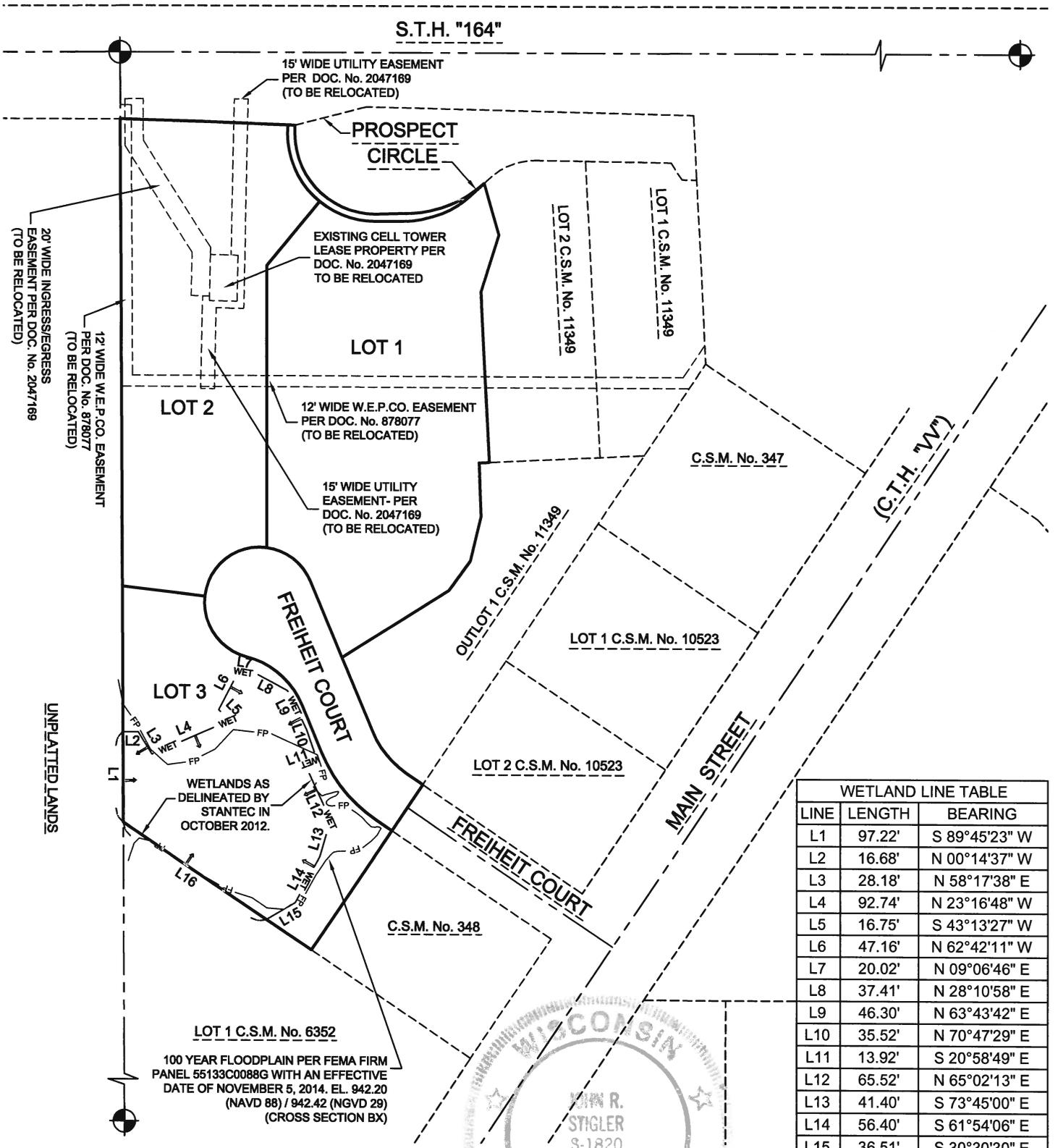
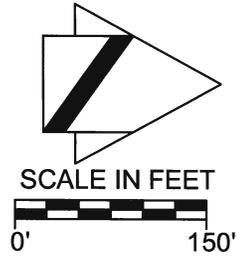
WATER MAIN EASEMENT		
LINE	LENGTH	BEARING
L1	459.86'	DUE WEST
L2	115.01'	DUE EAST
L3	34.36'	DUE NORTH
L4	20.00'	DUE EAST
L5	34.36'	DUE SOUTH
L6	323.33'	DUE EAST



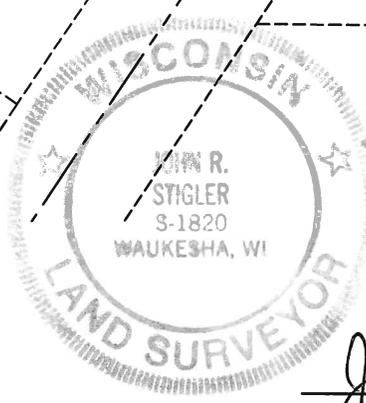
John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S - 1820
 DATED THIS 5th DAY OF APRIL, 2016
 REVISED THIS 11th DAY OF May, 2016

CERTIFIED SURVEY MAP NO. _____ Sheet 3 of 8
 Being a redivision of part of Lot 3 of Certified Survey Map No. 11349
 Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
 VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

EXISTING WETLAND, FLOODPLAIN, CELL TOWER, UTILITY EASEMENT, WPCO EASEMENT AND INGRESS/EGRESS EASEMENT DETAILS



WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	97.22'	S 89°45'23" W
L2	16.68'	N 00°14'37" W
L3	28.18'	N 58°17'38" E
L4	92.74'	N 23°16'48" W
L5	16.75'	S 43°13'27" W
L6	47.16'	N 62°42'11" W
L7	20.02'	N 09°06'46" E
L8	37.41'	N 28°10'58" E
L9	46.30'	N 63°43'42" E
L10	35.52'	N 70°47'29" E
L11	13.92'	S 20°58'49" E
L12	65.52'	N 65°02'13" E
L13	41.40'	S 73°45'00" E
L14	56.40'	S 61°54'06" E
L15	36.51'	S 30°30'30" E
L16	187.75'	S 33°59'38" W



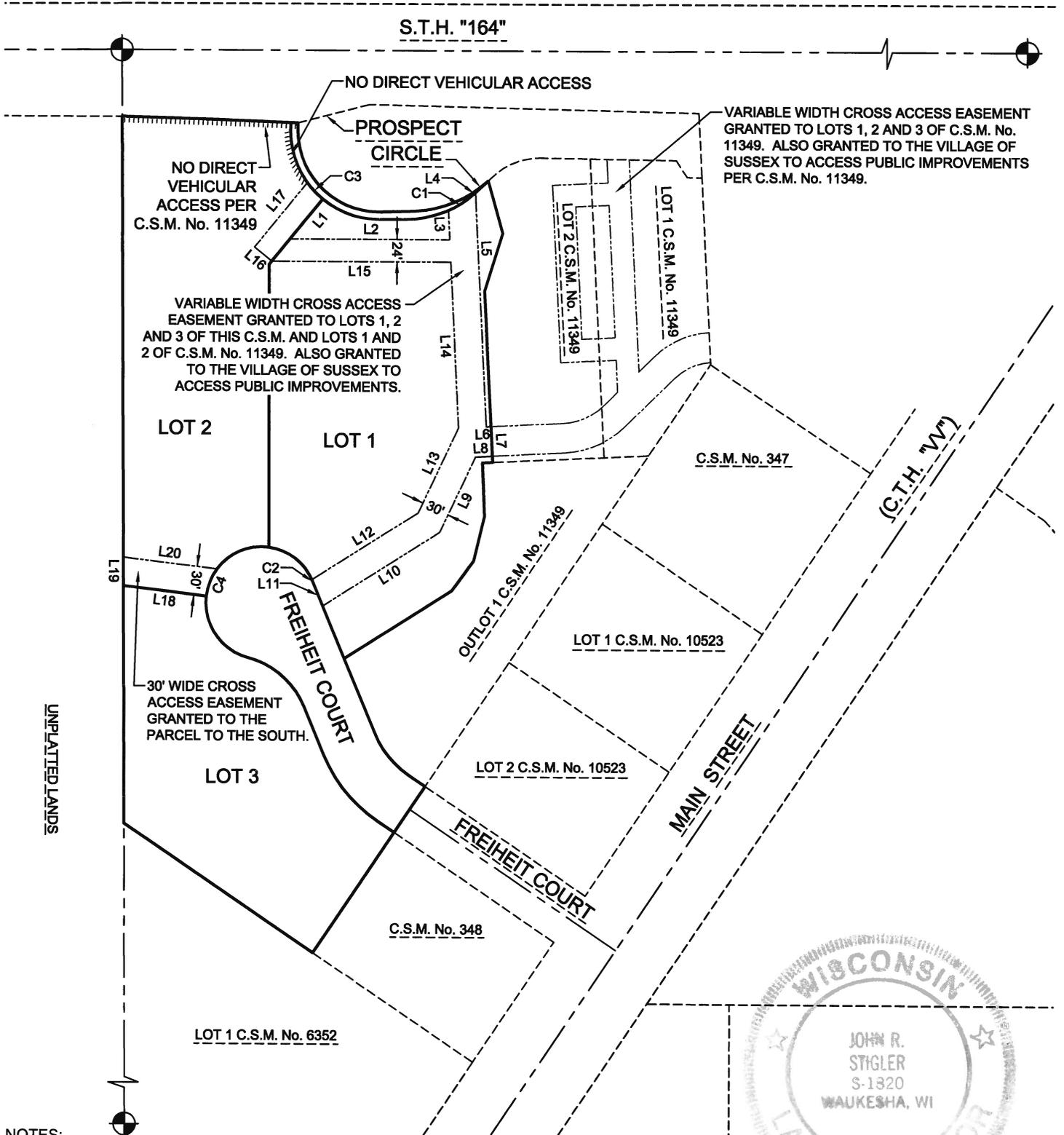
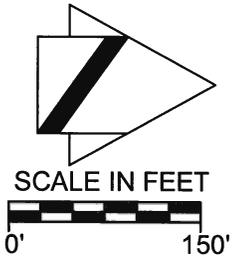
John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 DATED THIS 5th DAY OF APRIL, 2016
 REVISED THIS 11th DAY OF May, 2016
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

REFERENCE BENCHMARK: 943.48 (NGVD 29) TOP OF CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWN 8 NORTH, RANGE 19 EAST.

OWNER: CONCORD PROPERTY MANAGEMENT, LLC
 FILE NAME: S6820CSM2.DWG
 P.S. LISBON 1068

CERTIFIED SURVEY MAP NO. _____ Sheet 4 of 8
 Being a redivision of part of Lot 3 of Certified Survey Map No. 11349
 Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
 VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

**PROPOSED CROSS ACCESS AND
 NO DIRECT VEHICULAR ACCESS DETAILS**



NOTES:

1. ACCESS TO THE PARCEL TO THE SOUTH WILL BE REQUIRED ACROSS THE CROSS ACCESS EASEMENT ON LOT 2 WHEN THE PARCEL TO THE SOUTH IS DEVELOPED. CONSTRUCTION OF THE ACCESS IS TO BE BY THE DEVELOPER TO THE SOUTH OR BY THE DEVELOPER OF LOT 2 OF THIS C.S.M., WHICHEVER DEVELOPS FIRST.
2. THE LOTS SHOWN ON THIS C.S.M. ARE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED PER DOC. No. 4165091.
3. SEE CURVE AND LINE TABLE ON SHEET 2.

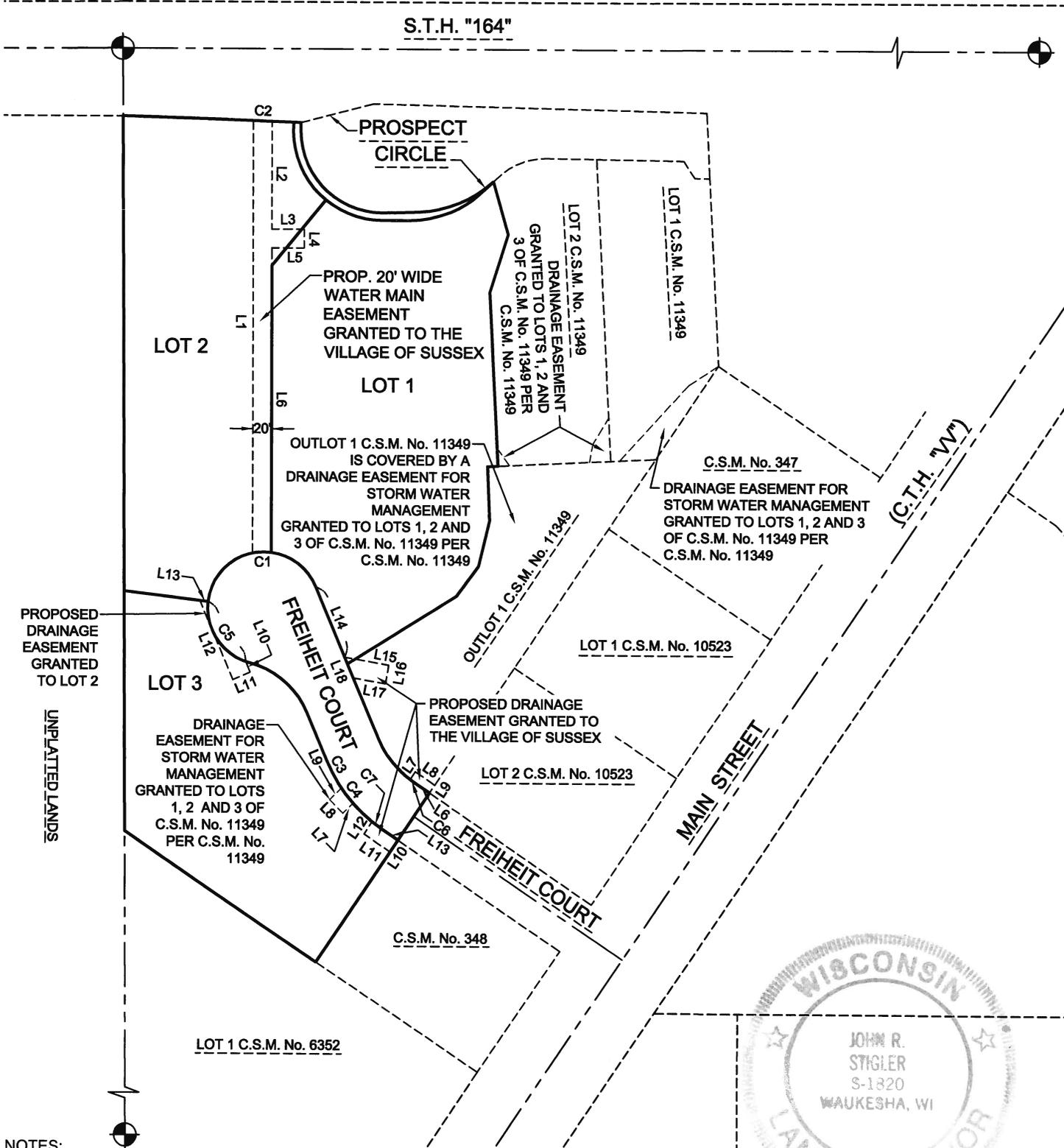
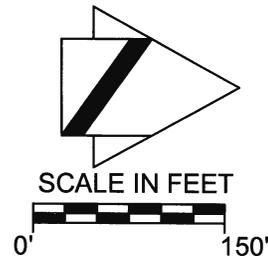
OWNER: CONCORD PROPERTY MANAGEMENT, LLC
 FILE NAME: S6820CSM2.DWG
 P.S. LISBON 1068



John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S - 1820
 DATED THIS 5th DAY OF APRIL, 2016
 REVISED THIS 11th DAY OF May, 2016
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____ Sheet 5 of 8
 Being a redivision of part of Lot 3 of Certified Survey Map No. 11349
 Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
 VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

**PROPOSED EASEMENT
DETAILS**



NOTES:

- ACCESS TO THE PARCEL TO THE SOUTH WILL BE REQUIRED ACROSS THE CROSS ACCESS EASEMENT ON LOT 2 WHEN THE PARCEL TO THE SOUTH IS DEVELOPED. CONSTRUCTION OF THE ACCESS IS TO BE BY THE DEVELOPER TO THE SOUTH OR BY THE DEVELOPER OF LOT 2 OF THIS C.S.M., WHICHEVER DEVELOPS FIRST.
- THE LOTS SHOWN ON THIS C.S.M. ARE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED PER DOC. No. 4165091.
- SEE CURVE AND LINE TABLE ON SHEET 2.

OWNER: CONCORD PROPERTY MANAGEMENT, LLC
 FILE NAME: S6820CSM2.DWG
 P.S. LISBON 1068



John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S - 1820
 DATED THIS 5th DAY OF APRIL, 2016
 REVISED THIS 11th DAY OF May, 2016
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 6 of 8

Being a redivision of Lot 3 of Certified Survey Map No. 11349
Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, registered land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

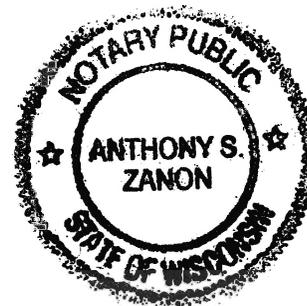
Being a redivision of Lot 3 of Certified Survey Map No. 11349 as recorded on September 9, 2015, in Book 112 of Certified Survey Maps on Pages 201-208, as Document No. 4165011, Waukesha County Register of Deeds and being part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 8 North, Range 19 East, Village of Sussex, Waukesha County, bounded and described as follows: Commencing at the southwest corner of said Southwest Quarter (SW 1/4); thence North 89°45'23" East along the south line of said Southwest Quarter (SW 1/4) 71.455 feet to a point on the east right-of-way line of STH 164 and the place of beginning of the land hereinafter to be described; thence northerly 190.122 feet along said east right-of-way line and the arc of a curve, radius of 11,371.560 feet, center lies to the west, chord bears North 01°51'55" East 190.120 feet; thence South 89°59'37" East along the east right-of-way line of Prospect Circle 8.660 feet; thence northeasterly 136.574 feet along said east right-of-way line and the arc of a curve, radius of 87.000 feet, center lies to the northwest, chord bears North 45°04'19.5" East 122.976 feet; thence North 01°37'20" West along said east right-of-way line 39.550 feet; thence northwesterly 87.457 feet along said east right-of-way line and the arc of a curve, radius of 126.000 feet, center lies to the southwest, chord bears North 22°24'19.5" West 85.712 feet; thence North 74°24'07" East 58.377 feet; thence South 72°35'21" East 65.000 feet; thence North 87°14'02" East 184.109 feet; thence South 02°45'51" East 10.868 feet; thence North 87°55'28" East 58.143 feet; thence South 76°22'12" East 49.683 feet; thence South 53°35'00" East 39.175 feet; thence South 32°08'39" East 137.050 feet; thence North 67°22'26" East 87.274 feet; thence northwesterly 58.259 feet along the arc of a curve, radius of 100.000 feet, center lies to the northwest, chord bears North 50°41'02" East 57.439 feet; thence North 33°59'38" East 21.575 feet; thence South 56°00'22" East 216.530 feet; thence South 33°59'38" West 246.751 feet to the south line of said Southwest Quarter (SW 1/4); thence South 89°45'23" West along said south line 760.253 feet to the place of beginning. Containing 273,399 square feet (6.2764 acres) of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Sussex in surveying, dividing and mapping the same.



John R. Stigler

JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 5th day of April, 2016
Revised this 11th day of May, 2016



STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 5th day of April, 2016.

My commission expires July 25, 2017

Anthony S. Zanon

ANTHONY S. ZANON – NOTARY PUBLIC

OWNER: CONCORD PROPERTY MANAGEMENT, LLC

CERTIFIED SURVEY MAP NO. _____

Sheet 7 of 8

Being a redivision of Lot 3 of Certified Survey Map No. 11349
Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: Village of Sussex

CONCORD PROPERTY MANAGEMENT, LLC,
A Wisconsin Limited Liability Company

ROGER DUCHOW – SOLE MEMBER

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2016, the above named ROGER DUCHOW, SOLE MEMBER to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

NOTARY PUBLIC -

CONSENT OF MORTGAGEE:

TOWN BANK, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this map and does hereby consent to the above certificate of CONCORD PROPERTY MANAGEMENT, LLC.

TOWN BANK

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 2016, _____, _____ of the above named national banking association and to me known to be the person who executed the foregoing instrument as such officer as the deed of said association, by its authority and to me known to be such officer of said association.

My commission expires _____

NOTARY PUBLIC –

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 5th day of April, 2016
Revised this 11th day of May, 2016



OWNERS: CONCORD PROPERTY MANAGEMENT, LLC

Instrument drafted by John R. Stigler

P.S. Lisbon 1068

CERTIFIED SURVEY MAP NO. _____ Sheet 8 of 8
Being a redivision of Lot 3 of Certified Survey Map No. 11349
Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

VILLAGE PLAN COMMISSION:

Approved by the Plan Commission, Village of Sussex, this _____ day of _____, 2016.

GREGORY GOETZ – VILLAGE PRESIDENT

CASEN J. GRIFFITHS – VILLAGE CLERK-TREASURER

VILLAGE BOARD APPROVAL:

Approved by the Village Board, Village of Sussex, this _____ day of _____, 2016.

GREGORY GOETZ – VILLAGE PRESIDENT

CASEN J. GRIFFITHS – VILLAGE CLERK-TREASURER

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 5th day of April, 2016
Revised this 11th day of May, 2016



OWNERS: CONCORD PROPERTY MANAGEMENT, LLC

Instrument drafted by John R. Stigler

P.S. Lisbon 1068

SECTION 17.0800 SIGNS

17.0801 PURPOSE AND INTENT

~~This Ordinance has been drafted after careful study of the Village's Comprehensive Plan, and Design Standards.~~ The intent of this Ordinance is to promote the public health, safety, and welfare by creating a framework for a comprehensive and balanced system of signs, and thereby to facilitate an easy and pleasant communication system between people and their environment. ~~The Sign Code of the Zoning Ordinance has been put together after careful study of the Village's Comprehensive Plan, Design Standards, various plans and studies.~~ With this purpose in mind, it is the intention of this section to establish standards for the construction, placement, ~~typestyle~~, size, materials, and maintenance of signs, and authorize the use of signs which ~~are~~ promote traffic safety, community aesthetics, blight prevention, economic development, design creativity, prevent clutter, protect property values, enable and promote free speech, provide for legibility, and adhere to the standards and materials of adopted Design Standards of the Village.

- A. ~~Compatible with their surroundings;~~
- B. ~~Appropriate to the type of activity to which each pertains;~~
- C. ~~Legible in circumstances in which they are seen;~~
- D. ~~Constructed of high end approved materials and placed or fastened and electronically connected in compliance with all applicable codes and ordinances.~~
- E. ~~Adherence to the adopted Design Standards.~~

17.0802 COMPLIANCE

No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without conforming to the provisions of this Ordinance. ~~Notwithstanding any other provision contained herein to the contrary, non-commercial messages may be contained on any authorized sign.~~

17.0803 SIGNS PERMITTED IN ALL DISTRICTS WITHOUT A PERMIT

The following signs ~~with permission of the property owner~~ are permitted in all zoning districts without a permit, subject to the following regulations.

- A. ~~Any lot may have a sign or signs without a permit as long as the sign(s) meets all of the following standards:~~
 - 1. ~~The sign is less than 15 square feet in size and~~
 - 2. ~~The sign ~~js~~has a setback of more than 5 feet from a street yard ~~lot line~~ and more than 10 feet from a side ~~lot line~~ and 10 feet from a ~~or~~ rear lot line, and~~
 - 3. ~~The sign(s) are temporary in their placement such that a lot does not have sign(s) without a permit existing on the lot for more than 90 days in any calendar year, unless the lot where such sign is located is being marketed for sale, in which case the sign can remain for so long as the lot is actively marketed for sale, and~~
 - 4. ~~There are~~The lot has not more than one sign per lot for each 40 feet of street frontage ~~on the lot, and~~
 - 5. ~~In the event that Wisconsin Statutes Section 12.04 would permit a sign that is larger than the size limitations described in this subsection, such sign, regardless of sign content, is allowed only for the period described in Wisconsin Statutes Section 12.04.~~
- B. ~~Government Signage for Official traffic, safety and welfare, or notice/regulation~~

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compliance. A sign that is constructed, placed, or maintained by the Federal, State, or Local government or a sign that is required to be constructed, placed or maintained by the Federal, State, or Local Government either directly or to enforce a property owner's rights or the safety and welfare of the public. While no sign permit is required these signs shall **adhere** to best practices for sign design and placement, the Village Design standards, and may be placed within the rights of way with a right of way permit by the government agency with jurisdiction of the right of way.

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- ~~A. Real Estate Signs, not to exceed eight (8) square feet in area in a residential district or 32 square feet in other districts, which advertise the sale, rental, or lease of the premises upon which said signs are temporarily located. No real estate sign shall be erected in a street right-of-way. Real estate signs shall be not closer than 40 feet to a side or rear lot line.~~
- ~~B. Name and Warning Signs not to exceed two (2) square feet located on the premises. Name and warning signs shall be not less than 10 feet from any street right of way, or any side or rear lot line.~~
- ~~C. Home Occupation and Professional Home Office Signs not to exceed two (2) square feet in area and mounted flush against the dwelling.~~
- ~~D. Election Campaign Signs provided that permission shall be obtained from the property owner, renter or lessee; and provided that such sign shall not be erected prior to the first day of the "election campaign period" as defined in Section 12.04 of the Wisconsin Statutes, and shall be removed within 4 days following the election. No campaign sign shall be erected in a street right-of-way. Campaign signs shall be not less than 10 feet from any side or rear lot line.~~
- ~~E. Rummage Sale and Garage Sale Signs provided that no such sign shall be erected or placed within a street right-of-way and further provided that such signs are removed within 24 hours following the sale.~~
- ~~F. Bulletin Boards for public, charitable or religious institutions not to exceed 32 square feet in area located on the premises. Bulletin boards shall be not less than 40 feet from any street right of way, or any side or rear lot line.~~
- ~~G. Memorial Signs, tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of metal and affixed flat against a structure.~~
- ~~H. Official Signs, such as traffic control, parking restrictions, church and school directories, government building, and public notices.~~
- ~~I. Flags. The display of the national flag of any country, or the official flag of any state, or a flag displaying a business or industrial logo is permitted in any district without a permit provided that such flag is setback at least 10 feet from the street right of way in any residential district; and provided that the area of the flag does not exceed 60 square feet. Display of larger flags or closer to the street right away may be permitted only after the issuance of a permit by the Plan Commission.~~
- ~~J. Holiday Decorations. Are permitted on private property and shall not be placed within a street right-of-way and will not cause a hazard to traffic or adjoining properties. The Village may display decorations on Village owned property.~~
- ~~K. Seasonal Banners that have been approved as a part of a recognition program for the Village on Village owned property and approval for display made by the Village.~~

17.0804

SIGNS PERMITTED IN THE BUSINESS DISTRICTS (B-1, B-2, B-3, B-4, BP-1 and OP-1) WITHOUT A PERMIT

The following signs with permission of the property owner are permitted in the business districts without a permit, subject to the following regulations.

~~A. Civic, Nonprofit or Special Event temporary signage, one such sign is permitted per business must follow the applicable sign ordinance for the type of sign to be displayed regarding size and location. Permission from the Building Inspector must be granted if signage is being placed in the right of way. A period of no more than 3 weeks will be allowed for this type of signage.~~

~~B. Sandwich Board Signs, One such type sign permitted per business. Maximum sign face size shall be 12 square feet, with a base not exceeding 2.5 feet in width and height not to exceed 5 feet. Signs shall not be illuminated or have reflective surface. Signs shall be setback 2 feet minimum from curb face, and in an unobstructed area for pedestrian traffic. Sign shall also not be a hazard to traffic or adjoining properties and should not be placed in the right of way unless permission is granted by the Building Inspector. Sign must be removed at the end of business day~~

~~C. Incidental Signs advertising special sales which are two (2) square feet or less in area, and erected for a period of two weeks or less, may be erected as wall signs, projecting signs, or ground signs. There shall be no more than five (5) incidental signs on any one premise and the signs shall not to be placed in the right of way.~~

~~DA. The temporary use of one on-premise portable sign for advertising the grand opening of a business in any district provided that the portable sign will not be located in any public right-of-way, will not be located any closer than 10 feet to an adjacent property, and will not cause a hazard to traffic or adjoining properties. A period of no more than 15 than 30 days will be allowed for this type of signage on any business district lot in any calendar year.~~

~~EB. Window Signs, except for painted signs and decals, shall be placed only on the inside of commercial buildings. Window signs shall not cover more than 1/3 of any window area and do not require a permit.~~

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17.0805

SIGN PERMIT

A sign permit shall be required for erecting a sign structure as regulated under this ordinance and for changing or replacing a sign structure except for sign structures under 17.0803 and 17.0804. Sign applications that meet a Plan Commission approved sign plan for a development site may be approved by the Building Inspector without Plan Commission approval. Maintenance work such as repainting does not require a permit. More extensive maintenance when the cost exceeds over 50% of the cost of the sign must be brought to the Building Inspector to determine if a permit is required.

Applications for a sign permit shall be made on forms provided by the Building Inspector and shall contain or have attached thereto the following information:

- A. Name, Address, and telephone number of the applicant. Location of building, structure, or lot to which or upon which the sign is to be attached or erected.
- B. Name of Person, firm, corporation, or association erecting the sign.
- C. Written Consent of the owner or lessee of the building, structure, or land to which

or upon which the sign is to be affixed.

- D. A Scale Drawing of such sign indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment.
- E. A Scale Drawing indicating the location and position of such sign in relation to nearby buildings or structures.
- F. Copies of any other permit required and issued for said sign, including the written approval by the Electrical Inspector, in the case of illuminated signs, who shall examine the plans and specifications, reinspecting all wiring and connections to determine if the same complies with the Village Electrical Code.
- G. Additional Information as may be required by the Building Inspector or Plan Commission.
- H. Sign Permit Applications shall be filed with the Building Inspector, who shall review the application for its completeness and accuracy. If the application is complete and meets the design guidelines approval may be granted by the Building Inspector, at the Building Inspector's discretion. If the application is deemed not to meet the design guidelines the Building Inspector shall within 45 days of receipt of said sign application deny, in writing, the application. The applicant can appeal to the Plan Commission to review the permit and make the determination of approval or denial. A sign permit shall become null and void, if work authorized under the permit has not been completed within six (6) months of the date of issuance.

17.0806

SIGNS PERMITTED IN ALL RESIDENTIAL DISTRICTS WITH A PERMIT

The following signs [with permission of the property owner](#) are permitted in any residential district and are subject to the following regulations.

- A. ~~Community Entrance~~ Monument Signs placed at the entrance to a subdivision or residential development ~~shall contain only the name of the subdivision or development,~~ shall be not less than 10 feet from a side or rear lot line ~~and maybe~~ **may be placed in the right-of-way only within an easement granted for said purpose and upon approval of the Village for the same. The sign design shall follow the Design standards of the Village and** ~~the Plan Commission shall determine the appropriate size of the sign based on the design of the sign, its impact on traffic safety~~ and its compatibility with adjacent land uses.

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17.0807

SIGNS PERMITTED IN ALL INSTITUTIONAL, BUSINESS AND INDUSTRIAL MANUFACTURING DISTRICTS WITH A PERMIT

Signs are permitted in all [institutional](#), business and manufacturing districts [with permission of the property owner](#) subject to the following restrictions, and approval by the Building Inspector or Plan Commission, as specified. In addition, all signs in the "Downtown Design and Development" area shall be subject to review and approval of the Architectural Review Board:

- A. ~~Commercial~~ Monument Signs may be erected, and are encouraged, in the Village Business and Industrial Districts. ~~Commercial. The Village encourages property owners to Monument Signs shall state only the name or identity of the development, businesses in the development, and the include the address of the property on all Monument Signs for public safety purposes.~~ **The Village encourages property owners to Monument Signs shall state only the name or identity of the development, businesses in the development, and the include the address of the property on all Monument Signs for public safety purposes.** Monument signs shall not exceed 10 feet in height above the mean centerline street grade, except as follows: in the B1, B2-A, B-3 and B-4 districts, M-1, BP-1 and OP-1 district the Plan Commission may allow a monument sign to up to 15 feet in

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height above the mean centerline street grade upon finding that the following conditions exist: (1) the parcel, landscaping and grounds are of substantial size so that the sign is not overly obtrusive; (2) the parcel topography is such that in order to have the sign be no more than 10 feet above the mean centerline street grade, a sign would have to be 6 ½ feet in height from the ground, or less; or the sign is co-locating off premise and on-premise signage; (3) the sign is located not less than 15 feet from the road right-of-way; (4) landscaping at the base of the sign is determined to be substantial. In no case shall the sign be more than 10 feet in height from the ground. The advertising face of a monument sign shall not exceed 100 square feet in area on any side. The area of the base may be larger than the sign face as permitted by the Plan Commission. Monument Signs shall be located not less than 10 feet from a street right-of-way and not less than 5 feet from any other lot line. The number of ~~Commercial~~ Monument Signs per property lot shall be ~~determined the greater of the following:~~

- ~~1. by the Plan Commission for appropriateness with traffic flow, and adjacent uses pedestrian safety, and design of the site, and There shall be no more than two monument signs per property lot,~~
- ~~2. or There shall be no more than one monument sign per street fronted by the lot if the property has two or more street yards unless a conditional use is granted for the lot to exceed said limit.~~
- ~~3. On lots with more than two street yards, the Plan Commission can allow more than two monument signs by special exception if the Plan Commission finds that all monument signs on the lot are appropriate given the traffic flow, and in consideration of pedestrian safety, traffic safety, and design of the site.~~

B. ~~Directional Ground Signs to identify parking lot entrances and exits, or direct customers to drive through windows,~~ may be placed adjacent to driveways provided that no directional ground sign shall be placed in the street right-of-way; shall be more than 5 feet in height; ~~and no entrance/exit sign face shall or~~ exceed 30 inches in length or more than ~~8-7~~ square feet. ~~Menu boards may be placed adjacent to driveways for drive-through facilities, provided that no menu board shall be more than six (6) feet in height and no more than six (6) feet in width.~~ All ground signs shall be designed in a manner to minimize obstruction of motorists' vision. ~~And shall Directional Signs shall~~ be of such design to match the architecture of the building and signs already on or proposed for the site. ~~Directional Signs shall not include any marketing or advertising except that the sign may take advantage of a business's logo's and arrows to simplify messages and assist the driver/pedestrian in locating how to get to a facility.~~ The number of ground signs allowed per property lot shall be determined by the Plan Commission based upon traffic flow and pedestrian safety from the master plan for the site and the required traffic and site studies and plans submitted for the development or property. The total maximum square footage of ground signs shall not exceed 100 square feet on any lot unless a conditional use is granted for the lot to exceed said limit.

C. Electronic Message Signs are a special privilege sign granted under unique circumstances for orderly and pleasing development. The signs are intended to promote the effective display of brief messages in a clear and pleasing manner.

1. These signs are permitted for single tenant buildings in the B-2, B-3, BP-1, OP-1, OP-2, I-1 and M-1 Districts. The Plan Commission must find the following for a permit to be issued:
 - a. The message sign is part of a ground or monument sign.

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Electronic Message Signs that are time and temperature devices only may be allowed as a wall sign, or projecting sign, ~~or ground sign~~ although no time and temperature device shall be located closer than 750 feet from another time and temperature device.

- b. The sign will not interfere with the visibility of any traffic signal.
 - c. The character and design of the sign is compatible with the general area and building, and that the impact of such a sign will not visually impact any nearby residential areas.
 - d. ~~The electronic message sign is an essential component of the operations of the business as determined by the sole discretion of the Plan Commission.~~
 - e. ~~All messages will be related to either the organization's sales information or for community events notification.~~
2. These signs are a conditional use under Section 17.0506(A)(16) in the B-1, B-4, and I-1 Districts, and for multi-tenant buildings in the B-2, B-3, BP-1, OP-2, and M-1 Districts.

~~D. Ground Signs shall not exceed 10 feet in height above the mean centerline street grade, and shall not exceed 100 square feet in area on any sign face. Ground signs may have multiple sign faces provided that no two sign faces are visible from the same viewing point and connecting signs have an interior angle of less than 90 degrees between them. Except in the B-1 and B-4 Business Districts, signs shall be not less than 10 feet from a street right-of-way and not less than 5 feet from a side lot line. No ground sign in a B-1 or B-4 district shall extend into the street right-of-way or beyond a side lot line. All ground signs shall be located a minimum of 10 feet from a rear lot line. A minimum setback of 5 feet may be allowed if the Plan Commission finds that excessive right-of-way, parking, or building configuration, make the normal minimum setback impractical and such a reduction would not hinder the safety of the area.~~

~~The Plan Commission may allow a ground sign to exceed the 10 feet in height above the mean centerline street grade, but never allow the sign itself to exceed 10 feet in height, with the following conditions and findings.~~

- 1. ~~The ground sign would be restricted to 8 feet or less with the general height restrictions.~~
- 2. ~~The sign face shall not exceed 75 square feet in area.~~
- 3. ~~The Plan Commission determines there is no reasonable location for the ground sign to meet the general provision as outlined in above.~~
- 4. ~~The ground sign height would not hinder the safety of the area.~~
- 5. ~~The ground sign has met the Design Standards as determined by the Architectural Review Board.~~

E. Marquee, Awning, or Canopy Signs affixed to the surface of a marquee, awning, or canopy is permitted provided that the sign does not extend vertically or horizontally beyond the limits of such marquee, awning, or canopy. A marquee, awning, or canopy may extend into the street right-of-way, but shall not extend beyond a point one (1) foot back from the vertical plane formed by the street curbline. No marquee, awning or canopy sign shall extend into a required side or rear yard. A ~~name~~ sign not exceeding two (2) square feet in area located immediately in front of the entrance to an establishment may be suspended from a marquee, awning or canopy provided that the ~~name~~ sign is at least 10 feet above the sidewalk.

F. Pole Signs shall not exceed 20 feet in height above the mean centerline street grade, and shall not exceed 100 square feet in any area on any sign face. In addition, a pole sign may feature a reader board not exceeding 24 square feet in area above or below the main sign ~~for the purpose of conveying changeable~~

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~~sales information~~. Pole signs may have multiple sign faces provided that no two sign faces are visible from the same viewing point and connecting signs have an interior angle of less than 90 degrees between them. Except in the B-1 and B-4 business districts, pole signs shall be not less than 10 feet from a street right-of-way and not less than 10 feet from a side lot line. No pole sign located in a B-1 or B-4 district shall extend into the street right-of-way or beyond a side lot line. All pole signs shall be located a minimum of 10 feet from a rear lot line. Pole signs and attendant reader boards shall not be less than five (5) feet above the sidewalk or mean street grade nor less than five (5) feet above a driveway or parking lot grade, unless it is determined by the Building Inspector that the distance should increase because the height creates a traffic hazard. No new pole sign shall be erected in the Village after August 1, 1997. Any modification to an existing pole sign is subject to being submitted to and receiving the approval of the Plan Commission prior to the modification being made.

- G. Projecting Signs fastened to, suspended from, or supported by structures shall not exceed 100 square feet in area for any one premises; shall not extend more than six (6) feet into any required yard; shall not extend more than three (3) feet into any public right-of-way; shall not be less than 10 feet from all side lot lines; shall not exceed a height of 20 feet above the mean centerline street grade; and shall not be less than 10 feet above the sidewalk nor 15 feet above a driveway or an alley.
- H. Reader Boards are an aspect of a ~~monument, ground, or wallground sign or placed against the exterior walls of buildings sign~~. Reader boards that are placed on an exterior wall are allowed provided that they are not internally illuminated, are constructed of woodlike materials and do not exceed 24 square feet ~~for the purpose of conveying changeable sales information~~. Reader boards that are a part of a ~~monument or ground sign~~ must receive Plan Commission approval under the same findings for electronic message signs.
- I. Roof Signs shall not exceed 10 feet in height above the roof, shall meet all the yard and height requirements for the district in which they are located, and shall not exceed 300 square feet in area on any side.
- J. Wall Signs placed against the exterior walls of buildings shall not extend more than twelve (12) inches outside of a building's wall surface, shall not exceed 500 square feet in area for any one premise, and shall not exceed 20 feet in height above the mean centerline street grade. The Plan Commission may permit more than one wall sign ~~on a building~~ **per building** ~~tenant~~ **tenant** when such multiple signs are deemed necessary to the orderly development of the building ~~property in order to provide safe pedestrian and vehicle traffic operations, particularly with buildings that have more than one street yard~~. A multi-tenant building may allow the end tenant to have a sign of same size or smaller as the front signage located on the building side wall. The aggregate area of all wall signs on any one premise shall not exceed 500 square feet. On buildings exceeding 50,000 square feet in area, the Plan Commission may permit signs exceeding 500 square feet in area and may specify a maximum number of signs.
- K. Combinations of any of the above signs shall meet all the requirements for the individual sign. The total number of signs on any one premise shall be limited as follows:

~~1. Shopping centers may provide one ground sign displaying the name of the shopping center, lists of individual stores, hours of operation, and/or special sales information for each 500 feet of street upon which the shopping center abuts. The shopping center may also provide one wall sign and/or one canopy sign for each~~

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~~business, and, in addition the shopping center may provide an additional wall sign for end tenants, so that end tenants may have a sign on the front and side of such business. Additional wall signs may be provided in accordance with the requirements of Section 17.0807(J) above.~~

~~2. Gasoline and/or service stations may provide one ground sign displaying the name of the station and the brand of gasoline sold. A gasoline and/or service station logo and the name of the establishment may also be affixed to an approved service island canopy. Signs affixed to service pumps shall not be included in the maximum sign count. Wall signs may also be provided as provided in Section 17.0807(J) above.~~

~~3. Multiple tenant buildings may provide one ground sign displaying the name of the building and a list of tenants. In addition, each tenant may provide a wall sign displaying the name of the tenant business.~~

~~4.1. For all other free standing businesses and industrieslots, the total projecting signs, roof signs, and wall signs shall be limited by the following table:~~

<u>Floor Area</u>	<u>Maximum Number of Signs Permitted</u>
0 - 5,000 sq. ft.	2
5,001 - 20,000 sq. ft.	3
20,001 - 50,000 sq. ft.	4
More than 50,000 sq. ft.	5

~~NOTE: Additional wall signs may be permitted in a manner consistent with the regulation set forth in Section 17.0807(J), above.~~

~~5.2. Commercial Monument signs, Window signs, directional ground signs, marquee, awning, reader boards and canopy signs, and incidental signs shall not be subject to the limitation on numbers or square footage of signs in 17.0807K.1.~~

L. Sign Setback Modifications. When the Plan Commission determines that there is excessive street right-of-way which will not be developed in the near future, and the sign setback required herein for such sign will unnecessarily interfere with the ~~purpose of~~ the sign, the Plan Commission may permit the sign applicant to measure the sign setback from a point 20 feet back from the curblin e or pavement edge of the street, provided that the sign applicant shall enter into a "hold harmless" agreement with the Village that at such time roadway improvements are scheduled, the Village may order the removal of the sign, and the applicant agrees to remove said sign not less than 90 days prior to the commencement of street construction or street improvement at no cost to the Village and without damage for loss of use of the sign. The sign may be replaced at another location on the property which is in full compliance with the sign regulations.

M. Permanent Outdoor Banner Stand Signs. Approval of these types of signs must receive Plan Commission approval to determine the location of the sign(s), size and the number of signs allowed on the premises. ~~The number of signs is not subject to the requirements in Section 17.0807 (K) of the sign ordinance. The message area of the signs may change without approval from the Village but the message shall be related to either the organization's sales information or for community event notification.~~

17.0808

SIGNS PERMITTED IN ~~INSTITUTIONAL AND~~ PARK DISTRICTS WITH A PERMIT

The following signs are permitted in the ~~Institutional and~~ Park Districts and are subject to the following regulation:

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~~A. Private Institutional and Park Name Signs when approved by the Plan Commission.~~

~~B. Public Institutional and Park Name Signs when approved by the Plan Commission after review and recommendation by the Park Board.~~

~~A.C. Any signs allowed under 17.0807 for Institutional, Business and Industrial Manufacturing Districts when approved by ~~both~~ the Village Park Board in a Village Park, or and the Plan Commission for non Village Park property.~~

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17.0809 OFF-PREMISE SIGNS REQUIRING A PERMIT

Off-premise signs are prohibited in the Village with the following exceptions:

~~A. Signs under 17.0803. Official signs may be off-premise~~

~~B. Election campaign signs on private property may be off-premise~~

~~C. Community Entrance Monuments when the Plan Commission finds that a Community Entrance Monument sign maybe within a street right-of-way after determining that the sign will not have an adverse impact on public safety.~~

~~D.B. Commercial Monument, and Ground, and Directional signs on lands zoned for Business, Industrial, Park, and Institutional Institutional, Business, Manufacturing, or Park purposes when approved by ¾ vote of the entire Plan Commission. The Plan Commission in its review shall consider the following items:~~

- ~~1. The relationship of the proposed off-premises sign location to other off-premises signs, on-premises signs, existing man-made and natural features, and residential and agricultural zoned properties.~~
- ~~2. The impact of the proposed off-premises sign (content neutral) on existing residences in the surrounding area regardless of the zoning of the parcel on which said residences are located.~~
- ~~3. The relationship of the proposed off-premises sign on the development or redevelopment of the parcel on which it is proposed to be located and any traffic flow considerations. Signage shall only be located along a street or frontage road where traffic directly enters to gain access to the site.~~
- ~~4. The use of joint signage.~~
- ~~5. No off-premises sign shall be placed less than 100 feet from any residential or agricultural zoned lands nor shall an off-premise sign be located in an environmentally sensitive area.~~
- ~~6. No off-premises sign shall be located closer than 750 feet from any other off-premises sign. The Plan Commission may reduce this distance if they find a smaller distance to be necessary for the orderly development of a property.~~
- ~~7. Off-premises signs shall not be of the electronic message sign type unless such a sign is determined to be an appropriate and safe by the Plan Commission.~~
- ~~8. Off-premises signs may have only the following information on them: Name of business and or logo, Address of Business, and Directional Information to business location. In no way shall an off-premises sign include additional information such as, but not limited to advertising items, sales information, phone numbers, etc.~~
- ~~9. To encourage collocation of signage when a sign has multiple businesses on the same sign and when the sign is located on premises of one of those business the following procedure applies: The portion of the sign related to the on-premises business shall follow the rules for on-premises~~

~~signage, and the portion of the sign related to the off-premise business shall follow the off-premises rules.~~

408. Off-Premises signage must meet all restrictions of this code as they relate to setbacks, size, color, etc.

17.0810 TEMPORARY DEVELOPMENT SIGNS REQUIRING A PERMIT

~~Temporary development signs for the purpose of designating a new building or development, or for promotion of a subdivision may be permitted by the Building Inspector in any district for a limited period of time not to exceed one year for a property where a building permit is open and construction is occurring. The Building Inspector shall determine the number, size, and location of temporary signs on any one property to ensure safety for traffic and pedestrians. Such Each temporary signs shall not exceed 48 square feet in area and shall not be less than 10 feet from a street right-of-way, or any side or rear lot line. The Building Inspector may grant an two, one year extensions to the one-year limit when the reasonable development of a project requires such or until occupancy is received for the building under construction on the property, whichever occurs first. additional use of temporary signs. Off-premise temporary signs are prohibited.~~

~~The Building Inspector may permit the temporary placement of signs identifying contractors or financial institutions or products used on a development project provided that no such sign shall exceed 12 square feet in area; that not more than one sign per contractor is erected; and that the total number of contractor signs per lot does not exceed three. Contractor signs shall be removed within 10 days following occupancy of the building.~~

17.0811 BANNERS, PENNANTS, AND INFLATABLE ADVERTISING

- A. Banners and Pennants. The Building Inspector may permit the temporary use of banners and pennants in any business district for a period of not more than 30 days in any calendar quarter provided that the banner or pennants will not be located in the street right-of-way and will not cause a hazard to traffic or adjoining properties. Banners shall not exceed 150 square feet in area. No new banner shall be displayed for at least 30 days following removal of the previous banner. Banners extending over the street right-of-way shall be permitted upon Plan Commission approval.
- B. Inflatable Advertising. The Building Inspector may permit the temporary use of inflatable advertising in any business district for a period of not more than 7 days in any calendar quarter provided that the inflatable shall be located at least 15 feet from the street right-of way or property line and will not cause a hazard to traffic, pedestrian or adjoining properties. The size shall not exceed 15 feet in height and 8 feet in width.

17.0812 FACING

No sign except those permitted in Sections 17.0803 and 17.0807 shall be permitted to face a residence within 100 feet of such residence.

17.0813 LIGHTING AND COLOR

- A. Interference with official signs. Signs shall not resemble, imitate, or approximate the shape, size, form, or color of railroad or traffic signs, signals, or devices. Signs shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or devices.
- B. Interference with public safety. Signs shall not be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape; and no sign shall be attached to a standpipe or fire escape. Signs shall not be

placed so as to obstruct or interfere with traffic visibility, nor be lighted in such a way as to cause glare or impair driver visibility upon public ways.

- C. Lighting. Signs may be illuminated, but such illumination shall only be allowed to a degree of brightness necessary for adequate visibility from the roadway. Signs determined by the Administrator to be of greater illumination than necessary for adequate visibility shall be adjusted in accordance with instructions from the Village. Signs in residential districts shall not be illuminated except for Community Entrance signs. Internally illuminated signs in the B-4 district must be approved by the Architectural Review Board. Adequate visibility shall mean those standards set by the Illuminating Engineering Society of North America.

~~Community Entrance and Commercial~~ Monument signs are required to be externally lit unless a finding is made by the Plan Commission that allowing internal illumination would be compatible with the general area, and that the impact of such a sign will not visually impact any nearby residential areas

- D. Animation. Signs shall not revolve, flash, scroll, blink, chase, or otherwise be animated in nature. Flashing signs are those that change characters or blink more than once every ~~eight-three (83)~~ seconds. Electronic Message signs may fade over not less than three (3) seconds nor more than five (5) seconds to allow for the changing of messages, Pictures, characters, etc. may be part of an electronic message, but all images on an electronic message sign shall not be animated.
- E. Color and Material. Signs shall be designed to complement the architecture of the structure(s) they represent. Wherever possible, signs on multi-tenant buildings should be guided by an approved sign plan for the development with regards to size, font and color. Signs should have uniform letter coloring, size, and shape unless the Plan Commission finds that alternate color schemes appropriately complement the architecture and use of the structure. Monument and ground signs shall be constructed of brick, dimensional building stone, larger wood beams or other decorative building materials, and often feature landscaped element(s) within the sign design. The sign cabinet for ground and monument signs may be of a metal or quality plastic material if the appearance is found to be consistent with the quality of the rest of the sign and the architecture of the development.

17.0814 CONSTRUCTION AND MAINTENANCE STANDARDS

Signs shall be constructed in such a manner that they will not be a hazard to neighboring properties and will withstand the forces of severe weather. Signs shall be maintained in a clean and sanitary manner, shall be repainted or repaired when necessary, and all accessory features of signs--such as lighting--shall be maintained in an operable condition. Signs shall not be permitted to become aesthetically offensive in appearance. Signs shall be secured to buildings, poles, and posts, and shall not be placed in a manner which interferes with the provision of public services such as electrical service, telephone service, gas service, and fire protection.

17.0815 EXISTING SIGNS

Signs lawfully existing at the time of the adoption or amendment of this Ordinance may be continued although the use, size or location does not conform with the provisions of this Ordinance. However, it shall be deemed a nonconforming use or structure; and the provisions of Section 17.0900 of this Ordinance shall apply.