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Architectural Review Board Agenda
4:00 PM Wednesday, May 7, 2025
Sussex Civic Center – Committee Room Second Floor

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Sussex Architectural Review Board, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. (If a Quorum is present the Chairperson shall announce, "Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.)

1. Roll call.
2. Consideration and possible action on the minutes of April 2, 2025 ARB meeting.
3. Discussion and possible action on a Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for a building expansion for Adron located at W251N5490 Business Dr.
4. Adjournment.

Anthony LeDonne
Chairperson

Katherine Gehl
Assistant 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 Jeremy Smith at 246-5200.

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on April 2, 2025.

Village Staff called the meeting to order at 4:02 p.m.

Members present: Anthony LeDonne, Mike Knapp, Gary Foxe, and Mike Smith

Members absent: Stacey Reidel

Others present: Gabe Gilbertson, Community Development Director

Consideration and possible action on the minutes of February 5, 2025 meeting.

A motion by Smith, seconded by Foxe to approve the minutes of the meeting held on February 5, 2025.

All ayes, motion carried.

Discussion and possible action on a site plan, landscape plan, architecture plan, and lighting plan for Mead and Hunt and a new industrial building located at W220N5603 Town Line Rd.

A motion by Kanpp, second by President LeDonne to approve the site plan, landscape plan, architecture plan, and lighting plan for the new industrial building located at W220N5603 Town Line Rd, subject to standard conditions of Exhibit A, and the following conditions:

1. The Village Board approving the submitted Land Use Amendment to the Industrial Land Use Classification and the Rezoning of the property to the BP-1 Business Park Zoning District.
2. Compliance with any comments and conditions of the Engineering Department.
3. All rooftop mounted HVAC units shall be screened.
4. Submitting a revised landscape plan that addresses the following:
 - a. Provides screening between the loading dock area and the rear property line where the pavement is 5' from the property line.
 - b. Provides details for the proposed fence screening the loading docks on the side of the building.
5. An approved Tree Mitigation plan from the Park Board.
6. Submitting a proposed "Sussex" welcome sign in lieu of installing the ornamental streetlights for the Plan Commission to review and final action at Architectural Review Board.

All ayes, motion carried.

A motion by President LeDonne, seconded by Foxe to adjourn the meeting at 4:24 pm.

All ayes, motion carried.

Respectfully submitted,
Jeremy Smith, Village Administrator



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MEMORANDUM

TO: Architectural Review Board
FROM: Gabriel Gilbertson, Community Development Director
RE: May 7, 2025 Architectural Review Board
DATE: Friday, May 2, 2025

The following is background information for the ARB agenda items (Design Standards 3-25-2014)

- I. **Roll call.**
- II. **Consideration and possible action on the ARB minutes of April 2, 2025.**
- III. **Discussion and possible action on a Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for a building expansion for Adron located at W251N5490 Business Dr.**

The Plan Commission approved the Plan of Operation and site plans for Adron's building in the Highlands Industrial Park in 2021 and approved a new Plan of Operation for a building addition at their April 15, 2025 meeting.

Adron has submitted an application to construct a 12,950 square foot building addition and 17 additional parking stalls. The Municipal Code requires one stall per employee for a manufacturing use. Adron requires a total of 74 parking stalls and the other tenant, WI Building Supply, requires a total of 11 parking stalls. 104 parking stalls will be available following the addition and will meet the minimum parking requirements.

Site

- Green space requirement is met at 33.4%.
- Site to have 104 parking stalls and will meet the minimum requirements of the Code.

Architecture

- Building meets height and required setbacks.
- Roof top units are to be screened from view.
- Materials to be used meets the Design Standards.
- The building meets the minimum window and door opening requirements.

Lighting

- The submitted lighting plan meets the minimum Code requirements.

Landscape

- Additional plants have been added to compensate for the additional street elevation and meets the minimum design guideline requirements.

Policy Question:

1. Are there any concerns with the submitted site plans or plan of operation?
2. The applicant has asked the Board to consider alternatives for the RTU screening on the addition. This will be a policy decision for the Board to discuss.

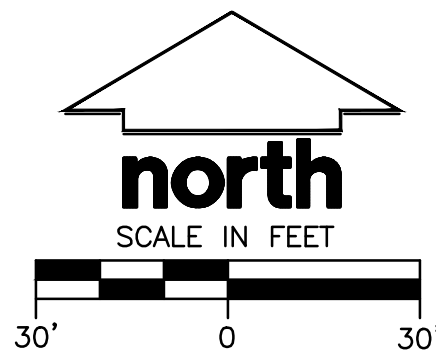
Action Items:

1. Act on the various plans.

Staff Recommendation: Staff recommends approval of the Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for a building expansion for Adron located at W251N5490 Business Dr, subject to standard conditions of Exhibit A, and the following conditions:

1. Compliance with any comments and conditions of the Engineering Department.
2. All rooftop mounted HVAC units shall be screened.
3. Submitting a revised landscape plan that includes 3 additional trees to meet the minimum requirements of the Sussex Design Standards.
4. Submitting revised elevations that include the overall window and door opening percentage on the street elevation.

SITE EXISTING CONDITION GRADES WITHIN
ADDITION AREA BASED ON SURVEY BY
CAPITOL SURVEY ENTERPRISES, DATED
MARCH 12, 2025.



GENERAL NOTES AND SPECIFICATIONS

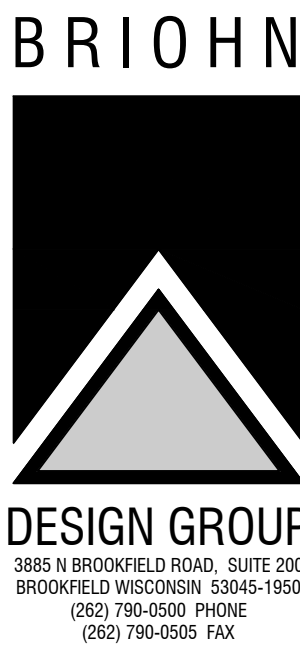
- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOIL 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.
- 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.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
- 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.
- 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.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- 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.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
- 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.
- 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".
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, BRIOHN DESIGN GROUP, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

PAVING NOTES

- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF SUSSEX ORDINANCES.
- CONCRETE PAVING SPECIFICATIONS –
CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
CRUSHED AGGREGATE BASE COURSE – THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS –
CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° 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. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY 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.
SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

PAVEMENT STRIPING NOTES

- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- 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.
- 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.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6



SITE DIMENSION AND
PAVEMENT ID PLAN

SHEET TITLE

PROPOSED BUILDING ADDITION FOR:
ADRON TOOL CORPORATION
W251 N5490 BUSINESS DRIVE
VILLAGE OF SUSSEX, WI

REVISION

DATE

JOB: 230109
DRAWN: RWI
CHECKED: RWI
DATE: 03-31-2025
SHEET:

C1.0

EXIST AREAS (PROPERTY* LIMIT).

PERVIOUS – 120,470 SF (39.5% GREEN SPACE)
IMPERVIOUS – 184,562 SF (93,414 SF BUILDING)
67 STANDARD STALLS
4 ADA ACCESSIBLE STALLS
71 TOTAL STALLS

POST BUILDING ADDITION (PROPERTY* LIMIT).

PERVIOUS – 102,030 SF (33.4% GREEN SPACE)
IMPERVIOUS – 203,002 SF (100,364 SF BUILDING)
84 STANDARD STALLS
4 ADA ACCESSIBLE STALLS
88 TOTAL STALLS

*PROPERTY BASED ON CERTIFIED SURVEY MAP NO. 12196
THE PROPERTY IS ZONED BP-1, BUSINESS PARK DISTRICT WITH PLANNED DEVELOPMENT OVERLAY, PER THE VILLAGE OF SUSSEX, AND HAS THE FOLLOWING SETBACKS AND RESTRICTIONS:

BUILDING SETBACKS/RESTRICTIONS (BP-1/PDO):

FRONT/STREET YARD SETBACK: 40'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 25'
BUILDING MAX. HEIGHT: 60'
IMPERVIOUS MAX. AREA: 75% OF LOT AREA

SHEET INDEX

C1.0 SITE DIMENSION AND PAVEMENT ID PLAN
C2.0 SITE GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C3.0 SITE NOTES AND DETAILS

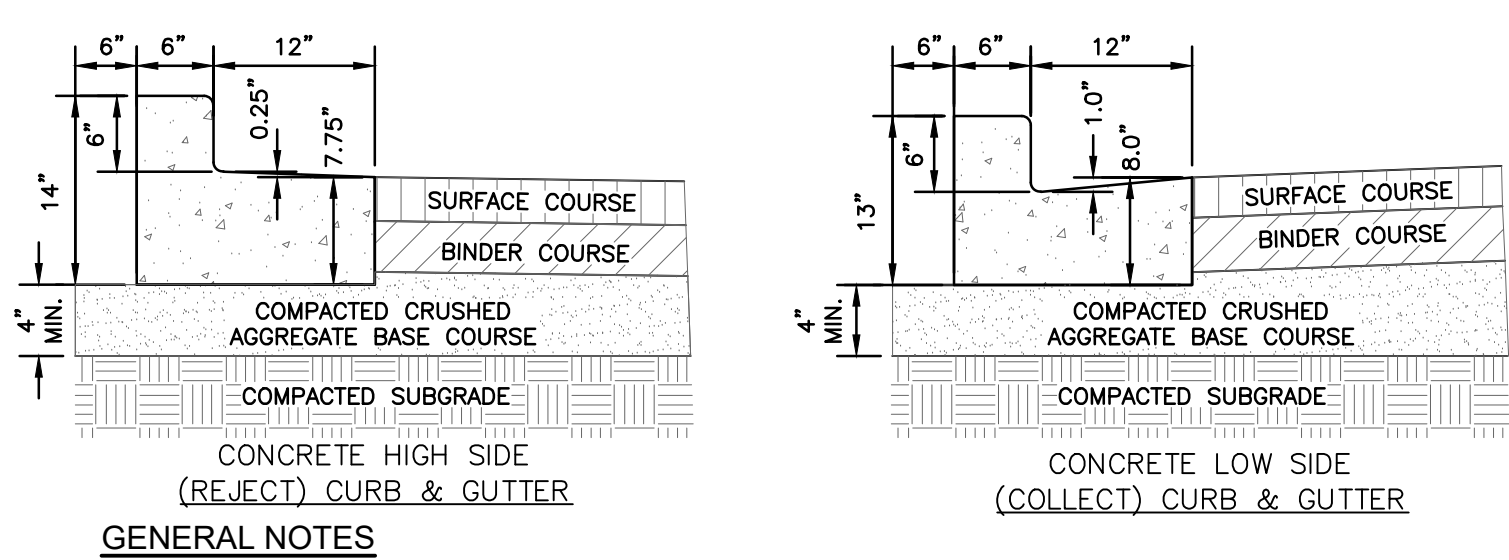


PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION – CURRENT EDITION AND ADDENDUM, APPLICABLE VILLAGE OF SUSSEX ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY GCE, INC. DATED MARCH 25, 2021.
** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

MINIMUM PAVEMENT STRUCTURE

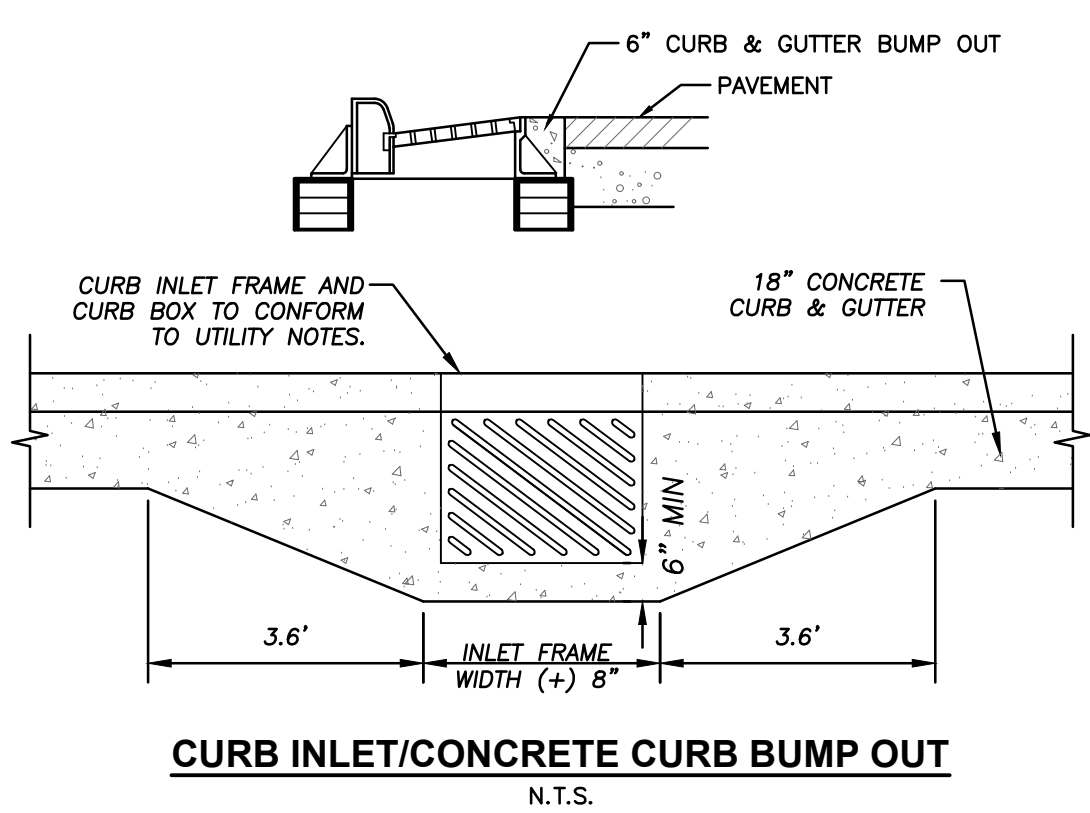
CONCRETE SIDEWALK AND STOOPS
5" CONCRETE
4" CRUSHED AGGREGATE BASE COURSE
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
STANDARD DUTY ASPHALT PAVEMENT
3.5" ASPHALTIC CONCRETE (2 LIFTS)
UPPER LAYER (1.5" SURFACE, SEC. 460, TABLE 461-1, 9.5 mm)
LOWER LAYER (2" BINDER, SEC. 460, TABLE 461-1, 12.5 mm)
9" CRUSHED AGGREGATE BASE COURSE (SEC. 301 & 305, 3 in & 1-1/4 in)
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.



GENERAL NOTES

- 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
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE

18" STANDARD CURB & GUTTER
N.T.S.



CURB INLET/CONCRETE CURB BUMP OUT
N.T.S.

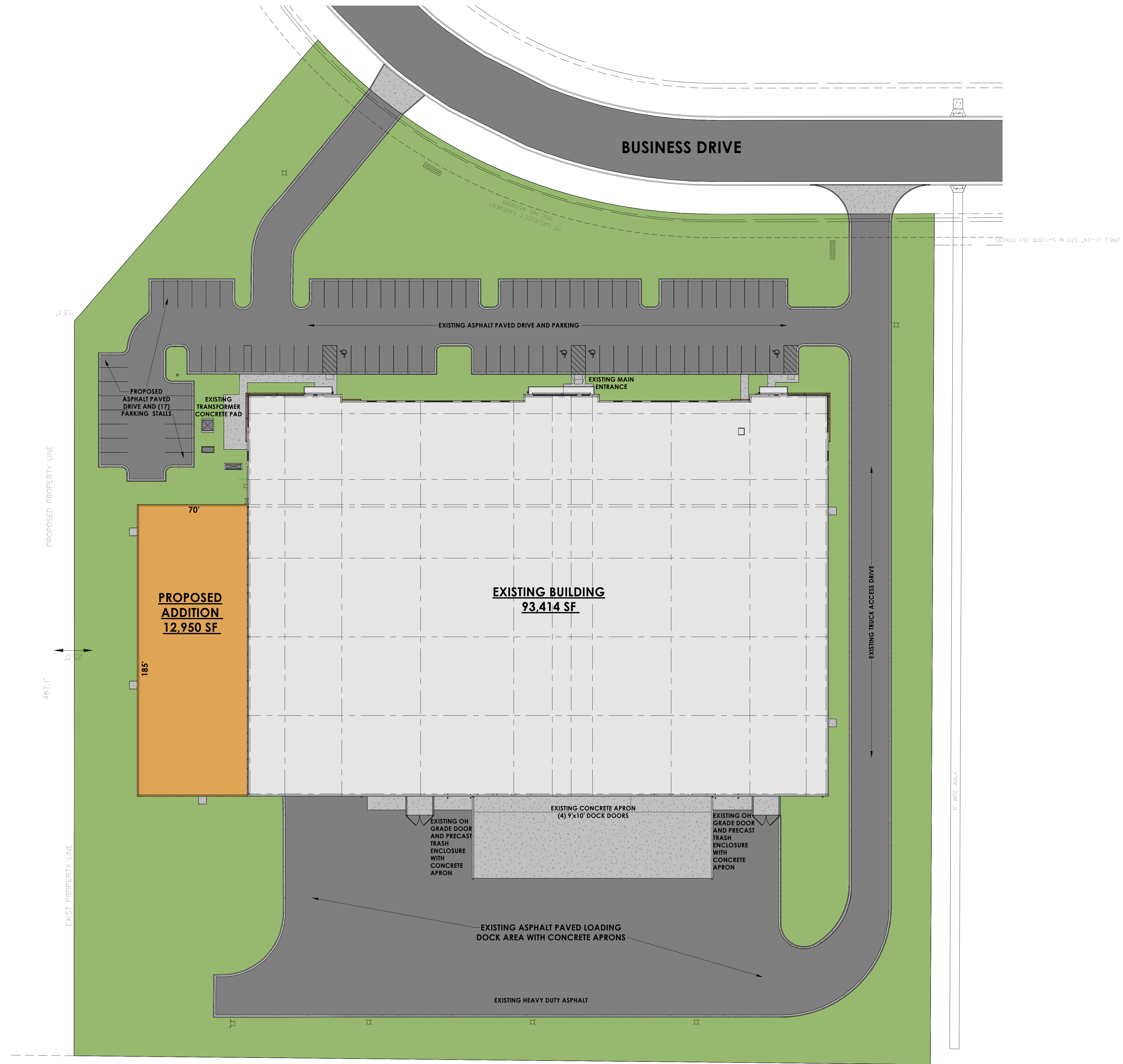
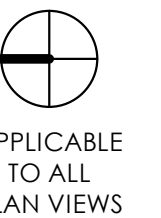


ADRON TOOL CORPORATION
W251N5490 BUSINESS DRIVE
SUSSEX, WISCONSIN

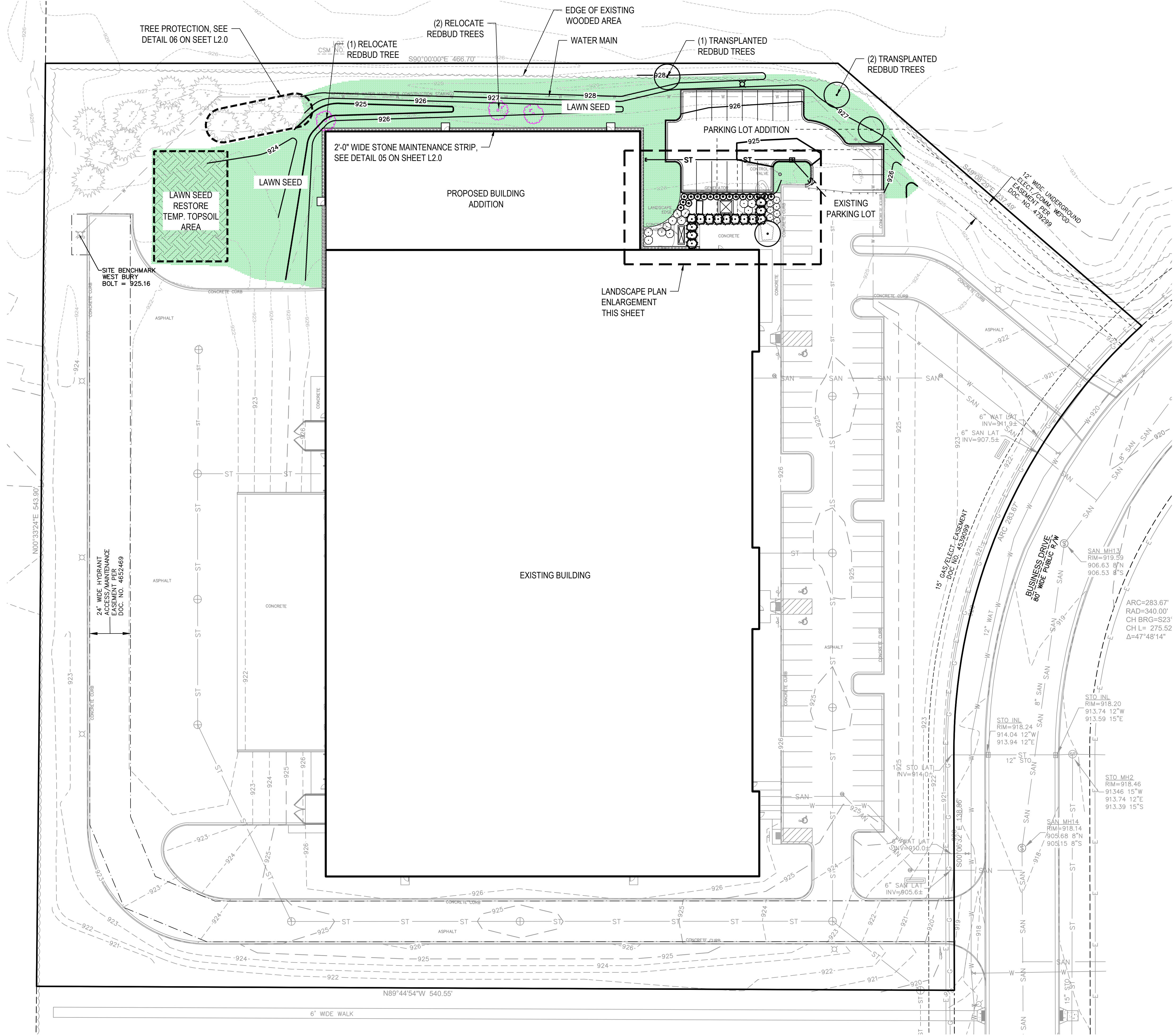
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NS/CK
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03/31/2025
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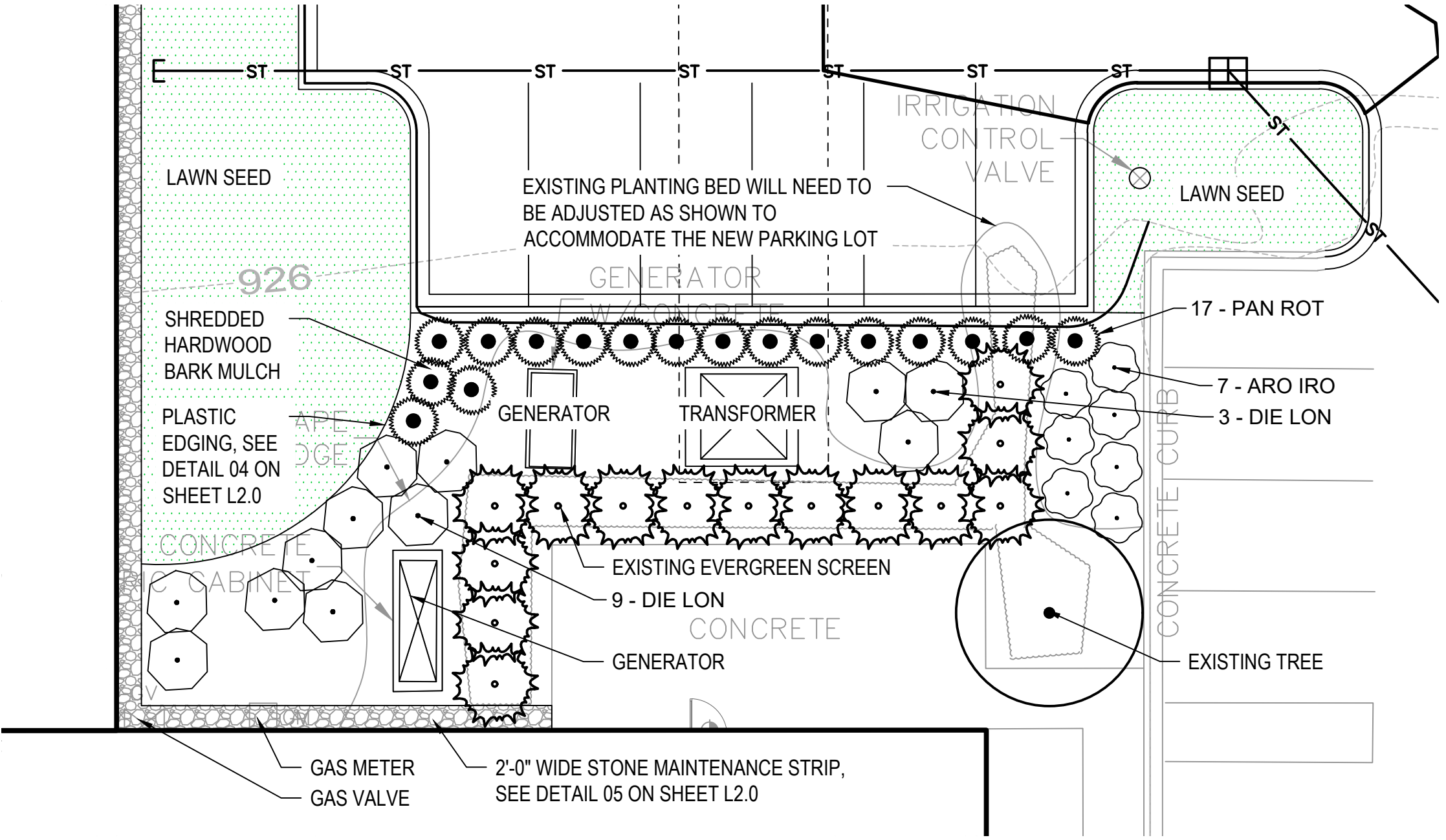
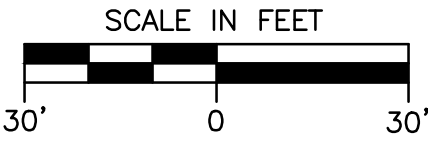
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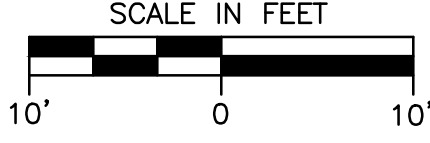
1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



01 LANDSCAPE PLAN



02 LANDSCAPE PLAN ENLARGEMENT



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	PLANTING SIZE	MATURE HT	MATURE SP	QTY
SHRUBS							
	ARO IRO	Aronia melanocarpa 'Iroquois Beauty' / Black Chokeberry	3 gal	Container	3'	4'	7
	DIE LON	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal	Container	4'	5'	12
PERENNIALS & GRASSES							
	PAN ROT	Panicum virgatum 'Rotstrahlbusch' / Rotstrahlbusch Red Switch Grass	#1	Container	4'	4'	17

BRIORN

DESIGN GROUP

3805 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1160
(262) 780-0200 PHONE
(262) 780-0205 FAX

LANDSCAPE PLAN

SHEET TITLE

PROPOSED BUILDING ADDITION FOR:
ADRON TOOL CORPORATION
W251 N5490 BUSINESS DRIVE
VILLAGE OF SUSSEX, WI

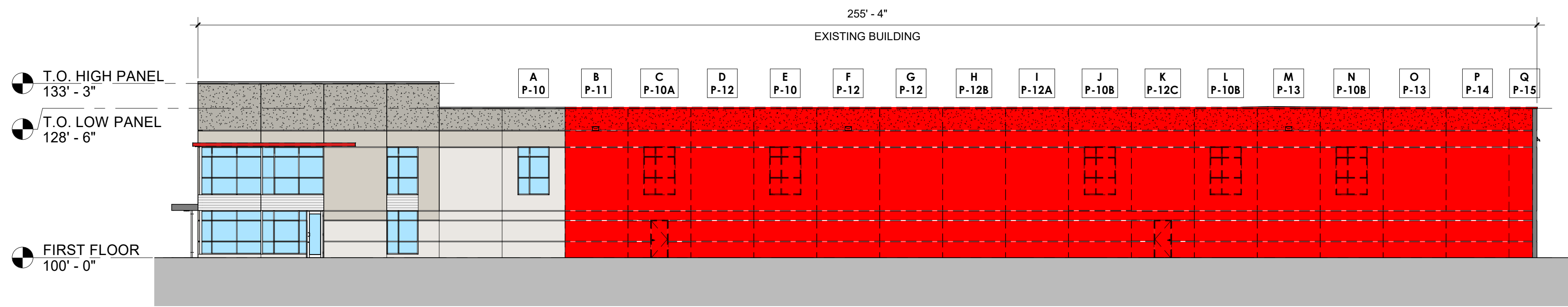
Date:
04-11-2025

Revision:
VILLAGE ENGINEERING COMMENTS #1

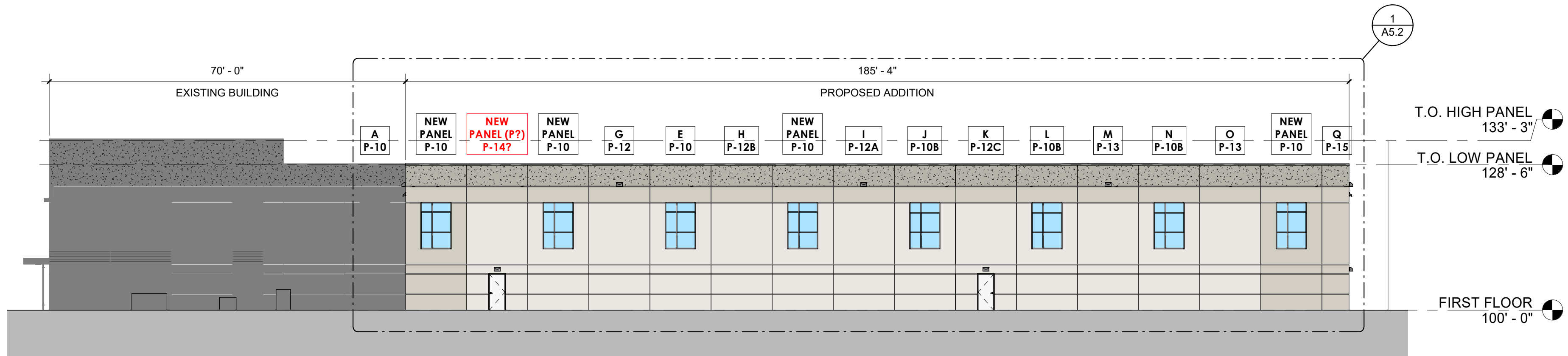
Job No:
230109

Drawn:
Checked:
Date:
03-31-2025

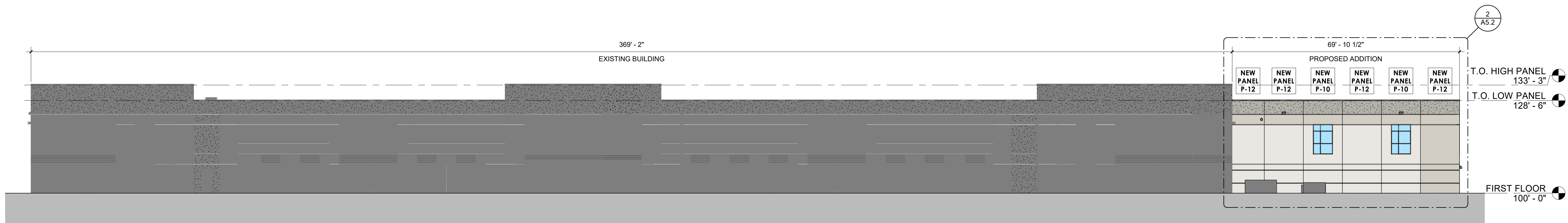
SHEET:
L1.0



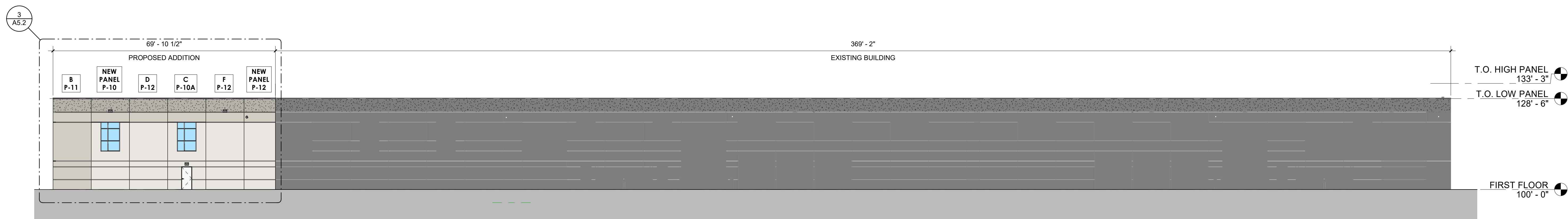
4 NORTH ELEVATION - DEMO/PANEL RELOCATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"

EXTERIOR BLDG SYSTEMS:

ROOF ASSEMBLY (AMBIENT): BALLASTED 45 MIL EPDM ROOF MEMBRANE ON 4.8" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

PRECASTER NOTE:

NOTE: THE SELECTION AND APPLICATION OF ALL STAIN/PAINT ON PRECAST CONCRETE SURFACES MUST MEET MANUFACTURERS SPECIFICATIONS FOR SURFACE PREPARATION, APPLICATION CONDITIONS, AND APPROPRIATE EXTERIOR - GRADE MATERIAL/COLORANT PROPERTIES.

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 502) PER TABLE 502.2 (1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-25ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-16ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 5% ACTUAL PROVIDE REQUIRED U - FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE. PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE. PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1. PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE. PROPOSED BUILDING COMPLIES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES. NOT APPLICABLE TO PROPOSED BUILDING.

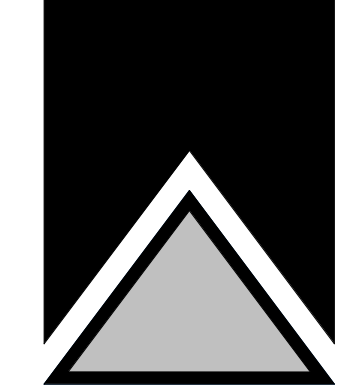
C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED. PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS. PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, ON INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HAND LINE AND ADJACENT PERSONAL DOORS. PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING. NOT APPLICABLE TO PROPOSED BUILDING.

BRIORN



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OVERALL EXTERIOR ELEVATIONS & PANEL RELOCATION

SHEET TITLE

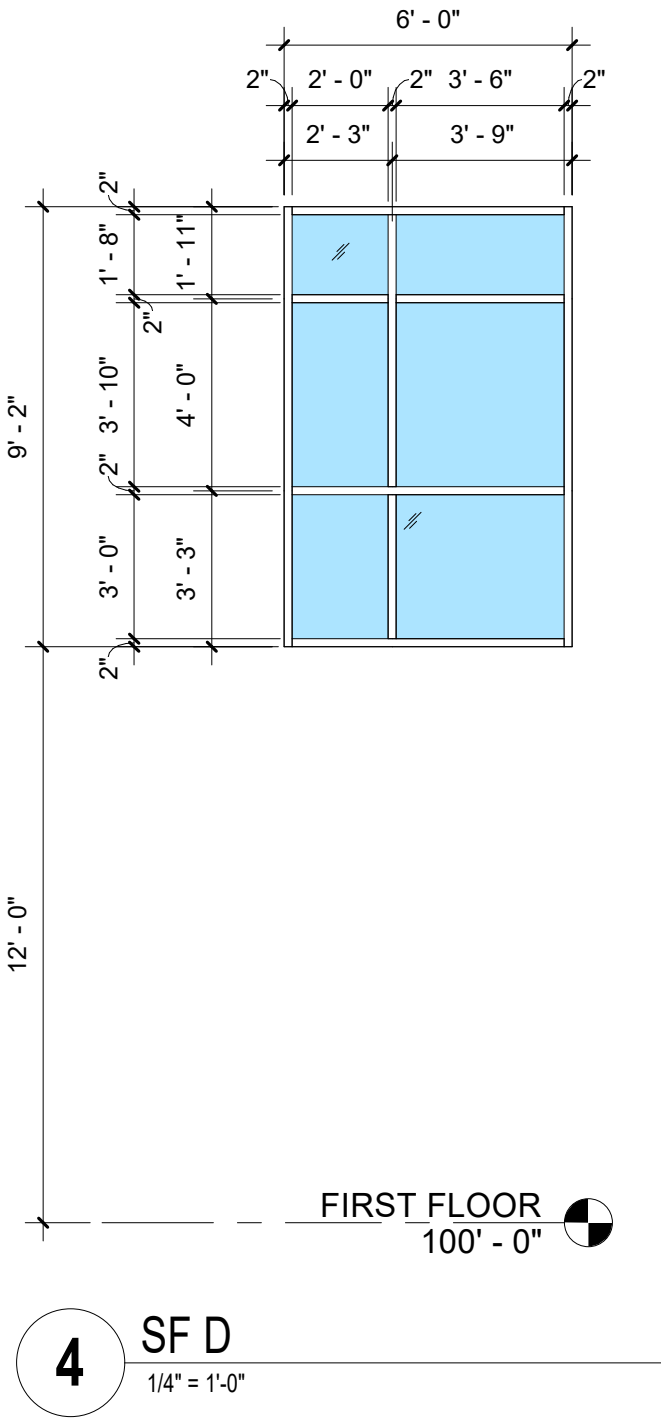
ADRON TOOL ADDITION
ADRON TOOL CORPORATION
W251N5490 BUSINESS DRIVE
SUSSEX, WISCONSIN

Revision

Date

JOB: 230109
DRAWN: NS
CHECKED: PG
DATE: 03/31/2025
SHEET:

A5.1



4 SF D
1/4" = 1'-0"

WINDOW TYPES LEGEND	
(A)	BORROWED LITE TYPE TAG
◊ SF	EXTERIOR WINDOW TYPE TAG
T	DENOTES TEMPERED GLAZING
[Blue Box]	DENOTES INSULATED 1" LOW 'E' GLAZING
[Blue Box with S]	DENOTES INSULATED 1" LOW 'E' SPANDREL PANEL
[White Box]	DENOTES CLEAR INTERIOR PLATE GLAZING
ALL GLAZING PROVIDED SHALL COMPLY WITH 2015 IBC SECTION 2406.4 SAFETY GLAZING. GLAZING SHALL MEET CPSC SAFETY GLAZING TEST.	
STOREFRONT SYSTEMS TO BE PREFINISHED ALUMINUM FRAMED, CLEAR ANODIZED THERMALLY BROKEN WITH LOW-E GLASS. SEE 'TYPES' FOR LOCATION FOR SPANREL LOCATIONS.	
ALL EXTERIOR WINDOWS SHALL BE LOW 'E' COATED BLUE TINTED 1" INSULATED GLAZING SET IN THERMALLY BROKEN 'CLEAR' ANODIZED ALUMINUM WINDOW FRAMES WITH ACCENT METAL WHERE REFERENCED ON THE ELEVATIONS SHALL MATCH 'CLEAR' COLOR. SPANDREL GLASS SHALL BE 'BLUE' TO COMPLEMENT VISION GLASS. U - VALUE / FACTOR - .29 WITH SH GC - .41	
BORROWED LITE WINDOWS TO BE PAINTED 2" FACE HOLLOW METAL FRAME WITH CLEAR PLATE GLASS. SEE 'TYPES' FOR LOCATION FOR TEMPERED LOCATIONS.	
SEE SHEET A9.1 FOR STOREFRONT SYSTEMS (INTERIOR AND EXTERIOR) SEE SHEET A9.2 FOR BORROWED LITE SYSTEMS	

KEYNOTE LEGEND	
MARK	PLAN CODED NOTES
03-1	EXTERIOR INSULATED PRECAST WALL PANEL WITH PAINTED FINISH - WARM/DARK GRAY 01 BASE FIELD COLOR - (MATCH EXISTING BUILDING COLOR)
03-2	EXTERIOR INSULATED PRECAST WALL PANEL WITH PAINTED FINISH - WARM/DARK GRAY 01 BASE FIELD COLOR - (MATCH EXISTING BUILDING COLOR)
03-3	EXTERIOR INSULATED PRECAST WALL PANEL WITH PAINTED FINISH - WARM/DARK GRAY 01 BASE FIELD COLOR - (MATCH EXISTING BUILDING COLOR)
03-10	2" X 1/2" DEEP REVEAL (HORIZONTAL)
05-11	PREFINISHED METAL 24 GA. GRAVEL STOP (COLOR TO BE 'CLEAR ANODIZED FINISH'), FASCIA AND RUBBER MEMBRANE FLASHING AND ROOFING.
08-7	PREFINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E GRAY TINTED WINDOW UNITS. SEE A5.2 FOR WINDOW TYPES.
08-22	3'-0" X 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE AND EMERGENCY EGRESS CODE REQUIRED LIGHTING - PAINTED TO MATCH ADJACENT WALL COLOR.
22-3	LAMBS-TONGUE ROOF DRAIN OVERFLOW NOZZLE. SEE ROOF PLAN FOR ADDITIONAL NOTES. COORDINATE WALL PENETRATION WITH PRECAST SUPPLIER.
26-1	EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT

PAINTERS NOTE:

- PAINING OF EXTERIOR PRECAST WALL PANELS:** CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.
- 1. ACRYLIC CONCRETE STAIN (BASE COLOR):**
 - (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
 - (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
 - (2) COATS BENJAMIN MOORE TUFFCRETE W8 CONCRETE STAIN.
 - 2. ACCENT COLOR:**
 - (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
 - (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
 - (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

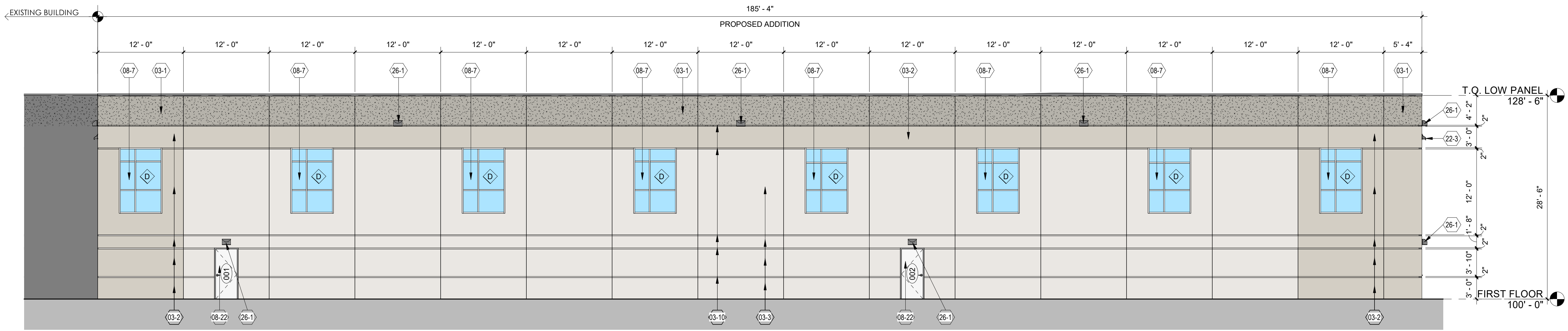
EXTERIOR BLDG SYSTEMS:

ROOF ASSEMBLY (AMBIENT): BALLASTED 45 MIL EPDM ROOF MEMBRANE ON 4.8" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

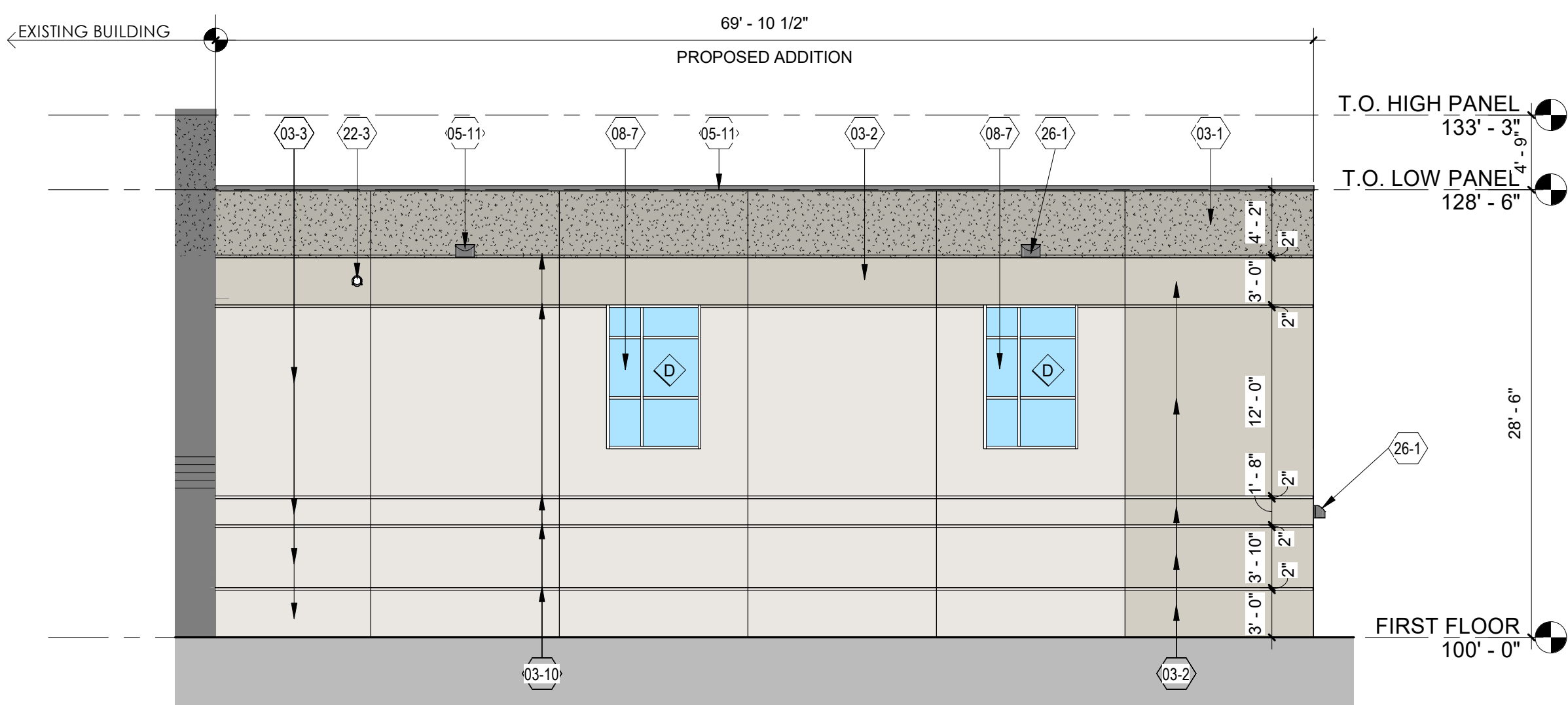
INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

PRECASTER NOTE:

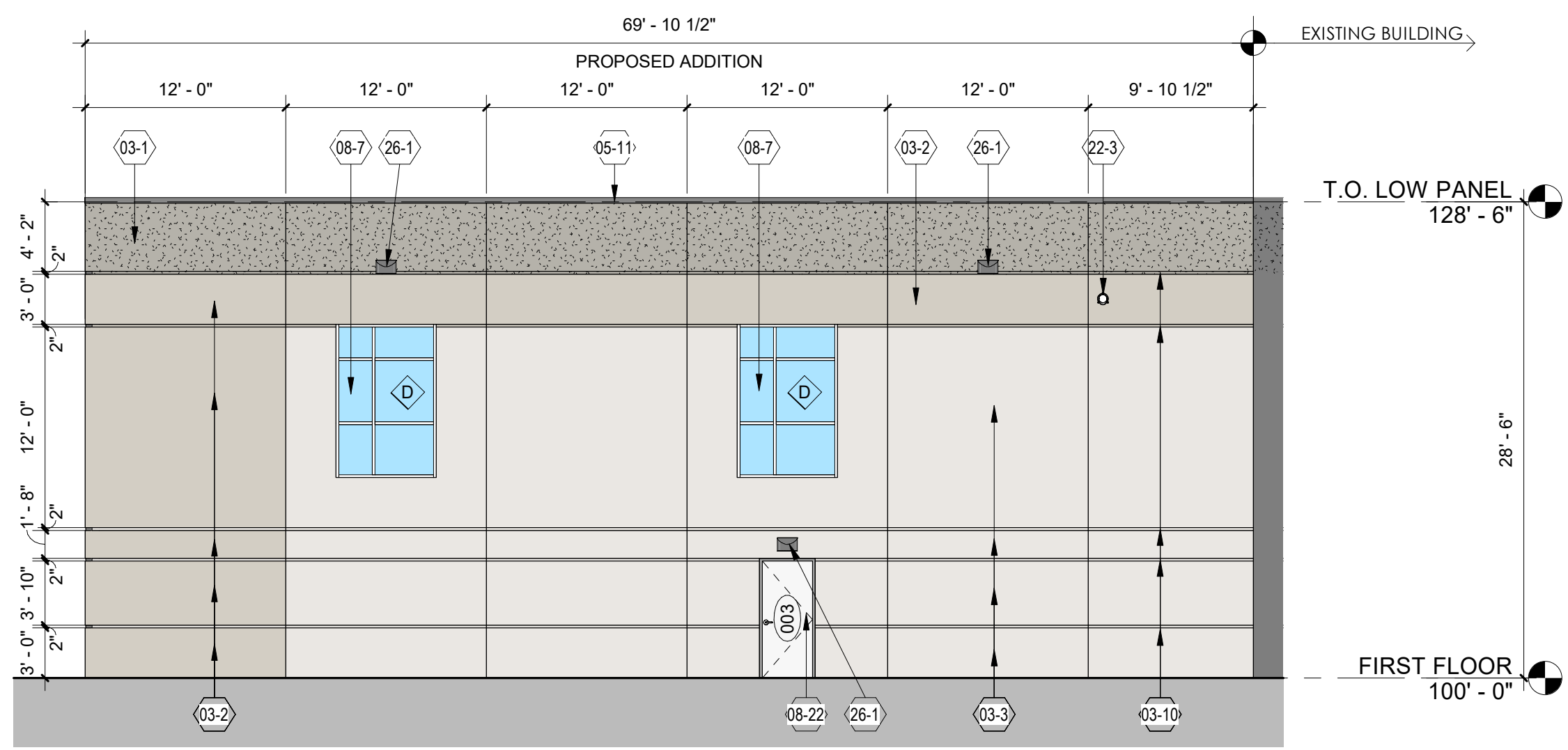
PRECASTER TO PROVIDE COVERS FOR ALL ROUND RECESSED POCKETS AND PROVIDE CLOSED CELL SPRAY FOAM INSULATION WITH STEEL PREFINISHED METAL COVER PLATES FOR ALL OTHER SHAPE OPENINGS OR RECESSED AREAS (BEAM, LINTEL, JOIST, GIRDER BEARING OR OTHER POCKETED CONDITIONS) ON INTERIOR SIDE OF THE PRECAST WALL PANELS



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



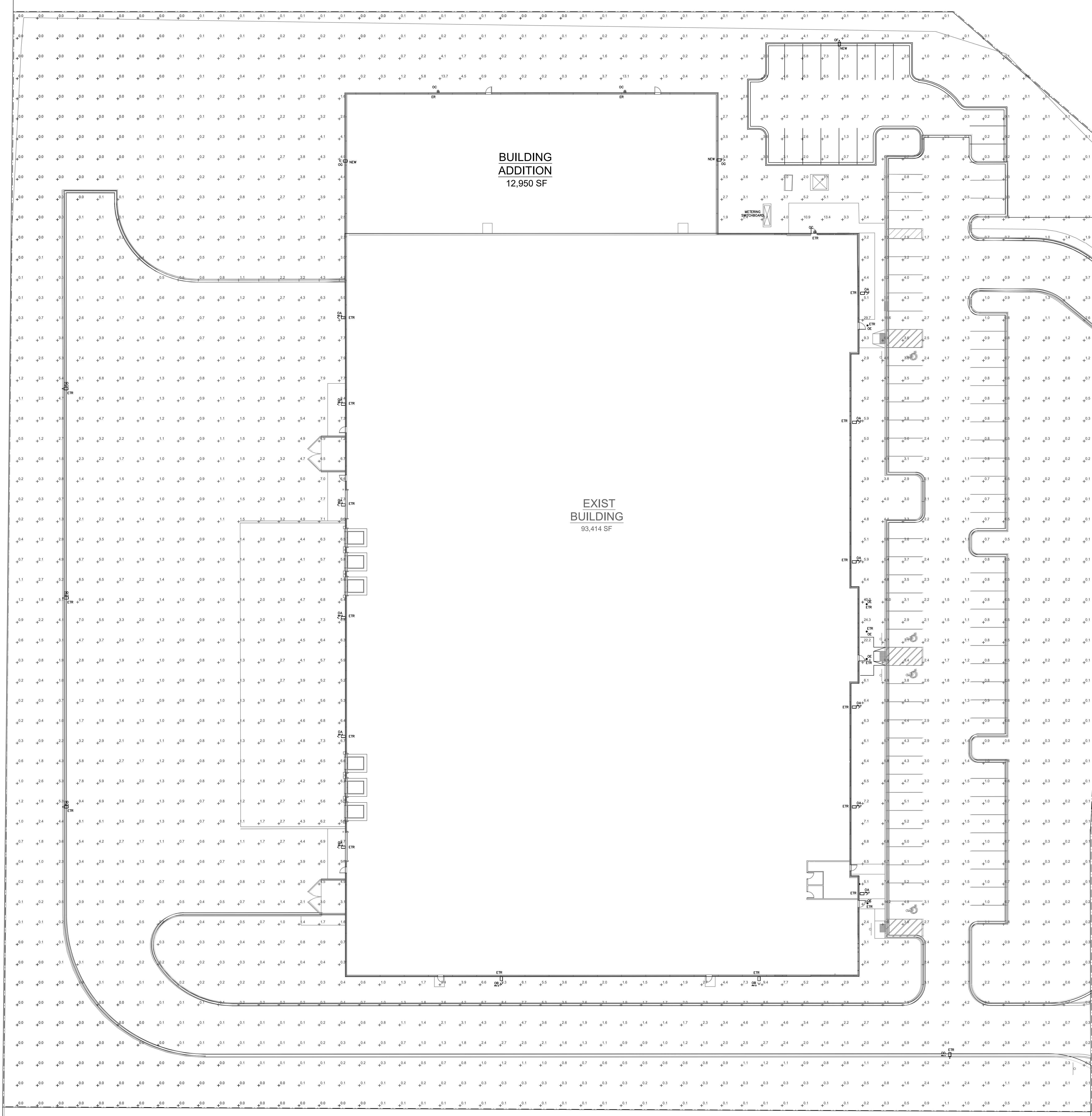
2 ENLARGED EAST ELEVATION
1/8" = 1'-0"



3 ENLARGED WEST ELEVATION
1/8" = 1'-0"

Revision	Date	Job	Drawn	Checked	Date	Sheet
		230109	NS	PG	03/31/2025	

JOB: 230109
DRAWN: NS
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DATE: 03/31/2025
SHEET:



Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	OA	12	TALON TL 150 4K U T4 BR2 SF	TYPE IV LUMINAIRE BUILDING MOUNTED 22' AND 25' AFG	4000K LED	1	21044	1	150
	OB	2	TALON TL 150 4K U T3 BR2 SF	TYPE III LUMINAIRE BUILDING MOUNTED 22' AFG	4000K LED	1	20874	1	150
	OC	3	GALAXY GX MW MK U CL 17' AFG	WALL PACK FIXTURE BUILDING MOUNTED 17' AFG	4000K LED	1	5120	1	45
	OD	5	TALON TL 150 4K U T4 BR2 PM	TYPE IV LUMINAIRE MOUNTED ON A 20' POLE ON A 6' BASE	4000K LED	1	21044	1	150
	OE	5	CHAKUEC 11000RHS 600W-T40	9' LED DOWNLIGHT MOUNTED IN CANOPY	4000K LED	1	6211	1	39
	OF	1	SP-150-H4-3CCT-U-BR2-PA-HSS	TYPE IV LUMINAIRE WITH HOUSE SIDE SHIELDING MOUNTED ON A 20' POLE ON A 6' BASE	4000K LED	1	20848	1	149
	OG	2	SP-100-4K-T4-3CCT-U-BR2 PM	TYPE IV LUMINAIRE BUILDING MOUNTED 22' AFG	4000K LED	1	14347	1	99

N - NEW
ER - EXISTING RELOCATED
ETR - EXISTING TO REMAIN

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE PHOTOMETRICS		1.8 fc	40.0 fc	0.0 fc	N/A	N/A

1 SITE LIGHTING PHOTOMETRIC PLAN
E1.2 1" = 20'-0"



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REMARKS:

PROJECT: **ADRON TOOL CORPORATION**



PROJECT LOCATION: **W251 N5490 BUSINESS DR.
SUSSEX, WI 53089**

DATE: **3/28/2025**

DRAWN BY: **JDP**

PROJECT NUMBER: **.**

SITE LIGHTING PHOTOMETRIC PLAN
SCALE: **1"=20'-0"**

E1.2