

N64W23760 Main Street Sussex, Wisconsin 53089 Phone (262) 246-5200 FAX (262) 246-5222

Email: <u>info@villagesussex.org</u>
Website: www.villagesussex.org

AGENDA VILLAGE OF SUSSEX PLAN COMMISSION MEETING 6:30 PM TUESDAY, APRIL 20, 2021 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 virtually. 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 during any portion where the public is allowed to comment or if the rules are suspended to allow them to do so.)

- Roll call.
- 2. Consideration and possible action on the minutes of the Plan Commission meeting of March 16, 2021.
- 3. Consideration and possible action on Permitted Uses and Plans:
 - A. Consideration and possible action on a <u>Plan of Operation</u>, <u>site plan</u>, <u>architectural</u> <u>plan</u>, <u>lighting plan</u>, <u>landscape plan</u> for Adron Tool Corporation, Highlands Business Park.
 - B. Consideration and possible action on a <u>CSM</u> for Highlands Business Park to divide Tax Key #SUXV0273999007 to create two lots.
- 4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
- 5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items:
 - A. Consideration and possible action on a Resolution #21-07 to designate Land Use for the property north of Lisbon Road west of Highlands Business Park.
 - B. Consideration and possible action for an Ordinance #876 to rezone 44 acres of the property north of Lisbon Road west of Highlands Business Park, from A-1 to BP-1 with a Planned Development Overlay.
 - C. <u>Discussion</u> of a Petition for a code amendment to allow Commercial Recreation Facilities in the <u>B-2</u> Business District as a Conditional Use to Section 17.0506 A. 2. c.
- 6. Other items for future discussion.
- 7. Adjournment.

Anthony LeDonne Chairperson

Jeremy J. 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. Additionally, due to the current Covid-19 pandemic, upon reasonable requests, this meeting may be attended virtually. For additional information or to request this service, contact the Village Clerk at 246-5200.

DISCLAIMER- THE FOLLOWING ARE DRAFT MINUTES FROM THE PLAN COMMISSION AND ARE

SUBJECT TO CHANGE UPON APPROVAL OF THE PLAN COMMISSION

VILLAGE OF SUSSEX SUSSEX, WISCONSIN

Minutes of the Plan Commission meeting held on March 16, 2021

President LeDonne called the meeting to order at 6:30 p.m.

Members present: President Anthony LeDonne, Commissioners Deb Anderson, Roger Johnson, Jim Muckerheide, and Mike Knapp

Members excused: Trustee Scott Adkins

Others present: Village Administrator Jeremy Smith, Assistant Village Administrator Kelsey McElroy-Anderson, Village Attorney John Macy, Assistant Development Director Kasey Fluet, Deputy Clerk Caren Brustmann and applicants.

A quorum of the Village Board was not present at the meeting.

Consideration and possible action on the minutes on the Plan Commission meeting of February 16, 2021.

A motion by Anderson, seconded by Muckerheide to approve the minutes of the Plan Commission meeting of February 16, 2021 as presented.

Motion carried 5-0

Consideration and possible action on a Plan of Operation and site plan for Life's Ruff LLC d/b/a Central Bark (N64W22600 Main Street).

Applicants Matt & Ashley Sander, W227N6193 Sussex Rd, Sussex, were present and provided a brief plan of operation.

Mrs. Fluet reviewed the Plan Staff Memo (copy attached); stating this site is zoned B-3. The animal boarding business is a permitted use in accordance with Section 17.0418 A. 5. (k) in the B-3 Highway Business District. The owners of Central Bark have been operating in Sussex since 2007. The owners will purchase the empty 5,900 square foot building formerly (Lake Country Detailing). The building and outdoor space will allow them to expand their business to accommodate up to 110 dogs. Hours of operation are M-F 6:30 a.m. to 6:30 p.m. Central Bark has between 10-12 employees. This site has 21 parking stalls, which is sufficient for this use.

Plan Commission Comments: Commissioner Muckerheide inquired if a sound barrier was going to be implemented. Also, Commissioner Knapp inquired if the dogs are left unattended. Mrs. Sander stated the dogs are not left unattended.

Public Comments (in person or zoom): None

A motion by Johnson, seconded by Muckerheide to approve the Plan of Operation and site plan for Life's Ruff LLC d/b/a Central Bark (N64W22600 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. Motion carried 5-0

Consideration and possible action on a Plan of Operation and site plan for Behr Enterprises (W227N6240 Sussex Road).

Applicant Chris Behrndt, W227N6240 Sussex Rd, Sussex, was present and provided a brief plan of operation.

Mrs. Fluet reviewed the Plan Staff Memo (copy attached); stating this site is zoned M-1. The Manufacturer and machining company is a permitted use in accordance with Section 17.0422 A. 4. (e) in the M-1 Industrial District. Behr Enterprises is relocating their expanding business from Waukesha to Sussex, they have purchased the former 43,000 square foot Sharp Packaging building in the Industrial Park. At this new location they will manufacture/fabricate various custom and repeating metal products, they will also lease 10,000 square feet of building space to Sharp Packaging for their continue operations. Hours of operation is 5:00 a.m. to 4:30 p.m. M-Sat. This site has 50 parking stalls, sufficient for the 20 employees. Also the new owner should be aware of the cross access easement with the building to the north.

Plan Commission Comments: None

Public Comments (in person or zoom): None

A motion by LeDonne, seconded by Anderson to approve the Plan of Operation and site plan for Behr Enterprises (W227N6240 Sussex Road) a finding that the use and structures meet the principals of 17.1002(A-H), subject to the standard conditions of Exhibit A.

Motion carried 5-0

<u>Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:</u>

There were no public hearings.

Introduction of site and use plan for the 77 acres west of Highland Business Park.

Mark Lake spoke on behalf of Wangard Partners, Inc., 1200 N. Mayfair Rd, Milwaukee, and introduced a proposal to develop property adjacent to the existing Highlands Business Park Phase 1, which has recently finished construction along STH 164. The proposal is to develop this 75.5 acres of land, currently known as the Brown Farm, which was recently annexed to the Village of Sussex. The Brown Farm is proposed to be developed with three distinct uses. The proposed uses being a traditional Business Park with roughly 600,000 s.f. of large format industrial/manufacturing buildings (3-4 buildings), UCO/LCO Conservancy, and Rs-3 Single Family Residential District. The property is naturally divided into these uses by a large hill with scenic vistas to the South and East.

Wangard will be the developer for Phase II of the Highlands Business Park and the residential area will be developed by a yet to be determined residential developer. For further detailed portions of the proposed project and site plan; (copy attached)

Mrs. Fluet reviewed the Plan Staff Memo (copy attached); stating based upon the commentary, the Developer will likely file a formal land use and zoning application and site plan for consideration next month.

Other items for future discussion - None

Adjournment:

A motion by LeDonne, seconded by Anderson to adjourn the meeting at 6:56 pm.

Motion carried 5-0

Respectfully Submitted,

Caren Brustmann Deputy Clerk

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

Amendment approved at the Plan Commission meeting on July 17, 2014

- G. Tree preservation plan
- H. Open space plan
- I. Water plan
- J. Surface and stormwater management plan

Sewer plan		
Erosion control plan		
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- 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.



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MEMORANDUM

TO: Plan Commission

FROM: Kasey Fluet, Assistant Development Director

RE: Plan Commission meeting of March 16, 2021

DATE: March 11, 2021

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. <u>Consideration and possible action on the minutes of the Plan Commission meeting of February 16, 2021.</u>
- 03. <u>Consideration and possible action on Permitted Uses and Site Plans:</u>

A. Consideration and possible action on a Plan of Operation and site plan for Life's Ruff LLC d/b/a Central Bark (N64W22600 Main Street).

This site is zoned B-3. The animal boarding business is a permitted use in accordance with Section 17.0418 A. 5. (k) in the B-3 Highway Business District. The owners of Central Bark have been operating in Sussex since 2007. The owners will purchase the empty 5,900 square foot building formerly (Lake Country Detailing). The building and outdoor space will allow them to expand their business to accommodate up to 110 dogs. Hours of operation are M-F 6:30 a.m. to 6:30 p.m. Central Bark has between 10-12 employees. This site has 21 parking stalls, which is sufficient for this use.

Policy Question:

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

Action Items:

1. Act on the plan of operation and plans.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Life's Ruff LLC d/b/a Central Bark (N64W22600 Main Street) a finding that the use and structures meet the principals of 17.1002(A-H), and subject to the standard conditions of Exhibit A.

B. Consideration and possible action on a Plan of Operation and site plan for Behr Enterprises (W227N6240 Sussex Road).

This site is zoned M-1. The Manufacturer and machining company is a permitted use in accordance with Section 17.0422 A. 4. (e) in the M-1 Industrial District. Behr Enterprises is relocating their expanding business from Waukesha to Sussex, they have purchased the former 43,000 square foot Sharp Packaging building in the Industrial Park. At this new location they will manufacture/fabricate various custom and repeating metal products, the

will also lease 10,000 square feet of building space to Sharp Packaging for their continue operations. Hours of operation is 5:00 a.m. to 4:30 p.m. M- Sat. This site has 50 parking stalls, sufficient for the 20 employees. Also the new owner should be aware of the cross access easement with the building to the north.

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 plans.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Behr Enterprises (W227N6240 Sussex Road) a finding that the use and structures meet the principals of 17.1002(A-H), subject to the standard conditions of Exhibit A.

- 04. <u>Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:</u>
- 05. Consideration and possible action on CSM's, Plats, Zoning, and Planning Items:

 A. Introduction of site and use plan for the 77 acres west of Highland Business
 Park.

At the February Plan Commission an Ordinance for the direct annexation for this property was considered along with the temporary zoning of A-1 Agricultural. The property was not originally scheduled to come to the Village, but now that it is the Plan Commission will have to consider what the appropriate land use and zoning will be for the property. At this meeting the owner/developer will present a proposed site and use plan for this land for consideration of the Land Use and permanent Zoning designation.

Questions can be asked about the Developer's proposed business park expansion and single-family lot condo use for the land.

Policy Question:

1. Are there any concerns with site and use plan?

Action Items:

1. None.

<u>Staff Recommendation:</u> Staff recommends the Plan Commission listen to the proposed uses for the site and offer comments and questions to the Developer on the same. Based upon the commentary the Developer will likely file a formal land use and zoning application and site plan for consideration next month.

- 06. Other Items for future discussion.
- 07. Adjournment.



Brown Farm Project Narrative03.11.2011

Waukesha County's demand for Industrial/Manufacturing Properties has outstripped its supply. In 2017, Waukesha County commissioned the Southeastern Wisconsin Regional Plan Commission (SEWRPC) to prepare an Industrial/Business Park Absorption Study to identify areas in the County that could help fill the County's needs. The Study identified several parcels that met the County's criteria for industrial/manufacturing expansion. Most notably, properties adjacent to existing Industrial/Business Parks that had vacant land and where existing utilities are reasonably available were identified.

Wangard Partners, Inc is proposing to develop one of those properties. Adjacent to the existing Highlands Business Park Phase 1, which has recently finished construction t along STH 164. Our team is proposing to develop 75.5 acres of land, currently known as the Brown Farm (Bette Brown Slayton Living Trust), which was recently annexed to the Village of Sussex.

The Brown Farm (Bette Brown Slayton Living Trust) (the Annexed Land) is proposed to be developed with three distinct uses. The uses being a traditional Business Park with roughly 600,000 s.f. of large format industrial/manufacturing buildings (3-4 buildings proposed), UCO/LCO Conservancy, and Rs-3 Single-Family Residential District. The property in naturally divided into these uses by a large hill with scenic vistas to the South and East.

The northern portion of the property (the hill) is very compatible with residential uses. The northern 1/2 of the Brown Farm (35.5 acres) along with 3.0 acres from Phase I, which has access off Richmond Road, is proposed to be rezoned to allow for development of residential homes at roughly a 1/3 Acre density (15,000 s.f. lots) as well as some UCO/LCO Conservancy District.



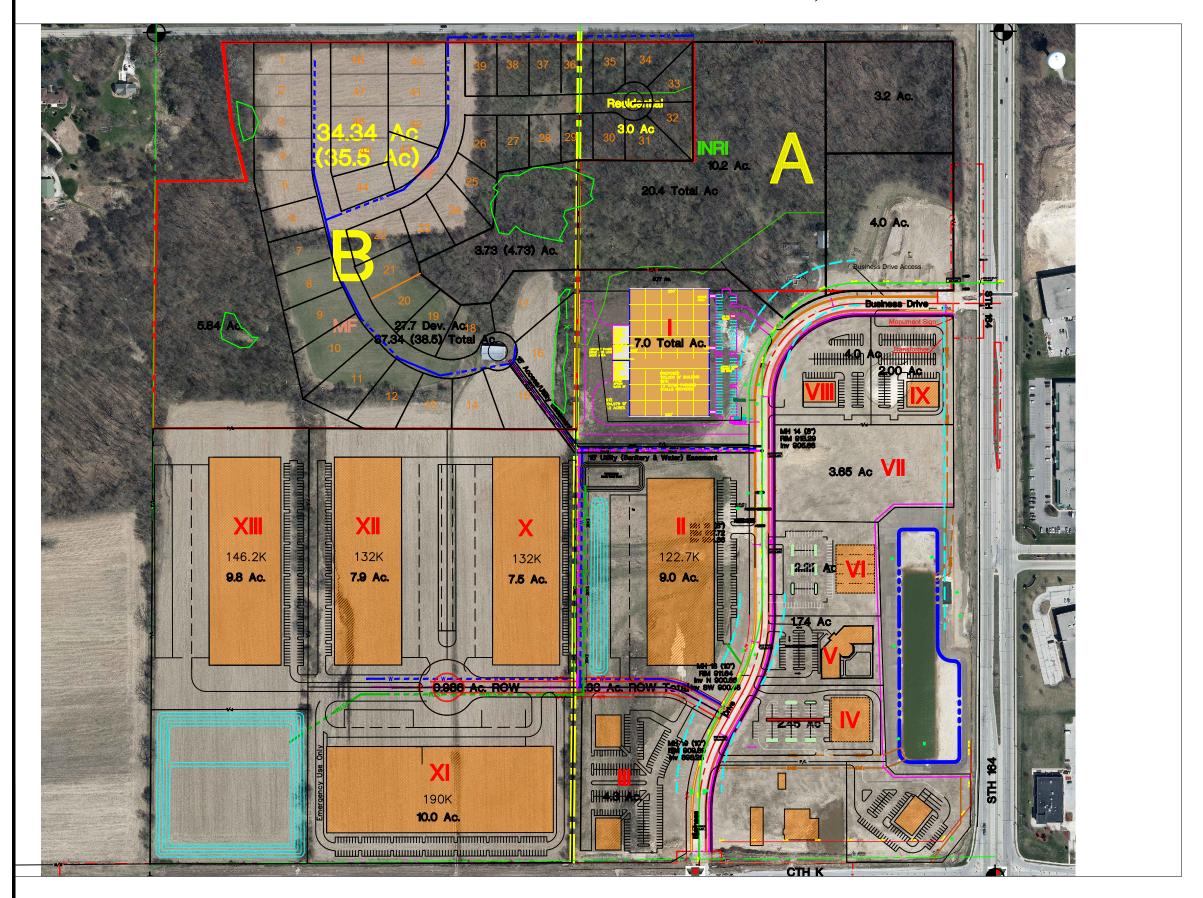
The southern portion of the property (below the hill) is a logical extension of the existing Highlands Business Park Phase I. The current developable area of Phase II (approx. 40 Ac.) would be limited to manufacturing, industrial and business park uses only.

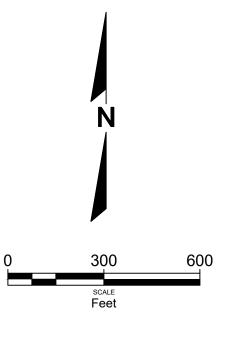
Phase II is proposed to be served by a roadway extension off the existing Business Drive. The utilities necessary to serve development within Phase II are located within Business Drive and CTH K. Through an easement, future development with potential access off of Richmond Road will be able to connect to a sanitary sewer that will drain south to Business Drive.

Wangard will be the developer for Phase II of Highlands Business Park and the residential area will be developed by a yet to be determined residential developer.

SITE PLAN - Highlands - Expansion

Sussex, WI





■ Wangard Partners, Inc.

SHEET 1 OF 1

PROPOSED BUILDING FOR:

ADRON TOOL CORPORATION

BUSINESS DRIVE SUSSEX, WI



STREET VIEW PERSPECTIVE

SHEET INDEX

SITE DIMENSION AND PAVEMENT ID PLAN SITE GRADING PLAN SITE EROSION CONTROL PLAN SITE UTILITY PLAN SITE NOTES AND DETAILS SITE NOTES AND DETAILS

LANDSCAPE PLAN LANDSCAPE PLAN ENLARGEMENT

OVERALL FLOOR PLAN **EXTERIOR ELEVATIONS**

EXTERIOR PHOTOMETRIC LIGHTING PLAN

LANDSCAPE NOTES & DETAILS



SHE Ш

BUSINESS

PROPOSED FADRON TOOL

SITE EXISTING CONDITION GRADES BASED ON HIGHLANDS BUSINESS PARK A (SITE I & SITE II) IMPROVEMENT PLANS BY THE SIGMA GROUP WITH LAST PLAN DATE OF FEBRUARY 8, 2021

SUSSEX PLAN COMMISSION SUBMITTAL

MARCH 25, 2021

OWNER: ADRON TOOL CORPORATION, INC. <u>Brian Hagmayer</u>

N85W13730 LEON RD. MENOMONEE FALLS, WI 53051 (262) 255-4433 PHONE

BRIOHN DESIGN GROUP LLC

Paul Grzeszczak, AlA

(262) 790-0505 FAX

ARCHITECT: STRUCTURAL ENGINEER:

Robert Stensberg, AIA 3885 N. BROOKFIELD RD., SUITE 200 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX (262) 790-0500 PHONE

GENERAL CONTRACTOR:

Cary Bilicki, VP

(262) 790-0505 FAX

Kevin Jankowski, PE

BRIOHN BUILDING CORPORATION

3885 N. BROOKFIELD RD., SUITE 200

BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE

BRIOHN DESIGN GROUP LLC

CIVIL ENGINEER: JSD Professional Services, Inc. Rizal W. Iskandarsjach, PLS, PE (WI)

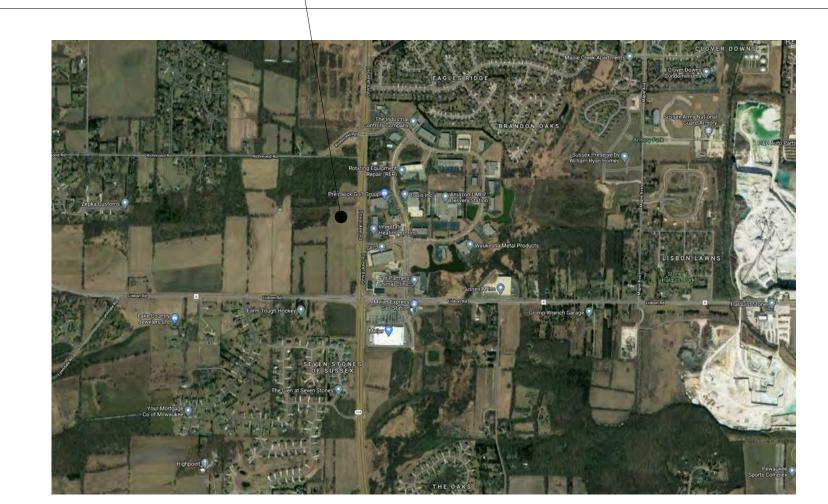
W238N1610 BUSSE ROAD, STE 100 WAUKESHA, WI 53188 (262) 933-4185 riz@jśdinc.com

LANDSCAPE ARCHITECT: JSD Professional Services, Inc.

> W238N1610 BUSSE ROAD, STE 100 Waukesha, WI 53188 (262) 933-4185 riz@jsdinc.com

Rizal W. Iskandarsjach, PLS, PE (WI)

PROJECT LOCATION:



PROFESSIONAL

ARCHITECT/SUPERVISING ENGINEER

PROJECT INFORMATION:

CODE:

SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015, IEBC 2015, MC 2015 AND IFGC 2015) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING

OCCUPANCY:

PRIMARY S-1/F-1 (STORAGE OR MANUF) SECONDARY B (BUSINESS)

S-2 (STORAGE)

NOTE: F-1 (FACTORY) OCCUPANCY POTENTIALLY IN LIEU OF PORTIONS OF S-1 OCCUPANCY DEPENDING ON FUTURE TENANT USES)

CLASS OF CONSTRUCTION: TYPE 2B UNLIMITED AREA BUILDING PER

IBC 507 NFPA 13 OVERALL SPRINKLER SYSTEM:

FLOOR LEVELS:

NUMBER OF STORIES TOTAL SITE AREA: 304,900 SF, 7.0 ACRES TOTAL BUILDING AREA: 100,241 SF

NOTE:

ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS

PG/RS/KJ DF/CB 3/25/2021

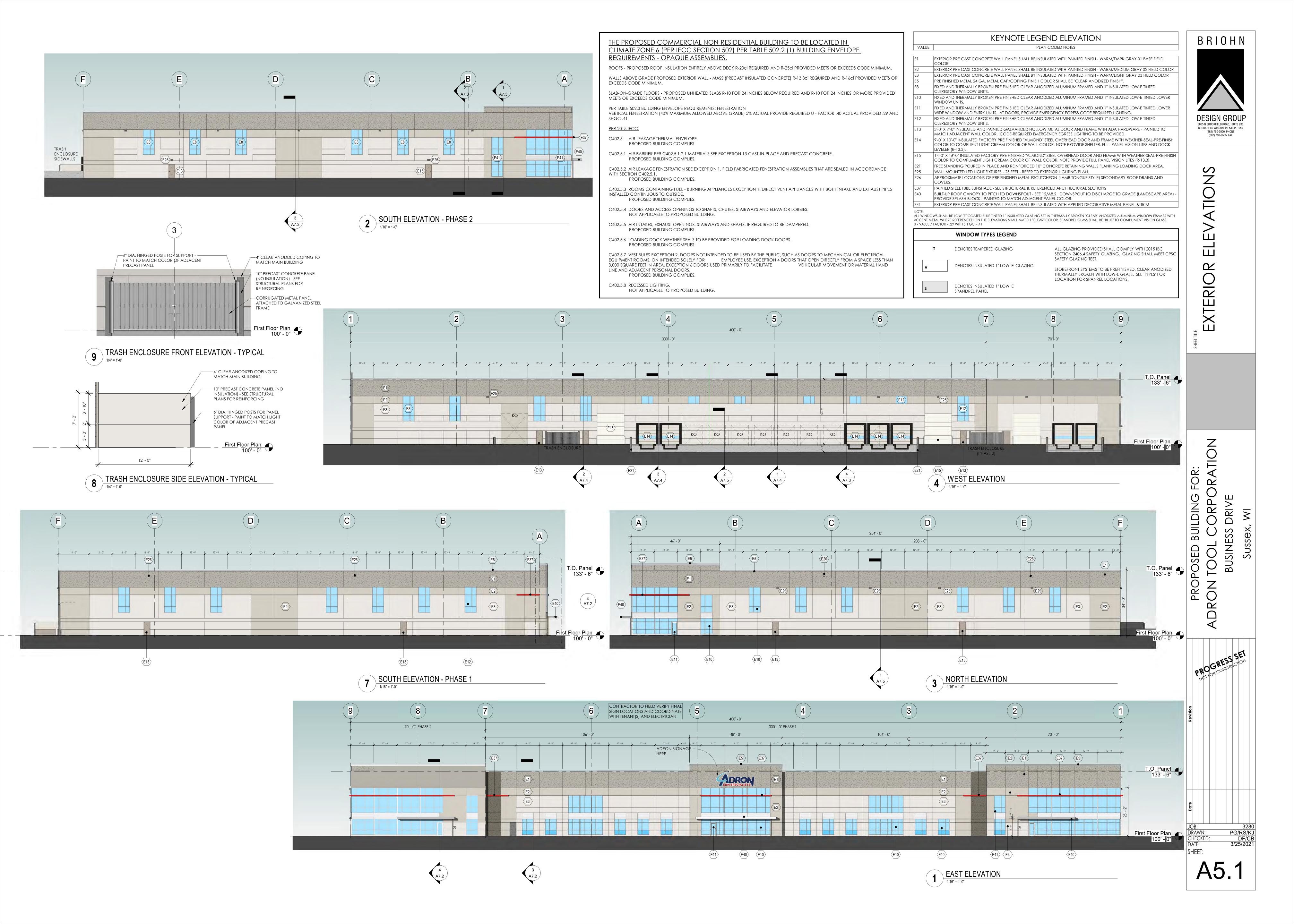


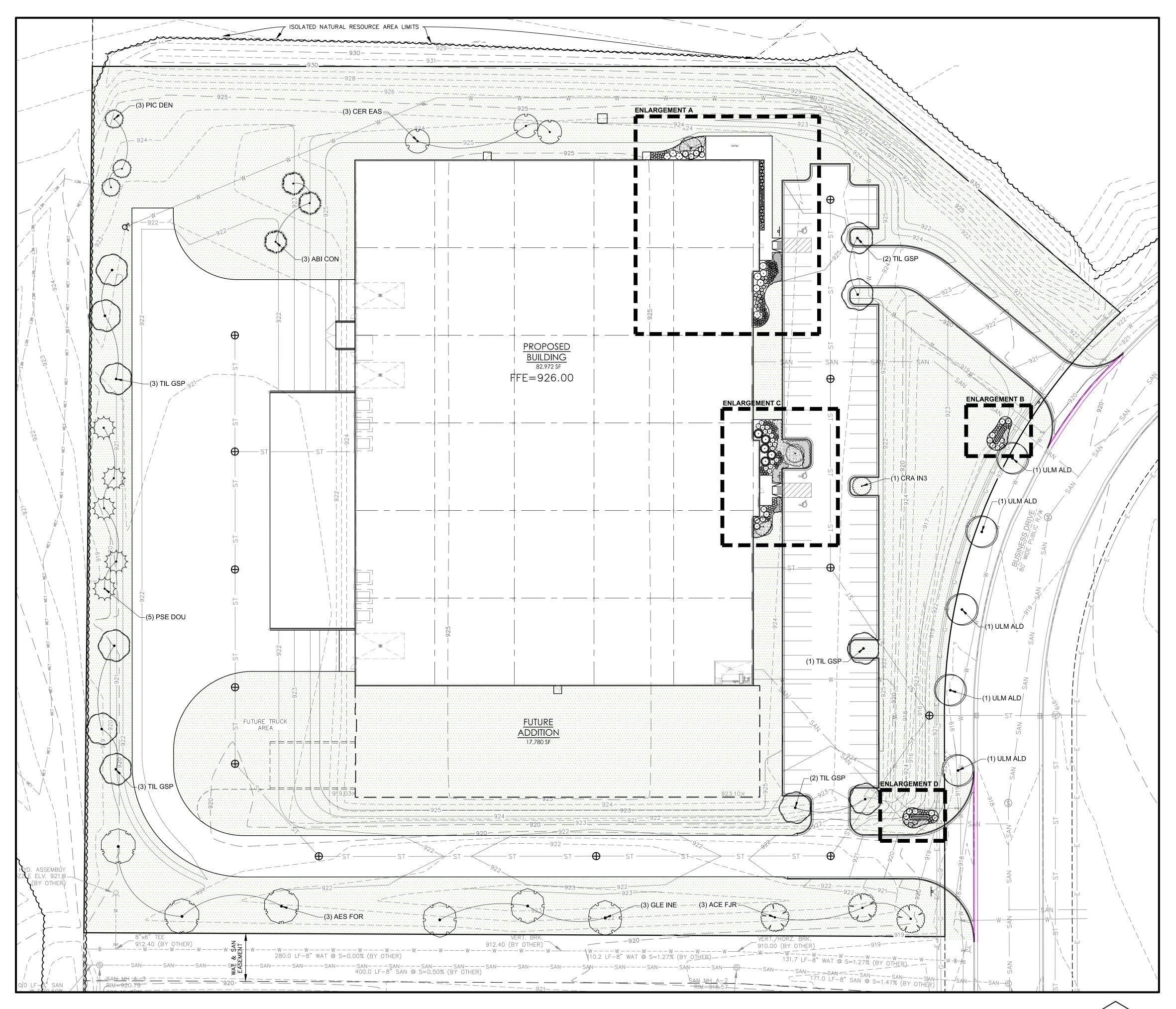




PERSPECTIVE VIEW LOOKING NORTHWEST

3/4" = 1'-0"





DECIDOOOS TREES	CODE	BOTANICAL / COMMON NAME	TROOT CONDITION	JIZE AT TEANTING		١٩٠١
	ACE FJR	Acer rubrum `Frank Jr.` TM / Redpointe Red Maple	B & B	2.5"Cal		3
- Current Carrent Carr	AES FOR	Aesculus x carnea `Fort McNair` / Fort McNair Red Horsechestnut	B & B	2.5"Cal		3
	GLE INE	Gleditsia triacanthos inermis `Skycole` TM / Skyline Thornless Honey Locust	B & B			3
$\overline{\bigcirc}$	TIL GSP	Tilia cordata `Greenspire` / Greenspire Linden	B & B	2.5"Cal		11
	ULM ALD	Ulmus x `Morton` TM / Accolade Elm	15 gal			5
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING		QTY
The state of the s	ABI CON	Abies concolor / White Fir	B & B	5` Ht.		3
3 o Co	PIC DEN	Picea glauca `Densata` / Black Hills Spruce	B & B	4` Ht.		3
• }	PSE DOU	Pseudotsuga menziesii / Douglas Fir	B & B	5` Ht.		5
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING		QTY
(·)	CER EAS	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	6` Ht.		3
	CRA IN3	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	15 gal			3
	MAL DON	Malus x `Donald Wyman` / Donald Wyman Crabapple	B & B	2.5"Cal		1
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
$\langle \cdot \rangle$	ARO VIK	Aronia melanocarpa `Viking` / Viking Black Chokeberry	B & B	30" Min. Ht.		4
	HYD IIC	Hydrangea arborescens `NCHA5` / Invincibelle Wee White Hydrangea	#03/3 gal.			22
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
MINION AND AND AND AND AND AND AND AND AND AN	JUN FOR	Juniperus chinensis `Sea Green` / Sea Green Juniper	#05/5 gal.			5
3,000	JUN CAL	Juniperus sabina `Calgary Carpet` TM / Calgary Carpet Juniper	#05/5 gal.			20
\odot	TAX TAU	Taxus x media `Tauntonii` / Taunton`s Anglo-Japanese Yew	B & B	30" Min. Ht.		5
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	PAN SHD	Panicum virgatum `Shenandoah` / Shenandoah Switch Grass	#01/1 gal.			14
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
\bigcirc	ALL FSC	Allium schoenoprasum `Forescate` / Forescate Chives	#01/1 gal.			122
\odot	CAL NPT	Calamintha nepeta / Lesser Calamint	#01/1 gal.			52
\odot	PER LDC	Perovskia atriplicifolia `Denim `n Lace` / Denim `n Lace Russian Sage	#01/1 gal.			17
\odot	SAL HLL	Salvia nemorosa `Snow Hill` / Snow Hill Meadow Sage	#01/1 gal.			29
	SED C32	Sedum x `Carl` / Carl Sedum	#01/1 gal.			21
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING	QTY
	DEL COO	Delosperma cooperi / Purple Ice Plant	10 Flat		12" o.c.	175
	LIR BIG	Liriope muscari `Big Blue` / Big Blue Lilyturf	#01 (gal)		18" o.c.	28
	THY DOO	Thymus x `Doone Valley` / Doone Valley Thyme	10 Flat		18" o.c.	49
	VIN MIN	Vinca minor `Dart`s Blue` / Dart`s Blue Periwinkle	24 Flat		18" o.c.	186

PLANT SCHEDULE

BOTANICAL / COMMON NAME

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
LANDSCAPE AND BUFFERING STANDARDS WEST (FUTURE RESIDENTIAL): 544 LF EAST (INDUSTRIAL): 423 LF NORTH (COMMERCIAL/NATURAL RESOURCES AREA): 703 LF SOUTH (COMMERCIAL): 541 LF	TBD TBD TBD TBD	
GENERAL LANDSCAPING GUIDELINES 25-40 GREENSPACE ADJACENT TO ROW PLANTING AREAS NEAR MAIN ENTRIES	YES YES	YES YES
PARKING 25 FOOT GREENSPACE BUFFER BETWEEN PARKING AND ROW	YES	YES

LEGEND

KENTUCKY BLUEGRASS BLEND (SEED)

SITE EXISTING CONDITION GRADES BASED ON HIGHLANDS BUSINESS PARK A (SITE I & SITE II) IMPROVEMENT PLANS
BY THE SIGMA GROUP WITH LAST PLAN
DATE OF FEBRUARY 8, 2021.

GENERAL NOTES

- 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- 4. DRAWING FOR REVIEW NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- 5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- 7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- 8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE



www.DiggersHotline.com

CATCH BASIN ROUND

CATCH BASIN SQUARE

TELEPHONE PEDESTAL

ELECTRICAL MANHOLE

FIRE HYDRANT

₩ WATER VALVE

X LIGHT POLE

Ø POWER POLE

--- GUY WIRE

→ SIGN

LEGEND

SANITARY SEWER MANHOLE ——— SAN ——— SANITARY SEWER

-----ST ------ STORM SEWER

----RD------ROOF DRAIN

-----OH------ OVERHEAD UTILITY

-----SF------ SILT FENCE

—————T—————————UNDERGROUND TELEPHONE

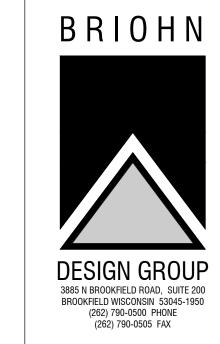
----- FIB ----- UNDERGROUND FIBER OPTICS

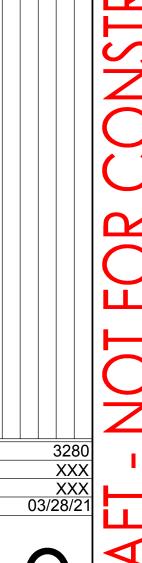
CONIFEROUS TREE

DECIDUOUS TREE



W238 N1610 BUSSE RD., SUITE 100 WAUKESHA, WISCONSIN 53188 262.513.0666 PHONE 262.513.1232 FAX www.jsdinc.com JSD JOB NO.: 20-10052

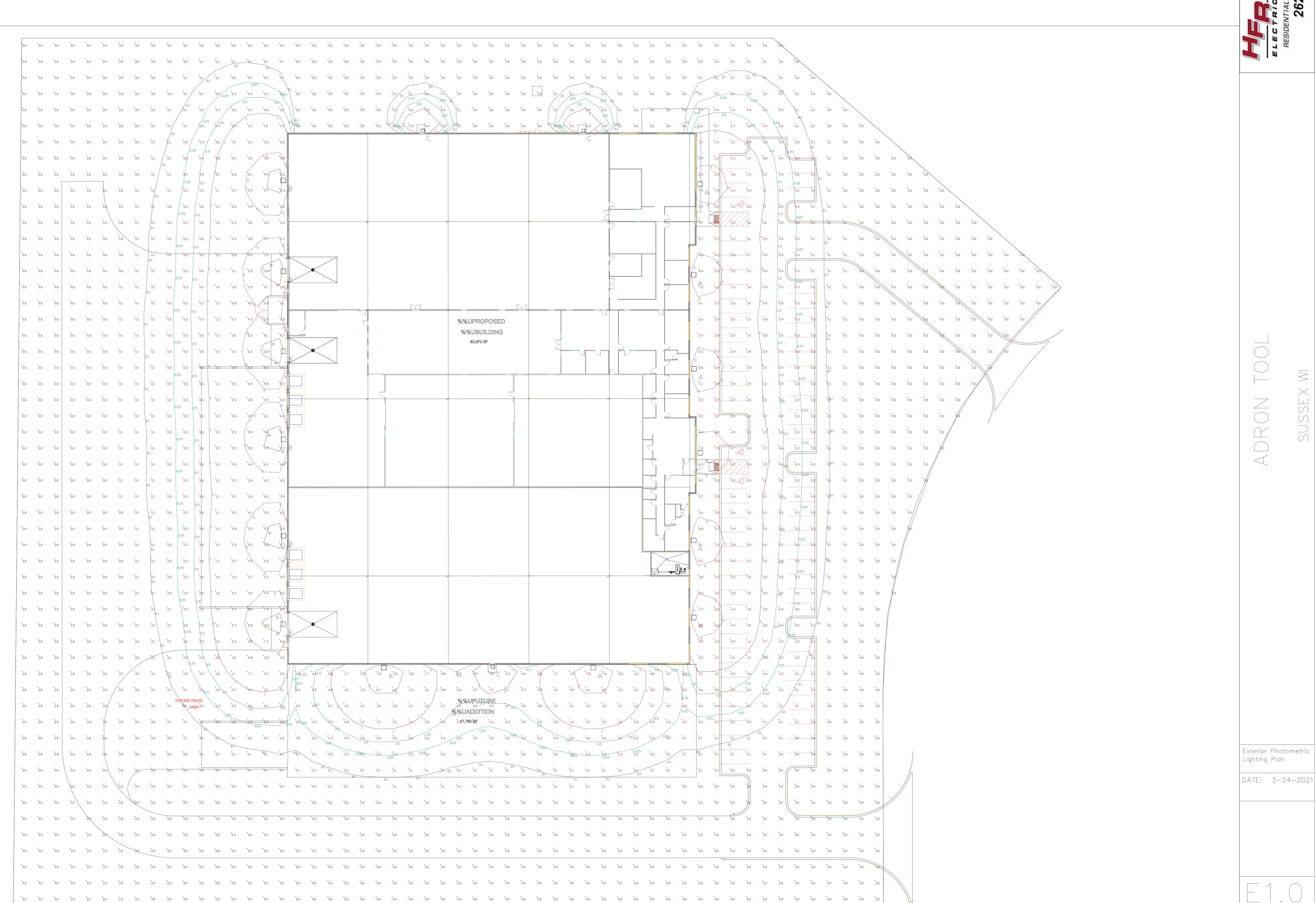




Schedule Lumens QTY | Manufacturer | Catalog Number | Description Symbol per | Wattage __Lamp 8 | SLG-Spring | ALS 130 T4 G1 5K | LED Wallpack Type 4 12885 | 104.9 Lighting Group Mounted at 20' 6 | SLG-Spring | ALM 195 T4 G2 5K | LED Wallpack Type 4 Lighting Group Mounted at 20' 3 | RAB LIGHTING | WPLED10 (WALLPACK) LED Wallpack Type 4 1207 | 12.4 Mounted at 10'

Statistics

Description Symbol Avg Max Min Max/Min Avg/Min Calc Zone #1 + 0.7 fc 12.8 fc 0.0 fc N/A N/A



GENERAL NOTES AND SPECIFICATIONS

- 1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE
- 3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- 4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- 5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S
- 6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- 7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- 8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF 9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER
- SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE 10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING
- PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS. 11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT
- ARE APPLICABLE. 12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.

STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC.

- 13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD
- 14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- 15. ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REPOUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

PAVING NOTES

- 1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF SUSSEX ORDINANCES.
- 2. CONCRETE PAVING SPECIFICATIONS-CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS. CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- SURFACE PREPARATION NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING. . ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

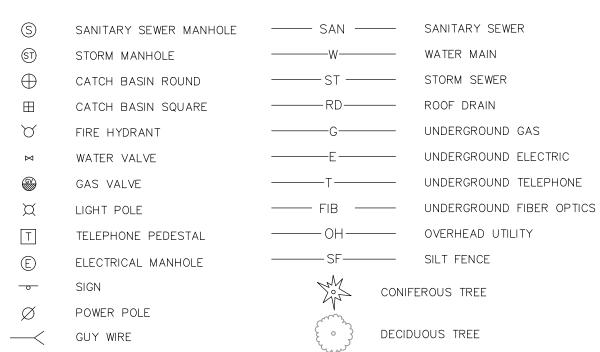
- CODES AND STANDARDS THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS. WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT
- BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1°
- GRADE CONTROL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION. CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
- BINDER COURSE AGGREGATE THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE
- ASPHALTIC MATERIALS THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS. SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

PAVEMENT STRIPING NOTES

1. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.

- 2. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN
- ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED. 4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- 5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN. 6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- 7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
- 8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6





Hearing Impaired TDD (800) 542-2289

www.DiggersHotline.com



JSD JOB NO.: 20-10052

 Δ OC, JSINE

03/28/21

3885 N BROOKFIELD ROAD, SUITE 200

BROOKFIELD WISCONSIN 53045-1950

(262) 790-0500 PHONE (262) 790-0505 FAX



PLAN OF OPERATION

To be used for a business with new construction.

Hours

Open for business

Is this request to	be considered t	for a Condition	onal Use? _/V	/ If yes	, is this a ne	w CU?	
			OR an	amendment	to an existin	g CU?	
(Conditional Use	Permits require a Pu	ıblic Hearing)	011 		•••••••	B 00	
Address location	of new constru	action (Ve	erify) Bu	isiness Dr	ive	=	
Tax Key # * Currently por	tions of so	<u> </u>	907 + 5114	Zoning:	BP-1	/PDO	
1. Name of Busin	ness: Corp		10.14 342	00273999	<i>a</i> 3		
Business N95W/3 Address Fax #	3730 Lear	n Rd. M	nenom on e	e Falls, u	VI 5305	1 262-	- 4433
Address		City, St	ate, Zip	,	Phone #		
			Bhagmay	er e adro	nedm.	com	
Fax #			Email address				
2. Business owner Brian H	er contact infor	rmation:					
N85 W13	730 Leon	Rol Men	omonee Fal	ls, W1 530	051 262	255 -	4433
N85 W13		City, St	ate, Zip	er e advo	Phone #	com	
Fax #			Email address				
3. Building/Land	d owner contact		:				
Contact							
N85 W13	730 Leon	Rd Mens	monee Fall tate, Zip <i>Bhagmaye</i> Email address	ls. W1 530	51 262	-255-4	433
Address		City, St	ate, Zip	7	Phone #		
		VR - JAD	bhagmaye	er Cadro	nedm. c	on	
Fax #			Email address			2 -1 -	
			initially *	2	7 peopl	le - Shift	12
4. Number of En	nployees/Shifts	s: <u>50</u>	Initially "		7 peop	le-Shift	-3
		Emplo	byees	21	11ΠS		
5 Days of Onors	ation.		+ fill expa				- of C+21
5. Days of Opera	mon.	76	shift 3: 16	ea.	tell () nitts	. co people	e, saft ZF
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Put an X in box that applies:	×	×	×	×	×	X	×

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. See Attached letter from Owner.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? Do you need an Outdoor Establishment Permit? Arcade permit? If yes, explain: If yes, please obtain and complete form.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation?
If yes, explain:
11. Dimensions and levels of all buildings: Dimensions Levels Square footage
Building 1 (phase 1) 250 × 330 / 82, 461 8f
Building 1 (phase 1) 250 × 330
Is the building(s) to be used for multi-tenant purpose? Mes. Owner will in it hally occupy 56,647.
Is the building(s) to be used for multi-tenant purpose? Will lease space tremaining) to other tena 12. Lot size Depth Width Area until owner needs to expand into this sp
12. Lot size Depth Width Area Until owner needs to expand into this sp. Approx 540×540' depth + width vavn 304, 900 sf. Above to be included on survey
13 Parking: Dimensions of parking lot 62×400
Parking lot construction Asphalt paving w/ conc. curb+ gutter
Number of spaces needed per code # of spaces for employees Above to be included on site plan (73 provided) # 68 based on Full build out of building
Please provide the following information: Total square footage of building, new and existing 82,461 sf Phase 1; TOTAL 100,241 sf w/ Phase
Total square footage of parking lot, new and existing 24,000 sf
14. Signs: Type: Free standing $\times = \frac{1}{2} =$
Size \cancel{X} = in ternal for wall. Single or double faced \cancel{X} : external for \cancel{X} . Location \cancel{X}
Above to be included on sign plan Wall + monument signs shown on architectival drawings; final sign submission will be by sign provider.

6. Is this an extension of an existing operation? NOT AT THIS WEARTION

15. What security lighting are you proposing? (Please include on lighting plan) Site lighting plan + product data included in submittal
16. Is there a need for outside storage? If yes, explain:
17. Is a Highway access permit needed from the state or County Highway Departments?
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? If yes, what type?
19. What provisions are you making for fire protection? Fully Sprinklered, on site lightnut
19. What provisions are you making for fire protection? Fully Sprinklered, on site hydraut What provisions are your making for a sprinkler system? Fully sprinklered, municipal water
Storage system?NONE
Hydrant stand pipes? On site hydraut, fire department connection at hire riser room. Is there a fire lane shown on your site plan? Access via parking and truck access drives
Is there a fire lane shown on your site plan? Access via parking and truck access drives
Explain:
20. Surface water drainage facilities and impervious areas, describe and/or include on site plan. See civil submission sheets, and coordination with land seller's development 21. Did Wisconsin State Department of Industry Labor and Human Relations approve building plans? If yes, explain: (has not yet been submitted)
22. Please give a timetable for items to be completed: Building construction Paving Landscaping Occupancy Please give a timetable for items to be completed: Probable Completion + accupancy of project Summer 2022 Completion + accupancy of project Summer 2022
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.
<u>PAUL GRZESZCZAK AIA</u> Name 3/25/2021 Date
Director of Architecture, Brighn Design Group Title or Position



ADRON TOOL CORP. EST. 1969

N85 W13730 Leon Rd., Box 960 Menomonee Falls, WI 53051 (262) 255-4433 FAX (262) 255-4593 EDM Hotline 1-800-346-9004 www.adron.com

Adron Tool Corp is a full CNC "Job Shop" specializing in both Wire and Conventional EDM (Electrical Discharge Machining). We also have multiple Conventional Machine support equipment consisting of Vertical/Horizontal Machining Centers etc. We have been in business for 52 years and are recognized as the leader in our field. Our customer base is nationwide and also International.

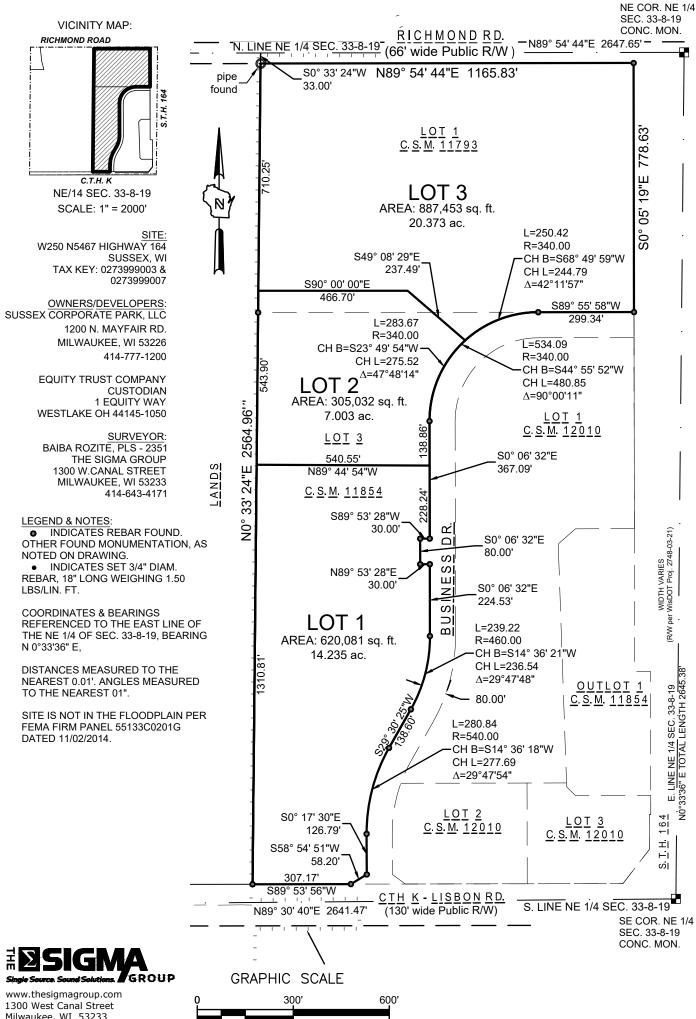
Adron serves major component and equipment manufactures in almost every industry, including, Aerospace, Defense, Electronics, Energy, Medical, Automotive, Nuclear and Consumer Products. We have also involved with many Deep Space projects including three generations of the Mars Land Rover series, Project Genesis, and numerous others.

We are NADCAP / ITAR / AS9100 certified and are currently working on our CMMC certification for our ongoing projects with the DOD (Department Of Defense). We have recently been awarded several FAR (Federal Acquisition Regulation) contracts for defense related programs.

Adron currently has 50 employees and anticipate significant growth in the coming years. At our peak in Menomonee Falls we had upwards of 80 employees. We are moving our entire operation to Sussex after 32 plus years in Menomonee Falls.

ERTIFIED SURVEY MAP NO

LOT 1 OF CERTIFIED SURVEY MAP NO. 11793, RECORDED AS DOCUMENT NO. 4374771, AND LOT 3 OF CERTIFIED SURVEY MAP NO. 11854, RECORDED AS DOCUMENT NO. 4397415, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN



1300 West Canal Street Milwaukee, WI 53233 Phone: 414-643-4200 Fax: 414-643-4210

CERTIFIED SURVEY MAP NO._____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Baiba M. Rozite, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped Lot 1 of Certified Survey Map No. 11793, recorded as Document No. 4374771, and Lot 3 of Certified Survey Map No. 11854, recorded as Document No. 4397415, being part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 33, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, State of Wisconsin.

Said parcel contains 1,812,566 square feet or 41.611 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the owners of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Sussex Code of Ordinances in surveying, dividing and mapping the same.

BAIBA M. ROZITE S-2351	DATE	
	PLAN COMMISSION APPROVAL	
APPROVED BY THE PLAN COMMIS	SSION OF THE VILLAGE OF SUSSEX ON THIS	DAY OF
, 20	_	
ANTHONY J. LEDONNE, VILLAGE PR	RESIDENT	
SAM LIEBERT, VILLAGE CLERK		
VILLAGE BOARD APPROVAL		
APPROVED BY THE VILLAGE BOAF	RD OF THE VILLAGE OF SUSSEX ON THIS	DAY OF
, 20	_	
ANTHONY J. LEDONNE, VILLAGE PR	RESIDENT	
SAM LIEBERT, VILLAGE CLERK		



CERTIFIED SURVEY MAP NO._____

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OWNER'S CERTIFICATE

SUSSEX CORPORATE PARK, LLC, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID SUSSEX CORPORATE PARK, LLC CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF S. 236.34, WIS. STATUTES. SUSSEX CORPORATE PARK, LLC ALSO CERTIFIES THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: THE VILLAGE OF SUSSEX.

	HEREOF, SUSSEX CORPORATE PAR REPRESENTATIVE,	K, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AN
THIS	DAY OF	, 20
	ORATE PARK, LLC /ART M. WANGARD	
	BY:	
	PRINTED NAME:	
STATE OF))	
PERSONALLY C TO BE THE PER AUTHORIZED R	CAME BEFORE ME THIS DAY OF	, 20, <u>STEWART M. WANGARD</u> , TO ME KNOWN DING INSTRUMENT, AND TO ME KNOWN TO BE THE DGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS ;
NOTARY PUBLIC	C, STATE OF	 MY COMMISSION EXPIRES ON



CERTIFIED SURVEY MAP NO._____

LOT 1 OF CERTIFIED SURVEY MAP NO. 11793, RECORDED AS DOCUMENT NO. 4374771, AND LOT 3 OF CERTIFIED SURVEY MAP NO. 11854, RECORDED AS DOCUMENT NO. 4397415, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

OWNER'S CERTIFICATE

EQUITY TRUST COMPANY, CUSTODIAN, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS CUSTODIAN, CERTIFIES THAT SAID EQUITY TRUST COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF S. 236.34, WIS. STATUTES. EQUITY TRUST COMPANY ALSO CERTIFIES THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: THE VILLAGE OF SUSSEX.

IN WITNESS WHEREOF, E AUTHORIZED REPRESEN		JSED THESE PRESENTS TO BE SIGNED BY AN
THISDAY	OF, ;	20
EQUITY TRUST COMPANY BY: STEWART M. WA		
BY:		_
PRINTE	D NAME:	_
STATE OF	00	
TO BE THE PERSON WHO	EXECUTED THE FOREGOING INS TATIVE, AND ACKNOWLEDGED TH	, 20, <u>STEWART M. WANGARD</u> , TO ME KNOWN TRUMENT, AND TO ME KNOWN TO BE THE HAT HE EXECUTED THE FOREGOING INSTRUMENT AS
NOTARY PUBLIC: STATE (DF MY (COMMISSION EXPIRES ON



CERTIFIED SURVEY MAP NO.___

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CONSENT OF CORPORATE MORTGAGEE

NATIONAL EXCHANGE BANK & TRUST, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this map, and does hereby consent to the above certificate of **SUSSEX CORPORATE PARK, LLC, owner**.

IN WITNESS WHEREOF, the said NATIC RICHARD S. HENSLEY, its President, an		•	·	d by
Commercial Lending,at				
day of	, 20			
In the presence of:				
NATIONAL EXCHANGE BANK & TRUS	т			
RICHARD S. HENSLEY, President	Ī	Date		
DAVID C. MOHORICH, Vice President Commercial Lending		Date		
STATE OF WISCONSIN)COUNTY) SS				
Personally came before me this	n, to me known to be the ration, and acknowledge y its authority.	e person who exe od that they exec	ecuted the foregoing instrument, and	
notary printed name				
MY COMMISSION EXPIRES	<u>.</u>			
STATE OF WISCONSIN)COUNTY) SS				
Personally came before me this of Commercial Lending, of the above-name instrument, and to me known to be such they executed the foregoing instrument as	ned corporation, to me k /ice President of Comm	nown to be the p ercial Lending of	erson who executed the foregoing said corporation, and acknowledged	
(SEAL) NOTARY PUBLIC signature,	STATE OF WISCONSI	N		
notary printed name				
MY COMMISSION EXPIRES	<u>.</u>			



RESOLUTION NO. 21-07

AMENDMENT #3 OF THE 2040 COMPREHENSIVE PLAN FOR THE VILLAGE OF SUSSEX, WISCONSIN AND SPECIFICALLY THE LAND USE MAP A COMPONENT OF THE COMPREHENSIVE PLAN

WHEREAS: the Village Board is authorized by state law to adopt and amend a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1002(2) of the Wisconsin Statutes; and

WHEREAS: The Village Board adopted a comprehensive plan on March 25, 2003 and updated to the 2040 Comprehensive Plan on May 22, 2018 and on occasion amendments will be made; and

WHEREAS: The Sussex Plan Commission has received a petition to amend the Land Use Map and finds it to be acceptable; and

WHEREAS: The Village desires to amend the adopted 2040 Comprehensive plan, specifically the Land Use Plan Map component of the same, based on a request by the petitioner, Stewart Wangard, Owner, of SUXV0273998001 N55W25299 Richmond Road; and

WHEREAS: The 77.5 acres of the subject property are currently not classified on the Land Use; and

WHEREAS: The 77.5 acres of the subject property as shown on the exhibit, upon adoption of an ordinance amendment would be classified as:

±33 Medium Density Single Family Residential ±44 Industrial

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Sussex, adopts this resolution and recommends that the Village Board of the Village of Sussex adopt an ordinance entitled Amendment #3 to the Village of Sussex 2040 Comprehensive Plan of the Land Use Map a component of the comprehensive plan for the Village of Sussex to accomplish the following:

Amend the classification for SUXV0273998001 N55W25299 Richmond Road approximately 77.5 acres on the Land Use Map as shown on the exhibit to the following:

±33 Medium Density Single Family Residential ±44 Industrial

Exhibit A legal description attached hereto and incorporated herein.

ADOPTED	THIS	_DAY OF	 2021
Approved	by a vote of	_ayesnays.	
By:	nthony LeDonne,	Chairman	
Attest:	muel Liebert. Vil	lage Clerk	

Legal Description

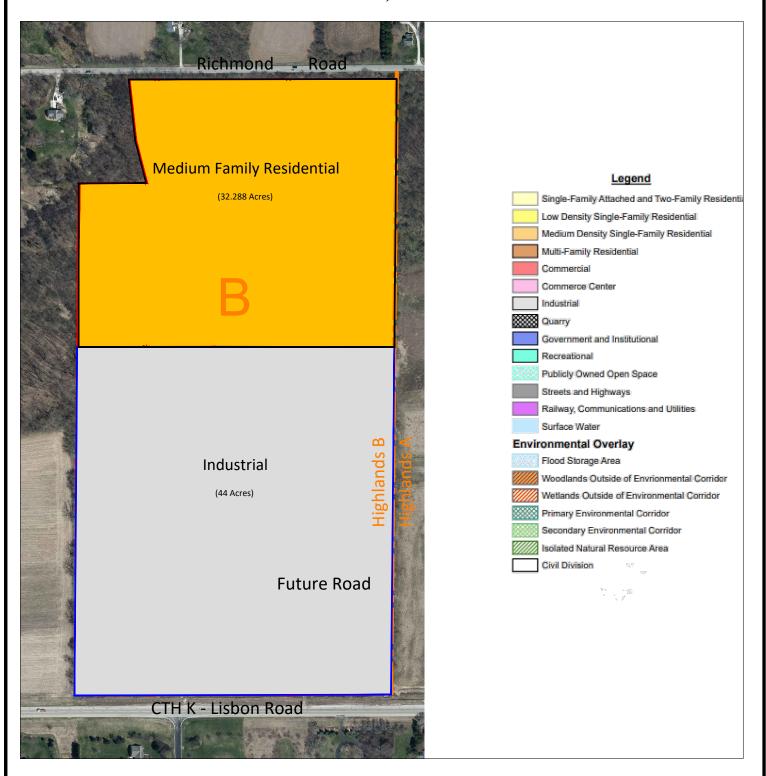
A parcel of land located in the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin, bounded and described as follows:

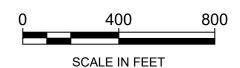
Commencing at the North 1/4 corner of said Section 33; thence North 89°54'44" East, 202.50 feet along the north line of the Northeast 1/4 of said Section to the point of beginning; continuing thence North 89°54'44" East, 1121.77 feet along said north line to the northerly extension of the west line of Lot 1 of Certified Survey Map No. 11793; thence South 0°33'24" West, 2597.67 feet along the west line of said Lot 1 of Certified Survey Map No. 11793 and the west line of Lot 3 of Certified Survey Map No. 11854 to the north line of C.T.H. "K" (Lisbon Road); thence South 89°53'56" West, 1318.13 feet along said north line to the west line of said Northeast 1/4 of Section 33; thence North 0°25'16" East, 2133.04 feet along said west line to the south line of Lot 1 of Certified Survey Map No. 7620; thence North 89°54'44" East, 282.00 feet along said south line to the easterly line of said Lot 1; thence North 14°09'16" West, 185.54 feet along said easterly line; continuing thence North 6°09'16" West, 286.49 feet along said easterly line to the point of beginning.

Containing 3,323,110 square feet (76.288 acres), more or less.

PROPOSED LAND USE

Sussex, WI







ORDINANCE NO.876

AN ORDINANCE TO CONDITIONALLY REZONE CERTAIN LANDS IN THE VILLAGE OF SUSSEX FROM A-1 AGRICULTURAL

TO

A-1 AGRICULTURAL AND BP-1 BUSINESS PARK DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY DISTRICT

WHEREAS: A petition has been filed by Stewart Wangard ("Petitioner") owner of lands in the Village of Sussex to rezone said property as described in Exhibit A attached hereto and incorporated herein ("Subject Property"); and

WHEREAS: Said rezoning petition was submitted to rezone 44 acres of the subject property to BP-1 Business Park District with a Planned Development Overlay District, as shown on Exhibit B; and

	WHEREAS:	The Petitioner has	supplied all requi	ired data purs	uant to the	Village of
Sussex	Zoning Code,	and a public hearing	ng was held by th	e Village Boa	ard of the V	illage of
Sussex	on	, 2021; an	ıd			

WHEREAS: The Village Plan Commission of the Village of Sussex has recommended to the Village Board of the Village of Sussex that said zoning change be made upon certain conditions; and

WHEREAS: The Village Board of the Village of Sussex having carefully reviewed the recommendation of the Plan Commission of the Village of Sussex, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning on the health, safety and welfare of the community, immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the surrounding properties as to noise, dust, smoke and odor, and others hereby determine that the rezoning will not violate the spirit or intent of the Zoning Code for the Village of Sussex, will not be contrary to the public health, safety or general welfare of the Village of Sussex, will not be hazardous, harmful, noxious, offensive and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the operation is conducted pursuant to the following conditions and in strict compliance with the same and is consistent with the recommendation found in the Village of Sussex master plan.

NOW, THEREFORE, the Village Board of the Village of Sussex, Waukesha County, Wisconsin, do ordain as follows:

SECTION 1: The subject properties are hereby rezoned to BP-1 Business Park District, with a Planned Development Overlay District as described on Exhibit A and the Zoning Map of the Village of Sussex is hereby amended.

SECTION 2: The above rezoning and zoning map amendment is conditioned upon the following conditions, which must be complied with or this ordinance is null and void:

1.	<u>Presentation Compliance.</u> The subject property must be developed in substantial
	conformity with the plans presented to the Plan Commission on

2. Permitted Uses

- A. Compliance with Zoning. The uses classified as permitted uses and conditional uses for the B-2 Regional Highway Business District (Section 17.0417, Ordinances) shall be allowed in the BP-1 district of the subject property as if and in the same manner as if the district was zoned B-2 along with the permitted uses and conditional uses for the BP-1 Business Park District (Section 17.0420, Ordinances),
- B. Nuisances. No noxious or offensive trade or activity, whether or not permitted by applicable zoning, shall be carried on within the Park, nor shall anything be done which is or may become an annoyance or nuisance to adjacent owners or other Park users, or which is inconsistent with the Declaration of Development Standards and Protective Covenants applicable to the Site or other governmental or private restrictions applicable to the Site. All Buildings and Building Sites in the Park shall comply with Chapter 9, Ordinances (Orderly Conduct, Public Nuisance, Health and Sanitation) with respect to control of noise, vibration, dirt, dust, smoke, odor, glare, and waste within the Park.
- C. Hazardous Waste. No storage of hazardous or toxic waste, or discharge of such waste into the sanitary system or surface drainage system, shall be permitted within the Park.

3. <u>Site Specifications, Requirements and Site Plan</u>

- A. Site Plan. No new improvements, or modifications of any kind or degree to existing improvements, shall be made or constructed upon a Building Site or other parcel until a detailed Site Plan of the entire Building Site or parcel is approved, if required by Section 17.0420.J.1, Ordinances, by the Village.
- B. Limit on Development. No more than seventy-five percent (75%) of any Building Site may be covered with buildings or other improvements impervious to surface water absorption, (i.e., drives, parking lots concrete loading areas) and not less that twenty-five percent (25%) of any Building Site shall be landscaped open space.
- C. Utilities. All utilities serving a Building Site shall be installed underground. Associated above-ground apparatus shall be screened with landscaping or an approved enclosure.

4. Architectural Building Plan Review

- A. Building Plan. No building or other structure shall be constructed or placed on any Building Site or other parcel nor shall any building or structure be remodeled or altered, until detailed plans and specifications for such building, structure, or remodeling, alteration or addition thereto, have been reviewed and approved, if required by the Village.
- B. Building Standards. Buildings and Structures shall comply with the Village of Sussex Design Standards (rev. March 25, 2014) or as amended from time to time as required by

Section 17.0420.I, Ordinances. Buildings and Structures shall adhere to the following minimum standards:

- i. They shall be designed by an Architect or Engineer. All sides, elevations, or facades of all Buildings and Structures visible from the right-of-way of all public highways, streets or roads shall be visually pleasing and architecturally and aesthetically compatible with the surrounding environment.
- ii. The exterior and externally visible surfaces shall be constructed of the following types of materials (provided, however, that such list shall not be deemed to exclude the use of other accent or exterior trim materials, glass and glazing, and earth berms):
 - a. Brick;
 - b. Architectural precast concrete panels;
 - c. Decorative concrete block for no more than 90% of the exterior building wall area, except for office buildings where it shall not exceed 50% of the exterior wall area);
 - d. Cut stone:
 - e. Exterior insulation and finish systems such as Dryvit or Sunalar (not to exceed 30% of the exterior wall area for office buildings);
 - f. Wood (as an accent/trim material but in not to exceed 30% of the building's exterior);
 - g. Other building materials being developed, and to be developed, by the construction industry which shall be reviewed on a case-by-case basis.

Building materials will be selected for their ability to present a visual statement of a building or structure's strength, attractiveness and permanence. The building materials used shall be harmonious with the natural environment and with the general character of other buildings and structures in the Park.

- (iii) Metal trim materials may be used when in keeping with the architectural and aesthetic character of the building or structure.
- (iv) All mechanical, electrical, pollution control or waste handling equipment, utility enclosures, whether roof, pedestal or ground mounted, and any outside solid waste, raw material, inventory, finished product, equipment, fuel storage facility or other storage of any kind, shall either be architecturally screened from view using materials identical to, or structurally and visibly compatible with, the main buildings or structures on the Building Site, or shall be landscape screened. All storage areas shall be screened as provided above and shall be hard surfaced with either concrete or asphalt materials within ninety (90) days from the date of occupancy, or as soon thereafter as weather will permit if such period occurs during winter months.
- (v) All buildings to be constructed on a Building Site which are to be heated or cooled shall be designed and constructed in an energy efficient manner consistent with sound and prudent design and construction techniques.
- C. Accessory or Ancillary Structures. Accessory or ancillary structures shall be permitted only if such structures are necessary to the principal use of the Building Site, are in architectural and aesthetic conformance with other building(s) or structure(s) on the Site, are properly screened, and meet all other applicable requirements. No building or structure of a temporary nature may be constructed on any Building Site except construction sheds in use during construction. Such sheds shall be promptly removed upon completion of construction.

5. Landscaping

- A. Landscaping Plan. The landscaping for a Building Site or parcel shall be carried out in accordance with a detailed landscaping plan which has been reviewed and approved, if required by the Village.
- B. Plant Material. Selected plant material should provide for a variety of shade trees, evergreen trees and shrubs, ornamental trees and shrubs and ground covers. Plant material selection shall take into consideration the following:
 - (a) Disease and insect resistance.
 - (b) Hardiness to the area.
 - (c) The ability to provide seasonal interest.
 - (d) Future maintenance considerations.
 - (e) Ice melt and salt tolerance when plant material is near parking and storage areas.
- C. Time for Completion. All landscaping shall be completed within ninety (90) days following occupancy, or as soon thereafter as weather will allow if such period occurs within winter months.

6. Off-Street Parking, Loading and Storage

A. Parking and Loading Areas. Off-street parking and loading areas shall comply with the Section 17.0600, Ordinances, and the following minimum standards. Loading areas shall be separate from parking areas on any site where possible, and truck and truck-trailer loading, receiving and parking areas shall be located away from the street side(s) of any building wherever possible, and shall be designed and located so as to confine all truck maneuvering to the Building Site. In addition, front or street yard parking shall only be allowed provided the same is adequately screened as provided for in the Village of Sussex zoning ordinance.

- B. No On-Street Parking. No motor vehicle or trailer may park on any street.
- C. Storage of Trailers and Vehicles. There shall be no long-term storage of trailers or vehicles on any Building Site unless a conditional use for such storage is approved by the Village. The parking of licensed on the road vehicles/trailers that frequently come and go and are on a paved surface does not require a conditional use. The determination for what types of storage require a conditional use is made by the Village per Village Ordinance.
- D. Hard-Surfacing. All parking, loading and driveway areas shall be hard-surfaced with either concrete or asphalt materials at the date of occupancy, or as soon thereafter as weather will allow if such period occurs during winter months.
- E. No Outdoor Storage. There shall be no outdoor storage outside of an adopted conditional use for the same on the Subject Lands.

7. Signage and Lighting

A. Sign Standards. All signs must be architecturally compatible to other improvements. Signs may only advertise the name(s) of the building occupants, the owners of the Building Site, and the product manufactured or sold on the Building Site. Each Building Site shall contain only one major "monument" type of sign at the entry of each site. Additional major signage may be mounted on the building subject to approval by the Village. Additional smaller signs may be mounted adjacent to individual tenant entrances and identifying individual tenants, or smaller signs may be erected directing traffic, subject to approval by the Village. Any such signs shall be permanently affixed to the face of the building (but shall not extend above the higher of the ceiling line of the top floor or the top of a parapet wall) or to the ground, and shall not flash, pulsate, rotate or be affixed with moving appurtenances.

- B. Lighting Standards. Lighting on individual Building Sites shall adhere to applicable governmental lighting codes and ordinances, as well as the following requirements:
 - i. All exterior lighting shall be energy efficient and shall be located, oriented, and of an intensity to illuminate only the Building Site or parcel where located without detrimentally affecting activity on adjacent Sites or parcels or traffic on streets and highways.
 - ii. Lighting shall not be located on the roofs of buildings. Any lights affixed to a building shall be oriented downward at no more than a 45-degree angle from the vertical so as to light only areas of the Site.
 - iii. Lights may neither flash, pulsate, nor be so bright as to impair or hinder vision on public streets or adjacent Building Sites, or otherwise constitute a nuisance.
 - iv. Only light emitting diode (LED) or a modern equivalent lighting types shall be allowed and sodium vapor, incandescent, mercury vapor, and metal halide lighting types shall be prohibited.
- 8. <u>CSM Conditions.</u> The Petitioner shall submit and receive all necessary approvals for a CSM or CSM's, and shall satisfy all conditions of the same for development of individual parcels.
- <u>9.</u> <u>Lot Sizes.</u> Shall follow the underlying district standards (BP-1) as appropriate.
- 10. Setbacks.

Setbacks for buildings in the BP-1 district shall be as follows:

- (i) Front or street yard not less than 40 feet from the right-of-way of all highways, streets or roads.
- (ii) Shoreland setbacks the setbacks set forth in the Village's shoreland regulations shall apply.
- (iii) Side yard not less than 25 feet from any other lot line. This is regardless of building height.
- (iv) Rear yard not less than 25 feet from any other lot line.
- 11. Special Assessment. The payment of any outstanding special assessments owed on this property must be paid in full prior to starting any site work.
- 12. Construction Sequencing Plan. Subject to the Developer submitting to and receiving approval from the Village Engineer a construction sequencing plan to ensure safe and adequate construction development of the site for public safety access, utility development, and customer access at all times.
- 13. Design Standards. As required in the Village Design Standards
- 14. Required Plans and Engineer Satisfaction. Subject to the Petitioner submitting to and receiving written approval from the Village Plan Commission of all of the following plans for the entire subject property. Said plans shall satisfy all comments, conditions, and concerns of the Village Engineer.
 - A. Roadway Plans including signage for the entire site and roadway/signal improvements required by Waukesha County and Wisconsin Department of Transportation. The roadway widths for Village roads for this Development shall be determined by the

Village Engineer.

- B. Utility Plans for the entire site including any necessary utility extensions or oversizing necessary to properly connect the development site's utilities with the Village system. Including, but not limited to:
 - i. Sewer System Plans
 - ii. Water System Plans
 - iii. Storm water Management Plans with the appropriate maintenance requirements and outlots.
 - iv. Existing Above Ground Utility (Private) burial plans.
- C. Master Street Lighting Plan for the entire site including.
- D. A Sidewalk plan for the entire site shown on the plans including location, and width, with the necessary easement(s) if any on the CSM.
- E. Street Tree Plan and landscape plan for common areas and along/and or in rights of way areas with the necessary easements if any on the CSM.
- 15. Developer's Agreement. Prior to development of the Subject Property or any portion thereof, the Developer of the Subject Lands or portion thereof is required to enter into a Developer's Agreement as approved by the Village prior to the approval of permits for grading and start of construction.
- 16. <u>Professional Fees.</u> 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 this conditional rezoning ordinance due to a violation of these conditions.
- 17. 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 this conditional rezoning ordinance that is subject to all remedies available to the Village, including possible cause for termination of the conditional rezoning ordinance.
- 18. <u>Acceptance.</u> Subject to the petitioner approving in writing the issuance of the conditional rezoning ordinance, and that the petitioner understands and accepts the same, and that upon failure to satisfy these conditions, this conditional rezoning ordinance is void, and the same is deemed not to have been approved, and the Petitioner will therefore need to re-commence the application process for rezoning of the property.
- 19. One Year to Satisfy Conditions. Subject to the petitioner satisfying all of the aforementioned conditions within one year of the Village Board adopting this conditional rezoning ordinance. The Village Board may grant additional time solely at the discretion of the Village Board upon request for an extension by the Developer.

SECTION 3: The Village Engineer is hereby authorized and directed to note this rezoning on the Official Zoning Map of the Village of Sussex upon successful development of the property and satisfaction of all conditions in Section 2 of this Ordinance.

SECTION 4. SEVERABILITY. The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of the court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and not affect the validity of all other provisions, sections or portions thereof the ordinance which shall remain in full force and effect. Any other ordinances are hereby repealed as to those terms that conflict.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated thisday of	, 20)21.	
VILLAGE OF SUSSEX			
Anthony LeDonne			
Village President			
ATTEST:		_	
Samuel Liebert			
Village Clerk-Treasurer			
Published and/or posted this	day of		_, 2021

Exhibit A

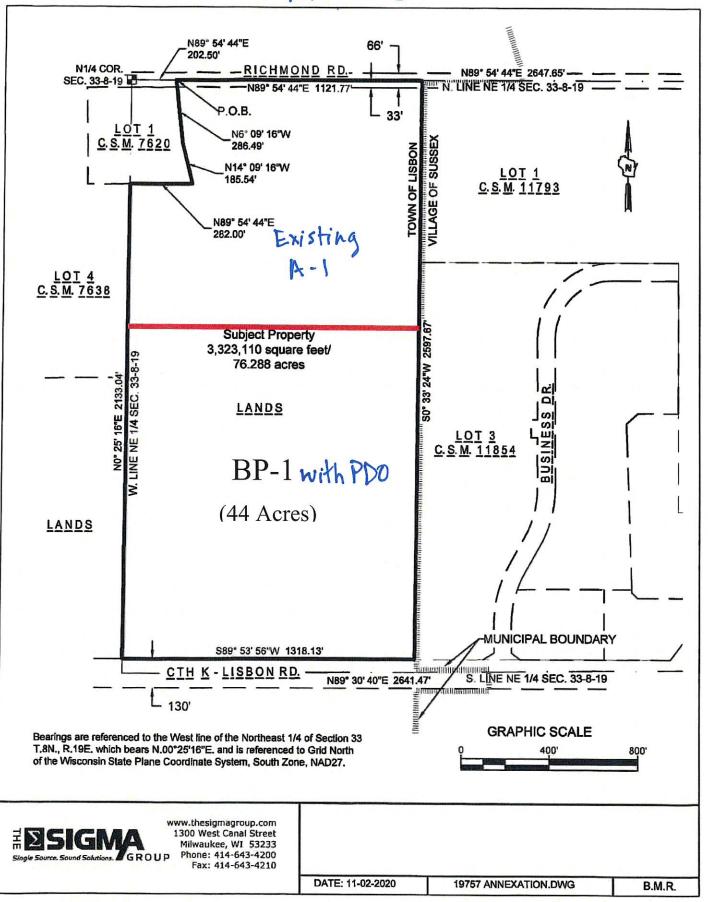
PETITION FOR REZONING of LAND TO BP-1

A parcel of land located in the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section 33; thence North 89°54'44" East, 202.50 feet along the north line of the Northeast 1/4 of said Section; continuing thence North 89°54'44" East, 1121.77 feet along said north line to the northerly extension of the west line of Lot 1 of Certified Survey Map No. 11793; thence South 0°33'24" West, 1145.79 feet along the west line of said Lot 1 of Certified Survey Map No. 11793 and the west line of Lot 3 of Certified Survey Map No. 11854 to the point of beginning; continuing thence South 0°33'24" West, 1451.90 feet along the west line of said Lot 1 of Certified Survey Map No. 11793 and the west line of Lot 3 of Certified Survey Map No. 11854 to the north line of C.T.H. "K" (Lisbon Road); thence South 89°53'56" West, 1318.13 feet along said north line to the west line of said Northeast 1/4 of Section 33; thence North 0°25'16" East, 1451.86 feet along said west line; to a line parallel to the north line of C.T.H. "K" (Lisbon Road); thence North 89°53'56" East, 1321.57 feet along said north line parallel to CTH K to the point of beginning.

Containing 1,916190.8 square feet (43.99 acres), more or less.

Exhibit B





Village of Sussex

DISCLAIMER:

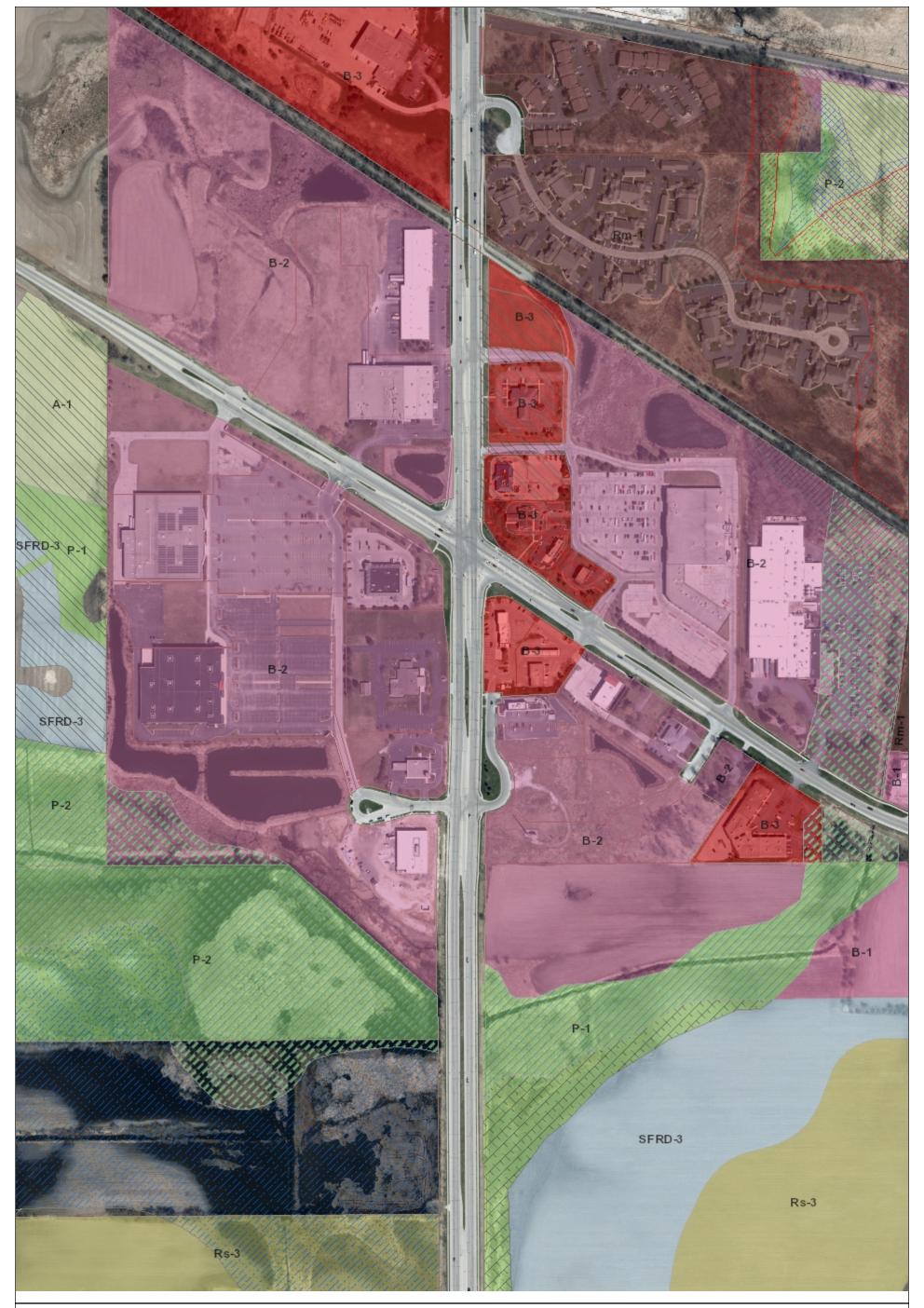
This map is not a survey of the actual boundary of any property this map depicts.

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.



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

Print Date: 4/15/2021



Village of Sussex

DISCLAIMER:

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

Print Date: 4/15/2021