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**AGENDA
PLAN COMMISSION
VILLAGE OF SUSSEX
THURSDAY, JANUARY 19, 2017
AT 6:30 P.M.
SUSSEX CIVIC CENTER– BOARD ROOM 2nd FLOOR
N64W23760 MAIN STREET**

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 public hearing and minutes of the Plan Commission meeting of December 15, 2016 and on the minutes of the joint public hearing and of the joint meeting of the Village Board and Plan Commission meeting of December 15, 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 Fantastic Sams (W249N5245 Executive Drive).
 - B. Consideration and possible action on a Plan of Operation and site plan for Kneaded Time Massage LLC (N63W23583 Main Street).
5. Consideration and possible action on Conditional Uses and Plans:
 - A. Conceptual review of Conditional Use, Plan of Operation, site, architectural, lighting and landscape plan for Venturespace storage condo units to be located on vacant land, south side of Silver Spring across from Quad Graphics.
 - B. Conceptual review of Conditional Use, Plan of Operation and site plan for Burn Boot Camp – Lake Country (W248N5250 Executive Drive).
6. Consideration and possible action on Zoning and Planning Items:
 - A. Discussion of screening and landscape standards for subdivisions along arterial and

collector roads.

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

**VILLAGE OF SUSSEX
SUSSEX, WISCONSIN**

Minutes of the Plan Commission meeting held on December 15, 2016.

Chairman Goetz called the meeting to order at 10:39 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, Administrative Services Director Casen Griffiths, applicants and members of the public.

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

A motion by Pellechia, seconded by Kremer to approve the public hearing and meeting minutes of the Plan Commission meeting of November 17, 2016. Motion carried.

Public Hearings:

Greg Goetz read the notice of public hearing which is to consider the following item:

Reconvene the public hearing from November 17, 2016 to consider an application for a legal non-conforming conditional use permit for R & S Sussex Investment BP to operate a gasoline service station with car wash services in the B-4 Central Mixed Used District in accordance with Section 17.0507(A) located at N62W23456 Silver Spring Drive. The Petitioner is Farhan Ghaffav. The property owner is R & S Sussex Investment BP.

Mohammad Ghaffav, 1215 W. Manor Lane, Milwaukee, owner of the building and land stated that the proposed gas station would operate the same as the previous gas station owner.

No one else was present who wished to be heard on this manner

Greg Goetz read the notice of public hearing which is to consider the following item:

Public Hearing to consider an application for a conditional use permit for EverFit Athletics to operate a fitness facility in the M-1 Industrial District in accordance with Section 17.0506 (A)(8)(d) located at W227N6193 Sussex Road. The Petitioner is Emily Schilter owner of EverFit Athletics. The property owner is Hardthof LLC, Anna Kowalsky.

Emily Schilter, N. 78th Street, Milwaukee, stated that the business is cross fit gym and functional fitness center. Hours of operation will begin in the early morning at 5:00 am. Classes will run intermittently throughout the day but will close at 7:00 pm or 8:00pm. Days of operation will be Monday through Saturday.

Melissa Granicki, N57W24789 Charles Court, stated that the Plan Commission should think if this particular use is the highest and best use to be located in an industrial park.

No one else was present who wished to heard on this manner.

Comments from Citizen Present: No one wished to be heard

Consideration and possible action on a Plan of Operation and site plan for Blue Tooth Dental (N63W23231 Main Street).

Mrs. Fluet reviewed the plan staff memo (copy attached). The site is zoned B-4, and general medical services is a permitted use. The office will provide dental services to adults and children. Hours of

operation will be 8:00 am to 5:00 pm.

A motion by Pellechia, seconded by Kremer to approve the Plan of Operation and site plan for Blue Tooth Dental (N63W23231 Main Street) with a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A. Motion carried.

Consideration and possible action on a Legal Nonconforming Conditional Use, Plan of Operation and site plan for R&S Sussex Investment BP Gas Station (N62W23456 Silver Spring Drive).

Mrs. Fluet reviewed the plan staff memo (copy attached). The site is zoned B-4, and gas stations with car wash service in the B-4 district are legal nonconforming uses. The gas station is being purchased and new owners will operate the business in the same manner as the previous owners. Gas pumps and car wash are available 24 hours a day, seven days a week. The convenience store is open 5:00 am to 10:00 pm. There is sufficient parking on the site.

Mr. Pellechia asked if the tree issue with the neighbor has been resolved. The applicant noted that he had attempted to remedy the situation but the adjacent property owner had stated that the tree was his. Mr. Smith stated that staff will work to address the tree issue with the two property owners.

A motion by Pellechia, seconded by Tetzlaff to approve the Legal Non-Conforming Conditional Use, Plan of Operation and site plan for R&S Sussex Investment BP Gas Station (N62W23456 Silver Spring Drive), subject to the condition that the tree issue be resolved and with a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

Motion carried.

Consideration and possible action on a Conditional Use, Plan of Operation and site plan for EverFit Athletics, Inc. (W227N6193 Sussex Road).

Mrs. Fluet reviewed the plan staff memo (copy attached). The property is zoned M-1 and fitness centers are conditional uses in the M-1 district. The owners plan to operate a fitness facility and rent 5,000 sq. ft. of space in the 10,000 sq. ft. multi-tenant building. Hours of operation will be Monday through Friday 5:00 am to 8:00 pm, Friday 5:00 am to 7:00 pm, Saturday 7:00 am to 1:00 pm and possible Sunday hours. The site meets minimum parking requirements.

Emily Schilter stated that the hours for the business are still being reviewed for Sundays.

A motion by Goetz, seconded by Pellechia to approve the Conditional Use, Plan of Operation and site plan for EverFit Athletics, Inc. (W227N6193 Sussex Road) with a finding that the use and structures meet the principals of 17.1002(A-H) and subject to the standard conditions of Exhibit A.

Motion carried.

Consideration and possible action on Zoning and Planning Items: None

Consideration and possible action on CSM's and Plats: None

Other items for future discussion:

The Commissioners would like an update regarding the Woodside Ridge subdivision's landscaping and how it will be completed.

A motion by Goetz, seconded by Pellechia to adjourn the meeting at 10:48 pm.

Motion carried.

Respectfully Submitted,

Casen J. Griffiths
Administrative Services Director/
Clerk-Treasurer



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MEMORANDUM

TO: Plan Commission

FROM: Kasey Fluet, Assistant Development Director

RE: Plan Commission meeting of December 15, 2016

DATE: December 9, 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 November 17, 2016.**
03. **Public hearing.**
04. **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 Blue Tooth Dental (N63W23231 Main Street).**

This site is zoned B-4. The general medical services is a permitted use in the B-4 Central Mixed Use District in accordance with Section 17.0419 (C)(3)(d). The dental office will provide dental services for adults and children. The space for the dental office will be in the building facing Main Street on the second floor occupying approximately 3,000 square feet of the 13,000 square foot retail building. Hours of operation Monday through Friday will be 8:00 a.m. to 5:00 p.m.

The site has sufficient parking for both the residential and retail buildings with 190 surface parking stalls and 20 on street parking spots are also available. 135 of the surface stalls are calculated for the residential use, leaving 75 stalls for the retail/office. This use requires 11 parking stalls.

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

Policy Question:

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

Action Items:

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

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Blue Tooth Dental (N63W23231 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.

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

A. Consideration and possible action on a Legal Nonconforming Conditional Use, Plan of Operation and site plan for R&S Sussex Investment BP Gas Station (N62W23456 Silver Spring Drive).

This site is zoned B-4. The gas station with carwash service in the B-4 Central Mixed Use District is a legal nonconforming use in accordance with Section 17.0507 (A). The BP gas station is being purchased, due to the new ownership they are required to file a Plan of Operation. The new owners will continue to operate the gas station, convenience store and carwash station in the same manner. The gas pumps and car wash is available 24 hours seven days a week, the convenience store will be open 5:00 a.m. to 10:00 p.m. The site has sufficient parking with 15 stalls and room to add more.

Any modification to the existing pole signs is subject to approval by the Plan Commission.

Prior to this meeting was 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.

Normally LNCU's come back to the Plan Commission for another meeting; this petitioner has requested approval as soon as possible. The Village process does allow the LNCU to be granted at this meeting by Plan Commission discretion. Staff has prepared a LNCU document for consideration.

The petitioner has addressed the property concerns raised at the last meeting. The parking lot has been stripped and the banner signage has been removed. The petitioner should give an update on the fallen tree near the creek.

Policy Question:

1. Are there any concerns with the LNCU?
2. Are there any additional conditions you want addressed in the LNCU?

Action Items:

1. Act on the LNCU OR
2. Provide additional comments for inclusion in the LNCU and direct staff to bring back for the January Plan Commission meeting.

Staff Recommendation: Staff recommends approval of the Legal Non Conforming Conditional Use, Plan of Operation and site plan for R&S Sussex Investment BP Gas Station (N62W23456 Silver Spring Drive); and a finding the use and structures meet the principals of 17.1002(A-H); subject to the standard conditions of Exhibit A.

B. Consideration and possible action on a Conditional Use, Plan of Operation and site plan for EverFit Athletics, Inc. (W227N6193 Sussex Road).

This site is zoned M-1. The fitness center is a conditional use in in the M-1 Industrial District in accordance with Section 17.0506 (A)(8)(d). Owners of EverFit Athletics would like to operate a fitness facility renting 5,000 square feet of space in the 10,000 square foot multi-tenant building. Hours of operation will be Monday through Thursday 5:00 a.m. to 8:00 p.m., Friday 5:00 a.m. to 7:00 p.m., Saturday 7:00 a.m. to 1:00 p.m. and possible Sunday hours. The site has 25 parking stalls, 9 stalls are allocated to another user and this user requires 15 per code.

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

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

Normally CU's come back to the Plan Commission for another meeting; this petitioner has requested approval 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.

Policy Question:

1. Are there any concerns with the Conditional Use or Plan of Operation?
2. Are there any concerns from the public hearing you want added in the CU document?

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 January Plan Commission meeting

Staff Recommendation: Staff recommends approval of the Conditional Use, Plan of Operation and site plan EverFit Athletics, Inc. (W227N6193 Sussex Road) and a finding the use and structures meet the principals of 17.1002(A-H); subject to the standard conditions of Exhibit A.

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

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

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.

Model Standard Conditions of Approval for Plats.

1. Subject to the developer satisfying all comments, conditions, and concerns of the Village Engineer, the Village Staff, and all reviewing, objecting, and approving bodies, including, but not limited to the State of Wisconsin Laws; and Waukesha County; in regard to the preliminary plat and final plat, prior to commencing construction of any improvement, whether public or private, or site development or approval of the final plat, whichever is earlier.
2. Subject to the Developer submitting to the Village Clerk and receiving approval as to form from the Village Attorney and as to the amount from the Village engineer, a letter of credit or cash and subject to the Developer submitting to and receiving from the Village Attorney and Village Engineer, approval of a Developer's Agreement for the improvements (including all public, private, and site development improvements), prior to commencing construction of any improvement, whether public or private, or site development or approval of the final plat, whichever is earlier.
3. Subject to the Developer submitting to and receiving from the Village Attorney and Village Administrator, approval of the final draft of the deed restrictions, prior to commencing construction of any improvement, whether public or private, or site development, whichever is earlier.
4. Subject to the Developer applying for and receiving from the Plan Commission for the Village of Sussex, and the Sussex Village Board, (Waukesha County, if necessary), all necessary variances (if any) to the Village of Sussex Zoning Code (or Waukesha County Zoning Code if necessary), the Village of Sussex Shoreland and Floodland Protection Ordinance (Waukesha County, if necessary), and the Village of Sussex Land Division and Development Ordinance, prior to commencing construction of any improvement, whether public or private, or site development, whichever is earlier.
5. Subject to and prior to the Village signing the final plat, all other required signatures must be inscribed on the final plat.
6. Subject to the Developer and Owner satisfying all comments, conditions, and concerns of all rezoning ordinances, which have been approved in regard to the subject property, prior to commencing construction of any improvement, whether public or private, or site development, whichever is earlier.
7. Subject to the Developer submitting to and receiving approval from the Village Plan Commission of the Village of Sussex and the Sussex Village Board as necessary of landscaping, signage, phasing, street name, and entrance plan prior to commencing construction of any improvements, whether public or private, or site development, whichever is earlier.
8. Subject to the Developer submitting to and receiving approval from the Village Engineer, and Village Staff of all necessary plans including, but not limited to utility,

roadway, landscaping, sidewalk, street lighting, storm water management, grading, erosion control, private utility, easements and phasing plans.

9. Subject to the Developer submitting the preliminary plat and final plat to and receiving approval from the Fire, Police, and Development Department of the same, including, but not limited to, approval of any and all issues regarding street names, and the uniform address system, prior to commencing construction of any improvements, whether public or private, or site development, whichever is earlier.
10. Professional Fees. Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this rezoning petition, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in any conditional rezoning ordinance due to a violation of these conditions.
11. Payment of Charges. Any unpaid bills owed to the Village by the owner of subject lands or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village: shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627. Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of any conditional rezoning ordinance that is subject to all remedies available to the Village, including possible cause for termination of the conditional rezoning ordinance.
12. Subject to the Developer satisfying and establishing all of the infrastructure improvements prior to the Developer presenting a Final plat to the Village except as authorized in the Developers Agreement.
13. Subject to the Developer satisfying all of the aforementioned conditions within one (1) year of the Village Board granting conditional final plat approval.

**VILLAGE OF SUSSEX
SUSSEX, WISCONSIN**

Joint Meeting of the Plan Commission and Village Board of December 15, 2016

President Goetz called the meeting to order at 6:32 p.m.

Village Board present: Wendy Stallings, Pat Tetzlaff, Tim Dietrich, Matt Carran, Lee Uecker and Greg Goetz.

Village Board Excused: Bob Zarzynski

Plan Commission Present: Annette Kremer, Deb Anderson, Roger Johnson, Pat Tetzlaff, Steve Pellechia, Amanda Schauer, and Greg Goetz.

Plan Commission excused: None

Others present: Administrator Jeremy Smith, Attorney John Macy, Assistant Development Director Kasey Fluet, Village Engineer Judith Neu, Administrative Services Director Casen Griffiths and members of the public and press.

Greg Goetz read the notice of public hearing which is to consider the following item:

Public Hearing on an ordinance to rezone property north of Good Hope and east of Maple Avenue (W239N7542 Maple Avenue) approximately 33.15 acres with a temporary current zoning of RS-2 Single Family Residential District with Isolated Natural Resource Area, to proposed zoning RS-2 Single Family Residential District with a Planned Development Overlay and Isolated Natural Resource Area. The Petitioner is the property owners Thomas and Erika Ennen.

George Erwin the representative of the development team stated that the site is unique and possesses challenges. The property was previously in the Town of Lisbon and has been annexed by the Village. Pursuant to the Village's master plan the property is located in the Village's sewer service area. The developers have worked with officials from Waukesha County and the State of Wisconsin, Village Staff and Southeastern Wisconsin Regional Plan Commission. The State and County have issued letters of no objection. The request is for a permanent zoning of Rs-2 with a Planned Development Overlay. This is not the first opportunity that this plan has been presented and comments have been reviewed incorporated. The number of lots has been reduced from what has been previously submitted. The area along the southern portion of the site has been modified to address existing stormwater issues that are of a regional issue. New stormwater facilities will be built and the development will address and correct those issues. Lots to the south of the proposed subdivision average 25,000 square feet. The average lot sizes for the proposed subdivision are 27,800 square feet. The proposed lots are larger than lots found in subdivisions to the south, west and east, but are smaller than the lots in the subdivision to the north. The median size of lots in the subdivision is 22,500 square feet and 60% of the lots are in excess of that size. 8.3 acres of trees are being preserved, which means that the subdivision's density is 1.22 lots per acre. Centennial Oaks density is 1.3 lots per acre, Pine Ridge density is 1.3 lots per acre. The proposed subdivision is denser than Majestic Heights but this is not the model the governing body should look at as the standard of development for the community. The site has been intentionally designed to prevent race through traffic. The proposed subdivision would have a total of 39 homes which will not result in overcrowding of the schools. The Plan Development Overlay has been discussed with Village staff and the setback's for buildings will be reduced and used to preserve trees and minimize disturbance of natural areas. The size of lots has been suggested to be 25,000 square feet, however there is no functional difference between the suggested size the median size of the lots that are proposed. The lots are deep and have woods in the back. The property has an Isolated Natural Resource area, which are woods with sporadic steep slopes. The property does not have primary or secondary environmental corridors on it. Isolated Natural Resource areas are able to be developed through the Village's land use plan.

Josh Peldeko, from Trio Engineering stated that in formulating the plan, the lot's elevation and trees have been examined. There has also been a redistribution of lots from what had been presented at previous meetings. The grading plan is to allow homes to be built while minimizing the disturbance of certain areas. The roads will be utilizing curb and gutter and there will be a sidewalk to Majestic Heights. Road water and site runoff can go to the stormwater facilities. The field off Maple Avenue will be excavated and have stormwater facilities placed in it. The Pine Ridge subdivision has homes with fully exposed basements that are exposed directly in the kettle. During modeling for a 100 year storm event with frozen ground, it was found that the kettle builds up higher than the basements in Pine Ridge. A bypass overflow stormwater system will be built in order to prevent the kettle from overflowing. It's not needed for the subdivision, but is for the benefit of the neighborhood. A culvert is being proposed to improve the water runoff situation and storm sewer facilities will be constructed to the 100 year storm event.

Mr. Goetz opened up the public hearing at 6:59 pm.

David Lehtola, N75W24018 Overland Drive, stated that he is located directly across the street from the proposed development. When Majestic Heights was built, water went into his backyard and the Village installed a berm at that time to address the water issues. If the proposed subdivision goes in he is concerned where the extra water will go. If sidewalks are built the ditch will fill up and water will go across the road onto his property.

Kristen Kebis, W233N6789 Candlewick Drive, stated that she is concerned about all the subdivisions that are being built lately. She and her husband have been Sussex residents for 18 years. When they built their home they were told that there would be areas that would be protected and preserved. The Village is losing its small town feel with the number of developments being built.

Terry White, N74W23220 S. Ridgeview Circle stated she chose to live in Sussex for the community's rural feel. There are a lot of developments in the Village and that this area should be kept open for the schools. Noted that people have mentioned correcting water problems from other developers, but questioned what will be done to correct water problems for this development. She is opposed to the proposed subdivision.

Christian Coulis, N78W22938 N. Coldwater Circle stated that he is for the development and is interested in building in this development. This is the 12th city and state that he has lived in and his family would build a home that they can grow in. The decision that something would happen on this property was made a while ago, as there is a road that dead ends on the property. His current home is next to a dead end street and that he assumed when he bought his current home that something would eventually be going in next to him. There are a lot of emotions involved with this decision but it ultimately comes down to a yes or no question, in does the proposed development meet the requirements and regulations of the Village.

Mr. Pudelko stated that on Maple Avenue, the Village has a plan to have a sidewalk in the master plan. The sidewalk would be close to the road and a ditch would be on the other side. There is no work being done on the west side of Maple Avenue with this project. There will be a four way intersection, with their Overland Road dropping off from Maple Avenue. The subdivision is proposing a culvert under the intersection to address water at the intersection.

Mr. Smith commented that Overland Road was intended at one point to cross this property and connect to Woodside Road. However, when the school purchased the property and built Woodside School the road was no longer able to go through. This is the same as Majestic Heights as the roads that feed into this property were always intended to connect to future development.

Jen Hager, W239N7630 Sun Valley Court, stated that she has been walking through this area and the land is not flat, it has dips and turns and hills. No one has checked the area along Maple Avenue that has extreme water during rain events. She has not witnessed anyone monitoring the amount of water that comes from Majestic Heights. Concerned that the land cannot handle 41 houses and would be devastated if the water from Majestic Heights would ruin the houses directly to the south of this

development. She is opposed to the proposed development.

Jen Barnish, W238N7651 Hidden Oaks Drive, asked if any of the members of the Village Board or Plan Commission had walked the land. She has walked the land with her children and it is a beautiful piece of land. She has spoken to Waukesha County Planning Commission and they don't have jurisdiction over Sussex and therefore cannot be opposed to this development but they have stated to her that they do not agree with the development because of its intensity. Clarification was needed regarding the zoning of the property and that in confirming with the Town of Lisbon the current zoning is Upland Corridor, R-5. She believes that the Rs-2 zoning is wrong for many reasons, including that the land with an Upland Corridor zoning is only allowed to have lots that are a minimum of five acres, which would allow for 5-6 lots on this property which is different than the proposed 40 lots. The Village's comprehensive plan states that development is to be avoided on sensitive lands such as wetlands, environmental corridors and woodlands and that the land was zoned this way to avoid development. The land is designated as Isolated Natural Resource land on the comprehensive plan and future land use map. The plan is intended to show where future development is supposed to go. The proposed development is inconsistent with the surrounding development and that the Village pushed for more lots and the original development had fewer lots with larger lots sizes. Village Administrator Jeremy Smith had stated that this type of subdivision would allow for a different type of home but there are other subdivisions that are similar to the proposed one. The Village's growth is not situated for the school district's infrastructure. Development should only take place when the economic conditions warrant it. The comprehensive plan indicates that the land is designated as isolated natural resource area and would like to know what circumstances have changed with this subdivision in order to change the plan.

Michele Sailor, W242N7425 Old Oak Drive, stated that she is opposed to the development. When she moved into the Village 17 years ago a brochure stated that the benefit of the Village was the amount of green space. There is too much development and that greenspace should not be reduced in favor of development. She would like other families to have the opportunity to move into the Village and noted that there are plenty of old neighborhoods and homes that can be refurbished for new residents.

Vicki Hediger, W239N7362 Charles Court, read a letter written by her husband Lynn Hediger, the letter is attached to the meeting minutes.

Melissa Granicki, W239N7376 Charles Court, stated that she lives on Lot 31 of Pine Ridge and is concerned about the stormwater runoff and what is being done in addition to addressing the water flow problems. The median proposed lot size is 22,400 square feet, when this is compared with 25,000 square feet there is a difference of 11.6% and that is significant. They purchased their lot thinking that there wouldn't be a high density residential development being built directly next to them. The Village Board should request that that developer revisit the modeling of a 100 year storm event and require modeling to a 500 year flood event. They are unable to get flood insurance with their insurance carrier and would be limited to the amount they could claim in damages if their basement were to flood. Hope that the Village Board would consider a less dense subdivision that would have nicer houses with higher values. Believes that the highest a best use would be Rs-1, the same as Pine Ridge.

Mr. Pudelko stated that the kettle area is a low spot that has standing water, and a berm with culverts allow for water to go into this area. The modeling is a 100 year event with frozen ground, which does not account of any water infiltration it's being, treated essentially as pavement, and is a higher modeling standard than a 500 year event. The answer for the water is to have an overflow; the water will not get above the basements to the south. A lot was taken out of the cul-du-sac to the south which allowed for oversized stormwater facilities on the southwest portion of the property which will be deeded over to the Village. The stormwater facilities will allow for water to remain and infiltrate into the ground on the property and will not project off site. A large picture approach is important to address regional water issues.

Mr. Erwin stated that home values are a best guess and is a function of the amenities that are required, which are a function of their deed restrictions. This includes the types of materials that are required for building construction and how the homes are constructed. Woodside Ridge is not a good comparable to

Hidden Hills. The home styles and amenities in Majestic Heights are more comparable. Hidden Hills has less density than the other subdivisions next to Hidden Hills. In particular Pine Ridge has wetlands which factors into their density calculation and have homes built on wetlands.

Mr. Erwin stated that the Master Plan designated the property as Isolated Natural Resource Area, which is a woodland area with slopes. This is different than Upland Woodland and Environmental Corridors. These designations have a difference under County zoning, which does not apply to the Village as it has its own master plan and zoning. Sussex's land use plan allows for development in isolated natural resource areas and empowers the Plan Commissions to review and impose conditions on a development. The Plan Commission has determined that the land is suitable for development, and includes conditions on the development for stormwater management and the preservation of slopes.

Mr. Smith stated that the property is not an environmental corridor; the property is located in the Village and not under the jurisdiction of the Town of Lisbon. Under Town zoning the property was zoned as Rd-5. The Village has attached the property and given it a temporary zoning of Rs-2 with isolated natural resource area. Isolated natural resource area is different and does not have the same protections as an environmental corridor. The property had always been contemplated for development.

Attorney Macy stated that as is, Village staff believes that the proposed development meets the intent of the Village's development plan and that conditions are being satisfied by the proposal. The Village Board will decide whether it meets these requirements.

Mike Jakus, N75W24108 Overland Road, stated that the owners of the property have the right to develop the property while residents have the right to preserve the community. Found the proposed developer's agreement to be one of the most thorough developer's agreements he's come across. There does not appear to be any landscape buffer for Woodside Ridge along Good Hope Road and doesn't understand why there would not be any provisions for landscaping. Concerned that there would not be any landscaping or buffering along Maple Avenue for this development and would like the Village Board to consider this. There seem to be too many lots proposed on this property and doubt that these lots will sell for \$650,000.

Gerry Unruh, W238N7615 Hidden Oaks Drive, asked that the Board and Commission answer the question about the rush to develop all these subdivisions and questioned if the Village had done its review of landscaping or stormwater drainage issues for the proposed subdivisions.

Mr. Goetz stated that the Village is in no rush to build and it can take up to and over a year to complete the review of new subdivisions.

Mr. Pudelko stated that there is a forty foot wide landscaping easement on Lot 2. The entry drive on Overland Road will also have a boulevard entrance with landscaping. The proposed roads will be curved to breakup sight lines and to soften the view from Maple Avenue. The infiltration basin will be open and will be different than other subdivisions.

Mr. Erwin stated that there is 32 ½ acres, 40% of the lots are larger than the lots in Pine Ridge, 60% are slightly smaller. The overall density is less than Pine Ridge, Woodside Ridge and Centennial Oaks.

Amy Wolf, N59W24503 Quail Run Lane, stated that she had ten letters of support for the subdivision. The theme of the letter is desire to want the community to be a better place. The land is going to be developed. She was in the same situation when she built her home and that change occurred. People want to move to Sussex. The group that is working together to develop the land is the perfect group to develop the land. It's a good thing that the subdivision will mimic the homes that are already there. A large amount of area that is being preserved with trees and that is a good thing.

David Barnish, W238N7651 Hidden Oaks Drive, asked that the integrity of the adjacent properties and subdivisions be kept. Do the right thing in the right way; putting 40 lots on this property is not the answer. Expressed concerns about stormwater management for the properties directly south and stated that he is

opposed to this development.

Tania Nack, W239N7652 Sun Valley Court, noted that the people who are for the subdivision it is there dream on building in this subdivision, but they are forgetting those who are in the surrounding area and what they want. Did not believe that this property would be developed this intensely and it's become misguided. Does not have an issue with people who want to build but don't forget that this is what people wanted. Misunderstanding and confusion about the water plan and the issue is being pushed. Waukesha County and SEWRPC do not feel that this is the best plan and would never allow for development on excess of slopes of 12%. She had spoken to the developer after the last Plan Commission meeting and he had stated that the development had too many homes.

John Eberhardy, W239N7355 Charles Court, stated that he is the Pine Ridge subdivision HOA President. He has concerns that citizens' concerns are being addressed and the job of the Village Board and Plan Commission is to address those concerns. The connecting subdivisions should be zoned the same as the adjacent subdivisions. The plan has been made better by the developer but it does need a little more work. He would object to anything less than zoning for Rs-1. The community does not necessarily want large homes but that special areas should be maintained and preserved.

Mr. Pudelko stated that at the south cul-du-sac there is less intensity to the development as everything is draining to the infiltration area on Maple Avenue. The subdivision will have drainage swale, culvert and a rain garden to manage stormwater in the south portion of the property. The grading plan works with the topography and environment to achieve that.

Julie Bordeaux, N76W23840 Hidden Oaks Drive, spent five years looking for a place to build and wanted a home with an exposed basement. The Village should consider putting fewer homes on properties with trees in order to preserve natural areas, while subdivisions that are placed on farm land could have more homes. Were traffic patterns reviewed for this development? There is a lot of cut through traffic in Majestic Heights going to Woodside Road.

Helen Unruh, W238N7615 Hidden Oaks Drive, questioned how wide the north road connecting to Hidden Oaks Drive will be and also questioned what the white and pink flags were representing on the trees on the property.

Mr. Pudelko stated that he was unsure what the flags represented on the property but that the tree preservation easement continues on the north portion of the property. It starts as a 30 ft. wide easement next to Hidden Oaks Drive and gets to be a 140 ft. deep easement as it moves further west. The proposed roads will be narrower than the existing connecting road. Overland Road will not be as wide as it is in Centennial Oaks. Right of way at the entry is wider at Maple Avenue as it is a boulevard at the entrance, but then comes together. The road pattern of the subdivision discourages cut through traffic, the curve patterns will result in drivers finding stop conditions.

Ms. Neu stated that the Village has not specifically done traffic counts, however the Village's standard two lane road can handle 13,000 cars per day. Good Hope Road is one of these roads and currently handles 3,600 cars per day, so there is not a capacity issue on any of the roads near Woodside School. Regarding stop signs, they do not make roads safer if they are not warranted. Studies have shown that people drive faster between stop signs that aren't necessary as they subconsciously try to make up for lost time.

Adam Bestor, W238N7375 Monterey Court, a large selling point for the property's north of Monterey Court is the tree buffer. He has concerns about the proximity of the proposed lots to the homes to the south and the tree buffer and wondered how much tree acreage was being cut down.

Mr. Pudelko, stated that the trees and vegetation that were found on the property include ash, box elder, poplar, honeysuckle and buck thorn; these provide a visual barrier which is why the subdivision will have a tree preservation easement. The subdivision will preserve 8.3 acres within the easement and other areas outside the easement will be preserved as well. Some of the invasive vegetation will be removed,

which will allow other trees to flourish. No hard number as to how many trees will be removed but they will be protecting a little more than what is being taken out. A tree inventory has been taken and was presented to the Park Board. The inventory showed that trees were in fair to poor condition due to management.

Joyce Bongard, N76W2395 Majestic Heights Trail, stated that they chose to live in their home for the space and trees and does not want the greenery to go away. Asked who will be managing the retention pond when the developer is done and when something fails or breaks and how many properties in Majestic Heights have their water flowing into the proposed development. The roads connecting to the other subdivisions should look consistent and be esthetically pleasing and that larger lots and not the amount of lots will be what drive the values of the property.

Mr. Pudelko, stated that the stormwater facilities will be turned over to the Village and the Village will manage those facilities through its stormwater utility rather than having the subdivision manage the pond and pipes. Majestic Height's water goes to the Maple Avenue ditch, a portion of it goes through a swale. Majestic Heights is not a norm for the Village, wider roads without street trees. Hidden Hills will have street trees and narrower streets.

William Goodfellow, W238N7381 Monterey Court, stated that the developer has said that they have taken one lot out of the proposal but did not see it on the subdivision map. He is not completely happy with the proposed drainage plan for the subdivision and is concerned about water going onto his property. He spoke to Village staff about the proposed drainage and understands that there will be changes made to the plan to address his concerns, but would still like to have the pipe moved further north. The back of his lot should not be used as a retention pond.

Mr. Purdeklo, stated that the design process has been an evolution. The lots have been shifted and the road was moved. The lots of Pine Ridge are less deep than the proposed lots in Hidden Hills, which are 150 ft. deep. The depth allows for trees to remain and to keep water drainage on the property. Comments and thoughts of the neighbors have been incorporated into the plans for stormwater management. All of the runoff from Hidden Hills will stay on the property through the use of stormwater management facilities and will not use lots in Pine Ridge as detention facilities.

Jeff Gunderson, N76W23753 Majestic Heights Trail, appreciates the proposed tree buffer, design elements and curved roads and trusts that the stormwater facilities and plans will be adhered to with the subdivision. His family moved to Sussex and the only subdivision that fit their needs was Majestic Heights. Having fewer lots and larger size lots will attract more people to the proposed subdivision, and wants this subdivision to be more like Majestic Heights. Has a hard time believing that the size of the lots will command the price that the developer is stating. The deed restrictions will need to be extremely high and stringent in order to command the values that the Village is seeking for the development. Concerned about developments in the community and asked that the Village to be aware that it takes a long time for the school district to get a referendum together and build new facilities and that the schools may not be able to handle the influx of new students from all the development. No one that has spoken believes that the property should not be developed; rather it should be developed in a different way than what is being proposed.

Jen Barnish, questioned how large the street trees will be and the fill and grading needed to change the existing land for a road.

Mr. Purdelko stated that they will be installing new street trees, which will be a caliper of 2 ½ inches which is the size that the Village requires. There is 10 to 12 feet of elevation change from the Lot 5 area to the Lot 29 area. The road will be taken up and grades will be adjusted. The grade adjustment will be used to bring up the stormwater retention area. A portion of the road will overflow into the stormwater retention area. The fill and grading is confined to the lot 5 and 29 area.

Jen Waltz, W241N5985 Golden Crest Court, stated that as a member of the Hamilton School District Board, the Board is acutely aware of the need to examine the school's facilities and the community's

growing population. Woodside School is currently not at its peak population. The School Board will be voting on Monday on the creation of a facilities study committee, which if created would examine the needs for new school facilities and make recommendations for facilities. Anyone who is interested in the future of school district's facilities should attend the school board meetings.

Vicki Hediger, stated that if the stormwater pond to the north of Pine Ridge fills up there will be nowhere for the water to go and it will spill onto the properties to the south. The Board should to consider having the developer revise the modeling for stormwater facilities to account for a 500 year flood event. The highest a best use of the property is to have it zoned as Rs-1.

Jen Hager, asked about the total acreage of the property including the acreage of the lots and tree area.

Mr. Purdelko, stated that the entire property is 33.15 acres and 8.3 acres of the 33 acres is tree preservation area. This area is deed restricted and placed limits on the construction of structures, tree removal and grading. This will ensure that the property's slopes and trees will be preserved. Tree preservation areas are on individual lots.

Helene Unruh, stated that she understood that there would be 25 feet of woodlands behind her lot and that would not be developed on. Confused as to what is marked on the map and what is marked on site with the flags on the property.

Mr. Purdelko, stated that he was able to get in contact with his surveyor and that the ribbons tied on branches was used for woodland and wetland delineation. White ribbons were the limits of the tree survey and the pink ribbons were the centerline of the tree clearing location points for wayfinding of the surveyor. The flags were a way for the surveyor to find points on the property. The 25 ft. is the buffer between Hidden Hills and the Unruh's property and does not include any tree area on any adjacent property.

Jen Barnish requested additional information regarding fill and grading areas on the proposed plan.

Mr. Purdelko stated that the fill and grading for the road will match the existing grades on the site as best as possible. They are trying to tie into the development as best as possible. Water will drain to a low point into the pond and the system is designed to stay at a low point next to the road in order to allow for the pond to infiltrate without flooding.

Mr. Smith read into the record the ten letters which were submitted by Amy Wolf, N59W24503 Quail Run Lane. The letters were from the following individuals are attached to the end of these meeting minutes. Sara and Griffin Glapa, Courtney Myhre, Shannon Canham, Sharon and Josh Mielke, Elizabeth Buchanan, Kevin and Erin Zimmer, Kevin and Danielle Kulibert, Michelle and Johnny Arnold, Christy Block and John Sezemsky, Jennifer Hanson

Gerry Unruh, asked when the decision will be made regarding the proposed rezoning. Mr. Smith stated that the Plan Commission and Village Board have the ability to take action on the matter this evening if they choose to do so.

Jeff Gunderson stated that listening to those letters, that they want larger lots sizes and that the Board take consideration on decreasing the number of lots and rezoning the property to Rs-1.

Mr. Erwin stated that they are trying to do something with a unique piece of property, Rs-1 zoning is 25,000 sq. ft. lots, the proposed subdivision's average is 27,000 sq. ft. the land has to be worked with and make economic sense. If the lines have to be redrawn there may be different sight lines, and will not be as attractive. The original proposal started with 47 lots, then went down to 41 and finally arrived at 39 lots.

Plan Commission: A motion by Johnson, seconded by Pellechia to close the public hearing.

Motion carried

Village Board: A motion by Uecker, seconded by Stallings to close the public hearing.

Motion carried

President Goetz announced a five minute recess at 9:44 pm

The meeting resumed at 9:52 p.m.

Consideration and possible action on an Ordinance to rezone property north of Good Hope and east of Maple Avenue (W239N7542 Maple Avenue) with a temporary current zoning of RS-2 Single Family Residential District with Isolated Natural Resource, to proposed zoning RS-2 Single Family Residential District with a Planned Development Overlay and Isolated Natural Resource Area.

Mr. Johnson stated that he has been in the Village for forty years and has been a long time member of the Plan Commission and was a key leader in the development of the Village's comprehensive plan. Mr. Johnson stated that this proposed development was very much in keeping with the comprehensive plan and its intent and the thought process when developing the plan. There have been two discussions tonight; one is on water runoff, which will be addressed by the Village's staff. The second is the proposed zoning of the property, Rs-1 versus Rs-2. The Village has used an overlay on a lower zoning category Rs-2 and is nearly the same as Rs-1 and also allows for more control over what is built and is in full support.

Mr. Dietrich stated that the Plan Commission has put a lot of time into the proposed development. There is a concern regarding the stormwater pond, and the issue has been addressed by the Village due to subdivisions not being able to maintain stormwater facilities. Understands that the developer has put a lot of effort into these, but concerned that the Village may have to take it over and the developer has to be trusted.

Mr. Goetz stated that homeowner associations become defunct after years and then falls back onto the Village to maintain and in this case may fall back onto the Village to maintain. All of the developments are reviewed for concern about what happens in the surrounding community. Ms. Neu stated that the Developer's Agreement will place the stormwater facilities into the Village's control.

Mr. Uecker stated that he cannot see getting more lots without going into tree areas, and the developer has spent \$180,000 to address existing stormwater management issues.

Mr. Carran stated that he does not trust any developer and that the Village must set up specifications in the Developers Agreement and that the developer follows those standards. Development is occurring because the school district is great and the market is demanding single family homes, because they weren't being built for eight years. Regarding the issue of Rs-1 to Rs-2, the zoning districts have the same setbacks and where the house sits, the only difference is in the minimum lot size. The PDO overlay gives additional flexibility to the Village and has more control over the development. Things can be laid out the way the Village wants it. On the fence about the proposed development and will defer to the expertise of the Plan Commission.

Ms. Tetzlaff stated that there are different neighborhoods with different personalities and that makes the Village quaint. Do trust the developer and have worked with them on the Plan Commission. The Village's two engineers have forty five years of experience between the two of them and will address any issues that come up.

Mr. Goetz stated that the Village has 19 to 20 Parks and natural areas, the Sussex Depot will be moved and be part of a trail head for the Bug Line Trail. The Village works to promote and preserve green space both with parks and in new developments and this development is no exception.

Mr. Pellechia asked what the PDO exactly will do and what the Village will have control over. Mr. Smith stated that the PDO will set forth protection of the plan as presented which includes the trees. The PDO will set road width, and reduces the amount of asphalt used and deters people from speeding. The side yard setback from 20 feet to 15 feet to allow for tree protection. The PDO allows for 30 feet, instead of 40 feet on the front setback to provide for more trees in the back yard. Mr. Pellechia asked if the PDO could state that minimum lot sizes could be controlled and if the minimum lot size could be set to 25,000 sq. ft.

Mr. Smith stated that yes the PDO could control for lot size, but if the minimum is to be 25,000 sq. ft. the conservancy area would be lost and the developer would need to bring it back with a new plan, and would essentially start from the beginning with a new plat.

Mr. Carran questioned the need to start over, as the hearing was for the rezoning and not the preliminary plat. The preliminary plat could be reviewed again by the Plan Commission and Village Board. Attorney Macy stated that under the zoning code a public hearing is not required for a preliminary plat.

Mr. Pellechia stated that he is concerned about the width of the proposed lots. It would make more sense to go wider on some of the lots and that there is not necessarily a magic number to the total number of lots possible.

Mr. Purdelko had heard comments earlier during the process and reduced a lot which made the remaining lots much wider. The subdivision has a self-imposed minimum of 110 feet and there are other lots with widths of 160, 130 and 120 feet. Mr. Carran asked what the narrowest lot in the subdivision would be. Mr. Purdelko noted that the minimum is 100 feet. Mr. Smith noted that the minimum lot width Rs-1 is 100 feet and that the width is measured at the street setback line.

Mr. Erwin noted that the key distinction between Rs-1 and Rs-2 is the density calculation. Rs-1 density is 1.7 units per acre, and Hidden Hills is 1.22 dwelling units. It's not about the density it's about working with what is there and also preserving the natural features of the lot.

Mr. Johnson stated that he believed that the layout was done extremely well and that they may be over tweaking the design elements.

Plan Commission: A motion by Johnson, seconded by Tetzlaff to recommend approval to the Village Board of the rezoning of the property north of Good Hope Road and east of Maple Avenue (W239N7542 Maple Avenue) with a temporary current zoning of RS-2 Single Family Residential District with Isolated Natural Resource, to a zoning RS-2 Single Family Residential District with a Planned Development Overlay and Isolated Natural Resource Area.

On roll call vote: Motion carried 5-2 (Kremer and Pellechia opposed).

Village Board: A motion by Tetzlaff, seconded by Goetz to approve the rezoning of the property north of Good Hope and east of Maple Avenue (W239N7542 Maple Avenue) with a temporary current zoning of RS-2 Single Family Residential District with Isolated Natural Resource, to a zoning RS-2 Single Family Residential District with a Planned Development Overlay and Isolated Natural Resource Area.

On roll call vote: Motion carried 4-2 (Stallings and Carran opposed).

Consideration and possible action on a Preliminary Plat for Hidden Hills Subdivision to be located north of Good Hope and east of Maple Avenue (W239N7542 Maple Avenue).

Plan Commission: A motion by Johnson, seconded by Anderson to recommend to the Village Board approval of a Preliminary Plat for the Hidden Hills Subdivision to be located north of Good Hope Road and east of Maple Avenue (W239N7542 Maple Avenue) with all standard conditions.

Motion carried 5-2 (Kremer and Pellechia opposed)

Village Board: A motion by Goetz, seconded by Tetzlaff to approve the Preliminary Plat for the Hidden Hills Subdivision to be located north of Good Hope Road and east of Maple Avenue (W239N7542 Maple Avenue) with all standard conditions.

Motion carried 5-1 (Stallings opposed).

Consideration and possible action on the Developers Agreement for Hidden Hills Subdivision to be located north of Good Hope and east of Maple Avenue.

Plan Commission: A motion by Goetz, seconded by Johnson to recommend to the Village Board approval of the Developers Agreement for Hidden Hills Subdivision to be located north of Good Hope and east of Maple Avenue.

Motion carried.

Village Board: A motion by Goetz, seconded by Uecker to approve the Developers Agreement for Hidden

Hills Subdivision to be located north of Good Hope and east of Maple Avenue.

Motion carried.

Plan Commission: A motion by Tetzlaff, seconded by Johnson to adjourn the joint meeting at 10:29 pm.
Motion carried.

Village Board: A motion by Goetz, seconded by Stallings to adjourn the joint meeting at 10:29 pm.
Motion carried.

Respectfully Submitted,

Casen J. Griffiths
Administrative Services Director/
Clerk-Treasurer

RECEIVED DEC 01 2016

Lynn & Vicky Hediger
W239 N7362 Charles Ct
(Lot 30 in Pine Ridge Subdivision)
Sussex, WI 53089
November 27, 2016

Village of Sussex Board
N64 W23760 Main St
Sussex, WI 53089

Honorable Village of Sussex Board Members:

The purpose of this letter is to request your consideration for rejecting the Hidden Hills Subdivision Zoning request as an RS2 and instead approving the future subdivision with a zoning of CS1 or RS1 while reducing the number of parcels appropriately.

Summary of Concerns:

- Our decision to purchase and build on Lot 30 of Pine Ridge incorporated the desired state that the adjacent property was zoned as conservation land that would have limited development.
- Sandwiching a development zoned as RS2 between Pine Ridge (RS1) and Majestic Heights (CS1) is inappropriate and risks property values. The Petition as submitted is misleading.
- Storm-water and snow melt drainage for a significant portion of Hidden Hills will likely flow towards Pine Ridge homes.

As background, my wife Vicky and I have been nearly life-long residents of the Sussex area. Vicky grew up in Sussex Heights subdivision, while I grew up near Wooded Hills subdivision in nearby Lisbon. We both are graduates of Hamilton High School. After college, we were married and spent 4 years in nearby Pewaukee and Hartland before deciding to return to Sussex in 2003. We lived in Centennial Oaks for 10 years when we decided to build our dream home in 2012-2013. Our first choice for our new home was to stay in Sussex and our research led us to choose between Majestic Heights and Pine Ridge.

We fell in love with Lot 30 in Pine Ridge after much deliberation. I am a CPA and certified Project Manager, so I was very thorough in my research as to which subdivision and specifically which lot would be the best option to meet our needs as well as protect our investment. A major point of consideration for us was the fact that the property adjacent to Lot 30 was zoned as an isolated natural resource area (INRA) that would minimize the quantity of homes that could be put on that parcel.

While the homes and lots in Majestic Heights are exceptional, the uncertainty of what would become of the land to the north of Majestic Heights concerned us. We always assumed the land subject to this zoning request sandwiched between Pine Ridge and Majestic Heights might have some development, but that it would be appropriately aligned with the adjacent subdivisions as a worst case scenario given its status as a INRA. This was a major influence in our final decision to build our house on Lot 30 in Pine Ridge. We are now concerned that the value of our property will be diluted by the proposed subdivision if it is permitted to proceed as an RS2 zoning.

The submitted proposal is misleading in our opinion. The Rezoning Petition provided for review indicate that the lot sizes are similar to the adjacent subdivisions by mentioning that the average lot size is 26,805 square feet. However, when looking at the details and plotting the 40 lots by size, the median (the point where 50% of the lots are either larger or smaller) is only 21,209 square feet. The average is skewed tremendously by the largest lot, listed as 109,237 square feet. 64% of the lots in Hidden Hills would be smaller than the smallest lot in Pine Ridge (25,003 sq. ft.) and 92% are smaller than the smallest lot in Majestic Heights (43,996 sq. ft.). (See Figures 1 – 3 below, detailed data is provided as an appendix to this letter.) There will be 6 lots in Hidden Hills (lots 36 – 41) backing up to 4 lots from Pine Ridge (lots 12-15).

Figure 1

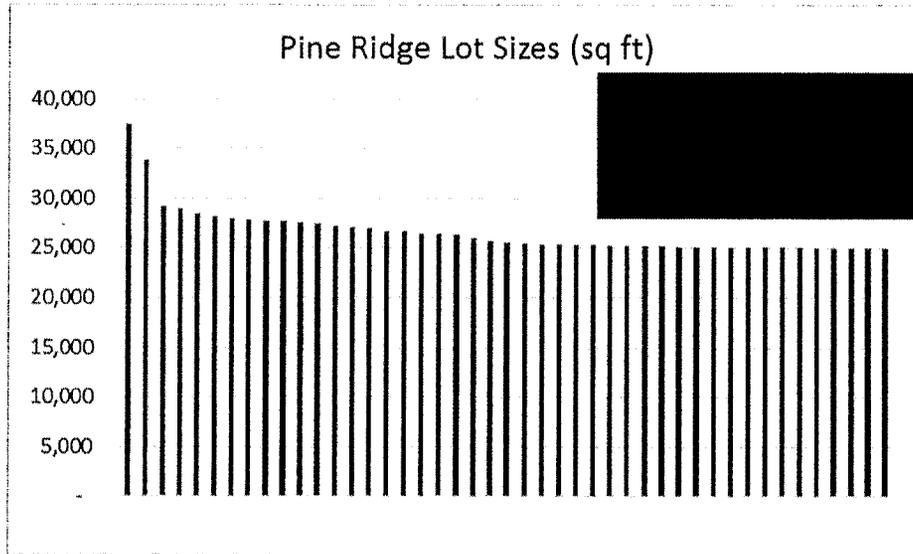


Figure 2

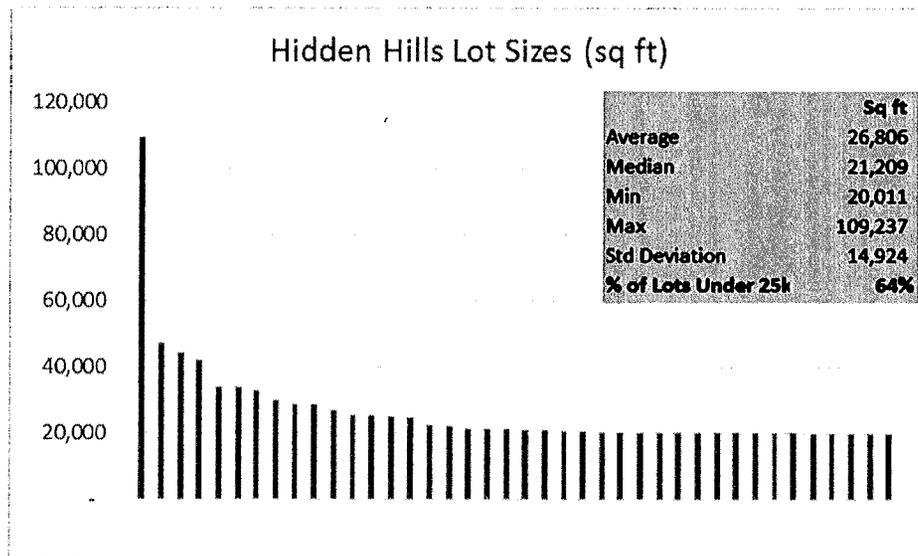
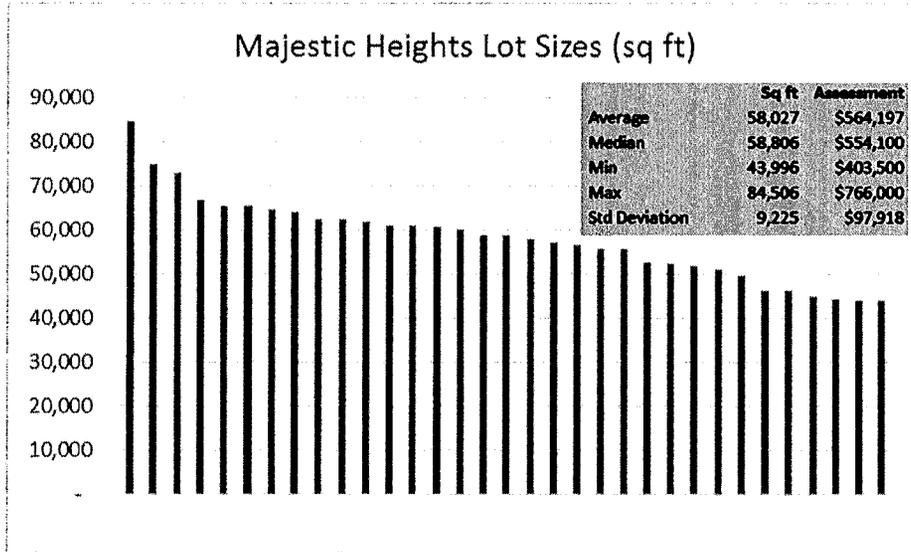


Figure 3



Another misleading claim by the developer in the Petition is that the average house & lot combined value will be \$650,000 generating a \$28 million dollar total subdivision value. The average assessed value from the most recently published data (2015 for 2016 tax year) has Pine Ridge at \$421k and Majestic Heights at \$564k. To assume the values in Hidden Hills would be \$86k to \$229k more than the two neighboring subdivisions that are both on larger lots with comparable house sizes is challenging to believe. Lenders are also not likely to approve construction loans for this scenario.

While it is too soon to tell and data is not available yet, the houses being built in Woodside Ridge (just east of Pine Ridge and Hidden Hills) on lots similar to Hidden Hills do not look like they would command \$650k either. When Woodside Ridge was proposed, the Pine Ridge Homeowner's Association requested that it be zoned as RS1 to match ours. Village Administrator Jeremy Smith mentioned that the Village needed a diversity of housing prices, which justified the higher density RS2 zoning to support houses priced lower than Pine Ridge. This is inconsistent with Hidden Hills projecting higher priced homes on lots also zoned as RS2. If Hidden Hills truly expects home/lot package prices to be \$650k, they will likely need to be on larger, more attractive lots to facilitate larger homes.

We also have concerns with the drainage plan included in the Plan Commission Agenda/epacket from 9/15/2016 on the Village of Sussex's web site that better details the

proposed subdivision plan. It includes a retention pond that is at a higher elevation than a significant portion of the subdivision – particularly lots 37-41. With the reduced open space to absorb water, we have concerns that this will cause an undue amount of water to collect on the lots along the north end of Pine Ridge (lots 12-15, 30-31), including ours. Many of us have exposed, finished basements that could be put at risk. The plans for Hidden Hills needs a more realistic approach to containing the storm water within their subdivision boundaries. Larger lots would also create more greenspace allowing for more storm water to be absorbed.

It is clear that the developer is trying to put too many homes in this subdivision. They are being forced to request variances to setbacks and right of ways in their petition in order to accommodate recommendations from the Master Plan to conserve trees while still hitting their profit objectives. Making the lots larger and having fewer homes would allow for the subdivision to meet existing regulations while maintaining conservation objectives. We personally were forced to accommodate the INRA which extends onto our property by spending over \$10k to build a retention wall in order to maintain the conservation area.

The developer's profits should not be prioritized over the Master Plan and interests of adjacent property owners. We recognize that the landowner has the right to improve the land, and we are supportive of this land being used for low density housing. We therefore respectfully ask for the Village Board to move to have this land zoned as CS1 or at least RS1 to be aligned with neighboring subdivisions.

Thank you for your consideration.

Sincerely,

Lynn & Vicky Hediger

Appendix

Hidden Hills	
Lot #	Sq ft
2	25,066
3	20,139
4	20,264
5	20,028
6	20,073
7	22,077
8	25,378
9	28,748
10	32,677
11	21,048
12	20,011
13	20,842
14	33,759
15	26,726
16	34,070
17	25,448
18	20,338
19	20,481
20	22,513
21	20,181
22	24,536
23	28,844
24	109,237
25	44,197
26	20,361
27	20,277
28	21,369
29	21,387
30	21,406
31	20,569
32	20,043
33	20,014
34	30,007
35	47,338
36	42,228
37	20,226
38	20,026
39	20,071
40	20,210
41	20,026
	Sq ft
Average	26,806
Median	21,209
Min	20,011
Max	109,237
Std Deviation	14,924
% of Lots Under 25k	64%



Majestic Hts		
Lot #	Sq ft	Assessment
1	65,340	\$403,500
2	51,836	\$575,300
3	55,757	\$458,700
4	60,984	\$699,200
5	58,806	\$669,700
6	84,506	\$462,100
7	62,291	\$500,400
8	60,984	\$766,000
9	64,469	\$621,100
10	57,064	\$484,200
11	52,708	\$453,200
12	61,855	\$630,000
13	66,647	\$510,700
14	60,113	\$517,600
15	56,628	\$671,800
16	58,806	\$485,500
17	50,965	\$593,900
18	65,340	\$491,900
19	74,923	\$636,800
20	62,291	\$641,800
21	60,548	\$443,900
22	55,757	\$720,000
23	64,033	\$539,300
24	72,745	\$470,300
25	49,658	\$517,000
26	44,431	\$468,100
27	43,996	\$584,200
28	46,174	\$554,100
29	43,996	\$575,700
30	57,935	\$422,000
31	52,272	\$739,500
32	46,174	\$668,800
33	44,867	\$642,200
	Sq ft	Assessment
Average	58,027	\$564,197
Median	58,806	\$554,100
Min	43,996	\$403,500
Max	84,506	\$766,000
Std Deviation	9,225	\$97,918

Notes: Pine Ridge, Lots 8, 24, 31, 33, & 37 were under construction so valuation was excluded from statistics. Pine Ridge and Majestic Heights data from <http://tax.waukeshacounty.gov/DisplayTax.aspx> retrieved 11/27/16.

December 12, 2016

Sussex Planning Commission
Sussex Civic Center
N64 W23760 Main Street
Sussex, WI 53089

Dear Planning Commission Members,

This letter serves as a voice of support for the development of the Hidden Hills subdivision. Our family moved to the Sussex area 10 years ago when we saw an opportunity for our family to grow in a developing community. In recent years we have seen huge improvements with the development of businesses and efforts to improve Main Street and the new Civic Center. Sussex is clearly moving in a positive direction and it is likely the development of several subdivisions has contributed to the need and support for this. There is still great need for increasing suitable restaurants, jobs and business and allowing for increases in the number of large family homes will contribute to this. When we moved within Sussex two years ago, the inventory for the number of houses within the range of those planned for Hidden Hills was and largely remains, limited.

While there are many arguments against continued development, the location of Hidden Hills makes clear sense. It is surrounded by several other established, well cared-for neighborhoods, whereas others have simply cropped up in fields, disturbing the landscape. My understanding is that the intention is to leave a large portion of the forested area untouched while allowing for many beautiful lots. There have also been questions about this subdivision backing up to the "Nature Classroom" at Woodside. My son has been a very fortunate participant of this classroom and it is something we value greatly. Again, my understanding is that this subdivision does NOT hedge on this area and, in fact, leaves several additional acres untouched.

Finally, I must comment on the integrity of the owners of this plot of land. They are not large city builders but long-time local Sussex residents who are highly involved in the local community, have children in the schools and have long loved this plot of land prior to purchase. Because of this, I have full confidence in their commitment to respect of surrounding land and neighbors and to positive business practice. You will be hard-pressed to find more upstanding individuals than the Tettings.

Sincerely,

Sara & Griffin Glapa
W251N8944 Crestwood Drive
Sussex, WI 53089

Courtney Myhre
W230N7911 Bluebill Drive
Sussex, WI 53089

December 14, 2016

Sussex Village Board
N64W23760 Main Street
Sussex, WI 53089

To Whom It May Concern:

I am writing to express my support and enthusiasm for the proposed Hidden Hills subdivision. My family and I have lived in Sussex for almost four years. In that time, we have welcomed an additional two children to our family and have been hoping to build a new, larger home to accommodate this growth. Although several new subdivisions have been added since we became part of this community, none have fit our needs. As much as we want to stay in Sussex, we have unfortunately been considering relocating to a new city.

Hidden Hills, however, is EXACTLY the type of development we are hoping to build in. We are excited about the quality of homes expected in this subdivision and love the fact that we will be able to choose our own builder. The location is especially ideal. Being the President of the Woodside Elementary Home & School Board, I am thrilled that this development will be in the Woodside school district and that my children will be able to remain in their current school. We are also extremely pleased that the developers intend to maintain a large percentage of the tree population, keeping the lots wooded and providing privacy and conservation.

Our only concern with this development is the number of lots that will be less than a ½ acre. After discussing our plans with our builder, there are only a small number of lots in the current proposal that will fit our home and landscaping plans. There is a large demand in Waukesha county for larger lot sizes (¾ of an acre or more), as seen by the rapid growth of the new developments with larger lot sizes in Hartland and Delafield. I believe this demand extends to Sussex. I also believe larger lot sizes would alleviate some of the concern expressed by neighboring communities.

In short, I am incredibly excited by the prospect of this new subdivision and hope the board will move forward with approving the rezoning and development of the land. I believe it is possible to find a compromise that addresses the needs of the village, developers, those that live within the immediate vicinity, and those that hope to live within this subdivision in the future. I very much appreciate you taking my comments into consideration.

Respectfully,

Courtney Myhre

Hidden Hills

Shannon Canham

Thu 12/15/2016 10:34 AM

Inbox

To:kellytetting@hotmail.com <kellytetting@hotmail.com>;

The Village Board and Plan Commission of the Village of Sussex:

I am writing this letter in support of the Hidden Hills Subdivision and development. My family has been a member of the community since 2003. We moved to this area due to the location and love the school districts and community as a whole. Our children are active in extra curricular activities and volunteer our time. We have grown to consider Sussex our home.

We would love to see the growth of Sussex from a development like Hidden Hills for many reasons. We are completely impressed, inspired and hopeful that Sussex will continue to develop and be forward thinking as has been demonstrated with the building of the new Civic Center. We want to be a part of a community that is adaptive and encourages new things and takes opportunities when they are presented.

I have reviewed the Petition and the Proposed Ordinance and it is thorough and mindful compared to other developments that we have witnessed. We know the Tetting Family and we can say they are kind and generous people. In addition, their attention to detail and intentions in regards to this development is genuinely about the community and the future of Sussex. The project could not be in better hands.

It is my hope that the Village approves the Rezoning Ordinance and the project is allowed to move forward. Thank you for your time with this matter.

Sincerely,

Shannon Canham

Hidden Hills Subdivision

Mielke, Sharon (FKN)

Wed 12/14/2016 4:08 PM

Inbox

To: kellytetting@hotmail.com <kellytetting@hotmail.com>;

To whom it may concern,

My husband and I are very excited to hear about the Hidden Hill's subdivision here in Sussex. We've been thinking of building but the small lots offered in the subdivisions on Maple just south of Clover are not appealing at all. We've been waiting for a subdivision that offered bigger lots.

Not only are we excited for Hidden Hills because of the bigger lots but because of what all this growth means for Sussex. We're hoping more businesses/restaurants come to this area. Right now we venture out to Men Falls, Brookfield, Pewaukee, or Waukesha to shop/eat. I'd like to keep all that local as much as we could. Of course we're starting to see that growth with the coffee shop that just opened in Mammoth Springs, and the Meijer's store.

We look forward to growing our family in this up and coming area and can't wait to see what the future holds for Sussex.

Sharon/Josh Mielke
N60W24584 Rocky Hollow Pass

Sharon Mielke | Client Service Consultant
Express Scripts Commercial Division | Issue Management
SMielke@express-scripts.com

December 9, 2016

To Whom It May Concern:

I want to extend my support for the Hidden Hills subdivision. Unfortunately, due to work I am unable to be there in person, but I am providing this letter to acknowledge my support for this new subdivision, and feel it would be a great addition to our area and I'm very excited with the wonderful growth in our area.

Elizabeth Buchanan
W245 N5961 Maris Ct
Sussex WI 53089
941-321-4676
elizabethbuchanan@me.com

Kevin and Erin Zimmer
N77W23160 Red Fox Cove
Sussex, WI 53089
920.410.6510 / 414.640.9540

December 9, 2016

To the Village of Sussex,

We are residents of Sussex and we support the Hidden Hills subdivision. We think this development will provide a beautiful new neighborhood that will attract new residents to our community as well as offer a great option for existing residents to stay in the community while advancing their housing options.

Thank you,
Kevin Zimmer
Erin Zimmer

Dear Village Board,

We are in full support of the Hidden Hills subdivision development. I feel this is an opportunity for residents to have more options for building on larger lot sizes. I think it would be a beautiful addition to Sussex.

Sincerely,

Kevin and Danielle Kulibert

12/10/16

Brian and Kelly Tetting,

We'd like to show you our support in your upcoming development project adjacent to our neighborhood - Majestic Heights.

Unfortunately, there has been a lot of negativity, misguided information shared, and down right inappropriate behavior shown to you.

We would actually like to take this opportunity to thank you. Contrary to any beliefs otherwise, that land will eventually be developed; regardless. Fortunately for us, you have come in with requests that we are not seeing in any other new construction happening in Sussex. Larger wooded lots. We know It was your intent to mimic our adjacent Majestic Heights neighborhood. However, you can only build what the city will approve. That being said, we wish to share with people how much time, effort and money that you have put into the process of trying to preserve the integrity of both adjacent neighborhoods. Should other individuals be developing this property, I can almost guarantee this would not be the case. It would have been a much easier battle and far more profitable for you to come in and toss another cookie cutter development onto this property. You have gone above and beyond with your efforts to add another upscale neighborhood to our community. And for your continued effort to achieve this, we are grateful.

We sincerely hope that the negativity being shown does not deter your intent to develop this property. We would regret to see what another developer would have planned for the space. And to that, my wish would be for the adjacent communities to share their legitimate concerns in a non negative forum. Knowing that this property will indeed be developed, the most desirable outcome will only be achieved by working together with open lines of positive communication.

And during this holiday season, may we all be blessed with the reminder of what it is really all about.

Michelle and Johnny Arnold
N77W23717 Sun Valley Run
Sussex WI 53089

Hidden Hills

Christy Block

Wed 12/14/2016 5:35 PM

Inbox

To: kellytetting@hotmail.com <kellytetting@hotmail.com>;

To Whom It May Concern,

We are residents of Sussex and our son is currently enrolled in the Sussex-Hamilton School District. We fully support the Hidden Hills neighborhood development.

Thank you!

John Sezemsky & Christy Block
W246N5942 Prairie Falcon Pass
Sussex, WI 53089

Hidden Hills Subdivision

Jennifer Hanson

Wed 12/14/2016 8:38 PM

Inbox

To: kellytetting@hotmail.com <kellytetting@hotmail.com>;

December 14, 2016

Planning Commission
Village of Sussex
N64 W23760 Main Street
Sussex, WI 53089

Dear Planning Commission Members:

Please accept this letter (sent via e-mail) as an official statement of my agreement with the development of the proposed Hidden Hills Subdivision. I have been a resident of Sussex since 1994 and currently reside in Coldwater Creek Subdivision (in close proximity to the proposed development).

Please do not hesitate to contact me by e-mail or phone if you have any questions or concerns. My contact information is provided below.

Sincerely,

Jennifer A. Hanson
N78 W23076 Coldwater Drive
Sussex, WI 53089
414.530.5316 or jenhansonkjjja@gmail.com



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

MEMORANDUM

TO: Plan Commission

FROM: Kasey Fluet, Assistant Development Director

RE: Plan Commission meeting of January 19, 2017

DATE: January 12, 2017

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 of December 15, 2016 and on the minutes of the joint public hearing and of the joint meeting of the Village Board and Plan Commission meeting of December 15, 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 Fantastic Sams (W249N5245 Executive Drive Ste. 204).**

This site is zoned B-3. The beauty salon services is a permitted use in the B-3 Highway Business District in accordance with Section 17.048 (A)(5)(b). The salon will offer hair cutting and styling services as well as sell hair products. They will lease 1,400 square feet in the second building of the Sussex Gateway complex, building two is 14,500 square feet. Hours of operation will be Monday through Friday 9:00 a.m. to 8:00 p.m., Saturday 9:00 a.m. to 6:00 p.m. and Sunday 10:00 a.m. to 6:00 p.m.

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

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

Policy Question:

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

Action Items:

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

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Fantastic Sams (W249N5245 Executive Drive Ste. 204); 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 Kneaded Time Massage LLC (N63W23583 Main Street).

This site is zoned B-4. The message treatment services is a permitted use in the B-4 Central Mixed Use District in accordance with Section 17.0419 (C)(5)(b). The massage therapist will offer massage treatments for her clients. She will lease approximately 400 square feet in the 4,800 square foot multi-tenant building. Hours of operation will vary from Monday through Friday and by appointment on Saturday. This site has 53 parking stalls 41 are allocated to other users, per code 3 stalls are required for this user.

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

Policy Question:

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

Action Items:

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

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Kneaded Time Massage (N63W24025 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.

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

A. Conceptual review of a Conditional Use, Plan of Operation, site, architectural, lighting and landscape plan for Venturespace storage condo units to be located on vacant land, south side of Silver Spring Drive across from Quad Graphics.

This site is zoned M-1. The indoor storage facility is a conditional use in the M-1 Industrial District in accordance with Section 17.0506 (A)(7)(a)(2). The proposal is to construct 15 storage buildings each at 3,000 square feet, for phase 1 the plan is to construct buildings 1-5. The Developer will be required to bury the existing power lines and other overhead facilities across the frontage of the lot, build all the road, utilities and stormwater facility for the entire project.

All of the plans still require ARB review and will be on the ARB agenda for February 1.

Site

- The site will have a total of 24 parking stalls, with 2 stalls in front of each building, the ten parking stalls must be constructed for phase 1.
- Site includes 6 foot sidewalk along Silver Spring.
- Must receive necessary permits from the County and DNR.
- Subject to final review by Village Engineer.
- Site does not include a dumpster enclosure, should this be required?

The Developer is requesting a waiver of Section 17.0603 I, Parking Requirements, to not install curb or barrier along the edge of pavement. The Plan Commission will need to discuss and make a decision on this request.

Architectural

- Building(s) meet height and required setbacks
- Will be constructed of hardiplank, brick and cedar shake shingles.
- The buildings will need to be sprinklered.

The buildings facing Silver Spring lack significant architectural details. The Developer provided renderings of the buildings constructed in Delafield which show much more architectural details. Should additional brick or windows be added to the buildings along Silver Spring? Should the building design be consistent for all buildings on site? Comment and feedback for the ARB should be provided about the building architecture.

Lighting

- Lighting does not spill out onto neighboring properties.
- Pole height not to exceed 25 feet, bases are to be buried or if exposed they shall be painted to blend in with the surroundings or have a decorative base.
- Need to provide cut sheets of lights to be used.

Landscape

- The east, west and south side of this property are screened with woods. The proposed landscape is sufficient.

Should a fence be added along the perimeter of the property that abuts the residential property?

The proposal for this project is to develop commercial condominium units. Each space will have a large overhead door and option for an office and bathroom. Because these buildings will be sold as condominiums the Developer will need to receive approval of a condo plat and the bylaws. Each individual unit owner will need to come before the Plan Commission for approval of their business use of the property prior to occupancy of the space. This is necessary to ensure compliance with codes for uses and safety of stored materials, etc.

Policy Question:

1. Are there any concerns with the Conditional Use application?
2. Are there any concerns with the property?
3. Are there any concerns with the plans? Any direction for the ARB regarding the plans?

Action Items:

1. Direct staff to schedule the public hearing.

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

B. Conceptual review of Conditional Use, Plan of Operation and site plan for Burn Boot Camp – Lake Country (W248N5250 Executive Drive).

This site is zoned BP-1. The fitness facility is a conditional use in the BP-1 Business Park District in accordance with Section 17.0506 (A)(2)(c). The fitness facility will offer fitness classes, provide childcare for class participants and sell nutritional supplements and retail apparel. Hours of operation will be Monday through Friday 5:00 a.m. to 11:00 a.m. and 4:00 p.m. to 7:00 p.m. Saturday 7:00 a.m. to 11:00 a.m. no classes on Sunday.

This site has 187 parking stalls 105 are allocated to other users and this user requires 20 per code.

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

Policy Question:

1. Are there any concerns with the Conditional Use application?
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 February Plan Commission meeting.

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

A. Discussion of screening and landscape standards of subdivisions along arterial and collector roads.

Staff was directed to provide information on the landscape standards for subdivisions. Included in the packet is the approved landscape plan for Woodside Ridge. The plan indicates trees and evergreens within the landscape easement along Good Hope Road and Woodside Road. The plan included protecting the existing mature trees meet current design standards and is consistent with what was done for Coldwater Creek along Woodside Road, and was more intense than the landscaping required along Majestic Heights and Braddock Place. The major difference is that for Coldwater Creek the trees are now 15 years old vs. new and the homes and individual yards are now all landscaped, while Woodside Ridge is still under construction. Woodside Ridge also has a requirement that each homeowner add at least three additional trees to their lot, when the home is built, which will add to the landscaping. This allows the homeowner some discretion on the style and location.

There are no right or wrong solutions and any decision means trade-offs between different priorities. We have a video to show that depicts the existing conditions. Before the Plan Commission dives into answers it would be crucial for the Plan Commission to discuss what goals they are hoping to achieve. Also please keep in mind this is a discussion about similar uses (single family to single family). The standards are much higher where you have a single family next to industrial as an example.

Policy Question:

1. What outcomes are you looking for with respect to screening and landscaping of subdivisions and why?
 - A. Total Perimeter Screening from Day 1.

- B. Total Perimeter Screening Long Term
 - C. Entryway Beautification
 - D. Protection of Existing Trees/Tree Lines
 - E. Mix of Tree Types
 - F. Flexibility with use of backyard space
 - G. Flexibility of landscaping style
 - H. Visibility of neighborhoods for safety/aesthetics
2. What impacts are caused by addressing those outcomes and where are those points where desired outcomes and impacts balance in your mind? Here are some of the impacts.
- A. Significant berming to screen from day 1
 - B. Disturbance of existing Trees/Tree line
 - C. Impact on stormwater design
 - D. How much land unusable due to berming (not available for activity).
 - E. Homeowners ability to select their landscaping for their yard.
 - F. Connectivity of neighborhoods (isolation vs open the “no fences” concept).
 - G. The costs, how much is too much, and who takes care of long term maintenance.
 - H. Is it solving a short term problem with over regulation?
3. Does this issue need to be looked into further?

Action Items:

- 1. If after discussing 1 and 2 above the Plan Commission answers yes to question 3, then formation of a work group would be appropriate to explore the issue thoroughly.

Staff Recommendation: Staff’s only recommendation is for the Plan Commission to carefully consider the matter prior to adjustments to ensure changes will deliver the desired outcomes without too significant of impact on other priorities of planning.

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

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 # 278,999.069

Zoning: retail B-3

Address of Tenant Space: W249N5245 Executive Drive Suite 204 Sussex, WI 53089

1. Name of Business:

~~16800 W. Greenfield Avenue Brookfield, WI 53005~~ Fantastic Sams

Business

W249N5245 Executive Drive Suite 204 Sussex, WI 53089 West Bend, WI 53090 262-442-3068

Address City, State, Zip Phone #

None sussexfs@outlook.com

Fax # Email address

2. Business owner contact information:

W249N5245 Executive Drive Suite 204 Sussex, WI 53089

Contact

611 Veterans Avenue Apt. 327 West Bend, WI 53090 262-442-2002

Address City, State, Zip Phone #

None jkzehren@gmail.com

Fax # Email address

3. Building/Land owner contact information:

Sussex Mall Inc. John Gilling

Contact

16800 W. Greenfield Avenue Brookfield, WI 53005

Address City, State, Zip Phone #

Fax # Email address

4. Number of Employees/Shifts: 8-10 2

Employees

Shifts

5. Days of Operation:

Put an X in box that applies:

Hours
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
9-8	9-8	9-8	9-8	9-8	9-6	10-6

6. Is this an extension of an existing operation? No
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? No
 If yes, explain: _____
 If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? 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 11'2" x 80'10" Total square footage 1373 sq. ft
 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 442 170 Number of spaces needed per code _____
 Number of spaces allocated for employee parking _____
 Dimensions of parking lot _____ Is parking lot paved? yes

13. Signage: What type of signage are you proposing for your business?
internally illuminated cabinet sign on front and rear of building
 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.

Kristine Zehren
 Name
President
 Title or Position

Dec 3, 2016
 Date

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

John Gillings
 Name
Representative
 Title or Position

 Date

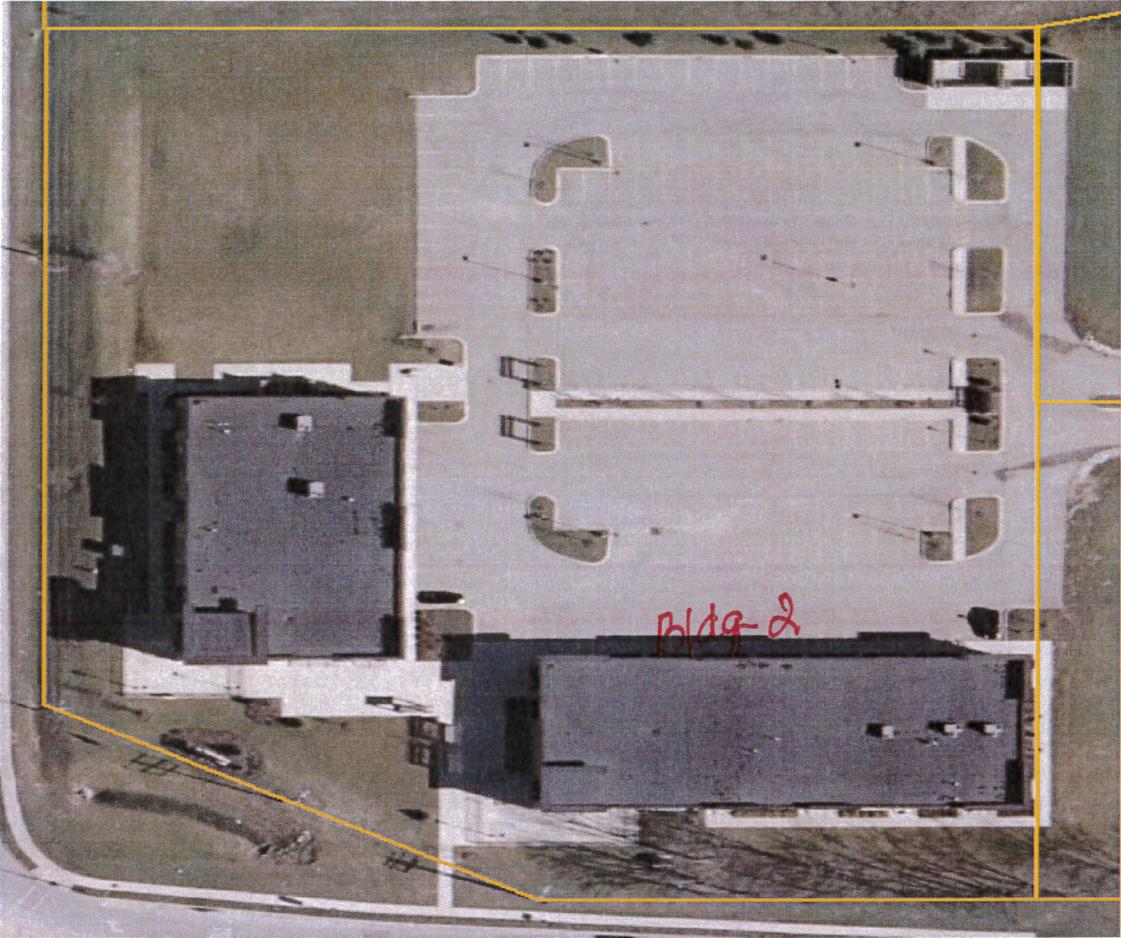
Business Plan:

I, Kris Zehren plan to open a Fantastic Sams franchise salon and operate on the corner of County K and Hwy 164 in the Sussex Mall Suite 204 in Sussex, WI. The following products and services will be provided; retail sale of hair care products, hair cuts, styles, colors, perms, and waxing. I expect to employ 8-10 employees full time, including a manager and stylists. I selected the Fantastic Sams franchise and hair care industry based on industry size, recession proof, and the franchise's reputation for high quality value products and services.

Let me know if this description is sufficient or if you need additional details.

Thanks,

Kris





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 # 246.995

Zoning: B-4

Address of Tenant Space: N63 W23583 Main St Sussex 53089

1. Name of Business:

Kneaded Time Massage LLC

Business

SAB

414 303-1211

Address

City, State, Zip

Phone #

NA

kneadedtimemassage@gmail.com

Fax #

Email address

2. Business owner contact information:

Sandra Reichard

Contact

191 W16933 Laurel Ln Menomonie F5 WI 53051

Address

City, State, Zip

Phone #

NA

Sandysreichard25@gmail.com

Fax #

Email address

3. Building/Land owner contact information:

Rockfish Investments LLC - John

Contact

126 W23315 Paul Rd Pawaule WI

Address

City, State, Zip

Phone #

Fax #

Email address

4. Number of Employees/Shifts: 1 Employees 6 Shifts

5. Days of Operation:

Put an X in box that applies:

Hours Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	
<u>10³⁰-2¹⁵</u>	<u>4-6³⁰</u>	<u>4-6³⁰</u>	<u>1-5</u>	<u>8³⁰-4</u>	<u>By Appt.</u>	

Dec 27 16 12:08p

Hampton Dental

To: SUSSEX VILLAGE 4144646576
262-695-8801

p.2

- 6. Is this an extension of an existing operation? NO
- 7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
- 8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? NO Do you need an Outdoor Establishment Permit? NO
If yes, explain: _____
If yes, please obtain and complete permit application.
- 9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? NA
- 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 410 sqft
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 41 Number of spaces needed per code _____
Number of spaces allocated for employee parking 1
Dimensions of parking lot _____ Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
Signage allowed by code + building owner
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.

Rockfish
Name
owner/operator
Title or Position

12-27-16
Date

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

John Rinaldi
Name
President
Title or Position

12/27/2016
Date

December 2016

Kneaded Time Massage LLC

414-303-1211

Home address N91W16933 Laurel Ln Menomonee Falls 53051

Business address N63W23583 Main st Sussex 53089

Owned and operated by Sandra Reichard

I plan on using my business to help educate the clients on the benefits of massage. I will be using soft tissue manipulations to relax tight, tense muscle tissue. I plan on seeing clients on a regular basis from Monday through Friday, some Saturdays also. I will conduct myself in a professional manner to uphold the integrity of my profession.



Village of Sussex



Village of Sussex
 N64 W23760 Main Street
 Sussex, WI 53089
 262-246-5200

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Sussex does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 42'

Print Date: 1/4/2017



PLAN OF OPERATION

To be used for a business with new construction.

Is this request to be considered for a Conditional Use? Yes If yes, is this a new CU? Yes
 OR an amendment to an existing CU? _____

(Conditional Use Permits require a Public Hearing)

Address location of new construction _____

Tax Key # SUXV0242997001 Zoning: M-1

1. Name of Business:

VentureSpace

Business Comercial real estate Nashotah, WI, 53058 (262) 408 - 7001
 Address W330 N4191 Lakeland Dr. mdfrede@venturespace.us
 Fax # _____ Email address _____

2. Business owner contact information:

Michael Frede

Contact W330 N4191 Lakeland Dr Nashotah, Wi, 53058 (262) 408 - 7001
 Address City, State, Zip Phone #
mdfrede@venturespace.us
 Fax # _____ Email address _____

3. Building/Land owner contact information:

Cynthia R. Minshall

Contact 4707 W Jenna Ct. Franklin, Wi, 53132
 Address City, State, Zip Phone #
 Fax # _____ Email address _____

4. Number of Employees/Shifts:

 Employees

 Shifts

5. Days of Operation:

Put an X in box that applies:

Hours
 Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
x	x	x	x	x	x	x
6AM - 7PM	--	--	--	--	--	--

6. Is this an extension of an existing operation? No
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? No
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? _____
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	<u>50 x 60</u>	<u>1</u>	<u>3,000</u>
Building 2	<u>50 x 60</u>	<u>1</u>	<u>3,000</u>
Building 3	<u>50 x 60</u>	<u>1</u>	<u>3,000</u>

Is the building(s) to be used for multi-tenant purpose? _____

12.	Lot size	Depth	Width	Area
	<u>7.843</u>	_____	_____	_____

Above to be included on survey

- 13 Parking: Dimensions of parking lot _____
Parking lot construction _____
Type of screening: Fence _____ or Plantings _____
Number of spaces needed per code 25 # of spaces for employees _____
Above to be included on site plan

Please provide the following information:

Total square footage of building, new and existing 3,00 SQ FT/Building

Total square footage of parking lot, new and existing _____

14. Signs: Type: Free standing x Attached to building _____
Lighted _____ Single or double faced _____

Size _____ Location Near Road West of Entrance
Above to be included on sign plan

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

None, just street tyre lights

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

Possibly vehicle storage, this would be within parking stalls

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

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

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? _____

What provisions are your making for a sprinkler system? _____

Storage system? _____

Hydrant stand pipes? _____

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

Explain: _____

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

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

 No If yes, explain: _____

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

Building construction Spring 2017

Paving Late Spring 2017

Landscaping Completed fall 2017

Occupancy Summer 2017

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.

Michael Frede

11-30-16

Name

Date

Managing Member

Title or Position

VentureSpace

Development Concept

VentureSpace is proposing to develop commercial condominium units on the 7.8-acre Minshall property in Sussex, Wisconsin. The location of the property is attached.

Condominiums - The proposed condominium units are a unique real estate ownership and investment opportunity for businesses and individuals. These customizable, multi-use spaces are cost-competitive with renting similar commercial space, in sizes that are not readily available for purchase in the marketplace. Each duplex building includes two 1,500-square foot units, with large overhead doors, and an option for an office and bathroom.

We were involved in building similar units in Delafield. Representative photographs of the buildings and a description of typical buyers and uses is attached. For more information, please visit our website at www.venturespace.us.

Development Plan – The project is planned to be developed in phases, with buildings started only after at least one unit is under contract. There are no plans to construct any on speculation. It is our desire to begin construction in the spring of 2017, if approved. We recognize the need to protect the existing wetland area on the property, and meet village architectural standards. We have created all of the required condominium documents that will manage and control activities on the development.

Thank you for your time and consideration. We look forward to discussing our plan and your thoughts.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Michael D. Frede, P.E.
VentureSpace, LLC

W330 N4191 Lakeland Drive
Nashotah, WI 53058
Phone: (414) 573-0519
www.venturespace.us

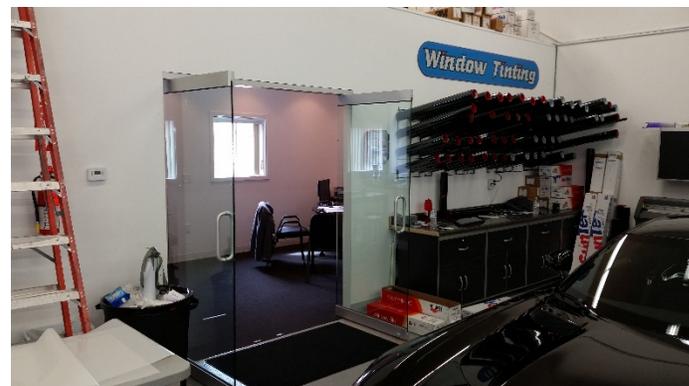
VentureSpace

Representative Photographs



VentureSpace

Representative Photographs



VentureSpace

Typical Uses for Commercial Condominiums

Personal Uses

- Classic Car Storage
- Extra Household Storage
- Hobby Workshop
- RV and Boat Storage
- Second Garage

Business Uses

- Car Window Tinting
- Plumbing Contractor
- Security Firm
- HVAC Contractor
- Carpet Cleaning Services
- Landscaping Contractor
- Property Management Services
- General Construction Contractor
- Sign Company
- Civil Engineering Consulting
- Classic Car Restoration
- Wine Storage
- Fleet Services
- Van Transportation Services
- Carpentry & Cabinet Services
- Pool Servicing
- Electronics Distributor
- Salvation Army
- Warehouse Storage

VENTURESPACE CONDOS

PROTOTYPE UNITS

Silver Spring Drive
Sussex, WI

SHEET INDEX

T1.0	TITLE PAGE
C1.0	SITE PLAN
A1.0	FLOOR PLAN
A2.0	ELECTRICAL FLOOR PLAN
A3.0	BUILDING SECTIONS & DETAILS
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A5.0	ISOMETRIC VIEW
A6.0	MATERIAL DETAILS
S1.0	FOUNDATION PLAN & DETAILS
S2.0	FRAMING PLAN & DETAILS

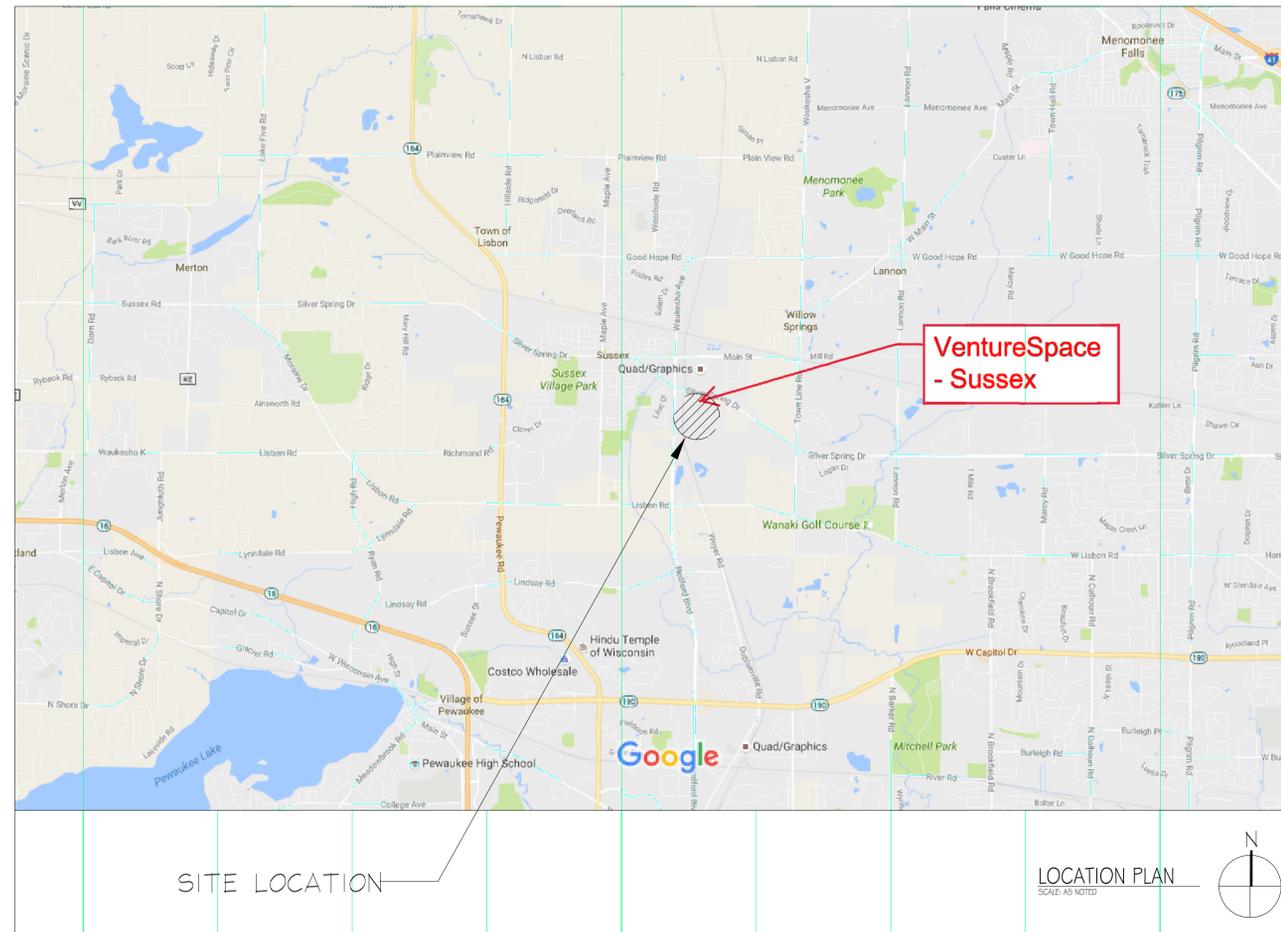
Architectural & Structural Design

Jendusa Design & Engineering, Inc.
4615 Vettelson Rd. Suite 200
Hartland, WI 53029

Ph 262-264-6340
Fx 866-326-1552

Project Information:

- PER IBC 2009, CH. 6
- CONSTRUCTION TYPE: VB
- OCCUPANCY TYPE: S1
- ALLOWABLE AREA = 9000 SQ.FT.
- PROPOSED SQUARE FOOTAGE PER UNIT: 3000 SQ. FT.
- SINGLE STORY CONSTRUCTION



SITE LOCATION

LOCATION PLAN

JENDUSA
DESIGN &
ENGINEERING

ARCHITECTS & ENGINEERS

4615 Vettelson Road
Suite 200
Hartland, WI 53029
P 262-264-6340
F 866-326-1552
W jendusaeng.com

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REVISIONS

11-09-16

VENTURE SPACE CONDOS

Silver Spring Drive
Sussex, WI

SHEET TITLE
TITLE PAGE

PROJECT NO.

16-4758

DATE

10-27-16

SCALE

As Noted

CHECKED BY

DRAWN BY

JRW

SHEET

T1.0

SITE SUMMARY:

Total Area	= 8.43 AC. / 367,019 S.F.	
(Less R/W)	= 8.26 AC. / 359,551 S.F.	100%
Impervious Area	= 1.96 AC. / 85,302 S.F.	24%
Pvmt/walks	= 40,182 S.F.	
Buildings	= 45,120 S.F.	
Green Space	= 6.30 AC. / 274,249 S.F.	76%

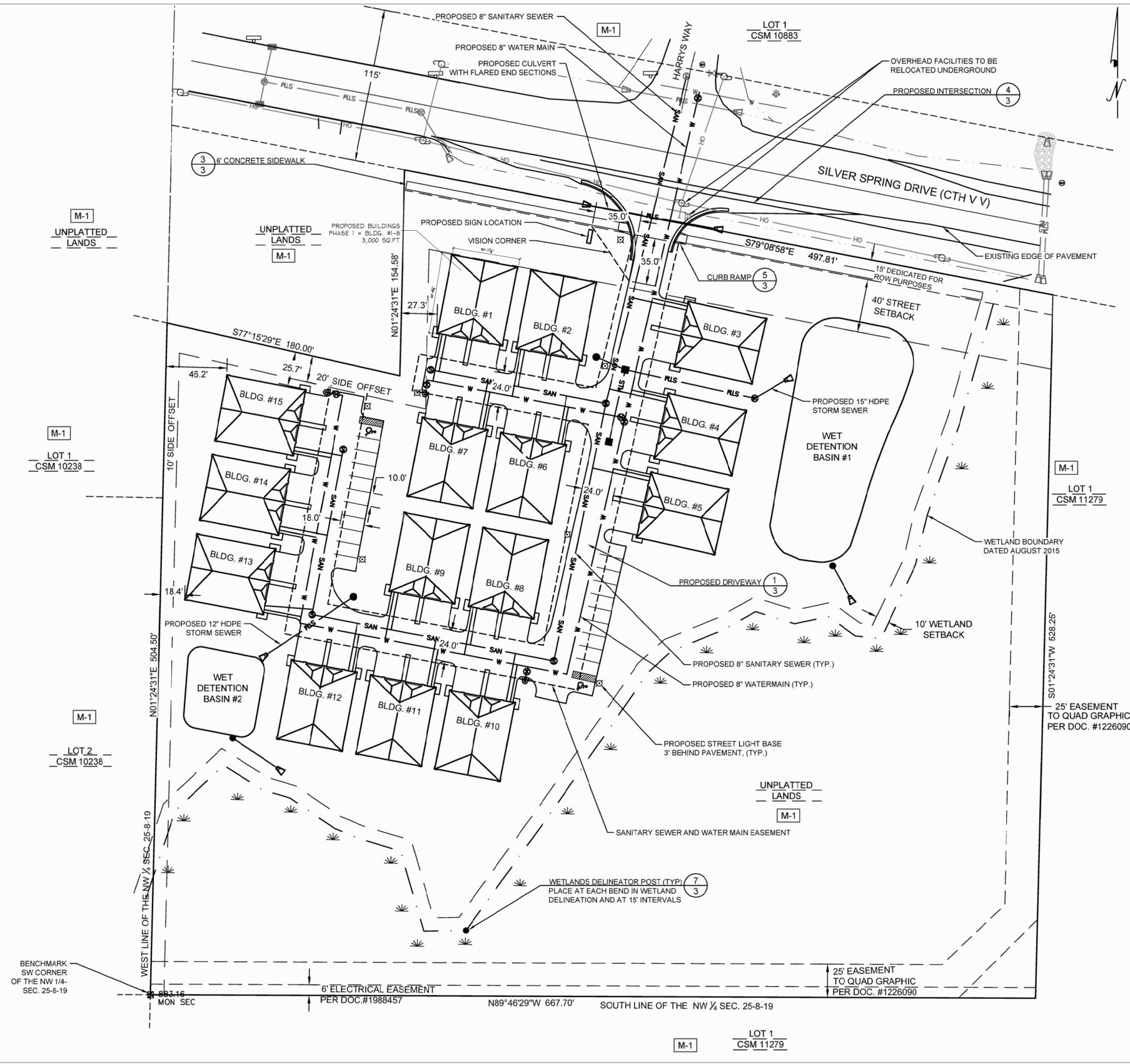
NOTES:

- EXISTING PROPERTY CONTAINS 8.43 ACRES GROSS.(LESS R/W = 8.26 ACRES NET)
- SEE GRADING PLAN FOR EXISTING AND PROPOSED CONTOURS, SPOT GRADES AND STORM WATER MANAGEMENT SPECIFICS.
- SEE ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS AND MATERIALS.
- BENCHMARKS ARE AS SHOWN.
- THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
- SILVER SPRING DRIVE RIGHT-OF-WAY WIDTH ESTABLISHED AT 130' PER VILLAGE ORDINANCE FILED APRIL 18, 1957.
- THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 55133C PANEL 0089G, MAP REVISED NOV. 5, 2014.
- M-1 ZONING REQUIREMENTS:
STREET SETBACK = 40'
SIDE OFFSET = 40' TOTAL (10' MIN.)
REAR OFFSET = 25'
- PROPERTY TO HAVE A USE OF BUSINESS CONDOMINIUMS, ALLOWED BY CONDITIONAL USE.

LEGEND

	EXISTING ZONING
	EXISTING WETLANDS
	EXISTING OVERHEAD POWER AND POLE
	EXISTING TELEPHONE PEDESTAL
	EX. SANITARY SEWER / MANHOLE
	EX. WATER MAIN / HYDRANT
	EX. STORM SEWER, CATCH BASIN AND FLARED END SECTION
	EXISTING SIGN
	PROPOSED WATER MAIN, GATE VALVE AND HYDRANT
	PROPOSED STORM SEWER, FLARED END SECTION, INLETS
	PROPOSED SANITARY SEWER AND MANHOLE
	LIGHT POLE

PARKING SPACES PROVIDED: 22
SPACES TO BE ACCESSIBLE: 1



JENDUSA
DESIGN & ENGINEERING
ARCHITECTS & ENGINEERS

4615 Vettelson Road
Suite 200
Hartland, WI 53029
P 262-264-6340
F 866-326-1552
W jendusaeng.com

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REVISIONS

VENTURE SPACE CONDOS

Silver Spring Drive
Sussex, WI

SHEET TITLE
SITE PLAN

PROJECT NO. **16-4758**

DATE **10-27-16**

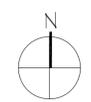
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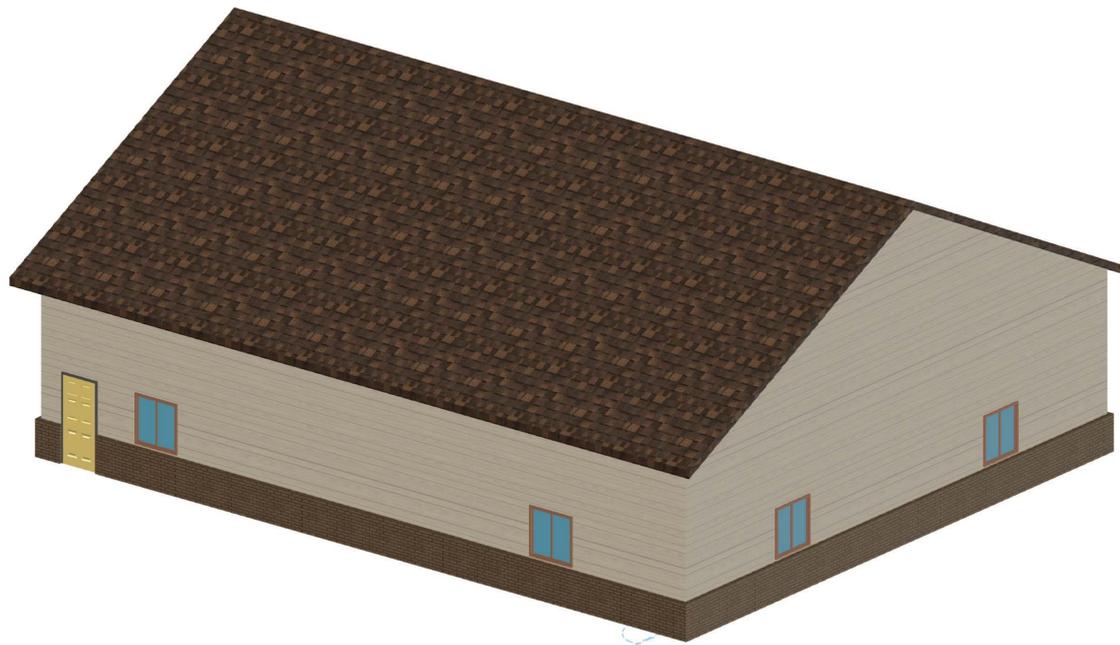
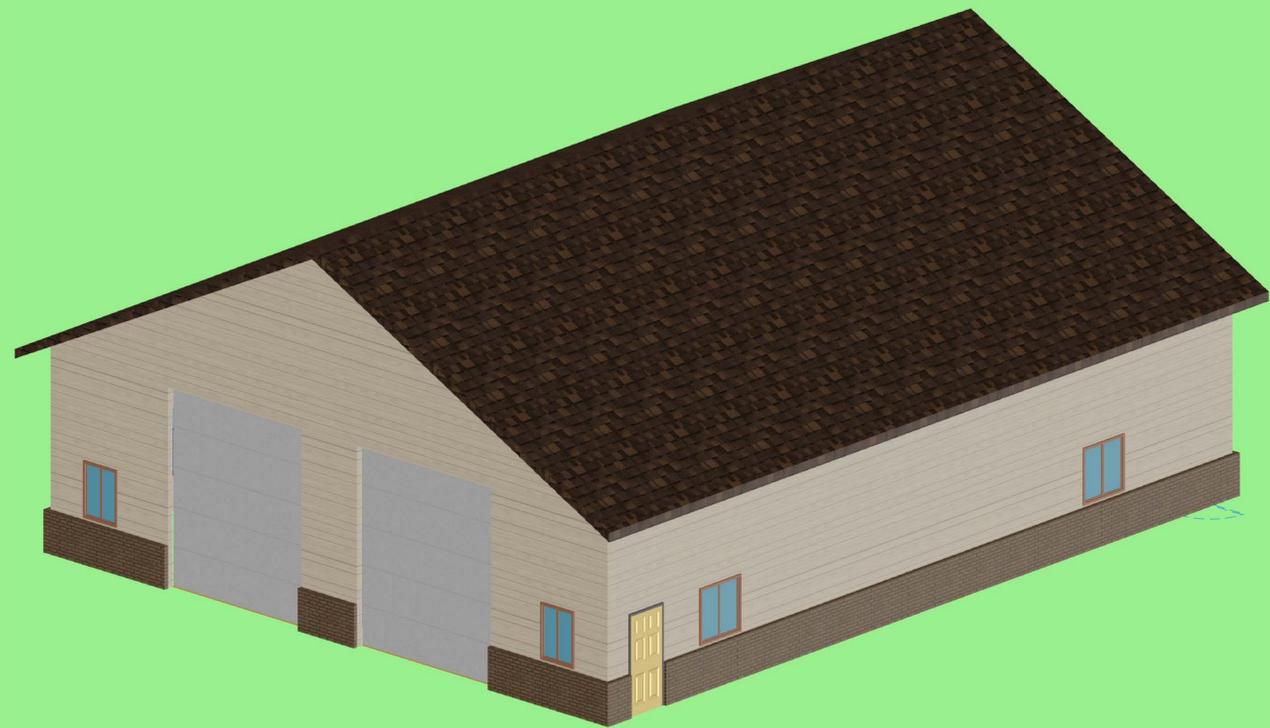
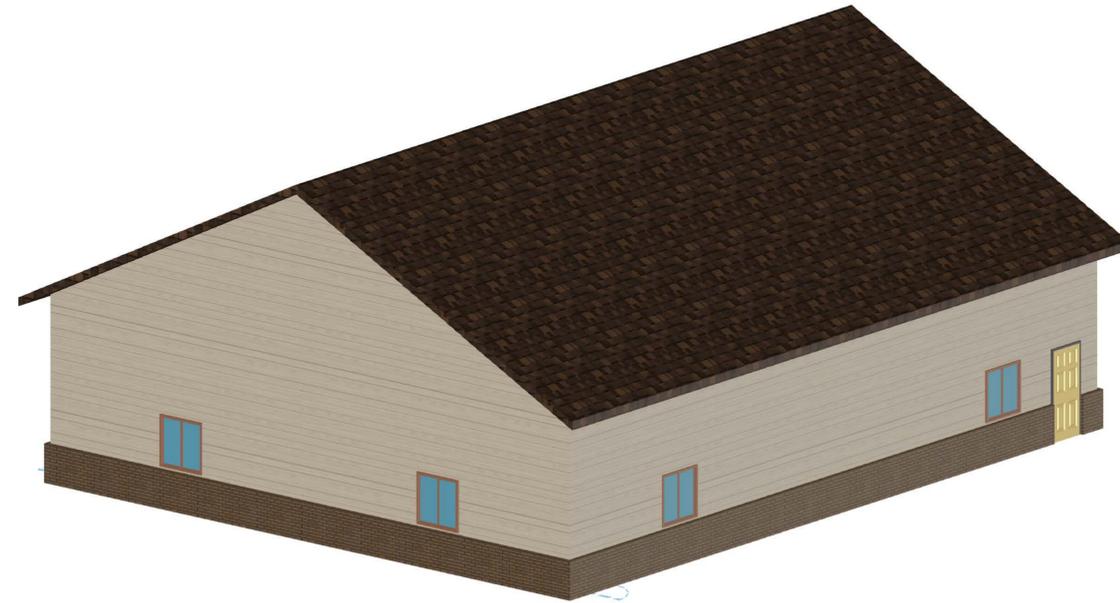
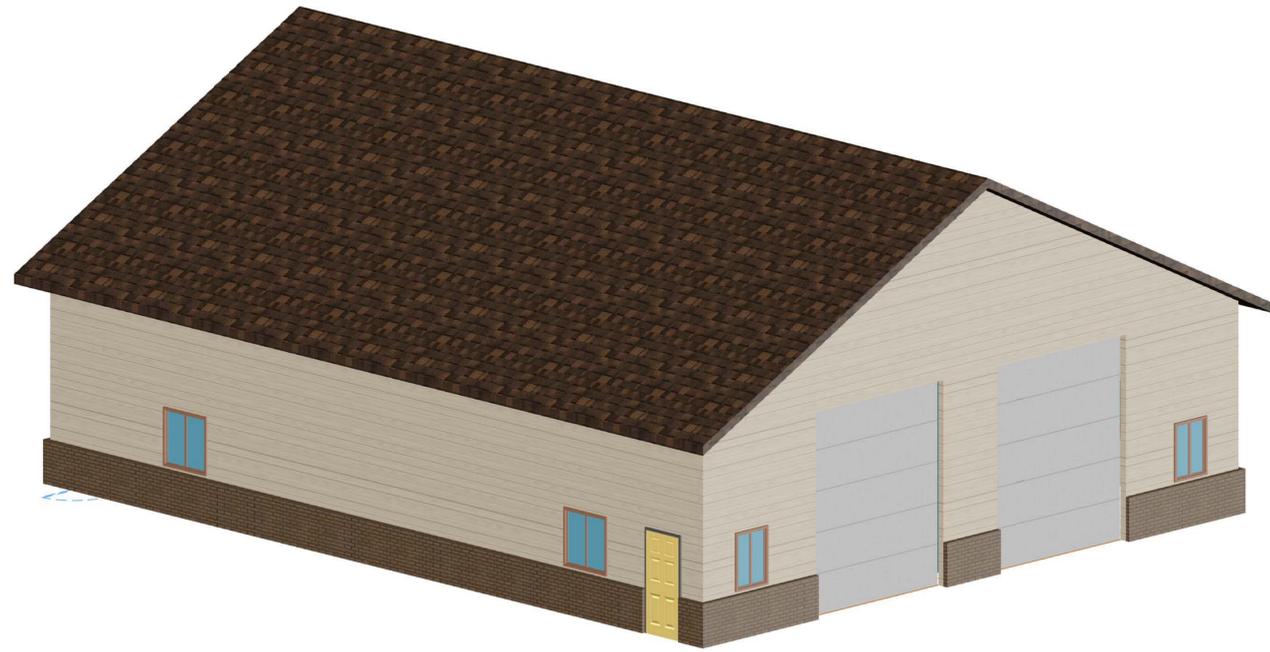
CHECKED BY

DRAWN BY **JRW**

SHEET **C1.0**

SITE PLAN
SCALE: 1"=30'-0"





JENDUSA
 DESIGN &
 ENGINEERING

ARCHITECTS & ENGINEERS

4615 Vettelson Road
 Suite 200
 Hartland, WI 53029
 P 262-264-6340
 F 866-326-1552
 W jendusaeng.com

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REVISIONS

**VENTURE SPACE
 CONDOS**

Silver Spring Drive
 Sussex, WI

SHEET TITLE
ISOMETRIC VIEWS

PROJECT NO. **16-4758**

DATE **10-27-16**

SCALE **1/8"=1'0"**

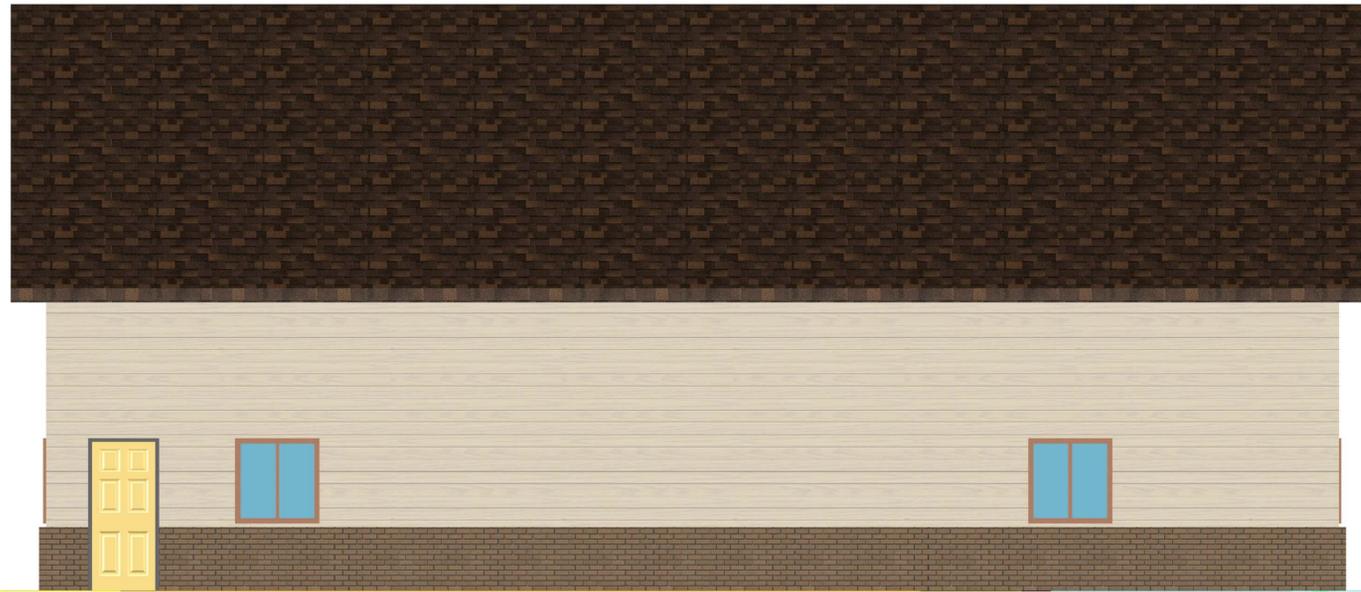
CHECKED BY

DRAWN BY **JRW**

SHEET **A5.0**



1 FRONT ELEVATION
1/4"=1'-0"



3 RIGHT ELEVATION
1/4"=1'-0"



2 REAR ELEVATION
1/4"=1'-0"



4 LEFT ELEVATION
1/4"=1'-0"

JENDUSA
DESIGN &
ENGINEERING

ARCHITECTS & ENGINEERS

4615 Vettelson Road
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REVISIONS

**VENTURE SPACE
CONDOS**

Silver Spring Drive
Sussex, WI

SHEET TITLE
**COLORED
ELEVATIONS**

PROJECT NO. **16-4758**

DATE **10-27-16**

SCALE **1/4"=1'-0"**

CHECKED BY

DRAWN BY **JRW**

SHEET **A4.1**

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REVISIONS

1 Shingle Type 12-07-16

**VENTURE SPACE
CONDOS**

Silver Spring Drive
Sussex, WI

SHEET TITLE
ELEVATIONS

PROJECT NO. 16-4758

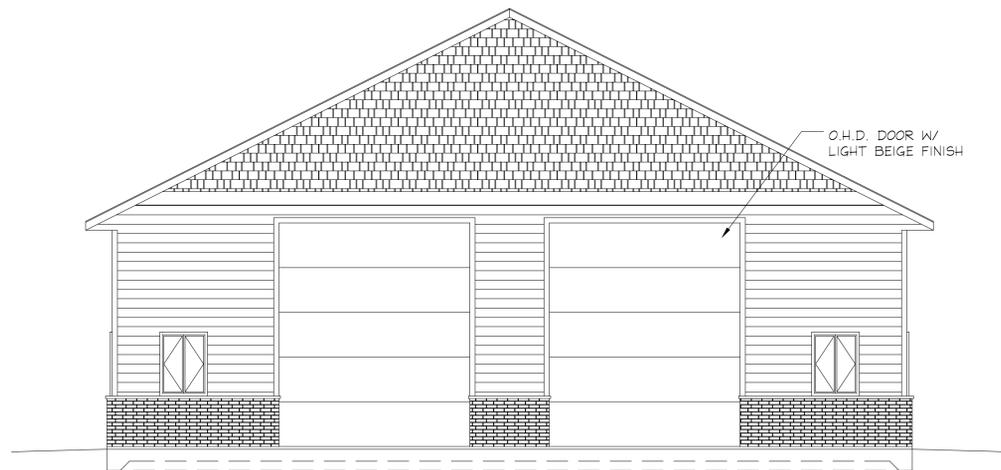
DATE 10-27-16

SCALE As Noted

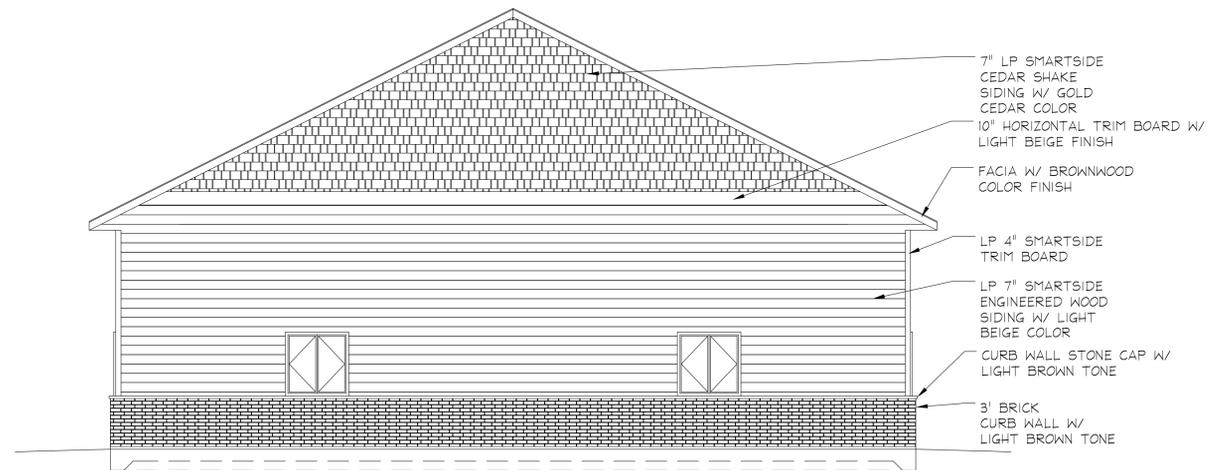
CHECKED BY

DRAWN BY JRW

SHEET
A4.0

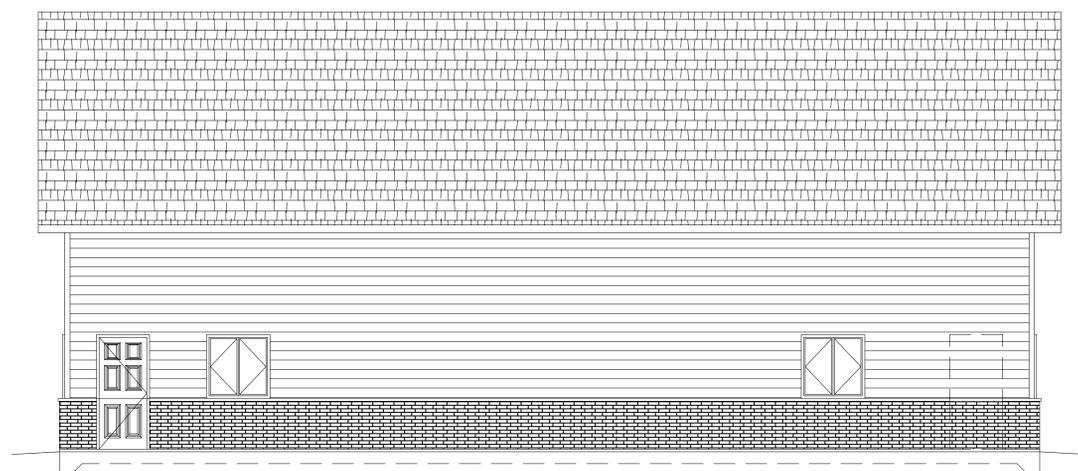


1 FRONT ELEVATION
3/16"=1'-0"

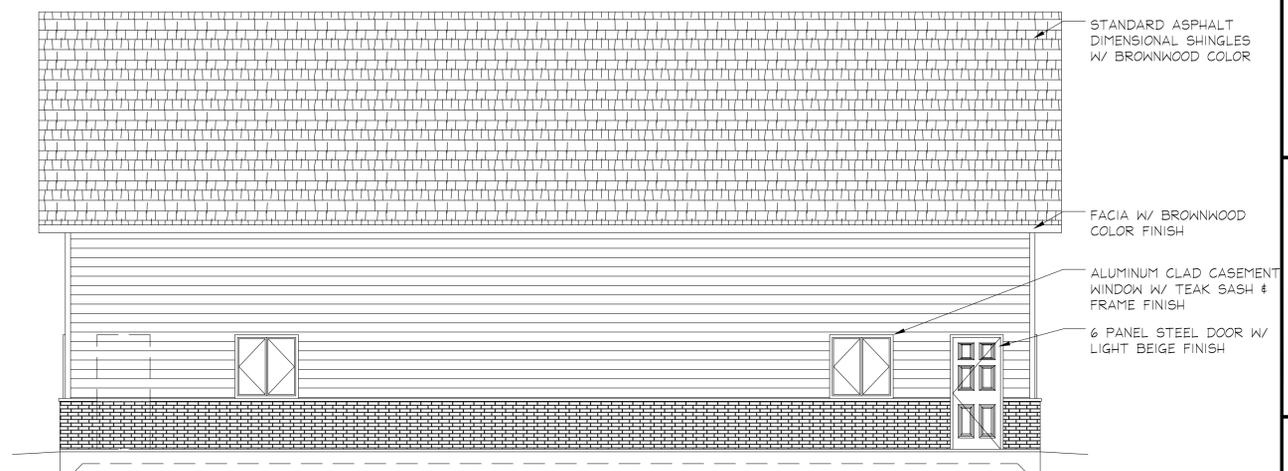


2 REAR ELEVATION
3/16"=1'-0"

- 7" LP SMARTSIDE CEDAR SHAKE SIDING W/ GOLD CEDAR COLOR
- 10" HORIZONTAL TRIM BOARD W/ LIGHT BEIGE FINISH
- FACIA W/ BROWNWOOD COLOR FINISH
- LP 4" SMARTSIDE TRIM BOARD
- LP 7" SMARTSIDE ENGINEERED WOOD SIDING W/ LIGHT BEIGE COLOR
- CURB WALL STONE CAP W/ LIGHT BROWN TONE
- 3' BRICK CURB WALL W/ LIGHT BROWN TONE

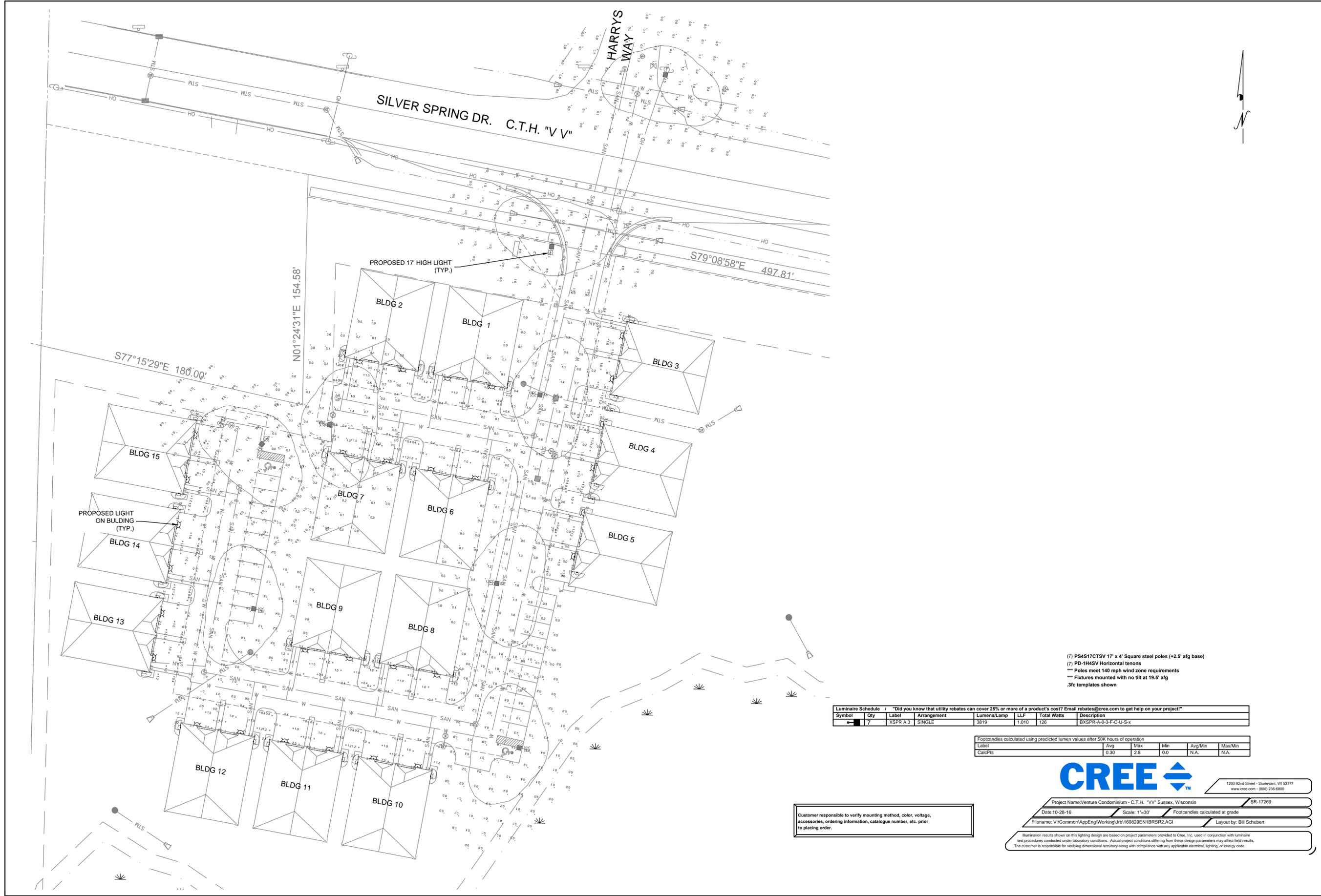


3 RIGHT ELEVATION
3/16"=1'-0"



4 LEFT ELEVATION
3/16"=1'-0"

- STANDARD ASPHALT DIMENSIONAL SHINGLES W/ BROWNWOOD COLOR
- FACIA W/ BROWNWOOD COLOR FINISH
- ALUMINUM CLAD CASEMENT WINDOW W/ TEAK SASH & FRAME FINISH
- 6 PANEL STEEL DOOR W/ LIGHT BEIGE FINISH



5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 402-5040

NO.	REVISIONS	BY	DATE
1	Address Village Comments	JAB	12-21-16

VENTURE SPACE CONDOMINIUM
LIGHTING PLAN
 VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY

INITIALS	DATE
DESIGNED DVK	09-26-16
DRAWN JAB	09-26-16
CHECKED TCL	09-26-16

0	30'
SCALE	
PROJECT NO.	
16-0044	
SHEET NO.	
1	OF 1

- (7) PS4S17CTSV 17' x 4' Square steel poles (+2.5' afg base)
- (7) PD-1H4SV Horizontal tenons
- *** Poles meet 140 mph wind zone requirements
- *** Fixtures mounted with no tilt at 19.5' afg
- .3fc templates shown

Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
■	7	XSPR A-3	SINGLE	3819	1.010	126	BXSFR-A-0-3-F-C-U-S-x

Footcandles calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	0.30	2.8	0.0	N.A.	N.A.



1200 52nd Street - Shoreland, WI 53177
www.cree.com - (800) 236-6800

Project Name: Venture Condominium - C.T.H. "VV" Sussex, Wisconsin SR-17269
 Date: 10-28-16 Scale: 1"=30' Footcandles calculated at grade
 Filename: V:\Common\Eng\Working\JH160829EN1BRSR2.AGI Layout by: Bill Schubert

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Customer responsible to verify mounting method, color, voltage, accessories, ordering information, catalogue number, etc. prior to placing order.



LEGEND INTERIOR SITE SCHEDULE

Botanical Name	Size	Quantity
Miyabe Maple (AM) Acer miyabei 'Morton'	1 3/4" Caliper	2
Black Hills Spruce (PG) Picca glauca 'Densata'	6' tall	25
Downy Serviceberry (AA) Amelanchier arborea	5' Tall	6
River Birch (BN) Betula nigra	5' Tall	3
Prairie Fire Crabapple (MP) Malus 'Prairie Fire'	5' Tall	2
Compact Burning Bush (EA) (Euonymus alatus 'Compacta')	24"-30"	4
My Monet Weigela 'Florida' (WF) Weigela florida 'Verweig'	1 Gallon	6
Japanese Blood Grass (IC) Imperata cylindrica 'Red Baron'	1 Gallon	23
Hardy Geranium (GS) Geranium Sanguineum 'Purple Flame'	4.5" Pot	24
Hosta 'Thomas Hoag' (HU) Hosta undulata variegata	4.5" Pot	7
Bobo Hardy Hydrangea (HP) Hydrangea paniculata	1 Gallon	5

STREET TREE REQUIREMENTS

1 STREET TREE EVERY 40' OF FRONTAGE
 FRONTAGE = 491 L.F. - 40' = 12 TREES
 12 TREES ARE PROPOSED

NOTES:

- LANDSCAPED AREAS TO BE DEEP SHOVEL CUT WITH LANDSCAPE FABRIC AND 3" OF HARDWOOD MULCH.
- THE REMAINDER OF THE BUSINESS CONDO SITE TO BE COVERED WITH 4" TOPSOIL, FERLIZER, GRASS SEED, AND MULCH.

REVISIONS	BY	DATE
1	JAB	12-21-16

**VENTURE SPACE CONDOMINIUM
LANDSCAPE PLAN**

VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY

INITIALS	DATE
DESIGNED DVK	10-26-16
DRAWN JAB	10-26-16
CHECKED TCL	10-26-16



PROJECT NO.
16-0044

SHEET NO.
10 OF 10



January 11, 2017

Village of Sussex
Plan Commission Members
N64 W23760 Main Street
Sussex, WI 53089

Re: Venture Space Condominiums
CTH VV/Silver Spring Drive at Harry's Way

Dear Plan Commission Members:

On behalf of our client, Michael Frede and Venture Space Condominiums, we are requesting a waiver of the Parking Requirement per Section 17.0603-I of the Village Ordinance. The design of this development which support this waiver are as follows:

- The roadway is designed with an inverted road section directing stormwater to inlets placed in the center of the roadways to convey the stormwater to the wet detention ponds.
- The number of private driveways prohibits continuous curb sections.
- Per Section 17.0603-I, all parking spaces are currently four (4) feet from the property line, fence line, tree line or other landscaping material.

We have designed this development mindful of both drainage efficiency and cost consciousness while maintaining an aesthetically pleasing site. If you have any questions, please do not hesitate to contact me.

Sincerely,
LYNCH & ASSOCIATES – ENGINEERING CONSULTANTS, LLC

A handwritten signature in black ink, appearing to read "Julie A. Burris".

Julie A. Burris
Senior Planner



PLAN OF OPERATION

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

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

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # SUXV--0278-999-036

Zoning: BP-1

Address of Tenant Space: N248 N5250 Executive Dr. Sussex, WI 53089

1. Name of Business:
Burn Boot Camp - Lake Country

Business	N248 N5250 Executive Dr	Sussex, WI 53089	704.728.4024
Address	City, State, Zip		Phone #
Fax #	Email address		
	N/A	lakecountry@burnbootcamp.com	

2. Business owner contact information:
Michelle Pierce

Contact	8727 Preserve Pond Rd	Cornelius, NC 28031	704.728.4024
Address	City, State, Zip		Phone #
Fax #	Email address		
	N/A	lakecountry@burnbootcamp.com	

3. Building/Land owner contact information:
Jim Marriott

Contact	W229 N2512 Duplainville Road	Waukesha, WI 53186	262-549-5522
Address	City, State, Zip		Phone #
Fax #	Email address		
	N/A	jmarriott@marriottconstruction.com	

4. Number of Employees/Shifts: 1 employee, 3-4 1099 contractors 2
Employees Shifts

5. Days of Operation:

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

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	
5am - 11am and 4pm - 7pm	7am - 11am	Closed				

5am - 11am
4 - 7pm →

6. Is this an extension of an existing operation? No
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? No
 If yes, explain: _____
 If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? No
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No problems If yes, explain: Music during workout camps - adequate soundproofing will be ensured
11. Dimension of area to be occupied 5070 sq ft Total square footage 5070
 If applicable list square footage according to 1st floor 5070 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 182 Number of spaces needed per code 29
 Number of spaces allocated for employee parking 4
 Dimensions of parking lot See attached Is parking lot paved? Yes

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

Michelle Preme 12/14/16
 Name Date
Operating Principal
 Title or Position

I am aware and approve of the business to be operating in the building owned by MARriott SUSSEX INN LLC.
James P. Preme 12/13/16
 Name Date
MANAGING MEMBER
 Title or Position

Supplement to Plan of Operation

Business Use

This facility will be used for Burn Boot Camp- Lake Country as a fitness facility to inspire, empower, and transform the lives of busy women and their families. We provide a mindset and positive environment for women to encourage and motivate one another to get better every day. Our clients experience a high energy 45 minute session that is progressively challenging and never the same. Our free childcare allows moms to focus on themselves so they can make their families better.

Burn Boot Camp has awarded over 225 locations in 25 states and that number grows daily!

We will also sell nutritional supplements and retail apparel.

Dimensions of Parking Lot:

North: 170' x 50' (approx. 8500 sq ft)

East: 265' x 125' (approx. 33,125 sq ft)

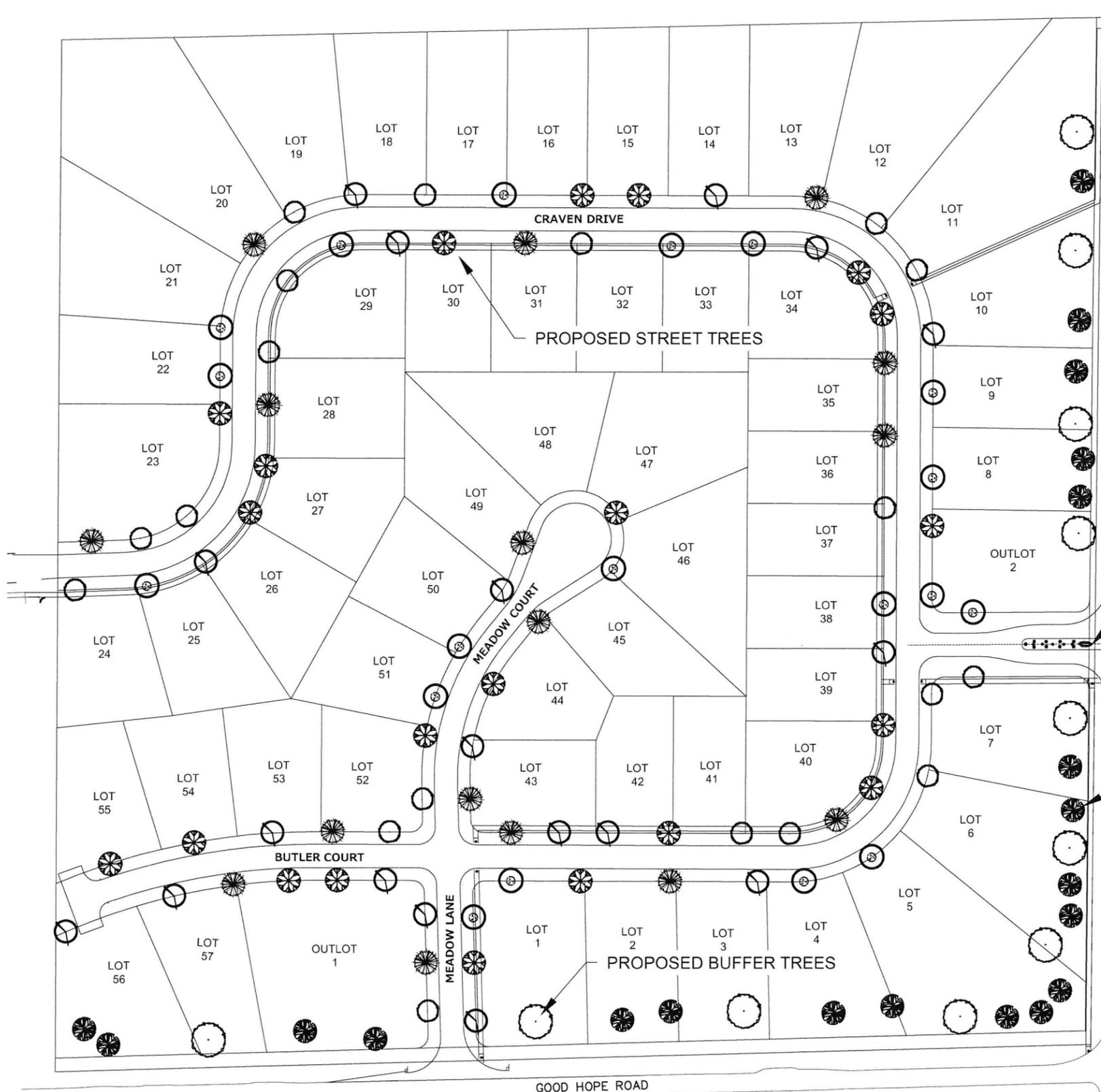
West: 325' x 60' (approx. 19,800 sq ft)

Reference No.	Tenant
1	Pet Partners Animal Clinic
2	Heat Cheer
3	Subject Space (Burn Boot Camp)
4	Flabbergast
5	Momentum Early Learning

Executive Drive

Lisbon Road





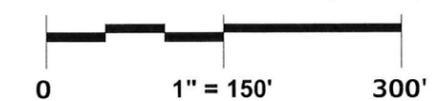
PLANT STOCK LIST & KEY

TREES/EVERGREENS	SIZE	QTY
STREET TREES		
CRATAEGUS THORNLESS COCKSPUR	2.5"	19
MALUS RED JEWEL CRABAPPLE	2.5"	18
PYRUS ORNAMENTAL PEAR	2.5"	19
TILIA BOULEVARD LINDEN	2.5"	16
LOCUST IMPERIAL	2.5"	21
TOTAL		93
OUTSIDE PERIMETER TREES		
BLACK HILLS SPRUCE	8'	20
AUTUMN BLAZE MAPLE	2.5"	11
BUSHES		
CRIMPSON BARBERRY DWARF	24"	10
PERENNIALS		
FESTUCA ELIJAH BLUE	#1	6
ECHINACEA PIXIE MEADOW BRIGHT	#1	24
MISCUNTHUS GRUZIELLA	#1	5

ONLY 3 OF THE SAME SPECIES OF TREES TO BE PLANTED IN A ROW

NOTE: HOME OWNER TO ADD THREE TREES PER LOT

GRAPHICAL SCALE (FEET)



LANDSCAPE PLAN

WOODSIDE RIDGE EXHIBIT G-1

6/2/2015