

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 19, 2022 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. If a Quorum is present the Chairperson shall state, "Please let the minutes reflect that a quorum of the Village Board is present and may be making comments during public comment or if the rules are suspended to allow them to do so.)

- 1. Roll call.
- 2. Consideration and possible action on the <u>minutes</u> of the Plan Commission meeting of March 15, 2022.
- 3. Consideration and possible action on Permitted Uses and Plans:
 - A. Consideration and possible action on plan of operation for El Jimador Mexican Grill and Bar LLC. (N65W24838 Main Street Suite 300-400).
 - B. Consideration and possible action on site plan, landscape plan, architecture plan, and lighting plan for <u>Sussex Highlands Site II</u> (W250N5350 Business Drive).
- 4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
 - A. Introduction of <u>Plan of Operation</u> and Conditional Use application for a new owner at MK Business Inc. (Sussex Mobile) (W232N6116 Waukesha Avenue).
 - B. Introduction of <u>Plan of Operation</u> and Conditional Use Application for Private Car Hobby (N63W23991 Main Street).
- 5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items:
 - A. Consideration and possible action on <u>Resolution No 22-07</u> A Resolution of the Village Board of the Village of Sussex to <u>Vacate and Discontinue a portion of Business Drive</u>
 - B. Consideration and possible action on resident concern about <u>pool restrictions</u> on triple frontage lots.
- 6. Other items for future discussion.
- 7. Adjournment.

Anthony LeDonne
Chairperson
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Jeremy J. Smith
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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 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 15, 2022

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

Members present: Village President Anthony LeDonne, Commissioner Jim Muckerheide via zoom, Commissioner Mike Knapp, Trustee Greg Zoellick, Commissioner Roger Johnson, and Commissioner Deb Anderson.

Members excused: Commissioner Mike Schulist.

Others present: Attorney John Macy, Administrator Jeremy Smith, Assistant Administrator Kelsey McElroy-Anderson, Village Engineer Judy Neu, IT Coordinator Diane Bruns, Interim Village Clerk Jennifer Moore 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 15, 2022.

A motion by Johnson, seconded by Zoellick to approve the minutes of the Plan Commission meeting of February 15, 2022 as presented.

Motion carried 6-0.

<u>Consideration and possible action on plan of operation for La Cabana Cortez (N63W23590 Silver Spring Drive).</u>

The petitioner, was not present and Village Administrator Smith provided a brief description of the plan of operation for La Cabana Cortez.

Mr. Smith reviewed the Plan Staff Memo (copy attached); stating this site is zone B-4. They want to establish catering kitchen. They have 600' for the catering kitchen, 2 employees per shift, and adequate parking spaces as required. They meet their permitted use in the district and when they want to expand they will have to return to the Plan Commission.

A motion by Johnson seconded by Anderson to approve of the plan of operation for La Cabana Cortez (N63W23590 Silver Spring Drive) subject to the standard conditions of Exhibit A.

Motion carried 6-0.

Consideration and possible action on plan of operation for Ace Hardware (N64W24236 Main Street).

President LeDonne recused himself from this item and Commissioner Roger Johnson chaired this item.

The petitioner, Jodi LaDonne was present and provided a brief description of the plan of operation for Ace Hardware. The empty space next to the current store is empty and they want to utilize that spot for outdoor living/lawn and garden.

Site is zoned B-4, hardware store is a permitted use. Because it is a vacant space, there is \$10,000 grant eligibility for the Main Street Grant.

A motion by Knapp seconded by Zoellick to approve of the plan of operation for Ace Hardware (N64W24236 Main Street) 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>

None

Consideration and possible action on CSM's, Plats, Zoning and Planning Items:

Consideration and possible action on a CSM splitting parcel SUXV0273998001 into 2 lots and establishing right of way within the Highlands Business Park (Highlands Court),

Mark Lake, Petitioner, is present. This CSM divides the north half to develop and the southern half shows a dedicated outlot for storm water management for the overall property, identifies easements and wetlands, and dedicates Highlands Court. Divides the current lot into two parcels, residential and industrial to the south.

Plan Commission Comments: None

A motion by Anderson seconded by Zoellick to recommend approval to the Village Board of the CSM splitting parcel SUXV0273998001 into 2 lots and establishing right of way within the Highlands Business Park (Highlands Court.) subject to the standard conditions for CSM approval, meeting all comments and conditions of the village engineer, compliance with the developers agreement, payment of all fees, and subject to the standard conditions of Exhibit A.

Motion carried 6-0.

Consideration and possible action on a CSM splitting lot 3 of CSM 1296 into 2 lots (Richmond Road).

Mark Lake, Petitioner, is present – This CSM is the residential portion of the previous CSM. Taking part of lot 2 and adding lot 1 with a future plat. Additional wetlands and water courses have been identified.

Plan Commission Comments: None

A motion by Johnson seconded by Anderson to recommend approval to the Village Board of the CSM splitting lot 3 of CSM 1296 into 2 lots (Richmond Road) subject to the standard conditions for CSM approval, meeting all comments and conditions of the village engineer, compliance with the developers agreement, payment of all fees, and subject to the standard conditions of Exhibit A. Motion carried 6-0.

Consideration and possible action recommending a Rezoning Ordinance establishing RS-3 zoning for lands shown on the Preliminary Plat, and a Preliminary Plat for Redford Hills Subdivision (Richmond Road).

Wetlands and tree preservation areas will be stated and on owner's properties.

Storm water outlot identified and will be owned by the village.

There will be walkability between the subdivision and Business Park but noo road between the two so trucks don't use residential streets.

Staff does not intend a subdivision park in this quadrant but there will be one on the other side of Richmond Road.

Richmond Road will likely move from its current location at a future date.

This subdivision is below the phasing threshold for phasing subdivision.

Owners will have a tree preservation requirement on their plats. Village will have enforcement power under deed restrictions. Association will also have enforcement power.

A motion by Johnson, seconded by Anderson to recommend approval to the Village Board AN ORDINANCE TO CONDITIONALLY REZONE CERTAIN LANDS IN THE VILLAGE OF SUSSEX FROM A-1 AGRICULTURAL DISTRICT WITH ENVIRONMENTAL OVERLAYS TO RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT, WITH ENVIRONMENTAL OVERLAYS for lands shown on the Preliminary Plat, and a Preliminary Plat for Redford Hills Subdivision (Richmond Road). Motion carried 6-0

Consideration and possible action on monument sign for Vista Run Subdivision (CTH VV).

A motion by LeDonne, seconded by Zoellick to approve the monument sign for Vista Run Subdivision (CTH VV).

Motion carried 6-0

Other items for future discussion

Request from citizen regarding pool/unique situation will be placed on the next agenda

Adjournment

A motion by Anderson seconded by Zoellick to adjourn the meeting at 7:12p.m. Motion carried 6-0.

Respectfully submitted,

Jennifer Moore Interim Village 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.	ree 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.	

- 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: Jeremy Smith, Village Administrator

RE: Plan Commission meeting of April 19, 2022

DATE: April 7, 2022

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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>Minutes of the Plan Commission meeting of March 15, 2022.</u>
- 03. Consideration and possible action on Permitted Uses and Site Plans:

A. Consideration and possible action on plan of operation for El Jimador Mexican Grill and Bar LLC (N65W24838 Main Street Suite 300-400). This site is zoned B-2. A restaurant is a permitted use in the District under 17.0417A.1.(b). The restaurant is looking to go into the former George Webb's spot (approximately 4,700 sq. feet) at the Pick-n-Save Center. They have 10 employees and plan to be open between 11 am and 10 pm. 7 days per week. The shopping center is over 30,000 sq. feet and parking is sized per code based upon 5 spaces per 1,000 feet of retail space so parking is sufficient. Signage will need to match the shopping center's sign plan and will be reviewed by the Building Inspector. Whenever a business opens the Plan Commission utilizes that opportunity to consider if there are any property issues that need to be addressed. Village staff has no particular concerns at this time.

The applicant still needs to apply for a liquor license, which would go through the Finance and Personnel Committee.

Policy Question:

- 1. Are there any concerns with the plan of operation
- 2. Are there any property maintenance concerns that need to be addressed at this time?

Action Items:

1. Act on the Plan of operation

Staff Recommendation: Staff recommends approval of the plan of operation for El Jimador Mexican Grill and Bar, LLC Cortez (N65W24838 Main Street Suite 300-400). subject to the standard conditions of Exhibit A.

B. Consideration and possible action on site plan, landscape plan, architecture plan, and lighting plan for Sussex Highlands Site II (W250N5350 Business Drive).

The site is zoned BP-1. An industrial building is a permitted use under 17.0420. The 150,000 sq. foot spec. building could house up to 4 tenants, which will need to receive individual plan of operation approvals at such time as they wish to occupy the building. The ARB reviewed and recommended approval of the plans subject to the following.

Site

- Green space requirement is met at 25.2% with 12.4% of pond outlot.
- Entry points have been consolidated and provided separate for cars from trucks
- Add a walkway from parking lot to intersection of Highlands Court and Highlands Drive with crosswalk to sidewalk on east side of roadway.
- Site to have 84 parking stalls
- CSM to be recorded

Architecture

- Building meets height and required setbacks.
- Roof top units are to be screened from view.
- Material to be used meets the Design Standards.
- There are no windows on North elevation, which seems amiss.

Lighting

• Lighting meets the standards

Landscape

• The site has 64 trees, when 92 are required. There are no trees on the west or north elevation, which needs to be rectified. In addition about 8 trees on the east lot line are above the electric stormwater lines and will not work in that location. The site has 381 shrubs, grasses, perennials when 460 are required. The north elevation would seem to be an appropriate place for this. The landscape plan should be updated to reflect the standard and subject to approval from the Village Administrator

Sign

• Base and pillar material needs to match the material of the building

Policy Question:

1. Are there any concerns with the plans

Action Items:

1. Act on the various plans

Staff Recommendation: Staff recommends approval of the site plan, landscape plan, architecture plan, and lighting plan for Sussex Highlands Site II (W250N5350 Business Drive) subject to the conditions of approval from the ARB, recording of the CSM, and standard conditions of Exhibit A.

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

A. Introduction of Plan of Operation and Conditional Use application for a new owner at MK Business Inc. (Sussex Mobile) (W232N6116 Waukesha Avenue).

The site is zoned B-3 and Gas Stations are a conditional use under 17.0506A.9.b. A new ownership group is taking over the Sussex Mobile Gas Station, which has a Conditional Use permit. Its operations will largely remain the same with the exception of requesting alcohol sales, which is before the Finance Committee and Village Board. The ownership change currently requires a new CU public hearing.

The Petitioner will need to prove the following standards/condition during the Public Hearing process. The Plan Commission may add additional conditions for the Petitioner to meet in the Conditional Use. The shaded areas (if any) reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

The Conditional Use Standards:

17.0502 APPLICATION. Applications for conditional use permits shall be made to the Village on forms furnished by the Village and shall include Sections A, E, F and G. and may include any or all of Sections B, C, and D. as determined by the Administrator:

- A. Names and addresses of the applicant, owner of the site, or other appropriate entities or persons implementing the project as required by the Administrator.
- B. Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located. For floodland conditional uses, such description shall also include information that is necessary for the Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human or animal life. This additional information may include plans, certified by a registered professional engineer or land survey or, showing elevations or contours of the ground; fill or storage elevations; first floor elevations of structures; size, location and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets, water supply, and sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream; soil types; and other pertinent information.
- C. A topographic map, drawn to a scale of not less than 200' to 1" showing the land in question, its legal description and location; location and use of existing buildings; sanitary systems and private water supplies on such land; the high water elevation of any navigable water within 100' of the land in question; and the proposed location and use of any buildings, sanitary systems and wells on such land and within 100' of such land in question.
- D. An impact Report as outlined in Section 17.0506 A or Section 17.0506 B.
- E. A fee, as may be established and periodically modified by resolution of the Village Board, shall accompany each application. Such fee shall be paid by cash, check or money order to the Village. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of conditions to be imposed shall be charged to the applicant.
- F. Where necessary to comply with certain Wisconsin Statutes, an application will be submitted at the appropriate time to the Department of Natural Resources.
- G. The site plan and plan of operation information sheet and plan of operation approval form furnished by the Village shall be submitted prior to scheduling before the Plan Commission.

17.0503 REVIEW AND APPROVAL.

The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, the proposed operation, and other factors the Plan Commission determines are appropriate when considering a Conditional Use Permit.

- A. Conditional Use permits shall have the following process:
- 1. The Applicant shall meet with Administrator or designee in a pre-application conference to discuss the application and plans.
- 2. The Applicant applies for a Conditional Use Permit by completing the Village application form. Incomplete applications will not be accepted. If that threshold is met, the Administrator or designee sets the application for introduction to the Plan Commission. If the minimum threshold is not met the application is returned to the petitioner with a rational for denial.
- 3. The Administrator or designee introduces the CU application at the next available Plan Commission meeting after completion by the Administrator of the response to the Applicant's Impact Report if applicable under 17.0506 A or 17.0506 B. The application materials are provided to the Plan Commission along with a staff report on the matter outlining critical details of the application and code compliance. The

Plan Commission concurs the application is complete and sets forth the application for public hearing or the Plan Commission finds the application incomplete and remands it to the Petitioner for completion.

- a) Procedure for a Public Hearing before the Plan Commission:
 - 1) Refer to Section 17.1401.
 - 2) Any person may appear in person, by agent, or attorney.
- 3) The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence.
- 4) The Plan Commission shall take minutes of the proceedings and shall mark and preserve all exhibits. The Plan Commission shall, when requested by an applicant or a petitioner objecting to the action, cause the proceedings to be taken by a stenographer or by a recording device provided that the applicant or the petitioner objecting making the request pays any and all costs for the stenographer or recording device and any copies of the proceedings. If requested by both the applicant and the petitioner, the costs shall be split evenly unless otherwise agreed to by the parties.
- 4. At the public Hearing the Plan Commission will hear from the applicant, Village, and the public on the application's compliance with the standards of the Code. The purpose of the hearing is to gather the record, for the Petitioner to prove with substantial evidence they meet the standards of the code or the public to prove they don't and to address concerns from the public and or Plan Commission and render a decision if appropriate or to determine what remains to be discussed at the next meeting. Only substantial evidence may be considered by the Plan Commission. At the summation of the initial public hearing date the Plan Commission may give the following direction to the petitioner and to the public:
 - a) The remaining questions/standards that need to be proved/responded to.
- b) Additional conditions to include in the CU Order that the Plan Commission deems appropriate. The Petitioner will need to prove they can meet those at the adjourned public hearing date.
- c) Direction to staff to prepare the Conditional Use Order or a finding the Petitioner does not meet the standards for approval for consideration at the next meeting. The Plan Commission may also delay either of these directions to hear more evidence at the next meeting, although such delay will result in another adjourned public hearing date for due process purposes.
 - d) Adjourn the public hearing to a date certain.
- 5. At the adjourned public hearing date if the public hearing was extended for additional evidence collection, the Plan Commission will hear from the applicant, Village, and the public on evidence in support or opposition to items from 17.0503 A 4.(A. and B.) and to the CU Order itself. The purpose of the hearing is to gather the record on any additional standards imposed by the Plan Commission from the first public hearing and to gather evidence on the CU Order itself. Only substantial evidence will be considered by the Plan Commission. At the summation of the public hearing the Plan Commission will give direction requesting additional evidence and adjourn the public hearing to a date certain or close the public hearing.
- 6. After the closing of the public hearing the Plan Commission during its regular meeting or at a subsequent meeting where the agenda item is duly noticed shall discuss the plans and Conditional Use Order or Findings for Denial and act on the agenda item(s). The decision shall be based upon the record from the public hearings. The burden of proof is on the applicant to prove they have met the standards of the Ordinance and those set forth by the Plan Commission during the process. The Plan Commission shall render its written determination and the reasons for the same within 95 days from completion of the public hearing unless an extension is consented to in writing by the applicant. The Clerk shall mail a copy of the determination to the applicant.
- 7. Conditions such as landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, parking requirements, or length of approval may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.
- B. Compliance with all other provisions of this ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses unless otherwise specifically authorized to be modified by this Code Variances shall only be granted as provided in Section 17.1200 of this ordinance.
- C. Changes in use subsequent to the initial issuance of a conditional use permit shall result in a need to change the initial conditions and shall require an amendment to the conditional use permit. Enlargement of

a conditional use shall not be considered an amendment. If any holder of a conditional use permit wishes to extend or alter the terms of such permit, the permit holder must apply for an amendment to the conditional use permit through the procedure of application for conditional use permits detailed herein. The process for amending a permit shall generally follow the procedures for granting a permit as set forth in Sections 17.0501, 17.0502 and 17.0503, and shall require the filing of an application and a hearing as provided above. The Conditional Use Order may describe changes that can be made without requiring a new permit.

- D. Conditional Use Orders shall generally have 5 year terms unless otherwise specified by the Plan Commission. The Orders shall have an administrative renewal process established within the order to allow for streamlined renewal of the conditional use order with a provision that allows the Plan Commission to remove the Conditional Use Order from automatic renewal if there are concerns with compliance with the CU order or concerns raised by the public about the applicant's operations. If the Plan Commission pulls the CU order from automatic approval the CU order shall remain in effect while the Plan Commission provides due process to the applicant in reviewing the CU Order and its renewal.
- E. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in a CU order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule of either the Village Board, County of Waukesha, State of Wisconsin, or the United States of America, or other duly constituted authority. A CU order does not constitute a building permit, nor shall a CU order constitute any other license or permit required by Village Ordinance or law.

17.0506 CONDITIONAL USES

- A. The following agricultural, mining, commercial, industrial, and institutional uses shall be conditional uses and may be permitted as specified, but all Conditional Use applicants must produce a "Impact Report" detailing the impacts of said use to neighboring properties and to Village services from traffic, parking, and overflow parking, noise, odor, safety, crime, hours of operation, health and sanitation, and property maintenance issues. The Village Administrator shall analyze said report along with any supplemental reports from the Village, and its agents, to create an impact report for the application utilizing the Professional and Technical Trade standards for traffic, noise, dust, light, crime and fire prevention, etc. as a guide for the same. The Petitioner shall then prove by substantial evidence how their use will mitigate and address the findings of the impact report. In addition additional standards shall apply for specific types of uses as follows:
 - 9. Retail Trade b)) Gasoline service stations in the B-2 and B-3 districts provided that the use shall include traffic control measures to ameliorate-- traffic congestion; that lighting and glare shall not extend into adjacent residential neighborhoods; and that service islands shall comply with the minimum setback requirements of the district. Canopies over a gasoline service island may extend into front, side or rear yard areas, but shall not encroach more than six (6) feet into any required yard. In no case, may a canopy extend into a street right-of-way.

The General Provisions of Chapter 17.0200

The Zoning District Standards 17.0400 and in particular the standards of the B-3 Highway Business District (17.0418).

Site Plan Review Standards 17.1000

- 17.1002 PRINCIPLES To implement and define criteria for the purposes set forth in Section 17.1001, the following principles are established to apply to all new structures and uses and to changes or additions to existing structures and uses.
- A. No structure, or use shall be established that is counter to the intent of the Design Standards nor shall the same be permitted that would have a negative impact on the maintenance of safe and healthful conditions in the Village. Structures and uses in the B-4 Central Mixed Use District shall also ahere to the intent of the Downtown Development and Design Plan.
- B. No structure shall be permitted:

- 1. The design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- 2. The design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates excessive monotony or 17.1000 drabness, in order to realize architectural uniqueness between lots.
- 3. Where any exposed facade is not constructed or faced with a finished material or color which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.
- C. The facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing a street shall be finished with brick or decorative masonry material. Such masonry facing shall extend for a distance of at least 10 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.
- D. Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- E. Structures and uses shall make appropriate use of open spaces and the Plan Commission may require appropriate landscaping and planting screens. All landscaped areas shall provide a mix of climax trees, tall and medium deciduous trees, tall and medium coniferous trees, deciduous and coniferous shrubs, and grasses. The appropriate mix shall be determined by the Plan Commission.
- F. No articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment shall be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property. Garbage and refuse containers shall be screened from the street and from neighboring facilities. The Plan Commission may permit the outdoor display of product or merchandise when it makes a finding that such display in essential to a business or industrial use.
- G. Structures and uses shall be provided with adequate services as approved by the appropriate utility and serve to implement the recommendations of Utility and Stormwater Management Plans of the Village.
- H. Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead door shall face upon a street right-of-way unless a determination is made by the Plan Commission to allow the same, as described herein.
 - 1. The Plan Commission shall not allow the same unless the Plan Commission first finds either a or b: (a) That the loading dock or overhead door is set back at least 75 feet from the street right-of-way and adequate vehicle turnaround areas have been provided on the lot, such that no maneuvering of vehicles will take place within the street right-of-way in order to access the loading dock or overhead door. (b) That the building is on a lot within the M-1 Industrial District and the building has a previously approved loading dock facing the street.
 - 2. If the Plan Commission finds (1) (a) or (1) (b), above, then the Plan Commission may allow the loading dock or overhead door to face the street right-of-way upon consideration of the following additional factors, without limitation by reason of enumeration: 17.1000 (a) Whether the loading dock or overhead door is set back sufficiently from the street right-of-way to adequately limit the adverse visual impact of the loading dock or overhead door; (b) Whether the number of loading docks or overhead doors that are proposed to face the street right-of-way, due to their number, would create an adverse visual impact; (c) Whether the natural terrain and other existing features of the lot may affect the visual impact of the loading dock or overhead door; and (d) Whether the loading dock or overhead door will be appropriately screened with landscape berms or other landscaping.

Any other standards from Chapter 17 that may be relevant.

Staff has found the application complete and recommends scheduling the Public Hearing.

Policy Question:

1. There are no policy questions this month as this item is on the agenda for scheduling purposes only.

Action Items:

1. Direct staff to schedule the public hearing.

<u>Staff Recommendation:</u> Staff recommends scheduling the public hearing for the May meeting..

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

B. Introduction and possible action on plan of operation and Conditional Use Application for Private Car Hobby (N63W23991 Main Street)

The Site is zoned B-4 and vehicle repair and restoration is a conditional use under 17.0506A.9.a. The site was previously a commercial garage (approximately 4,000 sq. feet with 6 parking spaces. This use will be for private collector(s) and their hobby car restoration.

The Petitioner will need to prove the following standards/condition during the Public Hearing process. The Plan Commission may add additional conditions for the Petitioner to meet in the Conditional Use. The shaded areas (if any) reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

The Conditional Use Standards:

17.0502 APPLICATION. Applications for conditional use permits shall be made to the Village on forms furnished by the Village and shall include Sections A, E, F and G. and may include any or all of Sections B, C, and D. as determined by the Administrator:

- A. Names and addresses of the applicant, owner of the site, or other appropriate entities or persons implementing the project as required by the Administrator.
- B. Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located. For floodland conditional uses, such description shall also include information that is necessary for the Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human or animal life. This additional information may include plans, certified by a registered professional engineer or land survey or, showing elevations or contours of the ground; fill or storage elevations; first floor elevations of structures; size, location and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets, water supply, and sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream; soil types; and other pertinent information.
- C. A topographic map, drawn to a scale of not less than 200' to 1" showing the land in question, its legal description and location; location and use of existing buildings; sanitary systems and private water supplies on such land; the high water elevation of any navigable water within 100' of the land in question; and the proposed location and use of any buildings, sanitary systems and wells on such land and within 100' of such land in question.
- D. An impact Report as outlined in Section 17.0506 A or Section 17.0506 B.

- E. A fee, as may be established and periodically modified by resolution of the Village Board, shall accompany each application. Such fee shall be paid by cash, check or money order to the Village. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of conditions to be imposed shall be charged to the applicant.
- F. Where necessary to comply with certain Wisconsin Statutes, an application will be submitted at the appropriate time to the Department of Natural Resources.
- G. The site plan and plan of operation information sheet and plan of operation approval form furnished by the Village shall be submitted prior to scheduling before the Plan Commission.

17.0503 REVIEW AND APPROVAL.

The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, the proposed operation, and other factors the Plan Commission determines are appropriate when considering a Conditional Use Permit.

- A. Conditional Use permits shall have the following process:
- 1. The Applicant shall meet with Administrator or designee in a pre-application conference to discuss the application and plans.
- 2. The Applicant applies for a Conditional Use Permit by completing the Village application form. Incomplete applications will not be accepted. If that threshold is met, the Administrator or designee sets the application for introduction to the Plan Commission. If the minimum threshold is not met the application is returned to the petitioner with a rational for denial.
- 3. The Administrator or designee introduces the CU application at the next available Plan Commission meeting after completion by the Administrator of the response to the Applicant's Impact Report if applicable under 17.0506 A or 17.0506 B. The application materials are provided to the Plan Commission along with a staff report on the matter outlining critical details of the application and code compliance. The Plan Commission concurs the application is complete and sets forth the application for public hearing or the Plan Commission finds the application incomplete and remands it to the Petitioner for completion.
 - a) Procedure for a Public Hearing before the Plan Commission:
 - 1) Refer to Section 17.1401.
 - 2) Any person may appear in person, by agent, or attorney.
- 3) The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence.
- 4) The Plan Commission shall take minutes of the proceedings and shall mark and preserve all exhibits. The Plan Commission shall, when requested by an applicant or a petitioner objecting to the action, cause the proceedings to be taken by a stenographer or by a recording device provided that the applicant or the petitioner objecting making the request pays any and all costs for the stenographer or recording device and any copies of the proceedings. If requested by both the applicant and the petitioner, the costs shall be split evenly unless otherwise agreed to by the parties.
- 4. At the public Hearing the Plan Commission will hear from the applicant, Village, and the public on the application's compliance with the standards of the Code. The purpose of the hearing is to gather the record, for the Petitioner to prove with substantial evidence they meet the standards of the code or the public to prove they don't and to address concerns from the public and or Plan Commission and render a decision if appropriate or to determine what remains to be discussed at the next meeting. Only substantial evidence may be considered by the Plan Commission. At the summation of the initial public hearing date the Plan Commission may give the following direction to the petitioner and to the public:
 - a) The remaining questions/standards that need to be proved/responded to.
- b) Additional conditions to include in the CU Order that the Plan Commission deems appropriate. The Petitioner will need to prove they can meet those at the adjourned public hearing date.
- c) Direction to staff to prepare the Conditional Use Order or a finding the Petitioner does not meet the standards for approval for consideration at the next meeting. The Plan Commission may also delay either of these directions to hear more evidence at the next meeting, although such delay will result in another adjourned public hearing date for due process purposes.
 - d) Adjourn the public hearing to a date certain.

- 5. At the adjourned public hearing date if the public hearing was extended for additional evidence collection, the Plan Commission will hear from the applicant, Village, and the public on evidence in support or opposition to items from 17.0503 A 4.(A. and B.) and to the CU Order itself. The purpose of the hearing is to gather the record on any additional standards imposed by the Plan Commission from the first public hearing and to gather evidence on the CU Order itself. Only substantial evidence will be considered by the Plan Commission. At the summation of the public hearing the Plan Commission will give direction requesting additional evidence and adjourn the public hearing to a date certain or close the public hearing.
- 6. After the closing of the public hearing the Plan Commission during its regular meeting or at a subsequent meeting where the agenda item is duly noticed shall discuss the plans and Conditional Use Order or Findings for Denial and act on the agenda item(s). The decision shall be based upon the record from the public hearings. The burden of proof is on the applicant to prove they have met the standards of the Ordinance and those set forth by the Plan Commission during the process. The Plan Commission shall render its written determination and the reasons for the same within 95 days from completion of the public hearing unless an extension is consented to in writing by the applicant. The Clerk shall mail a copy of the determination to the applicant.
- 7. Conditions such as landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, parking requirements, or length of approval may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.
- B. Compliance with all other provisions of this ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses unless otherwise specifically authorized to be modified by this Code Variances shall only be granted as provided in Section 17.1200 of this ordinance.
- C. Changes in use subsequent to the initial issuance of a conditional use permit shall result in a need to change the initial conditions and shall require an amendment to the conditional use permit. Enlargement of a conditional use shall not be considered an amendment. If any holder of a conditional use permit wishes to extend or alter the terms of such permit, the permit holder must apply for an amendment to the conditional use permit through the procedure of application for conditional use permits detailed herein. The process for amending a permit shall generally follow the procedures for granting a permit as set forth in Sections 17.0501, 17.0502 and 17.0503, and shall require the filing of an application and a hearing as provided above. The Conditional Use Order may describe changes that can be made without requiring a new permit.
- D. Conditional Use Orders shall generally have 5 year terms unless otherwise specified by the Plan Commission. The Orders shall have an administrative renewal process established within the order to allow for streamlined renewal of the conditional use order with a provision that allows the Plan Commission to remove the Conditional Use Order from automatic renewal if there are concerns with compliance with the CU order or concerns raised by the public about the applicant's operations. If the Plan Commission pulls the CU order from automatic approval the CU order shall remain in effect while the Plan Commission provides due process to the applicant in reviewing the CU Order and its renewal.
- E. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in a CU order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule of either the Village Board, County of Waukesha, State of Wisconsin, or the United States of America, or other duly constituted authority. A CU order does not constitute a building permit, nor shall a CU order constitute any other license or permit required by Village Ordinance or law.

17.0506 CONDITIONAL USES

A. The following agricultural, mining, commercial, industrial, and institutional uses shall be conditional uses and may be permitted as specified, but all Conditional Use applicants must produce a "Impact Report" detailing the impacts of said use to neighboring properties and to Village services from traffic, parking, and overflow parking, noise, odor, safety, crime, hours of operation, health and sanitation, and property maintenance issues. The Village Administrator shall analyze said report along with any supplemental reports from the Village, and its agents, to create an

impact report for the application utilizing the Professional and Technical Trade standards for traffic, noise, dust, light, crime and fire prevention, etc. as a guide for the same. The Petitioner shall then prove by substantial evidence how their use will mitigate and address the findings of the impact report. In addition additional standards shall apply for specific types of uses as follows:

9. Retail Trade a) Vehicle sales, vehicle service, service of vehicle parts, vehicle parts sales including vehicle washing, vehicle repair stations, service of vehicle parts and vehicle parts sales in the B-2, B-3 and B-4 Districts No outside storage shall be permitted for vehicle parts sales even by issuance of a conditional use permit as set forth in 17.0506(A)(15)(e) of this Ordinance. All other outside storage that may be granted by CU shall be on a hard paved surface and shall be screened from view, or in the case of vehicle sales the landscaping shall be aesthetically pleasing to minimize the visual impact of a parking lot of vehicles.

The General Provisions of Chapter 17.0200

The Zoning District Standards 17.0400 and in particular the standards of the B-4 Central Mixed Use District (17.0419).

Site Plan Review Standards 17.1000

17.1002 PRINCIPLES To implement and define criteria for the purposes set forth in Section 17.1001, the following principles are established to apply to all new structures and uses and to changes or additions to existing structures and uses.

A. No structure, or use shall be established that is counter to the intent of the Design Standards nor shall the same be permitted that would have a negative impact on the maintenance of safe and healthful conditions in the Village. Structures and uses in the B-4 Central Mixed Use District shall also ahere to the intent of the Downtown Development and Design Plan.

B. No structure shall be permitted:

- 1. The design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- 2. The design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates excessive monotony or 17.1000 drabness, in order to realize architectural uniqueness between lots.
- 3. Where any exposed facade is not constructed or faced with a finished material or color which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.
- C. The facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing a street shall be finished with brick or decorative masonry material. Such masonry facing shall extend for a distance of at least 10 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.
- D. Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- E. Structures and uses shall make appropriate use of open spaces and the Plan Commission may require appropriate landscaping and planting screens. All landscaped areas shall provide a mix of climax trees, tall and medium deciduous trees, tall and medium coniferous trees, deciduous and coniferous shrubs, and grasses. The appropriate mix shall be determined by the Plan Commission.

- F. No articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment shall be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property. Garbage and refuse containers shall be screened from the street and from neighboring facilities. The Plan Commission may permit the outdoor display of product or merchandise when it makes a finding that such display in essential to a business or industrial use.
- G. Structures and uses shall be provided with adequate services as approved by the appropriate utility and serve to implement the recommendations of Utility and Stormwater Management Plans of the Village.
- H. Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead door shall face upon a street right-of-way unless a determination is made by the Plan Commission to allow the same, as described herein.
 - 1. The Plan Commission shall not allow the same unless the Plan Commission first finds either a or b: (a) That the loading dock or overhead door is set back at least 75 feet from the street right-of-way and adequate vehicle turnaround areas have been provided on the lot, such that no maneuvering of vehicles will take place within the street right-ofway in order to access the loading dock or overhead door. (b) That the building is on a lot within the M-1 Industrial District and the building has a previously approved loading dock facing the street.
 - 2. If the Plan Commission finds (1) (a) or (1) (b), above, then the Plan Commission may allow the loading dock or overhead door to face the street right-of-way upon consideration of the following additional factors, without limitation by reason of enumeration: 17.1000 (a) Whether the loading dock or overhead door is set back sufficiently from the street right-of-way to adequately limit the adverse visual impact of the loading dock or overhead door; (b) Whether the number of loading docks or overhead doors that are proposed to face the street right-of-way, due to their number, would create an adverse visual impact; (c) Whether the natural terrain and other existing features of the lot may affect the visual impact of the loading dock or overhead door; and (d) Whether the loading dock or overhead door will be appropriately screened with landscape berms or other landscaping.

Any other standards from Chapter 17 that may be relevant.

Staff has found the application complete and recommends scheduling the Public Hearing.

Policy Question:

2. There are no policy questions this month as this item is on the agenda for scheduling purposes only.

Action Items:

2. Direct staff to schedule the public hearing.

<u>Staff Recommendation:</u> Staff recommends scheduling the public hearing for the May meeting.

05. Consideration and possible action on CSM's, Plats, Zoning, and Planning Items:

A. Consideration and possible action on Resolution No 22-07 A Resolution of the Village Board of the Village of Sussex to Vacate and Discontinue a portion of Business Drive.

Originally the roadway to the western property was going to be located to the North. The roadway is now going to be located further south and a small portion of the right of way needs to be vacated where the roadway was originally intended to go. The Village Board will have the public hearing on this vacation in May.

Policy Question:

1. Are there any concerns with the vacation resolution

Action Items:

1. Act on the vacation resolution.

Staff Recommendation: Staff recommends the Plan Commission recommend approval to the Village Board of Resolution No. 22-07 A Resolution of the Village Board of the Village of Sussex to Vacate and Discontinue a portion of Business Drive.

<u>B.</u> Consideration and possible action on resident concern about pool restrictions on triple frontage lots.

A resident at W238N6526 ELMWOOD AVE has a unique lot such that the lot has three street yards and one rear yard. The Pool code does not allow pools in street yards. The resident would like the Plan Commission to consider this issue. The code could be changed for triple frontage lots, but the end result would be pools in a street yard, which would go against the intent of the code.

Policy Question:

1. Should the issue of pools on triple frontage lots be looked into

Action Items:

1. Direct further examination, or a policy change, or leave the situation as is.

Staff Recommendation: Staff has no recommendation as this is a policy issue to be discussed. Staff will be happy to provide impact analysis if the Plan Commission desires.

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



PLAN OF OPERATION

To be used fo	To be used for a business with changes or new business in an existing building.								
	t to be considered I Use Permits require a	for a Conditional Use?			_ If yes, is this OR an amendr				
Tax Key # 🤰	UX VO23199=	7012	012			Zoning: B2			
Address of Te	enant Space: No	65 N24	1838 MA	in 84.	Suite 300-	-400			
1. Name of E	Business: or Mexican Gri								
	88 Main St Sui			WI 5308	JO	217608			
Address		Ci	ty, State, Zip dsolis08	328@gm	Pho nail.com	ne#			
Fax #			Email addres	s					
	er contact informatela Solis	ation:							
Contact 805 Angel	Court Unit 18	Holmen	WI 54636.	920821	7608				
Address	P 780 P								
Fax #			Email addres		maii.com				
3. Building/Land Julija Olve, Contact 11217 W Fa	d owner contact in ru, Anderson	nformation No Comp No Sur	n: Mercial Ke / Trans	Group, ein WI	LLC (A)	gent of	- Owner 		
Address	7	City, S	State, Zip	0-	Phone #	1116	370.		
Fax #			Email address	s	u soncomn	rereice g	roup. con		
4. Number of E	nployees/Shifts:	/	10		2				
5. Days of Oper	ation:	Empl	oyees		Shifts				
Put an X in box that applies:	-	¥	9	Ŷ			-		
Hours Open for business	11am-9pm	11-9	11-9	11-0	11-10	11-10	11-9		

1 ,,,						
6. Is this an extension of an existing operation?						
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?						
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing?						
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? If yes, explain:						
11. Dimension of area to be occupied Total square footage _4, +10						
If applicable list square footage according to 1^{st} floor N/A 2^{nd} floor N/A						
Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business. 12. Parking: Total Number of Parking Spaces Number of spaces needed per code Number of spaces allocated for employee parking Dimensions of parking lot Is parking lot paved?						
Dimensions of parking lot Is parking lot paved?						
13. Signage: What type of signage are you proposing for your business?						
If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.						
I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.						
I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.						
Daniela Solis3/31/2022						
Name Date Owner						
Title or Position						
I am aware and approve of the business to be operating in the building owned by TCF21 Distressed Opportunity Fund, LLC						
Tulija Olvera Name Properby Manager Title or Position 3/31/2022 Date						
Title or Position						

PROJECT:

SUSSEX HIGHLANDS SITE II BUSINESS DRIVE, SUSSEX, WI 53089





215 N. WATER STREET, SUITE 250 MILWAUKEE, WISCONSIN 53202 T 414.277.9700 | F 414.277.9705 spsarchitects.com





PROJECT

PROPOSED BUILDING FOR:

SUSSEX HIGHLANDS SITE II

BUSINESS DRIVE, SUSSEX, WI 53089

OWNER



REVISIONS

ISSUED FOR: VILLAGE SUBMITTAL

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC. MILWAUKEE, WISCONSIN

DRAWING INDEX

CIVIL

G000 TITLE PAGE

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ARCHITECTURAL

SITE LIGHTING

A050 ARCHITECTURAL SITE PLAN

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A101B CONSTRUCTION PLAN - 1ST FLOOR - SIDE B

A060 PROJECT SITE DETAILS

A401 BUILDING ELEVATIONS

A402 BUILDING ELEVATIONS

LT100 SITE LIGHTING PLAN

A100 FACILITY PLAN

C100 SITE DIMIENSION PLAN C200 SITE GRADING PLAN

C300 SITE UTILITY PLAN

C400 EROSION CONTROL DETAILS

C401 SITE PAVING DETAILS

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L102 DETAILED LANDSCAPE PLAN L103 DETAILED LANDSCAPE PLAN

L200 LANDSCAPE DETAILS & SPECIFICATIONS

INFORMATION

PROJECT ARCHITECT PROJECT MANAGER MAM 210917 PROJECT NUMBER VILLAGE SUBMITTAL ISSUED FOR

MARCH 28, 2022

SHEET





BUSINESS DRIVE, SUSSEX, WI 53089





SUSSEX HIGHLANDS SITE II

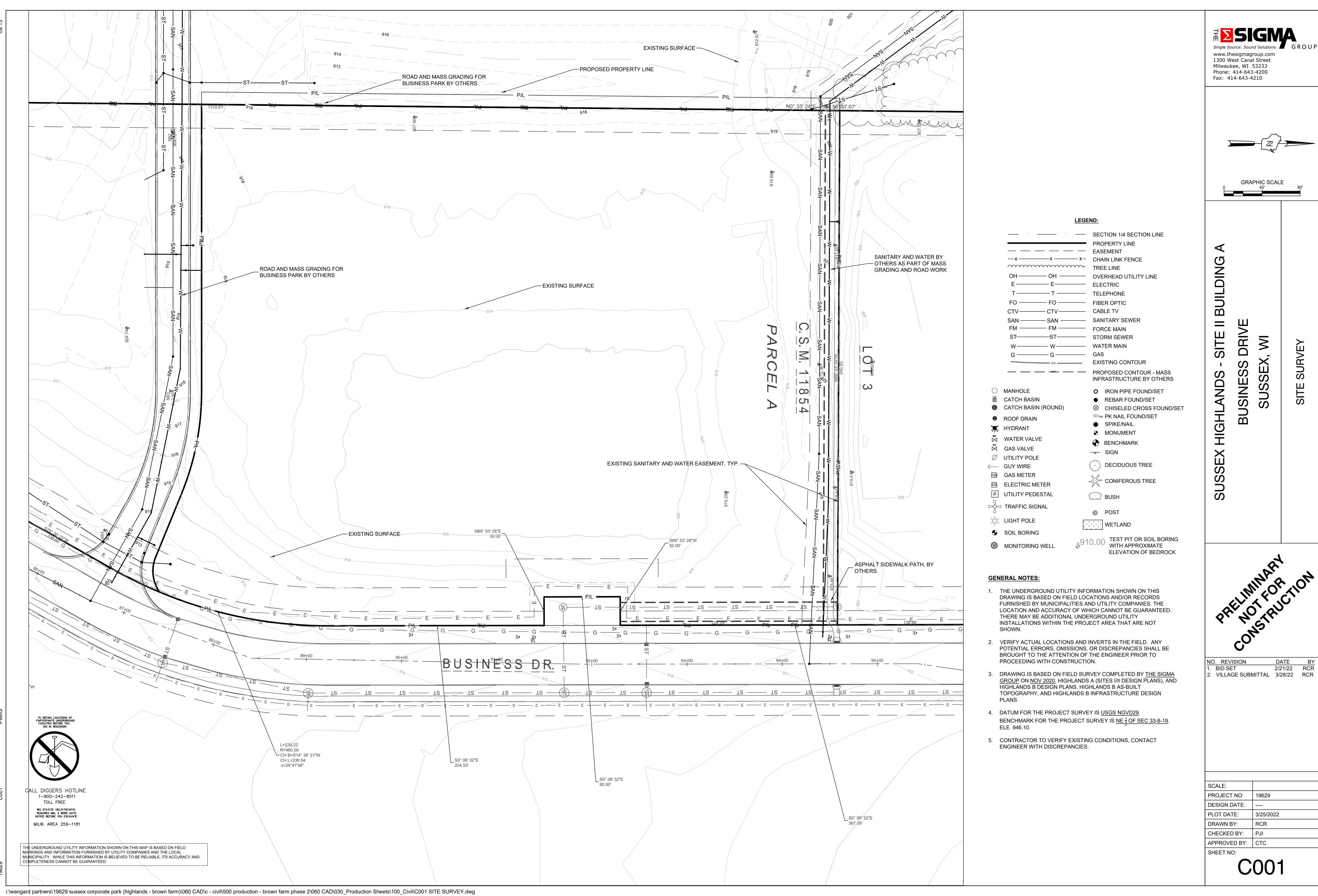
BUSINESS DRIVE, SUSSEX, WI 53089

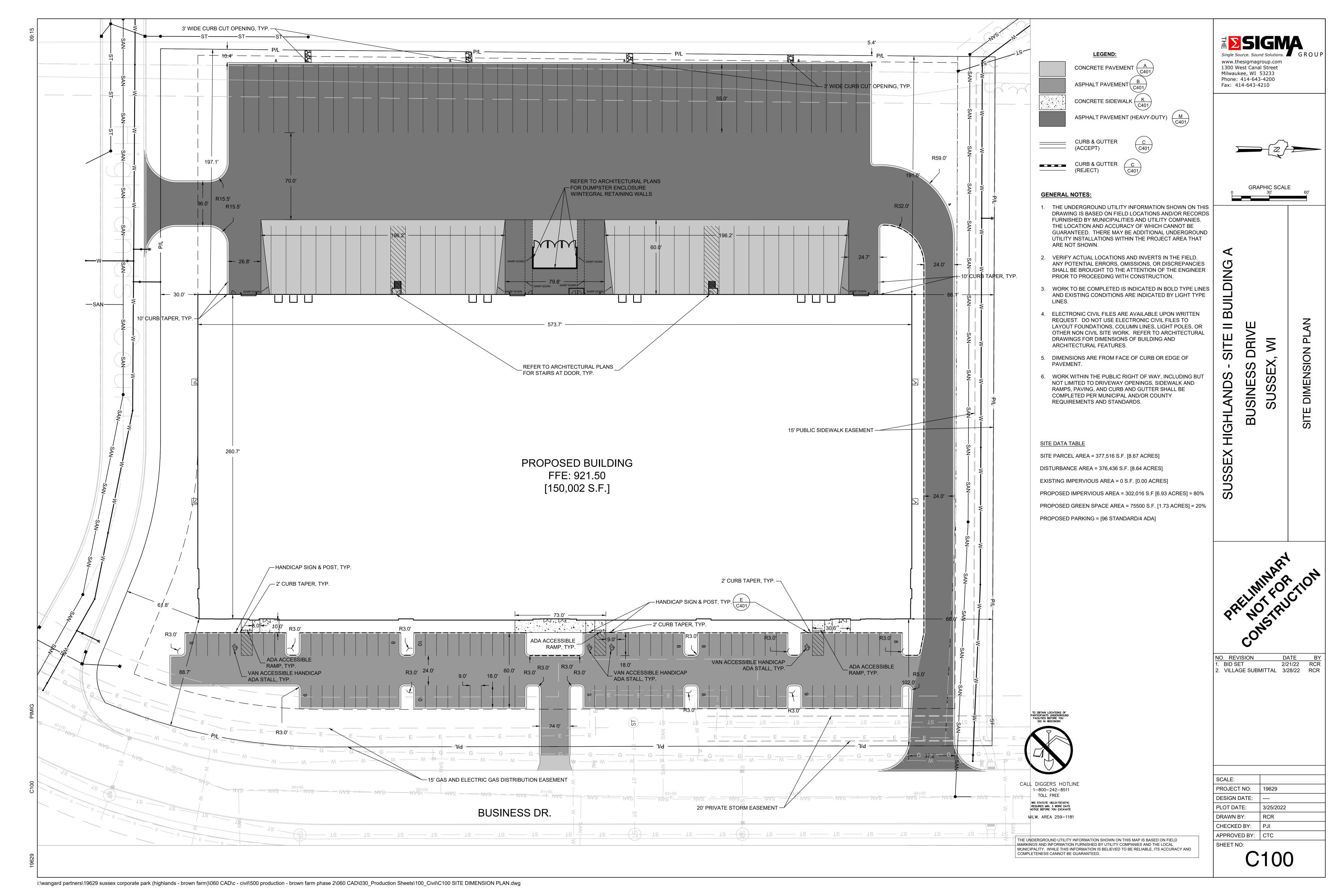


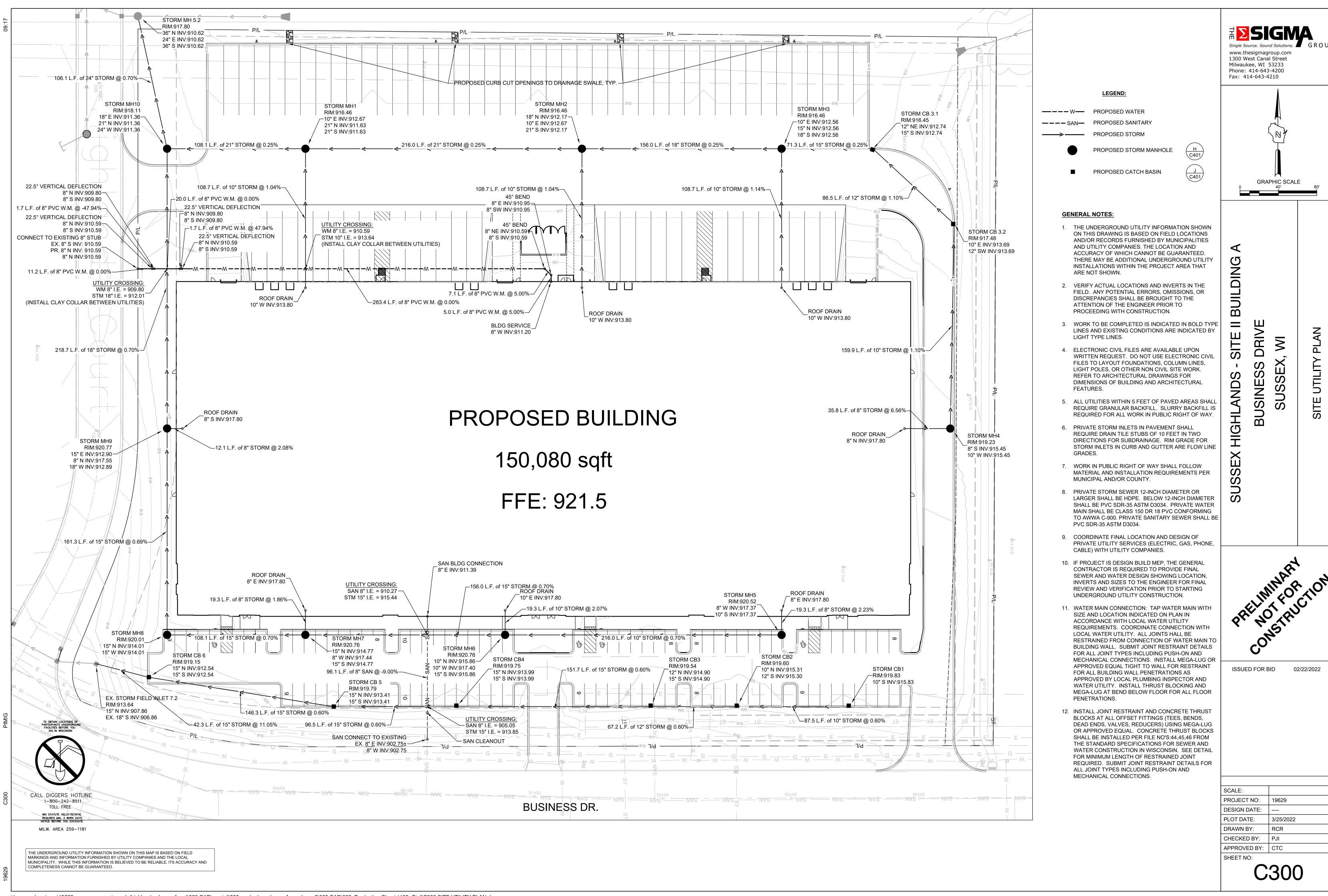




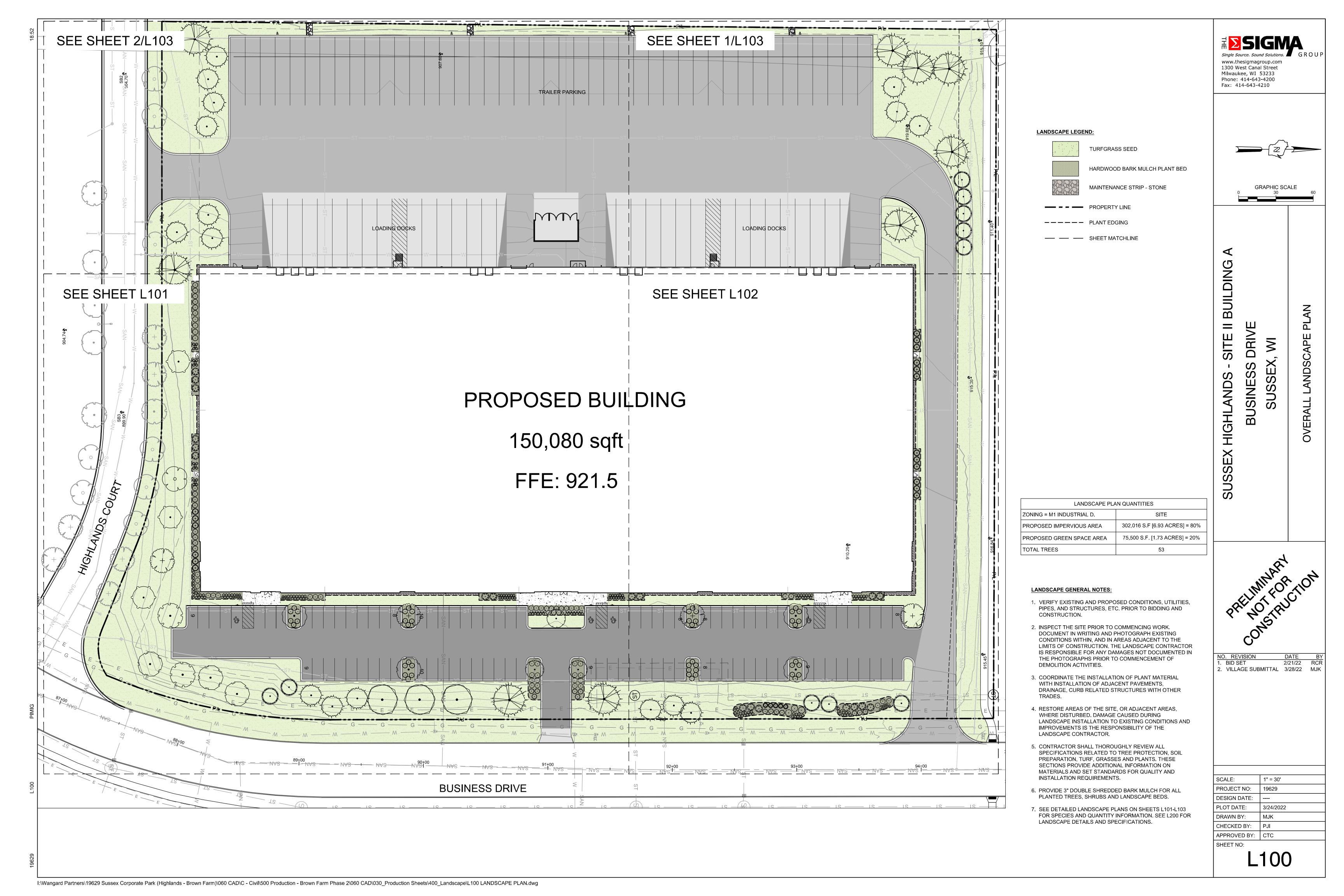
STEPHEN PERRY SMITH ARCHITECTS, INC.

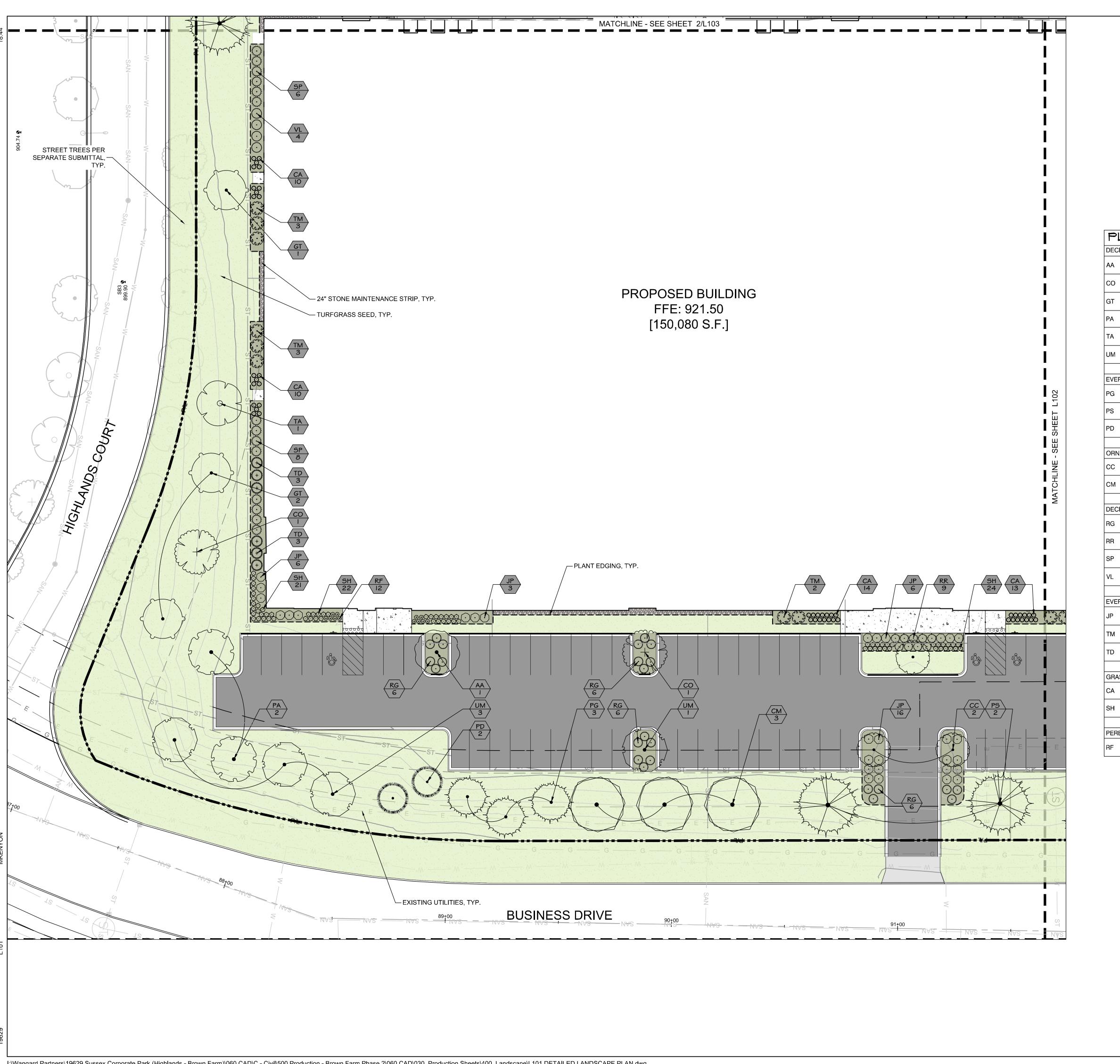






i:\wangard partners\19629 sussex corporate park (highlands - brown farm)\060 CAD\c - civil\500 production - brown farm phase 2\060 CAD\030_Production Sheets\100_Civil\C300 SITE UTILITY PLAN.dwg





LANDSCAPE LEGEND:

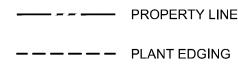
TURFGRASS SEED



HARDWOOD BARK MULCH PLANT BED



MAINTENANCE STRIP - STONE



SHEET MATCHLINE



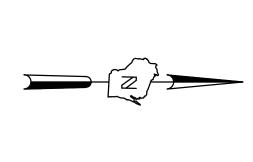
PLANT CALLOUT SEE PLANT SCHEDULE FOR ADDITIONAL INFORMATION

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
AA	Acer x freemanii 'Armstrong' Armstrong Freeman Maple	2.5" Cal.	B&B	1
CO	Celtis occidentalis Common Hackberry	2.5" Cal.	B&B	8
GT	Gleditsia triacanthos inermis 'Draves' Street Keeper Honey Locust	2.5" Cal.	B&B	3
PA	Platanus x acerifolia 'Morton Circle' TM Exclamation London Plane Tree	2.5" Cal.	B&B	4
TA	Tilia americana 'Sentry' Sentry American Linden	2.5" Cal.	B&B	6
UM	Ulmus x 'Morton Glossy' TM Triumph Elm	2.5" Cal.	В&В	6
EVEDODEEN TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
EVERGREEN TREES PG	Picea glauca 'Densata' Black Hills White Spruce	6` Ht.	B&B	3
PS	Pinus strobus White Pine	2.5" Cal.	B&B	2
PD	Pseudotsuga menziesii Douglas Fir	6` Ht.	B&B	2
		1	T	1
ORNAMENTAL TREES	BOTANICAL / COMMON NAME Carpinus caroliniana 'J.N. Strain' TM	SIZE	CONTAINER	QTY
CC	J.N. Strain American Hornbeam	2" Cal.	B&B	3
СМ	Crataegus mollis Downy Hawthorne	2.5" Cal.	B&B	3
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
RG Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac		3 gal. Pot		24
RR	Rosa x 'Radrazz' TM Knock Out Shrub Rose	3 gal.	Pot	9
SP	Salix purpurea 'Nana' Dwarf Purple Osier Willow	3 gal.	Pot	14
VL	Viburnum lantana 'Mohican' Mohican Wayfaring Tree	5 gal.	Pot	4
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QT\
JP	Juniperus chinensis 'Kallays Compact' Kallay Compact Pfitzer Juniper	3 gal.	Pot	31
TM	Taxus x 'Meyeri' Meyer's Yew	3 gal.	Pot	8
TD	Taxus x media 'Densiformis' Dense Anglo-Japanese Yew	3 gal.	Pot	6
CDASSES	BOTANICAL / COMMON NAME	CIZE	CONTAINED	
GRASSES CA	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	SIZE 1 gal.	Pot CONTAINER	QTY 47
SH	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed	1 gal.	Pot	66
		,		
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
RF	Rudbeckia fulgida 'Goldstrum' Black-Eyed Susan	1 gal.	Pot	12

LANDSCAPE GENERAL NOTES:

- 1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- 2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- 3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
- 4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- 6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

Single Source. Sound Solutions. GROUP www.thesigmagroup.com 1300 West Canal Street Milwaukee, WI 53233 Phone: 414-643-4200 Fax: 414-643-4210



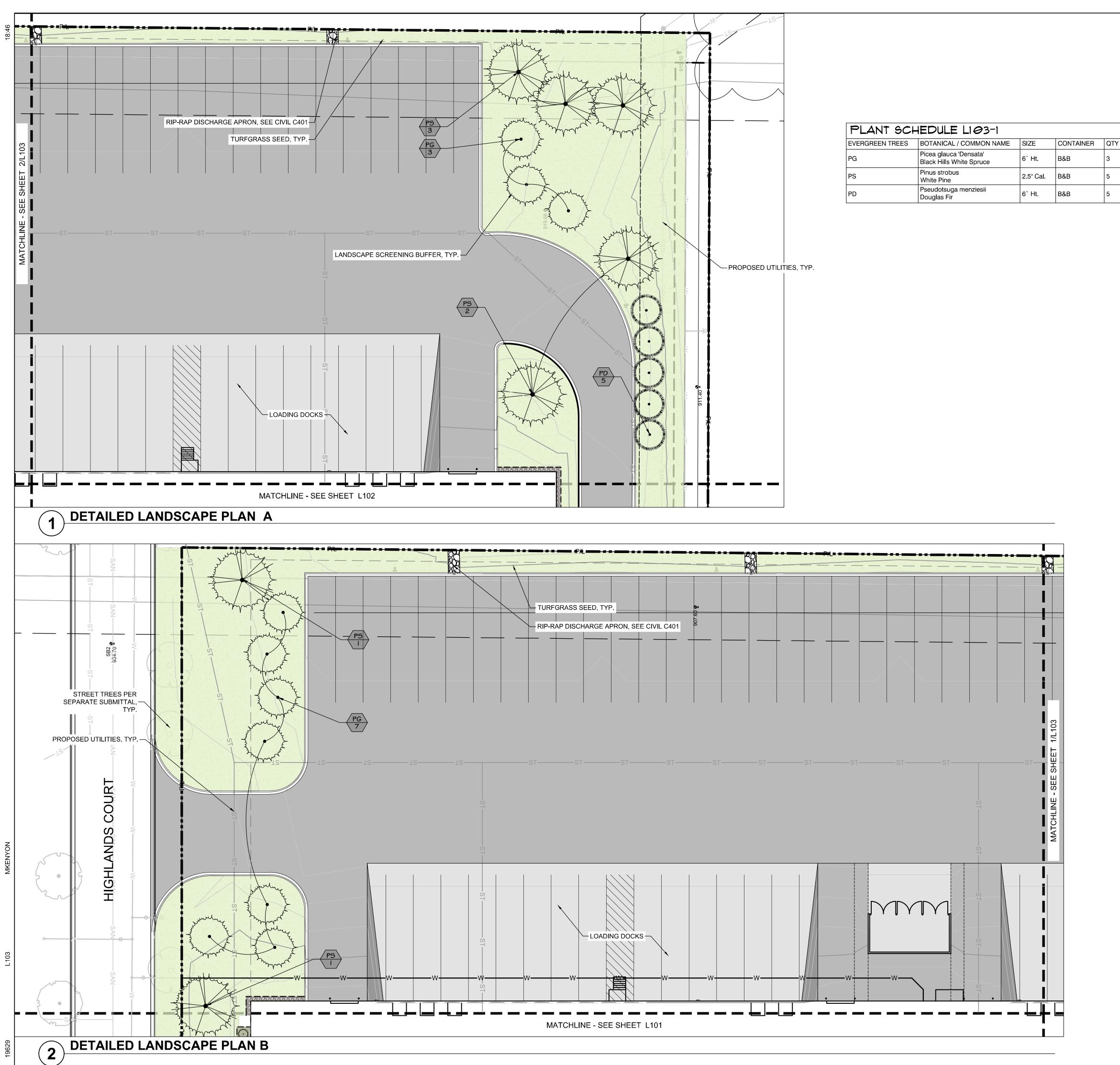
GRAPHIC SCALE

BUILDING DRIVE BUSINE

2. VILLAGE SUBMITTAL 3/28/22 MJK

1" = 20' PROJECT NO: 19629 DESIGN DATE: PLOT DATE: 3/24/2022 DRAWN BY: CHECKED BY: PJI APPROVED BY: CTC SHEET NO:

I:\Wangard Partners\19629 Sussex Corporate Park (Highlands - Brown Farm)\060 CAD\C - Civil\500 Production - Brown Farm Phase 2\060 CAD\030_Production Sheets\400_Landscape\L101 DETAILED LANDSCAPE PLAN.dwg



LANDSCAPE LEGEND:

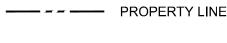
TURFGRASS SEED



HARDWOOD BARK MULCH PLANT BED



MAINTENANCE STRIP - STONE



---- PLANT EDGING

SHEET MATCHLINE



PLANT SCHEDULE LI 03-2

DECIDUOUS TREES BOTANICAL / COMMON NAME

Triumph Elm

Pinus strobus

White Pine

EVERGREEN TREES | BOTANICAL / COMMON NAME

Platanus x acerifolia 'Morton Circle' TM

Exclamation London Plane Tree

Tilia americana 'Sentry'

Sentry American Linden

| Picea glauca 'Densata' Black Hills White Spruce

Ulmus x 'Morton Glossy' TM

PLANT CALLOUT SEE PLANT SCHEDULE FOR ADDITIONAL INFORMATION

SIZE CONTAINER QTY

CONTAINER QTY

2.5" Cal. | B&B

2.5" Cal. | B&B

2.5" Cal. | B&B

2.5" Cal. | B&B

SIZE

♯≥SIGMA

www.thesigmagroup.com 1300 West Canal Street Milwaukee, WI 53233 Phone: 414-643-4200

Fax: 414-643-4210

GRAPHIC SCALE

DRIVE BUSINE

NO. REVISION

1. BID SET 2. VILLAGE SUBMITTAL 3/28/22 MJK

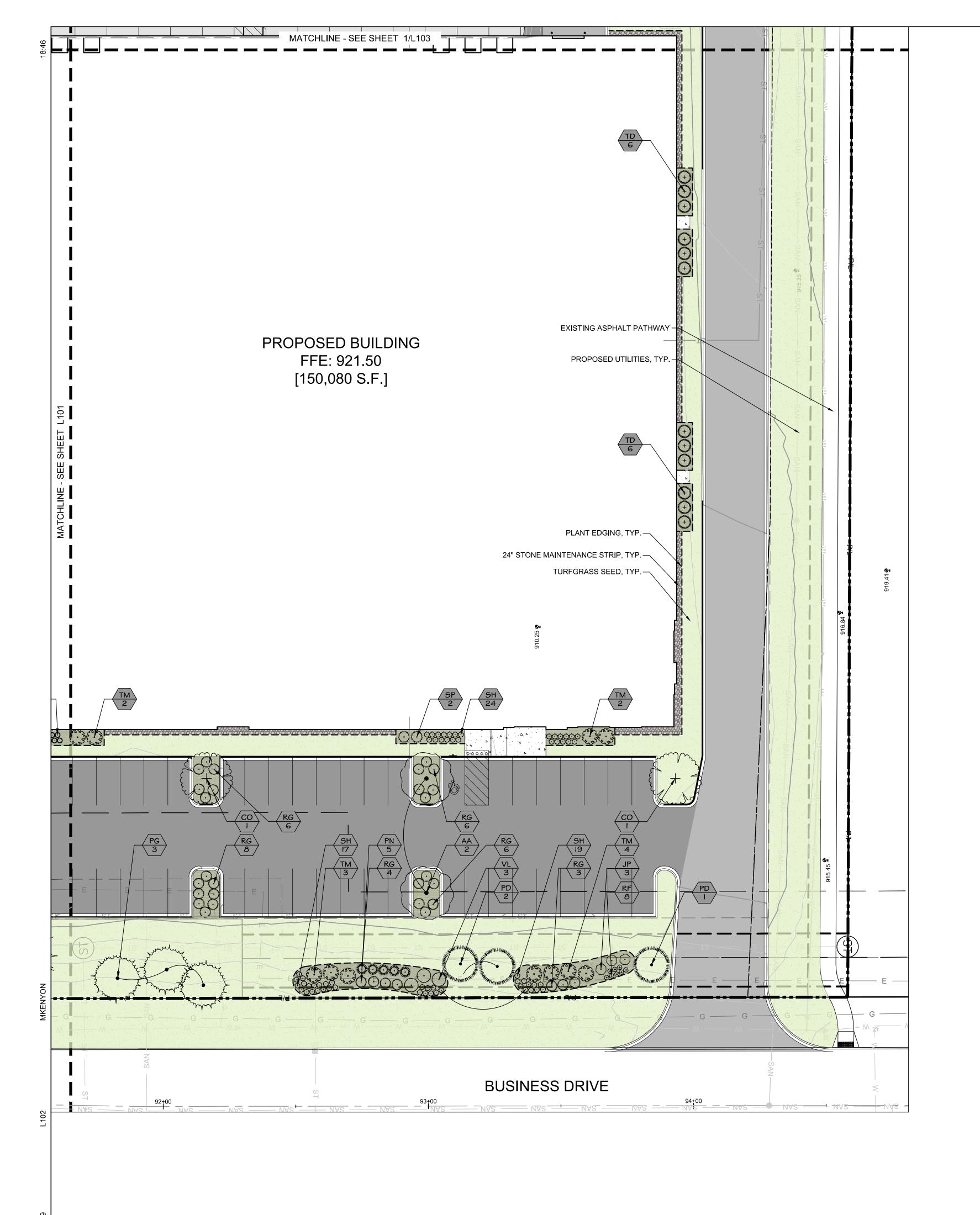
SCALE: 1" = 20' PROJECT NO: 19629 DESIGN DATE: PLOT DATE: 3/24/2022 DRAWN BY: MJK CHECKED BY: PJI APPROVED BY: CTC

SHEET NO:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.

LANDSCAPE GENERAL NOTES:

- 2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- 3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
- 4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- 6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.



LANDSCAPE LEGEND:



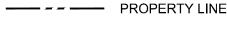
TURFGRASS SEED



HARDWOOD BARK MULCH PLANT BED



MAINTENANCE STRIP - STONE







PLANT CALLOUT
SEE PLANT SCHEDULE FOR ADDITIONAL INFORMATION

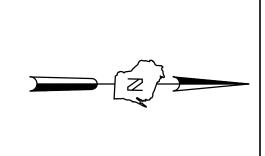
DI ANT COL	EDULE LIGA			
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
AA	Acer x freemanii 'Armstrong' Armstrong Freeman Maple	2.5" Cal.	B&B	2
со	Celtis occidentalis Common Hackberry	2.5" Cal.	B&B	2
			T	
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
PG	Picea glauca 'Densata' Black Hills White Spruce	6` Ht.	B&B	3
PD	Pseudotsuga menziesii Douglas Fir	6` Ht.	B&B	3
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	Pot	33
SP	P Salix purpurea 'Nana' Dwarf Purple Osier Willow		Pot	2
VL	Viburnum lantana 'Mohican' Mohican Wayfaring Tree	5 gal.	Pot	3
			<u> </u>	
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
JP	Juniperus chinensis 'Kallays Compact' Kallay Compact Pfitzer Juniper	3 gal.	Pot	3
ТМ	Taxus x 'Meyeri' Meyer's Yew	3 gal.	Pot	11
TD	Taxus x media 'Densiformis' Dense Anglo-Japanese Yew	3 gal.	Pot	12
GRASSES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
PN	Panicum virgatum 'Northwind' Northwind Switch Grass		Pot	5
SH	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed	1 gal.	Pot	60
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
RF	Rudbeckia fulgida 'Goldstrum' Black-Eyed Susan	1 gal.	Pot	8
				_

LANDSCAPE GENERAL NOTES:

- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- 2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
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Single Source. Sound Solutions. GROUP

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



GRAPHIC SCALE 0 20 40

LANDSCAPE

SUSSEX HIGHLANDS - SITE II BUILDING A BUSINESS DRIVE



NO. REVISION DATE BY
1. BID SET 2/21/22 RCR
2. VILLAGE SUBMITTAL 3/28/22 MJK

SCALE:	1" = 20'
PROJECT NO:	19629
DESIGN DATE:	
PLOT DATE:	3/24/2022
DRAWN BY:	MJK
CHECKED BY:	PJI
APPROVED BY:	СТС
SHEET NO:	

L102

03-02 05-01 PROPOSED INDUSTRIAL BUILDING 32FT CLEAR HEIGHT +/- 150,080 SF 261' - 8" 30' BUILDING SETBACK PROPERTY LINE HIGHLANDS COURT

SHEET KEYNOTES

- 03-02 CONCRETE STOOP
 03-08 CONCRETE SIDEWALK W/ INTEGRAL CURB
- 05-01 DOCK STAIR (AM8) HOT DIPPED GALVANIZED METAL 32-01 MONUMENT SIGN
- 32-02 PRECAST DUMPSTER ENCLOSURE



215 N. WATER STREET, SUITE 250 MILWAUKEE, WISCONSIN 53202 T 414.277.9700 | F 414.277.9705 spsarchitects.com





PROJECT

PROPOSED BUILDING FOR:

SUSSEX HIGHLANDS SITE II

BUSINESS DRIVE, SUSSEX, WI 53089

OWNER



REVISIONS

NO DESCRIPTION DA

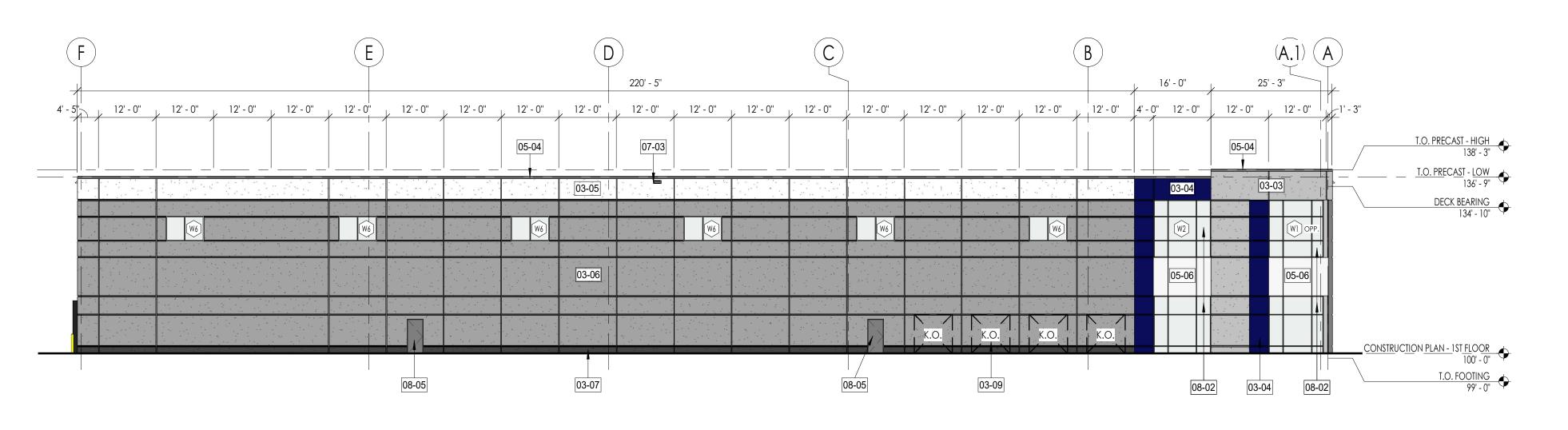
INFORMATION

PROJECT ARCHITECTSPSPROJECT MANAGERMAMPROJECT NUMBER210917ISSUED FORVILLAGE SUBMITTAL

SHEET

ARCHITECTURAL SITE PLAN

MARCH 28, 2022

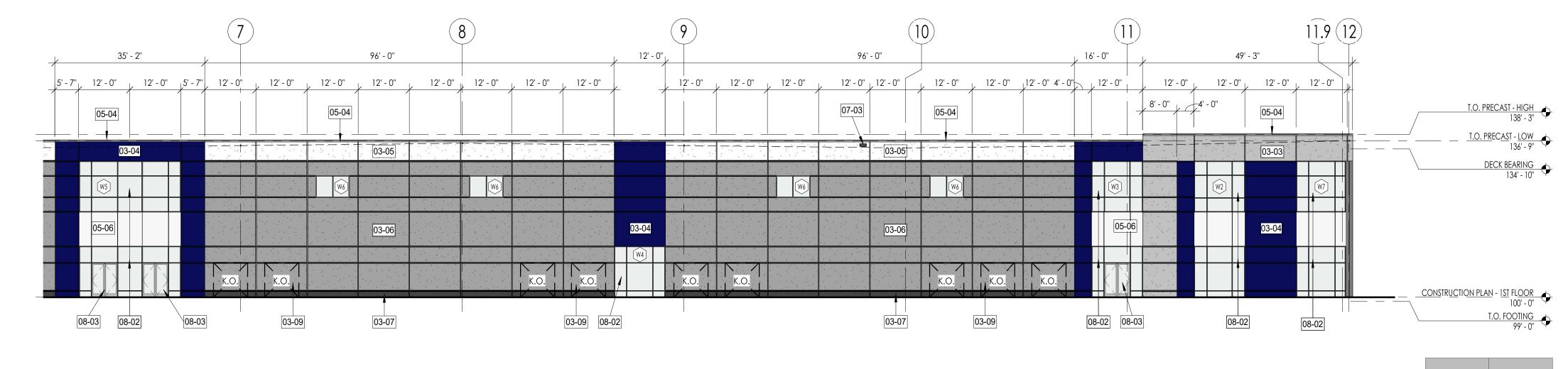


SCALE 1/16" = 1'-0"

ELEVATION KEY

16' - 0" 49' - 3" 96' - 0" 96' - 0'' 35' - 2'' 12'-0" 4'-0" 12'-0" 12'-0" 12'-0" 12'-0" 12'-0" 12'-0" 12'-0" T.O. PRECAST - HIGH 138' - 3" 1.0. PRECAST - LOW 03-04 DECK BEARING
134' - 10" 03-04 + T.O. FOOTING / 99' - 0" 08-03

3 EAST ELEVATION - AREA A
SCALE 1/16" = 1'-0" ELEVATION KEY



2 EAST ELEVATION - AREA B
SCALE 1/16" = 1'-0" ELEVATION KEY

11.9 (12) T.O. PRECAST - HIGH 138' - 3" T.O. FOOTING 99' - 0"

1 EAST ELEVATION
SCALE 1" = 20'-0"

SHEET KEYNOTES

- 03-03 INSULATED PRECAST WALL PANEL (EPT1)
- 03-04 INSULATED PRECAST WALL PANEL (EPT2)
- INSULATED PRECAST WALL PANEL (EPT4) INSULATED PRECAST WALL PANEL (EPT5)

INSULATED PRECAST WALL PANEL (EPT3)

- FUTURE PRECAST KNOCKOUT FOR PUNCHED WINDOWS, 8W TO
- MULLION
- PREFINISHED METAL COPING PREFINISHED COMPOSITE WALL PANEL
- PREFINISHED METAL THRU-WALL SCUPPER
- ALUMINUM STOREFRONT WINDOW SYSTEM
- ALUMINUM STOREFRONT DOOR SYSTEM 08-05 INSULATED STEEL DOOR & FRAME



215 N. WATER STREET, SUITE 250 MILWAUKEE, WISCONSIN 53202 T 414.277.9700 | F 414.277.9705 spsarchitects.com





PROJECT

PROPOSED BUILDING FOR:

SUSSEX HIGHLANDS SITE II

BUSINESS DRIVE, SUSSEX, WI 53089

OWNER



REVISIONS

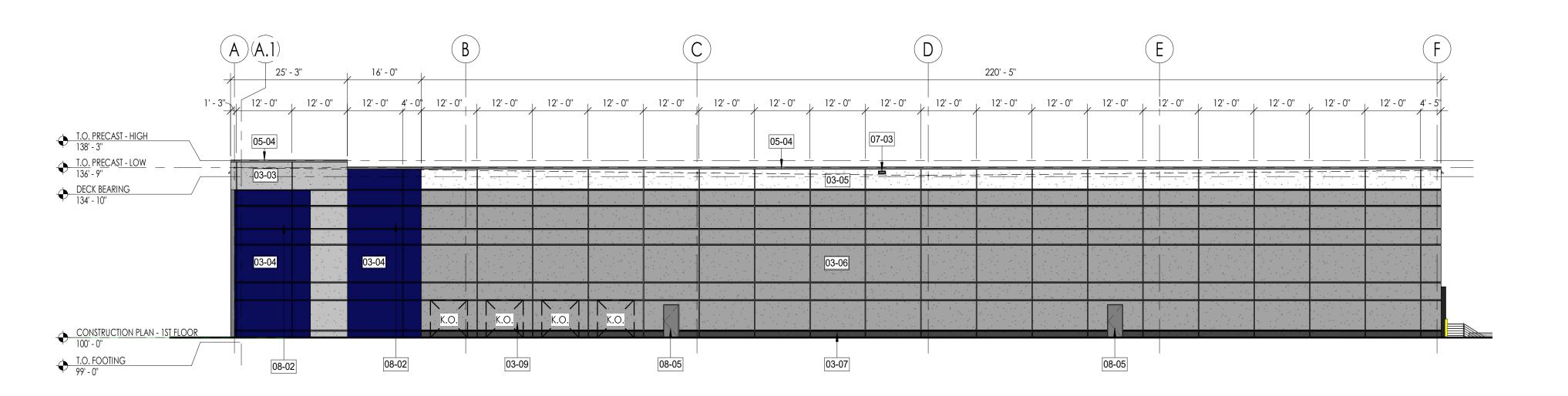
NFORMATION	
RO IFCT ARCHITECT	

PROJECT MANAGER MAM 210917 PROJECT NUMBER VILLAGE SUBMITTAL ISSUED FOR

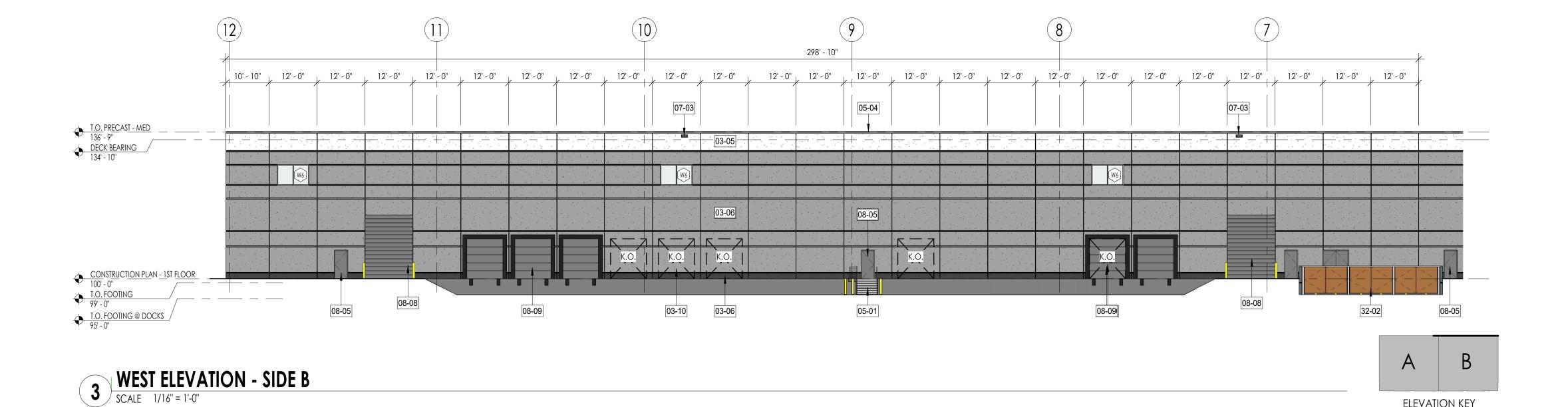
MARCH 28, 2022

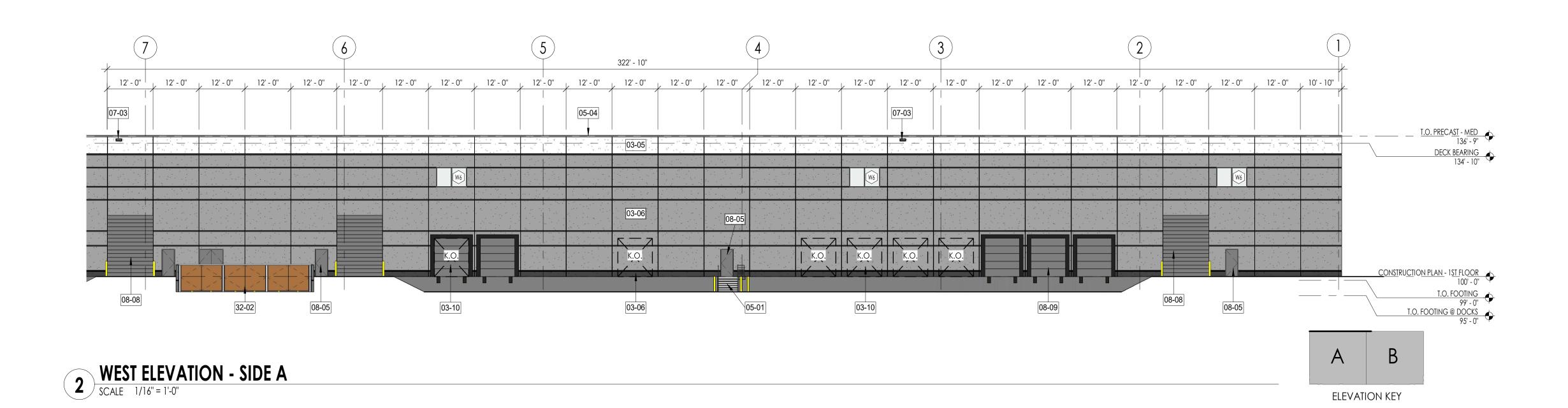
SHEET BUILDING ELEVATIONS

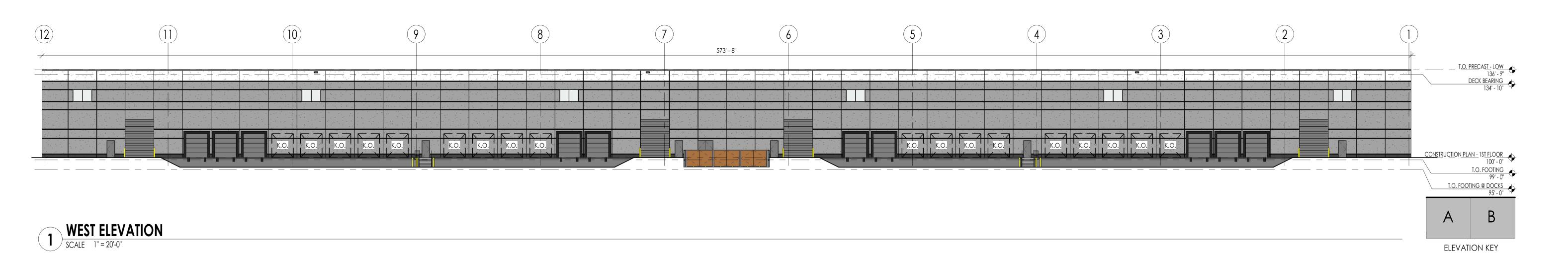
ELEVATION KEY



Α 4 NORTH ELEVATION SCALE 1/16" = 1'-0" ELEVATION KEY







ELEVATION KEY

SHEET KEYNOTES

- 03-03 INSULATED PRECAST WALL PANEL (EPT1)
- 03-04 INSULATED PRECAST WALL PANEL (EPT2) INSULATED PRECAST WALL PANEL (EPT3)
- INSULATED PRECAST WALL PANEL (EPT4) INSULATED PRECAST WALL PANEL (EPT5)
- FUTURE PRECAST KNOCKOUT FOR PUNCHED WINDOWS, 8W TO MULLION
- FUTURE PRECAST KNOCKOUT FOR 9X10 DOCK DOOR DOCK STAIR (AM8) - HOT DIPPED GALVANIZED METAL
- PREFINISHED METAL COPING
- PREFINISHED METAL THRU-WALL SCUPPER
- ALUMINUM STOREFRONT WINDOW SYSTEM
- INSULATED STEEL DOOR & FRAME INSULATED OVERHEAD DRIVE-IN DOOR
- INSULATED OVERHEAD DOCK DOOR W/ DOCK SEAL 32-02 PRECAST DUMPSTER ENCLOSURE



215 N. WATER STREET, SUITE 250 MILWAUKEE, WISCONSIN 53202 T 414.277.9700 | F 414.277.9705 spsarchitects.com







PROPOSED BUILDING FOR:

SUSSEX HIGHLANDS SITE II

BUSINESS DRIVE, SUSSEX, WI 53089

OWNER



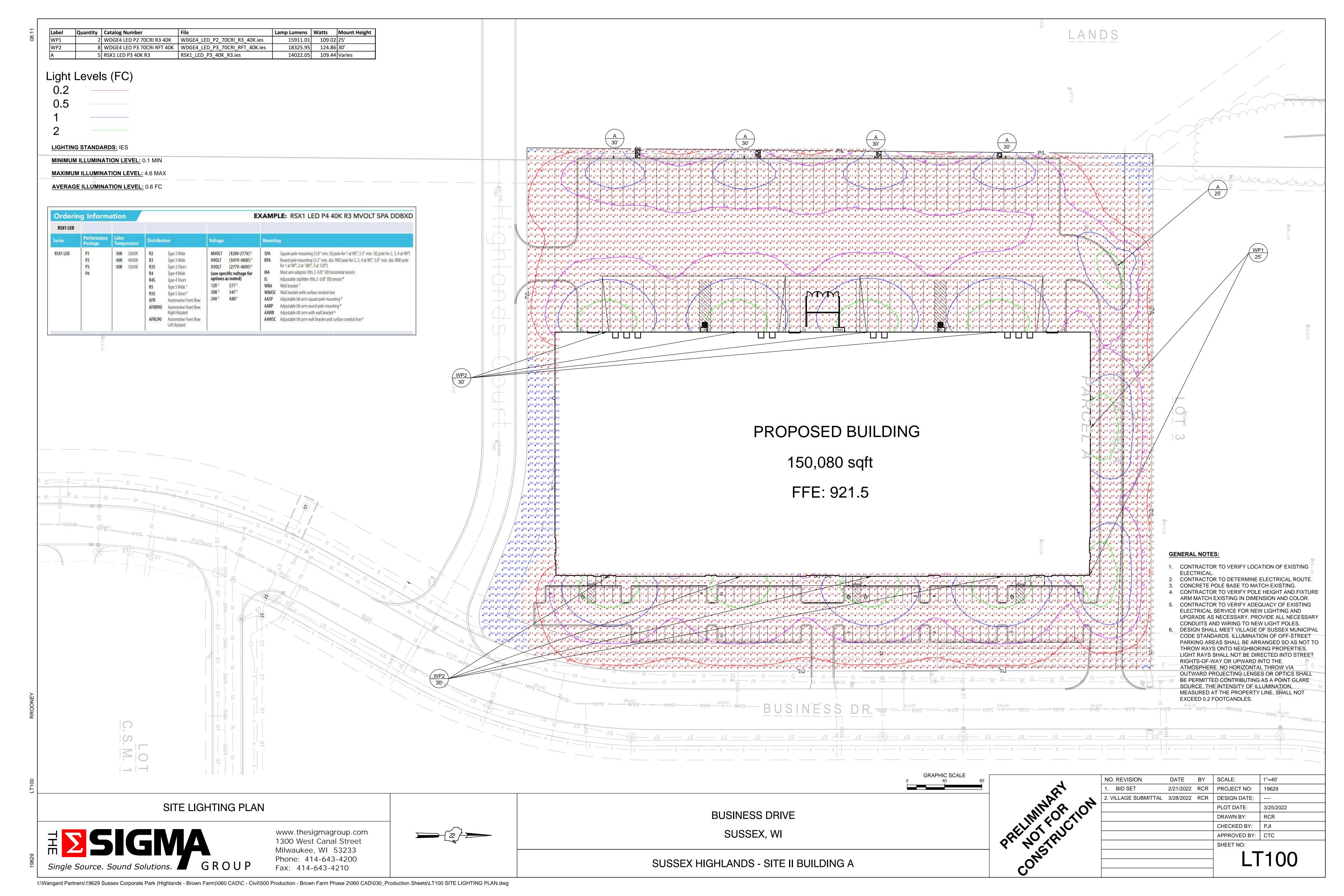
REVISIONS

INFORMATION

PROJECT ARCHITECT PROJECT MANAGER MAM 210917 PROJECT NUMBER VILLAGE SUBMITTAL **ISSUED FOR**

MARCH 28, 2022

SHEET BUILDING ELEVATIONS





RSX1 LED Area Luminaire













Specifications

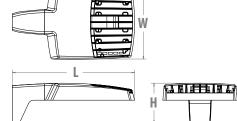
EPA (ft²@0°): 0.57 ft² (0.05 m²)

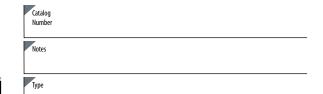
Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm

Weight: 22.0 lbs (10.0 kg)





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

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED							
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting		
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide R5S Type 5 Short AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) 6 WBA Wall bracket 1 WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting 6 AARP Adjustable tilt arm round pole mounting 6 AAWB Adjustable tilt arm with wall bracket 6 AAWSC Adjustable tilt arm wall bracket and surface conduit box 6		

Options			Finish	
PE PEX PERT S CE34 G SF S DF DF D SPD20KV 2 FAO FI DMG 0	Photocontrol, button style ^{8,9} Photocontrol, button style ^{8,9} Photocontrol external threaded, adjustable ^{9,10} Seven-wire twist-lock receptacle only (no controls) ^{9,11,12,13} Conduit entry 3/4"NPT (Qty 2) Single fuse (120, 277, 347) ⁵ Double fuse (208, 240, 480) ⁵ 20KV Surge pack (10KV standard) Field adjustable output ^{9,13} D-10V dimming extend out back of housing for external control (control ordered separate) ^{9,13}	*Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2	DDBXD DBLXD DNAXD DWHXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark Bronze Black Natural Aluminum White Textured Dark Bronze Textured Black Textured Natural Aluminum Textured White



Ordering Information

Accessories

RSX1HS RSX1 House side shield (includes 1 shield)

RSX1HSAFRR U RSX1 House side shield for AFR rotated optics (includes 1 shield)

External glares hield (specify finish) RSX1EGS (FINISH) U RSX1EGFV (FINISH) U External glare full visor (specify finish)

RSXRPA (FINISH) U RSX Universal round pole adaptor plate (specify finish)

RSXWBA (FINISH) U RSX WBA wall bracket (specify finish) 1

RSXSCB (FINISH) U RSX Surface conduit box (specify finish, for use with WBA, WBA not included)

DLL127F 1.5 JU Photocell -SSL twist-lock (120-277V) 18 DLL347F 1.5 CUL JU Photocell -SSL twist-lock (347V) 18 DLL480F 1.5 CUL JU Photocell -SSL twist-lock (480V) 18

DSHORT SBK U Shorting cap 18

NOTES

- Any Type 5 distribution, is not available with WBA.

 MYOLT driver operates on any line voltage from 120-277V (50/60 Hz).

 HYOLT driver operates on any line voltage from 347-480V (50/60 Hz).

 XYOLT driver not available with P1 or P2. XYOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XYOLT not available with fusing (SF or DF) and not available with PE or PEX.

 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.

 Maximum tilt is 90° above horizontal.

 It may be ordered as an accessory.

- ne may be ordered as an accessory.

 Requires MVOLT or 347V.

 Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, PIRHIN).
- Requires 120V, 208V, 240V or 277V.

- Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
- For units with option PER7, the mounting must be restricted to +/-45° from horizontal aim per ANSI C136.10-2010. Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN. 13
- 14 Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.

 Must be ordered with NLTAIR2. For additional information on PIRHN 15 16
- Must be ordered with fixture for factory pre-drilling.
 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

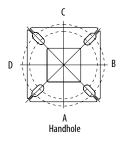


External 360 Full Visor

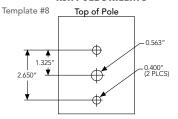
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

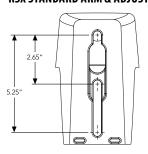
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

		-			**		-1-
Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

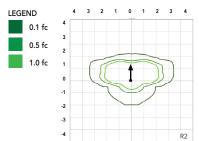
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

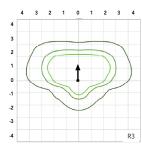
Fixture Quantity & Mo Configuration	unting	Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt	-	-1		<u>.</u>		+	-		•
SPA - Square Pole Adaptor		0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor	0°	0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
IS - Integral Slipfitter	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
AASP/AARP - Adjustable	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
Arm Square/Round Pole	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

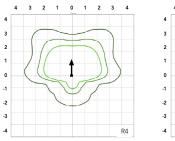
Photometric Diagrams

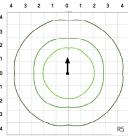
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

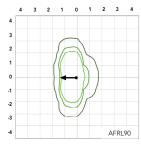
Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').

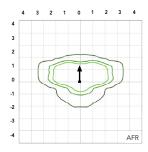


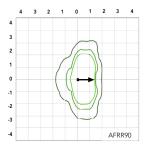












Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15℃	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

					nt (A)		
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40° C.

Performance Data

Lumen Output

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

Performance	System Watts	Distribution.			30K K, 70 CR	I)				40K K, 70 CR	I)				50K K, 70 CR	l)	
Package		Туре	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW
		R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
P1	51W	R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
rı rı	3100	R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
		R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
P2	72W	R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
rz .	/244	R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
		R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
P3	109W	R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
"	10544	R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
		R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
P4	133W	R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
1	13384	R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

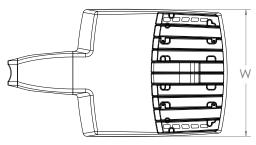


Dimensions & Weights

Luminaire Weight by Mounting Type

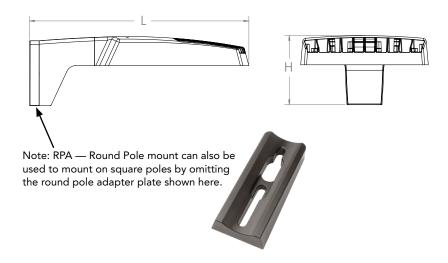
Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)

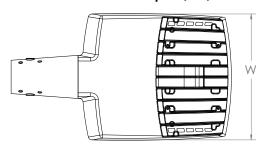


Length: 22.8" (57.9 cm) Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm

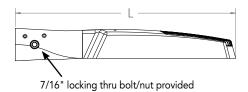


RSX1 with Mast Arm Adapter (MA)



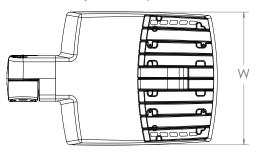
Length: 23.2" (59.1 cm) Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body 3.5" (8.9 cm) Arm



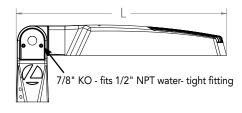


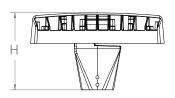
RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm) Width: 13.3" (33.8 cm)

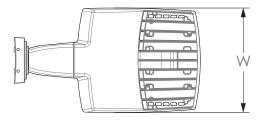
Height: 3.0" (7.6 cm) Main Body 7.6" (19.3 cm) Arm

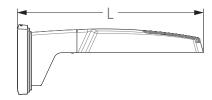


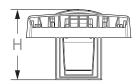




RSX1 with Wall Bracket (WBA)



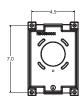


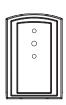


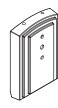
Wall Bracket (WBA) Mounting Detail

Length: 23.6" (59.9 cm) Width: 13.3" (33.8 cm)

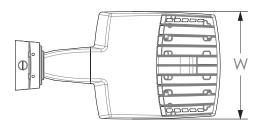
Height: 3.0" (7.6 cm) Main Body 8.9" (22.6 cm) Arm

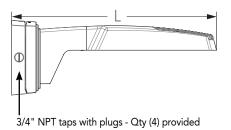


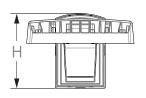




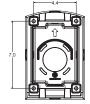
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)

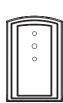


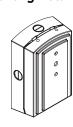




Surface Conduit Box (SCB) Mounting Detail





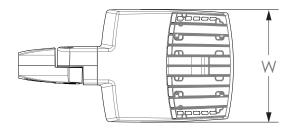


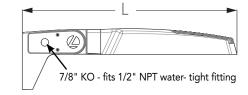
Length: 25.3" (64.3 cm) Width: 13.3" (33.8 cm) Height: 3.0" (7.6 cm) Main Body

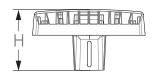
9.2" (23.4 cm) Arm



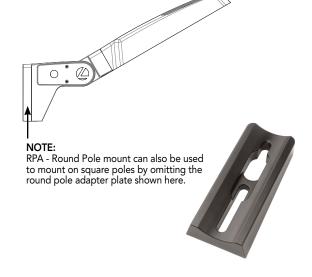
RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)







Length: 25.3" (65.3 cm) AASP 26.3" (66.8 cm) AARP Width: 13.3" (33.8 cm) Height: 3.0" (7.6 cm) Main Body 7.2" (18.2 cm) Arm

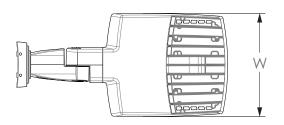


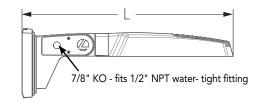
Notes

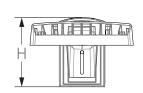
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

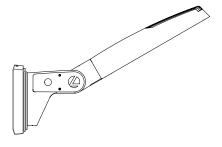
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)

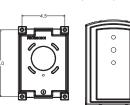


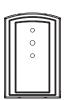


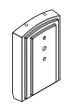










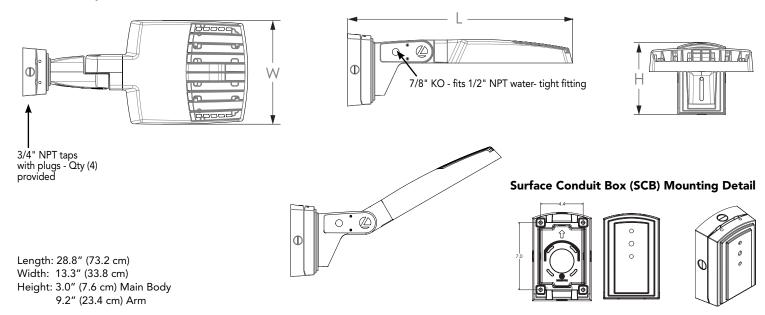


Length: 27.1" (68.8 cm) Width: 13.3" (33.8 cm) Height: 3.0" (7.6 cm) Main Body

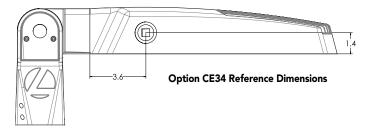
8.9" (22.6 cm) Arm



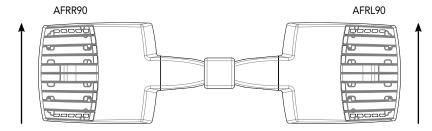
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



Additional Reference Drawings



Automotive Front Row - Rotated Optics (AFRL90/R90)



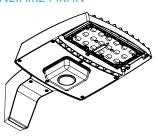
(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

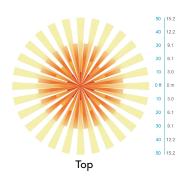


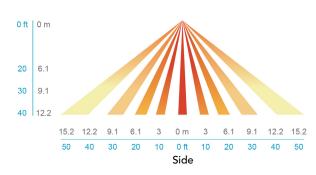
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN







Motion Sensor Default Settings - Option PIRHN												
Dimmed State High Level Photocell Dwell Time Ramp-up Time Ramp-down Time Option (unoccupied) (when occupied) Operation (occupancy time delay) (from unoccupied to occupied) (from occupied to unoccupie												
NLTAIR2 PIRHN Approx. 30% Output 100% Output Enabled @ 1.5FC 7.5 minutes 3 seconds 5 minutes												

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 35, Type 4, Type 4S, Type 5, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/ IFFE C62 41.2)

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

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





Catalog Notes Туре

Introduction

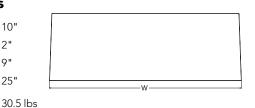
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

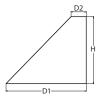
WDGE4 has been designed to deliver up to 25,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

Specifications

Depth (D1): 10" Depth (D2): 2" Height: 9" Width: 25"

Weight: (without options)





WDGE LED Family Overview

Luminaire	Chandaud FM 0°C	Cold EM, -20°C	Sensor		Lumens (4000K)								
Luminaire	Standard EM, 0°C	COIO EIVI, -20 C	Sensor	P1	P2	P3	P4	P5	P6				
WDGE1 LED	4W	-		1,200	2,000								
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000					
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	-					
WDGE4 LED		-	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000				

Ordering Information

EXAMPLE: WDGE4 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	ries Package		Color Temperature		CRI	Distribution		Voltage	Mount	Mounting			
WDGE4 LED	P1 P2 P3	P4 P5 P6	30K 40K 50K	3000K 4000K 5000K	70CRI 80CRI	R2 R3 R4 RFT	Type 2 Type 3 Type 4 Forward Throw	MVOLT 347 ¹ 480 ¹	Shipp SRM ICW	ed included Surface mounting bracket Indirect Canopy/Ceiling Washer bracket (dry/ damp locations only) ⁴	Shipped AWS PBBW	d separately 3/8inch Architectural wall spacer Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.	

Options				Finish	
PE ² DS ³ DMG ³ BCE SPD10KV BAA	Photocell, Button Type Dual switching (comes with 2 drivers and 2 light engines) 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) Bottom conduit entry for back box (PBBW). Total of 4 entry points. 10kV Surge pack Buy America(n) Act Compliant	PIR PIRH PIR1FC3V PIRH1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DDBXD DBLXD DNAXD DWHXD DSSXD DDBTXD DBLBXD DNATXD DWHGXD	Dark bronze Black Natural aluminum White Sandstone Textured dark bronze Textured black Textured natural aluminum Textured white
		NLTAIR2 PIR NLTAIR2 PIRH See page 3 for out	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. of box functionality	DSSTXD	Textured sandstone

Accessories

COMMERCIAL OUTDOOR

WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish) WDGE4PBBW DDBXD U WDGE4 surface-mounted back box (specify finish)

NOTES

- 347V and 480V not available with DS.
- PE not available in 480V and with sensors/controls.
- DS and DMG not available with sensors/controls.
- Not qualified for DLC. Not available with emergency battery backup.



Lumen Output

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

Performance	Contain Water Dist Tons		30	K (3000K	, 70 C	RI)		40K (4000K, 70 CRI)			50K (5000K, 70 CRI)						
Package System Watts	Dist. Type	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	
		R2	11,173	146	2	0	1	12,125	158	2	0	1	12,125	158	2	0	1
D1	77\1	R3	10,951	143	2	0	2	11,884	155	2	0	2	11,884	155	2	0	2
P1	77W	R4	11,224	147	2	0	2	12,180	159	2	0	2	12,180	159	2	0	2
		RFT	11,104	145	2	0	2	12,050	157	2	0	2	12,050	157	2	0	2
		R2	14,960	141	3	0	2	16,235	153	3	0	2	16,235	153	3	0	2
na na	10011	R3	14,663	138	2	0	2	15,912	150	2	0	3	15,912	150	2	0	3
P2	106W	R4	15,028	141	2	0	2	16,308	153	2	0	3	16,308	153	2	0	3
		RFT	14,868	140	2	0	2	16,134	152	2	0	2	16,134	152	2	0	2
		R2	16,993	138	3	0	2	18,441	150	3	0	2	18,441	150	3	0	2
P3	123W	R3	16,655	136	2	0	3	18,074	147	3	0	3	18,074	147	3	0	3
l rs	123W	R4	17,070	139	2	0	3	18,524	151	3	0	3	18,524	151	3	0	3
		RFT	16,888	138	2	0	3	18,327	149	2	0	3	18,327	149	2	0	3
<u> </u>		R2	18,958	136	3	0	2	20,573	147	3	0	2	20,573	147	3	0	2
P4	140W	R3	18,581	133	3	0	3	20,164	144	3	0	3	20,164	144	3	0	3
P4	140W	R4	19,044	136	3	0	3	20,667	148	3	0	3	20,667	148	3	0	3
		RFT	18,841	135	2	0	3	20,446	146	3	0	3	20,446	146	3	0	3
		R2	20,919	134	3	0	2	22,702	146	3	0	2	22,702	146	3	0	2
P5	156W	R3	20,503	132	3	0	3	22,250	143	3	0	3	22,250	143	3	0	3
rɔ	IDOW	R4	21,014	135	3	0	3	22,804	147	3	0	4	22,804	147	3	0	4
		RFT	20,790	134	3	0	3	22,561	145	3	0	3	22,561	145	3	0	3
		R2	23,725	128	3	0	2	25,746	139	3	0	2	25,746	139	3	0	2
P6	185W	R3	23,253	126	3	0	4	25,234	136	3	0	4	25,234	136	3	0	4
ro e	10000	R4	23,832	129	3	0	4	25,863	140	3	0	4	25,863	140	3	0	4
		RFT	23,578	127	3	0	3	25,587	138	3	0	4	25,587	138	3	0	4

Electrical Load

Performance	Custom Wette	Current (A)							
Package	System Watts	120V	208V	240V	277V	347V	480V		
P1	77W	0.635	0.366	0.319	0.280	0.223	0.161		
P2	106W	0.889	0.514	0.449	0.395	0.309	0.228		
P3	123W	1.014	0.585	0.510	0.447	0.356	0.258		
P4	140W	1.159	0.668	0.582	0.509	0.403	0.294		
P5	156W	1.296	0.743	0.647	0.564	0.451	0.326		
P6	185W	1.512	0.864	0.751	0.655	0.526	0.378		

COMMERCIAL OUTDOOR

Lumen Multiplier for 80CRI

ССТ	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40 $^{\circ}$ C (32-104 $^{\circ}$ F).

Amb	Lumen Multiplier	
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.96	>0.92



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



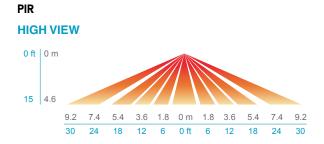
Control / Sensor Options

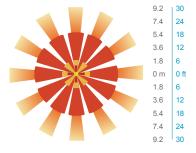
Motion/Ambient Sensor (PIR_, PIRH_)

Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

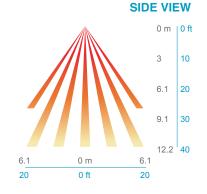
Networked Control (NLTAIR2)

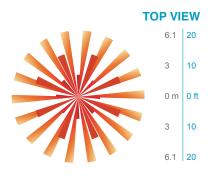
nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITYTM Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.





PIRH





Option	Dim Level	High Level (when triggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

COMMERCIAL OUTDOOR



Mounting, Options & Accessories



NLTAIR2 PIR - nLight AIR **Motion/Ambient Sensor**

D = 10"

H = 11"

W = 25"



PBBW - Surface-Mounted Back Box Use when there is no junction box available.

D = 1.75"

H = 9"

W = 25"



AWS - 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to ands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

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

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

COMMERCIAL OUTDOOR





PLAN OF OPERATION

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

Is this reques	Is this request to be considered for a Conditional Use? Yes If yes, is this a new CU?						
(Conditional	(Conditional Use Permits require a Public Hearing)					ent to a CU?	yes
Tax Key#_	Tax Key # <u>345-914</u> Zoning: <u>B</u> . B						
Address of T	enant Space:	wazz M	16116 War	ikesha 1	ane Sus	sex wi	53080
1. Name of l	Business:	K Busin	ess inc				
			sha My ty, State, Zip		ssex u	115308	g
Address		Ci	ty, State, Zip	0	Phon	e#	C 2511
Fax #		MKSH	Email add	CIMCIT! C	om	204-27	
ταλ π			Lillaii acc	11033			
May	owner contact	t information: VGUY T	albert				
Contact Wa39	N 5996	Maple	e Aue t	+131 5	sussex	WIS3	089
Address		Ci	ty, State, Zip		Phon	e #	2
Fax #			Email add	lress			
3. Building/	Land owner c	ontact inform	ation: ES	tate L	LC		
Contact		V					
Address							
Fax #			Email add	Irace			
ταλ π			121	11033	0.54		
4. Number of	4. Number of Employees/Shifts: 3						
5. Days of 0	Operation:	E	Employees		Shifts		
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Put an X in box that	ivioriuay	ruesuay	• • • • • • • • • • • • • • • • • • •	Thursday	Filluay		Gunday
applies: Hours	5-10					5-10	6-9
		1	1	I .			1)

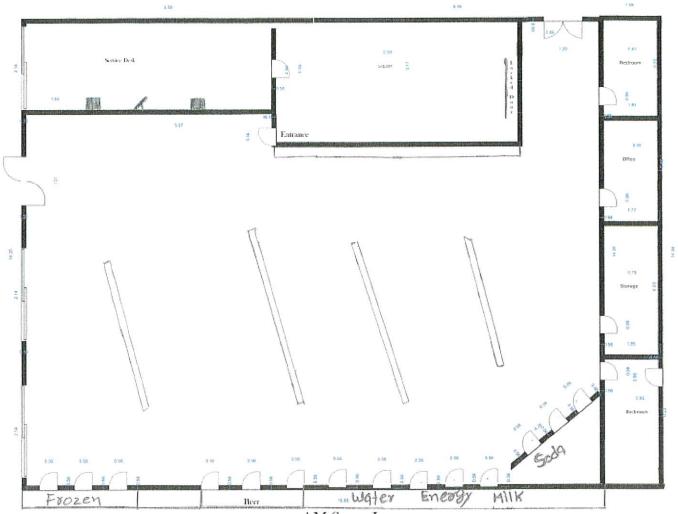
Open for business

6. Is this an extension of an existing operation?
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? Do you need an Outdoor Establishment Permit? If yes, explain: If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? Beev Liquor
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? If yes, explain:
11. Dimension of area to be occupied
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 31 Number of spaces needed per code 31 Number of spaces allocated for employee parking
13. Signage: What type of signage are you proposing for your business? N/A + 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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.
Manbared Kawn-talbort 3 22 22 Date Date
Title or Position
I am aware and approve of the business to be operating in the building owned by
Name Date
Title or Position

The is a convenient store attached to the gas station. We already sell gas grocery including frozen food, tobacco and cigarettes.

Addition to all this we wish to add beer and liquor.

Cousins Subs is already there attached to the convenient store attached to the convenient store and will remain there.



AM Susex Inc We will be installing cameras on the been doors for more visibility.



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?	If yes, is this a new CU?			
(Conditional Use Permits require a Public H	(earing)	OR an amendment to a CU?			
Tax Key #		Zoning:			
Address of Tenant Space: N63W2399	1 Main Stret Sussex WI 53089)			
Name of Business: Private Car Hobby					
Business N63W23991 Main Stret Sussex WI 53089	262-894-0383				
Address	City, State, Zip dvmarmydad@hotm	Phone #			
Fax #	Email address				
2. Business owner contact informati Dean Myers	on:				
Contact 403 Sheffield rd Waukesha WI 53186					
Address	City, State, Zip	Phone #			
Fax #	Email address				
3. Building/Land owner contact info Jason Lemke	ormation:				
Contact		414-750-0422			
Address	City, State, Zip	Phone #			
Fax #	Email address				
4. Number of Employees/Shifts: _	Employees	Shifts			
5. Days of Operation:		2			

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

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7am	7am	7am	7am	7am	7am	7am
9pm	9pm	9pm	9pm	9pm	9pm	9pm

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? If yes, please obtain and complete permit application.				
	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? none				
10	Do you feel there will be any problems such as odor, smoke or noise resulting from this operation?				

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF SUSSEX TO VACATE AND DISCONTINUE A PORTION OF BUSINESS DRIVE

RESOLUTION NO: 22-07

WHEREAS, pursuant to Wis. Stat. § 66.1003, the Village Board has statutory authority to vacate and discontinue Village roads within its jurisdiction; and

WHEREAS, the public interest requires vacation of a portion of Business Drive as depicted and described in Exhibit 1, as this is a segment of road that has no utility and the right-of-way can be used by an abutting owner; and

WHEREAS, this Resolution was introduced in this form before the Village Board of the Village of Sussex on April 12, 2022; and

WHEREAS, following introduction of this Resolution, the Village Board set a date for a public hearing which was not less than forty (40) days after the date on which this Resolution was introduced, specifically on May 24, 2022; and

WHEREAS, notice of public hearing stating when and where this Resolution would be acted upon and stating what public way is proposed to be discontinued was published as a Class 3 Notice under Chapter 985, Wisconsin Statutes, and in addition was served on the owners of all of the frontage of the lots and lands abutting upon the public way sought to be discontinued (said properties described in Exhibit 2) in a manner provided for the service of Summons in Circuit Court at least 30 days before the hearing; and

WHEREAS, no written objections to the proposed discontinuance have been filed with the Village Clerk by any of the owners abutting on the public way sought to be discontinued, or by the owners of more than one-third of the frontage of the lots and lands abutting on the remainder of the public way which lies within 2,650 feet from the ends of the public way proposed to be discontinued or which lies within that portion of the 2,650 feet that is within the Village limits; or if such objection has been filed, two-thirds of the members of the Village Board voting on the proposed discontinuance have voted in favor of the discontinuance; and

WHEREAS, no landlocked parcel will be created by the proposed discontinuance; and

WHEREAS, the owners of all of the lands abutting the relevant portion of Business Drive have submitted, or will submit prior to this Resolution taking effect, a certified survey map for approval under Chapter 236 of the Wisconsin Statutes, which will combine the properties along with the vacated road and dedicate certain road right-of-way to the Village; and

WHEREAS, the Village Board has conducted such public hearing on May 24, 2022, pursuant to such notice; and

WHEREAS, following due consideration of all information received from Owners, the Village Engineer, the recommendation of the Village Plan Commission, and all information received in the course of the public hearing of this matter and being duly advised, the Village Board, by this Resolution, does hereby declare the public interest requires the vacation and discontinuance of the relevant portion of Business Drive as specifically described and identified on Exhibit 1, and the Village Board further finds that the vacation and discontinuance of the portion of Business Drive will not land lock any property.

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Sussex, Waukesha County, Wisconsin, that the portion of Business Drive depicted in the attached Exhibit 1 is hereby discontinued pursuant to Wis. Stat. § 66.1003, subject to the approval and delivery to the Village Clerk for recording, and recording with the Waukesha County Register Deeds, Wisconsin of a certified survey map which combines the vacated road right-of-way with the abutting land in a manner that is approved by the abutting owners and the Village Board.

BE IT FURTHER RESOLVED, that upon receipt by the Village of the original certified survey map bearing approval of all necessary governmental bodies and parties-in-interest, the Village Clerk shall record a certified copy of this Resolution together with said certified map with the Waukesha County Register of Deeds.

PASSED AND ADOPTED by the Village Board of the Village of Sussex, Waukesha County, Wisconsin, this 24 day of May, 2022.

	VILLAGE BOARD, VILLAGE OF SUSSEX
	By:
	Anthony LeDonne, Village President
ATTEST:	
Jennifer Moore Village Clerk	

Exhibit 1

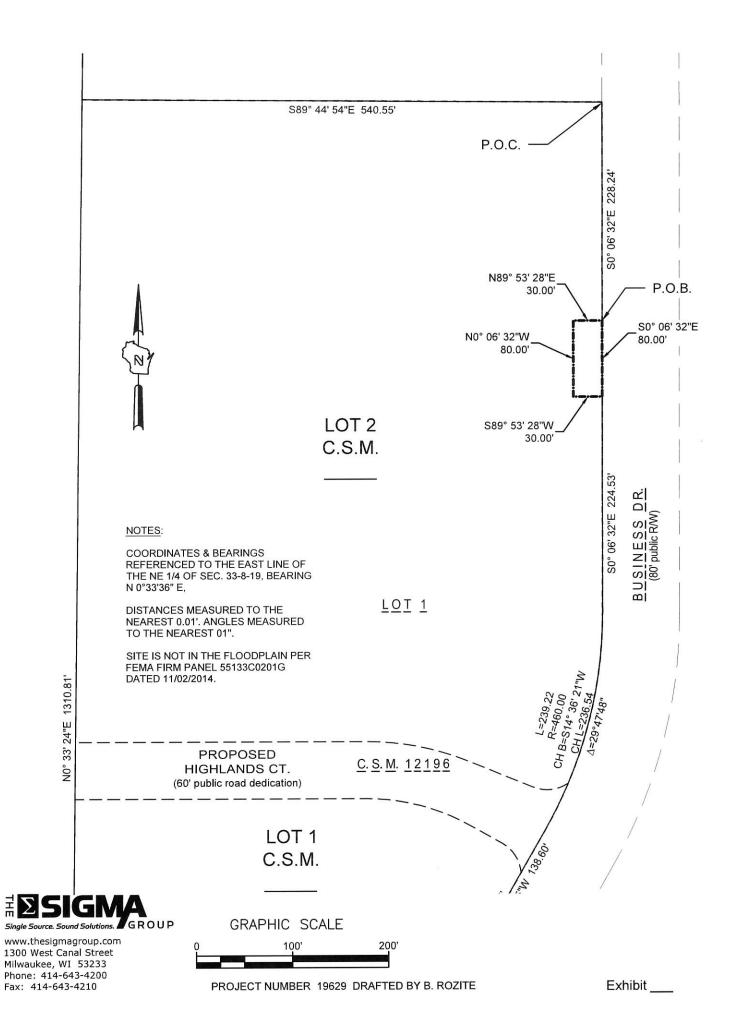
Part of Business Drive as mapped on Certified Survey Map No. 11854, recorded on May 20, 2019 as Document No. 4397415, in the Southeast 1/4 of the Northeast 1/4 of Section 33, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, State of Wisconsin, bounded and described as:

Commencing at the northeast corner of Lot 1 of Certified Survey Map No. 12196; thence South 0°06'32" East, 228.24 feet along the west line of Business Drive to the point of beginning; continue thence South 0°06'32" East, 80.00 feet; thence South 89°53'26" West, 30.00 feet; thence North 0°06'32" West, 80.00 feet; thence North 89°53'26" East, 30.00 feet to the point of beginning.

Said parcel contains 2.400 square feet of land, more or less.

Exhibit 2

- 1. Tax Key No. SUXV0273999012
 - a. Owner Sussex Corporate Park LLC
 - b. Mailing Address:1200 N Mayfair Road, Suite 310Milwaukee, WI 53226
 - c. Property Address: Business Drive Sussex, WI 53089







Product details



Beat the heat and make a splash in this Intex 10×2.5 Foot Metal Frame Outdoor Above Ground Pool and Filter.At 10 feet wide and 30 inches in height, this metal frame pool is great for having friends and family over for to cool off. It's easy to assemble and maintain and fits perfectly on a flat surface in your backyard. It's made of strong and durable material, Intex's high-molecular Super-Tough PVC, which is highly resistant to damage from abrasion, impact, and sunlight.Plus, this set includes the Intex 330 GPH filter pump and a Type "H" filter cartridge to help keep your pool water safe and clean all season long!Please note: Proper installation of any above ground pool requires an area, sufficiently larger than the desired pool, to be leveled flat. Uneven ground, hills or holes must be leveled before pool assembly begins. If severely uneven ground prohibits level ground, proper installation will not be possible.

- Metal frame above ground pool set
- An affordable and to to set up alternative to more complicated steel walled pools, and a more durable alternative to inflatable models
- Intex's Metal Frame Set Pool provides both value and convenience for years of family enjoyment
- The wall PVC material is Intex's super-tough, which is high molecular PVC unaffected by gasoline, oil, and salt water. The super-tough PVC is highly resistant to damage from abrasion, impact and sunlight
- Intex 330 GPH Filter Pump is included to help keep your water sparkling clean
- Also includes a Type "H" filter cartridge for the filter pump
- Easy and conveniently draining: Drain plug accepts a garden hose to drain water away
- Setup and maintenance instructional DVD included to help get you started
- Includes 10 foot, round vinvl pool cover.

Product details



- Includes 10 foot, round vinyl pool cover
- SHIPPING DISCLAIMER: Due to the size of the items in this package, your order will ship in multiple boxes and may not all arrive on the same day
- Weight: 49 pounds
- Part number: 28201EH
- Intex 10 foot Debris Pool Cover
- Prevents debris from falling into your pool
- Ideal for 10-foot dimeter pools with metal or hard plastic frames
- Covers the top of the pool and has a 10-inch overhang
- Constructed of durable 7-gauge PVC vinyl
- Nylon rope ties holds the cover securely in place
- Fits most 10-foot diameter above ground pools
- Drain holes prevent water accumulation
- Specifications:
- Cover Material: Vinyl
- Cover Size: 10 feet
- Cover Type: Winter, debris
- Depth: 10 inches
- · Color: Blue
- Dimensions (L x W x H): 10 x 10 x 0.83 feet
- Weight: 5.72 pounds
- Manufacturer warranty: 1-year warranty
- () We aim to show you accurate product information.

Manufacturers, suppliers and others provide what you see here, and we have not verified it.

<u>See our disclaimer</u>