



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

## AGENDA

**VILLAGE OF SUSSEX  
PLAN COMMISSION MEETING  
6:30 PM TUESDAY, MAY 20, 2025  
SUSSEX CIVIC CENTER – BOARD ROOM 2<sup>nd</sup> 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 April 15, 2025.
3. Consideration and possible action on Permitted Uses and Plans.
  - a. Discussion and possible action on a Plan of Operation for Central Bark Sussex for a change in ownership located at N64W22600 Main Street.
  - b. Discussion and possible action on a Plan of Operation for Mattress By Appointment Sussex located at N64W22622 Main St.
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items.
  - a. Update from Village on the Wildflower Subdivision development.
6. Other items for future discussion.
7. Adjournment.

Anthony LeDonne  
Chairperson

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Jeremy J. Smith  
Village Administrator

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

**VILLAGE OF SUSSEX  
PLAN COMMISSION - DRAFT  
6:30PM TUESDAY, APRIL 15, 2025  
SUSSEX CIVIC CENTER – BOARD ROOM 2<sup>ND</sup> FLOOR  
N64W23760 MAIN STREET**

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

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

Members excused: None

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

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

**Consideration and possible action to approve the minutes for the Plan Commission meeting of March 18, 2025.**

A motion by Muckerheide, seconded by Anderson to approve the minutes of the Plan Commission meeting of March 18, 2025.

Motion carried 7-0

**Reconvene the Public Hearing and discussion and possible action on a Conditional Use Permit for Drexel Building Supply for an outdoor lumber yard located at W232N5700 Waukesha Ave in the B-3 Highway Business District.**

Applicant was present, has received and accepted all the terms in the Conditional Use Permit. No one from the public spoke.

A motion by LeDonne, seconded by Muckerheide to close the public hearing.

Motion carried 7-0

**Discussion and possible action on a Conditional Use Permit for Drexel Building Supply for an outdoor lumber yard located at W232N5700 Waukesha Ave in the B-3 Highway Business District.**

**Policy Questions:**

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

**The Application is complete and consistent with 17.0502: Yes**

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

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

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

The uses(s) and plans are compliant with 17. 1000 (Site Plan Review): Yes

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

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

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

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

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

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

B-L. Administrative CU Condition compliance: Yes

A motion by Knapp, seconded by Johnson to approve the Conditional Use Permit for Drexel Building Supply for an outdoor lumber yard located at W232N5700 Waukesha Ave in the B-3 Highway Business District subject to the standard conditions of Exhibit A.

Motion carried 7-0

**Reconvene the Public Hearing and discussion and possible action on a Conditional Use Permit for Lake Country Wines, LLC for a wine processing facility located at N53W24880 S Corporate Cr in the BP-1 Business Park District.**

John Bowler, N53W24880 South Corporate Circle on behalf of Lake County Wine was present and accepted the terms of the Conditional Use Permit.

A motion by LeDonne, seconded by Muckerheide to close the public hearing.

Motion carried 7-0

**Discussion and possible action on a Conditional Use Permit for Lake Country Wines, LLC for a wine processing facility located at N53W24880 S Corporate Cr in the BP-1 Business Park District.**

**Policy Questions:**

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

The Application is complete and consistent with 17.0502: Yes

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

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

**The uses(s) and plans are compliant with 17.0420 BP-1 Business Park District: Yes**

**The uses(s) and plans are compliant with 17. 1000 (Site Plan Review): Yes**

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

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

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

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

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

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

**B-L. Administrative CU Condition compliance: Yes**

A motion by Johnson, seconded by Muckerheide to approve the Conditional Use Permit for Drexel Building Supply for Lake Country Wines, LLC for a wine processing facility located at N53W24880 S Corporate Cr in the BP-1 Business Park District subject to the standard conditions of Exhibit A.

Motion carried 7-0

**Discussion and possible action on a building permit application for a gazebo exceeding 250 square feet located at W252N5046 Aberdeen Dr.**

A motion by LeDonne, seconded by Muckerheide to approve the gazebo based on the large size of the lot and th located in an obscure location.

Motion carried 7-0

**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.**

A motion by LeDonne, seconded by Fluett to recommend 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. Review and approval by the Architectural Review Board and any conditions added following their review.
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 includes 3 additional trees to meet the minimum requirements of the Sussex Design Standards.
5. Submitting revised elevations that include the overall window and door opening percentage on the street elevation.

Conditions 2, 4, and 5 have been satisfied.

Motion carried 7-0

**Discussion and possible action on a recommendation to the Village Board to adopt an Ordinance to repeal and recreate Section 17.0435(B) regarding the minimum area requirement for a residential Planned Development Overlay District.**

Johnson made a motion to recommend to the Village Board adopt an Ordinance to repeal and recreate Section 17.0435(B) regarding the minimum area requirement for a residential Planned Development Overlay District. Johnson did not receive a second.

A motion by Johnson, seconded by LeDonne to table the discussion and request the staff gather more information.

Motion carried 7-0

**Conceptual appearance and discussion for future development on the former Pheasant Farm property located on the west side of Hwy 164 and north of Richmond Road.**

Brian Lindgren, N27W24025 Paul Ct., Pewaukee was present and gave a presentation for 2 conceptual development proposals for the former Pheasant Farm property. The Plan Commission provided the applicant with their feedback. No action was taken.

**Other Items for Future Discussion**

Muckerheide is concerned about the dirt pile for the Wildflower subdivision. Requesting an update from Judy Neu regarding the erosion control permit.

**Adjournment**

A motion by Johnson, seconded by Knapp to adjourn the meeting at 8:01pm.

Motion carried 7-0

Respectfully submitted,  
Jennifer Boehm  
Village Clerk



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## MEMORANDUM

TO: Plan Commission  
FROM: Gabe Gilbertson, Community Development Director  
RE: Plan Commission meeting of May 20, 2025  
DATE: May 8, 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 April 15, 2025.**

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

#### **A. Discussion and possible action on a Plan of Operation for Central Bark Sussex for a change in ownership located at N64W22600 Main Street.**

The Plan Commission approved a Plan of Operation for Central Bark in 2021 and is a permitted use under Section 17.0418(A)(5)(k) in the B-3 Highway Business District. The owners have recently sold the business to a new group. The Plan of Operation is not changing other than the change in ownership.

#### **Policy Question:**

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

#### **Action Items:**

1. Act on the Plan of Operation.

**Staff Recommendation:** Staff recommends approval of the Plan of Operation Central Bark Sussex for a change in ownership located at N64W22600 Main Street subject to the standard conditions of Exhibit A.

#### **B. Discussion and possible action on a Plan of Operation for Mattress By Appointment Sussex located at N64W22622 Main St.**

The site is zoned B-3 Highway Business District and is a permitted use under Section 17.0418(A)(8)(a). The application states there will not be any employees on site or set hours of operation. All sales will be by appointment only. The site has 168 marked parking stalls and 40 unmarked in the back of the building, 169 stalls are allocated to

existing users and this user requires 14 stalls per Code, for a total of 183 stalls needed. The site meets minimum parking requirements.

**Policy Question:**

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

**Action Items:**

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

**Staff Recommendation:** Staff recommends approval of the Plan of Operation for Mattress By Appointment Sussex located at N64W22622 Main St subject to the standard conditions of Exhibit A.

04. **Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans.**
05. **Consideration and possible action on CSM's, Plats, Zoning and Planning Items.**
  - A. **Update from Village on the Wildflower Subdivision development.**
06. **Other Items for future discussion.**
07. **Adjournment.**



Project Name \_\_\_\_\_

Tax Key # SUXN0239994005

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](mailto:ggilbertson@villagesussex.org).

The following fees are required at the time of submittal:

<input checked="" type="checkbox"/> X Plan of Operation fee	\$175.00
<input type="checkbox"/> Conditional Use fee (if necessary)	\$210.00
<input type="checkbox"/> Pre Occupancy inspection fee	\$100.00

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

Notes: Request to modify the existing Plan of Operation to reflect new ownership details.

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

Contact Name for meetings: Trevor Heurion Phone # (414) 241-2362

E-mail: theurion@live.com

For office use only:

Met with staff on: \_\_\_\_\_

Paid fees on: \_\_\_\_\_

To be on the Plan Commission Agenda for: \_\_\_\_\_

Original forms to the following:

Plan of Operation to Jeremy \_\_\_\_\_

Service reimbursement \_\_\_\_\_

Emergency Contact to Sheriff Dept \_\_\_\_\_

Wastewater Permit to WWTP \_\_\_\_\_

Any outstanding fees owed on the property? \_\_\_\_\_





## PLAN OF OPERATION

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

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

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? \_\_\_\_\_

Tax Key # SUXV0239994005

Zoning: B-3

Address of Tenant Space: N64W22600 Main Street Sussex, WI 53089

1. Name of Business: Dog Care Ventures, LLC

DBA Central Bark SUSSEX

Business

N64 W22600 Main Street Sussex, WI 53089 (262) 246-8100

Address

City, State, Zip

Phone #

sussex@centralbarkusa.com

Fax #

Email address

2. Business owner contact information:

Trevor Heurion

Contact

8481 South 15<sup>th</sup> Avenue Oak Creek, WI 53154

Address

City, State, Zip

Phone #

theurion@live.com

(414) 241-2362

Fax #

Email address

3. Building/Land owner contact information:

RUFF LIFE, LLC

(Matthew and Ashley Sander)

Contact

N92W27958 Hickory Rd Hartland, WI 53029

Address

City, State, Zip

Phone #

arogers1123@gmail.com

(414) 554-3306

Fax #

Email address

4. Number of Employees/Shifts:

15-20

Employees

2 (AM/PM)

Shifts

5. Days of Operation:

Put an X in box that applies:

Hours  
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6:30 AM- 6:30 PM	6:30 AM- 6:30 PM	6:30 AM- 6:30 PM	6:30 AM- 6:30 PM	6:30 AM- 6:30 PM	6:30 AM- 6:30 PM	6:30 AM- 6:30 PM

6. Is this an extension of an existing operation? NA - change of ownership only
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? N/A Do you need an Outdoor Establishment Permit? N/A  
If yes, explain: N/A  
If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO If yes, explain: N/A controls exist to reduce noise from dogs
11. Dimension of area to be occupied 5900 Total square footage 5900  
If applicable list square footage according to 1<sup>st</sup> floor 5900 2<sup>nd</sup> floor N/A

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

12. Parking:  
Total Number of Parking Spaces 21 Number of spaces needed per code Ample parking available  
Number of spaces allocated for employee parking 6 (Rear parking)  
Dimensions of parking lot Front and Rear Is parking lot paved? Yes  
Parking available

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

N/A - Change of ownership only

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.

Trevor Heurion  
Name  
Member  
Title or Position

4/18/2025  
Date

I am aware and approve of the business to be operating in the building owned by RUFF LIFE, LLC.

Ashtey Sander  
Name  
Member  
Title or Position

4/18/2025  
Date





N64W23760 Main Street  
Sussex, Wisconsin 53089  
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Website: [www.villagesussex.org](http://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:

Trevor Heurion  
8481 South 15<sup>th</sup> Avenue Oak Creek, WI 53154  
Business Name: Dog Care Ventures, LLC DBA Central Bark Sussex

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

Business Address: N64 W22600 Main Street Sussex, WI 53089

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

0239994005

[Signature]  
Signature of Property Owner and /or Authorized Agent

4/18/2025  
Date

\_\_\_\_\_  
Signature of Village Official Accepting Form

\_\_\_\_\_  
Date

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



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Dog Care Ventures, LLC DBA CENTRAL BARK SUSSEX

Address: N64 W22600 Main Street Sussex, WI 53089

Owner/Operator: Trevor Heurion

Standard Industrial Classification #: NAICS # 812910 (Pet Care)

How many people do you employ? 15-20 employees

What are your businesses hours of work? 6:30AM-6:30PM Daily

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

Municipal Water and Sewer

Time and Duration of Discharge: Periodically during business hours

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:

Grooming tubs, washing machine, dishwasher, and waste water from mop buckets

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?

Mop buckets with an all natural cleaning solution, discharge from grooming tubs, washing machine and dishwasher

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

Print Form

Clear Form





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

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

Waukesha County Sheriff – Sussex Office

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

**Business Name:** Dog Care Ventures, LLC dba Central Bark Sussex  
**Business Address:** N64W22600 Main St. Sussex, WI 53089  
**Business Phone #:** (262) 246-8100  
**Business Email:** SUSSEX@centralbarkusa.com

**Business Emergency Contacts**

**Name and Phone #:** Trevor Heurion (414) 241-2362  
**Name and Phone #:**  
**Name and Phone #:**

**Building Owner Name:** RUFF LIFE LLC (Matt Sander)  
**Building Owner Email:** matts835@gmail.com

**Building Owner Emergency Contacts**

**Name and Phone #:** Matt Sander (414) 552-1355  
**Name and Phone #:** Ashley Sander (414) 554-3306

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

## EXHIBIT B

### Plan of Operation – Approved by the Village of Sussex



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

#### MEMORANDUM

TO: Plan Commission  
FROM: Kasey Fluet, Assistant Development Director  
RE: Plan Commission meeting of March 16, 2021  
DATE: March 11, 2021

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

01. Roll call.
02. Consideration and possible action on the minutes of the Plan Commission meeting of February 16, 2021.
03. Consideration and possible action on Permitted Uses and Site Plans:
  - A. Consideration and possible action on a Plan of Operation and site plan for Life's Ruff LLC d/b/a Central Bark (N64W22600 Main Street).

This site is zoned B-3. The animal boarding business is a permitted use in accordance with Section 17.0418 A. 5. (k) in the B-3 Highway Business District. The owners of Central Bark have been operating in Sussex since 2007. The owners will purchase the empty 5,900 square foot building formerly (Lake Country Detailing). The building and outdoor space will allow them to expand their business to accommodate up to 110 dogs. Hours of operation are M-F 6:30 a.m. to 6:30 p.m. Central Bark has between 10-12 employees. This site has 21 parking stalls, which is sufficient for this use.

#### Policy Question:

1. Are there any concerns with the Plan of Operation?
2. Are there any concerns with the property?

#### Action Items:

1. Act on the plan of operation and plans.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Life's Ruff LLC d/b/a Central Bark (N64W22600 Main Street) a finding that the use and structures meet the principals of 17.1002(A-H), and subject to the standard conditions of Exhibit A.





## Village of Sussex

### DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Sussex does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 104'

**Village of Sussex**  
N64 W23760 Main Street  
Sussex, WI 53089  
262-246-5200

Print Date: 4/19/2025





Project Name \_\_\_\_\_

Tax Key # SUXV023 9994004

## 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](mailto:ggilbertson@villagesussex.org).

The following fees are required at the time of submittal:

<input checked="" type="checkbox"/> Plan of Operation fee	\$175.00
<input type="checkbox"/> Conditional Use fee (if necessary)	\$210.00
<input type="checkbox"/> 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: Thermal Hadley Phone # 336-944-7055

E-mail: elite business 336 @ gmail.com

For office use only:

Met with staff on: \_\_\_\_\_

Paid fees on: \_\_\_\_\_

To be on the Plan Commission Agenda for: \_\_\_\_\_

Original forms to the following:

Plan of Operation to Jeremy \_\_\_\_\_

Service reimbursement \_\_\_\_\_

Emergency Contact to Sheriff Dept \_\_\_\_\_

Wastewater Permit to WWTP \_\_\_\_\_

Any outstanding fees owed on the property? \_\_\_\_\_





## 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? My If yes, is this a new CU? \_\_\_\_\_

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? \_\_\_\_\_

Tax Key # SU7.V073.9994004

Zoning: \_\_\_\_\_

Address of Tenant Space: N64W 22622 Main Street Sussex WI 53089

1. Name of Business:

Hasley Logistics DBA Mattress by Appointment Sussex

Business

N 64 W 22622 Main Street Sussex WI 53089 336-944-7055

Address

City, State, Zip

Phone #

Fax #

Email address

2. Business owner contact information:

Thermal Hasley

Contact

4715 N 30th

Milwaukee WI 53201

336-944-7055

Address

City, State, Zip

Phone #

elitebusiness336@gmail.com

Fax #

Email address

3. Building/Land owner contact information:

Blue boys 2 LLC Geoff Stuhr

Contact

200 W main Street

Waukesha, WI

53186

Address

City, State, Zip

Phone #

Fax #

Email address

4. Number of Employees/Shifts:

Employees

by appointment basis  
Shifts

5. Days of Operation:

Put an X in box that applies.

Hours  
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
by appointment	appointment	appointment	appointment	appointment	appointment	appointment

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? none Do you need an Outdoor Establishment Permit? \_\_\_\_\_  
If yes, explain: \_\_\_\_\_  
If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? none
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 1900 Total square footage 1900  
If applicable list square footage according to 1<sup>st</sup> floor 1900 2<sup>nd</sup> floor N/A

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

12. Parking:  
Total Number of Parking Spaces 8 Number of spaces needed per code \_\_\_\_\_  
Number of spaces allocated for employee parking 8.4 per 1000  
Dimensions of parking lot open Is parking lot paved? yes

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

Building Window & Monument  
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.

Thermal Hadley  
Name  
owner operator  
Title or Position

4-27-25  
Date

I am aware and approve of the business to be operating in the building owned by Geoff Stuhr Blue Boy 2 LLC

Geoff Stuhr  
Name  
owner  
Title or Position

4-27-25  
Date





## PLAN OF OPERATION

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

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

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? \_\_\_\_\_

Tax Key # SUXV023-9994004

Zoning: \_\_\_\_\_

Address of Tenant Space: N64W 22622 Main Street Sussex WI 53059

1. Name of Business:

Halley Logistics DBA Mattress by Appointment Sussex

Business

N 64 W 22622 Main Street Sussex WI 53059 336 944-7055

Address

City, State, Zip

Phone #

Fax #

Email address

2. Business owner contact information:

Thermal Halley

Contact

4715 N 30th

Milwaukee WI 53201

336-944-7055

Address

City, State, Zip

Phone #

bluebusiness336@gmail.com

Fax #

Email address

3. Building/Land owner contact information:

Blue boys 2 LLC Geoff Stuhr

Contact

200 W main Street Waukesha, WI 53186

Address

City, State, Zip

Phone #

Fax #

Email address

4. Number of Employees/Shifts:

Employees

By appointment basis

Shifts

5. Days of Operation:

Put an X in box that applies.

Hours

Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
by appointment	appointment	appointment	appointment	appointment	appointment	appointment



## WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Matress By Appointment Sussex

Address: N 64 W 22622 main street Sussex WI 53089

Owner/Operator: Hadley Logistics LLC Thormal Hadley

Standard Industrial Classification #: \_\_\_\_\_

How many people do you employ? 2

What are your businesses hours of work? By appointment only

Who is responsible for water quality? (List job titles)  
Geoff Styrer Building owner

Time and Duration of Discharge: none

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:

Water use for pesttongs

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

none We sell matresses

What are the constituents and characteristics of your wastewater?

Bathroom

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

Print Form

Clear Form





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

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

Waukesha County Sheriff - Sussex Office

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

Business Name: mattress By Appointment  
Business Address: N64 W22622  
Business Phone #: 336-9447055  
Business Email: elite business 336 @ gmail .com

Business Emergency Contacts

Name and Phone #: - Angela Hadley 414 687-2722  
Name and Phone #: Thormal Hadley 336-9447055  
Name and Phone #: \_\_\_\_\_

Building Owner Name: GeoAA stahr  
Building Owner Email: \_\_\_\_\_

Building Owner Emergency Contacts

Name and Phone #: Klash Klatke 414-552-0663  
Name and Phone #: \_\_\_\_\_

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

Mattress By Appointment is a business model where customers book appointments to shop for mattresses with local dealers, often receiving personalized attention and potentially lower prices compared to traditional retail stores. They are known for offering deeply discounted pricing, leveraging a low-overhead business model and results-driven advertising. This approach allows dealers to offer competitive prices while providing a personalized shopping experience.

### Key Aspects of Mattress By Appointment:

- **Appointment-Based Shopping:** Customers schedule appointments to meet with local dealers, ensuring a focused and personalized shopping experience.
- **Low Overhead:** The business model emphasizes low overhead, allowing dealers to pass savings on to customers in the form of deep discounts.
- **Personalized Attention:** Dealers provide individualized recommendations and assistance to customers, helping them find the right mattress for their needs.
- **Competitive Pricing:** Mattress By Appointment is known for offering mattresses at prices significantly lower than full-price retailers, potentially 50-80% off.
- **Independent Dealers:** The network consists of independent owner-operators who have the flexibility to set their own schedules and offer personalized service.
- **Flexibility for Customers:** Customers can schedule appointments at times that are convenient for them, rather than being limited by store hours.

### Benefits of the Mattress By Appointment Model:

- **Personalized Shopping:** Customers receive individualized attention and expert guidance.
- **Competitive Prices:** Lower prices compared to traditional retail stores.
- **Convenience:** Ability to schedule appointments at their convenience.
- **Focused Shopping:** A more efficient and less overwhelming shopping experience

item sold mattresses and Bedding supplies

Kash Klafko  
Analyst | Smart Asset Capital  
[kash@smartassetcapital.com](mailto:kash@smartassetcapital.com)  
414.552.0663  
[www.smartassetcapital.com](http://www.smartassetcapital.com)

property manager  
Contact iATO



# FOR LEASE

End-Cap Retail Space *MBA*

N64 W22622-22694 Main St.  
Sussex, WI



Corner retail space in a Strip Center located on Main St. in Sussex WI. Main St. is a main thoroughfare into Sussex with a wide range of businesses. Many large corporations nearby: Quad, Halquist Stone, Lannon Stone, Natures Path, Beer Capitol Distributing.

zoning	Commercial
traffic Count	8,500 VPD (DOT) Main St
signage	Building, Window & Monument
HVAC	Forced Air
parking	8.4 Per 1,000 SF

*MBA*

*Parking Lot*

