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, JANUARY 21, 2025
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 December 17, 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. Consideration and possible action on a Conditional Use Permit for Caretta Senior Living Sussex, LLC for a senior living facility at the property identified by Tax Key Number 227.036 in the Vista Run Subdivision.
    b. Reconvene the Public Hearing and consideration and possible action on a Conditional Use Permit amendment for Bubbles Foam Farm car wash located at the property identified by Tax Key Number 231.997.014 in the B-3 Highway Business Zoning District.
    c. Discussion and possible action on a Conditional Use Permit for Bubbles Foam Farm car wash located at the property identified by Tax Key Number 231.997.014 in the B-3 Highway Business Zoning District.
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items.
    a. Discussion and possible action on an exception from the Sussex Design Guidelines for a reduction in the window opening from 33% to 16% on the Hwy 164 elevation of the Bubble Foam Farm Car Wash located at the property identified by Tax Key Number 231.997.014 in the B-3 Highway Business Zoning District.
    b. Consideration and possible action on a sign permit application for Club Car Wash to allow three wall signs at the property located at W248N5221 Executive Dr.
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.

Agenda

VILLAGE OF SUSSEX
PLAN COMMISSION - DRAFT
6:30PM TUESDAY, DECEMBER 17, 2024
SUSSEX CIVIC CENTER – BOARD ROOM 2ND FLOOR
N64W23760 MAIN STREET

The meeting was called to order by Jen Boehm at 6:38pm at the Sussex Civic Center – Board Room 2nd Floor N64W23760 Main Street, Sussex, WI.

Members present: Commissioners Jim Muckerheide, Kasey Fluet, Roger Johnson, Debbie Anderson, Trustee Greg Zoellick, and Village President Anthony LeDonne(6:40pm)

Members excused: Commissioner Knapp

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.

In the absence of the Village President, Deputy Clerk Jen Boehm called for nominations to act as chairman for tonight's meeting.
A motion by Zoellick, seconded by Fluet to nominate Roger Johnson to chair tonight's meeting.

Motion carried 5-0

Consideration and possible action to approve the minutes for the Plan Commission meeting of November 19, 2024.
A motion by Fluet, seconded by Muckerheide to approve the minutes of the Plan Commission meeting of November 19, 2024.

Motion carried 5-0

President LeDonne arrived and resumed chairing the meeting at 6:40pm.

Public Hearing and consideration and possible action on a Conditional Use Permit amendment for Bubbles Foam Farm car wash located at the property identified by Tax Key Number 231.997.014 in the B-3 Highway Business Zoning District.
Cameron McFarland, W215 E Wisconsin Ave, Nashotah, was present and reviewed site changes. He stated that business hours are 9:00am-5:00pm on weekends and 9:00am-7:00pm on weekdays. The business will be staffed during open hours. The water is being recycled.
No one from the public spoke.
A motion by Johnson, seconded by Muckerheide to direct Staff to prepare the Conditional

Use Order and to reconvene the public hearing on the Conditional Use Order at the January 21, 2025 Plan Commission meeting.

Motion carried 6-0

Consideration and possible action on a Resolution recommending the Village Board adopt an Ordinance to conditionally amend the Land Use component of the Comprehensive Plan for the property identified by Tax Key Number 227.036 from the Open Space Land Use Classification to the Multi-Family Residential Land Use Classification.

Bryan Lindgren N27W24025 Paul Ct., Pewaukee was present and explained that he wanted to change land use and zoning for a senior living structure.

A motion by Johnson, seconded by Anderson to adopt a Resolution recommending the Village Board adopt an Ordinance to conditionally amend the Land Use component of the Comprehensive Plan for the property identified by Tax Key Number 227.036 from the Open Space Land Use Classification to the Multi-Family Residential Land Use Classification subject to the approval and compliance of a conditional use permit for a senior living facility.

Motion carried 5-1

Consideration and possible action on a recommendation to the Village Board to adopt an Ordinance to conditionally Rezone the property identified by Tax Key Number 227.036 from the A-1 Agricultural Zoning District to the RM-1 Multifamily Residential Zoning District.

A motion by LeDonne, seconded by Fluet for the Plan Commission to recommend the Village Board to approve the Ordinance conditionally rezoning the property identified by Tax Key Number 227.036 from the A-1 Agricultural Zoning District to the RM-1 Multifamily Residential Zoning District subject to the approval and compliance of a conditional use permit for a senior living facility.

Motion carried 5-1

Other Items for Future Discussion

Adjournment

A motion by LeDonne, seconded by Muckerheide to adjourn the meeting at 6:58pm.

Motion carried 6-0

Respectfully submitted,
Jen Boehm
Deputy Clerk

DRAFT

Agenda

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

MEMORANDUM

TO: Plan Commission

FROM: Gabe Gilbertson, Community Development Director

RE: Plan Commission meeting of January 21, 2025

DATE: Thursday, January 16, 2025

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 December 17, 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. Consideration and possible action on a Conditional Use Permit for Caretta Senior Living Sussex, LLC for a senior living facility at the property identified by Tax Key Number 227.036 in the Vista Run Subdivision.

The subject property is currently vacant and located on the southwest corner of Alpine Drive and Silver Spring Drive at the easternmost entrance to the Vista Run subdivision. The applicant has submitted applications to rezone the subject lands from the A-1 Agricultural District to the RM-1 Multifamily Residential District and for a Conditional Use Permit to construct a senior living facility. The facility would consist of 34 Memory Care and Assisted Living units and 45 independent living units for a total of 79 units

A senior living facility is a conditional use permit per Section 17.0506(B)(3). The Code allows for a maximum density of 17.4 units per acre. The proposed development of 79 units would create a density of 11.9 units per acre. The Code requires one parking stall per dwelling unit for elderly living facilities and one stall per 3 patient beds and each employee on the largest shift for a total of 74 parking stalls. The submitted plans meet the minimum parking requirement.

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.

Action Items:

1. Direct staff to schedule the public hearing.

Staff Recommendation: Staff recommends the Plan Commission schedule the public hearing for the February 18, 2025 meeting.

B. Reconvene the Public Hearing and consideration and possible action on a Conditional Use Permit amendment for Bubbles Foam Farm car wash located at the property identified by Tax Key Number 231.997.014 in the B-3 Highway Business Zoning District.

The subject property is zoned B-3 Highway Business and is located directly north of Waukesha State Bank in the Metro Market commercial development. The land is currently vacant. The Plan Commission previously approved a Conditional Use Permit for a Mr. D's carwash on the subject site. Mr. D's carwash is looking to sell site to the current applicant who is proposing to construct a Bubbles Foam Farm carwash. Section 17.0506(9)(A)(1) requires a Conditional Use Permit for vehicle washing in the B-3 Highway Business District and because this would be a new owner and building, a Conditional Use Permit amendment is required.

The Municipal Code requires one stall per employee on the largest shift. The site plan has three parking spaces to accommodate three employees on a shift – the applicant will need to confirm there are no more than three employees on each shift. The Code also requires enough room for 4 waiting vehicles per washing stall; the site plan provides enough space for 15+ waiting vehicles, and spaces for 2 vehicles for vacuuming; there are 15 spaces for vacuuming.

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.

Architectural Review Board

The item appeared before the ARB at their December and January meetings. The item was tabled at the December meeting to allow the applicant to revise the landscape plans and provide additional details regarding the window and door opening percentages on the Hwy 164 elevation. The ARB reviewed the elevations and approved the site and landscape plans and approved a reduction of the 33% window opening on the Hwy 164 elevations to 16%. The ARB felt the 16% window opening was more proportionate to the architectural style of this building than to the previous Mr. D's Car Wash.

Policy Question:

1. Are there any concerns with the Conditional Use or Plan of Operation?
2. Are there any concerns from the public hearing the Board wants added to the Conditional Use document?
3. Are there any concerns with the reduction in the window openings on the Hwy 164 Elevation?

Action Items:

1. Close the public hearing.

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

C. Discussion and possible action on a Conditional Use Permit for Bubbles Foam Farm car wash located at the property identified by Tax Key Number 231.997.014 in the B-3 Highway Business Zoning District.

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

Policy Questions:

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

If No, the deficiency will need to be detailed.

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

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

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

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

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

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

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

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

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

Action Items:
1. Act on the Conditional Use.

Staff Recommendation: Staff recommends the Plan Commission approve the Conditional Use Permit for the property identified by Tax Key Number 231.997.014 in the B-3 Highway Business Zoning District subject to the standard conditions of Exhibit A, and the following conditions:

1. Recording the Declaration of Restrictions with the Waukesha County Register of Deeds and providing a copy of the recorded document to Village Staff.
2. Providing staff with updated anticipated annual water usage and recording an executed RCA Sewer Agreement with the Waukesha County Register of Deeds and providing a copy of the recording document to Village Staff.
3. Submitting a Stormwater Management Plan and Stormwater Management Agreement for review and approval by the Village Engineer.

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

A. Discussion and possible action on an exception from the Sussex Design Guidelines for a reduction in the window openings from 33% to 16% on the Hwy 164 elevation of the Bubble Foam Farm Car Wash located at the property identified by Tax Key Number 231.997.014 in the B-3 Highway Business Zoning District.

At their January 9, 2025 meeting, the ARB reviewed and approved the elevations and the site and landscape plans for the proposed car wash. The Board also reviewed a request to reduce the 33% window opening required for elevations facing a street. The applicant requested the requirement of the 33% window openings on the elevation facing Hwy 164 to be reduced to 16%. The ARB determined the 16% window opening was more proportionate to the architectural style of this building and approved the reduction. The Design Guidelines requires both the ARB and Plan Commission to approve the exception.

Policy Question:
1. Are there any concerns with the requested reduction in the window openings on the Hwy 164 Elevation from 33% to 16%?

Action Items:
1. Act on the requested Design Guidelines exception.

Staff Recommendation: Staff recommends the Plan Commission discuss and approve or deny the requested exception from the Sussex Design Guidelines for a reduction in

the window openings from 33% to 16% on the Hwy 164 elevation of the Bubble Foam Farm Car Wash located at the property identified by Tax Key Number 231.997.014 in the B-3 Highway Business Zoning District.

B. Consideration and possible action on a sign permit application for Club Car Wash to allow three wall signs at the property located at W248N5221 Executive Dr.

Section 17.0807(H) of the Municipal Code states that the Plan Commission may permit more than one wall sign per building tenant when such multiple signs are deemed necessary to the orderly development of the building/property in order to provide safe pedestrian and vehicle traffic operation, particularly with building that have more than one street yard. Club Car Wash submitted a sign permit application packet requesting three wall signs at their new location on Lisbon Road and Executive Drive. The proposed signs would be on the east, south, and west elevations. The building is located on a corner with two street frontages.

Policy Question:

1. Does the Plan Commission have any concerns with the proposed number of wall signs?

Action Items:

1. Act on the request for Club Car Wash to have three wall signs rather than the one wall sign permitted by Code.

Staff Recommendation: Staff recommends the Plan Commission discuss and either approve or deny the request for three wall signs for Club Car Wash located at W248N5221 Executive Dr.

06. Other Items for future discussion.

07. Adjournment.

Agenda elope ID: 7AAE39CA-3F65-4123-8B6C-645E29E8272A

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: Lucas Larson Phone # 612-590-0304

E-mail: Lucas@galahaddevelopment.com

For office use only:

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

Any outstanding fees owed on the property?_____

Agenda elope ID: 7AAE39CA-3F65-4123-8B6C-645E29E8272A

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 # SUXV0227036 Zoning: Open land

Address of Tenant Space: Outlot 6 Vista Run

1. Name of Business:
Caretta Senior Living Sussex, LLC
Business
TBD - Use business owner contact info below
Address City, State, Zip Phone #

Fax # Email address

2. Business owner contact information:
Lucas Larson
Contact
7803 Glenroy Road Suite 200 Bloomington, MN 55439 612-590-0304
Address City, State, Zip Phone #
lucas@galahaddevelopment.com
Fax # Email address

3. Building/Land owner contact information:
Bryan Lindgren
Contact
N27W24025 Paul Ct., Suite 100 Pewaukee, WI 53072 262-542-9200
Address City, State, Zip Phone #
blindgren@neumanncompanies.com
Fax # Email address

4. Number of Employees/Shifts: 44 Employees 3 daily, 18 employees peak shift (2nd) Shifts

5. Days of Operation: We operate 24/7, but business hours will be 8am-8pm daily

Put an X in box that applies:	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	x	x	x	x	x	x	x
Hours Open for business	8am-8pm	8am-8pm	8am-8pm	8am-8pm	8am-8pm	8am-8pm	8am-8pm

Agenda

elope ID: 7AAE39CA-3F65-4123-8B6C-645E29E8272A

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

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

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? Yes Do you need an Outdoor Establishment Permit? _____
If yes, explain: We will need to obtain construction plan review and licensing approval from DHS and DSPS.
If yes, please obtain and complete permit application.

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

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

11. Dimension of area to be occupied 66,732 Total square footage 66,732

If applicable list square footage according to 1st floor 42,667 2nd floor 24,065

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 45 Number of spaces needed per code 45
Number of spaces allocated for employee parking 18
Dimensions of parking lot 29,862 SF - Refer to Site Plan Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
Monument Sign and Building Signage
If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

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

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

Lucas Larson — Name
11/25/2024 — Date
Manager, DC-GD Sussex, LLC — Title or Position

I am aware and approve of the business to be operating in the building owned by DC-GD Sussex, LLC.

DocuSigned by: Lucas Larson 200BAB345F7844C... — Name
11/26/2024 — Date
Manager — Title or Position

Agenda elope ID: 7AAE39CA-3F65-4123-8B6C-645E29E8272A

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:

DC-GD Sussex, LLC

7803 Glenroy Road Suite 200 Bloomington, MN 55439

Business Name: Caretta Senior Living Sussex, LLC

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

Vista Run, LLC

N27 W24025 Paul Ct. Suite 100 Pewaukee, WI 53072

Tax Key No. of the Property involved in the Request: SUXV 0227036

Signed by:
Bryan Lindgren
0F7945DE9543452...
Signature of Property Owner and /or Authorized Agent

11/26/2024
Date

Signature of Village Official Accepting Form

Date

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

Agenda elope ID: 7AAE39CA-3F65-4123-8B6C-645E29E8272A

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Caretta Senior Living Sussex, LLC

Address: Outlot 6 Vista Run

Owner/Operator: Lucas Larson

Standard Industrial Classification #: N/A

How many people do you employ? 44

What are your businesses hours of work? 8am-8pm

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

Time and Duration of Discharge: Throughout the day

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):
Anticipated human waste usage: 79 units, 5 toilet flushes per day, 395 flushes at 1.2 gallons per flush = 474 gallons per day resident usage

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

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

What are the constituents and characteristics of your wastewater?
Human waste

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

Print Form Clear Form

Agenda elope ID: 7AAE39CA-3F65-4123-8B6C-645E29E8272A

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: Caretta Senior Living Sussex

Business Address: Vista Run Outlot 6 (address TBD)

Business Phone #:____763-377-1800_____

Business Email:_____ sussex@carettaseniorliving.com_____
_____

Business Emergency Contacts

Name and Phone #:_____Donna Flaata_____763-234-3109_____

Name and Phone #:_____Lorien Mueller_____612-845-1775_____

Name and Phone #:_____Community staff when project complete_____

Building Owner Name:_____Great Lakes Managment_____

Building Owner Email:_____dflaata@greatlakesmc.com _____ _____

Building Owner Emergency Contacts

Name and Phone #:_____currently same as building emergency contacts until opening_____

Name and Phone #:_____

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

Agenda elope ID: 7AAE39CA-3F65-4123-8B6C-645E29E8272A

Caretta Senior Living Sussex Plan of Operation Description

Caretta Senior Living Sussex will offer studio, one bedroom, and two bedroom apartments and provide assisted living and memory care services to its residents. The community will hold both an RCAC license and CBRF license. The community is staffed 24/7 at levels to provide care of the current resident needs. The community will feature various amenity spaces for residents including: multiple dining rooms; activity spaces for arts, crafts, baking and fitness; a salon; spa; library; and more. All residents will have access to three high quality scratch-cooked meals per day plus snacks, weekly laundry and housekeeping, programmed activities, utilities, and transportation.

The ownership team of Caretta Sussex has extensive experience developing, building, and managing senior care buildings. This will be the team's fourth new community in Wisconsin under the Caretta brand since 2020.

Agenda

GALAHAD
DEVELOPMENT

Caretta Senior Living Sussex Impact Statement – Village of Sussex, WI

Caretta Senior Living Sussex will offer studio, one bedroom, and two bedroom apartments and provide assisted living and memory care services to its residents. The community will hold both an RCAC license and CBRF license with the Wisconsin Department of Health. The facility is staffed 24/7 at levels to provide care of the current resident needs. The facility will feature various amenity spaces for residents including: multiple dining rooms; activity spaces for arts, crafts, baking and fitness; a salon; spa; library; and more. All residents will have access to three high quality scratch-cooked meals per day plus snacks, weekly laundry and housekeeping, programmed activities, utilities, and transportation.

The following provides information regarding the impact of Caretta Senior Living Sussex on the immediate neighbors and Village of Sussex at large. This information is based on five other communities operated by Great Lakes Management in Wisconsin.

Regarding land use, the property in discussion is currently zoned as “open land”. Our proposal includes rezoning the land to the RM1 designation which allows up to 17 units per acre. Given the site area of approximately 6.75 acres, the property would allow for up to 114 units under RM1 zoning. As proposed, Caretta Senior Living Sussex will have 79 units.

From an architecture standpoint, the team studied the neighboring homes, village design requirements, and village code to ensure the building fits in aesthetically and in terms of height, scale, and massing.

Additionally, the site is planned to mitigate light and noise disturbances to neighbors. Vehicular traffic, parking lighting, deliveries, garbage pickup, and emergency usage are contained within the courtyard of the building.

Most traffic to the building will come from staff, visitors, and vendors. The building operates in three shifts: 6am-2pm; 2pm-10pm; and 10pm-6am. During peak shift, there will be approximately 18 staff in the building. Guest traffic averages 10 to 12 visitors per day between 8am and 8pm. Trash pickup will average two to three times per week. Food service deliveries twice weekly. Business deliveries such as UPS or Amazon will average three times per week. Finally, summer landscaping will occur once per week with snow removal as needed.

Based on data from our existing communities, only around 28% of RCAC residents (approximately 13 residents in Sussex,) will bring cars. It is estimated that those residents will drive their car 1 to 2 times per week. The rest of the residents do not have cars.

Finally, with respect to EMS other similarly sized Caretta facilities make one or less calls per month. EMS is only called for medical conditions that require emergency room or hospital treatment. We attribute the low usage of EMS to the following:

1. We staff at least one full-time registered nurse (RN) for facility oversite
2. We have an RN Triage Team available to review medical situations after hours. In the event of an emergency, care givers will first contact the Triage Team to determine

Agenda

GALAHAD
DEVELOPMENT

treatment or medical needs. The Triage Team will review reported incidents and give direction on treatment and next steps.

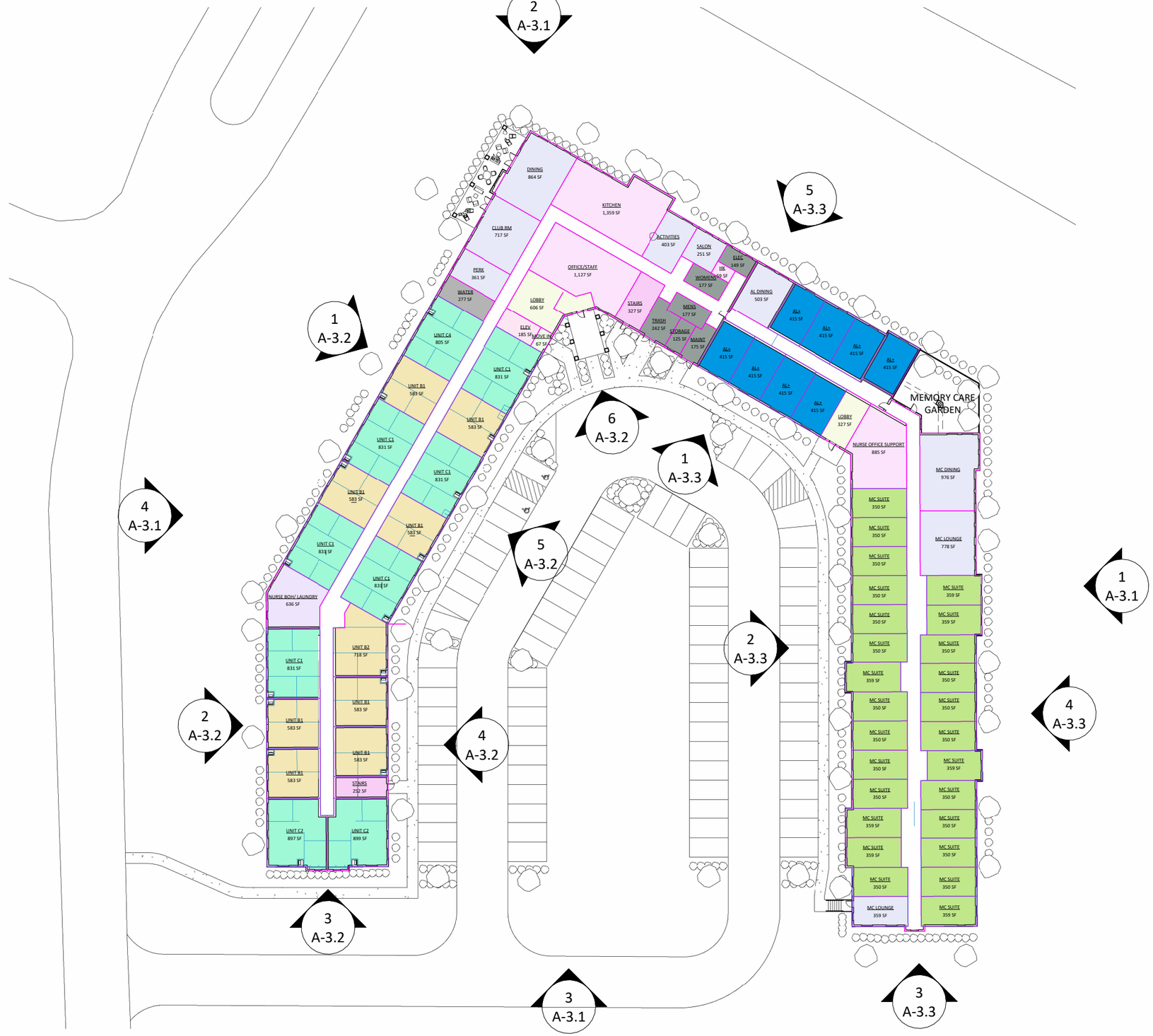
3. All care givers are trained and certified with DHS WI to provide CBRF-level care in the event of falls. The facility also owns and operates its own lifts. We also obtain an insurance policy that includes transfers and lifts by staff. EMS will not be called for basic lifts.
4. If a resident requires a medical evaluation following a non-emergency incident, the family is first called to transport. Secondarily, we use non-emergency medical transport companies.
5. Our staffing is determined by individual evaluations of the needs of each resident. This ensures that we have an adequate number of staff to provide care.

Overall, we have been diligent to ensure the design and use of Caretta Senior Living Sussex will meet the requirements of the village code, minimize impact on village resources and neighbors, and provide the community with a necessary asset to serve the aging population. We look forward to the opportunity to serve.

Lucas Larson

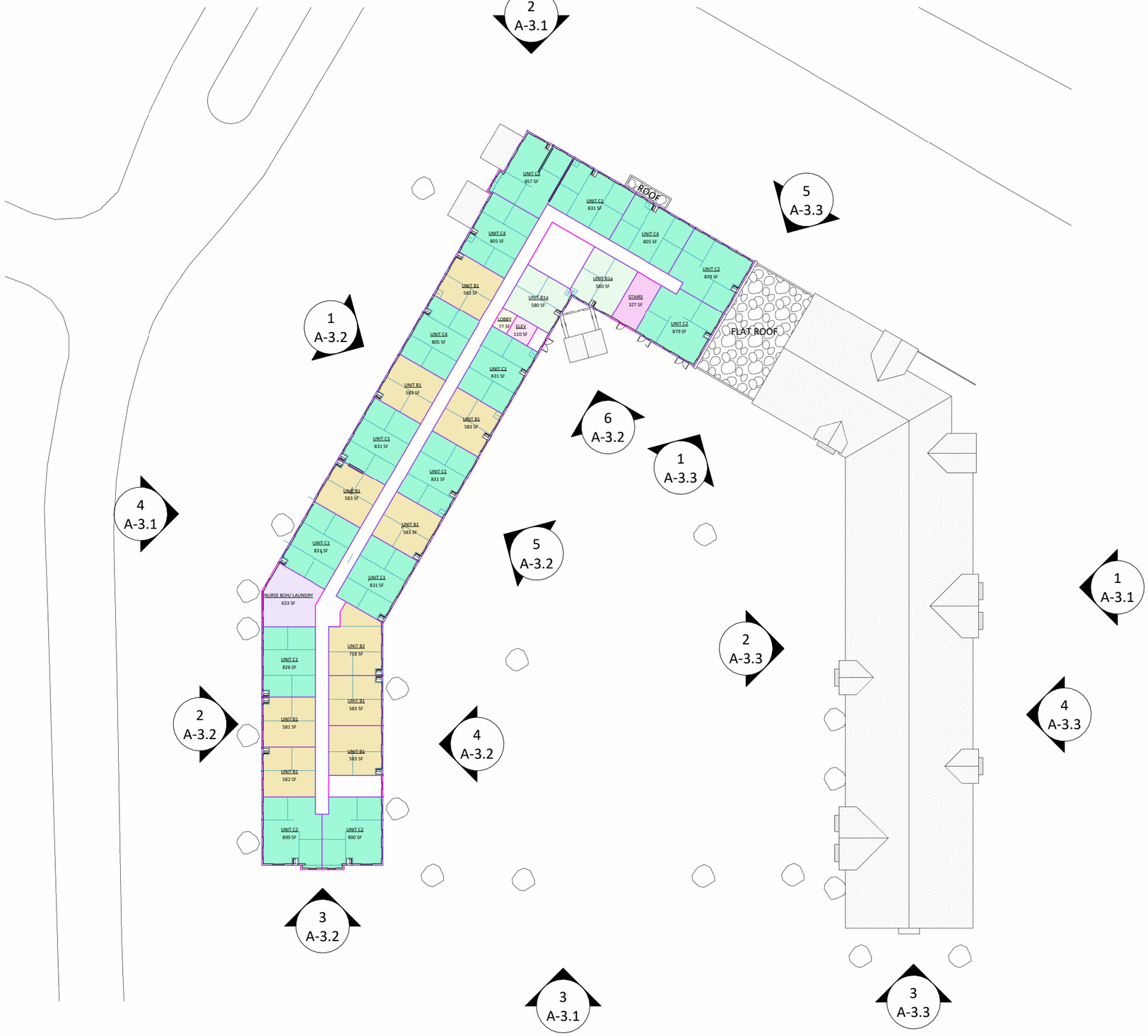
Manager

DC-GD Sussex, LLC



2024-12-09

Scale: 1" = 50'-0"



PLAN NORTH

2024-12-09

Scale: 1" = 50'-0"



4 A-3.1 **OVERALL WEST ELEVATION**

1/32" = 1'-0"



3 A-3.1 **OVERALL SOUTH ELEVATION**

1/32" = 1'-0"



2 A-3.1 **OVERALL NORTH ELEVATION**

1/32" = 1'-0"



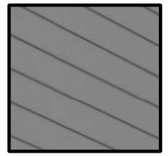
1 A-3.1 **OVERALL EAST ELEVATION**

1/32" = 1'-0"

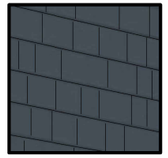
MATERIAL LEGEND



WHITE HORIZONTAL SIDING



DARK GRAY HORIZONTAL SIDING



DARK BLUE "SHAKE" SIDING



STONE/MANUFACTURED STONE

2024-12-09

esg

Caretta Sussex - Senior Living
Village of Sussex WI

OVERALL BUILDING ELEVATIONS
A-3.1



1 A-3.2 **E1 - NW ELEVATION**

1/32" = 1'-0"

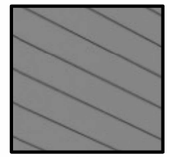
2 A-3.2 **E2 - W ELEVATION**

1/32" = 1'-0"

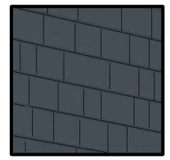
MATERIAL LEGEND



WHITE HORIZONTAL SIDING



DARK GRAY HORIZONTAL SIDING



DARK BLUE "SHAKE" SIDING



STONE/MANUFACTURED STONE



3 A-3.2 **E3 S ELEV W**

1/32" = 1'-0"



4 A-3.2 **E4 - COURTYARD E ELEV**

1/32" = 1'-0"



5 A-3.2 **E5 - COURTYARD SE ELEV**

1/32" = 1'-0"

6 A-3.2 **E5a FRONT PORCH ELEVATION**

1/32" = 1'-0"

2024-12-09



1 A-3.3 **E6 - COURTYARD SW FACING ELEV**

1/32" = 1'-0"

2 A-3.3 **E7 - COURTYARD W FACING ELEV**

1/32" = 1'-0"

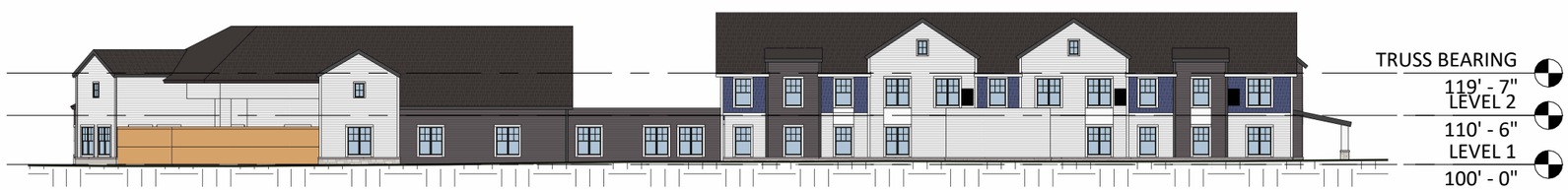


3 A-3.3 **E8 - S ELEV - EAST WING**

1/32" = 1'-0"

4 A-3.3 **E9 - E ELEVATION**

1/32" = 1'-0"



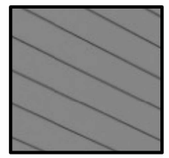
5 A-3.3 **E10 - NE ELEVATION**

1/32" = 1'-0"

MATERIAL LEGEND



WHITE HORIZONTAL SIDING



DARK GRAY HORIZONTAL SIDING



DARK BLUE "SHAKE" SIDING



STONE/MANUFACTURED STONE

2024-12-09

esg

Caretta Sussex - Senior Living
Village of Sussex WI

BUILDING ELEVATIONS
A-3.3



VIEW OF PORCH AT NORTHWEST CORNER



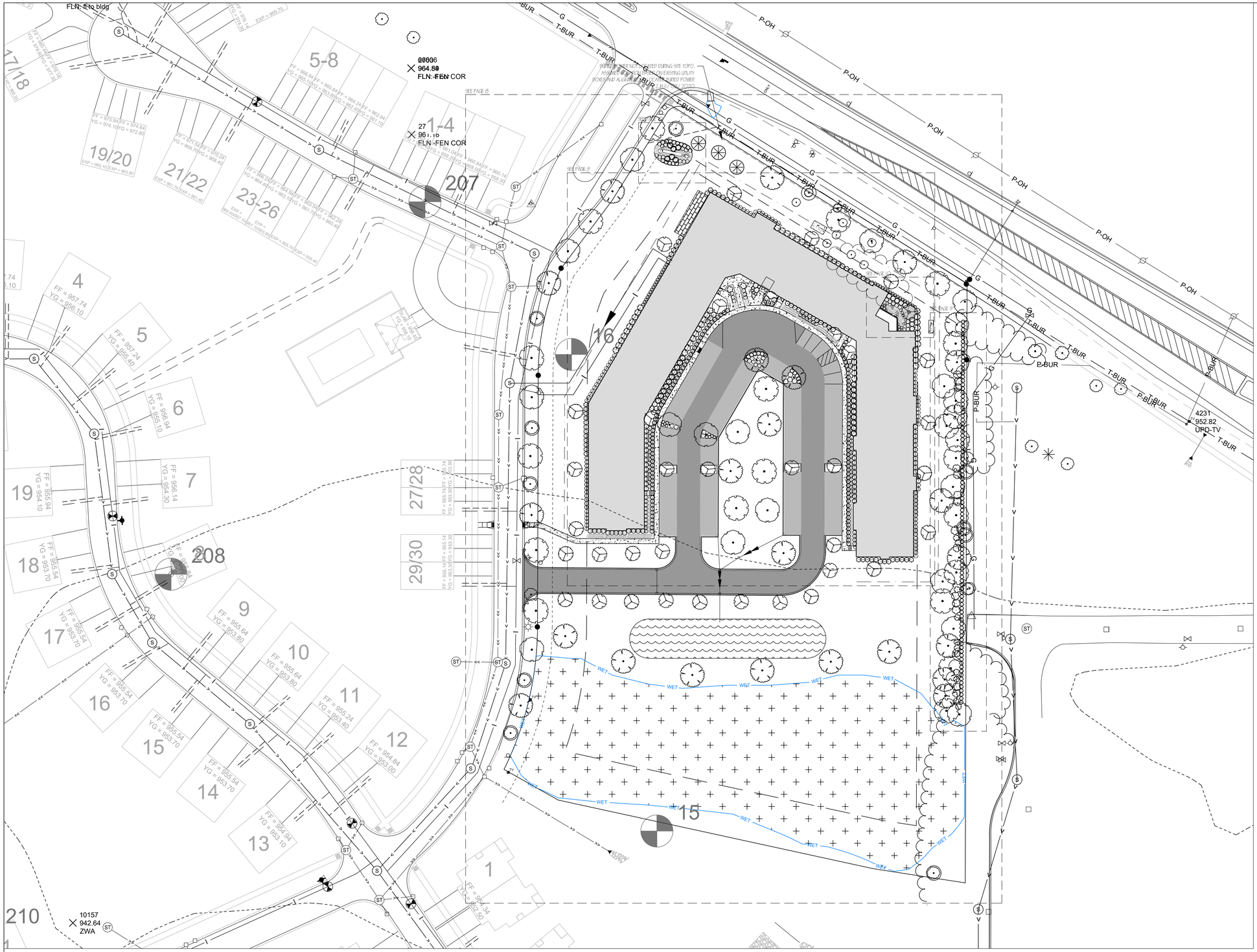
VIEW FROM ALPINE DR NEAR SILVER SPRING DR



BIRDSEYE VIEW FROM SOUTH

2024-12-09

Agenc



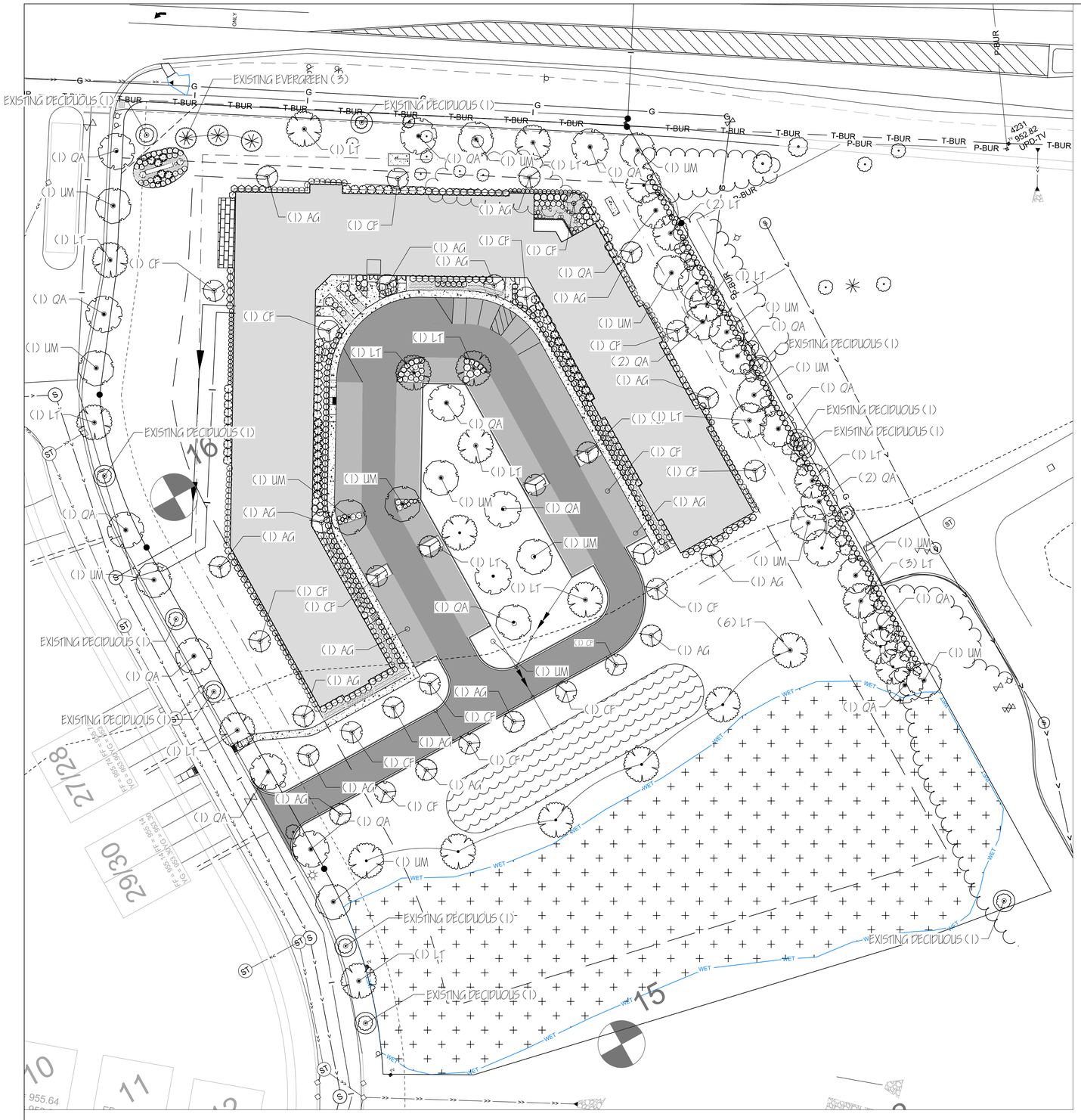
SEH Project	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
Drawn By	1	REV. PARKING	12-10-2024			
Designed By						
Checked By						

PRELIMINARY - NOT FOR CONSTRUCTION

CARETTA SUSSEX – SENIOR LIVING
SUSSEX, WI

LANDSCAPE PLAN OVERALL

7
of 10



PLANT SCHEDULE

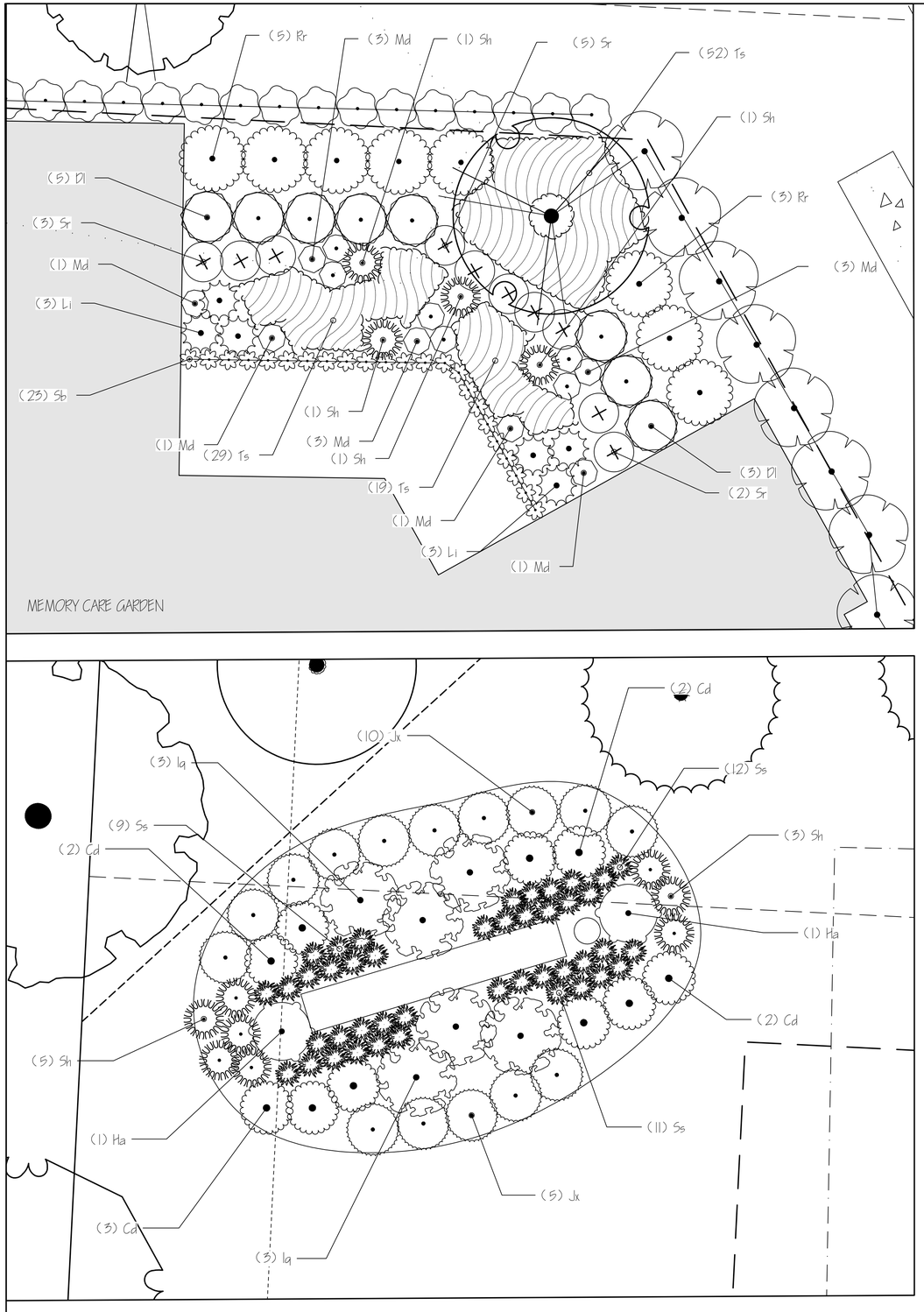
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES				
	LT	25	Liriodendron tulipifera 'Snow Bird' / Snow Bird Tulip Tree	2.5" CAL
	QA	20	Quercus alba / White Oak	2.5" CAL
	UM	17	Ulmus x 'Morton' / Accolade™ Elm	2.5" CAL
ORNAMENTAL TREES				
	AG	19	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2" CAL
	CF	17	Cornus florida rubra / Pink Flowering Dogwood	2" CAL

SEH Project	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date	PRELIMINARY - NOT FOR CONSTRUCTION	CARETTA SUSSEX – SENIOR LIVING SUSSEX, WI	**LANDSCAPE PLAN TREES & SHRUBS**
Drawn By	1	REV. PARKING	12-10-2024						8 of 11
Designed By									
Checked By									

PLANT_SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	Cs	14	Cornus sericea 'Baileyi' / Bayley's Red Twig Dogwood	#5 CONTAINER
	Ta	98	Thuja occidentalis 'American Pillar' / American Pillar Arborvitae	#5 CONTAINER
GRASSES				
	Ss	128	Schizachyrium scoparium / Little Bluestem	#1 CONTAINER
	Sh	90	Sporobolus heterolepis / Prairie Dropseed	#1 CONTAINER
LOW DECIDUOUS SHRUB				
	Am	59	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	#3 CONTAINER
	Cd	69	Callicarpa dichotoma / Purple Beautyberry	#3 CONTAINER
	Ca	20	Ceanothus americanus / New Jersey Tea	#3 CONTAINER
	Cp	50	Cornus pumila / Dwarf Red Tipped Dogwood	#3 CONTAINER
	Df	101	Dasiphora fruticosa / Bush Cinquefoil	#3 CONTAINER
	Ha	115	Hydrangea arborescens 'Abetwo' / Incrediball® Hydrangea	#3 CONTAINER
LOW EVERGREEN SHRUB				
	Ig	26	Ilex glabra 'Compacta' / Compact Inkberry	#3 CONTAINER
	Jx	144	Juniperus x 'Grey Owl' / Grey Owl Juniper	#3 CONTAINER

SEH Project	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date	PRELIMINARY - NOT FOR CONSTRUCTION	CARETTA SUSSEX – SENIOR LIVING SUSSEX, WI	**LANDSCAPE PLAN SHRUBS**	9 of 11
Drawn By	1	REV. PARKING	12-10-2024							
Designed By										
Checked By										



PLANT_SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	Cs	14	Cornus sericea 'Baileyi' / Bayley's Red Twig Dogwood	#5 CONTAINER
	Ta	98	Thuja occidentalis 'American Pillar' / American Pillar Arborvitae	#5 CONTAINER
GRASSES				
	Ss	128	Schizachyrium scoparium / Little Bluestem	#1 CONTAINER
	Sh	90	Sporobolus heterolepis / Prairie Dropseed	#1 CONTAINER
LOW DECIDUOUS SHRUB				
	Am	59	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	#3 CONTAINER
	Cd	69	Callicarpa dichotoma / Purple Beautyberry	#3 CONTAINER
	Ca	20	Ceanothus americanus / New Jersey Tea	#3 CONTAINER
	Cp	50	Cornus pumila / Dwarf Red Tipped Dogwood	#3 CONTAINER
	Df	101	Dasiphora fruticosa / Bush Cinquefoil	#3 CONTAINER
	Ha	115	Hydrangea arborescens 'Abetwo' / Incrediball® Hydrangea	#3 CONTAINER
LOW EVERGREEN SHRUB				
	Ig	26	Ilex glabra 'Compacta' / Compact Inkberry	#3 CONTAINER
	Jx	144	Juniperus x 'Grey Owl' / Grey Owl Juniper	#3 CONTAINER
PERENNIALS				
	Dl	8	Diervilla lonicera / Bush Honeysuckle	#1 CONTAINER
	Li	6	Lavandula x intermedia 'Hillav' / Exceptional Hybrid Lavender	#1 CONTAINER
	Md	13	Monarda didyma / Bee Balm	#1 CONTAINER
	Rr	8	Rosa rugosa 'Therese Bugnet' / Therese Bugnet Rose	#1 CONTAINER
	Sr	10	Salvia rosmarinus / Rosemary	#1 CONTAINER
	Sb	23	Stachys byzantina 'Big Ears' / Big Ears Lamb's Ear	#1 CONTAINER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUB AREAS					
	Ts	100	Thymus serpyllum 'Magic Carpet' / Magic Carpet Creeping Thyme	5" POT	18" o.c.

SEH Project Drawn By Designed By Checked By	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date	SEH	PRELIMINARY - NOT FOR CONSTRUCTION	CARETTA SUSSEX – SENIOR LIVING SUSSEX, WI	**LANDSCAPE PLAN** **SHRUB AREAS**	10 of 11

Agenc

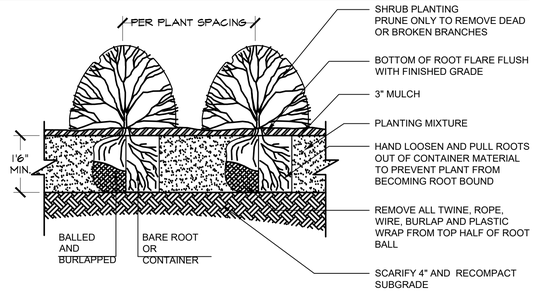
PLANTING NOTES

1. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
2. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. THE LANDSCAPE ARCHITECT WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
4. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
5. AREAS UNDER PLANTING BEDS SHALL NOT CONTAIN COMPACTED AGGREGATE TO ALLOW FOR PROPER DRAINAGE AND GROWTH OF PLANT MATERIAL. REMOVE AGGREGATE AND PERFORM SUBSOILING AS NECESSARY TO OBTAIN LOOSE, FREE DRAINING SUBGRADE BELOW PLANTING BEDS. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
6. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
7. ALL SEED & SOD AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL.
8. ALL PLANTING BEDS SHALL RECEIVE 18" DEPTH OF PREPARED SOIL.
9. SEED AND PLUG PLANTING SHALL OCCUR IN DESIGNATED PLANTING WINDOWS, SEE SPECIFICATIONS.
10. PAINT OR STAKE LIMITS OF SEEDING FOR REVIEW BY LANDSCAPE ARCHITECT & OWNER PRIOR TO SEEDING.
11. NEW SEEDED AREAS TO BE TREATED WITH HERBICIDE TO KILL ALL EXISTING GROUNDCOVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUNDCOVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
12. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. ALL PLANTING BEDS SHALL HAVE A SHOVEL CUT EDGE, UNLESS OTHERWISE SPECIFIED.
14. ALL PLANTING BEDS AND PLANTED TREES SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH PER PLANTING DETAILS. MULCH SHALL BE CONSIDERED INCIDENTAL TO PLANT MATERIALS.
15. LAWN SEED SHALL BE ESTABLISHED BY THE CONTRACTOR TO A DENSE, GREEN CONSISTENT LAWN VOID OF ANY BARE OR PATCHY AREAS LARGER THAN 3" X 3".
16. SEED PRIOR TO OCT. 15. IF SEEDED AFTER OCT. 15, MAINTAIN AND ESTABLISH LAWN UNTIL SPRING REVIEW.
17. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
18. CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
19. SEE SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS AFTER OWNER'S ACCEPTANCE.

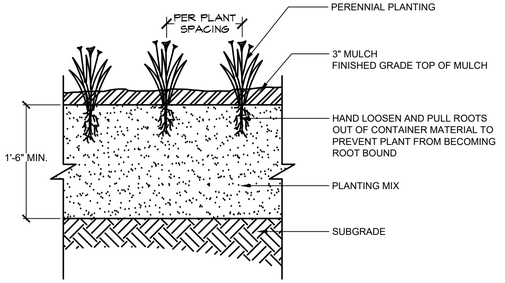
PLANT_SCHEDULE

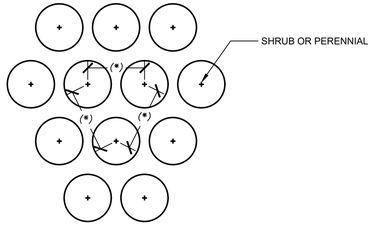
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES				
	LT	25	Liriodendron tulipifera 'Snow Bird' / Snow Bird Tulip Tree	2.5" CAL
	QA	20	Quercus alba / White Oak	2.5" CAL
	UM	17	Ulmus x 'Morton' / Accolade™ Elm	2.5" CAL
ORNAMENTAL TREES				
	AG	19	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2" CAL
	CF	17	Cornus florida rubra / Pink Flowering Dogwood	2" CAL
SHRUBS				
	Cs	14	Cornus sericea 'Baileyi' / Bayley's Red Twig Dogwood	#5 CONTAINER
	Ta	98	Thuja occidentalis 'American Pillar' / American Pillar Arborvitae	#5 CONTAINER
GRASSES				
	Ss	128	Schizachyrium scoparium / Little Bluestem	#1 CONTAINER
	Sh	90	Sporobolus heterolepis / Prairie Dropseed	#1 CONTAINER
LOW DECIDUOUS SHRUB				
	Am	59	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	#3 CONTAINER
	Cd	69	Callicarpa dichotoma / Purple Beautyberry	#3 CONTAINER
	Ca	20	Ceanothus americanus / New Jersey Tea	#3 CONTAINER
	Cp	50	Cornus pumila / Dwarf Red Tipped Dogwood	#3 CONTAINER
	Df	101	Dasiphora fruticosa / Bush Cinquefoil	#3 CONTAINER
	Ha	115	Hydrangea arborescens 'Abetwo' / Incrediball® Hydrangea	#3 CONTAINER
LOW EVERGREEN SHRUB				
	Ig	26	Ilex glabra 'Compacta' / Compact Inkberry	#3 CONTAINER
	Jx	144	Juniperus x 'Grey Owl' / Grey Owl Juniper	#3 CONTAINER
PERENNIALS				
	Dl	8	Diervilla lonicera / Bush Honeysuckle	#1 CONTAINER
	Li	6	Lavandula x intermedia 'Hillav' / Exceptional Hybrid Lavender	#1 CONTAINER
	Md	13	Monarda didyma / Bee Balm	#1 CONTAINER
	Rr	8	Rosa rugosa 'Therese Bugnet' / Therese Bugnet Rose	#1 CONTAINER
	Sr	10	Salvia rosmarinus / Rosemary	#1 CONTAINER
	Sb	23	Stachys byzantina 'Big Ears' / Big Ears Lamb's Ear	#1 CONTAINER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUB AREAS					
	Ts	100	Thymus serpyllum 'Magic Carpet' / Magic Carpet Creeping Thyme	5" POT	18" o.c.

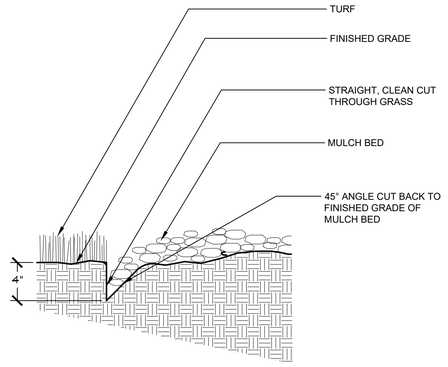


1 SHRUB PLANTING
1/2" = 1'-0" 329333-04



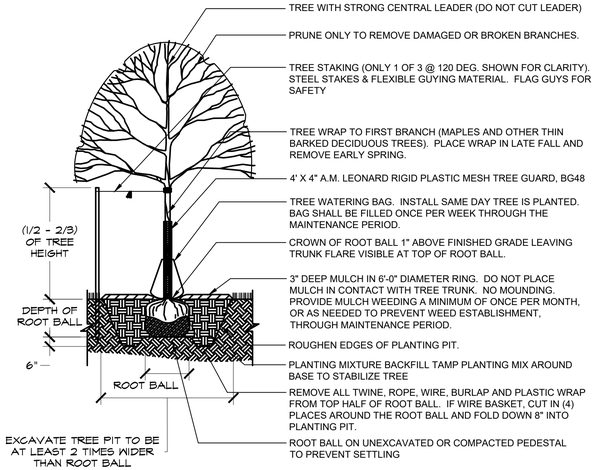


3 PLANT SPACING DETAIL
1/2" = 1'-0" 3293-02



4 TRENCHED EDGE DETAIL
N.T.S. 329413.23-02

2 PERENNIAL PLANTING DETAIL
1" = 1'-0" 3293-01



5 TREE PLANTING
1/4" = 1'-0" 329343-01

SEH Project	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
Drawn By						
Designed By						
Checked By						

PRELIMINARY - NOT FOR CONSTRUCTION

CARETTA SUSSEX – SENIOR LIVING
SUSSEX, WI

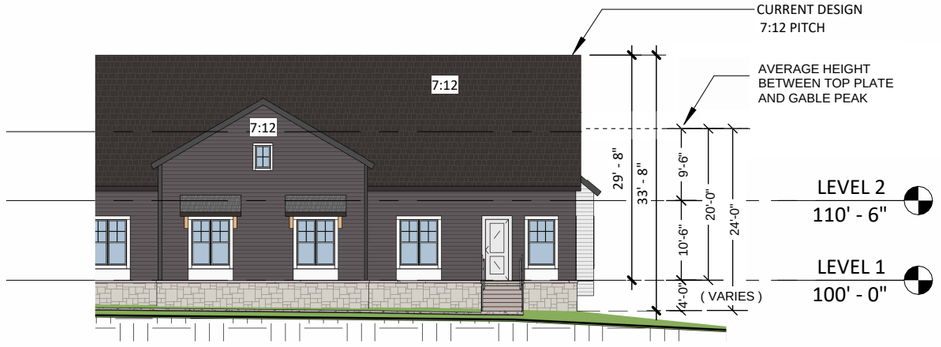
LANDSCAPE PLAN DETAILS

11 of 11

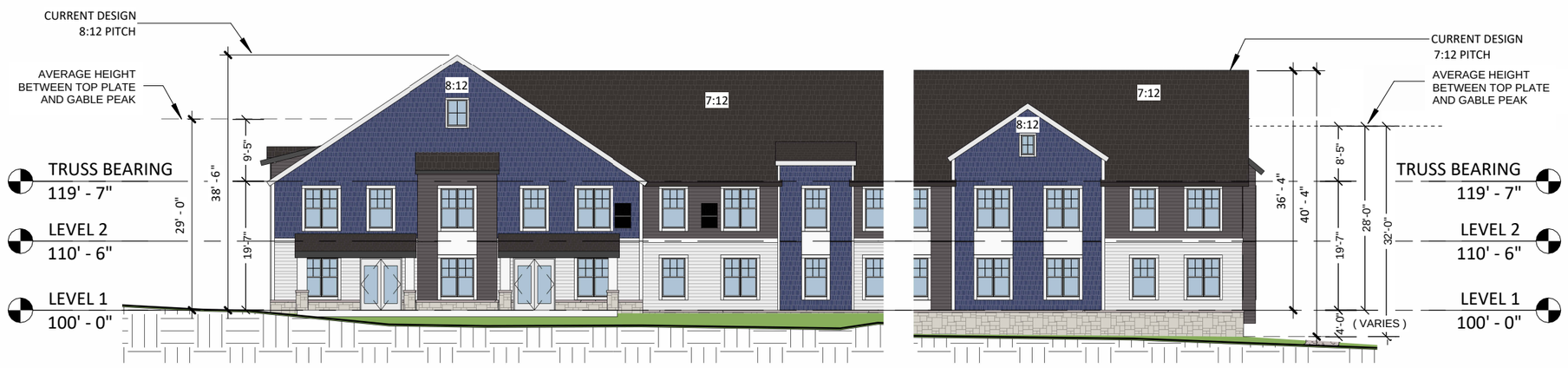


This project seeks a roof height variance from:
Chapter 17 Zoning Districts: RM1 Multi-Family Residential District: 17.0415 E 1 – "No building or parts of a building shall exceed 30 feet in height."

While a 4:12 pitch would be common for this type of development, the development team feels that a steeper pitch (mix of 7:12 and 8:12) fits better into the context of the neighborhood and with the design guidelines.



3 / A-3.5 **SE WING ELEV**
1" = 20'-0"



1 / A-3.5 **NORTH CORNER ELEV**
1" = 20'-0"

2 / A-3.5 **SW WING ELEV**
1" = 20'-0"

2024-12-06

Agenda

PLAN OF OPERATION – NEW CONSTRUCTION
PROCEDURE LIST

Bubbles Foam Farm
Project Name

SUXV0231997014
Tax Key #

Pre-application conference must be arranged with staff. Please contact us at 262-246-5215 prior to submitting application materials.

Submittal checklist:

x Original completed Plan of Operation (Page 1-3)
NA Original completed Professional Services Reimbursement, Emergency Contact, Wastewater Discharge Permit and Flood Plain Occupancy
x 3 original size and 3 reduced (11 x 17) copies of Site Plan
x 3 original size and 3 reduced (11 x 17) copies of Architectural plans
_____ 3 original size and 3 reduced (11 x 17) copies of Sign Plan
x 3 original size and 3 reduced (11 x 17) copies of Landscape Plan
x 3 original size and 3 reduced (11 x 17) copies of Lighting Plan
_____ Submit plans in PDF format on a disc

The following fees are required at the time of submittal:

_____ Plan of Operation fee $175.00
x Conditional Use fee $210.00
x Plan Review fee $250.00
Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

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

Deadline for submittals is 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.). Application can be submitted via email to ggilbertson@villagesussex.org.

Contact Name for meetings: Cameron McFarland Phone # _____
E-mail: _____

For office use only:

Met with staff on:_____
Received documents on:_____
Fees received and paid on:_____
To be on the Plan Commission Agenda for:_____
Original forms to the following:
Service reimbursement _____
Emergency Contact to Sheriff Dept_____
Wastewater Permit to WWTP _____
Any outstanding fees owed on PROPERTY_____

Agenda

SITE PLAN REVIEW CHECKLIST

This checklist is a guide for developers to have a project reviewed by the Village of Sussex Plan Commission. Before a project can reviewed by the Plan Commission, initial consultation should be made with staff.

GENERAL INFORMATION

Names and addresses of owner/developer/ designer/engineer
Graphic scale, north arrow
Location sketch
Size of site (gross and net acreage)
Existing zoning, adjacent zoning
Summary of proposed development

EXISTING SITE INFORMATION

Dimensions of site and lot lines
Existing grades
Adjacent property grades and structures
Drainage systems and structures
Natural features
Wetland boundaries
Floodplain elevation and boundaries
Environmental concerns
Roads, curbs, parking lots, pavement areas
Structures (location, size)
Rights-of-way (existing/proposed)
Easements (drainage, utility)
Existing utilities
Benchmark locations and elevations
Location of fences, wells, borings, etc.

ARCHITECTURAL PLANS

Existing building location
Existing building elevations/materials
Proposed use
Proposed floor plans
Square footage
Proposed elevations, building height
Proposed materials and colors (material sample board
required for new construction)
Details of any special features

PROPOSED SITE PLAN

Grading and spot elevations
Erosion control measures
Stormwater management
- Stormwater management design report
- General drainage pattern
- Swales w/ arrows for direction of flow
- Pond design with outfalls
- Culverts location/size

Utilities
- Sanitary
- Water
- Stormsewer
- Electrical or power generators

Building location (dimension)
Building elevation (finished grade)
Location of proposed signage
Dumpster enclosure details
Setbacks (clearly marked and dimensioned)
Vehicular entrances (dimension to centerline of nearest intersection
Streets (dimension and direction for one-ways)
Curve radii
Sidewalks
Parking areas (show striping/spot elevations)
Parking setback form property line
Lot coverage
- Square footage total
- Impervious surface total %
- Green space total %
- Percent permitted %

Municipal utility connections
- Sanitary sewer (pipe size/elevations)
- Water (size, valve location, elevations)
- Location of hydrants

Easement for public water mains

Agenda

LIGHTING PLAN

Major improvements for context
Location/nature of existing fixtures
Location of proposed fixtures
Photometric report (to scale on plan)
Manufactures cut-sheets of all fixtures
Lighting schedule
  Key to plan
  Number/type of fixtures
  Output (wattage)
Installation details as appropriate

LANDSCAPING PLAN

Landscape plan to be same scale as site plan
Location of driveways, walk ways and sidewalks
Proposed outdoor amenities (benches, decks, gazebos)
Existing vegetation plan
  Saved
  Destroying
Proposed landscape features (berms, fountains)
Plant list broken down in the following categories
  Deciduous trees, names and numbers
  Evergreens, names and numbers
  Shrubs/flowers, names and numbers
Indicate sizes of plantings

ITEMS SUBMITTED FOR PLAN COMMISSION

Completed Plan of Operation
Required # of copies to be received by established deadline date
Building material sample board
All required fees paid

In addition to the items on this list, Village Staff and/or the Plan Commission may require additional drawings and data to be submitted for approval.

The following materials can be reviewed on our website www.villagesussex.org

Design Standards
Chapter 17 & 18
Development Requirements
Downtown Plan
2040 Comprehensive Plan
2040 Land Use Plan

Fire Department Chapter 5

Agenda

PLAN OF OPERATION

To be used for a business with new construction.

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

OR an amendment to an existing CU? Yes

(Conditional Use Permits require a Public Hearing)

Address location of new construction _____

Tax Key # SUXV0231997014 Zoning: _____

1. Name of Business: Bubble's Foam Farm

Business Address: 221 Cottonwood Ave Hartland, WI 53029 Phone #: 262-309-5659

Fax #: Email address: cwm.mullett@gmail.com

2. Business owner contact information: Christopher Mullett

Contact Address: 221 Cottonwood Ave Hartland, WI 53029 Phone #: 262-309-5659

Fax #: Email address: cwm.mullett@gmail.com

3. Building/Land owner contact information: Christopher Mullett, LCCW Sussex RE LLC

Contact Address: 221 Cottonwood Hartland WI 53029 Phone #: 262-309-5659

Fax #: Email address: cwm.mullett@gmail.com

4. Number of Employees/Shifts: 30 Employees 2 Shifts

5. Days of Operation:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Put an X in box that applies:	X	X	X	X	X	X	X
Hours Open for business	8-7	8-7	8-7	8-7	8-7	9-5	9-5

Agenda

6. Is this an extension of an existing operation? We have other locations, yes

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. Car wash, selling car washes.

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? _____ Do you need an Outdoor Establishment Permit? _____
Arcade permit? _____
If yes, explain: _____
If yes, please obtain and complete form.

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

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

If yes, explain: _____

11. Dimensions and levels of all buildings:

	Dimensions	Levels	Square footage
Building 1	_____	_____	_____
Building 2	_____	_____	_____
Building 3	_____	_____	_____

Is the building(s) to be used for multi-tenant purpose? No

12.

Lot size	Depth	Width	Area
_____	_____	_____	_____

Above to be included on survey

13 Parking: Dimensions of parking lot _____

Parking lot construction _____

Type of screening: Fence _____ or Plantings _____

Number of spaces needed per code _____ # of spaces for employees _____

Above to be included on site plan

Please provide the following information:
Total square footage of building, new and existing _____

Total square footage of parking lot, new and existing _____

14. Signs: Type: Free standing _____ Attached to building _____

Lighted _____ Single or double faced _____

Size _____ Location _____

Above to be included on sign plan

Agenda

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

16. Is there a need for outside storage? No If yes, explain:

17. Is a Highway access permit needed from the state or County Highway Departments? NA

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

18. Is there a need for any special type of security fencing? NA
If yes, what type? _____

19. What provisions are you making for fire protection? _____

What provisions are your making for a sprinkler system? _____

Storage system? _____

Hydrant stand pipes? _____

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

Explain: _____

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

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

_____ If yes, explain: _____

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

Building construction	6/1/25
Paving	10/1/25
Landscaping	10/1/25
Occupancy	11/1/25

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.

Cameron McFarland
Name

11/1/24
Date

Project Director
Title or Position

Information on Flood Plain Occupancy:

1. What is the flood plain elevation at the site? _____
2. Is the flood plain construction elevated or flood proofed? Elevated _____ Flood proofed _____
3. What is the elevation of the lowest floor of the structure? _____
4. What is the elevation of the land fill surrounding the structure? _____
5. Does the fill extend beyond the structure? _____
   How far beyond the structure? _____ feet
6. Is dry land access provided? _____
7. If the structure is flood proofed, what flood proofing measures are used?

_____

8. Certification of elevation or flood proofing must be provided by a licensed surveyor or registered Engineer.

Agenda

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

VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

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

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

PLEASE PRINT LEGIBLY

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

Christopher Mullett, The Wylie Group

221 Cottonwood Ave Hartland WI 53029

Business Name: The Wylie Group

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

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

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

_____ _____
Signature of Village Official Accepting Form Date

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

Agenda

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: The Wylie Group

Address: _____

Owner/Operator: _____

Standard Industrial Classification #: _____

How many people do you employ? _____

What are your businesses hours of work? _____

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

_____

_____

Time and Duration of Discharge: _____

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

_____

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

_____

_____

_____

_____

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

_____

_____

_____

_____

What are the constituents and characteristics of your wastewater?

_____

_____

_____

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

Print Form

Clear Form

Agenda

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

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

Waukesha County Sheriff – Sussex Office

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

Business Name: The Wylie Group

Business Address:_____

Business Phone #:_____

Business Email:_____

Business Emergency Contacts

Name and Phone #:_____

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

Agenda

MSI GENERAL

DESIGNBUILD

Since 1957 ▪ Architects ▪ Contractors ▪ Engineers ▪ Leaders

BUBBLES SUSSEX

NEW FACILITY

N65 W24838 MAIN STREET
SUSSEX, WISCONSIN 53089



ALL RENDERINGS ARE CONCEPTUAL, REFER TO ACTUAL DRAWINGS FOR SPECIFIC DETAILS AND INFORMATION ABOUT DESIGN ELEMENTS.

PROJECT INFORMATION

CODE SUMMARY AND BUILDING INFORMATION

VICINITY MAP



SITE

SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISION DESCRIPTION	REVISION DATE
GENERAL			
G-001	COVER SHEET		XX/XX/XXXX
CIVIL			
C-1	COVER SHEET		
C-2	EXISTING CONDITIONS & DEMOLITION PLAN		
C-3	SITE DIMENSIONAL & PAVING PLAN		
C-4	GRADING PLAN		
C-5	UTILITY PLAN		
C-6	EROSION CONTROL PLAN		
C-7	CONSTRUCTION DETAILS		
C-8	CONSTRUCTION DETAILS		
C-9	CONSTRUCTION DETAILS		
SITE LIGHTING PHOTOMETRIC			
ES-111	SITE LIGHTING PHOTOMETRIC PLAN		
LANDSCAPING			
L-1	LANDSCAPE PLAN		
L-2	LANDSCAPE GENERAL NOTES & DETAILS		
ARCHITECTURAL			
A-110	OVERALL FIRST FLOOR PLAN		
A-111	FIRST FLOOR PLAN		
A-200	EXTERIOR ELEVATIONS		
A-201	EXTERIOR ELEVATIONS COLORED		
A-202	EXTERIOR RENDERINGS		
A-204	WEST EXTERIOR ELEVATION COMPARISON		

SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISION DESCRIPTION	REVISION DATE

COPYRIGHT

COPYRIGHT © 2024 MSI GENERAL CORPORATION. ALL RIGHTS RESERVED.
NO PART OF THESE PLANS MAY BE ALTERED, COPIED, OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF MSI GENERAL CORPORATION.

OVER 65 • YEARS OF • DESIGN EXCELLENCE

ARCHITECT SEAL

ENGINEER SEAL

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

A	XX/XX/XXXX

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY, STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
XXX	XXX	XXX
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
XXX	XXX	XXX

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G-001

PROJECT NUMBER: P13683
P13683

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

COPYRIGHT © 2024 MSI GENERAL CORPORATION. ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:20 PM

BUDGET SET - NOT FOR CONSTRUCTION

Agenda

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

BUBBLES FOAM FARM

N65 W24838 MAIN ST (STH 164) SUSSEX, WI

PLANS PREPARED FOR

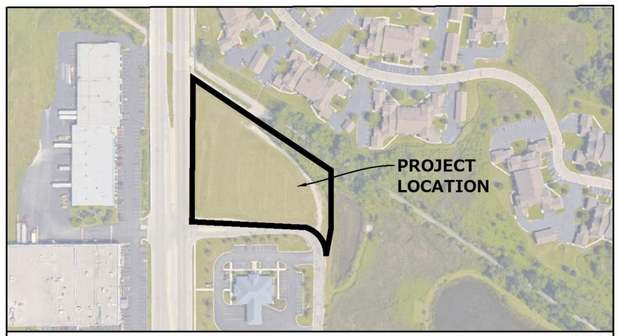
MSI GENERAL

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	S
STORM SEWER MANHOLE	S	S
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	T
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS	WET	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6"	6"
SOIL BORING	B-2	B-1
TOPSOIL PROBE	P-2	P-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON	O	O
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		



LOCATION MAP
SCALE: NTS

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	SITE DIMENSIONAL & PAVING PLAN
C-4	GRADING PLAN
C-5	UTILITY PLAN
C-6	EROSION CONTROL PLAN
C-7 - C-9	CONSTRUCTION DETAILS
L-1 - L-2	LANDSCAPE PLAN

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS NOT YET BEEN PREPARED FOR THIS PROJECT. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND GOPHER STATE 811 ONE CALL IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

BENCHMARKS

SITE BENCHMARKS:

BENCHMARK = NW UPPER FLANGE BOLT HYDRANT
THE STATION IS LOCATED AT THE EAST SIDE OF STATE TRUNK HIGHWAY 164, HALFWAY BETWEEN THE INTERSECTION WITH BUGLINE RECREATIONAL TRAIL AND THE INTERSECTION WITH THE PRIVATE DRIVE SOUTH OF THE SITE.

DATUM: NAVD88
ELEVATION: 951.96

CONTACTS:

CIVIL ENGINEER:
MATT CAREY, P.E.
PINNACLE ENGINEERING GROUP
20725 W. WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

SURVEYOR:
JOHN P. KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 W. WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

DEVELOPER:
CAMERON MCFARLAND
MSI GENERAL
W215 E WISCONSIN, AVE
NASHOTAH, WI 53058
CAMERON@MSIGENERAL.COM

MATTHEW A. CAREY
E-42076
MILWAUKEE, WI
PROFESSIONAL ENGINEER
12/20/24

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

COPYRIGHT © 2024 MSI GENERAL CORPORATION, ALL RIGHTS RESERVED. CREATED ON: 1/6/2025 12:37:20 PM
DRAWN BY: JCH
REVIEWED BY:
ASSIGNED:

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

Z:\PROJECTS\2022\3005.00-WI\CAD\SHEETS\3005.00 COVER SHEET.DWG

BUBBLES FOAM FARM
N65 W24838 MAIN ST (STH 164) SUSSEX, WI

COVER SHEET

REVISIONS

1	SITE PLAN UPDATE	12/20/24	

PEG JOB No 3005.00-WI
PEG PM MAC
START DATE 12/02/24
SCALE N.T.S.

SHEET C-1 OF C-9

© COPYRIGHT 2023

COVER SHEET

FOR REVIEW ONLY

www.pinnacle-engr.com

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY/ STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
XXX	XXX	XXX
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
XXX	XXX	XXX

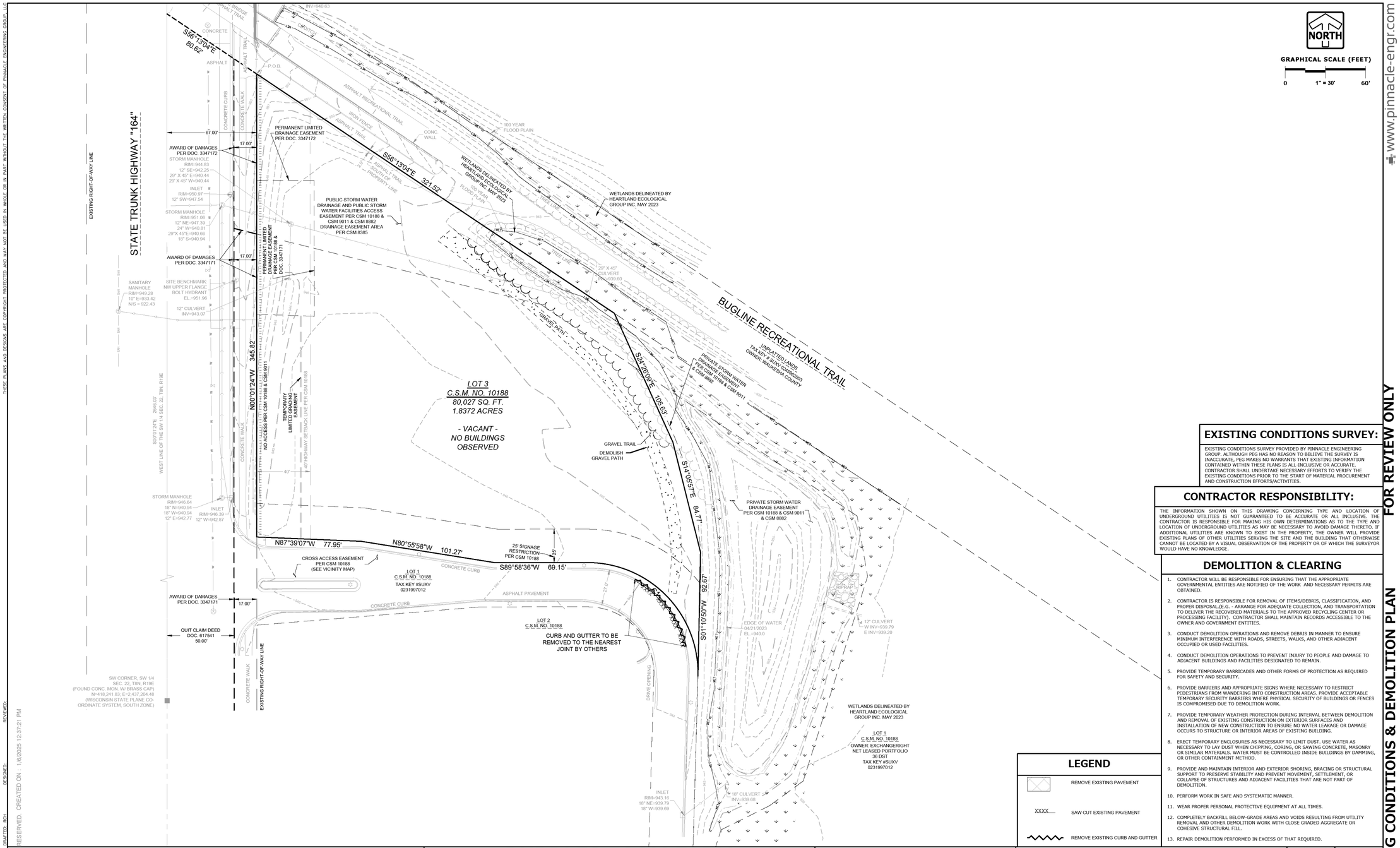
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1

PROJECT NUMBER: P13683
P13683

BUDGET SET - NOT FOR CONSTRUCTION

Agenda



EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

DEMOLITION & CLEARING

1. CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.
2. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL.(E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
3. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
4. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
5. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
6. PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
7. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
8. ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST. USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.
9. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
10. PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
11. WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
12. COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.
13. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

LEGEND

- REMOVE EXISTING PAVEMENT
- XXXX — SAW CUT EXISTING PAVEMENT
- REMOVE EXISTING CURB AND GUTTER

FOR REVIEW ONLY

EXISTING CONDITIONS & DEMOLITION PLAN

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE: 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888
CHICAGO I MILWAUKEE . NATIONWIDE

BUBBLES FOAM FARM

N65 W24838 MAIN ST (STH 164) SUSSEX, WI

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS

1	SITE PLAN UPDATE	12/20/24			

PEG JOB No.3005.00-WI | MAC
PEG PM: | START DATE 12/02/24
SCALE 1" = 30'

SHEET C-2 OF C-9

© COPYRIGHT 2020

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REVIT MCD:
DESIGNED:
DRAFTED: RDH

COPYRIGHT © 2024 MSI GENERAL CORPORATION. ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:21 PM

Z:\PROJECTS\2022\3005.00-WI\CAD\SHEETS\3005.00 EXISTING CONDITIONS AND DEMOLITION PLAN.DWG

www.pinnacle-engr.com

MSI GENERAL DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
PRELIMINARY SET:	
BUDGET SET:	01/06/2025
BUDGET SET:	
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY, STATE / ZIP
SUSSEX WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
xxx	xxx	xxx

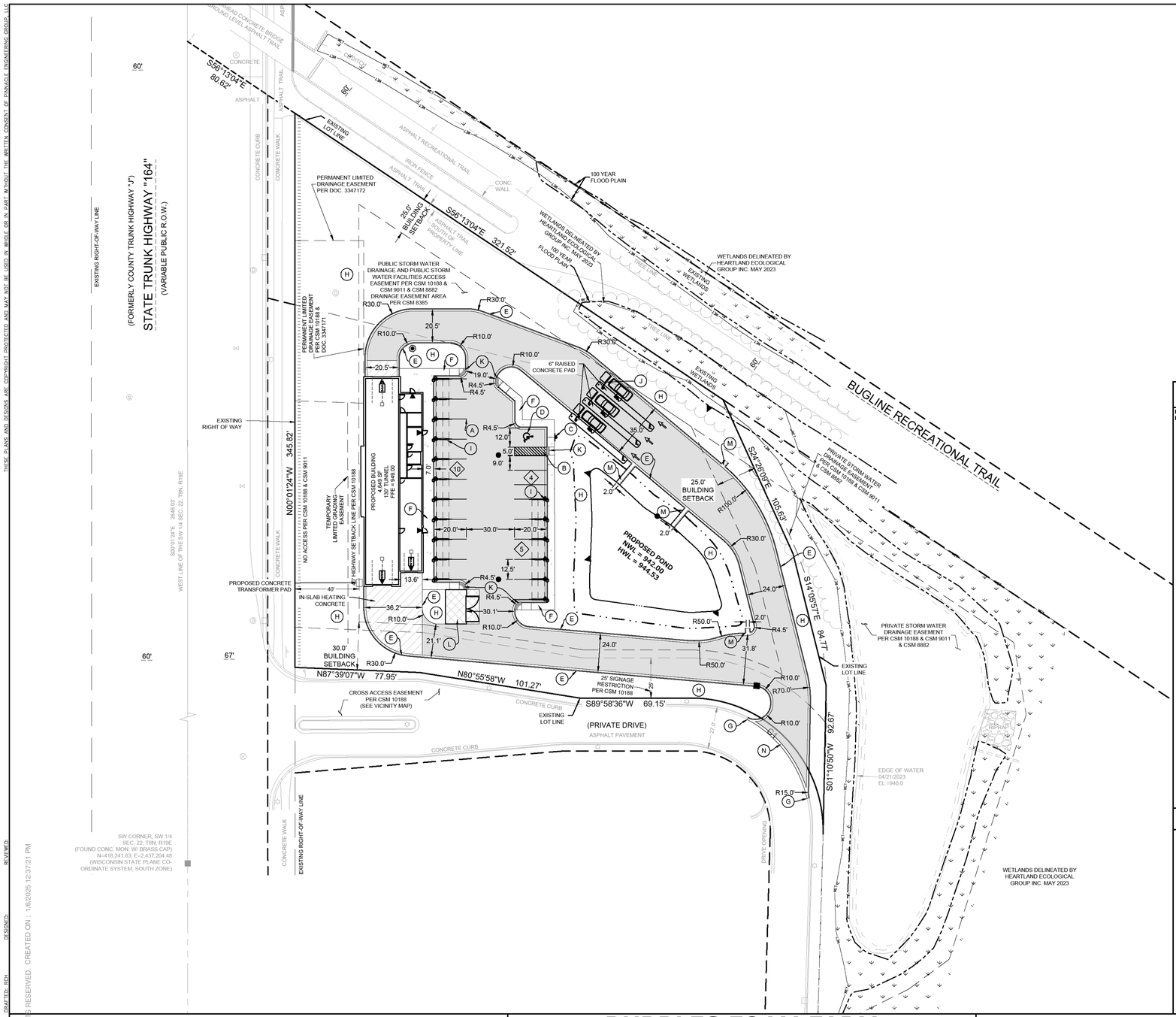
SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
C-2

PROJECT NUMBER:
P13683
P13683

BUDGET SET - NOT FOR CONSTRUCTION

Agenda



LEGEND

FINAL PAVEMENT DESIGN INFORMATION TO BE PROVIDED BY GEOTECHNICAL ENGINEER.

- **LIGHT DUTY PAVEMENT**
  - 1.75" 12.5 MM ASPHALTIC SURFACE COURSE (LT-58-28-S AC)
  - 2.25" 19 MM ASPHALTIC BINDER COURSE (LT-58-28-S AC)
  - 8" CRUSHED 1.25" AGGREGATE BASE COURSE
- **HEAVY DUTY PAVEMENT**
  - 1.75" 12.5 MM ASPHALTIC SURFACE COURSE (LT-58-28-S AC)
  - 2.25" 19 MM ASPHALTIC BINDER COURSE (LT-58-28-S AC)
  - 10" CRUSHED 1.25" AGGREGATE BASE COURSE
- **CONCRETE PAVEMENT**
  - 6" PORTLAND CEMENT CONCRETE
  - 6" COMP. CA-6 AGGREGATE BASE COURSE, TYPE B
- **CONCRETE SIDEWALK**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
  - 5" PCC (6x6 WELDED WIRE FABRIC PER RACE 315-92)

(A) **4" SOLID WHITE STRIPE**
(B) **4" DIAGONAL AT 45° SPACED 2' O.C.**
(C) **R7-8 HANDICAP PARKING SIGN (SEE DETAIL)**
(D) **ADA STALL INSIGNIA (SEE DETAIL)**
(E) **18" CURB & GUTTER (SEE DETAIL)**
(F) **CONCRETE SIDEWALK (SEE DETAIL)**
(G) **MATCH EDGE OF PAVEMENT AND CURB & GUTTER**
(H) **LANDSCAPE AREA**
(I) **VACUUM EQUIPMENT (SEE ARCHITECTURAL PLANS)**
(J) **POS EQUIPMENT (SEE ARCHITECTURAL PLANS)**
(K) **ADA RAMP**
(L) **TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)**
(M) **CONCRETE FLUME**
(N) **DEPRESSED CURB & GUTTER**
(10) **PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**
MAN DOOR
0.1.0 **OVERHEAD DOOR**

SITE DATA TABLE

TOTAL SITE AREA:	**80,026 SF (1.84 AC)**
BUILDING SIZE:	**4,649 SF**
SETBACKS:	**HIGHWAY R.O.W. - 40' ROAD R.O.W. - 30' REAR - 25'**
PROPOSED PARKING:	**4 SPACES (1 ADA)**
EXISTING IMPERVIOUS:	**0.00 SF (0.00 AC)**
PROPOSED IMPERVIOUS:	**34,076 SF (0.78 AC)**
EXISTING GREENSPACE: %:	**80,026 SF (1.84 AC) 100.0%**
PROPOSED GREENSPACE: %:	**45,950 SF (1.05 AC) 57.4%**
ZONING:	**B-3 HIGHWAY BUSINESS DISTRICT**

NOTES

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED.
3. ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
8. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
9. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF SUSSEX SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
10. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
11. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
12. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
13. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
14. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
15. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
16. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
17. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

    CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.

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

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

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

    BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE HALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

    SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

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

    CONCRETE MATERIALS: CONCRETE PAVEMENT SHALL CONFORM TO SECTIONS 415, 416, AND 501, STATE HIGHWAY SPECIFICATIONS.

    SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

    DOWEL BARS: PLACE AT ALL TRANSVERSE AND LONGITUDINAL JOINTS IN TRUCK LOADING DOCK AREAS AND AT ALL TRANSVERSE JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13C13.
18. TIE BARS: PLACE AT ALL LONGITUDINAL JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13C01. PLACE IN CURB AND GUTTER PER WISDOT 8D01.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

COPYRIGHT © 2024 MSI GENERAL CORPORATION ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:21 PM
DESIGNED -
DRAWN BY: RCH
Z:\PROJECTS\2022\3005.00-WI\CAD\SHEETS\3005.00 SITE DIMENSIONAL AND PAVING PLAN.DWG

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE: NATIONWIDE

BUBBLES FOAM FARM

N65 W24838 MAIN ST (STH 164) SUSSEX, WI

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1	SITE PLAN UPDATE	12/20/24			

PROJ. JOB No. 3005.00-WI
PROJ. PM: MAC
START DATE: 12/02/24
SCALE: 1" = 30'

SHEET C-3 OF C-9

© COPYRIGHT 2023

FOR REVIEW ONLY

www.pinnacle-engr.com

SITE DIMENSIONAL & PAVING PLAN

MSI GENERAL DESIGNBUILD
MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	
PRELIMINARY REVISION SET:	11/19/2024
BUDGET SET:	
BUDGET REVISION SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 N24838 MAIN STREET

CITY/ STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
xxx	xxx	xxx

SHEET TITLE:
SITE DIMENSIONAL & PAVING PLAN

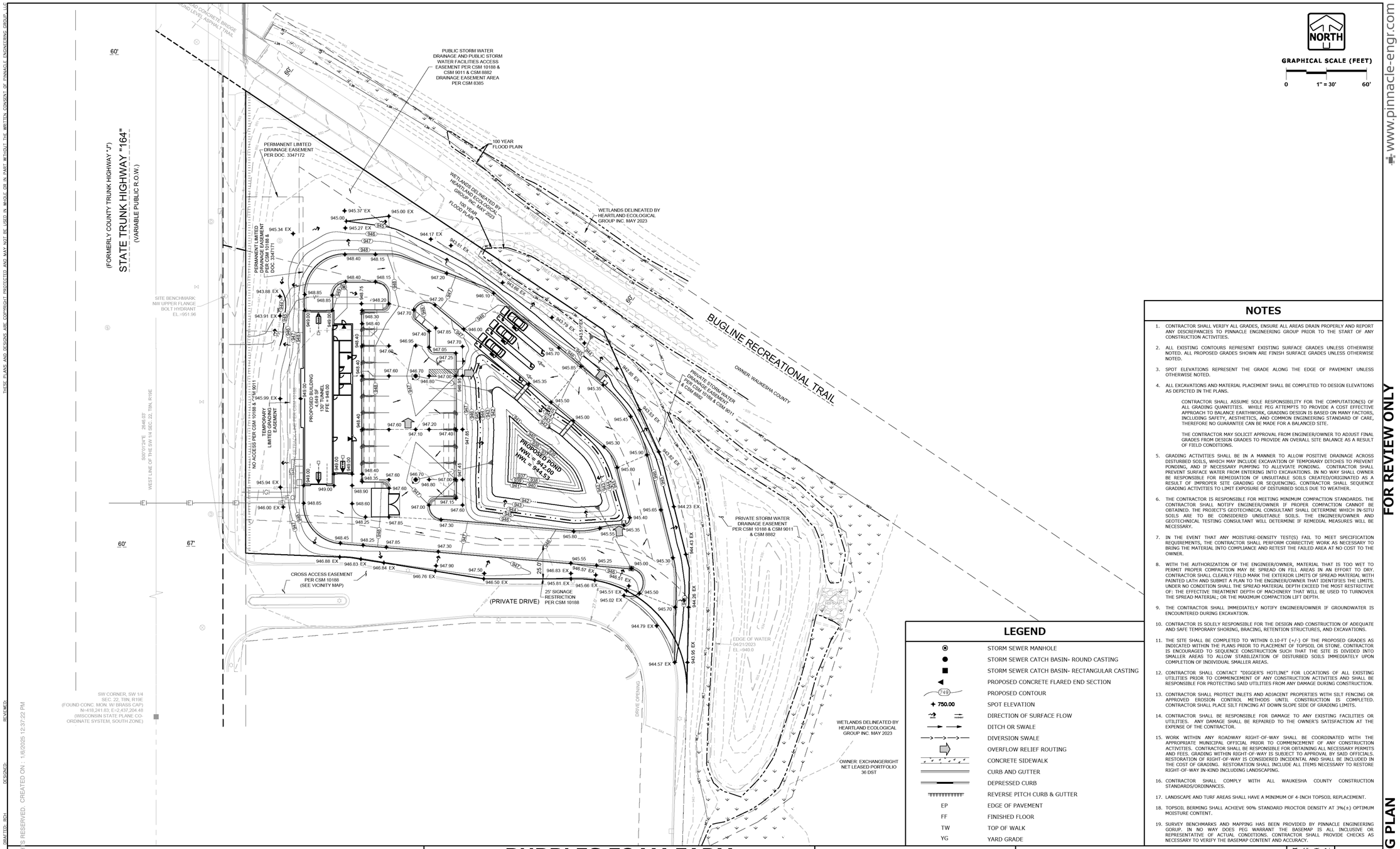
SHEET NUMBER:
C-3

PROJECT NUMBER:
P13683
P13683

LEADERS ■ ENGINEERS ■ CONTRACTORS ■ ARCHITECTS

BUDGET SET - NOT FOR CONSTRUCTION

Agenda



NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

   CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

   THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL WAUKESHA COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
19. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GORUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

LEGEND

	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN- ROUND CASTING
	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
	PROPOSED CONCRETE FLARED END SECTION
749	PROPOSED CONTOUR
750.00	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	DIVERSION SWALE
	OVERFLOW RELIEF ROUTING
	CONCRETE SIDEWALK
	CURB AND GUTTER
	DEPRESSED CURB
	REVERSE PITCH CURB & GUTTER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
TW	TOP OF WALK
YG	YARD GRADE

FOR REVIEW ONLY

GRADING PLAN

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

BUBBLES FOAM FARM

N65 W24838 MAIN ST (STH 164) SUSSEX, WI

GRADING PLAN

REVISIONS

1	SITE PLAN UPDATE	12/20/24	

PEG JOB No.3005.00-WI
PEG PM: MAC
START DATE: 12/02/24
SCALE: 1" = 30'

SHEET C-4 OF C-9

COPYRIGHT © 2024 MSI GENERAL CORPORATION ALL RIGHTS RESERVED. CREATED ON: 1/6/2025 12:37:22 PM
DESIGNED:
DRAFTED: RCH
REVIEWED:
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

Z:\PROJECTS\2022\3005.00-WI\CAD\SHEETS\3005.00 GRADING PLAN.DWG

© COPYRIGHT 2023

www.pinnacle-engr.com

MSI GENERAL DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
PRELIMINARY SET:	
BUDGET SET:	01/06/2025
BUDGET SET:	
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PROJECT NAME:
BUBBLES SUSSEX

PROJECT DESCRIPTION:
NEW FACILITY

STREET ADDRESS:
N65 W24838 MAIN STREET

CITY/ STATE / ZIP:
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT: xxx
STRUCTURAL ENGINEER: xxx
LANDSCAPE DESIGN: xxx
DESIGN ARCHITECT: xxx
CIVIL ENGINEER: xxx
REVIEWED BY: xxx

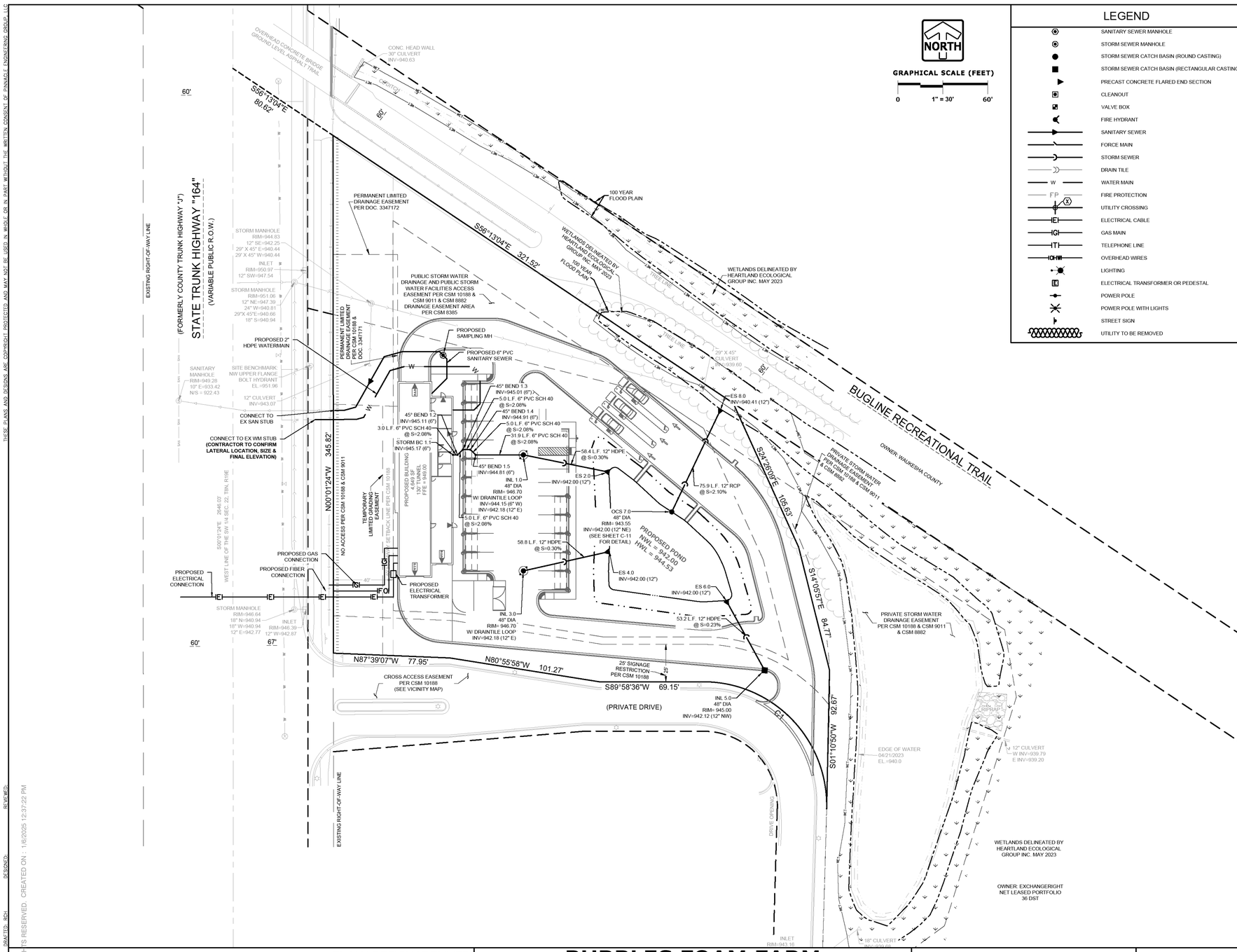
SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C-4

PROJECT NUMBER: P13683
P13683

BUDGET SET - NOT FOR CONSTRUCTION

Agenda



LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- W — WATER MAIN
- FP — FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN
- UTILITY TO BE REMOVED

NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF SUSSEX PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
8. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF SUSSEX PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. STORM SEWER SPECIFICATIONS -

    PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

    HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

    INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-1580 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

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

    MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL .

    IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
16. WATER MAIN SPECIFICATIONS -

    PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF RIVER FALLS AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.

    BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
17. SANITARY SEWER SPECIFICATIONS -

    PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D 3212.

    BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF SUSSEX. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL
18. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
19. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
20. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC
REVISED:
DESIGNED:
DRAWN BY: RCH
CREATED ON : 1/6/2025 12:37:22 PM
COPYRIGHT © 2024 MSI GENERAL CORPORATION ALL RIGHTS RESERVED

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-6888
CHICAGO | MILWAUKEE | NATIONWIDE

BUBBLES FOAM FARM

N65 W24838 MAIN ST (STH 164) SUSSEX, WI

UTILITY PLAN

REVISIONS

1	SITE PLAN UPDATE	12/20/24			

PEGS JOB No. 3005.00-WI
PEGS PM: MAC
START DATE: 12/02/24
SCALE: 1" = 30'

SHEET C-5 OF C-9

UTILITY PLAN

© COPYRIGHT 2023

Z:\PROJECTS\2022\3005.00-WI\CAD\SHEETS\3005.00 UTILITY PLAN.DWG

FOR REVIEW ONLY

MSI GENERAL
DESIGNBUILD
MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY/ STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT:	STRUCTURAL ENGINEER:	LANDSCAPE DESIGN:
xxx	xxx	xxx
DESIGN ARCHITECT:	CIVIL ENGINEER:	REVIEWED BY:
xxx	xxx	xxx

SHEET TITLE:
UTILITY PLAN

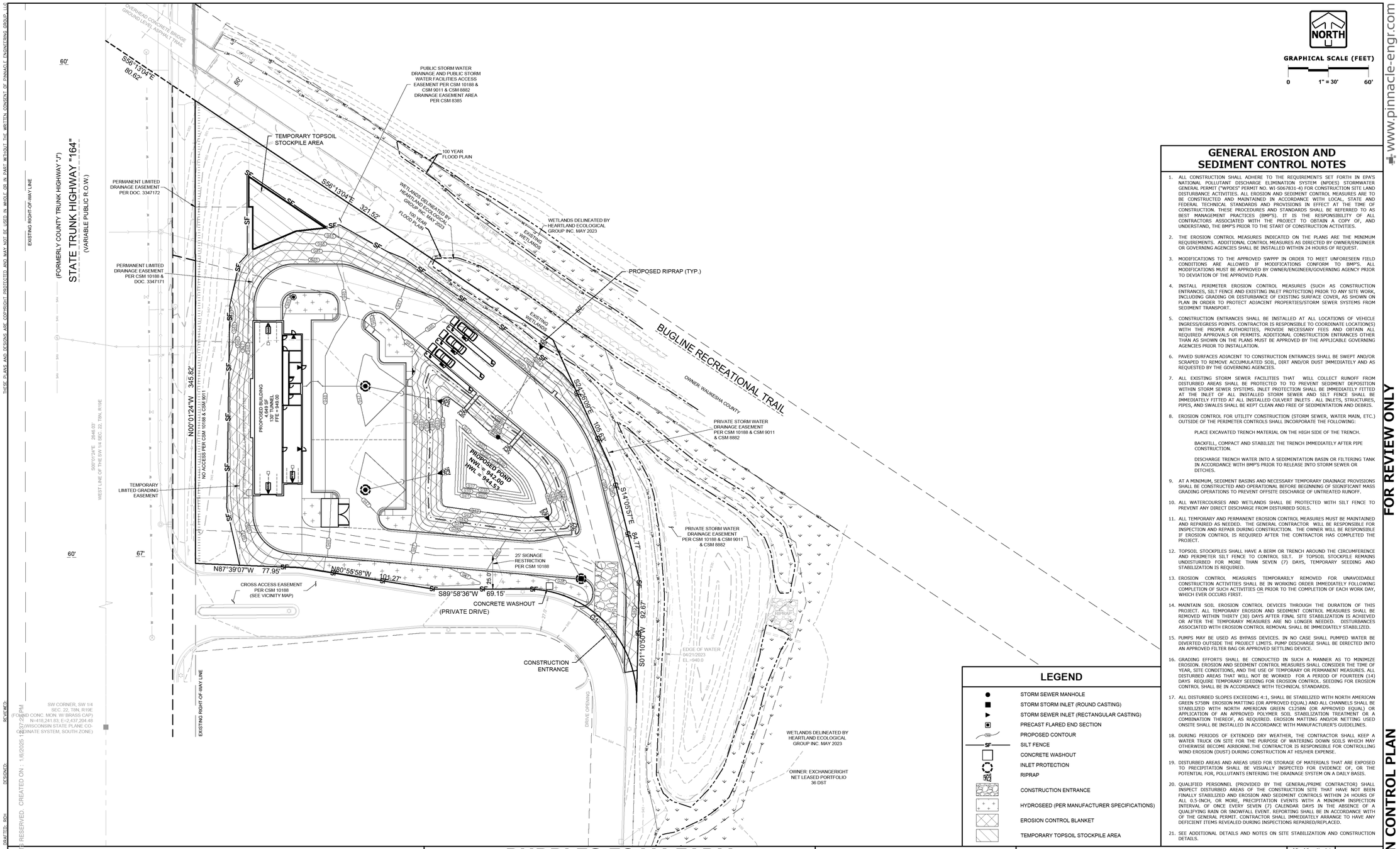
SHEET NUMBER:
C-5

PROJECT NUMBER:
P13683
P13683

BUDGET SET - NOT FOR CONSTRUCTION

www.pinnacle-engr.com
LEADERS ■ ENGINEERS ■ ARCHITECTS ■ CONTRACTORS

Agenda



GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
   - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   - BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ASSRANCE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

LEGEND

- STORM SEWER MANHOLE
- STORM STORM INLET (ROUND CASTING)
- STORM SEWER INLET (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- PROPOSED CONTOUR
- SF — SILT FENCE
- CONCRETE WASHOUT
- INLET PROTECTION
- RIPRAP
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET
- TEMPORARY TOPSOIL STOCKPILE AREA

FOR REVIEW ONLY

EROSION CONTROL PLAN

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.
COPYRIGHT © 2024 MSI GENERAL CORPORATION ALL RIGHTS RESERVED. CREATED ON: 1/6/2025 1:37:23 PM
DESIGNED: RCW
DRAWN: MCH
CHECKED: PMH

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

BUBBLES FOAM FARM

N65 W24838 MAIN ST (STH 164) SUSSEX, WI

EROSION CONTROL PLAN

REVISIONS

1	SITE PLAN UPDATE	12/20/24			

PEG JOB No: 3005.00-WI
PEG PM: MAC
START DATE: 12/02/24
SCALE: 1" = 30'

SHEET C-6 OF C-9

© COPYRIGHT 2022 EROSION CONTROL PLAN

Z:\PROJECTS\2022\3005.00-WI\CAD\SHEETS\3005.00 EROSION CONTROL PLAN.DWG

www.pinnacle-engr.com
MSI GENERAL
DESIGNBUILD
MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
FINAL SET:	
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY, STATE, ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT:	STRUCTURAL ENGINEER:	LANDSCAPE DESIGN:
xxx	xxx	xxx
DESIGN ARCHITECT:	CIVIL ENGINEER:	REVIEWED BY:
xxx	xxx	xxx

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-6

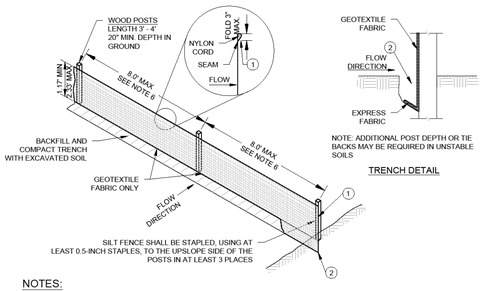
PROJECT NUMBER:
P13683

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

BUDGET SET - NOT FOR CONSTRUCTION

Agenda

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

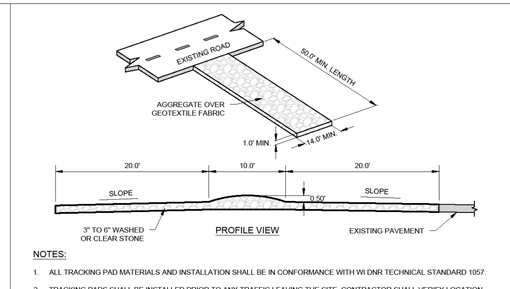


NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY. REFER TO NOTE 7 FOR SPACING.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE

#100-C 07-31-12

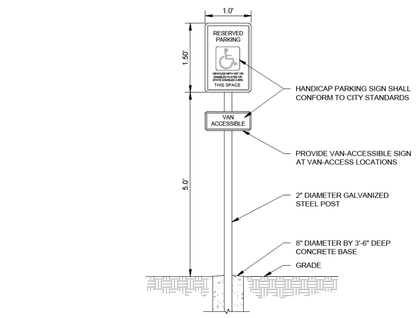


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

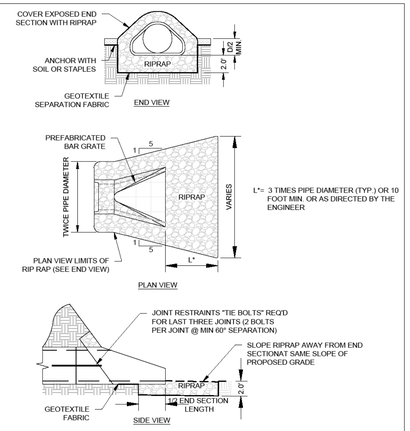
CONSTRUCTION ENTRANCE

#107-WS 10-02-12



ADA SIGN

#706 10-11-12

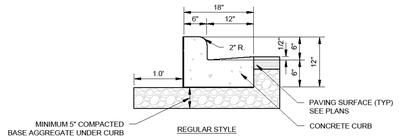


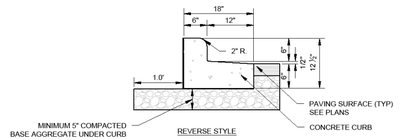
NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS

#124 12/26/12



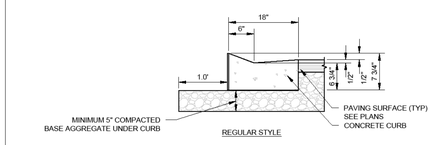


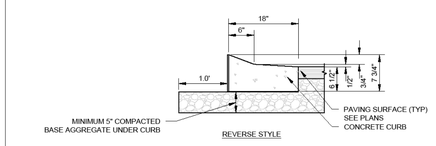
NOTES:

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

18" VERTICAL FACE CURB

#602-WI 10-27-17



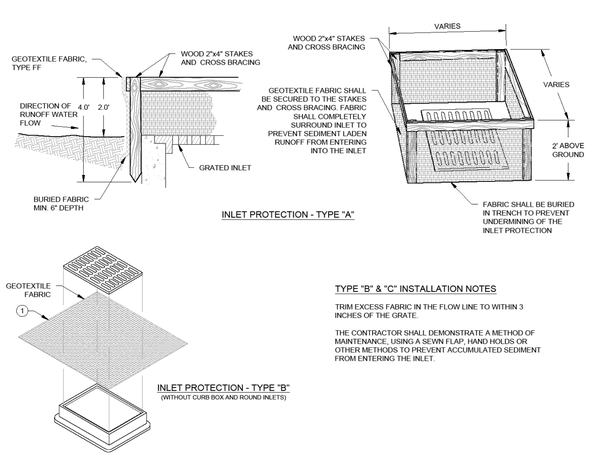


NOTES:

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

18" DEPRESSED CURB

#603-WI 12-14-12

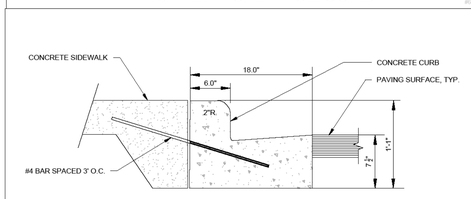


NOTES:

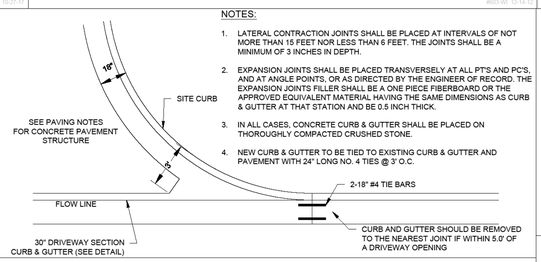
1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
1. FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INLET PROTECTION

#104 04-24-13



18" CURB ADJACENT TO SIDEWALK

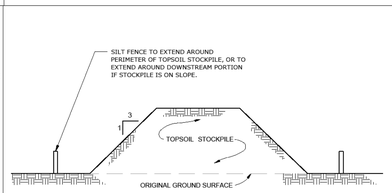


NOTES:

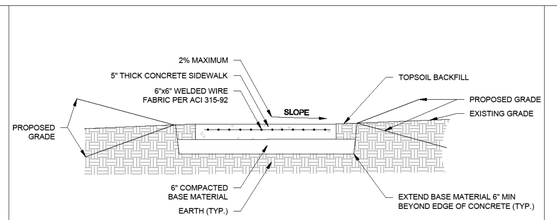
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT ALL PT'S AND PC'S, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. NEW CURB & GUTTER TO BE TIED TO EXISTING CURB & GUTTER AND PAVEMENT WITH 24" LONG NO. 4 TIES @ 3' O.C.

DRIVEWAY ENTRANCE

#633 2/20/15



TEMPORARY TOPSOIL STOCKPILE



CONCRETE SIDEWALK

#507 10-11-12

CONSTRUCTION DETAILS

FOR REVIEW ONLY

www.pinnacle-engr.com

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

BUBBLES FOAM FARM

N65 W24838 MAIN ST (STH 164) SUSSEX, WI

CONSTRUCTION DETAILS

REVISIONS

1	SITE PLAN UPDATE	12/20/24			

PEG | JOB No. 3005.00-WI
PEG | PM: MAC
START DATE: 12/02/24
SCALE: N.T.S.

SHEET C-7 OF C-9

© COPYRIGHT 2023

Z:\PROJECTS\2022\3005.00-WI\CAD\SHEETS\3005.00 CONSTRUCTION DETAILS.DWG

COPYRIGHT © 2024 MSI GENERAL CORPORATION ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:23 PM
DESIGNED: BCW
DRAWN: RCH

MSI GENERAL
DESIGNBUILD
MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	
PRELIMINARY SET:	11/19/2024
BUDGET SET:	
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION:
NEW FACILITY

STREET ADDRESS:
N65 W24838 MAIN STREET

CITY/ STATE / ZIP:
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
xxx	xxx	xxx

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-7

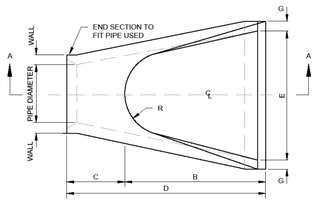
PROJECT NUMBER: P13683
P13683

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

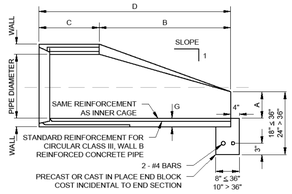
BUDGET SET - NOT FOR CONSTRUCTION

Agenda

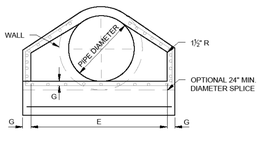
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP LLC



PLAN



SECTION A-A



END VIEW

PIPE DIA.	APPROX. QTY (lbs)	WALL (in)	A (in)	B (in)	C (in)	D (in)	E (in)	G (in)	R (in)	APPROX. SLOPE
12"	530	2	4	24	4'-0 7/8"	6'-0 7/8"	24	2	9	1:2.4
15"	740	2 1/4	6	27	3'-10"	6'-1"	30	2 1/4"	11	1:2.4
18"	990	2 1/2	9	27	3'-10"	6'-1"	36	2 1/2	12	1:2.4
21"	1280	2 3/4	9	35	38	6'-1"	3'-6"	2 3/4	13	1:2.4
24"	1520	3	9 1/2	3'-7 1/2"	30	6'-1 1/2"	4'-0"	3	14	1:2.5
27"	1930	3 1/4	10 1/2	4'-0"	25 1/2	6'-1 1/2"	4'-6"	3 1/4	14 1/2	1:2.4
30"	2190	3 1/2	12	4'-6"	19 3/4	6'-1 3/4"	5'-0"	3 1/2	15	1:2.5
33"	3200	3 3/4	13 1/2	4'-10 1/2"	39 1/4	8'-1 3/4"	5'-6"	3 3/4	17 1/2	1:2.5
36"	4100	4	15	5'-3"	34 3/4	8'-1 3/4"	6'-0"	4	20	1:2.5
42"	5380	4 1/2	21	5'-3"	35	8'-2"	6'-6"	4 1/2	22	1:2.5
48"	6550	5	24	6'-0"	26	8'-2"	7'-0"	5	22	1:2.5
54"	8240	5 1/2	27	5'-5"	35	8'-4"	7'-6"	5 1/2	24	1:2.0
60"	8730	6	35	5'-0"	39	8'-3"	8'-0"	5	*	1:1.9
66"	10710	6 1/2	30	6'-0"	27	8'-3"	8'-6"	5 1/2	*	1:1.7
72"	12520	7	36	6'-6"	21	8'-3"	9'-0"	6	*	1:1.8
78"	14770	7 1/2	36	7'-6"	21	9'-3"	9'-6"	6 1/2	*	1:1.8
84"	18160	8	36	7'-6 1/2"	21	9'-3 1/2"	10'-0"	6 1/2	*	1:1.6

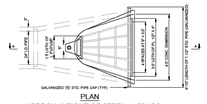
* RADIUS AS FURNISHED BY MANUFACTURER

NOTES:

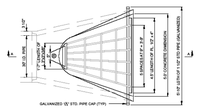
1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS 3, WALL B REINFORCED CONCRETE PIPE.
2. PRECAST CONCRETE FLARED END SECTIONS FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
3. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR PRECAST CONCRETE FLARED END SECTION OF THE DIAMETER SPECIFIED WHICH PRICE INCLUDES PROVIDING AND INSTALLATION OF EACH END SECTION SPECIFIED.
4. GRATES, WHERE SPECIFIED, SHALL BE PROVIDED FOR ALL PRECAST REINFORCED CONCRETE FLARED END SECTIONS.

PRECAST FLARED END SECTIONS

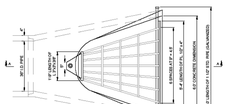
#312-A 6/18/13



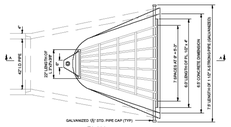
PLAN
APPROX. WEIGHT OF STEEL = 150 LBS.



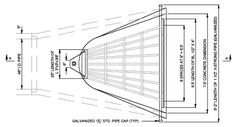
PLAN
APPROX. WEIGHT OF STEEL = 210 LBS.



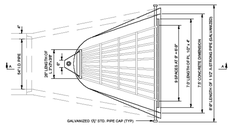
PLAN
APPROX. WEIGHT OF STEEL = 280 LBS.



PLAN
APPROX. WEIGHT OF STEEL = 320 LBS.



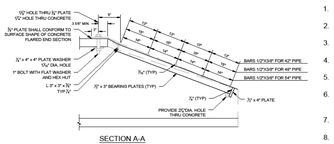
PLAN
APPROX. WEIGHT OF STEEL = 400 LBS.



PLAN
APPROX. WEIGHT OF STEEL = 425 LBS.

NOTES:

1. GRATING DETAILS SHOWN ARE INTENDED FOR USE WITH PARTICULAR SIZES OF PRECAST REINFORCED CONCRETE FLARED END SECTION AS SHOWN ON IDOT STANDARDS.
2. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
4. BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
5. ALL FABRICATION SHALL BE COMPLETED AND READY FOR ASSEMBLY BEFORE GALVANIZING.
6. THE CORED HOLES IN THE THE PRECAST CONCRETE FLARED END SECTIONS SHALL BE TO THE DIAMETERS NOTED. IF CONE-OUT ON THE OTHER END OF THE HOLE OCCURS, THE HOLE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE.
7. APPROXIMATE WEIGHT OF STEEL SHOWN INCLUDES TOTAL WEIGHT OF GRATING, BOLTS, WASHERS, NUTS, AND STEEL PIPE.
8. THE CONTRACT UNIT PRICE "EACH" FOR GRATING FOR CONCRETE FLARED END SECTION OF THE SIZE INDICATED SHALL INCLUDED FABRICATION AND INSTALLATION OF THE GRATING AS DETAILED HEREON, INCLUDING FABRICATION OF THE NECESSARY MOUNTING HOLES IN THE FLARED END SECTION. THIS PRICE DOES NOT INCLUDE THE COST OF THE PRECAST CONCRETE FLARED END SECTION.



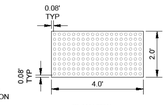
SECTION A-A

FLARED END SECTION GRATES

#313 6/18/13

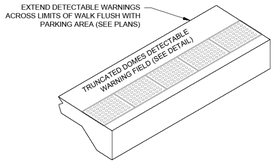
	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

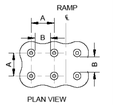
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION



PLAN VIEW

DETECTABLE WARNING FIELD (TYPICAL)**





PLAN VIEW

NOTES:

1. DETECTABLE WARNING FIELDS TO BE NEENAH FOUNDRY DETECTABLE WARNING FIELDS (OR APPROVED EQUAL), UNPAINTED NATURAL COLOR AND FIELD WEATHERED PRIOR TO INSTALLATION (VERIFY COLOR WITH OWNER PRIOR TO INSTALLATION.

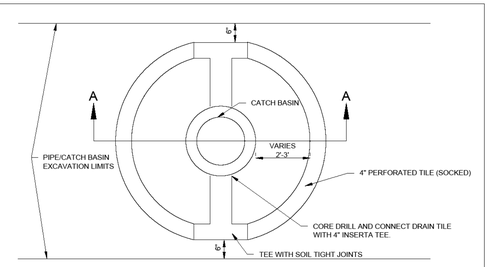


ELEVATION VIEW

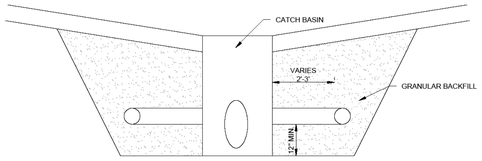
TRUNCATED DOMES DETECTABLE WARNING PATTERN DETAIL

DETECTABLE WARNING TRUNCATED DOMES

#705 4/30/13



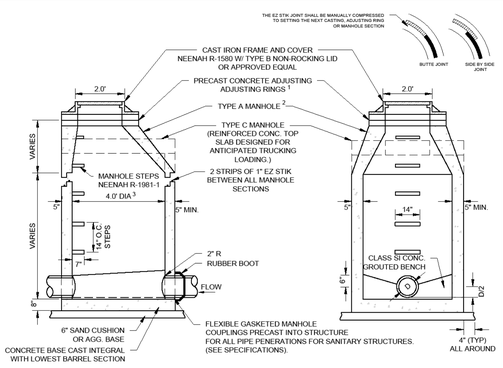
PLAN VIEW



SECTION A-A

CATCH BASIN - UNDERDRAIN

DETAIL NUMBER AND REVISION DATE

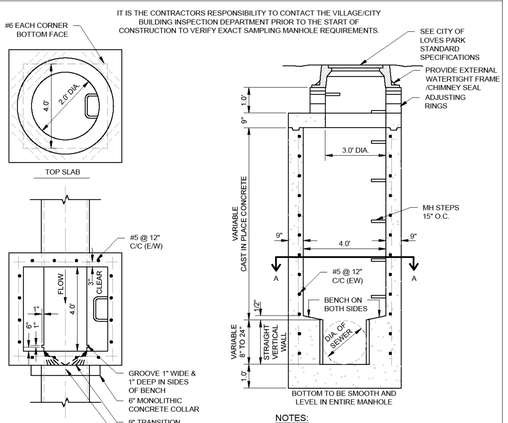


NOTES:

1. 1" EZ STIKE BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL ADAPTOR SEAL RING, ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
2. THE FLAT TOP MAYBE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4'-0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.

SANITARY MANHOLE

#400 10-10-12



IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VILLAGE/CITY BUILDING INSPECTION DEPARTMENT PRIOR TO THE START OF CONSTRUCTION TO VERIFY EXACT SAMPLING MANHOLE REQUIREMENTS.

NOTES:

1. 4'-0" I.D. PRECAST MAY BE SUBSTITUTED FOR SAMPLING M.H.'S ON BUILDING LATERAL
2. 4'-0" I.D. MONOLITHIC MAY BE SUBSTITUTED FOR GAUGING M.H.'S ON MUNICIPAL SEWERS

SAMPLING AND GAUGING MANHOLE

#401 01/29/13

COPYRIGHT © 2024 MSI GENERAL CORPORATION ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:23 PM

DRAWN BY: RDH DESIGNED REVIEWED

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

BUBBLES FOAM FARM

N65 W24838 MAIN ST (STH 164) SUSSEX, WI

CONSTRUCTION DETAILS

REVISIONS

1	SITE PLAN UPDATE	12/20/24			

PEG JOB No. 3005.00-WI
PEG PM MAC
START DATE 12/02/24
SCALE N.T.S.

SHEET C-8 OF C-9

© COPYRIGHT 2023

CONSTRUCTION DETAILS

FOR REVIEW ONLY

www.pinnacle-engr.com

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

MSI GENERAL
DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	
PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
BUDGET SET:	
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY/ STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT: xxx
STRUCTURAL ENGINEER: xxx
LANDSCAPE DESIGN: xxx
DESIGN ARCHITECT: xxx
CIVIL ENGINEER: xxx
REVIEWED BY: xxx

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-8

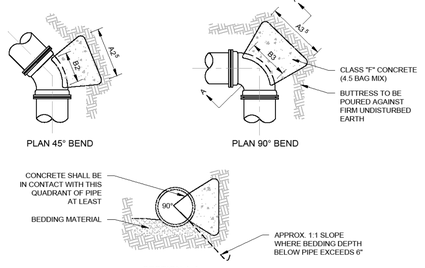
PROJECT NUMBER: P13683
P13683

BUDGET SET - NOT FOR CONSTRUCTION

Z:\PROJECTS\2022\3005.00-WI\CAD\SHEETS\3005.00 CONSTRUCTION DETAILS.DWG

Agenda

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



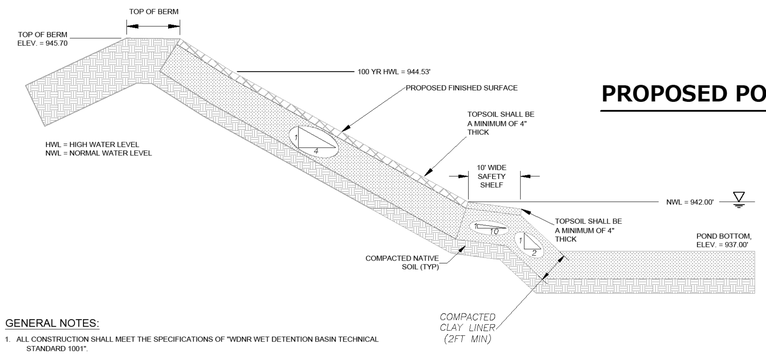
PIPE	22 1/2° BENDS		45° BENDS		90° BENDS	
SIZE	A1	B1	A2	B2	A3	B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

NOTES:

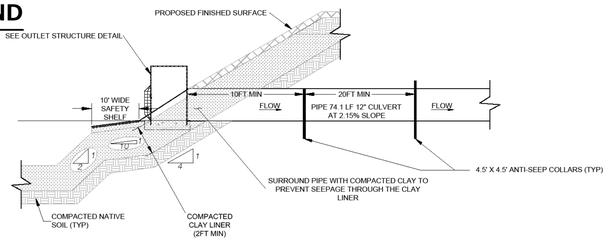
1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER.
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11½° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

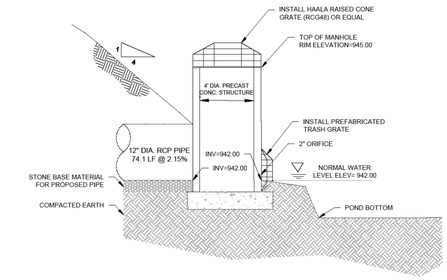
THRUST BLOCK

#502 10-10-13



PROPOSED POND





PROPOSED POND OCS 7.0
NTS

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C-76/C443) WITH RUBBER GASKETS.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
5. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 95% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

PROPOSED POND CROSS SECTION
NTS

NOTES:

1. CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN EMBANKMENT.
2. INSTALL FILTER FABRIC OVER CONSTRUCTION ORIFICE TO PREVENT SEDIMENT DEPOSITION IN THE POND OUTLET PIPE.

PROPOSED POND OUTLET PIPE
NTS

FOR REVIEW ONLY

CONSTRUCTION DETAILS

© COPYRIGHT 2023

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE - NATIONWIDE

BUBBLES FOAM FARM

N65 W24838 MAIN ST (STH 164) SUSSEX, WI

CONSTRUCTION DETAILS

REVISIONS

1	SITE PLAN UPDATE	12/20/24			

PEG JOB No. 3005.00-WI
PEG PM: MAC
START DATE: 12/02/24
SCALE: N.T.S.

SHEET C-9 OF C-9

Z:\PROJECTS\2022\3005.00-WI\CAD\SHEETS\3005.00 CONSTRUCTION DETAILS.DWG

COPYRIGHT © 2024 MSI GENERAL CORPORATION ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:24 PM

DESIGNED: RCH
DRAFTED: RCH
REVIEWED:

www.pinnacle-engr.com

MSI GENERAL DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
CONSTRUCTION SET:	
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY/ STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
xxx	xxx	xxx

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-9

PROJECT NUMBER:
P13683
P13683

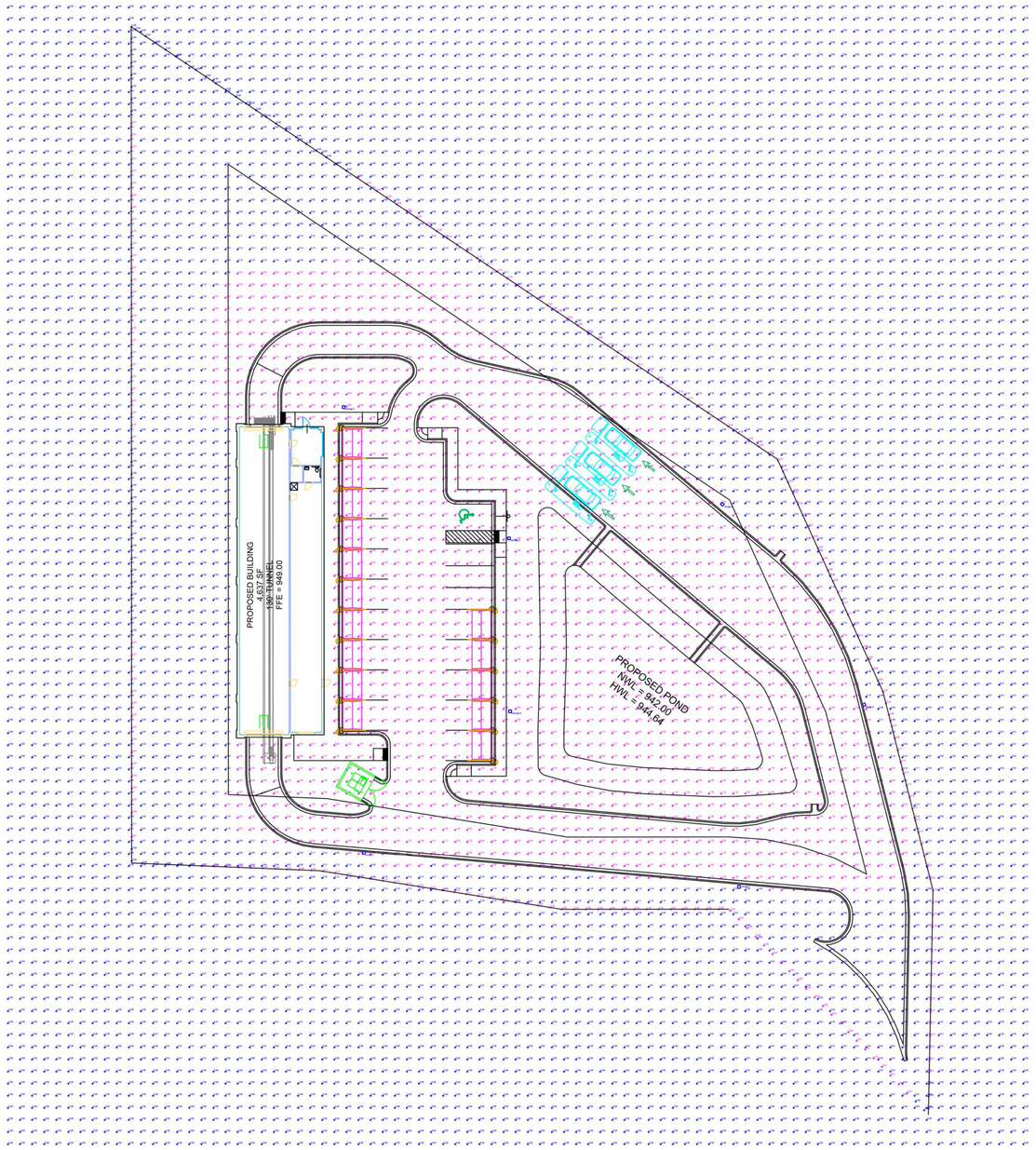
LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

BUDGET SET - NOT FOR CONSTRUCTION

Agenda

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drive Lanes_At Grade	+	1.00 fc	2.40 fc	0.22 fc	10.9:1	4.5:1
Presumed Property Line_At Grade	+	0.05 fc	0.16 fc	0.00 fc	N/A	N/A

Schedule

Label	QTY	Manufacturer	Catalog	Lamp Output	LLF	Input Power
OA3	4	Lithonia Lighting	DSX1 LED P2 XXK XXCRI BLC3 MVOLT SPA XXXX + 20FT SSS (ASSUMES 3FT BASE)	6516	0.95	67.79
OA5M	1	Lithonia Lighting	DSX1 LED P1 XXK XXCRI T5M MVOLT SPA XXXX + 20FT SSS (ASSUMES 3FT BASE)	7276	0.95	50.9
OA5W	2	Lithonia Lighting	DSX1 LED P2 XXK XXCRI T5W MVOLT SPA XXXX + 20FT SSS (ASSUMES 3FT BASE)	9506	0.95	67.79

COPYRIGHT © 2024 MSI GENERAL CORPORATION. ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:24 PM

MSI GENERAL
DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24308 MAIN STREET

CITY/ STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT: xxx
STRUCTURAL ENGINEER: xxx
LANDSCAPE DESIGN: xxx
DESIGN ARCHITECT: xxx
CIVIL ENGINEER: xxx
REVIEWED BY: xxx

SHEET TITLE:
SITE LIGHTING PHOTOMETRIC PLAN

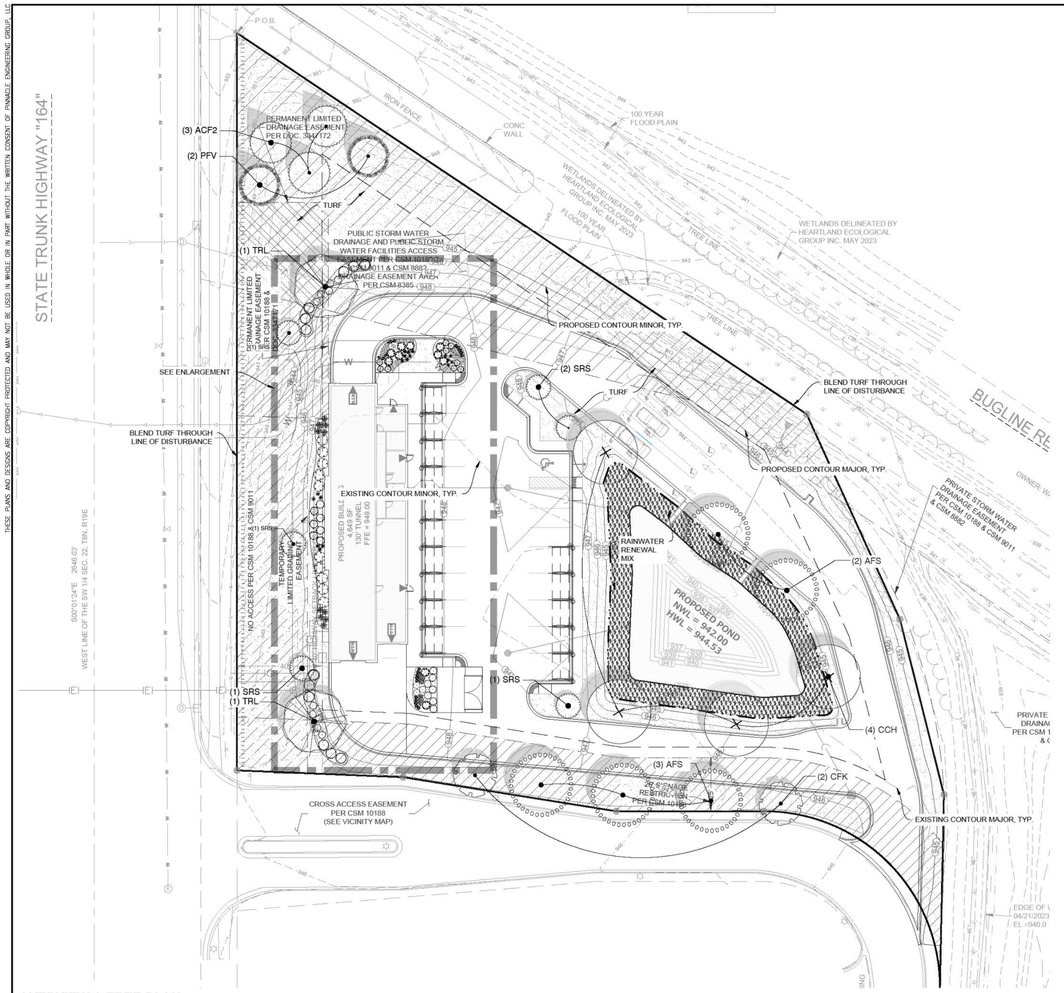
SHEET NUMBER:
ES-111

PROJECT NUMBER:
P13683
P13683

BUDGET SET - NOT FOR CONSTRUCTION

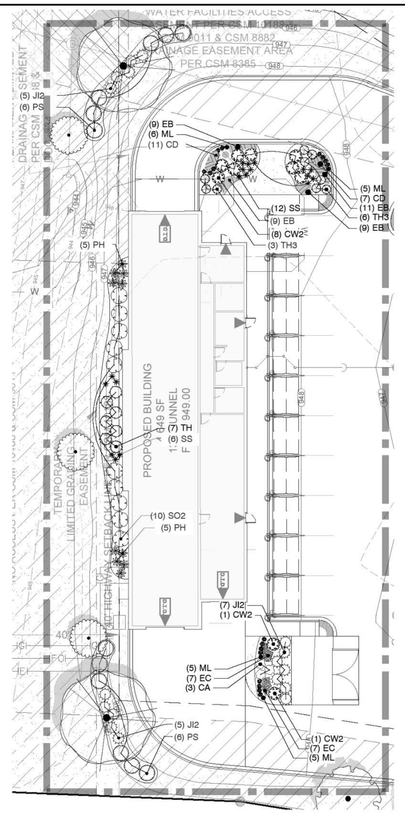
LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

Agenda



OVERVIEW & TREE PLAN

SCALE: 1"=30'



ENLARGEMENT

SCALE: 1"=20'

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AFS	5	Acer x freemanii 'Sienna' 50` T x 35` W	Sienna Glen Maple	2.5" Cal.
CFK	2	Carpinus caroliniana 'JN Strain' 30` T x 30` W	Fire King Musclewood	1.5" Cal.
CCH	4	Celtis occidentalis 'Chicagoland' 50` T x 40` W	Chicagoland Hackberry	2.5" Cal.
SRS	6	Syringa reticulata 'Summer Storm' 17` T x 12` W	Summer Storm Tree Lilac	1.5" Cal.
TRL	2	Tilia americana 'Redmond' 50` T x 35` W	Redmond American Linden	2.5" Cal.
EVERGREEN TREES				
ACF2	3	Abies concolor 40` T x 25` W	White Fir	6` Ht.
PFV	2	Pinus flexilis 'Vanderwolf's Pyramid' 50` T x 25` W	Vanderwolf's Pyramid Limber Pine	6` Ht.
SHRUBS				
CA	3	Cornus sanguinea `Cato` 4` T x 4` W	Arctic Sun® Bloodtwig Dogwood	15" Ht.
CW2	10	Cotinus coggygria 'Lilla' 4` T x 4` W	Lilla Dwarf Smoke Tree	24" Ht.
PS	12	Physocarpus opulifolius 'Seward' 5` T x 4` W	Summer Wine Ninebark	2` Ht.
SO2	10	Sambucus racemosa `SMNSRD4` 4` T x 5` W	Lemony Lace Elderberry	15" Ht.
EVERGREEN SHRUBS				
JI2	17	Juniperus chinensis `Iowa` 13` T x 5` W	Iowa Juniper	4` Ht.
TH3	9	Thuja occidentalis `Hetz Midget` 3` T x 3` W	Hetz Midget Arborvitae	18" Ht.
TH	7	Thuja occidentalis 'Holmstrup' 14` T x 4` W	Holmstrup Arborvitae	4` Ht.
ORNAMENTAL GRASSES				
ML	21	Miscanthus sinensis 'Little Kitten' 24" T x 15" W	Little Kitten Eulalia Grass	1 gal.
PH	10	Panicum virgatum `Heavy Metal` 4` T x 3` W	Blue Switch Grass	1 gal.
SS	18	Schizachyrium scoparium 'Standing Ovation' 4` T x 2` W	Standing Ovation Little Bluestem	1 gal.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PERENNIALS					
CD	18	Coreopsis x 'Dream Catcher' 18" T x 18" W	Dream Catcher Tickseed	4.5" Cont.	15" o.c.
EB	38	Echinacea x 'Big Sky Sunrise' 30" T x 18" W	Big Sky Sunrise Coneflower	4.5" Cont.	15" o.c.
EC	14	Echinacea x 'Cheyenne Spirit' 28" T x 18" W	Cheyenne Spirit Coneflower	4.5" Cont.	16" o.c.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
AGRECOL MIXES			
	3,430 sf	Rainwater Renewal	Agrecol Rainwater Renewal Seed Mix
TURF			
	268 sf	Turf Hydroseed	Drought Tolerant Fescue Blend
	33,606 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix

- TOTAL DECIDUOUS TREES = 19
- TOTAL EVERGREEN TREES = 5
- TOTAL SHRUBS = 68

FOR REVIEW ONLY

LANDSCAPE PLAN

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC
COPYRIGHT © 2024 MSI GENERAL CORPORATION ALL RIGHTS RESERVED. CREATED ON : 1/8/2025 12:37:25 PM
DRAWN: DJB
DESIGNS: SAT
CHKD: SAT

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

BUBBLES FOAM FARM

N65 W24838 MAIN ST (STH 164) SUSSEX, WI

LANDSCAPE PLAN

REVISIONS

1	SITE PLAN UPDATE	12/20/24		

PEG JOB No 3005.00-WI
PEG PM MAC
START DATE 12/02/24
SCALE VARIES

SHEET L-1 OF L-2

© COPYRIGHT 2023

Z:\PROJECTS\2022\3005.00-WI\CAD\SHEETS\3005.00 LANDSCAPE PLAN.DWG

BUDGET SET - NOT FOR CONSTRUCTION

www.pinnacle-engr.com

MSI GENERAL DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET: 11/19/2024
BUDGET SET: 01/06/2025
LOCAL DESIGN REVIEW SET:
PROPOSAL SET:
PERMIT SET:
CONSTRUCTION SET:
RECORD DRAWING SET:

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY/ STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	**CIVIL ENGINEER**	**REVIEWED BY**
xxx	xxx	xxx

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1

PROJECT NUMBER:
P13683 P13683

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

Agenda

GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
20. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN. .
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
26. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -15 FEET FROM ANY FIRE HYDRANT
    - 8 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
27. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
29. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
30. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
31. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
32. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE SEEDING

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WITHIN THE BIO INFILTRATION BASINS WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING:

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
   1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
   2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
   3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

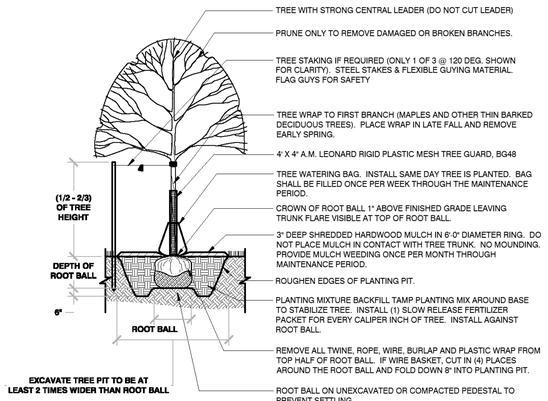
SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

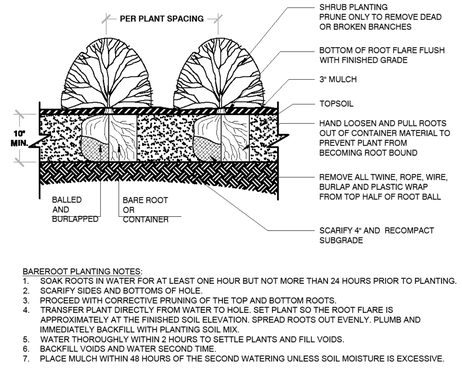
A. COVER CROP
   1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
   2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:
   1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
   2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
   3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
   4. COVER SEED WITH ¼ -INCH TO ½ -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
   5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
   6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

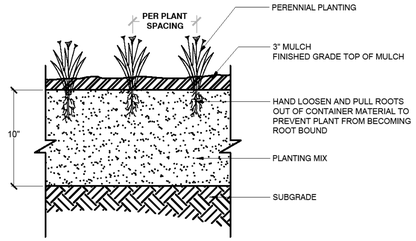


1 TREE PLANTING
1/4" = 1'-0" 32 9343-01

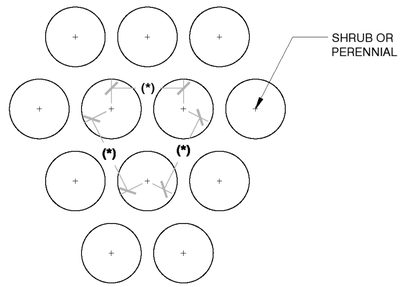


2 SHRUB PLANTING
1/2" = 1'-0" 32 9333-02

BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

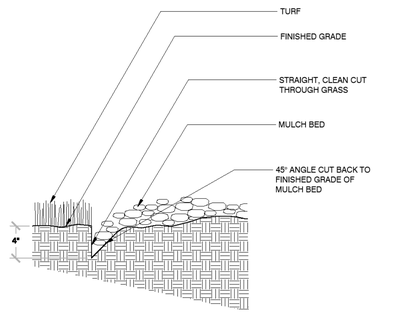


3 PERENNIAL PLANTING
1" = 1'-0" 32 93-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

4 PLANT SPACING
3/4" = 1'-0" 32 93-02



5 TRENCHED BED EDGE
3/4" = 1'-0" 32 93-03

FOR REVIEW ONLY

LANDSCAPE GENERAL NOTES & DETAILS

PINNACLE ENGINEERING GROUP
PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

BUBBLES FOAM FARM

N65 W24838 MAIN ST (STH 164) SUSSEX, WI

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS

1	SITE PLAN UPDATE	12/20/24			

PEC JOB NO 3005.00-WI | MAC
PEC PM
START DATE 12/02/24
SCALE VARIES

SHEET L-2 OF L-2

© COPYRIGHT 2023

MSI GENERAL DESIGNBUILD
MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	
PRELIMINARY SET:	11/19/2024
BUDGET SET:	
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY, STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT: xxx
STRUCTURAL ENGINEER: xxx
LANDSCAPE DESIGN: xxx
DESIGN ARCHITECT: xxx
CIVIL ENGINEER: xxx
REVIEWED BY: xxx

SHEET TITLE:
LANDSCAPE GENERAL NOTES & DETAILS

SHEET NUMBER:
L-2

PROJECT NUMBER: P13683
P13683

BUDGET SET - NOT FOR CONSTRUCTION

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC
COPYRIGHT © 2024 MSI GENERAL CORPORATION - ALL RIGHTS RESERVED - MEASURE ONCE

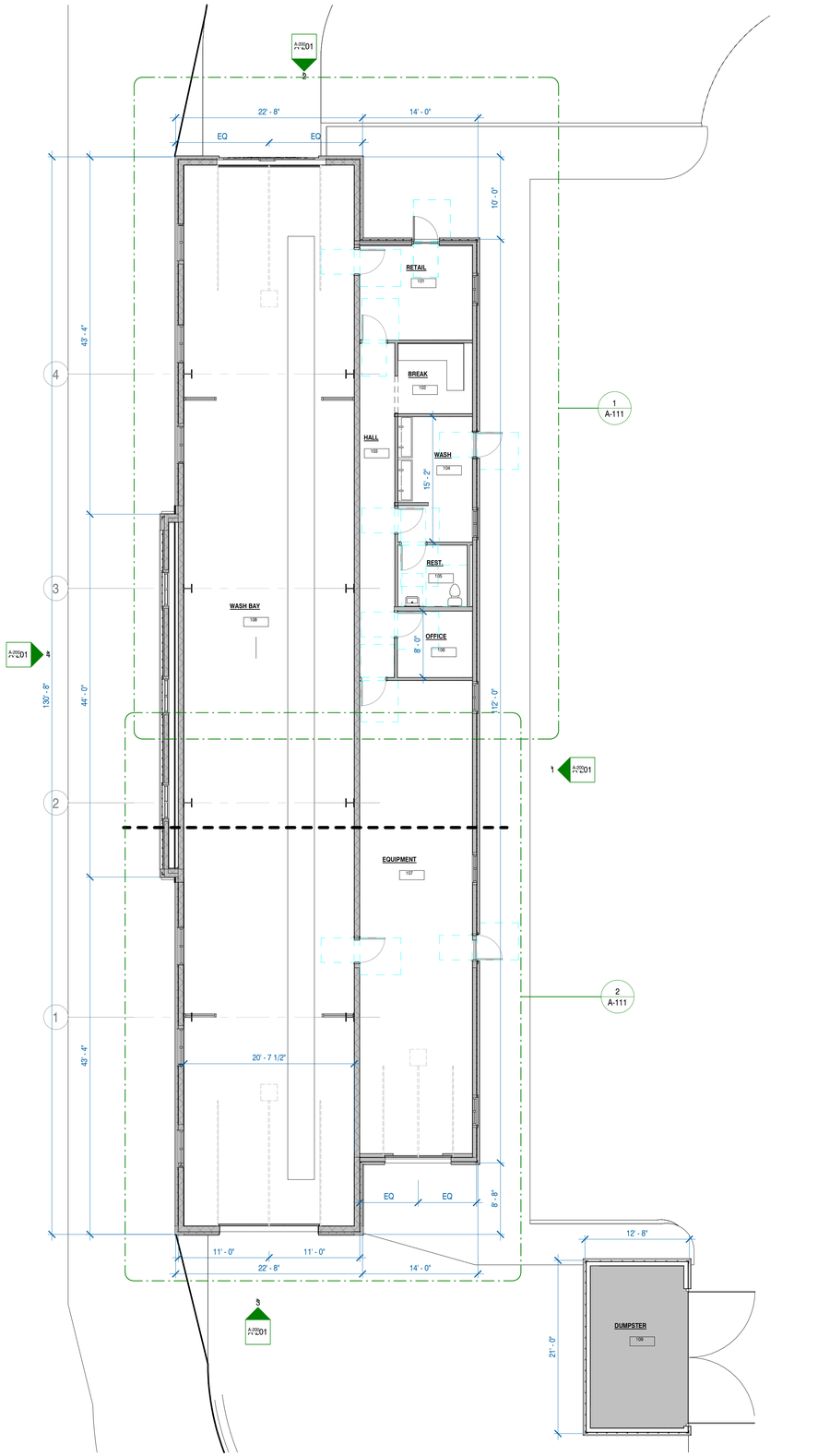
PLOTTED: SAT 12/20/2025 12:27:23 PM
DESIGNED: SAT
DRAWN: SAT
REVIEWED: DJB

Z:\PROJECTS\2022\3005.00-WI\CAD\SHEETS\3005.00 LANDSCAPE PLAN.DWG

+www.pinnacle-engr.com

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

Agenda



1 FIRST FLOOR PLAN OVERALL
1/8" = 1'-0"

NORTH

GENERAL NOTES - FLOOR PLAN(S)

A. MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE (BATHROOMS, JANITOR/PLUMING ROOMS, KITCHENS, ETC. AND EXTERIOR WINDOW AND DOOR HEAD AND JAMB RETURNS)

B. ALL WALL AREAS DESIGNATED TO RECEIVE TILE WALL SHALL HAVE CEMENT BOARD BACKER INSTALLED, EXCEPT AT TILE BASE AREAS WHICH CAN BE INSTALLED TO GYPMSUM BOARD. VERIFY RESPONSIBILITY WITH SCOPE OF WORK.

C. APPLIANCES, FURNITURE, AND EQUIPMENT BY OWNER, SHOWN FOR REFERENCE ONLY. (UNLESS OTHERWISE NOTED)

D. ALL WALLS NOT LABLED WITH A WALL TYPE, SHOULD FOLLOW THE TYPICAL TYPE THAT IS CALLED OUT ON PLANS.

E. PROVIDE BLOCKING IN WALLS WHERE CABINETS, TOLIET ACCESSORIES, GRAB BARS, WALL MOUNTED TVS, ETC. ARE SHOWN ON PLANS.

F. REFER TO SHEET A-601 FOR DOOR AND WINDOW SCHEDULES.

G. REFER TO SHEET I-601 FOR ROOM, DOOR AND WINDOW FINISHES.

SHEET NOTES - FLOOR PLAN(S)

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY/ STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
XXX	XXX	XXX
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
XXX	XXX	XXX

SHEET TITLE:
OVERALL FIRST FLOOR PLAN

SHEET NUMBER:
A-110

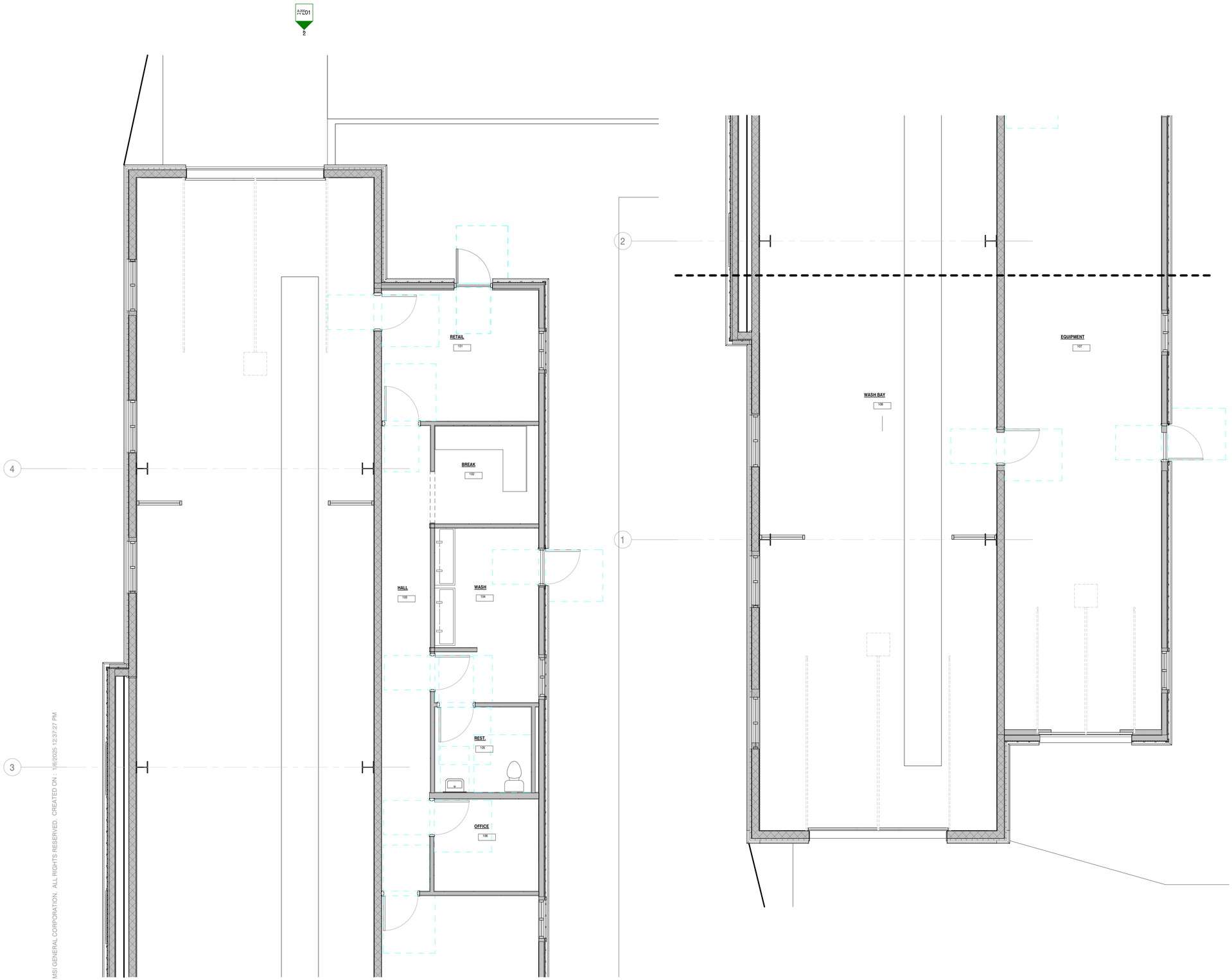
PROJECT NUMBER: P13683
P13683

LEADERS ■ ENGINEERS ■ CONTRACTORS ■ ARCHITECTS

COPYRIGHT © 2024 MSI GENERAL CORPORATION. ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:26 PM

BUDGET SET - NOT FOR CONSTRUCTION

Agenda



1 FIRST FLOOR ENLARGED PLAN NORTH
1/4" = 1'-0"

2 FIRST FLOOR ENLARGED PLAN SOUTH
1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN(S)

A. MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE (BATHROOMS, JANITOR/PLUMING ROOMS, KITCHENS, ETC. AND EXTERIOR WINDOW AND DOOR HEAD AND JAMB RETURNS)

B. ALL WALL AREAS DESIGNATED TO RECEIVE TILE WALL SHALL HAVE CEMENT BOARD BACKER INSTALLED, EXCEPT AT TILE BASE AREAS WHICH CAN BE INSTALLED TO GYPMSUM BOARD. VERIFY RESPONSIBILITY WITH SCOPE OF WORK.

C. APPLIANCES, FURNITURE, AND EQUIPMENT BY OWNER, SHOWN FOR REFERENCE ONLY. (UNLESS OTHERWISE NOTED)

D. ALL WALLS NOT LABLED WITH A WALL TYPE, SHOULD FOLLOW THE TYPICAL TYPE THAT IS CALLED OUT ON PLANS.

E. PROVIDE BLOCKING IN WALLS WHERE CABINETS, TOLIET ACCESSORIES, GRAB BARS, WALL MOUNTED TVS, ETC. ARE SHOWN ON PLANS.

F. REFER TO SHEET A-601 FOR DOOR AND WINDOW SCHEDULES.

G. REFER TO SHEET I-601 FOR ROOM, DOOR AND WINDOW FINISHES.

SHEET NOTES - FLOOR PLAN(S)

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY, STATE, ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
XXX	XXX	XXX
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
XXX	XXX	XXX

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A-111

PROJECT NUMBER: P13683
P13683

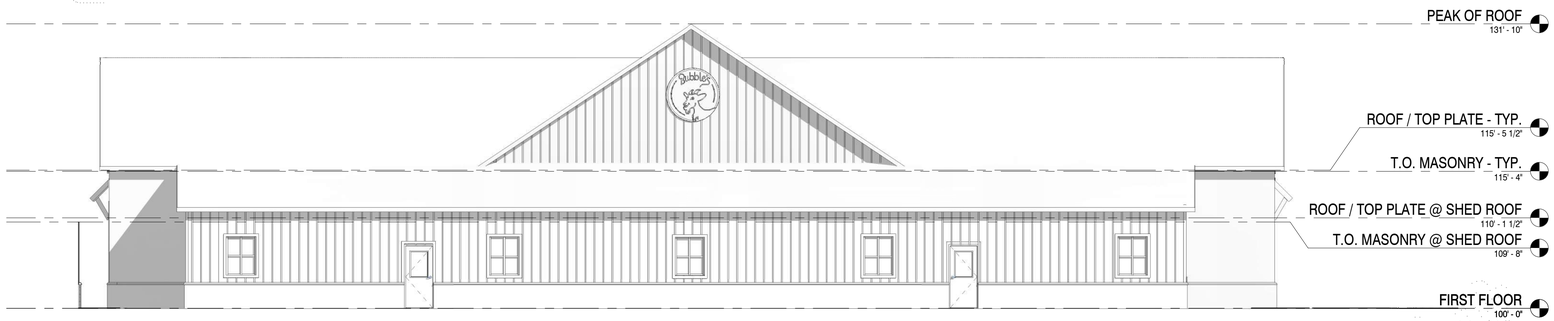
NORTH

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

COPYRIGHT © 2024 MSI GENERAL CORPORATION. ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:27 PM

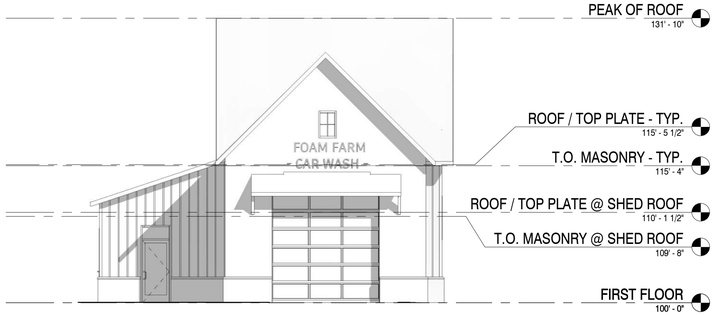
BUDGET SET - NOT FOR CONSTRUCTION

Agenda



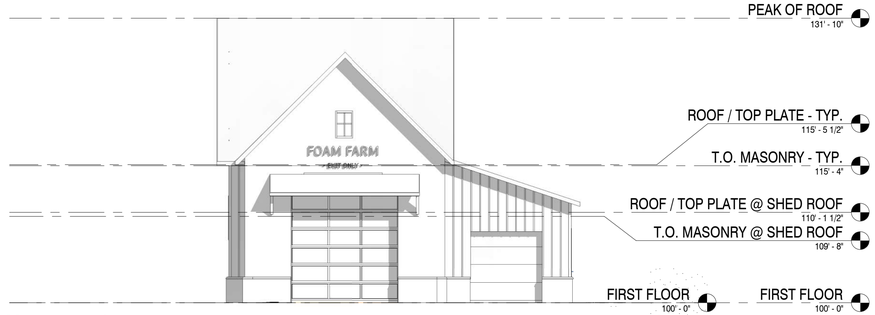
EAST ELEVATION

1 1/8" = 1'-0"



NORTH ELEVATION

2 1/8" = 1'-0"



SOUTH ELEVATION

3 1/8" = 1'-0"



WEST ELEVATION[

4 1/8" = 1'-0"

GENERAL NOTES - EXT. ELEVATION(S)

A. FOOTINGS ON ELEVATIOSN ARE REPRESENATIVE ONLY (SEE STRUCTURAL PLANS FOR FOOTING ELEVATIONS)

B. XXX

SHEET NOTES - EXT. ELEVATIONS

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24008 MAIN STREET

CITY, STATE / ZIP
SUSSEX WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
xxx	xxx	xxx

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-200

PROJECT NUMBER:
P13683

P13683

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

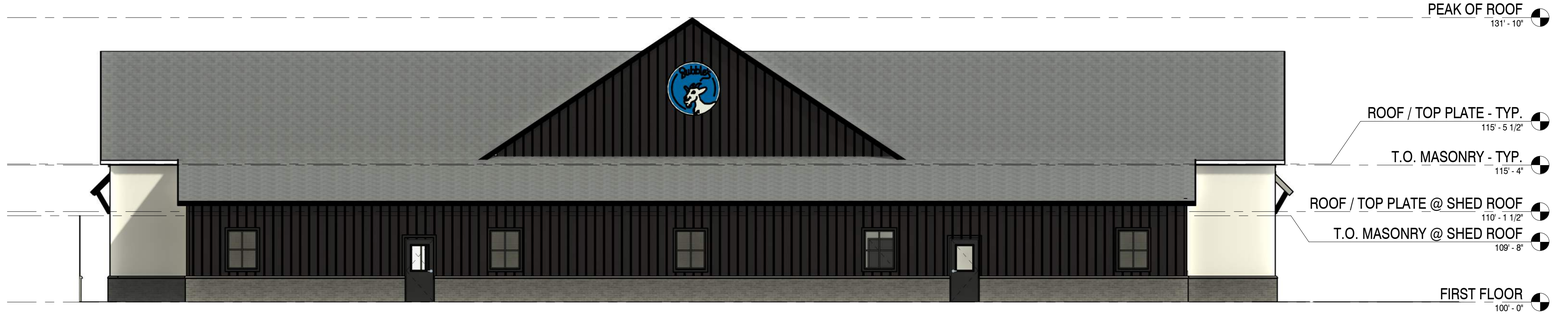
COPYRIGHT © 2024 MSI GENERAL CORPORATION. ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:35 PM

BUDGET SET - NOT FOR CONSTRUCTION

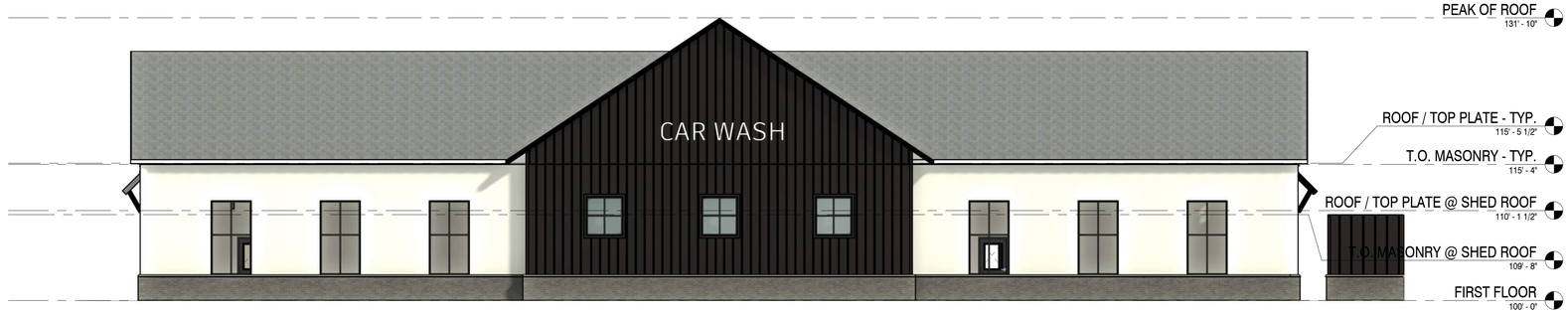
Agenda



3 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXT. ELEVATION(S)

A. FOOTINGS ON ELEVATIOSN ARE REPRESENATIVE ONLY (SEE STRUCTURAL PLANS FOR FOOTING ELEVATIONS)

B. XXX

SHEET NOTES - EXT. ELEVATIONS

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY/ STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
xxx	xxx	xxx

SHEET TITLE:
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER:
A-201

PROJECT NUMBER: P13683
P13683

COPYRIGHT © 2024 MSI GENERAL CORPORATION. ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:50 PM

BUDGET SET - NOT FOR CONSTRUCTION

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

Agenda











GENERAL NOTES - EXT. ELEVATION(S)

A. FOOTINGS ON ELEVATIOSN ARE REPRESENATIVE ONLY
(SEE STRUCTURAL PLANS FOR FOOTING ELEVATIONS)

B. XXX

SHEET NOTES - EXT. ELEVATIONS

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION

ALL RENDERINGS ARE CONCEPTUAL, REFER TO ACTUAL DRAWINGS FOR SPECIFIC DETAILS AND INFORMATION ABOUT DESIGN ELEMENTS.

COPYRIGHT © 2024 MSI GENERAL CORPORATION. ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:50 PM

MSI GENERAL DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY/ STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT:	STRUCTURAL ENGINEER:	LANDSCAPE DESIGN:
XXX	XXX	XXX
DESIGN ARCHITECT:	CIVIL ENGINEER:	REVIEWED BY:
XXX	XXX	XXX

SHEET TITLE:
EXTERIOR RENDERINGS

SHEET NUMBER:
A-202

PROJECT NUMBER: P13683
P13683

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

BUDGET SET - NOT FOR CONSTRUCTION

Agenda

11% OPENINGS



16% OPENINGS



33% OPENINGS



COPYRIGHT © 2024 MSI GENERAL CORPORATION. ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:51 PM

Single Source Responsibility™
DESIGNBUILD

West Elevation Diagrams • December 2024
Bubbles Foam Farm - Sussex, WI

MSI GENERAL
DESIGNBUILD
MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY/ STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	**CIVIL ENGINEER**	**REVIEWED BY**
xxx	xxx	xxx

SHEET TITLE:
WEST EXTERIOR ELEVATION COMPARISON

SHEET NUMBER:
A-204

PROJECT NUMBER: P13683
P13683

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

BUDGET SET - NOT FOR CONSTRUCTION

Agenda

November 19, 2024

To the Plan Commission, Village of Sussex

We are very excited and honored to propose a new site for Bubble's Foam Farm in the Village of Sussex, Wisconsin.

Bubble's is a fast-growing, privately held company focused on customer experience and employee opportunity. Founded in 2020 by two individuals from the Lake Country area of Wisconsin, Bubble's Foam Farm has become the premier car washing retailer in Southeast Wisconsin. With a unique membership model, a professional youth staff from the community, and values in line with the people of Wisconsin, we are extremely excited to bring our business to Sussex.

Bubble's Sussex is proposing a modern farmhouse-style architecture for a pleasing aesthetic in one of Sussex's most prominent areas. Our brand, though visible throughout, will be displayed in a fun yet mature and understated fashion, designed to not overpower the style of the building. Landscaping will be balanced, with new trees added to the site along with shrubberies and grasses. Our grounds will be clean and meticulously maintained, as we believe they are a direct reflection of our company and values.

The proposed Sussex location will be what is known as an express car wash. This is a conveyorized, semi-automated car wash where the business cleans the exterior, and the customer may choose to detail their interior or drive off after receiving their wash. Washes are commonly sold via single purchases, wash books, or monthly membership plans. We will have 3 lanes for stacking, 3 self-serve pay stations, top-of-the-line car wash equipment, and numerous amenities such as towels, window cleaners, and vacuums to finish off the interior. Local staff will be there to welcome, guide, and support customers throughout the process.

In Oconomowoc, Bubble's is known as an environmentally smart alternative to driveway or in-bay car washing with lower freshwater consumption and controlled discharge of soaps. We plan the same here in Sussex and will be installing a water reclamation system with newer technology for more efficient usage and higher capacity.

Currently, our wash uses about 80-90 gallons of water per car, with approximately 30 gallons of this being fresh; the rest is recycled water. This is a compelling reduction in freshwater consumption compared to a touchless in-bay automatic without a reclaim system, which typically consumes over

100 gallons per car. Since the installation of our Oconomowoc site, reclaim systems have further improved, and with these advancements, we are targeting a 30-40% reduction from Oconomowoc levels—equating to less than 20 gallons of freshwater per car in Sussex.

This is also significantly less than at-home car washing, which typically uses 30-50 gallons per car. Furthermore, nearly all used water from professional car washing is returned to the treatment facility or reused, whereas home car wash water has a higher potential to infiltrate the soil, surface water, and groundwater systems.

Bubble's is more than a car wash—it's become a local community member. In Oconomowoc, we employ 31 people, including two full-time managers, four part-time assistant managers, and 26 part-time team members. As a growing company, these numbers fluctuate as we fine-tune our labor model and services. We are also developing digital training videos for our team to align customer expectations and team performance better. All of this will transfer to our proposed Sussex location, where we estimate employing just over 40 people. Combined, Bubble's Foam Farm would then employ over 70 people in the Lake Country area.

From a customer perspective, it's not uncommon to see people chatting or reconnecting at the vacuums. Customers talk about their hobbies, cars, kids, and sports. We have the privilege of facilitating this community experience while delivering a protected and shiny car. Customers leave feeling good, knowing one of their largest investments, besides their family and home, is well-cared for.

Bubble's doesn't just participate in and host community events; we also give back. Since our inception in December 2020, Bubble's has donated over $30,000 in cash and hundreds of free washes as fundraising tools for local nonprofits. We annually support Zachariah's Acres, Special

paces, Five O's, the Lions Club, Rotary, and more. In 2023, we donated just over $9,000 to the Natural Resources Foundation of Wisconsin to support clean water initiatives in Wisconsin.

Bubble's is a business that takes the environment seriously, creates jobs, fosters a family atmosphere, and is quickly becoming a valued part of the community.

We look forward to feedback from the City and the community and will do our part to make this business and site one that people would be proud to have next door.

Sincerely,



Christopher W. Mullett and William R. Loepfe

Owners

Agenda

The Plan Commission may add additional conditions for the Petitioner to meet in the Conditional Use. The shaded areas (if any) reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

The Conditional Use Standards:

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

A. Names and addresses of the applicant, owner of the site, or other appropriate entities or persons implementing the project as required by the Administrator.

B. Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located. For floodland conditional uses, such description shall also include information that is necessary for the Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human or animal life. This additional information may include plans, certified by a registered professional engineer or land survey or, showing elevations or contours of the ground; fill or storage elevations; first floor elevations of structures; size, location and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets, water supply, and sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream; soil types; and other pertinent information.

C. A topographic map, drawn to a scale of not less than 200' to 1" showing the land in question, its legal description and location; location and use of existing buildings; sanitary systems and private water supplies on such land; the high water elevation of any navigable water within 100' of the land in question; and the proposed location and use of any buildings, sanitary systems and wells on such land and within 100' of such land in question.

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

E. A fee, as may be established and periodically modified by resolution of the Village Board, shall accompany each application. Such fee shall be paid by cash, check or money order to the Village. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of conditions to be imposed shall be charged to the applicant.

F. Where necessary to comply with certain Wisconsin Statutes, an application will be submitted at the appropriate time to the Department of Natural Resources. The site plan and plan of operation information sheet and plan of operation approval form furnished by the Village shall be submitted prior to scheduling before the Plan Commission.

17.0503 REVIEW AND APPROVAL. The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

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

B. The procedure for public hearing before the Plan Commission shall be as follows: 1. Any person may appear in person, by agent, or attorney. 2. The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence. 3. The Plan Commission shall take minutes of the proceedings and shall mark and preserve all exhibits. The Plan Commission shall, when requested by an applicant or a petitioner objecting to the action, cause the proceedings to be taken by a stenographer or by a recording device provided that the applicant or the petitioner objecting making the request pays any and all costs for the stenographer or recording device and any copies of the proceedings. If requested by both the applicant and the petitioner the costs shall be split evenly unless otherwise agreed to by the parties.

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

D. Conditions such as landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

E. Compliance with all other provisions of this ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses unless otherwise authorized to be modified by a conditional use. Variances shall only be granted as provided in Section 17.1200 of this ordinance.

F. Changes in use subsequent to the initial issuance of a conditional use permit shall result in a need to change the initial conditions and shall require an amendment to the conditional use permit. Enlargement of a conditional use shall not be considered an amendment. If any holder of a conditional use permit wishes to extend or alter the terms of such permit, the permit holder must apply for an amendment to the conditional use permit through the procedure of application for conditional use permits detailed herein. The process for amending a permit shall generally follow the procedures for granting a permit as set forth in Sections 17.0501, 17.0502 and 17.0503, and shall require the filing of an application and a hearing as provided above.

The Zoning District Standards Section 17.0418 B-3 Highway Business District

Agenda

17.0418 B-3 HIGHWAY BUSINESS DISTRICT

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

A. Permitted Uses

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

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

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

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

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

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

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

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

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

and

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

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

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

B. Permitted Accessory Uses

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

C. Conditional Uses

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

D. Lot Area and Width

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

E. Building Height

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

F. Setback and Yards

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

G. Erosion Control

1. See Chapter 14 of the Village Municipal Code.

H. Development Design Guidelines

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

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

I. Plans and Specifications to be submitted to Plan Commission

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

17.0506 CONDITIONAL USES

A. The following agricultural, mining, commercial, industrial, and institutional uses shall be conditional uses and may be permitted as specified, but all Conditional Use applicants must produce a "Impact Report" detailing the impacts of said use to neighboring properties and to Village services from traffic, parking, and overflow parking, noise, odor, safety, crime, hours of operation, health and sanitation, and property maintenance issues. The Village Administrator shall analyze said report along with any supplemental reports from the Village, and its agents, to create an impact report for the application utilizing the Professional and Technical Trade standards for traffic, noise, dust, light, crime and fire prevention, etc. as a guide for the same. The Petitioner shall then prove by substantial evidence how their use will mitigate and address the findings of the impact report. In addition additional standards shall apply for specific types of uses as follows:

9. Retail Trade
   a) Vehicle sales, vehicle service, service of vehicle parts, vehicle parts sales including vehicle washing, vehicle repair stations, service of vehicle parts and vehicle parts sales in the B-2, B-3 and B-4 Districts No outside storage shall be permitted for vehicle parts sales even by issuance of a conditional use permit as set forth in 17.0506(A)(15)(e) of this Ordinance. All other outside storage that may be granted by CU shall be on a hard paved surface and shall be screened from view, or in the case of vehicle sales the landscaping shall be aesthetically pleasing to minimize the visual impact of a parking lot of vehicles.
   b) Gasoline service stations in the B-2 and B-3 districts provided that the use shall include traffic control measures to ameliorate-- traffic congestion; that lighting and glare shall not extend into adjacent residential neighborhoods; and that service islands shall comply with the minimum setback requirements of the district. Canopies over a gasoline service island may extend into front, side or rear yard areas, but shall not encroach more than six (6) feet into any required yard. In no case, may a canopy extend into a street right-of-way.

Site Plan Review Standards 17.1000

Agenda

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

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

B. No structure shall be permitted:

1. The design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

2. The design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates excessive monotony or 17.1000 drabness, in order to realize architectural uniqueness between lots.

3. Where any exposed facade is not constructed or faced with a finished material or color which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

C. The facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing a street shall be finished with brick or decorative masonry material. Such masonry facing shall extend for a distance of at least 10 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.

D. Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

E. Structures and uses shall make appropriate use of open spaces and the Plan Commission may require appropriate landscaping and planting screens. All landscaped areas shall provide a mix of climax trees, tall and medium deciduous trees, tall and medium coniferous trees, deciduous and coniferous shrubs, and grasses. The appropriate mix shall be determined by the Plan Commission.

F. No articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment shall be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property. Garbage and refuse containers shall be screened from the street and from neighboring facilities. The Plan Commission may permit the outdoor display of product or merchandise when it makes a finding that such display in essential to a business or industrial use.

G. Structures and uses shall be provided with adequate services as approved by the appropriate utility and serve to implement the recommendations of Utility and Stormwater Management Plans of the Village.

H. Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead door shall face upon a street right-of-way unless a determination is made by the Plan Commission to allow the same, as described herein.

1. The Plan Commission shall not allow the same unless the Plan Commission first finds either a or b: (a) That the loading dock or overhead door is set back at least 75 feet from the street right-of-way and adequate vehicle turnaround areas have been provided on the lot, such that no maneuvering of vehicles will take place within the street right-ofway in order to access the loading dock or overhead door. (b) That the building is on a lot within the M-1 Industrial District and the building has a previously approved loading dock facing the street.

2. If the Plan Commission finds (1) (a) or (1) (b), above, then the Plan Commission may allow the loading dock or overhead door to face the street right-of-way upon consideration of the following additional factors, without limitation by reason of enumeration: 17.1000 (a) Whether the loading dock or overhead door is set back sufficiently from the street right-of-way to adequately limit the adverse visual impact of the loading dock or overhead door; (b) Whether the number of loading docks or overhead doors that are proposed to face the street right-of-way, due to their number, would create an adverse visual impact; (c) Whether the natural terrain and other existing features of the lot may affect the visual impact of the loading dock or overhead door; and (d) Whether the loading dock or overhead door will be appropriately screened with landscape berms or other landscaping.

Any other standards from Chapter 17 that may be relevant.

Agenda

2024
VILLAGE OF SUSSEX ORDER GRANTING A CONDITIONAL USE AND PRESCRIBING CONDITIONS FOR A CARWASH FACILITY FOR CLUB CAR WASH IN THE B-3 HIGHWAY BUSINESS ZONING DISTRICT DISTRICT IN THE VILLAGE OF SUSSEX

WHEREAS, an application has been filed by Club Car Wash, on the subject property (hereinafter collectively "Petitioners"); and

WHEREAS, the Petitioner is requesting a conditional use permit be granted pursuant to the Zoning Ordinance for the Village of Sussex for the property identified by Tax Key Number SUXV0278999071, in the Village of Sussex, Wisconsin, all as described on **Exhibit A** attached hereto and incorporated herein (hereinafter "Subject Property"); and

WHEREAS, upon referral of the application by the Village Clerk, the Plan Commission for the Village of Sussex determined that the application met all requirements as set forth in Section 17.0502 and scheduled a public hearing thereon as soon as practical; and

WHEREAS, upon publication of the required "Notice of Public Hearing" and mailing of said "Notice of Public Hearing" to all parties-in-interest as required by Section 17.1401 of the Zoning Ordinance, the Plan Commission held a public hearing on May 21, 2024, June 18, 2024, and July 16, 2024 as required by Section 17.0505 of the Zoning Ordinance for the Village of Sussex; and

WHEREAS, the Plan Commission has followed the review procedures of Section 17.0503 by reviewing the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation; and

WHEREAS, the Subject Property is zoned B-3 Highway Business District; and

WHEREAS, a new carwash facility at the subject property requires a conditional use permit under Section 17.0506(9)(A)(1); and

WHEREAS, the Plan Commission for the Village of Sussex finds that the petitioner's proposed conditional use, if said use is carried out in strict compliance with the conditions described herein, is not adverse to the public health, safety, or welfare; it is not in conflict with the spirit or intent of the Village of Sussex Zoning Ordinance; and it is not otherwise detrimental to the community and particularly the surrounding neighborhood; and

WHEREAS, the Plan Commission for the Village of Sussex, following the public hearing and necessary study and investigation, having given the matter due consideration, and having based its determination on the effect of granting such conditional use permit on the health, general welfare, safety, and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as impact on the surrounding properties as to noise, dust, smoke, odor, or other similar factors, hereby determines that the use will not violate the spirit or intent of the Zoning Ordinance for the Village of Sussex, will not be contrary to the public health, safety or general welfare of the Village of Sussex, will not be a hazardous, harmful, noxious, offensive, or nuisance by reason of smoke, dust, odor, or other similar factors and will not for any other reason cause a substantial adverse effect on the property values

and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same.

THEREFORE, IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, a conditional use permit for the Subject Property is hereby granted. The conditional use permit granted herein shall apply only to the specific use of the Subject Property by the Petitioners for a new carwash facility as set forth in Section 17.0506 Conditional Uses if approved as part of a Plan of Operation and site plan; and the conditional use permit shall continue in existence only so long as the conditional use is operated in compliance with this permit. This conditional use permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions, and limitations.

A. This conditional use is granted for the Petitioner for the above enumerated uses, incorporating the findings as set forth above and subject to the following conditions:

1. Presentation Compliance. The new carwash facility is approved herein on the Subject Property, and the use thereof, shall be used in substantial conformity with the presentation at the Public Hearings before the Plan Commission held on May 21, 2024, June 18, 2024, and July 16, 2024.

2. Subject Property. This conditional use permit issued to the Petitioners, shall be limited to the property described in **Exhibit A** attached hereto and incorporated herein and to the site plan presented at public hearing.

3. Plans. The Petitioners are required and must have all plans current, approved by the Plan Commission for the Village of Sussex, and on file with the Village Clerk for the Village of Sussex in order for this Conditional Use to be in effect. The Petitioner shall be entitled to amend or change any plan contemplated herein subject to the specific language of the Conditional use and subject to the Plan Commission for the Village of Sussex approval and without a public hearing, if such amendments and/or change is not a substantial amendment or change in any plan contemplated herein as solely determined by the Plan Commission. If the Plan Commission for the Village of Sussex feels, in its sole discretion, that the amendment or change to any plan contemplated herein is substantial, the amendment or change will require a new permit and all Village procedures in place at the time must be followed.

   A. Site Plan. The Petitioners shall comply with the site plan, which shall be attached hereto and incorporated herein as **Exhibit B**.

   B. Plan of Operation. The Petitioners shall submit to and receive approval from the Village Plan Commission a specific plan of operation for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentations at the Meetings. Once approved the plan of operation shall be attached hereto and incorporated herein as **Exhibit C.**

   C. Traffic, Access, Loading, and Parking Plans. The Petitioner shall comply with the existing traffic parking, loading, and egress plan for the subject property on file with the Village Clerk.

D. Lighting Plan. The Petitioner shall maintain the proposed lighting plan for the Subject Property on file with the Village Clerk

E. Signage Plan. The Petitioner must submit a signage plan for the subject property on file with the Village Clerk.

F. Public Improvements. All public improvements shall be permitted through the Village of Sussex.

G. Sewer, Water, Stormwater and Erosion Control Plans. The Petitioner shall comply with the specific sewer, water, stormwater, and erosion control plans on file with the Village Clerk.

H. Fence, Landscaping, Berm, and Open Space Utilization Plan. The Petitioner shall comply with the specific Fence, Landscaping, Berm, and Open Space Utilization Plan for the Subject Property incorporated herein as **Exhibit D**.

I. Architectural and Building Plan. The Petitioner shall comply with the specific Architectural and Building Plan for the Subject Property incorporated herein as **Exhibit E**.

J. Outdoor Storage and Uses Plan. There shall be no outdoor storage at the subject property associated with the carwash facility. If the Petitioner wishes to have additional outdoor storage they must seek approval from the Plan Commission without a new public hearing unless the Plan Commission determines a public hearing is necessary.

4. Adult-Oriented Materials. No adult-oriented materials or pornographic videotapes, magazines, or gift items will be sold or rented from the subject facility.

5. Licenses. The Petitioner shall be required to obtain any and all required licenses and permits from the Village, County, State, and Federal Government. If any license or permit is issued, any and all conditions of the same are incorporated herein and made a part of this conditional use permit.

6. Laws. The Petitioner shall comply with all Federal, State, County, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property.

7. Building and Fire Inspection. The Petitioner is required to keep the Subject Property in compliance with all federal, State, and local laws, statutes, codes, ordinances, policies, and guidelines as determined by the Building and Fire Inspectors of the Village of Sussex.

8. Aesthetics. The Petitioner is required to properly maintain the Subject Property at all times and in full compliance with the Village Property Maintenance Code, Section 9.07 of the Village of Sussex Code all to the satisfaction of the Plan Commission for the Village of Sussex.

9. Junk. No junk shall be accumulated or stored on the Subject Property. No burying or burning of junk is permitted on the Subject Property. No junk vehicles, trailers, or other pieces of equipment that are inoperable shall be stored on the Subject Property.

10. Temporary Use or Activity. No temporary use or special activity or event shall be permitted without prior approval of the Plan Commission of the Village of Sussex and the same must be in compliance with all ordinance, rules, and regulations of the Village of Sussex and all necessary permits must be obtained except for as allowed by Outdoor Establishment Permit under Chapter 4 or Auxiliary Use under Section 17.0710.

11. Fees and Expenses. The Petitioner, upon issuance of this conditional use permit, shall reimburse the Village of Sussex for all expenses incurred by the Village, including, but not limited to, expenses for the Village Administrator, Village Engineer, Village Attorney, and all other professionals and technical assistance realized by the Village in approving and granting this conditional use permit. The Village Clerk shall provide the Petitioner with copies of all itemized invoices.

12. Enforcement. Any attorney fees incurred by the Village of Sussex to enforce any of the conditions or requirements of this conditional use permit must be paid by the Petitioner.

13. Complaints. In the event the Petitioner receives any complaints with regard to the operation authorized by this conditional use, the Petitioner shall respond to such complaints in writing within a reasonable time not to exceed two weeks from the date of the complaint and shall provide a copy of the written response to the Sussex Village Administrator within the same period of time. If the complaint was made in writing, the copy provided to the Village Administrator shall include a copy of the complaint.

14. No Nuisance. The Village reserves the right to rescind its approval of this conditional use permit based upon the finding that the use is incompatible and a nuisance to surrounding uses, that the use is not in the public interest, or that the use adversely affects the use of adjacent lands, provided the Petitioner is given an opportunity to be heard on the matter and, if so rescinded the Petitioner and Subject Property shall thereupon be immediately subject to the Village of Sussex Zoning Ordinances , as applicable, regarding the use of the Subject Property as though no conditional use permit was granted.

15. Subject to Acceptance. Subject to the Owner approving in writing the issuance of the same and Petitioner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.

16. Review. The Plan Commission for the Village of Sussex reserves its right to review the operation and amend the conditional use permit as the Plan Commission for the Village of Sussex deems appropriate.

17. RCA Sewer Agreement. The Petitioner shall enter into an RCA Sewer Agreement with the Village of Sussex attached as **Exhibit F**.

B. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for the Village of Sussex for determination.

C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Sussex, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.

D. This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission for the Village of Sussex as being in compliance with all pertinent ordinances.

E. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Petitioner be delinquent in payment of any monies due and owing to the municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Plan Commission for the Village of Sussex.

F. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to a change in the use, premises, lands or owners, other than as specifically authorized herein, shall require a new permit and all Village procedures in place at the time must be followed.

G. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.

H. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.

I. This conditional use permit shall be effective subject to the following:

1. Where this permitted conditional use does not continue in conformity with the conditions of the original approval or subsequent approved amendments or changes, the conditional use grant and any subsequent approved amendments thereto may be amended or terminated by action of the Plan Commission for the Village of Sussex. The

Plan Commission for the Village of Sussex may require complete termination of such use.

2. This conditional use may be reviewed annually. Additionally, this conditional use may be reviewed by the Plan Commission for the Village of Sussex at any time upon complaint or upon Plan Commission initiative.

J. Upon acceptance by Petitioner of this conditional use permit, all prior conditional use permits granted to the Subject Property are hereby revoked and terminated.

K. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission for the Village of Sussex.

L. If any paragraph or phrase of this conditional use order is declared by a Court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific paragraph or phrase thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of this order. The remainder of the order shall remain in full force and effect.

Let copies of this order be filed in the permanent records of the Plan Commission for the Village of Sussex, and let copies be sent to the proper Village authorities and the Petitioner.

Approved this _____ day of_____, 2024 BY THE PLAN COMMISSION FOR THE VILLAGE OF SUSSEX

_____ _____

Anthony LeDonne
Village President

Jennifer Moore
Village Clerk

PETITIONER ACCEPTANCE

I hereby accept the terms of this Conditional Use in its entirety.

Dated this _____ day of _____, 2024

_____

Agent

This conditional use was drafted by Jeremy Smith, Village Administrator off of a model by Attorney John P. Macy ARENZ, MOLTER, MACY & RIFFLE, S.C., Village Attorneys for the Village of Sussex.

EXHIBIT A

PARCEL 3 CSM #10147 VOL 95/254 REC AS DOC #3353354 BEING A REDIV OF LOT 2 CSM #8768 VOL 78/35 REC AS DOC #2463422 BEING A REDIV OF LOT 3 CSM #7815 PT SW1/4 OF NW1/4 SEC 34 T8N R19E :: ALSO EGRESS/INGRESS EASEMENT AS SHOWN IN CSM #10147

Agenda

EXHIBIT B

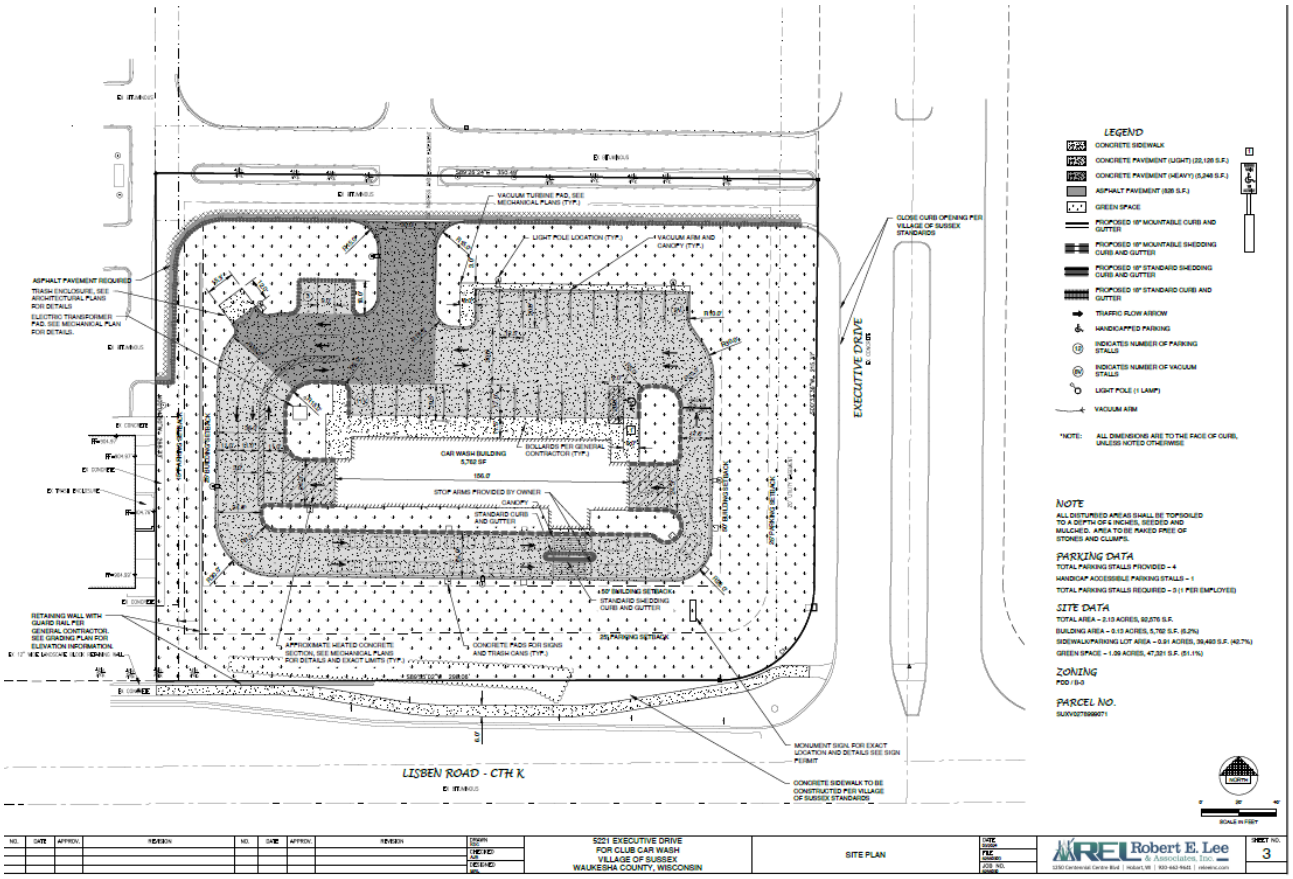
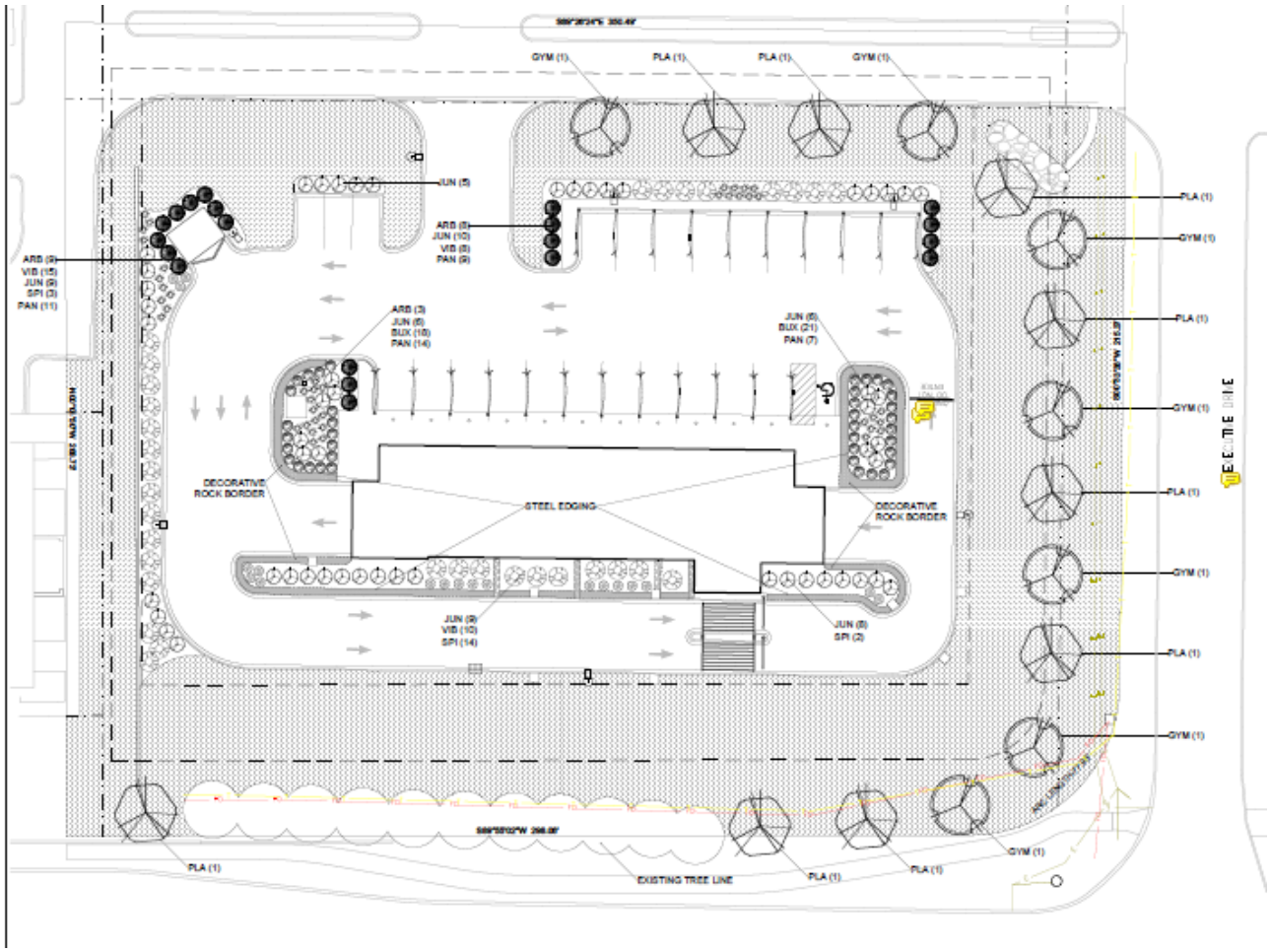


EXHIBIT C

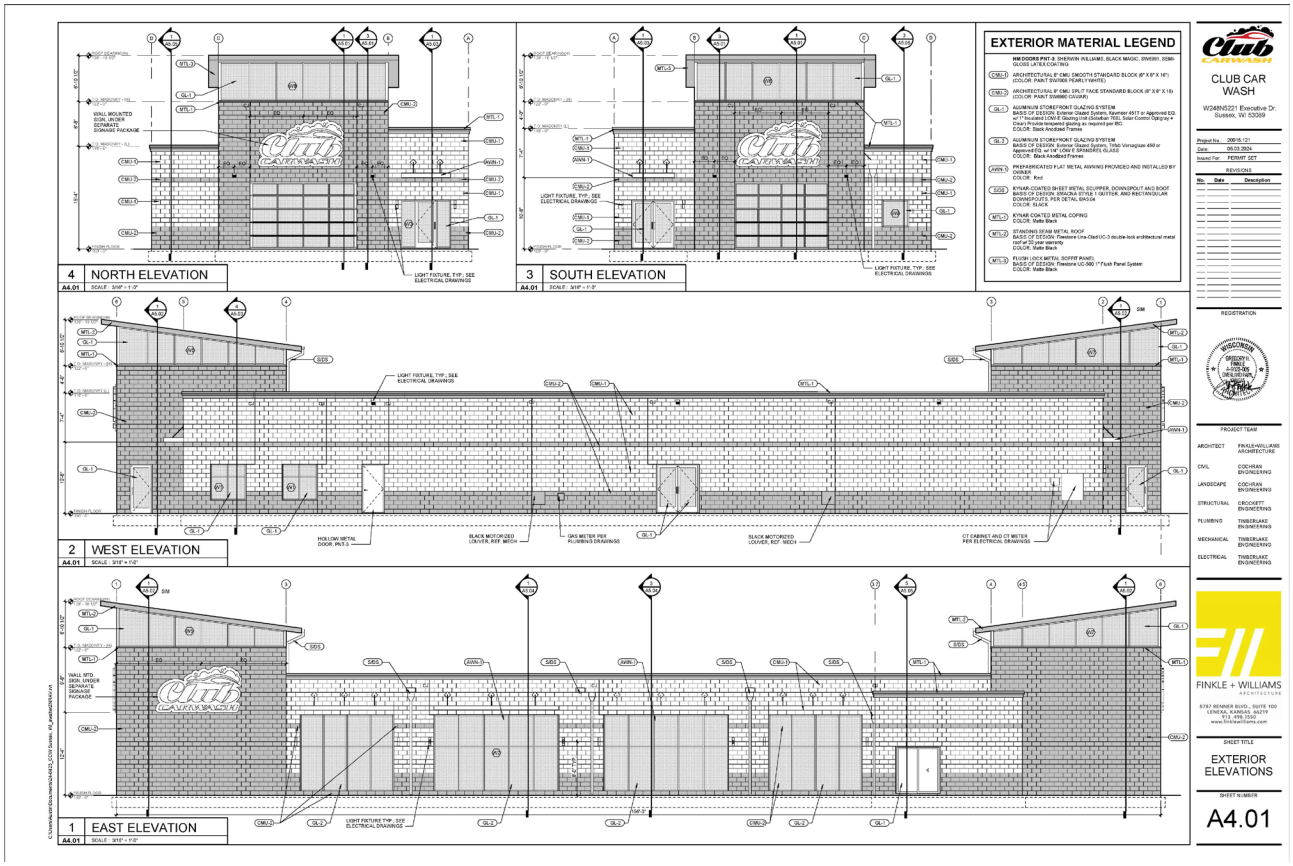
Plan of Operation

EXHIBIT D


GYM (1)
PLA (1)
PLA (1)
GYM (1)
JUN (5)
ARB (2)
JUN (10)
VIB (8)
PAN (9)
ARB (2)
VIB (15)
JUN (9)
SPI (3)
PAN (11)
ARB (3)
JUN (6)
BUX (10)
PAN (14)
JUN (6)
BUX (21)
PAN (7)
DECORATIVE ROCK BORDER
STEEL EDGING
DECORATIVE ROCK BORDER
JUN (2)
VIB (10)
SPI (14)
JUN (8)
SPI (2)
PLA (1)
GYM (1)
PLA (1)
GYM (1)
PLA (1)
GYM (1)
PLA (1)
GYM (1)
PLA (1)
EXISTING TREE LINE
PLA (1)
PLA (1)
GYM (1)

Agenda

EXHIBIT E



Agenda

EXHIBIT F

Document Number	RCA SEWER AGREEMENT CLUB CAR WASH

Recording Area

Name and Return Address:

Gabriel Gilbertson,. Dev. Director
Village of Sussex
N64W23760 Main Street
Sussex, WI 53089

Tax Identification Number (PIN)

SUXV0278999071

THIS INSTRUMENT WAS DRAFTED BY: Attorney John Macy Arenz, Molter, Macy, Riffle, Larson & Bitar
Municipal Law & Litigation Group, S.C.

Agenda

AGREEMENT

THIS AGREEMENT dated this ___ day of _____, 2024, between Club Car Wash (hereinafter collectively "Petitioners"), and the Village of Sussex, a municipal corporation of the State of Wisconsin, located in Waukesha County (hereinafter referred to as the "Village").

WHEREAS, Petitioner desires to construct a carwash on the parcel identified by Tax Key Number SUXV0278999071 in the Village of Sussex, Waukesha County, Wisconsin (hereinafter referred to the "Property"); and

WHEREAS, pursuant to the conditions of approval for the Conditional Use Permit and Building Permit and based upon annual projected water usage of 3,510,570 gallons per year the Village levied a reserve capacity assessment for sanitary sewer systems in the amount of $6,191 per REC (A REC is 52,000 gallons) which equates to 67.5 RECs; and

WHEREAS, pursuant to the conditions of approval for the Conditional Use Permit and prior to the issuance of a building permit Petitioner shall pay the Village the fee of $417,892.50 for the reserve capacity assessment (RCA) for sanitary sewer systems to be used by the Village in the Village's sanitary sewerage collection and treatment facilities; and

WHEREAS, Petitioner does not have precise water usage data nor can the Village precisely calculate the water usage that this use will have, but rather has estimated usage figures; and

WHEREAS, Petitioner and the Village shall enter into an agreement regarding the reserve capacity assessment for sanitary sewer systems in the event that actual water usage exceeds the projected water usage of 3,510,570 gallons.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, Petitioner and the Village hereby agree as follows:

1. Reserve Capacity Assessment- Sanitary Sewer.

   As provided in the Village Land Division and Development Ordinance, the Petitioner has paid as a one-time fee a reserve capacity assessment to be used by the Village in the Village's sanitary sewerage collection and treatment facilities for the benefit of Club Car Wash. The projected reserve capacity assessment was based upon water usage of 67.5 RECs at a rate of $6,191 per REC, for a sum of $417,892.50, which sum shall be paid prior to the issuance of a building permit.

   In the event that actual water usage by Petitioner exceeds 3,510,570 gallons per year, the Village may levy an assessment against the Property based upon the difference between the 3,510,570 gallons and the actual water used per year. If there is additional water usage the charge will be based on the number of additional REC's and fractions therein multiplied by the rate per REC in effect for that year.

   Petitioner hereby waives, pursuant to Section 66.0703(7)(b), Wisconsin Statutes, any and all requirements of the Wisconsin Statutes which must be met prior to the imposition of special

assessments, including, but not limited to, the notice and hearing requirements of Chapter 66, Subsection VII, Wisconsin Statutes and agrees that the Village may proceed immediately to levy the Special Assessments as outlined herein.

Petitioner further waived its right to appeal from the Special Assessments and stipulates that the amount of the Special Assessment levied against its property has been determined on a reasonable basis and the benefits to its property from the proposed improvements exceed the amount of the Special Assessment against such property.

In addition, Petitioner waives its right under Section 66.0627 and agrees to promptly pay any special charges which may be levied against its property. The municipality shall levy such assessments in conformity with this Agreement, pursuant to Chapter 66 Subchapter VII and Section 66.0627, Wisconsin Statutes.

2. The Village will look at REC usage annually for the first five years after occupancy of the building is granted to verify water usage per this agreement. Petitioner also understands that if changes are made to the use of the facility that result in additional water/sewer usage that additional REC's may be due at that time of change of use of the facility, if such use occurs.

The Village does not waive any rights provided under Sussex Sewer Service Code, including those with regard to enlargement, adjustment, termination or limitation to any changes to charges.

3. This agreement is binding upon Petitioner, owners, their successors and assigns, and any and all future owners of the property (the "Successors").

Approved on _____, 2024

Petitioner
By: _____ Date_____

Owner(s) Print name:_____

State of _____

County of _____

Personally came before me this _____day of _____2024 the above named_____, Authorized Signatory of Club Car Wash, the foregoing instrument and acknowledgement the same.

_____
Notary printed name:_____
My commission expires_____

Agenda

Document Number	RCA SEWER AGREEMENT BUBBLES FOAM FARM CARWASH

Recording Area

Name and Return Address:

Gabriel Gilbertson,. Dev. Director
Village of Sussex
N64W23760 Main Street
Sussex, WI 53089

Tax Identification Number (PIN)

SUXV0231997014

THIS INSTRUMENT WAS DRAFTED BY: Attorney John Macy Arenz, Molter, Macy, Riffle, Larson & Bitar
Municipal Law & Litigation Group, S.C.

Agenda

AGREEMENT

THIS AGREEMENT dated this ___ day of _____, 2025, between Bubbles Foam Farm Car Wash (hereinafter collectively "Petitioners"), and the Village of Sussex, a municipal corporation of the State of Wisconsin, located in Waukesha County (hereinafter referred to as the "Village").

WHEREAS, Petitioner desires to construct a carwash on the parcel identified by Tax Key Number SUXV0231997014 in the Village of Sussex, Waukesha County, Wisconsin (hereinafter referred to the "Property"); and

WHEREAS, pursuant to the conditions of approval for the Conditional Use Permit and Building Permit and based upon annual projected water usage of 3,397,500 gallons per year the Village levied a reserve capacity assessment for sanitary sewer systems in the amount of $6,191 per REC (A REC is 52,000 gallons) which equates to 65 RECs; and

WHEREAS, pursuant to the conditions of approval for the Conditional Use Permit and prior to the issuance of a building permit Petitioner shall pay the Village the fee of $402,415.00 for the reserve capacity assessment (RCA) for sanitary sewer systems to be used by the Village in the Village's sanitary sewerage collection and treatment facilities; and

WHEREAS, Petitioner does not have precise water usage data nor can the Village precisely calculate the water usage that this use will have, but rather has estimated usage figures; and

WHEREAS, Petitioner and the Village shall enter into an agreement regarding the reserve capacity assessment for sanitary sewer systems in the event that actual water usage exceeds the projected water usage of 3,397,500 gallons.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, Petitioner and the Village hereby agree as follows:

1. Reserve Capacity Assessment- Sanitary Sewer.

   As provided in the Village Land Division and Development Ordinance, the Petitioner has paid as a one-time fee a reserve capacity assessment to be used by the Village in the Village's sanitary sewerage collection and treatment facilities for the benefit of Bubbles Foam Farm Carwash. The projected reserve capacity assessment was based upon water usage of 65 RECs at a rate of $6,191 per REC, for a sum of $402,415.00, which sum shall be paid prior to the issuance of a building permit.

   In the event that actual water usage by Petitioner exceeds 3,397,500 gallons per year, the Village may levy an assessment against the Property based upon the difference between the 3,397,500 gallons and the actual water used per year. If there is additional water usage the charge will be based on the number of additional REC's and fractions therein multiplied by the rate per REC in effect for that year.

   Petitioner hereby waives, pursuant to Section 66.0703(7)(b),Wisconsin Statutes, any and all requirements of the Wisconsin Statutes which must be met prior to the imposition of special assessments, including, but not limited to, the notice and hearing requirements of

Chapter 66, Subsection VII, Wisconsin Statutes and agrees that the Village may proceed immediately to levy the Special Assessments as outlined herein.

Petitioner further waived its right to appeal from the Special Assessments and stipulates that the amount of the Special Assessment levied against its property has been determined on a reasonable basis and the benefits to its property from the proposed improvements exceed the amount of the Special Assessment against such property.

In addition, Petitioner waives its right under Section 66.0627 and agrees to promptly pay any special charges which may be levied against its property. The municipality shall levy such assessments in conformity with this Agreement, pursuant to Chapter 66 Subchapter VII and Section 66.0627, Wisconsin Statutes.

2. The Village will look at REC usage annually for the first five years after occupancy of the building is granted to verify water usage per this agreement. Petitioner also understands that if changes are made to the use of the facility that result in additional water/sewer usage that additional REC's may be due at that time of change of use of the facility, if such use occurs.

The Village does not waive any rights provided under Sussex Sewer Service Code, including those with regard to enlargement, adjustment, termination or limitation to any changes to charges.

3. This agreement is binding upon Petitioner, owners, their successors and assigns, and any and all future owners of the property (the "Successors").

Approved on _____, 2025

Petitioner
By: _____ Date_____

Owner(s) Print name:_____

State of _____

County of _____

Personally came before me this _____day of _____2025 the above named_____, Authorized Signatory of Bubbles Foam Farm Carwash, the foregoing instrument and acknowledgement the same.

_____
Notary printed name:_____
My commission expires_____

Agenda

DECLARATION OF RESTRICTIONS

LCCW Sussex RE LLC ("Declarant") is the owner of the real property legally described below, (the "Property"):

Lot 3 of Certified Survey Map No. 10188, being a redivision of Parcels 1 and 2 of Certified Survey Map No. 9011, being a part of the Northwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

Parcel Identification No. SUXV 0231.997.012

NOW, THEREFORE, Declarant for itself and on behalf of its successors, heirs, assigns, and transferees, including, without limitation, any owners and/or users of the Property does hereby declare and agree that the Property shall be hereinafter subject to the restrictions, covenants, obligations and agreements set forth in this Declaration which shall run with the Property and shall be binding upon Declarant and its successors, heirs, assigns, and transferees, including, without limitation, any owners and/or users of the Property.

1. A storm sewer pipe has been identified by the Wisconsin Department of Transportation as running underneath, and through, the Property within the "Public Storm Water Drainage and Public Storm Water Facilities Access Easement" identified in Certified Survey Map No. 9011 recorded with the Waukesha County Register of Deeds. Declarant, while it is the owner of the Property, and thereafter any successor in interest to the Property, at its cost and expense, shall be responsible for the repair and maintenance of the storm sewer pipe to the extent caused by such owner's construction or operations on the Property. Notwithstanding the forgoing, nothing herein shall prevent or preclude the Declaration, or its successor in interest to the Property, from seeking recoupment or contribution from any other party which is an owner of the storm sewer pipe, or legally responsible for maintenance or repair of the storm sewer pipe, except such parties shall be precluded from seeking such reimbursement or contribution from the Village of Sussex, Wisconsin.

2. As a condition of construction of improvements on the Property, the Village of Sussex, Wisconsin has directed that this document identify that the Village of Sussex, Wisconsin, by approval of any such permits or conditional use permit for the Property does not endorse the construction of improvements within the Public Storm Water Drainage and Public Storm Water Facilities Access Easement located on the Property,

Agenda

however, such condition shall not act as a restraint or restriction on any construction of improvements to the Property.

Declarant (together with its successors and assigns), shall be entitled to enforce this Declaration of Restrictions.

Signed _____ ____, 2025:

DECLARANT:
Christopher Mullett
LCCW Sussex RE LLC

By:_____
Christopher Mullett
Managing Member

State of Wisconsin

County of _____

Personally came before me this ___ day of _____ 2025, the above named Davinder Toor, who acknowledged himself to be the Managing Member of Declarant, and to be known to be the person who executed the foregoing instrument by his/her authority, and acknowledged the same.

_____
Notary Public, State of Wisconsin
My Commission: _____

Agenda

11% OPENINGS



16% OPENINGS



33% OPENINGS



COPYRIGHT © 2024 MSI GENERAL CORPORATION. ALL RIGHTS RESERVED. CREATED ON : 1/6/2025 12:37:51 PM

Single Source Responsibility™
DESIGNBUILD

West Elevation Diagrams • December 2024
Bubbles Foam Farm - Sussex, WI

MSI GENERAL
DESIGNBUILD
MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	11/19/2024
BUDGET SET:	01/06/2025
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

Bubble's FOAM FARM - CAR WASH -

PROJECT NAME
BUBBLES SUSSEX

PROJECT DESCRIPTION
NEW FACILITY

STREET ADDRESS
N65 W24838 MAIN STREET

CITY/ STATE / ZIP
SUSSEX, WISCONSIN 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	**CIVIL ENGINEER**	**REVIEWED BY**
xxx	xxx	xxx

SHEET TITLE:
WEST EXTERIOR ELEVATION COMPARISON

SHEET NUMBER:
A-204

PROJECT NUMBER: P13683
P13683

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

BUDGET SET - NOT FOR CONSTRUCTION

Agenda

CHL-1/3: LOC-1/3
OPTION A

creative Sign company inc

505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 CREATIVESIGNCOMPANY.COM

CLIENT: CLUB CARWASH

LOCATION:	W248N5221 EXECUTIVE DR, SUSSEX, WI 53089
DRAWN BY:	BOBBI J
SALESPERSON:	TINA K
DATE:	12/30/2024
QUOTE #:	**103283**
PAGE:	2

REVISION LOG:	INTL	DATE	DESCRIPTION

FACELIT CHANNEL LETTERS

QUANTITY:	3
LIGHTING:	LED (WHITE & RED)
FACES:	3/16" WHT TRANS ACRYLIC
	3/16" 2793 RED ACRYLIC
GRAPHICS:	CUT VINYL, 1ST SURFACE
VINYL:	BLACK VINYL PERF
MOUNTING:	FLUSH TO CABINET
BACK CABINET:	PAN-FORMED ALUMINUM (2"D)
LIGHTING:	NON-ILLUMINATED
FACE:	.125" ALUMINUM
PHOTO EYE/TIMER:	BY ELECTRICIAN
INSTRUCTION:	EXISTING SIGNAGE TO BE REMOVED BY OTHERS. CUSTOMER WILL PATCH & PAINT AS NEEDED.
	CSC TO PRODUCE AND INSTALL NEW EXTERIOR SIGNAGE AS SHOWN.

SEE PAGE 1 FOR DETAILS

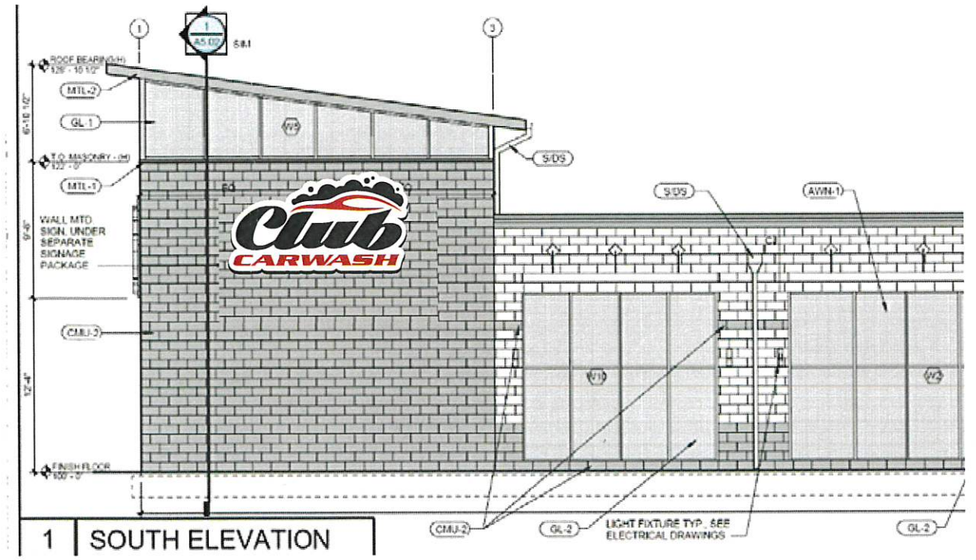
COLORS:

- P-1/C-1 BLACK
- P-2 WHITE
- C-3 RED
- P-4 COLOR MATCH BUILDING

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X

SIGNATURE DATE



1 SOUTH ELEVATION

LOC 1



4 EAST ELEVATION
A4.01 SCALE: 3/16" = 1'-0" GLAZING PERCENTAGE = 34.5%

LOC 2

LOCATION VIEW
SCALE: 3/32" = 1'



3 WEST ELEVATION
A4.01 SCALE: 3/16" = 1'-0" GLAZING PERCENTAGE = 35.5%

LOC 3

THIS DRAWING IS THE PROPERTY OF CREATIVE SIGN CO, INC.

This is an original, unpublished drawing by Creative Sign Co, Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co, Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign.
CONTACT YOUR SIGN CONSULTANT TO PURCHASE THE RIGHTS TO THIS DESIGN.

CONCEPTUAL DRAWING ONLY

All sizes and dimensions are illustrated for client conception of the project and are not to be understood as being exact size or exact scale. Renderings, including lighting effects, opacities, and coloration, are an approximation.

CUSTOMER RESPONSIBILITIES

Please review all drawing details closely, as Creative Sign will produce signs as approved drawing indicates. Some changes may occur based on production needs. While Creative Sign will make all efforts to correct any obvious spelling or grammatical errors, the customer is responsible for confirming that the above copy, including names and titles, appear as desired. Creative Sign will make every effort to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used.

INFO REQUIRED BEFORE PRODUCTION — LOC PHOTOS

POWER — SURVEY REQUIRED BEFORE PRODUCTION — POWER ACCESS

COLOR REQUIRED BEFORE PRODUCTION — COLOR MATCH BUILDING

Agenda

creative Sign company inc
505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 CREATIVESIGNCOMPANY.COM

CLIENT: CLUB CARWASH

LOCATION: W248N5221 EXECUTIVE DR, SUSSEX, WI 53089
DRAWN BY: BOBBI J
SALESPERSON: TINA K
DATE: 12/30/2024
QUOTE #: 103283
PAGE: 1

REVISION LOG: INTL DATE DESCRIPTION

FACELIT CHANNEL LETTERS

SEE PAGE 2 FOR LOCATION VIEWS

COLORS:

- P-1/C-1 BLACK
- P-2 WHITE
- C-3 RED
- P-4 COLOR MATCH BUILDING

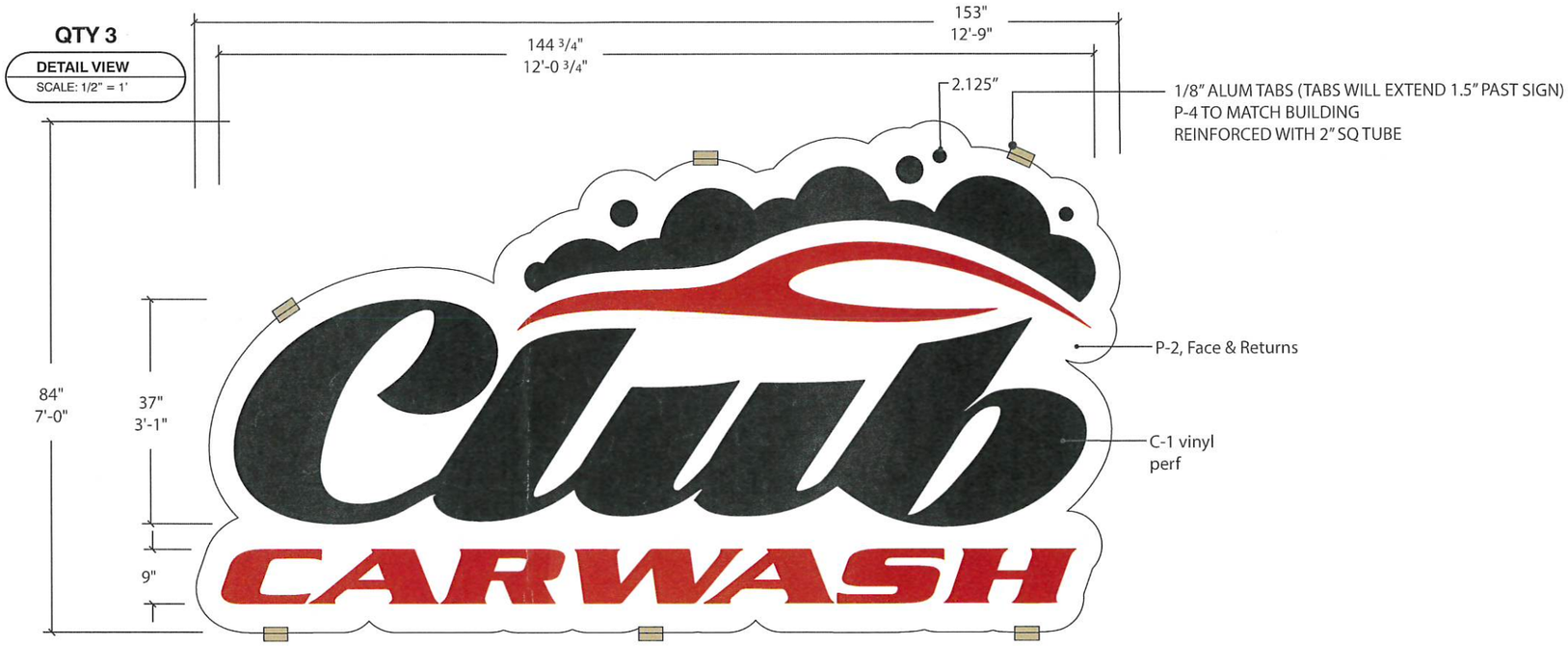
CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X
SIGNATURE DATE

CHL-1/3: LOC-1/3
OPTION A

QTY 3

DETAIL VIEW
SCALE: 1/2" = 1'



NIGHT VIEW
N.T.S.

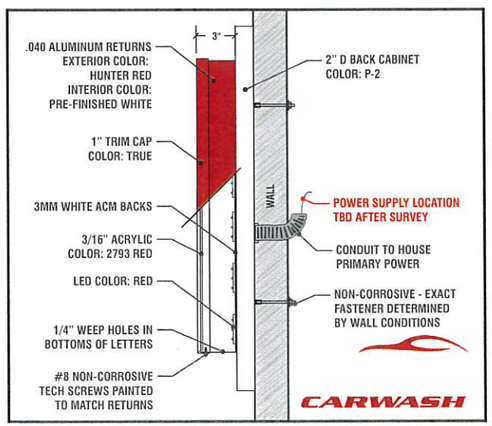


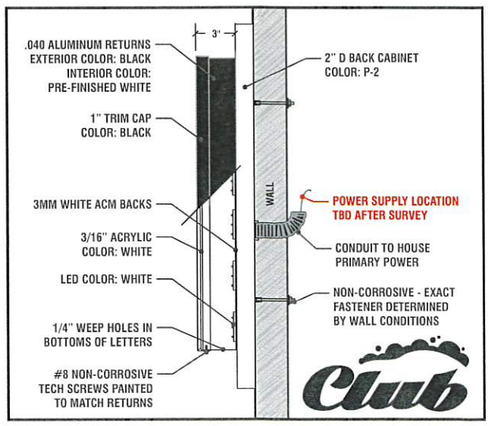
LIT SIGN

THIS SIGN WILL REQUIRE ELECTRICAL HOOK UP. CUSTOMER IS REQUIRED TO SCHEDULE A LICENSED ELECTRICIAN TO RUN POWER TO THE SIGN AND DO FINAL HOOK UP. TALK TO YOUR SIGN CONSULTANT IF:

- **YOU WOULD LIKE CREATIVE SIGN TO COORDINATE YOUR ELECTRICAL**
- **YOU HAVE ANY QUESTIONS REGARDING THE POWER REQUIREMENTS FOR YOUR SIGNAGE.**

FACE-LIT CH. LTRS. WITH A BACKER CABINET





THIS DRAWING IS THE PROPERTY OF CREATIVE SIGN CO, INC.

This is an original, unpublished drawing by Creative Sign Co, Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co, Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign.
CONTACT YOUR SIGN CONSULTANT TO PURCHASE THE RIGHTS TO THIS DESIGN.

CONCEPTUAL DRAWING ONLY

All sizes and dimensions are illustrated for client conception of the project and are not to be understood as being exact size or exact scale. Renderings, including lighting effects, opacities, and coloration, are an approximation.

CUSTOMER RESPONSIBILITIES

Please review all drawing details closely, as Creative Sign will produce signs as approved drawing indicates. Some changes may occur based on production needs. While Creative Sign will make all efforts to correct any obvious spelling or grammatical errors, the customer is responsible for confirming that the above copy, including names and titles, appear as desired. Creative Sign will make every effort to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used.



LOC PHOTOS | POWER ACCESS | COLOR MATCH BUILDING