

## ORDINANCE NO. 901

AN ORDINANCE TO REPEAL AND RECREATE SUB SECTION  
17.0420(A) REGARDING PERMITTED USES IN THE BP-1 ZONING DISTRICT  
AND SUB SECTION 17.0506(B)(3) REGARDING HOUSING FOR THE ELDERLY  
OF THE VILLAGE OF SUSSEX MUNICIPAL CODE.

WHEREAS, the Village of Sussex Plan Commission has initiated a municipal code amendment to the Village of Sussex to repeal and recreate Section 17.0420(A) regarding permitted uses in the BP-1 Zoning District; and

WHEREAS, the Village of Sussex Plan Commission has initiated a municipal code amendment to the Village of Sussex to repeal and recreate Section 17.0506(B)(3) regarding housing for the elderly as a conditional use in the BP-1 Zoning District; and

WHEREAS, the Village Board periodically reviews code sections for updates based upon requests from the public and to reflect modern times and practices; and

WHEREAS, the Village Board Members are committed to aligning the Village of Sussex Municipal Code with opportunities to support public desires without jeopardizing public safety or welfare.

NOW, THEREFORE, the Village Board of the Village of Sussex, Waukesha County, Wisconsin, do ordain as follows:

**SECTION 1.** Sub Section 17.0420(A) regarding permitted uses in the BP-1 District is hereby repealed and recreated to add Section 17.0420(A)(11) to read as follows with the text addition in red and underlined:

11. The uses classified as permitted uses and conditional uses in the B-2 Regional Business District shall be allowed in the BP-1 Business Park District. These uses shall follow the standards and conditions of the B-2 Regional Business District as if the property was zoned B-2 Regional Business District.

**SECTION 2.** Sub Section 17.0506(B)(3) regarding housing for the elderly as a conditional use in the RM-1, B-4, and BP-1 is hereby repealed and recreated to read as follows with the text addition in red and underlined:

3. Housing for the Elderly, including community-based residential facilities, rest homes and nursing homes in the Rm-1, BP-1, and B-4 districts. Elderly housing shall not exceed a density of more than 17.4 dwelling units per acre in the Rm-1 district or more than ~~22~~ 40 units per acre in the BP-1 and B-4 district. Upon recommendation of the Architectural Review Board the Plan Commission may reduce the number of required parking spaces for elderly housing in the B-4 district when parking shared with adjacent businesses is provided or available public parking, however, parking dedicated to the elderly housing use shall not be less than 0.5 parking spaces per dwelling unit.

### SECTION 3. SEVERABILITY

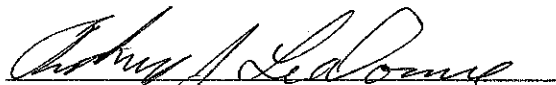
The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of the court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and not affect the validity of all other provisions, sections or portions thereof the ordinance which shall remain in full force and effect. Any other ordinances are hereby repealed as to those terms that conflict.

### SECTION 3. EFFECTIVE DATE


This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

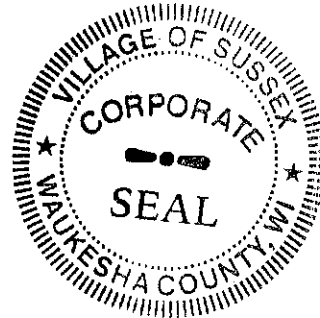
Dated this 22 day of April, 2025.

VILLAGE OF SUSSEX

  
Anthony LeDonne, Village President

ATTEST:

  
Jennifer Boehm, Village Clerk-Treasurer



Published and/or posted this 22 day of April, 2025.