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

AGENDA
VILLAGE OF SUSSEX
PLAN COMMISSION MEETING
6:30 PM TUESDAY, JULY 16, 2024
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 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 so.)

1. Roll call.
2. Consideration and possible action on the minutes of the Plan Commission meeting of June 18, 2024.
3. Consideration and possible action on Permitted Uses and Plans.
    a. Discussion and possible action on a Plan of Operation for Bright Life Chiropractic located at N64W24050 Main Street.
    b. Discussion and possible action on a Plan of Operation for Radiant Eyes located at W248N5233 Executive Dr.
    c. Discussion and possible action on a site plan and landscape plan for Maple Avenue School located at W240N6059 Maple Ave.
    d. Discussion and possible action on a Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for Dynamic Ratings in the Highlands Business Park located at N56W24879 N Corporate Cr.
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
    a. Reconvene the Public Hearing and possible action on a Conditional Use Permit for a Club Carwash located at W248N5221 Executive Dr in the B-3 Highway Business Zoning District.
    b. Discussion and possible action on a Conditional Use Permit for Club Carwash located at W248N5221 Executive Dr in the B-3 Highway Business Zoning District.
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items.
6. Other items for future discussion.
7. Adjournment.

Anthony LeDonne
Chairperson

_____
Jeremy J. Smith
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Clerk at 246-5200.

VILLAGE OF SUSSEX
PLAN COMMISSION - DRAFT
6:30PM TUESDAY, JUNE 18, 2024
SUSSEX CIVIC CENTER – BOARD ROOM 2ND FLOOR
N64W23760 MAIN STREET

The meeting was called to order by President LeDonne at 6:30pm at the Sussex Civic Center – Board Room 2nd Floor N64W23760 Main Street, Sussex, WI.

Members present: Commissioners Kasey Fluet, Jim Muckerheide, Mike Knapp (6:32PM), Roger Johnson, Debbie Anderson, Trustee Greg Zoellick, and Village President Anthony LeDonne

Members excused: None

Others present: Village Attorney John Macy, Village Administrator Jeremy Smith, Community Development Director Gabe Gilbertson, Village Engineer Judy Neu, Deputy Clerk Jen Boehm, applicants, and members of the public.

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

Consideration and possible action on the minutes for the Plan Commission meeting of May 21, 2024.
A motion by Anderson, seconded by Fluet to approve the minutes of the Plan Commission meeting of May 21, 2024 as presented.

Motion carried 7-0

Reconvene the Public Hearing and possible action on a Conditional Use Permit for a Club Carwash located at W248N5221 Executive Dr in the B-3 Highway Business Zoning District.
Michael Leidig, W248N5221 Executive Dr., Sussex, was present and stated that Club Carwash intended to put up a stop sign. Data collected from a comparable location on May 27 and 28 showed that peak hours were near noon and 5:00pm into the evening.

A motion by LeDonne, seconded by Zoellick for the Plan Commission to direct staff to prepare the Conditional Use Order and to reconvene the public hearing on the Conditional Use Order at the July 16, 2024 Plan Commission meeting.

Motion carried 7-0

Discussion on compliance with the 2022 Conditional Use Permit for a Car Restoration Hobby Garage located at N63W23991 Main Street.
President LeDonne abstained from voting.
Dean Myers, 403 Sheffield Rd., was present. He stated that all cars on his lot are licensed and operable. He agreed to move the wrapped car inside within 24 hours.

A motion by Knapp, seconded by Zoellick that no more than 10 licensed and operable cars and 1 trailer can be parked on the lot at any time and that wrapped cars are not allowed as part of the Conditional Use Permit.

Motion carried 6-0

Other Items for Future Discussion

None

Adjournment

A motion by LeDonne, seconded by Zoellick to adjourn the meeting at 7:19pm.

Motion carried 7-0

Respectfully submitted,
Jen Boehm
Deputy Clerk

DRAFT

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

MEMORANDUM

TO: Plan Commission

FROM: Gabe Gilbertson, Community Development Director

RE: Plan Commission meeting of July 16, 2024

DATE: Monday, July 15, 2024

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

02. Minutes of the Plan Commission meeting of June 18, 2024.

03. Consideration and possible action on Permitted Uses and Site Plans.

A. Discussion and possible action on a Plan of Operation for Bright Life Chiropractic located at N64W24050 Main Street.

The site is zoned B-4 Central Mixed Use and is a permitted use under Section 17.0419(C)(5)(d). Bright Life Chiropractic offers a family-focused chiropractic services. There will be 1 employee and the business will be open from 9:00am to 5:00pm Monday, Tuesday, and Thursday. The Municipal Code requires a total of 6 parking stalls for the proposed business. The subject property has 56 parking stalls with 53 allocated to existing users. Section 17.0603(L) states that the Plan Commission may reduce the parking requirements of Section 17.0603(K) in the B-4 District when it is determined that adequate parking is available upon such reduction. There is space for approximately 9 vehicles in the road adjacent to the subject property.

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?
3. Is the Plan Commission comfortable reducing the number of required on-site parking stalls from 6 to 3 because of the availably of public street parking?

Action Items:

1. Act on the Plan of operation and possible reduction in parking.

Staff Recommendation: Staff recommends approval of the Plan of Operation for Bright Life Chiropractic located at N64W24050 Main Street and a reduction in parking stalls from the required 6 stalls to 3 stalls due to available street parking and subject to the standard conditions of Exhibit A.

B. Discussion and possible action on a Plan of Operation for Radiant Eyes located at W248N5233 Executive Dr.

The site is zoned B-3 Highway Business District and is a permitted use under Section 17.0418(A)(5)(c). Radiant Eyes will provide advanced vision care services including eye exams and an optical department for fitting and sales of glasses and contact lenses. There will be 5 employees and the business will be open for various hours on Monday through Saturday. The Municipal Code requires a total of 10 parking stalls for the proposed business. The Municipal Code requires a total of 10 parking stalls for the existing Vezzetti Dental business and the site has a total of 68 parking stalls. The site meets the minimum parking requirements. If an additional doctor is to be added to the proposed Radiant Eyes business, parking calculations will need to be recalculated.

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 Radiant Eyes located at W248N5233 Executive Dr and subject to the standard conditions of Exhibit A.

C. Discussion and possible action on a site plan and landscape plan for Maple Avenue School located at W240N6059 Maple Ave.

Maple Avenue School is proposing to construct a second exit to the south of their main entrance on Maple Avenue. The intent is to decrease the number of vehicles queuing on Maple Avenue for school drop-off and pick-up. The proposed site plan would remove 109" total inches of existing trees. According to the landscape plan, there will be 109" of new trees planted.

The Landscape Plan will be reviewed by the Architectural Review Board at their August 7, 2024 meeting.

Policy Question:

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

Action Items:

1. Act on the site plan.

Staff Recommendation: Staff recommends approval of the site plan and landscape plan for Maple Avenue School located at W240N6059 Maple Ave and subject to the standard conditions of Exhibit A, and the following conditions:

1. Adhering to and addressing any conditions or concerns from the Engineering Department in the attached memo dated July 10, 2024.
2. Any conditions of approval required by the Architectural Review Board.

D. Discussion and possible action on a Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for Dynamic Ratings in the Highlands Business Park located at N56W24879 N Corporate Cr.

The site is zoned BP-1 Business Park with a PDO. Dynamic Ratings, an existing business in the Village of Sussex is proposing to build the 139,105 square-foot building, which is a permitted use under 17.0420(6), and would occupy 53,860 square feet of the building for their business. Dynamic Ratings is a provider of monitoring, control, and communication solutions for electrical power systems. There would be 61 employees with a possible future total of 76 employees. The Municipal Code requires one space for each employee. The site has a total of 148 parking stalls. Future tenants will be required to obtain Plan of Operation approval at which time the parking requirements would be recalculated.

The Architectural Review board will be reviewing the plans at their August 7, 2024 meeting.

Site
- Green space requirement is met at 25.3%.
- Site to have 148 parking stalls – parking requirements to be determined when individual Plan of Operations are submitted for tenants.

Architecture
- Building meets height and required setbacks.
- Roof top units are to be screened from view.
- Material to be used meets the Design Standards.
- Windows are included on each elevation. Percentage of window and door openings needed for the front (south) elevation. Applicant was made aware of the 20% minimum of window and door openings per the Design Guidelines.

Lighting
- The submitted photometric plan appears to meet the minimum requirements of the Code. The mounting height of all light fixtures shall not exceed 30'.

Landscape
- The site has 481 shrubs when 359 are required and 103 trees when 74 are required. The site meets the minimum landscape requirements.

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 Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for Dynamic Ratings in the Highlands Business Park located at N56W24879 N Corporate Cr, subject to standard conditions of Exhibit A, and the following conditions:

1. Review and approval by the Architectural Review Board and any conditions added following their review.
2. Compliance with all comments and conditions listed in the Engineering memo dated July 11, 2024.
3. The percentage of window and door openings needs to be added to the elevations page.
4. Details are needed showing how the light poles are going to be installed. If mounted on concrete bases, the height of the base shall be included in the mounting height of the fixture and painted to match the building. The mounting height for all light fixtures shall not exceed 30' and needs to be shown or noted on the light plan.
5. Elevations of the trash enclosure are needed for review.
6. All rooftop mounted HVAC units shall be screened.

04. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans.

A. Reconvene the Public Hearing and possible action on a Conditional Use Permit for a Club Carwash located at W248N5221 Executive Dr in the B-3 Highway Business Zoning District.

The subject property is zoned B-3 Highway Business and is located in the Sussex Gateway Retail Center development on the northeast corner of State Highway 164 and Lisbon Road. The land is currently vacant and the applicant is proposing to construct a Club Carwash. Section 17.0506(9)(A)(1) requires a Conditional Use Permit for vehicle washing in the B-3 Highway Business District.

The Municipal Code requires one stall per employee on the largest shift and according to the application, the largest shift would have 3 employees and the site is providing 4 parking stalls. The Code also requires room for 4 waiting vehicles per washing stall, the site provides room 18 waiting vehicles. The Code requires spaces for 2 vehicle vacuuming stalls and the site is providing 20 vacuuming stalls.

At their previous meeting, the Plan Commission requested the applicant to address concerns regarding the additional traffic from the carwash and its impact on Executive Drive and the Private Drive entering the Sussex Gateway commercial development. The Plan Commission did not direct Staff to draft the Conditional Use Ordinance.

Architectural Review Board

The Architectural Review Board discussed the proposed carwash at their June 5, 2024 meeting and approved the plans. The minutes from the meeting are below:

Motion by Reidel, second by Knapp to approve the site, architectural, and landscape plan for Club Carwash located at W248N5221 Executive Dr in the B-3 Highway Business Zoning District.

All ayes, motion carried.

The Petitioner will need to prove the standards/conditions found in the Conditional Use section of the Zoning Code during the Public Hearing process. These standards/conditions are attached to this memo.

Policy Question:

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

Action Items:

1. Close the public hearing.

Staff Recommendation: Staff recommends the Plan Commission close the public hearing.

B. Discussion and possible action on a Conditional Use Permit for Club Carwash located at W248N5221 Executive Dr in the B-3 Highway Business Zoning District.

Staff has prepared a conditional use document for consideration at this meeting. The Plan Commission has heard testimony on the application for the accessory apartment.

Policy Questions:

Has the Petitioner provided substantial evidence proving they meet the standards/regulations of the Ordinance, the conditions and standards of the Conditional Use Permit, and the other conditions as setforth by the Plan Commission?

If No, the deficiency will need to be detailed.

Has the Petitioner provided substantial evidence with regards to the following Standards/Regulations?

The Application is complete and consistent with 17.0502: Yes or No

The use(s) and plans are compliant with 17.0503 (Review of CU's): Yes or No

The use(s) and plans are compliant with 17.0200 (General Conditions): Yes or No

The uses(s) and plans are compliant with 17.0418 B-3 Highway Business District: Yes or No

The uses(s) and plans are compliant with 17. 1000 (Site Plan Review): Yes or No

Has the Petitioner provided substantial evidence and adequately addressed the findings of the impact report per 17.0506.A. Yes or No

Has the Petitioner provided substantial evidence with regards to the Conditional Use Permit as follows:

A.3.A. Site Plan Standards compliance: Yes or No
A.3.B. Plan of Operation compliance: Yes or No
A.3.C. Various Plan(s) compliance: Yes or No
A.4.-16. CU condition compliance: Yes or No
B-L. Administrative CU Condition compliance: Yes or No

Action Items:
1. Act on the Conditional Use.

Staff Recommendation: Staff recommends the Plan Commission approve the Conditional Use Permit for Club Carwash located at W248N5221 Executive Dr in the B-3 Highway Business Zoning District subject to the standard conditions of Exhibit A, and the following conditions:

1. Recording the Declaration of Restrictions with the Waukesha County Register of Deeds and providing a copy of the recorded document to Village Staff.
2. Submitting a Stormwater Management Plan and Stormwater Management Agreement for review and approval by the Village Engineer.

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

06. Other Items for future discussion.

07. Adjournment.

Agenda

Project Name _____

Tax Key # _____

VILLAGE OF SUSSEX
PLAN OF OPERATION
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

✓	Plan of Operation fee	$175.00
_____	Conditional Use fee (if necessary)	$210.00
_____	Pre Occupancy inspection fee	$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes: _____

_____

_____

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: Kari Charlevoix Phone # 906-399-2765

E-mail: kari.charlevoix@gmail.com

For office use only:

Met with staff on: 6/21/24

Paid fees on: 6/21/24 PD 6/21/24 #1001

To be on the Plan Commission Agenda for: 7/16/24

Original forms to the following:

Plan of Operation to Jeremy _____

Service reimbursement _____

Emergency Contact to Sheriff Dept _____

Wastewater Permit to WWTP _____

Any outstanding fees owed on the property? _____

Agenda

VILLAGE OF Sussex

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 Hearing) OR an amendment to a CU? _____

Tax Key # _____ Zoning: _____

Address of Tenant Space: N64 W24050 Main Street, Suite 203, Sussex, WI 53089

1. Name of Business:

Bright Life Chiropractic
Business

N64 W24050 Main St, Suite 203 Sussex, WI 53089 (414) 376-8233
Address City, State, Zip Phone #

connect@brightlifefamilychiro.com
Fax # Email address

2. Business owner contact information:

Kari Charlevoix
Contact

2790 Glasgo Drive Hartford, WI 53027 (906) 399-2765
Address City, State, Zip Phone #

Kari.Charlevoix@gmail.com
Fax # Email address

3. Building/Land owner contact information:

Gerald (Gerry) Meissner
Contact

W274 N8442 Lake 5 Rd, Hartland, WI 53029 (262) 853-5080
Address City, State, Zip Phone #

Sussex59llc@gmail.com
Fax # Email address

4. Number of Employees/Shifts: 1 Employees 3 days Shifts

5. Days of Operation:

Put an X in box that applies:

Hours Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X		X			
9am-12:30pm 2:30-5:30pm	9-12:30 2:30-5:30		9-12:30 2:30-5:30			

Agenda

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. See Business Plan

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? No
If yes, explain: _____
If yes, please obtain and complete permit application.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No If yes, explain: _____

11. Dimension of area to be occupied _____ Total square footage 830 sq ft
If applicable list square footage according to 1st floor Total: 15,342 sq ft 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 56 Number of spaces needed per code _____
Number of spaces allocated for employee parking 1
Dimensions of parking lot _____ Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
There is a Sussex Square Professional Building Sign, raught 18 inches by 12 inches
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.

Kari Charlevoix
Name

06/21/24
Date

Owner, Chiropractor
Title or Position

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

Gerald Meissner
Name

6-21-2024
Date

Owner
Title or Position

VILLAGE OF Sussex

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

VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

PLEASE PRINT LEGIBLY

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

Sussex Square LLC
W274N8442 Lake 5 Rd. Hartland, WI 53029

Business Name: Bright Life Chiropractic

Name of Owner and Address of the Property involved in the Request (if different from above):

Tax Key No. of the Property involved in the Request: SUXV_____

Signature of Property Owner and /or Authorized Agent _____ Date _____

Signature of Village Official Accepting Form _____ Date _____

A copy of this completed form shall be provided to the Village Clerk for billing purposes.

Agenda

Agenda

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Bright Life Chiropractic

Address: N64 W24050 Main St, Suite 203, Sussex, WI 53089

Owner/Operator: Kari Charlevoix

Standard Industrial Classification #: _____

How many people do you employ? 1 (myself)

What are your businesses hours of work? M, T, ~~W~~, Th 9am - 5:30pm

Who is responsible for water quality? (List job titles)

_____

_____

Time and Duration of Discharge: _____

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):
daily use M, T, Th

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:
N/A

Please list each product your business produces. (Include type, amount and rate of production):
N/A

What are the constituents and characteristics of your wastewater?
N/A

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

Print Form

Clear Form

Agenda

Village of Sussex Fire Department
N63 W24335 Main Street
Sussex, Wisconsin 53089

Fire Station - *PHONE*
262-246-5197
Fire Station - *FAX*
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: Bright Life Chiropractic, LLC

Business Address: N64 W24050 Main St, Suite 203 Sussex, WI 53089

Business Phone #: (414) 376-8233

Business Email: connect@brightlifefamily chiro.com

Business Emergency Contacts

Name and Phone #: Kari Charlevoix (906) 399-2765

Name and Phone #:

Name and Phone #:

Building Owner Name:

Building Owner Email:

Building Owner Emergency Contacts

Name and Phone #: Gerry Meissner (262) 853-5080

Name and Phone #:

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes (No)

Agenda

Bright Life Chiropractic

Business Plan

BRIGHT LIFE

CHIROPRACTIC

Prepared By:

Kari Charlevoix, DC

(906)399-2765

kari.charlevoix@gmail.com

Agenda

Table of Contents

TABLE OF CONTENTS ..... ERROR! BOOKMARK NOT DEFINED.

EXECUTIVE SUMMARY **3**

VISION STATEMENT 4

MISSION STATEMENT 4

COMPANY DESCRIPTION **4**

SWOT ANALYSIS **5**

LOCATION **5**

EXISTING MARKET **7**

BREAKING INTO THE MARKET 8

MARKETING STRATEGY **8**

MANAGEMENT STRUCTURE AND OPERATIONS **11**

CHIROPRACTIC SERVICE OVERVIEW **11**

FINANCIAL PLAN **13**

START-UP SUMMARY ..... **ERROR! BOOKMARK NOT DEFINED.**

FEE DESCRIPTION 13

GENERAL ASSUMPTIONS 13

BREAK-EVEN ANALYSIS 14

PROJECTED PROFIT 15

Executive Summary

Bright Life Chiropractic, hereafter referred to as "Bright Life" is poised to become a trusted provider of family- focused chiropractic services. Bright Life is set to open in Sussex, WI, marking a pivotal step in our journey toward transforming the landscape of healthcare in that region. With a strong commitment to promoting natural and holistic health, Bright Life sets out to make a meaningful impact on the well-being of our community. Bright Life's primary emphasis will be on education, advocating the significance of nurturing one's health through non-invasive methods, including chiropractic adjustments, exercise and nutritional guidance.

Our focus is to deliver specialized chiropractic care to a diverse patient base encompassing all age gaps, with a specific focus on perinatal, postpartum and pediatric. Bright Life's approach is firmly grounded in scientific principles, emphasizing the profound ability of the human body to heal itself, facilitated by precise and evidence-based chiropractic adjustments.

Bright Life is more than a healthcare provider; we are a dedicated partner in the journey to a brighter outlook at health. Through a blend of expertise, compassion and community outreach, Bright Life seeks to empower individuals and families in the Sussex area to achieve their optimal well-being naturally and without compromise.

What you will see in this plan:

- Company Culture: The image we want to project and goals of the clinic.
- Community Demographics: A snapshot of Sussex and the community we aim to serve.
- Marketing Strategies: How we plan to attract and retain patients.
- Business Operations: A look at how the business is organized and how we plan to provide the best care to patients.
- Break-even analysis: Our plan outlines when we project to break-even and how many units need to be sold to accomplish that.

Vision statement

Our vision is to establish Bright Life as the premier choice for natural healthcare in Sussex and the surrounding communities. Our commitment is to inspire and lead our community towards a future where health and vitality are cherished and accessible to all, emphasizing the extraordinary innate healing potential of the human body. Through our commitment to excellence in chiropractic care, we aim to redefine the standard of health, ensuring that our community thrive naturally and without the use of drugs or surgery.

Mission statement

At Bright Life, our mission is to provide tailored chiropractic care in a family-friendly, community-based atmosphere. We are committed to fostering a safe, connected, environment where one can trust their intuition when it comes to health. Our goal is to collaborate with you to create a holistic partnership in support of a lifestyle you desire for yourself and your family.

Company Description

Bright Life is positioned to open in Sussex, Wisconsin. Bright Life is dedicated to providing comprehensive, neurologically based chiropractic care to individuals and families in Waukesha County area. Distinguished by its focus on non-invasive external adjustments, chiropractic treatment aims to remove interference from the nervous system, alleviating biomechanical and neurological dysfunction, and promoting the body's natural ability to heal and proper brain-body connection.

In an era where patients increasingly seek alternatives to invasive surgeries and addictive medications, chiropractic care has gained prominence. The field has evolved, incorporating modern diagnostic equipment, such as Insight Scanning Technologies, into traditional chiropractic practices.

Bright Life's focus on neurological chiropractic care, with a specific focus on perinatal and pediatric care, sets us apart in the Sussex community. Taking a neurological approach in chiropractic care ensures we get to the root cause of issues and can provide patients with optimal care plans designed to aid in their individual health goals.

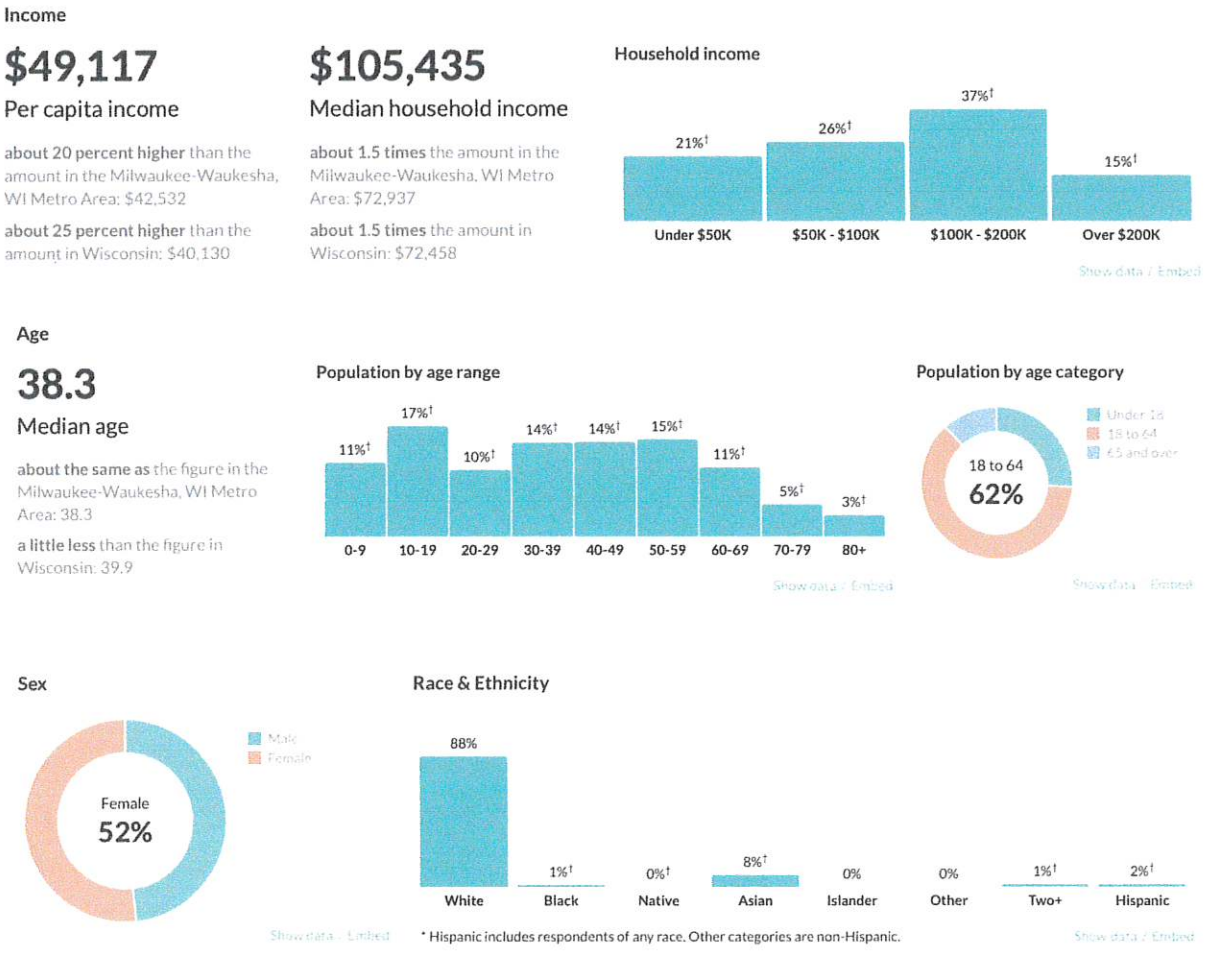
SWOT Analysis

Strengths	Weakness
• Six years experience as an associate in a profitable practice • Access to an educated and high-income population • Low overhead	• Smaller local population • New to the area – limited personal referrals and networking
Opportunities	**Threats**
• Health conscious community interested in holistic wellness • Affluent population willing to invest in health • Sussex community is currently on a growth trajectory with an increase in young families	• Established competitors in the area

Location

Bright Life is set to be located in Sussex, Wisconsin, in Waukesha County. Sussex is a vibrant and thriving community that offers an excellent foundation for Bright Life's operations. The town is home to a wide array of residents presenting a wide patient base.

- Population: according to the censusreporter.org, the population of Sussex, WI, is estimated to be approximately 11,549 people spanning 8.1 square miles, with 1,424 people per square mile. The village's population has shown steady growth in recent years, indicating a potentially expanding market for our services.
- Age Distribution: Sussex boasts a balanced age distribution with the median age being 38.3. It is home to a considerable number of young families, providing the opportunity to serve patients in our desired demographic and life stage.
- Income levels: Sussex exhibits an above-average income level, implying a greater likelihood of having patients with discretionary spending capacity.
- Educational Background: Sussex residents are known for their emphasis on education. A substantial portion of the population holds degrees or certifications, underlining the town's commitment to well-being.



Educational attainment

99.2%
High school grad or higher

about 10 percent higher than the rate in the Milwaukee-Waukesha, WI Metro Area: 92.5%

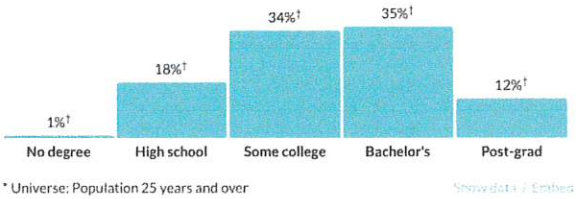
about 10 percent higher than the rate in Wisconsin: 93.1%

47.7%
Bachelor's degree or higher

about 25 percent higher than the rate in the Milwaukee-Waukesha, WI Metro Area: 38%

about 1.5 times the rate in Wisconsin: 32%

Population by highest level of education



* Universe: Population 25 years and over

Bright Life has signed a leasing agreement with Sussex Square, LLC, which is a three-year commitment at a starting monthly rate of $1,450, utilities are included. Rent is projected to increase by 3% a year. The projected space is 830 sq feet, which includes two private adjustment rooms, a new patient/report of findings room, a reception/waiting area, and one restroom. No improvements were needed to be made to the structure of the building, with minor cosmetic changes being done (paint).

Existing Market

There are currently five chiropractic clinics in Sussex proper. There is currently no clinics in Sussex focusing on perinatal and pediatric care specifically. A potential worry (and something Dr. Charlevoix has carefully considered), is if this market is oversaturated. While it is difficult to provide objective data, Dr. Charlevoix has spoken with colleagues opening in similarly saturated areas, and as it stands, they have more than enough work. It stands to reason that a chiropractic clinic with a specific specialty (perinatal and pediatric family care), a target demographic, and an owner who has substantial expertise and training with the desired demographic should also be successful.

Breaking into the Market

With an ever-increasing demand for holistic health care, the chiropractic field is the fastest growing alternative health care option available in the United States. Moreover, there is an increasing number of women seeking prenatal chiropractic care, specifically the Webster's technique, and parent's seeking pediatric specific chiropractic care.

With the village of Sussex currently having five chiropractic clinics, this demonstrates that the community accepts and understands the premise of chiropractic care. This helps any new chiropractors, because the existing population has something to compare a new chiropractor and clinic to. Our clinic will utilize the most up-to-date chiropractic techniques, equipment and technology available to our profession. As a relatively recent graduate of one of the top-rated chiropractic colleges in the U.S., Dr. Charlevoix has been exposed to the latest academic and philosophical issues in the chiropractic profession.

Dr. Charlevoix has also completed many hours of post-graduate study to increase her expertise and knowledge in providing neurological based chiropractic care for perinatal and pediatric patients, setting her apart from other chiropractors.

These facts alone will give Bright Life an advantage when compared to other more traditional pain-based chiropractic clinics.

Marketing Strategy

Bright Life's marketing strategy is designed to create a distinctive presence in the local healthcare landscape. The primary focus will be on three key target markets: perinatal care, pediatric care and whole family wellness care. While perinatal and pediatric care will serve as Bright Life's unique selling proposition, the plan is to not completely limit ourselves to these niches. Here's how we plan to implement this strategy:

1. Perinatal care (the perinatal period comprises the prenatal months, as well as the months immediately post-partum).
    - Sussex presents a unique opportunity due to the limited number of female chiropractors, with there being only one other female chiropractor in the area.
    - Early marketing efforts will be geared toward chiropractic care during pregnancy and the Webster's technique, which is a pregnancy specific technique. This technique requires you be certified in it, which Dr. Charlevoix is. There are currently no other Webster's certified chiropractors in Sussex.
    - Dr. Charlevoix plans to build community relations with local doulas, midwives, lactation consultants and pelvic floor therapists as referral sources and to better serve her patients.
    - Dr. Charlevoix plans to pre-launch marketing efforts, building a patient base before Bright Life officially opens its doors.

2. Pediatric care
    - Dr. Charlevoix has taken extensive post-graduate training in pediatric care, with an emphasis in cranial structure, developmental milestones and pediatric specific adjustments.
    - Dr. Charlevoix is listed on the International Chiropractic Pediatric Association's website (https://icpa4kids.com).
    - Dr. Charlevoix plans to host specialized presentations on pediatric chiropractic care to local groups, like Mothers of Preschoolers (MOPS) and the homeschool communities.

3. Family wellness care
    - Recognizing the importance of holistic family healthcare, Bright Life will also cater to families, offering services that address the health and wellness of whole families.
    - We will implement family-friendly marketing strategies to attract parents seeking chiropractic care for themselves and their children.
    - We will host family friendly events in the office, such as hosting Santa, patient appreciation week and mom meet ups.
    - Family-oriented events and promotions will be organized to engage and build our Bright Life community and educate potential patients on the benefits of chiropractic care for the whole family.

4. Conventional Marketing
    - In addition to niche marketing, Bright Life will employ traditional marketing methods, including online advertising, social media marketing and search engine optimization (SEO).
    - Bright Life will have a website designed to enhance and expand its online presence.
    - The primary focus of general marketing will be on SEO and Google/Social media Ads to ensure top rankings for relevant search queriers, such as "chiropractor Sussex" and "prenatal/pediatric chiropractic care Sussex."

5. Soliciting and Highlighting Social Proof/Reviews
    - Dr. Charlevoix recognizes the importance of online reviews. Dr. Charlevoix will actively solicit reviews from previous patients, friends and family who have experienced her services.
    - Leveraging the relatively low competition with highly rated and numerous reviews, Bright Life aims to attain a strong online reputation.

6. Community Engagement
    - Bright Life plans to actively participate in and sponsor local community events, such as 5K races, to enhance brand recognition and establish a strong local presence.
    - Business-to-business marketing efforts and connections will include participation in the Chamber of Commerce.

What must be made clear at the end of this marketing section is that Dr. Charlevoix has already implemented many of these marketing strategies in her previous role, proving her ability to drive patient growth. These concepts work and Dr. Charlevoix has proven she already has the skills and drive to build a very successful practice, as her previous place of employment has more than doubled its profit since her start in 2018. Dr. Charlevoix has both the technical ability and personal ambition to build a steady patient census at Bright Life.

Management Structure and Operations

Bright Life Chiropractic is a Limited Liability Corporation with a single owner, Dr. Kari Charlevoix. Dr. Charlevoix plans to open Bright Life Chiropractic summer 2024, with her as the sole provider and employee in the beginning until profitable.

On the clinical front, Dr. Charlevoix will handle new patient consultations, examinations/neurological scans, developing and explaining patient care plans, patient adjustments and other chiropractic procedures, patient documentation and patient financial conversations. She will also be responsible for payroll, in conjunction with an outside CPA.

Dr. Charlevoix will also initially be responsible for answering the phone/texts, scheduling patients according to treatment plans, making recalls to patients who have missed their appointments, taking appropriate payments and ordering office supplies. Many of these duties would be transferred to a receptionist when one is hired.

Future plans for Bright Life, would be to have a front desk/chiropractic technician and a financial account coordinator. These plans will be put into place as Bright Life becomes profitable.

Chiropractic Service Overview

At Bright Life Chiropractic, our commitment is to provide care that addresses the diverse needs of our patients and to find the root cause of their issues. Our approach is centered around the concept of lifetime wellness, understanding that optimal health is an ongoing journey.

Our clinic will focus on a two-phase approach to chiropractic care, tailored to the unique needs of each patient:

1. **Initial Restoration Care**: In the first phase of care, our primary goal is to unwind old neurological and mechanical patterns and start to introduce new patterns. We employ specific chiropractic adjustments to restore function, improve quality of life and increase the body's natural adaptability to stress. Patient's progress will be monitored with progress examinations throughout the first phase.

2. **Wellness Care:** The second phase of care is centered in wellness/maintenance care. This phase focuses on maintaining the progress made and continuing to improve the function of the patient's nervous system. We will utilize wellness care at Bright Life to ensure our patients continue to adapt to life's stressors and function at their very best.

Our commitment is to guide our patients through these phases, ensuring that each individual receives the personalized care they need to achieve their health goals. At Bright Life we understand that health is a multifaceted journey, and our mission is to provide a safe environment where we can support our patients at every step along the way.

Our chiropractic care encompasses a range of techniques and approaches designed to address a variety of health issues and a diverse patient population. Below, we present an overview of the chiropractic services we offer:

- **Chiropractic Adjustments:** The cornerstone of our practice, chiropractic adjustments involve skilled and precise manipulations of the spine and musculoskeletal system. These adjustments serve to correct misalignments (subluxations) in the nervous system and improve brain/body communication,
- **Wellness Care:** We offer wellness care programs tailored to individual and family needs, focusing on preventative measures and ongoing maintenance to support optimal nervous system function. Regular chiropractic visits can improve discomfort, enhance immunity and digestion, and improve sleep.
- **Family Chiropractic:** We proudly serve patients of all ages from infants to seniors. Our family chiropractic care is tailored to meet the needs and concerns of each family member.
- **Pregnancy Chiropractic Care:** Our specialized perinatal chiropractic care is designed to support expectant mothers throughout their pregnancy journey. Dr. Charlevoix is Webster's certified, a specific pregnancy technique, that addresses

the physical changes, discomfort and stressors associated with pregnancy, with the goal of helping mothers-to-be enjoy a comfortable pregnancy.

- **Pediatric Chiropractic Care:** Specific gentle adjustments and techniques, such as Activator and Logan Basic Tonal Technique, will be utilized to best care for infants to preteens/teens.
- **Nutrition and Supplement Guidance:** We recognize the importance of nutrition in overall health. Our chiropractic services will include guidance on general nutrition and supplements to support the body's natural healing ability.
- **Exercise and Lifestyle support:** We provide guidance on exercise and lifestyle choices that complement chiropractic care, promoting overall wellness.

Financial Plan

Fee Description

- Adjustment: $45
- New Patient: $150
- Progress Examination: $75
- Reactivation Examination: $75
- Supplements: $10-$30

General Assumptions

The financial plan is contingent upon a set of pivotal Assumptions. From the outset, we acknowledge that the timely collection of payments for services rendered is of paramount importance, even though it is a variable not easily subject to our direct influence. We are, however, prepared to confront this challenge. The interest rates, tax rates, and personnel-related expenses have been calculated based on prudent and conservative assumptions.

According to data from the "Annual Salary and Expense Survey of 2022," the national average for patient visits was 494.5 visits per month, or 114 patient visits per week. To put these numbers into perspective, Dr. Charlevoix was seeing on average 240 patient visits in one week by herself at her previous practice.

Full capacity for Bright Life, based on anticipated hours of operation, would be 866 adjustments per month, or 200 adjustments a week.

The dollar visit average or office visit average (OVA) under consideration has been derived conservatively, based off set prices. The national average for a chiropractic visit is $65, while a prudent estimate of $45 will be employed for this analysis.

Again, this is well below the national average, we expect our business to be meeting or exceeding the national average, but we wanted to show that the business plan is still viable at these low numbers.

Break-even Analysis

The following summarizes our break-even analysis based off estimated operating costs (excluding salaries). Our estimated operating costs, including rent, Electronic Health System (EHR), utilities, website, supplies, insurance and equipment lease would $3,750. Our anticipated average service charge collection is set at $45, necessitating 83.3 adjustments a month to break even. The projected goal to hit that break-even point would be three to six months.

Expenses	Cost Per Month
Rent	$1,450
EHR	$300
Utilities	$150
Website	$199

Equipment lease	$1237
Insurance	$150
Supplies	$300

Projected Profit

Bright Life is conservatively projected to provide 30 visits in its first month. By the end of the first year a projection of 200 visits per month is projected. At the estimated OVA, that would equate to $107,640 in revenue the first year.

Agenda

Project Name _____

Tax Key # _____

VILLAGE OF SUSSEX
PLAN OF OPERATION
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

_____Plan of Operation fee	$175.00
_____Conditional Use fee (if necessary)	$210.00
_____Pre Occupancy inspection fee	$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes:_____

_____

_____

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: Nick Avgoulas Phone # 262-370-7845

E-mail: navgoulas@gmail.com

For office use only:

Met with staff on:_____
Paid fees on:_____
To be on the Plan Commission Agenda for:_____
Original forms to the following:
Plan of Operation to Jeremy _____
Service reimbursement_____
Emergency Contact to Sheriff Dept_____
Wastewater Permit to WWTP _____

Any outstanding fees owed on the property?_____

PD 6/21/24
#1003

Agenda

PLAN OF OPERATION

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

Is this request to be considered for a Conditional Use? No If yes, is this a new CU? _

(Conditional Use Permits require a Public Hearing) OR an amendment to a CU? _____

Tax Key # SUXV0278999070 Zoning: Commercial

Address of Tenant Space: W248 N5233 Executive Drive, Suite 200, Sussex, WI 53089

1. Name of Business:
W248 N5233 Executive Drive, Suite 200 Sussex, WI 53089

Business		
W248 N5233 Executive Drive, Suite 200	Sussex, WI 53089	262-304-0080
Address	City, State, Zip	Phone #
262-304-0081	info@radianteyes.com	
Fax #	Email address	

2. Business owner contact information:
W248 N5233 Executive Drive, Suite 100 Sussex, WI 53089

Contact		
W248 N5233 Executive Drive, Suite 200	Sussex, WI 53089	262-304-0080
Address	City, State, Zip	Phone #
262-304-0081	nicole.avgoulas@radianteyes.com	
Fax #	Email address	

3. Building/Land owner contact information:
Mary Vezetti

Contact		
W248 N5233 Executive Drive, Suite 200	Sussex, WI 53089	262-820-3330
Address	City, State, Zip	Phone #
	drvezetti@gmail.com	
Fax #	Email address	

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

5. Days of Operation:

Put an X in box that applies:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	X	X	X	X	X	X	
Hours Open for business	9AM - 6PM	9AM - 6PM	11AM - 7PM	10AM - 7PM	9AM - 4PM	10AM - 4PM	

Agenda

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? Yes Do you need an Outdoor Establishment Permit? _____
If yes, explain: License to Practice Optometry
If yes, please obtain and complete permit application.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No If yes, explain: _____

11. Dimension of area to be occupied Approx 25' X 84' Total square footage 2100

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

13. Signage: What type of signage are you proposing for your business?
Name Plate in previously approved sign. Rectangular Sign Above Entrance Door
If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

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

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

Nicholas Ourgadis
Name

6/21/24
Date

Operations Manager
Title or Position

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

Mary Vizzutti
Name

6/21/24
Date

owner
Title or Position

Agenda

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

VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

PLEASE PRINT LEGIBLY

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:
Nicole Avgoulas O.D.

W248 N5233 Executive Drive, Suite 200 Sussex, WI 53089

Business Name: Radiant Eyes, LLC.

Name of Owner and Address of the Property involved in the Request (if different from above):
Mary Vezetti D.D.S.

W248 N5233 Executive Drive, Suite 100 Sussex, WI 53089

Tax Key No. of the Property involved in the Request: SUXV 0278999070

Mary Vezetti
Signature of Property Owner and /or Authorized Agent

6/21/24
Date

Signature of Village Official Accepting Form

Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.

Agenda

Radiant Eyes, LLC.

Radiant Eyes will provide advanced vision care services for patients. These services will include comprehensive eye exams to help preserve vision and assess ocular health. They will use the latest state of the art diagnostic and screening equipment to check for any signs of developing eye disease and visual changes as well as monitoring patients with eye diseases.

The will be an optical department that specializes in the fitting and sale of glasses and contact lenses and products for maintaining eye health or treating and managing various eye conditions.

List of Items to be Sold, Produced or Stored on Premises

Eye Glass Frames
Prescription Lenses
Contact Lenses
Contact Solutions, Eye Drops, Miscellaneous Eye Care Products
Tools/equipment used in the Practice of Optometry

Agenda

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Radiant Eyes, LLC.Radiant

Address: W248 N5233 Executive Drive, Suite 200

Owner/Operator: Nicole Avgoulas O.D.

Standard Industrial Classification #: 8042

How many people do you employ? 4

What are your businesses hours of work? M/T: 9-6 W: 11-7 R: 10-7 F: 9-4 S: 10-4 SUN: CLOSED

Who is responsible for water quality? (List job titles)
Nicole Avgoulas Owner/Optometrist
Noel Arackal Owner/Optometrist

Time and Duration of Discharge: During regular business hours

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):
General restroom use and handwashing consistent with medical office use

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:
General restroom usage and water for handwashing and cleaning.

Please list each product your business produces. (Include type, amount and rate of production):
No product produced

What are the constituents and characteristics of your wastewater?
General Office Wasterwater from restrooms, hand washing and cleaning.

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

Print Form

Clear Form

Agenda

Village of Sussex Fire Department
N63 W24335 Main Street
Sussex, Wisconsin 53089

Fire Station - *PHONE*
262-246-5197
Fire Station - *FAX*
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: Radiant Eyes, LLC.

Business Address: W248 N5233 Executive Drive, Suite 200 Sussex, WI 53089

Business Phone #: 262-304-0080

Business Email: info@radianteyes.com

Business Emergency Contacts

Name and Phone #: Nicole Avgoulas 262-490-0275

Name and Phone #: Noel Arackal 224-717-0672

Name and Phone #: Nicholas Avgoulas 262-370-7845

Building Owner Name: Mary Vezetti D.D.S.

Building Owner Email: drvezetti@gmail.com

Building Owner Emergency Contacts

Name and Phone #: Mary Vezetti 262-820-3330

Name and Phone #: _____

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No

Agenda

VILLAGE OF SUSSEX
N64W23760 MAIN STREET
SUSSEX WI 53089

Receipt No: 8.000215 Jun 21, 2024

PLANNING & ZONING - PLAN OF OPERATION-RADIANT EYES	175.00
Total:	175.00
CHECKS Check No: 1003	175.00
Payor: RADIANT EYES	
Total Applied:	175.00
Change Tendered:	.00

06/21/2024 10:51 AM

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

M E M O R A N D U M

To: Gabe Gilbertson, Community Development Director
From: Judith A. Neu, Village Engineer
Date: July 10, 2024
Re: Maple Avenue School Site Improvements

Following are comments and concerns of Engineering Division staff regarding the Maple Ave Elementary School Site Improvements Site Plan dated June 28, 2024, that was submitted by Plunkett Raysich Architects and JSD Professional Services on behalf of the Hamilton School District.

1. The submitted 11x17 plans are not scalable. Please submit scalable plans.
2. C100: I'd suggest that you require the contractor to cut the back of the curb with a rail saw rather than removing the existing curb due to the existing curb being constructed integrally with the Maple Avenue concrete pavement. If this can't be done, then the replacement curb shall be 30", not 18" as currently proposed and it will need to be tied to the existing concrete pavement and curb with drilled dowel bars.
3. C200: Please add curb ramps with detectable warning fields at the new driveway for the continuation of the Maple Avenue sidewalk. You will also need to paint a crosswalk across this driveway. I'd suggest continental style be used. Perhaps the same style crosswalk could be painted at the existing driveway as well.
4. Please add dimensions to the driveway opening at the Maple Avenue curb. Plan commission will likely need to approve this width as it will likely exceed the code maximum of 36 feet.
5. I'd suggest that the sidewalk closest to Maple Avenue be physically separated from the drive for pedestrian / bicycle safety. I understand the need for curbside sidewalk for loading / unloading adjacent to most of the drive length.
6. There are two exiting lanes on the new driveway. I'd like the designer to explain how the "No Left Turn" will function with only one "capture" lane on Maple Avenue. The center lane will not be effective as a right turn only lane. I think a bit more thought might need to be put into this traffic pattern.
7. C300: Please provide a separate grading plan. The erosion control information obscures the proposed contours.
8. Should the proposed rip rap extend completely between the two 898 proposed contour lines on the driveway? I assume it is there to help prevent erosion from runoff.
9. Please realign the storm discharge location further west (near the existing public storm outfall). The apartment to the south has drainage issues so it will be important to ensure that the new pipe discharges into the part of the swale / Pewaukee River that drains south rather than the part that drains west.

10. Note that portions of the swale on the south lot line are shown as wetlands on the Waukesha County GIS and DNR Surface Water Data Viewer. Please make sure the outfall is outside of the wetlands and show those wetlands on the site plan.
11. If there is no wetland disturbance, we should not need to require a wetland delineation and permits (local and state).
12. The existing floodplain near the south lot line also needs to be shown on the site plan. Again, if the floodplain is not disturbed, we should not need to require permits (local and state).
13. Please review the erosion control plan and find a way to prevent soil migration through the proposed storm pipe until such time as grass is reestablished in the storm pond.
14. Please find a different location to plant the Honey Locust Trees. New trees cannot be planted in the dry pond (north of the new drive).
15. Although the lighting section of the Code requires there be no spillover at the property lines, the Village will work with the applicant to determine if some spillover at the new driveway may be beneficial for the safety of students and pedestrians.
16. The site lights either need to be set flush or the concrete bases need to be painted to match the building per the Design Guidelines.
17. Please provide light pole information. The maximum height for light poles is 20 feet per the Design Guidelines. With a proposed 2.5-foot base sticking out of the ground, the pole height may need to be adjusted to meet that standard.
18. Comments on the stormwater management plan will be coming in a separate correspondence.

If you have any questions or concerns, please respond in writing.

Agenda

Project Name Maple Ave ES - Site Work

Tax Key # _____

VILLAGE OF SUSSEX
PLAN OF OPERATION
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

✓	Plan of Operation fee	$175.00
_____	Conditional Use fee (if necessary)	$210.00
_____	Pre Occupancy inspection fee	$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes:_____

_____

_____

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: Heidi Kramer Phone # 414-894-4494

E-mail: hkramer@prarch.com

For office use only:

Met with staff on:_____
Paid fees on:_____
To be on the Plan Commission Agenda for:_____
Original forms to the following:
Plan of Operation to Jeremy _____
Service reimbursement_____
Emergency Contact to Sheriff Dept_____
Wastewater Permit to WWTP _____

Any outstanding fees owed on the property?_____

Agenda

PLAN OF OPERATION

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

Is this request to be considered for a Conditional Use? No If yes, is this a new CU? –

(Conditional Use Permits require a Public Hearing) OR an amendment to a CU? –

Tax Key # _____ Zoning: Industrial I-1

Address of Tenant Space: N/A

1. Name of Business:
Maple Ave Elementary School

Business
W240 N6059 Maple Ave. | Sussex, WI 53089 | 262-246-4220
Address | City, State, Zip | Phone #

DistrictInfo@hamilton.k12.wi.us
Fax # | Email address

2. Business owner contact information:
Hamilton School District - Shelli Reilly (Assist. superintendant of business services)

Contact
W220 N6151 Town Line Rd. | Sussex, WI 53089 | 262-255-4149
Address | City, State, Zip | Phone #

262-255-6190 | reilsh@hamilton.k12.wi.us
Fax # | Email address

3. Building/Land owner contact information:
Hamilton School District - Jeff Grove (Manager of Buildings and Grounds)

Contact
W220 N6151 Town Line Rd. | Sussex, WI 53089 | 262-246-1673 x1137
Address | City, State, Zip | Phone #

262-246-1886 | grovje@hamilton.k12.wi.us
Fax # | Email address

4. Number of Employees/Shifts: 53 _____
Employees Shifts

5. Days of Operation:

Put an X in box that applies:	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	X	X	X	X	X		
Hours Open for business	7AM-4PM	7AM-4PM	7AM-4PM	7AM-4PM	7AM-4PM		

6. Is this an extension of an existing operation? No

7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? No
If yes, explain: –
If yes, please obtain and complete permit application.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? –

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No If yes, explain:

11. Dimension of area to be occupied Exist. bldg not being modified Total square footage

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 151+7ADA =158 Number of spaces needed per code 63
Number of spaces allocated for employee parking 63+7 ADA
Dimensions of parking lot 189'X258' Is parking lot paved? Yes
Plus additional parking along drives, per plan

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

Name June 28 - 24
Date
Heidi Kramer
Title or Position

I am aware and approve of the business to be operating in the building owned by Hamilton School District.

School is existing and not being modified

Name
Date
Title or Position

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

VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

PLEASE PRINT LEGIBLY

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

Hamilton School District - Shelli Reilly (Assist. superintendant of business services)

W220 N6151 Town Line Rd. Sussex, WI 53089

Business Name: Maple Ave Elementary School

Name of Owner and Address of the Property involved in the Request (if different from above):

Hamilton School District - Shelli Reilly (Assist. superintendant of business services)

W240 N6059 Maple Ave. Sussex, WI 53089

Tax Key No. of the Property involved in the Request: SUXV_____

Shelli K Reilly

Signature of Property Owner and /or Authorized Agent — Date: June 28-24

Signature of Village Official Accepting Form — Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.

Agenda

WASTEWATER DISCHARGE PERMIT APPLICATION N/A

Business Name: _____

Address: _____

Owner/Operator: _____

Standard Industrial Classification #: _____

How many people do you employ? _____

What are your businesses hours of work? _____

Who is responsible for water quality? (List job titles)

_____

_____

Time and Duration of Discharge: _____

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):

_____

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:

_____

_____

_____

_____

Please list each product your business produces. (Include type, amount and rate of production):

_____

_____

_____

_____

What are the constituents and characteristics of your wastewater?

_____

_____

_____

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

Print Form

Clear Form

Agenda

Village of Sussex Fire Department
N63 W24335 Main Street
Sussex, Wisconsin 53089

Fire Station - *PHONE*
262-246-5197
Fire Station - *FAX*
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: Maple Ave Elementary School

Business Address: W240 N6059 Maple Ave. Sussex, WI 53089

Business Phone #: 262-246-4220

Business Email: MapleInfo@hamilton.k12.wi.us

Business Emergency Contacts

Name and Phone #:

Name and Phone #:

Name and Phone #:

Building Owner Name: Hamilton School District - Shelli Reilly (Assist. superintendant of business services)

Building Owner Email: reilsh@hamilton.k12.wi.us

Building Owner Emergency Contacts

Name and Phone #: Hamilton School District - Jeff Grove 262-246-1973 x 1137
grovje@hamilton.k12.wi.us

Name and Phone #:

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No
no change to knox box location
Existing to remain

Agenda

Hamilton School District

Maple Ave Elementary School Site Improvements

W240 N6059 Maple Avenue. Sussex, WI 53089

PLUNKETT RAYSICH
ARCHITECTS, LLP

209 south water street, milwaukee, wisconsin 53204 t 414 359 3060
2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608 240 9900
1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845
311 canyon wren drive, buda, texas 78610 t 512 649 5627

SHEET INDEX

GENERAL

000 TITLE SHEET

CIVIL

C100 EXISTING CONDITIONS AND DEMOLITION PLAN
C200 SITE PLAN
C300 GRADING, EROSION CONTROL, AND UTILITY PLAN
C400 DETAILS

LANDSCAPE

L100 LANDSCAPE PLAN

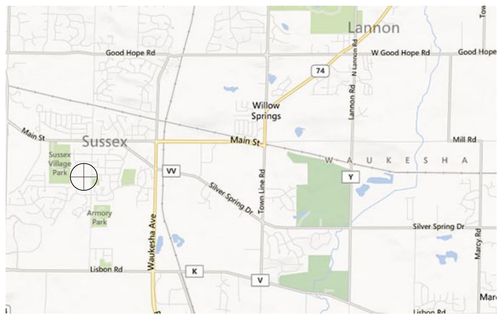
ELECTRICAL

E910 SITE LIGHTING PLAN
E920 SITE LIGHTING PHOTOMETRICS PLAN
E930 DETAILS AND CUTSHEETS

PROJECT INFORMATION

PROJECT DATE:	06/28/2024
PRA PROJECT NUMBER:	230139-05
DRAWING SET:	VILLAGE SUBMITTAL

PROJECT LOCATION



PROJECT TEAM

CONSTRUCTION MANAGER
J.P. Cullen & Sons, Inc.
(UNDER SEPARATE CONTRACT)
TEL(414) 988-0088
(414) 988-0089

CIVIL
JSD Professional Services
TEL(262) 513-0666

LANDSCAPE
JSD Professional Services
TEL(262) 513-0666

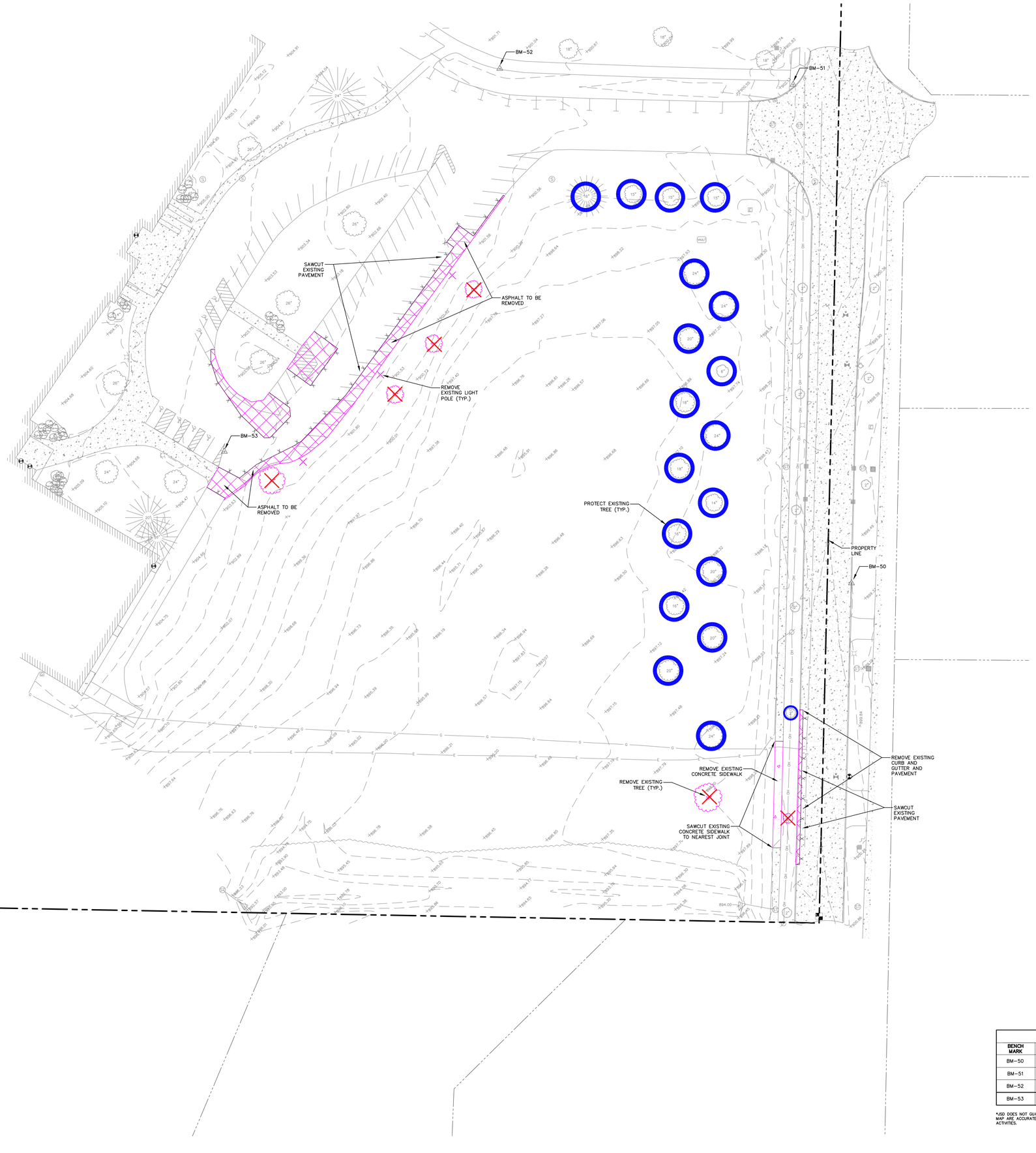
ELECTRICAL
Ring & DuChateau, LLP
TEL(414) 778-1700

6/28/2024 10:53:40 AM C:\Users\hillwork\OneDrive - PLUNKETT RAYSICH ARCHITECTS, LLP\Documents\Autodesk\Revit\2024\Local Files\230139-05_MAPLE ES_Arch_hillwork58U2G.rvt

COPYING, SCANNING, OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED
WITHOUT THE WRITTEN PERMISSION OF PLUNKETT RAYSICH ARCHITECTS, LLP.

© 2024 PLUNKETT RAYSICH ARCHITECTS, LLP
PRA PROJECT # 230139-05

Agenda



SHEET INDEX

C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING, EROSION CONTROL, AND UTILITY PLAN
C400	DETAILS

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. ALL TREES CALLED OUT TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
3. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 4.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 4.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 4.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 4.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
5. EXISTING SANITARY SERVICE SHOWN ON THE PLANS IS BASED ON INFORMATION PROVIDED BY OTHERS AND HAS NOT BEEN VERIFIED BY JSD. THE EXACT SIZE AND LOCATION OF SANITARY SERVICE SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
7. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
8. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
10. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
11. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
12. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.

PROJECT INFORMATION

OWNER/DEVELOPER
HAMILTON SCHOOL DISTRICT/MAPLE ELEMENTARY SCHOOL
W240N6059 MAPLE AVENUE, SUSSEX, WI
P: 262-246-4220

DESIGNER/ENGINEER
JSD PROFESSIONAL SERVICES
W238N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WI 53188
P: 262-513-0666
(Email): JSDINC.COM

EXISTING ZONING/ADJACENT ZONING
EXISTING: GOVERNMENT AND INSTITUTIONAL
ADJACENT: RECREATIONAL, MULTI-FAMILY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL

SUMMARY OF PROPOSED DEVELOPMENT
ADDITION OF PARKING LOT, ENTRANCE ROAD, DITCH AND DRY DETENTION POND

SIZE OF SITE (GROSS AND NET ACREAGE
SIZE = 22.53 ACRES (GROSS AND NET ACREAGE)

EXISTING LEGEND

S	SANITARY SEWER MANHOLE	☼	LIGHT POLE
ST	STORM MANHOLE	T	TELEPHONE PEDESTAL
⊕	CATCH BASIN ROUND	E	ELECTRICAL MANHOLE
⊞	CATCH BASIN SQUARE	▭	SIGN
	FIRE HYDRANT	⌀	POWER POLE
⋈	WATER VALVE		GUY WIRE
GV	GAS VALVE		

- SAN — SANITARY SEWER
- W — WATER MAIN
- ST — STORM SEWER
- RD — ROOF DRAIN
- G — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- FIB — UNDERGROUND FIBER OPTICS
- OH — OVERHEAD UTILITY
- SF — SILT FENCE
- CONIFEROUS TREE
- DECIDUOUS TREE
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR

DEMOLITION LEGEND

- PROPERTY LINE
- X X — SAWCUT EXISTING PAVEMENT
- G — EXISTING GAS
- OH — EXISTING OVERHEAD
- X — EXISTING FENCE
- TREE REMOVAL
- FEATURE TO BE PROTECTED
- UTILITY TO BE REMOVED
- ASPHALT TO BE REMOVED
- 4 4 — CONCRETE TO BE REMOVED

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-50	900.01	TP – CHISELED X SOUTHEAST
BM-51	902.15	TP – CHISELED X SOUTHWEST
BM-52	901.54	MAG NAIL NORTH
BM-53	903.60	MAG NAIL NORTHEAST

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

north
SCALE IN FEET
30' 0 30'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 24-14241
JSD PROJ. MGR.: JLJ

NOT FOR CONSTRUCTION

© 2024 PLUNKETT RAYSICH ARCHITECTS, LLP

PLUNKETT RAYSICH ARCHITECTS, LLP
309 north water street, milwaukee, wisconsin 53202 (414) 226 3000
10435 south 51st street, suite 150, milwaukee, wisconsin 53154 (414) 226 3000
1979 main street, suite 201, sarasota, florida 34236 (941) 444 8845
311 canyon meridian drive, keller, texas 76070 (312) 646 0827

Hamilton School District
Maple Elementary School
W240N6059 Maple Avenue, Sussex, WI 53089

REVISIONS:

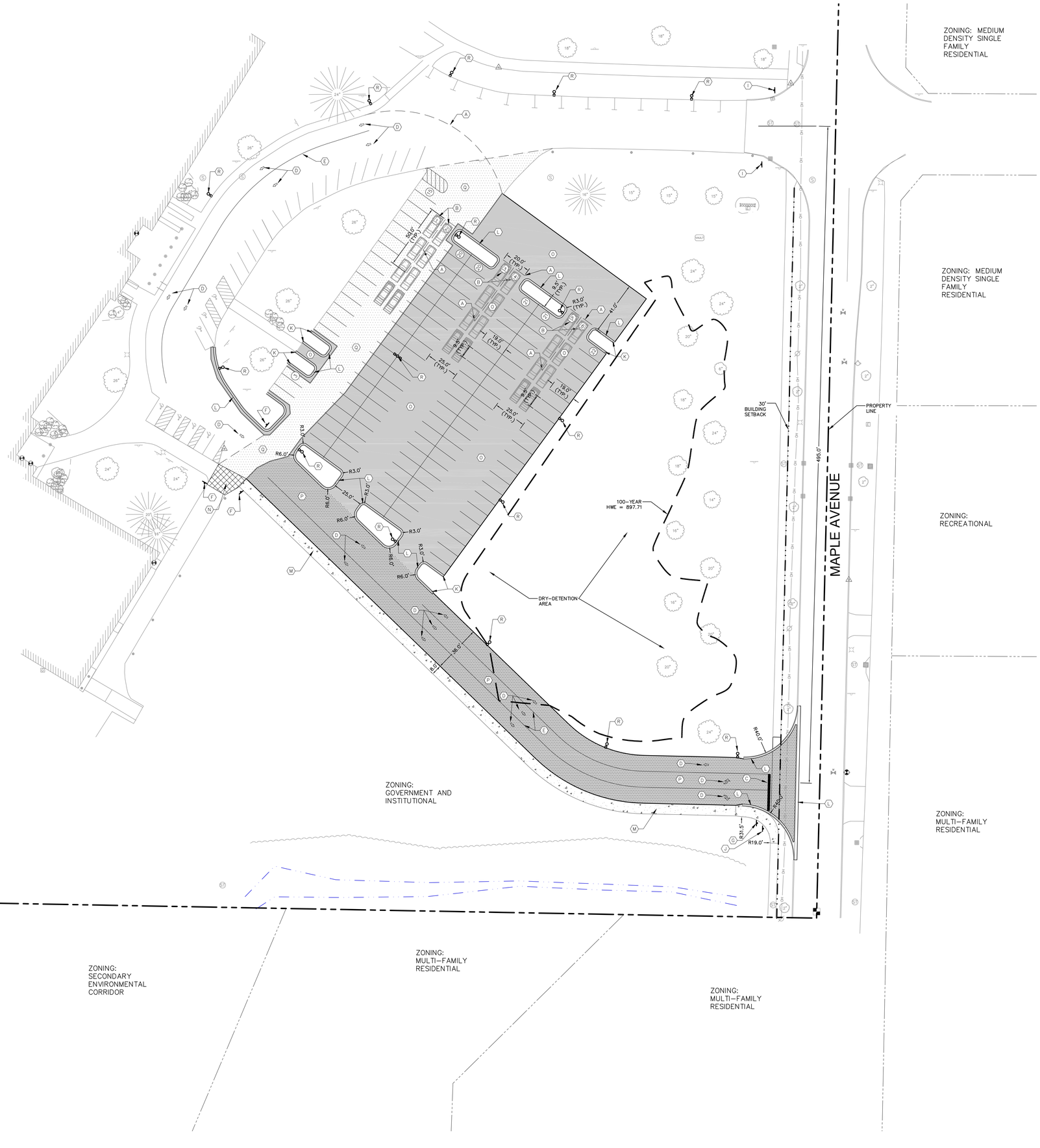
EXISTING CONDITIONS AND DEMOLITION PLAN

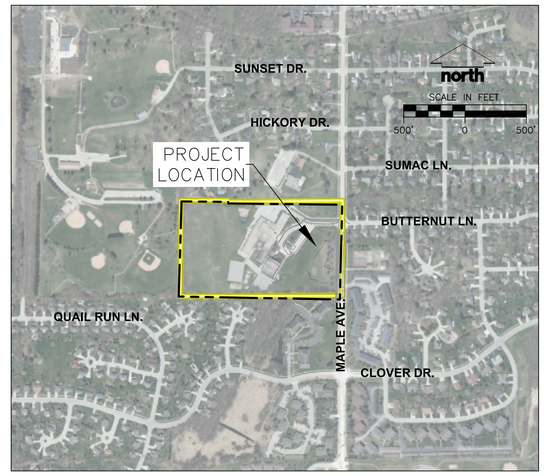
P.C. Submittal

DATE: 06/28/2024
JOB NO: 230139-05
SHEET NO: C100

File: R:\2024\24-14241\DWG\Civil Sheets\24-14241 C100 Demo.dwg Layout: C100 User: andrew.mertz Plotted: Jun 28, 2024 - 10:02am Xrefs:

Agenda





LOCATION MAP

PAVING NOTES

1. GENERAL

1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION", LATEST EDITION, APPLICABLE VILLAGE OF SUSSEX ORDINANCES.

1.2. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).

2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.

2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.

2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

3. CONCRETE PAVING SPECIFICATIONS

3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.

3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.

3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.

3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.

3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

LEGEND

- EDGE OF PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- SEAL COAT EXISTING PAVEMENT
- CONCRETE CURB AND GUTTER, WISDOT TYPE D, 18-INCH

SITE INFORMATION BLOCK

SITE ADDRESS	(W240N6059 MAPLE AVENUE)
PROPERTY AREA	(1,014,295 SF) 23.285 ACRES
DISTURBANCE AREA	(88,427 SF) 2.03 ACRES
EXISTING NUMBER OF PARKING STALLS	
STANDARD	74
ACCESSIBLE	7
TOTAL SURFACE	81
EXISTING AND PROPOSED NUMBER OF PARKING STALLS	
STANDARD	151
ACCESSIBLE	7
TOTAL SURFACE	158
PRE-DEVELOPMENT (SWM STUDY AREA ONLY):	
EXISTING IMPERVIOUS AREA =1.172 ACRES	
EXISTING GREEN SPACE AREA = 4.081 ACRES	
POST-DEVELOPMENT (SWM STUDY AREA ONLY):	
EXISTING AND PROPOSED IMPERVIOUS AREA = 2.444 ACRES	
EXISTING AND PROPOSED GREEN SPACE AREA = 2.791 ACRES	

KEYNOTES

- (A) PAVEMENT MARKING, LANE PAINT, 4-INCH, SKIP-DASH (WHITE)
- (B) PAVEMENT MARKING, SYMBOL, PAINT, PARENT PICKUP LINE NUMBER (WHITE)
- (C) PAVEMENT MARKING, LINE, PAINT, 24-INCH, STOP BAR (WHITE)
- (D) PAVEMENT MARKING, SYMBOL, PAINT, ARROW (WHITE)
- (E) PAVEMENT MARKING LINE, PAINT, 4-INCH (WHITE)
- (F) "DO NOT ENTER" SIGN ON TYPE A METAL POST
- (G) "STOP" SIGN, 30"X30", ON TYPE A METAL POST
- (H) "RIGHT TURN ONLY" SIGN ON TYPE A METAL POST
- (I) "BUSSES ONLY, 7-9 AM, 2-4 PM" SIGN ON TYPE A METAL POST
- (J) "NO LEFT TURN, 7-9 AM, 2-4 PM" SIGN ON TYPE A METAL POST
- (K) TAPER CURB HEAD 6" TO 0" IN 3-FEET
- (L) 18" CONCRETE CURB AND GUTTER
- (M) THICKENED EDGE CONCRETE SIDEWALK, 8" WIDE
- (N) HEAVY DUTY CONCRETE PAVEMENT
- (O) LIGHT DUTY ASPHALT PAVEMENT
- (P) HEAVY DUTY ASPHALT PAVEMENT
- (Q) SEAL COAT EXISTING ASPHALT PAVEMENT
- (R) LIGHT POLE, REFER TO PHOTOMETRIC PLAN

north
SCALE IN FEET
30' 0 30'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 24-14241
JSD PROJ. MGR.: JLJ

209 south main street, milwaukee, wisconsin 53204 414.226.3000
2310 crossroads drive, suite 3000, madison, wisconsin 53718 608.661.3000
1979 milton street, suite 201, batavia, illinois 34236 1.844.444.8845
311 canyon meadows circle, suite 100, new braunfels, texas 78130 1.512.649.0507

PLUNKETT RAYSICH ARCHITECTS, LLP

Hamilton School District
Maple Elementary School
W240N6059 Maple Avenue, Sussex, WI 53089

REVISIONS:

SITE PLAN

P.C. Submittal

DATE: 06/28/2024
JOB NO: 230139-05
SHEET NO: C200

NOT FOR CONSTRUCTION

©2024 PLUNKETT RAYSICH ARCHITECTS, LLP

File: R:\2024\24-14241\DWG\Civil Sheets\24-14241 C200 Site Plan.dwg Layout: C200 User: andrew.mertz Plotted: Jun 28, 2024 - 10:05am Xrefs:

Agenda



GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
4. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
5. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES.
6. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
7. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
8. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
9. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF NEW BERLIN ORDINANCE.

EROSION CONTROL NOTES

1. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
2. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
3. EROSION CONTROL FOR UTILITY CONSTRUCTION:
   A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
4. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
5. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
6. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
7. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
8. STABILIZATION PRACTICES:
   - 8.1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
   - 8.2. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
   - 8.3. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
   - 8.4. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
     - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
     - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
     - HYDRO-MULCHING WITH A TACKIFIER
     - GEOTEXTILE EROSION MATTING
     - SODDING

UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF SUSSEX SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
4. TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND VILLAGE OF SUSSEX REQUIREMENTS.
5. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
8. STORM SEWER SPECIFICATIONS –

   PIPE – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTO CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTO C-443; HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) – CLASS PS46 MEETING AASHTO M278, AS NOTED.

   INLETS/CATCH BASINS – INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2504 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-33228 WITH TYPE G GRATE, OR EQUAL.

   BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

   MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1713 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL -

   FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
9. ALL NEW ON-SITE STORM UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
10. ALL APPLICATIONS AND FEES FOR STORM SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER SYSTEMS.
11. ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY CITY. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.

LEGEND

- EDGE OF PAVEMENT
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- DITCH CHECK
- SF SILT FENCE SF
- RIP-RAP
- DRAINAGE DIRECTION
- STORM SEWER STRUCTURE
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - BOC – BACK OF CURB
  - MATCH – MATCH EXISTING GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK
  - TW – TOP OF WALL
- FG: XXX.XX

north
SCALE IN FEET
30' 0 30'

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-50	900.01	TP – CHISELED X SOUTHEAST
BM-51	902.15	TP – CHISELED X SOUTHWEST
BM-52	901.54	MAG NAIL NORTH
BM-53	903.60	MAG NAIL NORTHEAST

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 24-14241
JSD PROJ. MGR.: JLJ

NOT FOR CONSTRUCTION
© 2024 PLUNKETT RAYSICH ARCHITECTS LLP

PLUNKETT RAYSICH ARCHITECTS, LLP
414.188.3000
414.258.3000
1841.444.8845
1310.649.0827
309 north water street, milwaukee, wisconsin 53202
2310 crossroads drive, suite 1000, madison, wisconsin 53718
1979 milli street, suite 201, kansas, florida 34236
311 canyon meridian drive, bolder, texas 78610

Hamilton School District
Maple Elementary School
W240N6569 Maple Avenue, Sussex, WI 53089

REVISIONS:

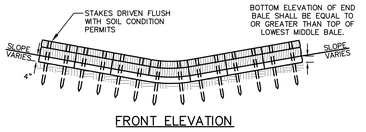
GRADING, EROSION CONTROL, AND UTILITY PLAN

P.C. Submittal

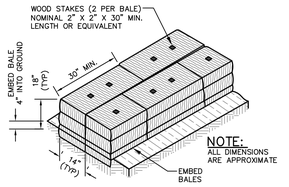
DATE: 06/28/2024
JOB NO: 230139-05
SHEET NO: C300

File: R:\2024\24-14241\DWG\Civil Sheets\24-14241 C300 Grading Plan.dwg Layout: C300 User: andrew.mertz Plotted: Jun 28, 2024 - 10:05am Xrefs:

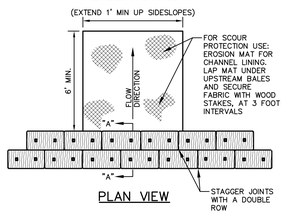
Agenda



FRONT ELEVATION



SECTION "A–A"



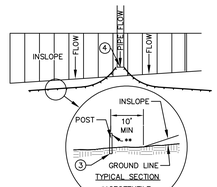
PLAN VIEW

GENERAL NOTES:

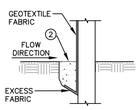
1. INSTALLED, THE MINIMUM HEIGHT OF DITCH CHECKS SHALL BE 10–INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16–INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
2. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR.
3. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO–FEET OF DROP IN THE CHANNEL.
4. DITCH CHECK SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24– HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5–INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH HALF OF THE HEIGHT OF THE LOWEST BALE.
6. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
7. DITCH CHECK CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1062). EROSION MATTING SCOUR PROTECTION SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1053).

DITCH CHECK (STRAW BALES)

REV. 11–19–2018 N.T.S.

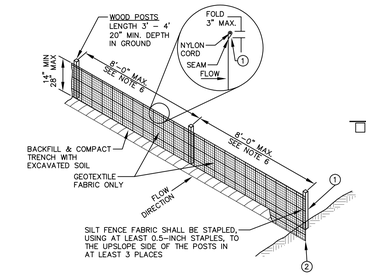


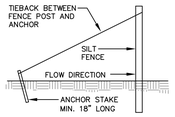
SILT FENCE ALONG SLOPES & OUTFALLS



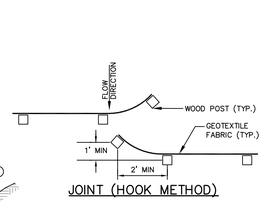
NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL

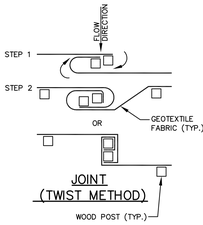




SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (HOOK METHOD)



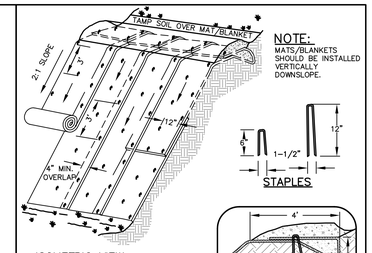
JOINT (TWIST METHOD)

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8–INCHES OF FABRIC IN A 4–INCH WIDE AND 6–INCH DEEP TRENCH OR 6–INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125–INCHES x 1.125–INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8–FEET FOR WOVEN & 3–FEET FOR NON–WOVEN)

SILT FENCE

REV. 7–01–2019 N.T.S.



ISOMETRIC VIEW TYPICAL SLOPE SOIL STABILIZATION

BERM

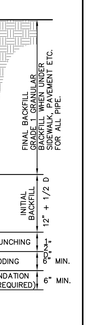
NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON–CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

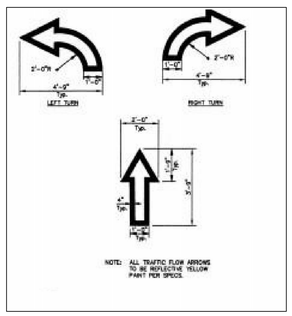
EROSION MATTING

REV. 11–19–2018 N.T.S.



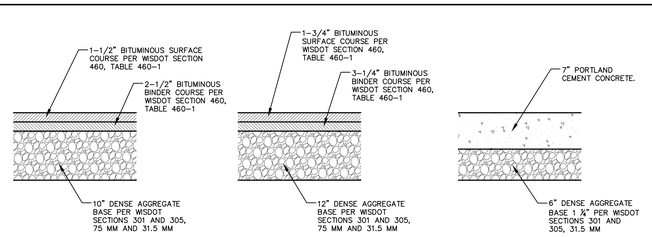
TRENCH BACKFILL

REV. 12–05–2018 N.T.S.



PAVEMENT MARKING ARROWS

N.T.S.



STANDARD ASPHALT PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT SECTION

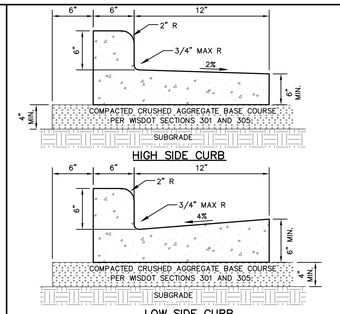
HEAVY DUTY CONCRETE SECTION

GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY GILES ENGINEERING ASSOCIATES INC., TITLED "HAMILTON SCHOOL DISTRICT, MAPLE ELEMENTARY" DATED [DATE]. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   – BITUMINOUS CONCRETE: REFER TO SECTION 460–3.
   – BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.

PAVEMENT SECTIONS

REV. 7–01–2019 N.T.S.



HIGH SIDE CURB

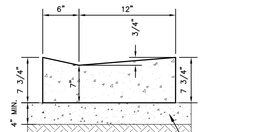
LOW SIDE CURB

GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

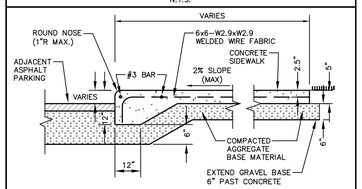
18" STANDARD CURB & GUTTER

REV. 12–24–2020 N.T.S.



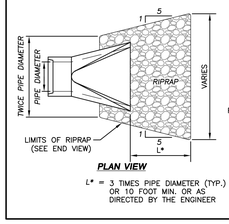
18" DRIVEWAY SECTION CURB & GUTTER

N.T.S.



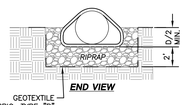
THICKENED EDGE SIDEWALK

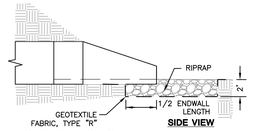
REV. 07–14–2020 N.T.S.



PLAN VIEW

L* = 3 TIMES PIPE DIAMETER (TYP.) OR 10 FOOT MIN. OR AS DIRECTED BY THE ENGINEER



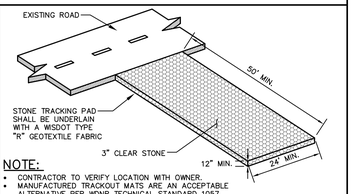


GENERAL NOTES:

1. RIPRAP SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
2. TYPE "R" GEOTEXTILE FABRIC SHALL BE SELECTED FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S PRODUCT ACCEPTABILITY (PAL) LIST.

RIPRAP APRON ENDWALL

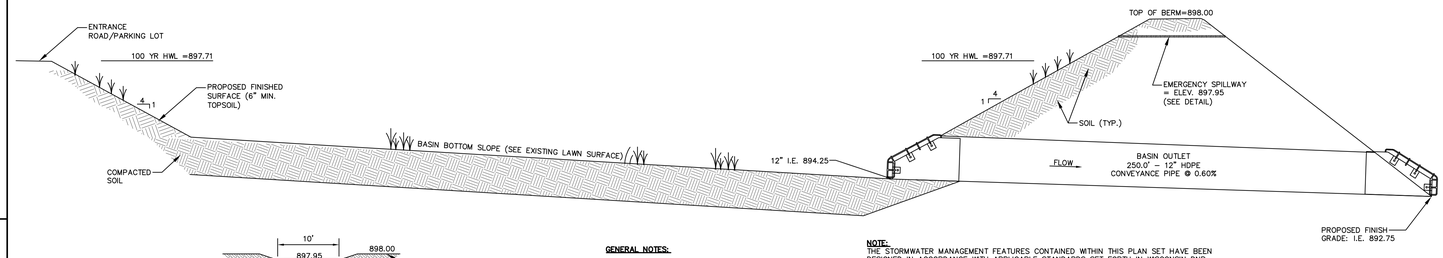
N.T.S.

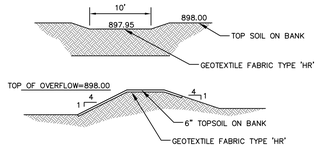


NOTE:
- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.

CONSTRUCTION ENTRANCE

REV. 04–24–2024 N.T.S.





EMERGENCY SPILLWAY OVERFLOW WEIR DETAIL

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS AND RECOMMENDATIONS OF SET FORTH IN "VILLAGE OF MENOMONEE FALLS STORMWATER MANAGEMENT GUIDELINE.
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C–76/C443) WITH RUBBER GASKETS.
4. IMMEDIATELY INSTALL FILTER FABRIC OVER ALL OUTLETS TO PREVENT SEDIMENT DEPOSITION IN THE PIPING. (REMOVE FOLLOWING CONTRIBUTING AREA STABILIZATION)

NOTE:
THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

DRY DETENTION BASIN DETAIL

N.T.S.

pra
PLUNKETT RAYSICH ARCHITECTS, LLP
209 south main street, milwaukee, wisconsin 53204 t 414 288 3000
1979 milton avenue, janesville, wisconsin 53545 t 608 755 3000
2310 crossroads drive, suite 2001 kansas, florida 34236 t 941 444 8843
311 canyon creek drive, austin, texas 78613 t 512 646 0507

Hamilton School District
Maple Elementary School
W240N9059 Maple Avenue, Sussex, WI 53089

REVISIONS:

DETAILS

P.C. Submittal

DATE: 06/28/2024
JOB NO: 230139-05
SHEET NO: C400

DIGGERS HOTLINE
Toll Free (800) 242-8511

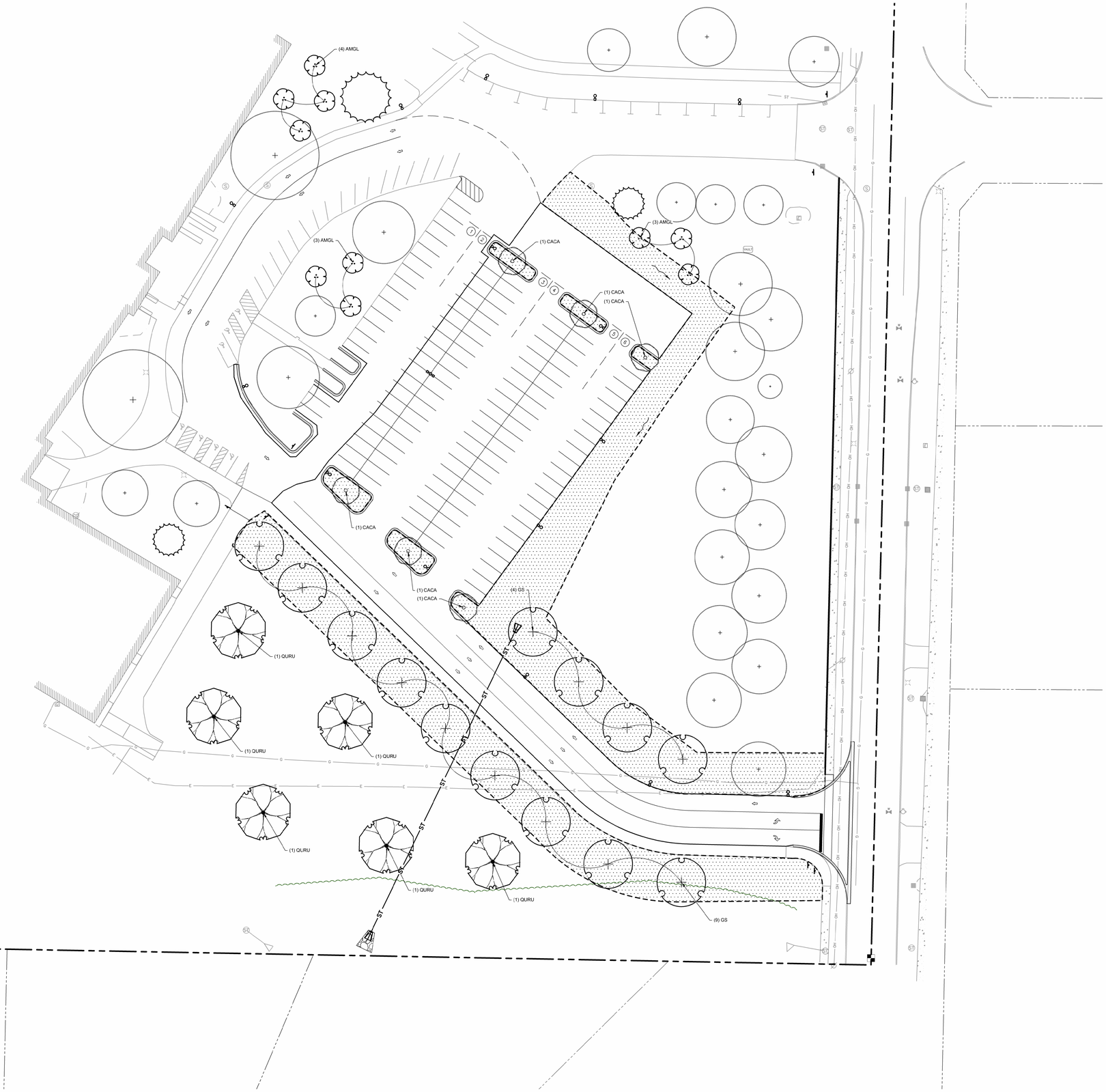
JSD
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 24-14241
JSD PROJ. MGR.: JLJ

NOT FOR CONSTRUCTION

© 2024 PLUNKETT RAYSICH ARCHITECTS, LLP

File: R:\2024\24-14241\DWG\Civil Sheets\24-14241 C400 Details.dwg Layout: C400 User: andrew.moritz Plotted: Jun 28, 2024 - 10:08am Xref's:

Agenda



1 L1.0 **OVERALL LANDSCAPE PLAN**

LANDSCAPE & RESTORATION PLAN NOTES:

1. FINE GRADE AND SEED DISTURBED AREA, INCLUDE EROSION CONTROL BLANKET. SEED LIMIT IS APPROXIMATE. SEED TO LIMITS OF GRADING AND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY UNAUTHORIZED DISTURBANCE OUTSIDE OF DESIGNATED CONSTRUCTION AREA.
2. THE CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION AND THE SITE IS TURNED OVER TO THE PARK DISTRICT.
3. ALL QUANTITIES ARE FOR REFERENCE. CONTRACTOR TO VERIFY QUANTITIES WITH PLANS PRIOR TO BIDDING.
4. ALL PLANTING BEDS SHALL HAVE A 3" CULTIVATED EDGE. CURVED BEDLINES ARE TO BE SMOOTH AND CONTINUOUS AND NOT SEGMENTED. SEE DETAIL.
5. SEE ALSO SPECIFICATIONS FOR PLANTING REQUIREMENTS.

LEGEND

KENTUCKY BLUEGRASS BLEND (SEED)

CUMULATIVE PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
ORNAMENTAL TREES						
	AMGL	*Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry*	B & B	1.5" Cal	10	
	CACA	*Carpinus caroliniana / American Hornbeam*	B & B	3" Cal	6	
OVERSTORY DECIDUOUS TREES						
	GS	*Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust*	B & B	4" Cal	13	
	QURU	*Quercus rubra / Red Oak*	B & B	4" Cal	6	

PLANT IMAGES



Autumn Brilliance Serviceberry



American Hornbeam



Skyline Honey Locust



Red Oak

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-50	900.01	TP - CHISELED X SOUTHEAST
BM-51	902.15	TP - CHISELED X SOUTHWEST
BM-52	901.54	MAG NAIL NORTH
BM-53	903.60	MAG NAIL NORTHEAST

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

north
SCALE IN FEET
30' 0 30'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 24-14241
JSD PROJ. MGR.: JLJ

NOT FOR CONSTRUCTION
©2024 PLUNKETT RAYSICH ARCHITECTS, LLP

PLUNKETT RAYSICH ARCHITECTS, LLP
414.290.3000
414.290.3001
1.941.444.8845
1.512.646.0827
209 south water street, milwaukee, wisconsin 53204
2310 crownpoint drive, suite 200, charlotte, north carolina 28227
1979 main street, suite 201, sarasota, florida 34236
317 congress avenue, austin, texas 78701

Hamilton School District
Maple Elementary School
W240N6059 Maple Avenue, Sussex, WI 53089

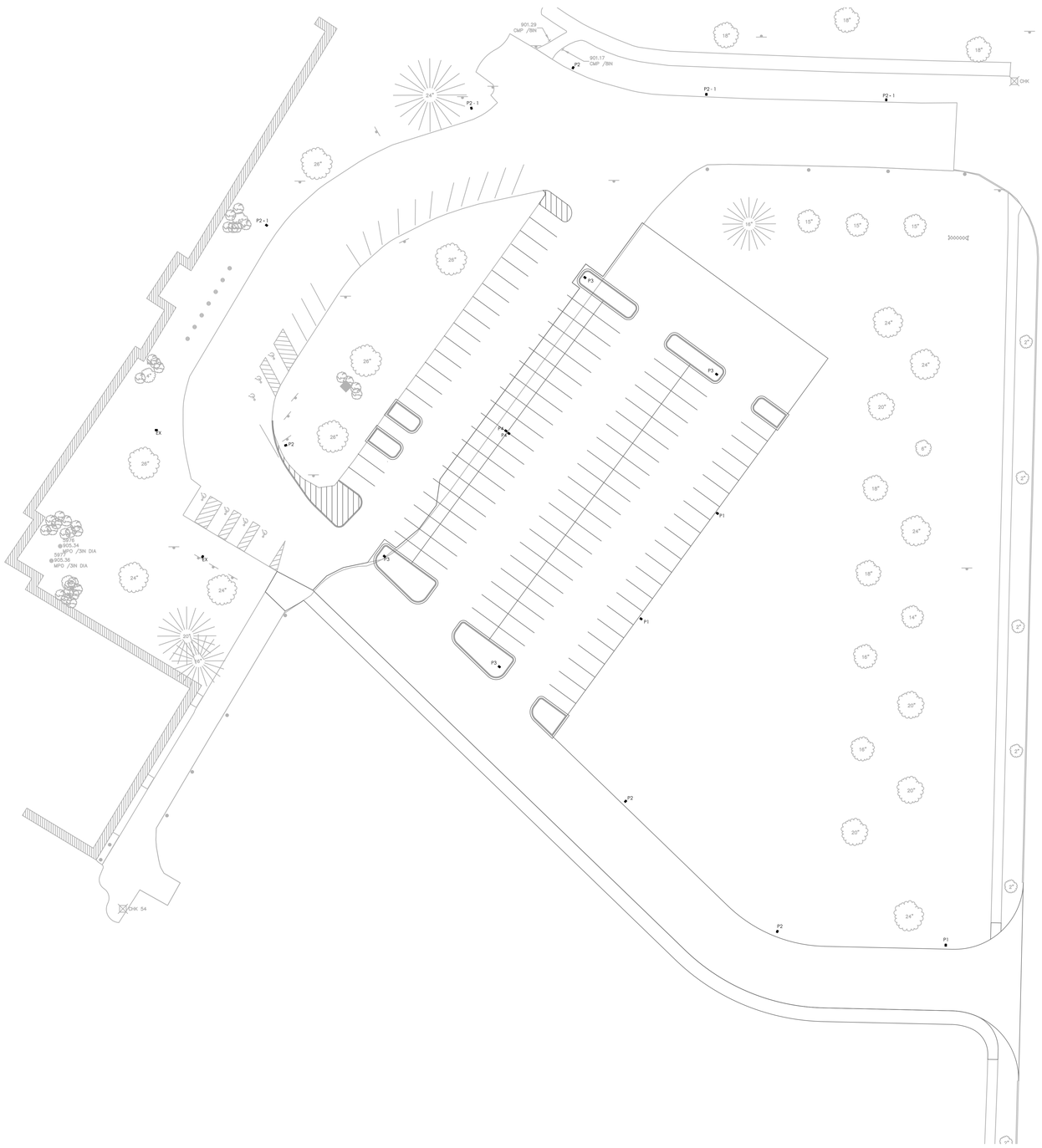
REVISIONS:

LANDSCAPE PLAN

P.C. Submittal

DATE: 06/28/2024
JOB NO: 230139-05
SHEET NO: L100

File: R:\2024\24-14241\DWG\Landscape Sheets\24-14241 L100 Landscape Plan.dwg Layout: L100 User: andrew.mertz Plotted: Jun 28, 2024 - 10:09am Xrefs:



SITE LIGHTING PLAN

1 / E910 SCALE: 1"= 30'

NORTH

Luminaire Schedule								
Tag	Symbol	Qty	Label	Description	Mounting Height	LLF	Luminaire Lumens	Luminaire Watts
EX		2	OSQM-C-11L-40K7-3M-Ux-xx-xx-x	EXISTING SITE POLE - APPROX. 11,000 LUMENS - TYPE 3 DISTRIBUTION	20	0.850	10450	68
P1		3	OSQM-C-11L-40K7-4M-Ux-xx-xx-x	SINGLE HEAD - CREE OSQ - 11,000 LUMENS - TYPE 4M DISTRIBUTION	20	0.850	10450	68
P2		4	OSQM-C-11L-40K7-2M-Ux-xx-xx-x	SINGLE HEAD - CREE OSQ - 11,000 LUMENS - TYPE 2M DISTRIBUTION	20	0.850	10450	68
P2 - 1		4	OSQM-C-11L-40K7-2M-Ux-xx-xx-x_1	SINGLE HEAD - CREE OSQ - 11,000 LUMENS - TYPE 2M DISTRIBUTION - WITH 30 DEG. TILT	20	0.850	10450	68
P3		4	OSQM-C-11L-40K7-5M-Ux-xx-xx-x	SINGLE HEAD - CREE OSQ - 11,000 LUMENS - TYPE 5M DISTRIBUTION	20	0.850	11000	68
P4		2	OSQM-C-11L-40K7-4M-Ux-xx-xx-x_1	DOUBLE HEAD - CREE OSQ - 11,000 LUMENS - TYPE 4M DISTRIBUTION	20	0.850	10450	68

SHEET NOTES -

1. TYPE EX IS AN EXISTING POLE MOUNTED LIGHT. FOR PURPOSE OF CALCULATION WE ASSUMED TYPE 3 DISTRIBUTION, 11,000 DELIVERED LUMENS, MOUNTED AT 20'-0" AFG.
2. TYPE P2-1 FIXTURE HEAD HAVE A 30 DEGREE TILL UP.

RING & BUCHTEAU
1100 West Capitol Drive, Suite 310
Phone: 414.778.1700 / Fax: 414.778.2360 / rb@rbgis.com
RB2I Project No: 23007000

PLUNKETT RAYSICH ARCHITECTS, LLP
209 south main street, milwaukee, wisconsin 53204 — 414.390.3000
2315 crossroads drive, madison, wisconsin 53718 — 608.241.3000
1979 main street, suite 201, sarasota, florida 34236 — (941) 444-8845
311 georgia ave, suite 1, west palm beach, florida 33401 — (561) 649-5977

Hamilton School District
Maple Avenue Elementary School
W240N6059 Maple Ave, Sussex, WI 53089

REVISIONS:
- - -

SITE LIGHTING PLAN

DATE: 06-14-24
JOB NO: 230139-06
SHEET NO: E910

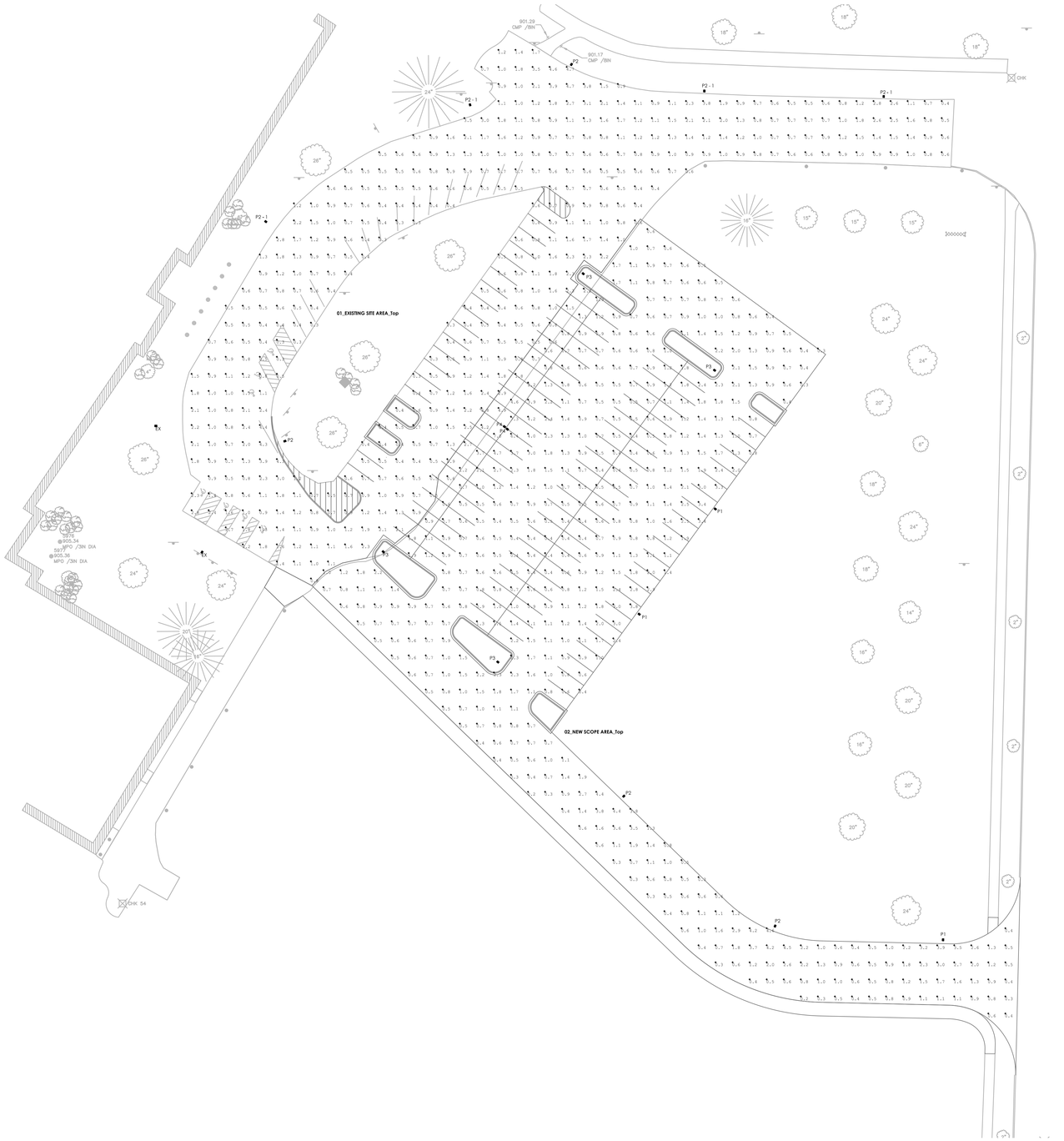
DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

NOT FOR CONSTRUCTION

©2023 PLUNKETT RAYSICH ARCHITECTS, LLP

DRAWN BY: AUTHOR 8/31/2023 2:17:15 PM



1 E910 **SITE LIGHTING PHOTOMETRICS PLAN**
SCALE: 1"= 30'

NORTH

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
01_EXISTING SITE AREA_Top	Illuminance	Fc	1.13	4.9	0.3	3.77	16.33
02_NEW SCOPE AREA_Top	Illuminance	Fc	1.20	7.3	0.2	6.00	36.50

SHEET NOTES -

1. TYPE EX IS AN EXISTING POLE MOUNTED LIGHT. FOR PURPOSE OF CALCULATION WE ASSUMED TYPE 3 DISTRIBUTION, 11,000 DELIVERED LUMENS, MOUNTED AT 20'-0" AFG.
2. TYPE P2-1 FIXTURE HEAD HAVE A 30 DEGREE TILL UP.
3. THE RESULTS OF THIS STUDY ARE TO BE VIEWED ONLY AS AN INDICATION OF POSSIBLE PERFORMANCE. DUE TO VARIATIONS IN LED BOARDS, DRIVERS, MANUFACTURING, LINE VOLTAGE, AND SITE CONDITIONS, A GUARANTEED LEVEL OF PERFORMANCE IS NOT POSSIBLE AND IS NOT REPRESENTED BY THIS ANALYSIS.
4. CALCULATION IS MODELED USING A LIGHT LOSS FACTOR OF 0.85 TO INDICATE MAINTAINED ILLUMINANCE VALUES.

RING & BUCHTEAU
1700 West Carroll Avenue Milwaukee, WI 53233
Phone: 414.778.1700 | Fax: 414.778.2360 | rb@rbgds.com
RB2I Project No: 2300700

pra
PLUNKETT RAYSICH ARCHITECTS, LLP
209 south main street, milwaukee, wisconsin 53204 | 414.390.3000
2310 crossroads drive, madison, wisconsin 53718 | 608.661.3000
1979 main street, suite 201, sarasota, florida 34236 | 941.444.8845
311 georgia ave, suite 1, wisconsin dells, wisconsin 53965 | 1.512.649.0827

Hamilton School District
Maple Avenue Elementary School
W240N6569 Maple Ave, Sussex, WI 53089

REVISIONS:
- -

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

NOT FOR CONSTRUCTION
© 2023 PLUNKETT RAYSICH ARCHITECTS LLP

SITE LIGHTING PHOTOMETRICS PLAN

DATE: 06-14-24
JOB NO: 230139-06
SHEET NO: E920

DRAWN BY: AUTHOR 8/31/2023 2:17:15 PM

Submitted by Enterprise Lighting, LTD.

Enterprise Lighting Manufacturers' Reserve

Job Name:
Hamilton School District - High School Addition and Renovations
Architect: Plunkett Raysich Architects (Milwaukee)
Engineer: Ring & DuChateau, LLP (Brookfield)

Catalog Number:
OSQ-A-NM-2ME-B-40K-UL-BZ

Notes:

Type:
P1

ELL18-79632

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[1] See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed

Backlight Shield
OSQ-BLSMF
– Front facing optics
OSQ-BLSMR
– Rotated optics

Hand-Held Remote
XA-SENSREM
– For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

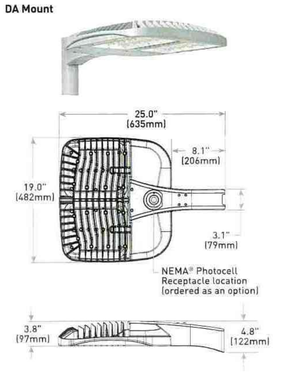
Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)*		
OSQ-		
OSQ-AA Adjustable Arm **OSQ-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black **BZ** Bronze **WH** White

* Reference EPA and pole configuration suitability data beginning on page 7

DA Mount



Weight
26.5 lbs. (12kg)

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	A	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **4ME*** Type IV Medium **3ME*** Type III Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **WSN** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood	**B** 84W **K** 130W	**30K** 3000K **40K** 4000K **57K** 5700K	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**DIM** 0–10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified input power designator **F** Fuse - When code dictates fusing, use time delay fuse - Available for U.S. applications only **ML** Multi-Level - Refer to ML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt **PML** Programmable Multi-Level, up to 40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2** Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 9-10 for power and lumen values **R** NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - 3-pin receptacle per ANSI C136.10 - Photocell and shorting cap by others **RL** Rotate Left - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 2 for optic directionality **RR** Rotate Right - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 2 for optic directionality

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

TYPE EX

Submitted by Enterprise Lighting, LTD.

Enterprise Lighting Manufacturers' Reserve

Job Name:
Hamilton School District - High School Addition and Renovations
Architect: Plunkett Raysich Architects (Milwaukee)
Engineer: Ring & DuChateau, LLP (Brookfield)

Catalog Number:
OSQ-A-NM-2ME-B-40K-UL-BZ

Notes:

Type:
P1

ELL18-79632

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[1] See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed

Backlight Shield
OSQ-BLSMF
– Front facing optics
OSQ-BLSMR
– Rotated optics

Hand-Held Remote
XA-SENSREM
– For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: Mount: OSQ-AASV + Luminaire: OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)*

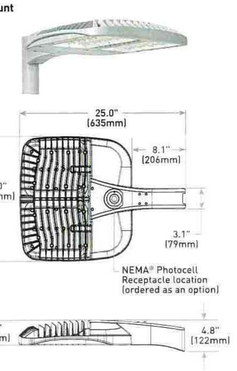
OSQ-

OSQ-AA Adjustable Arm
OSQ-DA Direct Arm

Color Options: SV Silver, BK Black, BZ Bronze, WH White

* Reference EPA and pole configuration suitability data beginning on page 7

DA Mount



Weight
26.5 lbs. (12kg)

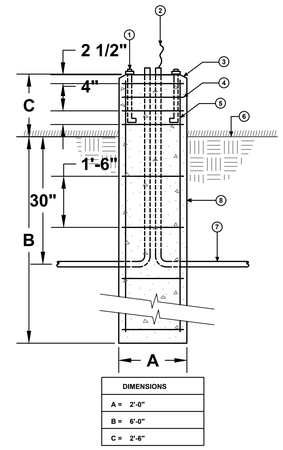
Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	A	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **4ME*** Type IV Medium **3ME*** Type III Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **WSN** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood	**B** 84W **K** 130W	**30K** 3000K **40K** 4000K **57K** 5700K	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**DIM** 0–10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified input power designator **F** Fuse - When code dictates fusing, use time delay fuse - Available for U.S. applications only **ML** Multi-Level - Refer to ML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt **PML** Programmable Multi-Level, up to 40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2** Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 9-10 for power and lumen values **R** NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - 3-pin receptacle per ANSI C136.10 - Photocell and shorting cap by others **RL** Rotate Left - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 2 for optic directionality **RR** Rotate Right - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 2 for optic directionality

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: lighting.cree.com T (800) 236-6800 F (262) 504-5415
Rev. Date: V15 05/10/2018
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

TYPE P1 / P2 / P2-1 / P3 / P4



DIMENSIONS
A = 2'-0"
B = 6'-0"
C = 2'-6"

KEYED NOTES -

1. ANCHOR BOLTS PER POLE MANUFACTURER
2. #10 GROUND PER CONDUIT - ATTACH TO GROUND LUG ON POLE.
3. 1" CHAMFER
4. #3 TIES
5. (4) #5 VERTICAL BARS
6. GRADE
7. NON-METALLIC CONDUIT 1" MINIMUM
8. PROVIDE AIR ENTRAINED CONCRETE WITH AT LEAST A 4000 PSI RATING AND 3/4" AGGREGATE.

X / EX **POLE BASE DETAIL - RAISED**
NOT TO SCALE

PLUNKETT RAYSICH ARCHITECTS, LLP
RING & DUCHATEAU
1400 West Glendale Avenue, Milwaukee, WI 53204
Phone: 414.778.1700 | Fax: 414.778.2360 | rd@rdpc.com
R&D Project No: 22007000

209 south water street, milwaukee, wisconsin 53204 414.390.3000
2310 crossroads drive, suite 3100, madison, wisconsin 53718 608.443.3000
1979 main street, suite 201, sarasota, florida 34236 941.444.8845
311 stonybrook drive, bixby, texas 74015 1.512.649.0827

Hamilton School District
Maple Avenue Elementary School
W240N6059 Maple Ave, Sussex, WI 53089

REVISIONS:

DETAILS AND CUTSHEETS

DATE: 06-14-24
JOB NO: 230139-06
SHEET NO: E930

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

NOT FOR CONSTRUCTION

©2023 PLUNKETT RAYSICH ARCHITECTS, LLP

DRAWN BY: AUTHOR 8/31/2023 2:17:15 PM

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

M E M O R A N D U M

To: Gabe Gilbertson, Community Development Director
From: Judith A. Neu, Village Engineer
Date: July 11, 2024
Re: Dynamic Ratings Site Plan

Following are comments and concerns of Engineering Division staff regarding the site plan for Dynamic Ratings on Lot 4 of CSM 12581 along Highlands Court dated June 28, 2024, that was submitted by EUA and The SIGMA Group on behalf of Dynamic Ratings.

1. I would like to see the drive openings be done as curb cuts (with a rail saw) rather than by removing the existing curb, if possible. If this is not possible, then the new curb will need to be tied to the existing concrete pavement and curb with drilled dowel bars.
2. A design of the trash enclosure is needed. The designer should consult the Village Design Guidelines for requirements.
3. There is an existing street light just east of the hydrant along Highlands Court. This needs to be shown on the site plan. I want to make sure it isn't impacted by the driveway.
4. The existing electric lines continue across the entire lot, but on C001 Site Survey Plan, there is a gap in the electric line. Please review and revise.
5. The existing Pedestrian Easement and the path at the northeast corner of the site should be shown on the site plan.
6. Please provide truck turning movements into the eastern driveway. I want to ensure that trucks can make the turn from the westbound lane of Highlands Court without crossing the centerline. This concern comes from the narrowed width of the driveway just north of the proposed eastern drive approach.
7. Is there a good reason to perpetuate the ditch between Lot 4 and lots 2&3 of CSM 12581 given the proposed designs of these adjacent sites. Property owners should work together to address this issue. The existing flared end section could be replaced with a field inlet to decrease the depth of the hole between the proposed driveways on these adjacent sites.
8. I would suggest that the trash enclosure not be constructed over the proposed storm sewer. One or the other should be relocated.
9. For the erosion control plan, how are we going to prevent silt from entering the public storm sewer at the southwest corner of the lot? The proposed silt fence doesn't seem adequate for this location.
10. I'd suggest that all inlets at low points use Type D inlet protection.
11. We'll need a hydrant maintenance agreement, the description of which should include access, for the two private hydrants proposed.
12. Is the owner planning a ground sign? If so, it should be shown on the site plan.

If you disagree with any of these comments, please respond in writing.

Project Name _____

Tax Key # _____

VILLAGE OF SUSSEX
PLAN OF OPERATION
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

_____Plan of Operation fee	$175.00
_____Conditional Use fee (if necessary)	$210.00
_____Pre Occupancy inspection fee	$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes:_____

_____

_____

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: Chris Johns - EUA (architect) Phone # (414) 291-8152

E-mail: chrisj@eua.com

For office use only:

Met with staff on:_____
Paid fees on:_____
To be on the Plan Commission Agenda for:_____
Original forms to the following:
Plan of Operation to Jeremy _____
Service reimbursement_____
Emergency Contact to Sheriff Dept_____
Wastewater Permit to WWTP _____

Any outstanding fees owed on the property?_____

PLAN OF OPERATION

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

Is this request to be considered for a Conditional Use? no _____ If yes, is this a new CU? _____

(Conditional Use Permits require a Public Hearing) OR an amendment to a CU? _____

Tax Key # To be issued, CSM has been submitted _____ Zoning: BP-1 _____

Address of Tenant Space: Lot 4, Highland Court _____

1. Name of Business:
N56 W24879 N. Corporate Circle Sussex, WI 53089

Business

Lot 4, Highland Court	Sussex, WI 53089	262-746-1230
Address	City, State, Zip	Phone #
	tony.pink@dynamicratings.com	
Fax #	Email address	

2. Business owner contact information:

Contact

1230 Shelly Ln	Hartland, WI 53029	262-391-7999
Address	City, State, Zip	Phone #
	tony.pink@dynamicratings.com	
Fax #	Email address	

3. Building/Land owner contact information:
Stewart Wangard @ Wangard

Contact

1200 N. Mayfair Rd	Milwaukee, WI 53226	414-935-4110
Address	City, State, Zip	Phone #
	swangard@wangard.com	
Fax #	Email address	

4. Number of Employees/Shifts: 61 current expanding to 76 Employees 1 Shifts

5. Days of Operation:

Put an X in box that applies:	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	x	x	x	x	x		
Hours Open for business	7-5	7-5	7-5	7-5	7-5		

6. Is this an extension of an existing operation? Relocation

7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? No
If yes, explain: _____
If yes, please obtain and complete permit application.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? _____

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No If yes, explain: _____

11. Dimension of area to be occupied 53,860 sf Total square footage 130,000 sf

If applicable list square footage according to 1st floor _____ 2nd floor 7,000 sf

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 147 Number of spaces needed per code _____
Number of spaces allocated for employee parking 100
Dimensions of parking lot 9x18 Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
building mounted signage, to be submitted in the future
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.

_____ _____
Name Date

_____
Title or Position

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

Tony Pink 6/28/2024
Name Date

VP/GM Dynamic Ratings
Title or Position

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

VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

PLEASE PRINT LEGIBLY

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

Buyer: Tony Pink

N56 W24879 N. Corporate Circle Sussex, WI 53089

Business Name: Dynamic Ratings, Inc.

Name of Owner and Address of the Property involved in the Request (if different from above):

Seller: Wangard Partners 1200 N. Mayfair Road, Suite 410 Milwaukee WI 53226

Tax Key No. of the Property involved in the Request: SUXV TBD

Mark Lake
Signature of Property Owner and /or Authorized Agent

06/27/2024
Date

Signature of Village Official Accepting Form

6/28/2024
Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.

Agenda



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Dynamic Ratings, Inc.

Address: Lot 4, Highland Court

Owner/Operator: _____

Standard Industrial Classification #: _____

How many people do you employ? 61 current

What are your businesses hours of work? 6 am - 6 pm

Who is responsible for water quality? (List job titles)

_____

_____

Time and Duration of Discharge: Business Hours listed above

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):
none

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:
The product does not create waste water. Standard sanitary waste is planned at this building, such as toilets, toilet room sinks, break room sinks and showers (limited)

_____

_____

Please list each product your business produces. (Include type, amount and rate of production):
Dynamic Ratings is not a process waste water producer. The products engineered and assembled at this location are for monitoring, controlling and communication equipment for electrical power systems.

_____

_____

What are the constituents and characteristics of your wastewater?

_____

_____

_____

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

Print Form

Clear Form

Agenda

Village of Sussex Fire Department
N63 W24335 Main Street
Sussex, Wisconsin 53089

Fire Station - *PHONE*
262-246-5197
Fire Station - *FAX*
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: Dynamic Ratings, Inc.

Business Address: Lot 4 Highland Court

Business Phone #: (262) 746-1230

Business Email:

Business Emergency Contacts

Name and Phone #: Tony Pink (262) 391-7999

Name and Phone #: Dave Drumel (414) 614-0730

Name and Phone #:

Building Owner Name: Tony Pink of Dynamic Ratings

Building Owner Email: Tony.pink@dynamicratings.com

Building Owner Emergency Contacts

Name and Phone #: see above

Name and Phone #:

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No

Agenda

Plan of Operation Attachment

Dynamic Ratings, Inc.

Dynamic Ratings Inc. is a leading provider of monitoring, control, and communication solutions for electrical power systems. The HQ for the business is currently located in a 22,000sf facility at N56W24879 North Corp Circle in Sussex, WI. The current employment is as follows:

	Sussex WI	Other US States	Australia	Other Countries	**Total**
R&D Engineers	13		3		16
Sales	10	3	4	1	18
Production	17		8		25
Field Engineering Services	17	1	4		22
Admin	4		2		6
Total	61	4	21	1	87

Due to the growing power demand that is fueled by electric vehicles, conversion to green energy sources, data center power demands and also the growing need that utilities have for data to feed the AI modeling, the Dynamic Ratings business is growing.

To support the growth, Dynamic Ratings will be purchasing 8.31 Acres in the new industrial park in Sussex and building much larger facility to both accommodate the immediate need for additional space and provide added space that can be leased out until such time that the business expands further.

With the added space, the business will be adding another 15 employees in the Sussex facility within the next 12 months and another 15 more in the 2 years following the completion of the building, providing 50% growth in employment in Sussex from roughly 60 to 90 employees.

The activities performed at the Sussex facility includes:

Research and Development: Our engineers design the electronics, develop the firmware and write the user interface software for these systems. Our engineers to work "normal" hours, but given that we have some engineers in Australia, there are frequent needs for them to stay later to dial into meetings beyond the normal workday.

Production: Our primary product team works the day shift starting at 6:30AM. We have a very small 3rd shift team that starts at midnight which provides a small overlap with the day shift. Their production involves assembly of sensors and wiring panels. There are no notable sources of noise in our production processes. Shipping and receiving operates from 8AM to 4:30PM Monday thru Friday.

Agenda

Field Services: Most of our Field Engineers and Field Technicians come to the office at their convenience (potentially over the weekends) to collect drawings and any specific items needed for the next week. They fly out to jobsites early in the week and they typically return at the end of the week.

We have a few field engineers/technicians that work locally. To support the local work we have a small fleet of pickup trucks and currently one service trailer. Depending on the work schedule they may be leaving or returning at any time of the day. However, typically the jobs are several days in duration so the coming and going is likely to be 1-2 arrivals/departures per day for fleet of 4 – 5 vehicles.

Typically, these Field Engineers/Technicians will have their personal cars remain at the office while they are traveling.

The products produced range from relatively monitors that are the size of a football:



Up to the largest product which is a complete transformer control cabinet with integrated monitoring which is roughly 5’ x 5’ x 2’deep:



Our installation crews would be kitting the installation materials needed for installing this in the field which would include conduit, mounting stands, sensors and miscellaneous materials.

SUSSEX HIGHLANDS SITE XI

HIGHLANDS COURT, SUSSEX, WI

CIVIL ENGINEERING PLANS

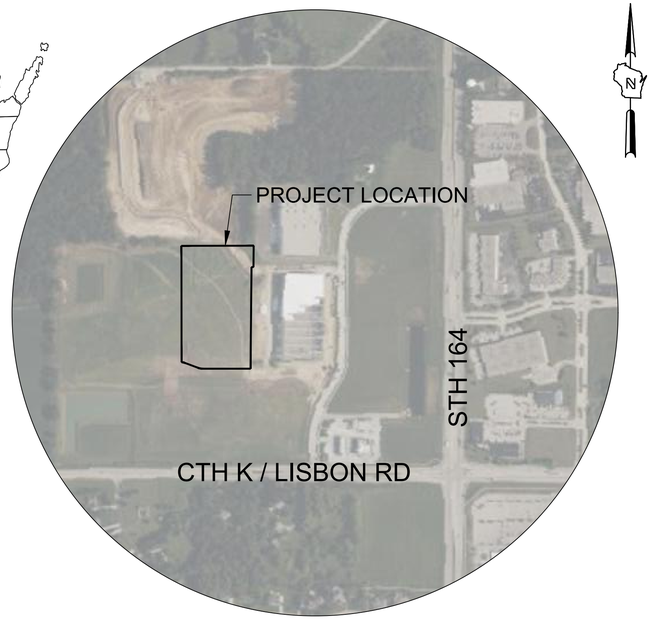
PREPARED BY:

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

SITE LOCATION MAP:

1" = 500'



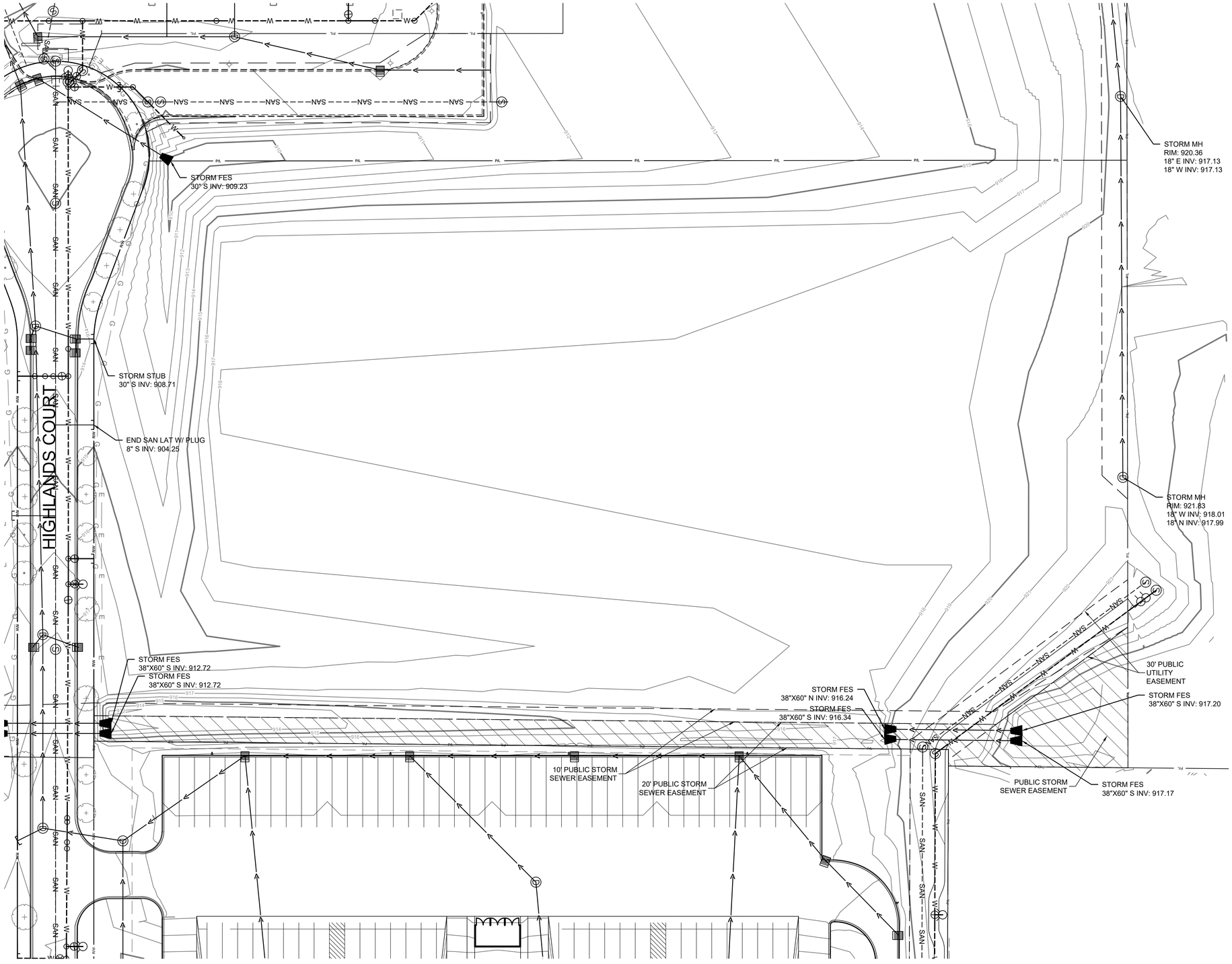


Sheet List Table

SHEET NO.	SHEET NAME
C000	Cover Page
C001	Site Survey
C002	Site Preparation & Erosion Control
C100	Site Plan
C200	Grading Plan
C300	Utility Plan
C400	Details
C401	Details
C402	Details
C500	Specifications
C501	Specifications

Agent

2024.06.28



LEGEND:

	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
X X	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
OH	OVERHEAD UTILITY LINE
E	ELECTRIC
T	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
FS	FORCE MAIN
ST	STORM SEWER
W	WATER MAIN
G	GAS
670	EXISTING CONTOUR
WET	WETLAND
FP	FLOODPLAIN
UNKNOWN MANHOLE	IRON PIPE FOUND/SET
SANITARY MANHOLE	REBAR FOUND/SET
STORM MANHOLE	CHISELED CROSS FOUND/SET
ELECTRIC MANHOLE	PK NAIL FOUND/SET
MMSD MANHOLE	SPIKE/NAIL
TELEPHONE MANHOLE	MONUMENT
CLEANOUT	BENCHMARK
CATCH BASIN	SIGN
CATCH BASIN (ROUND)	PARKING METER
ROOF DRAIN	FLAG POLE
CULVERT END	DECIDUOUS TREE
HYDRANT	CONIFEROUS TREE
WATER VALVE	BUSH
GAS VALVE	POST
GAS METER	SOIL BORING
ELECTRIC METER	TRAFFIC SIGNAL
UTILITY PEDESTAL	LIGHT POLE
HANDHOLE	UTILITY POLE
VENT	GUY WIRE
MONITORING WELL	GUY POLE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON DESIGN FILES PREPARED BY THE SIGMA GROUP DATED OCTOBER 2022 AND ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON NOVEMBER 2020.

4. DATUM FOR THE PROJECT SURVEY IS USGS NGVD29. BENCHMARK FOR THE PROJECT SURVEY IS NE 1/4 OF SEC 33-8-19. ELEV. = 946.10

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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

GRAPHIC SCALE
0 40 80

SUSSEX HIGHLANDS SITE XI
HIGHLANDS COURT
SUSSEX, WI

SITE SURVEY

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

PROJECT NO:	22993
DESIGN DATE:	----
PLOT DATE:	2024.06.28
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

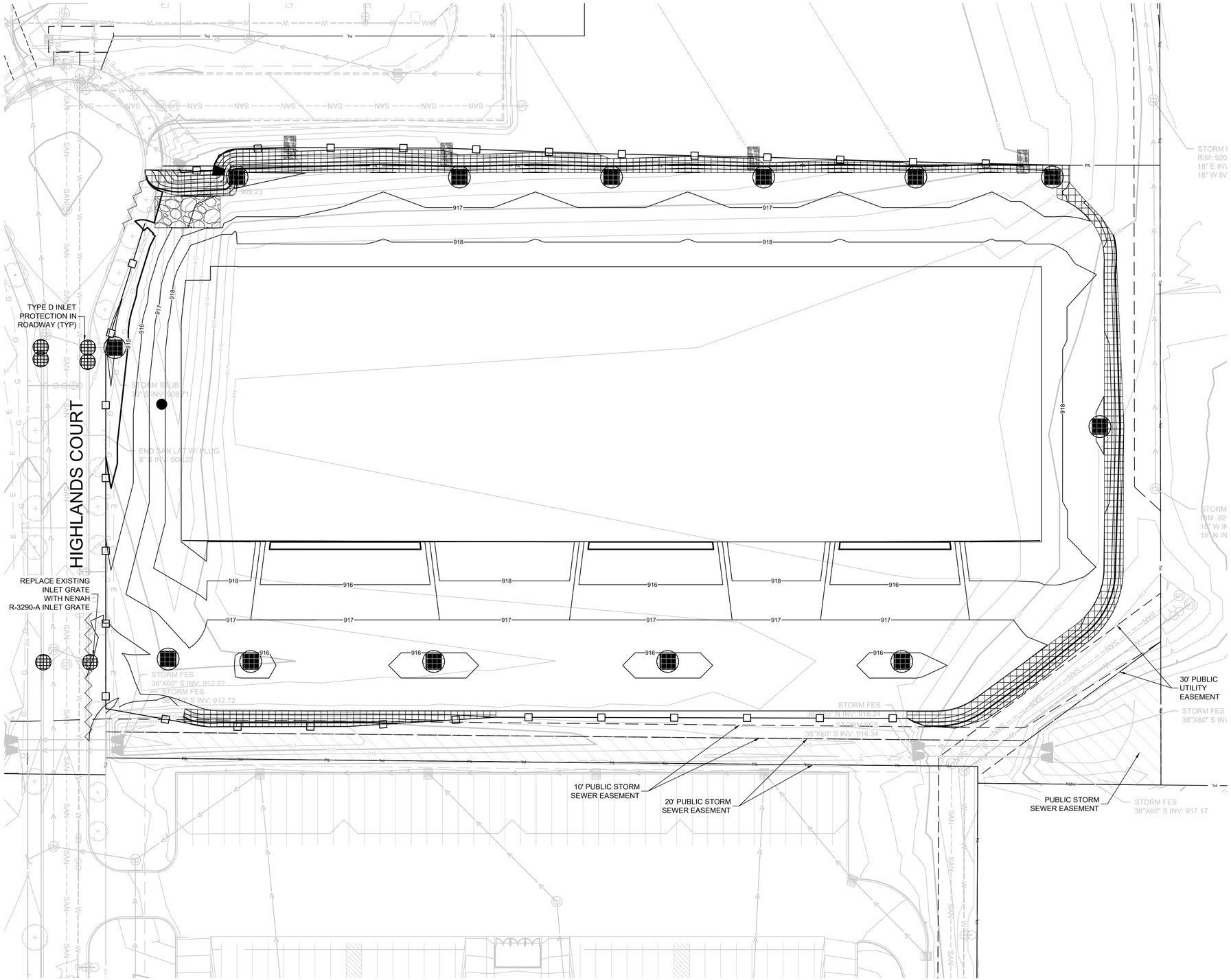
SHEET NO:
C001

MGARNER
C001
22993

i:\eppstein uhen\22993 sussex highlands site xi\060 CAD\030_Production Sheets\100_Civil\C001 Site Survey.dwg

Agent

2024.06.28



LEGEND:

- A C400 — PROPOSED SILT FENCE
- B C400 — PROPOSED INLET PROTECTION
- E C400 — PROPOSED TRACKING PAD
- C C400 — PROPOSED DITCH CHECK EROSION BALES
- D C400 — PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY REMOVAL
- CURB REMOVAL
- SAWCUT
- STRUCTURE REMOVAL
- PAVEMENT REMOVAL

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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

GRAPHIC SCALE
0 40 80

SUSSEX HIGHLANDS SITE XI
HIGHLANDS COURT
SUSSEX, WI

SITE PREPARATION & EROSION CONTROL PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO:	22993
DESIGN DATE:	----
PLOT DATE:	2024.06.28
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

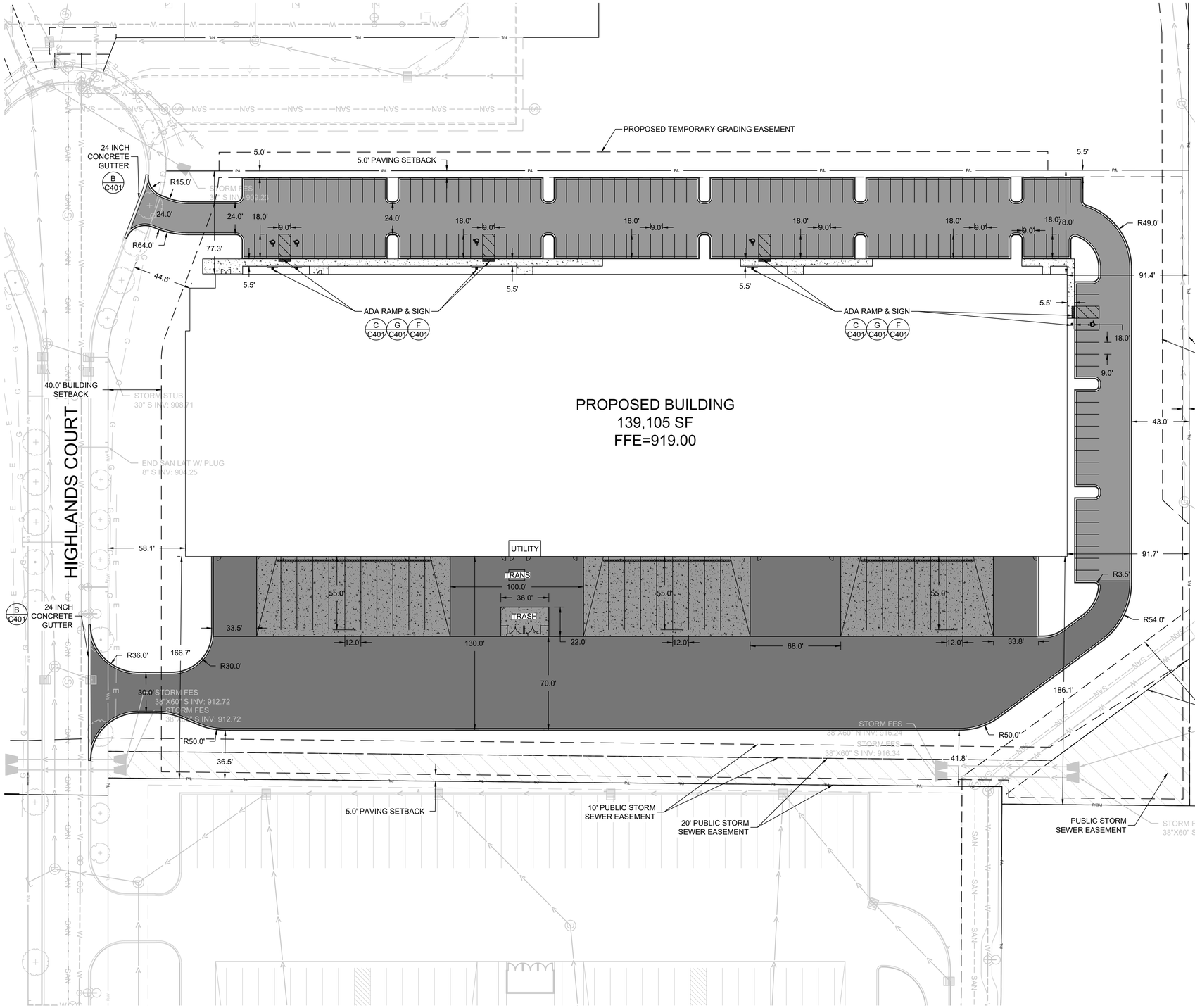
SHEET NO:
C002

MGARNER
C002
22993

i:\eppstein uhen\22993 sussex highlands site xi\060 CAD\030_Production Sheets\100_Civil\C002 Site Preparation & Erosion Control.dwg

Agent

2024.06.28



SITE INFORMATION			
SITE AREA	371603	8.531 AC	
SITE DISTURBED AREA	333348	7.653 AC	
EXISTING IMPERVIOUS AREA	0	0.000 AC	0.0 %
PROPOSED IMPERVIOUS AREA	277712	6.375 AC	74.7 %
TOTAL PARKING SPACES	147		
ADA PARKING SPACES	5		

LEGEND:

- M C401 — 5" THICK CONCRETE WALK
- L C401 — CONCRETE PAVEMENT
- J C401 — ASPHALT SURFACE
- K C401 — HEAVY-DUTY ASPHALT SURFACE
- A C401 — CURB & GUTTER (ACCEPT)
- A C401 — CURB & GUTTER (REJECT)

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN:

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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

GRAPHIC SCALE
0 40 80

SUSSEX HIGHLANDS SITE XI
HIGHLANDS COURT
SUSSEX, WI

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

PROJECT NO:	22993
DESIGN DATE:	----
PLOT DATE:	2024.06.28
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

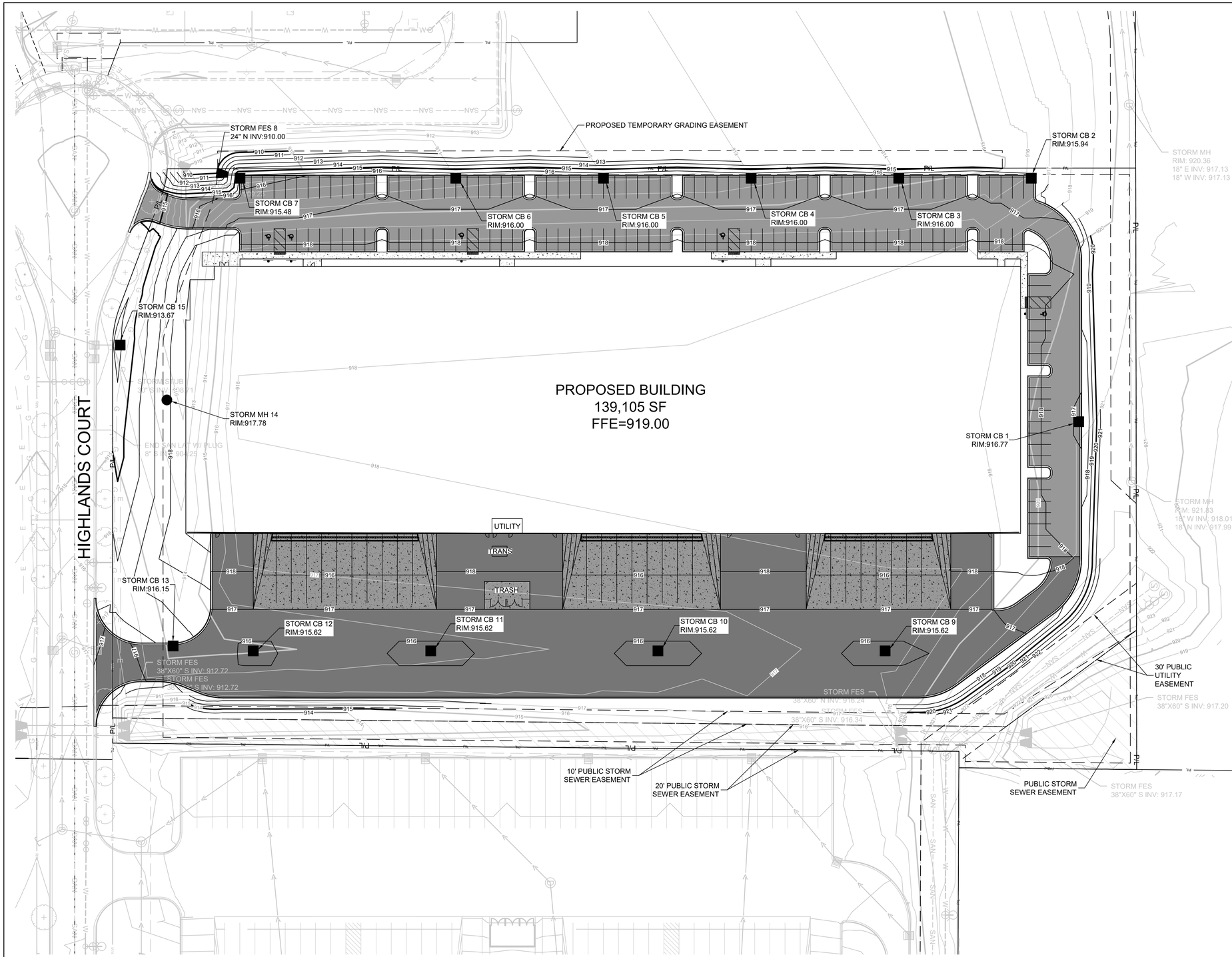
SHEET NO:
C100

MGARNER
C100
22993

i:\eppstein uhen\22993 sussex highlands site xi\060 CAD\030_Production Sheets\100_Civil\C100 Site Plan.dwg

Agent

2024.06.28



LEGEND:

- 5" THICK CONCRETE WALK (M C401)
- CONCRETE PAVEMENT (L C401)
- ASPHALT SURFACE (J C401)
- HEAVY-DUTY ASPHALT SURFACE (K C401)
- CURB & GUTTER (ACCEPT) (A C401)
- CURB & GUTTER (REJECT) (A C401)
- GRADE BREAK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE (100.50 T/C, 100.00 FL) — T/C: TOP OF CURB GRADE, FL: FLOW LINE CURB GRADE
- PROPOSED SURFACE SPOT GRADE (100.00)
- EXISTING SURFACE SPOT GRADE (MATCH) (100.00)

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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

GRAPHIC SCALE
0 40 80

SUSSEX HIGHLANDS SITE XI
HIGHLANDS COURT
SUSSEX, WI

GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO:	22993
DESIGN DATE:	----
PLOT DATE:	2024.06.28
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

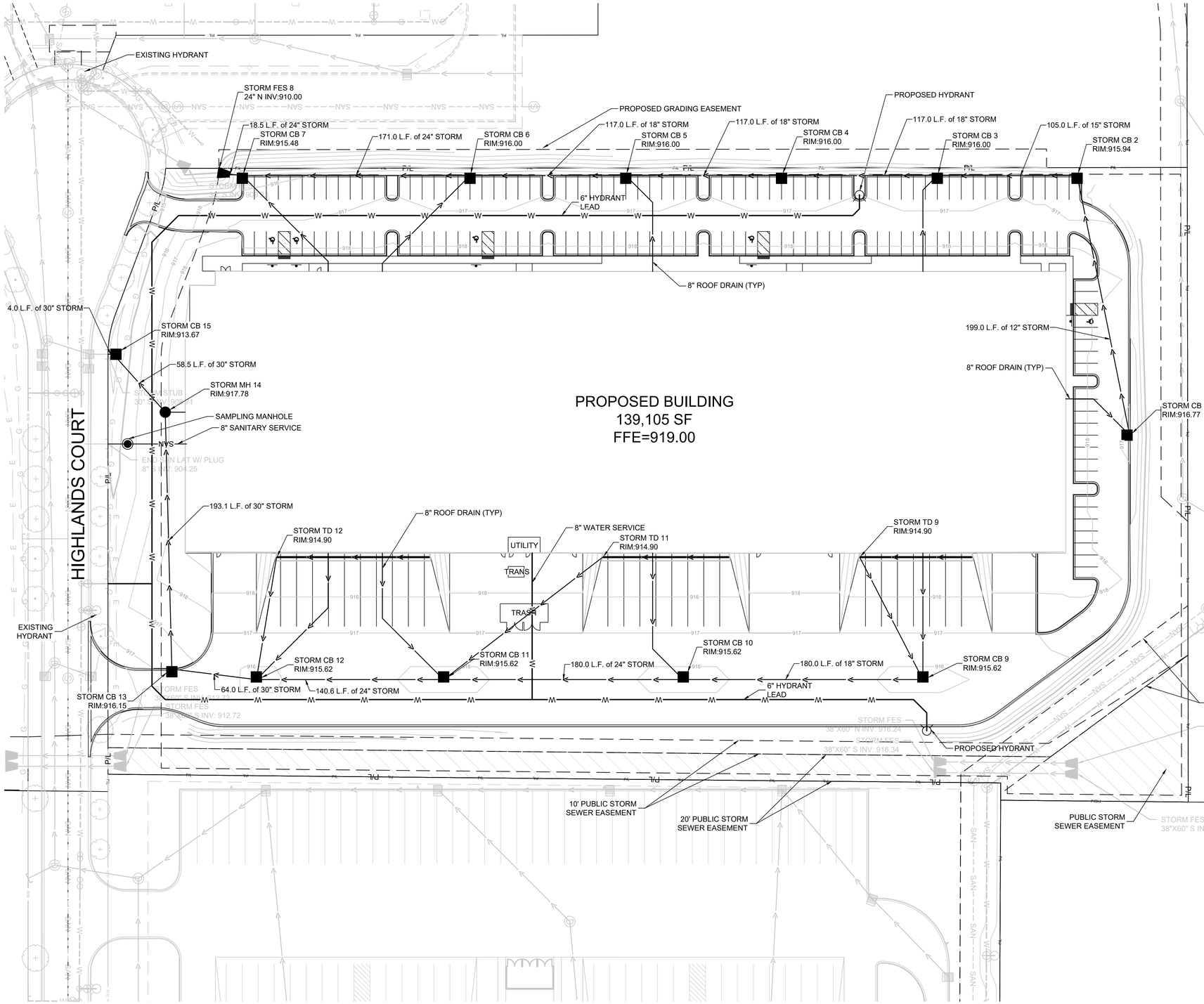
SHEET NO:
C200

MGARNER
C200
22993

i:\eppstein uhen\22993 sussex highlands site xi\060 CAD\030_Production Sheets\100_Civil\C200 Grading.dwg

Agent

2024.06.28



LEGEND:

- W — PROPOSED WATER SERVICE
- SAN — PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- DT — PROPOSED DRAIN TILE (UNDERDRAIN)
- H C401 — PROPOSED STORM INLET
- E C402 — PROPOSED STORM MANHOLE
- I C401 — PROPOSED FLARED END SECTION
- A C402 — PROPOSED SANITARY MANHOLE
- B C402 — PROPOSED HYDRANT ASSEMBLY

GRAPHIC SCALE
0 40 80

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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

SUSSEX HIGHLANDS SITE XI
HIGHLANDS COURT
SUSSEX, WI
UTILITY PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO:	22993
DESIGN DATE:	----
PLOT DATE:	2024.06.28
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

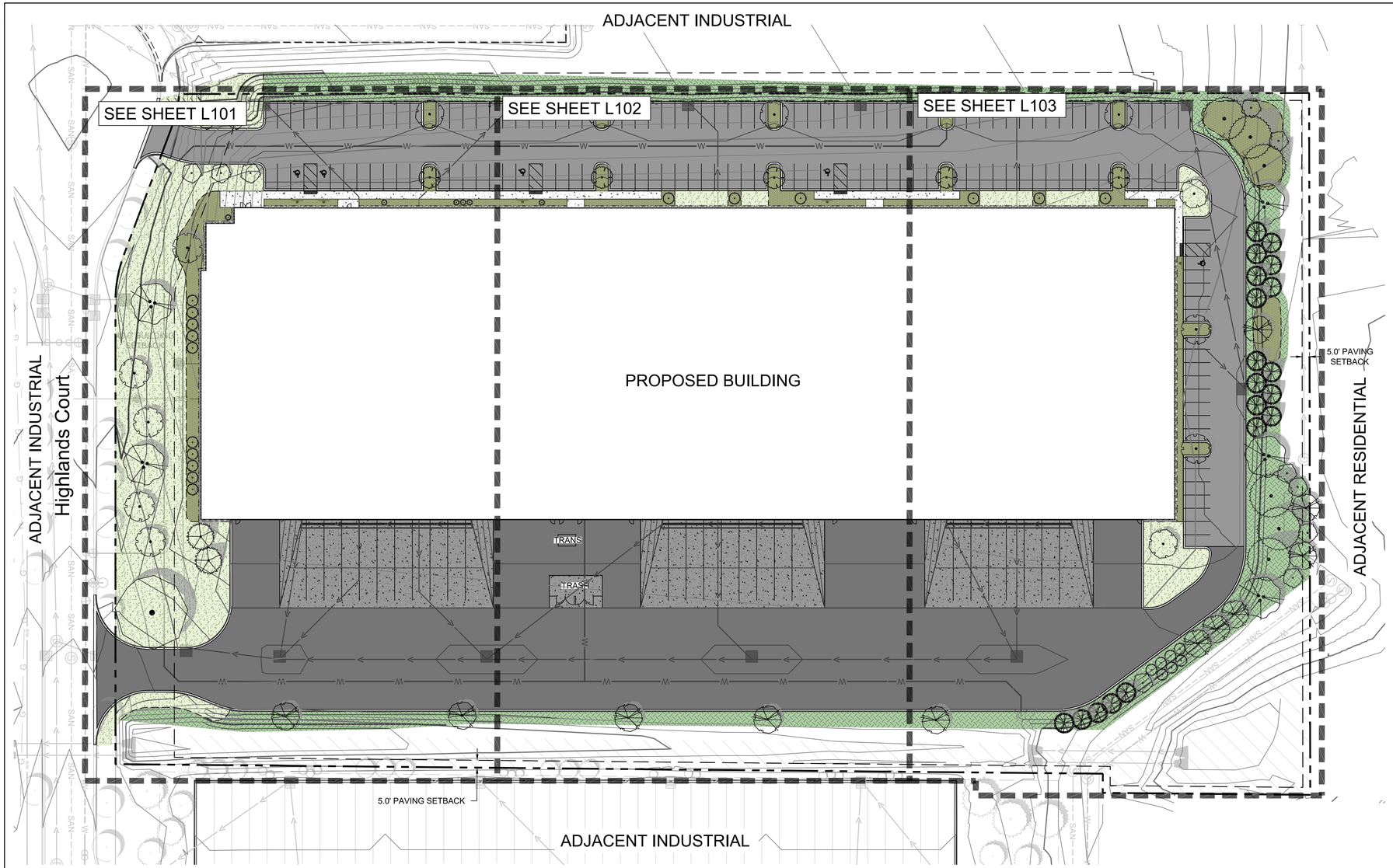
SHEET NO:
C300

MGARNER
C300
22993

i:\eppstein uhen\22993 sussex highlands site xi\060 CAD\030_Production Sheets\100_Civil\C300 Utility Plan.dwg

Agent

2024.06.28



LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- NO-MOW SEED MIX
- PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING
- SHEET MATCHLINE
- EXISTING EVERGREEN/DECIDUOUS TREE
- EXISTING TREE TO BE TRANSPLANTED

LEGEND:

- M / C401 — 5" THICK CONCRETE WALK
- L / C401 — CONCRETE PAVEMENT
- J / C401 — ASPHALT SURFACE
- K / C401 — HEAVY-DUTY ASPHALT SURFACE

LANDSCAPE PLAN QUANTITIES	
ZONING = M1 INDUSTRIAL D.	PROPOSED
IMPERVIOUS AREA	277,712 S.F [6.375 ACRES] = 74.7%
GREEN SPACE AREA	93,891 S.F. [2.155 ACRES] = 25.3%
TOTAL TREES	103
TOTAL SHRUBS, ORNAMENTAL GRASSES & PERENNIALS	481

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.

OVERALL PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	AF	Acer x freemanii 'Sienna' / Sienna Glen Maple	2.5" Cal.	B&B	7
	GA	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	6
	QS	Quercus x schuettei / Swamp Bur Oak	2.5" Cal.	B&B	1
	TA	Tilia americana 'Sentry' / Sentry American Linden	2.5" Cal.	B&B	11
EVERGREEN TREES					
	JT	Juniperus chinensis 'Trautman' / Trautman Juniper	6` Ht.	B&B	6
	JX	Juniperus x 'J.N Select Blue' / Star Power® Juniper	6` Ht.	B&B	23
	PG	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	2
	PS	Pinus strobus / White Pine	6` Ht.	B&B	6
	PD	Pseudotsuga menziesii / Douglas Fir	6` Ht.	B&B	19
ORNAMENTAL TREES					
	CC3	Cercis canadensis / Eastern Redbud	6` Ht. (Multi-Stem)	B&B	5
	MR	Malus x `JFS-KW5` / Royal Raindrops® Crabapple	1.5" Cal.	B&B	12
	SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	5
DECIDUOUS SHRUBS					
	AB	Aronia melanocarpa 'UCONNAM166' / Low Scape Hedger® Black Chokeberry	3 gal.	Cont.	41
	CS3	Cornus sericea 'Cardinal' / Cardinal Red Twig Dogwood	3 gal.	Cont.	22
	DL	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal.	Cont.	72
	HL	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	5 gal.	Cont.	1
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	54
EVERGREEN SHRUBS					
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	5
	JY	Juniperus horizontalis 'Youngstown' / Youngstown Creeping Juniper	5 gal.	Cont.	21
	TH4	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	3 gal.	Cont.	21
ORNAMENTAL GRASSES					
	CA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	123
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	Cont.	14
PERENNIALS					
	CB2	Cimicifuga racemosa 'Brunette' / Brunette Snakeroot	1 gal.	Cont.	32
	HW	Hemerocallis x 'Little Wine Cup' / Little Wine Cup Daylily	1 gal.	Cont.	58
	RF	Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan	1 gal.	Cont.	17

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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

GRAPHIC SCALE
0 40 80

SUSSEX HIGHLANDS SITE XI
HIGHLANDS COURT
SUSSEX, WI

OVERALL LANDSCAPE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

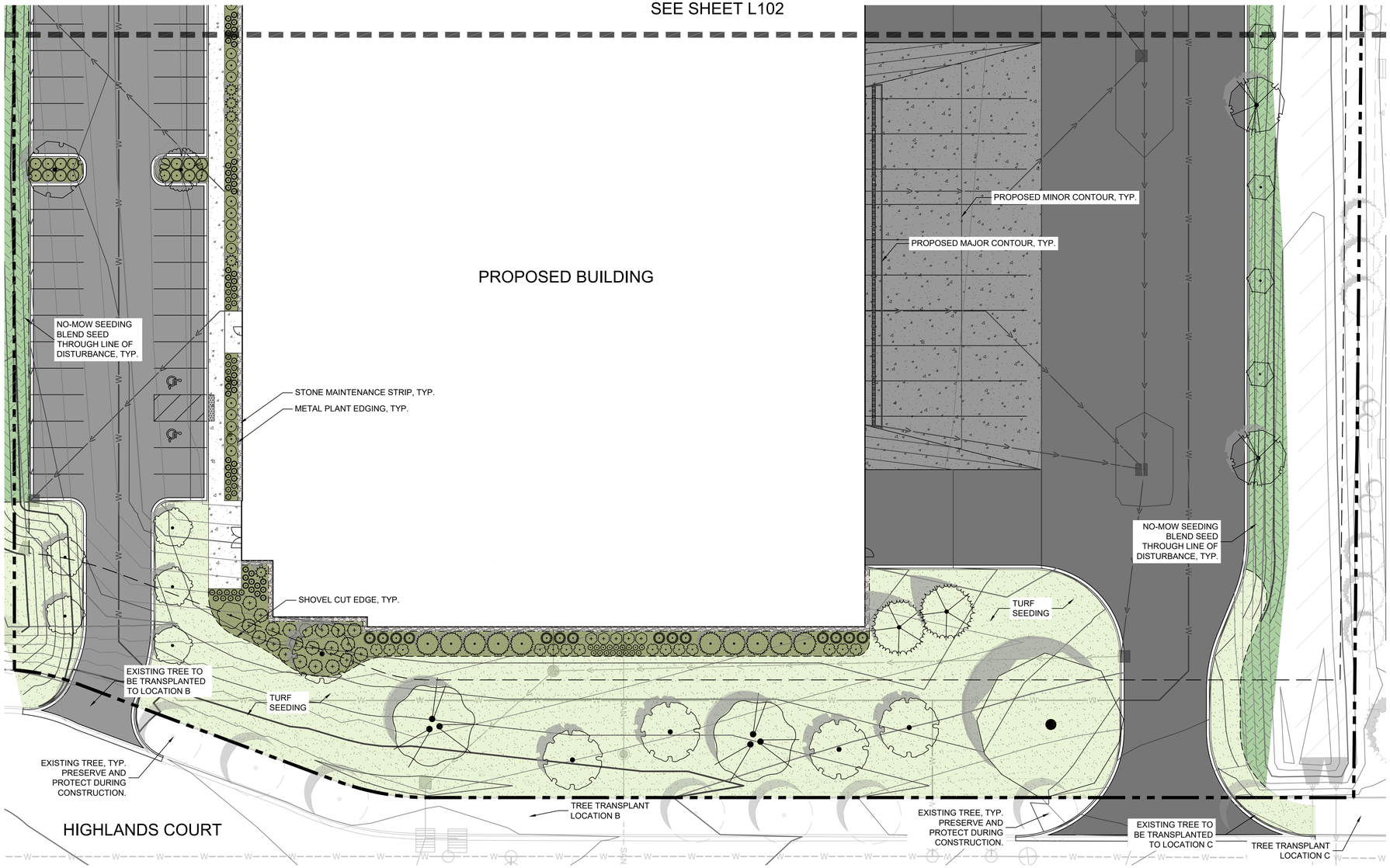
PROJECT NO:	22993
DESIGN DATE:	----
PLOT DATE:	2024.06.28
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	L100

HJOHN
L100
22993

I:\Eppstein Uhen\22993 Sussex Highlands Site XI\060 CAD\030_Production Sheets\400_Landscape\L100 Overall Landscape Plan.dwg

Agent

2024.06.28



LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- NO-MOW SEED MIX
- PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING
- SHEET MATCHLINE
- EXISTING EVERGREEN/DECIDUOUS TREE
- EXISTING TREE TO BE TRANSPLANTED

LEGEND:

- M / C401 — 5" THICK CONCRETE WALK
- L / C401 — CONCRETE PAVEMENT
- J / C401 — ASPHALT SURFACE
- K / C401 — HEAVY-DUTY ASPHALT SURFACE

PLANT SCHEDULE L101

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	AF	Acer x freemanii 'Sienna' / Sienna Glen Maple	2.5" Cal.	B&B	5
	GA	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	1
	QS	Quercus x schuettei / Swamp Bur Oak	2.5" Cal.	B&B	1
	TA	Tilia americana 'Sentry' / Sentry American Linden	2.5" Cal.	B&B	2
EVERGREEN TREES					
	JT	Juniperus chinensis 'Trautman' / Trautman Juniper	6` Ht.	B&B	5
	JX	Juniperus x 'J.N Select Blue' / Star Power® Juniper	6` Ht.	B&B	10
	PG	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	2
ORNAMENTAL TREES					
	CC3	Cercis canadensis / Eastern Redbud	6` Ht. (Multi-Stem)	B&B	2
	MR	Malus x `JFS-KW5` / Royal Raindrops® Crabapple	1.5" Cal.	B&B	5
	SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	1
DECIDUOUS SHRUBS					
	AB	Aronia melanocarpa 'UCONNAM166' / Low Scape Hedger® Black Chokeberry	3 gal.	Cont.	16
	CS3	Cornus sericea 'Cardinal' / Cardinal Red Twig Dogwood	3 gal.	Cont.	4
	DL	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal.	Cont.	14
	HL	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	5 gal.	Cont.	1
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	16
EVERGREEN SHRUBS					
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	5
	JY	Juniperus horizontalis 'Youngstown' / Youngstown Creeping Juniper	5 gal.	Cont.	21
ORNAMENTAL GRASSES					
	CA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	41
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	Cont.	14
PERENNIALS					
	HW	Hemerocallis x 'Little Wine Cup' / Little Wine Cup Daylily	1 gal.	Cont.	24
	RF	Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan	1 gal.	Cont.	17

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.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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

GRAPHIC SCALE
0 20 40

SUSSEX HIGHLANDS SITE XI
HIGHLANDS COURT
SUSSEX, WI

LANDSCAPE ENLARGEMENT

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

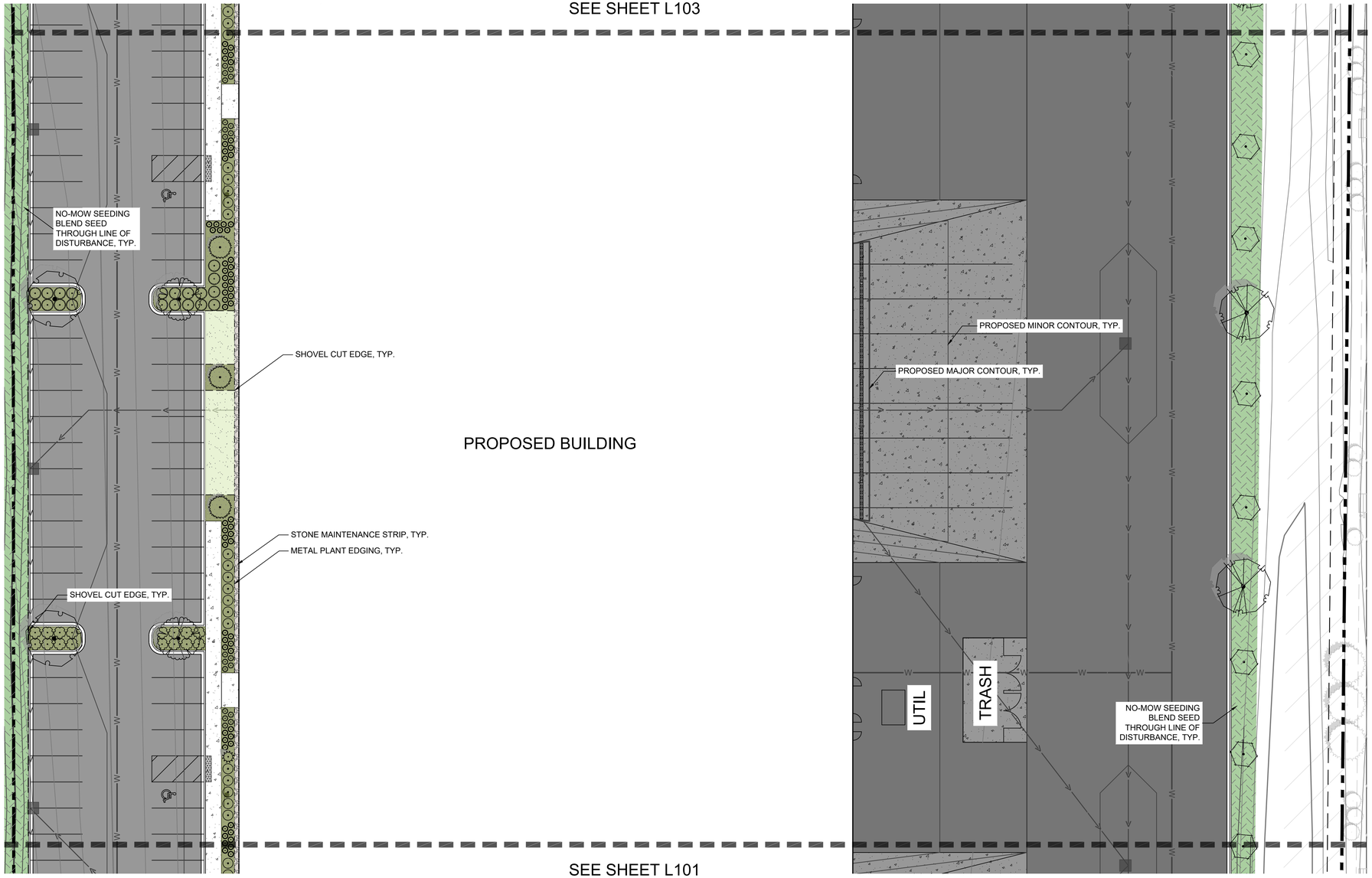
PROJECT NO:	22993
DESIGN DATE:	----
PLOT DATE:	2024.06.28
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	L101

HJOHN
L101
22993

I:\Eppstein Uhen\22993 Sussex Highlands Site XI\060 CAD\030_Production Sheets\400_Landscape\L100 Overall Landscape Plan.dwg

Agent

2024.06.28



LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- NO-MOW SEED MIX
- PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING
- SHEET MATCHLINE
- EXISTING EVERGREEN/DECIDUOUS TREE
- EXISTING TREE TO BE TRANSPLANTED

LEGEND:

- M / C401 — 5" THICK CONCRETE WALK
- L / C401 — CONCRETE PAVEMENT
- J / C401 — ASPHALT SURFACE
- K / C401 — HEAVY-DUTY ASPHALT SURFACE

GRAPHIC SCALE
0 20 40

PLANT SCHEDULE L102

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	GA	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	2
	TA	Tilia americana 'Sentry' / Sentry American Linden	2.5" Cal.	B&B	2
EVERGREEN TREES					
	JT	Juniperus chinensis 'Trautman' / Trautman Juniper	6` Ht.	B&B	1
	JX	Juniperus x 'J.N Select Blue' / Star Power® Juniper	6` Ht.	B&B	3
ORNAMENTAL TREES					
	SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	2
DECIDUOUS SHRUBS					
	AB	Aronia melanocarpa 'UCONNAM166' / Low Scape Hedger® Black Chokeberry	3 gal.	Cont.	18
	CS3	Cornus sericea 'Cardinal' / Cardinal Red Twig Dogwood	3 gal.	Cont.	7
	DL	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal.	Cont.	16
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	20
ORNAMENTAL GRASSES					
	CA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	59
PERENNIALS					
	HW	Hemerocallis x 'Little Wine Cup' / Little Wine Cup Daylily	1 gal.	Cont.	20

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.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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

SUSSEX HIGHLANDS SITE XI
HIGHLANDS COURT
SUSSEX, WI

LANDSCAPE ENLARGEMENT

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

PROJECT NO:	22993
DESIGN DATE:	----
PLOT DATE:	2024.06.28
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

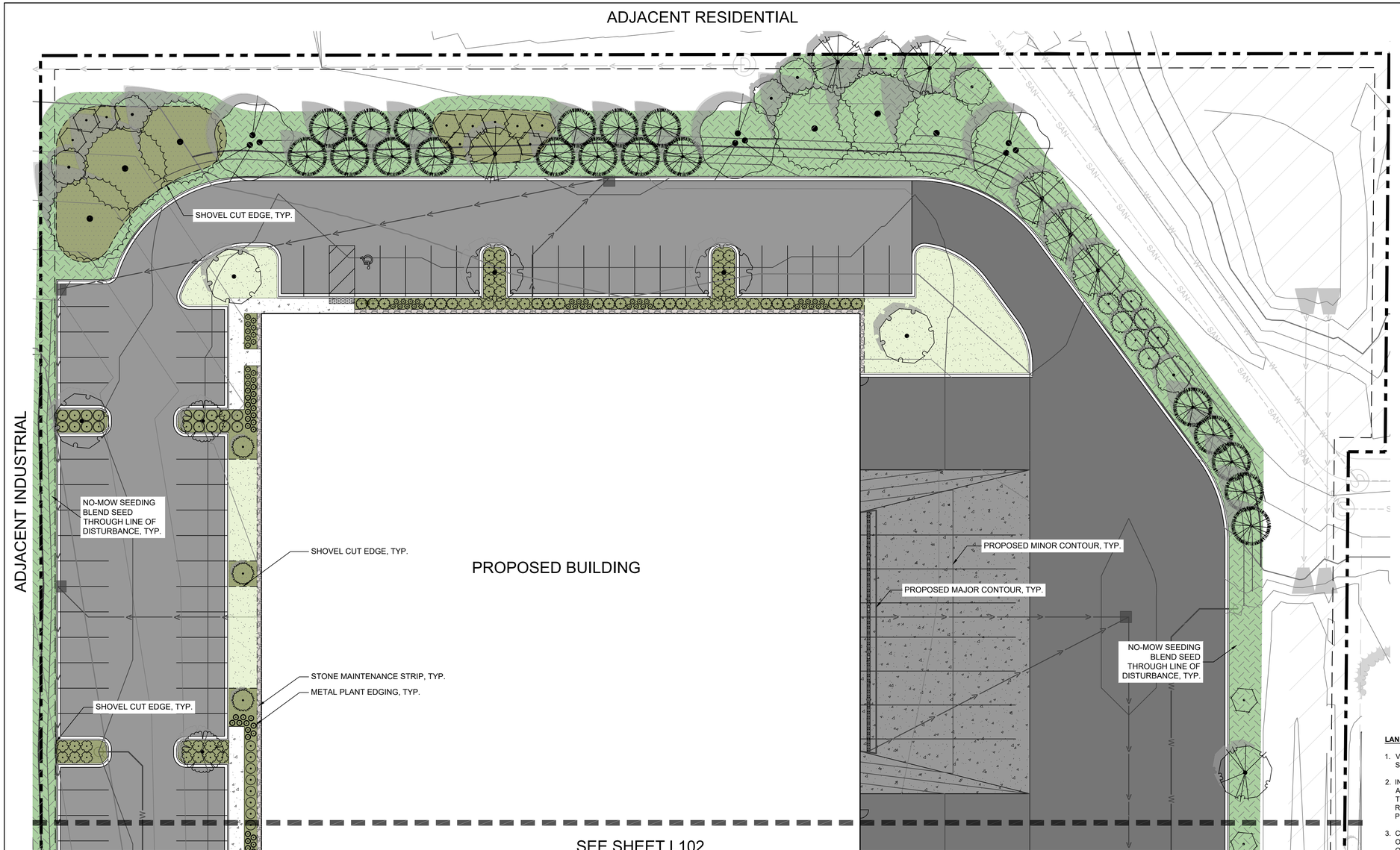
SHEET NO: L102

HOHN
L102
22993

I:\Eppstein Uhen\22993 Sussex Highlands Site XI\060 CAD\030_Production Sheets\400_Landscape\L100 Overall Landscape Plan.dwg

Agent

2024.06.28



LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- NO-MOW SEED MIX
- PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING
- SHEET MATCHLINE
- EXISTING EVERGREEN/DECIDUOUS TREE
- EXISTING TREE TO BE TRANSPLANTED

LEGEND:

- M / C401 — 5" THICK CONCRETE WALK
- L / C401 — CONCRETE PAVEMENT
- J / C401 — ASPHALT SURFACE
- K / C401 — HEAVY-DUTY ASPHALT SURFACE

GRAPHIC SCALE 0 20 40

PLANT SCHEDULE L103

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	AF	Acer x freemanii 'Sienna' / Sienna Glen Maple	2.5" Cal.	B&B	2
	GA	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	3
	TA	Tilia americana 'Sentry' / Sentry American Linden	2.5" Cal.	B&B	7
EVERGREEN TREES					
	JX	Juniperus x 'J.N Select Blue' / Star Power® Juniper	6` Ht.	B&B	10
	PS	Pinus strobus / White Pine	6` Ht.	B&B	6
	PD	Pseudotsuga menziesii / Douglas Fir	6` Ht.	B&B	19
ORNAMENTAL TREES					
	CC3	Cercis canadensis / Eastern Redbud	6` Ht. (MS)	B&B	3
	MR	Malus x `JFS-KW5` / Royal Raindrops® Crabapple	1.5" Cal.	B&B	7
	SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	2
DECIDUOUS SHRUBS					
	AB	Aronia melanocarpa 'UCONNAM166' / Low Scape Hedger® Black Chokeberry	3 gal.	Cont.	7
	CS3	Cornus sericea 'Cardinal' / Cardinal Red Twig Dogwood	3 gal.	Cont.	11
	DL	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal.	Cont.	42
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	18
EVERGREEN SHRUBS					
	TH4	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	3 gal.	Cont.	21
ORNAMENTAL GRASSES					
	CA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	23
PERENNIALS					
	CB2	Cimicifuga racemosa 'Brunette' / Brunette Snakeroot	1 gal.	Cont.	32
	HW	Hemerocallis x 'Little Wine Cup' / Little Wine Cup Daylily	1 gal.	Cont.	14

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.

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

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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

SUSSEX HIGHLANDS SITE XI
HIGHLANDS COURT
SUSSEX, WI

LANDSCAPE ENLARGEMENT

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO:	22993
DESIGN DATE:	----
PLOT DATE:	2024.06.28
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO: L103

HJOHN
L103
22993

I:\Eppstein Uhen\22993 Sussex Highlands Site XI\060 CAD\030_Production Sheets\400_Landscape\L100 Overall Landscape Plan.dwg

KEYNOTES PER SHEET

136 CAR STALLS
22 TRUCK STALLS

$$\frac{\text{93,003 SF (GREEN SPACE)}}{\text{371,544 SF (TOTAL SITE)}} = \text{25.0\% OF SITE IS GREEN SPACE}$$

TENANT 4

TENANT 3

TENANT 2

TENANT 1

138,216
GROSS SF

DYNAMIC
RATINGS

EASEMENT

PAVING SETBACK LINE

BUILDING SETBACK LINE

UP RAMP

TRASH

EXISTING BUILDING
150,080 sqft
FFE: 921.5

Highlands Court

Highlands Court

Proposed Public Sanitary Sewer Easement

15' Distribution Easement Electric and Gas Doc. 4539099

Do Not Enter

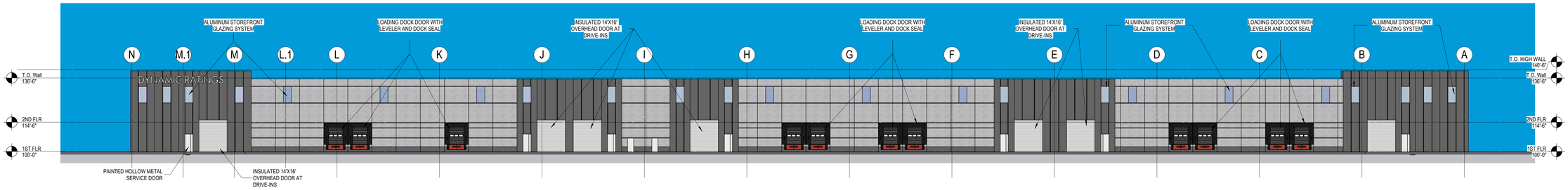
1 SITE PLAN
1" = 40'-0" | AS100

ARCHITECTURAL SITE PLAN

© 2024 Eppstein Uhen Architects, Inc.

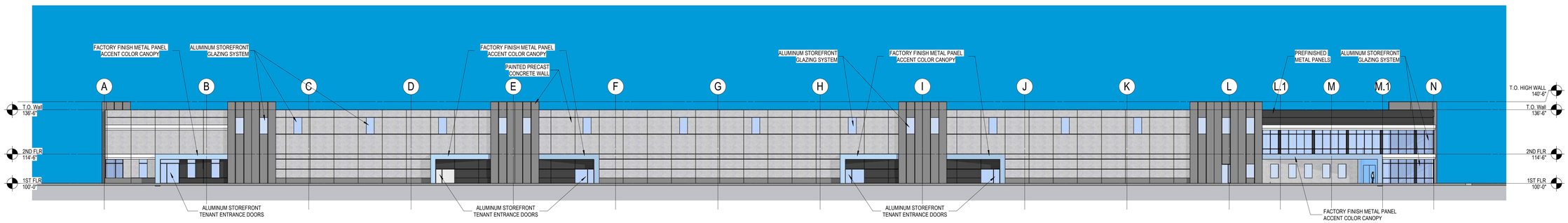
Dynamic Ratings

24302
06/28/2024



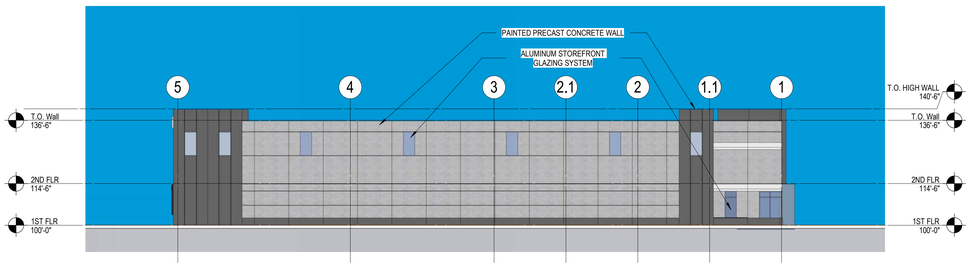
EAST ELEVATION

3/64" = 1'-0"



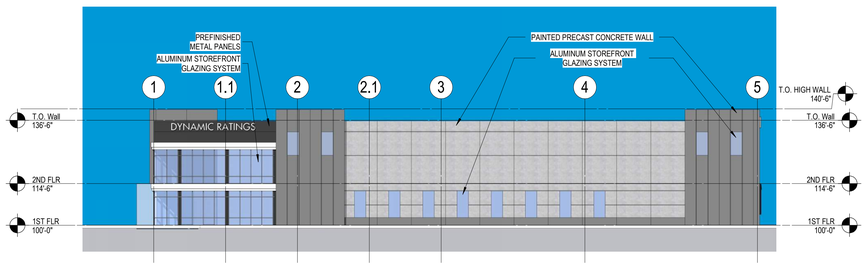
WEST ELEVATION

3/64" = 1'-0"



NORTH ELEVATION

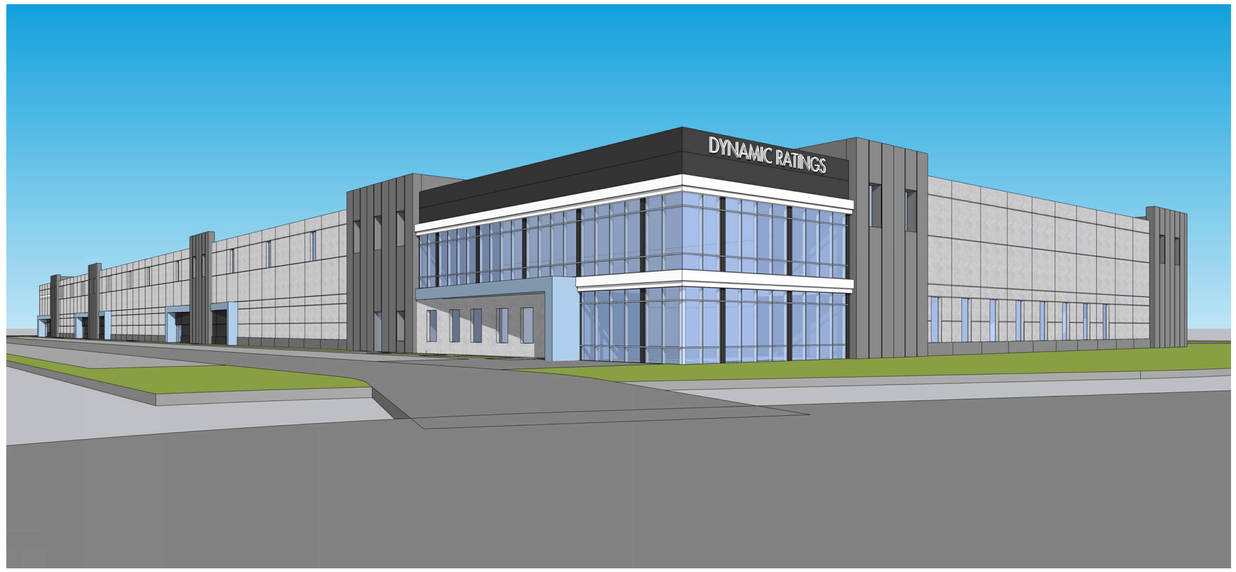
3/64" = 1'-0"



SOUTH ELEVATION

3/64" = 1'-0"

© 2024 Eppstein Uhen Architects, Inc.



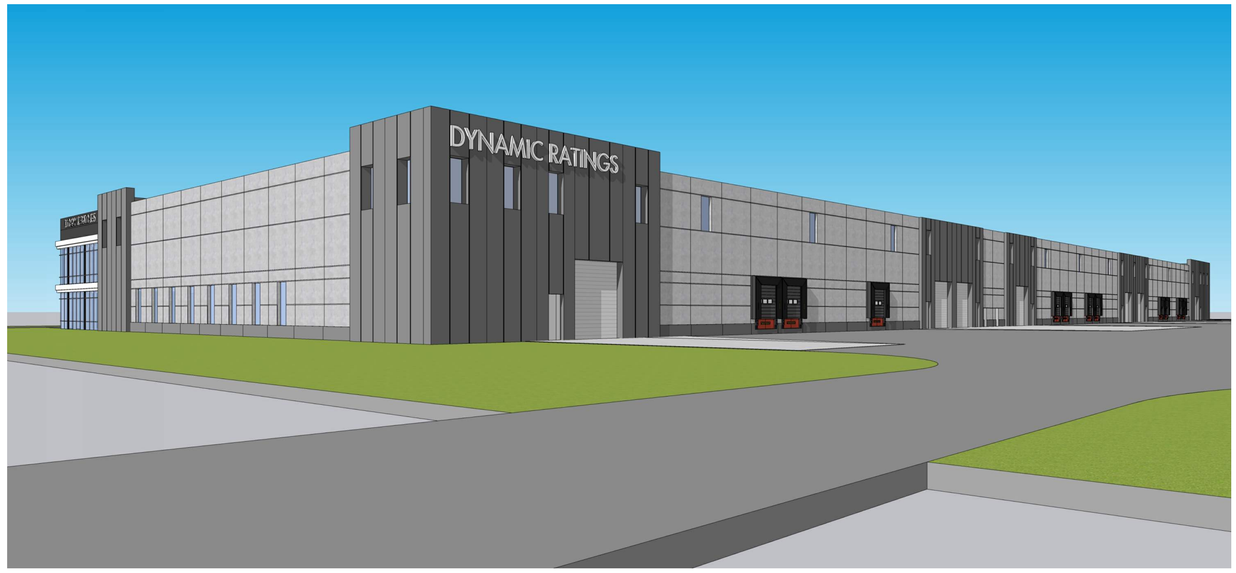
ENTRY CORNER - VIEW 1
(SOUTHWEST CORNER)



ENTRY CORNER - VIEW 2
(SOUTHWEST CORNER)



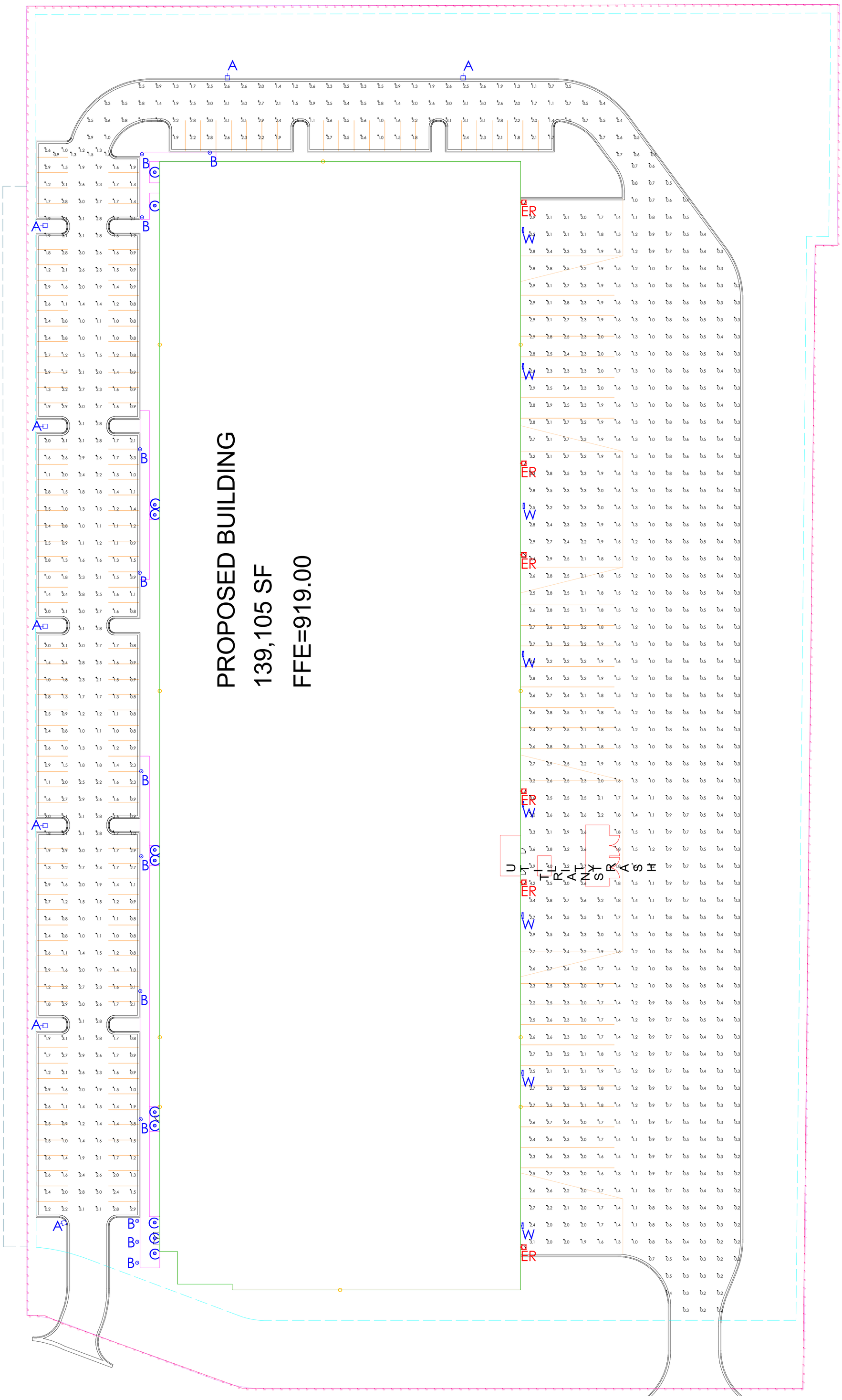
NORTHWEST CORNER



SOUTHEAST CORNER

© 2024 Eppstein Uhen Architects, Inc.

Agenda



Scale: 1 inch= 30 Ft.

Luminaire Schedule					
Symbol	Qty	Label	Description	Luminaire Watts	Total Watts
	8	A	LED AREA LIGHT WITH INTEGRAL LOUVER FOR BACKLIGHT CUT OFF ON 25' POLE	135	1080
	12	B	LED BOLLARD	23	276
	11	C	6 INCH RECESSED CAN	17	187
	6	ER	LED EM WALL PACK W/ NORMAL DUSK TO DAWN OPERATION	15	90
	8	W	LARGE LED WALL PACK	150	1200

Calculation Summary					
Label	Units	Avg	Max/Min	Min	Max
EAST LOT	Fc	1.4	21.0	0.2	4.2
NORTH LOT	Fc	1.6	15.5	0.2	3.1
PROPERTY LINE	Fc	0.1	N.A.	0.0	0.2
WEST LOT	Fc	1.7	19.5	0.2	3.9

These plans, schedules, calculations, and lighting concepts are the property of Lighting Design Solutions (LDS) and are not to be shared, reproduced, viewed, or used in any manner without the explicit written permission of LDS. All luminaires and accessories purchased for this project are to be supplied by LDS unless other arrangements that include additional reimbursement for design costs are codified in a pre-approved written agreement with LDS.

These plans are not approved for construction unless specifically noted. They have not been reviewed or approved by any local or state agency, nor has the building owner confirmed final acceptance of the design or materials. Once approved, the final product details, voltages, accessories and quantities are the responsibility of the installing contractor and are to be fully verified by the contractor prior to release of order. Lead time for luminaires will vary but should be assumed to be 4-6 weeks after release unless specifically noted as "in-stock" or "quick ship" on the LDS Project Quotation.

Lighting performance and energy calculations are based on photometric data provided by the specified manufacturers, expected site finishes, anticipated energy costs, current rebate programs, and the projected operational use of the facility. Lighting Design Solutions, Inc. accepts no responsibility for variances resulting from inaccurate or changed data files, drawings, reflectance values, or rebate programs, and guarantees no alternate funding or rebate payment.

LDS LIGHTING Design Solutions

PROJECT INFORMATION:

NEW CONSTRUCTION
DYNAMIC RATINGS

DRAWN BY: A. THOMER **REVIEWED BY:** A. THOMER

CONTRACTOR: **APPROVED BY:**

DATE: 07/01/2024

REV	DESCRIPTION	DATE

Lighting Design Solutions, Inc.
Schofield Office: PO Box 375, Schofield, WI 54476
Office: 888.357.7070 Design@LightingDesignSolutions.com
Fax: 715.693.2594 www.LightingDesignSolutions.com

Agenda

Project Name _____

Tax Key # _____

VILLAGE OF SUSSEX
PLAN OF OPERATION
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

_____	Plan of Operation fee	$175.00
__X__	Conditional Use fee (if necessary)	$210.00
_____	Pre Occupancy inspection fee	$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes: _____

_____

_____

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: MICHAEL LEIDIG Phone # (920) 662-9641

E-mail: MLEIDIG@RELEEINC.COM

For office use only:

Met with staff on: _____
Paid fees on: _____
To be on the Plan Commission Agenda for: _____
Original forms to the following:
Plan of Operation to Jeremy _____
Service reimbursement _____
Emergency Contact to Sheriff Dept _____
Wastewater Permit to WWTP _____

Any outstanding fees owed on the property? _____

Agenda

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? YES If yes, is this a new CU? YES

(Conditional Use Permits require a Public Hearing) OR an amendment to a CU? _____

Tax Key # SUXV0278999071 Zoning: B-3 / PDD

Address of Tenant Space: W284N5221 EXECUTIVE DRIVE

1. Name of Business:
Club Car Wash

Business		
1591 E. PRATHERSVILLE ROAI	COLUMBIA, MO 65202	(573) 999-5178
Address	City, State, Zip	Phone #
	JBARNES@CLUBCARWASH.COM	
Fax #	Email address	

2. Business owner contact information:

Contact		
1591 E. PRATHERSVILLE ROAI	COLUMBIA, MO 65202	(573) 999-5178
Address	City, State, Zip	Phone #
	JBARNES@CLUBCARWASH.COM	
Fax #	Email address	

3. Building/Land owner contact information:
Club Car Wash

Contact		
1591 E Prathersville Rd	Columbia MO 65202	833-416-9975
Address	City, State, Zip	Phone #
	contact@clubcarwash.com	
Fax #	Email address	

4. Number of Employees/Shifts: 3 Employees 2 Shifts

5. Days of Operation:

Put an X in box that applies:

Hours Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
7am-8pm	7am-8pm	7am-8pm	7am-8pm	7am-8pm	7am-8pm	8am-8pm

Agenda

6. Is this an extension of an existing operation? NO

7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? NO Do you need an Outdoor Establishment Permit? NO
If yes, explain: _____
If yes, please obtain and complete permit application.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? NA

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO If yes, explain: _____

11. Dimension of area to be occupied 156' x ~ 37.33' Total square footage 5,762

If applicable list square footage according to 1st floor 5,762 2nd floor NA

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 4 (+20 VAC Number of spaces needed per code 3 (1 PER EI
Number of spaces allocated for employee parking 3
Dimensions of parking lot ~153' X ~67.5' Is parking lot paved? YES

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

Justin Barnes
Name

3/20/2024
Date

VP of Development
Title or Position

I am aware and approve of the business to be operating in the building owned by Club Car Wash.

Justin Barnes
Name

3/20/2024
Date

VP of Development
Title or Position

Agenda

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

VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

PLEASE PRINT LEGIBLY

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

JUSTIN BARNES

Club Car Wash

Business Name: CLUB CAR WASH

Name of Owner and Address of the Property involved in the Request (if different from above):

Tax Key No. of the Property involved in the Request: SUXV 0278999071

Signature of Property Owner and /or Authorized Agent — Date: 3/20/2024

Signature of Village Official Accepting Form — Date: 3/20/2024

A copy of this completed form shall be provided to the Village Clerk for billing purposes.

Agenda

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: CLUB CAR WASH

Address: 1591 E. PRATHERSVILLE ROAD

Owner/Operator: Owner and Operator

Standard Industrial Classification #:

How many people do you employ? 12 on rotating schedules

What are your businesses hours of work? 8-8 Sunday through Saturday

Who is responsible for water quality? (List job titles)
Parker Day - Quality Control Specialist

Time and Duration of Discharge: constant during business hours

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):
average-42 GPM, peak-54 GPM; winter months see more of the peak numbers

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:
reclaim system to clean and re use water

Please list each product your business produces. (Include type, amount and rate of production):
NA

What are the constituents and characteristics of your wastewater?
soaps and mud from cars

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

Print Form

Clear Form

Village of Sussex Fire Department
N63 W24335 Main Street
Sussex, Wisconsin 53089

Fire Station - *PHONE*
262-246-5197
Fire Station - *FAX*
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: CLUB CAR WASH

Business Address: W248N5221 Executive Dr, Sussex, WI 53089

Business Phone #: 833-416-9975

Business Email: contact@clubcarwash.com

Business Emergency Contacts

Name and Phone #: Ben Ryan: +1 (623) 271-2837

Name and Phone #: _____

Name and Phone #: _____

Building Owner Name: Club Car Wash

Building Owner Email: contact@clubcarwash.com

Building Owner Emergency Contacts

Name and Phone #: Justin Barnes: 833-416-9975

Name and Phone #: _____

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No

Agenda

Club Car Wash is a chain of car wash facilities known for its efficient and high-quality services. The operations of Club Car Wash typically follow a customer-centric model, aiming to provide convenience, speed, and cleanliness.

Summary of Operations

Membership Services

Club Car Wash offers tiered membership plans from Rookie to MVP that allow customers to enjoy unlimited washes for a monthly fee. This model encourages repeat business and provides customers with the flexibility to get their vehicles washed whenever they need. Club Car Wash also allows customers to pay for single washes one at a time like a typical car wash.

Wash Packages

Club Car Wash provides various wash packages tailored to different customer needs and budgets. From the Rookie Unlimited to the MVP Unlimited, customers can choose the level of service that suits them best.

Water Reuse Practices

Club Car Wash uses eco-friendly cleaning products and water recycling systems. Water is collected from the car wash tunnel trench and drains to an underground 3-tank system. The tanking system is designed to separate sediment from the collected water. The reclaim filtration system inside the equipment room suctions the water from the third tank where the water is most clarified. The water undergoes cyclone filtration as well as Ozone induction. Reclaimed water is circulated 24/7 between tanks and filtration system to resist the growth of undesirable anerobic bacteria as well as enhance the growth of aerobic bacteria that helps clarify the water. The clarified, reclaimed water is pumped to multiple pieces of car wash equipment to be used for washing non-essential to spot-free rinse (undercarriage washing, pre-soak, trench flush, etc). Approximately 25% of the fresh water used is reclaimed.

Vacuum Stations

In addition to car washes, Club Car Wash offers vacuum stations which are operational during business hours and are free for members, single wash customers, and the public alike to use. Each vacuum station also includes a trash receptacle which is emptied each hour to maintain a clean environment.

Overall, Club Car Wash operations are designed to provide customers with a convenient, fast, and reliable car washing experience while also incorporating environmentally friendly practices and a range of options to suit different needs and preferences.

Robert E. Lee & Associates, Inc.
Engineering | Environmental | Surveying | Ecological

1250 Centennial Centre Blvd
Hobart, WI 54155
920-662-9641
releeinc.com

IMPACT STATEMENT – CLUB CAR WASH SUSSEX

Impacts to Neighboring Properties
The Club Car Wash building is constructed from high quality materials and is intended to be visually appealing to bring value to the community and surrounding uses. Drainage and runoff are managed appropriately according to municipal standards to ensure no negative impacts are created for neighboring properties. Landscaping buffers and retaining walls are also proposed to help minimize any impacts on adjoining properties.

Traffic and Parking
Typically, Club Car Wash washes around 500 vehicles per day, with grand opening and dollar wash day numbers peaking at 1,000 cars per day. Even at its peak, this is still a smaller traffic impact than a typical fast-food restaurant. Club Car Wash can process a vehicle on average every 30 seconds, with the average vehicle taking about 7 minutes from start to finish. This speed ensures that cars are not being backed up and are continually flowing through the wash. Adequate vacuum stalls have been provided based on Club Car Wash's experience in the industry to support their customers.

Noise, Odor, Safey and Crime
Modern equipment is utilized on-site to keep noise to a minimum, and maintenance issues resulting in any increase in noise are promptly addressed to ensure a pleasant experience at the car wash. Odors are not anticipated to have any impact on neighboring properties or impact the property itself. Adequate lighting, well trained staff on-site, and monitoring equipment are present on Club Car Wash sites to ensure the safety of customers, employees, and neighboring properties.

Hours of Operation
Club Car Wash hours of operation are from Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings. The car wash will only be open from 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays.

Health, Sanitation and Maintenance
Club Car Wash intends to adhere to all health and safety requirements at this facility, including responsible handling and storage of chemicals. Club Car Wash prides itself on having a cleanly pleasing site. To help achieve this, sanitation receptacles are present outdoors on each vacuum stanchion to allow for easy access by customers cleaning their cars. Additionally, these receptacles are emptied approximately every hour to ensure no litter or spillage. The main trash enclosure is made from high quality materials to match the building aesthetic and is screened appropriately based on the landscaping code. Any maintenance issues noticed by staff or customers are promptly addressed to keep the site in good working order and ensure that it is operating as efficiently as possible.

The development of Club Car Wash is designed to be a positive addition to the community, offering convenient car washing services while being mindful of its impacts on neighboring properties, traffic, noise, safety, and the environment.

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. Additional information as may be required by the Plan Commission or Administrator. **{This may come out during the Public Hearing.}**

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. 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, and the proposed operation.

A. Upon receipt of the application, foregoing data and fees, the Plan Commission shall establish a date for a public hearing and shall public notice of the hearing once each week for two consecutive weeks in the official newspaper. Notice of the public hearing shall be given to the owners of all lands within 200' of any part of the land included in such conditional use by mail at least 10 days before such public hearing. A copy of the notice of public hearing along with pertinent information relative to the specific nature of the matter (copy of application and map) shall be transmitted without delay to the Plan Commission. Compliance with this subparagraph shall not be a condition precedent to proper legal notice and no hearing or action taken thereon shall be deemed invalid or illegal because of any failure to mail the notices provided for in this subparagraph.

B. The procedure for public hearing before the Plan Commission shall be as follows: 1. Any person may appear in person, by agent, or attorney. 2. The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence. 3. 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.

C. Within 95 days of the completion of the hearing conducted by the Plan Commission, the Plan Commission shall render its written determination stating the reasons therefore. If additional time is necessary beyond the 95 days referred to above, such time may be extended with the consent of the petitioner. Failure of the Plan Commission to render a decision as set forth shall constitute approval of the permit. The factual basis of any decision shall be solely the evidence presented at the hearing. The Village Clerk shall mail a copy of the determination to the applicant.

D. 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, or parking requirements may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

E. 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 authorized to be modified by a conditional use. Variances shall only be granted as provided in Section 17.1200 of this ordinance.

F. 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 Zoning District Standards Section 17.0418 B-3 Highway Business District

Agenda

17.0418 B-3 HIGHWAY BUSINESS DISTRICT

The B-3 Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.

A. Permitted Uses

1. Accommodations and Food Service
    - (a) Hotels and motels
    - (b) Bed and breakfast establishments
    - (c) Restaurants, snack stands, and mobile food services. For a drivethrough the Plan Commission must find that the vehicle stacking and noise from its operation will not impact surrounding properties or any public roadway.
    - (d) Bars
    - (e) Food service contractors and caterers
2. Arts, Entertainment, and Recreation Services
    - (a) Promoter, agent, artists offices/studio
    - (b) Theater companies and dinner theaters, dance, musical groups, and performing arts companies.
3. Educational, Health Services, and Social Services
    - (a) Fine arts and language schools and studios
    - (b) Sports and recreation instruction
    - (c) Automobile driving school
    - (d) General medical services
    - (e) Vocational rehabilitation services
    - (f) Religious facilities
    - (g) Business, secretarial, computer, training exam, cosmetology, barber and prep schools.
    - (h) Commercial day care centers provided that any outside play area is surrounded by a security fence; that no day care center is located within 300 feet of a gasoline service station, underground gasoline storage tanks, or any other storage of explosive material; that no day care center shall be located in an area where air pollution caused by smoke, dust, gases, or other particulate matter would endanger children; that no day care center shall be located in an area where noise would be so loud, shrill, or have an impulse to endanger children; that traffic be managed in a manner to minimize danger to children; and provided that adequate parking and circulation be provided on the day care facility site in accordance with the standards set forth in Section 7.0603(K)(6)(h)(3) of this Ordinance.
4. Finance, Insurance, Real Estate, and Leasing
    - (a) Financial service institutions, for a drive-through the Plan Commission must find that the vehicle stacking and noise from its operation will not impact surrounding properties.
    - (b) Financial investment, insurance offices, and similar financial products
    - (d) Real estate, appraisers, developer offices, and offices of lessors for residential and non-residential properties, excluding lessors of mini-warehouses/self-storage
    - (e) Office equipment rental and leasing
    - (f) Rental Centers
5. General Services
    - (a) Repair and maintenance of consumer electronics, home and garden equipment, appliance, furniture/reupholsters, footwear and leather goods
    - (b) Barber, beauty, nail salons, spa treatment services
    - (c) Personal care and weight loss services

(d) Funeral home and funeral services
(e) Coin operated laundries and drycleaners
(f) Dry cleaning and Laundry Services (non-industrial)
(g) Photo finishing laboratories
(h) General business offices
(i) Travel and visitor services
(j) General Construction trade services (carpenters, electricians, flooring services, lawn and landscaping services, lighting services, masonry services, painting services, plastering services, plumbing and heating contractors, roofing services, sheet metal services, welding services, and building showrooms)
(k) Animal Boarding in the B-3 district provided that the animals are domestic pets including (dogs, cats, hamsters or similar pet rodents, pet fish, reptiles and pet birds). In no way shall the operation be allowed to board wild animals or any pets not included in the list above. The boarding shall be for limited periods of time with no animal allowed to be continually boarded for longer than 3 weeks in row. No boarding facility may sell, trade, or in any other way exchange animals. The Plan Commission when determining the appropriateness of the site for animal boarding shall take into account the available space for outside animal activity and the impact the noise of such a facility will have on adjacent properties. An animal boarding operation shall be at least 1,000 feet from a residential zoned property, measured from the closest point where any boarded animal may be located to the closest residential zoning district property line.

The Plan Commission recognizes that customer's demands of animal boarding services and the culture related to taking care of pets is regularly evolving. These changes make it improbable to list all of the accessory uses of an animal boarding operation in the Code; therefore, the Plan Commission may consider accessory uses to the animal boarding operation such as, but not limited to; animal grooming, animal physical rehab, animal photography studios, retail sales of animal related products, if the Plan Commission finds the following:

1) The accessory use is consistent with the intent of the zoning district.
2) The accessory use is clearly established by the petitioner to be interrelated to and an accessory use of the principal animal boarding operation.
3) The site and or building are appropriately designed and located, or will be made so, to accommodate the accessory use and any impacts thereof.

6. Information Services
(a) Radio/TV/Cable network, stations, news syndicates, excluding towers and dishes.
(b) Telecommunications services
(c) Motion picture and video production
(d) Newspaper, printers, paper and software publishers, recording studio record production, telecommunications services and data processing.
(e) Libraries and archives.

7. Professional, Technical, Scientific, and Administrative Services
(a) Legal, notaries, and title services
(b) Accountants, tax preparation, payroll, and other accounting services
(c) Architects, landscape architects, engineering, surveying services
(d) Interior, industrial, graphic, and fashion design services
(e) Private investigators, locksmiths, security, and armored car services
(f) Janitorial services
(g) Pest control services
(h) Packaging and labeling service

(i) Veterinary Offices
(j) Offices of holding companies and regional managing offices

8. Retail Trade
   (a) Furniture, flooring, and home furnishing stores
   (b) Appliances, electronics, camera, office supply and copying stores
   (c) Home improvement and hardware stores
   (d) Grocery, supermarkets, convenience, and specialty food stores/markets
   (e) Liquor/packaged beverage and tobacco stores
   (f) Pharmacy, drug, beauty supplies, food supplement, and medical supply stores
   (g) Clothing, shoes, jewelry, luggage/leather goods, formal wear/costume stores
   (h) Entertainment stores such as books, music, sporting goods, hobby, and video tape/disc/game rental.
   (i) Gift shops, florists, variety stores, antiques, used merchandise
   (j) Pet and pet supply stores
   (k) Art dealers/store
   (l) Internet sales shopping/mail order business and vending machine sales
   (m) Building supply stores and general sales of industrial products, such as building materials, electrical supplies, heating supplies, lighting supplies, paint and painting supplies, plumbing supplies, roofing supplies, wallpaper and wallpaper supplies, and windows and doors.
   (n) Outdoor Power Equipment
   (o) Garden Centers
   (p) Manufactured/mobile home sales
9. Manufacturing/Assembly
   (a) Processing and Assembling of Final Products provided that the limited industrial process does not exceed 2,000 square feet and the processing and assembling of final products shall be conducted entirely within an enclosed structure, and there shall be no outside storage of product or materials.
10. Public Administration and Government Services
   (a) Governmental and cultural uses such as fire and police stations, community centers, public works garages, government administration buildings, parks and playgrounds.
11. Transportation and Warehousing
   (a) Courier, delivery, postal service businesses
12. Parking Lots
   (a) Parking lots are permitted without a principal structure, provided that the property owner submits a parking plan to the Plan Commission, and the Plan Commission approves the parking plan. The parking plan shall indicate whether the private parking area described in the parking plan may be used by the general public when the parking spots are not needed for the private use. If the plan so indicates, and if the plan is approved, then general public parking uses may be permitted upon such terms and conditions as are agreed upon in writing between the Village Board and the property owner, in a form approved by the Village Attorney. The Plan Commission shall approve the parking plan only if it finds all of the following:
      (1) The lot where the proposed parking is located must be immediately adjacent to a lot that is zoned B-4 Central Mixed Use District that is proposed for development or change of use; and
      (2) The adjacent B-4 Central Mixed Use District lot must have inadequate parking available on the lot to serve the new development or change of use, per the requirements of Section 17.0603 of this Code; and
      (3) The parking plan must demonstrate that the parking lot will be in full compliance with all applicable requirements of this Code, except as to any

modifications that may be granted pursuant to Section 17.0603(L) of this Code;

and

(4) Deed restrictions must be imposed and agreements must be entered between the adjacent lot owners, to the satisfaction of the Village Attorney, to allow the parking area to be used by the adjacent lot owner in compliance with the parking plan; and

(5) Subject to such reasonable conditions as the Plan Commission may deem to be necessary or appropriate.

13. Housing. Single-Family residential detached homes only if the use is constructed prior to January 1, 2010.

B. Permitted Accessory Uses

1. Accessory garages for storage of vehicles used in conjunction with the operation of the business or for occupants of the premises.
2. Off-street parking and loading areas. Multi-level parking garages shall be designed to minimize impact to adjacent properties and be designed to architecturally match the principal structure.
3. Residential quarters for the owner or proprietor located in the same building as the business.
4. Rental efficiency and one-bedroom apartments on a non-ground level provided there shall be a minimum floor area of 350 square feet for an efficiency apartment and 420 square feet for a one-bedroom apartment.
5. Satellite dish antennas located on the roof of the principal structure or in the rear yard. Where the satellite dish is roof-mounted, a registered engineer shall certify that the structure is adequate to support the load.
6. Roof-mounted solar collectors provided that a registered engineer shall certify that the structure is adequate to support the load.

C. Conditional Uses

1. Conditional uses as allowed in Section 17.0500 Conditional Uses.
2. No Adult Oriented Establishment except as permitted in accordance with Conditional Uses Section 17.0508.

D. Lot Area and Width

1. Lots shall have a minimum area of 10,000 square feet and shall be not less than 75 feet in width.
2. Lot coverage by buildings, accessory structures, surface parking and loading areas, and driveways shall occupy no more than 75 percent of the lot area. Landscaped open space shall occupy not less than 25 percent of the lot area.

E. Building Height

1. No principal building or parts of a principal building shall exceed 30 feet in height.

F. Setback and Yards

1. There shall be a minimum building setback of 30 feet from the right-of-way of all streets.
2. There shall be a side yard on each side of all buildings not less than 15 feet in width.
3. There shall be a rear yard of not less than 25 feet.
4. No building or structure shall be located closer than 15 feet to an F-1 Floodway District, F-2 Floodplain Conservancy District, or LCO Lowland Conservancy Overlay District boundary. Where shoreland regulations apply no building or structures shall be located closer than as allowed by Village shoreland regulations.

G. Erosion Control

1. See Chapter 14 of the Village Municipal Code.

H. Development Design Guidelines

1. The Village has established clear land use and design principals, as documented in the Village Design Guidelines, to guide future development planning decisions towards implementation of the Village's Smart Growth 2020 Comprehensive Plan. These guidelines are intended to serve

as basic criteria during reviews, and are not to be construed as the only applicable design elements. All development proposals shall be evaluated against the adopted Village vision of maintaining a small town atmosphere within the Village, featuring a generous amount of greenspace in residential, commercial, and industrial developments.

I. Plans and Specifications to be submitted to Plan Commission

1. To encourage a business environment that is compatible with the residential character of the Village, building permits for permitted uses in Business Districts shall not be issued without review and approval of the Plan Commission. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading and unloading, and landscape plans.

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.
   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.

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.

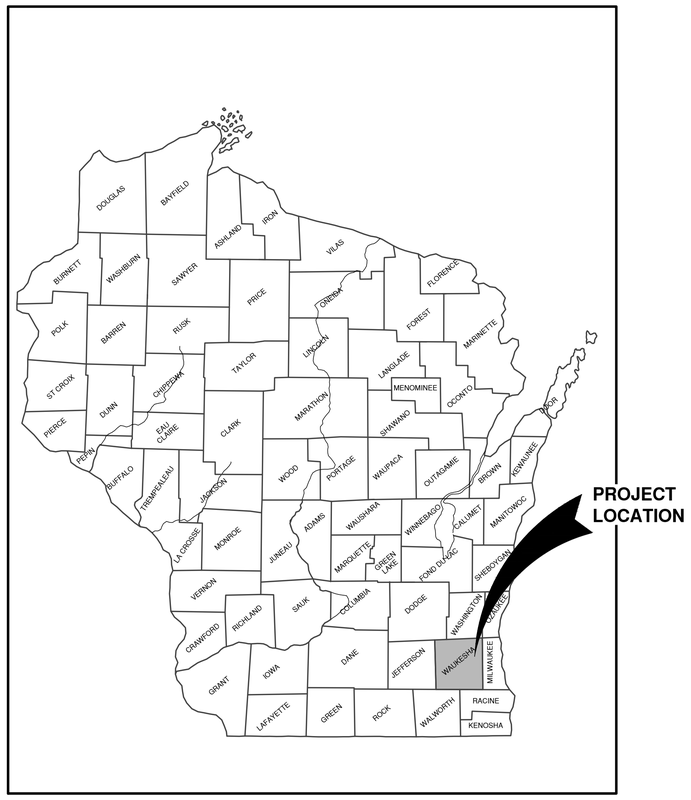
2. If the Plan Commission finds (1) (a) or (1) (b), above, then the Plan Commission may allow the loading dock or overhead door to face the street right-of-way upon consideration of the following additional factors, without limitation by reason of enumeration: 17.1000 (a) Whether the loading dock or 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.

Agenda

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX WAUKESHA COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING AND EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	MISCELLANEOUS DETAILS
8	MISCELLANEOUS DETAILS
9	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
10	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
11	EROSION CONTROL - DITCH CHECK DETAILS
12	EROSION CONTROL - SHEET FLOW DETAILS
13	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
ST1	ADS STORMTECH DETAILS
ST2	ADS STORMTECH DETAILS
ST3	ADS STORMTECH DETAILS
ST4	ADS STORMTECH DETAILS
ST5	ADS STORMTECH DETAILS
ST6	ADS STORMTECH DETAILS



LOCATION MAP

File: R:\Jobs\6258\6258030\dwg\6258030C.dwg
Plot Date: Apr 24, 2024 - 7:25am

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN MRL
CHECKED AJB
DESIGNED MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

LOCATION MAPS AND INDEX TO DRAWINGS

DATE 03/2024
FILE 6258030C
JOB NO. 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. C

Agenda

OWNER INFORMATION:

CLUB CAR WASH
1591 E. PRATHERSVILLE ROAD
COLUMBIA, MO 65202

(573) 999-5178

CONTACT: JUSTIN BARNES

CONTRACTOR INFORMATION:

BAYLAND BUILDINGS
3323 BAY RIDGE COURT
HOBART, WI 54155

(920) 371-6200

CONTACT: DAVID O'BRIEN

UTILITY INFORMATION:

UTILITIES PRESENT:
VILLAGE OF SUSSEX DEPARTMENT OF PUBLIC WORKS, WAUKESHA COUNTY DEPARTMENT OF PUBLIC WORKS, WE ENERGIES, AT&T, TIME WARNER CABLE, EVERSTREAM AND WINDSTREAM COMMUNICATIONS.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER 20240502161, DATED 02/09/2024, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
VILLAGE OF SUSSEX
N59W23525 CLOVER DR.
SUSSEX, WI 53089

(262) 820-3130

STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
WAUKESHA COUNTY
515 W MORELAND BL. RM. 220
WAUKESHA, WI 53188

(262) 548-7740

GAS & ELECTRIC:
WE ENERGIES
231 W MICHIGAN ST
MILWAUKEE, WI 53203
(414) 221-2345

TELECOMMUNICATIONS:
AT & T / SBC
777 E. WISCONSIN AV.
MILWAUKEE, WI 53202

(800) 792-2473

TELECOMMUNICATIONS:
TIME WARNER CABLE
1320 DR MARTIN LUTHER
KING DR.
MILWAUKEE, WI 53212

TELECOMMUNICATIONS:
EVERSTREAM
1228 EUCLID AVENUE
CLEVELAND, OH 44115

(844) 387-7876

TELECOMMUNICATIONS:
WINDSTREAM COMMUNICATIONS
4001 RODNEY PARHAM RD.
LITTLE ROCK, AR 72212

(501) 748-7000

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING (SB)
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE (750)
- RETAINING WALL
- GUARD RAIL
- FENCE

- SANITARY SEWER (SIZE NOTED) (8SS)
- FORCEMAIN (SIZE NOTED) (4FM)
- STORM SEWER (SIZE NOTED) (10ST)
- WATERMAIN (SIZE NOTED) (6W)
- GAS LINE (G)
- OVERHEAD TELEPHONE LINE (OT)
- UNDERGROUND TELEPHONE LINE (T)
- OVERHEAD ELECTRIC LINE (OE)
- UNDERGROUND ELECTRIC LINE (E)
- OVERHEAD CABLE TV LINE (OTV)
- CABLE TV LINE (TV)
- FIBER OPTIC LINE (FO)
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

GR.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BIT.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULV	CULVERT

File: R:\6258\6258030\dwg\6258030.dwg
Plot Date: Apr 24, 2024 - 7:25am

LAYOUT: GEN. NOTES

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: AJB
DESIGNED: MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

GENERAL NOTES

DATE: 03/2024
FILE: 6258030T
JOB NO.: 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 1

Agenda

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	89°21'26"	50.00'	77.98'	N45°14'19"E	70.31'	N89°55'02"E	N00° 33' 36"E

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
1	SE CORNER OF CONC. SIGN BASE	902.76
2	ARROW ON FIRE HYDRANT	891.93
3	ARROW ON FIRE HYDRANT	895.51

EX CB 1
RIM:893.43
D=6.35'
INV:887.53 (12" S)
INV:887.08 (18" W)
INV:887.08 (18" N)

EX INL 2
RIM:893.42
D=6.50'
INV:886.92 (18" W)
INV:886.92 (18" E)

EX CB 3
RIM:900.96
D=4.80'
INV:896.36 (15" S)
INV:896.46 (12" NW)
INV:896.16 (18" E)

EX CB 5
RIM:900.94
D=4.15'
INV:896.79 (12" W)
INV:896.79 (15" N)

EX IN L 4
RIM:895.71
D=6.65'
INV:889.06 (18" W)
INV:889.06 (18" E)

EX SAN MH 2
RIM:894.26
D=4.65'
INV:889.61 (8" W)
INV:889.71 (6" S)
INV:889.71 (6" N)
INV:889.61 (8" E)

EX INL 1
RIM:889.92
D=2.40'
INV:887.52 (12" S)
INV:887.52 (12" N)

EX SAN MH 3
RIM:890.14
D=10.05'
INV:881.94 (8" W)
INV:880.09 (12" S)
INV:880.09 (12" N)

S89°26'24"E 350.49'

S89°55'02"W 298.06'

S00°33'36"W 215.37'

N00°04'50"W 268.73'

SAW CUT ERQ'D (TYP.)

REMOVE EXISTING RIP RAP

REMOVE 7' OF EXISTING STORM SEWER

12' WIDE EASEMENT ADDITIONAL PARKING FOR LOT 1 PER CSM 10147

25' BUILDING SETBACK PER DECLARATION OF PROTECTEIVE COVENANTS FOR SUSSEX CORPORATE CENTER RECORDED AS DOCUMENT NUMBER 2069577

15' PARKING SETBACK PER DECLARATION OF PROTECTEIVE COVENANTS FOR SUSSEX CORPORATE CENTER RECORDED AS DOCUMENT NUMBER 2069577

PARCEL 3
CSM 10147

20' UTILITY EASEMENT

50' BUILDING SETBACK PER DECLARATION OF PROTECTEIVE COVENANTS FOR SUSSEX CORPORATE CENTER RECORDED AS DOCUMENT NUMBER 2069577

25' PARKING SETBACK PER DECLARATION OF PROTECTEIVE COVENANTS FOR SUSSEX CORPORATE CENTER RECORDED AS DOCUMENT NUMBER 2069577

12' WIDE EASEMENT ADDITIONAL PARKING FOR LOT 1 PER CSM 10147

EX TRASH ENCLOSURE

12" WIDE LANDSCAPE BLOCK RETAINING WALL

EX 30" X 39" GRATE

EX INL 7
RIM:893.02
D=4.61'
INV:888.41 (24" SW)
INV:888.41 (24" E)

EX INL 8
RIM:893.08
D=5.45'
INV:887.63 (24" W)
INV:887.63 (24" SE)

EX INL 6
RIM:892.57
D=3.20'
INV:889.37 (24" NE)

EX INL 5
RIM:896.49
D=2.70'
INV:893.79 (12" SW)

EX BIT.

EX CONC.

EXECUTIVE DRIVE

LISBEN ROAD - CTH "K"

NORTH

0' 20' 40'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: AJB
DESIGNED: MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

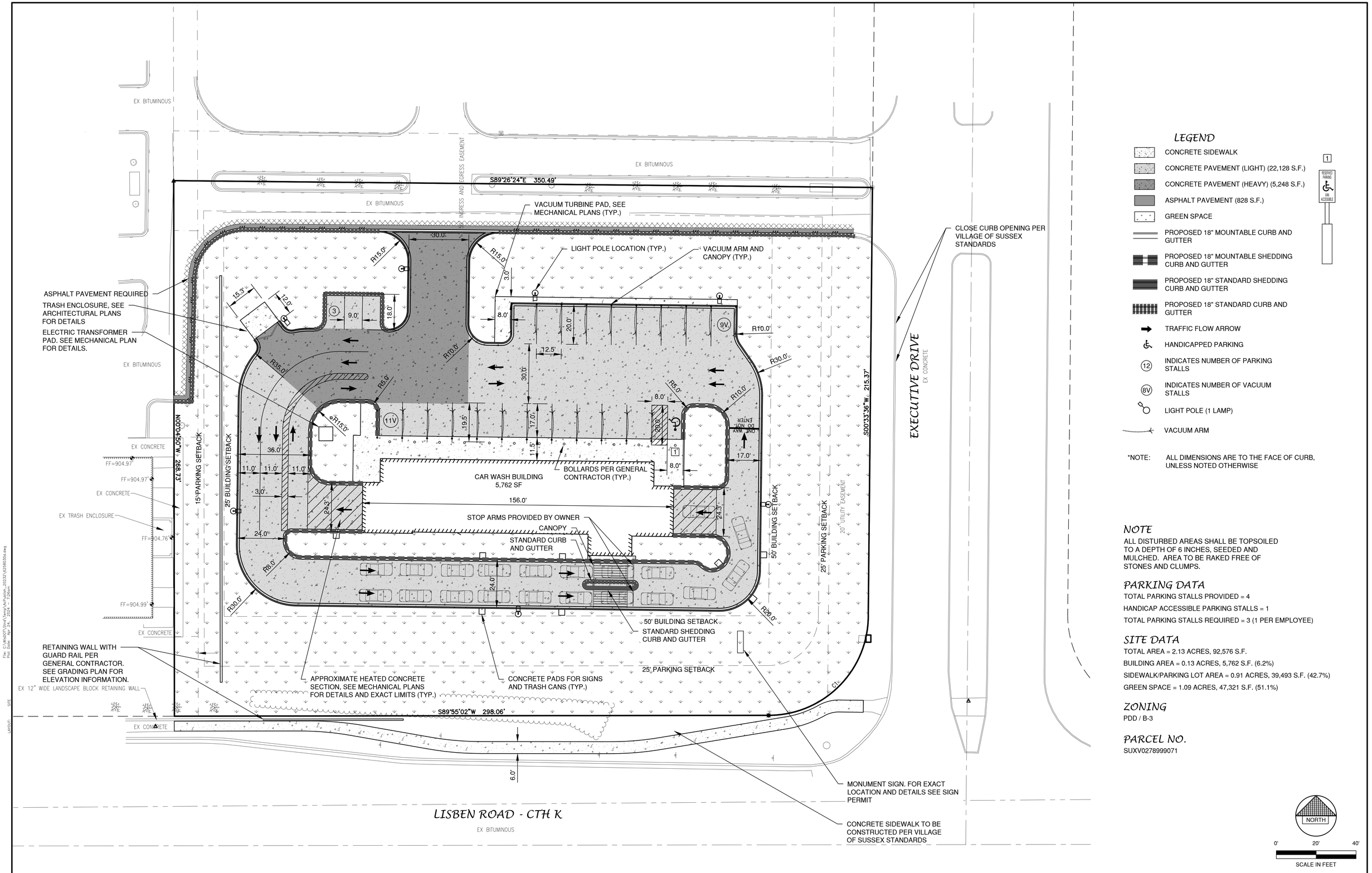
EXISTING SITE CONDITIONS

DATE: 03/2024
FILE: 6258030T
JOB NO.: 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 2

File: R:\6200\6258\6258030T\dwg\6258030t.dwg
Plot Date: Apr 24, 2024 - 7:25am
EX SITE
LAYOUT



LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT (LIGHT) (22,128 S.F.)
- CONCRETE PAVEMENT (HEAVY) (5,248 S.F.)
- ASPHALT PAVEMENT (828 S.F.)
- GREEN SPACE
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" STANDARD CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- (8V) INDICATES NUMBER OF VACUUM STALLS
- LIGHT POLE (1 LAMP)
- VACUUM ARM

1 RESERVED PARKING VAN ACCESSIBLE

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 4

HANDICAP ACCESSIBLE PARKING STALLS = 1

TOTAL PARKING STALLS REQUIRED = 3 (1 PER EMPLOYEE)

SITE DATA

TOTAL AREA = 2.13 ACRES, 92,576 S.F.

BUILDING AREA = 0.13 ACRES, 5,762 S.F. (6.2%)

SIDEWALK/PARKING LOT AREA = 0.91 ACRES, 39,493 S.F. (42.7%)

GREEN SPACE = 1.09 ACRES, 47,321 S.F. (51.1%)

ZONING

PDD / B-3

PARCEL NO.

SUXV0278999071

NORTH

0' 20' 40'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN KDC
CHECKED AJB
DESIGNED MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

SITE PLAN

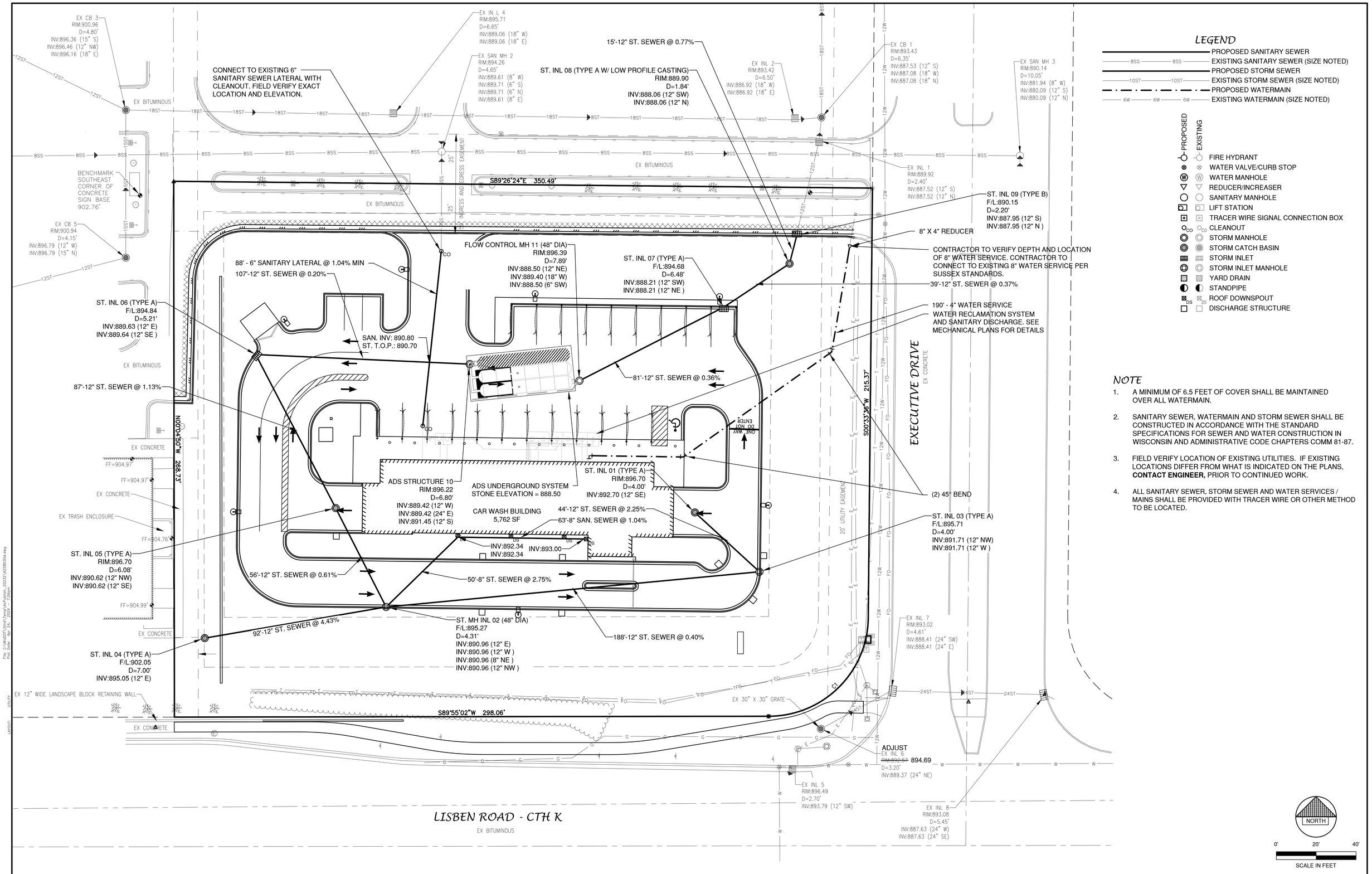
DATE 03/2024
FILE 6258030D
JOB NO. 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 3

File: C:\Wall007\Shot\Temp\AcPublish_20232\6258030d.dwg
Print Date: Apr 24, 2024 - 7:36pm
SITE
LAYOUT

Agenda



LEGEND

- PROPOSED SANITARY SEWER
- 8SS — 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — 6W — 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
W	W	WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.

NORTH

0' 20' 40'

SCALE IN FEET

File: C:\Wsdot\Sheet\Temp\AcPublish_20232\6258030d.dwg
Plot Date: Apr 24, 2024 - 7:40pm
UTILITY LAYOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN KDC
CHECKED AJB
DESIGNED MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

UTILITY PLAN

DATE 03/2024
FILE 6258030D
JOB NO. 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 4

Agenda

TRACKING PAD REQ'D AT ALL CONSTRUCTION ENTRANCE/EXITS (TYP.)

SILT FENCE REQ'D (TYP.)

DITCH CHECK REQ'D (TYP.)

INLET PROTECTION REQ'D (TYP.)

CAR WASH BUILDING
5,762 SF
F.F. EL = 897.00

EXECUTIVE DRIVE
EX CONCRETE

LISBEN ROAD - CTH K
EX BITUMINOUS

EX BITUMINOUS

EX CONCRETE

EX TRASH ENCLOSURE

EX 12" WIDE LANDSCAPE BLOCK RETAINING WALL

S89°26'24"E 350.49'

N00°04'50"W 268.73'

S00°33'36"W 215.37'

S89°55'02"W 298.06'

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW
	SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
	DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
	TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
	EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
	INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 20' 40'

SCALE IN FEET

File: C:\Wisdot\Grnd\1mm\A-Pub\sh_2023\V6258030d.dwg
GRADING AND EROSION CONTROL PLAN
Apr 24, 2024 - 7:26am
LAYOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN KDC
CHECKED AJB
DESIGNED MRL

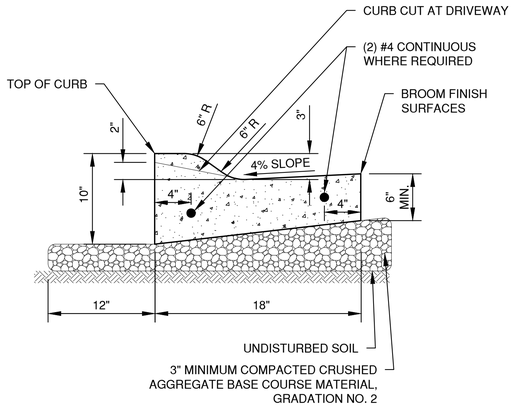
5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

GRADING AND EROSION CONTROL PLAN

DATE 03/2024
FILE 6258030D
JOB NO. 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

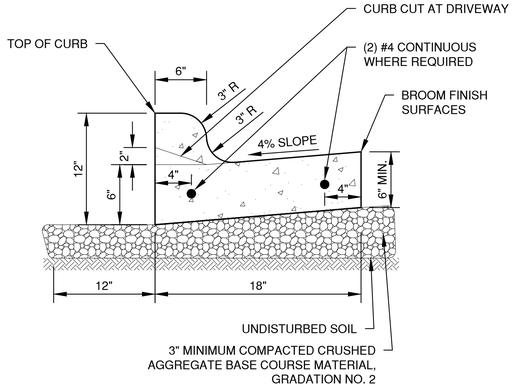
SHEET NO. 5



NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.

2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

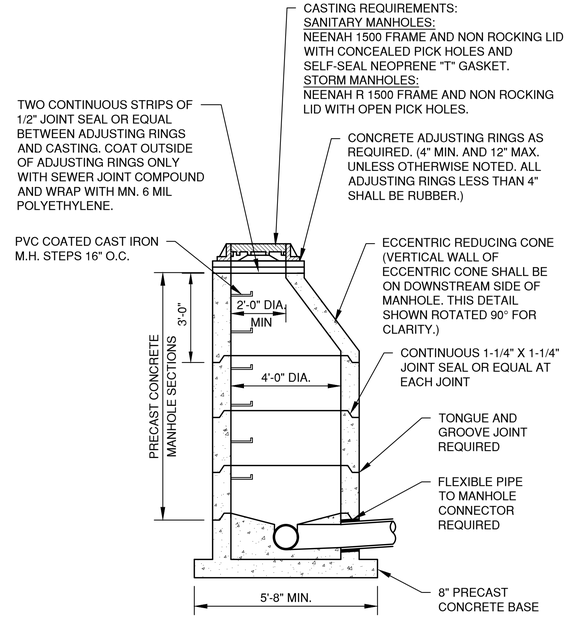
MOUNTABLE CURB AND GUTTER



NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.

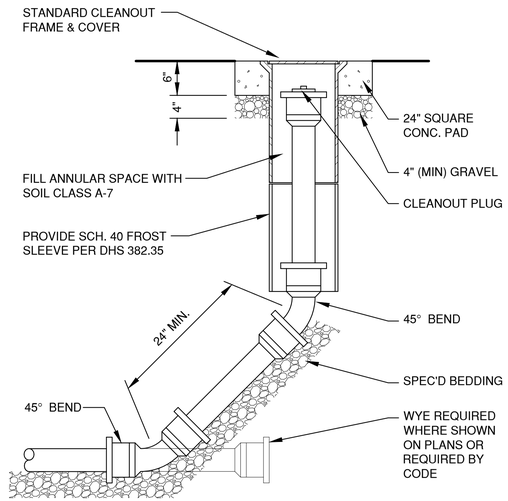
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

STANDARD CURB AND GUTTER

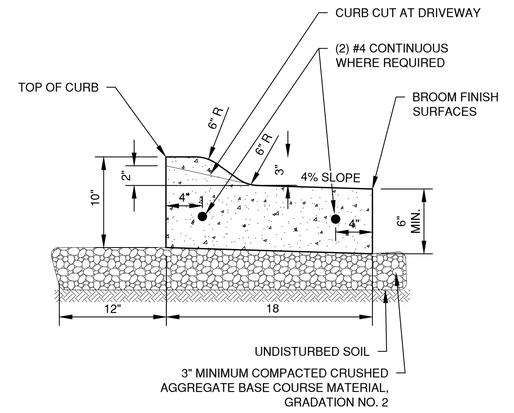


PRIVATE SANITARY AND STORM STANDARD MANHOLE 8"-24" (INCLUSIVE)

NOTE
CLEANOUT LINE TO BE THE SAME SIZE AND MATERIAL AS SEWER MAIN.



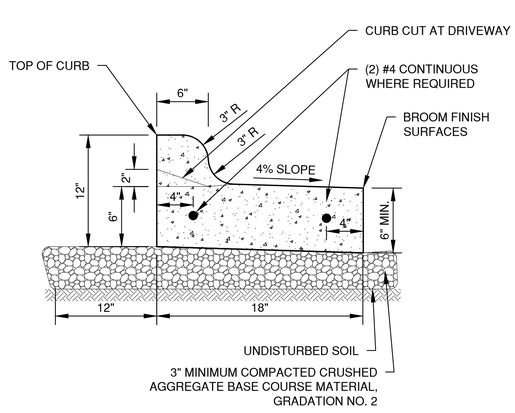
CLEAN-OUT DETAIL (TRAVELED AREAS)



NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.

2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

MOUNTABLE SHEDDING CURB AND GUTTER

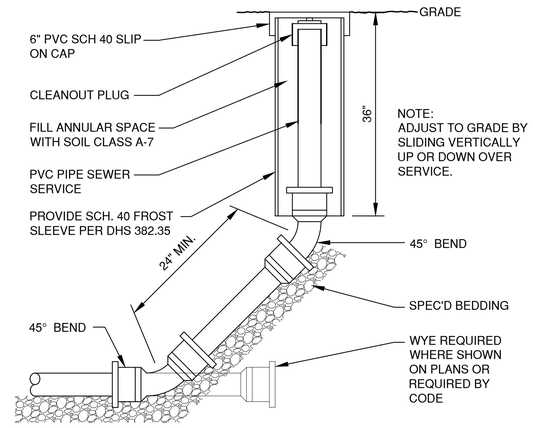


NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.

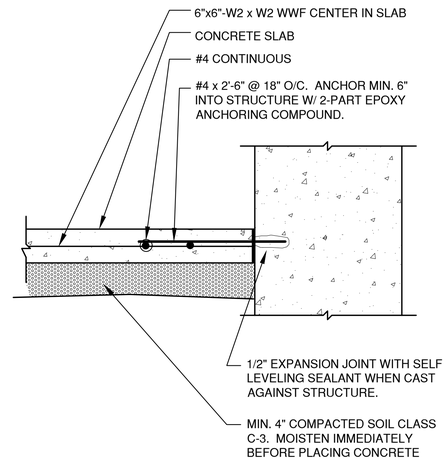
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

SHEDDING CURB AND GUTTER

NOTE: CLEANOUT LINE TO BE THE SAME SIZE AND MATERIAL AS SEWER MAIN



CLEAN-OUT DETAIL (NON-TRAVELED AREAS)



TYPICAL SIDEWALK ADJACENT TO STRUCTURE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN MRL
CHECKED AJB
DESIGNED MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

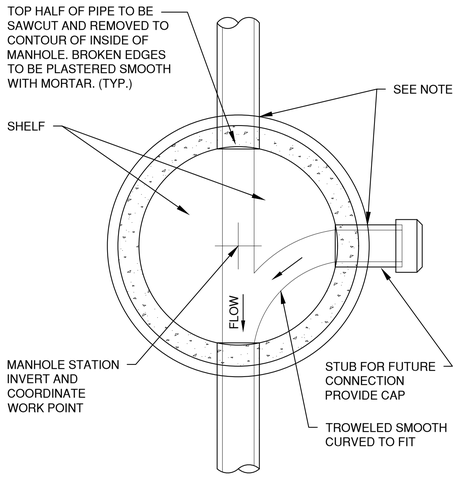
DATE 03/2024
FILE 6258030DET
JOB NO. 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 6

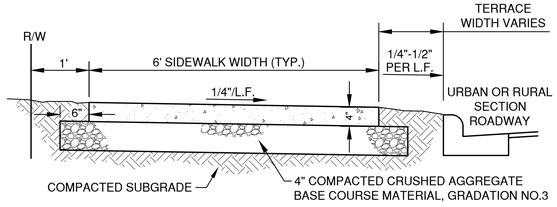
Agenda
File: R:\6258030\6258\6258030\dwg\6258030DET.dwg
Plot Date: Apr 24, 2024 - 7:25am
layout: DETAILS (1)

Agenda

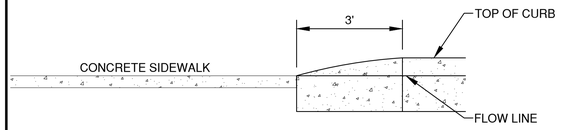


NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

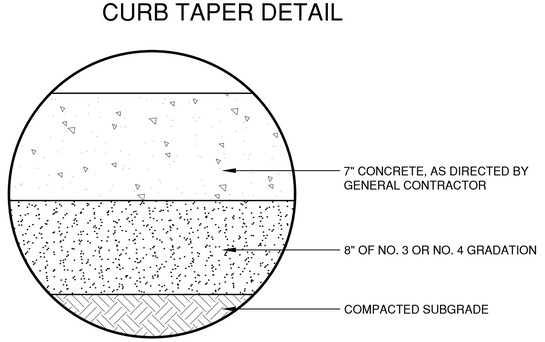
MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)



TYPICAL SECTION

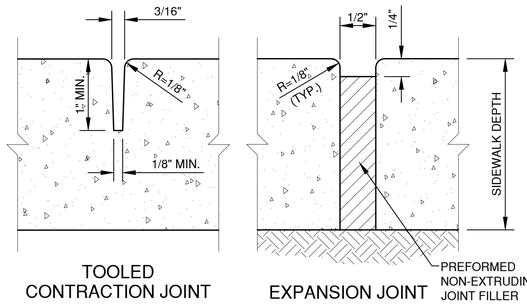


CURB TAPER DETAIL



HEAVY DUTY CONCRETE PAVEMENT

NOTE:
REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

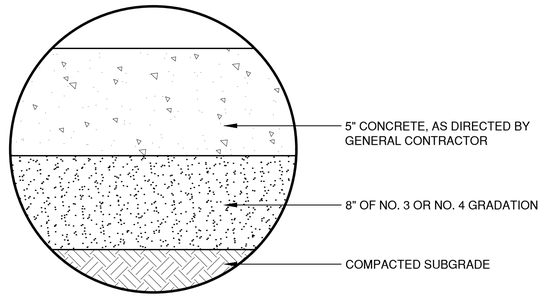


TOOLED CONTRACTION JOINT

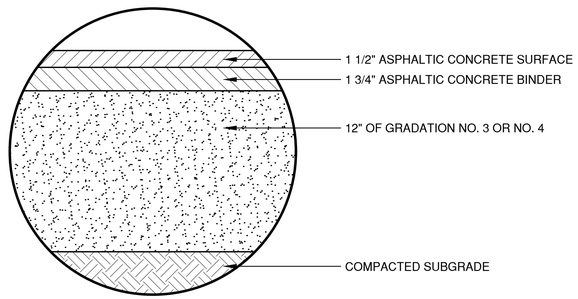
EXPANSION JOINT

WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

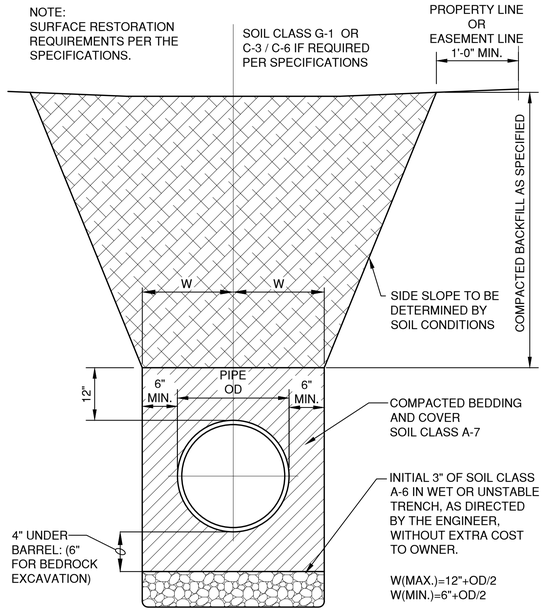
SIDEWALK DETAIL



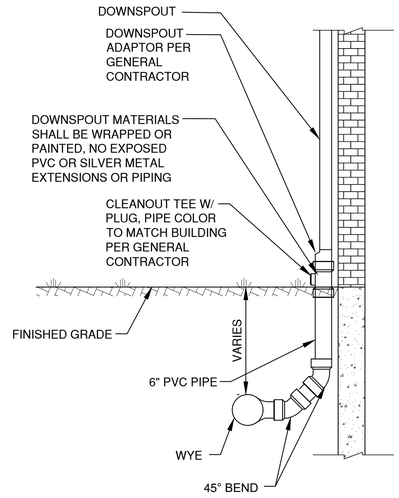
STANDARD CONCRETE PAVEMENT



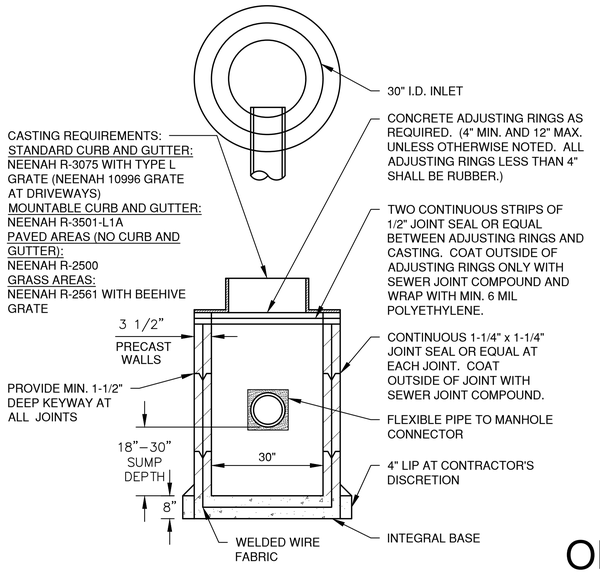
ASPHALT PAVEMENT



HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL



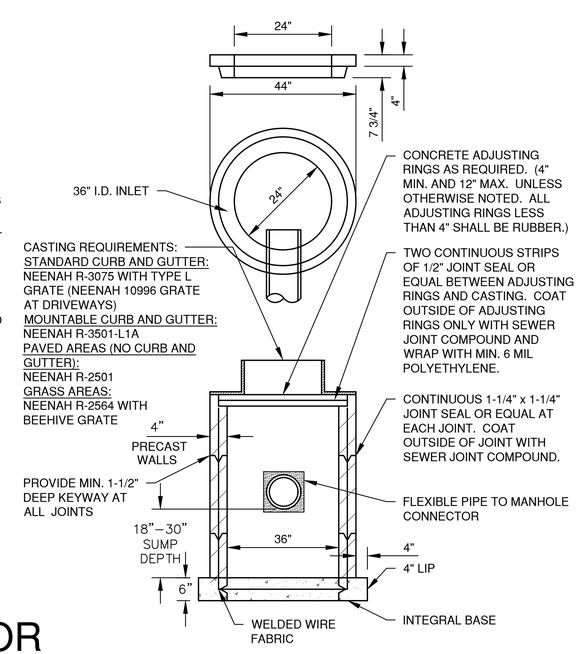
DOWN SPOUT COLLECTOR DETAIL



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET

OR



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN MRL
CHECKED AJB
DESIGNED MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

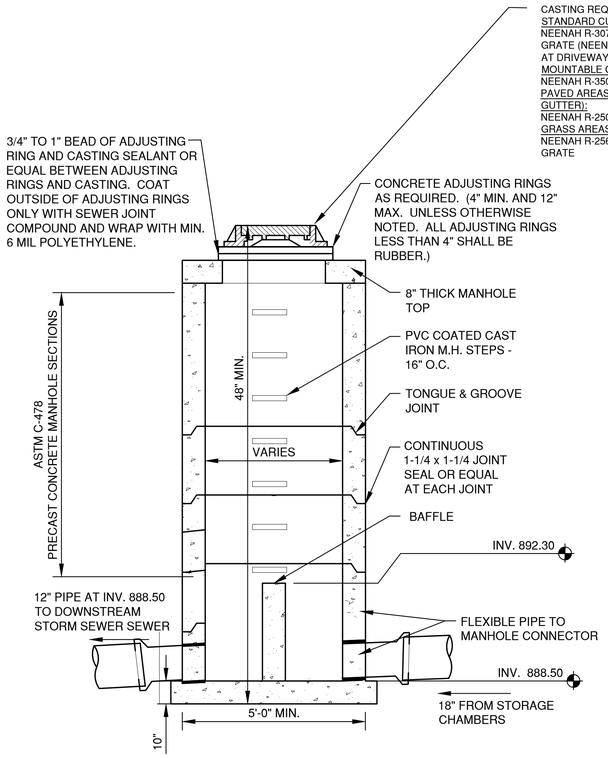
DATE 03/2024
FILE 6258030DET
JOB NO. 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

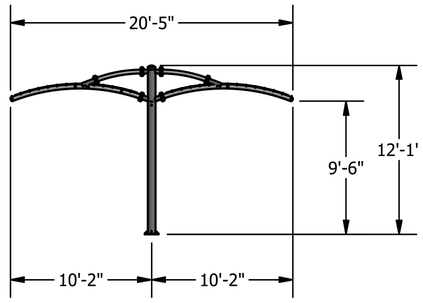
SHEET NO. 7

File: R:\6200\6258\6258030\dwg\6258030DET.dwg
Plot Date: Apr 24, 2024 - 7:25am
Layout: DETAILS (2)

Agenda

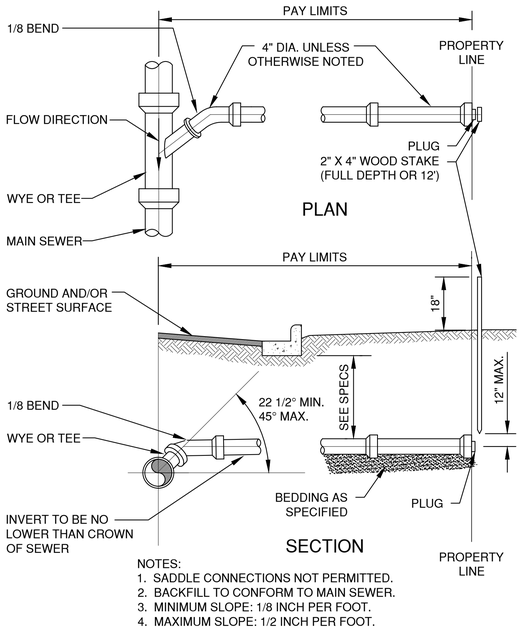


FLOW CONTROL MH #11



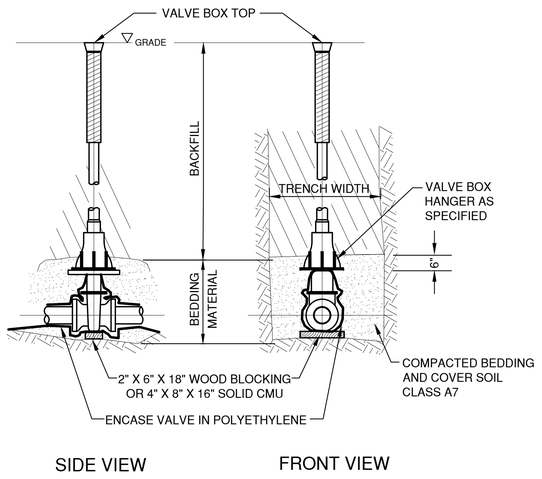
PAY STATION CANOPY

FLOW CONTROL MH BAFFLE

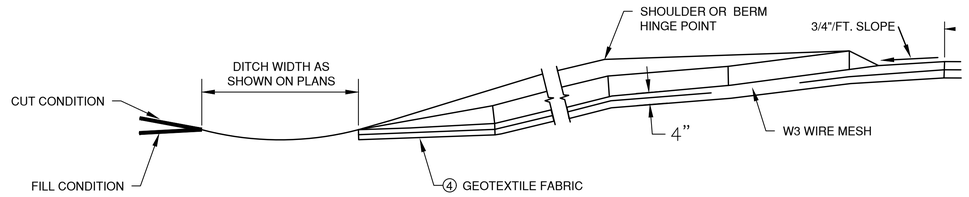


NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
2. BACKFILL TO CONFORM TO MAIN SEWER.
3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

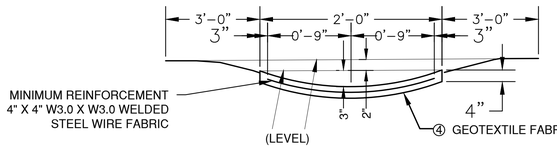
STANDARD SERVICE LATERAL



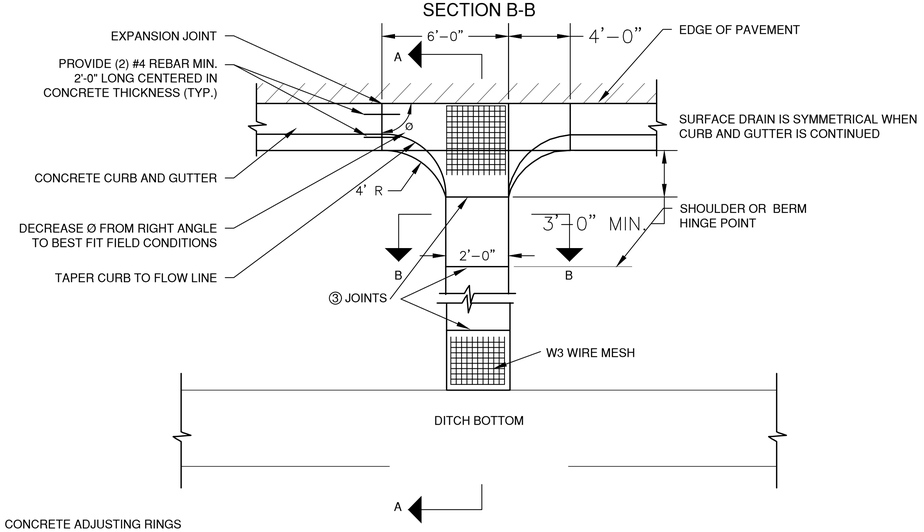
VALVE BOX SETTING



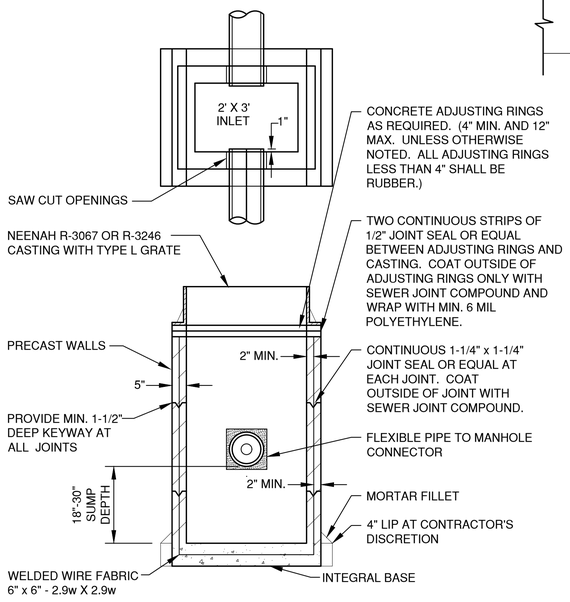
SECTION A-A



SECTION B-B

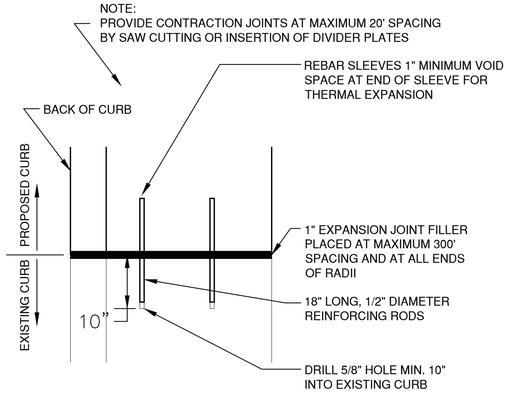


CONCRETE SURFACE DRAIN



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET



CURB TIE IN DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN MRL
CHECKED AJB
DESIGNED MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 03/2024
FILE 6258030DET
JOB NO. 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 8

File: R:\6200\6258\6258030\dwg\6258030DET.dwg
Print Date: Apr 24, 2024 - 7:25am
LAYOUT: DETAILS (3)

Agenda

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES: TYPE "B" AND "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

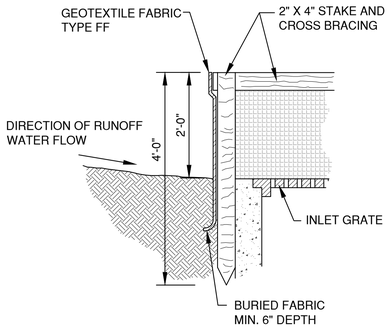
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

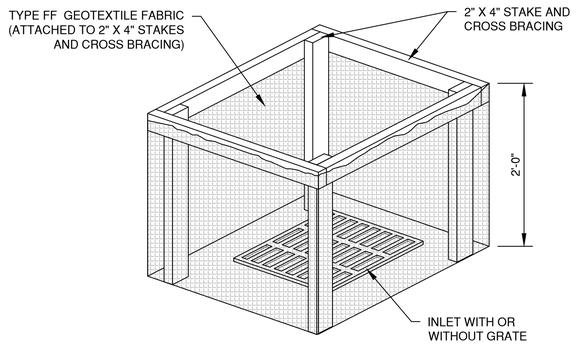
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

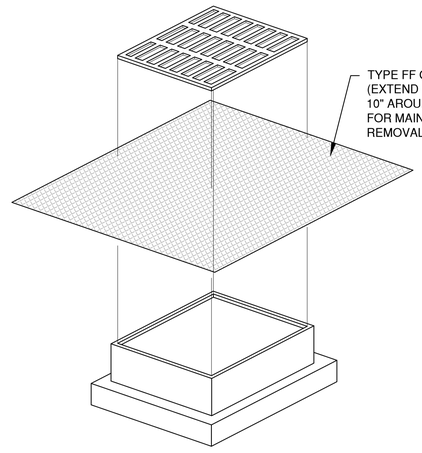
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



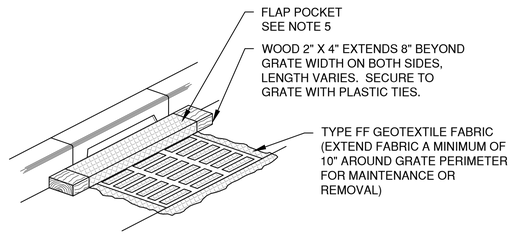


INLET PROTECTION, TYPE A

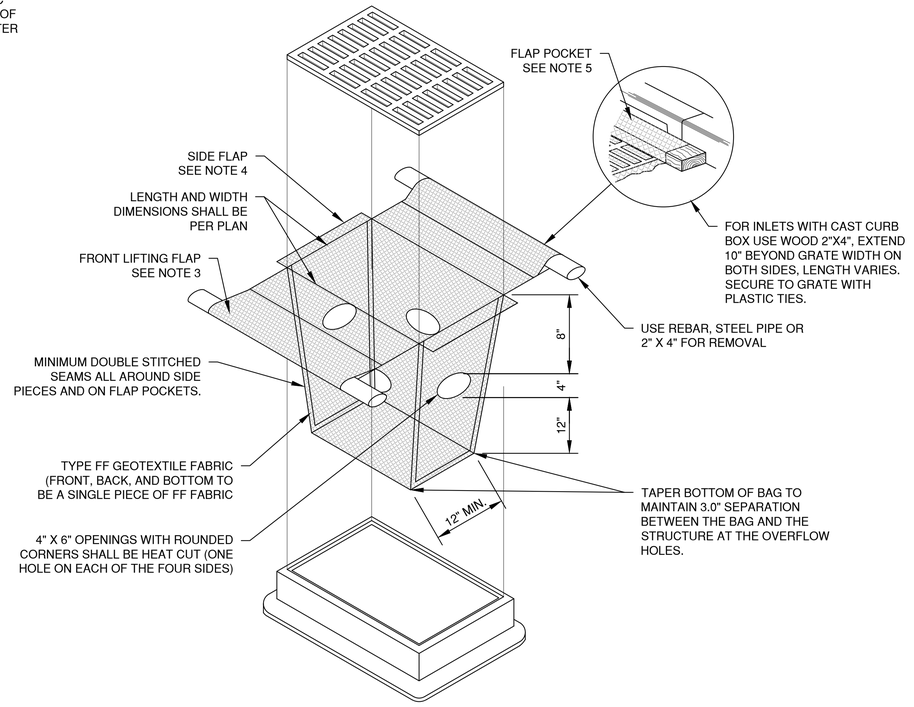


INLET PROTECTION, TYPE B (WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

File: C:\Users\krisa\AppData\Local\Temp\AcPublish_18444\6258030EC.dwg
Plot Date: Mar 27, 2024 - 9:47am
LAYOUT: 1 INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN MRL
CHECKED AJB
DESIGNED MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE 03/2024
FILE 6258030EC
JOB NO. 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 9

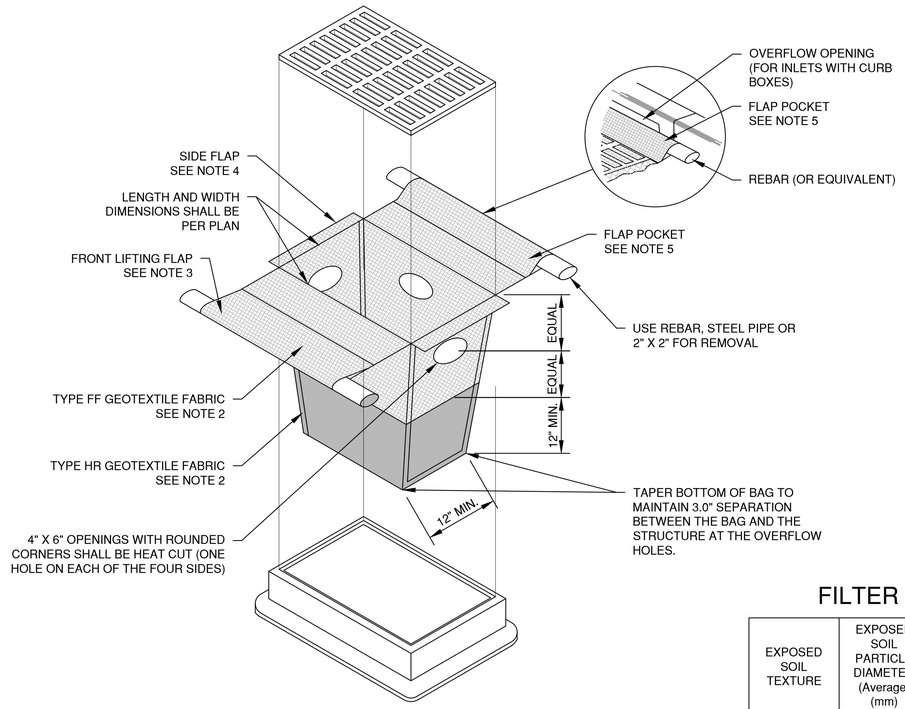
Agenda

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

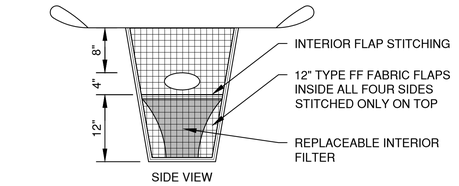


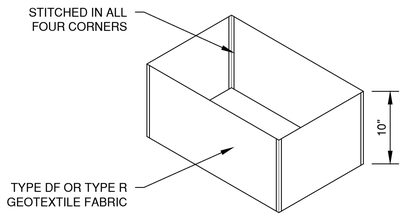
INLET PROTECTION, TYPE D-HR

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

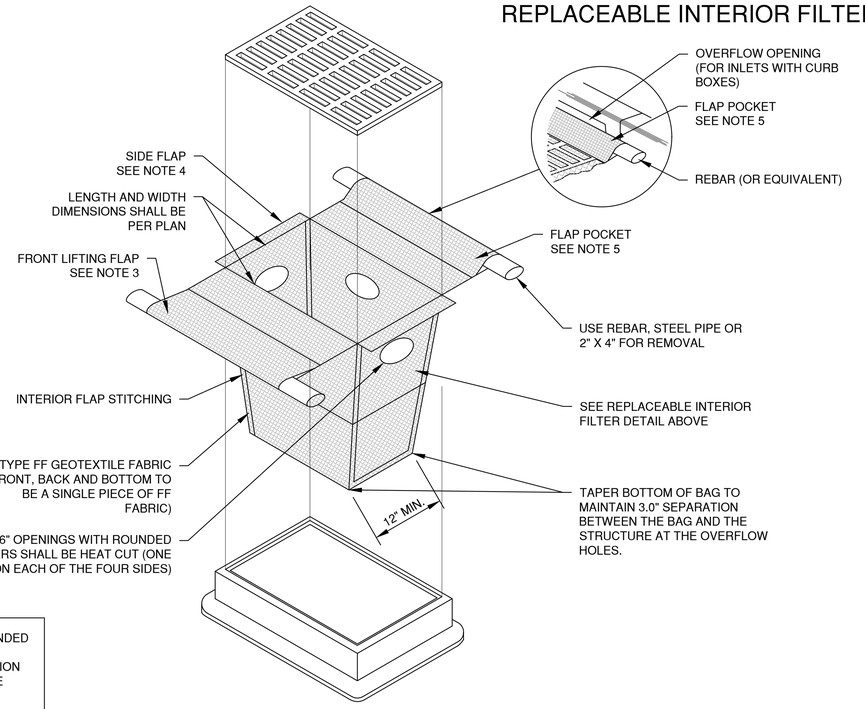
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.





REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

File: C:\Users\Vaspa\AppData\Local\Temp\AcPublish_18444\6258030EC.dwg
Plot Date: Mar 27, 2024 - 9:47am
LAYOUT: 2 INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN MRL
CHECKED AJB
DESIGNED MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

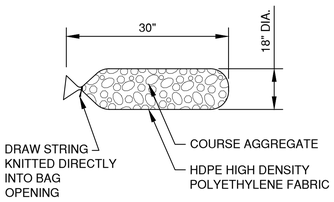
EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE 03/2024
FILE 6258030EC
JOB NO. 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 10

Agenda



FILTER BAG DETAIL

NOTES:

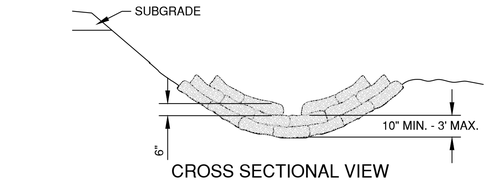
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

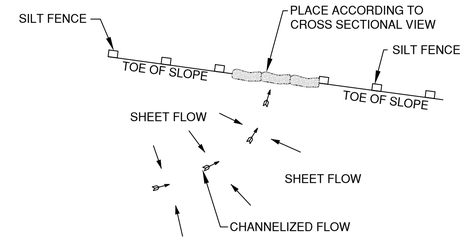
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

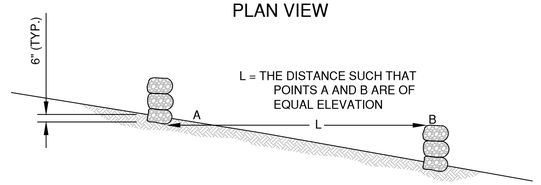
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



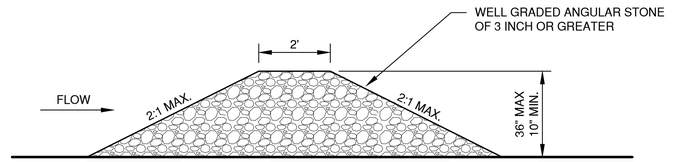
SIDE VIEW

DITCH CHECK DETAIL

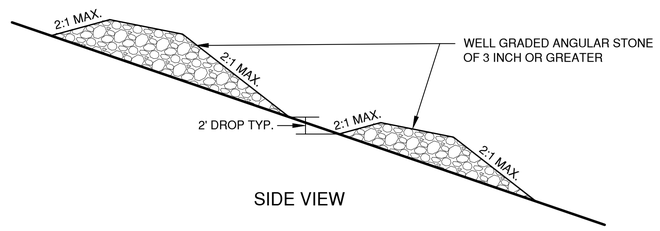
ROCK FILLED EROSION CONTROL BAGS TYPE B

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE TYPE C

File: C:\Users\kstark\AppData\Local\Temp\AcPublish_18444\6258030EC.dwg
Plot Date: Mar 27, 2024 - 9:47am
Layout: 3 ditch details

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN MRL
CHECKED AJB
DESIGNED MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

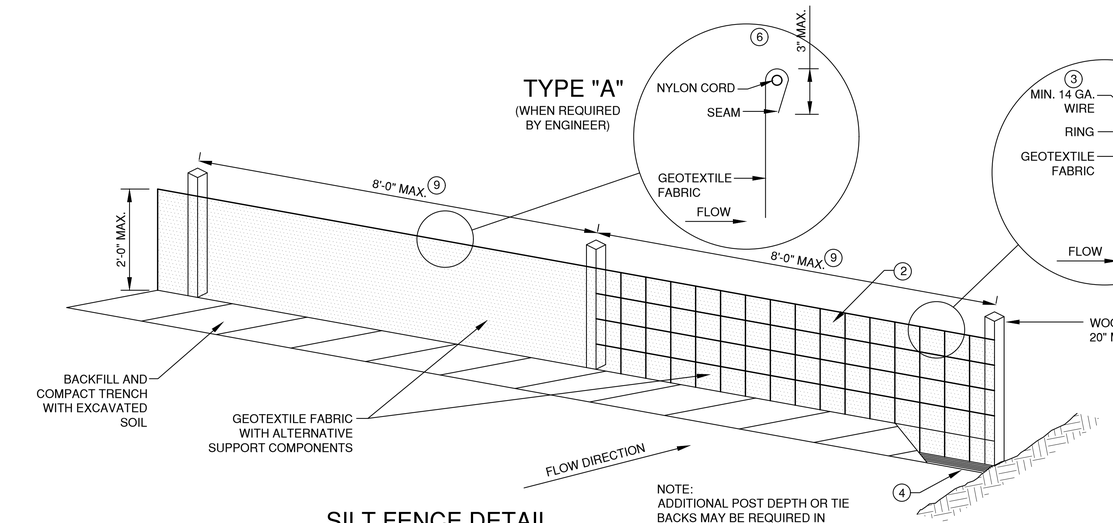
EROSION CONTROL
DITCH CHECK DETAILS

DATE 03/2024
FILE 6258030EC
JOB NO. 6258030

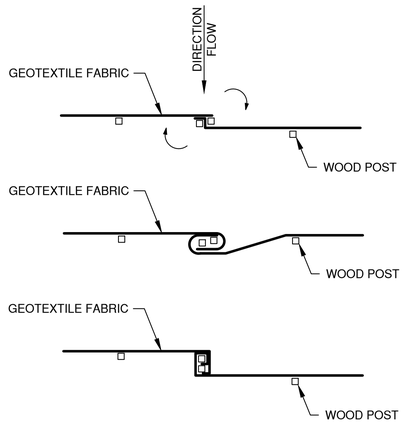
Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 11

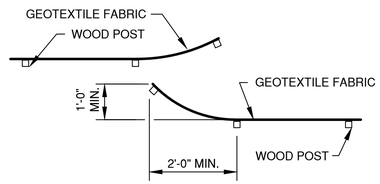
Agenda



SILT FENCE DETAIL

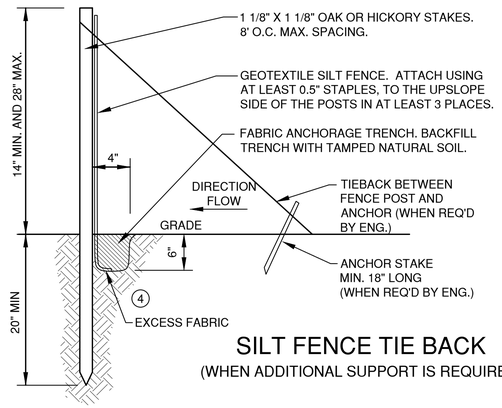


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT IS REQUIRED)

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)

   STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
8. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

File: C:\Users\kcisek\AppData\Local\Temp\AcPublish_18444\6258030EC.dwg
Plot Date: Mar 27, 2024 - 9:47am
LAYOUT: 4 SHEET FLOW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN MRL
CHECKED AJB
DESIGNED MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

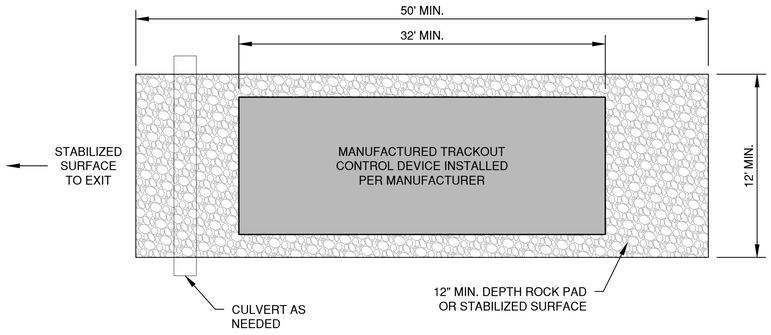
DATE 03/2024
FILE 6258030EC
JOB NO. 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

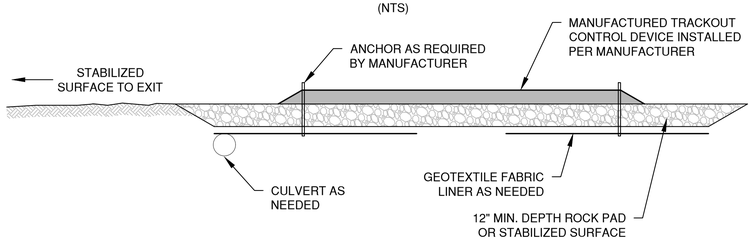
SHEET NO. 12

Agenda

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

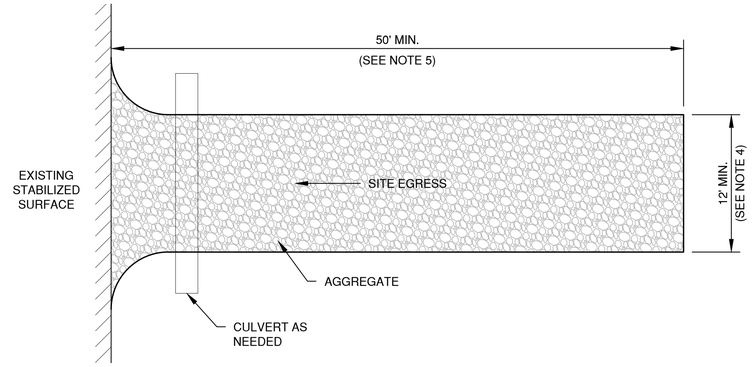


SECTION VIEW

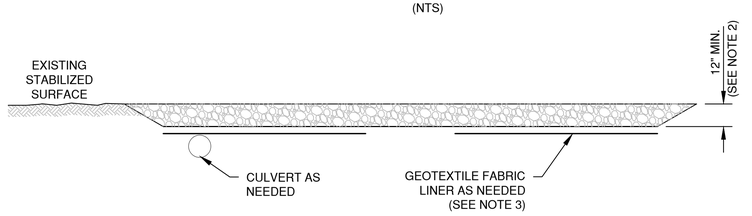
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

File: C:\Users\kcisar\AppData\Local\Temp\AcPublish_18444\6258030EC.dwg
Plot Date: Mar 27, 2024 - 9:47am
LAYOUT: 5 TRACKOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN MRL
CHECKED AJB
DESIGNED MRL

5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE 03/2024
FILE 6258030EC
JOB NO. 6258030

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 13

Agenda

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

ADS SiteAssist™
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR APP

CCW - SUSSEX

SUSSEX, WI, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

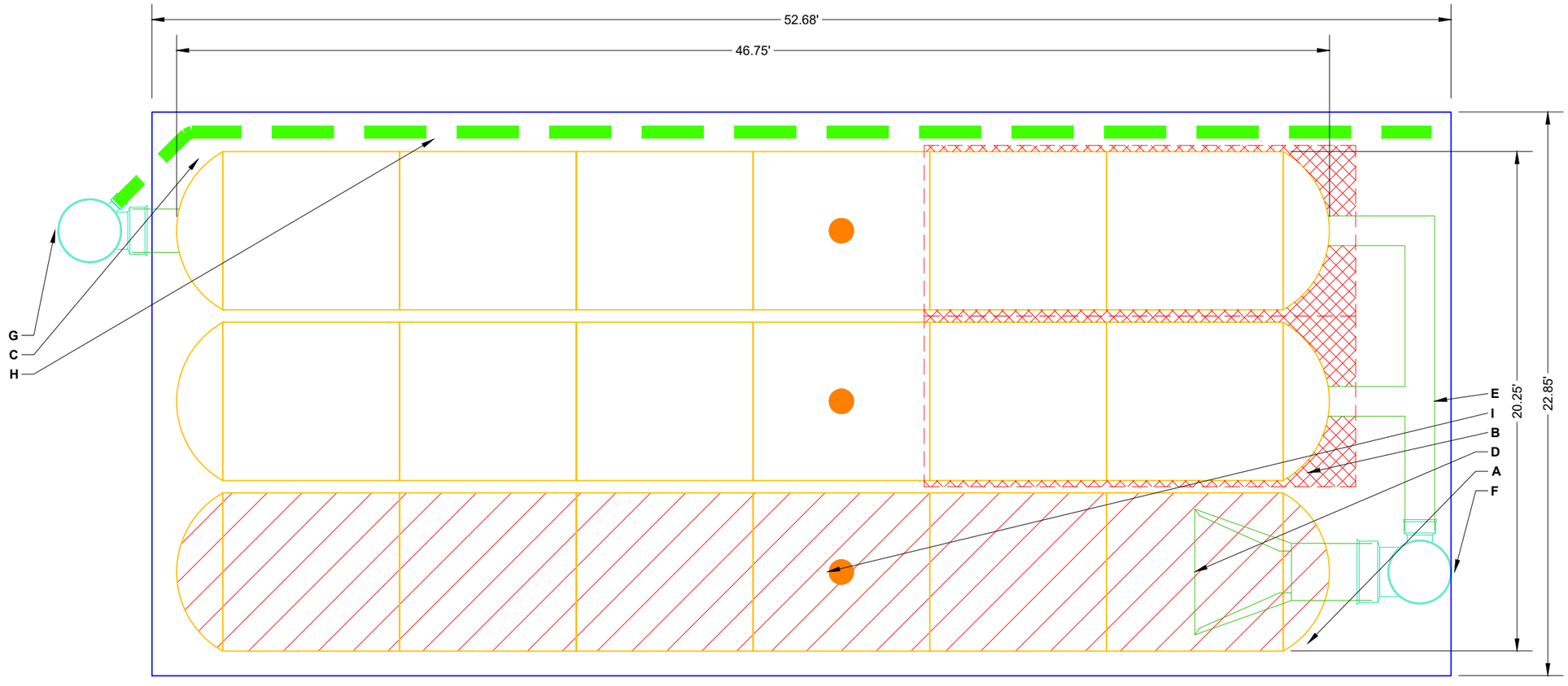
©2024 ADS, INC.

Agenda

PROPOSED LAYOUT		PROPOSED ELEVATIONS:	
18	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	901.00
6	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	895.00
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	894.50
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	894.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	894.50
3890	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	894.00
		TOP OF MC-3500 CHAMBER:	893.00
		12" x 12" TOP MANIFOLD INVERT:	891.45
		24" ISOLATOR ROW PLUS INVERT:	889.42
1204	SYSTEM AREA (SF)	18" BOTTOM CONNECTION INVERT:	889.40
151.1	SYSTEM PERIMETER (ft)	BOTTOM OF MC-3500 CHAMBER:	889.25
272	THERMOPLASTIC LINER (SY) (20% OVERAGE)	UNDERDRAIN INVERT:	888.50
		BOTTOM OF STONE:	888.50

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	B	12" TOP CORED END CAP, PART#: MC3500IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	26.36"	
PREFABRICATED END CAP	C	18" BOTTOM CORED END CAP, PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS	1.77"	
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	26.36"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	F	30" DIAMETER (24.00" SUMP MIN)		5.0 CFS IN
NYLOPLAST (OUTLET)	G	30" DIAMETER (DESIGN BY ENGINEER)		4.0 CFS OUT
UNDERDRAIN	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	I	4" SEE DETAIL (TYP 3 PLACES)		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

THERMOPLASTIC LINER (SEE TECH NOTE #6.50 PROVIDED BY OTHERS / DESIGN BY OTHERS)

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS FOR CISTERNS (RAINWATER HARVESTING). TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

CCW - SUSSEX
SUSSEX, WI, USA
DATE:
DRAWN: ML
CHECKED: N/A
PROJECT #:

DESCRIPTION	CHK	DRW	DATE

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

StormTech®
Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

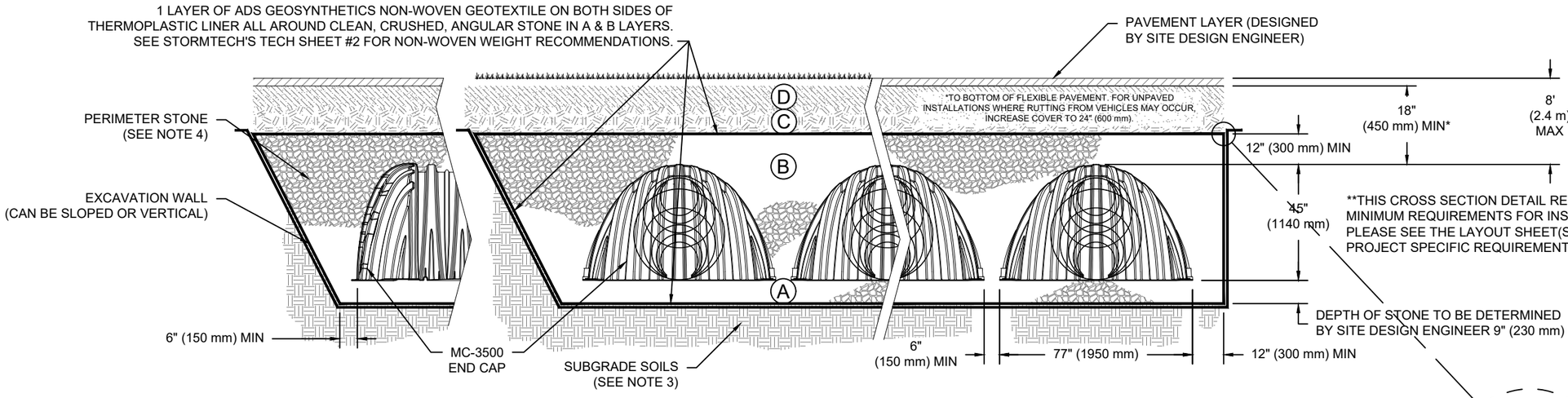
0 5 10

Agenda

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

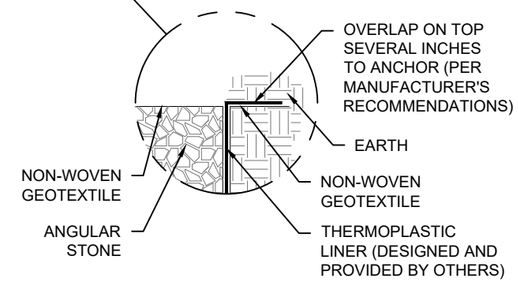
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



THERMOPLASTIC LINER DETAIL

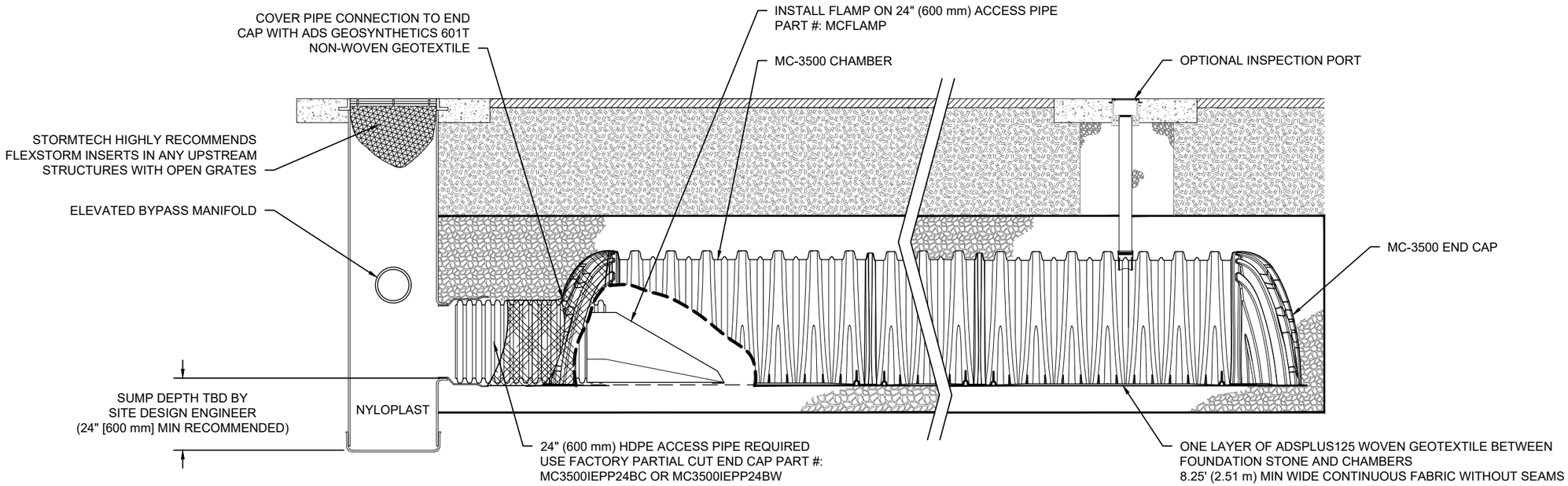
CCW - SUSSEX
SUSSEX, WI, USA
DATE:
DRAWN: ML
PROJECT #:
CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

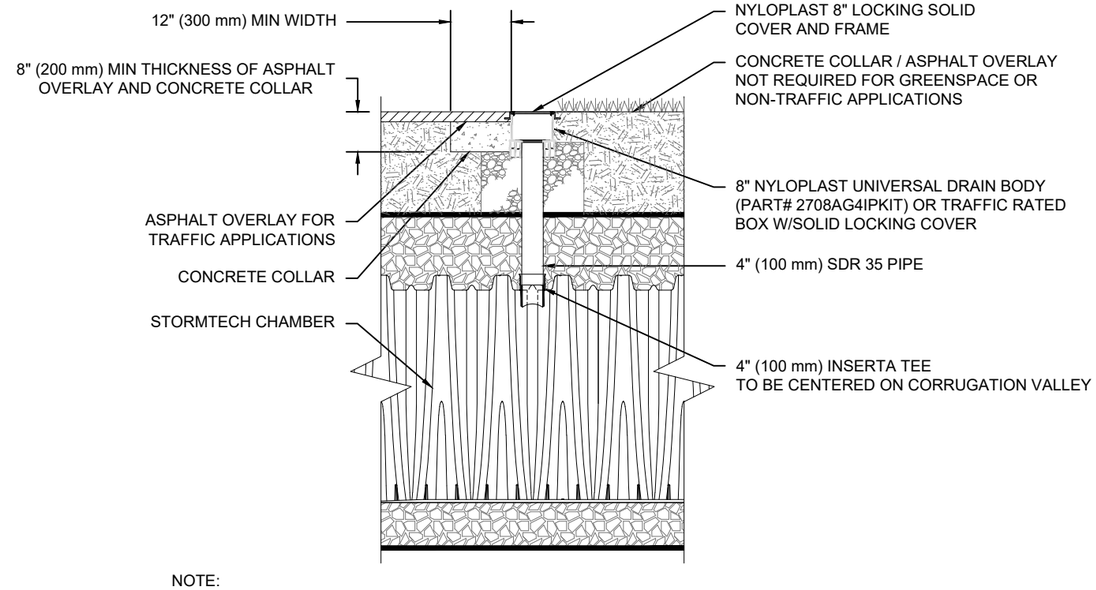
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)
NTS

CCW - SUSSEX
SUSSEX, WI, USA
DATE:
DRAWN: ML
PROJECT #:
CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

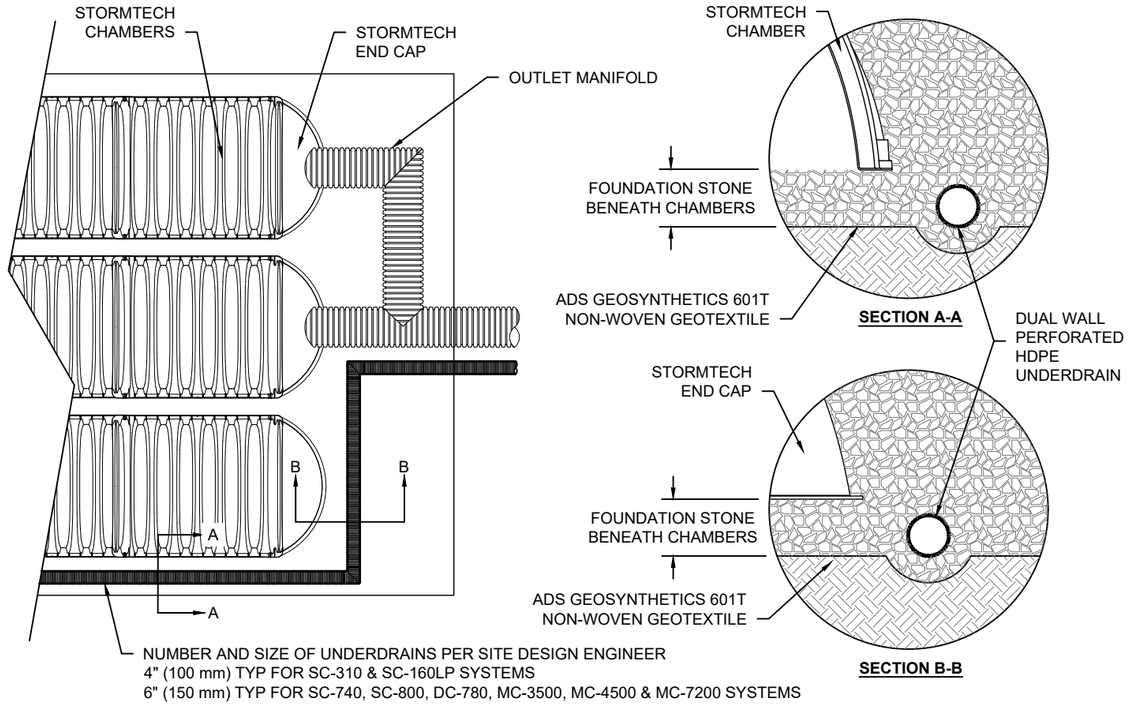
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

Agenda

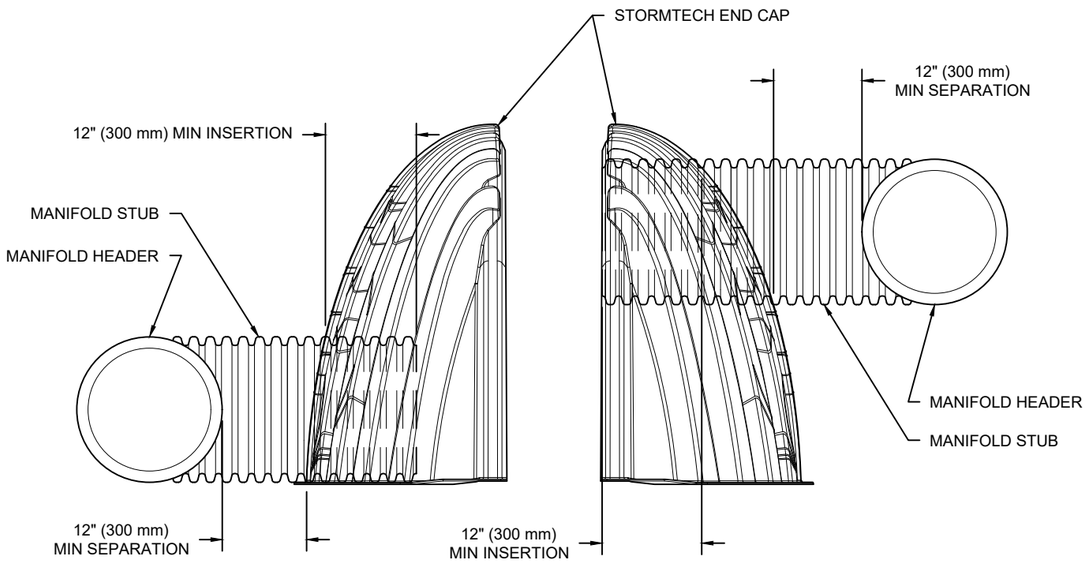
UNDERDRAIN DETAIL

NTS



MC-SERIES END CAP INSERTION DETAIL

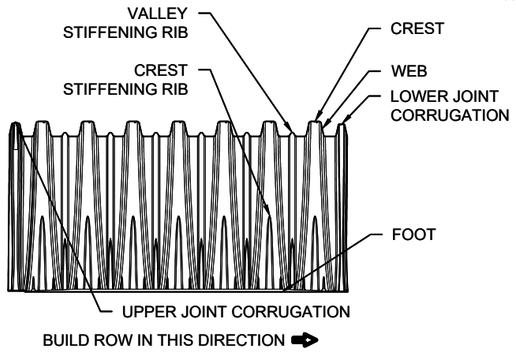
NTS

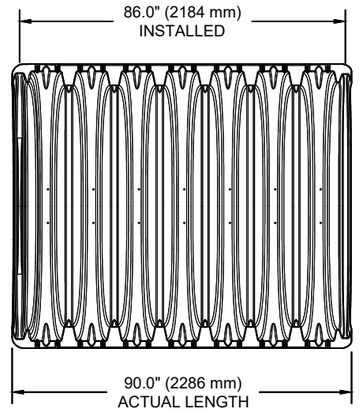


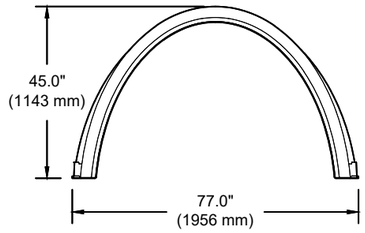
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

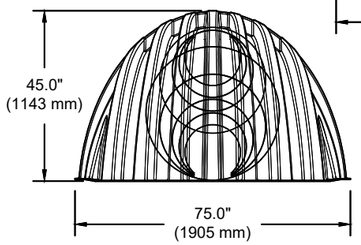
MC-3500 TECHNICAL SPECIFICATION

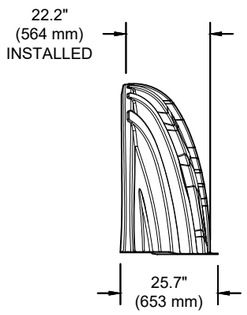
NTS











NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

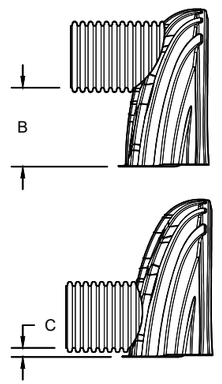
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

CCW - SUSSEX
SUSSEX, WI, USA
DATE:
DRAWN: ML
PROJECT #:
CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

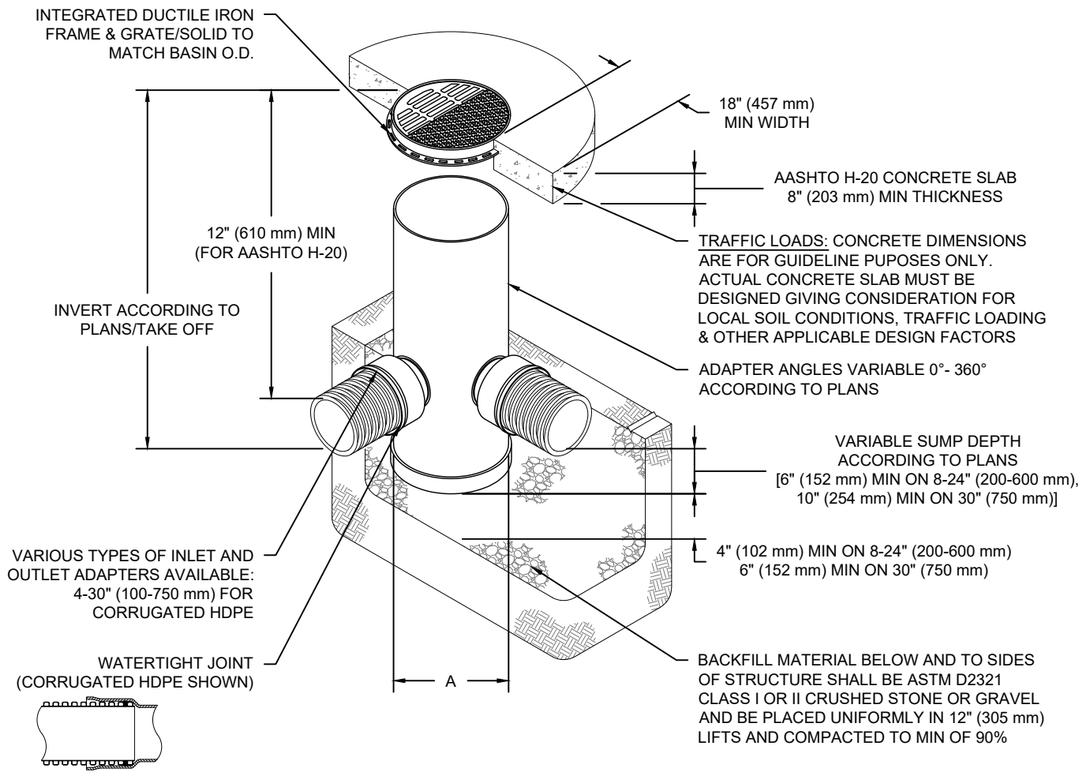
StormTech®
Chamber System
888-892-2694 | WWW.STORMTECH.COM
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

Agenda

NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

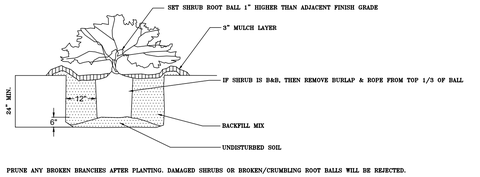
A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

CCW - SUSSEX
SUSSEX, WI, USA
DATE:
DRAWN: ML
PROJECT #:
CHECKED: N/A

DESCRIPTION	CHK	DRW	DATE

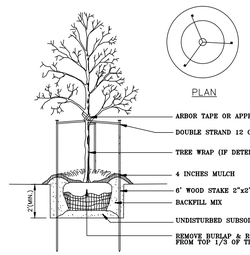
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OF RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.
ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE
EET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

Nyloplast®
770-932-2443 | WWW.NYLOPLAST-US.COM
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473



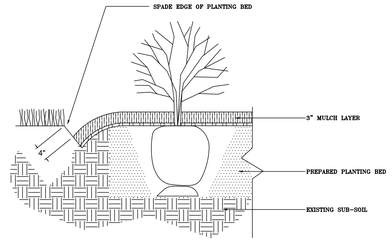
PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN/CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING
N.T.S.

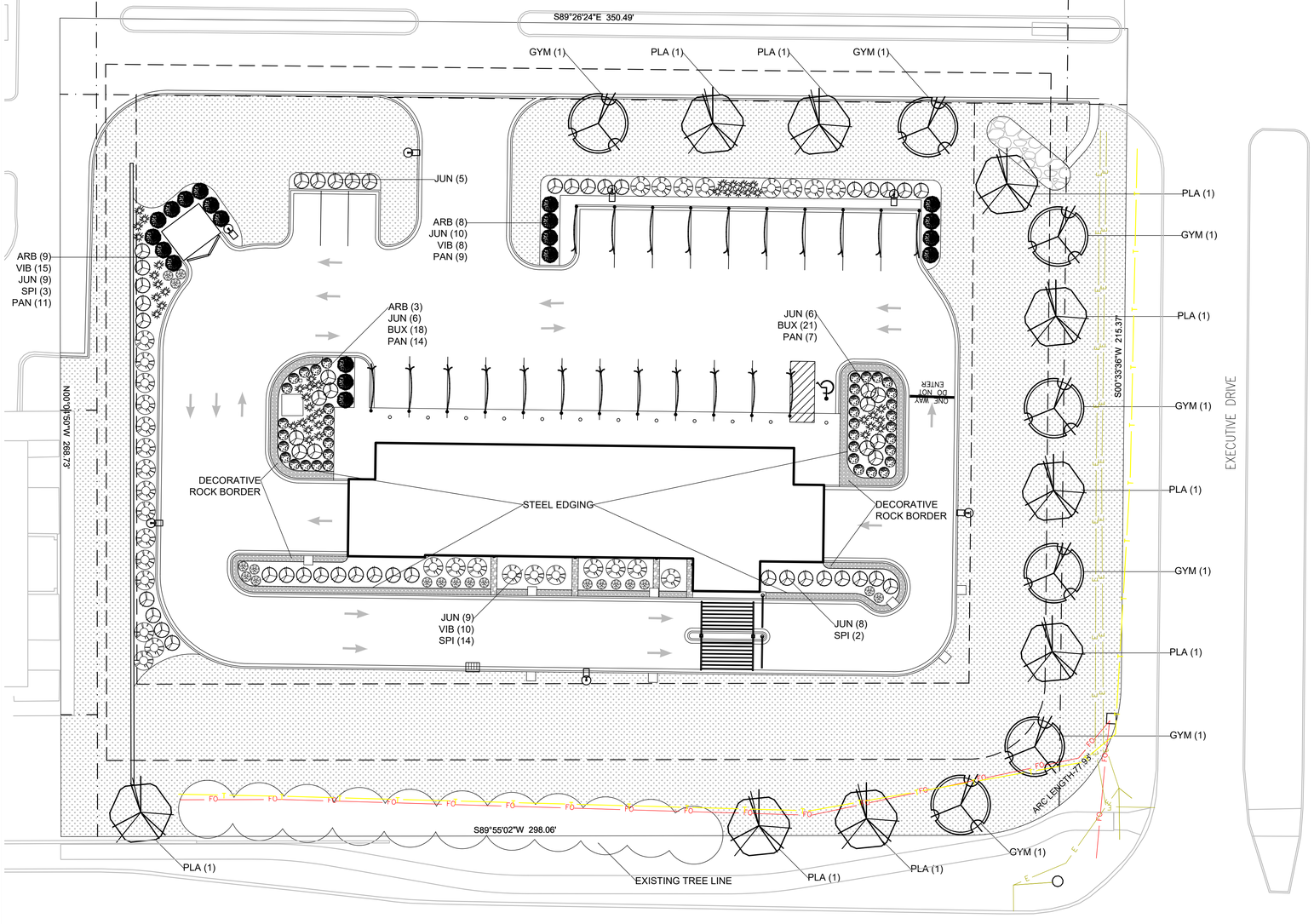


NOTE: USE MULCH PER PLAN/SPEC'S

TREE PLANTING
N.T.S.



SPADE-CUT EDGE DETAIL
N.T.S.



LISBEN ROAD - CTH "K"

LANDSCAPE PLAN

0 20 30 40 60

1" = 20'

LANDSCAPE INSTALLATION NOTES:

GENERAL:
-Landscape contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

-Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

PLANTING:
-When excavating for plant pits, any excess rock or building material should be removed an replaced with specified soil mix backfill.

-All plant tags should be removed from material by landscape contractor.

-All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-Edge all beds with a spade cut edge unless otherwise noted.

-All backfill around plant material rootballs should receive a soil mix of 4 parts (pulverized) topsoil to 1 part fine, organic compost.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
PLA	9	Plantanus x acerifolia 'London Planetree'	2.5"
GYM	7	Gymnocladus dioicus 'Kentucky Coffeetree'	2.5"
ARB	20	Thuja occidentalis 'Emerald Green'	6'
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
JUN	53	Juniperus x pfitzeriana 'Sea Green'	36"
VIB	33	Viburnum carlesii 'Korean Spice'	36"
BUX	39	Buxus x 'Green Velvet'	18"
SPI	19	Spirea japonica	18"
PAN	41	Panicum virgatum 'Heavy Metal'	#5

LANDSCAPE REQUIREMENTS:

All public off-street parking areas which serve five (5) vehicles or more shall be provided with accessory landscape areas totaling not less than fifteen (15) percent.
- Parking Sq. Ft. = 8,257.72 x 15% = 1,238.65
- Total landscape area provided = 1,904.74

Street Trees: One (1) tree shall be planted for each forty (40) feet of frontage.
- Total street frontage = 592'
- 592' / 40' = 15 Trees

16 TREES PROVIDED

PLANT LEGEND:

- LONDON PLANETREE
- KENTUCKY COFFEETREE
- ARBORVITAE 'EMERALD GREEN'
- JUNIPER 'SEA GREEN'
- VIBURNUM 'KOREAN SPICE'
- BOXWOOD 'GREEN VELVET'
- SPIREA, JAPONICA
- SWITCH GRASS 'HEAVY METAL'

elevate outdoor

Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, MO 63366
636-946-1313
www.elevate-outdoor.com

Club Car Wash
Executive Drive & Lisbon Road
Sussex, Wisconsin 53089

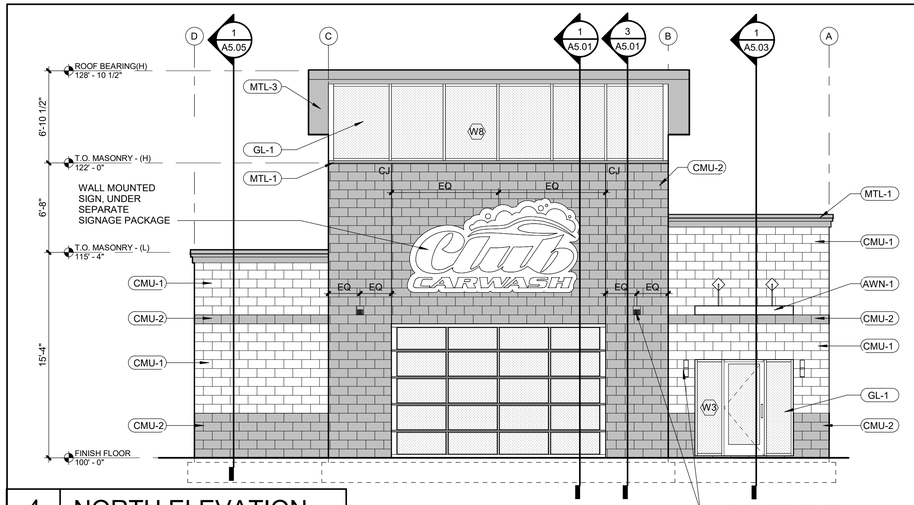
This drawing is conceptual and is only to be used as a guide for construction. The completed project may differ from this plan in appearance and dimension.

This drawing is the instrument of service and the intellectual property of Elevate Outdoor LLC. This plan is not to be reproduced, changed, or copied in any matter, nor is it to be assigned to any third party. Use of this plan or any of its elements without written permission and consent of Elevate Outdoor LLC. is expressly prohibited.

Drawing Completed:
3-19-2024
4-22-2024

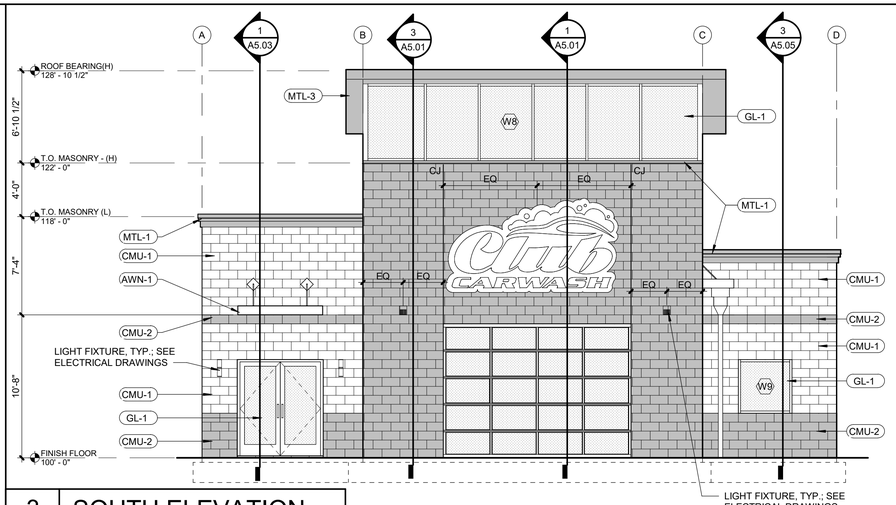
Landscape Plan

L-1



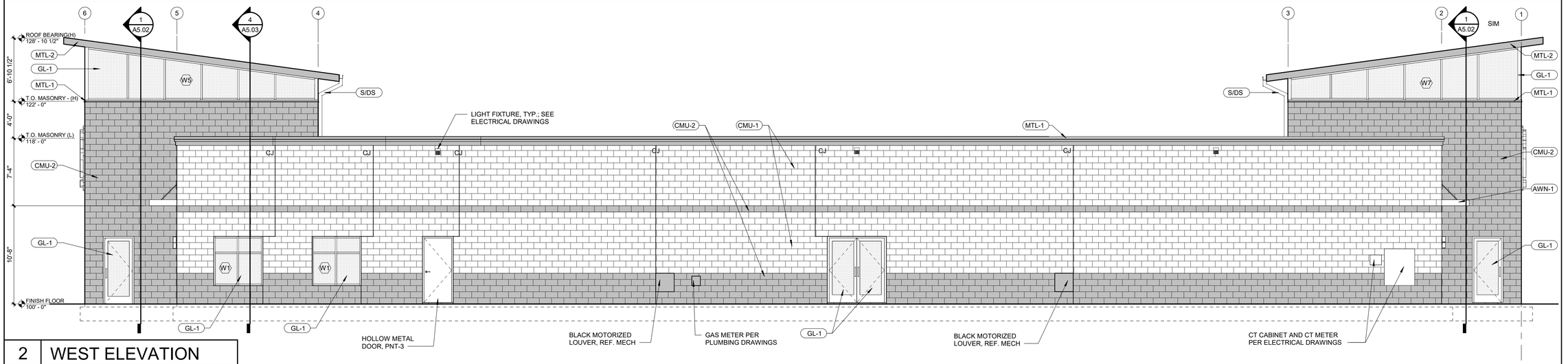
4 NORTH ELEVATION

A4.01 SCALE : 3/16" = 1'-0"



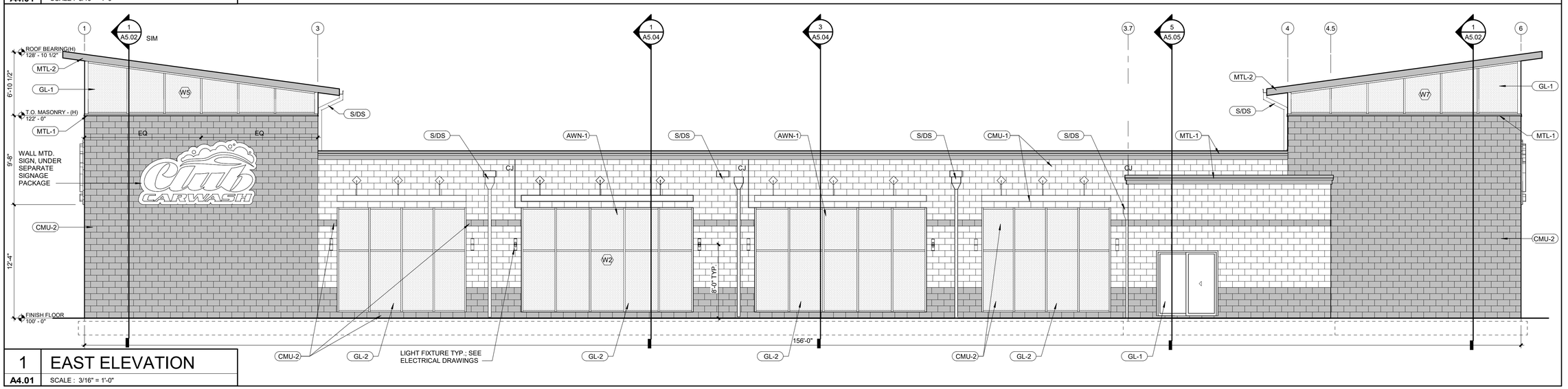
3 SOUTH ELEVATION

A4.01 SCALE : 3/16" = 1'-0"



2 WEST ELEVATION

A4.01 SCALE : 3/16" = 1'-0"



1 EAST ELEVATION

A4.01 SCALE : 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

HM DOORS PNT-3: SHERWIN WILLIAMS, BLACK MAGIC, SW6991, SEMI-GLOSS LATEX COATING

- CMU-1 — ARCHITECTURAL 8" CMU SMOOTH STANDARD BLOCK (8" X 8" X 16") (COLOR: PAINT SW7009 PEARLY WHITE)
- CMU-2 — ARCHITECTURAL 8" CMU SPLIT FACE STANDARD BLOCK (8" X 8" X 16) (COLOR: PAINT SW6990 CAVIAR)
- GL-1 — ALUMINUM STOREFRONT GLAZING SYSTEM BASIS OF DESIGN: Exterior Glazed System, Kawneer 451T or Approved EQ. w/ 1" Insulated LOW-E Glazing Unit (Solarban 70XL Solar Control Optigray + Clear) Provide tempered glazing as required per IBC. COLOR: Black Anodized Frames
- GL-2 — ALUMINUM STOREFRONT GLAZING SYSTEM BASIS OF DESIGN: Exterior Glazed System, Trifab Versaglaze 450 or Approved EQ. w/ 1/4" LOW E SPANDREL GLASS COLOR: Black Anodized Frames
- AWN-1 — PREFABRICATED FLAT METAL AWNING PROVIDED AND INSTALLED BY OWNER COLOR: Red
- S/DS — KYNAR-COATED SHEET METAL SCUPPER, DOWNSPOUT AND BOOT BASIS OF DESIGN: SMACNA STYLE 1 GUTTER, AND RECTANGULAR DOWNSPOUTS, PER DETAIL 8/A5.04 COLOR: BLACK
- MTL-1 — KYNAR COATED METAL COPING COLOR: Matte Black
- MTL-2 — STANDING SEAM METAL ROOF BASIS OF DESIGN: Firestone Una-Clad UC-3 double-lock architectural metal roof w/ 30 year warranty COLOR: Matte Black
- MTL-3 — FLUSH LOCK METAL SOFFIT PANEL BASIS OF DESIGN: Firestone UC-500 1" Flush Panel System COLOR: Matte Black

CLUB CAR WASH

W248N5221 Executive Dr.
Sussex, WI 53089

Project No.:	20015.121
Date:	05.03.2024
Issued For:	PERMIT SET

REVISIONS

No.	Date	Description

REGISTRATION

WISCONSIN GREGORY R. FINKLE A-3022-005 OVERLAND PARK, KANSAS REGISTERED ARCHITECT

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	COCHRAN ENGINEERING
LANDSCAPE	COCHRAN ENGINEERING
STRUCTURAL	CROCKETT ENGINEERING
PLUMBING	TIMBERLAKE ENGINEERING
MECHANICAL	TIMBERLAKE ENGINEERING
ELECTRICAL	TIMBERLAKE ENGINEERING

FINKLE + WILLIAMS ARCHITECTURE
8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913 .498.1550
www.finklewilliams.com

SHEET TITLE

EXTERIOR ELEVATIONS

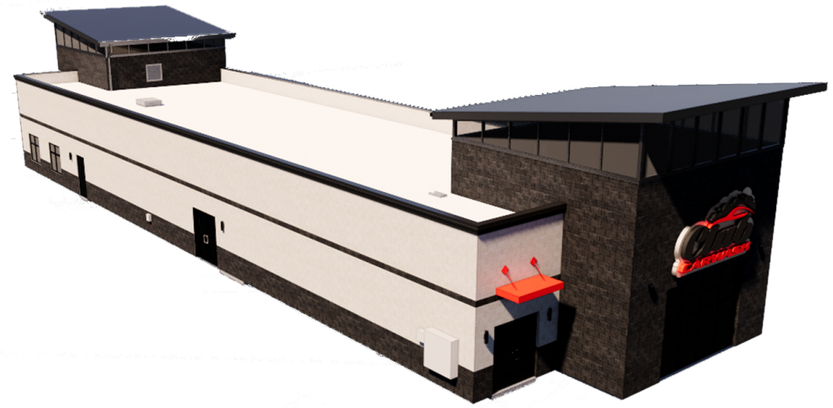
SHEET NUMBER

A4.01

C:\Users\Austin\Documents\24-0423_CCW Sussex, WI_awalter.ZNRAV.rvt













CLUB CAR WASH RENDERINGS

FINKLE + WILLIAMS © 2022

Agenda

2024
VILLAGE OF SUSSEX ORDER GRANTING A CONDITIONAL USE AND PRESCRIBING CONDITIONS FOR A CARWASH FACILITY FOR CLUB CAR WASH IN THE B-3 HIGHWAY BUSINESS ZONING DISTRICT DISTRICT IN THE VILLAGE OF SUSSEX

WHEREAS, an application has been filed by Club Car Wash, on the subject property (hereinafter collectively "Petitioners"); and

WHEREAS, the Petitioner is requesting a conditional use permit be granted pursuant to the Zoning Ordinance for the Village of Sussex for the property identified by Tax Key Number SUXV0278999071, in the Village of Sussex, Wisconsin, all as described on **Exhibit A** attached hereto and incorporated herein (hereinafter "Subject Property"); and

WHEREAS, upon referral of the application by the Village Clerk, the Plan Commission for the Village of Sussex determined that the application met all requirements as set forth in Section 17.0502 and scheduled a public hearing thereon as soon as practical; and

WHEREAS, upon publication of the required "Notice of Public Hearing" and mailing of said "Notice of Public Hearing" to all parties-in-interest as required by Section 17.1401 of the Zoning Ordinance, the Plan Commission held a public hearing on May 21, 2024, June 18, 2024, and July 16, 2024 as required by Section 17.0505 of the Zoning Ordinance for the Village of Sussex; and

WHEREAS, the Plan Commission has followed the review procedures of Section 17.0503 by reviewing the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation; and

WHEREAS, the Subject Property is zoned B-3 Highway Business District; and

WHEREAS, a new carwash facility at the subject property requires a conditional use permit under Section 17.0506(9)(A)(1); and

WHEREAS, the Plan Commission for the Village of Sussex finds that the petitioner's proposed conditional use, if said use is carried out in strict compliance with the conditions described herein, is not adverse to the public health, safety, or welfare; it is not in conflict with the spirit or intent of the Village of Sussex Zoning Ordinance; and it is not otherwise detrimental to the community and particularly the surrounding neighborhood; and

WHEREAS, the Plan Commission for the Village of Sussex, following the public hearing and necessary study and investigation, having given the matter due consideration, and having based its determination on the effect of granting such conditional use permit on the health, general welfare, safety, and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as impact on the surrounding properties as to noise, dust, smoke, odor, or other similar factors, hereby determines that the use will not violate the spirit or intent of the Zoning Ordinance for the Village of Sussex, will not be contrary to the public health, safety or general welfare of the Village of Sussex, will not be a hazardous, harmful, noxious, offensive, or nuisance by reason of smoke, dust, odor, or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same.

THEREFORE, IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, a conditional use permit for the Subject Property is hereby granted. The conditional use permit granted herein shall apply only to the specific use of the Subject Property by the Petitioners for a new carwash facility as set forth in Section 17.0506 Conditional Uses if approved as part of a Plan of Operation and site plan; and the conditional use permit shall continue in existence only so long as the conditional use is operated in compliance with this permit. This conditional use permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions, and limitations.

A. This conditional use is granted for the Petitioner for the above enumerated uses, incorporating the findings as set forth above and subject to the following conditions:

1. Presentation Compliance. The new carwash facility is approved herein on the Subject Property, and the use thereof, shall be used in substantial conformity with the presentation at the Public Hearings before the Plan Commission held on May 21, 2024, June 18, 2024, and July 16, 2024.

2. Subject Property. This conditional use permit issued to the Petitioners, shall be limited to the property described in **Exhibit A** attached hereto and incorporated herein and to the site plan presented at public hearing.

3. Plans. The Petitioners are required and must have all plans current, approved by the Plan Commission for the Village of Sussex, and on file with the Village Clerk for the Village of Sussex in order for this Conditional Use to be in effect. The Petitioner shall be entitled to amend or change any plan contemplated herein subject to the specific language of the Conditional use and subject to the Plan Commission for the Village of Sussex approval and without a public hearing, if such amendments and/or change is not a substantial amendment or change in any plan contemplated herein as solely determined by the Plan Commission. If the Plan Commission for the Village of Sussex feels, in its sole discretion, that the amendment or change to any plan contemplated herein is substantial, the amendment or change will require a new permit and all Village procedures in place at the time must be followed.

   A. Site Plan. The Petitioners shall comply with the site plan, which shall be attached hereto and incorporated herein as **Exhibit B**.

   B. Plan of Operation. The Petitioners shall submit to and receive approval from the Village Plan Commission a specific plan of operation for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentations at the Meetings. Once approved the plan of operation shall be attached hereto and incorporated herein as **Exhibit C.**

   C. Traffic, Access, Loading, and Parking Plans. The Petitioner shall comply with the existing traffic parking, loading, and egress plan for the subject property on file with the Village Clerk.

   D. Lighting Plan. The Petitioner shall maintain the proposed lighting plan for the Subject Property on file with the Village Clerk

   E. Signage Plan. The Petitioner must submit a signage plan for the subject property on file with the Village Clerk.

F. Public Improvements. All public improvements shall be permitted through the Village of Sussex.

G. Sewer, Water, Stormwater and Erosion Control Plans. The Petitioner shall comply with the specific sewer, water, stormwater, and erosion control plans on file with the Village Clerk.

H. Fence, Landscaping, Berm, and Open Space Utilization Plan. The Petitioner shall comply with the specific Fence, Landscaping, Berm, and Open Space Utilization Plan for the Subject Property incorporated herein as **Exhibit D**.

I. Architectural and Building Plan. The Petitioner shall comply with the specific Architectural and Building Plan for the Subject Property incorporated herein as **Exhibit E**.

J. Outdoor Storage and Uses Plan. There shall be no outdoor storage at the subject property associated with the carwash facility. If the Petitioner wishes to have additional outdoor storage they must seek approval from the Plan Commission without a new public hearing unless the Plan Commission determines a public hearing is necessary.

4. Adult-Oriented Materials. No adult-oriented materials or pornographic videotapes, magazines, or gift items will be sold or rented from the subject facility.

5. Licenses. The Petitioner shall be required to obtain any and all required licenses and permits from the Village, County, State, and Federal Government. If any license or permit is issued, any and all conditions of the same are incorporated herein and made a part of this conditional use permit.

6. Laws. The Petitioner shall comply with all Federal, State, County, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property.

7. Building and Fire Inspection. The Petitioner is required to keep the Subject Property in compliance with all federal, State, and local laws, statutes, codes, ordinances, policies, and guidelines as determined by the Building and Fire Inspectors of the Village of Sussex.

8. Aesthetics. The Petitioner is required to properly maintain the Subject Property at all times and in full compliance with the Village Property Maintenance Code, Section 9.07 of the Village of Sussex Code all to the satisfaction of the Plan Commission for the Village of Sussex.

9. Junk. No junk shall be accumulated or stored on the Subject Property. No burying or burning of junk is permitted on the Subject Property. No junk vehicles, trailers, or other pieces of equipment that are inoperable shall be stored on the Subject Property.

10. Temporary Use or Activity. No temporary use or special activity or event shall be permitted without prior approval of the Plan Commission of the Village of Sussex and the same must be in compliance with all ordinance, rules, and regulations of the Village of Sussex and all necessary permits must be obtained except for as allowed by Outdoor Establishment Permit under Chapter 4 or Auxiliary Use under Section 17.0710.

11. Fees and Expenses. The Petitioner, upon issuance of this conditional use permit, shall reimburse the Village of Sussex for all expenses incurred by the Village, including, but not limited to, expenses for the Village Administrator, Village Engineer, Village Attorney, and all other professionals and technical assistance realized by the Village in approving and granting this conditional use permit. The Village Clerk shall provide the Petitioner with copies of all itemized invoices.

12. Enforcement. Any attorney fees incurred by the Village of Sussex to enforce any of the conditions or requirements of this conditional use permit must be paid by the Petitioner.

13. Complaints. In the event the Petitioner receives any complaints with regard to the operation authorized by this conditional use, the Petitioner shall respond to such complaints in writing within a reasonable time not to exceed two weeks from the date of the complaint and shall provide a copy of the written response to the Sussex Village Administrator within the same period of time. If the complaint was made in writing, the copy provided to the Village Administrator shall include a copy of the complaint.

14. No Nuisance. The Village reserves the right to rescind its approval of this conditional use permit based upon the finding that the use is incompatible and a nuisance to surrounding uses, that the use is not in the public interest, or that the use adversely affects the use of adjacent lands, provided the Petitioner is given an opportunity to be heard on the matter and, if so rescinded the Petitioner and Subject Property shall thereupon be immediately subject to the Village of Sussex Zoning Ordinances , as applicable, regarding the use of the Subject Property as though no conditional use permit was granted.

15. Subject to Acceptance. Subject to the Owner approving in writing the issuance of the same and Petitioner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.

16. Review. The Plan Commission for the Village of Sussex reserves its right to review the operation and amend the conditional use permit as the Plan Commission for the Village of Sussex deems appropriate.

17. RCA Sewer Agreement. The Petitioner shall enter into an RCA Sewer Agreement with the Village of Sussex attached as **Exhibit F**.

B. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for the Village of Sussex for determination.

C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Sussex, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.

D. This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission for the Village of Sussex as being in compliance with all pertinent ordinances.

E. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Petitioner be delinquent in payment of any monies due and owing to the municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Plan Commission for the Village of Sussex.

F. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to a change in the use, premises, lands or owners, other than as specifically authorized herein, shall require a new permit and all Village procedures in place at the time must be followed.

G. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.

H. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.

I. This conditional use permit shall be effective subject to the following:

1. Where this permitted conditional use does not continue in conformity with the conditions of the original approval or subsequent approved amendments or changes, the conditional use grant and any subsequent approved amendments thereto may be amended or terminated by action of the Plan Commission for the Village of Sussex. The Plan Commission for the Village of Sussex may require complete termination of such use.

2. This conditional use may be reviewed annually. Additionally, this conditional use may be reviewed by the Plan Commission for the Village of Sussex at any time upon complaint or upon Plan Commission initiative.

J. Upon acceptance by Petitioner of this conditional use permit, all prior conditional use permits granted to the Subject Property are hereby revoked and terminated.

K. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission for the Village of Sussex.

L. If any paragraph or phrase of this conditional use order is declared by a Court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific paragraph or phrase thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of this order. The remainder of the order shall remain in full force and effect.

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

Approved this _____ day of_____, 2024 BY THE PLAN COMMISSION FOR THE VILLAGE OF SUSSEX

_____ _____

Anthony LeDonne Jennifer Moore
Village President Village Clerk

PETITIONER ACCEPTANCE

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

Dated this _____ day of _____, 2024

_____
Agent

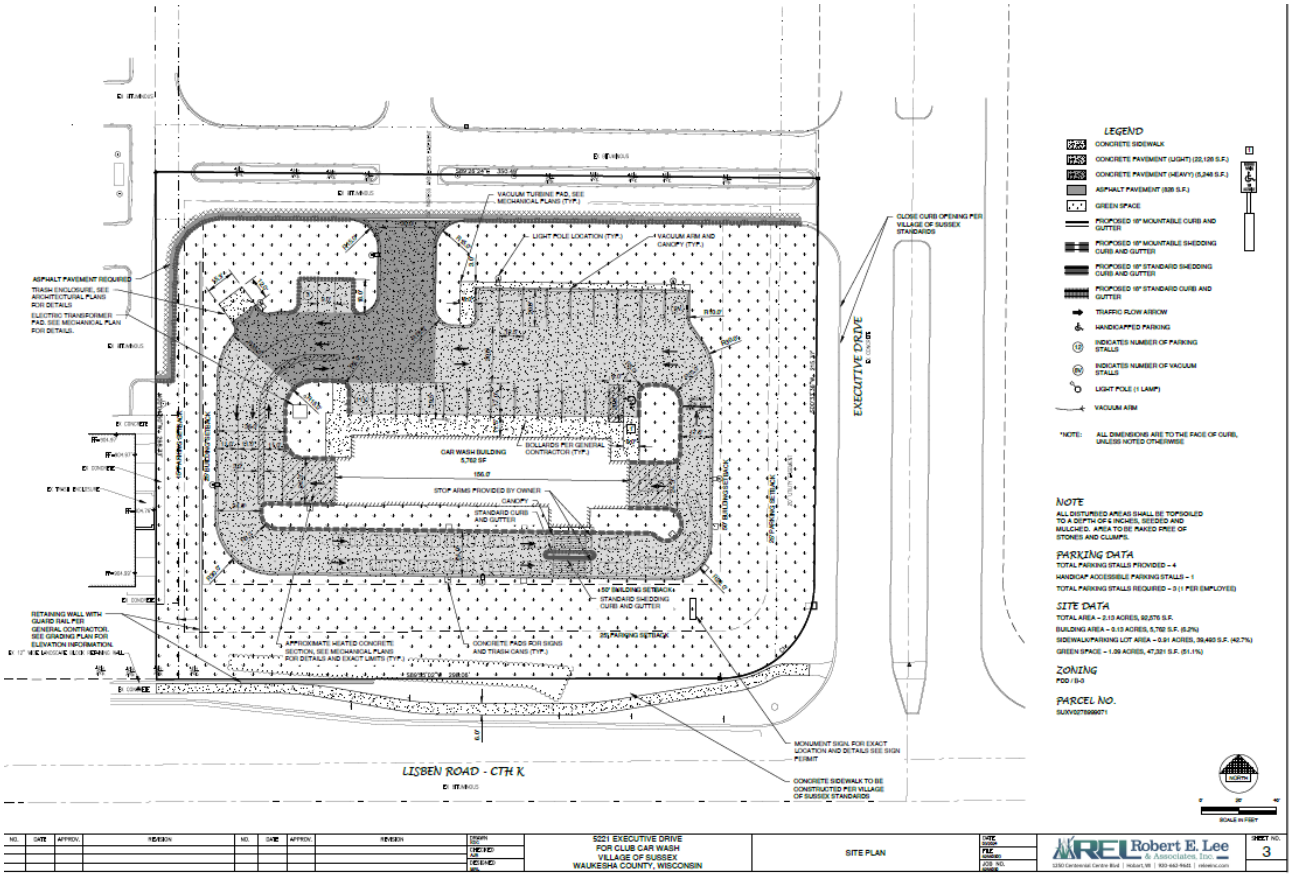
This conditional use was drafted by Jeremy Smith, Village Administrator off of a model by Attorney John P. Macy ARENZ, MOLTER, MACY & RIFFLE, S.C., Village Attorneys for the Village of Sussex.

Agenda

EXHIBIT A

PARCEL 3 CSM #10147 VOL 95/254 REC AS DOC #3353354 BEING A REDIV OF LOT 2 CSM #8768 VOL 78/35 REC AS DOC #2463422 BEING A REDIV OF LOT 3 CSM #7815 PT SW1/4 OF NW1/4 SEC 34 T8N R19E :: ALSO EGRESS/INGRESS EASEMENT AS SHOWN IN CSM #10147

EXHIBIT B


LEGEND
CONCRETE SIDEWALK
CONCRETE PAVEMENT (LIGHT) (22,126 S.F.)
CONCRETE PAVEMENT (HEAVY) (5,246 S.F.)
ASPHALT PAVEMENT (928 S.F.)
GREEN SPACE
PROPOSED 18" MOUNTABLE CURB AND GUTTER
PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
PROPOSED 18" STANDARD CURB AND GUTTER
TRAFFIC FLOW ARROW
HANDICAPPED PARKING
INDICATES NUMBER OF PARKING STALLS
INDICATES NUMBER OF VACUUM STALLS
LIGHT POLE (1 LAMP)
VACUUM ARM
*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE
NOTE
ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.
PARKING DATA
TOTAL PARKING STALLS PROVIDED – 4
HANDICAP ACCESSIBLE PARKING STALLS – 1
TOTAL PARKING STALLS REQUIRED – 3 (1 PER EMPLOYEE)
SITE DATA
TOTAL AREA – 2.13 ACRES, 92,576 S.F.
BUILDING AREA – 0.13 ACRES, 5,762 S.F. (6.2%)
SIDEWALK/PARKING LOT AREA – 0.91 ACRES, 39,483 S.F. (42.7%)
GREEN SPACE – 1.09 ACRES, 47,331 S.F. (51.1%)
ZONING
PDD / B-3
PARCEL NO.
SUSV0278999971
EXECUTIVE DRIVE
LISBEN ROAD - CTH K
CAR WASH BUILDING 5,762 SF
BOLLARDS PER GENERAL CONTRACTOR (TYP.)
STOP ARMS PROVIDED BY OWNER
CANOPY
STANDARD CURB AND GUTTER
VACUUM TURBINE PAD, SEE MECHANICAL PLANS (TYP.)
LIGHT POLE LOCATION (TYP.)
VACUUM ARM AND CANOPY (TYP.)
CLOSE CURB OPENING PER VILLAGE OF SUSSEX STANDARDS
ASPHALT PAVEMENT REQUIRED
TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
EXISTING TRANSFORMER PAD, SEE MECHANICAL PLAN FOR DETAILS.
RETAINING WALL WITH GUARD RAIL PER GENERAL CONTRACTOR, SEE GRADING PLAN FOR ELEVATION INFORMATION.
APPROXIMATE HEATED CONCRETE SECTION, SEE MECHANICAL PLANS FOR DETAILS AND EXACT LIMITS (TYP.)
CONCRETE PADS FOR SIGNS AND TRASH CANS (TYP.)
MONUMENT SIGN, FOR EXACT LOCATION AND DETAILS SEE SIGN PERMIT
CONCRETE SIDEWALK TO BE CONSTRUCTED PER VILLAGE OF SUSSEX STANDARDS
50' BUILDING SETBACK
STANDARD SHEDDING CURB AND GUTTER
50' PARKING SETBACK
SCALE IN FEET
5221 EXECUTIVE DRIVE
FOR CLUB CAR WASH
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN
SITE PLAN
Robert E. Lee & Associates, Inc.
SHEET NO. 3

Agenda

EXHIBIT C

Plan of Operation

EXHIBIT D

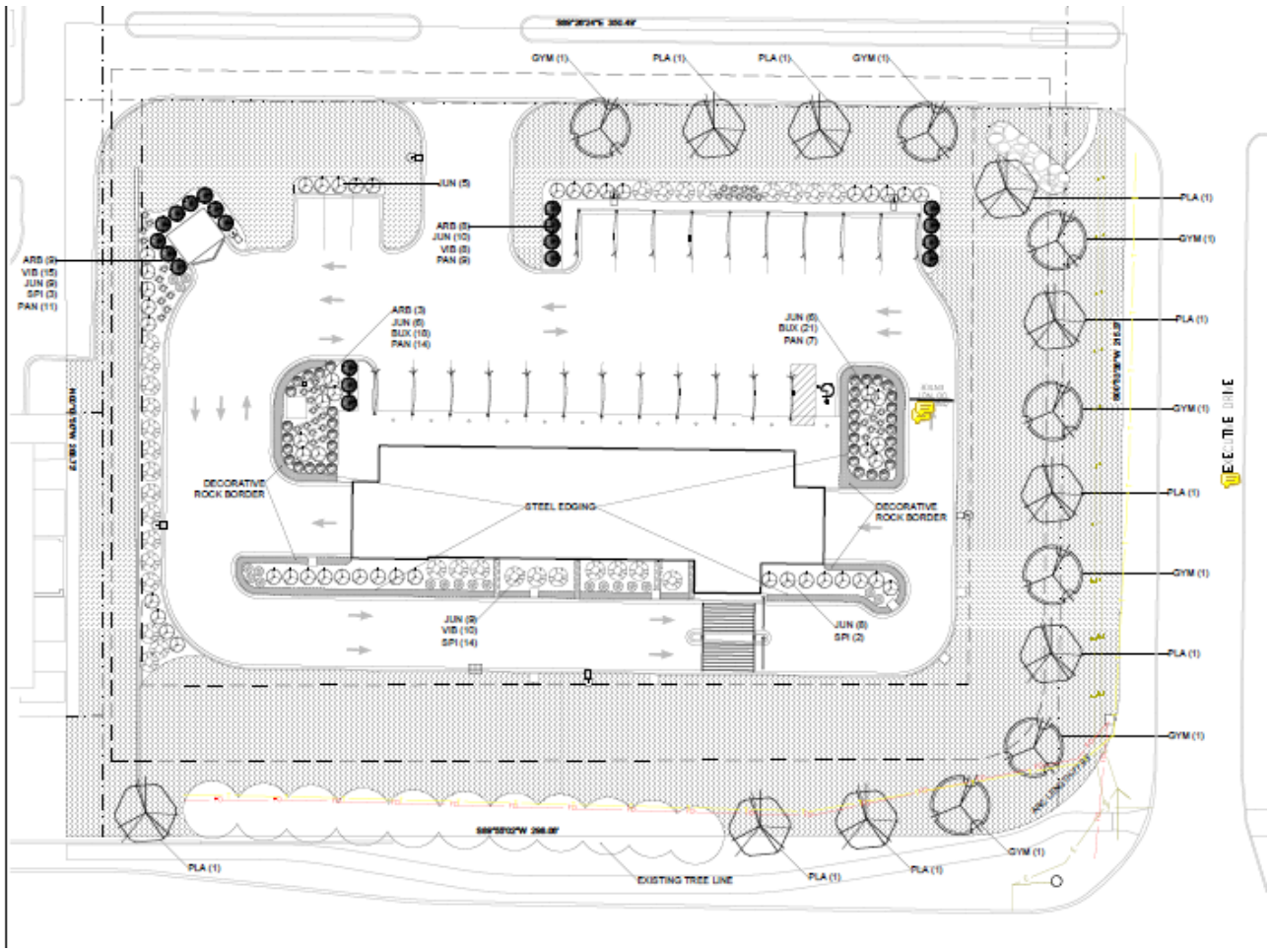

GYM (1)
PLA (1)
PLA (1)
GYM (1)
JUN (5)
ARB (3)
JUN (10)
VIB (5)
PAN (9)
ARB (2)
VIB (15)
JUN (9)
SPI (3)
PAN (11)
ARB (3)
JUN (6)
BUX (10)
PAN (14)
JUN (6)
BUX (21)
PAN (7)
DECORATIVE ROCK BORDER
STEEL EDGING
DECORATIVE ROCK BORDER
JUN (9)
VIB (10)
SPI (14)
JUN (6)
SPI (2)
PLA (1)
GYM (1)
PLA (1)
GYM (1)
PLA (1)
GYM (1)
PLA (1)
GYM (1)
PLA (1)
EXISTING TREE LINE
PLA (1)
PLA (1)
GYM (1)

EXHIBIT E

Agenda

Exhibit F

Agenda

Document Number	RCA SEWER AGREEMENT CLUB CAR WASH

Recording Area

Name and Return Address:

Gabriel Gilbertson,. Dev. Director
Village of Sussex
N64W23760 Main Street
Sussex, WI 53089

Tax Identification Number (PIN)

SUXV0278999071

THIS INSTRUMENT WAS DRAFTED BY: Attorney John Macy Arenz, Molter, Macy, Riffle, Larson & Bitar Municipal Law & Litigation Group, S.C.

Agenda

AGREEMENT

THIS AGREEMENT dated this ___ day of _____, 2024, between Club Car Wash (hereinafter collectively "Petitioners"), and the Village of Sussex, a municipal corporation of the State of Wisconsin, located in Waukesha County (hereinafter referred to as the "Village").

WHEREAS, Petitioner desires to construct a carwash on the parcel identified by Tax Key Number SUXV0278999071 in the Village of Sussex, Waukesha County, Wisconsin (hereinafter referred to the "Property"); and

WHEREAS, pursuant to the conditions of approval for the Conditional Use Permit and Building Permit and based upon annual projected water usage of 3,510,570 gallons per year the Village levied a reserve capacity assessment for sanitary sewer systems in the amount of $6,191 per REC (A REC is 52,000 gallons) which equates to 67.5 RECs; and

WHEREAS, pursuant to the conditions of approval for the Conditional Use Permit and prior to the issuance of a building permit Petitioner shall pay the Village the fee of $417,892.50 for the reserve capacity assessment (RCA) for sanitary sewer systems to be used by the Village in the Village's sanitary sewerage collection and treatment facilities; and

WHEREAS, Petitioner does not have precise water usage data nor can the Village precisely calculate the water usage that this use will have, but rather has estimated usage figures; and

WHEREAS, Petitioner and the Village shall enter into an agreement regarding the reserve capacity assessment for sanitary sewer systems in the event that actual water usage exceeds the projected water usage of 3,510,570 gallons.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, Petitioner and the Village hereby agree as follows:

1. Reserve Capacity Assessment- Sanitary Sewer.

   As provided in the Village Land Division and Development Ordinance, the Petitioner has paid as a one-time fee a reserve capacity assessment to be used by the Village in the Village's sanitary sewerage collection and treatment facilities for the benefit of Club Car Wash. The projected reserve capacity assessment was based upon water usage of 67.5 RECs at a rate of $6,191 per REC, for a sum of $417,892.50, which sum shall be paid prior to the issuance of a building permit.

   In the event that actual water usage by Petitioner exceeds 3,510,570 gallons per year, the Village may levy an assessment against the Property based upon the difference between the 3,510,570 gallons and the actual water used per year. If there is additional water usage the charge will be based on the number of additional REC's and fractions therein multiplied by the rate per REC in effect for that year.

   Petitioner hereby waives, pursuant to Section 66.0703(7)(b), Wisconsin Statutes, any and all requirements of the Wisconsin Statutes which must be met prior to the imposition of special assessments, including, but not limited to, the notice and hearing

requirements of Chapter 66, Subsection VII, Wisconsin Statutes and agrees that the Village may proceed immediately to levy the Special Assessments as outlined herein.

Petitioner further waived its right to appeal from the Special Assessments and stipulates that the amount of the Special Assessment levied against its property has been determined on a reasonable basis and the benefits to its property from the proposed improvements exceed the amount of the Special Assessment against such property.

In addition, Petitioner waives its right under Section 66.0627 and agrees to promptly pay any special charges which may be levied against its property. The municipality shall levy such assessments in conformity with this Agreement, pursuant to Chapter 66 Subchapter VII and Section 66.0627, Wisconsin Statutes.

2. The Village will look at REC usage annually for the first five years after occupancy of the building is granted to verify water usage per this agreement. Petitioner also understands that if changes are made to the use of the facility that result in additional water/sewer usage that additional REC's may be due at that time of change of use of the facility, if such use occurs.

The Village does not waive any rights provided under Sussex Sewer Service Code, including those with regard to enlargement, adjustment, termination or limitation to any changes to charges.

3. This agreement is binding upon Petitioner, owners, their successors and assigns, and any and all future owners of the property (the "Successors").

Approved on _____, 2024

Petitioner
By: _____ Date_____

Owner(s) Print name:_____

State of _____

County of _____

Personally came before me this _____day of _____2024 the above named_____, Authorized Signatory of Club Car Wash, the foregoing instrument and acknowledgement the same.

_____
Notary printed name:_____
My commission expires_____