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**AGENDA
PLAN COMMISSION
VILLAGE OF SUSSEX
THURSDAY, MARCH 17, 2016
IMMEDIATELY FOLLOWING 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 public hearing and Plan Commission meeting of February 18, 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 Prime Resources LLC (N64W24050 Main Street Suite 302).
 - B. Consideration and possible action on a Plan of Operation and site plan for Edward Jones (N64W24801 Main Street Suite 108).
 - C. Consideration and possible action on a Plan of Operation and site plan for Paws R Us (W232N6127 Waukesha Avenue).
5. Consideration and possible action on Conditional Uses and Plans:
 - A. Consideration and possible action of a Conditional Use, Plan of Operation and site plan for McGuire Contractors, Inc. (N63W22625 Main Street).
 - B. 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.
 - C. 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 on CSM's for Village Estates addition no. 1 to Create 4 single family lots on outlot 3 and to create 4 single family lots on outlot 4 and a petition from the Developer to be released from obligation to construct subdivision entrance sign.
 - B. Consideration and possible action on the Preliminary Plat for Johanssen Farms, east side of Maple Avenue south of Clover Drive.
 - C. Consideration and possible action on CSM for (Associated Bank) to combine parcel SUXV0235963 and SUXV0235969001 and grant an easement to the Village of Sussex.
7. Consideration and possible action on Zoning and Planning Items:
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 March 17, 2016 at 6:30 P. M. at the Village Hall, N64W23760 Main Street, Sussex, on the following items:

To consider an amendment for a conditional use permit for the expansion of a mixed use development in the B-4 Central Mixed Use District which is a conditional use in accordance with Section 17.0506(A)(15)(f). The expansion of Mammoth Springs development will be located south of the Quarry pond, west of Waukesha Avenue and north of Silver Spring Drive. The petitioner and property owner is Mammoth Springs LLC.

To consider a conditional use permit for McGuire Contractors to operate a construction services business at N63W22625 Main Street Suite F in the M-1 Industrial District which is a conditional use in accordance with Section 17.0506 (A)(4)(a). The petitioner is Steve McGuire owner of McGuire Contractors. The property owner is Rosenow Creek LLC.

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

Susan M. Freiheit
Clerk-Treasurer

PUBLISH in Sussex Sun 3/2 & 3/9

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

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the reconvened public hearing held by the Plan Commission on February 18, 2016.

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

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

Members excused: None.

Others present: Administrator Jeremy Smith, Attorney John Macy, Engineer Judith Neu and Clerk-Treasurer Susan Freiheit.

Chairman Goetz read the notice of reconvened public hearing which is to hear from citizens present on an application for a conditional use permit for Chris Barriere to operate vehicle service shop at W240N6689 Maple Avenue in the B-3 Highway Business District. The Petitioner is Chris Barriere. The property owner is Thomas Landvatter.

Mr. Chris Barriere, N6197 Country View Lane, Sullivan, WI, stated that this will be a personal repair shop for motorcycles, cars, small engine repairs, etc. Mr. Barriere stated that he will be doing repairs on his own equipment and store his tools and motorcycles there. Mr. Barriere stated that in the future he may move to a business to fix other autos. Mr. Barriere reviewed his hours of operation.

As there was no one present who wished to be heard,

A motion by Pellechia, seconded by Kremer, to adjourn the public hearing at 6:34 p.m. Motion carried.

Respectfully submitted,

Susan M. Freiheit
Clerk-Treasurer

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the meeting of the Plan Commission on February 18, 2016.

Chairman Greg Goetz called the meeting to order at 6:34 p.m.

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

Members excused: None.

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

Consideration and possible action on the minutes of the public hearing and Plan Commission meeting of January 21, 2016.

A motion by Tetzlaff, seconded by Kremer, to approve the minutes of the public hearing and Plan Commission meeting on January 21, 2016, all as submitted. Motion carried.

Comments from citizens present.

Mr. Boyd Thew, N62W23352 Silver Spring Drive, stated that he has seen that the Plan Commission has added landscaping along Silver Spring and expressed his thanks from the neighboring residents. Mr. Thew stated that he did not see what the size of the pine trees are on the plans. Mr. Thew stated that he is asking that Giant Green Arborvitaes be used because they create a nice break, are hardy and disease resistant and provide a nice buffer between the homes and the development. Mr. Thew stated that he is also asking that the fence and landscaping be put in prior to construction of the development. Mr. Thew stated that when he bought his home it was in a residential area. Mr. Thew stated that he didn't fight the development, but wants to preserve their property values. Mr. Thew stated that he felt that transient residents don't care about their immediate surroundings. Mr. Thew stated that putting in the landscaping early will help with their security. Mr. Thew stated that he has already had a problem with a contractor inside his fenced in yard doing surveying. Mr. Thew stated that this is his property and asks that others stay off of it. Mr. Thew stated that preserving their home values is important and now they will have 300 new neighbors in their neighborhood. Mr. Thew asked if there will be any type of blasting and asked if the homeowners on Waukesha Avenue and Silver Spring will be informed so pre-home inspections can be done in case there is damage. Mr. Thew asked that the homeowners be informed in advance of the blasting. Mr. Thew thanked the Commission for their time and recommends that the fence and trees be put in before development.

Mr. John Rowsick, of Midwest Motor Express, stated that he was at the meeting as a resource.

There was no one further who wished to be heard.

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

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

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

Mr. Steve Achram, representing Meijers, was present to discuss the tenant stores. Mr. Achram stated that the Starbucks Coffee Kiosk will be operated by the Meijers' staff and the Froedtert and Ben's Pretzels will be leased out space. Mr. Achram stated that the Starbucks will be open from 5:30 a.m. to 7:30 p.m. and will have two employees from Meijers to run it. Mr. Achram stated that this is how they do it in their other locations. Mr. Achram stated that Ben's Pretzels is an Indiana based company and they have a handful of these stores. Mr. Achram stated that Ben's has their own employees and they lease out the

space. Mr. Steve Lazzari, of Bellin stated that theirs will be a low acuity clinic. Mr. Lazzari stated that they will lease the space from Meijers and after the clinic is built out Froedtert will take over the clinic. Mr. Pellechia asked about the Froedtert clinic in Shopko. Mr. Lazzari stated that the one in Shopko will close and that Shopko has already been notified of that. Mr. Lazzari stated that one of the drivers of these clinics is the store front traffic. Mr. Lazzari stated that the traffic in Shopko is not enough. Mr. Lazzari stated that Froedtert has been in Shopko for four or five years and they know the store volumes. Mr. Lazzari stated that they can't operate at a loss forever and need to move to a place with more volume. Mr. Lazzari stated that they have this in their other Meijers locations in Michigan and are successful. Mr. Lazzari stated that they don't know the volumes of this store but anticipate it will be adequate. Mr. Smith reviewed the Plan Staff Memo (copy attached) on all three tenants.

A motion by Pellechia, seconded by Anderson, to approve the Plan of Operation and site plan for Starbucks, Froedtert Fast Care and Ben's Soft Pretzel, Meijer main store interior tenants (N51W24953 Lisbon Road); makes a finding that the uses and structures meet the principals of 17.1002(A-H); and that the approvals are subject to the standard conditions of Exhibit A. Motion carried.

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

Mr. Bert Zenker of MSI, representing Tools Inc., stated that they intend to build a 42,000 sq. ft. addition to the south side of the building, allowing trucks in the back of the property, and parking beside Executive Drive and on the north side of the property. Mr. Zenker stated that they will add two loading docks and additional parking and provide capacity for additional employees and have shipping on the south side and back out to the road. Mrs. Kremer asked if they thought about moving the driveway to the south side of the property. Mr. Zenker stated that they can't because there is a severe grade change in that area. Mr. Smith reviewed the Plan Staff Memo on this project (copy attached). Mr. Pellechia asked why the Commission was approving it and then sending it to ARB. Mr. Smith stated that we have done it several ways and with simple plans it can be done this way, but if they are complicated we can send the plans to ARB first then to the Plan Commission.

A motion by Kremer, seconded by Tetzlaff, to approve the plan of operation, site, architectural, lighting and landscape plan for Tools Inc. (W248N5500 Executive Drive); subject to final review by the Village Engineer, review by the ARB and addressing any conditions by the ARB, makes a finding that the use and structures meet the principals of 17.1002(A-H); and the approvals are subject to the standard conditions of Exhibit A. Motion carried.

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

Mr. Smith noted that this item was tabled at the January 21, 2016 meeting. Mr. Chris Barriere had no further comments on this project. Mr. Smith reviewed the Plan Staff Memo on this matter (copy attached). Mr. Smith stated that there are maintenance requirements that must be completed prior to occupancy and a list of items has been prepared by the Building Inspector and the Fire Chief. Mr. Smith stated that Mr. Barriere has been given the list. Mr. Goetz asked who was responsible to see that the items are completed. Mr. Smith stated that the Fire Inspector and Building Inspector need to sign off before occupancy is given. Mr. Macy stated that who completes the items is a landlord-tenant issue. Mr. Macy stated that this is not our issue as it is part of their lease, but they must be completed prior to occupancy. Mr. Barriere stated that he has the list and some of the repairs have been started and he should accomplish them in a few weeks. Mr. Barriere stated that he is working with Gil, the property manager.

A motion by Kremer, seconded by Johnson, to approve the Conditional Use, Plan of Operation and site plan for Chris Barriere (W240N6689 Maple Avenue); makes a finding that the use and structures meet the principals of 17.1002(A-H); and the approval is subject to complying with the conditions of the Building Inspector and Fire Inspector and the standard conditions of Exhibit A. Motion carried.

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

Mr. Edward Purcell, of McGuire, stated that he runs the operations for this company and that they intend to open an office at the Wangard building. Mr. Purcell stated that this is a commercial development company that does health care, retail development and is a management company. Mr. Purcell stated that they don't have their own labor forces or equipment and they provide management services for construction projects. Mr. Purcell stated that there would be no more than seven staff members at this site at the most. Mr. Purcell stated that usually there are three to four people in the office at any given time. Mr. Smith noted that this is a multi-tenant building and reviewed the Plan Staff Memo on this matter (copy attached).

It was the consensus of the Commissioners that this matter be scheduled for a public hearing next month and that the staff prepare the conditional use permit for consideration at the next meeting.

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

Mr. John Roswick, representing Midwest Motor Express, stated that they currently operate 33 truck terminals, mostly on the west coast. Mr. Roswick stated that their plans have been reviewed by the ARB and the Town of Lisbon. Mr. Roswick stated that they will be putting in nice landscaping and lighting, their hours of operation will be 24/7 as is permitted in the zoning at this time. Mr. Roswick stated that people will be coming and going using the public access. Mr. Roswick stated that this will be a freight transfer terminal with a couple of office people and five to eight dock workers. Mr. Roswick stated that they estimate 21 trailers will move from Milwaukee (near the airport). Mr. Roswick stated that most trucks leave by 8:00 a.m. and return by 5:00 p.m. but come in at various times, not all at once. Mr. Johnson stated that this parcel will be on well and septic and currently has a sight problem. Mr. Roswick stated that they will be on well and septic and has a landscape plan that will make it look better than what is there now. Mr. Smith reviewed the Plan Staff Memo on this project (copy attached).

A motion by Johnson, seconded by Pellechia, to approve the site, architectural, landscape and lighting plan extra territorial review for Midwest Motor Express at the south east corner of HWY F and HWY K on Quarry Corners Parkway in the Town of Lisbon and notes that this approval in no way obligates the Village to extend sewer or water to this property. Motion carried.

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

Mr. Steve Smith, of Steven Perry Smith Architects, and Josh Podelko, Engineer with Trio Engineering, were present on this matter and reviewed the site plans and elevations of the proposed buildings, including a club house and pool. Mr. S. Smith stated that there will be 89 units in six buildings with garages. Mr. Goetz asked about the land north of the 10 unit building near Waukesha Avenue. Mr. S. Smith stated that there is a wooded, vacant lot that is owned by someone else. Mr. S. Smith stated that based on soil borings that have been done; they won't hit any rock because none of these buildings have basements. Mr. S. Smith stated that should they need to blast they will notify neighbors and that Village Code requires inspections prior to blasting. Mr. S. Smith stated that some blasting was done for Mammoth Springs but that was for the underground parking. Mr. Pudelko also reviewed the site plan with turning radius' for fire trucks. Mr. Johnson asked about a pedestrian traffic plan at this site. Mr. S. Smith stated that a pedestrian plan will be added. Ms. Anderson asked what the square section between the 10 unit building and the 12 unit building was. Mr. S. Smith stated that it was a dumpster enclosure. Mr. J. Smith reviewed the Plan Staff Memo on this matter (copy attached). Ms. Anderson asked about the driveway access from Waukesha Avenue. Mr. S. Smith stated that the existing retaining wall will be partially removed to allow for the vision corner. Mrs. Kremer asked if the traffic signals at Silver Spring and Waukesha Avenue can be fixed. Mrs. Neu stated that she will pass the signal concerns on to the County.

It was the consensus of the Commissioners to direct staff to set the public hearing for the amendment of the conditional use permit and to send the plans to the ARB for review.

A motion by Kremer, seconded by Tetzlaff, to suspend the rules to hear comments from citizens present.
Motion carried.

Mr. Boyd Thew stated that there is more to it than getting a fire truck into the area. Mr. Thew stated that the fire truck needs to get set up as it has riggers on each side. Mr. Thew stated that the plan provides public safety, but may not be functional. Mr. J. Smith asked that Mr. Thew discuss this with the Fire Chief.

The Commission resumed regular session.

Other items for Discussion.

Mrs. Kremer stated that 15 years ago the Village residents wanted no more apartments, but now that opinion has come full circle based on the dynamics of what people want to live in. Mr. Goetz stated that even with these new apartments the percentage to single family has gone down. Mrs. Kremer stated that the Village has to look at every opportunity.

A motion by Kremer, seconded by Johnson, to adjourn the meeting at 7:58 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 February 18, 2016

DATE: February 3, 2016

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

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

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

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

Policy Question:

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

Action Items:

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

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

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

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

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

Policy Question:

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

Action Items:

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

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

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

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

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

Policy Question:

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

Action Items:

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

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

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

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

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

Policy Question:

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

Action Items:

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

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

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

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

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

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

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

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

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

Policy Question:

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

Action Items:

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

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

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

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

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

Policy Question:

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

Action Items:

1. Direct staff to schedule the public hearing.

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

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

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

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

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

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

Policy Questions:

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

Action Items:

1. Act on the plans.

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

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

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

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

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

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

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

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

Policy Questions:

1. Are there any concerns with the plans?

Action Items:

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

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

08. Other Items for future discussion.

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 March 17, 2016

DATE: March 3, 2016

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

01. **Roll call.**
02. **Consideration and possible action on the public hearing and minutes of the Plan Commission meeting on February 18, 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 Prime Resources LLC (N64W24050 Suite 302 Main Street).

This site is zoned B-4. The employment placement business is a permitted use in the B-4 Central Mixed Use District in accordance with section 17.0419 (C)(7)(h). They will occupy 300 square feet of tenant space in the multi-tenant building. Prime Resources connects employees with employers in a specific field. The space will be used as a general office with a staff of one. Hours of operation are Monday through Friday 8:00 a.m. to 5:00 p.m. 39 of the 54 parking stalls are allocated and this user requires two spaces.

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 Prime Resources LLC (N64W24050 Suite 302 Main Street); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

B. Consideration and possible action on a Plan of Operation and site plan for Edward Jones (N64W24801 Main Street Suite 108).

This site is zoned B-3. The financial advisor agency is a permitted use in the B-3 Highway Business District in accordance with section 17.0418 (A)(4)(b). The agent will occupy 1,000 square feet of tenant in the multi-tenant building. Edward Jones is a financial agency offering investment advice to clients. This office will have two employees and the hours of operation will be Monday through Friday 8:00 a.m. to 5:00 p.m. 45 of the 102 parking stalls are allocated to other users and six are needed for this use.

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 Edward Jones (N64W24801 Main Street Suite 108); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

C. Consideration and possible action on a Plan of Operation and site plan for Paws R Us (W232N6127 Waukesha Avenue).

This site is zoned B-3. The pet grooming services is a permitted use in the B-3 Regional Business District in accordance with section 17.0418 (A)(8)(j). The owner of Paws R Us will purchase the empty blue house on the corner of Waukesha Avenue and Silver Spring to relocate her dog grooming business from Menomonee Falls and will operate the business on the first floor. The contractor has met with the building inspector and discussed the needed interior and exterior plans. Hours of operation will be Monday through Friday 8:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to 5:00 p.m.

Provided is an exterior site plan showing paving of the site with a 24 foot wide driveway up to the building and the parking stalls to be striped. The plans also show a ramp to be installed for access into the waiting entrance of the business, a security chain link fence for the dogs to visit and adding landscaping to the site. The site has a two car garage and they will create five parking stalls as required by code.

Policy Question:

1. Are there any concerns with the Plan of Operation or site plan?
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 Paws R Us (W232N6127 Waukesha Avenue); 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. Conceptual review of a Conditional Use, Plan of Operation and site plan for McGuire Contractors, Inc. (N63W22625 Main Street).

This site is zoned M-1. The construction services business is a conditional use in the M-1 Industrial District in accordance with Section 17.0506 (A)(4)(a). McGuire Contractors is a full service general construction firm with five employees and will occupy 3,200 square feet in the 36,200 square foot building. They will use 2,000 square feet as office space and 1,200 as storage of construction items. Hours of operation will be Monday through Friday 8:00 a.m. to 5:00 p.m. This site is not allowed any outside storage. This site has 72 parking spaces with 38 allocated to other user. This user requires 5 per code.

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

Normally CU's come back to the Plan Commission for another meeting; this business owner would like to move in as soon as possible. The Village process does allow 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?
2. Are there any additional conditions you want addressed in the CU?
3. Are there any concerns with the property?

Action Items:

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

Staff Recommendation: Staff recommends approval of the Conditional Use, Plan of Operation and site plan for McGuire Contractors (N63W22625 Main Street); and a finding the use and structures meet the principals of 17.1002(A-R); and the approvals are subject to the standard conditions of Exhibit A.

B. 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.

The Public Hearing is being held just 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.

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 developer will also have to submit a CSM.

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. Direct staff to prepare the amended CU.

Staff Recommendation: Staff recommends preparing the amended conditional use for consideration at the April Plan Commission meeting.

C. 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).

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 in addition states no tree cutting and shrubbery clearing within 100 feet is permitted, but paths and trails that do not exceed ten feet in width can be established that remove vegetation in the area.

All of the plans still require ARB review and will be on the ARB agenda for April 6, 2016.

Site

- Sufficient parking with 85 stalls.
- 10 foot wide pedestrian path.
- Must confirm drive entrance location with County Department of Transportation.

Architectural

- Building(s) meet height and required setbacks
- Will be constructed with precast finished panels
- Requesting to have east wall of phase one to be constructed with metal panels to accommodate the construction of phase two, this wall is 200 feet in length.

Lighting

- Lighting does not spill out onto neighboring properties.

Landscape

- Tree preservation report should be submitted to determine if the landscape plan meets the requirements.

The plans will be reviewed by the ARB in April.

Are there any concerns with the metal panel wall? This issue has been requested by others in the past and the Village has denied the request. The Plan Commission when reviewing these requests has previously stated that there was no timeline and so no guarantee on when the expansion would occur and felt like the wall panel would be visible to neighbors and street. The Plan Commission did allow metal to Sharp Packaging for their high density storage building due to height and weight consideration. In this application the visibility issue is less significant because the site is less visible from the street and due to woods and

wetlands less visible to neighboring properties as well. The Plan Commission will have to make a finding at some point on this request.

Are there any concerns about the plans you want the ARB to review?

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.

Policy Question:

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

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 April Plan Commission meeting.

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

A. Consideration and possible action on CSM's for Village Estates addition no. 1 to create 4 single family lots on outlot 3 and to create 4 single family lots on outlot 4 and a petition from the Developer to be released from obligation to construct subdivision entrance sign.

This subdivision is zoned RS-3. The Village Estates subdivision was created in 2005 with the preliminary plat approval of 34 lots. Phase 1 of the plan included lots 1- 18, second phase approved in 2013 included lots 19-26 with outlot 3 and outlot 4. The Developers of the subdivision are submitting two CSMs, CSM for outlot 3 will create single family lots #27-30 and CSM for outlot 4 will create single family lots #31-34 to complete the subdivision. Lot 34 indicates a sign easement for the subdivision entrance.

The Plan Commission as a matter of approval for this subdivision required a monument sign be established. The Developer ran into some challenges and does not wish to complete the monument sign. Waiver of this requirement can only be done by the Village Board and the Village Board will look for recommendation from the Plan Commission on the matter.

Policy Question:

1. Are there any concerns with the CSM?

Action Items:

1. Act on the CSMs.

Staff Recommendation: Staff recommends approval of the CSM for outlot 3 and outlot 4 to the Village Board for Village Estates addition no. 1 subject to review by the Village Engineer, establishing a monument sign or letter of credit amount sufficient for the monument sign construction or gaining a waiver of this requirement and the standard conditions of CSM approval and Exhibit A.

B. Consideration and possible action on the Preliminary Plat for Johanssen Farms, east side of Maple Avenue south of Clover Drive.

This site is zoned RS-3 Single Family Residential District with a Planned Development Overlay. The conceptual plan and rezone of this property has been approved by the Plan Commission at previous meetings.

The Preliminary Plat creates a subdivision to include 73 single family house lots with various lot sizes but none less than 12,000 square feet. The stormwater facilities for this subdivision will be located on an outlot located in the Town of Lisbon. Prior to final plat approval the developer will need to address the concerns of the Village Engineer and provide proof the well located on lot 40 has been abandoned.

Policy Questions:

1. Are there any concerns with the preliminary plat?

Action Items:

1. Act on the preliminary plat.

Staff Recommendation: Staff recommends the Plan Commission approve the Preliminary Plat and recommend to the Village Board to approve the Preliminary Plat for Settlement at Sussex Creek, subject to the standard conditions of approval for Plats, final review and conditions by the Village Engineer, entering into a developer's agreement with the Village and subject to the standard conditions of Exhibit A.

C. Consideration and possible action on a CSM for (Associated Bank) to combine parcel SUXV0235963 and SUXV0235969001 and grant an easement to the Village of Sussex.

This site is zoned B-4. The property owners are combining their adjacent lots into one parcel. One lot has the property owner's parking lot and the other lot has the buildings, with the drive through area across both lots. Staff recommends combining the two lots as the site function as one lot. On the CSM is language granting easements to the Village for a sidewalk which will be added along the side of the new drive entrance into the Civic Campus, and by Orchard an area for the new signalization equipment to be located.

Policy Question:

1. Are there any concerns with the CSM or combing these lots?

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends approval of the CSM for Farmers & Merchants Bank (Associated Bank) to combine parcel SUXV0235963 and SUXV0235969001, subject to review by the Village Engineer and the standard conditions of CSM approval and Exhibit A.

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

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 # 232.987

Zoning: B-4

Address of Tenant Space: N64W24050 MAIN ST, STE 302, SUSSEX WI 53089

1. Name of Business:

PRIME RESOURCES LLC

Business

N64W24050, STE 302 - SUSSEX, WI 53089 262 465 6750

Address

262 661 7062

City, State, Zip

JOHN.H@PRIME-RESOURCES-LLC.COM

Phone #

Fax #

Email address

2. Business owner contact information:

JOHN HOUDEK

Contact

N58 W24793 QUAIL RUN LN. - SUSSEX, WI 53089 262 820 2386

Address

262 661 7062

City, State, Zip

JOHN.H@PRIME-RESOURCES-LLC.COM

Phone #

Fax #

Email address

3. Building/Land owner contact information:

DENNIS ZABINSKI

Contact

262 442 3717

Address

City, State, Zip

Phone #

DENNIS.ZABINSKI@GMAIL.COM

Fax #

Email address

4. Number of Employees/Shifts:

1
Employees

1
Shifts

5. Days of Operation:

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

| Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Sunday |
|--------|---------|-----------|----------|--------|----------|--------|
| X | X | X | X | X | | |
| 8-5 | 8-5 | 8-5 | 8-5 | 8-5 | | |

6. Is this an extension of an existing operation? NO
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises. N/A - SEE ATTACHMENT
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 20 x 15 Total square footage 300

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 54 Number of spaces needed per code 2
 Number of spaces allocated for employee parking _____
 Dimensions of parking lot _____ Is parking lot paved? _____

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

NONE

If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

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

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

[Signature]
 Name
VICE PRESIDENT
 Title or Position

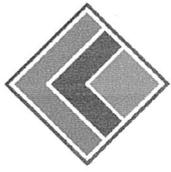
2/19/10
 Date

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

 Name

 Title or Position

 Date



Prime Resources LLC

PRIME RESOURCES LLC

N64 W24050 Main St, Ste 302

Sussex, WI 53089

Office: 262-465-6750

Fax: 262-661-7062

Email: JohnH@PrimeResources-llc.com

Welcome to Prime Resources LLC

At Prime Resources, we provide top-notch professional and technical talent on a contract, contract-to-hire, and direct hire basis. As an industry leader with over 25 years of experience, our focus on technical disciplines has solidified the in-depth knowledge, industry expertise, and robust employee pipeline it takes to rapidly deliver ideal candidates for even the most difficult to fill requirements.

If you want an approach that is straight forward and effective, we'd appreciate the opportunity to help your business.

Here is all of our company information for your reference.

Business Address:

PRIME RESOURCES LLC
N64 W24050 Main Street, Ste 302
Sussex, WI 53089

Mailing/Remittance Address:

PRIME RESOURCES LLC
PO BOX 72
Sussex, WI 53089

FEIN # 47-1803409

Phone numbers:

Office: 262-465-6750
Fax : 262-661-7062
Cell: 262-402-2171

Email: JohnH@PrimeResources-llc.com





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 # 231-996-001

Zoning: B3

Address of Tenant Space: N64W24801 Main Street, Suite 108, Sussex, WI 53089

1. Name of Business:

Edward Jones

Business
N84W24801 Main Street, Suite 108 Sussex, WI 53089 TBD

Address City, State, Zip Phone #
Mailing Addr.-Attn: Tax Reporting 41538, P.O. Box 66528 St. Louis, MO 63166-6528

Fax # Email address

2. Business owner contact information:

Edward D. Jones & Co., L.P. Jordan Bonnett- agent 262-468-1644

Contact
12555 Manchester Road St. Louis, MO 63131 314-515-2000 ext. 5-4935

Address City, State, Zip Phone #
branchtaxteam@edwardjones.com

Fax # Email address

3. Building/Land owner contact information:

Indian Creek Office Suites: Chuck Schuldt

Contact
P.O. Box 100 Sussex, WI 53089 414-791-8673

Address City, State, Zip Phone #

Fax # Email address

4. Number of Employees/Shifts: 2 8AM-5PM Monday-Friday
 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 | / | |
| <u>8am 5pm</u> | | | | | | |

6. Is this an extension of an existing operation? No
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises. N/A
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 1,050 Total square footage 1,050
 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 _____ Number of spaces needed per code _____
 Number of spaces allocated for employee parking _____
 Dimensions of parking lot _____ Is parking lot paved? _____

13. Signage: What type of signage are you proposing for your business?
to be applied for at a later date
 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.

Charnell Dawson 2/8/2016
 Name Date
 Tax Specialist
 Title or Position

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

Via e-mail
 Name _____ Date _____
 Title or Position _____

Print Form

Clear Form

1245 JJ Kelley Memorial Drive
St. Louis, MO 63131-3600
314-515-2000
www.edwardjones.com

Edward Jones

March 8, 2016

To Whom It May Concern:

This letter will confirm that Jordan Bonnett is employed by Edward Jones as a Financial Advisor in our Sussex, WI, branch office. Mr. Bonnett serves as an agent for the firm. The Edward Jones' philosophy for our financial advisors is a one-on-one approach with prospective individual investors by "cold-calling" or working in their local branch areas. The Financial Advisor can best serve our customers by this personal, individual contact.

The role of a Financial Advisor of Edward Jones is to:

- Deliver personalized investment solutions to help clients work toward their long-term financial goals
- Develop and deepen client relationships
- Build and manage an Edward Jones branch in the community

If further information is required, please contact the undersigned at (314) 515-9454.

Sincerely,



Mary Ann Martin
Human Resources





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? Y If yes, is this a new CU? _____

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # SUX 0245920001

Zoning: B3

Address of Tenant Space: W232 N 6127 WAUKESHA AVE

1. Name of Business: PAWS R US

Business

Address MENDOTA WI 53051 Phone # 414-303-1950

Fax # _____ Email address TRANSPAWSRUS@AOL.COM

2. Business owner contact information:

Contact MARY TRAN

Address 13113 W. LANCASTER AVE BUTLER WI 53007 Phone # 414-303-1950

Fax # _____ Email address TRANSPAWSRUS@AOL.COM

3. Building/Land owner contact information:

Contact ZOCK PAWS LLC THOMAS PERDZOCK

Address W281 N2312 BEACH PARK CIRCLE 262-613 6633 Phone # _____

Fax # _____ Email address TZOCK@LANDTITLESERVICES.NET

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

5. Days of Operation:

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

| Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Sunday |
|---------|---------|-----------|----------|---------|----------|--------|
| X | Y | X | X | X | X | |
| 8AM-5PM | 8AM-5PM | 8AM-5PM | 8AM-5PM | 8AM-5PM | 8-5PM | |

6. Is this an extension of an existing operation? BUSINESS MOVE FROM MENO-FALLS

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 1000 Total square footage -

If applicable list square footage according to 1st floor 1000 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 5 Number of spaces needed per code 5
Number of spaces allocated for employee parking 1
Dimensions of parking lot PER SITE PLAN 24' WIDE DRIVE Is parking lot paved? YES

13. Signage: What type of signage are you proposing for your business?
LIGHTED "PAWS R US" SIGN ON LOWER FRONT

If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

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

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

[Signature]
Name

2/26/16
Date

Business owner
Title or Position

I am aware and approve of the business to be operating in the building owned by THOMAS G PERDROCK ZOCK PAWS LLC

Name

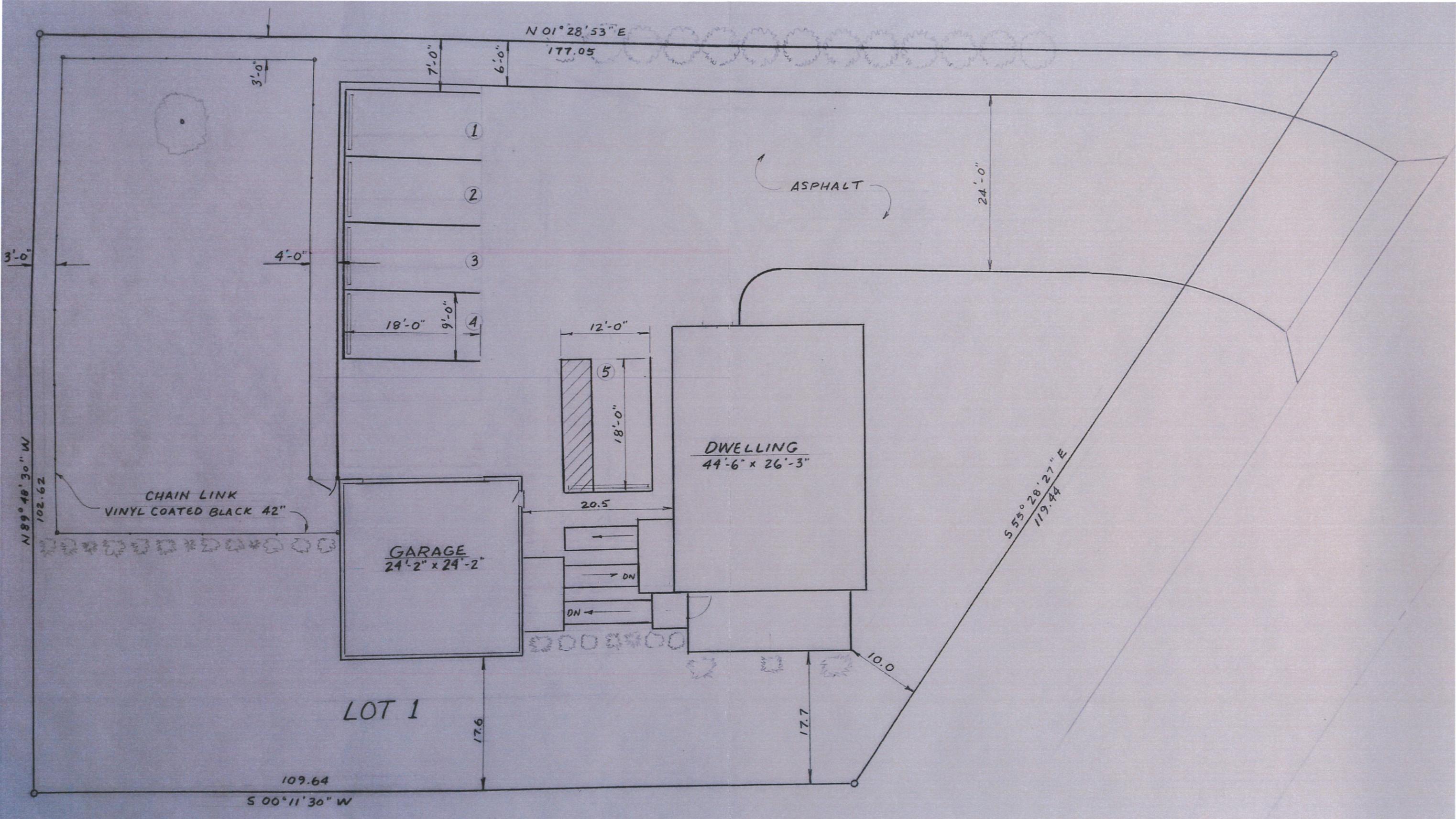
Date

Title or Position

Paws Are Us Pet Grooming: Job Description-washing and drying of various pets such as dogs, cats, and rabbits. Grooming entails brushing and/or haircuts of each pet. Grooming appointments are scheduled every hour. Pets are at the shop for two to three hours. Appointments are scheduled between eight in the morning until four in the evening. Operation hours are 8 to 5, Monday through Saturday. Approximately, I will have two to three employees, including me.

Owner/Operator: Mary M. Tran





2016
VILLAGE OF SUSSEX ORDER
GRANTING A CONDITIONAL USE AND PRESCRIBING CONDITIONS FOR
MCGUIRE CONTRACTORS, INC
IN THE VILLAGE OF SUSSEX

WHEREAS, an application has been filed by Steve McGuire, President of McGuire Contractors LLC (hereinafter collectively “Petitioner”); and

WHEREAS, the Petitioner is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance for the Village of Sussex for property commonly referred as a multi tenant building with parcel number SUXV0242013 N63W22625 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 currently owned by Rosenow Creek LLC C/O Wangard Partners and will lease a space to the Petitioner (hereinafter collectively “Owner”); 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 March 17, 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 Subject Property is zoned M-1 Industrial District; and

WHEREAS, the Petitioner intends to operate a construction services business, which may be permitted as a conditional use pursuant to Section 17.0506(A)(4)(a) of the Village of Sussex Zoning Ordinance; and

WHEREAS, the Plan Commission finds the application is consistent with the M-1 Industrial District which is intended to provide for the orderly development of manufacturing or industrial operations, which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the Village as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably ensure compatibility with the surrounding area in this respect. Uses which are generally perceived as being of a nuisance nature or considered to be a hazard to human life should not be permitted as a matter of right, but permitted only as conditional uses after careful

study and review. Listed conditional uses should not normally abut directly upon residential district; 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 Petitioner for construction service business as well as permitted and accessory uses set forth in Section 17.0422 M-1 Industrial 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 construction service business 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 March 17, 2017.
 2. Subject Property. This conditional use permit issued to the Petitioner, shall be limited to the property described in **Exhibit A** attached hereto and incorporated herein and to the site plan presented at public hearing.
 3. Plans. The Petitioner is required and must have all plans current, approved by the Plan Commission for the Village of Sussex, and on file with the Village Clerk for the Village of Sussex in order for this CU to be in effect. The Petitioner shall be entitled to amend or change any plan contemplated herein subject to the specific language of the Conditional use and subject to the Plan Commission for the Village of Sussex approval and without a public hearing, if such amendments and/or change is not a substantial amendment or change in any plan contemplated

herein as solely determined by the Plan Commission. If the Plan Commission for the Village of Sussex feels, in its sole discretion, that the amendment or change to any plan contemplated herein is substantial, the amendment or change will require a new permit and all Village procedures in place at the time must be followed.

- A. Site Plan. The Petitioner shall maintain the existing site plan, which shall be attached hereto and incorporated herein as **Exhibit A-1**.
 - 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 B**.
 - C. Traffic, Access, Loading, and Parking Plans. The Petitioner shall comply with the existing traffic parking, loading, and egress plan for the subject property on file with the Village Clerk which is shown in Exhibit A-1.
 - D. Lighting Plan. The Petitioner shall maintain the existing lighting plan for the Subject Property on file with the Village Clerk
 - E. Signage Plan. The Petitioner must submit a signage plan for approval for the Subject Property. Once approved said signage plan shall be attached hereto and incorporated herein as **Exhibit C**.
 - F. Public Improvements. There are no current public improvements required at this time.
 - G. Sewer, Water, Stormwater and Erosion Control Plans. The Petitioner shall comply with the specific sewer, water, stormwater, and erosion control plans on file with the Village Clerk.
 - H. Fence, Landscaping, Berm, and Open Space Utilization Plan. The Petitioner shall comply with the specific Fence, Landscaping, Berm, and Open Space Utilization Plan for the Subject Property on file with the Village Clerk.
 - I. Architectural and Building Plan. The Petitioner shall comply with the specific Architectural and Building Plan for the Subject Property on file with the Village Clerk.
 - J. Outdoor Storage and Uses Plan. No outdoor storage is permitted.
4. Adult-Oriented Materials. No adult-oriented materials or pornographic videotapes, magazines, or gift items will be sold or rented from the subject facility.

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

14. No Nuisance. The Village reserves the right to rescind its approval of this conditional use permit based upon the finding that the use is incompatible and a nuisance to surrounding uses, that the use is not in the public interest, or that the use adversely affects the use of adjacent lands, provided the Petitioner is given an opportunity to be heard on the matter and, if so rescinded the Petitioner and Subject Property shall thereupon be immediately subject to the Village of Sussex Zoning Ordinances , as applicable, regarding the use of the Subject Property as though no conditional use permit was granted.
 15. Subject to Acceptance. Subject to the Owner approving in writing the issuance of the same and Petitioner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.
 16. Review. The Plan Commission for the Village of Sussex reserves its right to review the operation and amend the conditional use permit as the Plan Commission for the Village of Sussex deems appropriate
- B. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for the Village of Sussex for determination.
 - C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Sussex, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
 - D. This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission for the Village of Sussex as being in compliance with all pertinent ordinances.
 - E. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Petitioner be delinquent in payment of any monies due and owing to the municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for

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

- F. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to a change in the use, premises, lands or owners, other than as specifically authorized herein, shall require a new permit and all Village procedures in place at the time must be followed.
- G. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.
- H. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
- I. This conditional use permit shall be effective for an initial term that ends five years from the date of January 1 of the year the conditional use is approved. During the final year of the 5 year term of the CU the Village Administrator or designee shall examine the record to determine if concerns about the operation have been raised in writing by the public, a governmental body or official, or anyone else, and shall also review the site and the adjoining area for compliance with the conditions of the CU. If based upon that review the use of the property is compatible with the surrounding areas and the Petitioner is in substantial compliance with all terms of this conditional use agreement, then, in that event, the Conditional Use can be automatically renewed for another 5 year term. If based upon that review the Village Administrator finds concerns about compliance with the conditions of the Conditional Use, the Petitioner shall be brought back before the Plan Commission for consideration of the renewal. The Petitioner shall have the responsibility to apply for the renewal by January 30th of the final year of the term of the CU. Failure of Petitioner to apply for the renewal as provided herein shall be deemed a violation of the conditions of the conditional use and may serve as a basis for termination of the conditional use permit. The Plan Commission for the Village of Sussex may add additional conditions at any time.
 - 1. Where the changing character of the surrounding area causes the original conditional use or subsequent approved amendments thereto to no longer be compatible with the surrounding area, or for similar cause, based upon consideration for the public welfare, the conditional use order and any subsequent approved amendments or changes may be terminated by action of the Plan Commission of the Village of Sussex. Such use shall thereafter be classified as a legal nonconforming use as it was permitted to exist on the day it was terminated.

2. Where this permitted conditional use does not continue in conformity with the conditions of the original approval or subsequent approved amendments or changes, the conditional use grant and any subsequent approved amendments thereto may be amended or terminated by action of the Plan Commission for the Village of Sussex. The Plan Commission for the Village of Sussex may require complete termination of such use.
 3. This conditional use may be reviewed annually. Additionally, this conditional use may be reviewed by the Plan Commission for the Village of Sussex at any time upon complaint or upon Plan Commission initiative.
- J. Upon acceptance by Petitioner of this conditional use permit, all prior conditional use permits granted to the Subject Property are hereby revoked and terminated.
- K. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission for the Village of Sussex.
- L. If any paragraph or phrase of this conditional use order is declared by a Court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific paragraph or phrase thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of this order. The remainder of the order shall remain in full force and effect.

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

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

 Gregory L. Goetz
 Village President

 Susan M. Freiheit
 Village Clerk

PETITIONER ACCEPTANCE

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

Dated this _____ day of _____, 2016

McGuire Contractors LLC

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.



PLAN OF OPERATION

To be used for a business with new construction.

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

(Conditional Use Permits require a Public Hearing)

Address location of new construction N63 W22625 Main Street

Tax Key # 242.013 Zoning: M-1

1. Name of Business:

McGuire Contractors, Inc.

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

2. Business owner contact information:

Steve McGuire

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

3. Building/Land owner contact information:

Sussex Main Street, LLC Alex Brackman

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

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

5. Days of Operation:

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

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

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

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

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

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

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

Steve McGuire _____
 Name 2/1/14 _____
President _____
 Title or Position

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

 Name _____

 Title or Position _____

February 1, 2016

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

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

Dear Ms. Fluet:

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

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

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

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

Sincerely,



Steven M. McGuire
McGUIRE CONTRACTORS, INC.

Wangard Building



CONCEPT SITE PLAN

MAMMOTH SPRINGS SOUTH
VILLAGE OF SUSSEX, WI

SITE DATA TABLE

TOTAL AREA = 4.768 acres

TOTAL UNITS = 107 units
 - 22 Townhome residences
 - 85 Market Rate residences
 DENSITY = 18.55 units/acre

SURFACE GARAGES = 17 stalls
 SURFACE PARKING = 27 spaces
 (excludes parking in front of units)

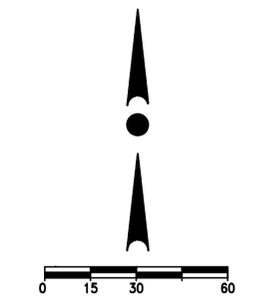
BUILDING SETBACKS
 - 6' minimum (Garage)
 - 15' typical



WAUKESHA AVENUE (C.T.H. "F")



12660 W. NORTH AVE., BLDG D
 BROOKFIELD, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpuelko@trioeng.com



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

DATE: 02/12/2016







Mammoth Springs South

Sussex, WI

2-Story Apartment Concept
March 11, 2016



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.

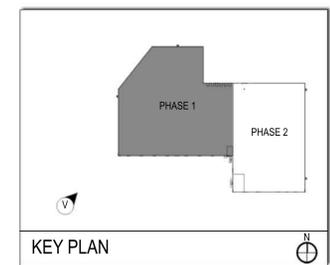
Regards,



David Guagliardo
SussexIM Inc.
CFO
262 820-2125



VIEW LOOKING NORTHEAST (PHASE 1)



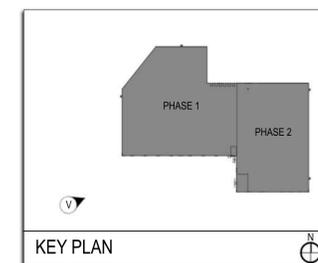
SUSSEX BUILD-TO-SUIT

PHASE ONE RENDERING





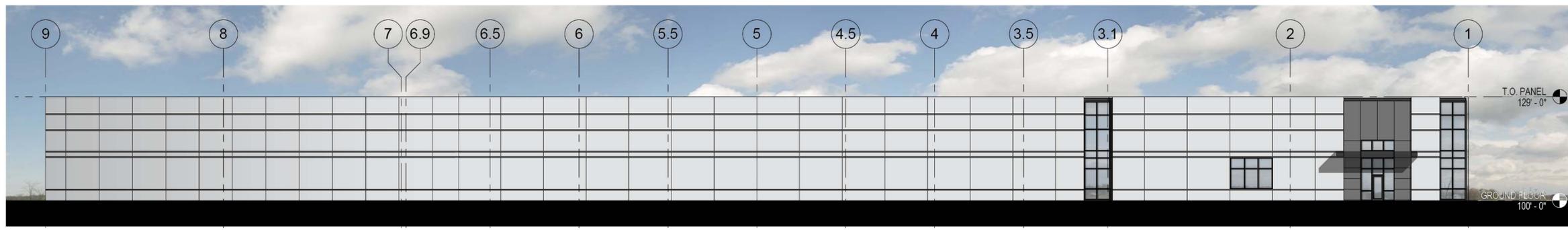
VIEW LOOKING NORTHEAST (PHASE 1 & PHASE 2)



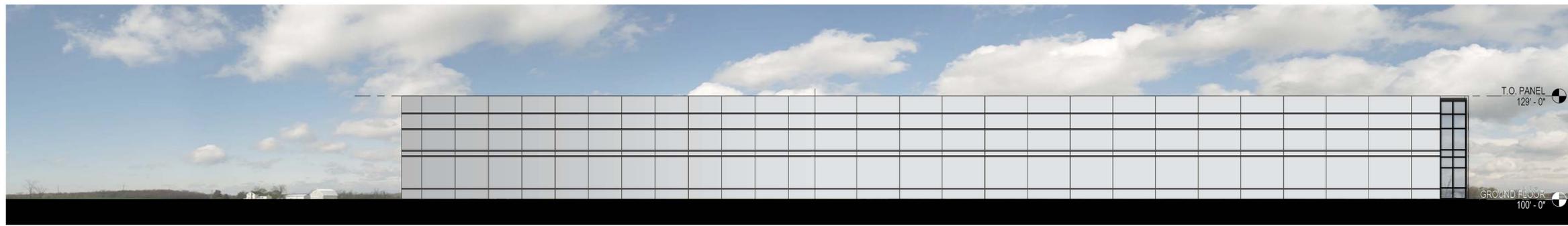
SUSSEX BUILD-TO-SUIT

PHASE TWO RENDERING

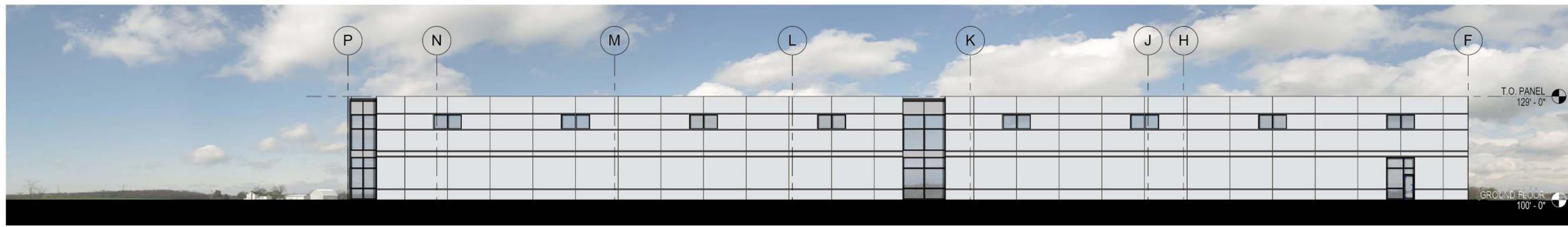




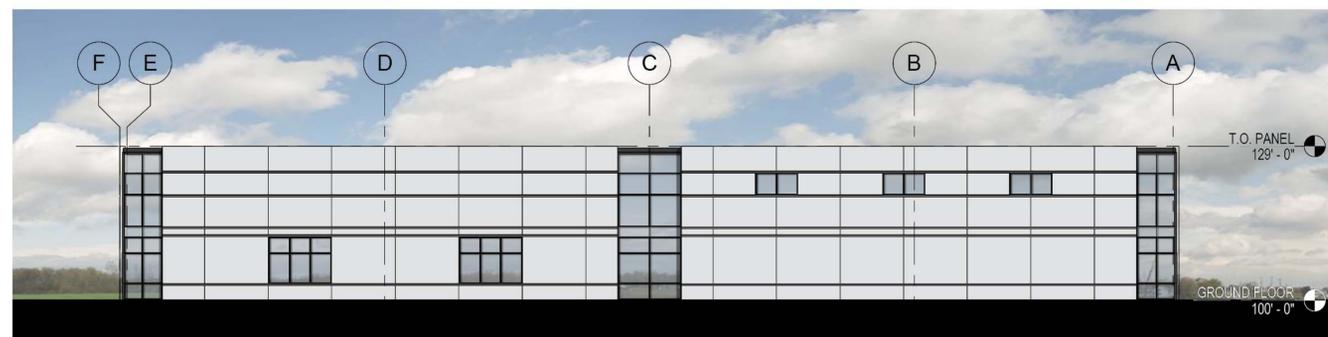
3 WEST ELEVATION - PHASE 1 & PHASE 2
 1/16" = 1'-0"



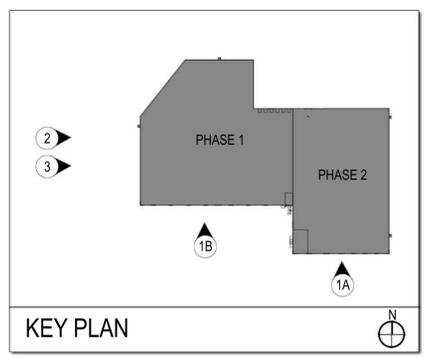
2 WEST ELEVATION - PHASE 1
 1/16" = 1'-0"



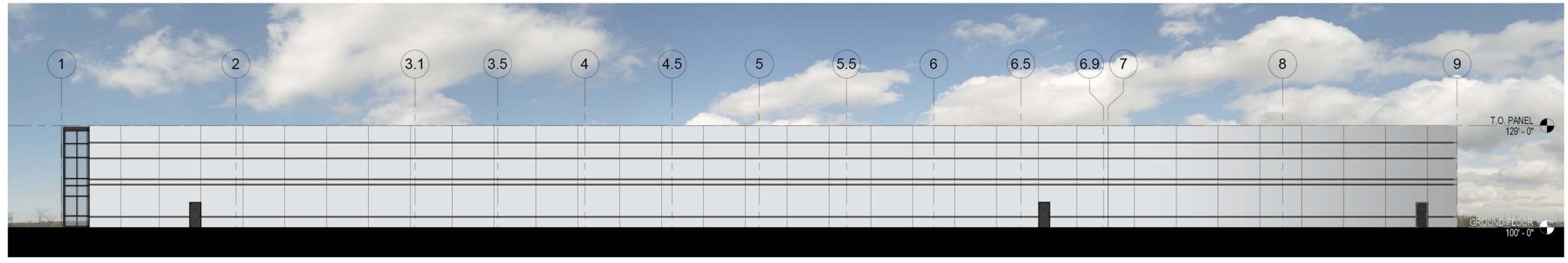
1B SOUTH ELEVATION - PHASE 1
 1/16" = 1'-0"



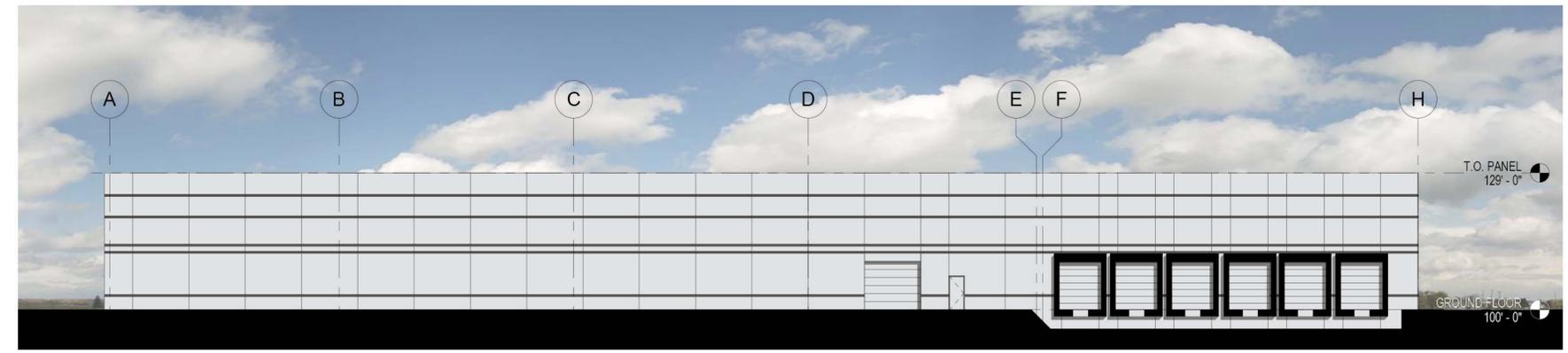
1A SOUTH ELEVATION - PHASE 2
 1/16" = 1'-0"



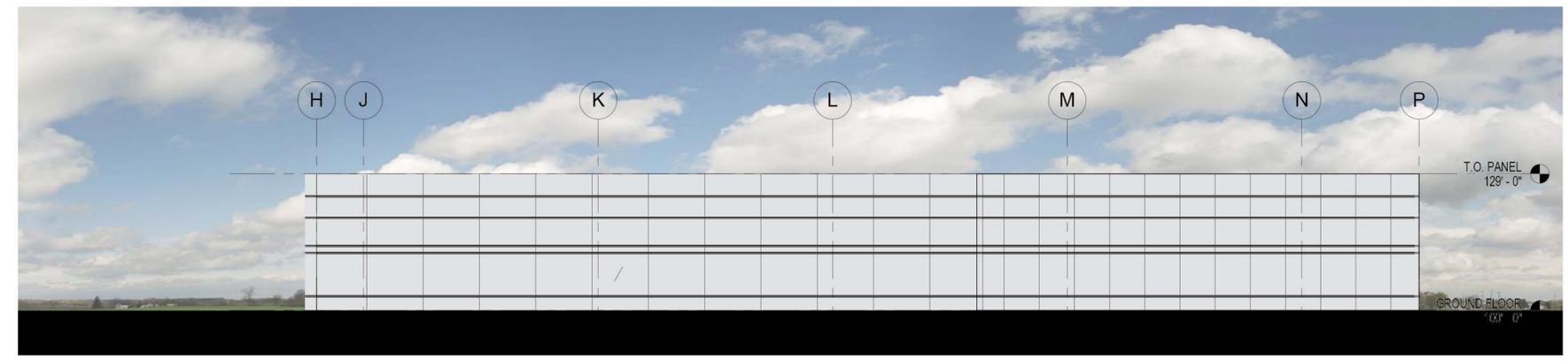
KEY PLAN



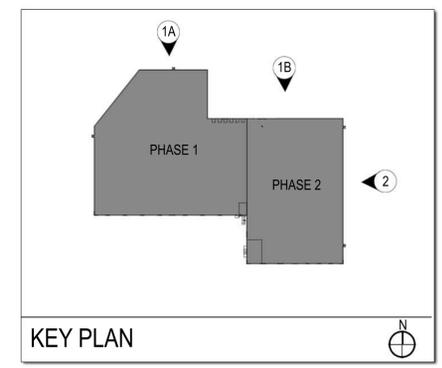
2 EAST ELEVATION - PHASE 1 & PHASE 2
 1/16" = 1'-0"



1B NORTH ELEVATION
 1/16" = 1'-0"



1A NORTH ELEVATION - PHASE 1
 1/16" = 1'-0"



BUILDING DESIGN FOR:
PROPOSAL #15-00194

SHEET TITLE
 COLOR BUILDING ELEVATIONS

REVISIONS

| | |
|--|--|
| | |
| | |

PROJECT DATA

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

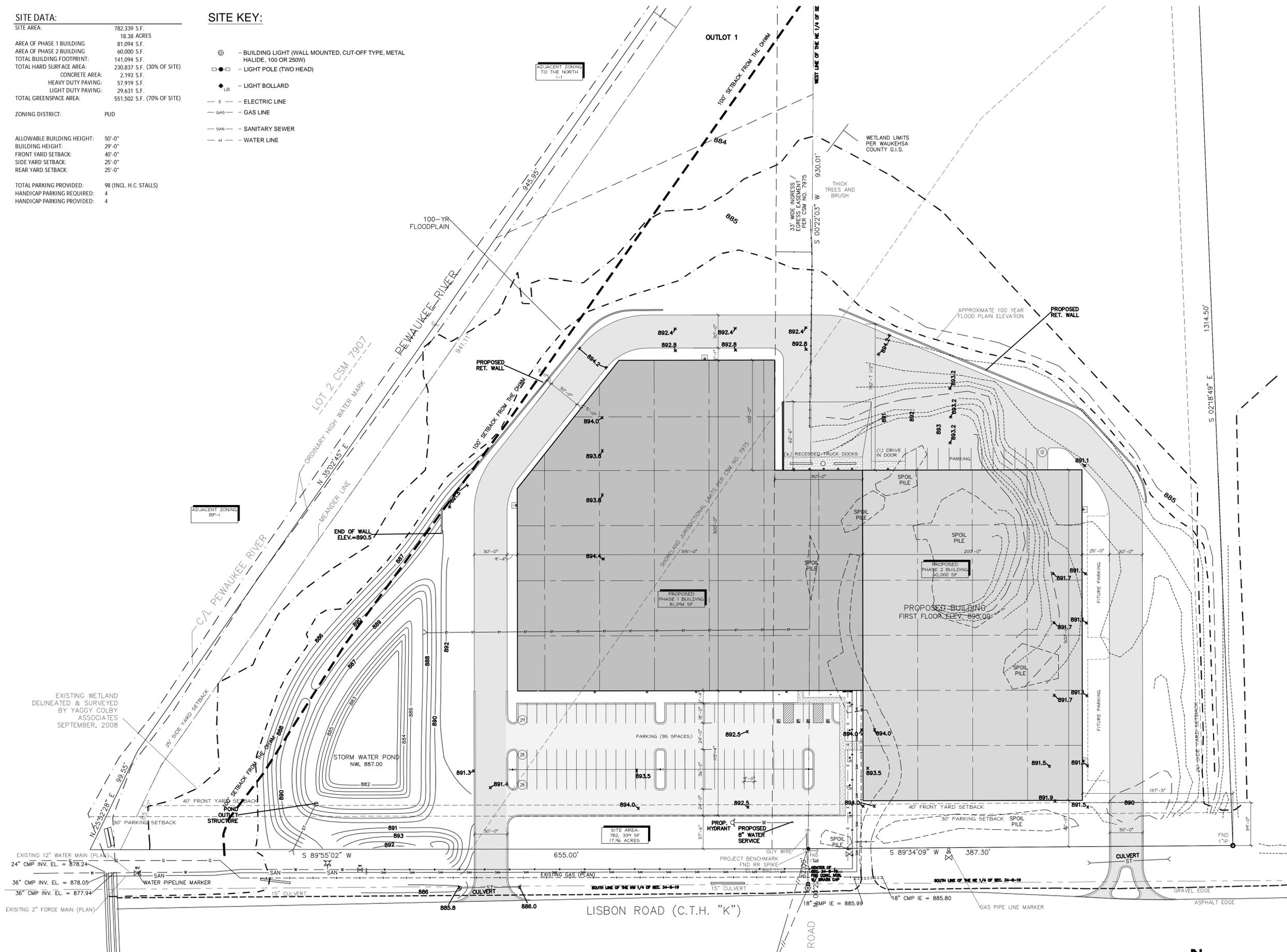
A4.6

SITE DATA:

| | |
|----------------------------|----------------------------|
| SITE AREA: | 782,339 S.F. |
| | 18.38 ACRES |
| AREA OF PHASE 1 BUILDING | 81,094 S.F. |
| AREA OF PHASE 2 BUILDING | 60,000 S.F. |
| TOTAL BUILDING FOOTPRINT: | 141,094 S.F. |
| TOTAL HARD SURFACE AREA: | 230,837 S.F. (30% OF SITE) |
| CONCRETE AREA: | 2,193 S.F. |
| HEAVY DUTY PAVING: | 57,919 S.F. |
| LIGHT DUTY PAVING: | 29,631 S.F. |
| TOTAL GREENSPACE AREA: | 551,502 S.F. (70% OF SITE) |
| ZONING DISTRICT: | PUD |
| ALLOWABLE BUILDING HEIGHT: | 50'-0" |
| BUILDING HEIGHT: | 29'-0" |
| FRONT YARD SETBACK: | 40'-0" |
| SIDE YARD SETBACK: | 25'-0" |
| REAR YARD SETBACK: | 25'-0" |
| TOTAL PARKING PROVIDED: | 98 (INCL. H.C. STALLS) |
| HANDICAP PARKING REQUIRED: | 4 |
| HANDICAP PARKING PROVIDED: | 4 |

SITE KEY:

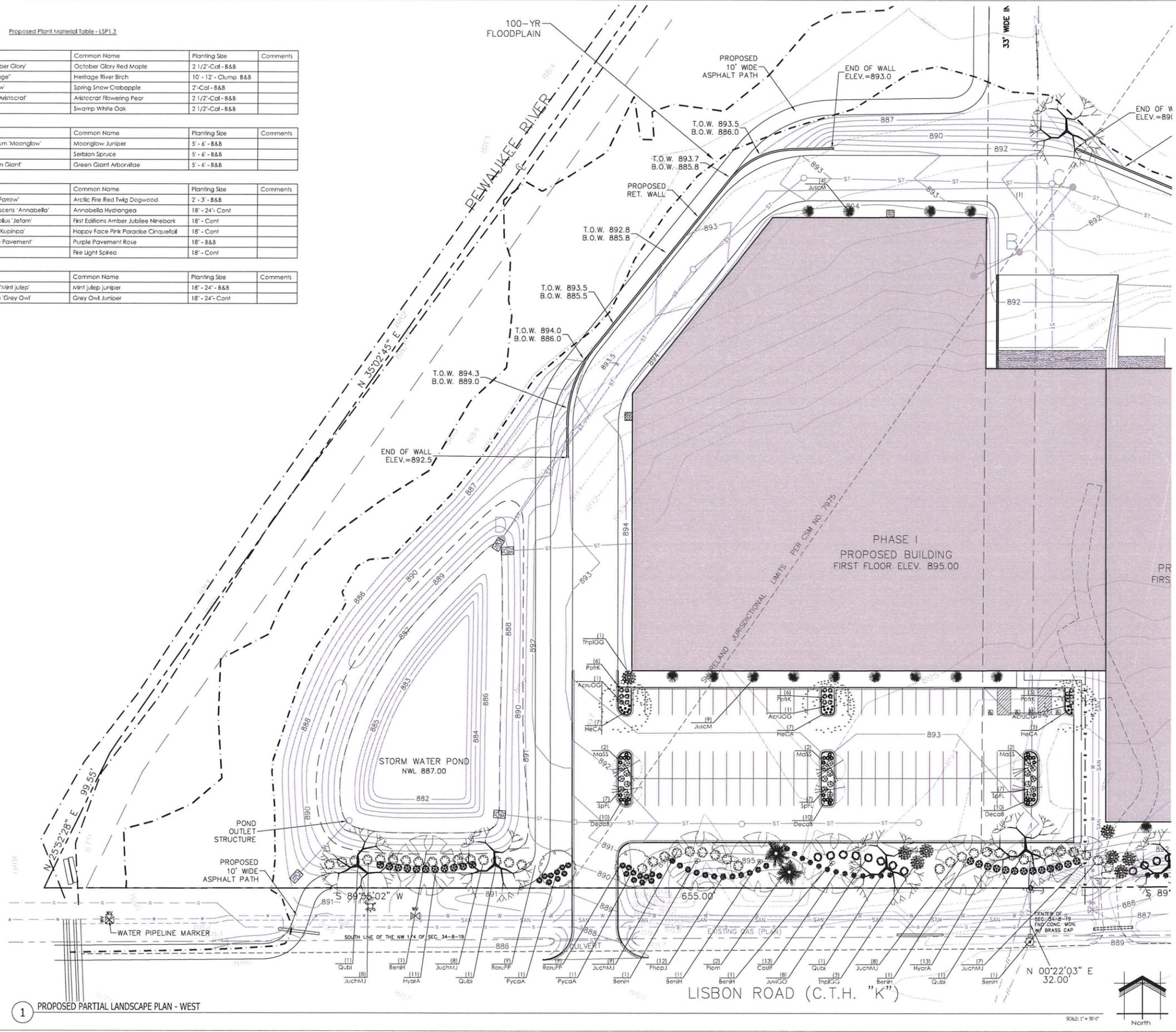
| | |
|--|--|
| | BUILDING LIGHT (WALL MOUNTED, CUT-OFF TYPE, METAL HALIDE, 100 OR 250W) |
| | LIGHT POLE (TWO HEAD) |
| | LIGHT BOLLARD |
| | ELECTRIC LINE |
| | GAS LINE |
| | SANITARY SEWER |
| | WATER LINE |



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

Proposed Plant Material Table - LSP1.3

| Broadleaf Deciduous Tree | | | | | | |
|---------------------------|-----------|--------|--|---------------------------------------|-----------------------|----------|
| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
| 3 | AcruOG | | <i>Acer rubrum</i> 'October Glory' | October Glory Red Maple | 2 1/2'-Cal - B&B | |
| 6 | BenH | | <i>Betula nigra</i> 'Heritage' | Heritage River Birch | 10' - 12' - Clump B&B | |
| 6 | MaSS | | <i>Malus x Spring Snow</i> | Spring Snow Crabapple | 2'-Cal - B&B | |
| 2 | PycaA | | <i>Pyrus calleryana</i> 'Aristocrat' | Aristocrat Flowering Pear | 2 1/2'-Cal - B&B | |
| 4 | Qubi | | <i>Quercus bicolor</i> | Swamp White Oak | 2 1/2'-Cal - B&B | |
| Conifer Evergreen Tree | | | | | | |
| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
| 13 | JuscM | | <i>Juniperus scopulorum</i> 'Moonglow' | Moonglow Juniper | 5' - 6' - B&B | |
| 2 | Piom | | <i>Picea omorika</i> | Serbian Spruce | 5' - 6' - B&B | |
| 4 | ThpIGG | | <i>Thuja plicata</i> 'Green Giant' | Green Giant Arborvitae | 5' - 6' - B&B | |
| Broadleaf Deciduous Shrub | | | | | | |
| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
| 13 | Cosif | | <i>Cornus stolonifera</i> 'Farrow' | Arctic Fire Red Twig Dogwood | 2' - 3' - B&B | |
| 24 | HyarA | | <i>Hydrangea arborescens</i> 'Annabella' | Annabella Hydrangea | 18' - 24' - Cont | |
| 12 | PhopJ | | <i>Physocarpus opulifolius</i> 'Jefam' | First Editions Amber Jubilee Ninebark | 18' - Cont | |
| 17 | PolK | | <i>Potentilla fruticosa</i> 'Kusipina' | Happy Face Pink Paradise Cinquefoil | 18' - Cont | |
| 20 | RoruPP | | <i>Rosa rugosa</i> 'Purple Pavement' | Purple Pavement Rose | 18' - B&B | |
| 21 | SpFL | | <i>Spiraea x Fire Light</i> | Fire Light Spirea | 18' - Cont | |
| Conifer Evergreen Shrub | | | | | | |
| Quantity | Code Name | Symbol | Scientific Name | Common Name | Planting Size | Comments |
| 40 | JuchMJ | | <i>Juniperus chinensis</i> 'Mint julep' | Mint julep juniper | 18' - 24' - B&B | |
| 8 | JuvIGO | | <i>Juniperus virginiana</i> 'Grey Owl' | Grey Owl Juniper | 18' - 24' - Cont | |
| Perennial Grass | | | | | | |



1 PROPOSED PARTIAL LANDSCAPE PLAN - WEST

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and Master Planning Design Consulting
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www.insitelandscape.com
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Project:
SUSSEX I. M.

Lisbon Road
Sussex, WI

Issuance and Revisions:

| Date | Number | Description |
|----------|--------|-------------------------|
| xx/xx/15 | | Client Review Submittal |

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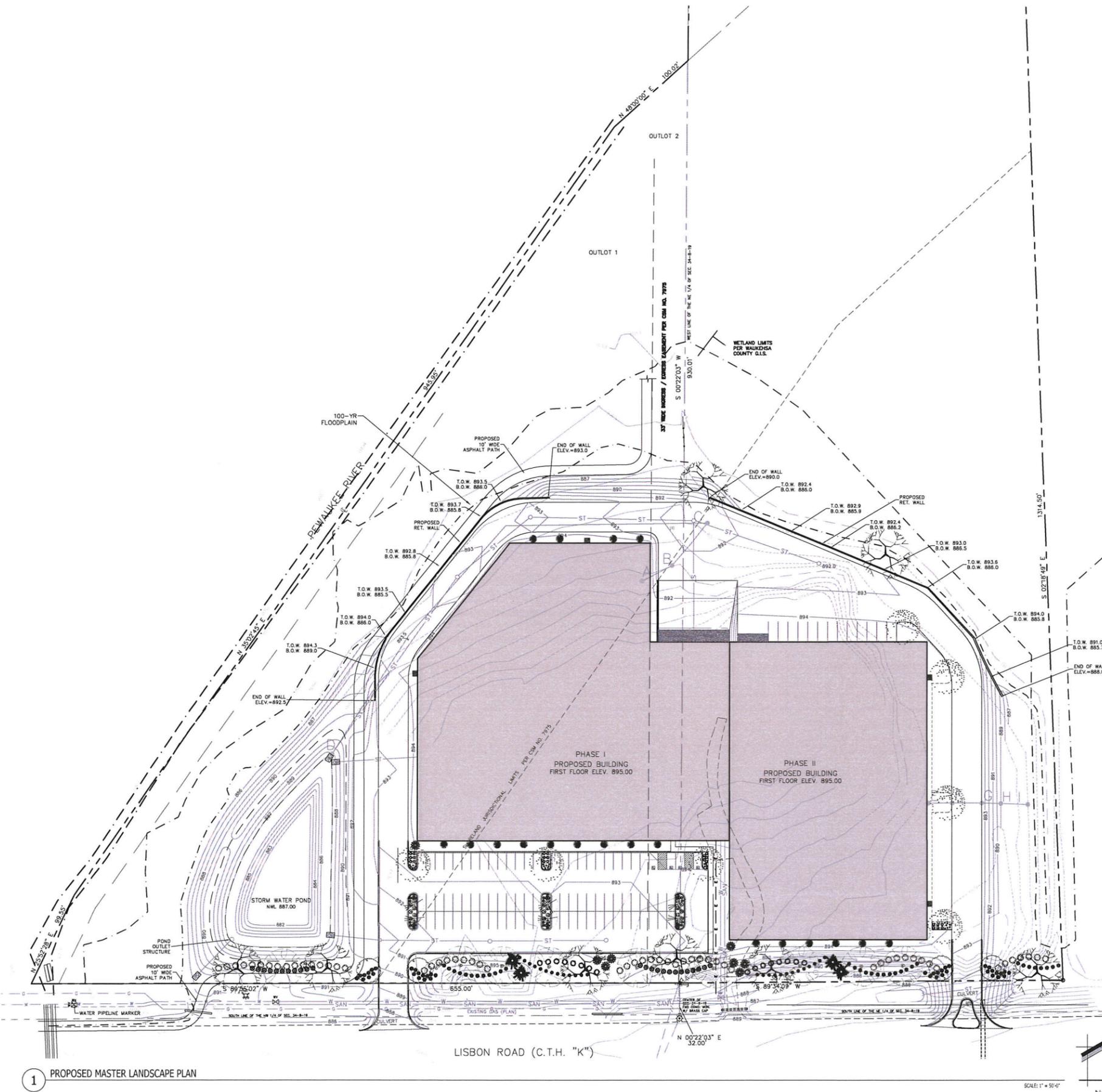
Sheet Title:
PROPOSED PARTIAL LANDSCAPE PLAN - WEST AND PLANT MATERIAL TABLE

Date of Drawing: 02/29/16
Scale: 1" = 30'-0"
Drawn By: MCD
Job Number: L16-004
Sheet Number:

LSP1.3

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L16-004 - SUSSEX I. M. - 02/29/2016



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 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 AND ISO 11976.
 - 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 ARE NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 6" DEEP (MIN) AND SHALL BE SODDING/SEEDING 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 - 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 SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS (OR BROWN ENVIRO-MULCH) FREE OF GROWTH WEEDS, FOREIGN MATERIAL TO PLANT LIFE OR CHEMICALS 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 COVERINGS 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 OR GRASS SEED MIX BLENDS (242) 786-3300 | NO-MOW LOW GROW GRASS SEED MIX BLENDS |
| 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 CHEWINGS FESCUE | APPLY AT A RATE OF 175 POUNDS PER ACRE. |
| 10% HESTA III PERENNIAL RYE GRASS | REFER TO SUPPLIERS SPECIFICATIONS AND |
| 10% CUTLER 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 ENVIRONMENT WHEREAS ANY VISUAL ENVIRONMENT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THIRING 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.

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and Master Planning Design Consulting

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Project:
SUSSEX I. M.

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Issuance and Revisions:

| Date | Number | Description |
|----------|--------|-------------------------|
| xx/xx/15 | | Client Review Submittal |

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

Date of Drawing: 02/29/16
Scale: 1" = 50'-0"
Drawn By: MCD
Job Number: L16-004
Sheet Number: LSP1.1

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

DIGGERS HOTLINE

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 CANNOT BE GUARANTEED OR CERTIFIED TO.

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

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

1 PROPOSED MASTER LANDSCAPE PLAN

SCALE: 1" = 50'-0"
North

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L16-004 - SUSSEX I. M. - 02/29/2016

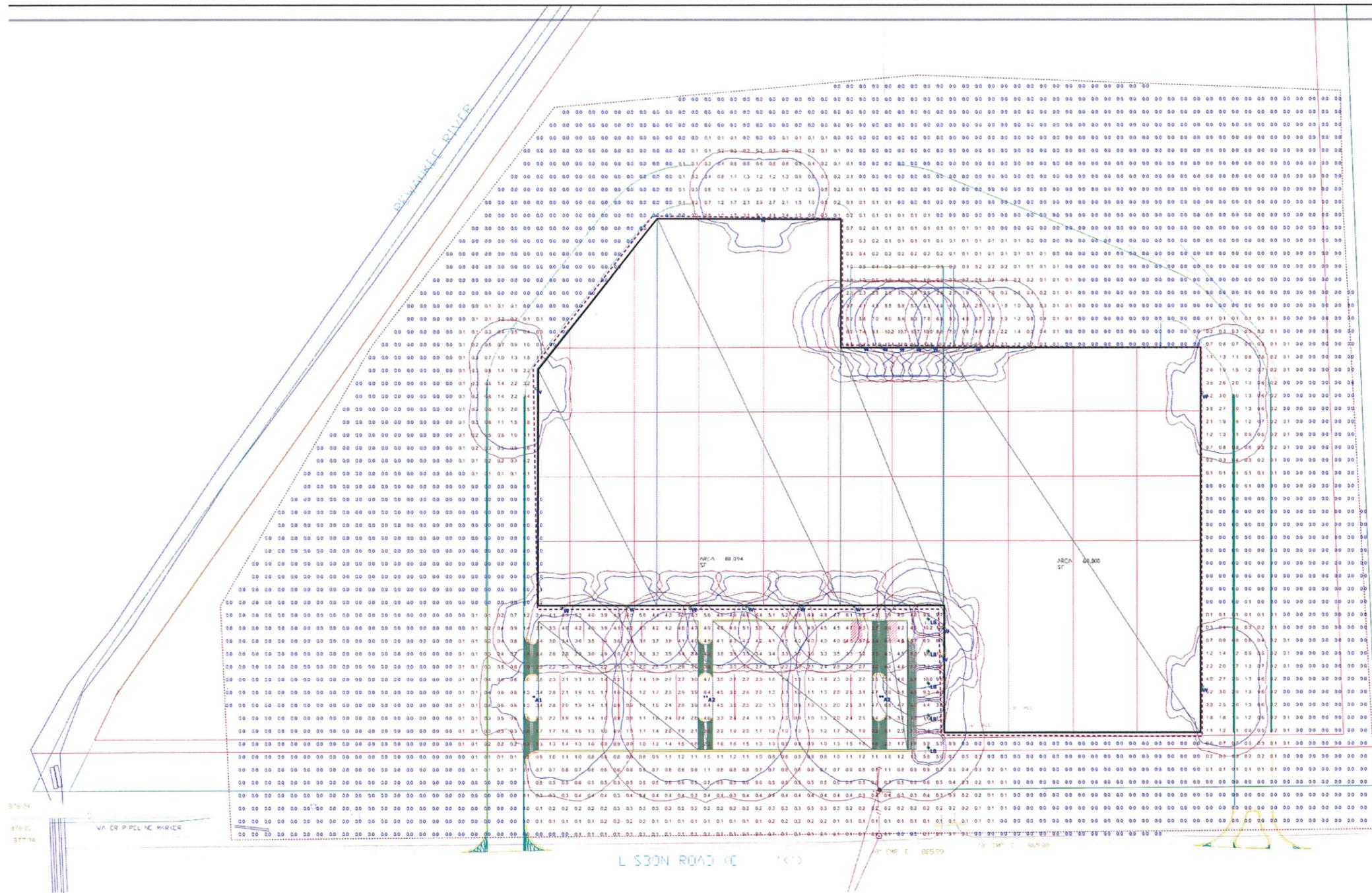
BUILDING DESIGN FOR:
SUSSEX IM
 LISBON ROAD & SWAN ROAD
 VILLAGE OF SUSSEX, WI 53086

SHEET TITLE
 SITE LIGHTING

REVISIONS

PROJECT DATA
 DATE 02.29.2016
 JOB NO. 15-00194
 SET USE PLAN COMMISSION
 FILE NAME C2-A1.1
 DRAWN BY MVH
 SHEET NO.

A1.1

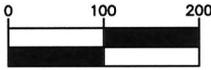


| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|-------------------|---|---|------|--------------|--------------------------------------|-----------------|-------------------|---------|
| | A2 | 2 | Lithonia Lighting | KAD LED 40C 1000 40K R4 HVOLT mounted at 23' | KAD LED, 40 LED, 1 AMP HVOLT DRIVER, 4000K, TYPE 4 OPTICS | LED | 1 | KAD_LED_40C_1000_40K_R4_HVOLT ies | 14907.05 | 0.95 | 260 |
| | W | 18 | Lithonia Lighting | DSKW2 LED 30C 1000 40K T4H HVOLT mounted at 16' | DSKW2 LED WITH 3 LIGHT ENGINES, 30 LED'S, 1000MA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC | LED | 1 | DSKW2_LED_30C_1000_40K_T4H_HVOLT ies | 8913.702 | 0.95 | 109 |
| | LB | 5 | Lithonia Lighting | DSXB LED 16C 700 40K 5YM | D-SERIES BOLLARD WITH 16 4000K LED'S OPERATED AT 700mA AND SYMMETRIC DISTRIBUTION | LED | 1 | DSXB_LED_16C_700_40K_5YM ies | 2954.802 | 0.95 | 39 |
| | A1 | 1 | Lithonia Lighting | KAD LED 40C 1000 40K R4 HVOLT mounted at 23' | KAD LED, 40 LED, 1 AMP HVOLT DRIVER, 4000K, TYPE 4 OPTICS | LED | 1 | KAD_LED_40C_1000_40K_R4_HVOLT ies | 14907.05 | 0.95 | 140 |

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.

GRAPHIC SCALE



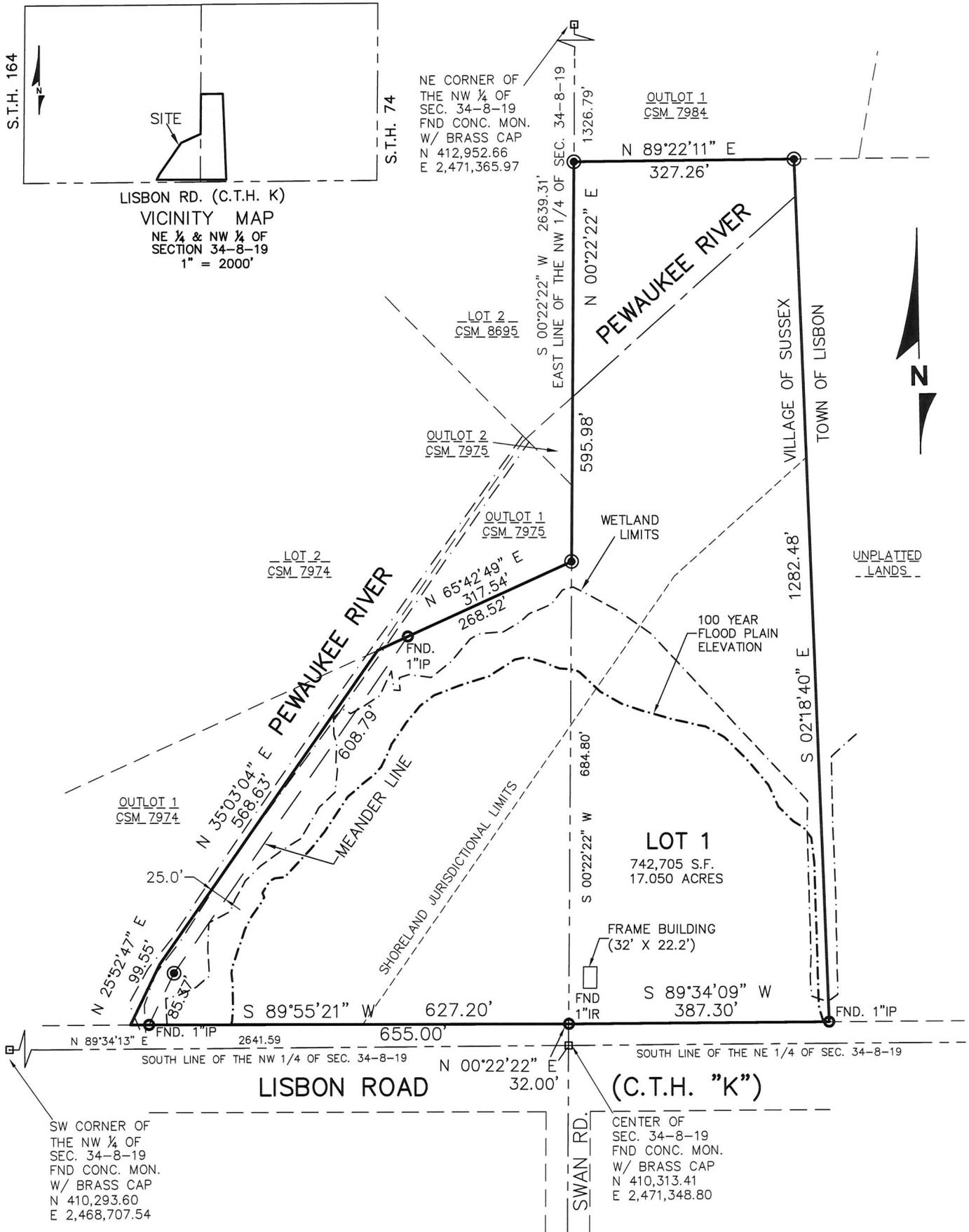
1 inch = 200 ft

- INDICATES IRON PIPE FOUND
- INDICATES IRON PIPE SET

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

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.

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 Milwaukee, WI 53222
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 www.cj-engineering.com



CERTIFIED SURVEY MAP NO. _____

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

GRAPHIC SCALE

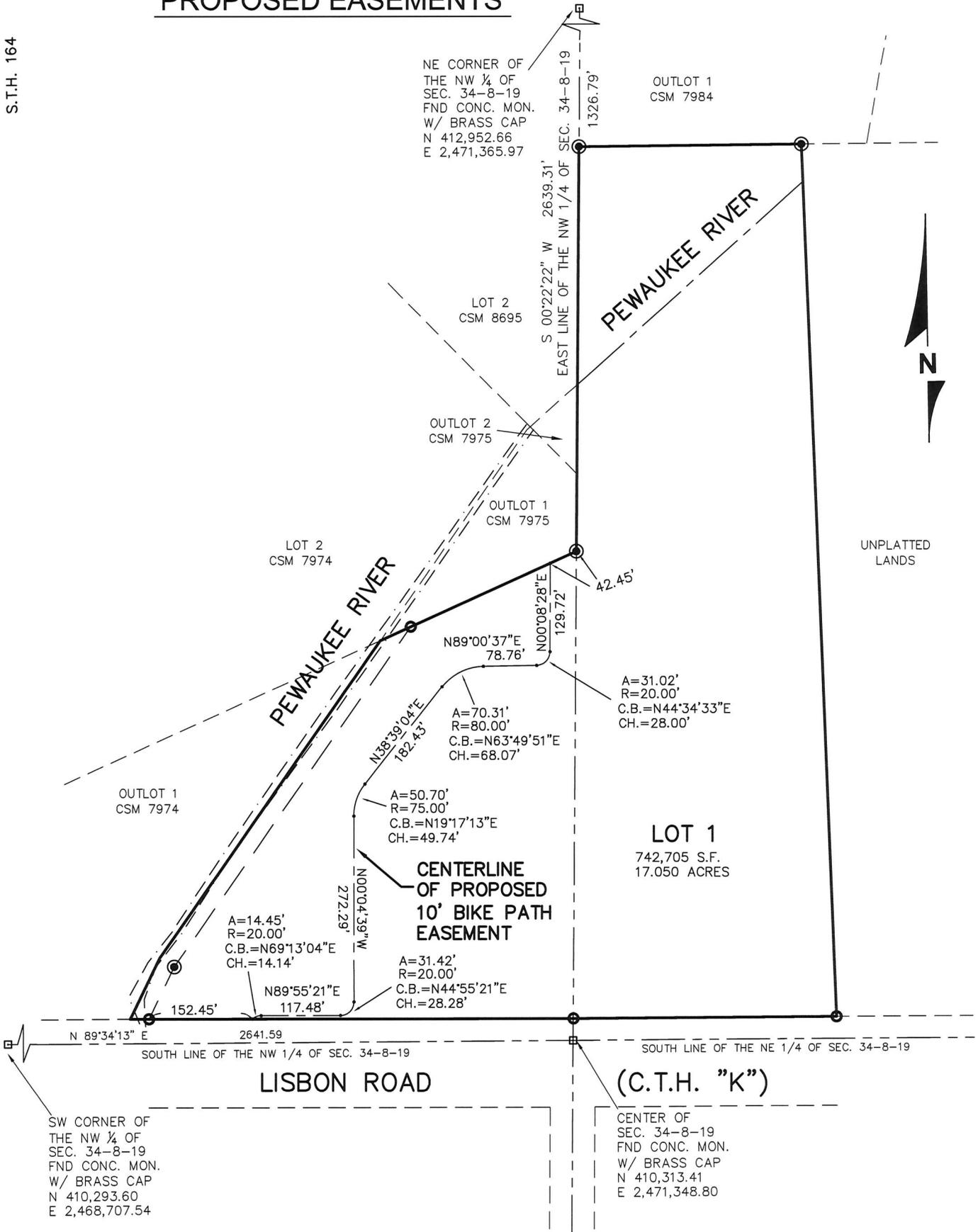


1 inch = 200 ft

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PROPOSED EASEMENTS

S.T.H. 164



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 $\frac{1}{4}$ 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.

OWNER'S CERTIFICATE

_____, 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, _____, 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__

CERTIFICATE OF VILLAGE OF SUSSEX PLAN COMMISSION AND VILLAGE BOARD

I, GREGORY GOETZ, VILLAGE PRESIDENT OF SUSSEX, HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP IS APPROVED BY THE VILLAGE PLAN COMMISSION AND VILLAGE BOARD, AS COMPLYING WITH THE VILLAGE OF SUSSEX SUBDIVISION ORDINANCES.

_____ DATED THIS _____ DAY OF _____, 20__
GREGORY GOETZ, VILLAGE PRESIDENT

CERTIFIED SURVEY MAP NO. _____

A division of Outlot 3, in Village Estates No.1, in the Northeast 1/4 of the Southwest 1/4 of Section 23, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

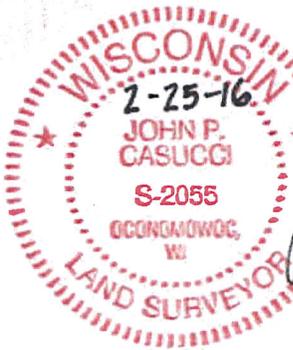
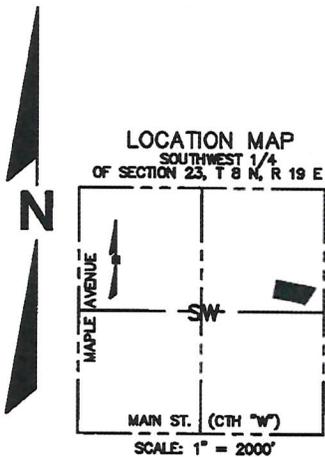
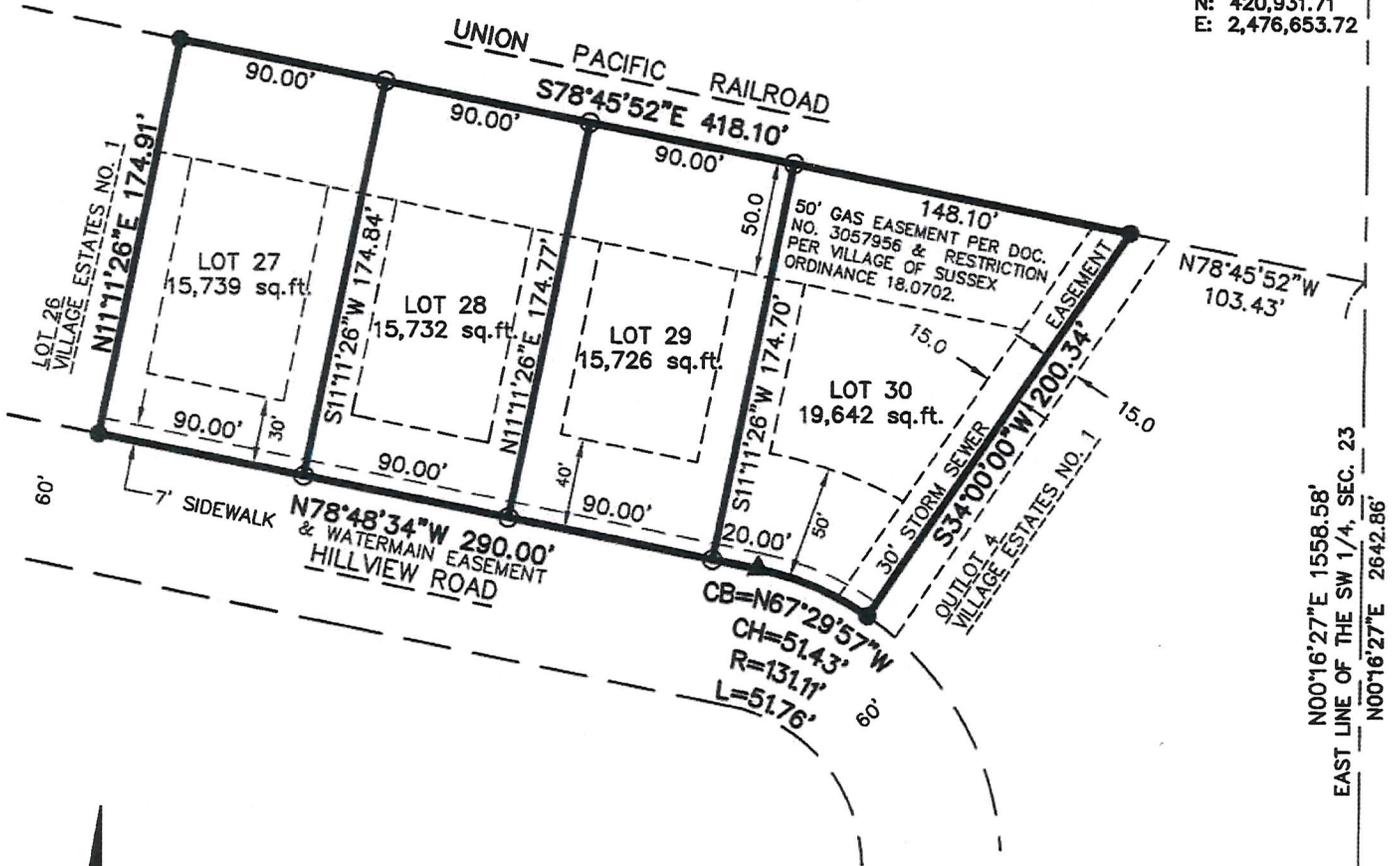
- ▲ INDICATES 1.27" REBAR FOUND
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

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

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, T 8 N, R 19 E, WHICH BEARS N00°16'27"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

SETBACKS:
 FRONT LOTS 27-28: 30'
 FRONT LOT 29: 40'
 FRONT LOT 30: 50'
 SIDE: 15' REAR: 50'

NE COR OF SW 1/4 OF SEC 23-8-19 BRASS CAP MONUMENT
 N: 420,931.71
 E: 2,476,653.72



John P. Casucci

N: 418,289.16
 E: 2,476,641.08
 SE COR OF SW 1/4 OF SEC 23-8-19 BRASS CAP MONUMENT

R.A. Smith National, Inc.

Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005
 262-781-1000 Fax 262-797-7373 www.rasmithnational.com
 Appleton, WI Orange County, CA Pittsburg, PA

S:\5165655\dwg\CS301L80.dwg SHEET 1
SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

A division of Outlot 3, in Village Estates No.1, in the Northeast 1/4 of the Southwest 1/4 of Section 23, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a division of Outlot 3, in Village Estates No.1, in the Northeast 1/4 of the Southwest 1/4 of Section 23, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

Containing 66,841 square feet.

THAT I have made this survey, land division and map by the direction of COTEY FAMILY, LLC, owner of said lands.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Statutes of the State of Wisconsin and the Subdivision Ordinance of the Village of Sussex in surveying, dividing, and mapping the same.

t

DATE

_____(SEAL)
JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055

CERTIFIED SURVEY MAP NO. _____

A division of Outlot 3, in Village Estates No.1, in the Northeast 1/4 of the Southwest 1/4 of Section 23, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

VILLAGE OF SUSSEX BOARD APPROVAL

APPROVED by the Village Board of the Village of Sussex on this _____ day of _____, 20____.

Gregory Goetz, President

Susan Freiheit, Village Clerk

VILLAGE OF SUSSEX PLAN COMMISSION APPROVAL

APPROVED by the Planning Commission of the Village of Sussex on this _____ day of _____, 20____.

Gregory Goetz, President

Susan Freiheit, Village Clerk

CERTIFIED SURVEY MAP NO. _____

A division of Outlot 4, in Village Estates No.1, in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 23, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

- ▲ INDICATES 1.27" REBAR FOUND
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

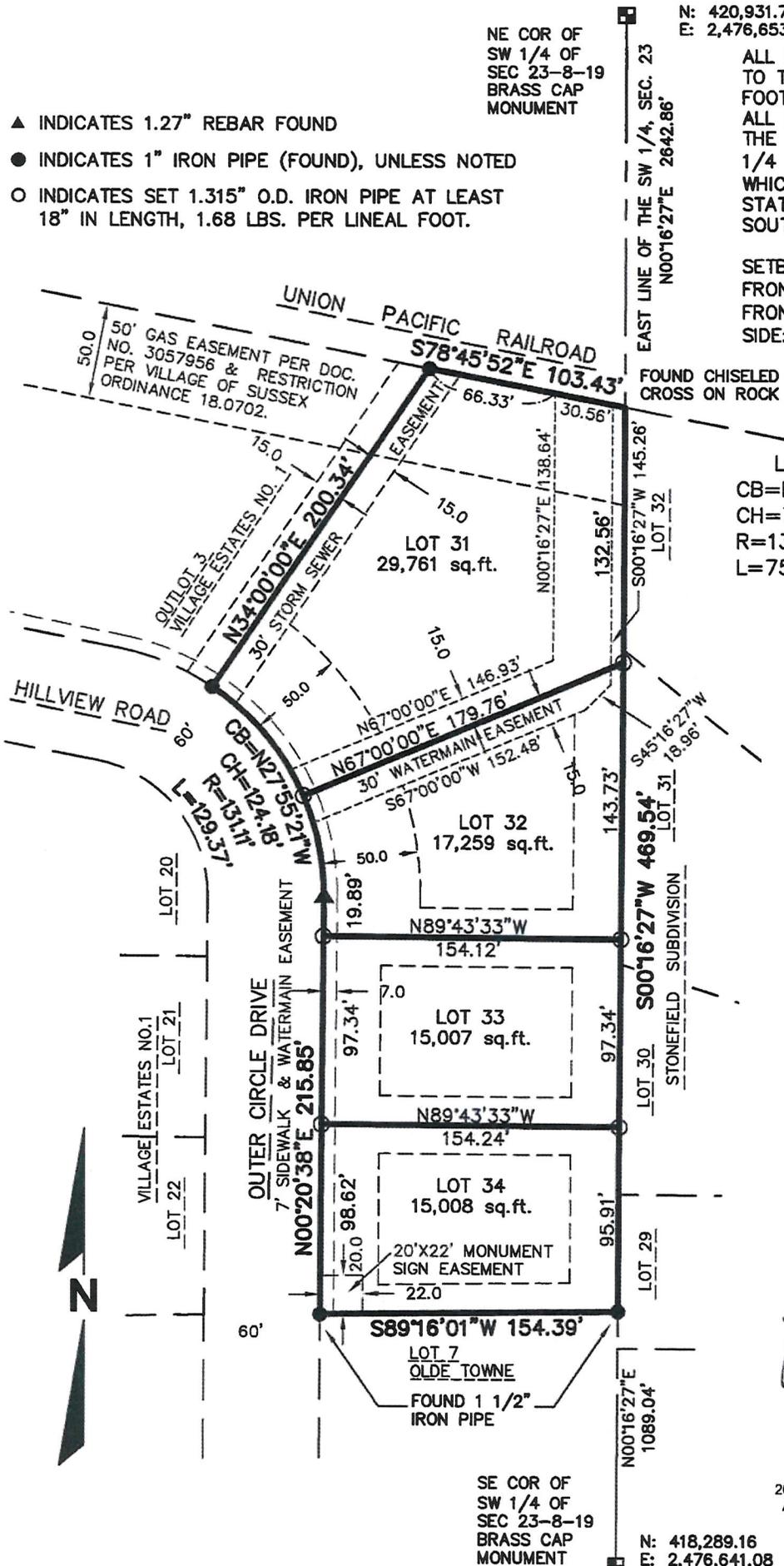
NE COR OF SW 1/4 OF SEC 23-8-19 BRASS CAP MONUMENT

N: 420,931.71
E: 2,476,653.72

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

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, T 8 N, R 19 E, WHICH BEARS N00°16'27"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

SETBACKS:
FRONT LOTS 31-32: 50'
FRONT LOTS 33-34: 30'
SIDE: 15' REAR: 25'

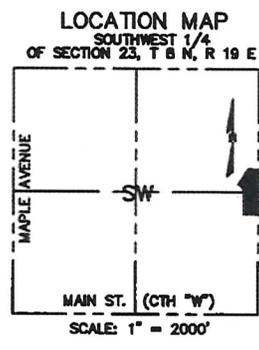


EAST LINE OF THE SW 1/4, SEC. 23
N00°16'27"E 2642.86'

S00°16'27"W 145.26'
S45°16'27"W 18.96'

N00°16'27"E 1089.04'

| | |
|--|--|
| LOT 31 CB=N39°47'44"W CH=74.01' R=131.11' L=75.03' | LOT 32 CB=N11°31'46"W CH=53.95' R=131.11' L=54.34' |
|--|--|



R.A. Smith National, Inc.

Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

S:\5165655\dwg\CS101L80.dwg\SHEET 1

N: 418,289.16
E: 2,476,641.08

SE COR OF SW 1/4 OF SEC 23-8-19 BRASS CAP MONUMENT

CERTIFIED SURVEY MAP NO. _____

A division of Outlot 4, in Village Estates No.1, in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 23, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a division of Outlot 4, in Village Estates No.1, in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 23, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

Containing 77,035 square feet.

THAT I have made this survey, land division and map by the direction of COTEY FAMILY, LLC, owner of said lands.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Statutes of the State of Wisconsin and the Subdivision Ordinance of the Village of Sussex in surveying, dividing, and mapping the same.

DATE

JOHN P. CASUCCI (SEAL)
REGISTERED LAND SURVEYOR S-2055

CERTIFIED SURVEY MAP NO. _____

A division of Outlot 4, in Village Estates No.1, in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 23, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

VILLAGE OF SUSSEX BOARD APPROVAL

APPROVED by the Village Board of the Village of Sussex on this _____ day of _____, 20____.

Gregory Goetz, President

Susan Freiheit, Village Clerk

VILLAGE OF SUSSEX PLAN COMMISSION APPROVAL

APPROVED by the Planning Commission of the Village of Sussex on this _____ day of _____, 20____.

Gregory Goetz, President

Susan Freiheit, Village Clerk

TO: Village of Sussex Plan Commission

March 11, 2016

RE: Certified Survey Map Approvals

Cotey Family LLC, owner and developer of Village Estates subdivision is requesting approval of two certified survey maps for Outlot 3 and Outlot 4 respectively to finalize the establishment of eight single family RS-3 lots.

This will complete the formation of all sixteen single family lots in Village Estates Phase 2 as planned and approved by the Village of Sussex.

The Developers Agreement between Cotey Family LLC and the Village of Sussex includes a requirement for an easement to be established on one of the Village Estates Phase 2 lots to accommodate a **neighborhood monument sign**.

Lot #34 of Village Estates located at the southeast entrance of the subdivision on Outer Circle drive, currently includes an easement on the certified survey map as submitted to allow for the neighborhood monument sign to be constructed as requested by the Village of Sussex.

Due the fact that this is a continuation of Outer Circle drive and the existing subdivision south of Village Estates (houses) it may no longer be appropriate to install a monument sign at this entrance of the subdivision to delineate the two.

Cotey Family LLC is requesting that the Village of Sussex relieve the developer of the obligation to construct the monument prior to approval of the CSM's for Outlot 3 and Outlot 4 as this would cause a delay to Cotey Family LLC and interested purchasers for the new lots created from Outlot 3 and Outlot 4 who would like to receive building permits to commence with construction in 2016.

Cotey Family LLC also requests that the Village of Sussex remove the requirement for a neighborhood monument sign to be constructed at the southeast entrance of Village Estates. This would also eliminate the need for the easement on lot #34. A monument sign will be installed as planned on lot #5 at the southwest entrance to Village Estates.

Thank you for your consideration on this matter.

Donald R Cotey Jr, Managing Member Cotey Family LLC

PRELIMINARY PLAT OF JOHANSEN FARMS

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35,
TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

| LEGEND | |
|--------|-----------------------------------|
| | INDICATES SOIL BORING LOCATION |
| | INDICATES PROPOSED FIRE HYDRANT |
| | INDICATES EXISTING WATERMAIN |
| | INDICATES PROPOSED WATERMAIN |
| | INDICATES EXISTING SANITARY SEWER |
| | INDICATES PROPOSED SANITARY SEWER |
| | INDICATES EXISTING STORM SEWER |
| | INDICATES PROPOSED STORM SEWER |
| | INDICATES PROPOSED FORCEMAIN |
| | INDICATES EXISTING CONTOUR |

| EASEMENT LEGEND: | |
|------------------|---|
| | PROPOSED 20' WIDE STORM SEWER EASEMENT |
| | PROPOSED 11' WIDE SIDEWALK EASEMENT |
| | PROPOSED 35' WIDE ACCESS EASEMENT |
| | PROPOSED 35' WIDE UTILITY AND ACCESS EASEMENT |
| | PROPOSED 20' WIDE LANDSCAPE EASEMENT |
| | PROPOSED STORMWATER DRAINAGE EASEMENT |

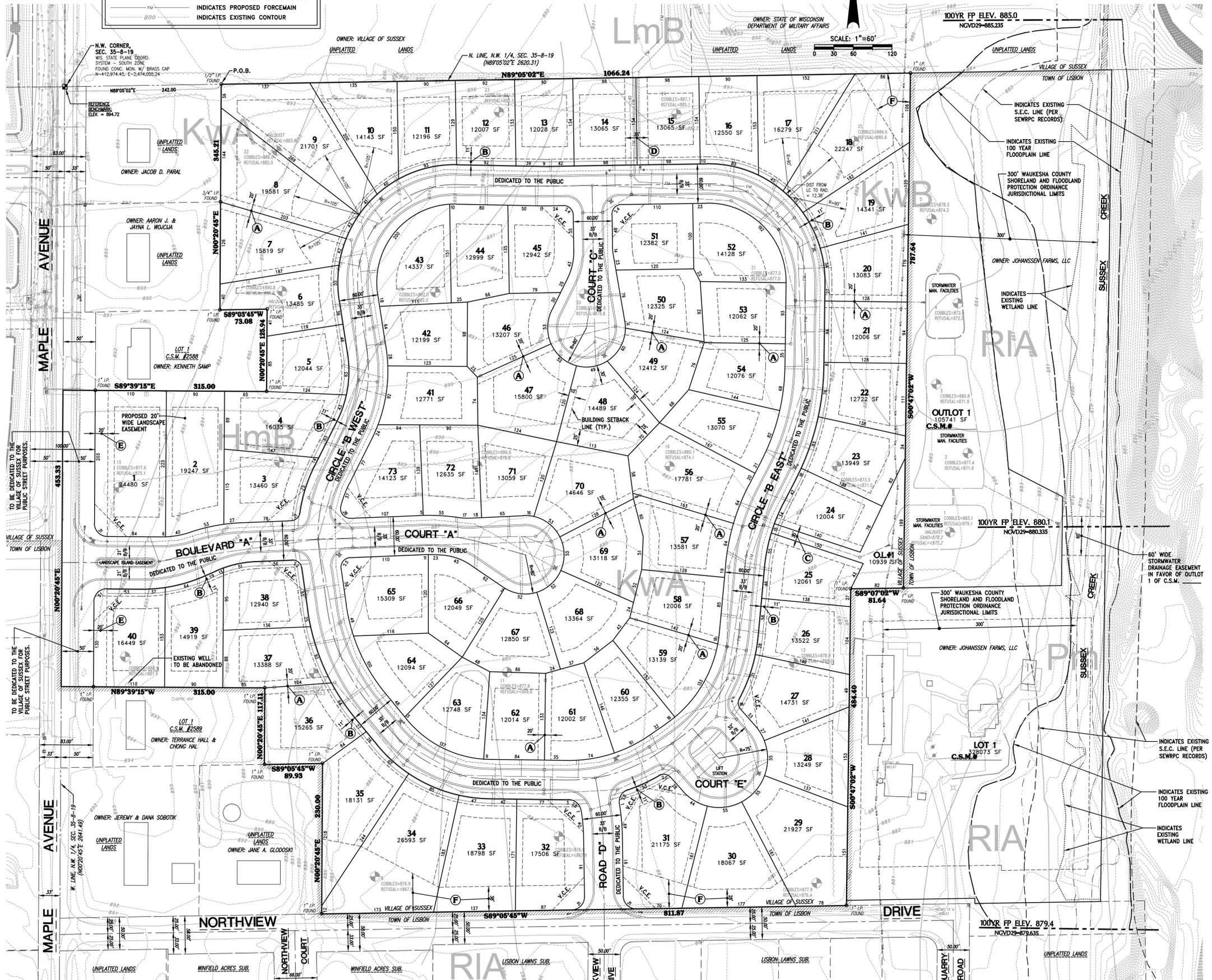
| PROPOSED ZONING: | |
|---|------------|
| RS-3 (PDD) | |
| DESIGN CRITERIA: | |
| MIN. FRONT SETBACK: | 30 FT. |
| MIN. REAR SETBACK: | 25 FT. |
| MIN. SIDE SETBACK: | 10 FT. |
| (LOTS 1-6, 11-16, 19-27, 31-46, 50-66 & 71-73): | |
| MIN. LOT WIDTH: | 90 FT. |
| MIN. LOT AREA: | 12,000 SF. |
| (LOTS 7-10, 17-18, 28-30, 47-49 & 67-70) (COL-DE-SAC LOTS): | |
| MIN. LOT WIDTH: | 80 FT. |
| MIN. LOT AREA: | 12,000 SF. |

WISCONSIN LAND SURVEYOR

GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI

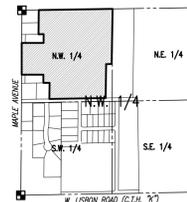
TRIO
ENGINEERING

12660 W. NORTH AVENUE, BLDG. "D"
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: goss@trioeng.com



OWNER / DEVELOPER:
JOHANSEN FARMS, LLC
P.O. BOX 308
SUSSEX, WI 53089-4405
PHONE: 262-246-5022

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
12660 W. NORTH AVE., BLDG. "D"
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481



LOCALITY MAP:
N.W. 1/4, SEC. 35,
T. 8 N., R. 19 E.
SCALE: 1"=1000'

DEVELOPMENT SUMMARY:

- Subdivision contains approximately 31,319 Acres.
- Subdivision contains 73 Lots and 1 Outlot.
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads have Sidewalks on one side, Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
- All lots to have Underground Telephone, Electric, Cable and Gas Service.
- Existing Zoning: "A-1".
- Proposed Zoning: "RS-3" (PDD)
- Outlot 1 contains Stormwater Management Facilities and Open Space. To be dedicated to the Village of Sussex.
- The Landscape Island Easement to be granted to each individual Lot Owner within this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping within said Landscape Island Easement. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
- The existing Well located on Lot 40 will be properly abandoned, and appropriate records of proper abandonment will be provided to the Waukesha County Environmental Health and Planning and Zoning Divisions.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

VISION CORNER EASEMENT (V.C.E.)

Lots 1, 3, 27, 31, 32, 38, 40, 45, 51, 65, 73 and Outlots 1, 5, 6 and 7 are herein subject to a Vision Corner Easement as shown on this plat. Vision corner easements to be granted to the Village of Sussex: No structure of any kind shall be permitted within a vision corner which exceeds 3 feet above the intersection except for necessary highway and traffic signs, public utility lines and open fences, through which there is clear vision, nor shall any plant material be permitted which obscures safe vision of the approaches to the intersection.

SECONDARY ENVIRONMENTAL CORRIDOR (S.E.C.) NOTE:

THE OFFSITE SECONDARY ENVIRONMENTAL CORRIDOR (S.E.C.) LINE SHOWN HEREON WAS TAKEN FROM 2010 SEWRPC RECORDS.

WETLAND DELINEATION NOTE:

THE OFFSITE WETLAND SHOWN HEREON WAS DELINEATED AND FIELD LOCATED BY ONEDA TOTAL INTEGRATED ENTERPRISES (OTE) ON AUGUST 6 & 11, 2015.

FLOODPLAIN BOUNDARY NOTE:

THE OFFSITE 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.

HORIZONTAL DATUM PLANE:

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.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929. Contours/Elevations shown on this Preliminary Plat are via a ground survey performed by Trio Engineering, LLC.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Waukesha County, Department of Parks and Land Use

APPROVING AUTHORITY:

- Village of Sussex

SURVEYOR'S CERTIFICATE:

I hereby certify that this Preliminary Plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision and Plotting Code of the Village of Sussex.

Date: 1-22-16

REVISED: 3-8-16

WISCONSIN LAND SURVEYOR

GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI

Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

PROJECT:
JOHANSEN FARMS
VILLAGE OF SUSSEX, WISCONSIN

PREPARED FOR:
JOHANSEN FARMS LLC
P.O. BOX 308
SUSSEX, WI 53089

| REVISION HISTORY | |
|------------------|----------------------|
| DATE | DESCRIPTION |
| 3/8/16 | PER VILLAGE COMMENTS |

DATE:
JANUARY 22, 2016

JOB NUMBER:
15-012-252-01

DESCRIPTION:
PRELIMINARY
PLAT

SHEET
1 OF 1

Associated Bank

