



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, SEPTEMBER 17, 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 July 16, 2024.
3. Consideration and possible action on Permitted Uses and Plans.
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
 - a. Discussion and possible action on an amendment to a Conditional Use Permit and Plan of Operation for the gas station known as Quick Corners (W232N6116 Waukesha Avenue).
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items.
 - a. Discussion and possible action on a US Cellular Woodside Rd Water Tower Not Substantial Modification Determination and Site Plan approval.
 - b. Consideration and possible action on a waiver of provisions from Section 18 Land Division and Development of the Municipal Code for Vista Run VI.
 - c. Consideration and possible action on a Final Plat for the Vista Run VI Subdivision for a portion of the parcel identified as part of Tax Key SUXV0227058006.
 - d. Conceptual discussion on an Ordinance to repeal and recreate Section 17.0704(A)(1) regarding the height of accessory structures in the B-4 Central Mixed Use Zoning District.
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, JULY 16, 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, Mike Knapp, Roger Johnson, Debbie Anderson, Trustee Greg Zoellick, and Village President Anthony LeDonne

Members excused: Commissioner Jim Muckerheide

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.

With no objections, President LeDonne postponed action on the June 18, 2024 minutes to the end of the meeting.

Discussion and possible action on a Plan of Operation for Bright Life Chiropractic located at N64WE24050 Main Street.

Applicant was present and available for questions. The Plan Commission had no questions.

A motion by LeDonne, seconded by Zoellick to approve 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 and staff notifying the building owner that there are no more parking spaces remaining.

Motion carried 6-0

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

Applicant was present and available for questions. The Plan Commission had no questions.

A motion by Johnson, seconded by Anderson to approve the Plan of Operation for Radiant Eyes located at W248N5233 Executive Dr and subject to the standard conditions of Exhibit A.

Motion carried 6-0

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

Justin Johnson, W238N1610 Busse Rd, Waukesha was present and gave a brief overview.

Jeremy Smith stated that Staff has asked the school district to complete this project due to child safety and cars stacking on the road.

Johnson stated that 80-90 cars can be stacked in the parking lot.

Zoellick asked if the project would be completed by the beginning of the school year. The architect stated that the paving and signage should be completed. The landscaping will not be completed.

Fluet asked if there were any wetlands in the area.

Judy Neu stated there are wetlands on the south property lines.

A motion by Fluet, seconded by Anderson to approve the site plan and landscape plan for Maple Avenue School located at W240N6059 Maple Avenue 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.

Motion carried 6-0

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.

Commissioner Knapp left the meeting at 6:45pm.

Tony Pink, 1230 Shelly Ln, Hartland, gave a video presentation about the company. Chris Johns, 333 E Chicago St., gave a video presentation on the proposed site, landscaping, and building plans.

Zoellick asked where the loading docks are located.

Johns stated they are on the east side.

Fluet asked about signage for the building.

Johns said they are talking about having a monument signage facing east.

LeDonne asked how much space they are using in the building.

Johns stated about 52,000 square feet plus the second floor. The other 4 spaces are approximately 22,000 square feet each.

A motion by Fluet, seconded by Anderson to approve 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.

Motion carried 5-0

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.

The petitioner was unable to attend but sent a letter stating acceptance of the conditions of the Conditional Use Permit. The letter is attached.

A motion by Anderson, seconded by Johnson to close the public hearing.

Motion carried 5-0

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.

The Plan Commission answered yes to all Policy Questions.

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 set forth by the Plan Commission? Yes

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

The Application is complete and consistent with 17.0502: Yes

The use(s) and plans are compliant with 17.0503 (Review of CU's): Yes

The use(s) and plans are compliant with 17.0200 (General Conditions): Yes

The uses(s) and plans are compliant with 17.0418 B-3 Highway Business District: Yes

The uses(s) and plans are compliant with 17.1000 (Site Plan Review): Yes

Has the Petitioner provided substantial evidence and adequately addressed the findings of the impact report per 17.0506.A. Yes

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

A.3.A. Site Plan Standards compliance: Yes

A.3.B. Plan of Operation compliance: Yes

A.3.C. Various Plan(s) compliance: Yes

A.4.-16. CU condition compliance: Yes

B-L. Administrative CU Condition compliance: Yes

A motion by Anderson, seconded by LeDonne to 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, the attached letter accepting the Conditional Use Permit, and the following condition:

1. Submitting a Stormwater Management Plan and Stormwater Management Agreement for review and approval by the Village Engineer.

Motion carried 5-0

Consideration and possible action to approve the minutes for the Plan Commission meeting of June 18, 2024.

A motion by Anderson, seconded by Johnson to approve the modified minutes of the Plan Commission meeting of June 18, 2024 as amended.

Motion carried 5-0

Other Items for Future Discussion

None

Adjournment

A motion by LeDonne, seconded by Anderson to adjourn the meeting at 7:21pm.

Motion carried 5-0

Respectfully submitted,
Jen Boehm
Deputy Clerk

July 10, 2024

Mr. Gabe Gilbertson
VILLAGE OF SUSSEX
N65W23760 Main Street
Sussex, WI 53089

RE: Club Car Wash – Sussex Conditional Use Permit

Dear Mr. Gilbertson:

On behalf of Club Car Wash, Robert E. Lee & Associates, Inc. is submitting this formal acceptance of the conditions found in the staff report and in the conditional use permit as shown in the CUP Agreement presented at the July 16th Plan Commission meeting and attached here for the proposed site development at 5221 Executive Drive in the Village of Sussex, Wisconsin.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.



Michael R. Leidig, E.I.T.
Project Engineer

MRL

ENC.



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Sussex, Wisconsin 53089
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MEMORANDUM

TO: Plan Commission
FROM: Gabe Gilbertson, Community Development Director
RE: Plan Commission meeting of September 17, 2024
DATE: Friday, September 13, 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 July 16, 2024.**
03. **Consideration and possible action on Permitted Uses and Site Plans.**
04. **Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans.**
 - A. **Discussion and possible action on an amendment to a Conditional Use Permit and Plan of Operation for the gas station known as Quick Corners (W232N6116 Waukesha Avenue).**

This site is zoned B-3. The convenience store, fast food restaurant with a gas station in the B-3 district is a conditional use in accordance with Section 17.0506(A)(9)(b). The Quick Corners is being purchased, due to new ownership they are required to file a plan of operation and CU. This location will remain as a gas, convenience store and fast-food restaurant (Cousins Sub).

This site has sufficient parking with 31 parking stalls, 14 stalls allocated for the fast-food restaurant and the remaining for the convenience store. The convenience store is open 5:00 a.m. to 10:00 p.m. Monday through Friday, 6:00 a.m. to 10:00 p.m. on Saturday and 6:00 a.m. to 9:00 p.m. on Sundays. The gas pumps are available 24 hours.

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 the Plan Commission has that they may want the applicant to address at the public hearing?

- a. The parking lot striping appears to be completely worn away. The applicant will need to provide a parking plan to demonstrate that they have the number of stalls approved for the site.

Action Items:

1. Direct staff to schedule the public hearing.

Staff Recommendation: Staff recommends the Plan Commission schedule the public hearing for the October 15, 2024 Plan Commission meeting.

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

A. Discussion and possible action on a US Cellular Woodside Rd Water Tower Not Substantial Modification Determination and Site Plan approval.

1. The subject property is zoned P-1 Park District. Plans were submitted on behalf of Us Cellular to replace existing antenna equipment located on the water tower. The applicant has submitted responses of their determination of a not-substantial increase according to the Wisconsin State Statutes. Their responses are attached.

Wisconsin State Statutes classifies a substantial modification that does any of the following:

1. Increases the overall height of the structure by more than 20 feet for structures with an overall height of 200 feet or less.
2. For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10% or more.
3. Measured at the level of the appurtenance added to the structure as a result of the modifications, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.
4. Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.

The existing cell tower is 120 feet tall, and the proposed equipment replacement is not increasing the height of the tower and is not increasing the width of the support structure by more than 20 feet. The equipment compound area is not changing.

Policy Questions:

1. Are the proposed amendments to the site plan considered not substantial?

Action Item:

2. Section 17.0509(D)(2)(e) states that the Plan Commission shall make a decision on the application to determine if the modifications are not substantial.

Staff Recommendation:

Staff recommends the Plan Commission make the determination that the proposed US Cellular antenna replacement project on the Woodside Road water tower is not substantial.

2. Section 17.0206 states that no structure shall be located, erected, moved, reconstructed, extended, enlarged, or structurally altered until after the owner or his agent has secured a building permit from the building inspector. Section 17.0425(G) states to encourage a recreational use environment that is compatible with the residential character of the Village, building permits for permitted uses in the Park District shall be not issued without review and approval of the Plan Commission.

Policy Questions:

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 Item:

1. Act on the Site Plan.

Staff Recommendation:

Staff recommends the Plan Commission approve the site plan for the proposed US Cellular antenna replacement project on the Woodside Road water tower.

B. Consideration and possible action on a waiver of provisions from Section 18 Land Division and Development of the Municipal Code for Vista Run VI.

Section 18.0902(B) of the Municipal Code restricts the number of lots a phase within a development to no more than 30 lots and no more than one phase can be established in a calendar year. The petitioner submitted a Final Plat to the Village for consideration that contains 35 single family lots. Section 18.0209 of the Municipal Code allows for the petitioner to request that the Village waive or modify enforcement of one or more provisions of this Ordinance. The petitioner submitted a request for the Village to allow 35 lots be platted as part of Vista Run VI rather than the 30 permitted under Section 18.0902(B). The waiver may be granted if a written request from the petitioner is submitted and is reviewed and approved by the Plan Commission and Village Board. The written request is attached to this memo.

The Developer has requested 35 lots as part of this plat to accommodate the infrastructure being installed this year. This amount of infrastructure was a logical amount based upon where stormwater needed to be discharged for the phase. The developer would not record the subject final plat until 2025. This request is unlikely to have any adverse impact on the surrounding area and is in keeping with the intent of the Ordinance to phase out home construction in the Village. The public improvements should be completed before the waiver conditions are met to meet the intent of granting the waiver that it follows the reasonable infrastructure improvement lines.

Policy Question:

1. The Plan Commission and Village Board shall each make a determination which shall include consideration, but not necessarily an affirmative finding, of the following factors:
 - a. Whether the request for a waiver or modification, if granted, would be consistent with the general intent of the ordinance.
 - b. Whether the request for a waiver or modification, if granted, would adversely affect property owners in the surrounding area.
 - c. Whether the request for a waiver or modification, if granted, would benefit the petitioner's project in a way that is consistent with the municipality's interests.
 - d. Whether petitioner is in full compliance with applicable ordinances and agreements with the municipality.
 - e. Whether, instead of granting the request for a waiver or modification, the ordinance itself should be changed to accommodate the kind of situation presented by the petitioner.
2. After considering the above-listed factors and any other factors that may be relevant to the matter, the Plan Commission and Village Board shall then each independently determine whether it is objectively reasonable to grant the request for a waiver or modification. A waiver or modification may be granted without making an affirmative finding concerning any one or more of the above-listed factors if, on the whole, it is objectively reasonable to do so.

Action Items:

1. To act on the request for a waiver from Section 18.0902(B) to establish Vista Run Phase 6 subdivision with 35 singly family lots rather than the 30 lots permitted after considering the factors listed above and any other factors that may be relevant to the matter.

Staff Recommendation: Staff recommends the Plan Commission grant Vista Run LLC a waiver from Section 18.0902(B) to establish 35 lots in the Vista Run VI phase of the Vista Run subdivision based on the consideration of the following factors and that the public improvements are established prior to the plat recording and that the plat shall not be recorded until the year 2025 and any other factors that may be relevant to the matter:

- a. The waiver would be consistent with the general intent of the ordinance.
- b. The waiver would not adversely affect property owners in the surrounding area.
- c. The waiver would benefit the petitioner's project in a way that is consistent with the municipality's interests.
- d. The petitioner is in compliance with applicable ordinances and agreements with the municipality.
- e. The ordinance does not need to be changed to accommodate the kind of situation presented by the petitioner.

C. Consideration and possible action on a Final Plat for the Vista Run VI Subdivision for a portion of the parcel identified as part of Tax Key SUXV0227058006.

The Zoning for the subject lands is RS-2 Single Family Residential and P-2 Park. The submitted Final Plat which is Phase VI of the single-family portion of the Vista Run subdivision is in substantial conformance to the preliminary plat and would establish an additional 35 single family lots of the subdivision.

Since substantial completion for Phase 3 has not occurred, the Final Plat may receive conditional approval from the Village Board subject to Section 18.0305(H) and said approval will be conditioned upon all improvements being completed and accepted by the Village.

Policy Question:

1. Are there any concerns with the Final Plat?

Action Items:

1. Act on the Final Plat.

Staff Recommendation: Staff recommends the Plan Commission recommend approval to the Village Board of the Final Plat for Vista Run Phase VI subject to the following conditions:

1. The standard conditions of Plat approval that are not in conflict with Wis. Stats. 236.13.
2. Payment of all fees and subject to the standard conditions of Exhibit A.
3. The Floodplain line shown on this plat will likely change as part of a permit to fill the wetland / floodplain and remove lots 145, 146 and 148-150 from the floodplain. The LOMR shall be finalized before the plat is recorded.
4. Obtain all necessary Village permits for filling/disturbing any wetlands.
5. Final review and conditions from Waukesha County and the Wisconsin DOA being addressed.
6. Completion of the Public Improvements per the Developer's Agreement and compliance with the other terms of the Developer's Agreement.

D. Conceptual discussion on an Ordinance to repeal and recreate Section 17.0704(A)(1) regarding the height of accessory structures in the B-4 Central Mixed Use Zoning District.

A request was submitted to Staff to allow a taller accessory structure within the B-4 Zoning District to accommodate a building that would be more consistent with the historical context of the property. The property in question once had a detached barn/shed that had a height of approximately 30 feet. The structure was in poor condition and was torn down in approximately 2013. The son of the previous owner has now taken ownership of the property and would like to construct a structure back in the location of the previous barn that somewhat follows the previous design style with an approximate height of 22 feet and twice the width of the original. The Plan

Commission can, at its discretion, allow for accessory structures larger than the maximum of 625 square feet in the B-4 Zoning District. The request is to add language that would allow the Plan Commission, at its discretion, to allow an accessory building to exceed 15 feet in height and be located in the street yard. Section 17.0704(A)(1) states that all accessory structures shall not exceed a height of 15 feet.

The proposed language is below:

Accessory Garages upon the Issuance of a Building Permit. Accessory garages may be permitted only when there is not a garage attached to the principal structure. Accessory garages shall be located at least 10 feet from the principal structure; shall be placed on a concrete floor or pad; shall not exceed 625 square feet in footprint area, except in the B-4 district as described below, and except for garages accessory to certain historic homes as described below; shall be located not closer than five (5) feet to a lot line; and shall not exceed 15 feet in height, except in the B-4 district as described below. In the B-4 district, the Plan Commission may, at its discretion, permit an accessory garage that is larger than 625 square feet in footprint area, exceeds 15 feet in height, and may be located in the side or street yard when it determines that such a garage will allow sufficient open space, fits within the historical character of the downtown, includes substantial natural materials, is to be utilized for vehicle storage and/or storage of goods sold directly from the primary business on the property, that substantial landscaping surrounds the structure, that it has unique architectural design that adds to the historical character of the Central Business District and that it is being proposed as part of the restoration of a property which contains an existing historical building.

Policy Question:

1. This is a policy decision for the Plan Commission to discuss. The Board will need to decide whether approval of taller accessory structures supports the long-term vision for the B-4 Central Mixed-Use District.

Action Items:

1. Discuss the proposed text amendment.

Staff Recommendation:

Staff recommends the Plan Commission discuss the proposed text amendment and provide Staff with direction on how to proceed.

06. Other Items for future discussion.

07. Adjournment.



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 Phone # 217-218-9724

E-mail: Womunitedbpc@gmail.com

For office use only:

Met with staff on: 8/20/24 PO #195 gg

Paid fees on: 8/20/24

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

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # 0245914

Zoning: COMMERCIAL

Address of Tenant Space: W232N6116 WAUKESHA AVE, SUSSEX, WI 53089

1. Name of Business:
W232N6116 WAUKESHA AVE, SUSSEX, WI 53089

Business	SUSSEX, WI 53089	2172189724
W232N6116 WAUKESHA AVE		
Address	City, State, Zip	Phone #
	VAMUNITEDBP@GMAIL.COM	
Fax #	Email address	

2. Business owner contact information:
W232N6116 WAUKESHA AVE, SUSSEX, WI 53089

Contact	MAHOMET, IL 61853	2172189724
1809 LITTLEFILED LN		
Address	City, State, Zip	Phone #
	NELPATEL25@GMAIL.COM	
Fax #	Email address	

3. Building/Land owner contact information:
KHODAL KRUPA LLC

Contact	LANNON, WI 53046	2172189724
19211 ROCK POINT WAY, APT #101K		
Address	City, State, Zip	Phone #
	VAMUNITEDBP@GMAIL.COM	
Fax #	Email address	

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

5. Days of Operation:

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

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5 AM	5 AM	5 AM	5 AM	5 AM	6 AM	6 AM
10 PM	10 PM	10 PM	10 PM	10 PM	10 PM	9 PM

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? NO
If yes, explain: LIOQUR, CIGRATTES, TOBBACO AND GAMING
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? ITS GAS STATION PACKAGE CLASS 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 53X47 Total square footage 2491 SF
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 15 Number of spaces needed per code 15
Number of spaces allocated for employee parking SAME
Dimensions of parking lot 42X44 Is parking lot paved? YES

13. Signage: What type of signage are you proposing for your business?
NONE

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

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

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

NARENDRA PATEL
Name
OWNER/PRESIDENT
Title or Position

8/20/2024
Date

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

NARENDRA PATEL
Name
PRESIDENT/ MEMBER
Title or Position

8/20/2024
Date



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: QUICK CORNERS
Business Address: W232N6116 WAUKESHA AVE, SUSSEX, WI 53089
Business Phone #: ~~2095958514~~ 708-789-3305
Business Email: VAMUNITEDBP@GMAIL.COM

Business Emergency Contacts

Name and Phone #: RONAK PATEL-7087893305
Name and Phone #: NICK PATEL 2172189724
Name and Phone #: PINKAL 8165419099
Building Owner Name: KHODAL KRUPA LLC
Building Owner Email: VAMUNITEDBP@GMAIL.COM

Building Owner Emergency Contacts

Name and Phone #: RONAK PATEL 7087893305
Name and Phone #: NICK PATEL 2172189724

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



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: QUICK CORNERS

Address: W232N6116 WAUKESHA AVE

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



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:

VAM UNITED INC

W232N6116 WAUKESHA AVE, SUSSEX, WI 53089

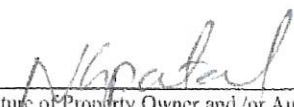
Business Name: QUICK CORNERS

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

KHODAL KRUPA LLC

W232N6116 WAUKESHA AVE, SUSSEX, WI 53089

Tax Key No. of the Property involved in the Request: SUXV 02455914


Signature of Property Owner and /or Authorized Agent

8/20/2024

Date

Signature of Village Official Accepting Form

8/20/2024

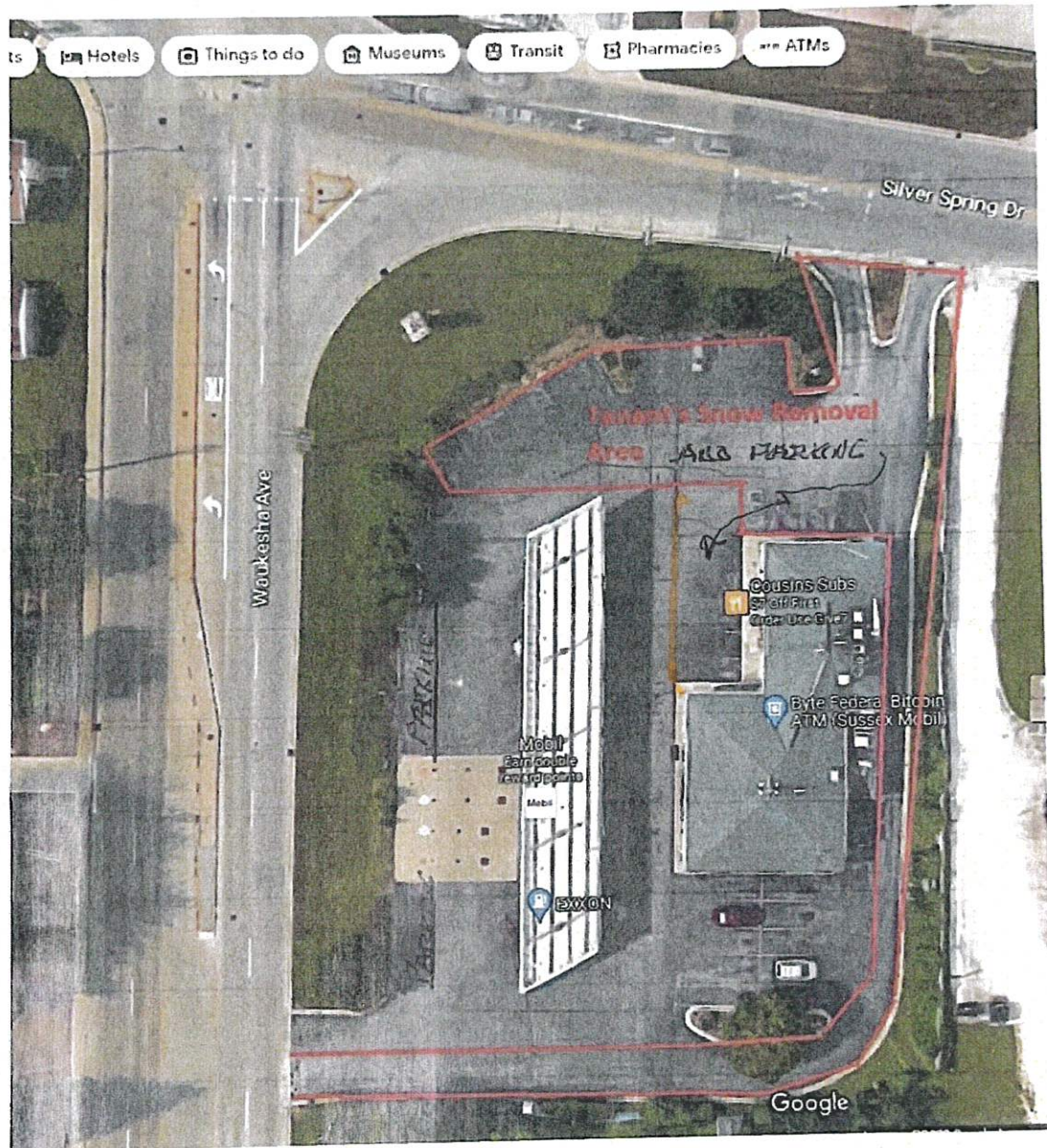
Date

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

SNOW REMOVAL & PARKING

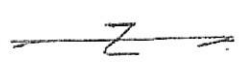
EXHIBIT A

Tenant's Snow Removal Area

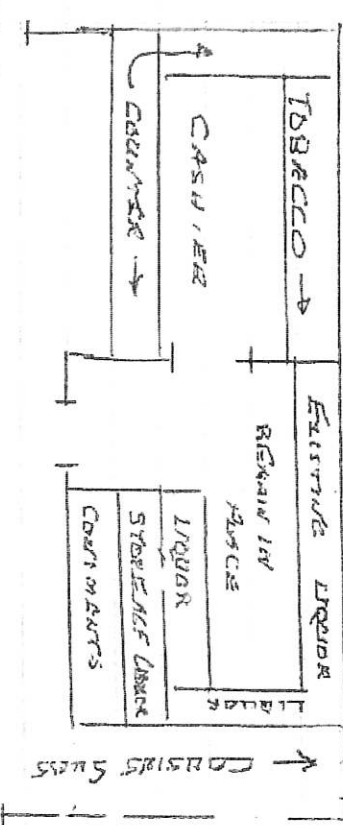


MK BUSINESS, INC
 232 N 616 WAUKESHA AVE
 SUSSEX, WI 53089

MAY 2024
 PROPOSED LIQUOR
 PLACEMENT
 CHANGE

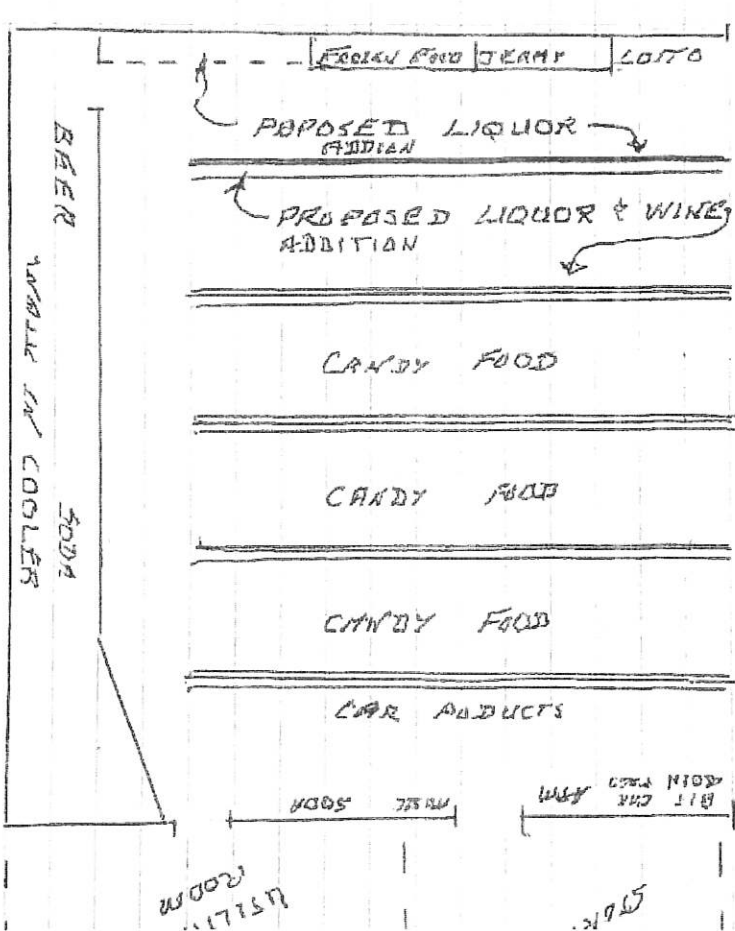


ENTRANCE



REG. ROOM
 OFFICE

WAUKESHA AVE



UTILITY ROOM

FOR BOTTLE INFORMATION, APPROVAL, STAMP, ETC.

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

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 adhere 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 is 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.



784508

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:

<u>X</u> 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: Shawn Kellis Phone # 402-718-7287
E-mail: Shawn@siteacq.com

For office use only:

Met with staff on: _____

Paid fees on: 8/19/24

To be on the Plan Commission Agenda for: 9/17/24

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? _____

PD

#4712



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 # 200.121 Zoning: _____

Address of Tenant Space: W234 N7490 Woodside Rd

1. Name of Business: United States Cellular Operating Co

Business 8410 W Bryn Mawr Ave Chicago

Address _____ City, State, Zip _____ Phone # _____

Fax # _____ Email address _____

2. Business owner contact information: Wendi Jeffers, agent for US Cellular

Contact 1801 S 63 St. Lincoln NE 402-440-2032

Address _____ City, State, Zip _____ Phone # _____

Fax # _____ Email address Wendi@Siteacq.com

3. Building/Land owner contact information: Village of Sussex

Contact _____ 262-224-2403

Address _____ City, State, Zip _____ Phone # _____

Fax # _____ Email address _____

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

5. Days of Operation: N/A

Put an X in box that applies:

Hours

Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

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

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

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

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

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.

Wendi Jeffers, agent
Name
Agent for US Cellular
Title or Position

8/16/2024

Date

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

Name

Date

Title or Position



WASTEWATER DISCHARGE PERMIT APPLICATION

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



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:

Wendi Jeffers, agent for US Cellular
7801 S 63 St. Lincoln NE 68516
Business Name: United States Cellular Operating Co.

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

Village of Sussex

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

Aswegan, Nika A Digitally signed by Aswegan, Nika A
Date: 2024.08.16 09:53:12 -05'00'

Signature of Property Owner and /or Authorized Agent

8/16/2024

Date

Signature of Village Official Accepting Form

Date

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



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: United States Cellular Operating Co.
Business Address: 8410 W Bryn Mawr Ave Chicago IL 60631
Business Phone #: 402-440-2032
Business Email: Wendi@siteacq.com

Business Emergency Contacts

Name and Phone #: Nika Aswegan 866-573-4544

Name and Phone #: _____

Name and Phone #: _____

Building Owner Name: _____

Building Owner Email: _____

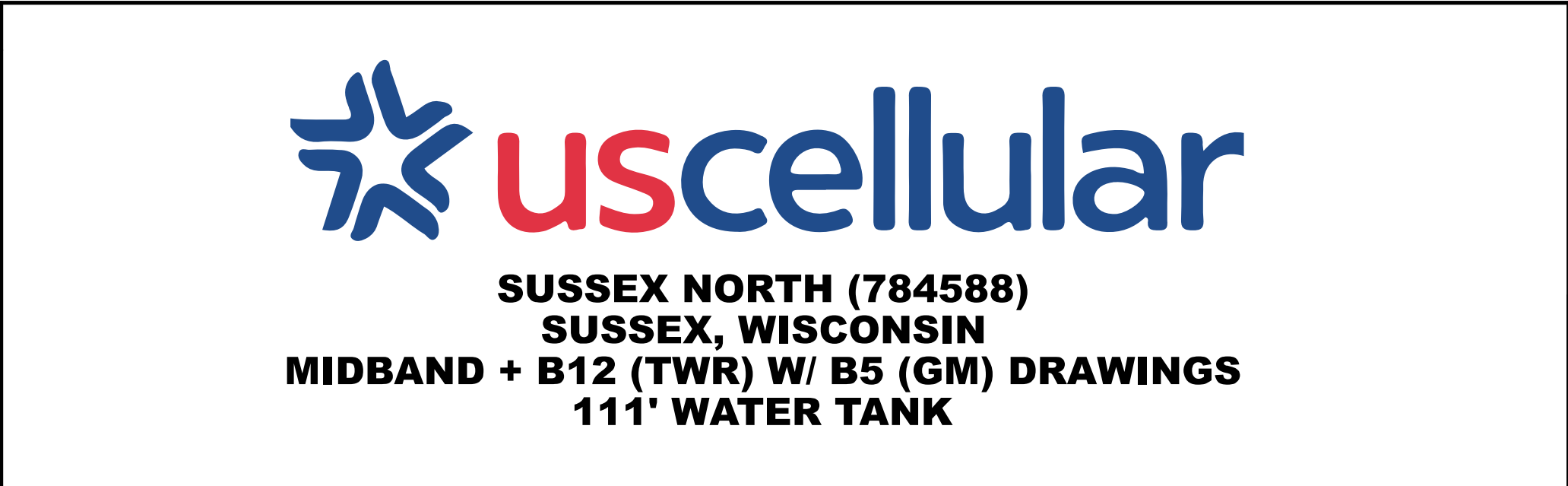
Building Owner Emergency Contacts

Name and Phone #: _____

Name and Phone #: _____

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

SCOPE OF WORK			
TOWER SCOPE			
MIDBAND + REGULATORY/SPECTRUM SCOPE (TO BE INSTALLED)			
ANTENNA(S)/EQUIP.	2	C-BAND ANTENNA INTEGRATED RADIO(S)	TO BE INSTALLED
	2	DoD ANTENNA INTEGRATED RADIO(S)	TO BE INSTALLED
	1	C-BAND + DoD ANTENNA(S)	TO BE INSTALLED
	1	C-BAND + DoD RRU4467 RADIO(S)	TO BE INSTALLED
	2	B12 RRU4480 RADIO(S)	TO BE INSTALLED
	6	DIPLEXER(S)	TO BE INSTALLED
	2	RAYCAP SPD(S)	TO BE INSTALLED
TRANSMISSION CABLE(S)	2	1-1/4" EUPEN HYBRID CABLE(S)	TO BE INSTALLED
REGULATORY / SPECTRUM SCOPE (REMAIN/RELOCATE/REPLACE)			
ANTENNA(S)/EQUIP.	3	LTE PANEL ANTENNA(S)	TO REMAIN
TRANSMISSION CABLE(S)	6	7/8" LTE COAX	TO REMAIN
COAX JUMPERS:	-	EXISTING LTE COAX JUMPERS	TO BE REPLACED
REGULATORY / SPECTRUM SCOPE (DECOM)			
ANTENNA(S)/EQUIP.	3	BIAS-T UNIT(S)	TO BE REMOVED
CDMA SCOPE (DECOM)			
ANTENNA(S)/EQUIP.	6	CDMA ANTENNA(S) @ 115.5'	TO BE REMOVED
TRANSMISSION CABLE(S)	6	7/8" CDMA COAX	TO BE REMOVED
COAX JUMPERS:	-	EXISTING CDMA COAX JUMPERS	TO BE REMOVED
COMPOUND SCOPE			
	QTY.	EQUIPMENT	ACTION
GPS ANTENNA(S):	1	LTE GPS ANTENNA(S)	TO BE REMOVED
	1	MIDBAND/LTE GPS ANTENNA(S)	TO BE INSTALLED
CABLE ROUTE:	-	BURIED CONDUITS	ADEQUATE - TO REMAIN
	-	SHELTER COAX PORT	ADEQUATE - TO REMAIN
GROUND BAR(S):	-	SHELTER EXTERIOR GROUND BAR*	ADEQUATE - TO REMAIN
SHELTER INTERIOR SCOPE			
MIDBAND + REGULATORY/SPECTRUM SCOPE (REMAIN/RELOCATE)			
GROUND BAR(S):	-	GROUND BAR AT COAX PORT*	TO REMAIN
MIDBAND + REGULATORY/SPECTRUM SCOPE (TO BE INSTALLED)			
EQUIPMENT:	1	RAYCAP PDU(S)	USCC TO CONFIRM
AUX RACK:	-	BASE BAND UNIT (BBU)	BY OTHERS
	2	RAYCAP FIBER TRAY(S)	TO BE INSTALLED
MIDBAND + REGULATORY/SPECTRUM SCOPE (DECOM)			
EQUIPMENT:	3	B12 REMOTE RADIO UNIT(S)	TO BE REMOVED
	6	DIPLEXER(S)	TO BE REMOVED
CDMA SCOPE (DECOM)			
EQUIPMENT RACK:	1	CDMA EQUIPMENT RACK(S)	TO BE REMOVED
* BRING UP TO U.S. CELLULAR STANDARDS AS NECESSARY			
SPECIAL REQUIREMENTS			
NEW 2-1/2" SCH 40 (2-7/8" O.D.) MAST PIPES & MOUNTING HARDWARE (6 TOTAL). SEE DETAILS CNT-502			
TOWER ANCHOR MODIFICATION REQUIRED. SEE DETAILS IN STRUCTURAL ANALYSIS REPORT			
<div> CONTRACTOR TO REVIEW STRUCTURAL REPORT IN ITS ENTIRETY. ANY DISCREPANCIES OR DISAGREEMENTS BETWEEN THE REPORT AND THESE PLANS SHOULD BE RESOLVED PRIOR TO CONSTRUCTION. </div>			



SITE LOCATION MAP

The map displays the following features:

- Streets:** Maple Ave, Hidden Oaks Dr, Sun Valley Run, Majestic Heights Trail, Habitat Dr, N Ridgeview Cir, S Ridgeview Cir, Fontaine Cir, Braddock Pl, Good Hope Rd, Homestead Rd, Prairie Ln, Butler Dr, Craven Dr, Woodland Ct, Woodside Rd.
- Landmarks:** Coldwater Creek Park, Jennifer Bake Photography, Woodside Elementary School.
- Site Location:** Indicated by an orange 'X' icon at the intersection of Woodside Rd and N Ridgeview Cir.
- Orientation:** North arrow pointing towards the top-left.
- Inset Map:** A map of Wisconsin with the county containing the site highlighted in brown.

DIRECTORY	
CLIENT: U.S. CELLULAR 8410 W. BRYN MAWR AVE., SUITE 700 CHICAGO, IL 60631 CONTACT: MARK SCHROEDER	
ENGINEERING COMPANY: EDGE CONSULTING ENGINEERS, INC. 624 WATER STREET PRAIRIE DU SAC, WI 53578 PROJECT MANAGER: KEN BAUMGARDT	
SITE ACQUISITION: SITE ACQUISITION SOLUTIONS 19730 BELLBROOK BLVD. GRETNA, NE 68028 CONTACT: JENNI KELLIS	
PROJECT INFO	
SITE LOCATION: W234 N7490 WOODSIDE RD SUSSEX, WI 53089 WAUKESHA COUNTY	
SITE #: 784588	
FCC #: N/A	
STRUCTURE OWNER: VILLAGE OF SUSSEX N59 W23551 CLOVER DRIVE SUSSEX, WI 53089 CONTACT: JON BAUMANN PHONE: 262.224.2403	
SITE COORDINATES: LAT: 43.153703° LONG: -88.212211°	

SHEET INDEX	
No.:	SHEET TITLE
G-001	TITLE SHEET
C-101	SITE PLAN
C-102	ENLARGED SITE PLAN
C-501	GPS DETAILS
A-101	SHELTER INTERIOR PLAN
A-501	BLOCK DIAGRAM
A-901	SHELTER INTERIOR PHOTOS
T-001	EQUIPMENT SPECIFICATIONS
T-002	EQUIPMENT SPECIFICATIONS
T-201	SITE ELEVATION
T-301	EXISTING ANTENNA LAYOUT
T-302	PROPOSED ANTENNA LAYOUT
T-501	INSTALLATION DETAILS
T-502	INSTALLATION DETAILS
T-503	CABLE DETAILS
T-504	CABLE BANDING DETAILS
V-501	CABLE ROUTING
P-501	MIDBAND PLUMBING DIAGRAM
P-502	MIDBAND PLUMBING DIAGRAM
P-503	REGULATORY/SPECTRUM PLUMBING DIAGRAM
E-501	GROUNDING DETAILS
R-901	SITE PHOTOS
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.	

CONSULTANT:

 **Edge**
Consulting Engineers, Inc.

624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

 **uscellular**

U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

ENGINEER SEAL:



I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.		
<div><div>TITLE SHEET</div><div>SUSSEX NORTH (784588)</div><div>SUSSEX, WISCONSIN</div></div>		
SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1
CHECKED BY	KCB	
PLOT DATE	5/23/2024	
PROJECT NUMBER	38591	
SET TYPE	FINAL	
SHEET NUMBER	G-001	

STRUCTURAL

TOWER ANALYSIS:
KRECH OJARD & ASSOCIATES, INC.
REPORT #: 242002.24 DATED: 4/15/2024
CONCLUSION: THE WATER TOWER IS NOT CAPABLE OF
SAFELY RESISTING THE RESULTANT FORCES FROM THE
CHANGE IN LOADING. ADDITIONAL ANCHORS SHOULD BE
INSTALLED IN THE EXISTING DOORWAY.

ANCHOR MODIFICATION ANALYSIS:
KRECH OJARD & ASSOCIATES, INC.
REPORT #: 242002.24 DATED: 5/20/2024
CONCLUSION: WITH (4) ADDITIONAL ANCHORS INSTALLED, THE
WATER TOWER WILL BE CAPABLE OF SAFELY RESISTING THE
PROPOSED CHANGE IN LOADING.

MOUNT ANALYSIS (EXISTING):
KRECH OJARD & ASSOCIATES, INC.
REPORT #: 242002.24 DATED: 5/3/2024
CONCLUSION: THE EXISTING HANDRAIL IS CAPABLE OF
SAFELY RESISTING THE RESULTANT FORCES FROM THE
CHANGE IN LOADING.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING:

- 2015 INTERNATIONAL BUILDING CODE
- 2017 NATIONAL ELECTRIC CODE

IN THE EVENT OF CONFLICT THE MOST RESTRICTIVE CODE SHALL PREVAIL.



O:\38500\38591\Design\CAD\CD\Plot\G-001.dgn



EXISTING WATER TOWER;
SEE T-201 FOR DETAILS

EXISTING FENCED COMPOUND;
SEE C-102 FOR DETAILS

EXISTING
ACCESS DRIVE

WATER TOWER COURT

NOTES:

1. AERIAL IMAGERY FROM GOOGLE EARTH.
2. NORTH ARROW SHOWN AS APPROXIMATE.
3. SITE PHOTOS PROVIDED BY EDGE CONSULTING ENGINEERS, INC.
4. NO SURVEY AVAILABLE. SITE LAYOUT BASED ON FIELD MEASUREMENTS AND SITE PHOTOS.

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

ENGINEER SEAL:

- APPROVED -
SEE C-101 FOR ENGINEER'S
STAMP AND SIGNATURE

I HEREBY CERTIFY THAT THIS PLAN
SET WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION
OTHER THAN THE EXCEPTIONS
NOTED IN THE SHEET INDEX, AND
THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE
STATE OF WISCONSIN.

SITE PLAN
SUSSEX NORTH (784588)
SUSSEX, WISCONSIN

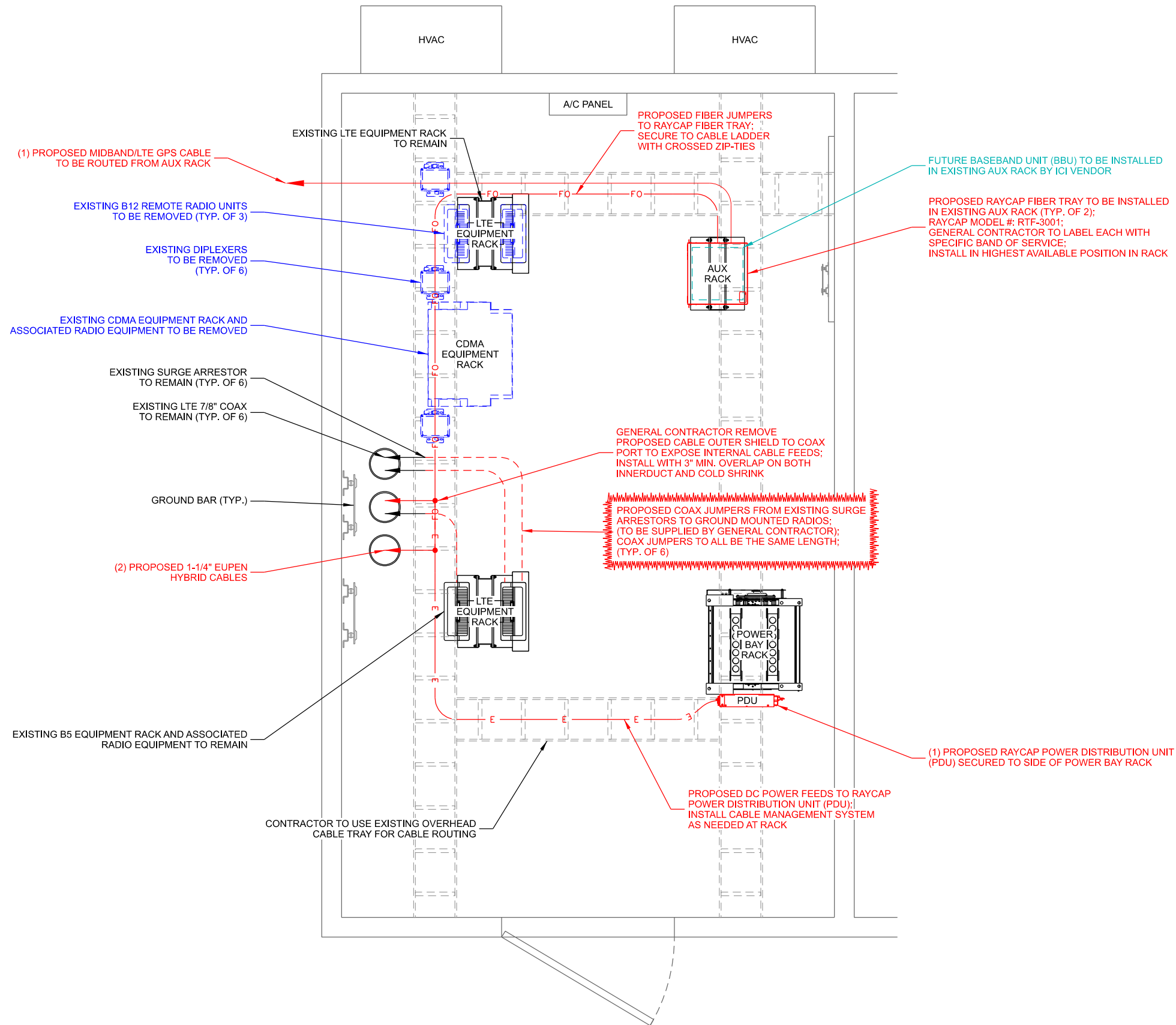
SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1

CHECKED BY:	KCB
PLOT DATE:	5/23/2024
PROJECT NUMBER:	38591
SET TYPE:	FINAL
SHEET NUMBER:	C-101

LEGEND: (THIS SHEET)

- EXISTING TO REMAIN
— TO BE RELOCATED
— TO BE REMOVED
— PROPOSED
— COMPLETED BY OTHERS



A SHELTER INTERIOR LAYOUT
SCALE: 11" x 17" - 3/8" = 1'-0"
22" x 34" - 3/4" = 1'-0"

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
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CLIENT:

uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

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APPROVED
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SHELTER INTERIOR PLAN
SUSSEX NORTH (784588)
SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1

CHECKED BY:	KCB
PLOT DATE:	5/23/2024
PROJECT NUMBER:	38591
SET TYPE:	FINAL
SHEET NUMBER:	A-101

JUMPER CABLE LEGEND

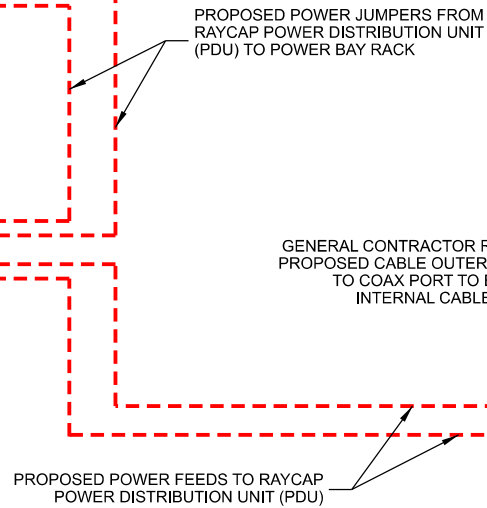
- PROPOSED FIBER JUMPER
- PROPOSED POWER JUMPER



POWER DISTRIBUTION UNIT (PDU)



POWER BAY

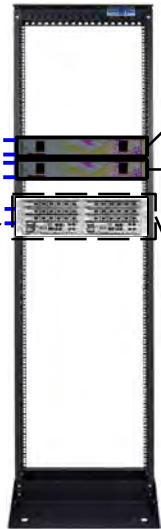


PROPOSED HYBRID CABLE TO TOP RAYCAP SPD

GENERAL CONTRACTOR REMOVE PROPOSED CABLE OUTER SHIELD TO COAX PORT TO EXPOSE INTERNAL CABLE FEEDS

PROPOSED 2m FIBER JUMPERS INCLUDED WITH FIBER TRAY

PROPOSED FIBER FEEDS TO RAYCAP FIBER TRAY



AUX RACK



FIBER TRAY
1 RACK UNIT



FIBER TRAY
1 RACK UNIT



BASEBAND UNIT
ERICSSON - 1 RACK UNIT



BASEBAND UNIT
NOKIA - 3 RACK UNITS

TO BE INSTALLED BY ICI VENDOR

A (1) NEW RAYCAP PDU

DATE CREATED: 09/18/2023

MANUFACTURER: RAYCAP
MODEL: RUSDC-1176-PDU-48 (BREAKERS NOT INCLUDED)
RUSDC-1176-PDU-48-AMCB-1240 (12 x 40A BREAKERS INCLUDED)
DIMENSIONS: 18.99" x 19.00" x 3.48" (D x W x H)
WEIGHT: 22 LBS (WITHOUT BREAKERS)

OPTIONAL ACCESSORIES
12 BREAKER KIT FOR ERICSSON RADIO SET: AMCB-48-1225-KIT
9 BREAKER KIT FOR NOKIA RADIO SET: AMCB-48-0640-0325-KIT
40A CIRCUIT BREAKER: AMCB-48-0140
25A CIRCUIT BREAKER: AMCB-48-0125
CABLE STORAGE: RTF-6601

2RU RACK MOUNTED DC SURGE SUPPRESSION AND POWER DISTRIBUTION SYSTEM FOR USE IN REMOTE RADIO HEAD (RRH) AND MULTI-CIRCUIT, DISTRIBUTED ANTENNA SYSTEMS.



B RAYCAP POWER DISTRIBUTION UNIT (PDU)

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
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608.644.1549 FAX
www.edgeconsult.com

CLIENT:

uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

ENGINEER SEAL:

- APPROVED -
SEE G-001 FOR ENGINEER'S
STAMP AND SIGNATURE

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BLOCK DIAGRAM
SUSSEX NORTH (784588)
SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1

CHECKED BY:	KCB
PLOT DATE:	5/23/2024
PROJECT NUMBER:	38591
SET TYPE:	FINAL
SHEET NUMBER:	A-501



Base Station Antennas

Frequency Range	3300-4200x2
Polarization	±45°
Half-Power Beam Width	65°
Electrical Downtilt	0° - 8° x2

Type QUA4-2HX-CB65

Dual-Band 3300-4200 / 3300-4200 MHz 65°, 18.5 / 18.5 dBi, 0°-8° / 0°-8°Tilt Antenna With 2 Integrated RCUs and 2 Indicators

Electrical Specifications

Frequency Range(MHz)	2x3300-4200	
	3300-3600	3600-4200
Polarization	±45	
Horizontal 3dB Beamwidth(°)	65	60
Vertical 3dB Beamwidth(°)	4.5	4.2
Gain (dBi)	18	18.5
Electrical Downtilt	0°- 8°	
Upper Sidelobe Suppression(dB)	First	≥16
Front-to-Back Ratio		≥25
Total Power, ±30° (dB)		≥25
Cross polar ratio	Main direction (dB)	≥17
	±60° (dB)	≥7
Isolation ports	≥28dB	
VSWR	< 1.5	
Impedance	50 Ω	
Max. Power per Input (at 50°C ambient temperature)	250 W	
Lightning Protection	DC Ground	



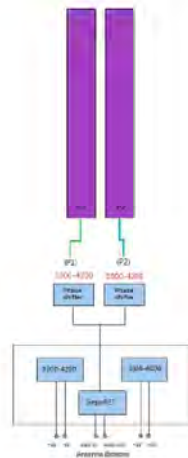
Base Station Antennas

Frequency Range	3300-4200x2
Polarization	±45°
Half-Power Beam Width	65°
Electrical Downtilt	0° - 8° x2

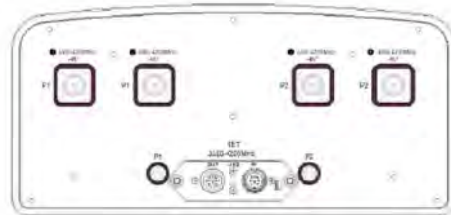
Type QUA4-2HX-CB65

Integrated RET Properties	
RET Type	2x Type 1 Single RET
Protocols	Compliant to AISG 2.0/3GPP
Input voltage range	+10~+30VDC(pin 6)
Power consumption	<2W(stand by); <13W(motor activated)
Connectors	AISG
	2 x 8 pin connector acc. To IEC 60130-9 Acc.to AISG Daisy chain in male Daisy chain out: female
Hardware Interface	Antenna
	Two motor shaft(Embedded motor)
Adjustment timer/full range	AISG
	RS485A/B(pin5/pin3); Power supply(pin6); DC return(pin7) Acc. to AISG
Adjustment Cycles	40 sec(typically, depending on antenna)
Torque Max	≥160mN.m
Lightning Protection Rating	IEC 61000-4-5 Current Pulse Profile, 8/20 us 10 Repetitions Min. @ 6kA IEC 61312-1 Annex B Current Pulse Profile, 10/350 μs, 200 Repetitions Min. @ 0.6kA

COMPREHENSIVE TILT CONFIGURATION



Frequency Range	Array	RET Unique ID
3300-4200MHz	1	40P800X0000C-3342P1
3600-4200MHz	2	40P800X0000C-3342P2



Radiation Patterns (3300 - 3600 MHz)



Horizontal Pattern Vertical Pattern

Radiation Patterns (3600-4200 MHz)



Horizontal Pattern Vertical Pattern

Mechanical Specifications

Radome Material	Fiberglass
Connector Type and Location	4 3-10x4 Bottom IRCU in: 1 x 8 pin male IRCU out: 1 x 8 pin female
Dimensions, HxWxD(mm)/(inches)	1200 x 168 x 90 / 47.2 x 6.6 x 3.5
Packing Size(mm)/(inches)	1500 x 290 x 235 / 59.1 x 11.4 x 9.3
Weight ,w/o Mounting kit(kg)/(lbs)	12.5/ 27.5
Weight w/ Downtilt Bracket(kg)/(lbs)	17.5 / 38.5
Weight w/ Fixed Bracket(kg)/(lbs)	15.5 / 34.1
Packing Weight (w/ Downtilt Bracket) (kg)/(lbs)	23.5 / 51.7
Packing Weight (w/ Fixed Bracket) (kg)/(lbs)	21.5 / 47.3
Max. Wind Velocity(mph)	150
Mounting hardware	Φ 50 mm ~ Φ 115 mm
Operational Temperature(°C)	-40 to +65
Operational Humidity(%)	<95
Wind Load at 100mph (Frontal/lateral/Rearside(N))	233/77/167

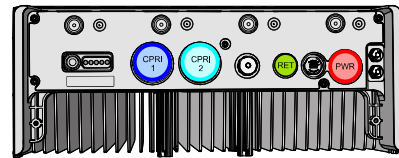
This publication is issued to information only and is not to form part of any order or contract DENGYO reserves the right to changes specifications without prior notice.

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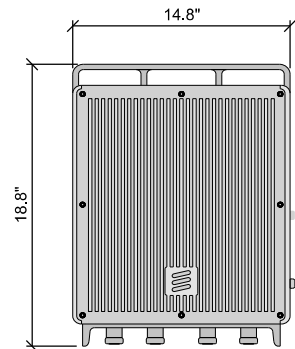
QUA4-2HX-CB65 A01

ANTENNA SPECIFICATIONS

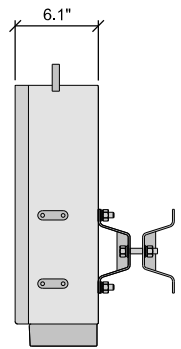
MANUFACTURER: ERICSSON
MODEL: RADIO 4467 44B77D 44B77G C
DIMENSIONS: 18.8" x 14.8" x 6.1" (H x W x D)
WEIGHT: 50.7 LBS



PORT LAYOUT



FRONT VIEW



SIDE VIEW

ERICSSON RADIO 4467 B77

MANUFACTURER: ERICSSON
MODEL: SXK 109 1973/2
WEIGHT: 3.75 LBS

BRACKET FOR ATTACHING TWO STANDARD OR HEAVY ERS UNITS WITH A HOLE PATTERN OF CC 30 MM AND/OR CC 80 MM., EITHER TO A POLE, WALL, ANGLE TOWER OR SQUARE TUBE.

BOLTS FOR ATTACHING TWO ERS UNITS ARE SUPPLIED IN THE PACKAGE.

TO BE USED WITH NR RADIOS

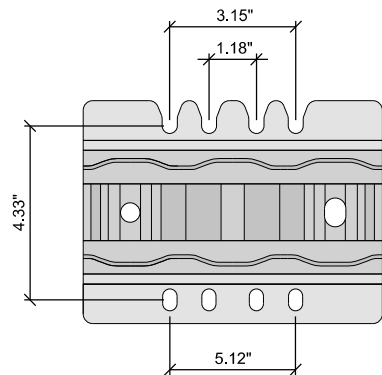
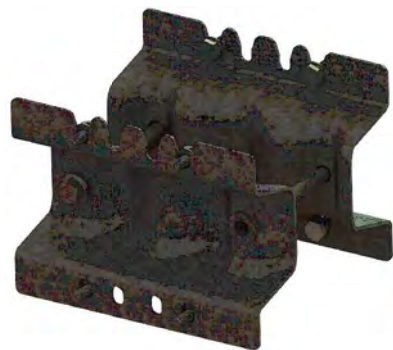


PLATE MOUNTING PATTERN



DUAL RADIO ATTACHMENT



ISOMETRIC VIEW

DUAL ERS BRACKET

CONSULTANT:



CLIENT:



ENGINEER SEAL:

- APPROVED -
SEE G-001 FOR ENGINEER'S
STAMP AND SIGNATURE

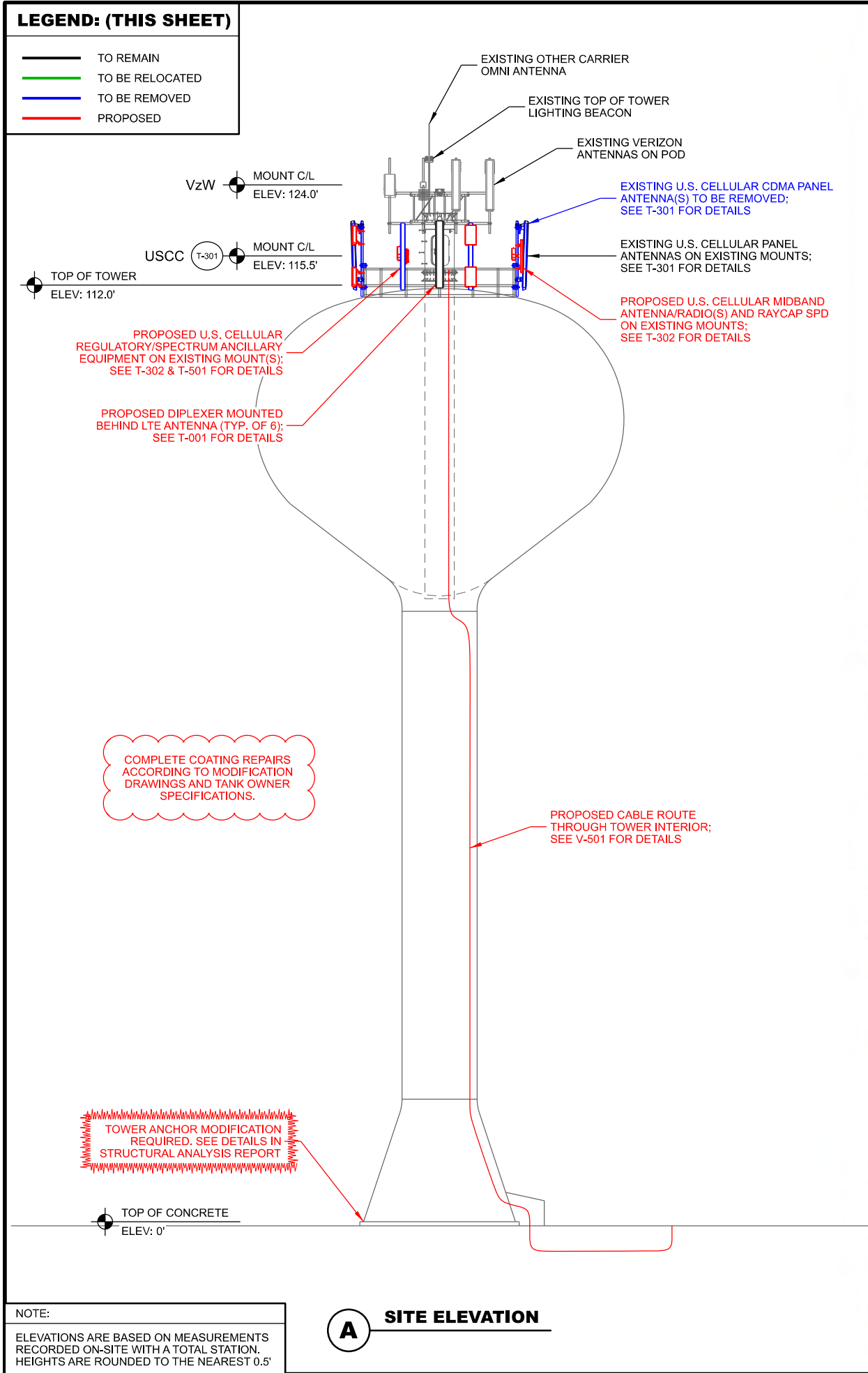
I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

EQUIPMENT SPECIFICATIONS SUSSEX NORTH (784588) SUSSEX, WISCONSIN

SUBMITAL:

INT.	DATE:	DESCRIPTION:
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1

CHECKED BY	KCB
PLOT DATE	5/23/2024
PROJECT NUMBER	38591
SET TYPE	FINAL
SHEET NUMBER	T-002



B EXISTING SITE ELEVATION



C U.S. CELLULAR ALPHA SECTOR ANTENNAS



D U.S. CELLULAR BETA SECTOR ANTENNAS



E U.S. CELLULAR GAMMA SECTOR ANTENNAS

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

ENGINEER SEAL:

APPROVED
SEE G-001 FOR ENGINEER'S
STAMP AND SIGNATURE

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SITE ELEVATION
SUSSEX NORTH (784588)
SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1

CHECKED BY: KCB

PLOT DATE: 5/23/2024

PROJECT NUMBER: 38591

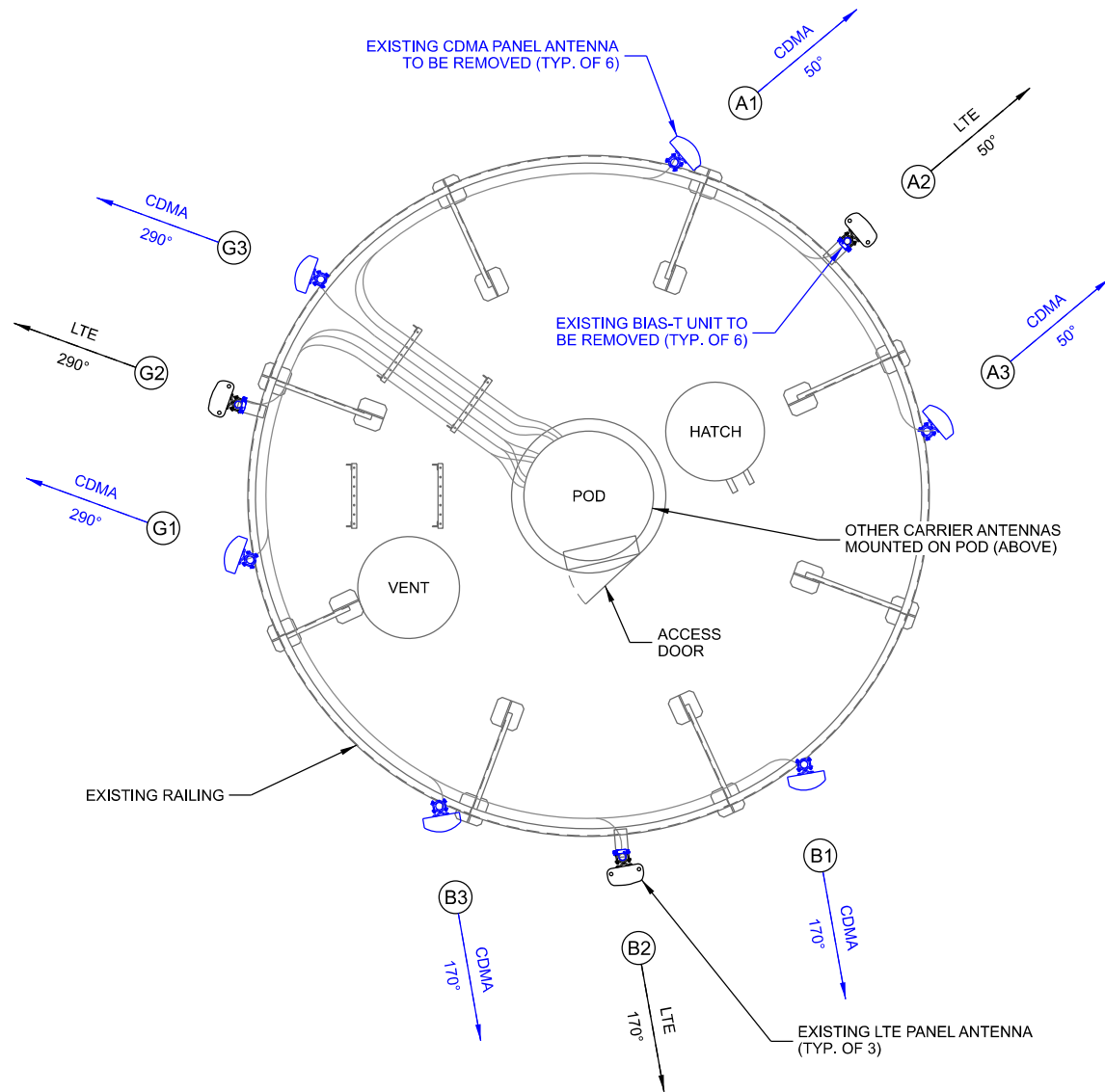
SET TYPE: FINAL

SHEET NUMBER: **T-201**



LEGEND: (THIS SHEET)

- TO REMAIN
— TO BE RELOCATED
— TO BE REMOVED



NOTES:

- ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
- ANTENNA AZIMUTHS ARE BASED ON MEASUREMENTS EXTRAPOLATED FROM UAS 3D POINT CLOUD, AND ROUNDED TO THE NEAREST DEGREE.

A EXISTING ANTENNA LAYOUT



B

EXISTING ANCILLARY EQUIPMENT OVERVIEW

	Antenna Position	Technology	Antenna Model	Antenna Quantity	RAD Center	Azimuth	Bias-T Radio	Bias-T Qty.	Cable Type	Cable Qty.
ALPHA	A1	CDMA	Antel RWA-80017	1	115.5'	50°	-	-	7/8" Coax	1
	A3	LTE	KMW AM-X-CW-18-65-00T-RET	1	115.5'	50°	KMW	1	7/8" Coax	2
	A5	CDMA	Antel RWA-80017	1	115.5'	50°	-	-	7/8" Coax	1
BETA	B1	CDMA	Antel RWA-80017	1	115.5'	170°	-	-	7/8" Coax	1
	B3	LTE	KMW AM-X-CW-18-65-00T-RET	1	115.5'	170°	KMW	1	7/8" Coax	2
	B5	CDMA	Antel RWA-80017	1	115.5'	170°	-	-	7/8" Coax	1
GAMMA	G1	CDMA	Antel RWA-80017	1	115.5'	290°	-	-	7/8" Coax	1
	G3	LTE	KMW AM-X-CW-18-65-00T-RET	1	115.5'	290°	KMW	1	7/8" Coax	2
	G5	CDMA	Antel RWA-80017	1	115.5'	290°	-	-	7/8" Coax	1
Total:				9				3		12

C EXISTING ANTENNA & EQUIPMENT LOADING

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UNDER THE LAWS OF THE
STATE OF WISCONSIN.

EXISTING ANTENNA LAYOUT
SUSSEX NORTH (784588)
SUSSEX, WISCONSIN

SUBMITTAL:

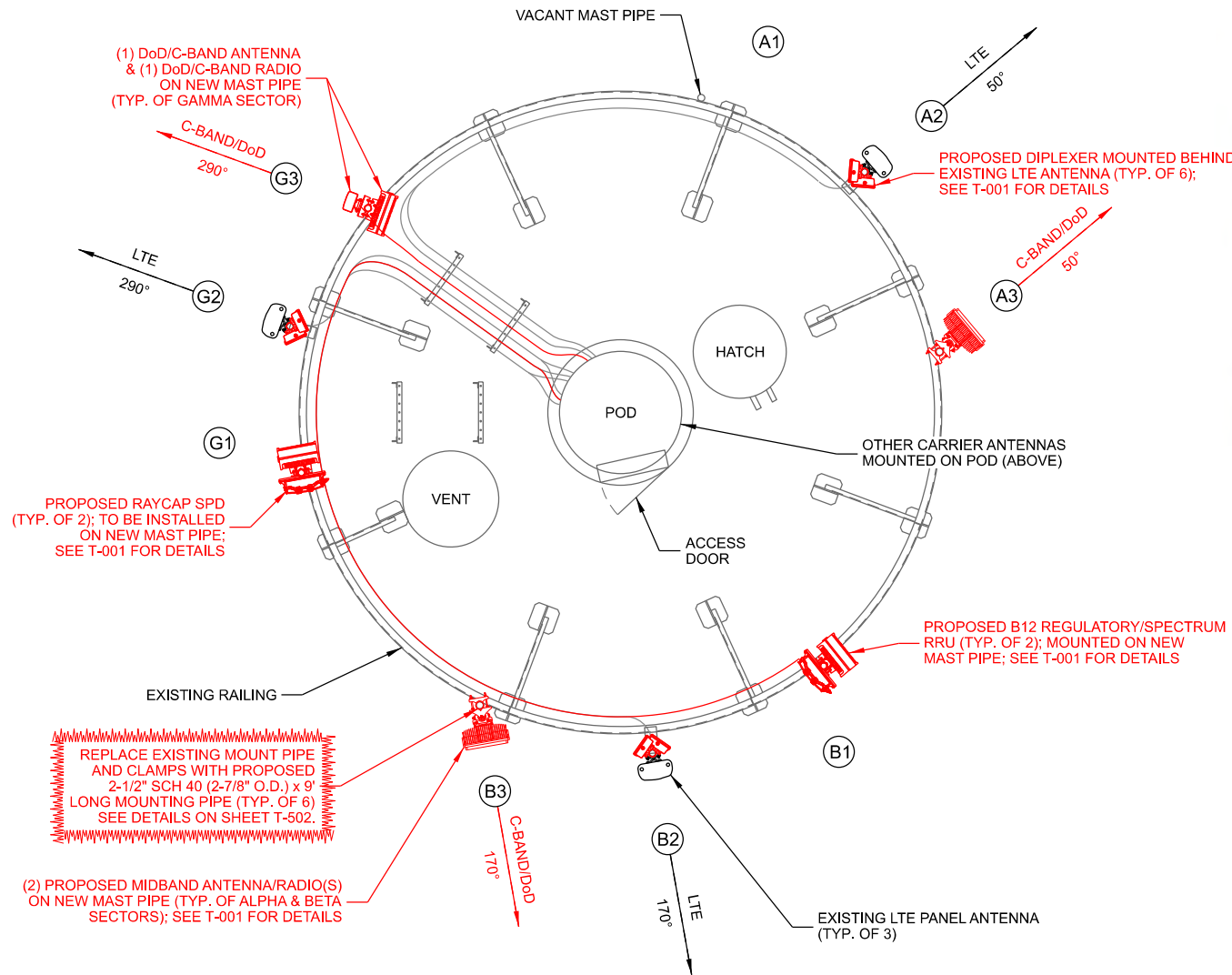
INT.	DATE:	DESCRIPTION:
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1

CHECKED BY	KCB
PLOT DATE	5/23/2024
PROJECT NUMBER	38591
SET TYPE	FINAL
SHEET NUMBER	T-301



LEGEND: (THIS SHEET)

- EXISTING
— RELOCATED
— PROPOSED



NOTES:

- ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
- ANTENNA AZIMUTHS ARE BASED ON MEASUREMENTS EXTRAPOLATED FROM UAS 3D POINT CLOUD, AND ROUNDED TO THE NEAREST DEGREE.

A PROPOSED ANTENNA LAYOUT



B

EXISTING ANCILLARY EQUIPMENT OVERVIEW

	Antenna Position	Technology	Antenna Model	Antenna Quantity	RAD Center	Azimuth	Elect. Tilt	Mech. Tilt	Surge Protector Qty.	B12/B71 Radio	Radio Qty.	Diplexer Qty.	MidBand Radio	Radio Qty.	Cable Type	Cable Qty.
ALPHA	A1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	A2	LTE	KMW AM-X-CW-18-65-00T-RET	1	115.5'	50°	0°	0°	-	Shared	-	2	-	-	7/8" Coax	2
	A3	C-Band	Integrated Antenna/Radio	-	118°	50°	-	-	-	Shared	-	-	AIR6419	1	Shared	-
BETA	B1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	B2	LTE	KMW AM-X-CW-18-65-00T-RET	1	115.5'	170°	0°	0°	-	RRU4480	1	2	-	-	7/8" Coax	2
	B3	C-Band	Integrated Antenna/Radio	-	118°	170°	-	-	1	-	-	-	AIR6419	1	1-1/4" Hybrid	1
GAMMA	G1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	G2	LTE	KMW AM-X-CW-18-65-00T-RET	1	115.5'	290°	0°	0°	-	RRU4480	1	2	-	-	7/8" Coax	2
	G3	DoD/C-Band	Dengyo QUA4-2HX-CB65	1	115.5'	290°	0°	0°	1	-	-	-	RRU4467	1	1-1/4" Hybrid	1
Total:				4					2		2	6		5		8

C PROPOSED ANTENNA & EQUIPMENT LOADING

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ENGINEER SEAL:

- APPROVED -
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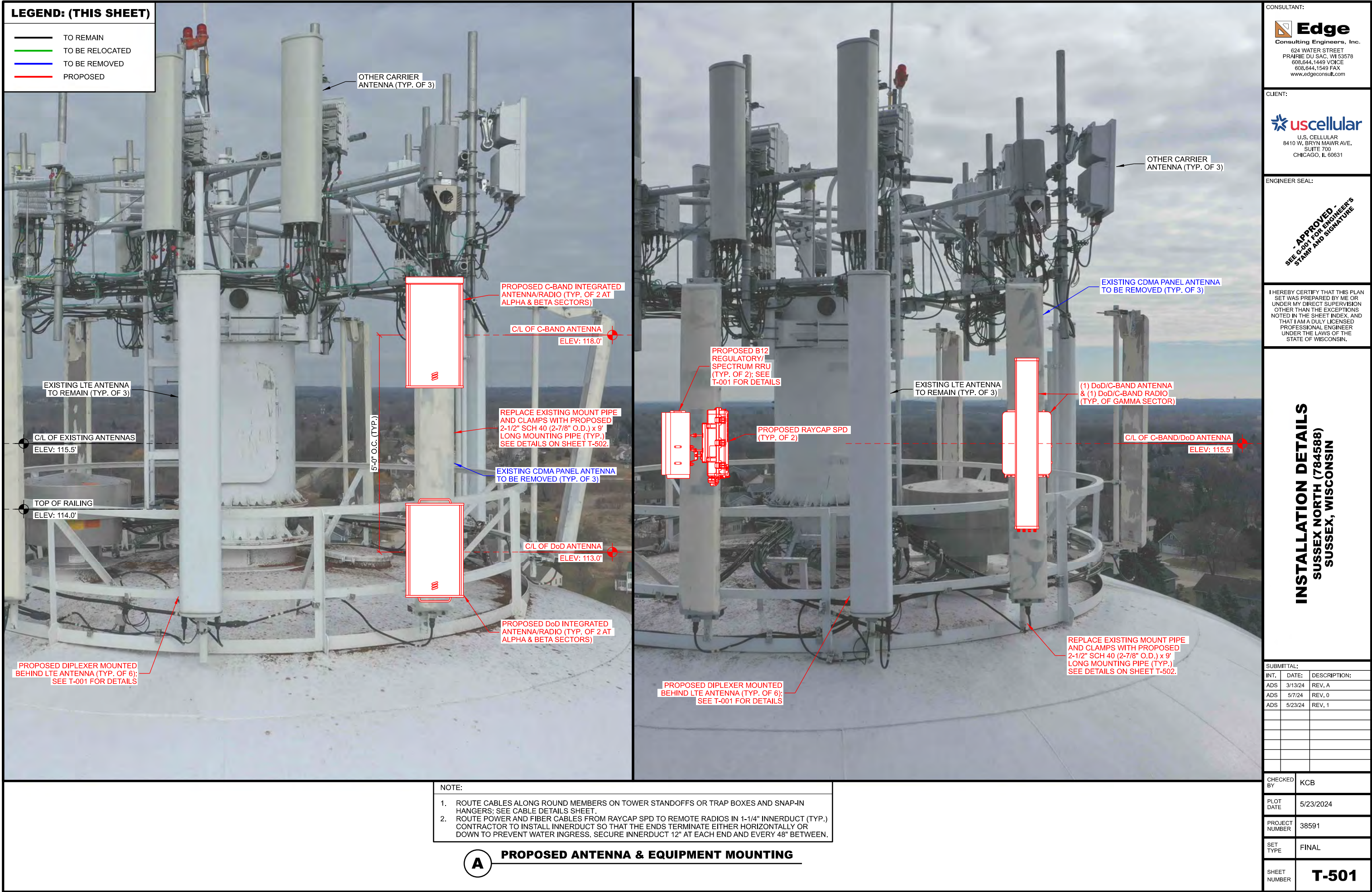
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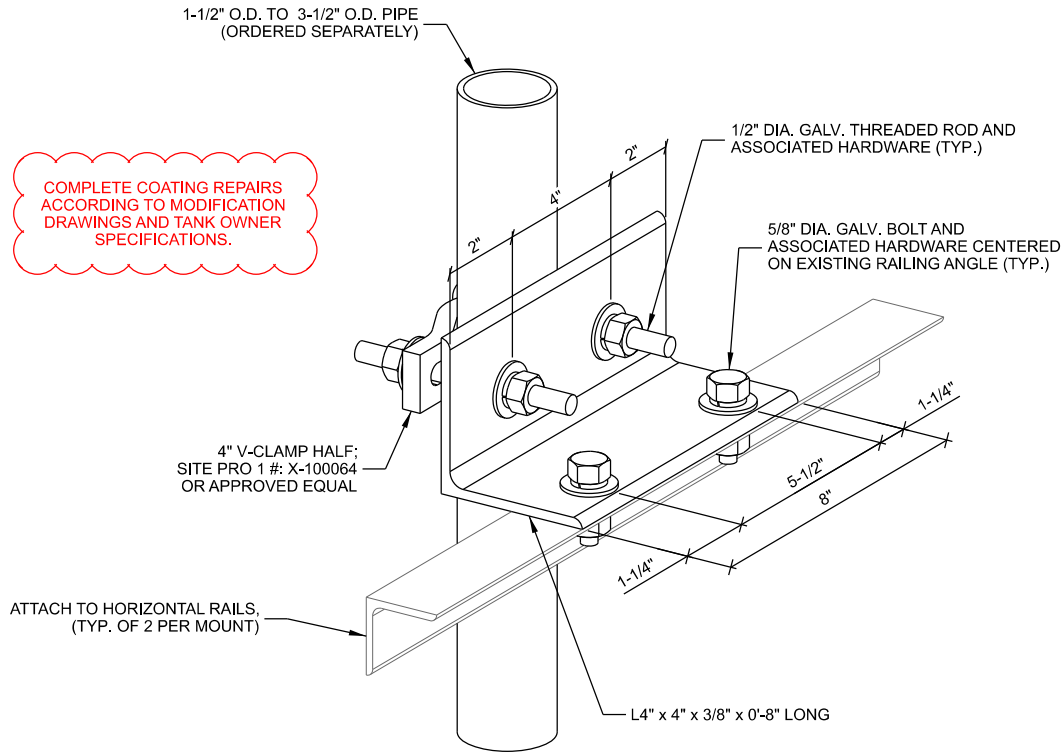
PROPOSED ANTENNA LAYOUT
SUSSEX NORTH (784588)
SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1

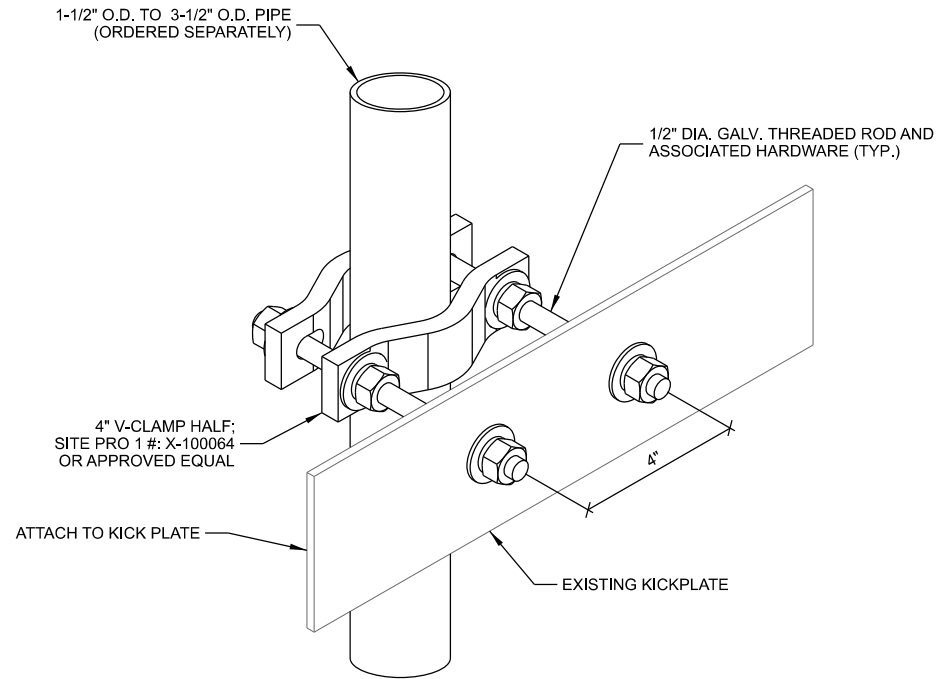
CHECKED BY:	KCB
PLOT DATE:	5/23/2024
PROJECT NUMBER:	38591
SET TYPE:	FINAL
SHEET NUMBER:	T-302





- NOTE:
1. ALL PROPOSED HARDWARE AND BRACKETS SHALL BE HOT-DIPPED GALVANIZED.
 2. COAT INSIDE OF DRILLED HOLES WITH ZINC-RICH PAINT TO PREVENT RUST.

A **BOLTED ANGLE CONNECTION**



- NOTE:
1. ALL PROPOSED HARDWARE AND BRACKETS SHALL BE HOT-DIPPED GALVANIZED.
 2. COAT INSIDE OF DRILLED HOLES WITH ZINC-RICH PAINT TO PREVENT RUST.

B **BOLTED KICKPLATE CONNECTION**



C

EXISTING RAILING



D

EXISTING ANTENNA MOUNTS

CONSULTANT:

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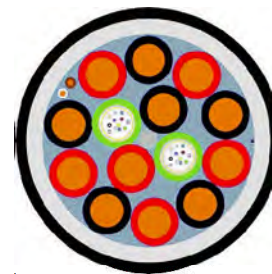
INSTALLATION DETAILS
SUSSEX NORTH (784588)
SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE	DESCRIPTION:
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1

CHECKED BY	KCB
PLOT DATE	5/23/2024
PROJECT NUMBER	38591
SET TYPE	FINAL
SHEET NUMBER	T-502

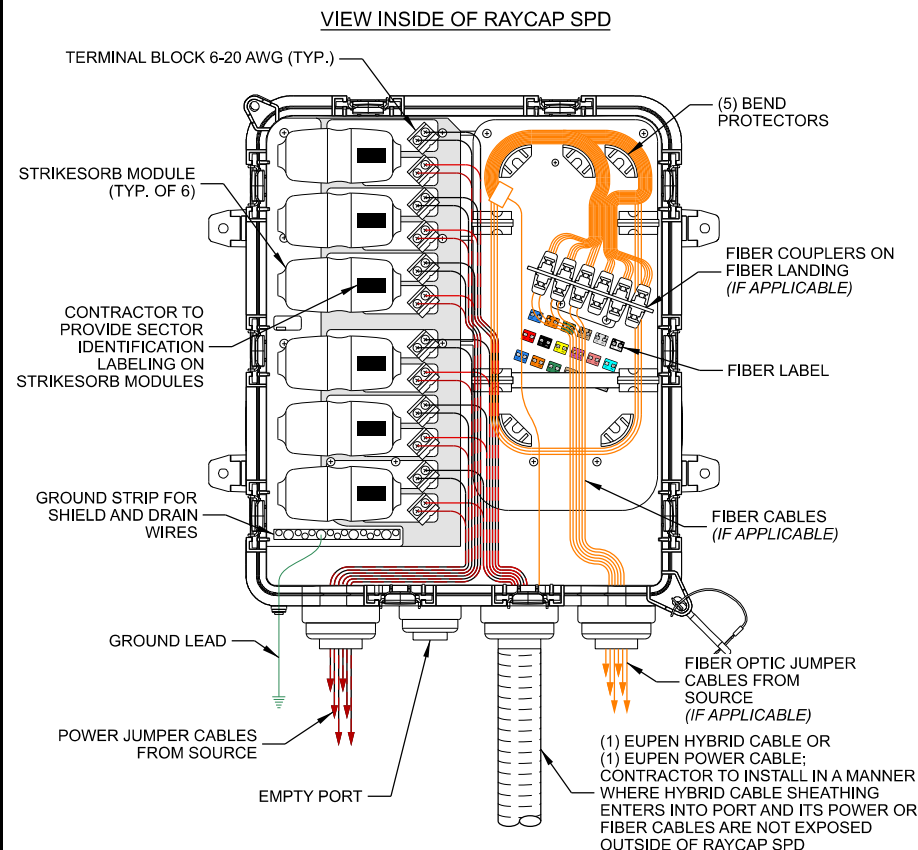
MAXIMUM CABLE LENGTH OF 410'.



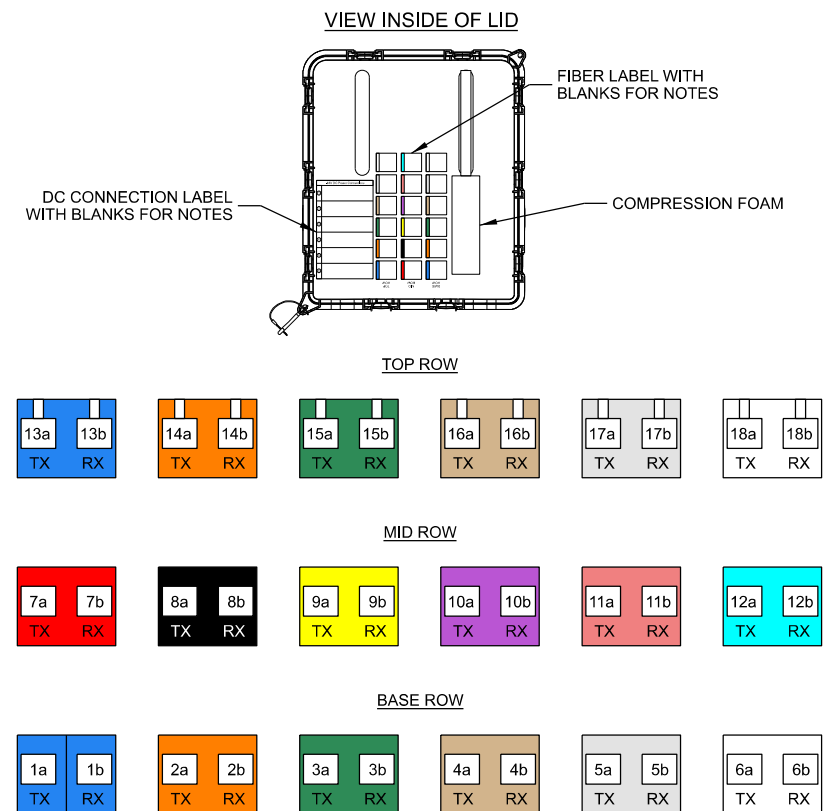
EUPEN CABLE LENGTH	
EXISTING HYBRID CABLE QUANTITY	0
PROPOSED HYBRID CABLE QUANTITY	2
LENGTH FROM SHELTER SOURCE TO COAX PORT	30 FT
LENGTH ALONG BURIED CONDUITS	30 FT
LENGTH FROM T.O.C. TO TOWER TOP RAYCAP SPD	115 FT
HORIZONTAL ROUTING ON TOWER	35 FT
TOTAL LENGTH OF CABLE	210 FT
ROUNDED LENGTH **	250 FT

* 410' MAX = TYPICAL CABLE
 * 550' MAX = LOW INDUCTANCE CABLE
 ** CABLE LENGTH TO BE ROUNDED UP TO NEAREST 50' LENGTH

A EUPEN HYBRID CABLE



B RAYCAP SURGE PROTECTOR DEVICE (SPD) CABLING



C FIBER LABEL



MODEL: BCU78X
UNIVERSAL BARREL CUSHION
ACCEPTS 0.16" TO 0.55" O.D. CABLES
7/8" MATING HANGER



UNIVERSAL BARREL CUSHIONS.
SITEPRO1 PART # BCU78X;
— ACCEPTS 0.16" TO 0.55" O.D.
CABLES; MATING HANGER SIZE
7/8"

D JUMPER ATTACHMENT

C-Band JUMPER CABLE INFO (64T)			
FIBER JUMPER: RAYCAP SPD TO ANTENNA/RADIO			
	QUANTITY	LENGTH	
ALPHA	1	32.8 FT	10 m
BETA	1	32.8 FT	10 m
ALL SECTORS MUST HAVE SAME JUMPER LENGTH			
POWER JUMPER: RAYCAP SPD TO ANTENNA/RADIO			
	QUANTITY	WIRE SIZE	
ALPHA	1	8 AWG	
BETA	1	8 AWG	

DoD JUMPER CABLE INFO (64T)			
FIBER JUMPER: RAYCAP SPD TO ANTENNA/RADIO			
	QUANTITY	LENGTH	
ALPHA	1	32.8 FT	10 m
BETA	1	32.8 FT	10 m
ALL SECTORS MUST HAVE SAME JUMPER LENGTH			
POWER JUMPER: RAYCAP SPD TO ANTENNA/RADIO			
	QUANTITY	WIRE SIZE	
ALPHA	1	8 AWG	
BETA	1	8 AWG	

E MIDBAND CABLE LENGTHS

E// DoD + C-Band JUMPER CABLE INFO (4T)			
FIBER JUMPER: RAYCAP SPD TO RADIO			
	QUANTITY	LENGTH	
GAMMA	1	32.8 FT	10 m
ALL SECTORS MUST HAVE SAME JUMPER LENGTH			
POWER JUMPER: RAYCAP SPD TO RADIO			
	QUANTITY	WIRE SIZE	
GAMMA	1	8 AWG	
COAX JUMPER: RADIO TO ANTENNA			
	QUANTITY	SIZE	LENGTH
GAMMA	4	1/2" COAX	4 FT
RET JUMPER: RADIO TO ANTENNA			
	QUANTITY	LENGTH	
GAMMA	1	32.8 FT	10 m
STANDARD RET CABLE LENGTH OF 10 METERS; RF APPROVAL REQ'D FOR ADDITIONAL RET LENGTH			

F B12 (TWR) w/ B5 (GM) CABLE LENGTHS

FIBER JUMPER CABLE INFO			
RAYCAP SPD TO REMOTE RADIO (B12) - 10 GB			
	QUANTITY	LENGTH	
ALPHA & BETA	2	32.8 FT	10 m
GAMMA	2	32.8 FT	10 m

ALL SECTORS MUST HAVE THE SAME JUMPER LENGTHS
 * STANDARD JUMPER LENGTH OF 10m (32.8')

RET CABLE INFO			
REMOTE RADIO TO ANTENNA			
	QUANTITY	LENGTH	
ALPHA	1	32.8 FT	10 m
GAMMA	1	32.8 FT	10 m
ANTENNA TO ANTENNA			
BETA	1	32.8 FT	10 m

* STANDARD RET CABLE LENGTH OF 10 METERS;
 RF APPROVAL REQ'D FOR ADDITIONAL RET CABLE LENGTH

COAX JUMPER CABLE INFO		
REMOTE RADIO TO DIPLEXER (B12)		
	QUANTITY	LENGTH
ALPHA	2	25 FT
BETA	2	25 FT
GAMMA	2	25 FT
LTE COAX TO DIPLEXER (B5)		
	QUANTITY	LENGTH
ALPHA	2	15 FT
BETA	2	15 FT
GAMMA	2	15 FT
DIPLEXER TO ANTENNA		
	QUANTITY	LENGTH
ALPHA	2	6 FT
BETA	2	6 FT
GAMMA	2	6 FT
ALL SECTORS MUST HAVE THE SAME JUMPER LENGTHS		

- APPROVED -
SEE G-001 FOR ENGINEER'S
STAMP AND SIGNATURE

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CABLE DETAILS
SUSSEX NORTH (784588)
SUSSEX, WISCONSIN

INT.	DATE:	DESCRIPTION
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1

CHECKED BY	KCB
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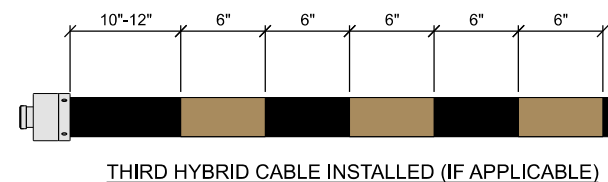
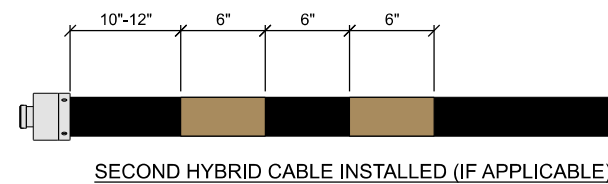
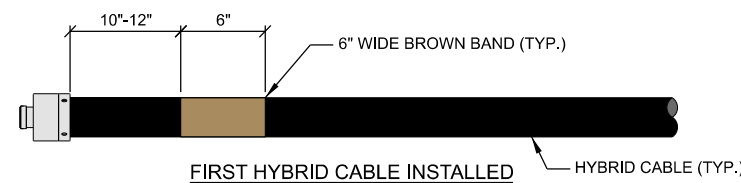
PLOT DATE	5/23/2024
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PROJECT NUMBER	38591
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SET TYPE	FINAL
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SHEET
NUMBER

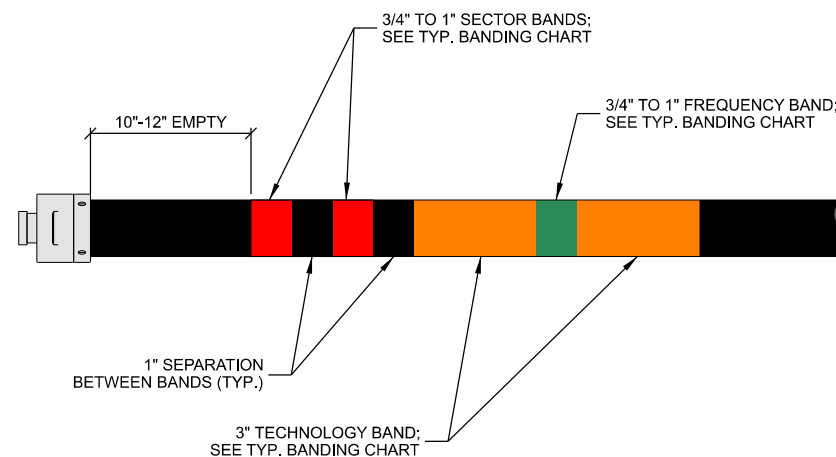
T-503



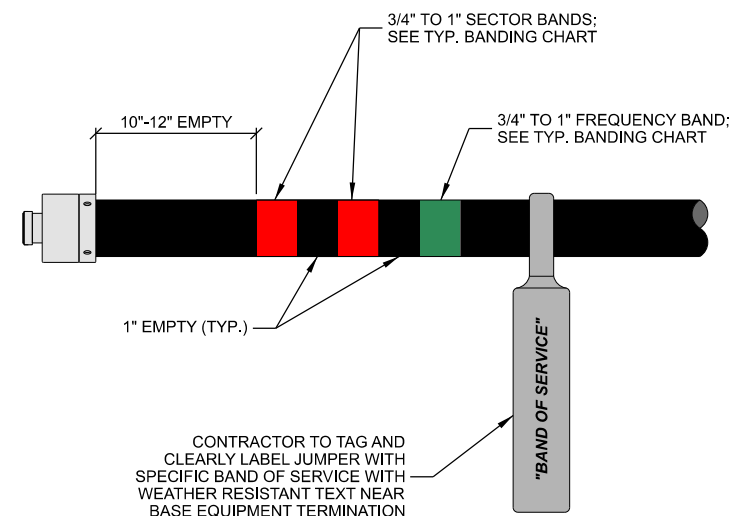
- NOTES:

1. AT THE TOP OF THE TOWER/BUILDING/WATER TOWER AND AT THE ENTRY POINT OF THE GROUND LEVEL JUNCTION BOX, HYBRID CABLES MUST BE BANDED IN ACCORDANCE TO THE ILLUSTRATION ABOVE.
2. REFER TO LATEST EDITION OF U.S. CELLULAR STANDARD: STD72 TO VERIFY CURRENT COLOR CODING

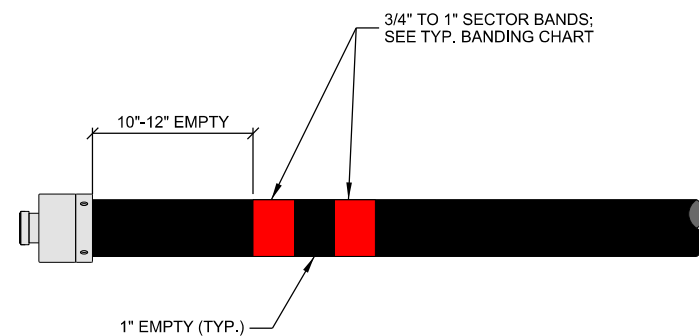
A TYP. HYBRID COLOR CODE



B TYP. COAX JUMPER BANDING



C TYP. POWER & FIBER JUMPER BANDING



RET SECTOR BAND			
SECTOR	ASSIGNED COLOR	LINE 1	LINE 2
ALPHA	RED	(1) RED BAND	(2) RED BANDS
BETA	WHITE	(1) WHITE BAND	(2) WHITE BANDS
GAMMA	BLUE	(1) BLUE BAND	(2) BLUE BANDS

D TYP. RET CABLE BANDING

SECTOR BAND (MOST COMMON CASE: SINGLE TECHNOLOGY WITHIN THE SECTOR)					
SECTOR	ASSIGNED COLOR	LINE 1	LINE 2	LINE 3	LINE 4
ALPHA	RED	(1) RED BAND	(2) RED BANDS	(3) RED BANDS	(4) RED BANDS
BETA	WHITE	(1) WHITE BAND	(2) WHITE BANDS	(3) WHITE BANDS	(4) WHITE BANDS
GAMMA	BLUE	(1) BLUE BAND	(2) BLUE BANDS	(3) BLUE BANDS	(4) BLUE BANDS
DELTA (IF APPLICABLE)	GREEN	(1) GREEN BAND	(2) GREEN BANDS	(3) GREEN BANDS	(4) GREEN BANDS
EPSILON (IF APPLICABLE)	VIOLET	(1) VIOLET BAND	(2) VIOLET BANDS	(3) VIOLET BANDS	(4) VIOLET BANDS
ZETA (IF APPLICABLE)	BROWN	(1) BROWN BAND	(2) BROWN BANDS	(3) BROWN BANDS	(4) BROWN BANDS

SECTOR BAND (EXCEPTION CASE: ALPHA SECTOR CDMA ON 1 & 4, LTE ON 2 & 3)					
SECTOR	ASSIGNED COLOR	LINE 1 (CDMA)	LINE 2 (LTE)	LINE 3 (LTE)	LINE 4 (CDMA)
ALPHA	RED	(1) RED BAND	(1) RED BAND	(2) RED BANDS	(2) RED BANDS

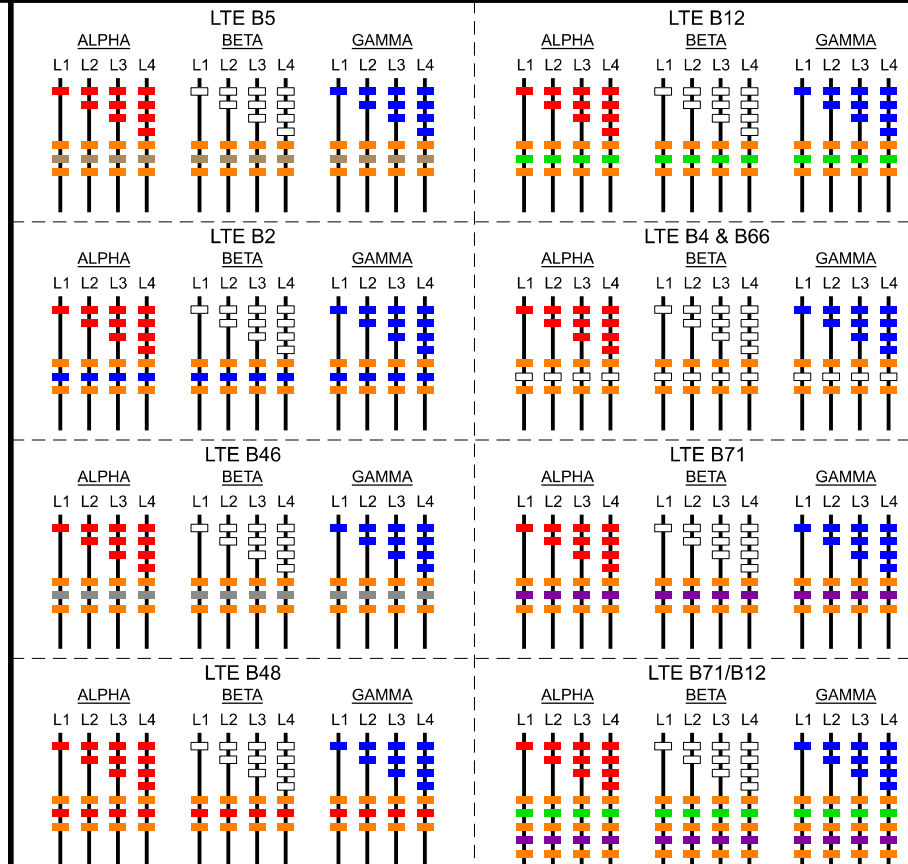
TECHNOLOGY BAND	
TECHNOLOGY	BANDING
CDMA	YELLOW
GSM	VIOLET
LTE	ORANGE

FREQUENCY BAND		
FREQUENCY	BAND	BANDING
600 (LTE)	B71	VIOLET
700 (LTE)	B12	GREEN
800/850 (LTE)	B5	BROWN
1900 (PCS)	B2	BLUE
2100 (AWS)	B4 & B66	WHITE
3500 (CBRS)	B48	RED
5100 (LAA)	B46	GREY

- NOTE:

1. REFER TO LATEST EDITION OF U.S. CELLULAR STANDARD: STD72 TO VERIFY CURRENT COLOR CODING

E TYP. BANDING CHART



F TYP. COAX COLOR CODE STANDARD

CONSULTANT:



CLIENT:



ENGINEER SEAL:

- APPROVED -
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CABLE BANDING DETAILS
SUSSEX NORTH (784588)
SUSSEX, WISCONSIN

SUBMITTAL:

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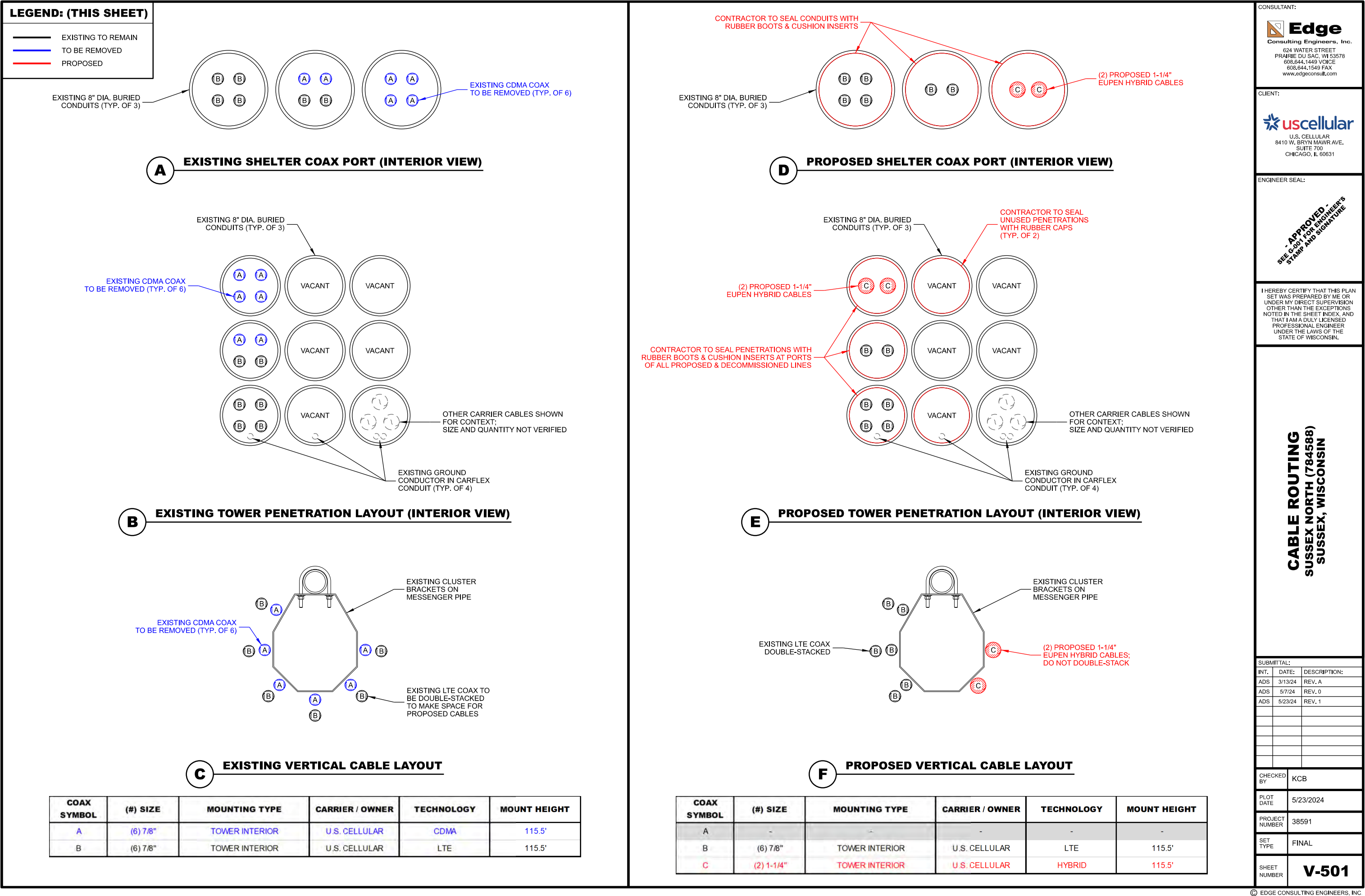
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PLOT DATE	5/23/2024
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PROJECT NUMBER	38591
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SET TYPE	FINAL
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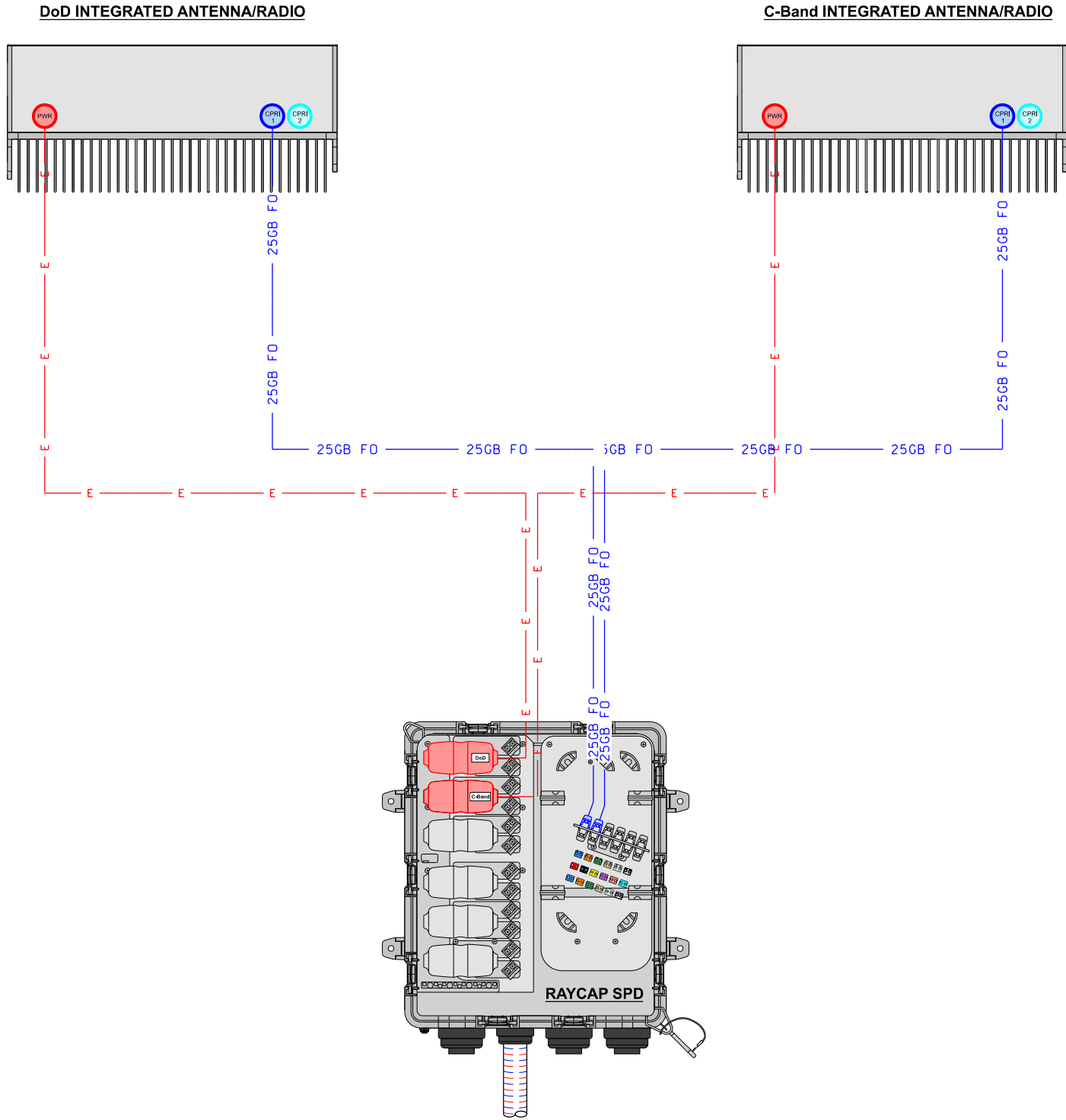
SHEET
NUMBER





DoD 64T64R / C-Band 64T64R
PER SECTOR CONFIGURATION

ALPHA & BETA SECTORS



HYBRID CABLE TO
BASE EQUIPMENT

CABLE LEGEND

- EUPEN HYBRID CABLE
- FO FIBER JUMPER
- E POWER JUMPER
- WEATHERPROOF CAP

DATE CREATED: 11/14/2023

PLUMBING DIAGRAM: DoD (64T) - C-Band (64T) SBR

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- NOTES:
- ALL ANTENNA & RADIO UNIT DEPICTIONS ARE GENERIC AND ARE MEANT TO BE A REPRESENTATION OF THE INSTALLATION.
 - ALL JUMPERS BETWEEN RADIO UNITS & ANTENNAS MUST BE THE SAME LENGTH.
 - CONTRACTOR TO INSTALL WEATHERPROOF CAP ON ALL UN-USED PORTS.

CONSULTANT:



CLIENT:



ENGINEER SEAL:

- APPROVED -
SEE G-001 FOR ENGINEER'S
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MIDBAND PLUMBING DIAGRAM
SUSSEX NORTH (784588)
SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
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ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1

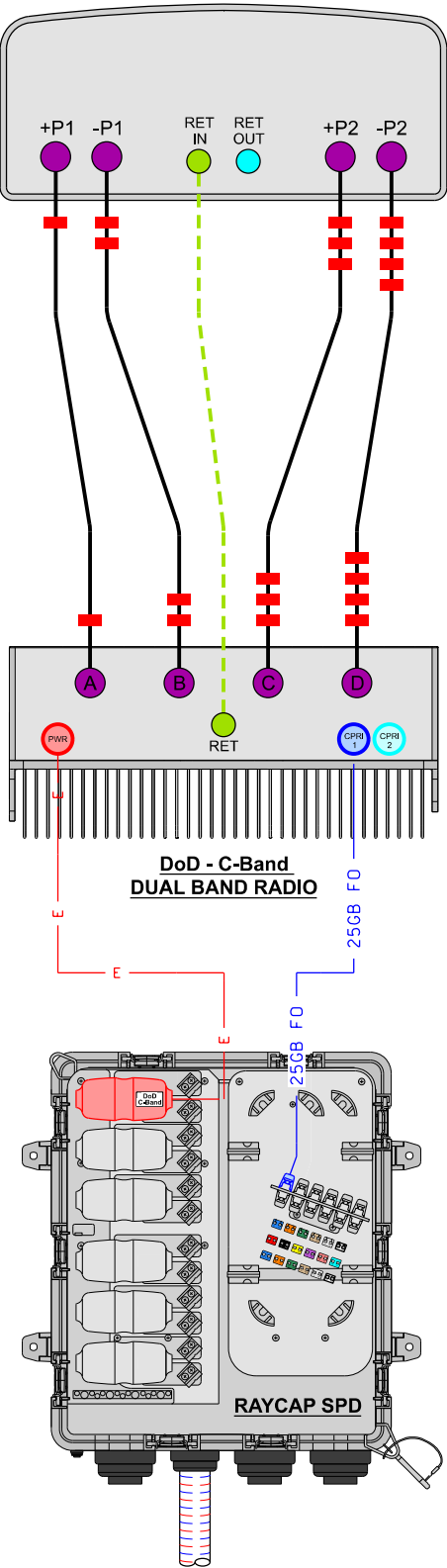
CHECKED BY:	KCB
PLOT DATE:	5/23/2024
PROJECT NUMBER:	38591
SET TYPE:	FINAL
SHEET NUMBER:	P-501




DoD 4T4R / C-Band 4T4R
PER SECTOR CONFIGURATION

GAMMA SECTOR

DoD - C-Band ANTENNA



HYBRID CABLE TO
BASE EQUIPMENT

CABLE LEGEND	
	EUPEN HYBRID CABLE

PLUMBING DIAGRAM: DoD (4T) - C-Band (4T)

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CONSULTANT:

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uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

ENGINEER SEAL:

APPROVED
SEE G-001 FOR ENGINEER'S
STAMP AND SIGNATURE

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

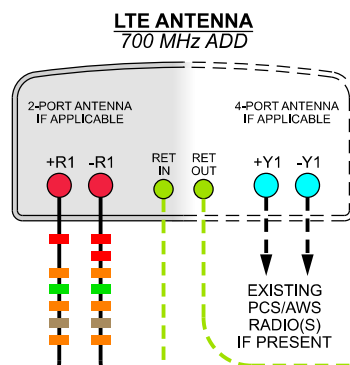
MIDBAND PLUMBING DIAGRAM
SUSSEX NORTH (784588)
SUSSEX, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1

CHECKED BY:	KCB
PLOT DATE:	5/23/2024
PROJECT NUMBER:	38591
SET TYPE:	FINAL
SHEET NUMBER:	P-502



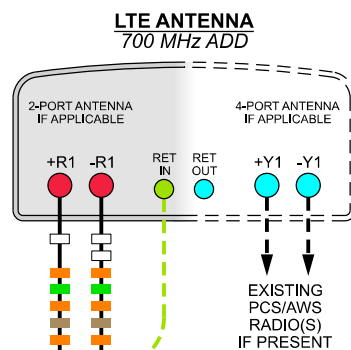
ALPHA SECTOR



KAEUS DUAL BAND DIPLEXER(S)
700 MHz / 850 MHz

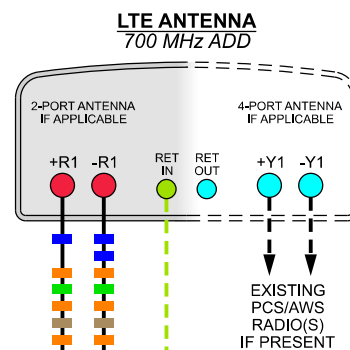
B12 2T2R

BETA SECTOR

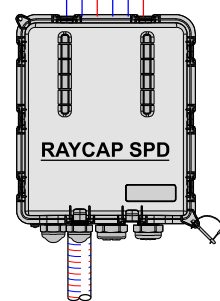
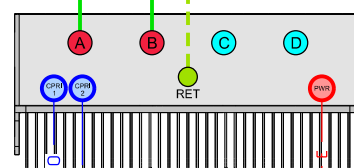
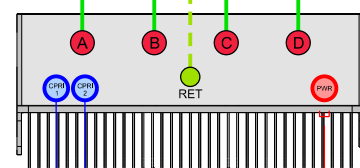


KAEUS DUAL BAND DIPLEXER(S)
700 MHz / 850 MHz

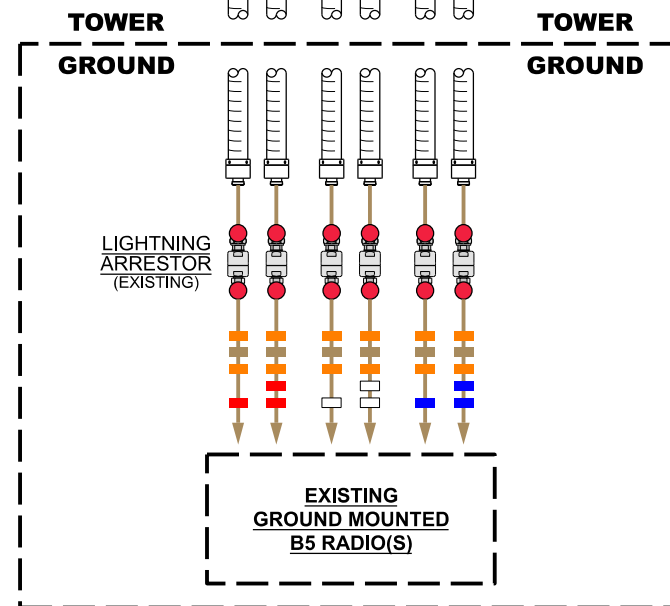
GAMMA SECTOR



KAEUS DUAL BAND DIPLEXER(S)
700 MHz / 850 MHz



HYBRID CABLE TO
BASE EQUIPMENT



CABLE LEGEND

- EUPEN HYBRID CABLE
- COAX CABLE
- 1/2" COAX JUMPER
- FIBER JUMPER
- POWER JUMPER
- RET JUMPER
- MID BAND PORT
- LOW BAND PORT
- WEATHERPROOF CAP

DATE CREATED: 01/30/2024

PLUMBING DIAGRAM: B12 (TWR) w/ B5 (GM)

CONTAINS U.S. CELLULAR® CONFIDENTIAL INFORMATION. NOT FOR EXTERNAL USE OR DISCLOSURE WITHOUT PROPER AUTHORIZATION.

CONSULTANT:



CLIENT:



ENGINEER SEAL:

APPROVED
SEE G-001 FOR ENGINEER'S
STAMP AND SIGNATURE

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SET WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION
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NOTED IN THE SHEET INDEX, AND
THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE
STATE OF WISCONSIN.

REGULATORY/SPECTRUM PLUMBING DIAGRAM SUSSEX NORTH (784588) SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE	DESCRIPTION:
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1

CHECKED BY: KCB

PLOT DATE: 5/23/2024

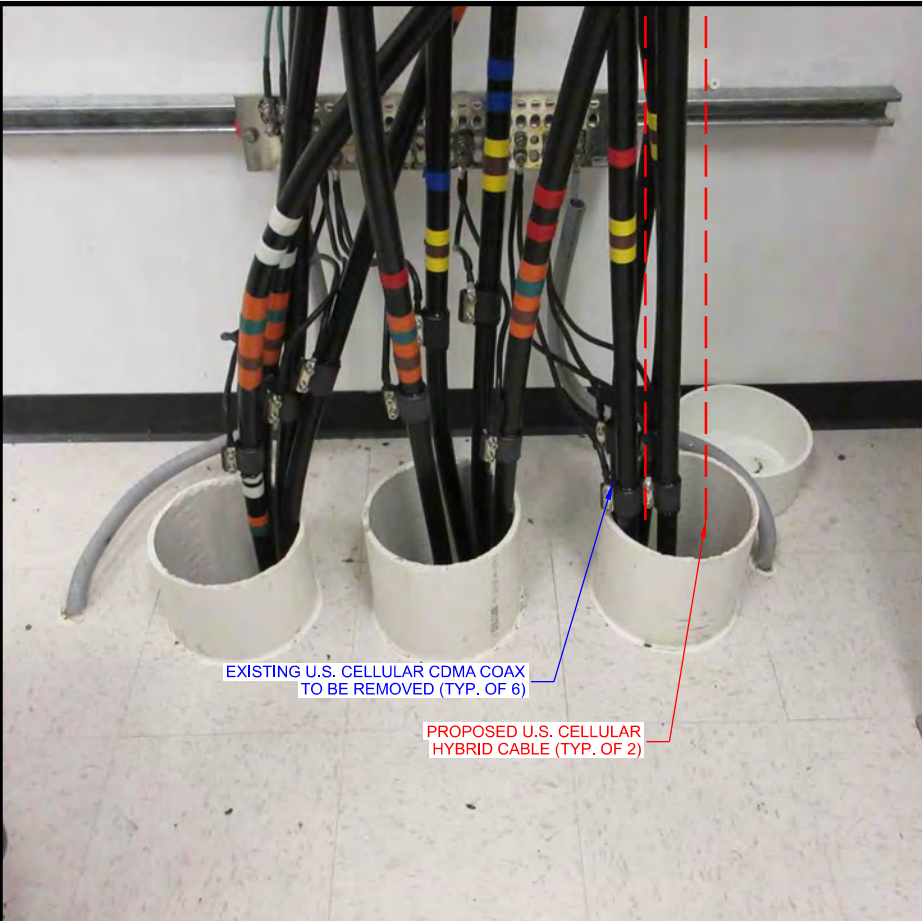
PROJECT NUMBER: 38591

SET TYPE: FINAL

SHEET NUMBER: P-503

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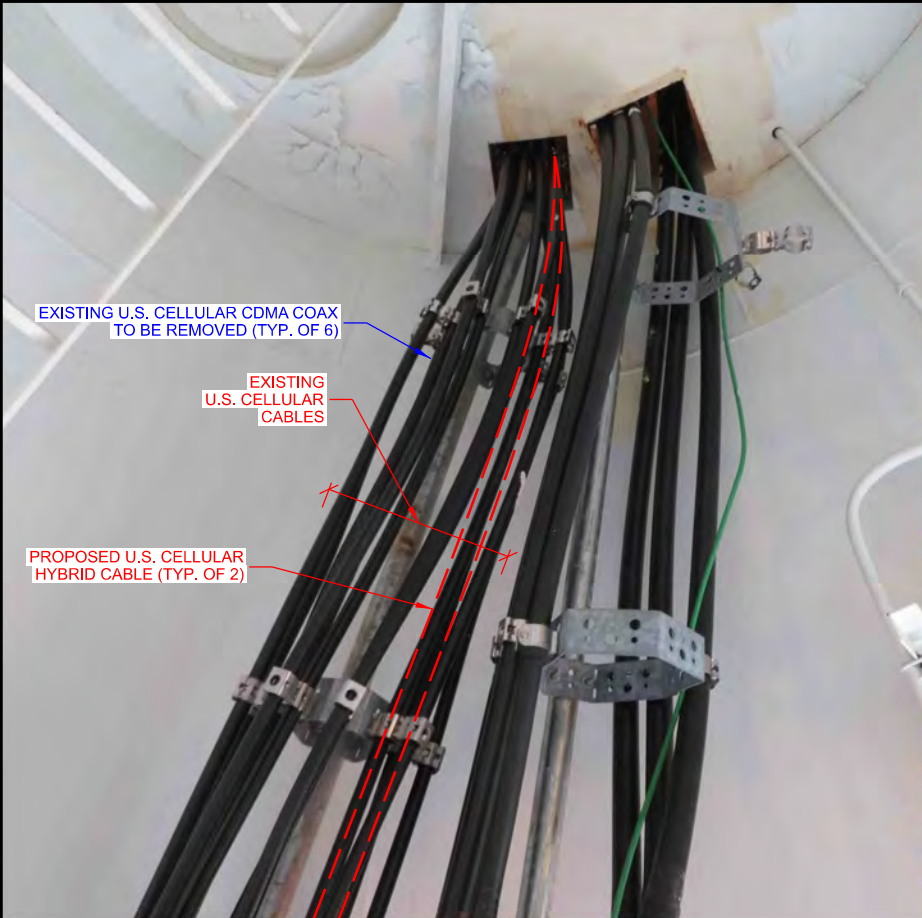
- ALL ANTENNA & RADIO UNIT DEPICTIONS ARE GENERIC AND ARE MEANT TO BE A REPRESENTATION OF THE INSTALLATION.
- ALL JUMPERS BETWEEN RADIO UNITS & ANTENNAS MUST BE THE SAME LENGTH.
- CONTRACTOR TO INSTALL WEATHERPROOF CAP ON ALL UN-USED PORTS.



A **BURIED CONDUITS (SHELTER INTERIOR)**

B **BURIED CONDUITS (TOWER EXTERIOR)**

C **LOWER TOWER PENETRATIONS**



D **VERTICAL CABLE ROUTING**

E **CABLE ROUTE IN ACCESS TUBE**

F **CABLE PENETRATIONS AT TOWER ROOF**

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

ENGINEER SEAL:

APPROVED
SEE G-001 FOR ENGINEER'S
STAMP AND SIGNATURE

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STATE OF WISCONSIN.

SITE PHOTOS
SUSSEX NORTH (784588)
SUSSEX, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ADS	3/13/24	REV. A
ADS	5/7/24	REV. 0
ADS	5/23/24	REV. 1
CHECKED BY:	KCB	
PLOT DATE:	5/23/2024	
PROJECT NUMBER:	38591	
SET TYPE:	FINAL	
SHEET NUMBER:	R-901	

1. Increases the overall height of the structure by more than 20 feet for structures with an overall height of 200 feet or less. **Work will not increase height of structure.**
2. For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10% or more. **No height increase.**
3. Measured at the level of the appurtenance added to the structure as a result of the modifications, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation. **No increase in width of structure.**
4. Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet. **This work will not increase the height of the tower or increase the compound size.**



9/3/24

Vista Run LLC

N27 W24025 Paul Ct

Pewaukee, WI 53072

Village of Sussex

N64 W23760 Main Street

Sussex, WI 53089

Re: Vista Run Phase 6 Final plat submittal.

Vista Run LLC is happy to submit our final plat for the 6th phase of Vista Run Subdivision. This phase consists of 35 lots and will be completed this fall and recorded in spring of 2025. We are requesting a waiver from 18.0902B of the Village ordinance limiting the maximum number of lots platted in one subdivision to 30. Due to utility phase lines and construction limits it was difficult to build and plat exactly 30 lots in this phase, therefore 5 additional lots were created on this set of construction plans. The primary reason was to accommodate stormwater and the construction of a storm water pond. We look forward to working with the Village and the continued success of the project.

Thank you,

Eric Obarski

PD

9/5/24

#1390

PART OF LOT 1 AND LOT 4 OF CERTIFIED SURVEY MAP NO. 12423 AND PART OF LOT 2 OF
CERTIFIED SURVEY MAP NO. 12082, BEING A PART OF THE SE. 1/4, SW. 1/4, NE. 1/4 AND NW. 1/4
OF THE SW. 1/4 AND THE NW. 1/4 OF THE SE. 1/4 OF SECTION 21, T.8N., R.19E.,
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

SCALE: 1" = 150'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 75, 150, and 300.

LOCATION MAP
NW 1/4 SEC. 28 & S 1/2 SEC. 21

SILVER SPRING DR. C.T.H. "W"

MAY HILL RD.

NW 1/4 SEC. 21

SE 1/4 SEC. 21

SE 1/4 SEC. 28

NW 1/4 SEC. 29

NW 1/4 SEC. 30

C.F.H. "W"

1"=250'

North Arrow

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON
THE EAST LINE OF THE SW 1/4 OF SECTION 21-8-19 AS S00°22'15"W

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND
MEASURED TO THE NEAREST 00°00'05"

• 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
 1 1/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL
 OTHER LOT & OUTLOT CORNERS
 CONCRETE MONUMENT W/ BRASS CAP FOUND
 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
 VCE VISION CORNER EASEMENT
 DENOTES NO ACCESS

Public Easements (applies to all) -

- Permanent non-exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on the plat for the various types of Public Easements. Easements shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the Village and its respective heirs, personal representatives, successors and assigns.
- Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with the Village's use of the easement area.
- The Village of Sussex is not responsible for the mowing of any easement areas, but has the right to mow and/or remove vegetation at its sole discretion.
- Access - The land owner agrees that the Village and its employees, agents, and independent contractors shall have the right to enter upon the easement area for the purpose of exercising its rights in the easement area.
- Buildings and other Structures - The land owner agrees that no structures will be erected in the easement area, or in such close proximity to the facilities, such as to prevent the Village from exercising its rights under this easement.
- Elevation - The land owner agrees that the elevation of the existing ground surface within the easement area will not be altered by more than four (4) inches without the written consent of the Village.
- Restoration - The Village agrees to restore or cause to have restored the land owner's land to grade and replace sod or grass disturbed. This restoration, however, does not apply to the initial installation or to any trees, bushes, branches, or roots which may interfere with the Village's use of the easement area.
- Exercise of Rights - It is agreed that the complete exercise of rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein shall be lost by non-use.

Public Storm Sewer and Public Drainage Easements:

- Install, operate, maintain, and replace above ground and underground storm sewer facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit or store storm water.
- Surface storm water conveyance.

Public Sidewalk:

- Construct, maintain, repair, and replace pedestrian sidewalks in the sidewalk easements depicted on the final plat.
- The general public shall have the right to traverse the Public Sidewalk Easement area for use as a public sidewalk.

Private Easements:

- Private easements are granted to the lot owners of Vista Run VI.

Private Drainage Easements:

- Private Drainage Easements:
 - Private Drainage Easements granted to each individual Lot Owner or Condominium Owner within this subdivision, each individual Lot or Condominium Owner of any previous additions, and each individual Lot or Condominium Owners within any future addition to this Subdivision to provide for the unobstructed flow of Stormwater runoff from adjacent and upstream properties. No trees, bushes, fences, or structures of any kind may be placed within the private drainage easements. Owners of Lots on which these Private Drainage Easements exist shall be responsible for keeping these areas free of any obstructions and grade alterations that may restrict or divert this flow. The grades within the drainage easements must be in substantial compliance with the approved grading plan for the Subdivision.

Private Landscape Easements:

The Landscape Easements are granted to each individual Lot Owner or Condominium Owner within this subdivision, each individual Lot or Condominium Owner of any previous additions, and each individual Lot or Condominium Owners within any future addition to this Subdivision. This does not include Outlots granted to the Village of Sussex. The Owners of the Lots and Condominium Owners shall be liable for an equal undivided fractional share of the cost to repair, maintain or restore the easement areas. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots and Condominiums within this Subdivision, the Lot and Condominium Owners of any previous additions and the Owners of any Lots or Condominiums within any future addition to this Subdivision.

SURVEY FOR:
VISTA RUN, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072
262-542-9200

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SHEET 1 OF 5

THE REGULATORY FLOODPLAIN LINE APPEARS TO BE MISSING FROM EFFECTIVE FEMA FIRM PANEL (FIRM PANEL 55133C0069) EFFECTIVE 10/19/23). THE LINE LABELED FLOODPLAIN ON THE PANEL APPEARS TO ACTUALLY BE THE FLOODWAY, RATHER THAN THE REGULATORY FLOODPLAIN BOUNDARY. IN ADDITION, THE PREVIOUS OWNER REMOVED A CULVERT THAT IS INCLUDED IN THE MODEL USED TO DEVELOP THE FLOOD PROFILES IN THE EFFECTIVE FEMA FIRM. THEREFORE, THE DEVELOPER IS PREPARING DOCUMENTS FOR A LOMR TO MODIFY THE FLOODPLAIN TO THE PROPOSED BOUNDARY AS SHOWN ON THIS FINAL PLAN. AS THE FIRM PANEL 55133C0069, THE LOMR HAS NOT BEEN APPROVED. THEREFORE, THE FINAL FIRM REGULATORY FLOODPLAIN BOUNDARY AS SHOWN ON THIS PLAN IS SUBJECT TO CHANGED, BASED ON THE APPROVED LOMR.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

REVISED THIS 8TH DAY OF JULY, 2024.
REVISED THIS 17TH DAY OF JUNE, 2024.
DATED THIS 28TH DAY OF MAY, 2024.



PROJECT NEUMA #149103

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

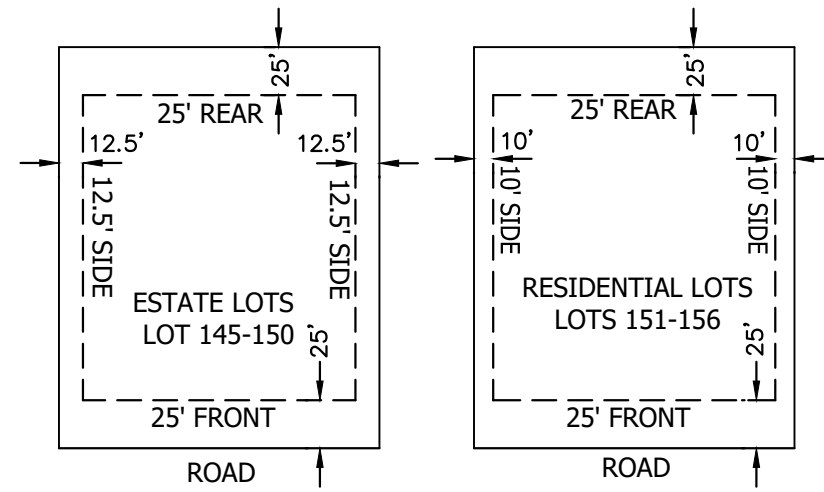
VISTA RUN VI

PART OF LOT 1 AND LOT 4 OF CERTIFIED SURVEY MAP NO. 12423 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, BEING A PART OF THE SE. 1/4, SW. 1/4, NE. 1/4 AND NW. 1/4 OF THE SW. 1/4 AND THE NW. 1/4 OF THE SE. 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

LOT DETAIL

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- 11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- VCE VISION CORNER EASEMENT



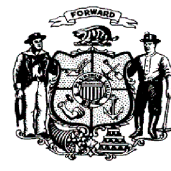
LOT SETBACK DETAILS
(N.T.S.)

THE REGULATORY FLOODPLAIN LINE APPEARS TO BE MISSING FROM EFFECTIVE FEMA FIRM PANEL (FIRM PANEL 55133C0069J EFFECTIVE 10/19/23). THE LINE LABELED FLOODPLAIN ON THE PANEL APPEARS TO ACTUALLY BE THE FLOODWAY, RATHER THAN THE REGULATORY FLOODPLAIN BOUNDARY. IN ADDITION, THE PREVIOUS OWNER REMOVED A CULVERT THAT IS INCLUDED IN THE MODEL USED TO DEVELOP THE FLOOD PROFILES IN THE EFFECTIVE FEMA FIRM. THEREFORE, THE DEVELOPER IS PREPARING DOCUMENTS FOR A LOMR TO MODIFY THE FLOODPLAIN TO THE PROPOSED BOUNDARY AS SHOWN ON THIS FINAL PLAT. AS OF THE DATE OF THIS PLAT, THE LOMR HAS NOT BEEN APPROVED. THEREFORE, THE FINAL FEMA REGULATORY FLOODPLAIN BOUNDARY AS SHOWN ON THIS PLAT IS SUBJECT TO CHANGED, BASED ON THE APPROVED LOMR.

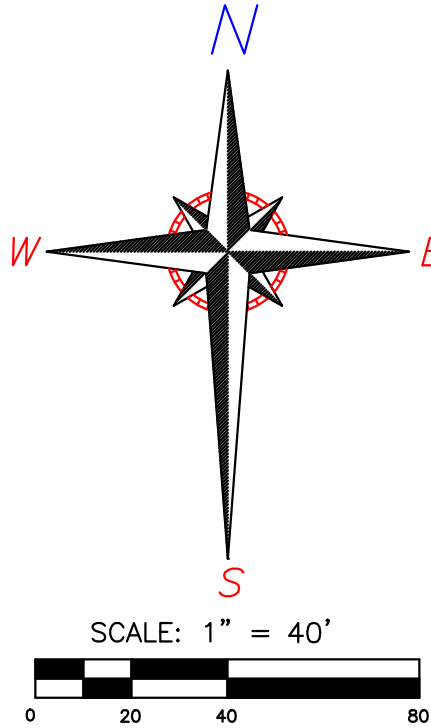
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



REVISED THIS 8TH DAY OF JULY, 2024.
REVISED THIS 17TH DAY OF JUNE, 2024.
DATED THIS 28TH DAY OF MAY, 2024.



SURVEY FOR:
VISTA RUN, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072
262-542-9200

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NEUMA #149103

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 2 OF 5

VISTA RUN VI

LOT DETAIL

PART OF LOT 1 AND LOT 4 OF CERTIFIED SURVEY MAP NO. 12423 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, BEING A PART OF THE SE. 1/4, SW. 1/4, NE. 1/4 AND NW. 1/4 OF THE SW. 1/4 AND THE NW. 1/4 OF THE SE. 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



REVISED THIS 8TH DAY OF JULY, 2024.
REVISED THIS 17TH DAY OF JUNE, 2024.
DATED THIS 28TH DAY OF MAY, 2024.

PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NEUMA #149103

VISTA RUN VI

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GENERAL NOTES:

1) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOT 4 OF VISTA RUN AND OUTLOT 18 OF VISTA RUN V. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. THE INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF SAID OUTLOT.

2) SEE STORMWATER MANAGEMENT PRACTICES NOTES. PROPERTY OWNERS ARE RESPONSIBLE FOR GENERAL MAINTENANCE SUCH AS MORE MOWING, IF DESIRED, AND GARBAGE PICK-UP AROUND THE OUTLOTS.

3) LOTS 122 THROUGH 156 ARE ZONED RS-2 PUD. PLANNED DEVELOPMENT OVERLAY- VILLA LOT-LOTS 122-144
RESIDENTIAL LOT-LOTS 151-156
ESTATE LOT-LOTS 145-150

4) ALL EASEMENTS ARE GRANTED TO THE VILLAGE OF SUSSEX UNLESS OTHERWISE STATED.

5 ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.

6) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

7) THE SITE FALLS WITHIN ZONE X, AREA OF MINIMAL FLOODING AND A PORTION IN ZONE AE WITH A 1% ANNUAL CHANCE FLOOD HAZARD PER FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 55133C006J, EFFECTIVE DATE OCTOBER 19, 2023. FLOODPLAIN LINE DEPICTION BASED ON FUTURE LOMR PREPARED BY SEH.

7) THE OVERALL AREA OF THIS PLAT IS 558,361 S.F. OR 12.818 AC.

STORM WATER MANAGEMENT NOTES:

THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 2, OUTLOT 7, OUTLOT 11 AND OUTLOT 14 OF VISTA RUN AND OUTLOT 19 OF VISTA RUN V. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE VILLAGE OF SUSSEX MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH CHAPTER 14 - OF VILLAGE OF SUSSEX CODE OF ORDINANCES ("STORMWATER MANAGEMENT ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY VILLAGE AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY THE VILLAGE. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-30 OF VISTA RUN, THE OWNERS OF LOTS 31-42 OF VISTA RUN II, THE OWNERS OF LOTS 43-62 OF VISTA RUN III, THE OWNERS OF LOTS 63-89 OF VISTA RUN IV, THE OWNERS OF LOTS 90-121 OF VISTA RUN V AND THE OWNERS OF LOTS 122-156 OF VISTA RUN VI AND THE OWNERS OF FUTURE VISTA RUN PLATS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

ALL SIDE AND REAR LOT LINES NOT REGULATED BY THE VILLAGE OF SUSSEX SHALL BE GRADED AND MAINTAINED IN COOPERATION WITH ABUTTING PROPERTY OWNERS SO AS TO NEITHER IMPEDE THE FLOW OF STORMWATER, NOR NEGATIVELY IMPACT ANY ABUTTING PROPERTY, WHILE ALSO ADHERING TO THE ESTABLISHED, APPROVED, AND ACCEPTED STORMWATER MANAGEMENT PLAN.

EASEMENTS

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE VILLAGE OF SUSSEX, OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

BASEMENT RESTRICTION - BEDROCK NOTE:

ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS WHICH, DUE TO THE POSSIBLE PRESENCE OF BEDROCK NEAR THE GROUND SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT A LICENSED PROFESSIONAL ENGINEER DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

BASEMENT RESTRICTION - GROUNDWATER:

ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT A LICENSED PROFESSIONAL ENGINEER DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

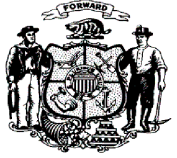
PER THE VILLAGE OF SUSSEX STORM WATER MANAGEMENT ORDINANCE UNDER SUBSURFACE DRAINAGE, BASEMENT FLOOR SURFACES SHALL BE BUILT A MINIMUM OF ONE (1) FOOT ABOVE THE SEASONAL HIGH WATER TABLE ELEVATION, AS DOCUMENTED IN THE SUBMITTED SOIL EVALUATIONS, AND SHALL AVOID HYDRIC SOILS AS MUCH AS POSSIBLE.

CURVE TABLE								
CURVE		RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	C/L	370.00'	5°29'44"	35.49'	35.47'	N89°36'52"E	S87°38'17"E	N86°52'00"E
	R/W NORTH	340.00'	6°03'59"	36.00'	35.98'	N89°53'59"E	S87°04'01"E	N86°52'00"E
	R/W SOUTH	400.00'	5°00'38"	34.98'	34.97'	N89°22'19"E	S88°07'22"E	N86°52'00"E
B	C/L	680.00'	18°29'48"	219.52'	218.57'	N83°53'06"W	N74°38'12"W	S86°52'00"W
	R/W NORTH	710.00'	18°29'48"	229.21'	228.22'	N83°53'06"W	N74°38'12"W	S86°52'00"W
	LOT 122	710.00'	2°45'02"	34.08'	34.08'	N88°14'31"E	N86°52'00"E	N89°37'02"E
	LOT 123	710.00'	5°10'15"	64.08'	64.06'	S87°47'50"E	N89°37'02"E	S85°12'42"E
	LOT 124	710.00'	5°06'06"	63.22'	63.20'	S82°39'39"E	N86°12'42"E	S80°06'37"E
	LOT 125	710.00'	5°05'31"	63.10'	63.08'	S77°33'51"E	S80°06'37"E	S75°01'05"E
	LOT 126	710.00'	0°22'54"	4.73'	4.73'	S74°49'39"E	S75°01'05"E	S74°38'12"E
	R/W SOUTH	650.00'	18°29'48"	209.84'	208.93'	N83°53'06"W	N74°38'12"W	S86°52'00"W
	LOT 141	650.00'	2°31'45"	28.69'	28.69'	N75°54'04"W	N74°38'12"W	N77°09'57"W
	LOT 142	650.00'	6°37'20"	75.13'	75.09'	N80°28'37"W	N77°09'57"W	N83°47'18"W
	LOT 143	650.00'	6°37'20"	75.13'	75.09'	N87°05'58"W	N83°47'18"W	S89°35'22"W
	LOT 144	650.00'	2°43'23"	30.89'	30.89'	S88°13'41"W	S89°35'22"W	S86°52'00"W
C	C/L	150.00'	71°27'27"	187.08'	175.18'	N38°54'28"W	N03°10'44"W	N74°38'12"W
	R/W NORTH	180.00'	71°27'27"	224.49'	210.22'	N38°54'28"W	N03°10'44"W	N74°38'12"W
	LOT 130	180.00'	3°44'27"	11.75'	11.75'	S72°45'58"E	S74°38'12"E	S70°53'45"E
	LOT 131	180.00'	18°42'15"	58.76'	58.50'	S61°32'37"E	S70°53'45"E	S52°11'30"E
	LOT 132	180.00'	18°42'15"	58.76'	58.50'	S42°50'23"E	S52°11'30"E	S33°29'15"E
	LOT 133	180.00'	19°30'00"	61.26'	60.97'	S23°44'15"E	S33°29'15"E	S13°59'15"E
	LOT 134	180.00'	10°48'31"	33.96'	33.91'	S08°35'00"E	S13°59'15"E	S03°10'44"E
	R/W SOUTH	120.00'	71°27'27"	149.66'	140.15'	N38°54'28"W	N03°10'44"W	N74°38'12"W
	LOT 135	120.00'	27°41'16"	57.99'	57.43'	N17°01'22"W	N03°10'44"W	N30°52'01"W
	LOT 136	120.00'	43°46'11"	91.67'	89.46'	N52°45'06"W	N30°52'01"W	N74°38'12"W
D	C/L	200.00'	36°53'03"	128.75'	126.54'	N89°05'49"E	S72°27'40"E	N70°39'17"E
	R/W SOUTH	230.00'	36°53'03"	148.06'	145.52'	N89°05'49"E	S72°27'40"E	N70°39'17"E
	LOT 147	230.00'	17°21'23"	69.67'	69.41'	S79°19'59"W	S70°39'17"W	S88°00'40"W
	LOT 148	230.00'	19°31'40"	78.39'	78.01'	N82°13'30"W	S88°00'40"W	N72°27'40"W
	R/W NORTH	170.00'	36°53'03"	109.44'	107.56'	N89°05'49"E	S72°27'40"E	N70°39'17"E
	LOT 153	170.00'	12°09'06"	36.05'	35.99'	S78°32'12"E	S72°27'40"E	S84°36'45"E
	LOT 154	170.00'	24°43'57"	73.39'	72.82'	N83°01'16"E	S84°36'45"E	N70°39'17"E

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



REVISED THIS 8TH DAY OF JULY, 2024.
REVISED THIS 17TH DAY OF JUNE, 2024.
DATED THIS 28TH DAY OF MAY, 2024.

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS



PROJECT NEUMA #149103

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
VISTA RUN, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072
262-542-9200

SHEET 4 OF 5

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify:
That I have surveyed, divided and mapped part of Lot 4 of Certified Survey Map No. 12423, being a part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 Section 21, T.8N., R.19E., Village of Sussex, Waukesha County, Wisconsin bounded and described as follows;

Commencing at the South 1/4 corner of Section 21; thence North 00°22'15" East along the East line of the Southwest 1/4 of said Section 21 a distance of 1250.71 feet; thence North 89°37'45" West 862.89 feet to the Southwest corner of Lot 121 of Vista Run V and the point of beginning of the lands to be described; thence South 63°17'47" West along the Northerly line of Outlot 18 of Vista Run V a distance of 56.51 feet; thence South 78°58'57" West, 275.69 feet; thence North 77°39'10" West, 276.80 feet; thence North 72°25'10" West, 61.26 feet; thence North 17°32'20" East, 166.51 feet; thence North 72°27'40" West, 90.00 feet; thence North 17°32'20" East, 60.00 feet; thence South 72°27'40" East, 59.58 feet; thence North 17°32'20" East, 155.06 feet to the Southerly line of Outlot 17 of Vista Run V; thence South 72°10'16" East along said Southerly line 254.60 feet; thence North 70°48'18" East, 215.69 feet along said Southerly line and the extension thereof to the Northwest corner of Lot 120 of Vista Run V; thence South 19°20'43" East along the West line of said Lot 120 a distance of 145.04 feet to the Northerly line of Big Sky Drive; thence South 09°56'39" East, 60.82 feet to the Southerly line of Big Sky Drive and the Northwest corner of Lot 121 of Vista Run V; thence South 19°20'43" East along the West line of said Lot 121 a distance of 178.93 feet to the point of beginning.

Said lands contain 218,110 square feet or 5.007 acres

Also part of Lot 1 of Certified Survey Map No. 12423 and part of Lot 2 of Certified Survey Map No. 12082, being a part of the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, T.8N., R.19E., Village of Sussex, Waukesha County, Wisconsin bounded and described as follows;

Commencing at the South 1/4 corner of Section 21; thence North 00°22'15" East along the East line of the Southwest 1/4 of said Section 21 a distance of 2004.64 feet to the North Line of Lot 80 of Vista Run IV and the point of beginning of the lands to be described; thence South 86°49'16" West along said North line 31.42 feet to the Easterly line of Lot 2 of Certified Survey Map No. 12423; thence North 09°31'49" West along said Easterly line 57.07 feet to the Northerly line of Lot 2 of Certified Survey Map No. 12423; thence North 78°56'42" West along said Northerly line 539.90 feet to the Southeast corner of Lot 103 of Vista Run V; thence North 01°52'38" East along the East line of said Lot 103 a distance of 138.90 feet to the Southerly line of Vail Lane; thence North 04°04'41" West, 60.38 feet to the Southwest corner of Lot 104 of Vista Run V and the Northerly line of Vail Lane; thence North 00°09'38" East along the East line of said Lot 104 a distance of 191.41 feet to the South line of Silver Spring Drive, CTH "VV"; thence North 89°49'15" East along said South line 454.00 feet; thence South 00°22'15" West 151.25 feet to the Northerly line of Lot 2 of Certified Survey Map No. 12082; thence South 82°04'27" East along said Northerly line 362.61 feet to the Westerly line of Outlot 3 of Vista Run; thence South 10°16'37" East along said Westerly line 311.74 feet to the North line of Lot 2 of Vista Run; thence South 86°49'16" West, 140.99 feet along the North line of said Lot 2 and the extension thereof to the Northwest corner of Lot 1 of Vista Run; thence South 03°10'44" East along the West line of said Lot 1, a distance of 43.49 feet; thence South 86°49'16" West, 163.98 feet to the point of beginning.

Said lands contain 340,251 square feet or 7.811 acres

That I have made such survey, land division and plat by the direction of the owner(s) of said lands.

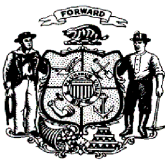
That such plat is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Sussex in surveying, dividing and mapping the same.

Dated this 28th day of May, 2024.
Revised this 17th day of June, 2024.
Revised this 8th day of July, 2024.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____



Department of Administration

Keith A Kindred, PLS 2082

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by
VISTA RUN LLC, Grantor, to
WISCONSIN ELECTRIC AND POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee
SPECTRUM MID-AMERICA, LLC, Grantee
WISCONSIN BELL, INC, doing business as AT&T Wisconsin, a Wisconsin corporation, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as my be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the be property within the lines marked "Utility Easement Areas" without prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

LIMITED LIABILITY OWNER'S CERTIFICATE OF DEDICATION:

Vista Run, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Vista Run LLC, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- Department of Administration
- Village of Sussex
- Waukesha County Department of Parks and Land Use

IN WITNESS WHEREOF, said Vista Run LLC, has caused these presents to be signed by Bryan Lindgren, President of Neumann Developments, its sole member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

In Presence of:

Bryan Lindgren, President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20 _____, the above named Bryan Lindgren, President of Neumann Developments, its sole member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

Midland States Bank a Illinois corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication as presented on this subdivision and further consents to the above certified owners.

IN WITNESS WHEREOF, Midland States Bank has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20 ____.

STATE OF ILLINOIS)
_____ COUNTY) SS)

Personally came before me this ____ day of _____, 20 _____, to me known to be the person who executed the foregoing instrument as such, by its authority.

(Notary Seal) _____, Notary Public, _____ County, Illinois.

My commission expires _____.

VISTA RUN VI

PART OF LOT 1 AND LOT 4 OF CERTIFIED SURVEY MAP NO. 12423 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, BEING A PART OF THE SE. 1/4, SW. 1/4, NE. 1/4 AND NW. 1/4 OF THE SW. 1/4 AND THE NW. 1/4 OF THE SE. 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL CERTIFICATE:

Approved that the Plat of VISTA RUN VI, in the Village of Sussex, is hereby approved by the Village Board.
The Village Board hereby releases those portions of the emergency access easement recorded in Document #4699456 and the public storm sewer, drainage and access easement recorded in Document _____ which are located within the boundaries of this Plat.

All conditions have been met as of the _____ day of _____, 20 ____.

Date: _____ Signed _____
Anthony J. LeDonne, Village President

Date: _____ Signed _____
Jennifer Moore, Village Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Plat of VISTA RUN VI, in the Village of Sussex, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20 ____.

Date: _____ Signed _____
Anthony J. LeDonne, Chairperson

Date: _____ Signed _____
Jennifer Moore, Village Clerk

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jennifer Moore, being duly elected, qualified and acting Treasurer of the Village of Sussex, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of Vista Run VI.

Date _____
Treasurer-Jennifer Moore

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of WAUKESHA County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of Vista Run VI.

Date _____
Waukesha County Treasurer - Pamela Reeves



PROJECT NEUMA #149103

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
VISTA RUN, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072
262-542-9200

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 5 OF 5

Property located at N63W24169 Main St. Sussex, WI 53089

Scott Kallio <scottkallio68@gmail.com>

Tue 9/3/2024 1:13 PM

To: Gabe Gilbertson <ggilbertson@sussexwi.gov>; Jeremy Smith <JSmith@sussexwi.gov>

3 attachments (4 MB)

DOC082324-08232024143623.pdf; DOC082324-08232024143645.pdf; 22782.jpeg;

External (scottkallio68@gmail.com)

[Report This Email](#) [FAQ](#) [Skout Email Protection](#)

Good Afternoon Gabe and Jeremy,

Per our conversation about the modification of height for the Village of Sussex, here is what I was asked to provide.

This property was initially bought and built in the middle of the 1800's by a Mr. Stone. He had a farm here with 680 acres and built a barn, the barn's height was 30 feet. Over the years adjustments were made but the barn stayed. My grandparents bought the property in 1955. The barn stood the test of time until my mother, Faith Kallio, had to have the barn taken down due to safety concerns after my father passed. It was taken down in 2010. **This was just some background information.**

I bought the house from my mother in 2021. The intent was always to put a barn garage back. When I bought the house and land it was brought to my attention on one of my many visits to the village that the structure should be in line with the historical significance of this area. I have been searching for 2 1/2 years, yes really that long, to find a barn garage that would encompass (historically) what I was told and close to the current height restrictions. The plans in attachments on the email are the closest to the restricted height that Sussex has put in place of 15'. The plans I am submitting put the new barn/garage at 22 feet. (21.5') The added height does not affect any lines, and the neighbors do not have any objections to the height. I would like to maintain this property with a barn garage that keeps this area historically in line with what Sussex used to be. This property and the buildings are part of Sussex actually before Sussex was Sussex. I would like to put back what was, and it will be for personal use. I was asked the question of what if the neighbors property was sold. Well, the new neighbors would have bought the property knowing the structure was there. I am requesting that the board modify the height of new structures to be 22'. I will work positively with the village to allow this modification to be approved. This is a request to be put on the agenda for the next board meeting later this month.

Thank you for your time and effort.

v/r

Scott Kallio

Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
Design ID: 326154521857
Estimate ID: 12095
Estimated Price: \$21,848.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design & Buy™
GARAGE

How to recall and purchase your design at home:

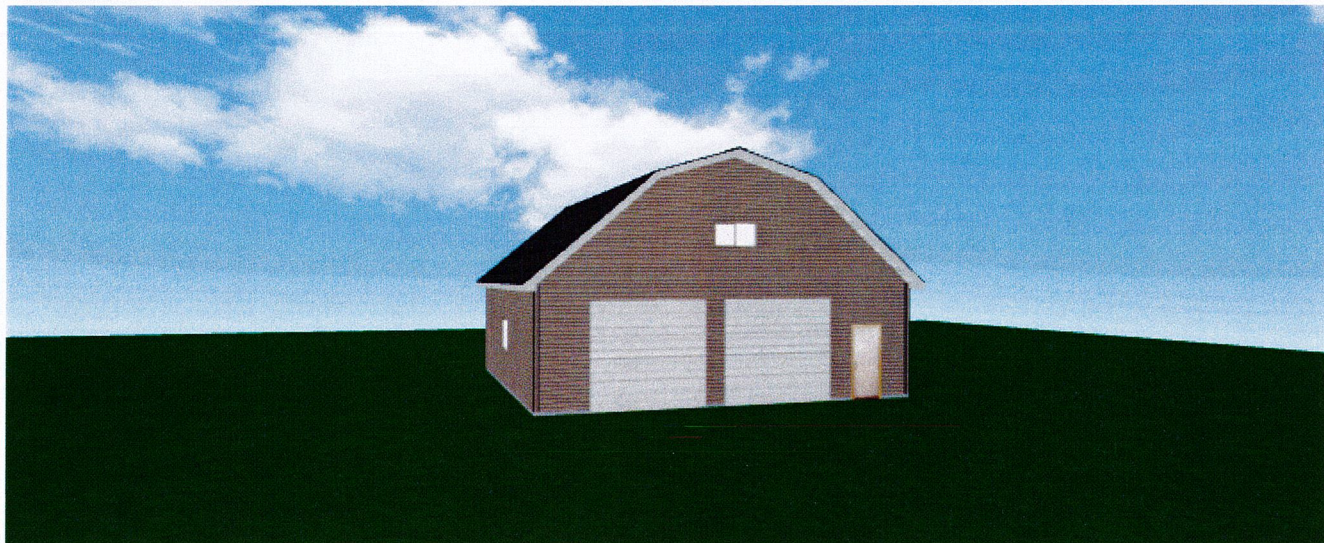


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 326154521857
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 326154521857 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

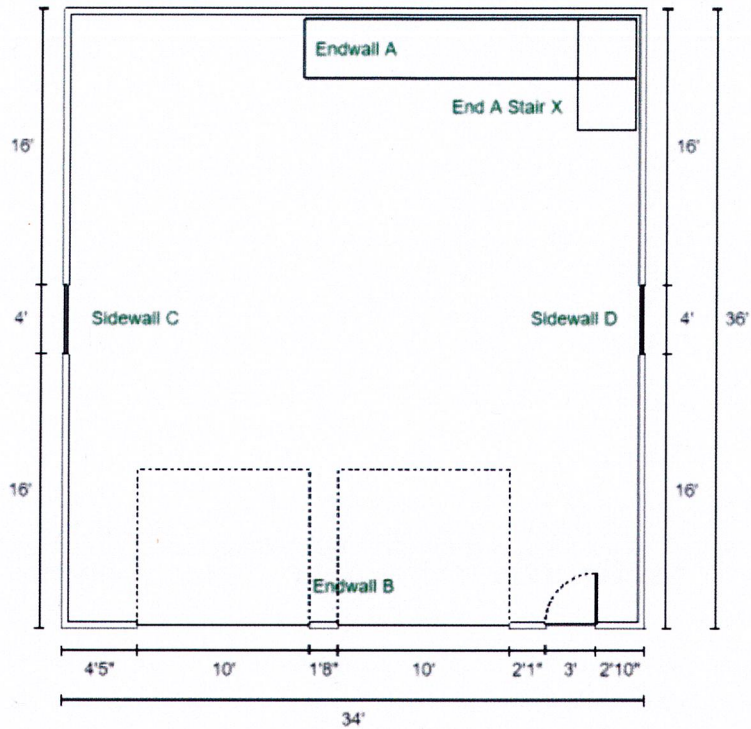
MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
Design ID: 326154521857
Estimate ID: 12095
Estimated Price: \$21,848.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

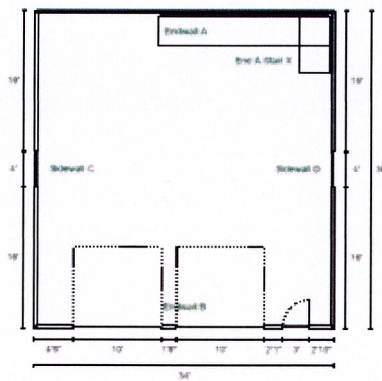
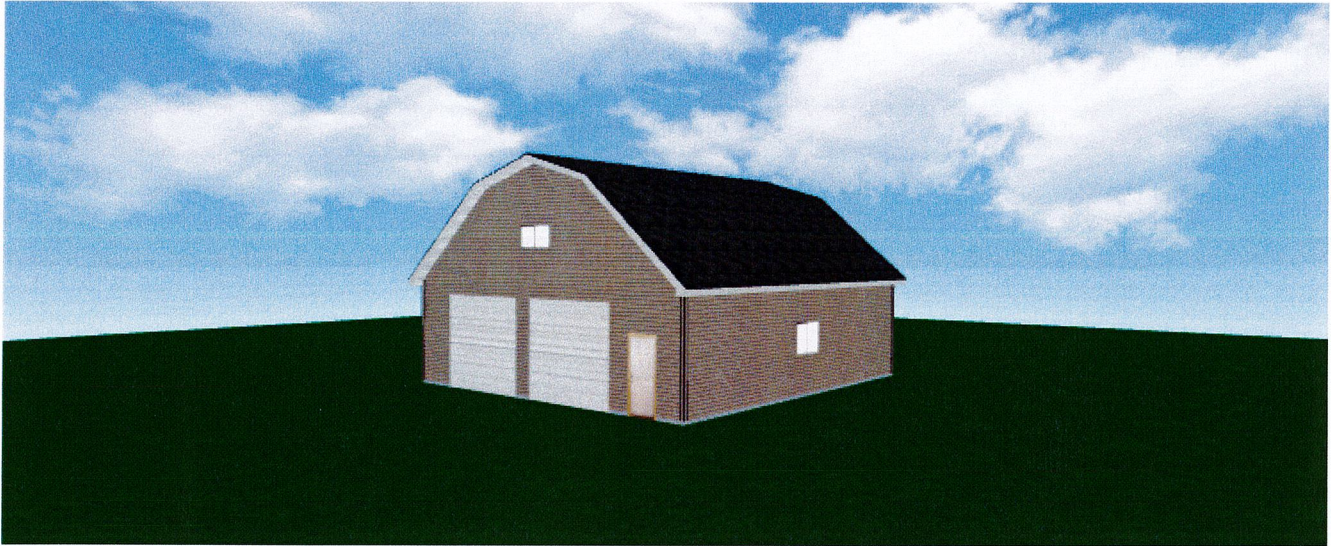
Garage Image



Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
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Design & Buy™
GARAGE



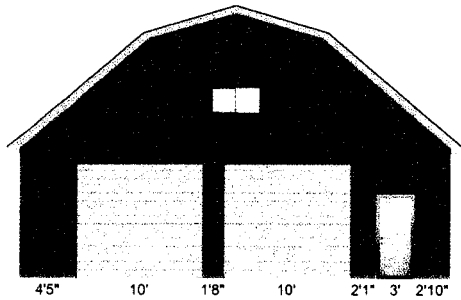
Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
Design ID: 326154521857
Estimate ID: 12095
Estimated Price: \$21,848.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Dimensions

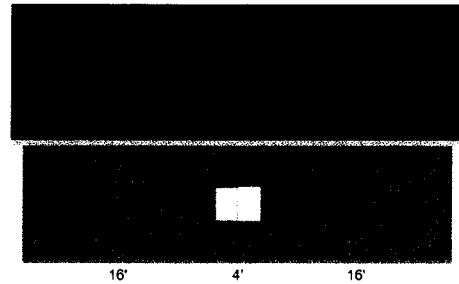
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

Mastercraft® 36W x 80H Primed Steel 6-Panel
10X9 White Deep Ribbed Torsion Spring
10X9 White Deep Ribbed Torsion Spring
48"W x 24"H JELD-WEN® Vinyl Slider



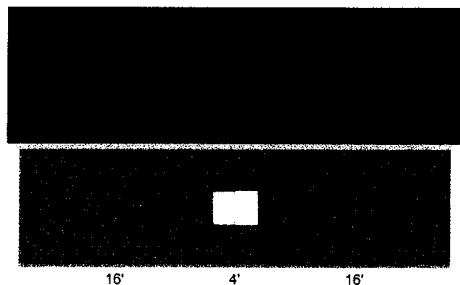
SIDEWALL D

48"W x 36"H JELD-WEN® Vinyl Slider

Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
Design ID: 326154521857
Estimate ID: 12095
Estimated Price: \$21,848.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

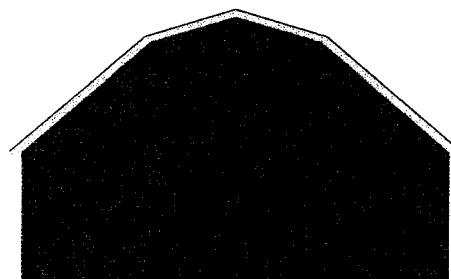
MENARDS
Design & Buy™
GARAGE



16' 4' 16'

SIDEWALL C

48"W x 36"H JELD-WEN® Vinyl Slider



34'

ENDWALL A

Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
Design ID: 326154521857
Estimate ID: 12095
Estimated Price: \$21,848.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Materials

Building Type

Building Location Zip Code: 53089
Building Type: Gambrel Room-In-Attic

Building Info

Building Width: 34'
Building Length: 36'
Building Height: 10'
Wall Framing Stud: 2 x 6
Roof Pitch: 3/12 Pitch
Room Size: 8' x 14'
Floor: 3/4 x 4 x 8 Tongue-and-Groove OSB Sturd-I-Floor
Room In Attic Access Option: Stairs End A (Adjust truss spacing for stair opening)
Stair Design Location: End A Stair X
Stairs: Dakota™ 1-1/8" x 11-1/4" Ready-to-Finish Particleboard Stair Treads
Eave Overhang: 12"
Gable Overhang: 12"
Curb: Poured Curb
Curb Height: 4"
Foundation Type: Poured
Custom Garage Plan: Yes I need a custom building plan

Wall Info

Siding Material Types: Vinyl
Vinyl Siding: ABTCO® Cedar Creek™ Double 4, Color: Clay
Vinyl Corner Trim Color: Clay
Accent Material Type: None
Wainscot Material Type: None
Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap: Kimberly-Clark BLOCK-IT® 9'x75'House Wrap
Gable Vents: None

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type: Architectural Shingle
Architectural Roofing: Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Estate Gray
Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)
Roof Underlayment: Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Ice and Water Barrier: Textured Aluminum Fascia
Fascia Material Type: 6" x 12' Aluminum Rustic Fascia, Color: White
Fascia: Aluminum Soffit
Soffit Material Type: 16" x 12' Aluminum Vented Soffit, Color: White
Soffit: None
Gutter Material Type: None
Ridge Vent: None
Roof Vents: None

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Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	10X9 White Deep Ribbed Torsion Spring
Additional Information:	C5ESS Torsion Spring
Overhead Door:	10X9 White Deep Ribbed Torsion Spring
Additional Information:	C5ESS Torsion Spring
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Windows:	48"W x 24"H JELD-WEN® Vinyl Slider
Windows:	48"W x 36"H JELD-WEN® Vinyl Slider
Windows:	48"W x 36"H JELD-WEN® Vinyl Slider

Additional Options

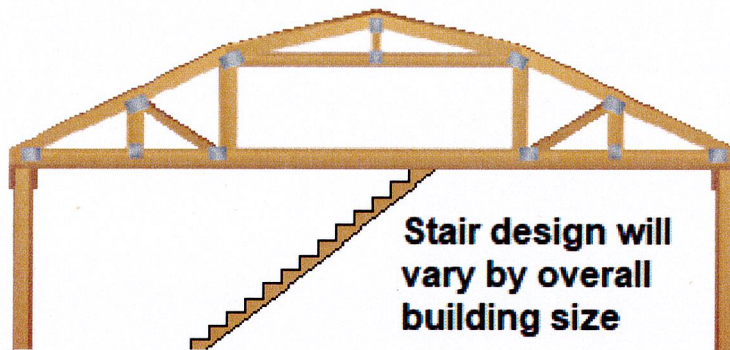
Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Attic Area Insulation:	None
Attic Area Interior Finishing:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	None
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Framing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Roofing/Shingle Fasteners:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Truss Fastener:	No
Overhead Opening Hardware:	No

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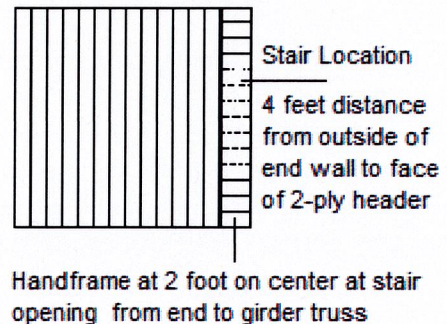
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Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses are an engineered product and should not be cut or modified.
- Overhangs are designed as a cantilever or extended bottom chord vs an extended top chord (see below image or truss spec sheet included in the printout).
- **Gambrel RIA Trusses** are designed with increased loading in the room area only.
- Larger Room-in-Attic trusses may be built in 2 parts and are assembled on site.
- Regular trusses are estimated as end trusses, stud and framing material is included to frame the wall area. This allows for easier framing of openings.



Top view/Truss layout
trusses 2 feet on center



Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

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MEWARDS®
Design & Buy™
GARAGE

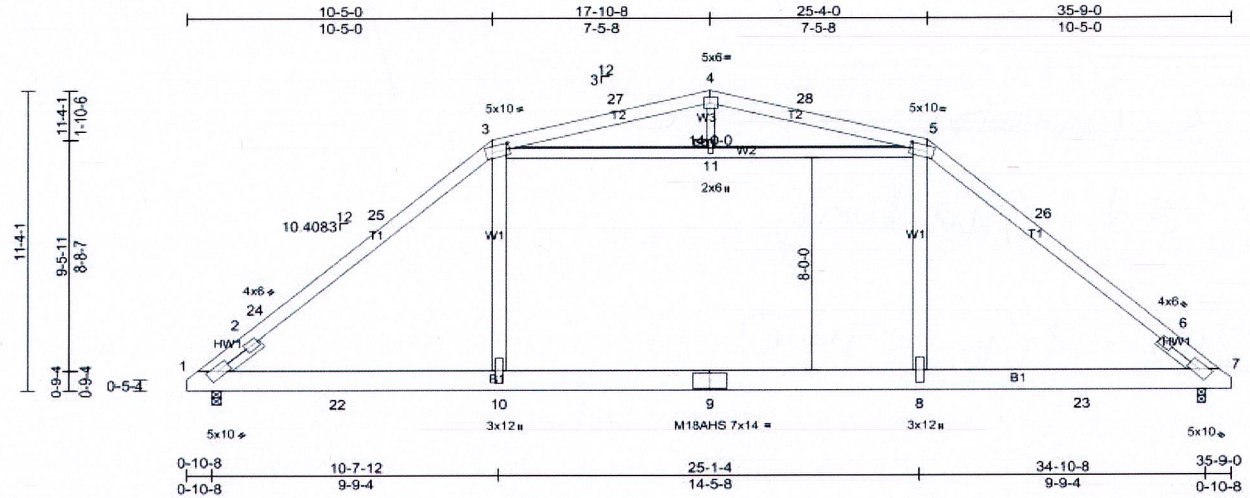
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0863502	GM1	GAMBREL ATTIC	19	1	

Midwest Manufacturing, Eau Claire, WI

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Scale = 1/64

Plate Offsets (X, Y): [3:0-7-4,0-2-12], [5:0-7-4,0-2-12]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.94	in	8-10	>999	240	M18AHS	186/179
Snow (Ps/Pg)	24.8/40.0	Lumber DOL	1.15	BC	0.38	in	8-10	>991	180	MT20	197/144
TCDL	7.0	Rep Stress Incr	YES	WB	0.24	in	7	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TP12007	Matrix-MS		in	8-10	>644	360		
BCDL	10.0					in	8-10	>644	360		

Weight: 277 lb FT = 15%

LUMBER

TOP CHORD 2x6 SPF No.2
BOT CHORD 2x10 SP 2400F 2.0E
WEBS 2x6 SPF No.2 *Except* W3:2x4 SPF Stud
SLIDER Left 2x4 SPF No.2 -- 1-9-9, Right 2x4 SPF No.2 -- 1-9-9

BRACING

TOP CHORD
BOT CHORD
JOINTS

Structural wood sheathing directly applied.
Rigid ceiling directly applied or 10-0-0 oc bracing.
1 Brace at Jt(s): 11

REACTIONS

(lb/size) 1=2560/0-3-8, (min. 0-2-2), 7=2560/0-3-8, (min. 0-2-2)
Max Horiz 1=167 (LC 8)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-1760/115, 2-24=-3309/32, 24-25=-3277/54, 3-25=-3076/77, 5-26=-3076/77, 6-26=-3309/54, 6-7=-1534/67,
3-27=-1522/234, 4-27=-1443/241, 4-28=-1443/241, 5-28=-1522/234
BOT CHORD 1-22=0/2319, 10-22=0/2319, 9-10=0/2347, 8-9=0/2347, 8-23=0/2319, 7-23=0/2319
WEBS 3-11=-1186/0, 5-11=-1186/0, 3-10=0/1349, 5-8=0/1349

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- ** TCLL: ASCE 7-05; P=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps= varies (min. roof snow=24.8 psf Lumber DOL=1.15 Plate DOL=1.15) see load cases; Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- All plates are MT20 plates unless otherwise indicated.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
- Ceiling dead load (5.0 psf) on member(s). 3-11, 5-11: Wall dead load (5.0psf) on member(s). 3-10, 5-8
- Bottom chord live load (40.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room. 8-10
- Attic room checked for L/360 deflection.

LOAD CASE(S)

- Dead + Roof Live (balanced) + Uninhab. Attic Storage + Attic Floor: Lumber Increase=1.15, Plate Increase=1.15
Uniform Loads (lb/ft)
Vert: 1-22=-20, 10-22=-60, 8-10=-100, 8-23=-60, 7-23=-20, 3-14=-74, 5-19=-74, 3-11=-10, 5-11=-10, 3-4=-74, 4-5=-74
Drag: 3-10=-10, 5-8=-10

36' long
34' wide

21'5