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, JUNE 17, 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 May 20, 2025

3. Consideration and possible action on Permitted Uses and Plans.
    a. Discussion and possible action on a Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for Scooter's Coffee located at the southwest corner of Business Dr and State Highway 164 and CSM dividing land generally located on the west side of State Highway 164 and South and East of Business Drive and identified by Tax Key Number 0273999009 in the BP-1 Business Park District.
    b. Discussion and possible action on a Plan of Operation, site plan, landscape plan, architecture plan, signage, and lighting plan for Culver's restaurant located at W249N6424 State Highway 164 and a CSM dividing land generally located on the east side of State Highway 164 on Prospect Cr and identified by Tax Key Numbers 0231989008 and 0231989006 in the B-2 Regional Business Zoning District.

4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
    a. Discussion and possible action on a Conditional Use Permit for a Tommy's Car Wash located at W249N648 State Highway 164.
    b. Discussion and possible action on a Conditional Use Permit for a Caretta Senior Housing facility located at N63W24103 Main Street on the parcels identified by Tax Key Numbers 249.992 and 249.991.001
    c. Discussion and possible action on a Conditional Use Permit amendment for Quick Corners gas station for installation and operation of a bar inside the convenience store located at W232N6116 Waukesha Ave.

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

b. Update from Village on the Wildflower Subdivision development.

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
6:30PM TUESDAY, MAY 20, 2025
SUSSEX CIVIC CENTER – BOARD ROOM 2ND FLOOR
N64W23760 MAIN STREET

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

Members present: Commissioners 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 April 15, 2025.
A motion by Zoellick, seconded by Muckerheide to approve the minutes of the Plan Commission meeting of April 15, 2025.

Motion carried 7-0

Consideration and possible action on a Plan of Operation for Central Bark Sussex for a change in ownership located at N64W22600 Main Street.
Trevor Heurion, 8481 South 15th Ave., Oak Creek, was present and stated that he is the new owner.
A motion by Johnson, seconded by Knapp to approve of the Plan of Operation for Central Bark Sussex for a change in ownership located at N64W22600 Main Street subject to the standard conditions of Exhibit A.

Motion carried 7-0

Consideration and possible action on a Plan of Operation for Mattress By Appointment Sussex located at N64W22622 Main St.
Thurmal Hadley, 4715 N 30th St., Milwaukee, was present by phone.
A motion by LeDonne, seconded by Zoellick to approve of the Plan of Operation for Mattress By Appointment Sussex located at N64W22622 Main St subject to the standard conditions of Exhibit A.

Motion carried 7-0

DRAFT

Other Items for Future Discussion

Wildflower Development, Village Engineer Neu reported on the status of the development.

Wildflower Stockpile:

- In August 2024, Wildflower LLC applied for an Erosion Control permit to disturb 3.76 acres of their 129 acre site in order to stockpile soil for future development of their property. They are short of fill for the site.
- The plan shows appropriate erosion control measures, including silt fence with a stone outlet, diversion swale to drain water to their sediment trap, tracking pad, etc.
- Prior to the issuance of the Village's Erosion Control Permit, they received and submitted to the Village an NOI approval from the DNR for the stockpiling work and submitted their soil loss calculations to us, proving that they meet the code.
- The permit is good for 1 year (August 29, 2025) – 180 days plus 180 day extension granted with the initial permit.
- Municipal Code Chapter 14.34 requires that any land disturbing construction activity that will disturb > 10,000 sf (about ¼ acre) or includes cut or fill of >400 cy needs an erosion control permit.
- Nothing in the codepoints to Plan Commission approval of a development as a requirement prior to application for or approval of an erosion control permit. In fact, the Foreword of the Construction Site Erosion section of Chapter 14 says "including sites that do not include the construction of a building".
- There is no restriction regarding the size or heigh of a stockpile listed in Chapter 14.
- Regarding Tracking, 14.37(3) says that the materials tracked onto roads or other impervious surfaces shall be removed daily. They have been sweeping the roads.
- Regarding Restoration, 14.38(5)(i) says restoration shall be completed within 7 days from the completion of the final grading.

JN 5-20-2025

Commissioner Johnson expressed that he is against an exit from Hwy 164 to Main Street through the subdivision based on the history of speeding traffic through the area on Pewaukee Rd.

Adjournment

A motion by Johnson, seconded by Fluet to adjourn the meeting at 6.59 pm.

Motion carried 7-0

Respectfully submitted,
Jennifer Boehm
Village Clerk

DRAFT

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 June 17, 2025

DATE: June 12, 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 May 20, 2025.

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

A. Discussion and possible action on a Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for Scooter's Coffee located at the southwest corner of Business Dr and State Highway 164 and corresponding CSM.

Scooters Coffee has submitted an application to construct a 678 square foot drive-through coffee shop in the Highlands Business Park. The site is zoned BP-1 Business Park District with a PDO allowing for uses permitted in the B-2 Regional Business District. The proposed use is permitted per Section 17.0417(1)(b).

The location would be drive-through only. There would be 4 employees on the largest shift. 7 parking stalls have been provided meeting the parking requirements.

The ARB will be reviewing the plans at their August 6, 2025 meeting.

Site
- Green space requirement is met at 65.9%.
- Site to have 7 parking stalls and will meet the minimum code requirements.

Architecture
- Building meets height and required setbacks.
- Roof top units are to be screened from view.
- Materials to be used meets the Design Standards.
- Revised elevations that meet 33% window and door openings are required.

Lighting
- The lighting plan meets the minimum Code requirements except that details regarding bases and fixture mounting height shall be added to the lighting plan.

Landscape

- A revised landscape plan that meets the minimum requirements of the Design Guidelines is required for review and approval.

Sign

- A sign package will need to be submitted and reviewed by the Plan Commission prior to the installation of any signage.

A CSM was submitted dividing the subject property into three parcels to accommodate future development and the Scooters. Each lot within the proposed CSM would meet the minimum area and lot width requires of the BP-1 Business Park Zoning District.

Policy Question:

1. Are there any concerns with the submitted site plans or plan of operation?
2. Are there any concerns with the submitted CSM?

Action Items:

1. Act on the various plans and CSM.

Staff Recommendation: Staff recommends approval of the Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for a building expansion for Scooters Coffee located at Southwest corner of Business Drive and STH 164 and the CSM dividing parcel SUXV0273999009, 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 the comments and conditions of the Engineering Department in the memo dated May 28, 2025 (CSM) and May 29, 2025 (plans).
   a. The proposed access drive shown on the submitted site plans shall either be excluded from the CSM and be located on a separate parcel or the access drive completed to the south property line. The submitted site plans or CSM shall be revised to reflect this.
3. Compliance with the comments and conditions of the Community Development Department in the memo dated May 28, 2025.
4. Submitting a revised utilities plan that extends utilities past the edge of pavement in the private drive that would service the property to the south.

B. Discussion and possible action on a Plan of Operation, site plan, landscape plan, architecture plan, signage and lighting plan for Culver's restaurant located at W249N6424 State Highway 164 and corresponding CSM.

An application has been submitted for a new Culver's building location at the subject property. The proposed restaurant would be more consistent with modern Culver's that utilize the two-lane drive through. A restaurant with a drive-through is a permitted use in the B-2 Regional Business District under Section 17.0417(A)(1)(b). Per the Municipal Code, a total of 58 parking stalls would be required for this use. The site plan has a total of 96 parking stalls and an additional 14 order waiting stalls.

The Architectural Review board will be reviewing the plans at their July 2, 2025 meeting.

Site
- Green space calculations need to be submitted to the Village for review.
- Site to have 96 parking stalls and will meet the minimum code requirements

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 window and door opening percentage on the street facade does not meet the minimum 33% required for commercial buildings.

Lighting
- There are a couple locations where the light at the property line exceeds .2 footcandles. This will need to be adjusted.

Landscape
- The submitted landscape plan meets the minimum tree and flower/shrub requirements of the Sussex Design Standards.
- There is 74" worth of trees that are being removed on the subject property. The applicant is planting approximately 135" worth of new trees and meets the requirements of the tree preservation ordinance.

Sign
- Base and pillar material needs to match the material of the building.

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.

The proposed Culvers would include 4 wall signs, a monument sign, and a menu and ordering board. The building has two street frontages: Prospect Cr and Freiheit Ct.

A CSM was submitted that would shift the property line between Lot 1 and Lot 2 of the submitted CSM to the north to better align with potential development of both Lots in the Sussex Town Center. These are the last remaining lots south of Dunking Doughnuts and Baskin Robbins. The proposed CSM would meet the minimum lot area and width requirements of the B-2 Regional Business Zoning District.

Policy Question:
1. Are there any concerns with the submitted site plans or plan of operation?
2. Does the Plan Commission have any concerns with the proposed number of wall signs and menu and ordering boards?
3. Are there any concerns with the CSM.

Action Items:
1. Act on the various plans, CSM, and specifically the request for 3 additional wall signs for the building

Staff Recommendation: Staff recommends approval of the Plan of Operation, site plan, landscape plan, architecture plan, signage plan with 3 wall signs and lighting plan for Culvers located at W249N6424 State Highway 164 and the CSM for SUXV 0231989008 and 0231989006, 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 in the memo dated May 14, 2025 (plans) and any comments and conditions following the Village's review of the CSM.
3. Submitting a revised site plan with details for amount of greenspace.
4. Light fixture mounting height shall not exceed 25'.
5. Submitting revised elevations for the west side that meets the minimum 33% window and door opening requirements.

04. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans.

A. Discussion and possible action on a Conditional Use Permit for a Tommy's Car Wash located at W249N648 State Highway 164.

The subject property is zoned B-2 Regional Business District and is located directly south of the Dunkin Donuts and Baskin Robin's on State Highway 164. The land is currently vacant and the applicant is proposing to construct a Tommy's Carwash. Section 17.0506(9)(A)(1) requires a Conditional Use Permit for vehicle washing in the B-2 Regional Business District.

The Code requires one stall per employee on the largest shift and according to the application, the largest shift would have 8 employees. The site plan is providing 10 parking stalls. The Code requires space for up to 4 vehicles in cue for the car wash and 2 vacuum stations. The submitted site plan exceeds the minimum number of cueing spaces and vacuum stations.

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:
Are there any concerns the Plan Commission has that they may want the applicant to address at the public hearing.

Action Items:
Direct staff to schedule the public hearing.

Staff Recommendation: Staff recommends the Plan Commission schedule the public hearing for the July 15, 2025 meeting.

B. Discussion and possible action on a Conditional Use Permit for a Caretta Senior Housing facility located at N63W24103 Main Street on the parcels identified by Tax Key Numbers 249.992 and 249.991.001

Caretta Senior Living is proposing a senior living facility on Main Street, west of Maple Avenue. The site is zoned B-4 Central Mixed Use and a senior living facility is a conditional

use permit under Section 17.0506(B)(3) of the Municipal Code. The proposed facility would have 79 units and is under the density requirements allowed for the B-4 Central Mixed Use Zoning District.

The Code allows for a parking ratio of .5 parking stalls per unit for senior facilities in the B-4 Central Mixed Use Zoning District for a total of 38 parking stalls. The submitted plans are proposing a total of 48 parking stalls and would meet the minimum number of stalls required.

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 July 15, 2025 meeting.

C. Discussion and possible action on a Conditional Use Permit amendment for Quick Corners gas station for installation and operation of a bar inside the convenience store located at W232N6116 Waukesha Ave.

The owner of the Quick Corners fueling station located at W232N6116 Waukesha Ave has a Conditional Use Permit in accordance with Section 17.0506(A)(9)(b) which requires fueling stations to have a Conditional Use Permit. The owner has requested to construct and operate a bar in the convenience store portion of the property. Because this would be a change in the plan of operation, an amendment to the Conditional Use Permit would be required.

The site has 31 parking stalls. 14 of those parking stalls are dedicated to the Cousin's Subs. The convenience store requires a total of 6 stalls for the bar portion of the convenience store and employee parking. However, the applicant will need to provide the square footage of the floor area that will remain dedicated to the convenience store to calculate the total number of parking stalls needed.

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.
2. The Wisconsin State Statutes does not allow for a Combination Class B License for a tavern and fueling station. The application received by the Village is for an amendment to the Conditional Use Permit for a bar with a Class B license. Because the proposed use is not permitted by State Statutes, the Village recommends the Plan Commission to not proceed with the public hearings due to the Village's Municipal Code requiring compliance with all Federal, State, County, and local rules, codes and ordinances.

Action Items:
1. Direct staff to schedule the public hearing.

Staff Recommendation: Staff recommends the Plan Commission not to schedule the public hearing.

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

A. 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.

The Village is proposing a text amendment to remove the minimum area requirement for the residential Planned Development Overlay District to accommodate remnant single family lots that are large enough for a small development, but not large enough to currently qualify for the 10-acre minimum for a residential PDO Overlay. The Village has brought in several remnant parcels from the Town of Lisbon that have unique sizes and shapes, but aren't large tracts of land. To efficiently develop these parcels with water and sewer utilities flexibility is needed for lot layout. The PDO process is a rezoning process so petitioners will still have to gain approval from the Plan Commission and a public hearing process, but the tool allows the Village the ability to work with the land and the unique site constraints found on many of these remnants.

Policy Question:
1. Are there any concerns with the proposed text amendments?
2. Village Staff has included an exhibit that shows the properties that were annexed into the Village of Sussex. It is these parcels that this text amendment may benefit most from, however, it would ultimately be applicable to any property within the Village.

Action Items:
Make a recommendation to the Village Board to act on the text amendment Ordinance.

Staff Recommendation: Staff recommends the Plan Commission recommend 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.

B. Update from Village on the Wildflower Subdivision development.

06. Other Items for future discussion.

07. Adjournment.

Project Name _____

Tax Key # _____

VILLAGE OF SUSSEX
PLAN OF OPERATION
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

__x__	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: Michael Leidig Phone # (920) 662-9641

E-mail: mleidig@releeinc.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

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 # SUXV0273999009 (CSM IN PROGRESS) Zoning: BP-1 (PDD OVERLAY)

Address of Tenant Space: HIGHWAY 164

1. Name of Business:
5490 BUSINESS DRIVE SUSSEX, WI, 53089

Business

5490 BUSINESS DRIVE	SUSSEX, WI, 53089	(309) 275-4340
Address	City, State, Zip	Phone #
	Badwms1@gmail.com	
Fax #	Email address	

2. Business owner contact information:
BRADLEY AND CRYSTAL WILLIAMS

Contact

5490 BUSINESS DRIVE	SUSSEX, WI, 53089	(309) 275-4340
Address	City, State, Zip	Phone #
	Badwms1@gmail.com	
Fax #	Email address	

3. Building/Land owner contact information:
BRADLEY AND CRYSTAL WILLIAMS

Contact

5490 BUSINESS DRIVE	SUSSEX, WI, 53089	(309) 275-4340
Address	City, State, Zip	Phone #
	Badwms1@gmail.com	
Fax #	Email address	

4. Number of Employees/Shifts: ~13 Employees ~2 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
5:00 - 8:00	5:00 - 8:00	5:00 - 8:00	5:00 - 8:00	5:00 - 8:00	5:00 - 8:00	5:00 - 8:00

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? NO Do you need an Outdoor Establishment Permit? NO
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? NA

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

11. Dimension of area to be occupied 678 SF Total square footage 678 SF

If applicable list square footage according to 1st floor NA 2nd floor NA

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 7 Number of spaces needed per code 4
Number of spaces allocated for employee parking 4
Dimensions of parking lot 20' X 90' Is parking lot paved? YES

13. Signage: What type of signage are you proposing for your business?
MONUMENT SIGN AND SIGNAGE ON BUILDING
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.

Michael Leidig — Name
05/16/2025 — Date
Civil Engineer, P.E. — Title or Position

I am aware and approve of the business to be operating in the building owned by Smiley Face Brewing Co..

Bradley Williams — Name
_____ — Date
President — Title or Position

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:

Williams Investments Wisconsin, LLC

5490 BUSINESS DRIVE SUSSEX, WI, 53089

Business Name: SCOOTERS COFFEE

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

ADDRESS OF PROPERTY TBD

BRADLEY AND CRYSTAL WILLIAMS

Tax Key No. of the Property involved in the Request: SUXV 0273999009

Bradley A. Wi

Signature of Property Owner and /or Authorized Agent — Date: 05/16/2025

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: SCOOTERS COFFEE

Address: 5490 BUSINESS DRIVE

Owner/Operator: SCOOTERS COFFEE

Standard Industrial Classification #:

How many people do you employ? ~13

What are your businesses hours of work? 5 AM - 8 PM

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

Time and Duration of Discharge: DURING BUSINESS HOURS

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):
36 DFU (16 GPM WATER DEMAND)

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:
Coffee and typical cafe products could be discharged along with other typical cleaners and products found in a coffee shop.

Please list each product your business produces. (Include type, amount and rate of production):
Coffee and other drinks typically found in a cafe/coffee shop. Foods to include typical foods found in a coffee shop/cafe

What are the constituents and characteristics of your wastewater?
Domestic discharges, water, and food products.

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: SCOOTERS COFFEE

Business Address: TBD

Business Phone #: TBD

Business Email: NA

Business Emergency Contacts

Name and Phone #: BRADLEY WILLIAMS (309) 275-4340

Name and Phone #: _____

Name and Phone #: _____

Building Owner Name: BRADLEY WILLIAMS

Building Owner Email: Badwms1@gmail.com

Building Owner Emergency Contacts

Name and Phone #: BRADLEY WILLIAMS (309) 275-4340

Name and Phone #: _____

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

Agenda

1250 Centennial Centre Blvd
Hobart, WI 54155
920-662-9641
releeinc.com

Robert E. Lee & Associates, Inc.
Engineering | Environmental | Surveying | Ecological

May 15, 2025

Mr. Gabe Gilbertson
VILLAGE OF SUSSEX
N64W23760 Main Street
Sussex, WI 53089

RE: Scooters Coffee Site and Operations Plan – Village of Sussex

Dear Mr. Gilbertson:

On behalf of Bayland Buildings and Scooters Coffee, Robert E. Lee & Associates, Inc. is submitting the attached Site and Operations and Plan application and associated documentation for the proposed Scooters Coffee development in the Village of Sussex located at the southwest corner of Business Drive and Highway 164. The proposed project includes the construction of a 678 square-foot coffee shop building and the associated paved parking lot, driveways, and drive through.

Scooter's Coffee operates a drive-thru kiosk model, typically occupying around 675 square feet. This compact design allows for efficient service, catering to customers seeking quick, high-quality coffee on the go. The focus is on speed, quality, and customer satisfaction, with a menu featuring espresso drinks, smoothies, tea, sandwiches, and baked goods. Scooter's Coffee has over 800 locations across 29 states.

Scooter's Coffee employs a franchise system, offering entrepreneurs the opportunity to own and operate drive-thru coffee kiosks. Franchisees benefit from a proven business model, comprehensive training, and ongoing support.

With a focus on rapid service and high-quality products, Scooter's Coffee has become a prominent player in the U.S. coffee industry. Franchisees are integral to the brand's mission of creating amazing experiences for each customer they serve

Please do not hesitate to contact me regarding any questions.

Sincerely,

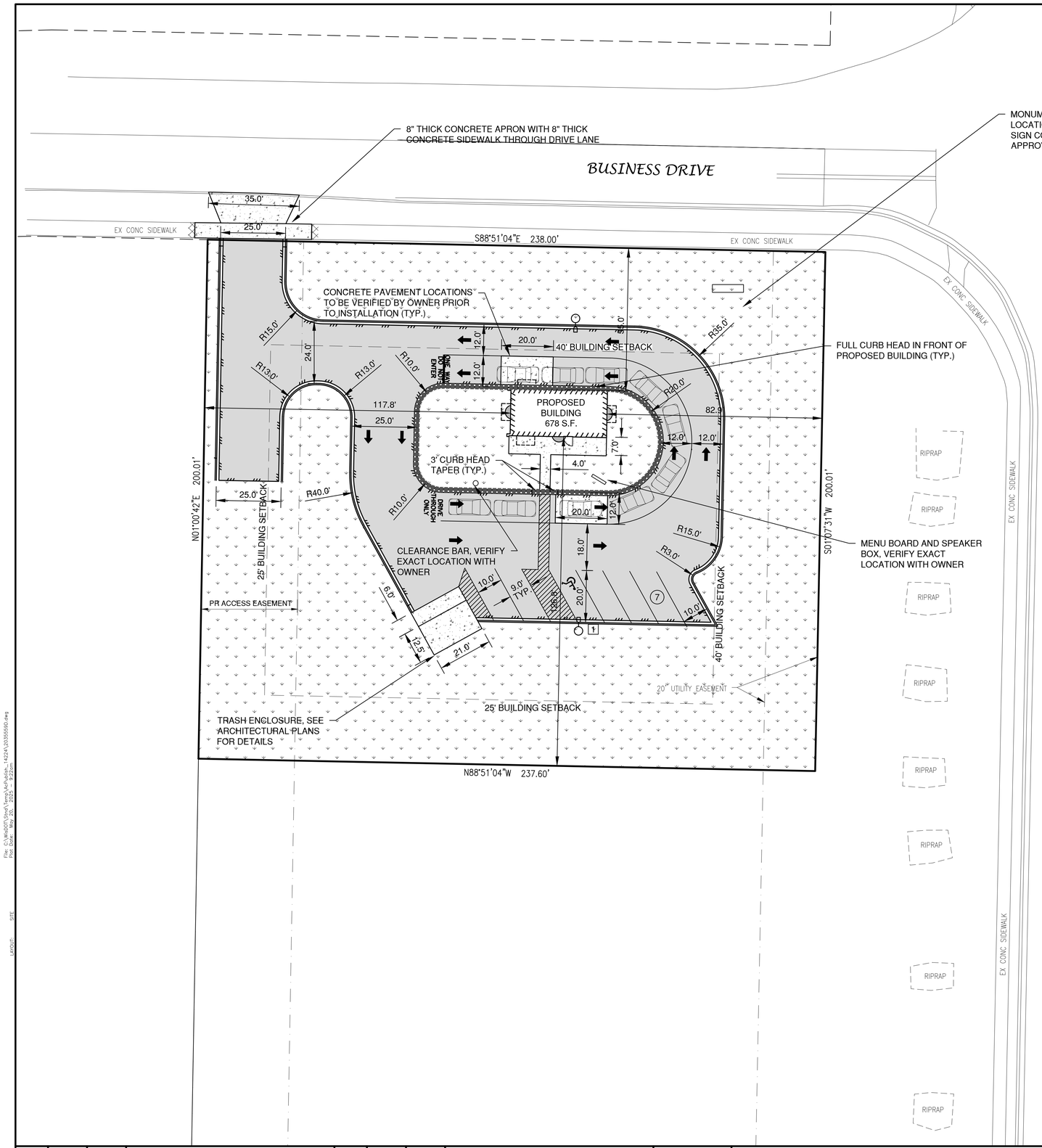
ROBERT E. LEE & ASSOCIATES, INC.

Michael R. Leidig, P.E.
Civil Engineer

MRL

ENC.

Agenda



LEGEND

- CONCRETE PAVEMENT (1,758 S.F.)
- ASPHALT PAVEMENT (13,316 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- SIGN
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 7

HANDICAP ACCESSIBLE PARKING STALLS = 1

TOTAL PARKING STALLS REQUIRED = 4

SITE DATA

TOTAL AREA = 1.09 ACRES, 47,560 S.F.

BUILDING AREA = 0.01 ACRES, 678 S.F. (1.4%)

SIDEWALK/PARKING LOT AREA = 0.36 ACRES, 15,532 S.F. (32.7%)

GREEN SPACE = 0.72 ACRES, 31,350 S.F. (65.9%)

ZONING

BP-1 WITH PDD OVERLAY

PARCEL NO.

SUXV0273999009 (CSM IN PROGRESS TO DIVIDE)

NORTH

0' 20' 40'

SCALE IN FEET

File: C:\Wisdot\Temp\AcPublish_1424\20355590.dwg
Plot Date: May 20, 2025 - 9:23am
Layout: Site

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ----
DESIGNED MRL

SITE DEVELOPMENT OF SCOOTERS COFFEE
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

SITE PLAN

DATE 05/2025
FILE 20355590
JOB NO. 20355590

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 3

Agenda

EX ST INL MH 20B
RIM:921.90
D=6.50'
INV:915.40 (30" N)
INV:915.40 (36" S)

EX ST INL MH 20A
RIM:921.90
D=7.05'
INV:914.90 (36" N)
INV:914.85 (36" S)

EX MH SAN 10
RIM:922.88
D=13.49'
INV:909.39 (8" W)

CONNECT 1" WATER SERVICE LATERAL TO EXISTING 6" WATER SERVICE VIA TAPPING EXISTING 6" CAP. APPROXIMATE INV: 619.27

CONNECT 4" SANITARY SERVICE TO EXISTING 6" SANITARY LATERAL WITH REDUCER PER VILLAGE OF SUSSEX STANDARDS. APPROXIMATE INV: 909.79

BUSINESS DRIVE

EX ST MH 21
RIM:923.86
D=11.50'
INV:912.36 (36" W)
INV:912.36 (36" S)

EX CONC SIDEWALK

EX ST MH 20
RIM:922.82
D=8.30'
INV:917.20 (15" SW)
INV:917.20 (15" SE)
INV:914.52 (36" N)
INV:914.52 (36" E)

S88°51'04"E 238.00'

DOWN SPOUT WITH CLEANOUT (TYP.)

27' - 8" ST. SEWER @ 1.04% MIN.

8" INV:917.59
12" INV:917.42

ST. INLET 03 (TYPE B)
F/L:922.21
D=5.13'
INV:917.08 (12" W)
INV:917.08 (12" E)

PROPOSED BUILDING 678 S.F.

131' - 4" SANITARY @ 1.04% MIN.

152' - 1" WATER

N01°00'42"E 200.01'

ST. INLET 01 (TYPE B)
F/L:921.56
D=3.02'
INV:918.54 (12" E)

143'-12" ST. SEWER @ 0.75%

29'-12" ST. SEWER @ 0.75%

51'-12" SAN. SEWER @ 0.77%

PR ACCESS EASEMENT

ST. INLET 02 (TYPE B)
F/L:922.34
D=4.19'
INV:918.15 (12" W)
INV:918.15 (12" E)

S01°07'31"W 200.01'

ST. MH 04 (72" DIA)
RIM:923.22
D=11.63'
INV:916.86 (12" W)
INV:911.59 (36" N)
INV:911.59 (36" S)

20' UTILITY EASEMENT

N88°51'04"W 237.60'

36" CONCRETE APRON ENDWALL
E.O.P. INV:915.96 (36" N)

RIPRAP

EX CONC SIDEWALK

STH "164"

EX ST INL 2415
F/L:914.38
D=4.80'
INV:909.58 (18" E)
INV:909.58 (18" W)

EX ST INL 2445
F/L:914.38
D=4.20'
INV:910.18 (18" W)

18" CONCRETE APRON ENDWALL
E.O.P. INV:909.39 (18" E)

EX ST MH 22
RIM:921.73
D=12.20'
INV:909.53 (36" N)
INV:915.00 (15" W)
INV:909.53 (36" S)

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
○	○	FIRE HYDRANT
⊗	⊗	WATER VALVE
⊘	⊘	CURB STOP
Ⓦ	Ⓦ	WATER MANHOLE
▽	▽	REDUCER/INCREASER
◯	◯	SANITARY MANHOLE
◱	◱	LIFT STATION
◱	◱	TRACER WIRE SIGNAL CONNECTION BOX
○CO	○CO	CLEANOUT
◎	◎	STORM MANHOLE
◎	◎	STORM INLET (NOT IN CURB AND GUTTER)
▥	▥	STORM INLET (IN CURB AND GUTTER)
◎	◎	STORM INLET MANHOLE
▨	▨	YARD DRAIN
◐	◐	STANDPIPE
⊠DS	⊠DS	ROOF DOWNSPOUT
□	□	DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

NORTH

0' 20' 40'
SCALE IN FEET

File: C:\Wk001\Shrd\Temp\AcPublish_14224\2035559D.dwg
Plot Date: May 20, 2025 - 9:22am
Layout: UTILITY

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ---
DESIGNED MRL

SITE DEVELOPMENT OF SCOOTERS COFFEE
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF SUSSEX
WAUKESHA COUNTY, WISCONSIN

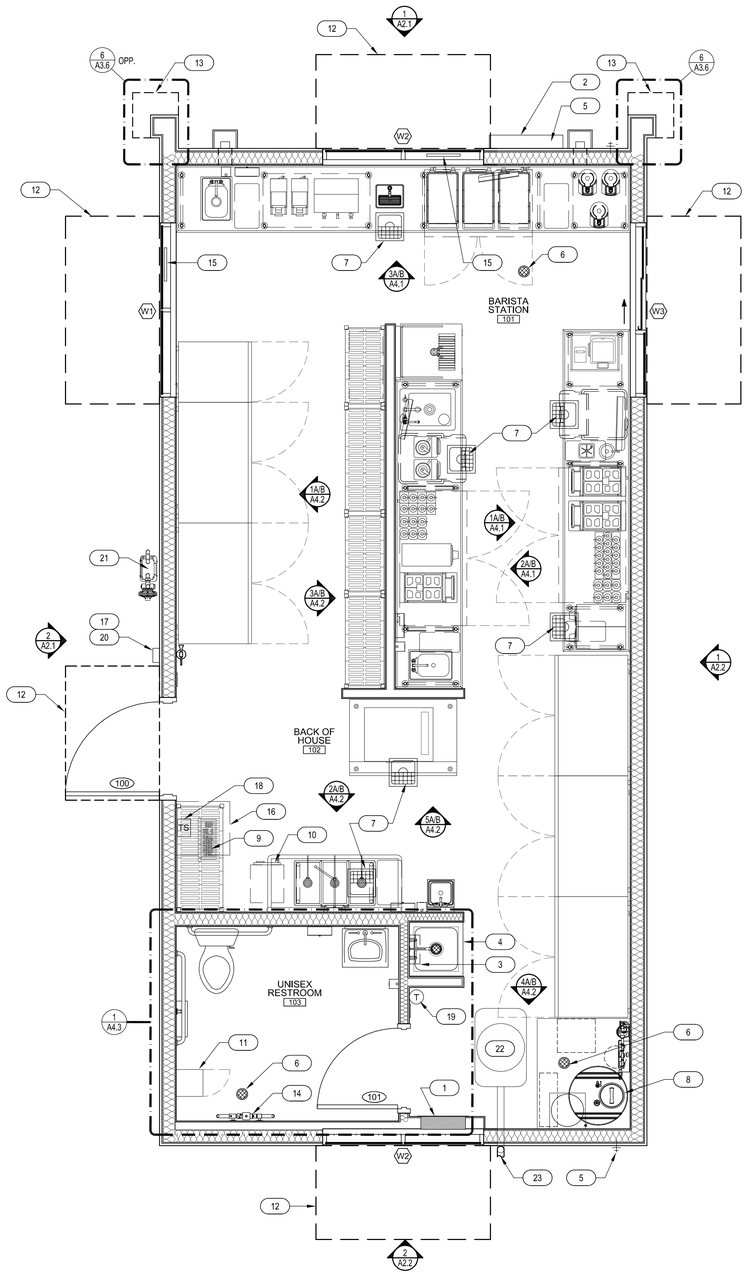
UTILITY PLAN

DATE 05/2025
FILE 2035559D
JOB NO. 2035559

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 4

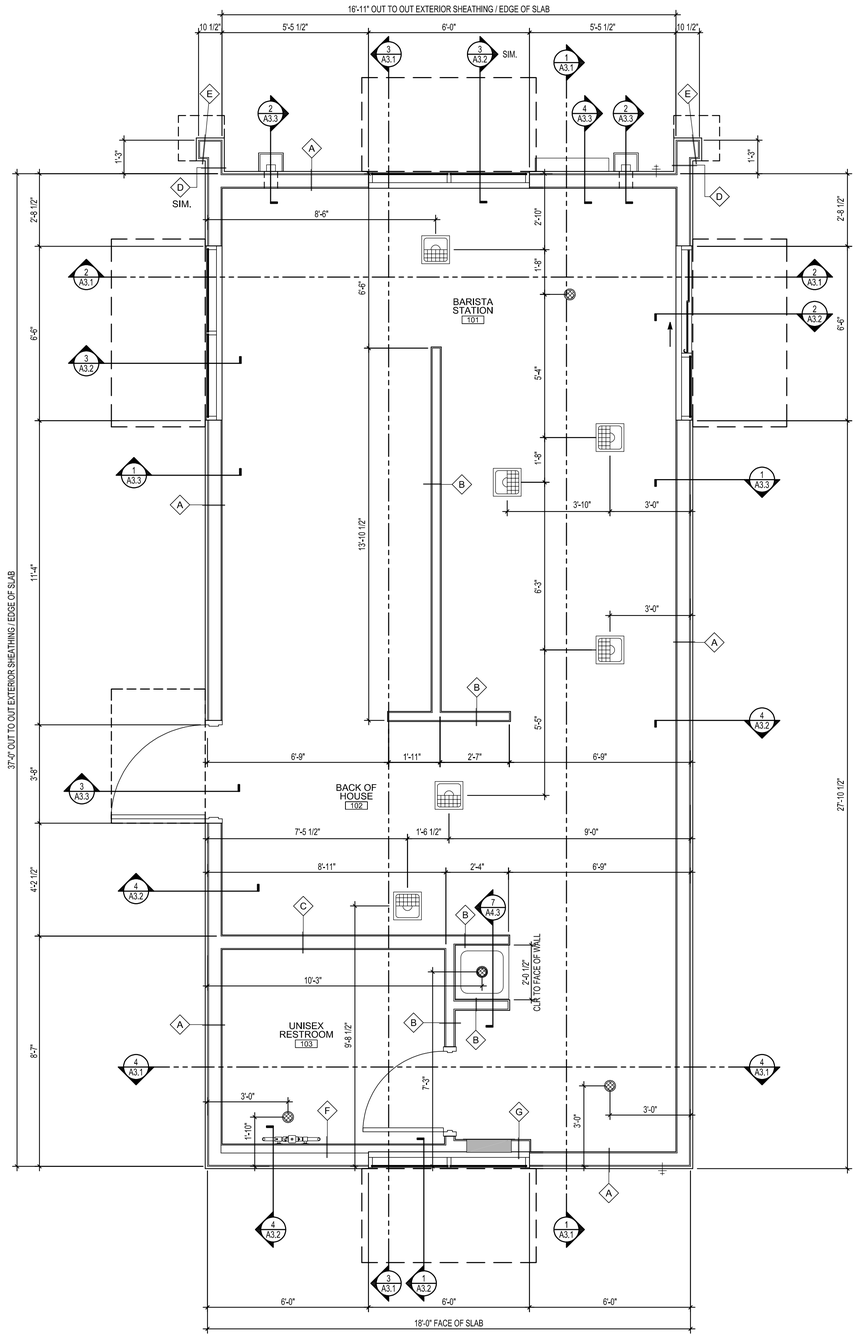
Agenda



2 FLOOR PLAN

SCALE: 3/8" = 1'-0"

PLAN NORTH



1 DIMENSION PLAN

SCALE: 3/8" = 1'-0"

PLAN NORTH

GENERAL NOTES

A. PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILINGS AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND ANY ITEMS WHICH MAY REQUIRE ACCESS NOT OTHERWISE PROVIDED.
B. GENERAL CONTRACTOR WILL FURNISH AND INSTALL 5LB MULTIPURPOSE DRY CHEMICAL (2A/10BC) RATED FIRE EXTINGUISHERS WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 125'-0" FOR PLACEMENT.
C. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE, AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
D. SEE ROOM FINISH SCHEDULE FOR ALL ROOM FINISHES, SHEET A1.2.
E. SEE EQUIPMENT PLAN FOR EQUIPMENT INFORMATION, SHEET A1.3
F. GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE JOINT SEALER SPECIFICATIONS.
G. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
H. AT MOP SINK AND SINKS, PROVIDE 120 CLEANING SOLUTION DISPENSER ON HOSE BIBB SIDE.
I. THERE SHALL BE A MAXIMUM 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIALS. OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL.
J. ALL DOORS ARE 4" OFF ADJACENT WALLS UNO.
K. ALL EXTERIOR DOOR LANDING GRADES SHALL HAVE A SMOOTH TRANSITION TO THE ADJACENT PAVED SURFACE, AND THE MAX. RUNNING AND CROSS SLOPE OF ALL LANDINGS WILL BE 2%.
L. PROVIDE THERMOMETER ACCURATE TO 2 DEGREES FAHRENHEIT IN REFRIGERATORS IF ONE IS NOT INCLUDED WITH FIXTURE.
M. ALL HAND SINKS MUST BE PROVIDED WITH A HAND WASHING SIGN, PAPER TOWEL DISPENSER AND HAND SOAP DISPENSER.

WALL LEGEND

FRAMING / DIMENSIONING NOTE:

ALL DIMENSIONS ARE TO FACE OF SLAB AND FACE OF STUD.
SEE INTERIOR ELEVATIONS FOR BLOCKING LOCATIONS.

A — EXTERIOR WALL:
EXTERIOR: EXTERIOR FINISH (PER BUILDING SECTIONS) OVER TYVEK® COMMERCIAL WRAP OVER EXTERIOR SHEATHING OVER 2x6 WOOD STUDS @ 16" O.C., INTERIOR: 5/8" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. WITH 5/8" M.R. GYP. BOARD & FRP PANEL TO 10'-6" A.F.F., PROVIDE BATT INSULATION IN WALLS, PER BUILDING SECTIONS.

B — INTERIOR PARTITION WALL: FULL HEIGHT
2x4" WOOD STUDS @ 16" O.C., 5/8" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. W/ 5/8" M.R. GYP. BOARD & FRP PANEL TO 10'-6" A.F.F., BOTH SIDES. PROVIDE R-13 ACOUSTICAL BATT INSULATION AT RESTROOM.

C — PLUMBING PARTITION: FULL HEIGHT
2x6 WOOD STUDS @ 16" O.C. 5/8" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. W/ 5/8" M.R. GYP. BOARD & FRP PANEL TO 10'-6" A.F.F. BOTH SIDES. PROVIDE R-13 ACOUSTICAL BATT INSULATION AT RESTROOM.

D — EXTERIOR WING WALL:
EXTERIOR FINISH OVER RAIN SCREEN OVER TYVEK® COMMERCIAL WRAP OVER EXTERIOR SHEATHING (BOTH SIDES) OVER 2x6 WOOD STUDS @ 16" O.C.

E — EXTERIOR WING WALL:
EXTERIOR FINISH OVER RAIN SCREEN OVER TYVEK® COMMERCIAL WRAP OVER EXTERIOR SHEATHING (BOTH SIDES) OVER 2x8 WOOD STUDS @ 16" O.C.

F — WALL FURRING: PARTIAL HEIGHT TO 10'-6" A.F.F.
2x4" WOOD STUDS @ 16" O.C., 5/8" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. W/ 5/8" M.R. GYP. BOARD & FRP PANEL TO 10'-6" A.F.F.

G — WALL FURRING: PARTIAL HEIGHT TO 10'-6" A.F.F.
2x6" WOOD STUDS @ 16" O.C., 5/8" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. W/ 5/8" M.R. GYP. BOARD & FRP PANEL TO 10'-6" A.F.F.

KEYNOTES - FLOOR PLAN

X

1. ELECTRICAL PANEL; REFER TO ELECTRICAL DRAWINGS.
2. ELECTRICAL SEVICE ENTRANCE; REFER TO ELECTRICAL DRAWINGS. COORDINATE FINAL LOCATION TO ENSURE LOCATION DOES NOT INTERFERE WITH OTHER ITEMS.
3. WATER HEATER ABOVE; REFER TO PLUMBING DRAWINGS.
4. MOP SINK; REFER TO PLUMBING DRAWINGS.
5. HOSE BIBB; REFER TO PLUMBING DRAWINGS.
6. FLOOR DRAIN; REFER TO PLUMBING DRAWINGS.
7. FLOOR SINK; REFER TO PLUMBING DRAWINGS.
8. R.O. SYSTEM; REFER TO PLUMBING DRAWINGS.
9. MANAGER'S STATION.
10. FLOOR SAFE BY OWNER, BOLTED TO FLOOR BY G.C.
11. 6-DOOR EMPLOYEE LOCKERS ANCHORED TO WALL BY G.C.
12. LINE OF AWNING ABOVE; BY OTHERS.
13. DASHED LINE REPRESENTS ANGLED WING WALL ABOVE.
14. DOMESTIC WATER SERVICE; REFER TO PLUMBING DRAWINGS.
15. OPEN SIGN, BY OWNER.
16. DATA RACK ABOVE; REFER TO ELECTRICAL DRAWINGS.
17. KNOX BOX; REFER TO EXTERIOR ELEVATIONS.
18. THERMOSTAT SENSOR; REFER TO MECHANICAL DRAWINGS.
19. THERMOSTAT; REFER TO MECHANICAL DRAWINGS.
20. MAILBOX (BY OWNER) LOCATED UNDER KNOX BOX; REFER TO EXTERIOR ELEVATIONS.
21. PROPOSED GAS METER; REFER TO PLUMBING DRAWINGS.
22. UNDERSLAB GREASE TRAP; REFER TO PLUMBING DRAWINGS.
23. SHIRE PUMP-OUT PORT (PP3). ROUTE PLUMBING UNDER SLAB TO OUTSIDE OF EXTERIOR WALL AT 24" A.F.F. ABOVE GRADE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

WINDOW LEGEND	
(#)	WINDOW TAG. REFER TO SCHEDULE ON SHEET A5.1
DOOR LEGEND	
(#)	DOOR TAG. REFER TO SCHEDULE ON SHEET A5.2

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

SCOOTER'S COFFEE

VILLAGE OF SUSSEX, WISCONSIN; COUNTY OF: WAUKESHA

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY.

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOW AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 25-6046

SALES REP: TOM AMBROSIUS (920) 371-2544

DRAWN BY: -

DATE: 4-7-2025

REVISIONS:

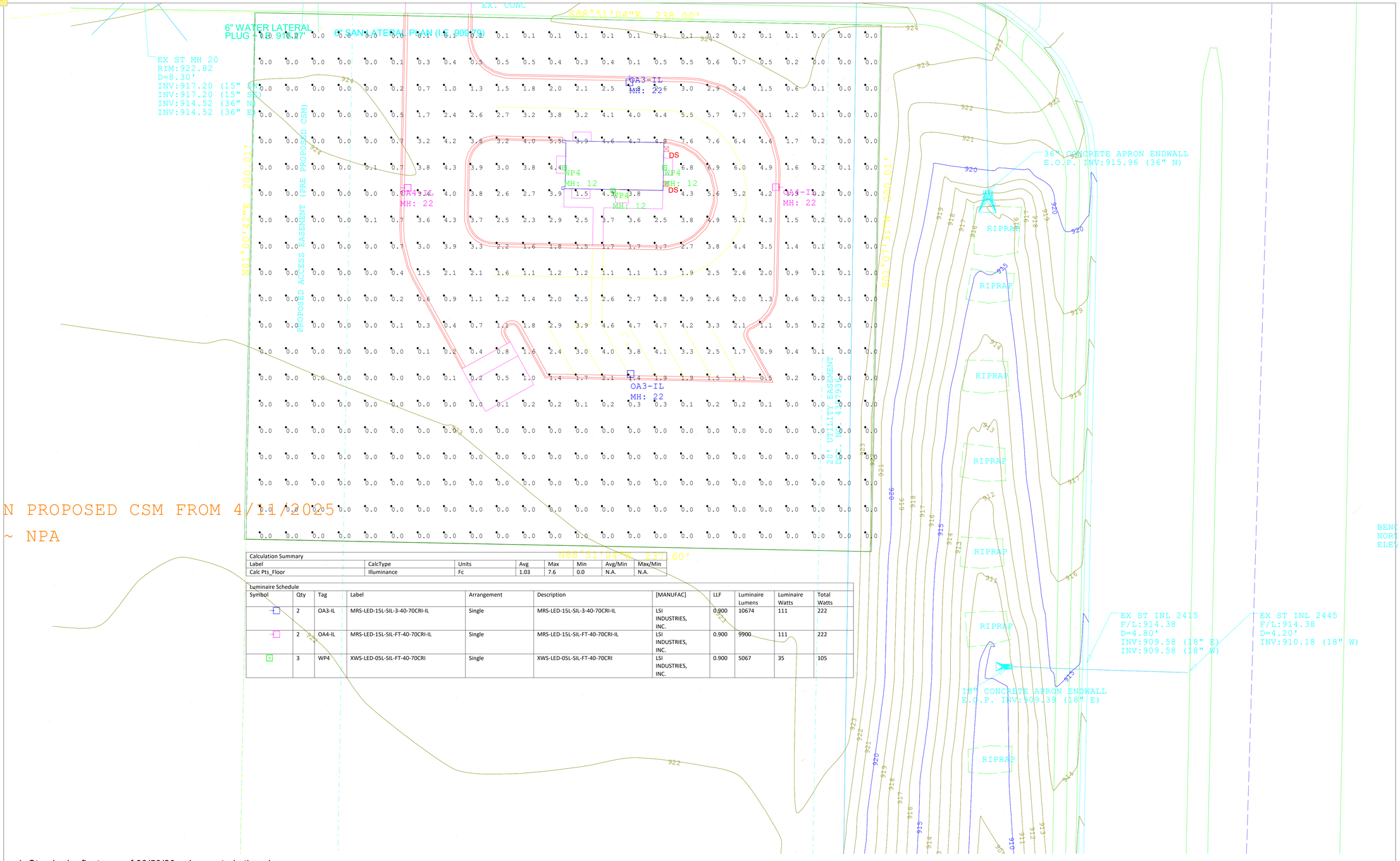
1	-	-

ISSUED FOR:

- [ ] PRELIMINARY
- [X] BID SET
- [ ] CONSTRUCTION

SHEET

A1.1



N PROPOSED CSM FROM 4/11/2025
~ NPA

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc Pts_Floor	Illuminance	Fc	1.03	7.6	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	Description	[MANUFAC]	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	OA3-IL	MRS-LED-15L-SIL-3-40-70CRI-IL	Single	MRS-LED-15L-SIL-3-40-70CRI-IL	LSI INDUSTRIES, INC.	0.900	10674	111	222
	2	OA4-IL	MRS-LED-15L-SIL-FT-40-70CRI-IL	Single	MRS-LED-15L-SIL-FT-40-70CRI-IL	LSI INDUSTRIES, INC.	0.900	9900	111	222
	3	WP4	XWS-LED-05L-SIL-FT-40-70CRI	Single	XWS-LED-05L-SIL-FT-40-70CRI	LSI INDUSTRIES, INC.	0.900	5067	35	105

1. Standard reflectance of 80/50/20 unless noted otherwise
2. Not a construction document, for design purposes only
3. Standard indoor calc points @ 30" AFF unless noted otherwise
4. Standard outdoor calc points @ grade unless noted otherwise
5. Visual Impact assumes no responsibility for installed light levels due to field conditions, etc.
6. Standard LLF of 0.90 unless noted otherwise

Visual Impact Lighting
1724 Industrial Drive
920-437-2069
visualimpactlighting.com

Visual Impact

#	Date	Comments

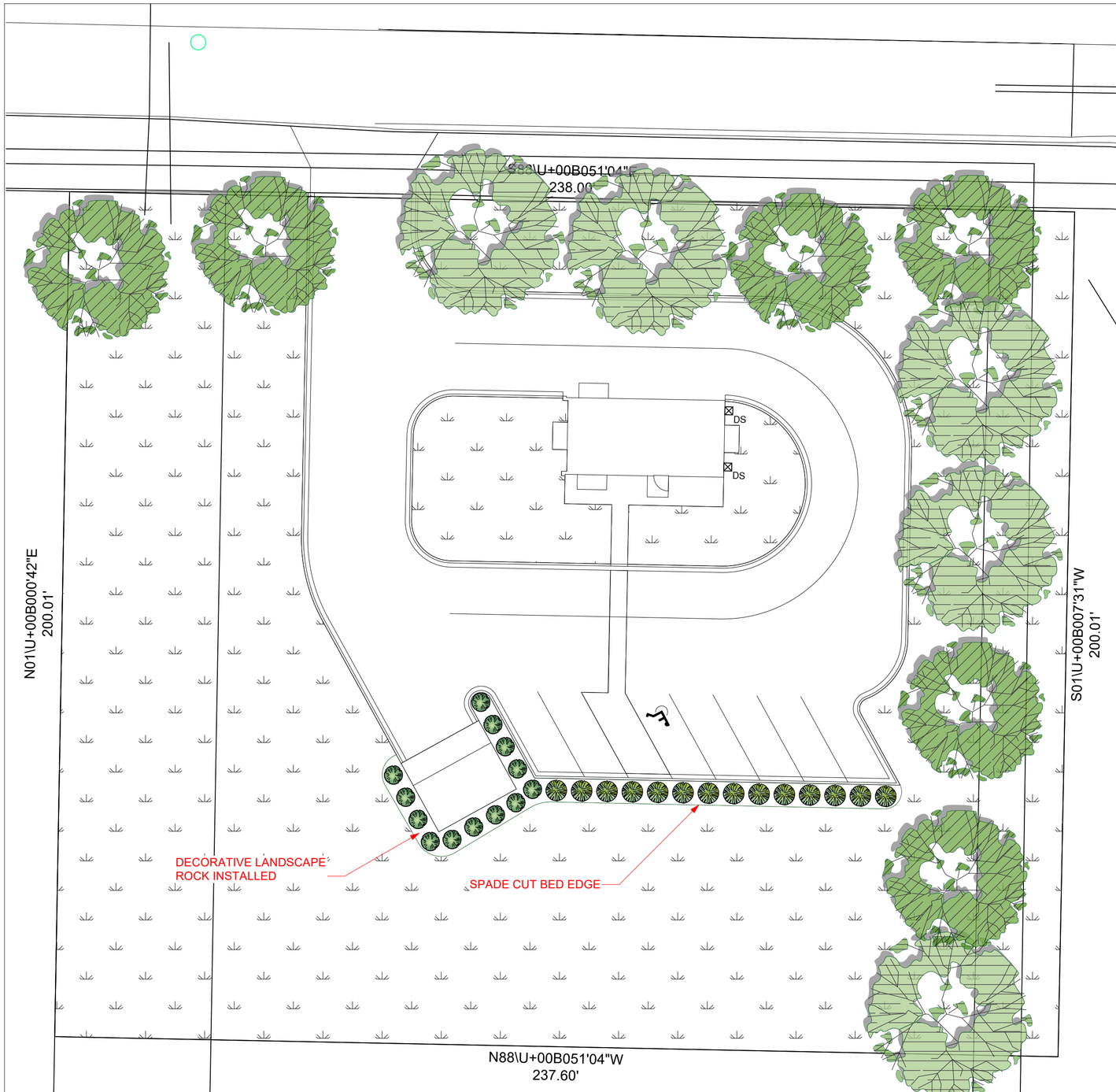
Revisions

Drawn By: ATH
Checked By:
Date:5/6/2025
Scale:

Scooters Coffee

Sussex, WI

Agenda



Planting Schedule

	Qty	Common Name	Botanical Name	Scheduled Size
Conifers				
	14	**Sea Green Juniper**	Juniperus x pfitzeriana 'Sea Green'	#5 - 18"
Shrubs				
	13	**Hetz Columnar Juniper**	Juniperus chinensis 'Hetzii Columnaris'	6' BB
Trees				
	6	**Kentucky Coffeetree**	Gymnocladus dioicus	2.5" Cal.
	5	**Skyline Honeylocust**	Gleditsia triacanthos inermis 'Skyline'	2.5" Cal.

Landscape Installation Notes:

GENERAL:

-Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

-Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

-Irrigation system required and to be designed by qualified Irrigation Contractor - system must be programmable and capable of odd/even day use.

-This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.

PLANTING:

-When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by Landscape Contractor.

-All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-Edge all beds with a spade cut edge unless otherwise noted.

-All backfill around plant material should be removed during planting.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

-Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

Village of Sussex Landscaping Standards:

18.0814 STREET TREES: In all urban developments, the developer shall plant at least one (1) tree each forty (40) feet of frontage on all streets proposed to be dedicated.

North Frontage	=	238'	/	40	=	6 Trees Required 6 Trees Provided
East Frontage	=	200'	/	40	=	5 Trees Required 5 Trees Provided

17.0603 H Parking Requirements: All public off-street parking areas which serve five (5) vehicles or more shall be provided with accessory landscape areas totaling not less than seven and one-half (7 1/2) percent of the parking area. Landscape area shall not be less than 150 square feet.

Parking Lot Area	=	1,570 sq.ft.		7.5%	=	117.75 sq.ft. Required 884 sq.ft. Provided

1" = 20'

No.	Date	By	Revision Notes

Project Address

Scooter's Coffee
Business Dr & Hwy164
Sussex, Wisconsin 53089

elevate outdoor

Design Firm

Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, Missouri 63366

Consultant

Mark Gawriluk

Member APLD

Project Title

Scooter Coffee

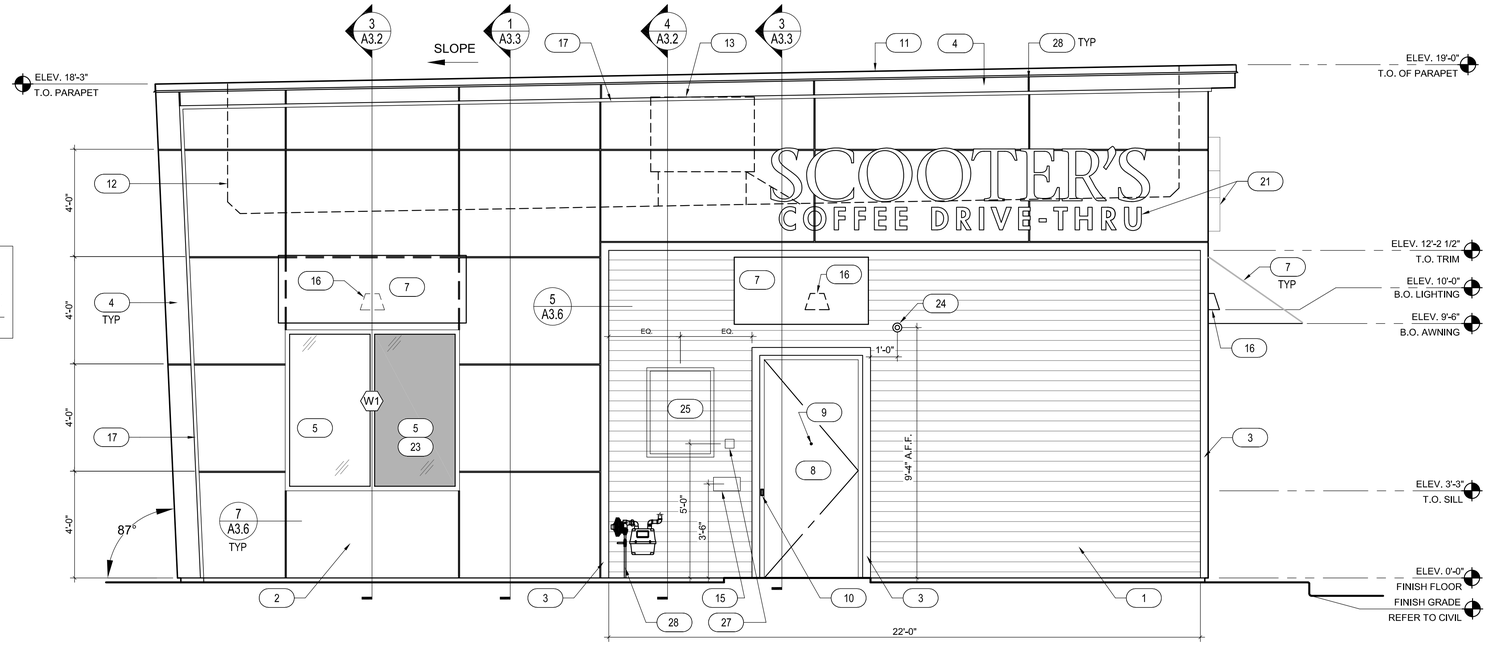
Sheet Title

Landscape Plan

Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 20'
Reviewed By	Sheet No.: L-1
Date: 5/13/2025	of 1

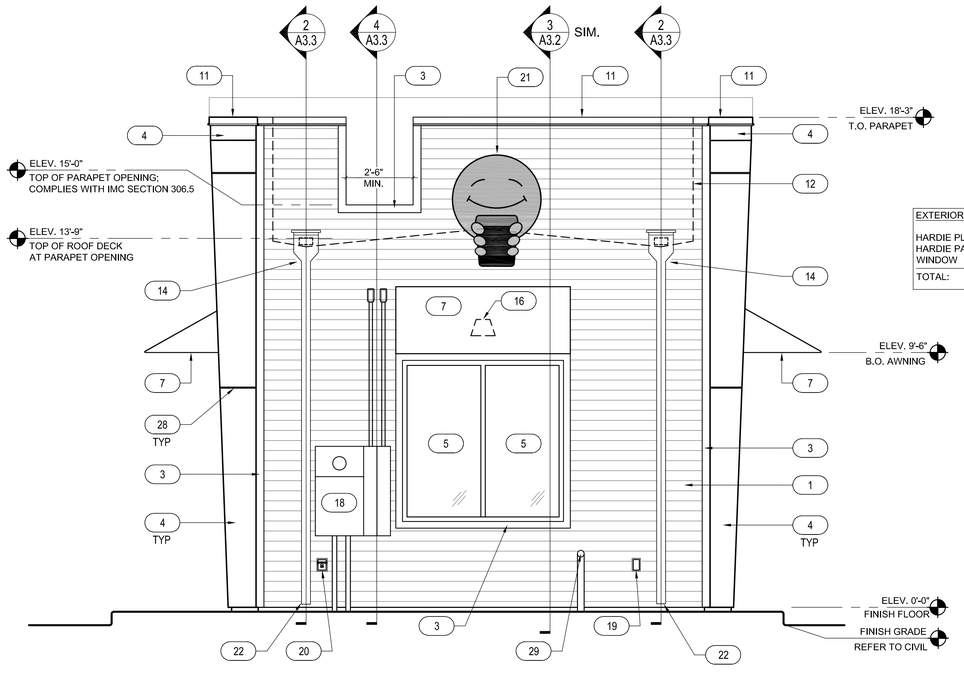
Agenda

EXTERIOR MATERIALS		
HARDIE PLANK	29%	208 SQ FT
HARDIE PANEL	56%	397 SQ FT
WINDOWS	11%	78 SQ FT
DOOR	4%	24 SQ FT
TOTAL:	100%	708 SQ FT



2 EAST ELEVATION

SCALE: 3/8" = 1'-0"



EXTERIOR MATERIALS		
HARDIE PLANK	80%	271 SQ FT
HARDIE PANEL	10%	36 SQ FT
WINDOW	10%	36 SQ FT
TOTAL:	100%	343 SQ FT

1 SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

KEYNOTES

X

1. HARDIE PLANK LAP SIDING CEDARMILL 6-1/4", REFER TO EXTERIOR FINISH DETAILS ON SHEET A3.6 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
2. 4' x 8' HARDIE PANEL, SMOOTH FINISH, COLOR: SW 1015 SKYLINE STEEL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A3.6 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. HARDIE PANEL FASCIA AND SOFFITS, COLOR: SW6992 INKWELL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS. ALLURA SIDING ACCEPTABLE ALTERNATE TO HARDIE BOARD.
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY COOL PLANET - FABRIC: SUNBRELLA JOCKEY RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP - COLOR: MATTE BLACK
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, REFER TO MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, REFER TO DETAIL 8/A3.4
15. CONTRACTOR SHALL PROVIDE A BLACK MAILBOX APPROXIMATELY 15 INCHES WIDE BY 6 INCHES TALL. MAILBOX SHALL BE EQUAL TO GIBRALTAR WALL MOUNTED METAL BOX
16. WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
17. LED LIGHT BAND, REFER TO ELECTRICAL DRAWINGS
18. ELECTRICAL SERVICE, REFER TO ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLET, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. SEE DETAIL 7/A3.4 FOR DOWNSPOUT TERMINATION & SPLASHBLOCK
23. SPANDREL GLASS; REFER TO WINDOW SCHEDULE
24. NEW SECURITY CAMERA BY OTHERS
25. OWNER PROVIDED SIGN PANELS.
26. APPROVED SET OF NUMERALS, MINIMUM 4" HIGH WITH A STROKE WIDTH NOT LESS THAN 1/2 INCH, SHALL BE PLACED ON THE BUILDING. VERIFY SIZE AND REQUIREMENTS WITH FIRE MARSHAL.
27. KNOX BOX AT 60" A.F.F. AS REQUIRED BY FIRE DEPARTMENT.
28. GAS METER; REFER TO PLUMBING PLANS.
29. SHIRE GREASE TRAP PUMP-OUT PORT (PP3), PAINT TO MATCH EXTERIOR FINISH.

APPROVED ALTERNATE FINISHES
ALLURA SIDING - TRADITIONAL CEDAR 6-1/4" WIDTH
ALLURA PANEL - SMOOTH 4' x 8' PANELS
ALLURA TRIM - SIZE 5/4, 3" WIDTH 1" THICK

X

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

SCOOTER'S COFFEE

VILLAGE OF SUSSEX, WISCONSIN; COUNTY OF: WAUKESHA

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY.

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOW AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 25-6046

SALES REP: TOM AMBROSIUS (920) 371-2544

DRAWN BY: -

DATE: 4-7-2025

REVISIONS:

1	-	-

ISSUED FOR:

- [ ] PRELIMINARY
- [X] BID SET
- [ ] CONSTRUCTION

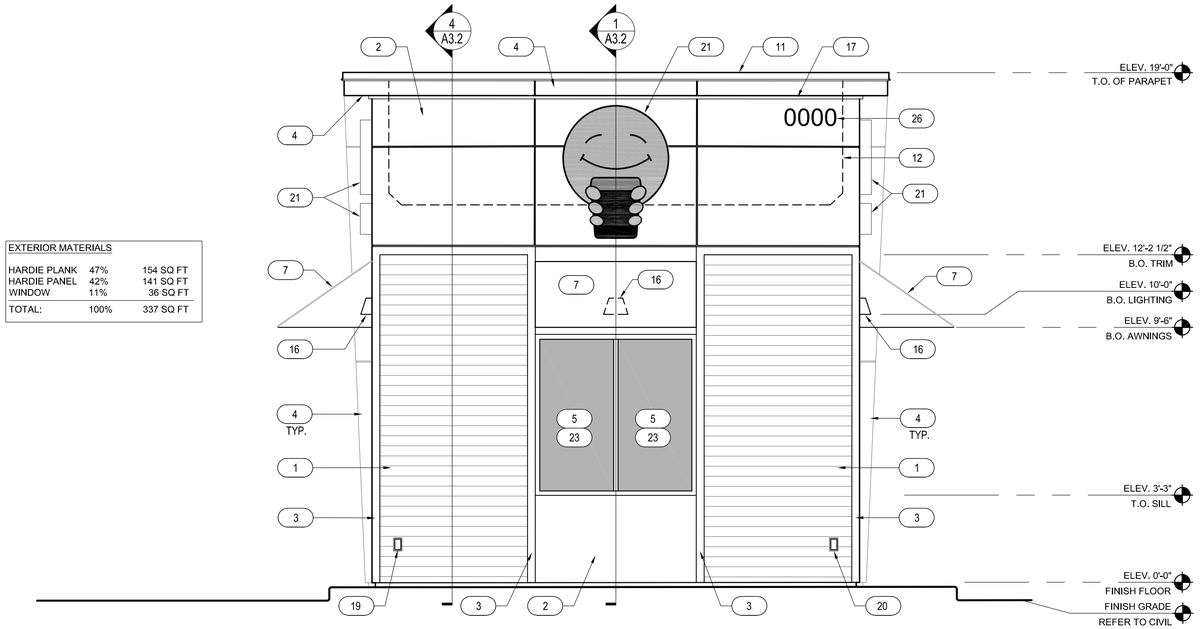
SHEET

A2.1

Agenda

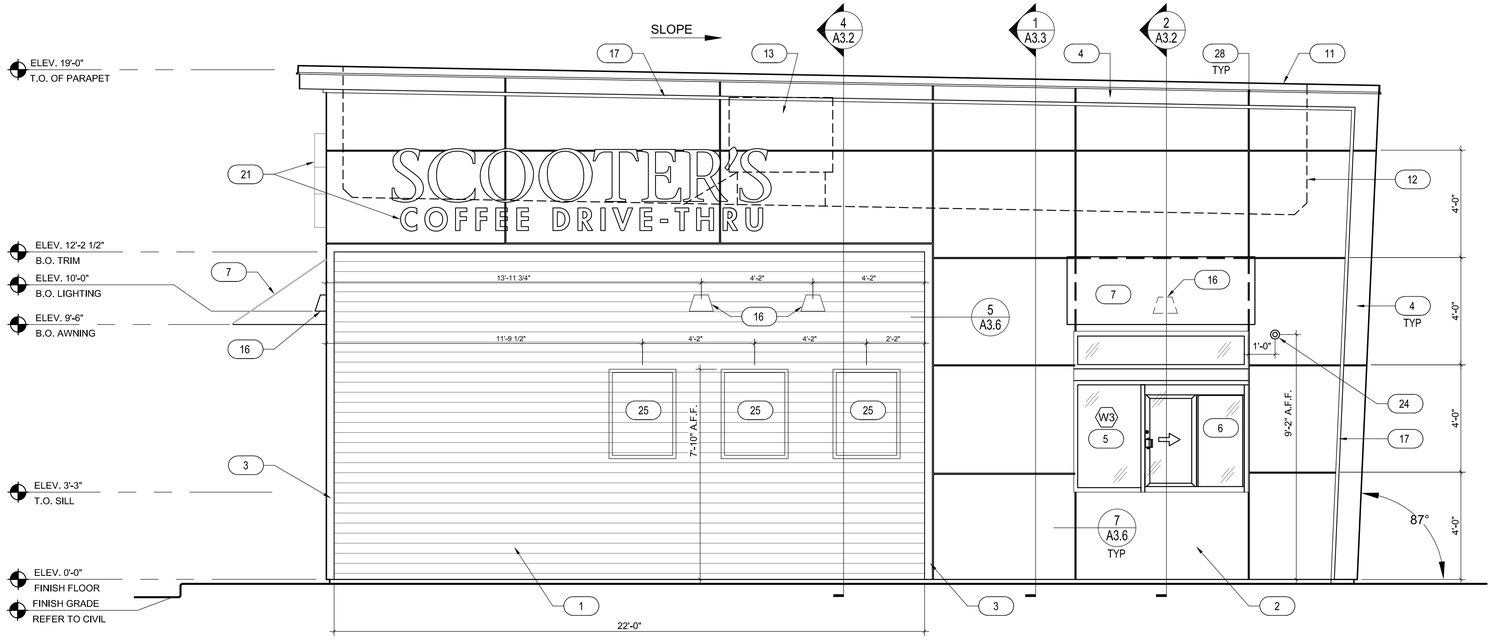
X

EXTERIOR MATERIALS		
HARDIE PLANK	47%	154 SQ FT
HARDIE PANEL	42%	141 SQ FT
WINDOW	11%	36 SQ FT
TOTAL:	100%	337 SQ FT



2 NORTH ELEVATION

SCALE: 3/8" = 1'-0"



1 WEST ELEVATION

SCALE: 3/8" = 1'-0"

EXTERIOR MATERIALS		
HARDIE PLANK	33%	232 SQ FT
HARDIE PANEL	56%	397 SQ FT
WINDOWS	11%	78 SQ FT
TOTAL:	100%	708 SQ FT

KEYNOTES

1. HARDIE PLANK LAP SIDING CEDARMILL 6-1/4", REFER TO EXTERIOR FINISH DETAILS ON SHEET A3.6 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
2. 4' x 8' HARDIE PANEL, SMOOTH FINISH, COLOR: SW 1015 SKYLINE STEEL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A3.6 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. HARDIE PANEL FASCIA AND SOFFITS, COLOR: SW6992 INKWELL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS. ALLURA SIDING ACCEPTABLE ALTERNATE TO HARDIE BOARD.
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY COOL PLANET - FABRIC: SUNBRELLA JOCKEY RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP - COLOR: MATTE BLACK
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, REFER TO MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, REFER TO DETAIL 8/A3.4
15. CONTRACTOR SHALL PROVIDE A BLACK MAILBOX APPROXIMATELY 15 INCHES WIDE BY 6 INCHES TALL. MAILBOX SHALL BE EQUAL TO GIBRALTAR WALL MOUNTED METAL BOX
16. WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
17. LED LIGHT BAND, REFER TO ELECTRICAL DRAWINGS
18. ELECTRICAL SERVICE, REFER TO ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLET, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. SEE DETAIL 7/A3.4 FOR DOWNSPOUT TERMINATION & SPLASHBLOCK
23. SPANDREL GLASS; REFER TO WINDOW SCHEDULE
24. NEW SECURITY CAMERA BY OTHERS
25. OWNER PROVIDED SIGN PANELS.
26. APPROVED SET OF NUMERALS, MINIMUM 4" HIGH WITH A STROKE WIDTH NOT LESS THAN 1/2 INCH, SHALL BE PLACED ON THE BUILDING. VERIFY SIZE AND REQUIREMENTS WITH FIRE MARSHAL.
27. KNOX BOX AT 60" A.F.F. AS REQUIRED BY FIRE DEPARTMENT.
28. GAS METER; REFER TO PLUMBING PLANS.
29. SHIRE GREASE TRAP PUMP-OUT PORT (PP3), PAINT TO MATCH EXTERIOR FINISH.

X

APPROVED ALTERNATE FINISHES
ALLURA SIDING - TRADITIONAL CEDAR 6-1/4" WIDTH
ALLURA PANEL - SMOOTH 4' x 8' PANELS
ALLURA TRIM - SIZE 5/4, 3" WIDTH 1" THICK

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

SCOOTER'S COFFEE

VILLAGE OF SUSSEX, WISCONSIN; COUNTY OF: WAUKESHA

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY.

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOW AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 25-6046

SALES REP: TOM AMBROSIUS (920) 371-2544

DRAWN BY: -

DATE: 4-7-2025

REVISIONS:

1	-	-

ISSUED FOR:

- [ ] PRELIMINARY
- [X] BID SET
- [ ] CONSTRUCTION

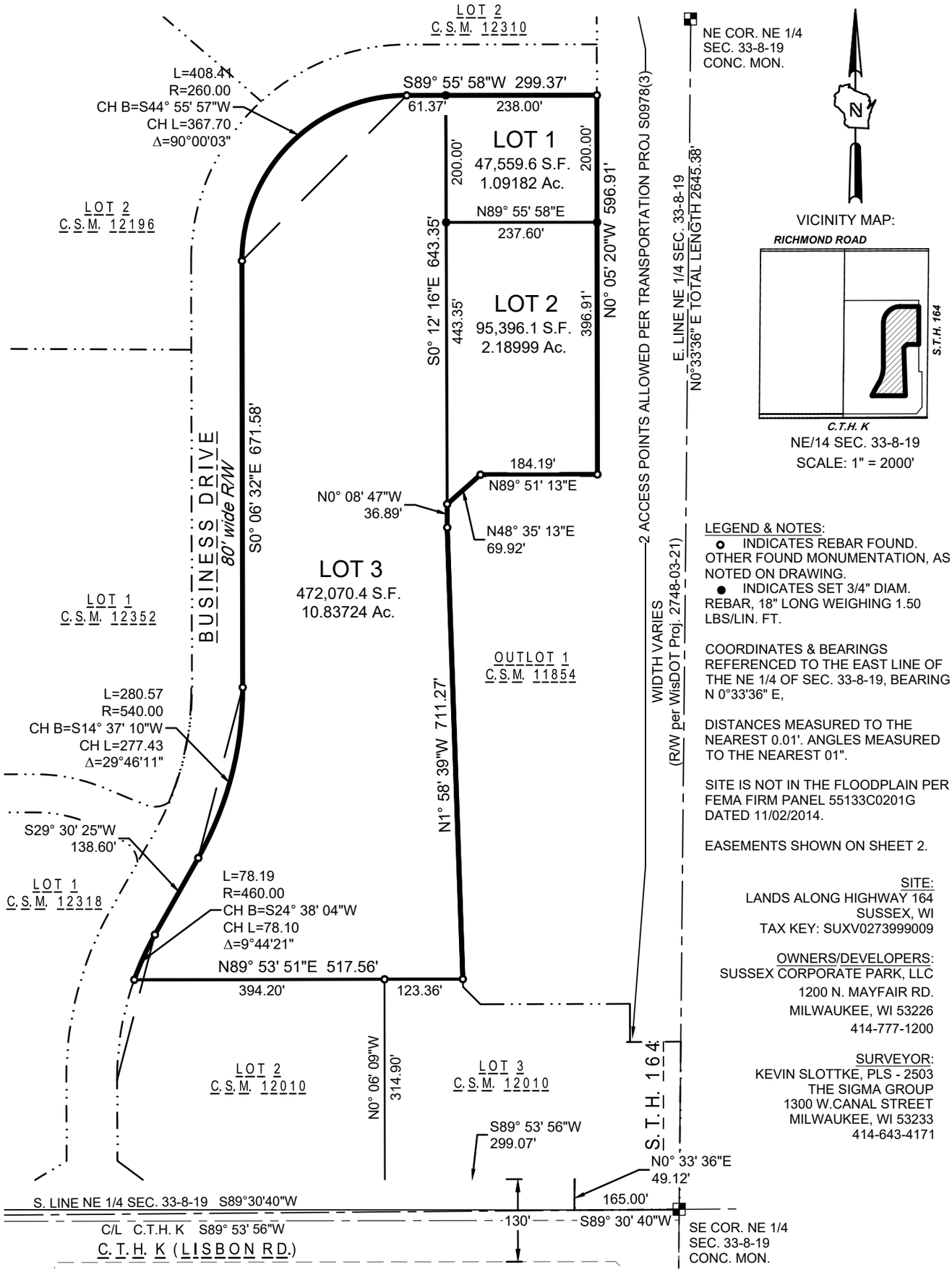
SHEET

A2.2

Agenda

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12010, RECORDED AS DOCUMENT NO. 4477203, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN



VICINITY MAP:

NE/14 SEC. 33-8-19

SCALE: 1" = 2000'

LEGEND & NOTES:

○ INDICATES REBAR FOUND. OTHER FOUND MONUMENTATION, AS NOTED ON DRAWING.

● INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

COORDINATES & BEARINGS REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 33-8-19, BEARING N 0°33'36" E,

DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01".

SITE IS NOT IN THE FLOODPLAIN PER FEMA FIRM PANEL 55133C0201G DATED 11/02/2014.

EASEMENTS SHOWN ON SHEET 2.

SITE:
LANDS ALONG HIGHWAY 164
SUSSEX, WI
TAX KEY: SUXV0273999009

OWNERS/DEVELOPERS:
SUSSEX CORPORATE PARK, LLC
1200 N. MAYFAIR RD.
MILWAUKEE, WI 53226
414-777-1200

SURVEYOR:
KEVIN SLOTTKE, PLS - 2503
THE SIGMA GROUP
1300 W.CANAL STREET
MILWAUKEE, WI 53233
414-643-4171

GRAPHIC SCALE
0 200' 400'

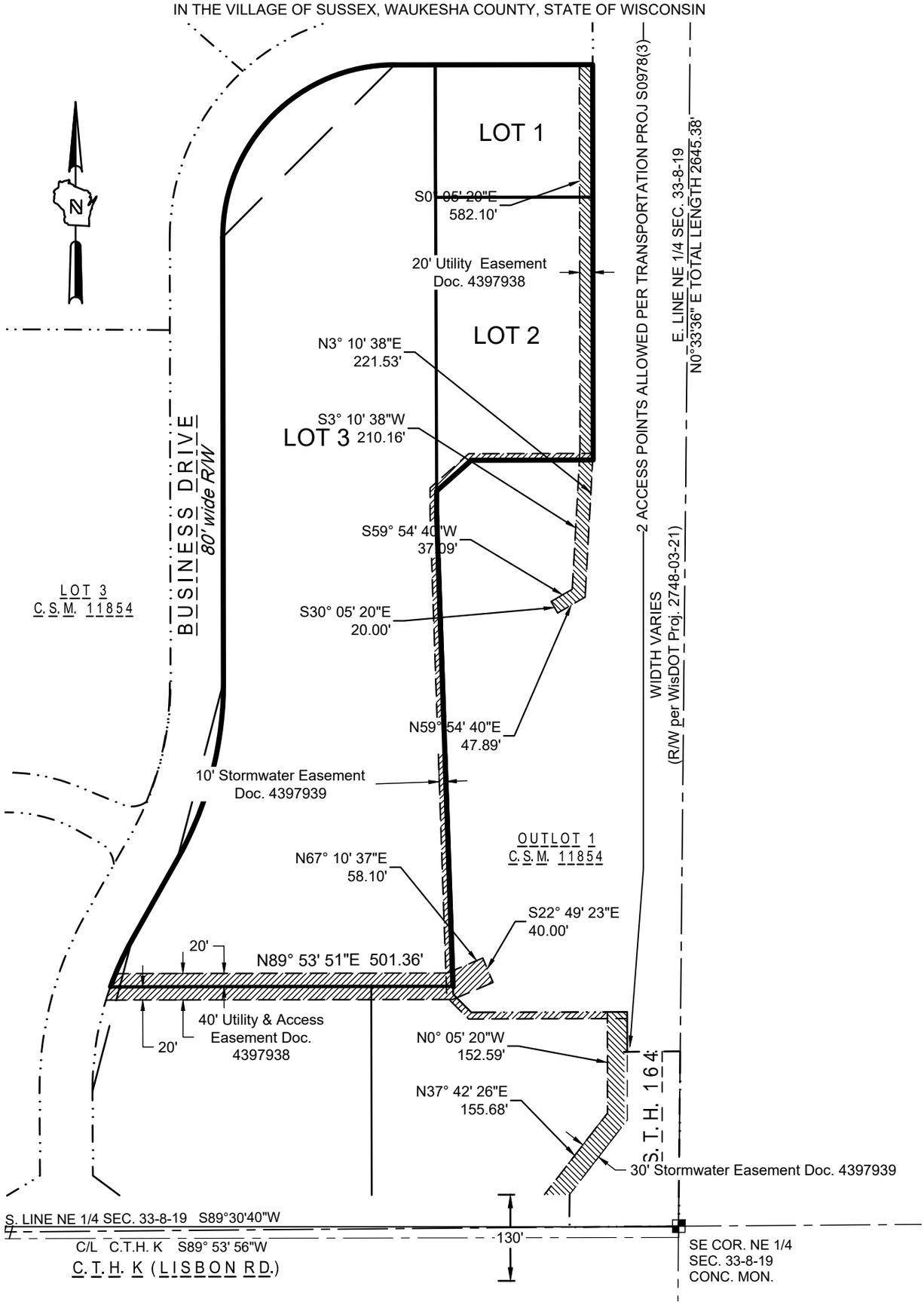
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 23960 DRAFTED BY K. SLOTTKE 4/9/2025

Agenda

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12010, RECORDED AS DOCUMENT NO. 4477203, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN



EXISTING EASEMENTS

PERMANENT UTILITY, ACCESS, INGRESS & EGRESS EASEMENTS AS SHOWN ON CSM 11854 AND RECORDED BY SEPARATE DOCUMENT(S).

GRAPHIC SCALE

0 200' 400'

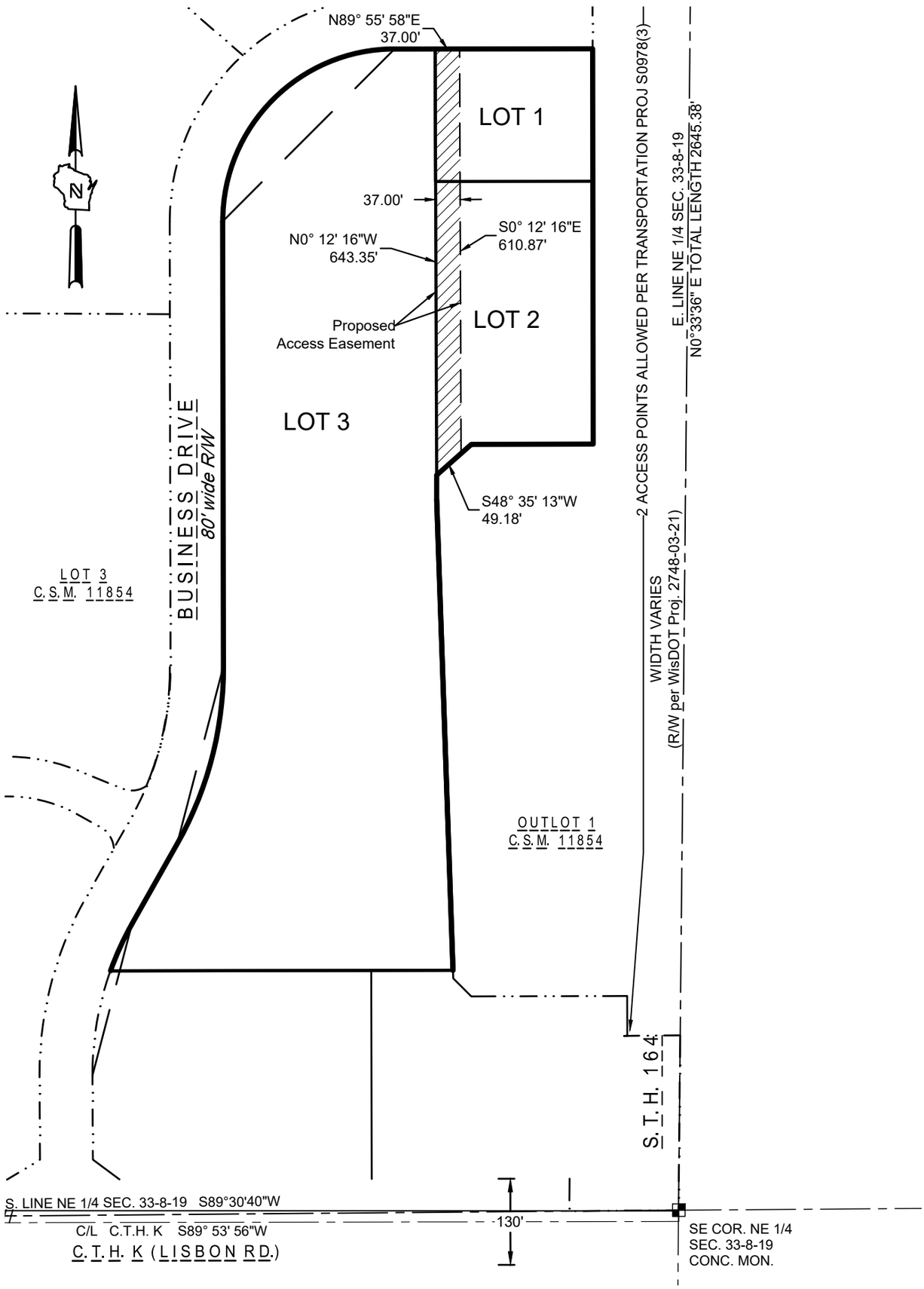
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 23960 DRAFTED BY K. SLOTTKE 4/9/2025

Agenda

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12010, RECORDED AS DOCUMENT NO. 4477203, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN



PROPOSED EASEMENTS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
0 200' 400'

PROJECT NUMBER 23960 DRAFTED BY K. SLOTTKE 4/9/2025

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12010, RECORDED AS DOCUMENT NO. 4477203, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Kevin A. Slottke, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 12010 recorded as Document No. 4477203, being part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 33, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, State of Wisconsin.

Said parcel contains 615,026.1 square feet or 14.11906 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the owner of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Sussex Code of Ordinances in surveying, dividing and mapping the same.

_____

Kevin A. Slottke S-2503 DATE

PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SUSSEX ON THIS _____ DAY OF

_____, 20____

_____

ANTHONY J. LEDONNE, VILLAGE PRESIDENT

_____

JENNIFER MOORE, VILLAGE CLERK

VILLAGE BOARD APPROVAL

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SUSSEX ON THIS _____ DAY OF

_____, 20____

_____

ANTHONY J. LEDONNE, VILLAGE PRESIDENT

_____

JENNIFER MOORE, VILLAGE CLERK

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

Agenda

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12010, RECORDED AS DOCUMENT NO. 4477203, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

OWNER'S CERTIFICATE

Sussex Corporate Park, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Sussex Corporate Park, LLC caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of S.236.34, WIS. Statutes.

Sussex Corporate Park, LLC also certifies that this map is required to be submitted to the following for approval or objection: the Village of Sussex.

In witness whereof, Sussex Corporate Park, LLC, has caused these presents to be signed by an authorized representative,

This _____ Day of _____, 20____

Sussex Corporate Park, LLC
by: Stewart M. Wangard, Manager

By: _____

Printed Name: _____

STATE OF _____)
)SS
COUNTY OF _____)

Personally came before me this ____ day of _____, 20__ , Stewart M. Wangard, to me known to be the person who executed the foregoing instrument, and to me known to be the Manager, and acknowledged that he executed the foregoing instrument as officer of said Sussex Corporate Park, LLC

_____

Notary Public, State of _____my commission expires on _____.

Agenda

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12010, RECORDED AS DOCUMENT NO. 4477203, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

NATIONAL EXCHANGE BANK & TRUST, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this map, and does hereby consent to the above certificate of **SUSSEX CORPORATE PARK, LLC,** owner.

IN WITNESS WHEREOF, the said **NATIONAL EXCHANGE BANK & TRUST,** has caused these presents to be signed by

_____, its President, and countersigned by DAVID C. MOHORICH, its Vice President of

Commercial Lending,at_____, Wisconsin, and its corporate seal to be hereunto affixed this

_____ day of _____, 20____.

In the presence of:

_____

_____

NATIONAL EXCHANGE BANK & TRUST

_____ _____ _____

, President Date

_ _____ _____

DAVID C. MOHORICH, Vice President Commercial Lending Date

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of_____, 20_____, _____, President, of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____

(SEAL) NOTARY PUBLIC *signature*, STATE OF WISCONSIN

_____

notary printed name

MY COMMISSION EXPIRES_____.

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of_____, 20_____, DAVID C. MOHORICH, Vice President of Commercial Lending, of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of Commercial Lending of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____

(SEAL) NOTARY PUBLIC *signature*, STATE OF WISCONSIN

_____

notary printed name

MY COMMISSION EXPIRES_____.

06/04/2025

Mr. Gabe Gilbertson
Community Development Director
N64W23760 Main Street
Sussex, WI 53089

RE: ***Culver's of Sussex***
Project Number (if assigned by jurisdiction)
W249N6424 Hwy 164
Sussex, WI

Dear Mr. Gilbertson,

We are in response of your review comments dated May 14, 2025, for the proposed Culver's located at W249N6424 Hwy 164 in Sussex, WI. Below is a summary of the actions taken in response to these comments.

Engineering Plans Comments

1. The wetland delineation must be updated. Those are only good for 5 years and the update is needed in order to construct Freiheit Court.

   Response: Comment noted. Wetland delineation is in progress and will be provided as part of a subsequent submittal.

2. The proposed sidewalk along Freiheit Court should be located along the southeast side of the cul de sac, extending the existing sidewalk, so that pedestrians do not need to cross the driveways to access the site from Freiheit Court. That sidewalk must NOT be curbside. The difficulty here will be trying to avoid wetland disturbance. We can certainly talk about adjusting the road location in the right of way to help this situation, if necessary. Note that public sidewalk in Sussex is 6 feet wide.

   Response: Comment noted. Sidewalk has been relocated to the southeast side of the cul de sac/Freiheit Court Extension. Sidewalk has been setback 3-ft from the back of curb and is 6-ft wide.

3. A Certified Survey Map is needed to change the proposed lot configuration(s) between the Culver's and Car Wash lots.

   Response: Comment noted. Certified Survey Map (CSM) has been included as part of this submittal. We anticipate easement release to be completed as part of separate document.

4. Please confirm that the tops of all light pole bases are only 6 inches above the top of grade.

   Response: Comment noted. Light pole bases are only 6 inches above top of grade. Please see architectural plans within this submittal for details.

5. The proposed storm pond extends into a cross access easement intended to provide access to Freiheit Court from the property to the south, rendering the easement unusable. Based on

preliminary development plans received from the owner to the south, Village Staff finds that this easement can be eliminated.

Response: Comment noted. Easement will be vacated via separate document.

6. The Water Utility Easement between Freiheit Court and STH 164 can be eliminated. We have found a different way to loop the water main in this area.

   Response: Comment noted. Easement will be vacated via separate document, or can be included as part of the CSM if that is preferred.

7. We will need full engineering plans for the construction of all public improvements in Freiheit Court and in the Prospect Circle frontage road. These will be approved by the Village Engineer under separate submittal and approval. I can provide the previously approved plans for these improvements if the design team is interested in them.

   Response: Comment noted. Separate engineering plans have been provided for the offsite improvements within the public R.O.W.

8. The May 9, 2025 submittal did not include an updated grading or utility plan.

   Response: Comment noted. Please see sheets C4.0 & C5.0 of engineering plans within this submittal for updated grading & utility plan.

9. An Erosion Control Plan must also be submitted. Developer will need an NOI from the Wisconsin DNR and an erosion control permit from the Village. The Village submittal must include the erosion control plan, soil loss calculations, and the approved NOI.

   Response: Comment noted. Please see sheet C3.0 & C3.1 of engineering plans within this submittal for Erosion Control Plan. Soil loss calculations and approved NOI will be included in a subsequent submittal.

10. A Tree Preservation Plan is needed.

    Response: A tree survey has been included in the resubmittal. Tree removals are shown on the demolition plan.

11. There are existing We Energeis and AT&T lines in the Freiheit Court right of way, serving the cell tower, that are not shown on the plans or ALTA survey.

    Response: Comment noted. Existing utility locates will be conducted again prior to construction activities.

12. I suspect that some of the easements / leases shown on the ALTA / NSPS Land Title Survey have been eliminated or vacated. The design team should investigate this and have the survey updated.

    Response: Comment noted.

13. The curb on Freiheit Court must be continuous through the driveways. There will certainly be curb openings for the two driveways, but we require a distinct separation between the road and the driveway. This would be similar to how the bank driveway on Freiheit Court was constructed.

    Response: Comment noted. Plans have been updated to show depressed curb at driveway entrances on Freiheit Court.

14. The cross access drive on the car wash site crosses the existing pond outlot. You will need to either get signatures from all adjacent property owners on the CSM (the outlot is owned jointly by owners in the development), or move the drive so that it is outside of the pond outlot.

    Response: Comment noted. The alignment of the cross access drive has been revised to stay outside of the pond outlot.

15. Street Trees and Street Lights will be needed on Freiheit Court. Add the street trees to either the road construction plans or better yet, your landscape plans. We Energies / Night Aura provides street lighting in Sussex.

    Response: Comment noted. Landscape plans for the offsite improvements will be provided under subsequent submittal.

16. Please make sure that the discharge from the proposed pond travels east to the wetland, not south to the neighboring lot. An Easement may be needed from Concord Development to accomplish this.

    Response: Comment noted. The discharge from the proposed pond has been revised to travel east to the wetland via the existing easement.

17. The proposed median in Prospect Circle must be shown on these plans.

    Response: Proposed median in Prospect Circle has been added to the plans.

18. The proposed stop bar on the “right in only” drive does not seem appropriate. My concern is rear end crashes. Perhaps a yield sign would be better to warn drivers entering at this small driveway to watch for traffic from the left. I do not believe there is room to stack 2 cars in this driveway without one of them hanging out onto Prospect Circle.

    Response: Comment noted. The proposed stop bar has been removed. Yield signs have been added to the plans. Please see Site Plan, sheet C3.0.

19. The Village standard curb and gutter measures 24 inches from the back of curb to the flange line. Freiheit Court and the “connector” drive located along the back of the car wash shall be 24 inch curb and gutter.

    Response: Comment noted. The curb and gutter within the public R.O.W. improvements has been updated to measure 24 inches from back of curb to flange line. Connector drive located along the back of the carwash has been revised to show 24 inch curb and gutter. Please see Site Plan, sheet C3.0.

20. Dimensions need to be added to the proposed driveways at the curb and at the right of way line.

    Response: Comment noted. Specified dimensions have been added to the plans. Please see Offsite Improvement Plans, sheet C2.1 & C2.2.

21. We will need an easement over the storm pond AND a stormwater maintenance agreement for the pond.

    Response: Comment noted. Easement over the storm pond has been added to the plans.

22. There will likely be more comments when the full set of updated plans are received.

    Response: Comment noted.

We trust these responses and the description of changes above adequately address your comments. If you have any questions or require any additional information, please contact me at (630) 487-5563.

Sincerely,

Joe Mayer, P.E.
Kimley-Horn and Associates, Inc.
Phone: (630) 487-5563
Email: joe.mayer@kimley-horn.com

Agenda
velope ID: 29066737-7534-43D6-AA56-8836F841A4F4

PLAN OF OPERATION – NEW CONSTRUCTION
PROCEDURE LIST

Culver's of Sussex, WI
Project Name

SUXV0231989006
Tax Key #

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

Submittal checklist:

_____ Original completed Plan of Operation (Page 1-3)
_____ Original completed Professional Services Reimbursement, Emergency Contact, Wastewater Discharge Permit and Flood Plain Occupancy
_____ 3 original size and 3 reduced (11 x 17) copies of Site Plan
_____ 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
_____ 3 original size and 3 reduced (11 x 17) copies of Landscape Plan
_____ 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
_____ Conditional Use fee $210.00
_____ 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: Joseph Mayer Phone # (630) 487-5563
E-mail: Joe.Mayer@kimley-horn.com

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
/elope ID: 29066737-7534-43D6-AA56-8836F841A4F4

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
velope ID: 29066737-7534-43D6-AA56-8836F841A4F4

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
velope ID: 29066737-7534-43D6-AA56-8836F841A4F4

PLAN OF OPERATION

To be used for a business with new construction.

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

OR an amendment to an existing CU? _____

(Conditional Use Permits require a Public Hearing)

Address location of new construction W249N6424 Highway 164, Sussex, WI 53089

Tax Key # SUXV0231989006 Zoning: B-2 Regional Business District

1. Name of Business:

S & L Properties Sussex LLC

Business

2651 Kirking Ct	Portage, WI 53901	608-742-2893
Address	City, State, Zip	Phone #
	jeff@bleedblue.net	
Fax #	Email address	

2. Business owner contact information:

Jeffrey Liegel

Contact

2651 Kirking Ct	Portage, WI 53901	608-742-2893
Address	City, State, Zip	Phone #
	jeff@bleedblue.net	
Fax #	Email address	

3. Building/Land owner contact information:

Jeffrey Liegel

Contact

2651 Kirking Ct	Portage, WI 53901	608-742-2893
Address	City, State, Zip	Phone #
	jeff@bleedblue.net	
Fax #	Email address	

4. Number of Employees/Shifts: 75 Employees 3 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	10:00am-11:00r	10:00am-11:0	10:00am-11:00r	10:00am-11:0	10:00am-11:	10:00am-11:	10:00am-11:00

Agenda
velope ID: 29066737-7534-43D6-AA56-8836F841A4F4

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? No Do you need an Outdoor Establishment Permit? _____
Arcade permit? No
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	**100'-11" x 59'-2"**	**1**	**4,837sf GROSS**
Building 2			
Building 3			

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

12.

Lot size	Depth	Width	Area
1.87 AC	224'	450'	1.87 AC

Above to be included on survey

13 Parking: Dimensions of parking lot 120' x 320'
Parking lot construction Asphalt & Concrete
Type of screening: Fence _____ or Plantings X (see landscape plan)
Number of spaces needed per code 93 # of spaces for employees 15
Above to be included on site plan

Please provide the following information:
Total square footage of building, new and existing 4,837 s.f.
Total square footage of parking lot, new and existing 38,400 s.f.

14. Signs: Type: Free standing 54.24 sq.ft. Attached to building _____
Lighted LED Illuminated Single or double faced Double
Size Oval 39.24 / EMC 15 sq. ft. Location property along Hwy 164
Above to be included on sign plan

14. Signs: Type: Free standing _____ Attached to building 160.19 sq. ft.
Lighted LED Illuminated Single or double faced single face
Size 29.12 sq. ft. (x3), 46.67, 3.42, 22.74 sq. ft. Location Building Elevations
Above to be included on sign plan

Agenda
velope ID: 29066737-7534-43D6-AA56-8836F841A4F4

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

EMERGENCY LIGHTS AT EACH EXIT, WALL PACK AT DUMPSTER ENCLOSURE

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? No

If yes, please attach a copy of the secured permit.
What conditions has the State or County imposed upon your permit?
Traffic impact study submitted to WISDOT.

18. Is there a need for any special type of security fencing? No
If yes, what type?

19. What provisions are you making for fire protection? FIRE SPRINKLER AND FIRE ALARM SYSTEMS, DESIGN BY OTHERS. FDC TO BE PROVIDED.
What provisions are your making for a sprinkler system? 6" WATER CONNECTION WILL BE PROVIDED, SPRINKLER DESIGN BY OTHERS
Storage system? NOT INCLUDED, SPRINKLER SYSTEM WILL BE FED BY MUNICIPAL WATER SUPPLY
Hydrant stand pipes? N/A
Is there a fire lane shown on your site plan? Yes
Explain: To be shown on truck turn exhibit

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?

No If yes, explain:

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

Building construction	9/8/2025
Paving	11/14/2025
Landscaping	5/15/2026
Occupancy	3/27/2026

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.

Name

4/28/2025
Date

President, McCON Building Corporation
Title or Position

Agenda
velope ID: 29066737-7534-43D6-AA56-8836F841A4F4

Information on Flood Plain Occupancy:

1. What is the flood plain elevation at the site? Site is located in Zone X per FEMA Floodplain Map 55133C0088H. Based on this map our flood elevation is near 942.4'.

2. Is the flood plain construction elevated or flood proofed? Elevated N/A Flood proofed _____

3. What is the elevation of the lowest floor of the structure? FFE = 949.50'

4. What is the elevation of the land fill surrounding the structure? N/A

5. Does the fill extend beyond the structure? N/A
   How far beyond the structure? N/A feet

6. Is dry land access provided? N/A

7. If the structure is flood proofed, what flood proofing measures are used?
   N/A

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

Agenda
velope ID: 29066737-7534-43D6-AA56-8836F841A4F4

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:

Jeff Liegel

2651 Kirking Ct, Portage, WI 53901

Business Name: S & L Properties Sussex LLC

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 0231989006

Jeff Liegel

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
velope ID: 29066737-7534-43D6-AA56-8836F841A4F4

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: S & L Properties Sussex LLC

Address: W249N6424 Highway 164, Sussex, WI 53089

Owner/Operator: Jeffrey Liegel

Standard Industrial Classification #: 5812

How many people do you employ? 75

What are your businesses hours of work? 10:00am-11:00pm Monday-Sunday

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

Grease trap will be provided for non-domestic waste (kitchen waste). 3rd party company will be contracted for maintenance of the trap

Time and Duration of Discharge: during business hours

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

Design based on 25 Gallons per day per seat. ~100 seats = 2500 GPD (25 PE)

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

Domestic Waste from two restrooms and kitchen waste through an exterior grease trap

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

Food and Drink

What are the constituents and characteristics of your wastewater?

Domestic and Kitchen 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
velope ID: 29066737-7534-43D6-AA56-8836F841A4F4

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: S & L Properties Sussex LLC

Business Address: W249N6424 Highway 164, Sussex, WI 53089

Business Phone #: 608-617-3012

Business Email: jeff@bleedblue.net

Business Emergency Contacts

Name and Phone #: James Liegel, 608-617-3012

Name and Phone #: Jeff Liegel, 608-742-2893

Name and Phone #: Chad Stevenson, 608-742-2893

Building Owner Name: S & L Properties Sussex LLC - Jeff Liegel

Building Owner Email: jeff@bleedblue.net

Building Owner Emergency Contacts

Name and Phone #: James Liegel, 608-617-3012

Name and Phone #: Jeff Liegel, 608-742-2893

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

PRELIMINARY ENGINEERING PLANS

CULVER'S

W249N6424 HIGHWAY 164
SUSSEX, WI 53089

DIGGERS HOTLINE®
(800) 242-8511

UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING & DEVELOPMENT DEPARTMENT
SUSSEX CIVIC CENTER
N64W23760 MAIN ST
SUSSEX, WI 53089
TEL: (262) 246-5215
CONTACT: GABE GILBERTSON
EMAIL: GGILBERTSON@SUSSEXWI.GOV

ENGINEERING DEPARTMENT
SUSSEX CIVIC CENTER
N64W23760 MAIN ST
SUSSEX, WI 53089
TEL: (262) 246-5200
CONTACT: JUDITH A. NEU

SANITARY SEWER SERVICE
SUSSEX WASTEWATER TREATMENT
N59 W 23551 CLOVER DR
SUSSEX, WI 53089
TEL: (262) 246-5200
CONTACT: DUSTIN BECKMAN

STORM SEWER SERVICE
SUSSEX PUBLIC WORKS
N59 W 23525 CLOVER DR
SUSSEX, WI 53089
TEL: (262) 820-3130
CONTACT: SCOTT ASCHER

WATER SERVICE
SUSSEX PUBLIC WORKS
N59 W 23525 CLOVER DR
SUSSEX, WI 53089
TEL: (262) 820-3130
CONTACT: SCOTT ASCHER

ROADWAY AUTHORITY
WISCONSIN DEPARTMENT OF TRANSPORTATION
2019 GOLF RD
PEWAUKEE, WI 53072
TEL: (414) 266-1000

WAUKESHA COUNTY HIGHWAY DEPARTMENT
515 W MORELAND BLVD
WAUKESHA, WI 53188
TEL: (262) 548-7740

POWER COMPANY
WE ENERGIES
PO BOX 2046
MILWAUKEE, WI 53201
TEL: (800) 662-4797

NATURAL GAS COMPANY
WE ENERGIES
PO BOX 2046
MILWAUKEE, WI 53201
TEL: (800) 261-5325

PROJECT TEAM

DEVELOPER
S & L COMPANIES
2651 KIRKING CT
PORTAGE, WI 53901
TEL: (608) 742-2893
CONTACT: JEFF LIEGEL

ARCHITECT
OLLMANN ERNEST MARTIN ARCHITECTS
200 S STATE ST
BELVIDERE, IL 61008
TEL: (815) 544-7790
CONTACT: WENDY MARTIN

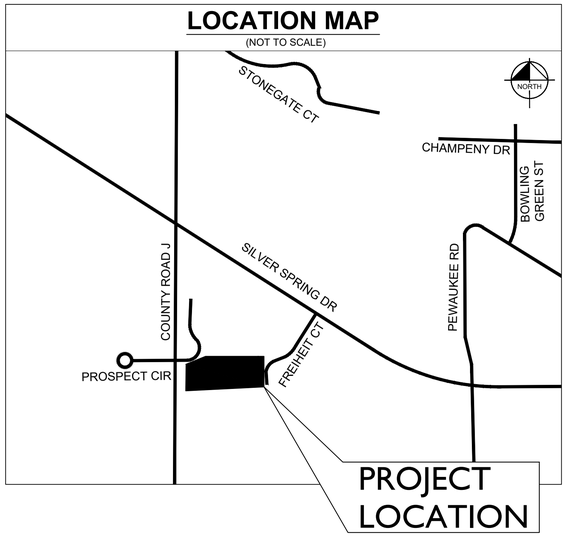
SURVEYOR
CHAPUT LAND SURVEYS
234 W. FLORIDA ST
MILWAUKEE, WI 53204
TEL: (414) 224-8068
CONTACT: JOHN KONOPACKI

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD.
CHICAGO, IL 60604
TEL: (630) 487-5550
EMAIL: JOE.MAYER@KIMLEY-HORN.COM
CONTACT: JOE MAYER, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: JOE.COGSWELL@KIMLEY-HORN.COM
CONTACT: JOE COGSWELL, P.L.A.

GENERAL CONTRACTOR
MCCON BUILDING CORPORATION
1209 JOSEPH ST
DODGEVILLE, WI 53533
TEL: (608) 930-4545
CONTACT: CHRIS MCGUIRE

LOCATION MAP
(NOT TO SCALE)



BENCHMARKS

REFER TO V0.0 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

LEGAL DESCRIPTION

REFER TO V0.0 FOR ALTA LAND TITLE AND TOPOGRAPHIC SURVEY LEGAL DESCRIPTION.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL NOTES & DETAILS
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOSEPH MAYER, A LICENSED PROFESSIONAL ENGINEER OF WI, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CULVER'S FRANCHISING SYSTEM BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 4TH DAY OF JUNE , A.D., 2025.

WI LICENSED PROFESSIONAL ENGINEER 101882-6
MY LICENSE EXPIRES ON 07/31/2026
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM
	VILLAGE COMMENTS	5/9/25	JPM

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-546-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

Culver's®

COVER SHEET

CULVER'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER C0.0

Agent

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\DFW_LDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg C0.0 Jun 04, 2025 3:34pm by AnthonyGraziano

ALTA/NSPS LAND TITLE SURVEY

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company National Commercial Services Commitment No. NCS-1256730-MAD, effective date of April 04, 2025 which lists the following easements and/or restrictions from schedule B-II:

2, 3, 5, 12, 34 VISIBLE EVIDENCE SHOWN, IF ANY
1, 4, 6-11, 24, 33 & 35 NOT SURVEY RELATED

13. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 7359 recorded May 13, 1994 in Volume 62, Page 225 as Document No. 1964188 referenced in the legal description contained Reference is hereby made to said plat for particulars. Amended by Surveyor's Affidavit of Correction recorded August 25, 1995 in Reel 2107, Image 1051 as Document No. 2062028. Affects property by location, shown.
14. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 11483 recorded August 31, 2016 in Book 114, Page 172 as Document No. 4228086 referenced in the legal description contained Reference is hereby made to said plat for particulars. (Affects Parcel B). Affects property by location, shown.
15. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 11349 recorded September 09, 2015 in Book 112, Page 201 as Document No. 4165011 referenced in the legal description contained Reference is hereby made to said plat for particulars. Affects property by location, shown.
16. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 12086 recorded November 10, 2020 in Book 123, Page 172 as Document No. 4529044 referenced in the legal description contained Reference is hereby made to said plat for particulars. Amended by Surveyor's Affidavit of Correction recorded January 20, 2021 as Document No. 4549890. Affects property by location, shown.
17. Utility Easement to Wisconsin Telephone Company, dated February 25, 1909, recorded/filed April 06, 1911 as Document No. 74794. Does not affect property by location, not shown.
18. Utility Easement to Wisconsin Gas and Electric Company, its successors and assigns, dated November 09, 1916, recorded/filed December 02, 1916 as Document Nos. 95508 and 95509. Does not affect property by location, not shown.
19. Utility Easement to Wisconsin Gas and Electric Company, dated January 03, 1927, recorded/filed February 04, 1927 as Document No. 148409. Conveyance of Rights in Land recorded January 31, 2006 as Document No. 3357986. Does not affect property by location, not shown.
20. An easement as set forth in Conveyance by Individual recorded May 05, 1970 in Volume 1191 of Deeds, Page 210 as Document No. 759633. Affects property by location, shown.
21. Utility Easement to Wisconsin Electric Power Company & Wisconsin Telephone Company, their successors and assigns, dated March 05, 1974, recorded/filed April 11, 1974 in Reel 74, Image 272 as Document No. 878077. Affects property by location, shown.
22. Memorandum of Restrictive Covenant Agreement recorded March 17, 1997 in Reel 2402, Image 343 as Document No. 2197247. Does not affect property by location, not shown.
23. Temporary Limited Easement as set forth in Award of Damages by State of Wisconsin recorded September 13, 2004 as Document No. 3203422. Affects property by location, shown.
25. Covenants, conditions, restrictions and easements in the document recorded September 09, 2015 as Document No. 4165091 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Affects property by location, shown in vicinity map.
26. Declaration of Restrictive Covenant recorded September 29, 2015 as Document No. 4168768. Affects property by location, blanket type.
27. Developers Agreement: Dated: September 09, 2015 Parties: Concord Property Management, LLC, a Wisconsin limited liability company and the Village of Sussex in the County of Waukesha and the State of Wisconsin Recorded: October 01, 2015 Instrument No.: 4169304. Affects property by location, shown.
28. Storm Water Management Practices Maintenance Agreement: Dated: September 09, 2015 Parties: Concord Properties, LLC and the Village of Sussex Recorded: October 01, 2015 Instrument No.: 4169305 Affects property by location, shown.
29. Distribution Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies recorded April 25, 2016, as Document No. 4202609. Does not affect property by location, not shown.
30. Easement for sidewalk/path granted to Village of Sussex, a Wisconsin municipal corporation and its successors, and assigns by Sidewalk/Path Easement recorded in Document No. 4246457 on November 17, 2016. (Affects Parcel B). Affects property by location, shown.
31. Easement for storm water granted to Village of Sussex, a Wisconsin municipal corporation and its successors, and assigns by Storm water Easement recorded in Document No. 4246458 on November 17, 2016. Affects property by location, shown.
32. Easement for water utility granted to Village of Sussex, a Wisconsin municipal corporation and its successors, and assigns by Water Utility Easement recorded in Document No. 4246459 on November 17, 2016. Affects property by location, shown.

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Waukesha, Community Panel No.55133C0088H, effective date of October 19, 2023, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 179,081 square feet or 4.1111 acres.
7. Surveyed Property is vacant - no buildings present.
9. No parking spaces on the surveyed property.

11(b). Private utility locate by: Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20251117260, 20251117279, 20251117284, 20251117289 with a clear date of 03/24/2025. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

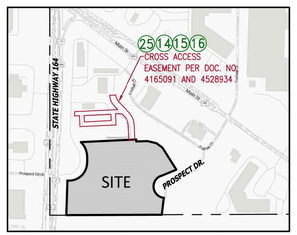
BASIS OF BEARINGS

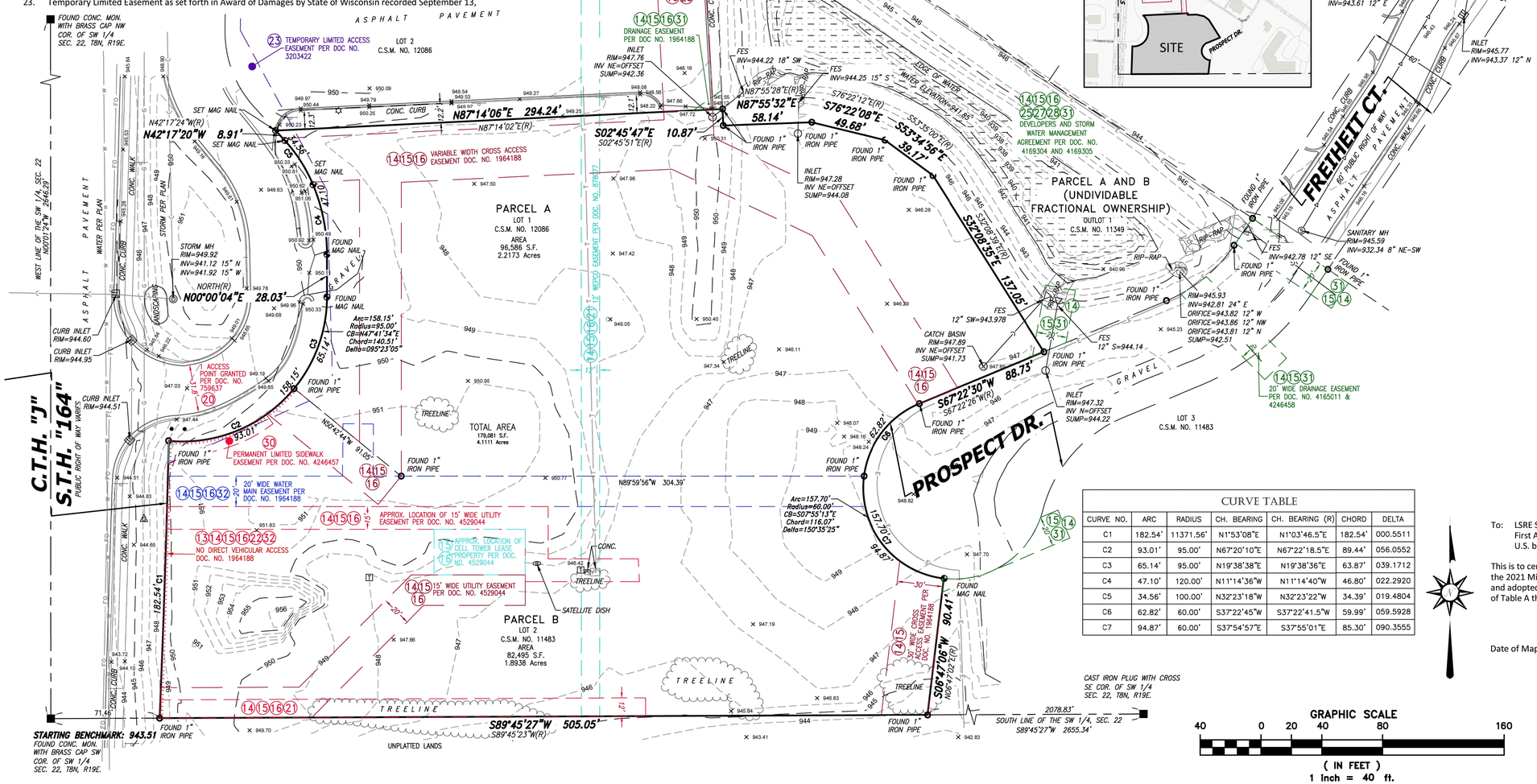
Bearings are referenced to the Wisconsin State Plane Coordinate System South Zone (NAD83/2011), in which the South line of the SW 1 /4 Section 22, bears S89°45'27"W.

VERTICAL DATUM

Vertical Datum is based on National American Vertical Datum of 1988(12)

VICINITY MAP





CURVE TABLE

CURVE NO.	ARC	RADIUS	CH. BEARING	CH. BEARING (R)	CHORD	DELTA
C1	182.54'	11371.56'	N1°53'08"E	N1°03'46.5"E	182.54'	000.5511
C2	93.01'	95.00'	N67°20'10"E	N67°22'18.5"E	89.44'	056.0552
C3	65.14'	95.00'	N19°38'38"E	N19°38'36"E	63.87'	039.1712
C4	47.10'	120.00'	N11°14'36"W	N11°14'40"W	46.80'	022.2920
C5	34.56'	100.00'	N32°23'18"W	N32°23'22"W	34.39'	019.4804
C6	62.82'	60.00'	S37°22'45"W	S37°22'41.5"W	59.99'	059.5928
C7	94.87'	60.00'	S37°54'57"E	S37°55'01"E	85.30'	090.3555

LEGEND OF SYMBOLS & ABBREVIATIONS

- SANITARY MANHOLE
- STORM MANHOLE
- CLEANOUT
- CURB INLET
- STORM INLET
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
- CABLE TV RISER/BOX CABLE
- TV MANHOLE/VAULT
- GAS VALVE
- GAS METER
- GAS MARKER
- SIGN
- MAIL BOX
- FLAG POLE
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- STANDPIPE
- WATER MANHOLE
- FLOOD LIGHT
- LIGHT POLE
- DIRECTIONAL ARROW
- SPOT ELEVATION
- HANDICAP STALL
- DUMPSTER
- VENT
- UTILITY POLE
- GUY WIRE
- TRAFFIC SIGNAL POLE
- AIR CONDITIONING UNIT

CL.	=CENTERLINE	(R)	=RECORDED AS
CONC.	=CONCRETE	(D)	=DEEDED AS
EL.	=ELEVATION	INV.	=INVERT
EXT.	=EXISTING	MON.	=MONUMENT
SEC.	=SECTION	P.O.B.	=POINT OF BEGINNING
SQ. FT.	=SQUARE FEET	P.O.C.	=POINT OF COMMENCEMENT
W/	=WITH	R.O.W	=RIGHT OF WAY

- SANITARY SEWER
- SANITARY SEWER PER PLAN
- STORM SEWER
- STORM SEWER PER PLAN
- WATER MAIN
- WATER MAIN PER PLAN
- FIBER OPTIC LINE
- FIBER OPTIC PER PLAN
- TELEPHONE LINE
- TELEPHONE PER PLAN
- ELECTRIC LINE
- ELECTRIC LINE PER PLAN
- OVERHEAD WIRES
- CABLE TELEVISION
- CABLE TELEVISION PER PLAN
- GAS MAIN
- GAS MAIN PER PLAN
- TREE LINE
- NO ACCESS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

CLIENT

Kimley-Horn

SITE ADDRESS

W249 N6438 and W249 N6424 Highway 164 and W249 N 6438 State Highway 164, Sussex WI. 53089

LEGAL DESCRIPTION

Parcel A:

Lot 1 of CERTIFIED SURVEY MAP NO. 12086 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on November 10, 2020, in Book 123 of Certified Survey Maps, Page 172 as Document No. 4529044, and corrected by Surveyor's Affidavit of Correction recorded January 20, 2021 as Document No. 4549890, Said Certified Survey Map being a redivision of Lot 1 of Certified Survey Map No. 11483, Lot 3 of Certified Survey map No. 11349 and Lot 2 of Certified Survey Map No. 7359, being part of 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.

And also an undividable fractional ownership in Outlot 1 of CERTIFIED SURVEY MAP NO. 11349 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on September 09, 2015, in Book 112 of Certified Survey Maps, Page 201 as Document No. 4165011, Said Certified Survey Map being a redivision of part of Lot 2 of Certified Survey Map No. 7359, and amended by Surveyor's Affidavit of Correction recorded on August 25, 1995, on Reel 2107, Image 1051-1052, as Document No. 2062028, Waukesha County Register of Deeds and being part of 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 B:

Lot 2 of CERTIFIED SURVEY MAP NO. 11483 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on August 31, 2016, in Book 114 of Certified Survey Maps, Page 172 as Document No. 4228086, Said Certified Survey Map being a redivision of Lot 3 of Certified Survey Map No. 11349 and being part of 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.

And also an undividable fractional ownership in Outlot 1 of CERTIFIED SURVEY MAP NO. 11349 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on September 09, 2015, in Book 112 of Certified Survey Maps, Page 201 as Document No. 4165011, Said Certified Survey Map being a redivision of part of Lot 2 of Certified Survey Map No. 7359, and amended by Surveyor's Affidavit of Correction recorded on August 25, 1995, on Reel 2107, Image 1051-1052, as Document No. 2062028, Waukesha County Register of Deeds and being part of 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.

To: LSRE Sussex, LLC
First Amemrican Title Insurance Company National Commercial Services
U.S. bank National Association

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9,11(b), 19, and 20(b) of Table A thereof. The fieldwork was completed on MARCH 26, 2025.

Date of Map: May 5, 2025

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

DRAFTED BY: KGD
Drawing No. 6431.00

V0.0

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING WISDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'DIGGERS HOTLINE' (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE WSDOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

DIGGERS HOTLINE®
(800) 242-8511

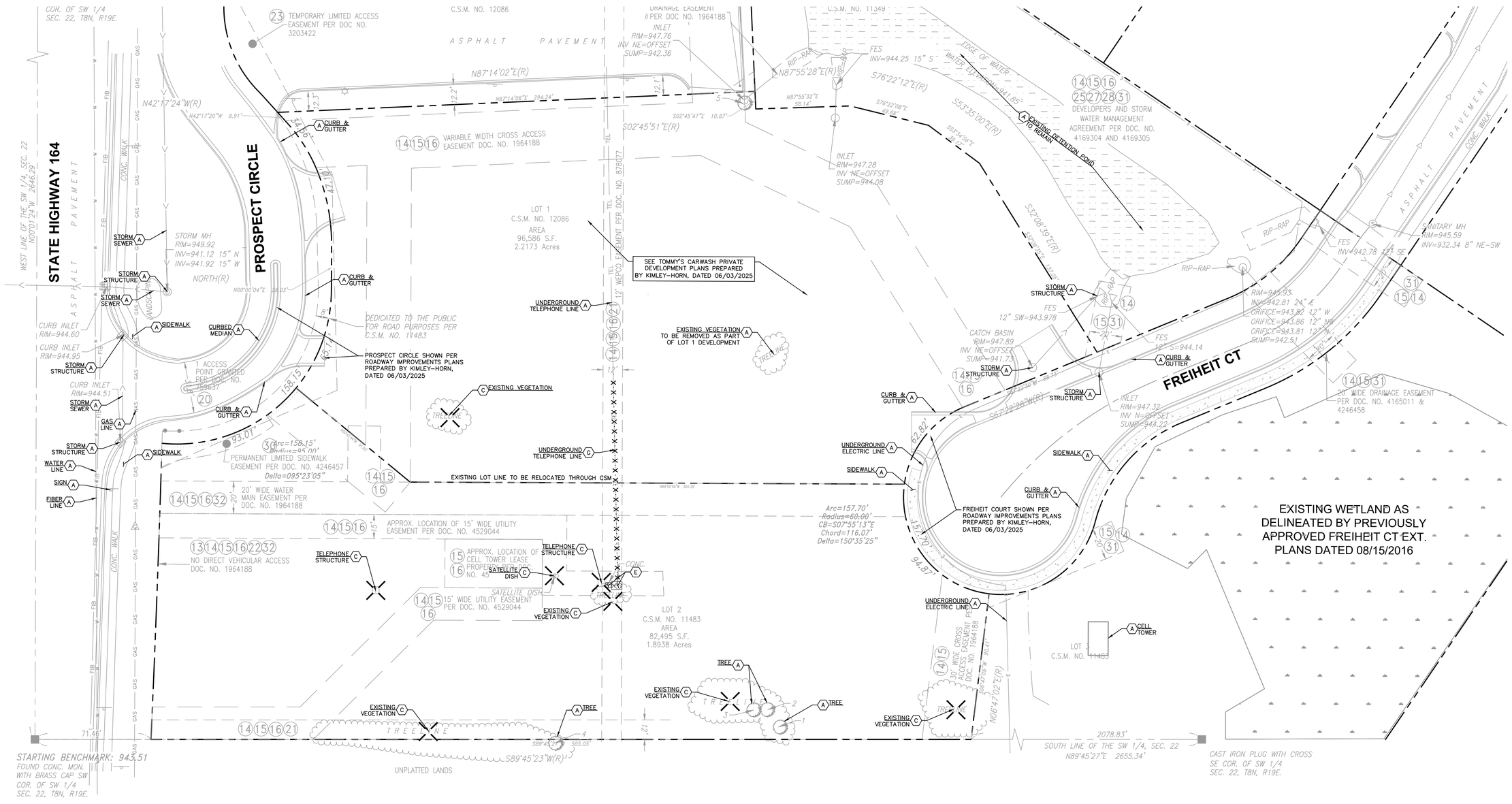
DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) CURB REMOVAL
- (C) ITEM TO BE REMOVED
- (D) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (E) CONCRETE REMOVAL
- (F) SAWCUT LINE
- (G) UTILITY REMOVAL

Tree Number	Diameter	Tree Species	Tree Condition	Single / Multistem
1	19	Tillia - Basswood / Linden	Good	Multi-Stem
2	30	Tillia - Basswood / Linden	Good	Multi-Stem
5	8	Tillia - Basswood / Linden	Good	Single Stem
3	18	Tillia - Basswood / Linden	Good	Multi-Stem
4	7	Populus - Poplar	Fair	Single Stem

NOTES

- ADDITIONAL TREES PRESENT ON SITE WERE IDENTIFIED AS EITHER BOX ELDER (*ACER NEGUNDO*), WHICH IS IS CONSIDERED AN INVASIVE SPECIES, OR TREES HAVING A DBH OF LESS THAN 5". THESE TREES WERE NOT INCLUDED IN TREE COUNT AS PER MUNICIPAL CODE 6.02(8)



No.	REVISIONS	DATE	BY
	VILLAGE COMMENTS	5/9/25	JPM
	VILLAGE SUBMITTAL	6/3/25	JPM

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-662-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

Culver's

EXISTING CONDITIONS & DEMOLITION PLAN

CULVER'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
C1.0

Drawing name: K:\CHI_LIDEV\168974030_Culver's_Sussex_MV\2 Design\CAD\PlanSheets\C1.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg C1.0 Jun 04, 2025 3:34pm by AnthonyGradone
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Agent

KEY NOTES

1. 6–INCH CONCRETE CURB & 12–INCH GUTTER, TYP.
2. 6–INCH CONCRETE CURB & 24–INCH GUTTER, TYP. (NOT USED)
3. DEPRESSED CURB
4. INTEGRAL CURB AND WALK (AROUND BUILDING)
5. CONCRETE SIDEWALK, TYP.
6. ACCESSIBLE PAVEMENT MARKINGS, TYP.
7. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7–8)
8. 4" WIDE PAINTED SOLID LINE, TYP.
9. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
10. 24" WIDE STOP BAR, TYP.
11. "DO NOT ENTER" SIGN (SEE SIGNAGE PLANS FOR FOR DETAILS)
12. SITE DIRECTIONAL MARKINGS
13. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
14. MONUMENT SIGN (SEE SIGNAGE PLANS FOR DETAILS)
15. 6" BOLLARD, TYP.
16. VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS FOR DETAILS)
17. PROPOSED MENU BOARD (SEE SIGNAGE PLANS FOR DETAILS)
18. PROPOSED ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS FOR DETAILS)
19. 3–FT TRANSITION CURB, TYP
20. SITE RETAINING WALL PER MANUFACTURER SPECS.
19. 3–FT TRANSITION CURB, TYP
20. SITE RETAINING WALL PER MANUFACTURER SPECS.
21. TRANSFORMER PAD (FOR REFERENCE ONLY)
22. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
23. PROPOSED FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
24. 3–FT WIDE CURB CHANNEL WITH CONCRETE FLUME
25. ACCESSIBLE RAMP
26. ADA COMPLIANT HANDRAILS
27. 2' WIDE TACTILE WARNING STRIP
28. 5–FT WIDE PAINED CROSSWALK

PAVING AND CURB LEGEND

- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD PITCH CONCRETE CURB & GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- SAWCUT LINE

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 55133C0088H, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

CULVER'S SITE DATA TABLE

PROPERTY INFORMATION

PIN: SUXV0231989006
ADDRESS: W249N6424 HIGHWAY 164, SUSSEX, WI 53089
EXISTING CULVER'S LOT AREA: 1.89 ACRES
PROPOSED CULVER'S LOT AREA: 2.47 ACRES

PARKING SUMMARY:

PARKING SPACES REQUIRED (VILLAGE STANDARD)*	=	58 SPACES
PROPOSED STANDARD PARKING SPACES PROVIDED	=	93 SPACES
PROPOSED ACCESSIBLE PARKING SPACES PROVIDED	=	4 SPACES
PROPOSED ORDER WAITING SPACES PROVIDED	=	14 SPACES
PROPOSED TOTAL PARKING SPACES PROVIDED	=	111 SPACES

*1 SPACE PER 50 SF OF GENERAL FLOOR AREA + 1 SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH LARGEST NUMBER OF EMPLOYEES (2,152 SF OF COSTUMER AREA AND 15 EMPLOYEES ASSUMED FOR CALCULATION)

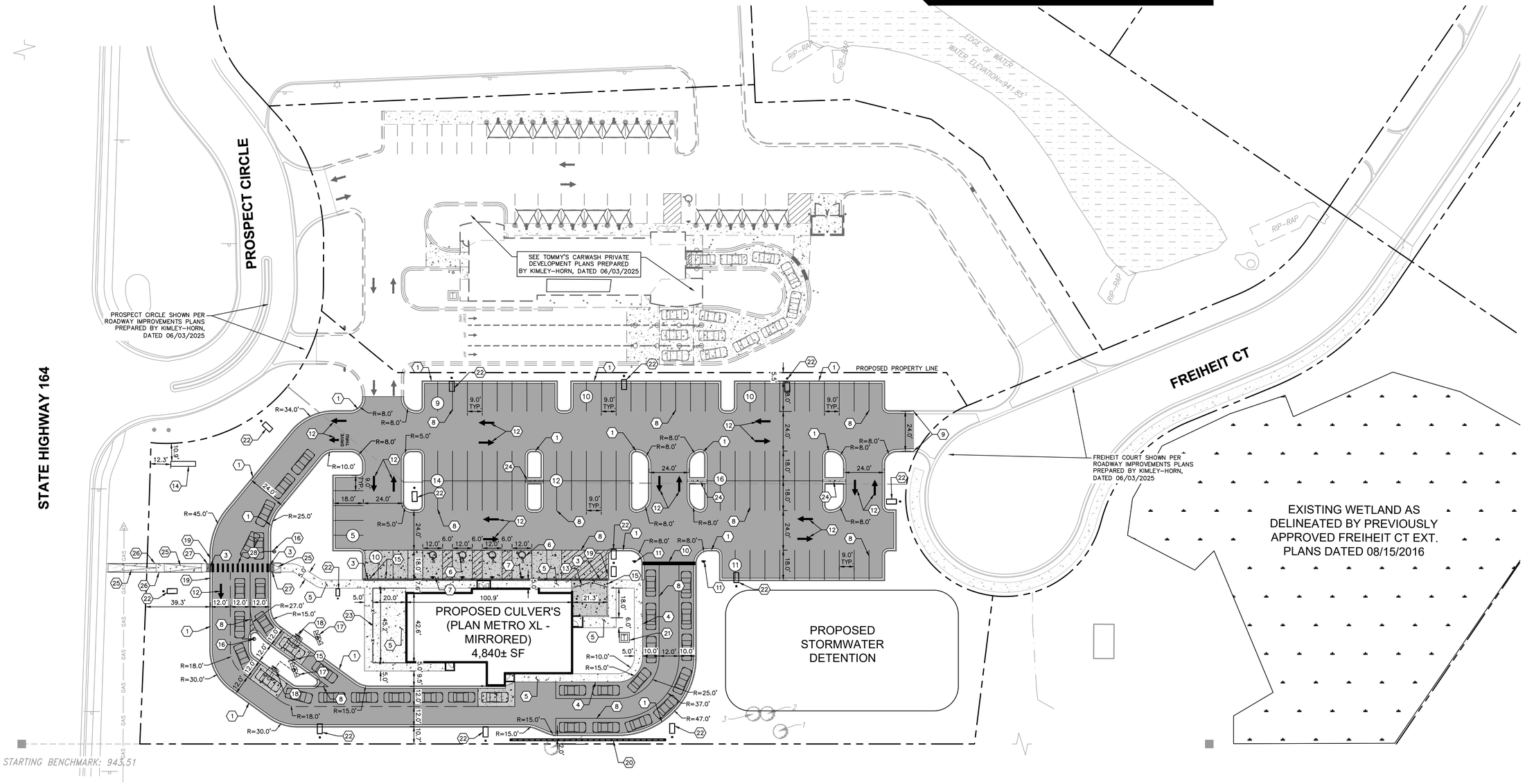
GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3–FEET, TYPICAL.
4. REFER TO SPRINGFIELD SIGN PLANS FOR MENU BOARD DETAILS AND ELECTRICAL SPECIFICATIONS
5. ALL PROPOSED ON–SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

DIGGERS HOTLINE®
(800) 242–8511

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH



No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM
	VILLAGE COMMENTS	5/3/25	JPM

Kimley»Horn
© 2025 KIMLEY–HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, SITE 1320
CHICAGO, IL 60604
PHONE: 312-788-9445
WWW.KIMLEY–HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

Culver's®

SITE PLAN

CULVER'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
C2.0

Drawing name: K:\DFW_LDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\C2.0 – SITE PLAN.dwg C2.0 Jun 04, 2025 3:35pm by Anthony.Graziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley–Horn and Associates, Inc. shall be without liability to Kimley–Horn and Associates, Inc.

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY,.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:

20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

EROSION CONTROL LEGEND

- TS — TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- EB — TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW — CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- RR — RIP RAP (SEE DETAILS)
- FE — FLARED END SECTION PROTECTION (SEE EROSION CONTROL DETAILS)
- LD — LIMITS OF DISTURBANCE
- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS
- TP — TREE PROTECTION (SEE EROSION CONTROL DETAILS)

GRAPHIC SCALE IN FEET
0 15 30 60

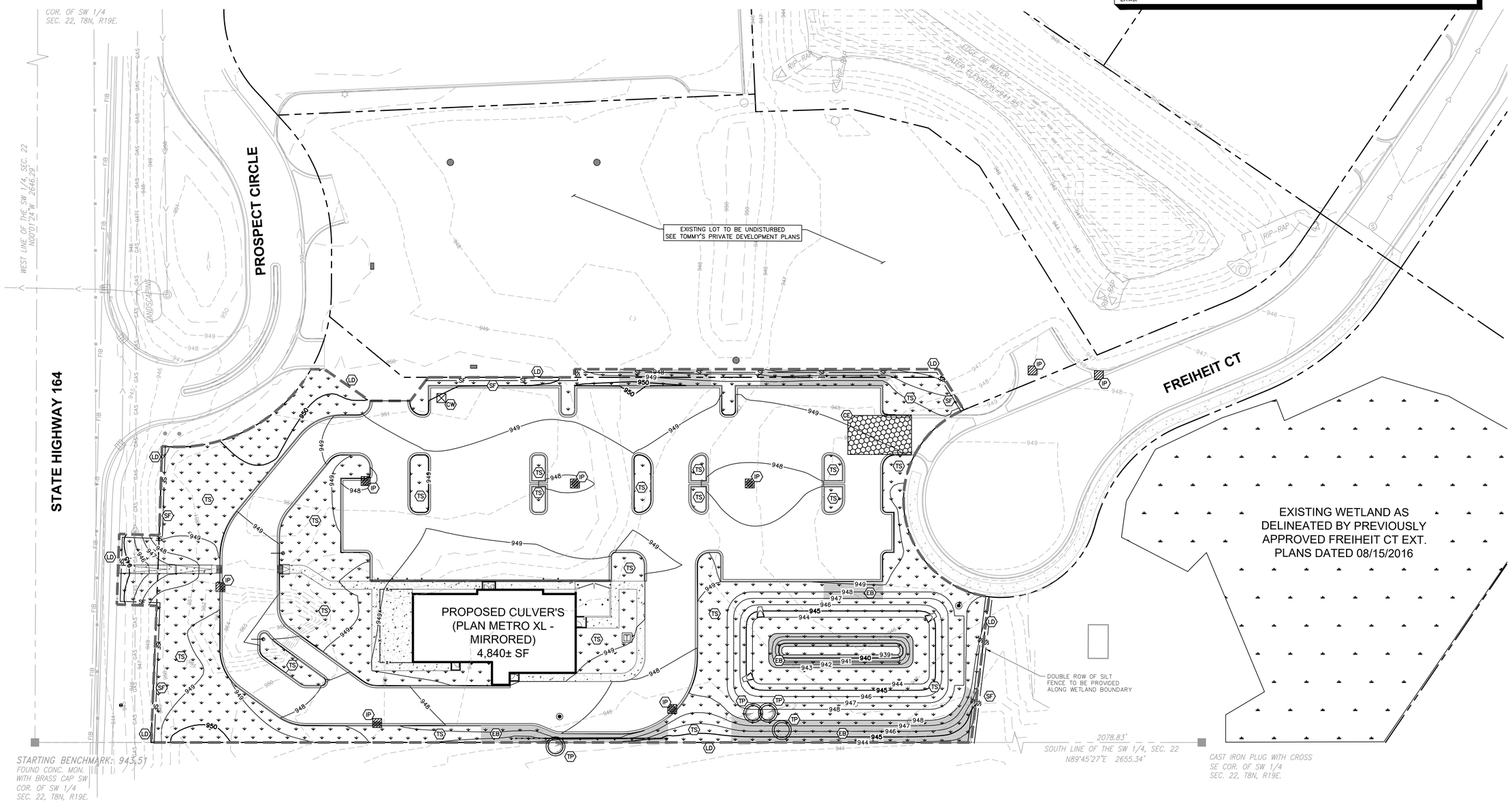
NORTH

DIGGERS HOTLINE®
(800) 242-8511

EROSION CONTROL SCHEDULE AND SEQUENCING

I. ROUGH GRADING	*CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.*
II. UTILITY INSTALLATION	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.*
III. PAVING	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.*
IV. FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	*ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.*

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM
	VILLAGE COMMENTS	5/9/25	JPM

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: (312) 788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

Culver's®

EROSION CONTROL PLAN

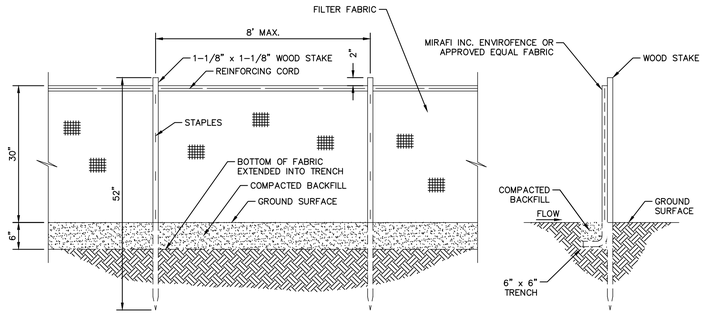
CULVER'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
C3.0

Drawing name: K:\CHI_LIDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\C3.0 - EROSION CONTROL PLAN.dwg C3.0 Jun 04, 2025 3:39pm by: AnthonyGrotzino
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

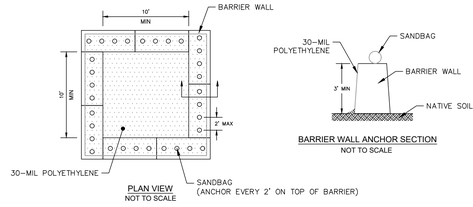
Agent

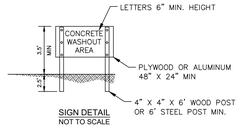
Drawing name: K:\CHI_LIDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\C3.0 – EROSION CONTROL PLAN.dwg C3.1 Jun 04, 2025 3:35pm by Anthony.Graziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SEDIMENTATION/SILT FENCE (SF)

N.T.S.



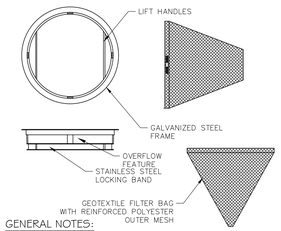


NOTES

1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDEND CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.

CONCRETE WASHOUT (CW)

N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

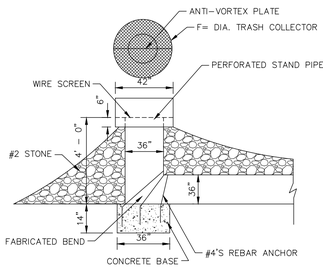
ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION (IP)

N.T.S.

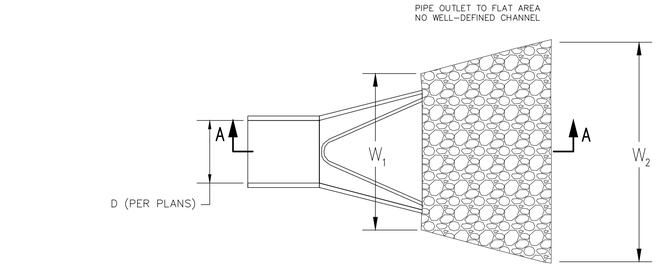
DIGGERS HOTLINE®

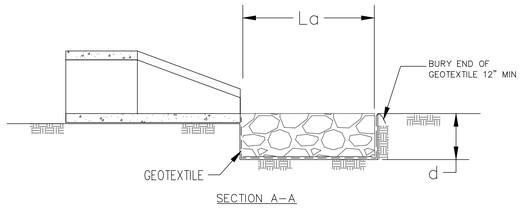
(800) 242-8511



TEMPORARY STANDPIPE DETAIL

N.T.S.





NOTES:
1. THE ROCK RIPRAP SHALL MEET IDOT REQUIREMENTS FOR GRADATION NO. RR-3 & RR-4 , QUALITY DESIGNATION "A".

2. GEOTEXTILE (NON-WOVEN) MINIMUM CRITERIA:
   - 2.1. WEIGHT OF GEOTEXTILE (OZ/SQ.YD.) 6
   - 2.2. TENSILE STRENGTH (LB) ASTM D 4632 180
   - 2.3. ELONGATION AT FAILURE (%) ASTM D 4632 ≥ 50
   - 2.4. PUNCTURE (LB) ASTM D 4833 80
   - 2.5. ULTRAVIOLET LIGHT (% RESIDUAL TENSILE STRENGTH) ASTM D 4355 MIN 70
   - 2.6. APPARENT OPENING SIZE (AOS) ASTM D 4751 MAX 40 SIEVE
   - 2.7. PERMITTIVITY SEC-1 ASTM D 4491 MIN 0.70

3. ANY GEOTEXTILE SPLICES SHALL OVERLAP A MINIMUM OF 18 INCHES, WITH UPSTREAM OR UPSLOPE GEOTEXTILE OVERLAPPING THE ABUTTING DOWNSLOPE GEOTEXTILE.

4. APRON WIDTH W_1 SHALL BE 3 TIMES THE CULVERT PIPE DIAMETER. APRON WIDTH W_2 SHALL BE EQUAL TO L_A PLUS THE PIPE DIAMETER.

5. ROCK THICKNESS D SHALL BE AT LEAST 1.5 TIMES THE RIPRAP D_{100} SIZE.

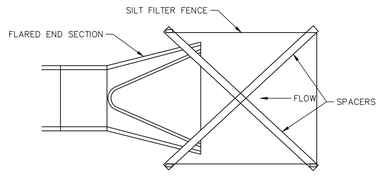
6. APRON LENGTH L_A AND ROCK RIPRAP HAS BEEN SIZED ACCORDING TO ILLINOIS URBAN MANUAL ROCK OUTLET PROTECTION STANDARD 910 BASED CALCULATED VELOCITY FOR THIS PROJECT SITE. PLEASE SEE TABLE 1 FOR DETAILS.

RIPRAP DIMENSION TABLE

INLET PIPE SIZE d (IN)	LENGTH OF APRON La (FT)	ROCK GRADATION (IDOT)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIPRAP d (IN)
12	12	RR-3	3.00	13.00	15
15	12	RR-3	3.75	13.25	15
18	16	RR-4	4.50	17.50	20
21	16	RR-4	5.25	17.75	20
24	20	RR-4	6.00	22.00	20
27	20	RR-4	6.75	22.50	20
30	22	RR-4	7.50	24.50	20
36	24	RR-5	9.00	27.00	28
42	24	RR-5	10.50	27.50	30
48	28	RR-6	12.00	32.00	32
54	28	RR-6	13.50	32.50	32
60	36	RR-6	15.00	41.00	32
72	44	RR-6	18.00	50.00	32

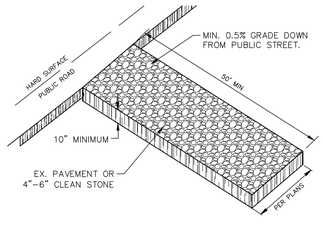
RIP RAP DETAIL OUTLET PROTECTION

N.T.S.



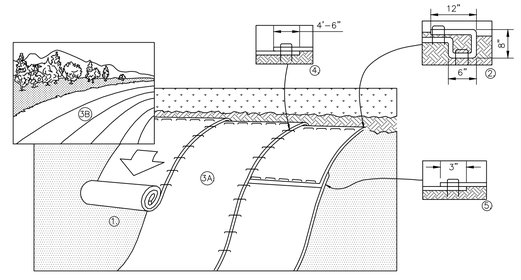
CULVERT INLET PROTECTION (FE)

N.T.S.



CONSTRUCTION ENTRANCE (CE)

N.T.S.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)

N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E									
MULCHING	F		**									

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM
	VILLAGE COMMENTS	5/3/25	JPM

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-546-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

Culver's

EROSION CONTROL NOTES & DETAILS

CULVER'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
C3.1

Agent

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D2	4' DIA. OPEN LID MANHOLE RIM: 947.50 INV IN: 944.28 (W, 12") INV OUT: 944.28 (S, 12")
D3	4' DIA. OPEN LID MANHOLE RIM: 947.75 INV IN: 944.64 (W, 12") INV OUT: 944.64 (E, 12")
D4	4' DIA. OPEN LID MANHOLE IN CURB RIM: 947.75 INV IN: 945.07 (SW, 12") INV OUT: 945.07 (E, 12")
D5	4' DIA. STORM MANHOLE WITH CURB GRATE RIM: 948.45 INV OUT: 945.44 (NE, 12")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D7	4' DIA. OPEN LID MANHOLE IN CURB RIM: 947.25 INV IN: 944.17 (W, 12") INV OUT: 944.17 (NE, 12")
D8	4' DIA. CLOSED LID MANHOLE RIM: 948.19 INV IN: 944.39 (W, 12") INV IN: 944.89 (N, 6") INV OUT: 944.39 (E, 12")
D9	4' DIA. STORM MANHOLE WITH CURB GRATE RIM: 947.25 INV OUT: 944.75 (E, 12")
D12	OUTLET CONTROL STRUCTURE, SEE DETAILS ON SHEET C4.1 RIM: 948.10 INV IN: 944.00 (SW, 18") INV IN: 944.00 (NE, 18")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D13	4' DIA. CLOSED LID MANHOLE RIM: 948.03 INV OUT: 943.89 (SW, 18") INV OUT: 943.89 (NE, 18")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	12" FLARED END SECTION INV IN: 944.00 (N, 12")
D6	12" FLARED END SECTION INV IN: 944.00 (SW, 12")
D10	ROOF DRAIN CONNECTION INV OUT: 946.20 (S, 6")
D11	18" FLARED END SECTION INV OUT: 944.00 (NE, 18")
D14	18" FLARED END SECTION OUTLET INV IN: 943.25 (SW, 18")

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

DIGGERS HOTLINE®
(800) 242-8511

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
R = RIM ELEVATION
FG = FINISHED GRADE
ME = MATCH ELEVATION
TW = TOP OF WALL

(CONTRACTOR TO VERIFY ALL MATCH EXISTING SPOT GRADE ELEVATIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.)

- 950 — PROPOSED CONTOUR
- 950 — EXISTING CONTOUR
- RIDGE — RIDGE LINE
- X.XX% — SLOPE AND FLOW DIRECTION
- 100-YEAR OVERLAND OVERFLOW ROUTE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED FLARED END SECTION

PROSPECT CIRCLE

STORM MH
RIM=949.92
INV=941.12 15" N
INV=941.92 15" W

FES
INV=944.22 18" SW

INLET
RIM=947.76
INV NE=OFFSET
SUMP=942.36

RIP-RAP

INLET
RIM=947.28
INV NE=OFFSET
SUMP=944.08

EXISTING LOT TO BE UNDISTURBED – SEE TOMMY'S PRIVATE DEVELOPMENT PLANS

CONTRACTOR TO COORDINATE ACCESS DRIVE CONNECTION WITH PROPOSED TOMMY'S ENGINEERING DRAWINGS DATED 6/4/2025

PROPOSED CULVER'S
(PLAN METRO XL - MIRRORED)
4,840± SF
FFE = 949.5

PROPOSED WET DETENTION BASIN
TOP: 948.10
HWL: 947.10
NWL: 944.00
BOT: 939.00

40.0' EMERGENCY OVERFLOW WEIR
TOP: 948.10
CREST: 947.10

EXISTING GRADE AT TREE BASE TO BE VERIFIED. POND BERM TO BE MODIFIED AS NEEDED TO PROTECT TREES

110 LF OF 12" RCP @ 0.34%
129 LF OF 12" RCP @ 0.34%
108 LF OF 12" RCP @ 0.34%
83 LF OF 12" RCP @ 0.34%
53 LF OF 12" RCP @ 0.32%
70 LF OF 12" RCP @ 0.32%
112 LF OF 12" RCP @ 0.32%
27 LF OF 6" PVC @ 4.92%
22 LF OF 18" RCP @ 0.00%
16 LF OF 18" RCP @ 0.71%

No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM
	VILLAGE COMMENTS	5/9/25	JPM

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-862-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

Culver's

GRADING & DRAINAGE PLAN

CULVER'S

W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
C4.0

Drawing name: K:\CHI_LDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\C4.0 - GRADING & DRAINAGE PLAN.dwg C4.0 Jun 04, 2025 3:35pm bjr, AnthonyGraziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE

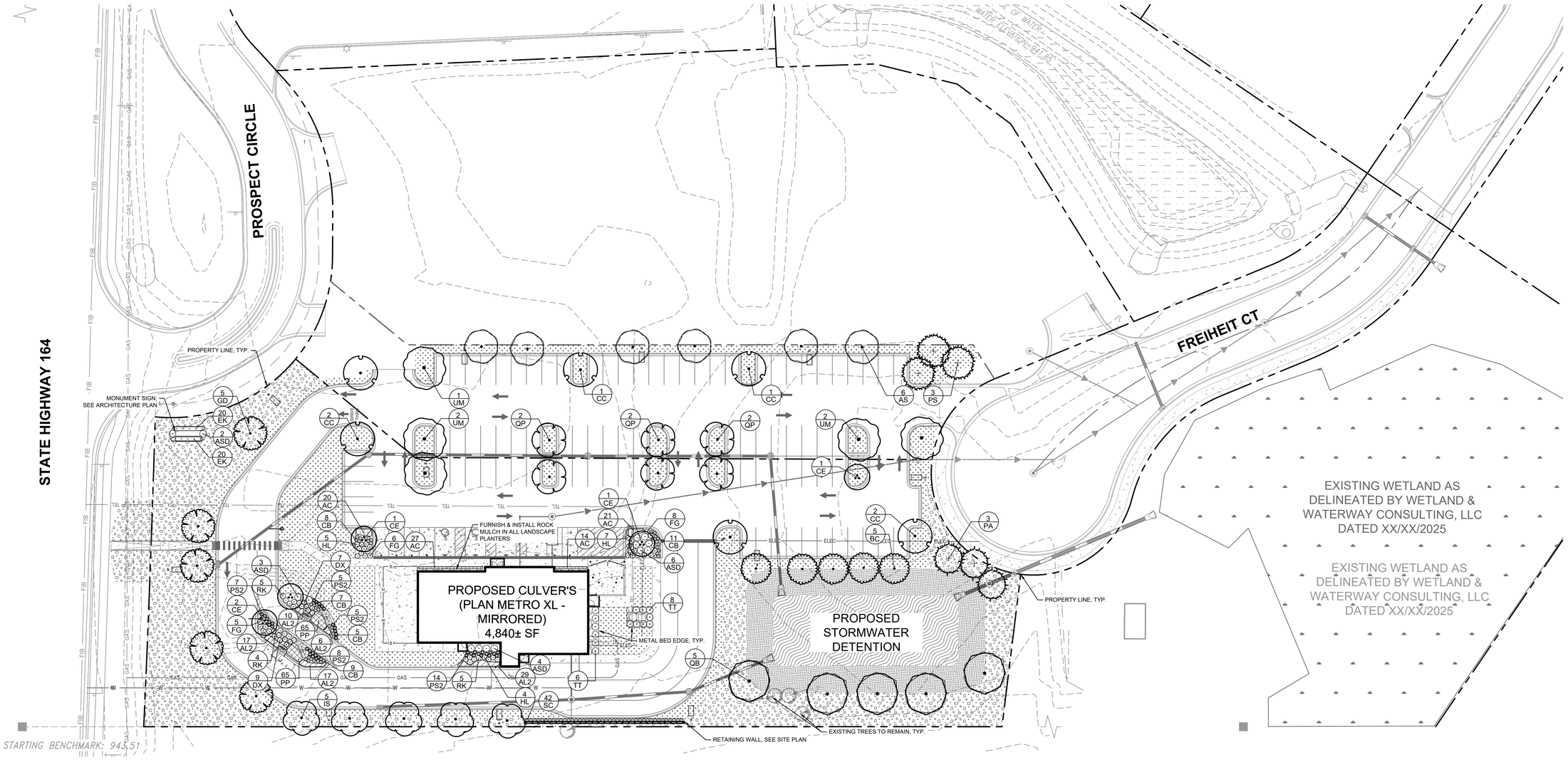
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE
TREES					
	AS	6	ACER SACCHARUM / SUGAR MAPLE	B & B	2.5" DBH MIN.
	BC	5	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5" CAL. MIN.
	CC	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" DBH MIN.
	CE	5	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	6' HT. MIN.
	GD	5	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL. MIN.
	IS	5	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" DBH MIN.
	QB	5	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" DBH MIN.
	QP	6	QUERCUS PALUSTRIS / PIN OAK	B & B	2.5" CAL. MIN.
	UM	5	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	2.5" DBH MIN.
EVERGREEN TREES					
	PA	3	PICEA ABIES / NORWAY SPRUCE	B & B	6' HT. MIN.
	PS	3	PINUS STROBUS / WHITE PINE	B & B	6' HT. MIN.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	INSTALL SIZE
SHRUBS						
	ASD	15	CORNUS SANGUINEA 'CATO' / ARCTIC SUN DOGWOOD	-	SEE PLAN	18" HT. MIN.
	DX	16	DIERVILLA X 'SMNDSS' / KODIAK® FRESH™ DIERVILLA	-	SEE PLAN	12" HT MIN
	FG	19	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	18" HT MIN
	HL	16	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA	-	SEE PLAN	18" HT. MIN.
	RK	14	RHODODENDRON X 'KARENS' / KARENS AZALEA	-	SEE PLAN	18" HT MIN
	TT	14	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	-	SEE PLAN	24" HT MIN
GRASSES						
	CB	40	CAREX BLANDA / WOODLAND SEDGE	1 GAL	SEE PLAN	
	PS2	39	PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS	1 GAL	SEE PLAN	18" HT MIN
	SC	42	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM	1 GAL	SEE PLAN	18" HT MIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	MATURE HT.
PERENNIALS						
	AC	82	ALLIUM CERNUUM / NODDING ONION	1 GAL	16" O.C.	12" HT. MIN.
	AL2	79	ASTER LATERIFLORUS / CALICO ASTER	1 GAL	18" O.C.	
	EK	40	ECHINACEA PURPUREA 'KIM'S KNEE HIGH' TM / PURPLE CONEFLOWER	1 GAL	18" OC	
	PP	130	PHLOX PILOSA / DOWNY PHLOX	1 GAL	12" O.C.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	BB	4,452 SF	/ BASIN BOTTOM PLUG MIX
	BIO	5,929 SF	AGRECOL STORMWATER/BIOINFILTRATION SEED MIX* / *OR APPROVED EQUAL
	R	180 SF	/ 2''-3'' RIVER ROCK MULCH
	TD	12,711 SF	- - - / TURF SOD
	TS	86,676 SF	- - / TURF SEED

SEE SHEET L2.0 FOR PLUG MIX COMPOSITION AND APPLICATION DETAIL



DIGGERS HOTLINE®
(800) 242-8511

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM
	VILLAGE COMMENTS	5/9/25	JPM

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312.788.9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: JGC

NOT FOR CONSTRUCTION

Culver's

LANDSCAPE PLAN

CULVER'S

W249N6424 HIGHWAY 164
SUSSEX, WI 53089

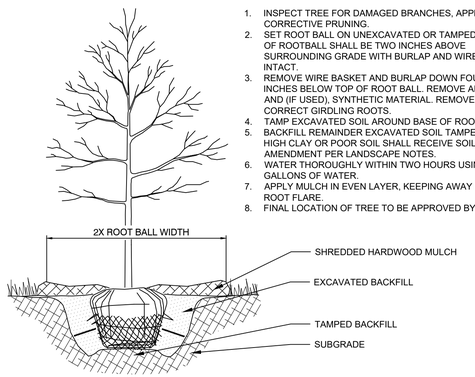
ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
L1.0

Drawing name: K:\OH_LDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\L1.0 – LANDSCAPE PLAN.dwg L1.0 Jun 04, 2025 4:08pm by: AnthonyGraziono
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHI_LDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\L1.0 – LANDSCAPE PLAN.dwg L2.0 Jun 04, 2025 4:08pm by: Anthony.Graziano
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

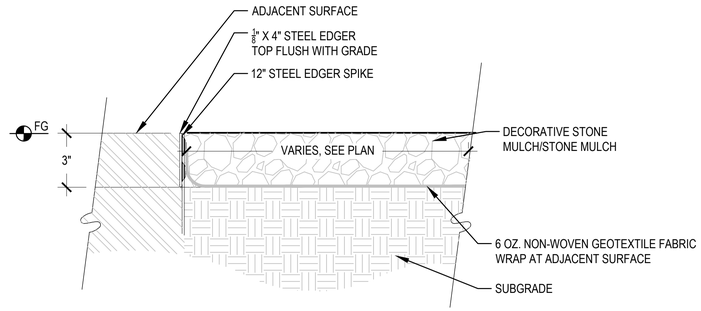
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



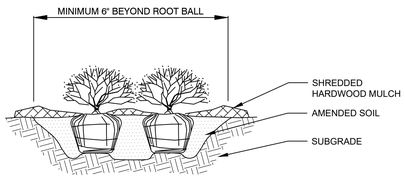
1 TREE PLANTING

NTS



2 STONE MULCH

3" = 1'-0"

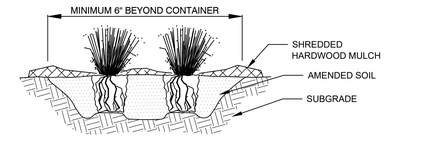


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

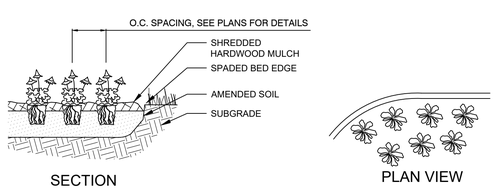
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 ORNAMENTAL GRASS PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

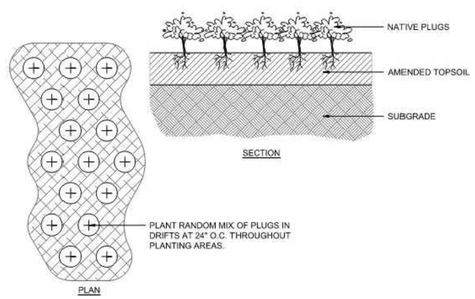


5 PERENNIAL PLANTING

NTS

STORMWATER DETENTION PLUG MIX

BOTANICAL NAME	COMMON NAME	SIZE	% OF TOTAL	SPACING OC
Carex stipata	Fox sedge	2.5" pot	20%	24"
Asclepias incarnata	Swamp Milkweed	2.5" pot	20%	24"
Eutrochium purpureum	Purple Joe Pye Weed	2.5" pot	20%	24"
Iris virginica var. shrevei	Blue Flag Iris	2.5" pot	20%	24"
Lobelia siphilitica	Blue Cardinal Flower	2.5" pot	20%	24"



6 PLUG PLANTING

N.T.S.

DIGGERS HOTLINE®
(800) 242-8511

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

6 LANDSCAPE NOTES

NTS

No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM
	VILLAGE COMMENTS	5/9/25	JPM

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: (312) 788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: JGC

NOT FOR CONSTRUCTION

Culver's®

LANDSCAPE NOTES & DETAILS

CULVER'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
L2.0

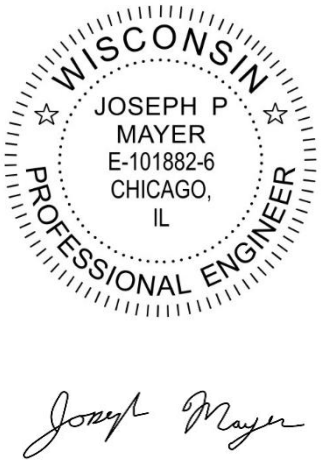
Agenda

DRAINAGE REPORT – Culver's

W249N6424 Highway 164

Sussex, WI 53089

Prepared by:
Kimley-Horn and Associates, Inc.
111 W Jackson Boulevard, Suite 1320
Chicago, IL 60604
Contact: Joe Mayer, P.E.



Prepared on: 04/29/2025
Revised on: 06/04/2025

Kimley»Horn

TABLE OF CONTENTS

1. PROJECT DESCRIPTION.....2

2. DETENTION DESIGN SUMMARY.....3

3. CONCLUSION.....5

EXHIBITS

Exhibit 1 – FEMA Map Panel

Exhibit 2 – WisDNR Surface Data Water Viewer (Mapped Wetlands)

Exhibit 3 – NRCS Soil Map

Exhibit 4 – Existing Drainage Plan (EDP)

Exhibit 5 – Pre-Development HydroCAD Model

Exhibit 6 – Grading and Drainage Plan

Exhibit 7 – Proposed Drainage Plan (PDP)

Exhibit 8 – Post-Development HydroCAD Model

Exhibit 9 – Precipitation Data

Exhibit 10 – WinSLAMM Calculation Summary

1. PROJECT DESCRIPTION

S & L Companies is proposing the construction of a new 4,840 S.F. Culver's restaurant on a proposed 2.47-acre property located at W249N6424 Highway 164 in Sussex (Waukesha County), Wisconsin. The project includes construction of a new building, associated parking, underground utilities, and a stormwater management facility. This report evaluates the project's stormwater design and calculation requirements in accordance with The Village of Sussex, Wisconsin Department of Transportation (WisDOT) & the Wisconsin Department of Natural Resources (WisDNR) stormwater rules and regulations.

1.1. Pre Development Conditions

The site is currently vacant, and is characterized by grassy, open areas. The site is bound by State Highway 164 and Prospect Circle to the west, and vacant lots to the north, south, and east.

According to FEMA map panel 55133C0088H included in **Exhibit 1**, this site is located in Zone X, which are areas located inside the 0.2% annual chance flood. According to the Wisconsin DNR Wetland Mapper in **Exhibit 2**, wetlands exist on property to the east and south of the site. There is also an existing wetland immediately east of the site which has been delineated by previously approved Freiheit Ct Ext. Plans dated 08/15/2016. There is no proposed disturbance within identified wetland areas. An NRCS soils map is also included for reference in **Exhibit 3,** which classifies the soils on site as primarily Matherton silt loam soils with a hydrologic soil rating of D.

The drainage analysis for the pre-development condition of the property included the investigation of three (3) overall drainage basins. Basin 1 contained 0.51-acres of land area tributary to State Highway 164 right-of-way. Basin 2 contains 1.79-acres of land area tributary to existing wetlands. Lastly, Basin 3 contained 0.17-acres of land area tributary to the existing pond located to the north east of the site. An Existing Drainage Map has been included in **Exhibit 4**.

1.2. Post Development Conditions

The proposed improvements will include Culver's with associated parking, landscaping, and utilities. Runoff from the parking lot will be collected in an underground stormwater sewer system which will be routed to a stormwater management basin. Runoff from the roof will be routed underground through storm sewer and discharge into the proposed stormwater management basin. Approximately, 2.20-acres (Basin 2) of development area will be tributary to the stormwater basin. The stormwater basins restrict flows and discharge directly to the existing wetland immediately east of the site. Approximately, 0.12 acres of area will sheet flow south offsite as unrestricted tributary to wetland. Additionally, approximately 0.09-acres (Basin 1) will sheet flow offsite and stay tributary to the State Highway 164 R.O.W. Separately, 0.06-acres (Basin 3) will sheet flow offsite and stay tributary to the existing pond located northeast of the pond.

The proposed Grading & Drainage Plan is included in **Exhibit 6** and a Proposed Area Map has been included in **Exhibit 7**.

2. DETENTION DESIGN SUMMARY

2.1. Village of Sussex, WisDOT & Wisconsin DNR Detention Requirements

In accordance with the Village of Sussex, WisDOT and the Wisconsin DNR's rate control requirements (NR 151.123), the peak stormwater discharge rate shall not exceed the calculated pre-development discharge rates for the 2-year, 10-year and 100-year critical design storms.

HydoCAD Software, which utilizes TR-55 methodology, was used to determine pre- and post-development flows. Rainfall precipitation data was collected through NOAA Atlas 14, and included in **Exhibit 9**, of this report. The respective drainage basins for the pre- and post-development conditions are shown in the existing and proposed drainage plans in **Exhibits 4** and **7.** Analysis was conducted on 24-hr storm durations for the 2-yr, 10-yr, and 100-yr storms. The pre-development drainage characteristics and HydroCAD calculations are included in **Exhibit 5** and summarized in the table below:

Table 2.1 – Pre-Development Summary

EXISTING DRAINAGE AREA CALCULATIONS								
Basin ID	Total Area (ac)	Pervious Area (ac)	Imervious Area (ac)	Gravel Area (ac)	CN	2-Year Flow (CFS)	10-Year Flow (CFS)	100-Year Flow (CFS)
Basin 1 (State Highway 164 R.O.W.)	0.51	0.51	0.00	0.00	61	0.11	0.48	1.61
Basin 2 (Wetland)	1.79	1.79	0.00	0.00	61	0.38	1.67	5.66
Basin 3 (Existing Pond)	0.17	0.17	0.00	0.00	61	0.04	0.16	0.54
Total	2.47	2.47	0.00	0.00	-	0.53	2.31	7.81

The stormwater management facility has been designed as a wet detention basin with an outlet control structure containing a 4' wide rectangular weir with restricting orifices. The basin was designed with a 5-ft pooling depth (939.00-944.00) to encourage vegetation growth of native plantings and grasses. The basin's detention depth from NWL to T/P was designed to be 4.1-ft total (944.00'-948.10'). The pond was calculated to be a maximum 8.10-ft high, with its high-water level (HWL, 947.10') designed 1-ft below the top of basin (T/P, 948.10'). The embankment slopes do not exceed 4:1 within the facilities footprint.

The stormwater management facility captures and restricts approximately 2.20-acres of the proposed development. The outlet control structure utilizes a 2.5-inch orifice set at the NWL, 944.00', and a 15-inch orifice set at 945.70', to restrict stormwater flows prior to discharging offsite to the existing wetland immediately east of the site. The outlet control structure detail is included

in **Exhibit 6**, Grading and Drainage Plan. The post development drainage characteristics and HydroCAD calculations are included in **Exhibit 8** and summarized in the table below:

Table 2.2 – Post Development Detention Summary

PROPOSED DRAINAGE AREA CALCULATIONS							
Basin ID	Total Area (ac)	Pervious Area (ac)	Imervious Area (ac)	CN	2-Year Flow (CFS)	10-Year Flow (CFS)	100-Year Flow (CFS)
Basin 1 State Highway 164 R.O.W (Unrestricted)	0.09	0.09	0.00	61	0.02	0.08	0.27
Basin 2 Wet Pond (Restricted)	2.20	0.38	1.82	92	**0.21**	**1.14**	**5.18**
Basin 2B Wetland (Unrestricted)	0.12	0.12	0.00	61	**0.03**	**0.11**	**0.39**
Basin 2 Total	2.32	0.50	1.82	90	0.24	1.25	5.57
Basin 3 Existing Pond (Unrestricted)	0.06	0.06	0.00	61	0.01	0.05	0.18
Total	2.47	0.65	1.82	88	0.27	1.38	6.02

****Basin Release Peaks occur at different time intervals, thus total is not equivalent to their sum. Please reference hydrographs included in HydroCAD Calculations.*

As shown in the Table above, post-development flows decreased in the 2-Year, 10-Year, and 100-Year stormwater events for both restricted and unrestricted basins.

2.2. Emergency Overflow Calculations

A detention pond overflow weir has been sized to handle the non-attenuated 100-yr 24-hr runoff. The weir is located at the east end of the detention pond, directing flow towards the existing wetland directly east of the site. The weir has an invert elevation of 947.10'. The weir was sized to be 40 ft wide based on the calculations below:

100-year inflow:	5.57 CFS	[Based on 100-year HydroCAD model]
Weir Capacity	120.00 CFS	[**3(Length)x(Depth)^1.5** = 3x(40)x(1.0^1.5)]

2.3. Village of Sussex Water Quality Requirements

Per WisDOT & WisDNR stormwater requirements, water quality improvements must be provided with the proposed **redevelopment** that achieve a total suspended solids reduction of at least 80%. The proposed stormwater management design achieves this removal by utilizing a wet detention basin with a restricted outlet control structure. The calculated reduction was found to be 81.08%.

Associated WinSLAMM calculations have been included in **Exhibit 9**.

3. CONCLUSION

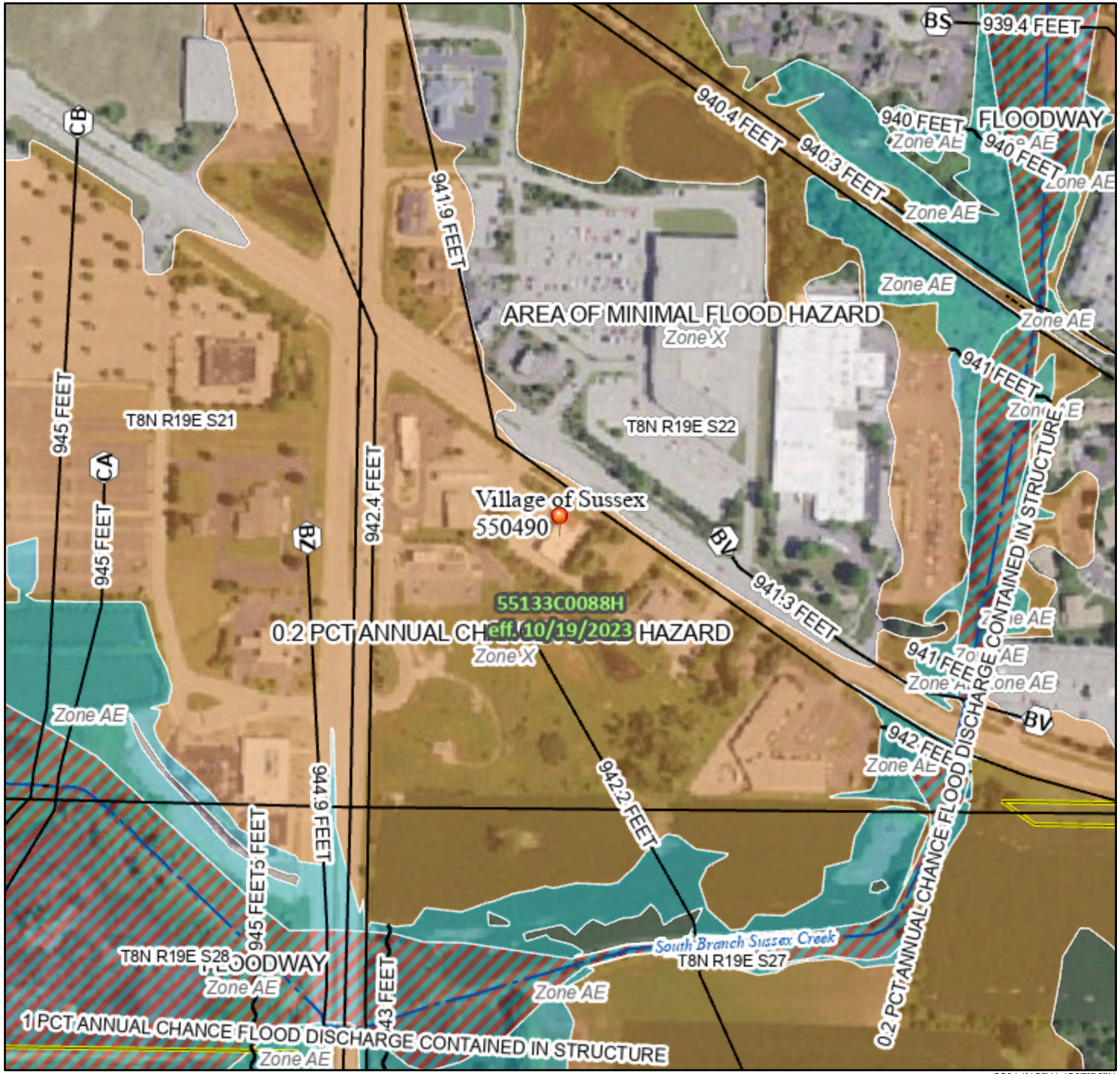
In conclusion, the proposed Culver's has been designed to meet The Village of Sussex, Wisconsin Department of Transportation and Wisconsin Department of Natural Resource's Stormwater Management Criteria. Stormwater management maintenance plans will be provided within separate documents.

Exhibit 1 – FEMA Map Panel

National Flood Hazard Layer FIRMette

FEMA

88°14'50"W 43°8'22"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

88°14'12"W 43°7'56"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/21/2025 at 9:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

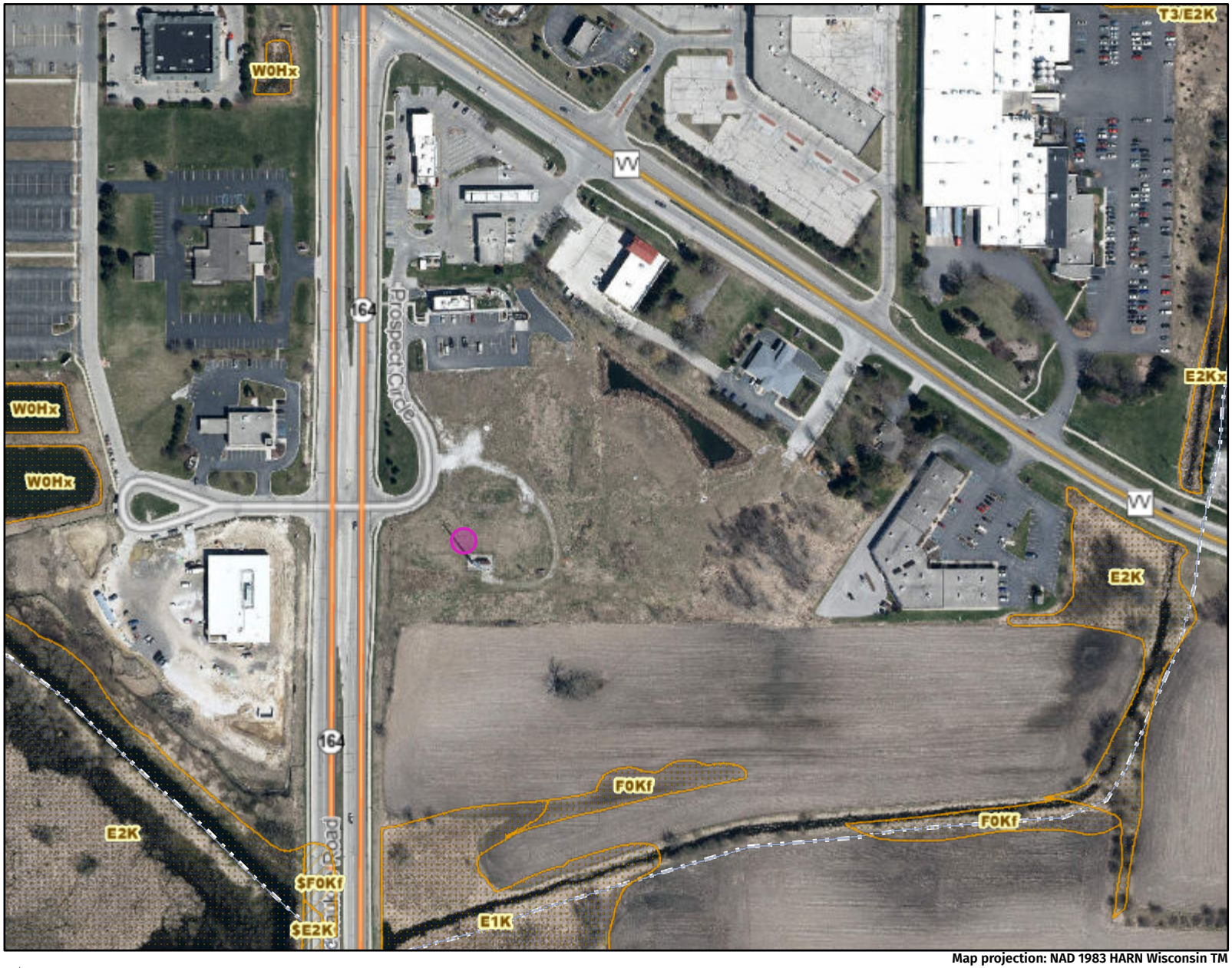
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit 2 – WisDNR Surface Data Water Viewer (Mapped Wetlands)

Agenda

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Culver's - Sussex, WI
WisDNR Surface Water Viewer



Legend: (some map layers may not be displayed)

- Wetland Class Areas

Filled Areas

- Y
- Rivers and Streams
- Intermittent Streams
- 24K Intermittent Streams
- 24K Streams and Rivers
- City or Village
- County Boundaries

Major Roads

- State Highway

County and Local Roads

- County HWY
- Local Road
- Latest Leaf Off Imagery
- Latest Leaf On Imagery

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 250 500 Feet
0 70 140 Meters

Service Layer Credits:
Latest Leaf Off: , Latest Leaf On: , Wisconsin Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn, Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

This map is a product generated by a DNR web mapping application.

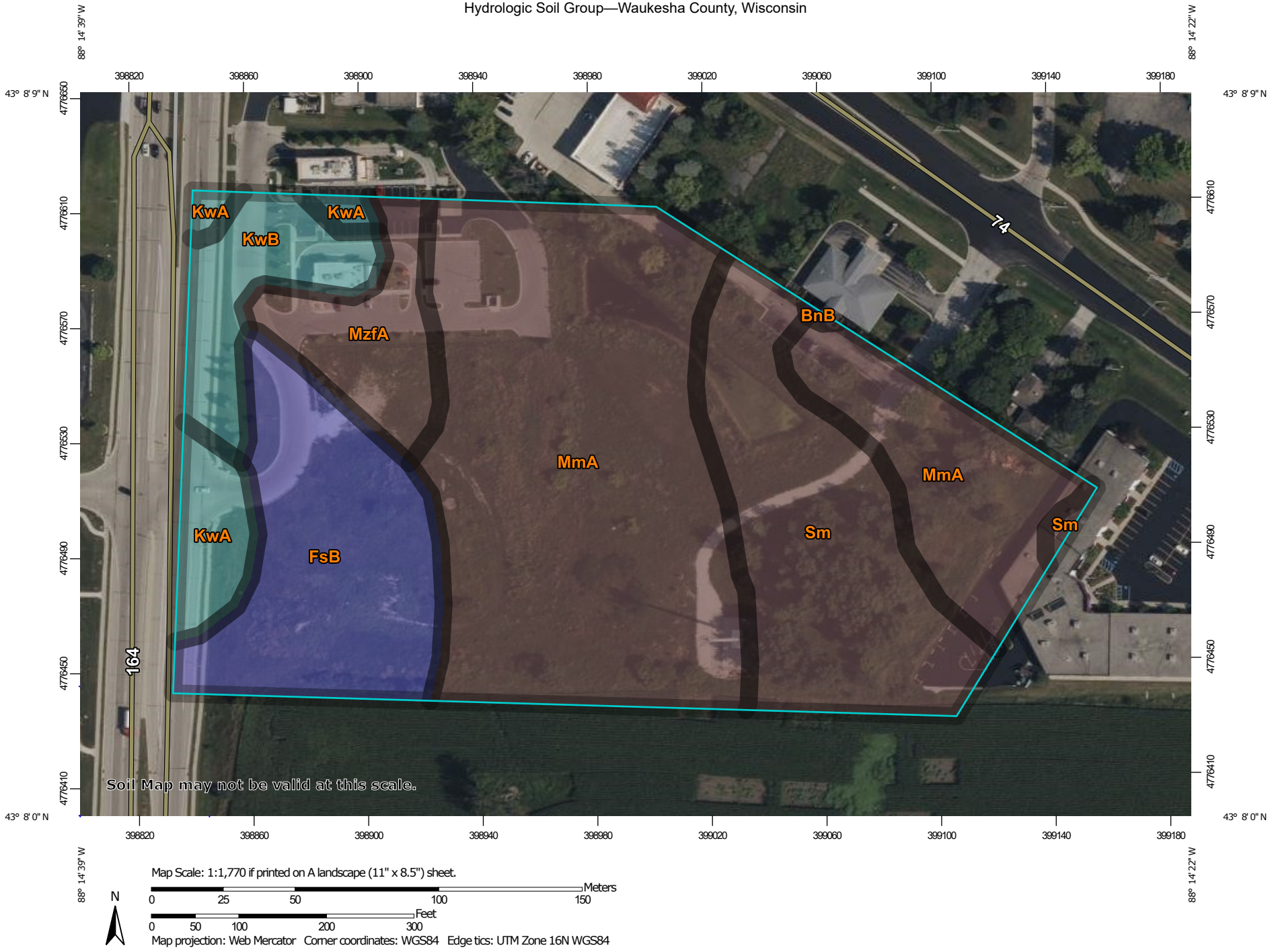
This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: https://dnr.wisconsin.gov/legal.

Date Printed: 4/29/2025 11:29 AM

Exhibit 3 – NRCS Soil Map

Agenda

Hydrologic Soil Group—Waukesha County, Wisconsin



Map Scale: 1:1,770 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Agenda

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Waukesha County, Wisconsin
Survey Area Data: Version 3, Dec 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Agenda

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BnB	Boyer sandy loam, 2 to 6 percent slopes	B	0.0	0.1%
FsB	Fox silt loam, 2 to 6 percent slopes	B	1.8	15.9%
KwA	Knowles silt loam, 0 to 2 percent slopes	C	0.5	4.3%
KwB	Knowles silt loam, 2 to 6 percent slopes	C	0.7	6.2%
MmA	Matherton silt loam, 1 to 3 percent slopes	B/D	5.6	48.3%
MzfA	Mundelein silt loam, 0 to 3 percent slopes	B/D	0.7	6.5%
Sm	Sebewa silt loam, 0 to 2 percent slopes	B/D	2.2	18.7%
Totals for Area of Interest			**11.5**	**100.0%**

Agenda

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Exhibit 4 – Existing Drainage Plan (EDP)

Agent

DRAINAGE LEGEND

- EXISTING CONTOUR (613)
- SLOPE AND FLOW DIRECTION (X.XX%)
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE (D)
- DRAINAGE BOUNDARY
- EXISTING SWALE
- IMPERVIOUS PAVEMENT

DRAINAGE NOTES

1. DISCHARGE CALCULATIONS ARE BASED ON TR-55 METHODOLOGY.
2. RAINFALL DEPTH FOR THE 2-YEAR, 10-YEAR & 100-YEAR STORM EVENTS WERE DERIVED FROM NOAA ATLAS FOR SUSSEX, WI.

2-YEAR, 24-HOUR	2.69 IN
10-YEAR, 24-HOUR	3.83 IN
100-YEAR, 24-HOUR	6.30 IN

3. TIME OF CONCENTRATION WAS ASSUMED TO BE 10 MINUTES.
4. TYPE II, 24-HR STORM DISTRIBUTION WAS UTILIZED IN DISCHARGE CALCULATIONS.

EXISTING DRAINAGE SUMMARY

EXISTING DRAINAGE AREA CALCULATIONS

Basin ID	Total Area (ac)	Pervious Area (ac)	Imervious Area (ac)	Gravel Area (ac)	CN	2-Year Flow (CFS)	10-Year Flow (CFS)	100-Year Flow (CFS)
Basin 1 (State Highway 164 R.O.W.)	0.51	0.51	0.00	0.00	61	**0.11**	**0.48**	**1.61**
Basin 2 (Wetland)	1.79	1.79	0.00	0.00	61	**0.38**	**1.67**	**5.66**
Basin 3 (Existing Pond)	0.17	0.17	0.00	0.00	61	**0.04**	**0.16**	**0.54**
Total	2.47	2.47	0.00	0.00	-	0.53	2.31	7.81

DIGGERS HOTLINE®
(800) 242-8511

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

STATE HIGHWAY 164
PROSPECT CIRCLE
FREIHEIT CT

STORM MH
RIM=949.92
INV=941.12 15" N
INV=941.92 15" W

CURB INLET
RIM=944.60
CURB INLET
RIM=944.95
CURB INLET
RIM=944.51

FES
INV=944.22 18" SW
INLET
RIM=947.76
INV NE=OFFSET
SUMP=942.36

FES
INV=944.25 15" S
EDGE OF WATER
WATER ELEVATION=941.85'

INLET
RIM=947.28
INV NE=OFFSET
SUMP=944.08

FES
INV=942.78 12" SE
RIM=945.93
INV=942.81 24" E
ORIFICE=943.82 12" W
ORIFICE=943.86 12" NW
ORIFICE=943.81 12" N
SUMP=942.51

FES
12" SW=943.978
CATCH BASIN
RIM=947.89
INV NE=OFFSET
SUMP=941.73

FES
12" S=944.14

INLET
RIM=947.32
INV N=OFFSET
SUMP=944.22

BASIN 1:
WEST OFFSITE TRIBUTARY TO STATE HIGHWAY 164 R.O.W.
AREA = 0.51 AC
CN = 61

BASIN 2:
TRIBUTARY TO WETLAND
AREA = 1.79 AC
CN = 61

BASIN 3:
NORTHEAST OFFSITE TRIBUTARY TO EXISTING POND
AREA = 0.17 AC
CN = 61

STARTING BENCHMARK: 943.51

Drawing name: K:\DH_LDEV\168974030_Culver's_Sussex_WI\2 Design\Drainage\Drainage Exhibits\Existing Drainage Plan.dwg C2.0 Apr 29, 2025 4:15pm by: AnthonyGraziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-862-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

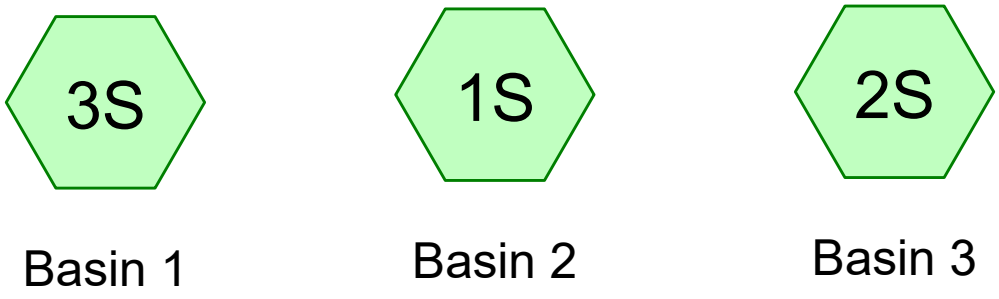
Culver's

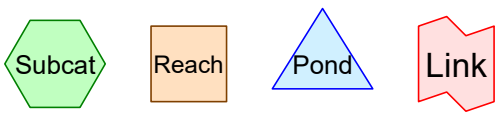
EXISTING DRAINAGE PLAN

CULVER'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
EDP

Exhibit 5 – Pre-Development HydroCAD Model





Routing Diagram for Existing Conditions
Prepared by Kimley-Horn & Associates, Printed 4/29/2025
HydroCAD® 10.20-5c s/n 02344 © 2023 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type II 24-hr		Default	24.00	1	2.70	2
2	10-Year	Type II 24-hr		Default	24.00	1	3.81	2
3	100-Year	Type II 24-hr		Default	24.00	1	6.18	2

Summary for Subcatchment 1S: Basin 2

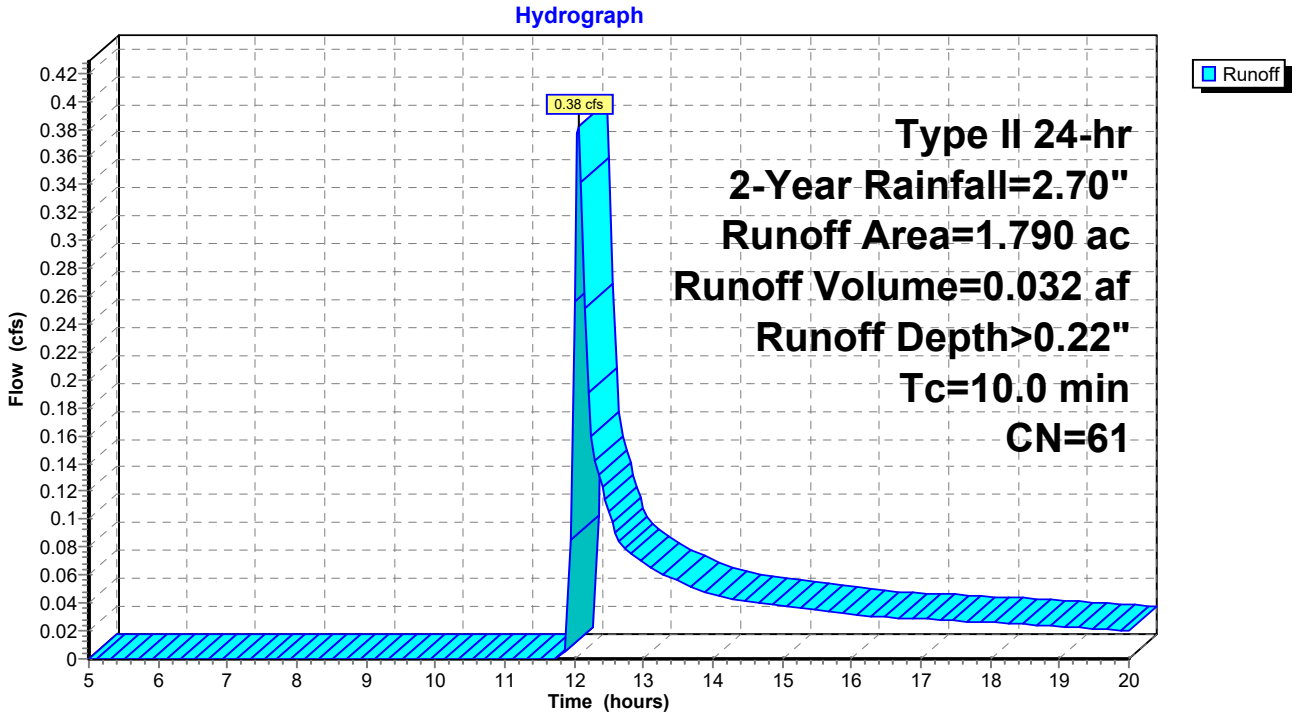
Runoff = 0.38 cfs @ 12.06 hrs, Volume= 0.032 af, Depth> 0.22"
Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.70"

	Area (ac)	CN	Description
*	1.790	61	
	1.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Basin 2



Summary for Subcatchment 2S: Basin 3

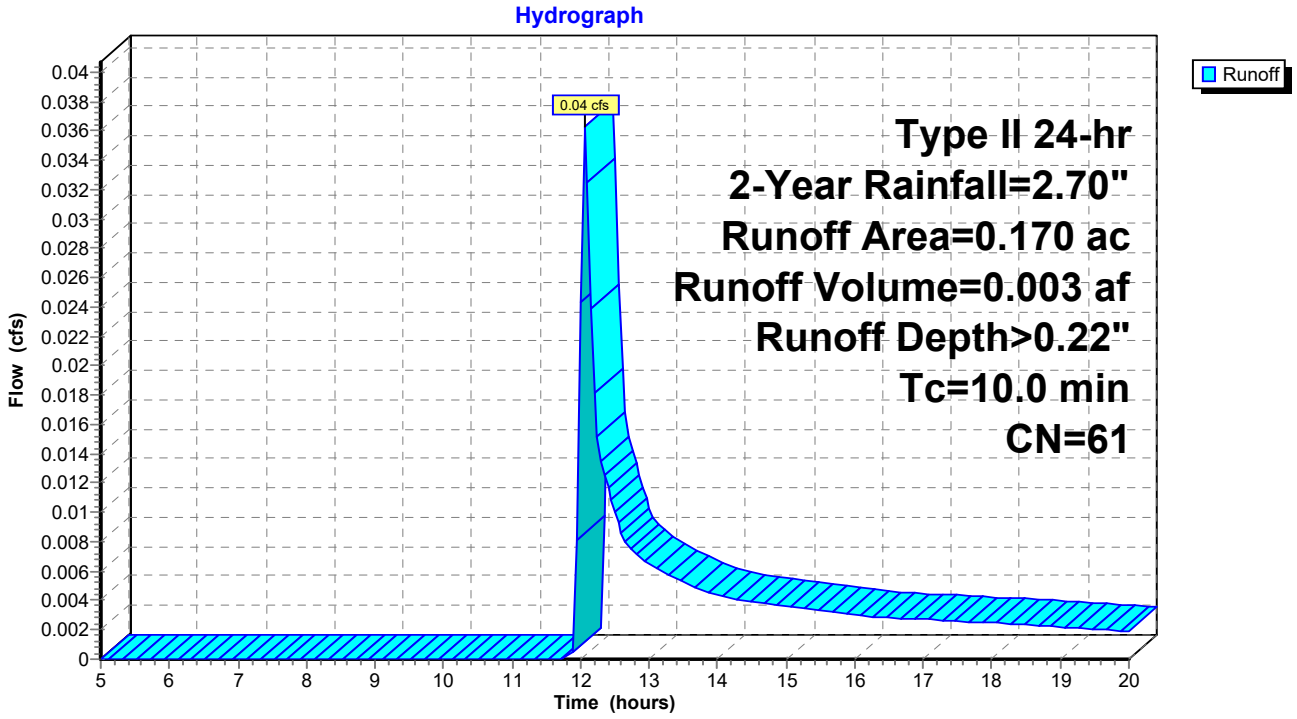
Runoff = 0.04 cfs @ 12.06 hrs, Volume= 0.003 af, Depth> 0.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.70"

	Area (ac)	CN	Description
*	0.170	61	
	0.170		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Basin 3



Agenda

Summary for Subcatchment 3S: Basin 1

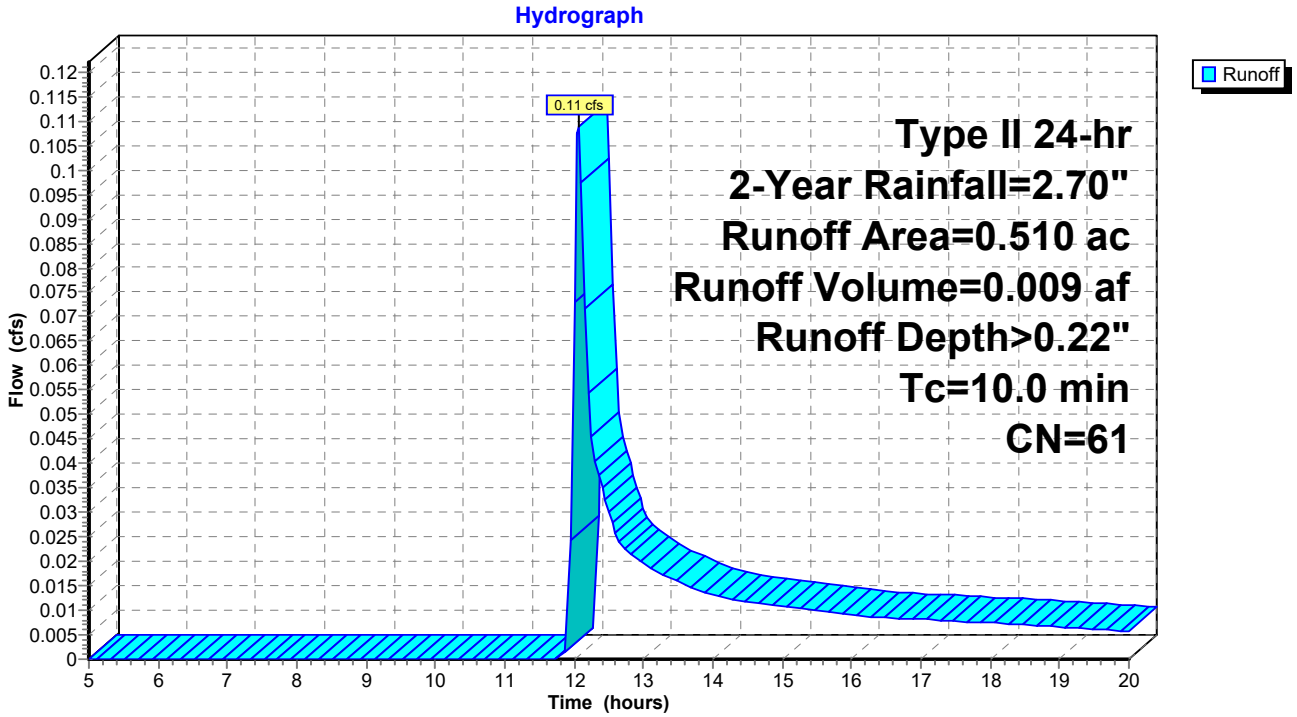
Runoff = 0.11 cfs @ 12.06 hrs, Volume= 0.009 af, Depth> 0.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.70"

	Area (ac)	CN	Description
*	0.510	61	
	0.510		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 3S: Basin 1



Summary for Subcatchment 1S: Basin 2

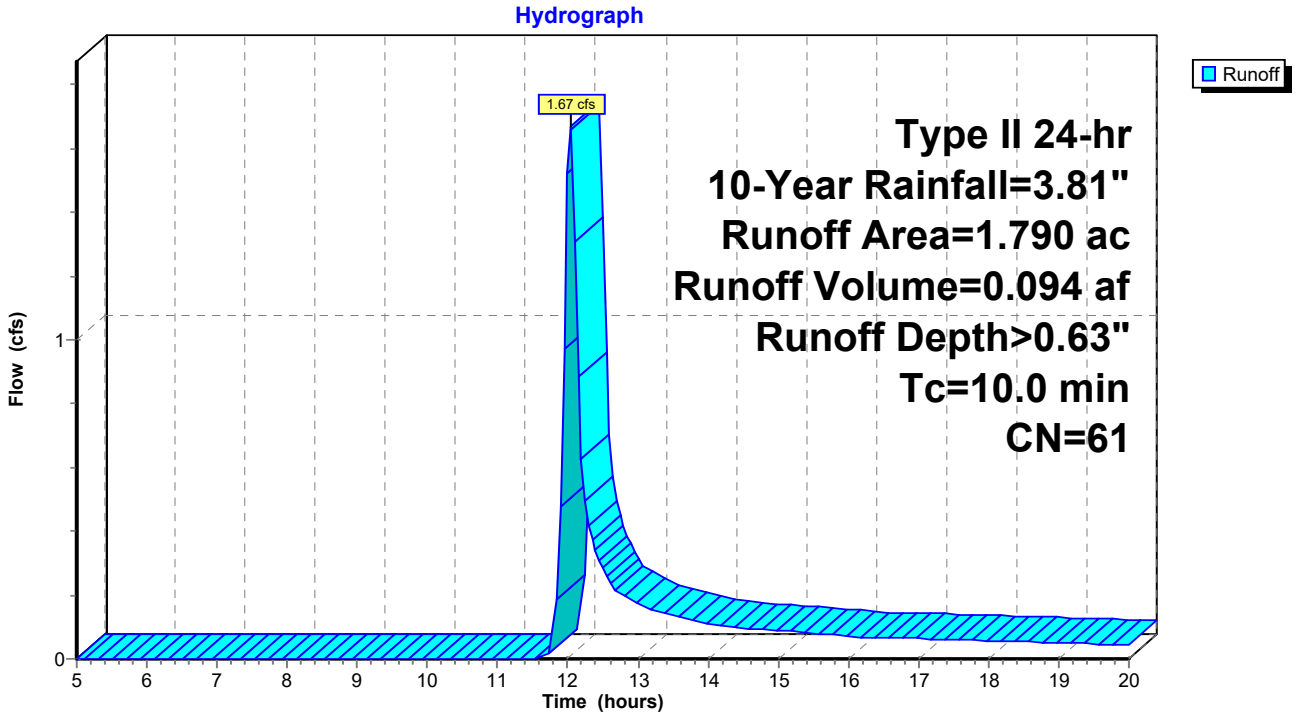
Runoff = 1.67 cfs @ 12.04 hrs, Volume= 0.094 af, Depth> 0.63"
Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	1.790	61	
	1.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Basin 2



Summary for Subcatchment 2S: Basin 3

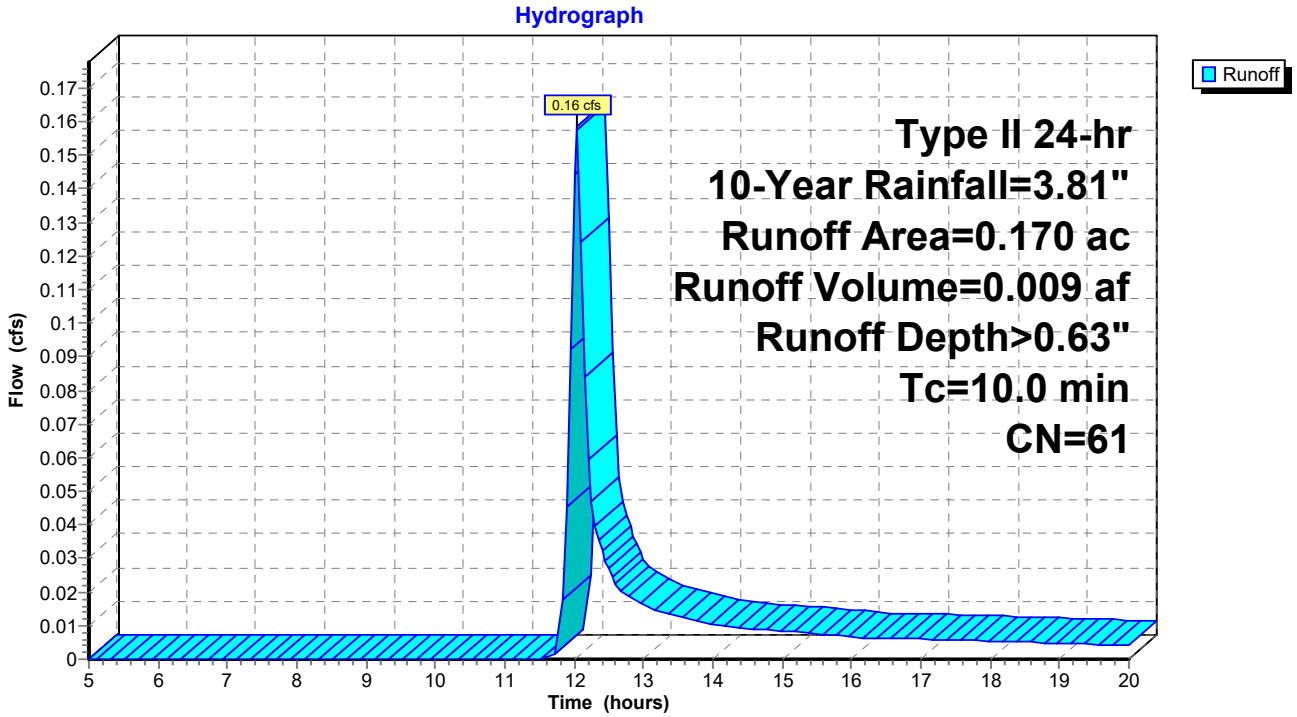
Runoff = 0.16 cfs @ 12.04 hrs, Volume= 0.009 af, Depth> 0.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	0.170	61	
	0.170		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Basin 3



Summary for Subcatchment 3S: Basin 1

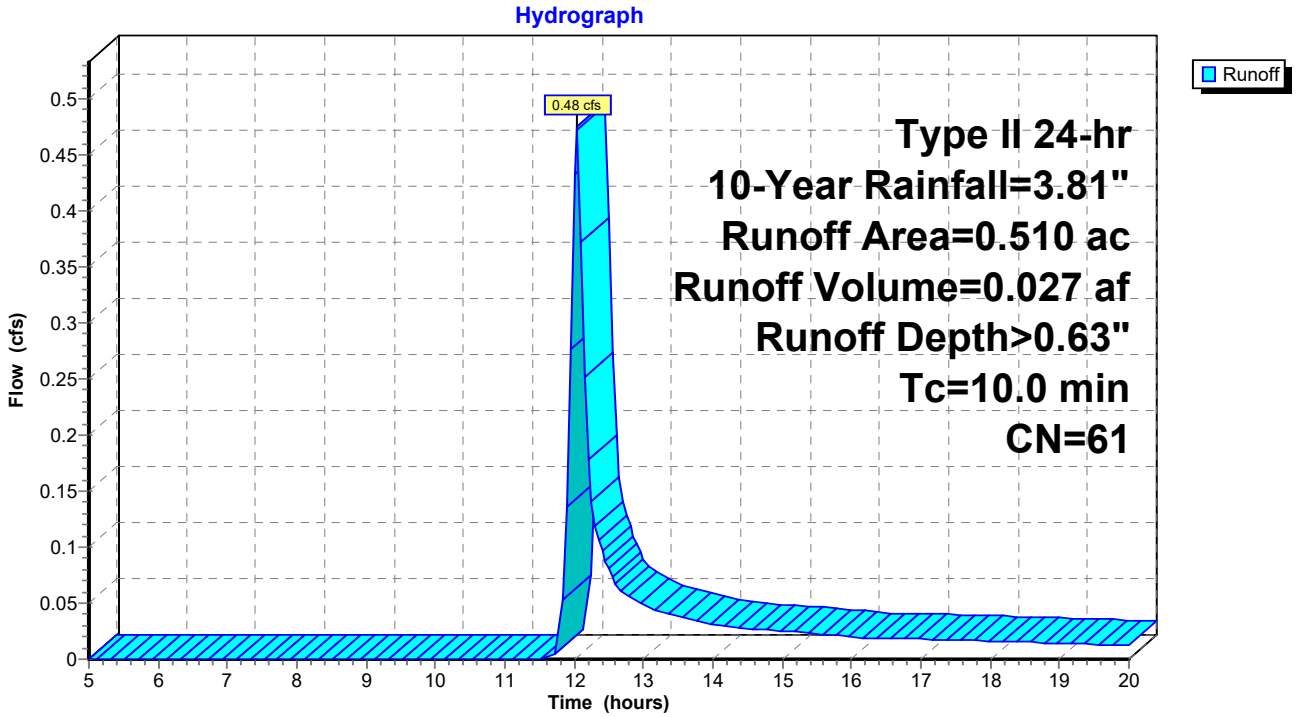
Runoff = 0.48 cfs @ 12.04 hrs, Volume= 0.027 af, Depth> 0.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	0.510	61	
	0.510		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 3S: Basin 1



Summary for Subcatchment 1S: Basin 2

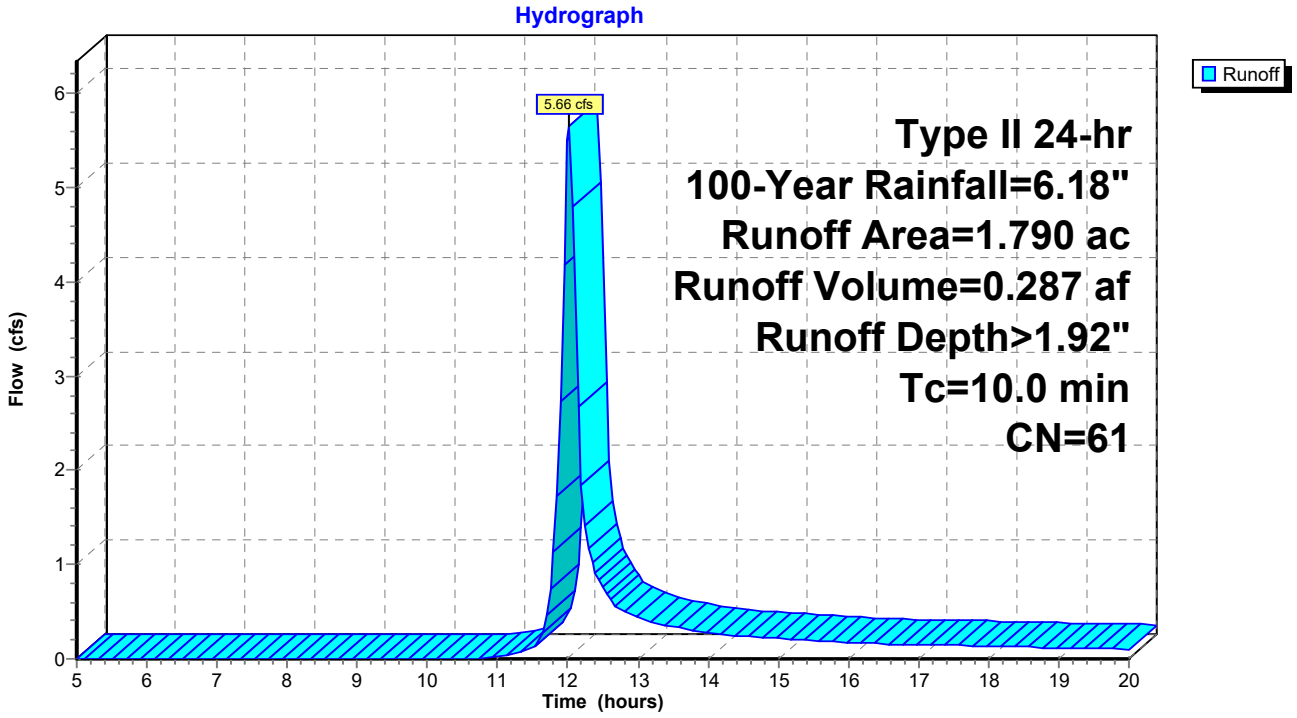
Runoff = 5.66 cfs @ 12.02 hrs, Volume= 0.287 af, Depth> 1.92"
Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=6.18"

	Area (ac)	CN	Description
*	1.790	61	
	1.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Basin 2



Summary for Subcatchment 2S: Basin 3

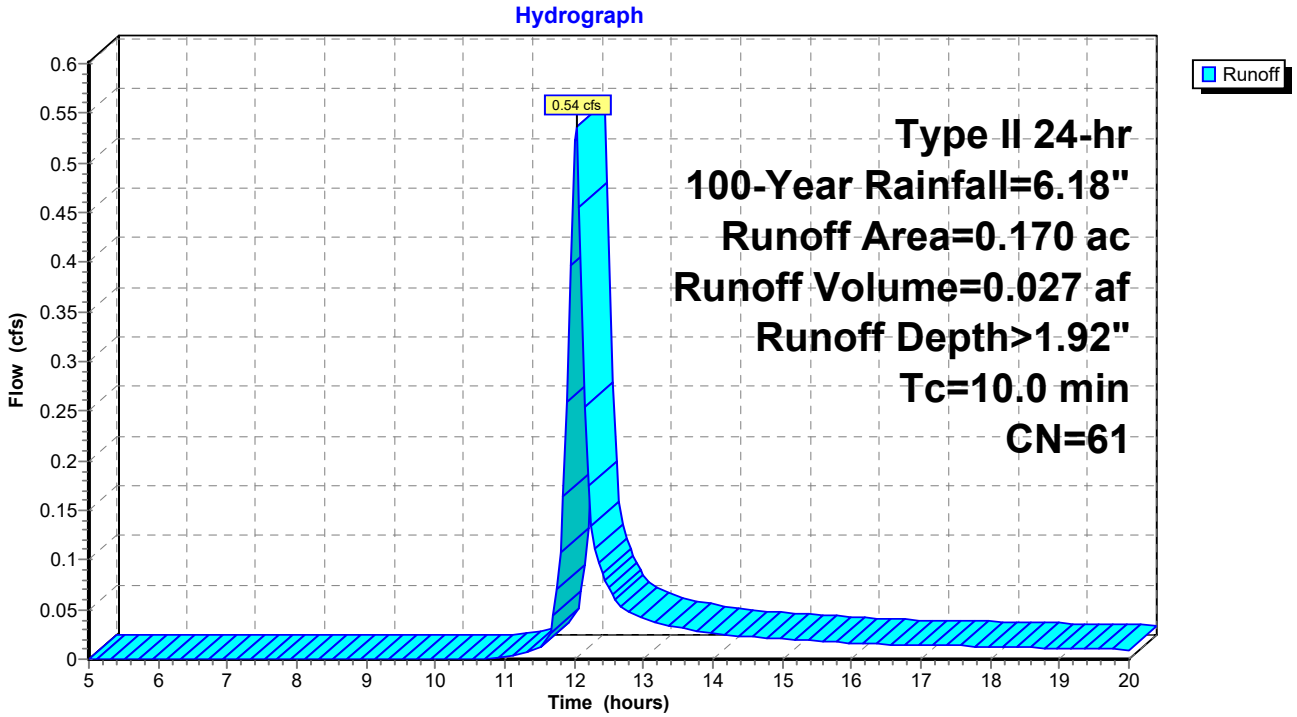
Runoff = 0.54 cfs @ 12.02 hrs, Volume= 0.027 af, Depth> 1.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=6.18"

	Area (ac)	CN	Description
*	0.170	61	
	0.170		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Basin 3



Summary for Subcatchment 3S: Basin 1

Runoff = 1.61 cfs @ 12.02 hrs, Volume= 0.082 af, Depth> 1.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=6.18"

	Area (ac)	CN	Description
*	0.510	61	
	0.510		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 3S: Basin 1

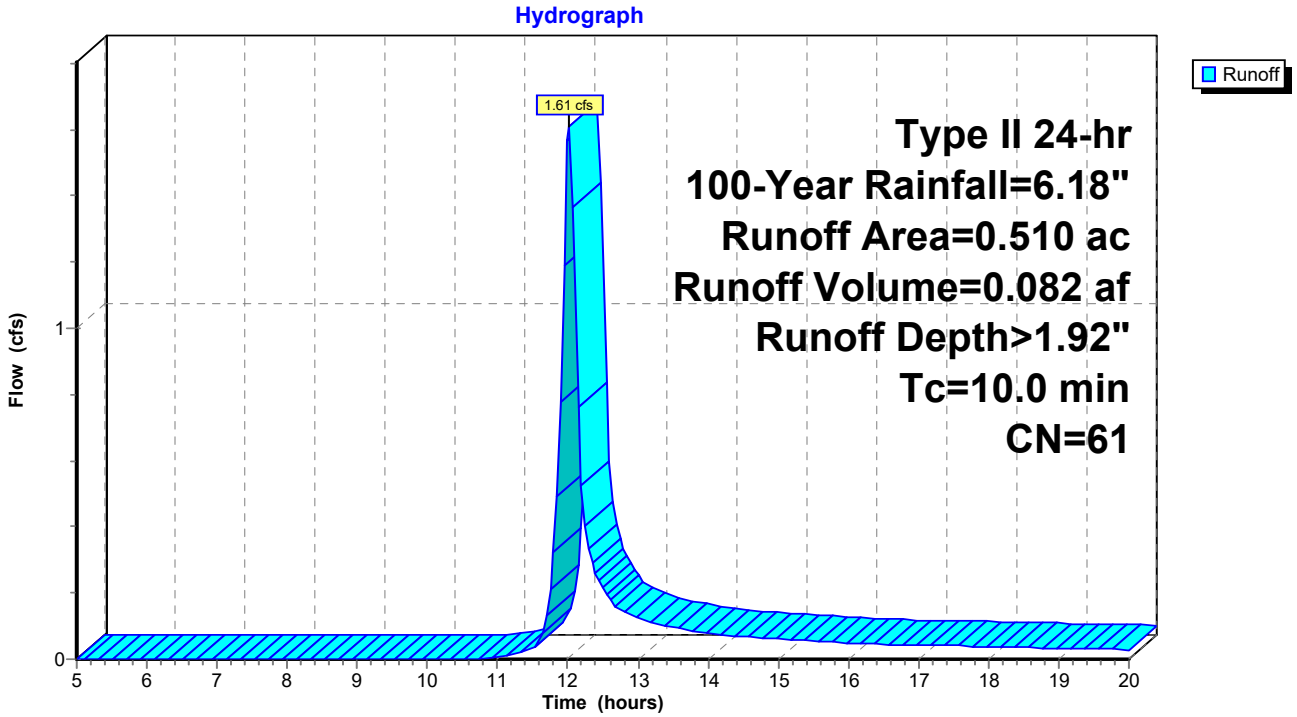


Exhibit 6 – Grading and Drainage Plan

Agent

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D2	4' DIA. OPEN LID MANHOLE RIM: 947.50 INV IN: 944.28 (W, 12") INV OUT: 944.28 (S, 12")
D3	4' DIA. OPEN LID MANHOLE RIM: 947.75 INV IN: 944.64 (W, 12") INV OUT: 944.64 (E, 12")
D4	4' DIA. OPEN LID MANHOLE IN CURB RIM: 947.75 INV IN: 945.07 (SW, 12") INV OUT: 945.07 (E, 12")
D5	4' DIA. STORM MANHOLE WITH CURB GRATE RIM: 948.45 INV OUT: 945.44 (NE, 12")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D7	4' DIA. OPEN LID MANHOLE IN CURB RIM: 947.25 INV IN: 944.17 (W, 12") INV OUT: 944.17 (NE, 12")
D8	4' DIA. CLOSED LID MANHOLE RIM: 948.19 INV IN: 944.39 (W, 12") INV IN: 944.89 (N, 6") INV OUT: 944.39 (E, 12")
D9	4' DIA. STORM MANHOLE WITH CURB GRATE RIM: 947.25 INV OUT: 944.75 (E, 12")
D12	OUTLET CONTROL STRUCTURE, SEE DETAILS ON SHEET C4.1 RIM: 948.10 INV IN: 944.00 (SW, 18") INV IN: 944.00 (NE, 18")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D13	4' DIA. CLOSED LID MANHOLE RIM: 948.03 INV OUT: 943.89 (SW, 18") INV OUT: 943.89 (NE, 18")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	12" FLARED END SECTION INV IN: 944.00 (N, 12")
D6	12" FLARED END SECTION INV IN: 944.00 (SW, 12")
D10	ROOF DRAIN CONNECTION INV OUT: 946.20 (S, 6")
D11	18" FLARED END SECTION INV OUT: 944.00 (NE, 18")
D14	18" FLARED END SECTION OUTLET INV IN: 943.25 (SW, 18")

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

DIGGERS HOTLINE®
(800) 242-8511

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
R = RIM ELEVATION
FG = FINISHED GRADE
ME = MATCH ELEVATION
TW = TOP OF WALL

(CONTRACTOR TO VERIFY ALL MATCH EXISTING SPOT GRADE ELEVATIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.)

- 950 — PROPOSED CONTOUR
- 950 — EXISTING CONTOUR
- RIDGE — RIDGE LINE
- X.XX% — SLOPE AND FLOW DIRECTION
- 100-YEAR OVERLAND OVERFLOW ROUTE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED FLARED END SECTION

PROSPECT CIRCLE

STORM MH
RIM=949.92
INV=941.12 15" N
INV=941.92 15" W

FES
INV=944.22 18" SW

INLET
RIM=947.76
INV NE=OFFSET
SUMP=942.36

RIP-RAP

INLET
RIM=947.28
INV NE=OFFSET
SUMP=944.08

EXISTING LOT TO BE UNDISTURBED – SEE TOMMY'S PRIVATE DEVELOPMENT PLANS

CONTRACTOR TO COORDINATE ACCESS DRIVE CONNECTION WITH PROPOSED TOMMY'S ENGINEERING DRAWINGS DATED 6/4/2025

PROPOSED CULVER'S
(PLAN METRO XL - MIRRORED)
4,840± SF
FFE = 949.5

PROPOSED WET DETENTION BASIN
TOP: 948.10
HWL: 947.10
NWL: 944.00
BOT: 939.00

40.0' EMERGENCY OVERFLOW WEIR
TOP: 948.10
CREST: 947.10

EXISTING GRADE AT TREE BASE TO BE VERIFIED. POND BERM TO BE MODIFIED AS NEEDED TO PROTECT TREES

110 LF OF 12" RCP @ 0.34%
129 LF OF 12" RCP @ 0.34%
108 LF OF 12" RCP @ 0.34%
83 LF OF 12" RCP @ 0.34%
53 LF OF 12" RCP @ 0.32%
70 LF OF 12" RCP @ 0.32%
112 LF OF 12" RCP @ 0.32%
27 LF OF 6" PVC @ 4.92%
22 LF OF 18" RCP @ 0.00%
16 LF OF 18" RCP @ 0.71%

No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM
	VILLAGE COMMENTS	5/9/25	JPM

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-862-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

Culver's

GRADING & DRAINAGE PLAN

CULVER'S

W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
C4.0

Drawing name: K:\CHI_LDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\C4.0 - GRADING & DRAINAGE PLAN.dwg C4.0 Jun 04, 2025 3:35pm bjr, AnthonyGraziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Exhibit 7 – Proposed Drainage Plan (PDP)

DRAINAGE LEGEND

950	EXISTING CONTOUR
950	PROPOSED CONTOUR
X.XX%	SLOPE AND FLOW DIRECTION
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	DRAINAGE BOUNDARY
	PROPOSED PERVIOUS AREA
	PROPOSED IMPERVIOUS AREA

DRAINAGE NOTES

1. DISCHARGE CALCULATIONS ARE BASED ON TR-55 METHODOLOGY.
2. RAINFALL DEPTH FOR THE 2-YEAR, 10-YEAR & 100-YEAR STORM EVENTS WERE DERIVED FROM NOAA ATLAS FOR SUSSEX, WI.

2-YEAR, 24-HOUR	2.69 IN
10-YEAR, 24-HOUR	3.83 IN
100-YEAR, 24-HOUR	6.30 IN

3. TIME OF CONCENTRATION WAS ASSUMED TO BE 10 MINUTES.
4. TYPE II, 24-HR STORM DISTRIBUTION WAS UTILIZED IN DISCHARGE CALCULATIONS.

PROPOSED DRAINAGE SUMMARY

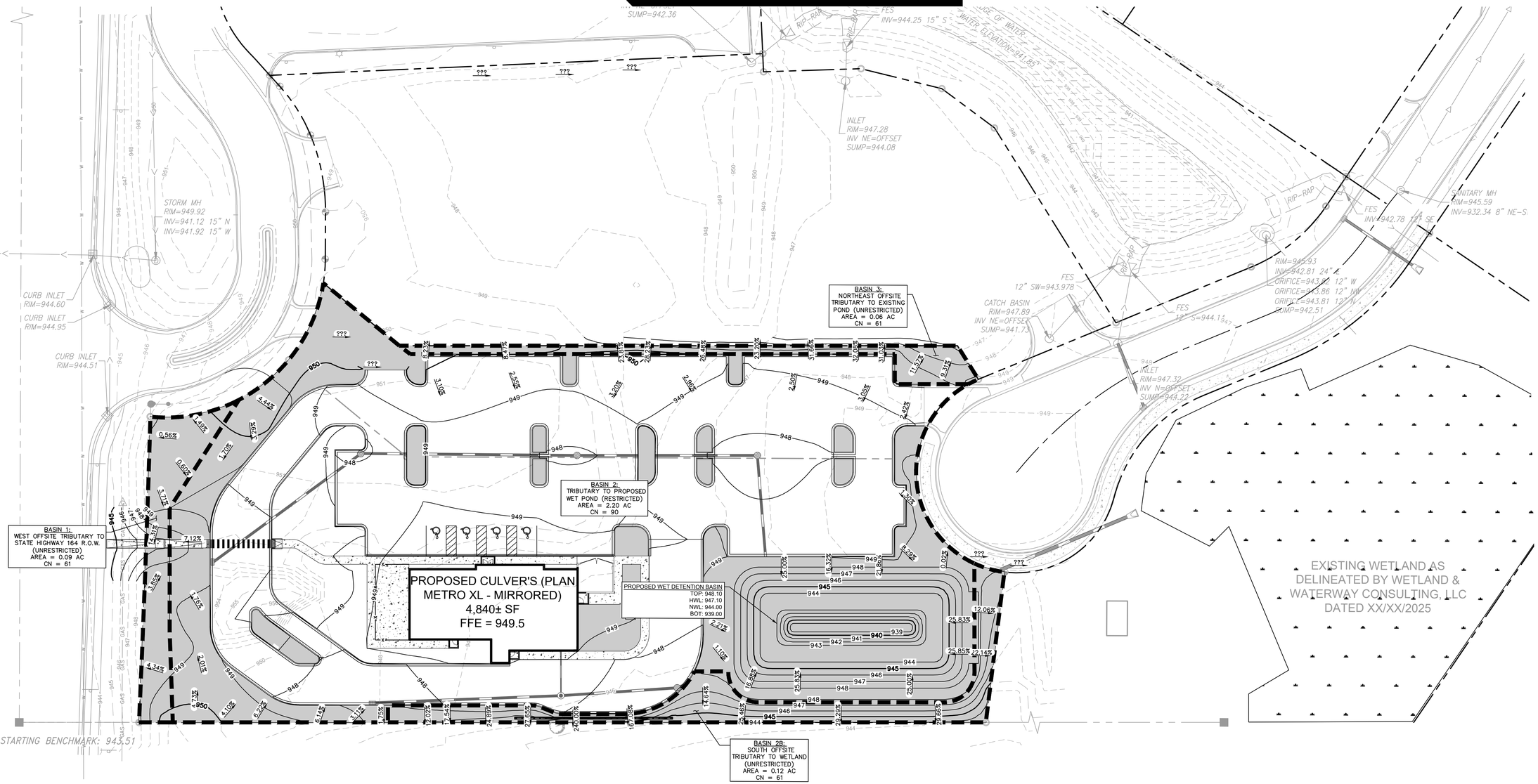
PROPOSED DRAINAGE AREA CALCULATIONS

Basin ID	*Total Area (ac)*	*Pervious Area (ac)*	*Imervious Area (ac)*	*CN*	*2-Year Flow (CFS)*	*10-Year Flow (CFS)*	*100-Year Flow (CFS)*
Basin 1 State Highway 164 R.O.W (Unrestricted)	0.09	0.09	0.00	61	**0.02**	**0.08**	**0.27**
Basin 2 Wet Pond (Restricted)	2.20	0.38	1.82	92	**0.21**	**1.14**	**5.18**
Basin 2B Wetland (Unrestricted)	0.12	0.12	0.00	61	**0.03**	**0.11**	**0.39**
Basin 2 Total	2.32	0.50	1.82	90	**0.24**	**1.25**	**5.57**
Basin 3 Existing Pond (Unrestricted)	0.06	0.06	0.00	61	**0.01**	**0.05**	**0.18**
Total	2.47	0.65	1.82	88	0.27	1.38	6.02

DIGGERS HOTLINE®
(800) 242-8511

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH



No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM
	VILLAGE COMMENTS	5/3/25	JPM

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

Culver's®

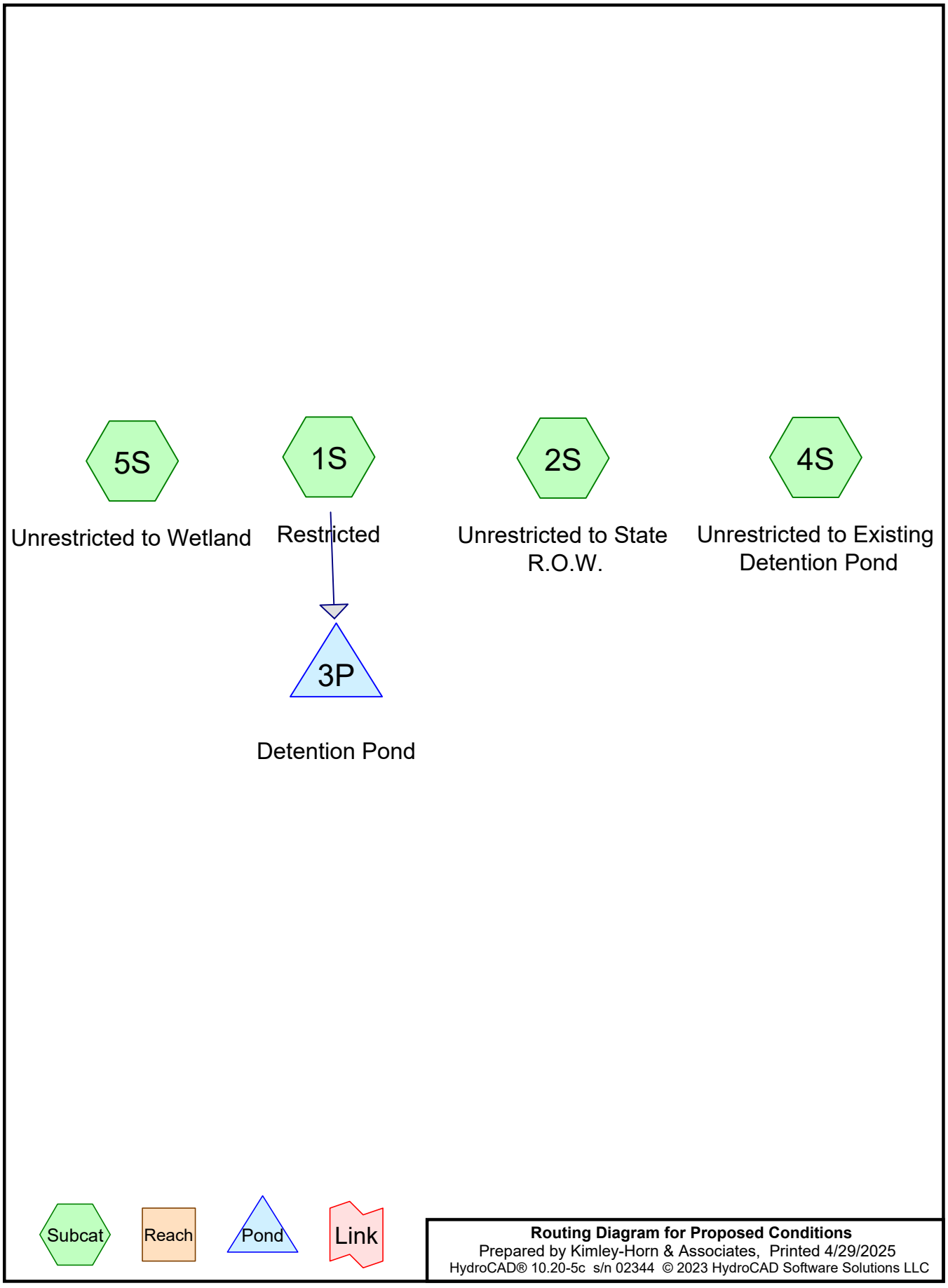
PROPOSED DRAINAGE PLAN

CULVER'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE:
04/30/2025
KHA PROJECT NO.
168974030
SHEET NUMBER
PDP

Drawing name: K:\CHI_LDEV\168974030_Culver's_Sussex_WI\2 Design\Drainage\Drainage Exhibits\Proposed Drainage Plan.dwg PDP Jun 04, 2025 4:00pm by: AnthonyGradano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Exhibit 8 – Post-Development HydroCAD Model


5S
Unrestricted to Wetland
1S
Restricted
2S
Unrestricted to State R.O.W.
4S
Unrestricted to Existing Detention Pond
3P
Detention Pond
Subcat
Reach
Pond
Link
Routing Diagram for Proposed Conditions
Prepared by Kimley-Horn & Associates, Printed 4/29/2025
HydroCAD® 10.20-5c s/n 02344 © 2023 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type II 24-hr		Default	24.00	1	2.70	2
2	10-Year	Type II 24-hr		Default	24.00	1	3.81	2
3	100-Year	Type II 24-hr		Default	24.00	1	6.18	2

Summary for Subcatchment 1S: Restricted

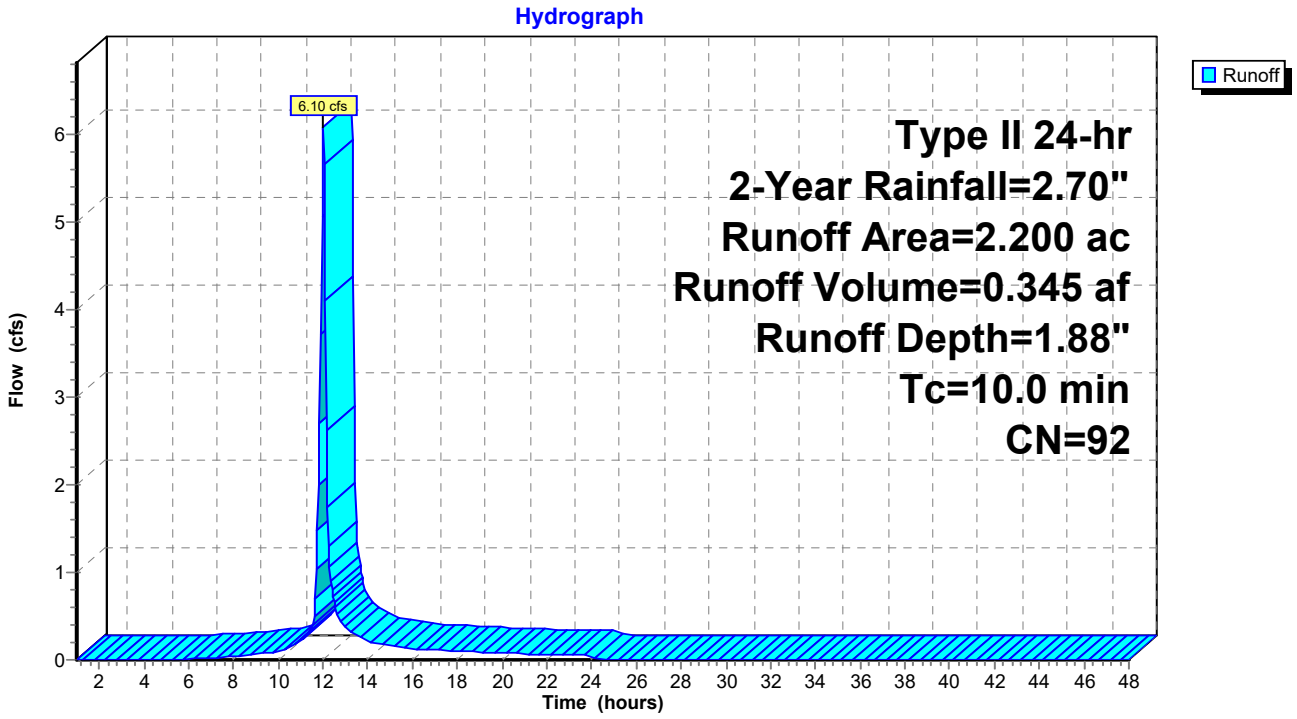
Runoff = 6.10 cfs @ 12.01 hrs, Volume= 0.345 af, Depth= 1.88"
Routed to Pond 3P : Detention Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.70"

	Area (ac)	CN	Description
*	0.380	61	
*	1.610	98	
*	0.110	98	
*	0.100	100	
	2.200	92	Weighted Average
	0.380		17.27% Pervious Area
	1.820		82.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Restricted



Agenda

Summary for Subcatchment 2S: Unrestricted to State R.O.W.

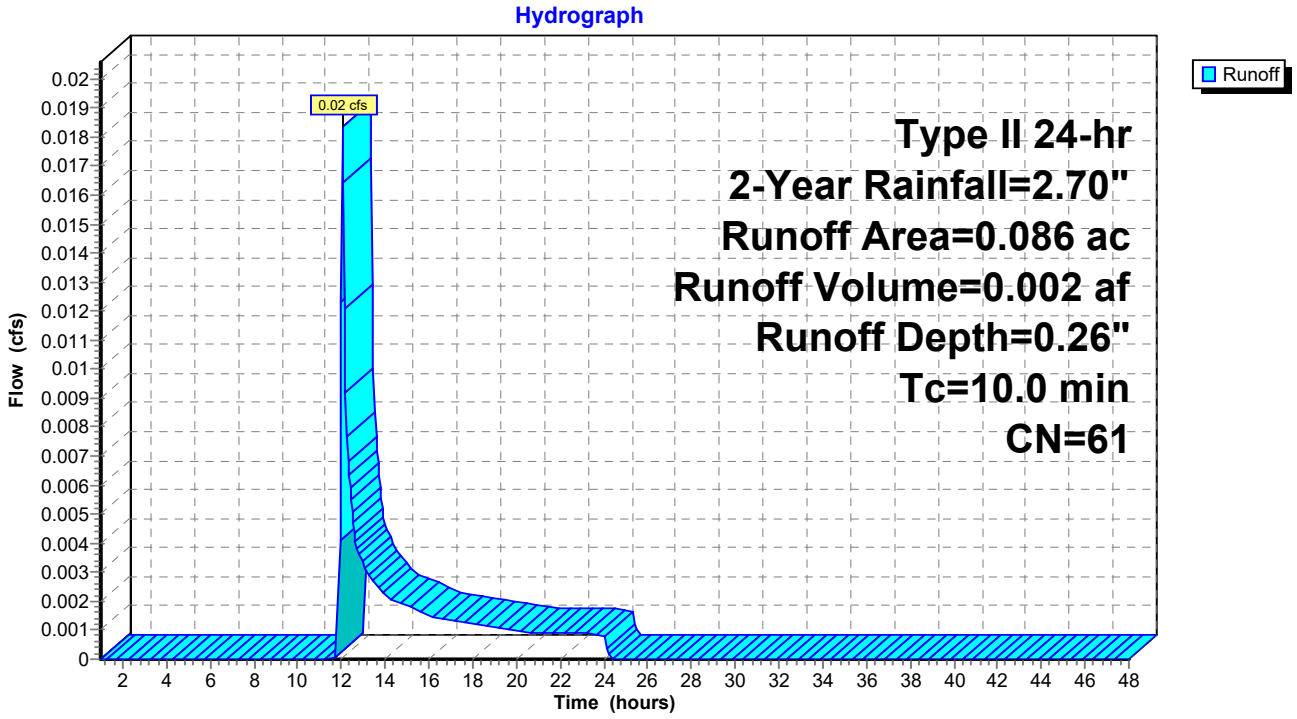
Runoff = 0.02 cfs @ 12.06 hrs, Volume= 0.002 af, Depth= 0.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.70"

	Area (ac)	CN	Description
*	0.086	61	
	0.086		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Unrestricted to State R.O.W.



Agenda

Summary for Subcatchment 4S: Unrestricted to Existing Detention Pond

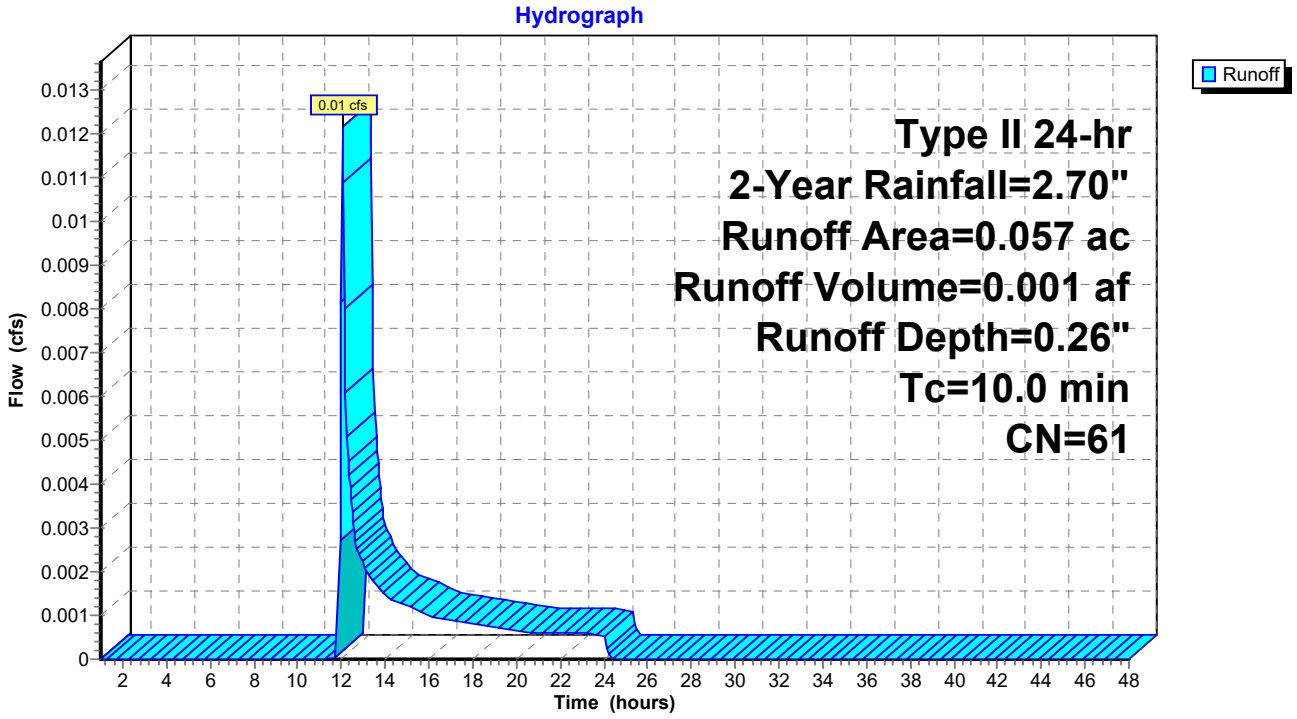
Runoff = 0.01 cfs @ 12.06 hrs, Volume= 0.001 af, Depth= 0.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.70"

	Area (ac)	CN	Description
*	0.057	61	
	0.057		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 4S: Unrestricted to Existing Detention Pond



Agenda

Summary for Subcatchment 5S: Unrestricted to Wetland

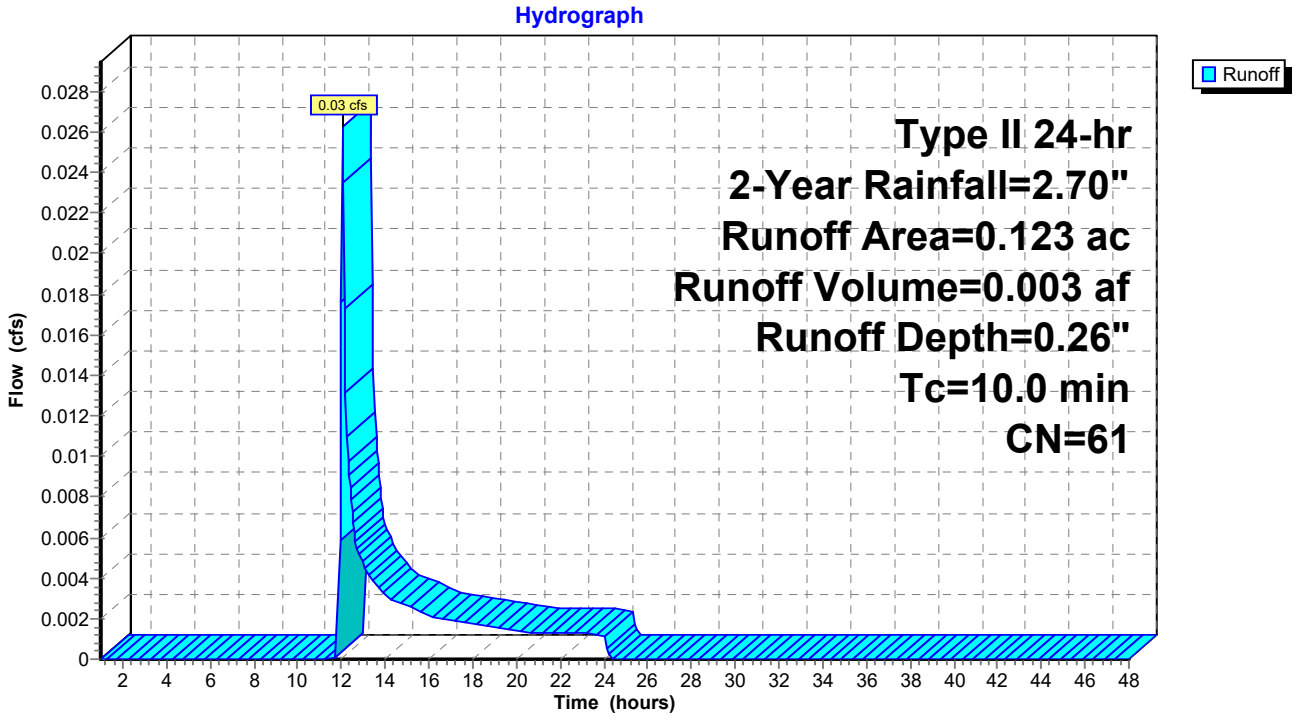
Runoff = 0.03 cfs @ 12.06 hrs, Volume= 0.003 af, Depth= 0.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.70"

	Area (ac)	CN	Description
*	0.123	61	
	0.123		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 5S: Unrestricted to Wetland



Summary for Pond 3P: Detention Pond

Inflow Area = 2.200 ac, 82.73% Impervious, Inflow Depth = 1.88" for 2-Year event
Inflow = 6.10 cfs @ 12.01 hrs, Volume= 0.345 af
Outflow = 0.21 cfs @ 14.11 hrs, Volume= 0.339 af, Atten= 97%, Lag= 125.7 min
Primary = 0.21 cfs @ 14.11 hrs, Volume= 0.339 af

Routing by Stor-Ind method, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 945.71' @ 14.11 hrs Surf.Area= 0.151 ac Storage= 0.215 af

Plug-Flow detention time= 563.5 min calculated for 0.339 af (98% of inflow)
Center-of-Mass det. time= 555.2 min (1,359.8 - 804.6)

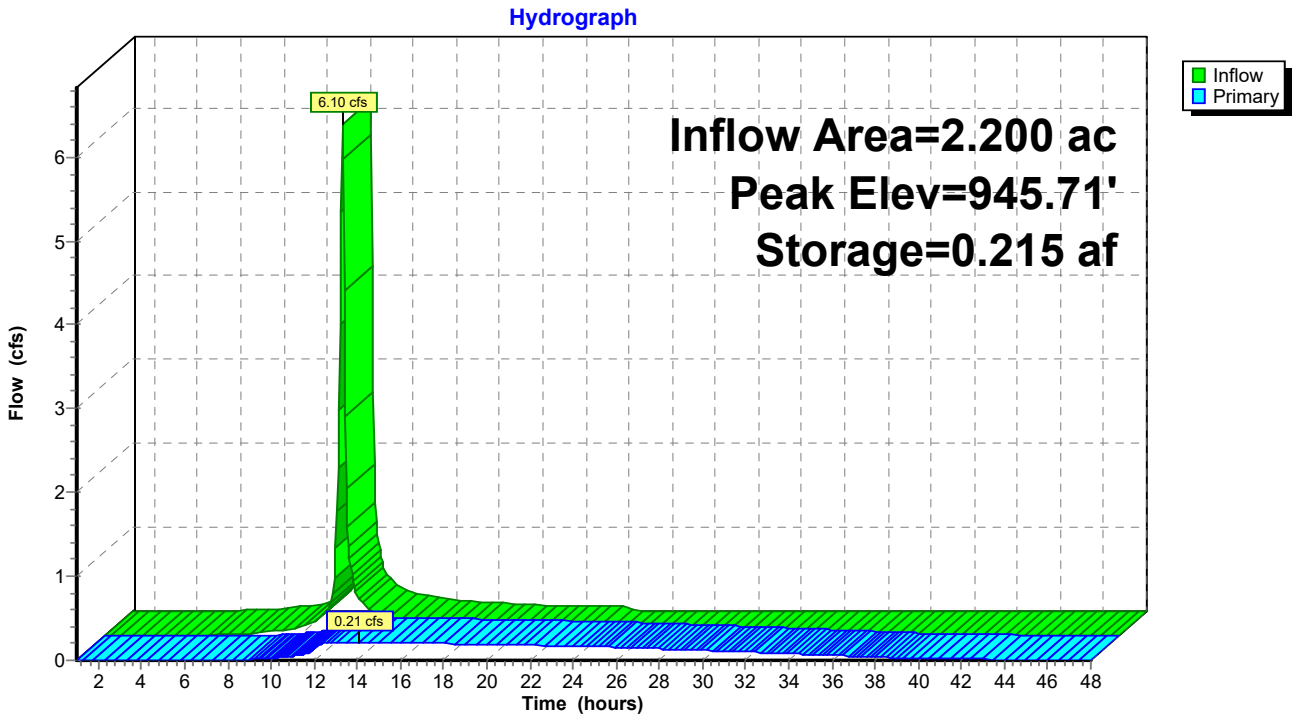
Volume	Invert	Avail.Storage	Storage Description
#1	943.99'	0.655 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
943.99	0.000	0.000	0.000
944.00	0.100	0.000	0.000
945.00	0.130	0.115	0.115
946.00	0.160	0.145	0.260
947.00	0.200	0.180	0.440
948.00	0.230	0.215	0.655

Device	Routing	Invert	Outlet Devices
#1	Primary	944.00'	**2.5" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	945.75'	**15.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.21 cfs @ 14.11 hrs HW=945.71' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.21 cfs @ 6.10 fps)
└**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 3P: Detention Pond



Summary for Subcatchment 1S: Restricted

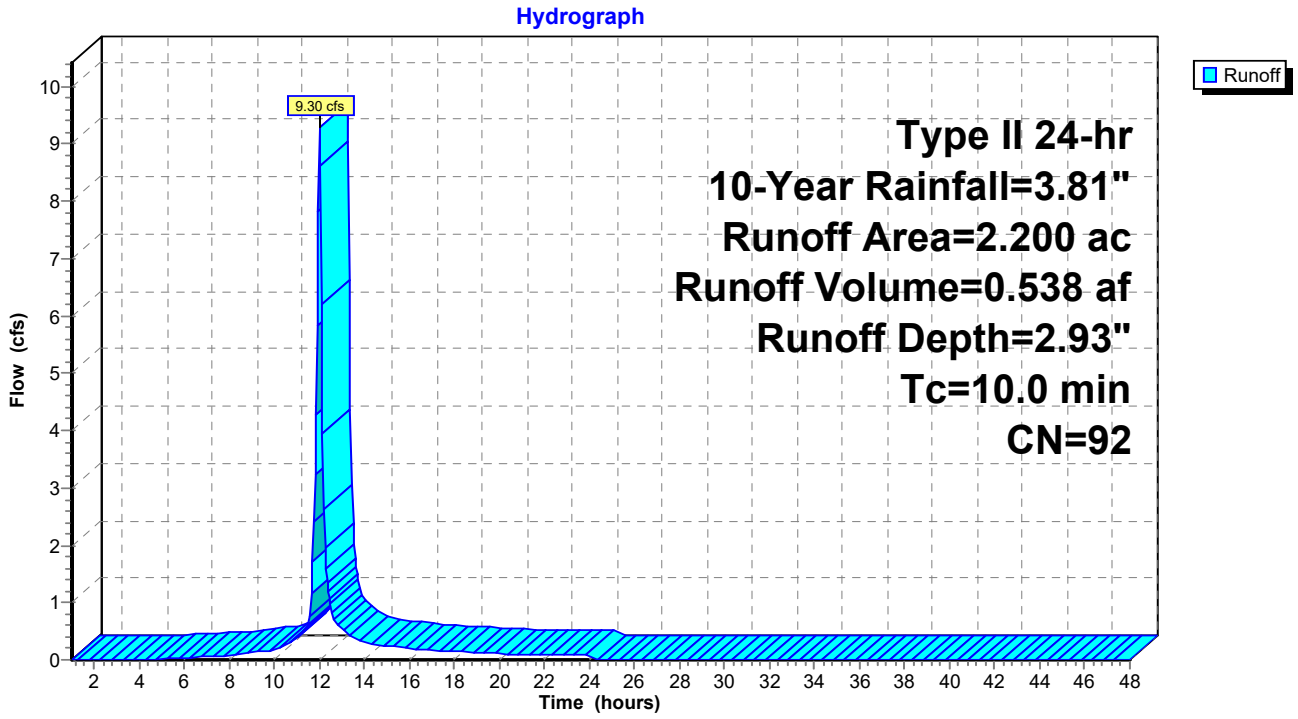
Runoff = 9.30 cfs @ 12.01 hrs, Volume= 0.538 af, Depth= 2.93"
Routed to Pond 3P : Detention Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	0.380	61	
*	1.610	98	
*	0.110	98	
*	0.100	100	
	2.200	92	Weighted Average
	0.380		17.27% Pervious Area
	1.820		82.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Restricted



Agenda

Summary for Subcatchment 2S: Unrestricted to State R.O.W.

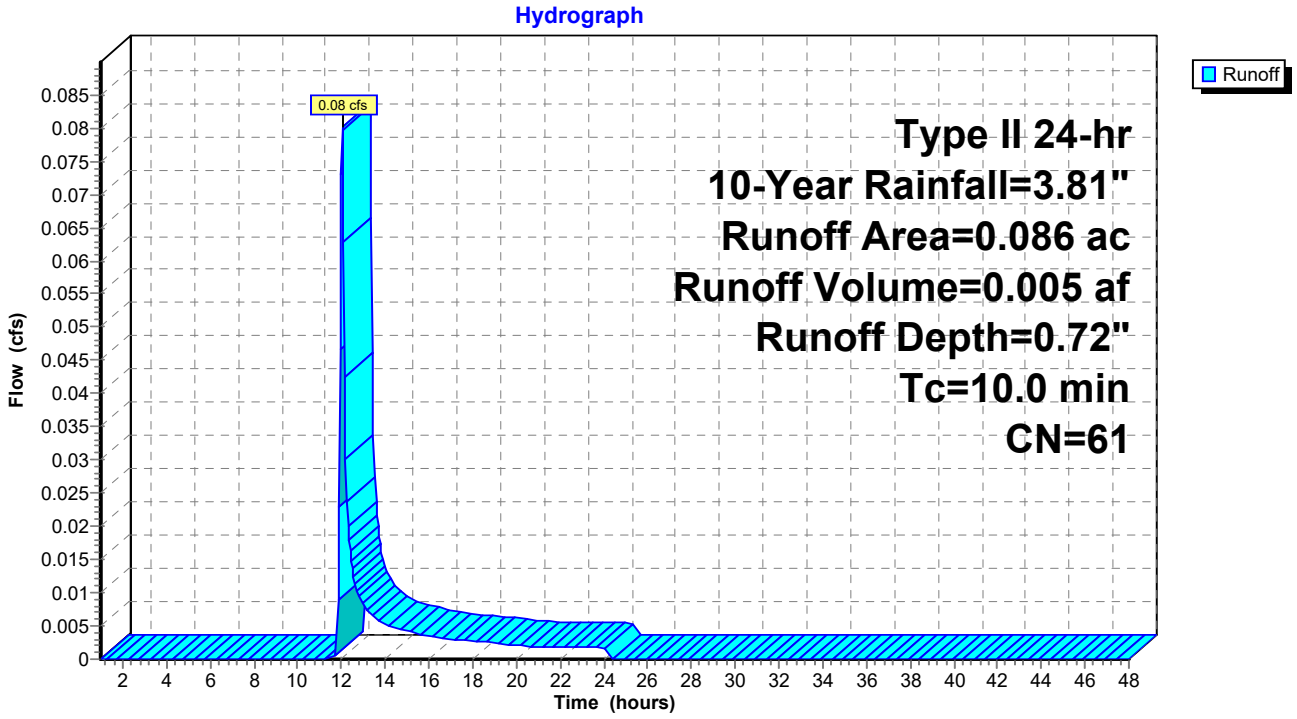
Runoff = 0.08 cfs @ 12.04 hrs, Volume= 0.005 af, Depth= 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	0.086	61	
	0.086		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Unrestricted to State R.O.W.



Agenda

Summary for Subcatchment 4S: Unrestricted to Existing Detention Pond

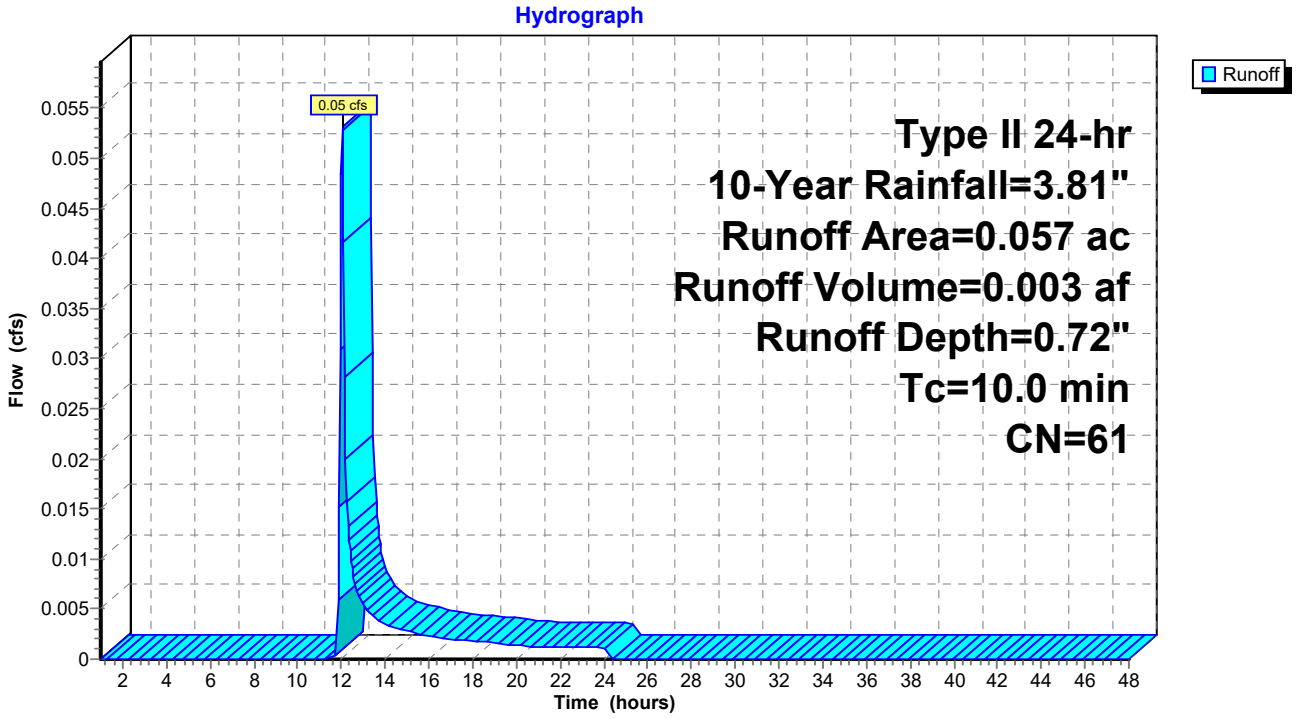
Runoff = 0.05 cfs @ 12.04 hrs, Volume= 0.003 af, Depth= 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	0.057	61	
	0.057		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 4S: Unrestricted to Existing Detention Pond



Agenda

Summary for Subcatchment 5S: Unrestricted to Wetland

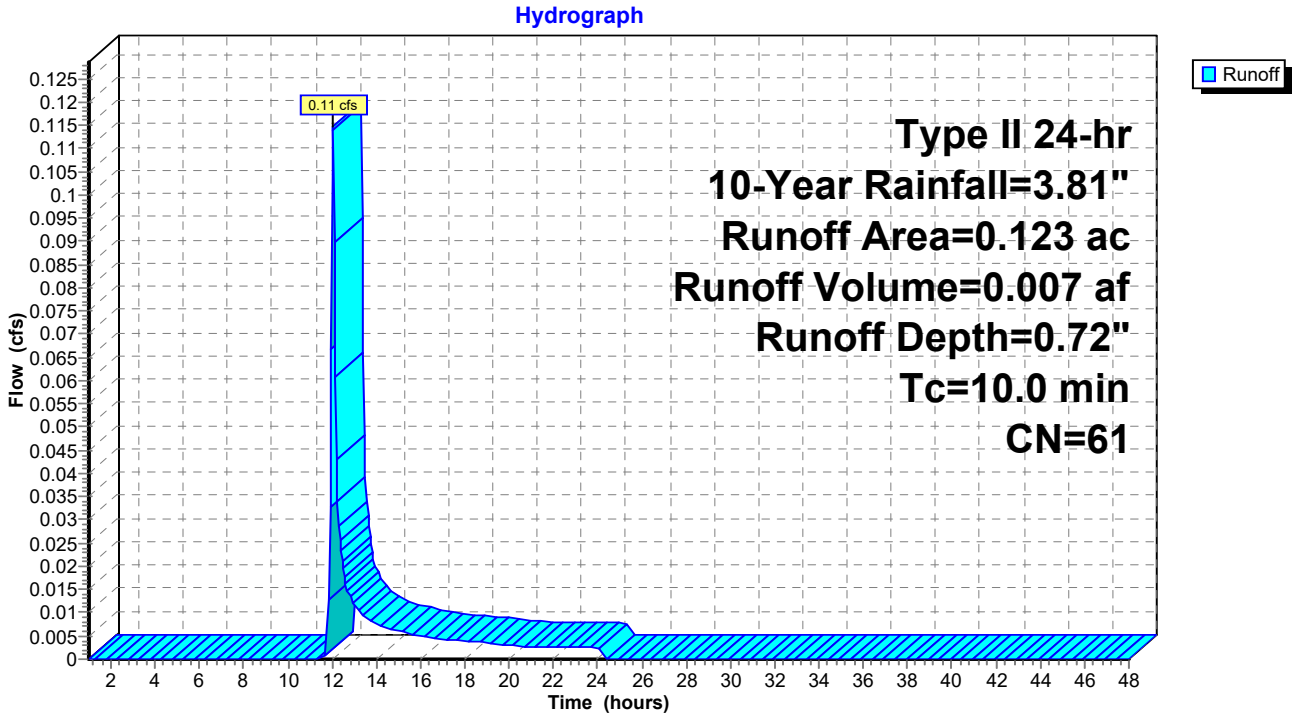
Runoff = 0.11 cfs @ 12.04 hrs, Volume= 0.007 af, Depth= 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.81"

	Area (ac)	CN	Description
*	0.123	61	
	0.123		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 5S: Unrestricted to Wetland



Summary for Pond 3P: Detention Pond

Inflow Area = 2.200 ac, 82.73% Impervious, Inflow Depth = 2.93" for 10-Year event
Inflow = 9.30 cfs @ 12.01 hrs, Volume= 0.538 af
Outflow = 1.14 cfs @ 12.42 hrs, Volume= 0.532 af, Atten= 88%, Lag= 24.9 min
Primary = 1.14 cfs @ 12.42 hrs, Volume= 0.532 af

Routing by Stor-Ind method, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 946.20' @ 12.42 hrs Surf.Area= 0.168 ac Storage= 0.293 af

Plug-Flow detention time= 467.7 min calculated for 0.531 af (99% of inflow)
Center-of-Mass det. time= 461.2 min (1,253.3 - 792.1)

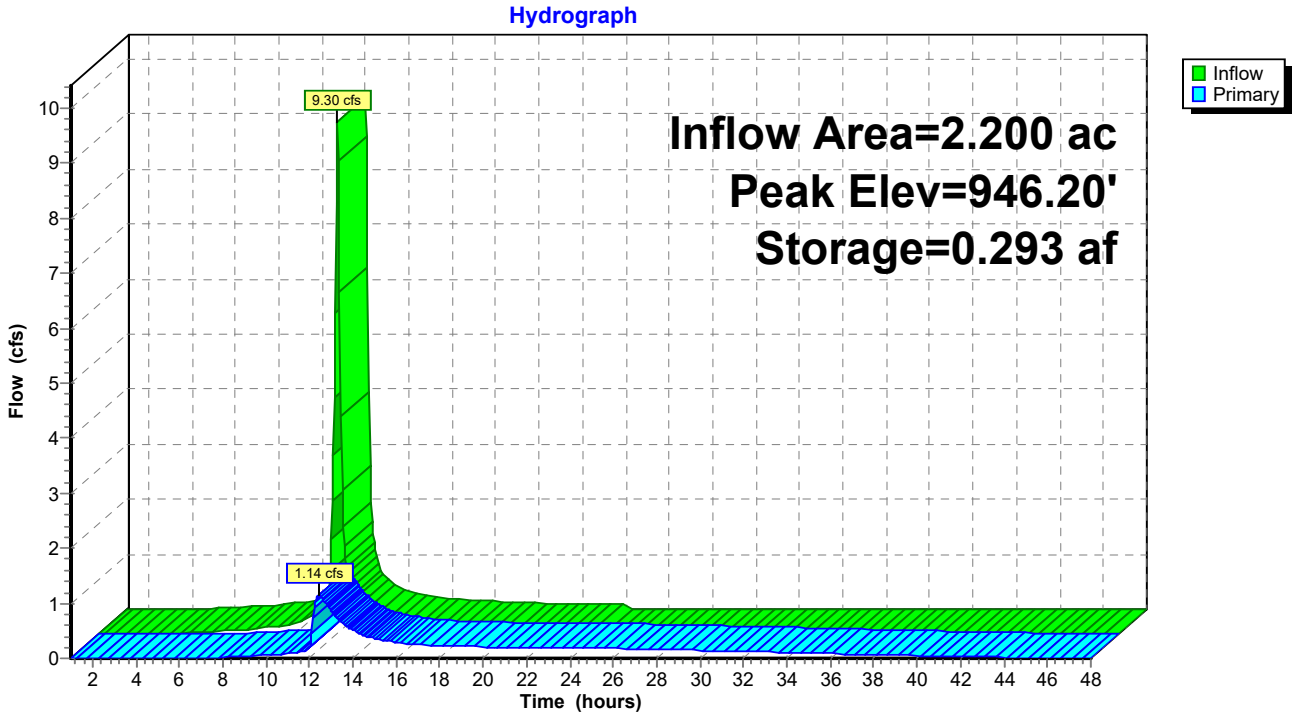
Volume	Invert	Avail.Storage	Storage Description
#1	943.99'	0.655 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
943.99	0.000	0.000	0.000
944.00	0.100	0.000	0.000
945.00	0.130	0.115	0.115
946.00	0.160	0.145	0.260
947.00	0.200	0.180	0.440
948.00	0.230	0.215	0.655

Device	Routing	Invert	Outlet Devices
#1	Primary	944.00'	**2.5" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	945.75'	**15.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.14 cfs @ 12.42 hrs HW=946.20' (Free Discharge)
└─**1=Orifice/Grate** (Orifice Controls 0.24 cfs @ 6.97 fps)
└─**2=Orifice/Grate** (Orifice Controls 0.90 cfs @ 2.28 fps)

Pond 3P: Detention Pond



Agenda

Summary for Subcatchment 1S: Restricted

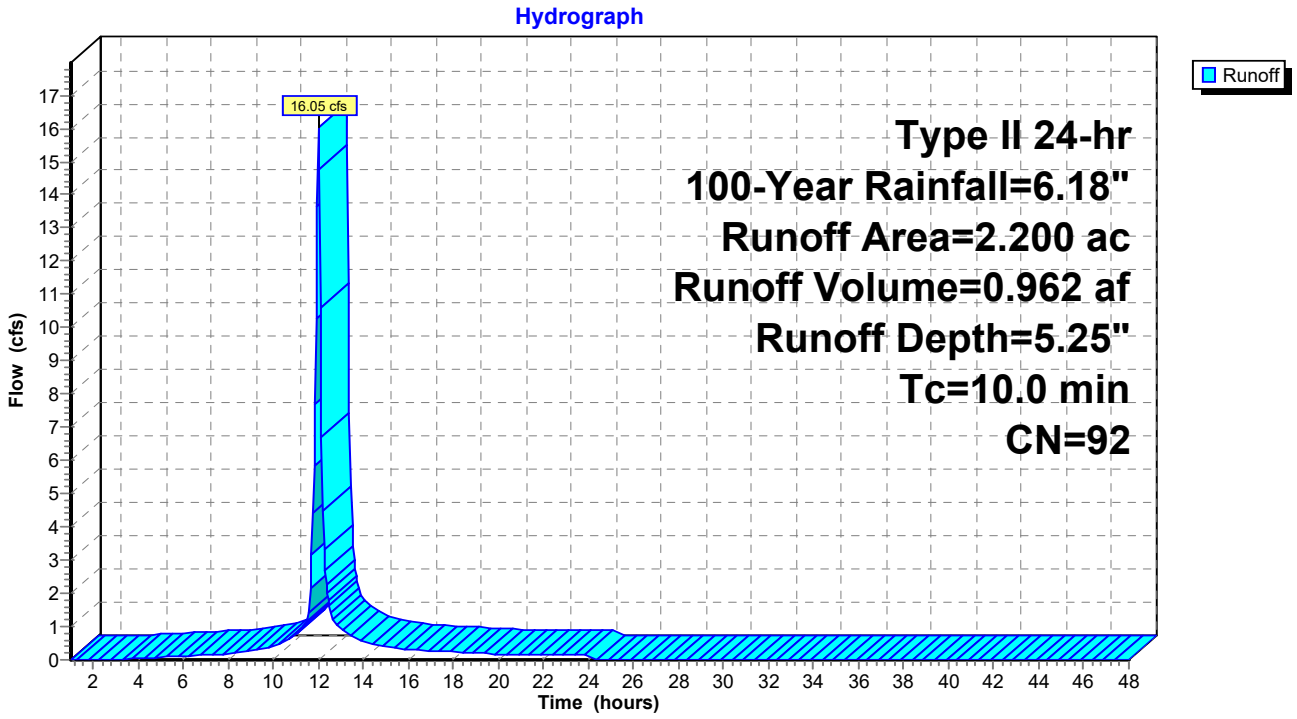
Runoff = 16.05 cfs @ 12.01 hrs, Volume= 0.962 af, Depth= 5.25"
Routed to Pond 3P : Detention Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=6.18"

	Area (ac)	CN	Description
*	0.380	61	
*	1.610	98	
*	0.110	98	
*	0.100	100	
	2.200	92	Weighted Average
	0.380		17.27% Pervious Area
	1.820		82.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Restricted



Agenda

Summary for Subcatchment 2S: Unrestricted to State R.O.W.

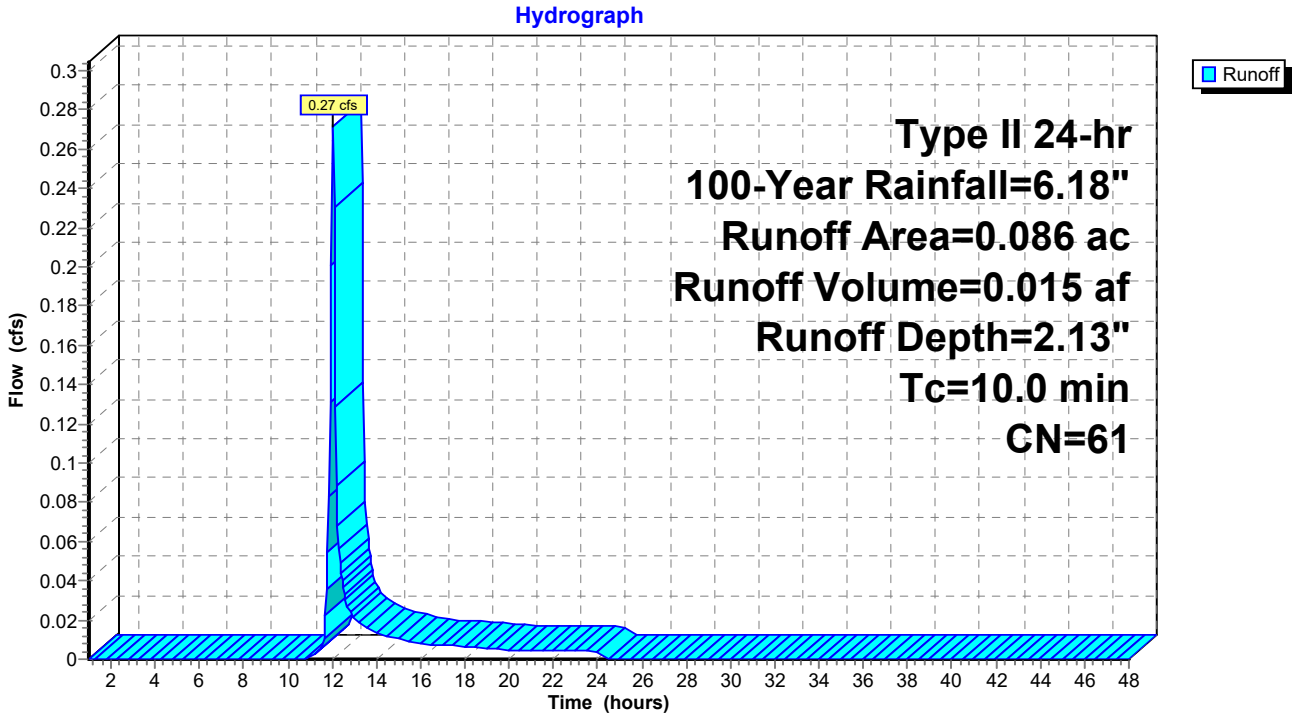
Runoff = 0.27 cfs @ 12.02 hrs, Volume= 0.015 af, Depth= 2.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=6.18"

	Area (ac)	CN	Description
*	0.086	61	
	0.086		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Unrestricted to State R.O.W.



Summary for Subcatchment 4S: Unrestricted to Existing Detention Pond

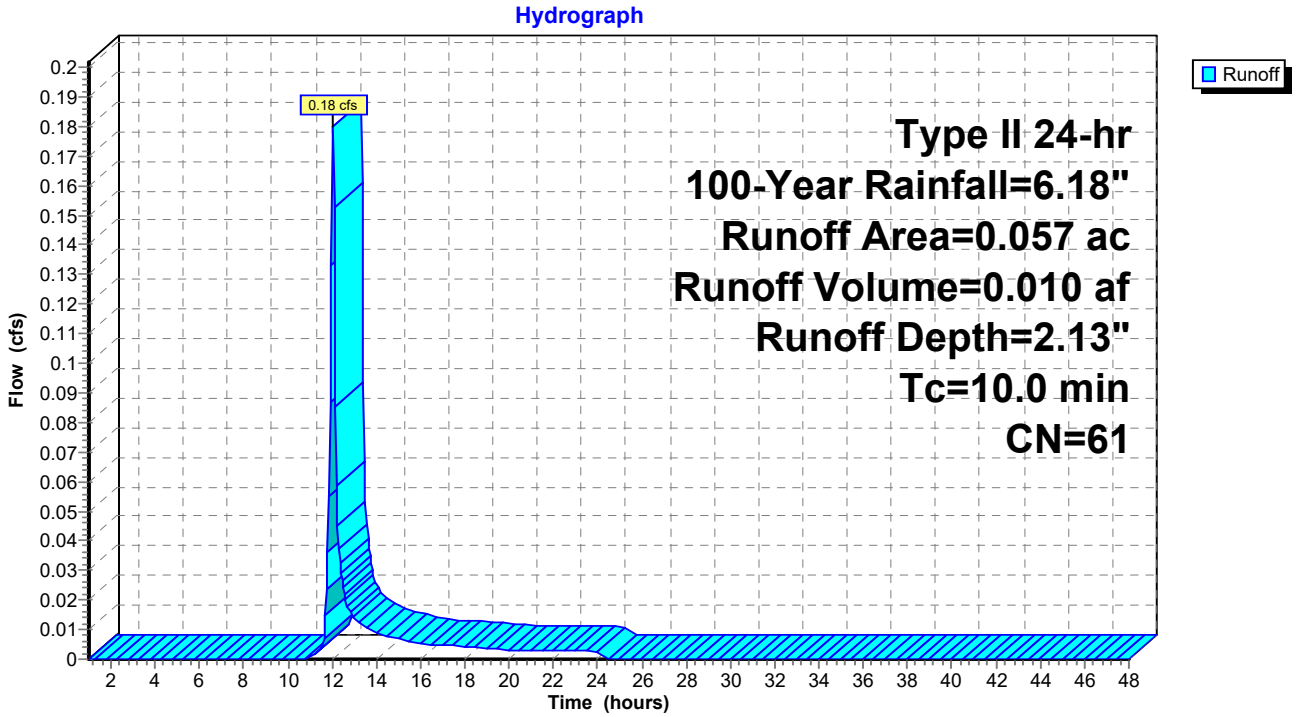
Runoff = 0.18 cfs @ 12.02 hrs, Volume= 0.010 af, Depth= 2.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=6.18"

	Area (ac)	CN	Description
*	0.057	61	
	0.057		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 4S: Unrestricted to Existing Detention Pond



Agenda

Summary for Subcatchment 5S: Unrestricted to Wetland

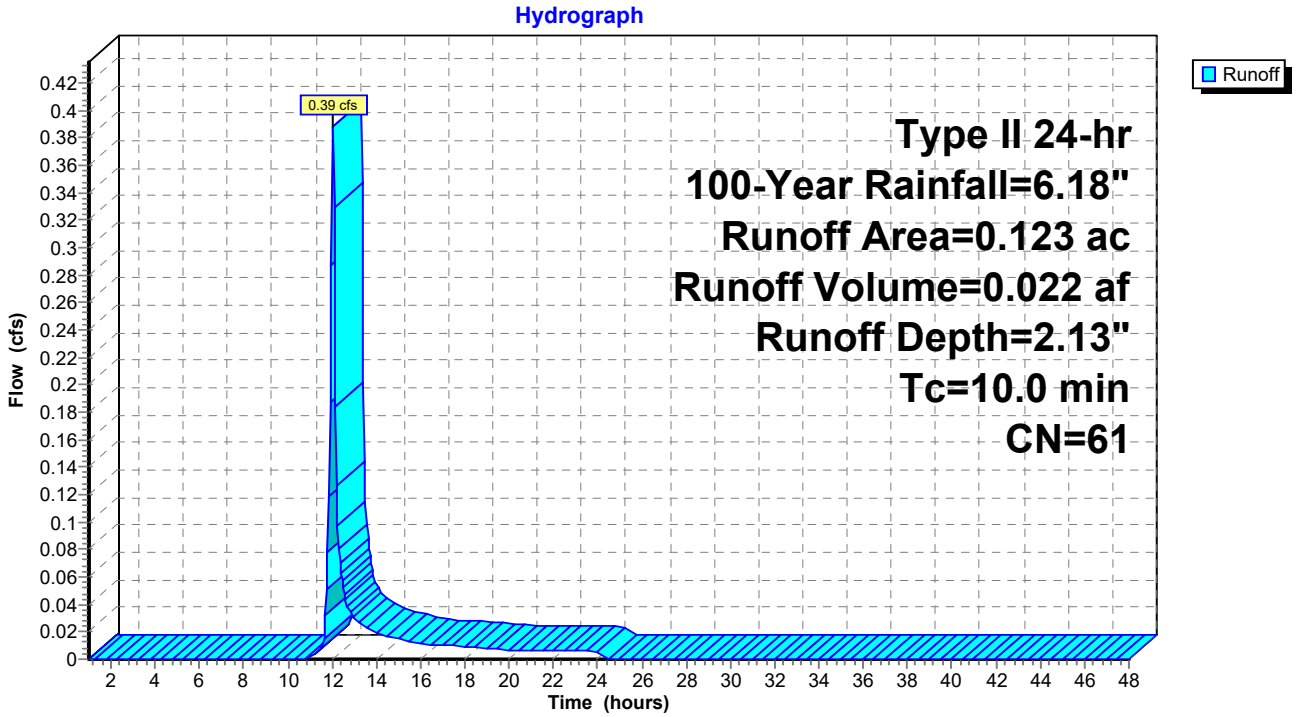
Runoff = 0.39 cfs @ 12.02 hrs, Volume= 0.022 af, Depth= 2.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=6.18"

	Area (ac)	CN	Description
*	0.123	61	
	0.123		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 5S: Unrestricted to Wetland



Summary for Pond 3P: Detention Pond

Inflow Area = 2.200 ac, 82.73% Impervious, Inflow Depth = 5.25" for 100-Year event
Inflow = 16.05 cfs @ 12.01 hrs, Volume= 0.962 af
Outflow = 5.18 cfs @ 12.19 hrs, Volume= 0.954 af, Atten= 68%, Lag= 10.8 min
Primary = 5.18 cfs @ 12.19 hrs, Volume= 0.954 af

Routing by Stor-Ind method, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 947.06' @ 12.19 hrs Surf.Area= 0.202 ac Storage= 0.453 af

Plug-Flow detention time= 318.9 min calculated for 0.953 af (99% of inflow)
Center-of-Mass det. time= 314.7 min (1,091.2 - 776.5)

Volume	Invert	Avail.Storage	Storage Description
#1	943.99'	0.655 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
943.99	0.000	0.000	0.000
944.00	0.100	0.000	0.000
945.00	0.130	0.115	0.115
946.00	0.160	0.145	0.260
947.00	0.200	0.180	0.440
948.00	0.230	0.215	0.655

Device	Routing	Invert	Outlet Devices
#1	Primary	944.00'	**2.5" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	945.75'	**15.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=5.17 cfs @ 12.19 hrs HW=947.06' (Free Discharge)
└─**1=Orifice/Grate** (Orifice Controls 0.28 cfs @ 8.28 fps)
└─**2=Orifice/Grate** (Orifice Controls 4.89 cfs @ 3.98 fps)

Pond 3P: Detention Pond

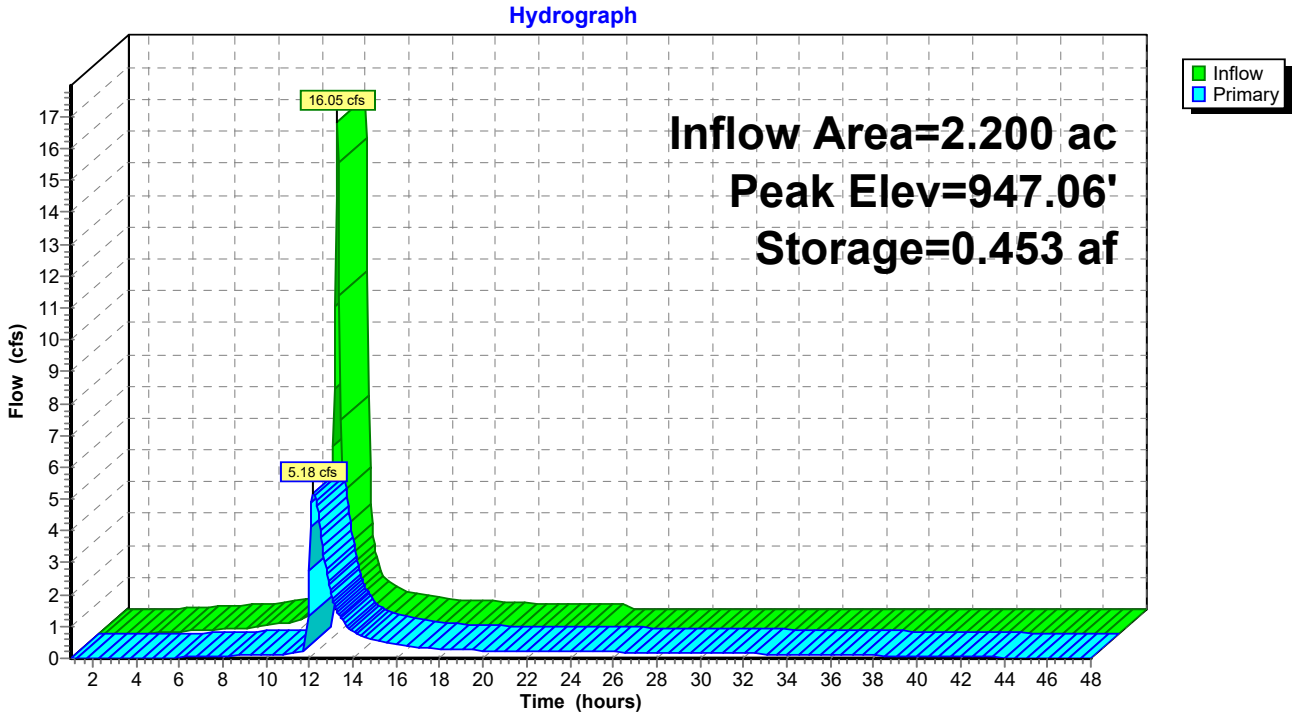


Exhibit 9 – Precipitation Data

NOAA Atlas 14, Volume 8, Version 2
Location name: Sussex, Wisconsin, USA*
Latitude: 43.1357°, Longitude: -88.2419°
Elevation: 948 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.338** (0.271-0.417)	**0.407** (0.326-0.502)	**0.516** (0.412-0.638)	**0.605** (0.481-0.750)	**0.723** (0.557-0.907)	**0.811** (0.614-1.03)	**0.897** (0.661-1.15)	**0.982** (0.700-1.28)	**1.09** (0.753-1.44)	**1.17** (0.793-1.57)
10-min	**0.495** (0.397-0.611)	**0.595** (0.477-0.735)	**0.756** (0.604-0.935)	**0.886** (0.704-1.10)	**1.06** (0.815-1.33)	**1.19** (0.899-1.50)	**1.31** (0.968-1.69)	**1.44** (1.02-1.87)	**1.60** (1.10-2.11)	**1.71** (1.16-2.29)
15-min	**0.603** (0.484-0.745)	**0.726** (0.581-0.896)	**0.922** (0.736-1.14)	**1.08** (0.859-1.34)	**1.29** (0.994-1.62)	**1.45** (1.10-1.83)	**1.60** (1.18-2.06)	**1.75** (1.25-2.28)	**1.94** (1.34-2.58)	**2.08** (1.42-2.80)
30-min	**0.823** (0.659-1.02)	**0.994** (0.796-1.23)	**1.27** (1.01-1.57)	**1.49** (1.18-1.85)	**1.79** (1.38-2.24)	**2.01** (1.52-2.54)	**2.22** (1.64-2.85)	**2.44** (1.74-3.17)	**2.70** (1.87-3.58)	**2.90** (1.97-3.89)
60-min	**1.06** (0.847-1.30)	**1.27** (1.02-1.57)	**1.63** (1.30-2.01)	**1.93** (1.53-2.39)	**2.35** (1.82-2.97)	**2.68** (2.04-3.41)	**3.01** (2.23-3.89)	**3.36** (2.40-4.40)	**3.82** (2.65-5.08)	**4.18** (2.84-5.60)
2-hr	**1.29** (1.05-1.58)	**1.55** (1.26-1.89)	**1.99** (1.61-2.43)	**2.37** (1.90-2.90)	**2.91** (2.29-3.66)	**3.35** (2.58-4.24)	**3.81** (2.85-4.88)	**4.28** (3.10-5.58)	**4.94** (3.46-6.53)	**5.46** (3.74-7.26)
3-hr	**1.45** (1.18-1.76)	**1.72** (1.41-2.09)	**2.20** (1.79-2.68)	**2.63** (2.13-3.21)	**3.27** (2.60-4.11)	**3.80** (2.95-4.80)	**4.36** (3.29-5.58)	**4.96** (3.62-6.45)	**5.81** (4.10-7.66)	**6.48** (4.47-8.58)
6-hr	**1.76** (1.45-2.11)	**2.03** (1.68-2.44)	**2.55** (2.09-3.06)	**3.03** (2.48-3.65)	**3.78** (3.06-4.75)	**4.43** (3.49-5.57)	**5.13** (3.93-6.55)	**5.91** (4.37-7.65)	**7.03** (5.03-9.23)	**7.94** (5.52-10.4)
12-hr	**2.09** (1.74-2.48)	**2.35** (1.96-2.80)	**2.87** (2.39-3.41)	**3.37** (2.79-4.02)	**4.17** (3.42-5.19)	**4.87** (3.89-6.08)	**5.64** (4.38-7.15)	**6.51** (4.87-8.37)	**7.77** (5.62-10.1)	**8.82** (6.19-11.5)
24-hr	**2.39** (2.02-2.80)	**2.69** (2.28-3.17)	**3.28** (2.76-3.86)	**3.83** (3.21-4.52)	**4.70** (3.90-5.79)	**5.46** (4.41-6.74)	**6.30** (4.94-7.89)	**7.22** (5.46-9.19)	**8.56** (6.25-11.1)	**9.66** (6.85-12.5)
2-day	**2.66** (2.28-3.09)	**3.07** (2.63-3.58)	**3.82** (3.26-4.45)	**4.50** (3.82-5.25)	**5.52** (4.60-6.68)	**6.38** (5.20-7.76)	**7.31** (5.77-9.03)	**8.31** (6.33-10.4)	**9.74** (7.16-12.4)	**10.9** (7.79-13.9)
3-day	**2.92** (2.52-3.37)	**3.35** (2.89-3.87)	**4.13** (3.54-4.78)	**4.83** (4.13-5.61)	**5.90** (4.94-7.09)	**6.79** (5.56-8.20)	**7.75** (6.15-9.51)	**8.78** (6.73-11.0)	**10.3** (7.58-13.0)	**11.4** (8.23-14.6)
4-day	**3.15** (2.73-3.62)	**3.59** (3.11-4.13)	**4.38** (3.78-5.05)	**5.10** (4.38-5.89)	**6.18** (5.21-7.39)	**7.09** (5.84-8.53)	**8.07** (6.44-9.86)	**9.12** (7.02-11.3)	**10.6** (7.89-13.4)	**11.8** (8.55-15.0)
7-day	**3.71** (3.25-4.23)	**4.22** (3.69-4.81)	**5.10** (4.45-5.82)	**5.89** (5.11-6.74)	**7.05** (5.98-8.32)	**8.01** (6.64-9.52)	**9.02** (7.25-10.9)	**10.1** (7.83-12.4)	**11.6** (8.70-14.6)	**12.8** (9.35-16.2)
10-day	**4.22** (3.71-4.77)	**4.78** (4.21-5.42)	**5.75** (5.05-6.53)	**6.60** (5.76-7.51)	**7.82** (6.66-9.15)	**8.81** (7.34-10.4)	**9.85** (7.96-11.8)	**10.9** (8.52-13.4)	**12.5** (9.36-15.5)	**13.6** (9.99-17.1)
20-day	**5.76** (5.14-6.45)	**6.46** (5.76-7.24)	**7.62** (6.78-8.55)	**8.59** (7.60-9.67)	**9.94** (8.53-11.4)	**11.0** (9.24-12.8)	**12.0** (9.82-14.2)	**13.1** (10.3-15.8)	**14.6** (11.0-17.9)	**15.7** (11.6-19.5)
30-day	**7.12** (6.40-7.92)	**7.95** (7.14-8.85)	**9.28** (8.31-10.3)	**10.4** (9.23-11.6)	**11.8** (10.2-13.4)	**12.9** (10.9-14.9)	**14.0** (11.5-16.4)	**15.0** (11.9-18.0)	**16.4** (12.5-20.0)	**17.4** (13.0-21.6)
45-day	**8.92** (8.08-9.85)	**9.93** (8.99-11.0)	**11.5** (10.4-12.7)	**12.8** (11.4-14.2)	**14.4** (12.4-16.2)	**15.5** (13.2-17.7)	**16.6** (13.7-19.3)	**17.7** (14.0-20.9)	**18.9** (14.5-22.9)	**19.8** (14.8-24.4)
60-day	**10.5** (9.56-11.5)	**11.7** (10.6-12.8)	**13.5** (12.3-14.9)	**14.9** (13.5-16.5)	**16.7** (14.5-18.7)	**17.9** (15.3-20.3)	**19.1** (15.7-22.0)	**20.1** (16.0-23.6)	**21.3** (16.3-25.6)	**22.0** (16.6-27.0)

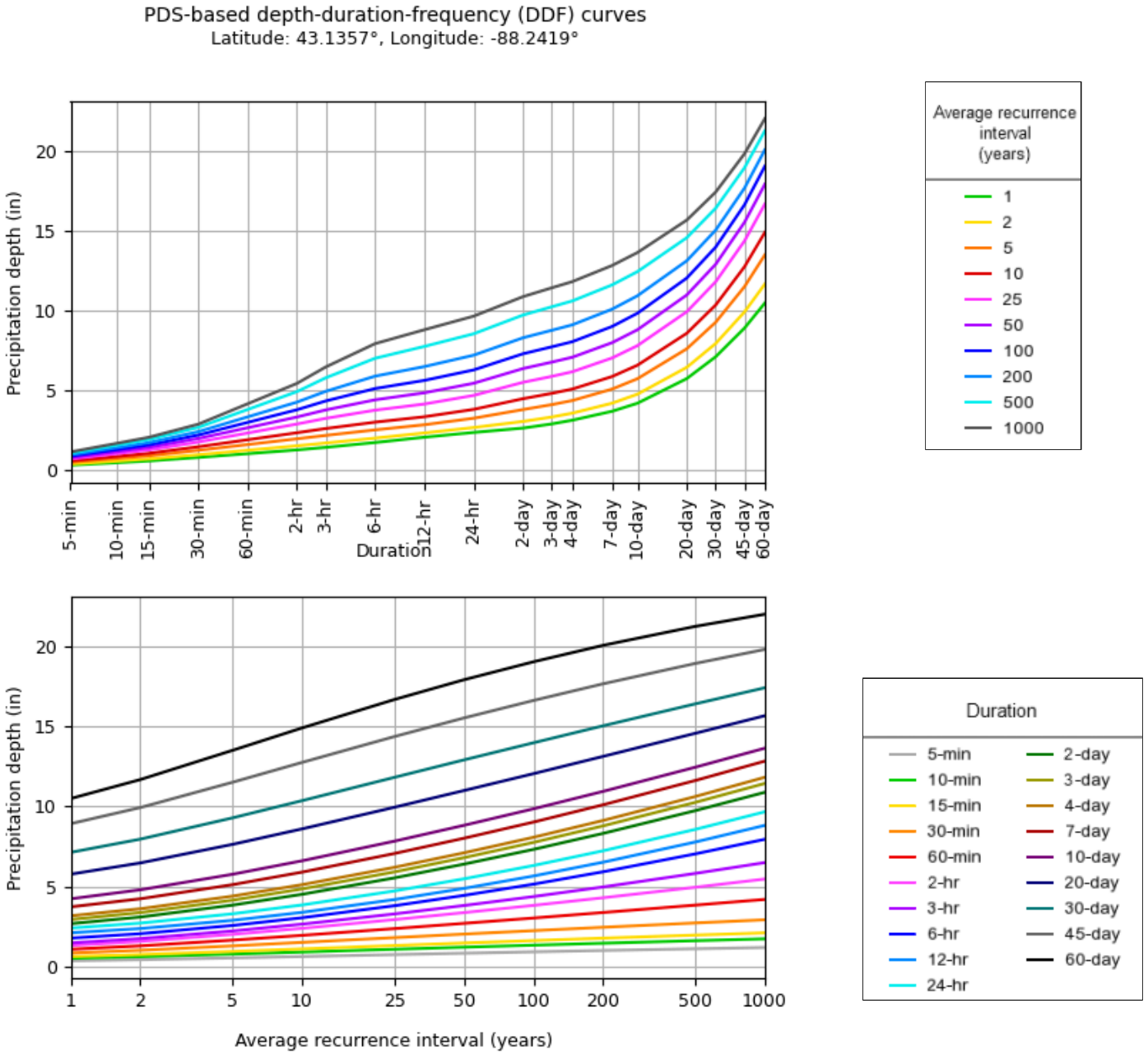
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical



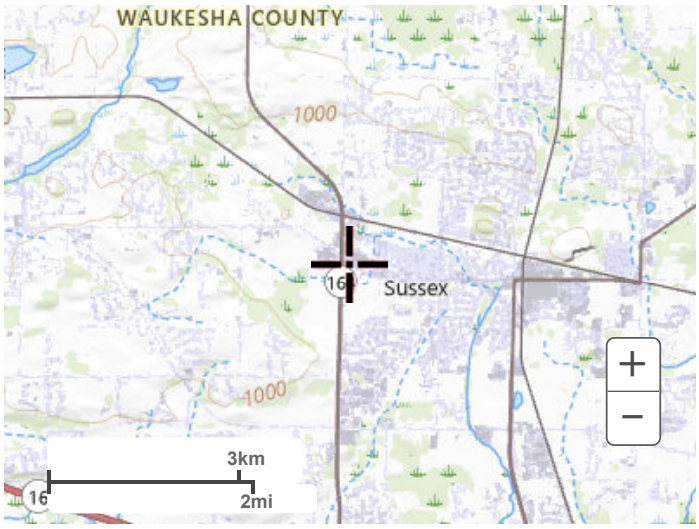
NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Tue Apr 29 19:38:44 2025

Back to Top

Maps & aerials

Small scale terrain



Large scale terrain

Large scale map

Large scale aerial

Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

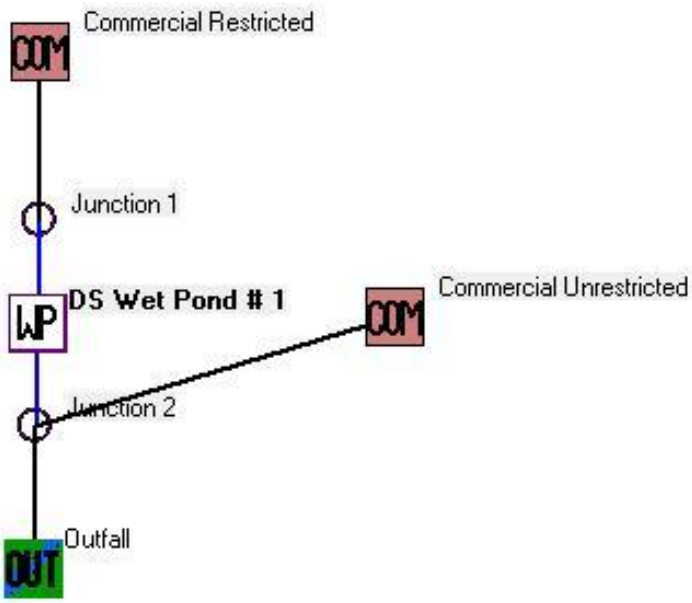
Disclaimer

Exhibit 10 – WinSLAMM Calculation Summary

Culver's - WinSlamm Calculations

Sussex, WI
Prepared on: April 19, 2025

Post-Development Routing Diagram



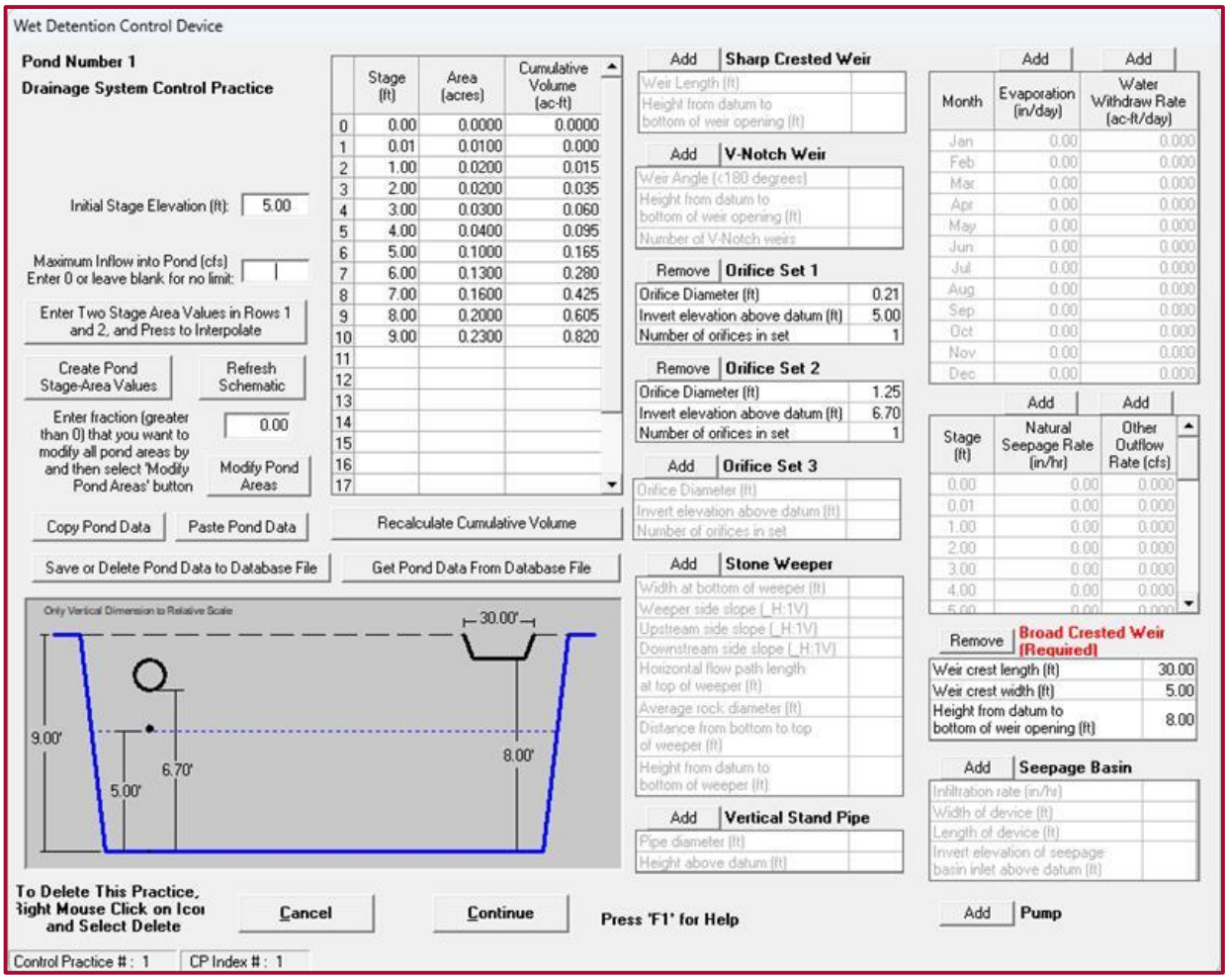
Commercial Land Use – Restricted (2.20-acres)

Land Use:					
Commercial Restricted					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.110			
	Parking	1.610			
	Driveways/Sidewalks	0.000			
	Streets	0.000			
	Landscaped Areas	0.380			
	Other Areas	0.100			

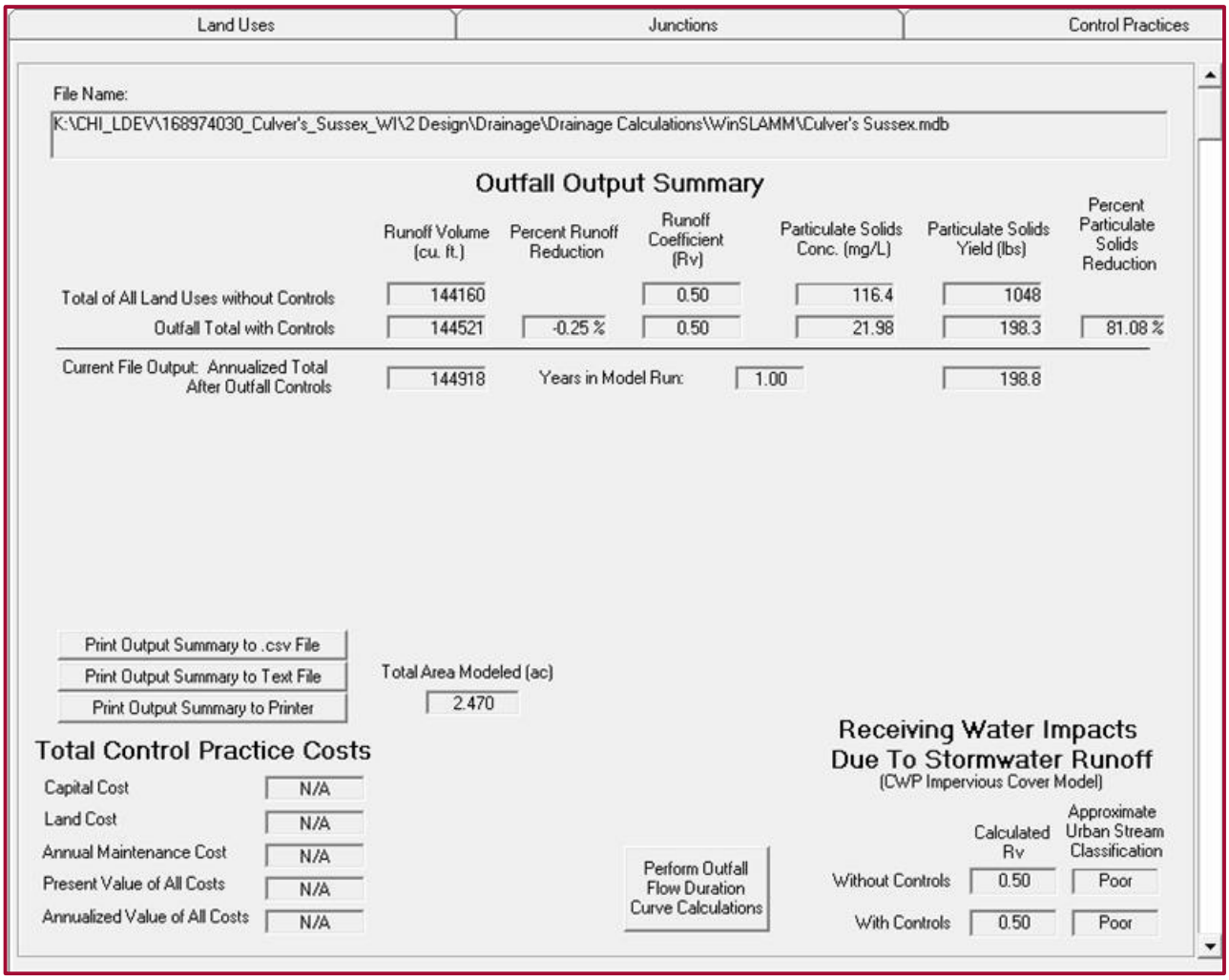
Commercial Land Use – Unrestricted (0.27-acres)

Land Use:					
Commercial Unrestricted					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.000			
	Parking	0.000			
	Driveways/Sidewalks	0.000			
	Streets	0.000			
	Landscaped Areas	0.270			
	Other Areas	0.000			

DS Biofilter #1 – *Design Summary*



WinSlamm Output Summary



Land Uses | Junctions | Control Practices

File Name:
K:\CHI_LDEV\168974030_Culver's_Sussex_WI\2 Design\Drainage\Drainage Calculations\WinSLAMM\Culver's Sussex.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	144160		0.50	116.4	1048	
Outfall Total with Controls	144521	-0.25 %	0.50	21.98	198.3	81.08 %
Current File Output: Annualized Total After Outfall Controls	144918	Years in Model Run:	1.00		198.8	

Print Output Summary to .csv File
Print Output Summary to Text File
Print Output Summary to Printer

Total Area Modeled (ac): 2.470

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall Flow Duration Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff
(CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.50	Poor
With Controls	0.50	Poor

UTILITY LEGEND

EX. WATER LINE	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
EX. SANITARY SEWER LINE	
EX. SANITARY SEWER MANHOLE	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
EX. STORM DRAIN LINE	
EX. STORM MANHOLE	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
EX. STORM STRUCTURE/INLET	
EX. FLARED END SECTION	PROPOSED FLARED END SECTION
EX. GAS LINE	PROPOSED SANITARY SEWER LINE
EX. GAS METER	PROPOSED SANITARY MANHOLE
EX. UNDERGROUND ELECTRIC LINE	PROPOSED STORM/SANITARY CLEANOUT
EX. UNDERGROUND FIBER OPTIC LINE	PROPOSED WATER LINE
EX. LIGHT POLE	PROPOSED VALVE BOX
PROPOSED UNDERGROUND ELECTRIC LINE	PROPOSED LIGHT POLE
GAS LINE (BY GAS COMPANY)	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
PROPOSED PHONE LINE	
PROPOSED STORM SEWER LINE	RIP RAP (SEE DETAILS)

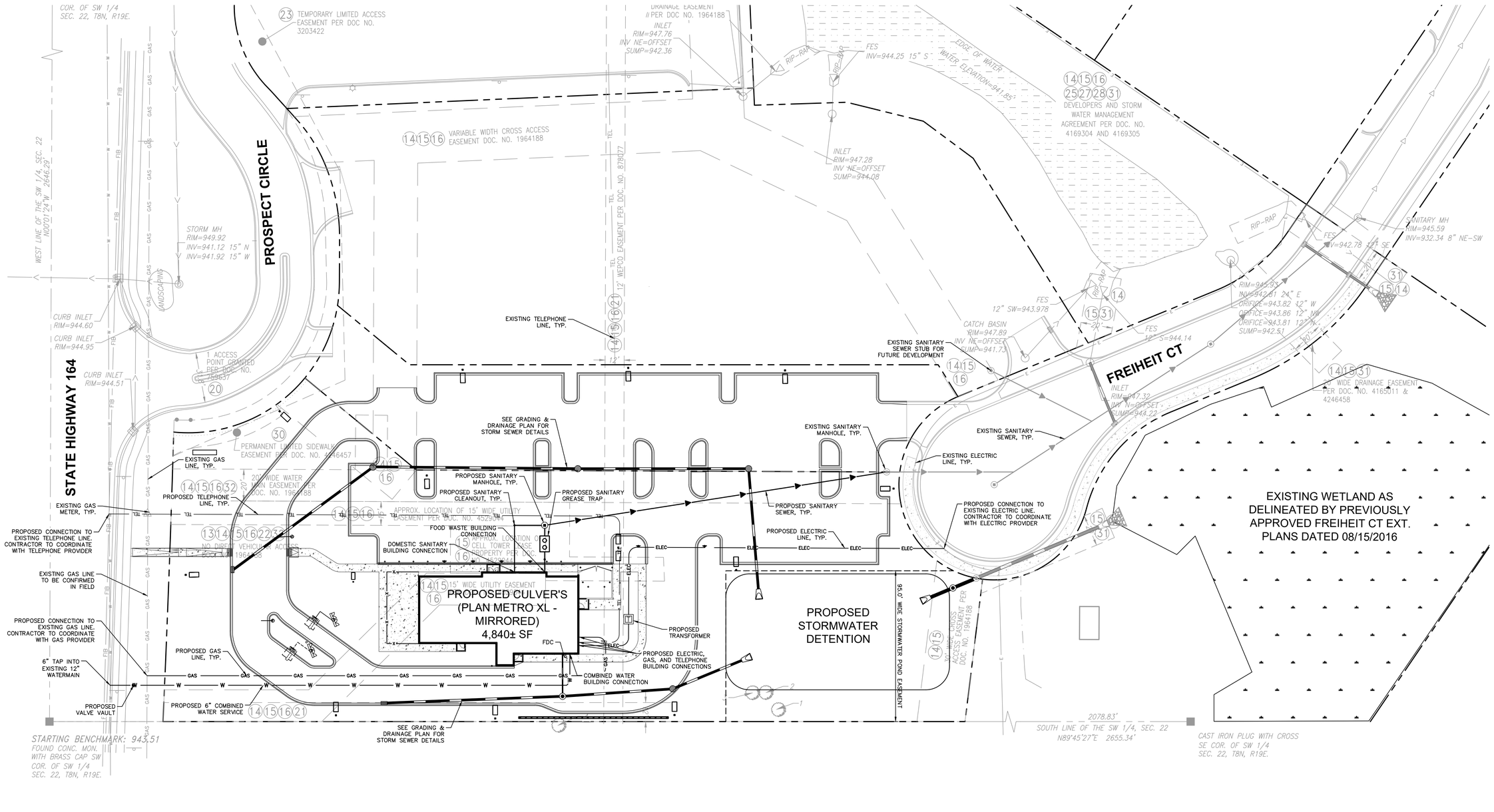
UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE VILLAGE OF SUSSEX SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

DIGGERS HOTLINE®
(800) 242-8511



No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM
	VILLAGE COMMENTS	5/9/25	JPM

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

Culver's®

UTILITY PLAN

CULVER'S

W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
C5.0

Drawing name: K:\DFW_LDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\C5.0 - UTILITY PLAN.dwg C5.0 Jun 04, 2025 3:35pm by AnthonyGrazioso
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Agent Visible

PLANT SCHEDULE

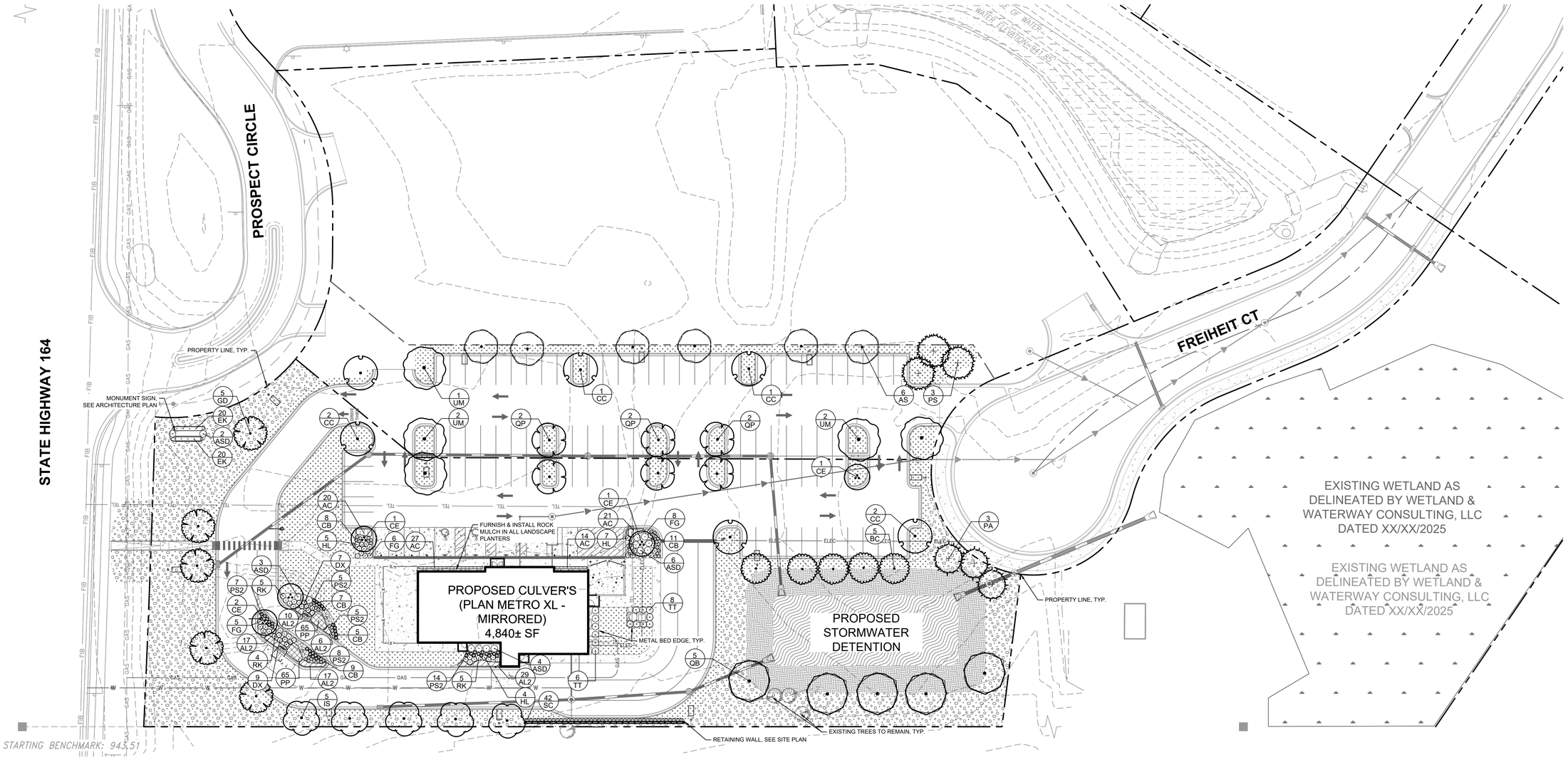
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE
TREES					
	AS	6	ACER SACCHARUM / SUGAR MAPLE	B & B	2.5" DBH MIN.
	BC	5	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5" CAL. MIN.
	CC	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" DBH MIN.
	CE	5	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	6' HT. MIN.
	GD	5	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL. MIN.
	IS	5	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" DBH MIN.
	QB	5	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" DBH MIN.
	QP	6	QUERCUS PALUSTRIS / PIN OAK	B & B	2.5" CAL. MIN.
	UM	5	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	2.5" DBH MIN.
EVERGREEN TREES					
	PA	3	PICEA ABIES / NORWAY SPRUCE	B & B	6' HT. MIN.
	PS	3	PINUS STROBUS / WHITE PINE	B & B	6' HT. MIN.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	INSTALL SIZE
SHRUBS						
	ASD	15	CORNUS SANGUINEA 'CATO' / ARCTIC SUN DOGWOOD	-	SEE PLAN	18" HT. MIN.
	DX	16	DIERVILLA X 'SMNDSS' / KODIAK® FRESH™ DIERVILLA	-	SEE PLAN	12" HT MIN
	FG	19	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	18" HT MIN
	HL	16	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA	-	SEE PLAN	18" HT. MIN.
	RK	14	RHODODENDRON X 'KARENS' / KARENS AZALEA	-	SEE PLAN	18" HT MIN
	TT	14	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	-	SEE PLAN	24" HT MIN
GRASSES						
	CB	40	CAREX BLANDA / WOODLAND SEDGE	1 GAL	SEE PLAN	
	PS2	39	PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS	1 GAL	SEE PLAN	18" HT MIN
	SC	42	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM	1 GAL	SEE PLAN	18" HT MIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	MATURE HT.
PERENNIALS						
	AC	82	ALLIUM CERNUUM / NODDING ONION	1 GAL	16" O.C.	12" HT. MIN.
	AL2	79	ASTER LATERIFLORUS / CALICO ASTER	1 GAL	18" O.C.	
	EK	40	ECHINACEA PURPUREA 'KIM'S KNEE HIGH' TM / PURPLE CONEFLOWER	1 GAL	18" OC	
	PP	130	PHLOX PILOSA / DOWNY PHLOX	1 GAL	12" O.C.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	BB	4,452 SF	/ BASIN BOTTOM PLUG MIX
	BIO	5,929 SF	AGRECOL STORMWATER/BIOINFILTRATION SEED MIX* / *OR APPROVED EQUAL
	R	180 SF	/ 2''-3'' RIVER ROCK MULCH
	TD	12,711 SF	- - - / TURF SOD
	TS	86,676 SF	- - / TURF SEED

SEE SHEET L2.0 FOR PLUG MIX COMPOSITION AND APPLICATION DETAIL



DIGGERS HOTLINE®
(800) 242-8511

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM
	VILLAGE COMMENTS	5/9/25	JPM

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-862-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: JGC

NOT FOR CONSTRUCTION

Culver's®

LANDSCAPE PLAN

CULVER'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
L1.0

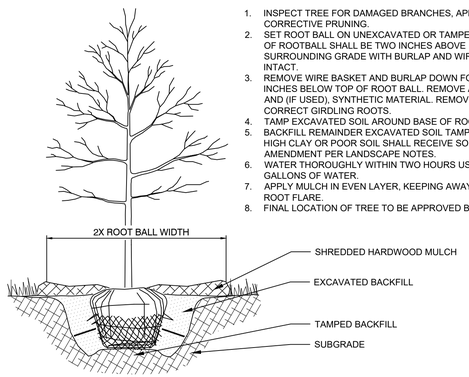
Drawing name: K:\OH_LDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\L1.0 – LANDSCAPE PLAN.dwg L1.0 Jun 04, 2025 4:08pm by: Anthony.Graziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Agent

Drawing name: K:\CHI_LDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\L1.0 – LANDSCAPE PLAN.dwg L2.0 Jun 04, 2025 4:08pm by: AnthonyGraziano
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

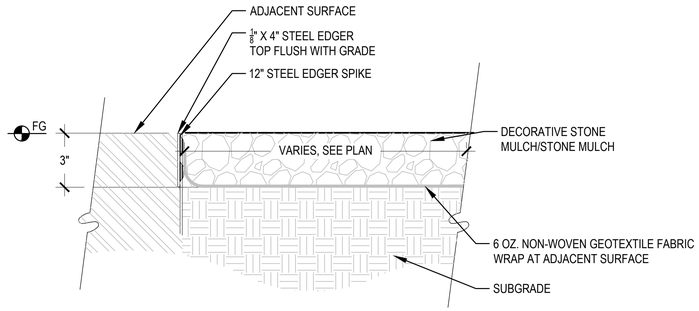
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



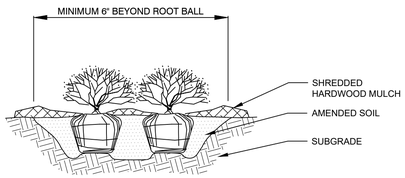
1 TREE PLANTING

NTS



2 STONE MULCH

3" = 1'-0"

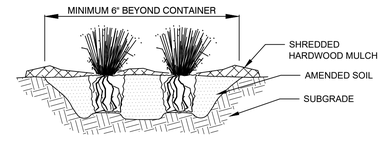


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

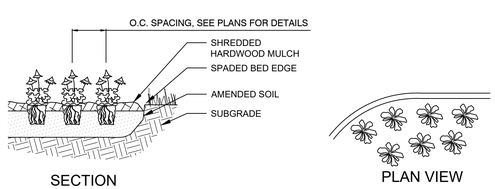
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 ORNAMENTAL GRASS PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

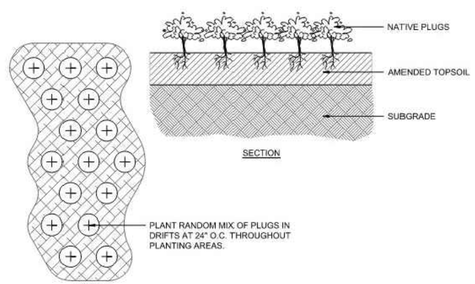


5 PERENNIAL PLANTING

NTS

STORMWATER DETENTION PLUG MIX

BOTANICAL NAME	COMMON NAME	SIZE	% OF TOTAL	SPACING OC
Carex stipata	Fox sedge	2.5" pot	20%	24"
Asclepias incarnata	Swamp Milkweed	2.5" pot	20%	24"
Eutrochium purpureum	Purple Joe Pye Weed	2.5" pot	20%	24"
Iris virginica var. shrevei	Blue Flag Iris	2.5" pot	20%	24"
Lobelia siphilitica	Blue Cardinal Flower	2.5" pot	20%	24"



6 PLUG PLANTING

N.T.S.

DIGGERS HOTLINE®
(800) 242-8511

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

6 LANDSCAPE NOTES

NTS

No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM
	VILLAGE COMMENTS	5/9/25	JPM

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312.262.9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: JGC

NOT FOR CONSTRUCTION

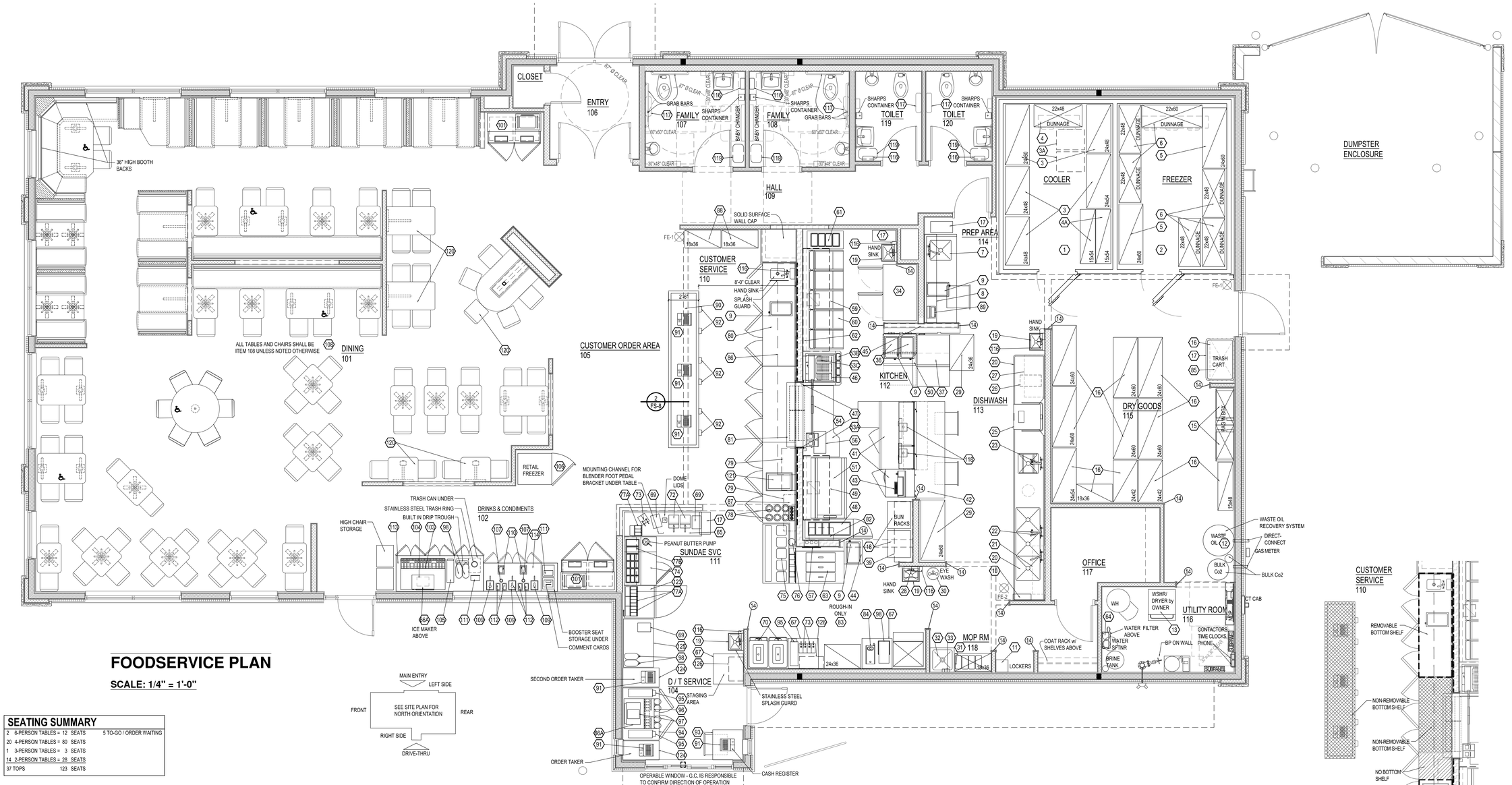
Culver's®

LANDSCAPE NOTES & DETAILS

CULVER'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
L2.0

Agenda



FOODSERVICE PLAN

SCALE: 1/4" = 1'-0"

SEATING SUMMARY

2	6-PERSON TABLES =	12 SEATS	5 TO-GO / ORDER WAITING
20	4-PERSON TABLES =	80 SEATS	
1	3-PERSON TABLES =	3 SEATS	
14	2-PERSON TABLES =	28 SEATS	
37	TOPS	123 SEATS	

OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED

ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
1	WALK IN COOLER (BOX, LINE SETS, & COIL DRAIN PIPES)	46	HEATED FRY BIN	81	HEATED PASS-THRU UNIT
2	WALK IN FREEZER (BOX, LINE SETS, & COIL DRAIN PIPES)	47	FRONT PASS-THRU STAINLESS STEEL CHANNEL TRIM	82	TOOL SHELF
3	WALK-IN COOLER RACKS	48	REFRIGERATED MEAT CART	83	REACH IN REFRIGERATOR - ROUGH-IN ONLY
3A	THAWING RACKS	50	MOBILE WORKTABLE	88	DELIVERY SHELVING
4	WALK-IN COOLER DUNNAGE RACKS	51	GRILL AND STAND	90	FRONT SERVICE COUNTER
4A	MOBILE CUSTARD MIX RACKS	52	TRANSFER STATION - ROUGH-IN ONLY	92	CUP DISPENSERS
5	WALK-IN FREEZER SHELVING	53A	SANDWICH WRAP STATION LEFT	93	STAINLESS STEEL DRIVE-THRU COUNTER
6	WALK-IN FREEZER DUNNAGE RACKS	53B	SANDWICH WRAP STATION RIGHT	94	STAINLESS STEEL DRIVE-THRU COUNTER
7	WORKTABLE / SINK	53C	WALL SHELF	95	CUP DISPENSERS
8	WALL SHELF	54	ORDER BARS	100	DISPLAY CABINET - NOT INCLUDED
11	LOCKERS	57	STAINLESS STEEL REFRIGERATION CHASE COVER	101	TRAY / TRASH / RECYCLE CABINETS
14	STAINLESS STEEL WALL CORNER GUARDS, SHOWN: (14)	58	FRY STATION HEAT LAMP - ROUGH-IN ONLY	102	TRAY / TRASH CABINET - NOT INCLUDED
16	WIRE SHELVING	60	FRYERS	106	RETAIL FREEZER
20	DISHTABLES AND UTENSIL SINKS	61	CUSTOM FISH REFRIGERATOR	107	CONDIMENT CUP DISPENSERS
21	WALL SHELF	62	OPEN NUMBER	108	TABLES / CHAIRS / BOOTHS
24	OPEN NUMBER	65	MOBILE STAINLESS STEEL WORKTABLE	109	CONDIMENT DISPENSERS
27	SLANTING WALL SHELF	66	ICE MACHINE WITH BIN	110	NAPKIN DISPENSERS
29	CLEAN PAN SHELVING	66A	REMOTE ICE MAKER	113	BEVERAGE COUNTER
31	JANITOR'S SHELVING	67	WORK TABLE	114	CONDIMENT COUNTER
34	REACH-IN FREEZER	68	OPEN NUMBER	115	OPEN NUMBER
35	NOT USED	71	OPEN NUMBER	119	WASTE RECEPTACLES
37	REFRIGERATED DRAWER BASE	74	REFRIGERATED TOPPING TABLE	120	HIGH TOP TABLES AND CHAIRS
38	DUAL FRY DISPENSER - NOT INCLUDED	75	CUSTARD DIPPING CABINET	121	DROP IN CUSTARD COLD PAN
39	WALL MOUNTED BREAD SHELF	76	CAKE CONE DISPENSER	123	WORKTOP REFRIGERATOR
40	OPEN NUMBER	77A	SUNDAE TOPPING DISPENSER	124	WORKTABLES
41	REFRIGERATED WORKTABLES	77B	SUNDAE TOPPING WALL SHELF	125	OPEN NUMBER
42	MOBILE WORKTABLE / OVERSHELF	78	DISH / CUP DISPENSERS	126	SLANTING WALL SHELF
44	GRILL SIDE WARMER CART	79	WALL SHELVES	127	MOBILE WORKTABLE
45	STAINLESS STEEL WALLCAP / ELEC CHASE COVER	80	REFRIGERATED S/S BACKCOUNTER	505	REFRIGERATION LINE SETS (SEE H6 / A105)

OWNER FURNISHED, VENDOR INSTALLED

ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
9	COOKER / WARMERS	98	ICED TEA BREWER / DISPENSER
12	WASTE OIL RECOVERY SYSTEM	103	ICE AND SODA DISPENSER
15	BAG-IN-BOX SYSTEM	104	CARBONATOR
17	TRASH CANS / CART	105	SELF SERVICE LID DISPENSER
18	BUN RACKS	111	STRAW DISPENSERS
33	CHEMICAL DISPENSING SYSTEM	112	CONDIMENT PANS
36	MICROWAVE OVEN	116	MONITOR BRACKETS
43	BUN TOASTER		
55	OPEN NUMBER		
56	HEATED BUN WARMER		NOTE: G.G. TO COORDINATE SOME ITEMS PLACED BY OWNER & NOT BY VENDOR - CONFIRM
63	TRIPLE CUSTARD MACHINE		
69	ASTRO BLENDERS		
70	MILKSHAKE MACHINE		
72	HEATED SYRUP DISPENSERS		
73	LIQUID TOPPING DISPENSERS		
84	COFFEE MAKER		
85	POWER WASHER - NOT INCLUDED		
86	MENU BOARD / SIGNAGE PACKAGE		
87	WAFFLE CONE DISPENSER		
89	FOOD LABEL MARKER		
91	CASH REGISTER / POS SYSTEM		
96	ICE AND SODA DISPENSER		
97	CARBONATOR		

CONTRACTOR FURNISHED, CONTRACTOR INSTALLED

ITEM	EQUIPMENT SCHEDULE
25A	DISHWASHER CONDENSATE HOOD - NOT INCLUDED
28	FIRE SUPPRESSION SYSTEMS
32	MOP SINK
49	EXHAUST HOOD - GRIDDLE
59	EXHAUST HOOD - FRYERS

NOTE: SOME ITEMS INSTALLED BY OTHERS REQUIRE ROUGH-IN AND/OR WIRING BY CONTRACTOR AS NOTED IN PLUMBING AND ELECTRICAL SCHEDULES.

OWNER FURNISHED, CONTRACTOR INSTALLED

ITEM	EQUIPMENT SCHEDULE
10	KETCHUP VOL PAK DISPENSER
13	WASHER / DRYER
19	HAND SINK
22	PRE-RINSE SPRAY ASSEMBLY
23	PRE-RINSE SPRAY ASSEMBLY
25	DISHWASHER
26	BOOSTER HEATER
30	EYE WASH STATION (CONTRACTOR TO PROVIDE MIXING VALVE PER PLUMBING SCHEDULE)
64	WATER FILTER
116	HAND TOWEL DISPENSERS
117	TOILET PAPER DISPENSERS
300	TRIM PACKAGE (SEE H2 / A103)
	FOOD SERVICE EQUIP, COUNTER BASES (SEE FINISH PLAN)
	SHARPS CONTAINERS
	AED OPTIONAL - CONFIRM WITH OWNER
	MOP HANGER
	ARTWORK (SEE SHEET A103.1)

C3 CABINET BASE DETAIL

SCALE : 1/4" = 1'-0"

FOOD SERVICE EQUIPMENT AND RELATED ITEMS IDENTIFIED ON THIS SHEET ARE SELECTED AND SPECIFIED BY CULVER FRANCHISING SYSTEM, LLC. THE ARCHITECT REPRESENTS SAID ITEMS FOR COORDINATION OF DESIGN, BUT IS NOT RESPONSIBLE FOR SPECIFICATIONS

© 2025

NEW CULVER'S RESTAURANT
W249N6438 Highway 164
Sussex, WI 53089
County of WAUKESHA

Culver's
Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER:
S&L Properties Sussex LLC
2651 Kirking Court
Portage, WI 53901
Jeff Liegel, Realty Manager / Member
608-742-2883

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone
© OAA - All rights reserved; any copying, transmittal or disclosure subject to OAA written approval.

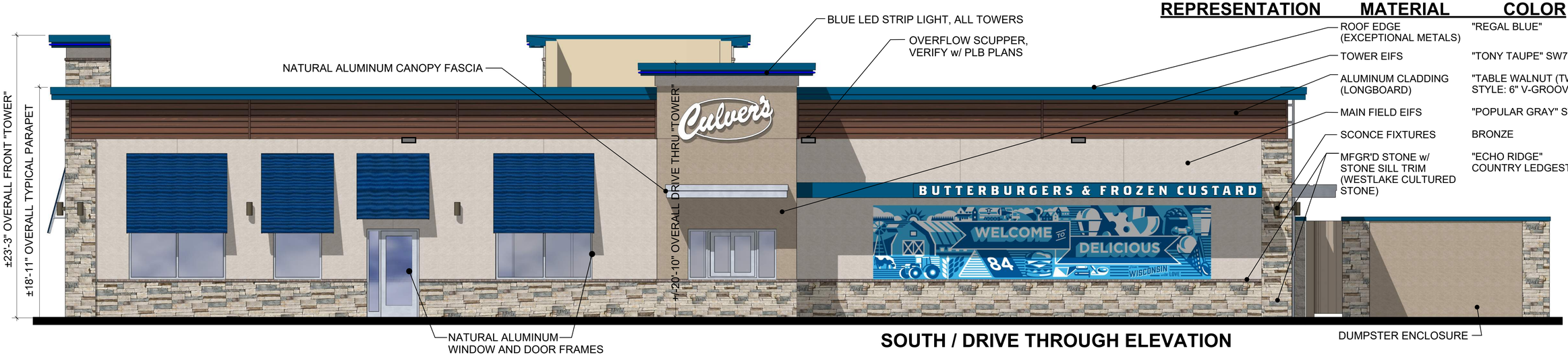
FOOD SERVICE PLAN

Date: 04-29-2025
Revision:

2025-065

FS-1

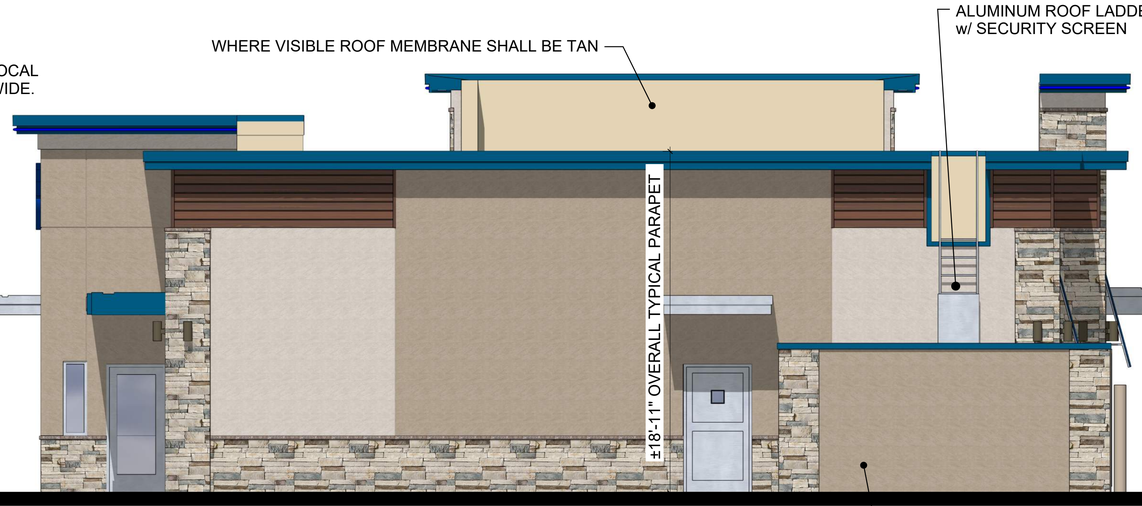
Agenda



SOUTH / DRIVE THROUGH ELEVATION

REPRESENTATION	MATERIAL	COLOR
ROOF EDGE (EXCEPTIONAL METALS)		"REGAL BLUE"
TOWER EIFS		"TONY TAUPE" SW7038
ALUMINUM CLADDING (LONGBOARD)		"TABLE WALNUT (TWL)" STYLE: 6" V-GROOVE
MAIN FIELD EIFS		"POPULAR GRAY" SW6071
SCONCE FIXTURES		BRONZE
MFGR'D STONE w/ STONE SILL TRIM (WESTLAKE CULTURED STONE)		"ECHO RIDGE" COUNTRY LEDGESTONE

WEST / FRONT ELEVATION



EAST / REAR ELEVATION

NORTH / MAIN ENTRY ELEVATION

©2025

NEW CULVER'S RESTAURANT
W249N6438 Highway 164
Sussex, WI 53089
County of WAUKESHA

Culver's
Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

2D ELEVATIONS

NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

Date: 04-29-2025
Revision:

2025-065

A1

Agenda

REAR LEFT VIEW (NEC)

REAR RIGHT VIEW (SEC)

FRONT RIGHT VIEW (SWC)

FRONT LEFT VIEW (NWC)

LEFT PERSPECTIVE (NORTH VIEW)

RIGHT PERSPECTIVE (SOUTH VIEW)

©2025

NEW CULVER'S RESTAURANT
W249N6438 Highway 164
Sussex, WI 53089
County of WAUKESHA

Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

3D IMAGES

NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

Date: 04-29-2025

Revision:

2025-065

A2

Agenda

SIGN PACKAGE PROPOSAL

NEW BUILD

PRESENTED TO:

Culver's
W249N6438 HWY 164
SUSSEX, WI 53089

DATE PREPARED:

4/8/25 - Preliminary

SPRINGFIELDSIGN
www.springfieldsign.com

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

Agenda

BB-1 BUTTERBURGER PANEL

SUSSEX, WI

ButterBurger Outdoor Panel Wall Sign

NOT FOR PRELIMINARY CONSTRUCTION

BB-1

All aluminum 0.080" thick panel - backside is blank (white)

Baked on aluminum white enamel finish

Digital print overlay with overlaminate

Rounded corners are to be 1.25" radius

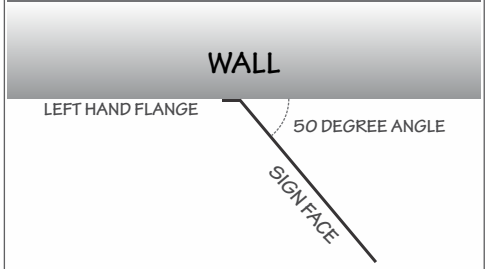
Sign is to be mounted at 50 degree angle (set by flange)

* Determined by physical address numbers

SCALE: 1-1/2" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

TYPICAL INSTALLATION - TOP VIEW



SCALE: N.T.S

HOLE PATTERN

HOLES ARE .250" DIAMETER
.737" IN FROM SIDE & 1.488" IN FROM TOP & BOTTOM
TAB IS TO BE BENT 50 DEGREES UP AT LINE

NOTES

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

DATE CREATED / REVISION HISTORY

4/8/25 - NEW	

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC

ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

ELEVATION WALL SIGNS

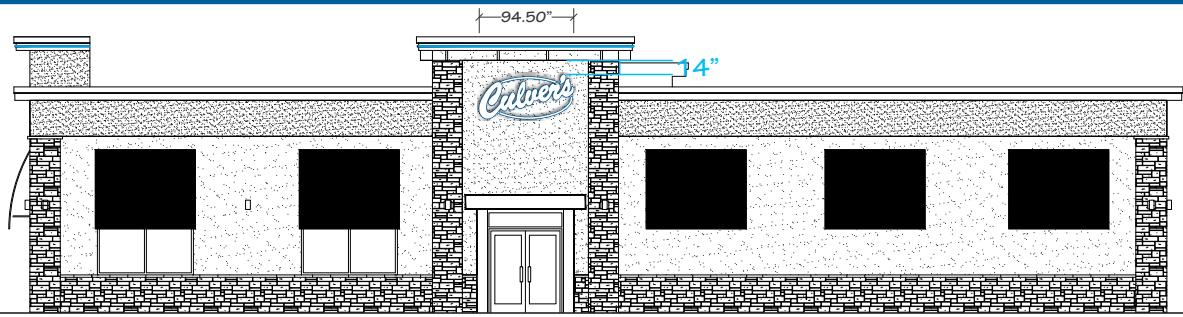
SUSSEX, WI

SL-45 & SL-30 Illuminated White Script Channel Letters

SL-SERIES

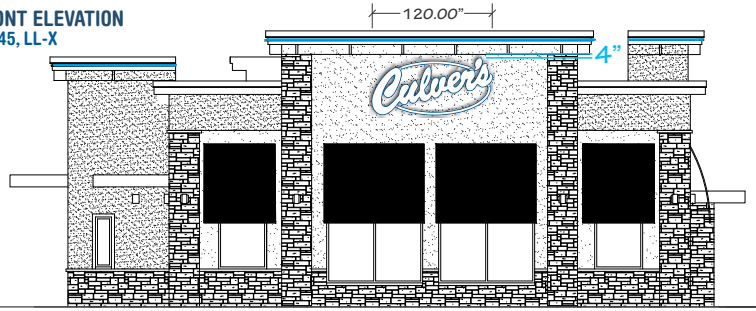
- Channel letter construction
- One piece (saddle capped sections)
- LED internal illumination
- Typical application for new construction
- Embedded power supplies
- UL marked product
- No install pattern needed, level line scribed in back of sign

MAIN ELEVATION
SL-30, LL-X

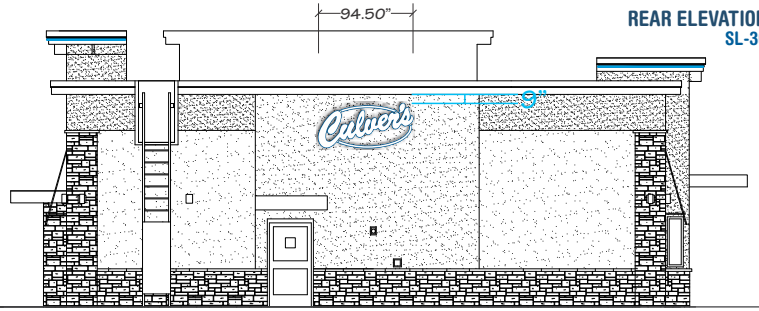


NOT FOR PRELIMINARY CONSTRUCTION

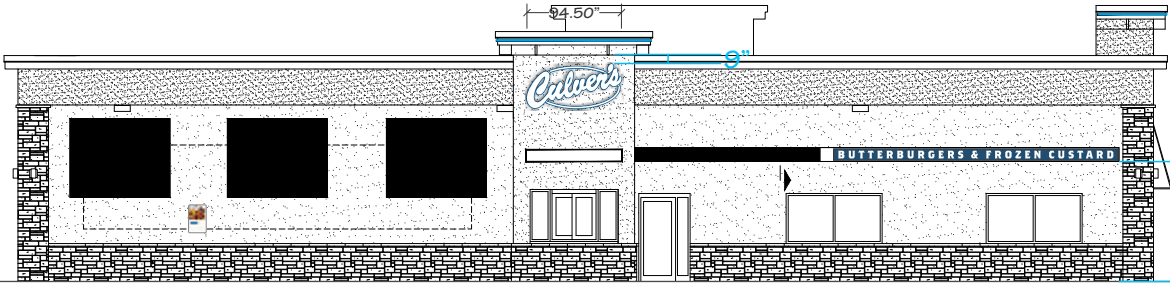
FRONT ELEVATION
SL-45, LL-X



REAR ELEVATION
SL-30



DRIVE THRU ELEVATION
SL-30, LL-X, BB-1



SCALE: 1/16" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN SQUARE FOOTAGE

MAIN ELEVATION:	QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
FRONT ELEVATION:	QTY-1 SL-45 (56.00" X 120.00") = 46.67 SF
REAR ELEVATION:	QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
DRIVE THRU ELEVATION:	QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
	QTY-1 BB-1 (17.67" X 27.88") = 3.42 SF
	QTY-1 SPT-1(11.50" X 284.76") = 22.74 SF

NOTES

LL-X LED accent strip lighting typical placements:
MAIN: (2) places - FRONT: (3) Places - REAR: 2,
DRIVE THRU: (2) places
BB-1 typical Drive-Thru placement: DRIVE THRU

MFG: T.B.D.
STYLE: T.B.D.
COLOR: T.B.D.

MFG: T.B.D.
STYLE: T.B.D.
COLOR: T.B.D.

DATE CREATED / REVISION HISTORY

4/8/25 - NEW

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

PLAN METRO L-2020 PROTOTYPE DRAWINGS SHOWN
ACTUAL ARCHITECTURAL DRAWINGS PENDING

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC
ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

ME-50 MONUMENT WITH EMC

SUSSEX, WI

ME-50-L-90X240-10-RGB

ME-50

Culver's sign cabinet of aluminum construction and internally illuminated with LED's

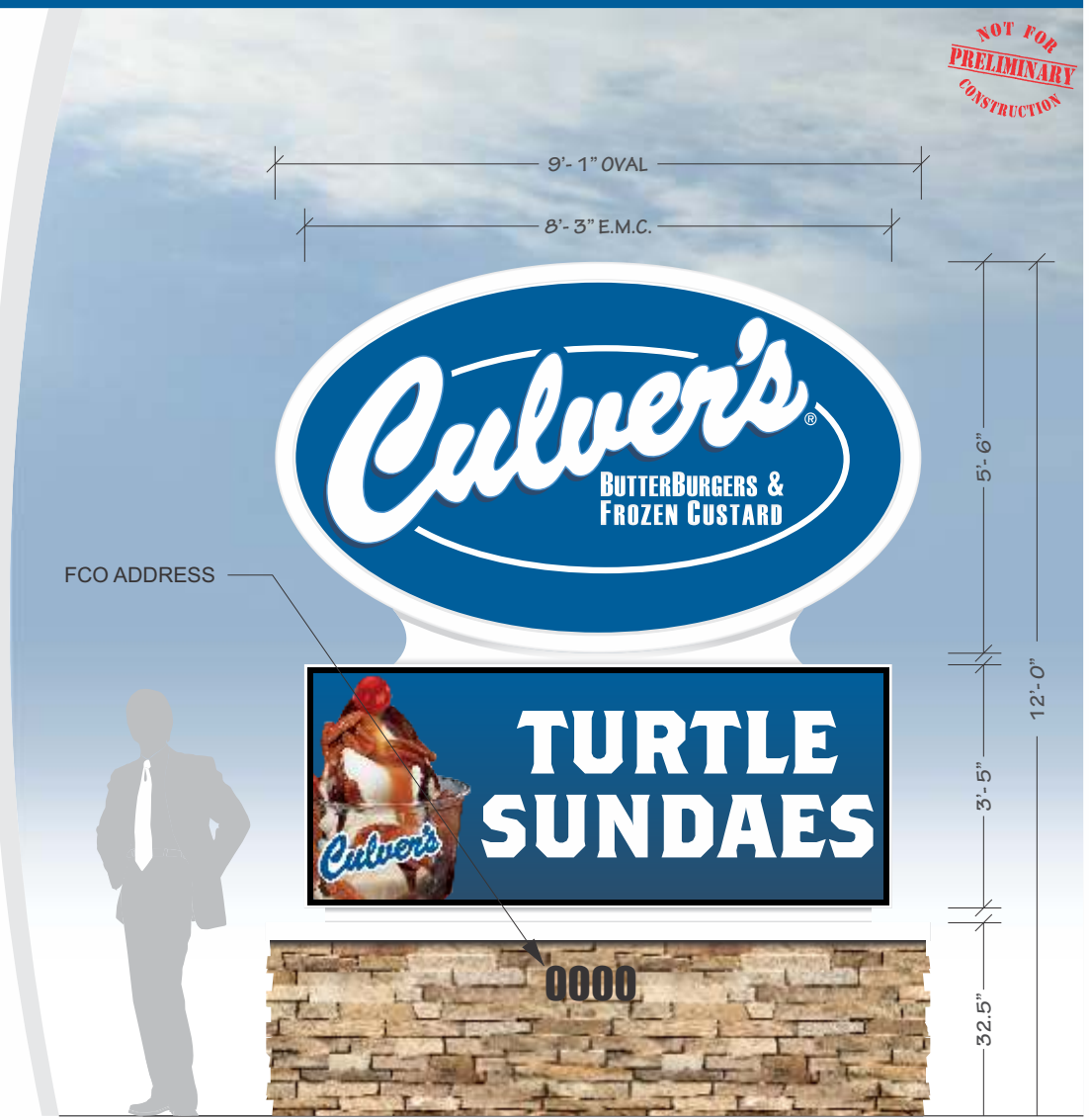
Thermoformed polycarbonate faces, embossed Culver's, 3M[1] HP vinyl decoration

Watchfire 90x240 RGB full color 10mm Electronic Message Center (EMC) with RF wireless communication

Amber EMC option available

Broadband communication option available

UL marked product



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

EMC CHART - KNOWN RESTRICTIONS

COLOR: Y☑ N☐ STATIC: Y☑ N☐ VIDEO: Y☐ N☒
ANIMATION: Y☐ N☒ MOVEMENT: Y☐ N☒

HOLD TIME (IF STATIC): ? Sec/Min
TRANSITION TYPE: Transition if applicable
DAYTIME BRIGHTNESS: Brightness if applicable
NIGHTTIME BRIGHTNESS: Brightness if applicable

ADDITIONAL RESTRICTIONS:

The Plan Commission must find the following for a permit to be issued:
a. The message sign is part of a ground or monument sign. Electronic Message Signs that are time and temperature devices only may be allowed as a wall sign, or projecting sign, although no time and temperature device shall be located closer than 750 feet from another time and temperature device.
b. The sign will not interfere with the visibility of any traffic signal.
c. The character and design of the sign is compatible with the general area and building, and that the impact of such a sign will not visually impact any nearby residential areas.
d. Multi-tenant buildings shall coordinate such that only one electronic message sign shall be allowed for the Development

SIGN CODES

Max Height: 15'
Max Square Footage: 75 SF

NOTES

Square Footage:
MATHEMATICAL METHOD:
OVAL (39.24 SF) + EMC (15 SF) = 54.24 SF

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

DATE CREATED / REVISION HISTORY

4/8/25 - NEW

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

AD-1 ADDRESS NUMBERS

SUSSEX, WI

Routed Address Numbers

NOT FOR PRELIMINARY CONSTRUCTION

AD-1

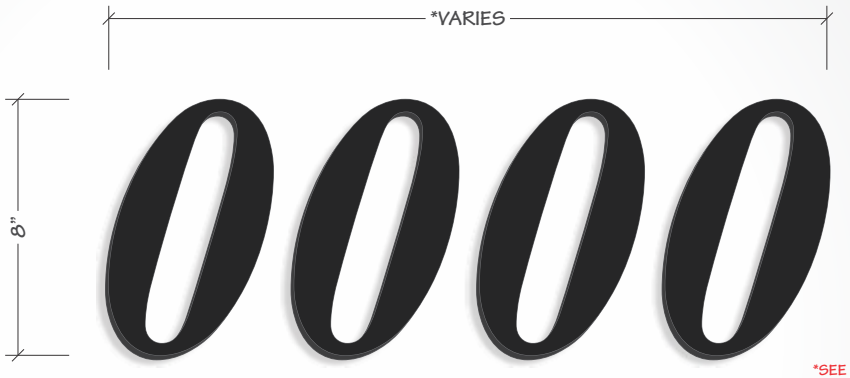
Address letters as required for building occupancy

Size & quantity may vary

Stud/adhesive mounting

1/2" thick, black XPVC

NOTE: Address to be verified with G.C. prior to mfg.



* Determined by physical address numbers

SCALE: 1" = 6'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

TYPICAL INSTALLATION

*SEE NOTE

SCALE: 1/8" = 1'

NOTES

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

DATE CREATED / REVISION HISTORY	
4/8/25 - NEW	

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

DIR DIRECTIONAL SIGNS

SUSSEX, WI

Illuminated Directional Signs

DIR

- All aluminum construction
- LED internal illumination
- Totally self contained lighting
- Polycarbonate thermoformed faces
- Face removal for service
- Site plans show placement & field orientation
- UL marked product

DIRECTIONAL SIGN 1

DIR-D10-D12

NOT FOR PRELIMINARY CONSTRUCTION

SIDE: A SIDE: B

DIRECTIONAL SIGN 2

DIR-#-#

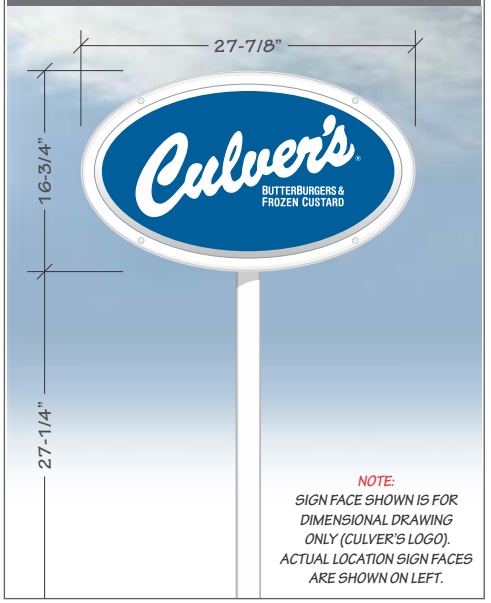
DIRECTIONAL SIGN 3

DIR-#-#

SCALE: 3/4" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN CONCEPTUAL



NOTES

SQUARE FOOTAGE CALCULATIONS:
MATHEMATICAL: 2.55 SF
RECTANGULAR: 3.24 SF

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

DATE CREATED / REVISION HISTORY

4/8/25 - NEW	

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

DTC-2 DRIVE-THRU CANOPY

SUSSEX, WI

Drive-Thru Canopy For Order Confirmation System (OCS)

DTC-2

All aluminum construction

Rated for 160 mph winds (3 second burst) & heavy northern states snow loads

Order Confirmation System (OCS) by others

Rear panel (door) access - lockable

Provides protection from rain for DT customer

Houses OCS, speaker & microphone

QTY: 2

Culver's

SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

DATE CREATED / REVISION HISTORY			
4/8/25 - NEW			

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

FCO-3 INTERIOR SIGN

SUSSEX, WI

FCO Interior Sign with City & State

FCO-3

0.25" painted aluminum plate

Routed to shape

Pin mounted for rough surface application

VHB tape for smooth wall application

Mounting pattern with fastener instructions

NOT FOR PRELIMINARY CONSTRUCTION

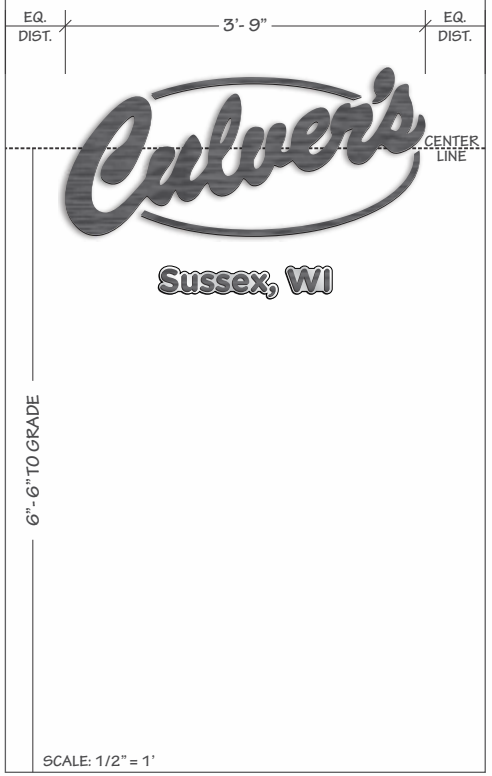
0.25" PAINTED ALUMINUM PLATE

0.25" PAINTED ALUMINUM PLATE

SCALE: 1" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN PLACEMENT



SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

DATE CREATED / REVISION HISTORY	
4/8/25 - NEW	

© 2021 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC

ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

MAX-1 MAXIMUM OCCUPANCY SIGN

SUSSEX, WI

Interior Maximum Occupancy Sign

NOT FOR PRELIMINARY CONSTRUCTION

MAX-1

3/16" White acrylic substrate

Direct to surface printing

3M[1] VHB peel & stick adhesive on back

"MAXIMUM OCCUPANCY" must be verified prior to manufacturing

1 - 3M is a registered trademark of Minnesota Mining & Manufacturing

SCALE: 3" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

REVISION HISTORY			
4/8/25 - NEW			

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC

ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

MB-DT-46 EXTERIOR MENU BOARD

SUSSEX, WI

Blue Outdoor Drive-Thru Menu Board

MB-DT-46

Standard Menu Board for Drive-Thru Lane

LED Internal Illumination

POP Graphic panels must be purchased separately

POPP-Out magnet access panels included for easy in & out of POP panels

"-CS" option for 160mph coastal wind standards available

Locking rear access doors (4)

QTY: 2

FRONT

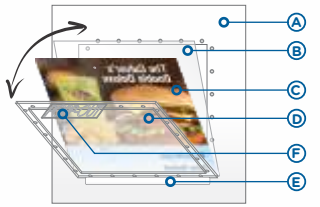
REAR

SCALE: 3/8" = 1'

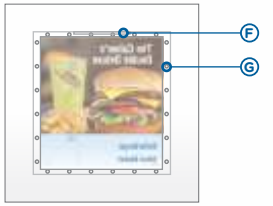
*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

POPP-Out — Point Of Purchase Panel System

INTERIOR VIEW OF MENU BOARD
PANEL BEING REMOVED



PANEL IN PLACE



- **A** - INSIDE BACK OF MENU BOARD FACE (ONLY ONE PANEL SHOWN FOR CLARITY)
- **B** - FRONT PANEL IS ANTI-GLARE (CLEAR) FOR INCREASED VISIBILITY
- **C** - POP PANEL - PRODUCT GRAPHIC
- **D** - REAR PANEL FITTED WITH POPP-Out PANEL
- **E** - SUPPORTING "TIP TRAY" FOR PANELS (SELF ALIGNING)
- **F** - POPP-Out TAB HANDLE
- **G** - PAIRED MAGNETIC "LATCH" (MAGNETS EMBEDDED IN POP-Out PANEL & BACK OF MENU BOARD)

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

DATE CREATED / REVISION HISTORY
4/8/25 - NEW

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC

ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

MB-ID-84 INTERIOR MENU BOARD

SUSSEX, WI

Blue Indoor Menu Board

NOT FOR PRELIMINARY CONSTRUCTION

MB-ID-84

- Easy lift up & out graphic panel
- American Beech Wood surround
- Surround is painted black
- LED internal illumination
- Ultra low power consumption

FRONT VIEW

END VIEW

SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

MENU BOARD TO INSTALL CENTERED TO THE FRONT CASH REGISTER COUNTER

WOOD SURROUND

DATE CREATED / REVISION HISTORY

4/8/25 - NEW			

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

REG-HC-1 PARKING SIGN

SUSSEX, WI

Handicapped Parking Post & Panel Sign

NOT FOR PRELIMINARY CONSTRUCTION

REG-HC-1

All aluminum 0.080" thick panel

U-Channel steel post (green)

Bolted connection

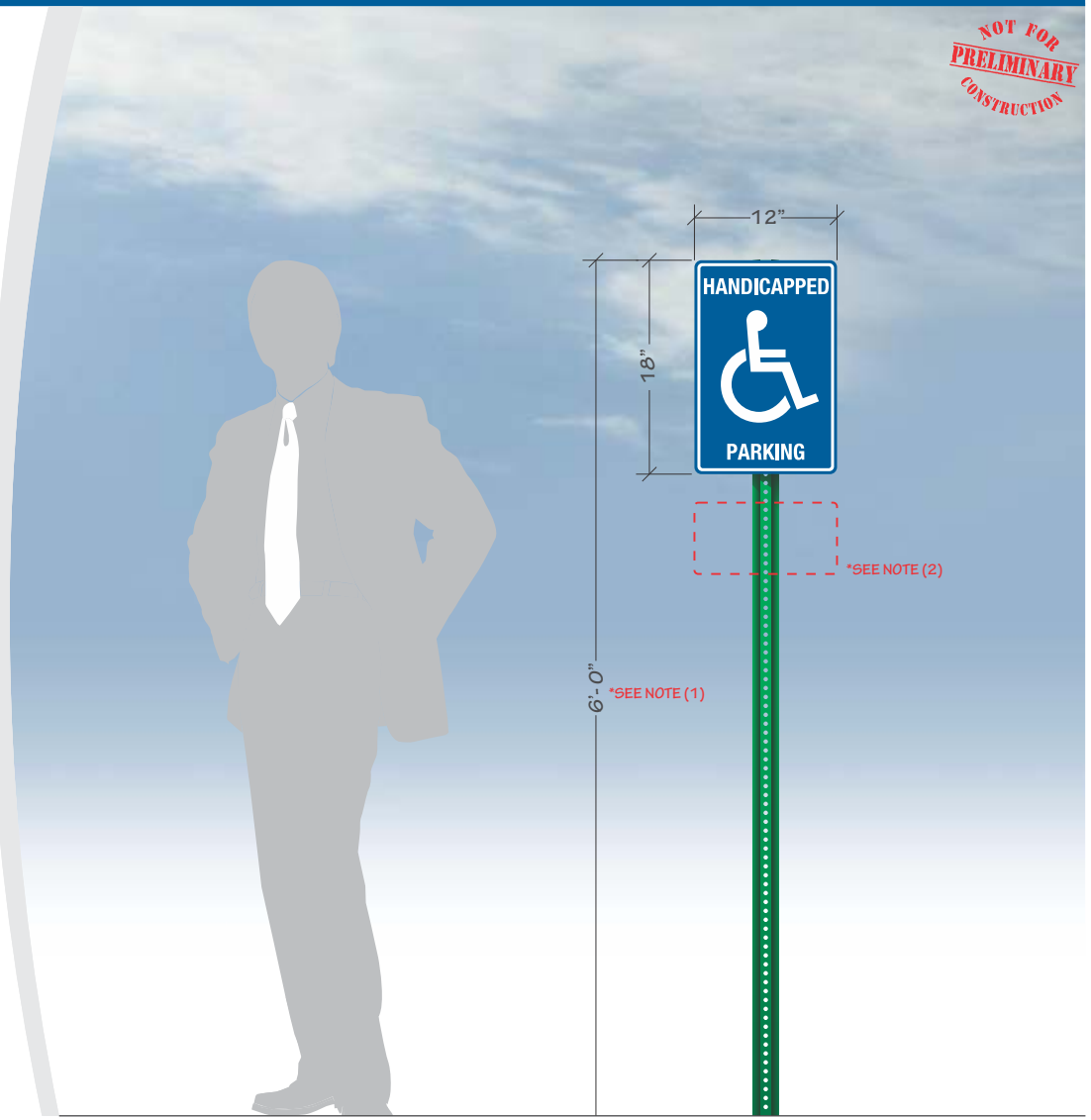
Local codes may require actual copy/graphics to vary

Rounded corners for safety

First surface vinyl (printed) copy

NOTE 1: Overall height can vary per local codes

NOTE 2: 6' x 12" sign panel may also be required



SCALE: 3/4" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

ADDITIONAL PARKING SIGN PANELS

STANDARD FACE OPTIONS:

1 2 3 4 5 6

ADDITIONAL FACE OPTIONS:

7 8 9

SCALE: 1/2" = 1'

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

DATE CREATED / REVISION HISTORY	
4/8/25 - NEW	

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

RR-1-G, RR-1-L, RR-3 RESTROOM SIGNS

SUSSEX, WI

Restroom Signs

RR-1-G
RR-1-L
RR-3

RR-1 SERIES RESTROOM SIGNS

Injection molded plastic

ADA compliant

Raised braille

Self adhesive back

RR-3 SIGN

White aluminum substrate - laminated with black core

Digitally printed blue copy routed to shape

NOT FOR PRELIMINARY CONSTRUCTION

RR-1-G
GENTLEMEN

RR-1-L
LADIES

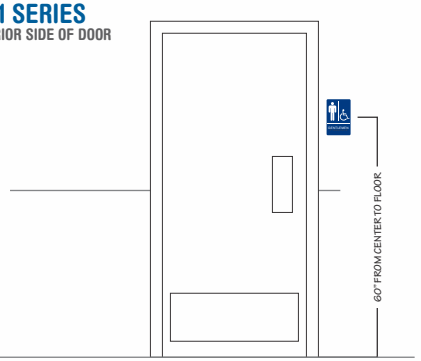
RR-3
LADIES

SCALE: 3" = 1'

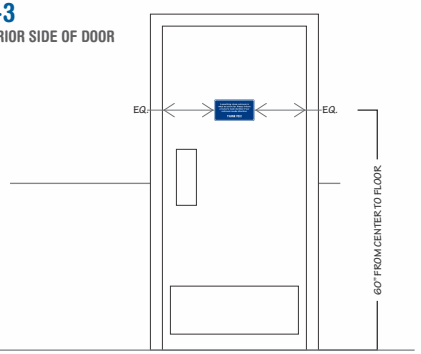
*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN MOUNTING LOCATIONS

RR-1 SERIES
EXTERIOR SIDE OF DOOR



RR-3
INTERIOR SIDE OF DOOR



SCALE: 1-1/2" = 1'

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

DATE CREATED / REVISION HISTORY	
4/8/25 - NEW	

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC

ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

V-1, V-5, V-6 DOOR & WINDOW VINYL

SUSSEX, WI

Entry Door & Drive-Thru Vinyl Letering

V-1-1
V-5-1
V-6

3M[1] HP white vinyl substrate

UV digitally printed image (blue)

Satin gloss over laminate

Contour cut

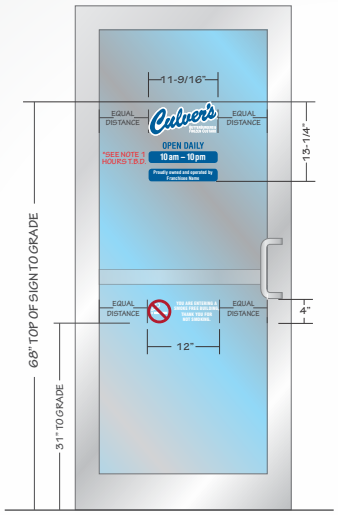
First surface application

NOTE 1: Business hours shown are typical. However, each location may be different than shown.

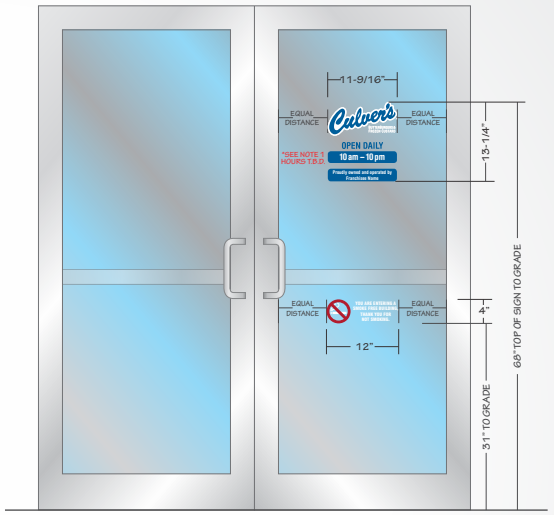
1 - 3M is a registered trademark of Minnesota Mining & Manufacturing

NOT FOR PRELIMINARY CONSTRUCTION

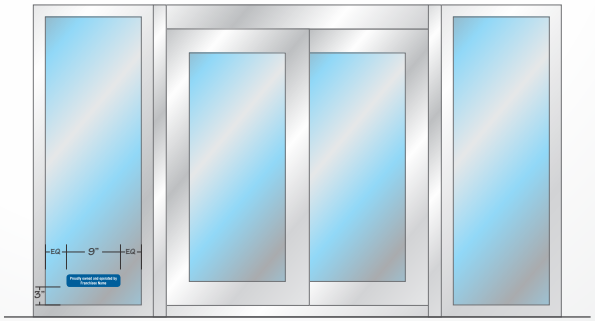
V-1-1 & V-6
TYPICAL SINGLE DOOR LAYOUT



V-1-1 & V-6
TYPICAL DOUBLE DOOR LAYOUT



V-5-1
TYPICAL DRIVE-THRU LAYOUT

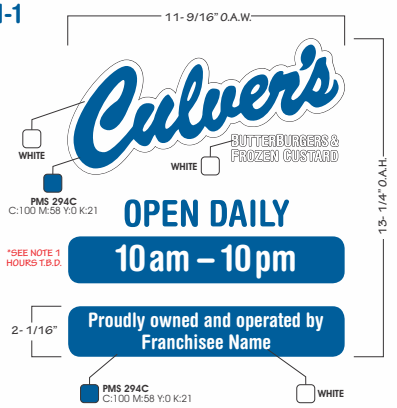


SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN SPECIFICATIONS

V-1-1



SCALE: 1-1/2" = 1'

V-6

SCALE: 1-1/2" = 1'

V-5-1

SCALE: 1-1/2" = 1'

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

DATE CREATED / REVISION HISTORY
4/8/25 - NEW

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC

ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

VHD-1 VEHICLE HEIGHT DETECTOR

SUSSEX, WI

Vehicle Height Detector for Drive-Thru Lane

VHD-1

All steel (painted) construction

Re-settable if engaged

Used to help protect canopies from advancing vehicles that are too tall

NOTE: Clearance height must be verified prior to mfg.

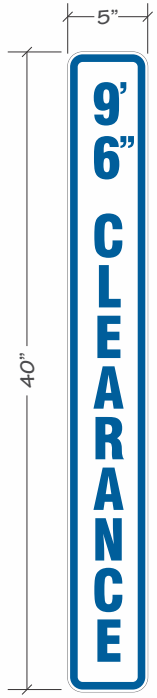
QTY: 2

SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

CLEARANCE PANEL

*SEE NOTE



SCALE: 1" = 1'

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

DATE CREATED / REVISION HISTORY
4/8/25 - NEW

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC

ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

SPT-1 SLIM PUSH-THRU CABINET SIGN

SUSSEX, WI

Exterior Illuminated Push-Thru Cabinet Sign

SPT-1

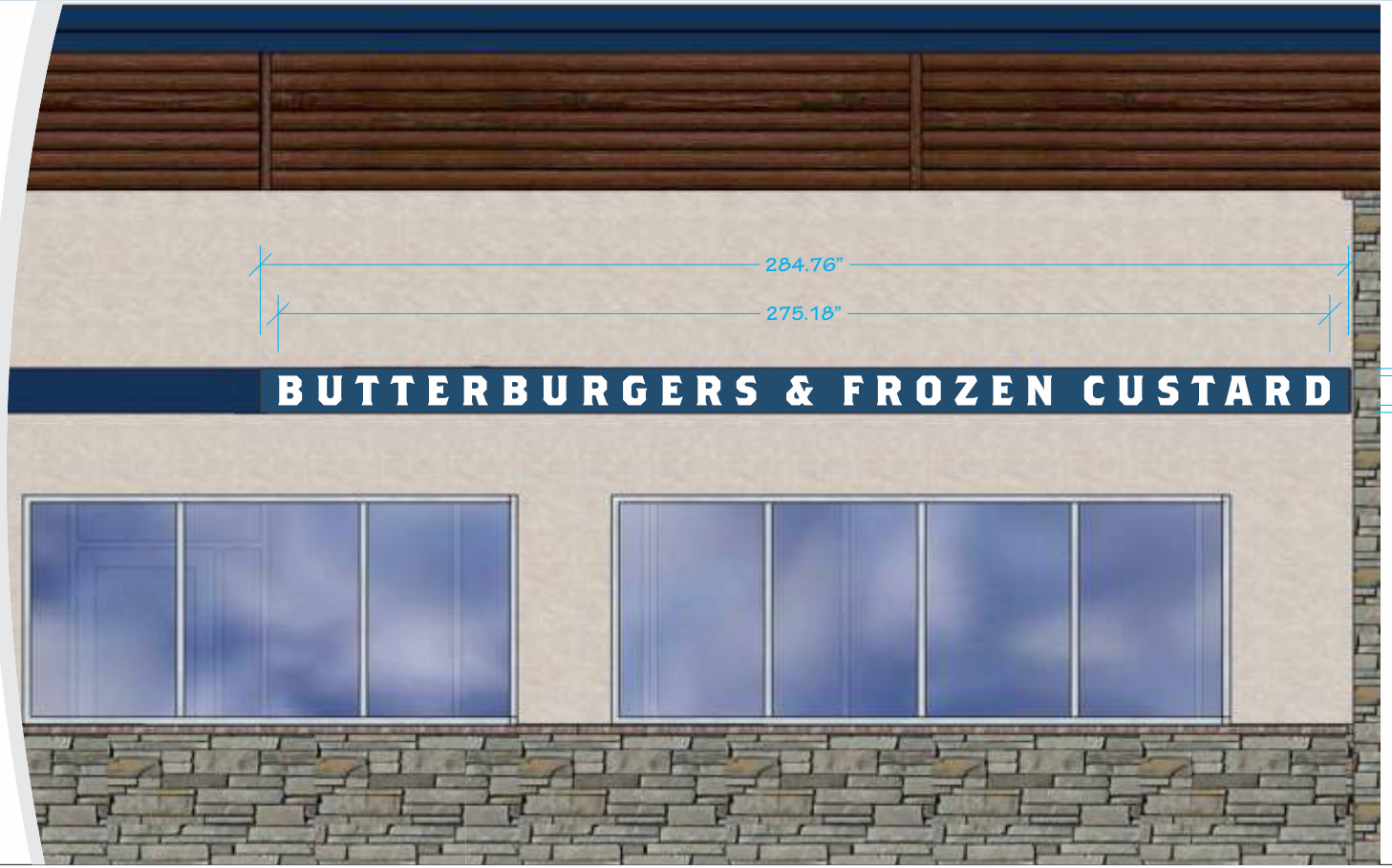
All Aluminum construction.

Single face LED internally illuminated White acrylic Push-Thru cabinet.

3" (depth) Cabinet to be painted Culver's Blue.

Flush mounted to face of awning.

NOTE: Sizing to be verified prior to production.



NOT FOR PRELIMINARY CONSTRUCTION

SCALE: 1/4" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES
Sizing is approximate, based off elevation drawings. Subject to change upon further review

DATE CREATED / REVISION HISTORY			
4/8/25 - NEW			

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

his is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda

SPT-1 SLIM PUSH-THRU CABINET SIGN

SUSSEX, WI

Exterior Illuminated Push-Thru Cabinet Sign - Attachment View

SPT-1

All Aluminum construction.

Single face LED internally illuminated White acrylic Push-Thru cabinet.

3" (depth) Cabinet to be painted Culver's Blue.

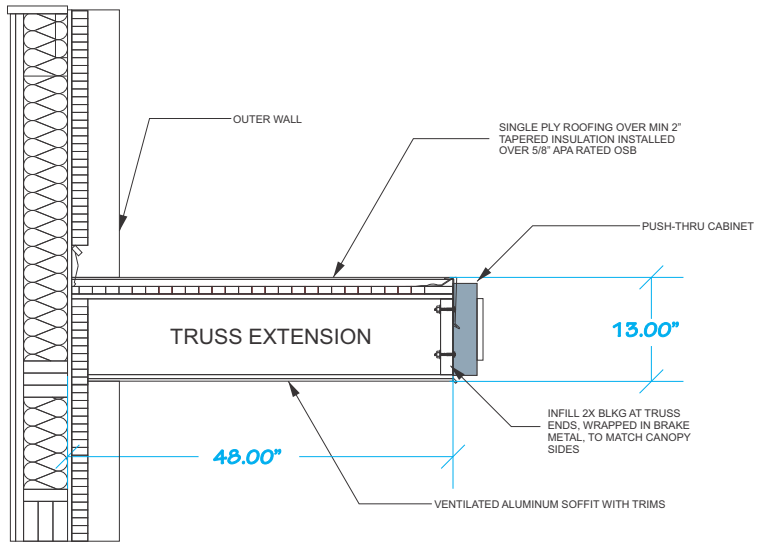
Flush mounted to face of awning.

NOTE: Sizing to be verified prior to production.

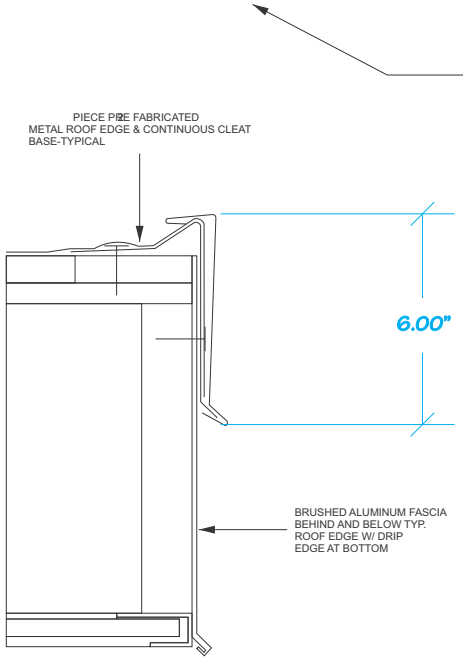
NOT FOR PRELIMINARY CONSTRUCTION

BUTTERBURGERS & FROZEN CUSTARD

SCALE: 1/4" = 1

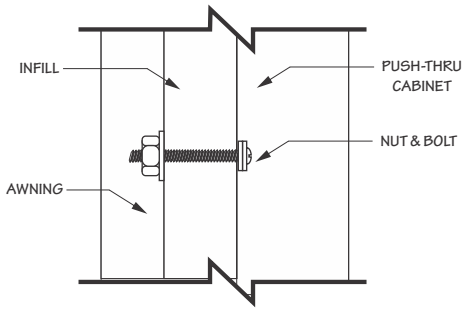


SCALE: 1/2" = 1



SCALE: NTS

INSTALLS ON METAL AWNING



APPROX 1/4" BOLT

SCALE: VARIOUS

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

Sizing is approximate, based off elevation drawings. Subject to change upon further review

DATE CREATED / REVISION HISTORY

4/8/25 - NEW

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	61239

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

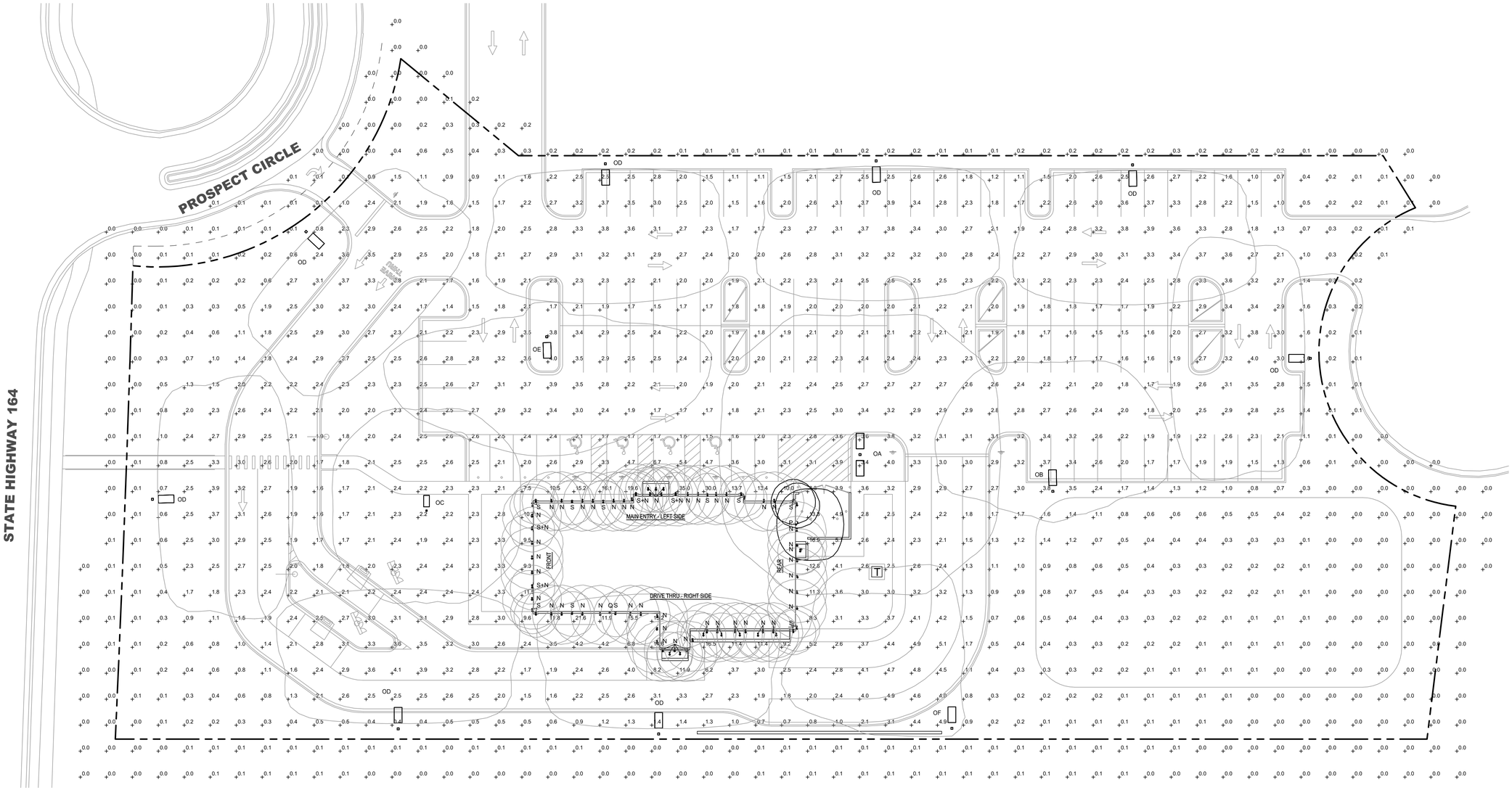
This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

his is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

Agenda



H3 SITE PHOTOMETRIC PLAN

SCALE : 1" = 20'-0"

LUMINAIRE SCHEDULE - SITE LIGHTING

SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
▭▫▭	OA	(2) DSX1 LED P6 40K T5W MVOLT 25' POLE; POLE BASE @ 6" ABOVE GRADE	LED	326
▭▫	OB	DSX1 LED P6 40K T4M MVOLT 25' POLE; POLE BASE @ 6" ABOVE GRADE	LED	163
▭▫	OC	DSX1 LED P6 40K T5M MVOLT 25' POLE; POLE BASE @ 6" ABOVE GRADE	LED	163
▭▫	OD	DSX1 LED P6 40K 70CRI BLC3 (backlight control) 25' POLE; POLE BASE @ 6" ABOVE GRADE	LED	165.3
▭▫	OE	DSX1 LED P6 40K T2M MVOLT 25' POLE; POLE BASE @ 6" ABOVE GRADE	LED	163
▭▫	OF	DSX1 LED P6 40K 70CRI RCCO (right corner cutoff extreme backlight control) 25' POLE; POLE BASE @ 6" ABOVE GRADE	LED	165.3

LUMINAIRE SCHEDULE - BUILDING MOUNT

SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
●	N	LDN6 40/15 L06AR LS MVOLT GZ10 LITHONIA	LED	19
▯	P	SLIM17FA15ADJ RAB LIGHTING	LED	15
⌓	S	CD34-6WZ RAB LIGHTING	LED	22
⌀	Q	AFB OEL DDBTXD UVOLT LTP WT CW	LED	11

PRELIMINARY

© 2025

NEW CULVER'S RESTAURANT
W249N6438 Highway 164
Sussex, WI 53089
County of WAUKESHA

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER:
S&L Properties Sussex LLC
2851 Kirking Court
Portage, WI 53901
Jeff Liegel, Realty Manager / Member
608-742-2883

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone
© OAA. All rights reserved, any copying, transmittal or disclosure subject to OAA written approval.

SITE PHOTOMETRIC PLAN

Revision:

Date: 5-9-2025

2025-065

SE 101

Agenda

CD34-6WZ

RAB

Color: Bronze

Weight: 6.3 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.30A
208V	0.17A
240V	0.15A
277V	0.13A
Input Watts	36/28/22WW

LED Info

Watts	36/28/22WW
Color Temp	3000/4000/5000K
Color Accuracy	90 CRI
L70 Lifespan	50,000 Hours
Lumens	3300/2750/2100 lm
Efficacy	95

Technical Specifications

Performance

Product Type:
Cylinder Wall Mount

Description :
Economical cylinders with field-adjustable color temperature, power and light distribution along with field-swappable optics to fit any indoor or outdoor application.

Wattage Equivalency:
200/180/140W

Input Wattage:
36/28/22W

Nominal Lumens:
3300/2750/2100lm

Efficacy:
95lm/W

Lifespan:
50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Electrical

Driver:
Constant Current, 50-60 Hz, 120V-277V

THD:
≤20%

Power Factor:
≥0.9

Dimmable:
Yes, dimmable down to 5% on compatible 0-10V dimming systems. See Dimmer Compatibility List. Requires separate 0-10V DC dimming circuit.

Input Voltage:
120-277V

Operating Frequency:
50/60Hz

Input Current @ 120V (mA):
300mA

Input Current @ 208V (mA):
169mA

Input Current @ 240V (mA):
146mA

Input Current @ 277V (mA):
127mA

Operating Temperature:
-40°F to 120°F (-40°C to 45°C)

Flicker:
≤1%

Photocell:
Integrated photocell included with on/off switch

LED Characteristics

Beam Angle:
60° (installed)
Field swappable optics sold separately for 25°/40°/60° beam angle_

Light Distribution:
Selectable dip switch for up, down, or up/down light

Color Temperature:
3000/4000/5000K

Color Accuracy (CRI):
90 CRI

R9 Value:
High color performance with R9 greater than 0

Color Consistency:
<6-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Copyright © 2025 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LDN6 STATIC WHITE

6" Open and Wallwash LED
Non-IC
New Construction Downlight

Open Trim

Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.
Two combination ½"–3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.
Accommodates 12"–24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control-compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency — including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60 deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are RoHS compliant

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

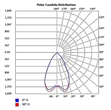
PERFORMANCE DATA

LDN6 3500K AR LS5 80CRI

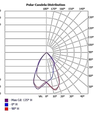
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

DISTRIBUTIONS



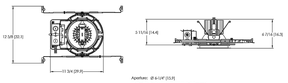
Open



Wallwash

DIMENSIONS

LDN6 500-3000 Lumens



See page 4 for other fixture dimensions

SLIM17FA15ADJ

RAB

Color: Bronze

Weight: 3.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.13A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	14.2/14/14.2W

LED Info

Watts	15W
Color Temp	3000K/4000K/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	1761/1904/1852 lm
Efficacy	124/136.2/130.3 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:
Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL0MVJOV62Q3

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 70W Metal Halide

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:
120-277V integrated button photocell included.

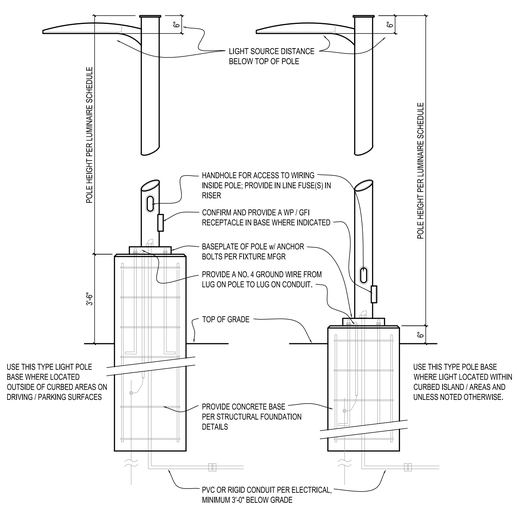
Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 50°C (122°F)

Housing:
Precision die-cast aluminum housing and door frame

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice



LIGHT POLE DETAIL

NO SCALE

D-Series Size 1
LED Area Luminaire

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

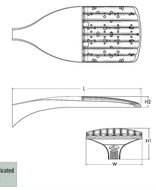
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1] (this section 70CRI only)	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics**	30K 3000K	70CRI	AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V)[2]	**Shipped included**
	P1 P6	40K 4000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V)[3,4]	SPA Square pole mounting (#8 drilling)
	P2 P7	50K 5000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V)[3,4]	RPA Round pole mounting (#8 drilling)
	P3 P8	27K 2700K	80CRI	T3M Type III medium	BLC3 Type III backlight control[5]	120[3,6,7]	SPAS Square pole mounting #5 drilling[3]
	P4 P9	30K 3000K	80CRI	T3LG Type III low glare[5]	BLC4 Type IV backlight control[5]	208[3,6,7]	RPAS Round pole mounting #5 drilling[3]
	P5	35K 3500K	80CRI	T4M Type IV medium	LCCO Left corner cutoff[5]	240[3,6,7]	SPABN Square narrow pole mounting #8 drilling
	Rotated optics	40K 4000K	80CRI	T4LG Type IV low glare[5]	RCCO Right corner cutoff[5]	277[3,6,7]	WBA Wall bracket[8]
	P10[1] P12[1]	50K 5000K	80CRI	TFTM Forward throw medium		347[3,6,7]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11[1] P13[1]		80CRI			480[3,6,7]	

Control options		Other options		Finish (required)	
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separately)[14,15]	**Shipped installed**		DDBXD Dark Bronze	
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[9,10,11,12,20]	FAO Field adjustable output[15,21]	SPD20KV 20KV Surge protection		DBLXD Black	
PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[9,10,11,21]	BL30 Bi-level switched dimming, 30%[16,21]	HS Houseside shield (black finish standard)[22]		DNAXD Natural Aluminum	
PER NEMA twist-lock receptacle only (controls ordered separately)[13]	BL50 Bi-level switched dimming, 50%[16,21]	**Shipped separately**		DWHXD White	
PERS Five-pin receptacle only (controls ordered separately)[14,21]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	L90 Left rotated optics[1]		DDBTXD Textured dark bronze	
	DS Dual switching[15,18,21]	R90 Right rotated optics[1]		DBLBXD Textured black	
		CCE Coastal Construction[23]		DNATXD Textured natural aluminum	
		HA 50°C ambient operation[24]		DWHGXD Textured white	
		BAA Buy American's Act and/or Build America Buy America Qualified			
		SF Single fuse (120, 277, 347V)[24]			
		DF Double fuse (208, 240, 480V)[24]			
		Shipped separately			
		EGSR External Glare Shield (reversible, field install required, matches housing finish)			
		BSDB Bird Spikes (field install required)			

PRELIMINARY

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

© 2025

NEW CULVER'S RESTAURANT
W249N6438 Highway 164
Sussex, WI 53089
County of WAUKESHA

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER:
S&L Properties Sussex LLC
2651 Kirking Court
Portage, WI 53901
Jeff Liegel, Realty Manager / Member
608-742-2883

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone
© OAA All rights reserved: any copying, transmittal or disclosure subject to OAA written approval.

SITE FIXTURE DETAILS

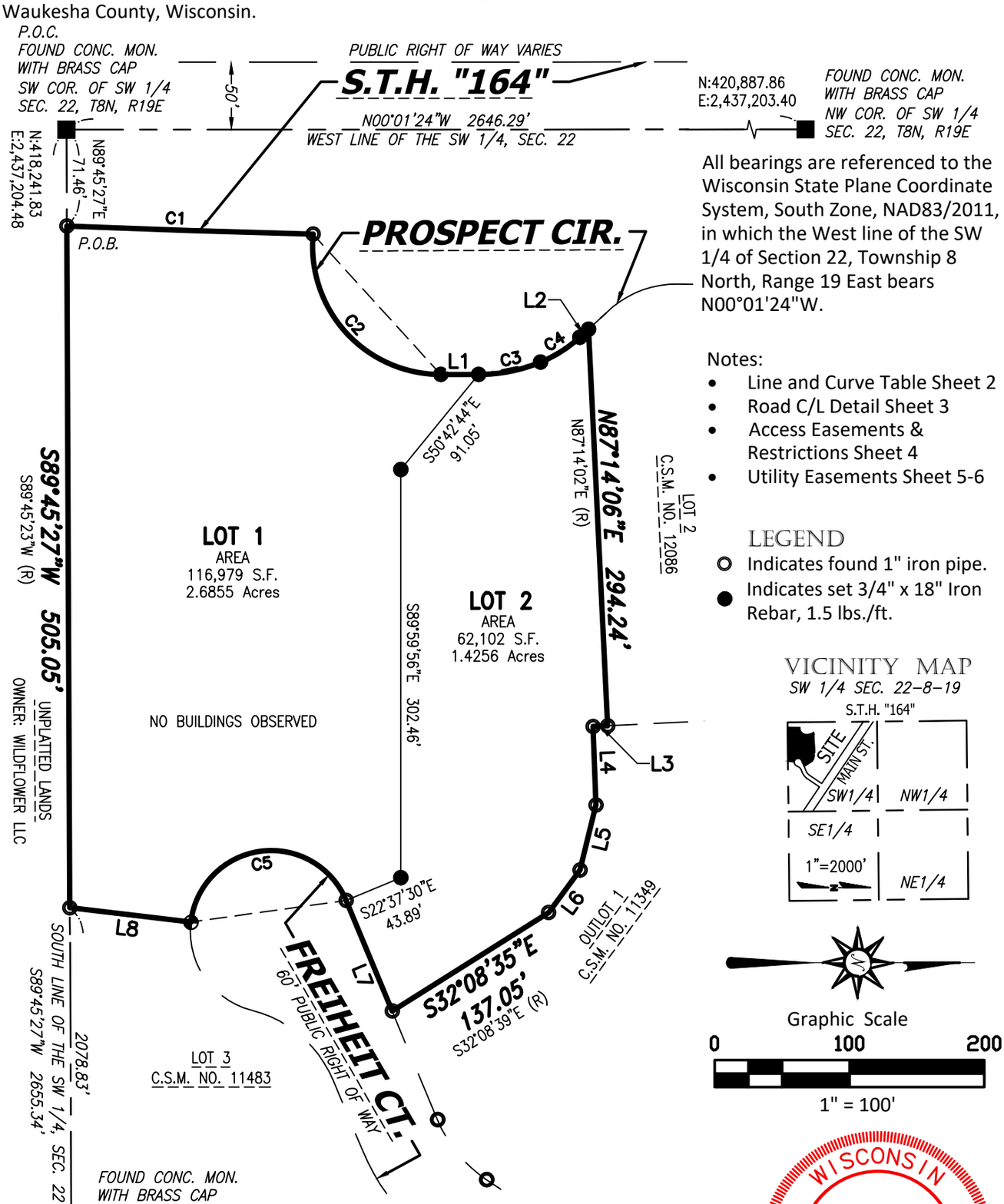
Date: 5-9-2025
Revision:

2025-065

SE 201

CERTIFIED SURVEY MAP NO._____

All of Lot 1 of Certified Survey Map No. 12086 and Lot 2 of Certified Survey Map No. 11483, being a part of 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.



All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD83/2011, in which the West line of the SW 1/4 of Section 22, Township 8 North, Range 19 East bears N00°01'24"W.

Notes:

- Line and Curve Table Sheet 2
- Road C/L Detail Sheet 3
- Access Easements & Restrictions Sheet 4
- Utility Easements Sheet 5-6

LEGEND

- Indicates found 1" iron pipe.
- Indicates set 3/4" x 18" Iron Rebar, 1.5 lbs./ft.

VICINITY MAP

SW 1/4 SEC. 22-8-19

Graphic Scale

0 100 200

1" = 100'

Owner: Concord Property Management, LLC
N34W23130 Circle Ridge Rd. Apt. 102
Pewaukee, WI 53072

Subdivider: Kimley Horn, c/o Joseph Mayer, P.E.
Address: 111 W. Jackson Blvd, Ste 1320
Chicago, IL 60604
Phone: (630) 487-5563

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

Date: May 15, 2025
Survey No. 6431.10-mem
Sheet 1 of 10 Sheets

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Agenda

CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 12086 and Lot 2 of Certified Survey Map No. 11483, being a part of 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.

BOUNDARY LINE AND CURVE TABLES

CURVE TABLE							
CURVE	ARC	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT IN	TANGENT OUT
C1	182.54'	11371.56'	N1°53'08"E	182.54'	000°55'11"	N02°20'43"E	N01°25'32"E
C2	158.15'	95.00'	N47°41'34"E	140.51'	095°23'05"	S84°36'54"E	N00°00'02"E
C3	47.10'	120.00'	N11°14'36"W	46.80'	022°29'20"	N00°00'04"E	N22°29'16"W
C4	34.56'	100.00'	N32°23'18"W	34.39'	019°48'05"	N22°29'16"W	N42°17'20"W
C5	157.70'	60.00'	S7°55'13"E	116.07'	150°35'25"	S67°22'30"W	S83°12'55"E

LINE TABLE			
LINE	BEARING	REC. BEARING	DISTANCE
L1	N00°00'04"E		28.03'
L2	N42°17'20"W		8.91'
L3	S02°45'47"E	S02°45'51"E	10.87'
L4	N87°55'32"E	N87°55'28"E	58.14'
L5	S76°22'08"E	S76°22'12"E	49.68'
L6	S53°34'56"E	S53°35'00"E	39.17'
L7	S67°22'30"W		88.73'
L8	S06°47'06"W	S06°47'02"W	90.41'

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

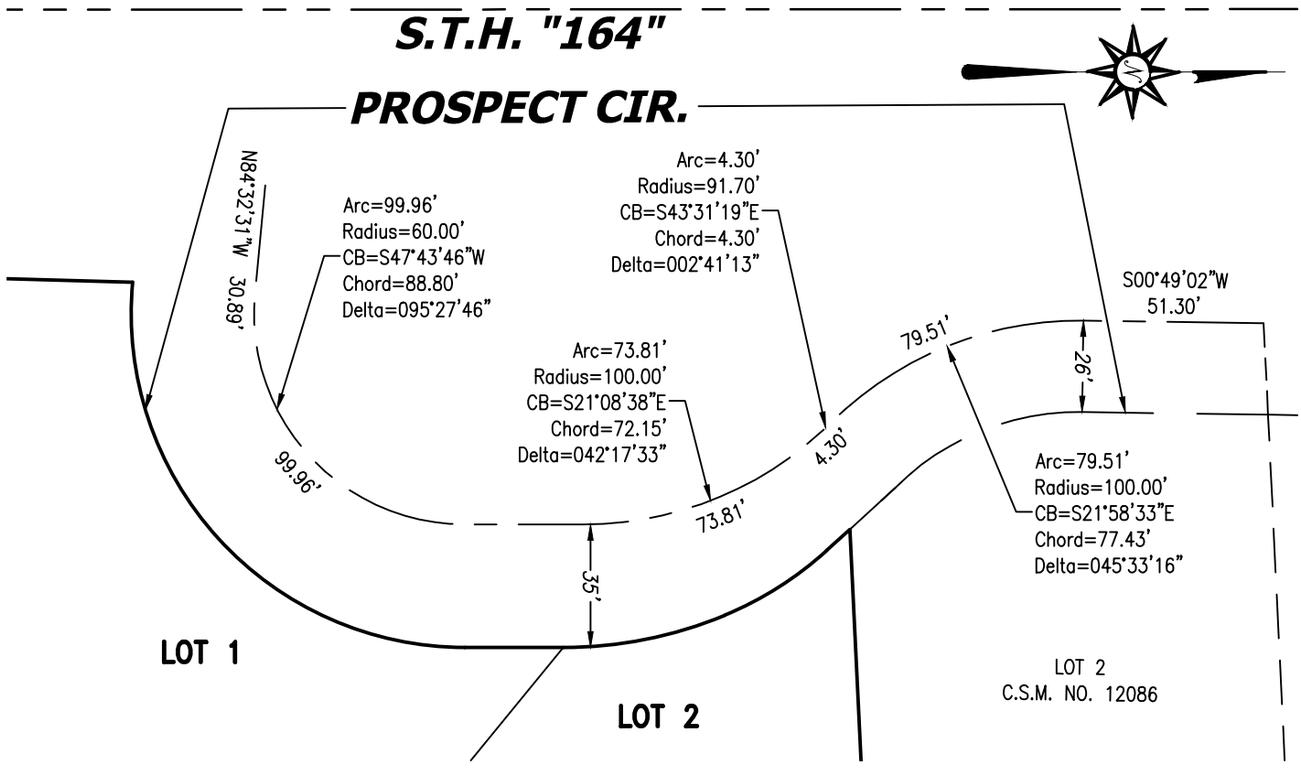
Date: May 15, 2025
Survey No. 6431.10-mem

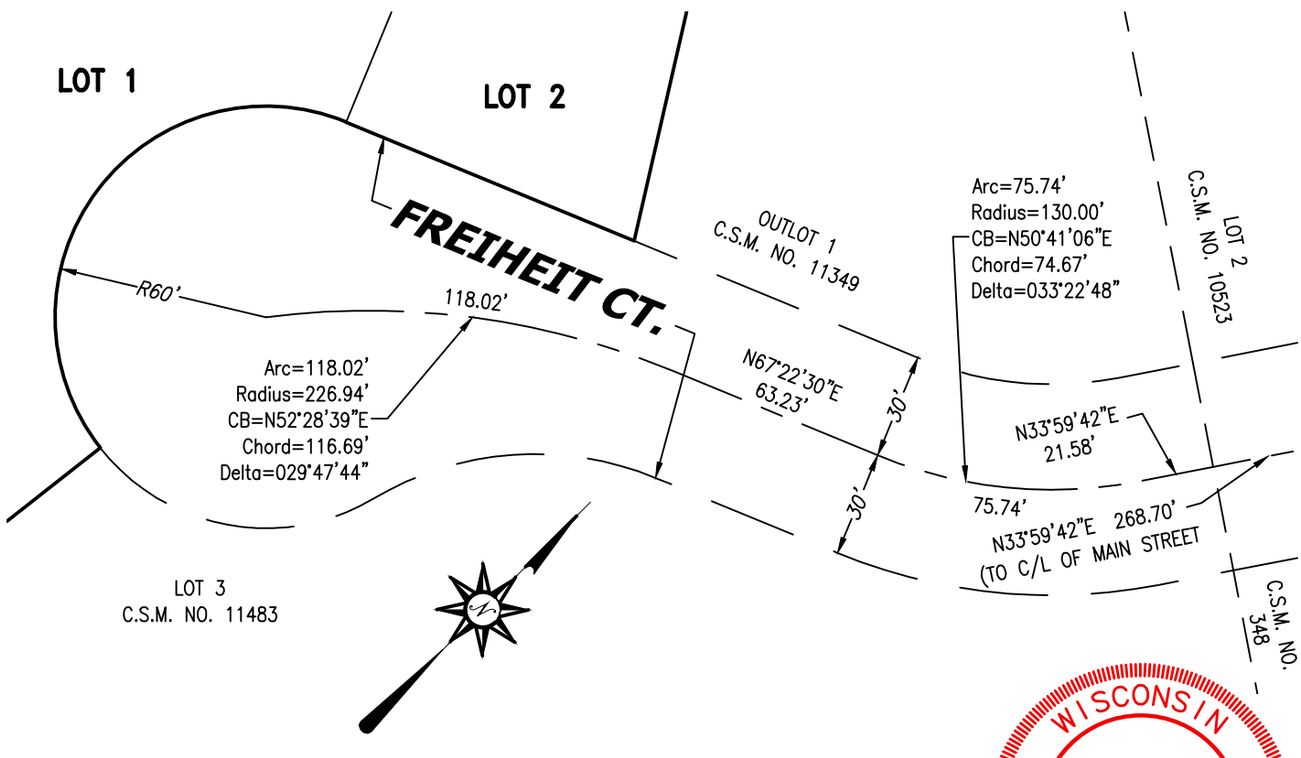
Agenda

CERTIFIED SURVEY MAP NO.

All of Lot 1 of Certified Survey Map No. 12086 and Lot 2 of Certified Survey Map No. 11483, being a part of 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.

EXISTING ROADWAY CENTERLINE DETAILS





Graphic Scale

0 50 100

1" = 50'

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

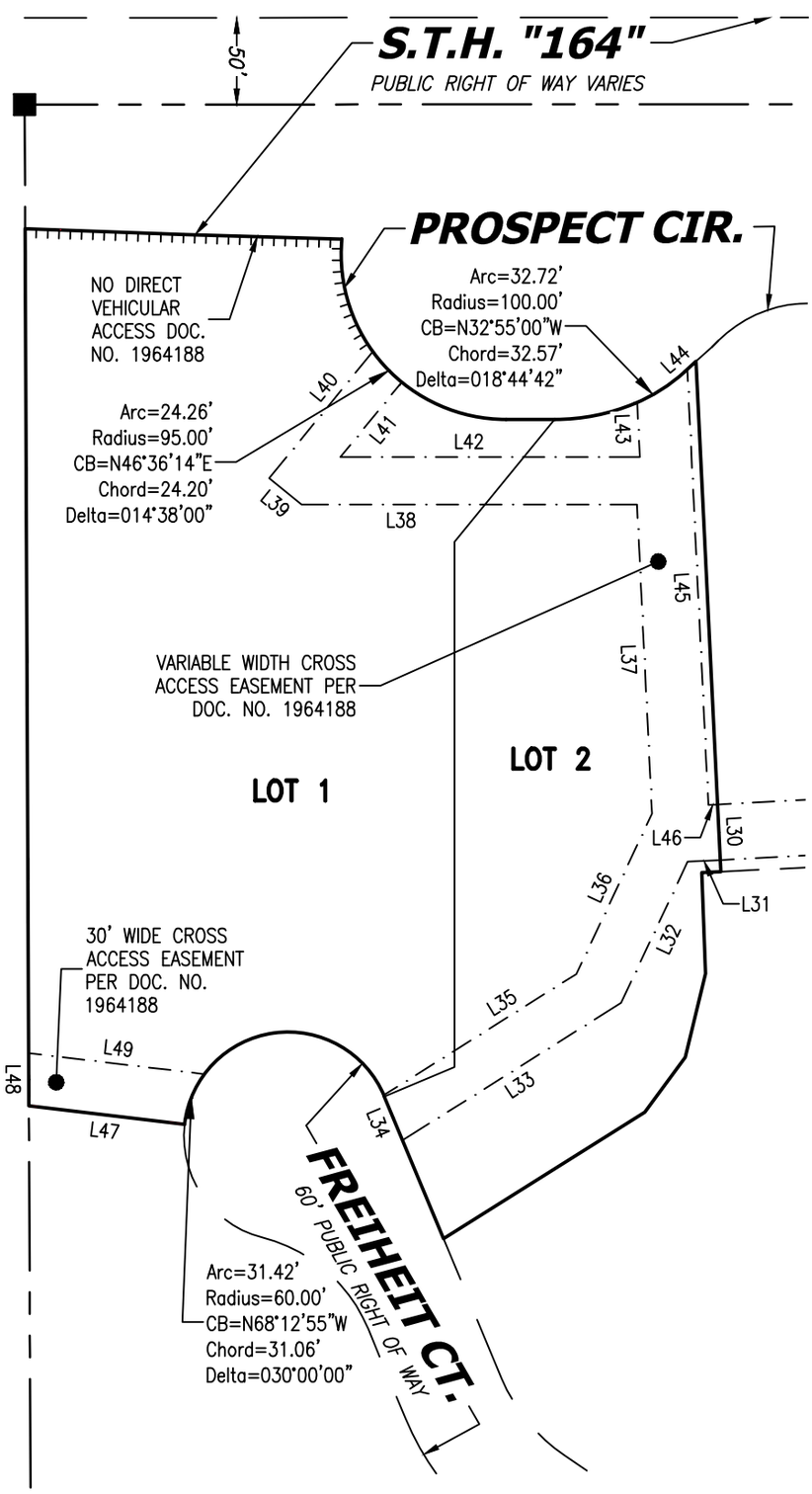
This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 15, 2025
Survey No. 6431.10-mem
Sheet 3 of 10 Sheets

CERTIFIED SURVEY MAP NO.

All of Lot 1 of Certified Survey Map No. 12086 and Lot 2 of Certified Survey Map No. 11483, being a part of 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.

ACCESS EASEMENTS OF RECORD SHOWN FOR REFERENCE ONLY



LINE TABLE		
LINE	BEARING	DISTANCE
L30	N87°14'02"E	32.00'
L31	S03°00'35"E	18.70'
L32	S64°42'49"E	89.90'
L33	S32°08'39"E	148.76'
L34	S67°21'50"W	28.18'
L35	N32°08'39"W	131.02'
L36	N64°42'49"W	102.19'
L37	S87°14'02"W	178.17'
L38	S00°00'00"E	193.34'
L39	S39°17'12"W	24.00'
L40	N50°42'44"W	94.13'
L41	S50°42'44"E	55.67'
L42	N00°00'00"E	172.55'
L43	S87°14'02"W	31.50'
L44	N42°17'20"W	2.06'
L45	N87°14'02"E	251.19'
L46	N03°00'35"W	5.28'
L47	N06°47'06"E	90.41'
L48	N89°45'27"E	30.23'
L49	S06°47'06"W	102.14'

Graphic Scale

0 100 200

1" = 100'

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

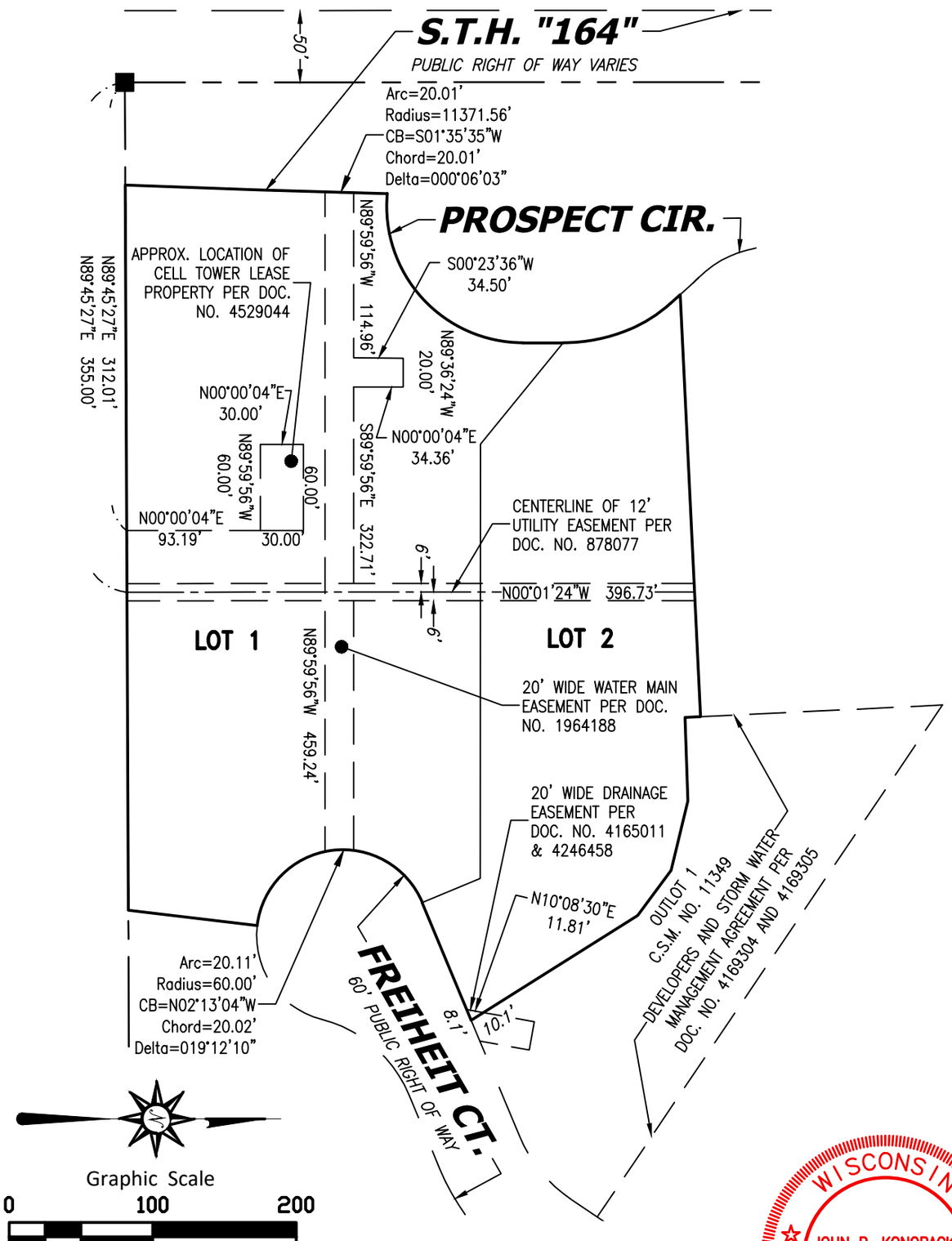
Date: May 15, 2025
Survey No. 6431.10-mem
Sheet 4 of 10 Sheets

Agenda

CERTIFIED SURVEY MAP NO.

All of Lot 1 of Certified Survey Map No. 12086 and Lot 2 of Certified Survey Map No. 11483, being a part of 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.

UTILITY EASEMENTS OF RECORD SHOWN FOR REFERENCE ONLY



Graphic Scale

0 100 200

1" = 100'

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

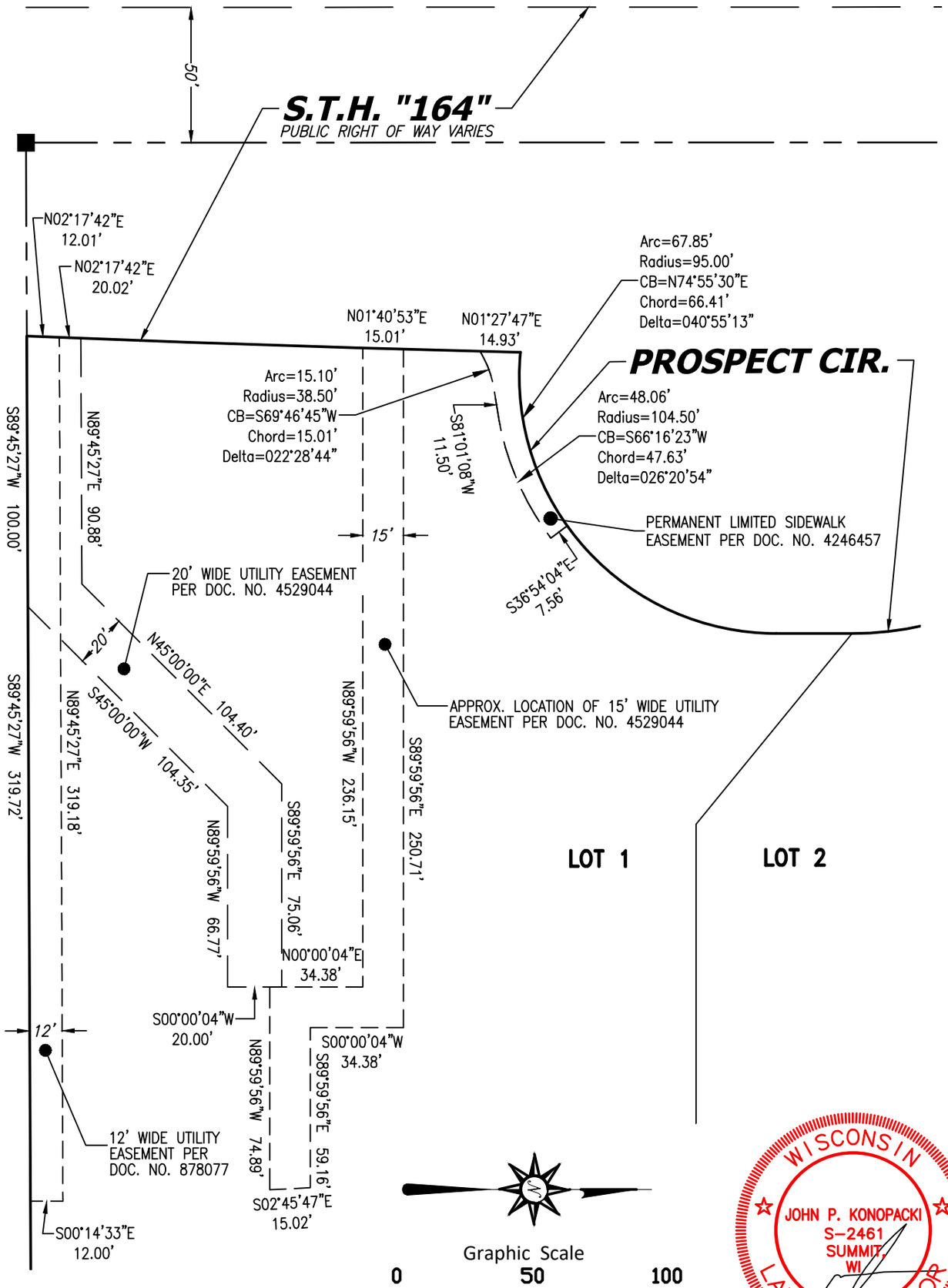
Date: May 15, 2025
Survey No. 6431.10-mem
Sheet 5 of 10 Sheets

Agenda

CERTIFIED SURVEY MAP NO.

All of Lot 1 of Certified Survey Map No. 12086 and Lot 2 of Certified Survey Map No. 11483, being a part of 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.

UTILITY EASEMENTS OF RECORD SHOWN FOR REFERENCE ONLY



Graphic Scale

0 50 100

1" = 50'

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 15, 2025
Survey No. 6431.10-mem
Sheet 6 of 10 Sheets

Agenda

CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 12086 and Lot 2 of Certified Survey Map No. 11483, being a part of 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.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, John P. Konopacki, a professional land surveyor, do hereby certify:

THAT I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 12086 as recorded on November 10, 2020, in Book 123 of Certified Survey Maps on Page 172, as Document No. 4529044, and Lot 2 of Certified Survey Map No. 11483 as recorded on August 31, 2016, in Book 114 of Certified Survey Maps, Page 172, as Document No. 4228086, all being a part of 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, bounded and described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of said Section 22; thence North 89°45'27" East along the South line of said Southwest 1/4 a distance of 71.46 feet to a point on the East line of State Highway 164 and point of beginning of the lands hereinafter described; thence Northerly 182.54 feet along said East line and the arc of a curve, whose center lies to the West, whose radius is 11,371.56 feet, and whose chord bears North 01°53'08" East 182.54 feet to a point on the East line of Prospect Circle; thence Northeasterly 158.15 feet along said East line and the arc of a curve, whose center lies to the Northwest, whose radius is 95.00 feet, and whose chord bears North 47°41'34" East 140.51 feet to a point; thence North 00°00'04" East along said East line 28.03 feet to a point of curvature; thence Northwesterly 47.10 feet along said East line and the arc of a curve, whose center lies to the Southwest, whose radius is 120.00 feet, and whose chord bears North 11°14'36" West 46.80 feet to a point of compound curvature; thence Northwesterly 34.56 feet along said East line and the arc of a curve, whose center lies to the Southwest, whose radius is 100.00 feet, and whose chord bears North 32°23'18" West 34.39 feet to a point; thence North 42°17'20" West along said East line 8.91 feet to a point on the South line of Lot 2 of Certified Survey Map No. 12086; thence North 87°14'06" East along said South line 294.24 feet to a point on the West line of Outlot 1 of Certified Survey Map No. 11349; thence South 02°45'47" East along said West line 10.87 feet to the South line of said Outlot 1; thence North 87°55'32" East along said South line 58.14 feet to a point; thence South 76°22'08" East along said South line 49.68 feet to a point; thence South 53°34'56" East along said South line 39.17 feet to a point; thence South 32°08'35" East along said South line 137.05 feet to a point on the North line of Freiheit Court; thence South 67°22'30" West along said North line 88.73 feet to a point of curvature; thence Southerly 157.70 feet along the termination of Freiheit Court and the arc of a curve, whose center lies to the East, whose radius is 60.00 feet, and whose chord bears South 07°55'13" East 116.07 feet to a point on the West line of Lot 3 of Certified Survey Map No. 11483; thence South 06°47'06" West along said West line 90.41 feet to a point on the South line of said Southwest 1/4; thence South 89°45'27" West along said South line 505.05 feet to the point of beginning.

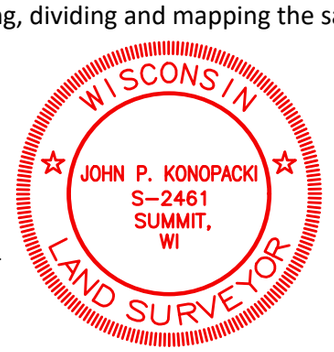
Containing 179,081 square feet or 4.1111 acres of land.

THAT I have made this survey, land division and map by the direction of Concord Property Management, LLC, owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Chapter 236 of the Wisconsin State Statutes and Section 18.0600 of the Municipal Code of the Village of Sussex in surveying, dividing and mapping the same.

DATE: May 15, 2025



_____
John P. Konopacki
PROFESSIONAL LAND SURVEYOR S-2461

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Agenda

CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 12086 and Lot 2 of Certified Survey Map No. 11483, being a part of 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.

ENTITY OWNER'S CERTIFICATE

Concord Property Management, LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the subdivision regulations of the Village of Sussex and Chapter 236 of the Wisconsin Statutes.

CONCORD PROPERTY MANAGEMENT, LLC,
A Wisconsin Limited Liability Company

By:_____

Its:_____

STATE OF _____}
:SS
_____ _____ COUNTY}

Personally came before me on this ___ day of _____, 2025, _____, to me known as the person(s) who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officer on behalf of entity, by their authority.

Notary Signature:_____

Notary Name:_____

Notary Public, State of _____. My commission expires. _____

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 15, 2025
Survey No. 6431.10-mem
Sheet 8 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 12086 and Lot 2 of Certified Survey Map No. 11483, being a part of 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.

CONSENT OF ENTITY MORTGAGEE

_____, duly organized and existing under and by virtue of the laws of the State of _____, as mortgagee of the above described land, consents to the surveying, dividing, mapping, restricting and dedication of the land described on this certified survey map and in the surveyor's certificate, and to the certificate of the owner(s) of said land.

Date:_____

Entity Name:_____

Signature:_____

Type or Print Name:_____

Title:_____

STATE OF _____}
:SS
_____ COUNTY}

Personally came before me this _____ day of _____, 2025, _____ (name and title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature:_____

Print Notary Name:_____

Notary Public, State of _____

My commission expires:_____

(Notary Seal)

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 15, 2025
Survey No. 6431.10-mem

CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 12086 and Lot 2 of Certified Survey Map No. 11483, being a part of 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.

VILLAGE PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Sussex on this _____ day of _____ , 2025.

_____ _____
Date Anthony Ledonne, Village President

_____ _____
Date Jennifer Boehm, Village Clerk/Treasurer

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Sussex on this _____ day of _____, 2025.

_____ _____
Date Anthony Ledonne, Village President

_____ _____
Date Jennifer Boehm, Village Clerk/Treasurer

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 15, 2025
Survey No. 6431.10-mem
Sheet 10 of 10 Sheets

Tree Number	Diameter	Tree Species	Tree Condition	Single / Multistem
1	19	Tillia - Basswood / Linden	Good	Multi-Stem
2	30	Tillia - Basswood / Linden	Good	Multi-Stem
5	8	Tillia - Basswood / Linden	Good	Single Stem
3	18	Tillia - Basswood / Linden	Good	Multi-Stem
4	7	Populus - Poplar	Fair	Single Stem

NOTES

- ADDITIONAL TREES PRESENT ON SITE WERE IDENTIFIED AS EITHER BOX ELDER (*ACER NEGUNDO*), WHICH IS IS CONSIDERED AN INVASIVE SPECIES, OR TREES HAVING A DBH OF LESS THAN 5". THESE TREES WERE NOT INCLUDED IN TREE COUNT AS PER MUNICIPAL CODE 6.02(8)

200'
NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

PROSPECT CIRCLE – TREE SURVEY

SHEET 1 OF 1

2025/06/04

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEG/CLS JOB#6431.10

Agenda

PLAN OF OPERATION – NEW CONSTRUCTION
PROCEDURE LIST

_____
Project Name

_____
Tax Key #

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

Submittal checklist:

_____ Original completed Plan of Operation (Page 1-3)
_____ Original completed Professional Services Reimbursement, Emergency Contact, Wastewater Discharge Permit and Flood Plain Occupancy
_____ 3 original size and 3 reduced (11 x 17) copies of Site Plan
_____ 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
_____ 3 original size and 3 reduced (11 x 17) copies of Landscape Plan
_____ 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
_____ Conditional Use fee $210.00
_____ 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: Joseph Mayer Phone # Joseph Mayer
E-mail: Joe.Mayer@kimley-horn.com

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? Yes

OR an amendment to an existing CU? _____

(Conditional Use Permits require a Public Hearing)

Address location of new construction W249N6438 Highway 164, Sussex, WI 53089

Tax Key # SUXV0231989008 Zoning: B-2 Regional Business District

1. Name of Business:

S & L Properties Sussex LLC

Business

	Portage, WI 53901	608-742-2893
Address	City, State, Zip	Phone #
	jeff@bleedblue.net	
Fax #	Email address	

2. Business owner contact information:

Jeffrey Liegel

Contact

2651 Kirking Ct	Portage, WI 53901	608-742-2893
Address	City, State, Zip	Phone #
	jeff@bleedblue.net	
Fax #	Email address	

3. Building/Land owner contact information:

Jeffrey Liegel

Contact

2651 Kirking Ct	Portage, WI 53901	608-742-2893
Address	City, State, Zip	Phone #
	jeff@bleedblue.net	
Fax #	Email address	

4. Number of Employees/Shifts: 3-5 Employees 3-4 Shifts

5. Days of Operation:

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	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm

Agenda

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? No Do you need an Outdoor Establishment Permit? _____
Arcade permit? No
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	40' x 130'	1	5,484sf GROSS
Building 2			
Building 3			

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

12.

Lot size	Depth	Width	Area
1.64 AC	242'	470'	1.64 AC

Above to be included on survey

13 Parking: Dimensions of parking lot 60' x 260'

Parking lot construction Asphalt & Concrete

Type of screening: Fence _____ or Plantings X (see landscape plan)

Number of spaces needed per code 0 # of spaces for employees _____

Above to be included on site plan

Please provide the following information:

Total square footage of building, new and existing 5,484 s.f.

Total square footage of parking lot, new and existing 15,600 s.f.

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 Photometric Plan

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? No

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? No
If yes, what type?

19. What provisions are you making for fire protection? FIRE SPRINKLER AND FIRE ALARM SYSTEMS, DESIGN BY OTHERS. FDC TO BE PROVIDED.
What provisions are your making for a sprinkler system? 6" WATER CONNECTION WILL BE PROVIDED, SPRINKLER DESIGN BY OTHERS
Storage system? NOT INCLUDED, SPRINKLER SYSTEM WILL BE FED BY MUNICIPAL WATER SUPPLY
Hydrant stand pipes? N/A
Is there a fire lane shown on your site plan? No
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?

No If yes, explain:

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

Building construction	9/1/26
Paving	10/1/26
Landscaping	10/1/26
Occupancy	1/1/27

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.

Joseph Mayer, P.E.
Name

6/10/2025
Date

Engineer of Record
Title or Position

Information on Flood Plain Occupancy:

1. What is the flood plain elevation at the site? Site is located in Zone X per FEMA Floodplain Map 55133C0088H. Based on this map our flood elevation is near 942.4'.

2. Is the flood plain construction elevated or flood proofed? Elevated N/A Flood proofed _____

3. What is the elevation of the lowest floor of the structure? FFE = 947.50'

4. What is the elevation of the land fill surrounding the structure? N/A

5. Does the fill extend beyond the structure? N/A
   How far beyond the structure? N/A feet

6. Is dry land access provided? N/A

7. If the structure is flood proofed, what flood proofing measures are used?
   N/A

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

Agenda

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: S & L Properties Sussex LLC

Address: W249N6438 Highway 164, Sussex, WI 53089

Owner/Operator: Jeffrey Liegel

Standard Industrial Classification #: 7542

How many people do you employ? 15

What are your businesses hours of work? 6:00am-10:00pm Monday-Sunday

Who is responsible for water quality? (List job titles)
On-site maintenance staff

Time and Duration of Discharge: during business hours

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):
Additional information can be provided for back up - approximately 16,500 GPD after reclaim

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:
To be submitted under separate cover by tenant

Please list each product your business produces. (Include type, amount and rate of production):
To be submitted under separate cover by tenant

What are the constituents and characteristics of your wastewater?
To be submitted under separate cover by tenant

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: S & L Properties Sussex LLC

Business Address: W249N6424 Highway 164, Sussex, WI 53089

Business Phone #: 608-617-3012

Business Email: jeff@bleedblue.net

Business Emergency Contacts

Name and Phone #: James Liegel, 608-617-3012

Name and Phone #: Jeff Liegel, 608-742-2893

Name and Phone #: Chad Stevenson, 608-742-2893

Building Owner Name: S & L Properties Sussex LLC - Jeff Liegel

Building Owner Email: jeff@bleedblue.net

Building Owner Emergency Contacts

Name and Phone #: James Liegel, 608-617-3012

Name and Phone #: Jeff Liegel, 608-742-2893

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

06/10/2025

Mr. Gabe Gilbertson
Community Development Director
N64W23760 Main Street
Sussex, WI 53089

RE: ***Tommy's of Sussex – Impact Statement***
W249 N6438 Hwy 164
Sussex, WI

Dear Mr. Gilbertson,

Kimley-Horn understands that the proposed Tommy's Carwash development at W249 N6438 Hwy 164 in Sussex, WI will require a conditional use permit. In association with the submittal documents provided to the Village, the applicant offers the following impact statement for Village consideration:

Impact Statement

- ***Traffic*** *– A Traffic Study was prepared by TADI and submitted to the Village as part of the application. The traffic study analyzed how trips generated by this development, as well as the Culver's development adjacent to the project, would impact the surrounding roadway network. Improvements are recommended to limit the Hwy 164/Prospect intersection to ¾ access (no lefts out). Please see the Traffic Study for additional information on traffic mitigation.*

- ***Parking & Overflow parking*** *– Sufficient parking for the land use has been provided based on local zoning code as well as tenant demands. The application does not expect overflow parking will be warranted given the surplus provided on site. Please see the site plan provided as part of the Engineering Documents by Kimley-Horn.*

- ***Noise & Odor–*** *The project will follow local noise & odor ordinances to mitigate substantial impacts to neighboring properties, which are commercial in nature.*

- ***Safety & Crime*** *– Lighting will be provided in accordance with local ordinances to provide a safe environment. The building will be staffed during operating hours for the safety and convenience of its customers.*

- ***Hours of operation –*** *The proposed hours of operations are 6am-10pm, 7 days a week. The applicant understands that is consistent with the commercial land use and applicable ordinances.*

- ***Health and Sanitation*** *– The proposed development will include municipal water and sanitary services for the building. A utility plan has been provided as part of the Engineering Plans prepared by Kimley-Horn. Public Health and building codes will be implemented as required in both design and operations.*

- ***Property maintenance –*** *The building will be staffed with multiple employees that will monitor the operation and property for maintenance concerns. A trash enclosure has been proposed at the northeast corner of the property for refuse. Please see the site plan as part of the Engineering Plans prepared by Kimley-Horn. An operation and maintenance plan will be implemented for all stormwater management infrastructure on site.*

If you have any questions or require any additional information, please contact me at (630) 487-5563.

Sincerely,

Joe Mayer, P.E.
Kimley-Horn and Associates, Inc.
Phone: (630) 487-5563
Email: joe.mayer@kimley-horn.com

PRELIMINARY ENGINEERING PLANS

TOMMY'S CARWASH

W249N6438 HIGHWAY 164
SUSSEX, WI 53089

DIGGERS HOTLINE®
(800) 242-8511

UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING & DEVELOPMENT DEPARTMENT
SUSSEX CIVIC CENTER
N64W23760 MAIN ST
SUSSEX, WI 53089
TEL: (262) 246-5215
CONTACT: GABE GILBERTSON
EMAIL: GGILBERTSON@SUSSEXWI.GOV

ENGINEERING DEPARTMENT
SUSSEX CIVIC CENTER
N64W23760 MAIN ST
SUSSEX, WI 53089
TEL: (262) 246-5200
CONTACT: JUDITH A. VEU

SANITARY SEWER SERVICE
SUSSEX WASTEWATER TREATMENT
N59 W 23551 CLOVER DR
SUSSEX, WI 53089
TEL: (262) 246-5200
CONTACT: DUSTIN BECKMAN

STORM SEWER SERVICE
SUSSEX PUBLIC WORKS
N59 W 23525 CLOVER DR
SUSSEX, WI 53089
TEL: (262) 820-3130
CONTACT: SCOTT ASCHER

WATER SERVICE
SUSSEX PUBLIC WORKS
N59 W 23525 CLOVER DR
SUSSEX, WI 53089
TEL: (262) 820-3130
CONTACT: SCOTT ASCHER

ROADWAY AUTHORITY
WISCONSIN DEPARTMENT OF TRANSPORTATION
2019 GOLF RD
PEWAUKEE, WI 53072
TEL: (414) 266-1000

WAUKESHA COUNTY HIGHWAY DEPARTMENT
515 W MORELAND BLVD
WAUKESHA, WI 53188
TEL: (262) 548-7740

POWER COMPANY
WE ENERGIES
PO BOX 2046
MILWAUKEE, WI 53201
TEL: (800) 662-4797

NATURAL GAS COMPANY
WE ENERGIES
PO BOX 2046
MILWAUKEE, WI 53201
TEL: (800) 261-5325

PROJECT TEAM

DEVELOPER
S & L COMPANIES
2651 KIRKING CT
PORTAGE, WI 53901
TEL: (608) 742-2893
CONTACT: JEFF LIEGEL

ARCHITECT
OLLMANN ERNEST MARTIN ARCHITECTS
200 S STATE ST
BELVIDERE, IL 61008
TEL: (815) 544-7790
CONTACT: WENDY MARTIN

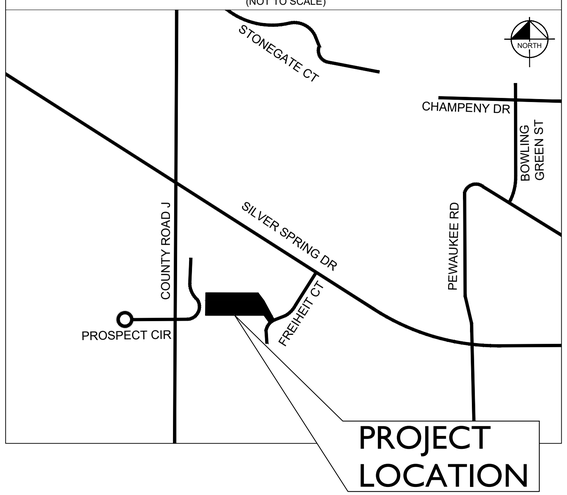
SURVEYOR
CHAPUT LAND SURVEYS
234 W. FLORIDA ST
MILWAUKEE, WI 53204
TEL: (414) 224-8068
CONTACT: JOHN KONOPACKI

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD.
CHICAGO, IL 60604
TEL: (630) 487-5550
EMAIL: JOE.MAYER@KIMLEY-HORN.COM
CONTACT: JOE MAYER, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: JOE.COGSWELL@KIMLEY-HORN.COM
CONTACT: JOE COGSWELL, P.L.A.

GENERAL CONTRACTOR
MCCON BUILDING CORPORATION
1209 JOSEPH ST
DODGEVILLE, WI 53533
TEL: (608) 930-4545
CONTACT: CHRIS MCGUIRE

LOCATION MAP
(NOT TO SCALE)



BENCHMARKS

REFER TO V0.0 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

LEGAL DESCRIPTION

REFER TO V0.0 FOR ALTA LAND TITLE AND TOPOGRAPHIC SURVEY LEGAL DESCRIPTION.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL NOTES & DETAILS
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOSEPH MAYER, A LICENSED PROFESSIONAL ENGINEER OF WI, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF TOMMY'S CARWASH BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 4TH DAY OF JUNE, A.D., 2025.

WI LICENSED PROFESSIONAL ENGINEER 101882-6
MY LICENSE EXPIRES ON 07/31/2026
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 630-487-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

TOMMY'S EXPRESS CAR WASH

COVER SHEET

TOMMY'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
C0.0

Agent

Drawing name: K:\DHI_LDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\Tommys\C0.0 - COVER SHEET.dwg C0.0 Jun 04, 2025 11:53am by Anthony.Graziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/NSPS LAND TITLE SURVEY

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company National Commercial Services Commitment No. NCS-1256730-MAD, effective date of April 04, 2025 which lists the following easements and/or restrictions from schedule B-II:

2, 3, 5, 12, 34 VISIBLE EVIDENCE SHOWN, IF ANY
1, 4, 6-11, 24, 33 & 35 NOT SURVEY RELATED

13. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 7359 recorded May 13, 1994 in Volume 62, Page 225 as Document No. 1964188 referenced in the legal description contained Reference is hereby made to said plat for particulars. Amended by Surveyor's Affidavit of Correction recorded August 25, 1995 in Reel 2107, Image 1051 as Document No. 2062028. Affects property by location, shown.
14. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 11483 recorded August 31, 2016 in Book 114, Page 172 as Document No. 4228086 referenced in the legal description contained Reference is hereby made to said plat for particulars. (Affects Parcel B). Affects property by location, shown.
15. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 11349 recorded September 09, 2015 in Book 112, Page 201 as Document No. 4165011 referenced in the legal description contained Reference is hereby made to said plat for particulars. Affects property by location, shown.
16. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 12086 recorded November 10, 2020 in Book 123, Page 172 as Document No. 4529044 referenced in the legal description contained Reference is hereby made to said plat for particulars. Amended by Surveyor's Affidavit of Correction recorded January 20, 2021 as Document No. 4549890. Affects property by location, shown.
17. Utility Easement to Wisconsin Telephone Company, dated February 25, 1909, recorded/filed April 06, 1911 as Document No. 74794. Does not affect property by location, not shown.
18. Utility Easement to Wisconsin Gas and Electric Company, its successors and assigns, dated November 09, 1916, recorded/filed December 02, 1916 as Document Nos. 95508 and 95509. Does not affect property by location, not shown.
19. Utility Easement to Wisconsin Gas and Electric Company, dated January 03, 1927, recorded/filed February 04, 1927 as Document No. 148409. Conveyance of Rights in Land recorded January 31, 2006 as Document No. 3357986. Does not affect property by location, not shown.
20. An easement as set forth in Conveyance by Individual recorded May 05, 1970 in Volume 1191 of Deeds, Page 210 as Document No. 759633. Affects property by location, shown.
21. Utility Easement to Wisconsin Electric Power Company & Wisconsin Telephone Company, their successors and assigns, dated March 05, 1974, recorded/filed April 11, 1974 in Reel 74, Image 272 as Document No. 878077. Affects property by location, shown.
22. Memorandum of Restrictive Covenant Agreement recorded March 17, 1997 in Reel 2402, Image 343 as Document No. 2197247. Does not affect property by location, not shown.
23. Temporary Limited Easement as set forth in Award of Damages by State of Wisconsin recorded September 13, 2004 as Document No. 3203422. Affects property by location, shown.
25. Covenants, conditions, restrictions and easements in the document recorded September 09, 2015 as Document No. 4165091 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Affects property by location, shown in vicinity map.
26. Declaration of Restrictive Covenant recorded September 29, 2015 as Document No. 4168768. Affects property by location, blanket type.
27. Developers Agreement: Dated: September 09, 2015 Parties: Concord Property Management, LLC, a Wisconsin limited liability company and the Village of Sussex in the County of Waukesha and the State of Wisconsin Recorded: October 01, 2015 Instrument No.: 4169304. Affects property by location, shown.
28. Storm Water Management Practices Maintenance Agreement: Dated: September 09, 2015 Parties: Concord Properties, LLC and the Village of Sussex Recorded: October 01, 2015 Instrument No.: 4169305 Affects property by location, shown.
29. Distribution Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies recorded April 25, 2016, as Document No. 4202609. Does not affect property by location, not shown.
30. Easement for sidewalk/path granted to Village of Sussex, a Wisconsin municipal corporation and its successors, and assigns by Sidewalk/Path Easement recorded in Document No. 4246457 on November 17, 2016. (Affects Parcel B). Affects property by location, shown.
31. Easement for storm water granted to Village of Sussex, a Wisconsin municipal corporation and its successors, and assigns by Storm water Easement recorded in Document No. 4246458 on November 17, 2016. Affects property by location, shown.
32. Easement for water utility granted to Village of Sussex, a Wisconsin municipal corporation and its successors, and assigns by Water Utility Easement recorded in Document No. 4246459 on November 17, 2016. Affects property by location, shown.

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Waukesha, Community Panel No.55133C0088H, effective date of October 19, 2023, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 179,081 square feet or 4.1111 acres.
7. Surveyed Property is vacant - no buildings present.
9. No parking spaces on the surveyed property.

11(b). Private utility locate by: Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20251117260, 20251117279, 20251117284, 20251117289 with a clear date of 03/24/2025. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

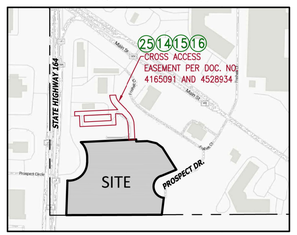
BASIS OF BEARINGS

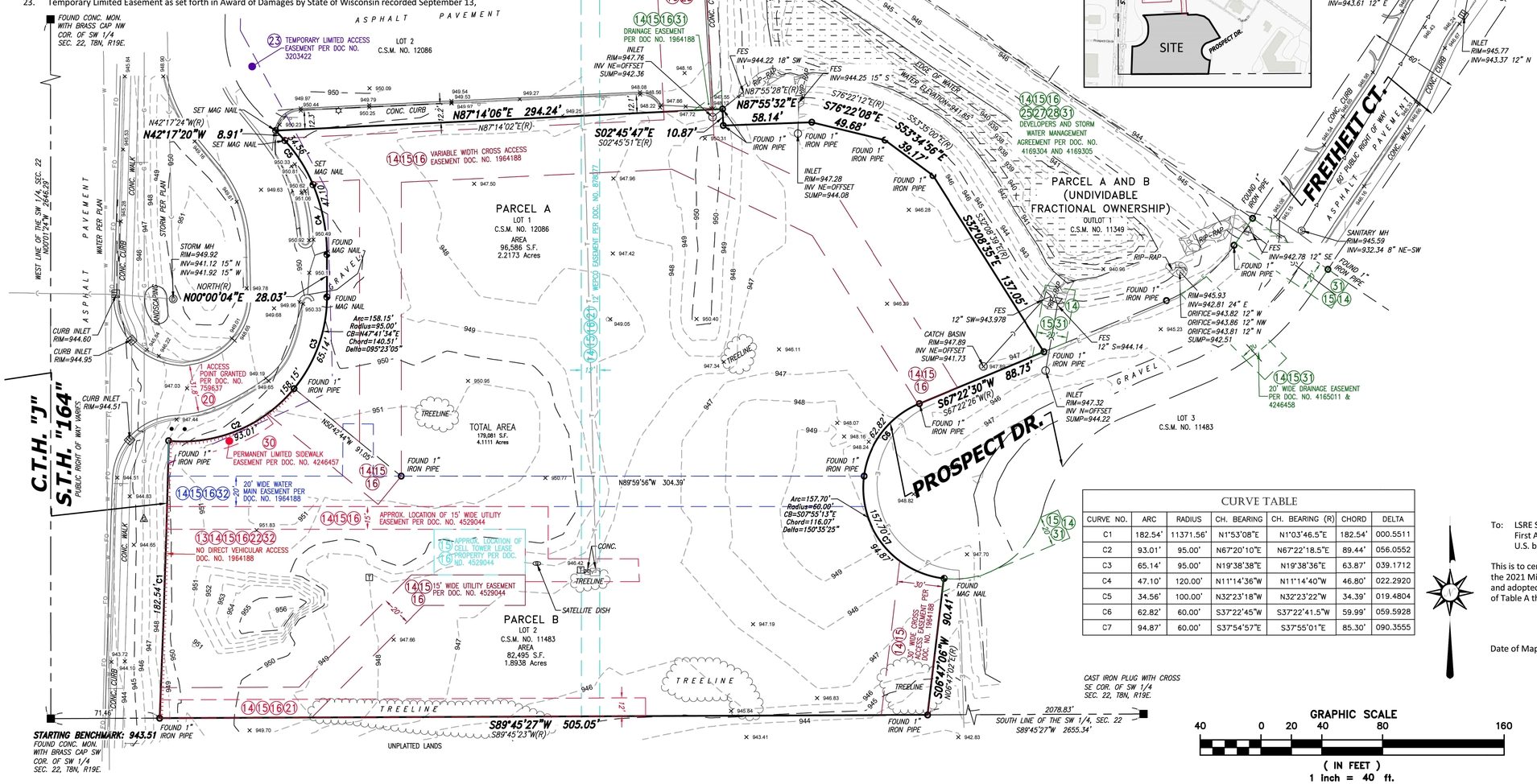
Bearings are referenced to the Wisconsin State Plane Coordinate System South Zone (NAD83/2011), in which the South line of the SW 1 /4 Section 22, bears S89°45'27"W.

VERTICAL DATUM

Vertical Datum is based on National American Vertical Datum of 1988(12)

VICINITY MAP





CURVE TABLE

CURVE NO.	ARC	RADIUS	CH. BEARING	CH. BEARING (R)	CHORD	DELTA
C1	182.54'	11371.56'	N1°53'08"E	N1°03'46.5"E	182.54'	000.5511
C2	93.01'	95.00'	N67°20'10"E	N67°22'18.5"E	89.44'	056.0552
C3	65.14'	95.00'	N19°38'38"E	N19°38'36"E	63.87'	039.1712
C4	47.10'	120.00'	N11°14'36"W	N11°14'40"W	46.80'	022.2920
C5	34.56'	100.00'	N32°23'18"W	N32°23'22"W	34.39'	019.4804
C6	62.82'	60.00'	S37°22'45"W	S37°22'41.5"W	59.99'	059.5928
C7	94.87'	60.00'	S37°54'57"E	S37°55'01"E	85.30'	090.3555

LEGEND OF SYMBOLS & ABBREVIATIONS

- SANITARY MANHOLE
- STORM MANHOLE
- CLEANOUT
- CURB INLET
- STORM INLET
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
- CABLE TV RISER/BOX CABLE
- TV MANHOLE/VAULT
- GAS VALVE
- GAS METER
- GAS MARKER
- SIGN
- MAIL BOX
- FLAG POLE
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- STANDPIPE
- WATER MANHOLE
- FLOOD LIGHT
- LIGHT POLE
- DIRECTIONAL ARROW
- SPOT ELEVATION
- HANDICAP STALL
- DUMPSTER
- VENT
- UTILITY POLE
- GUY WIRE
- TRAFFIC SIGNAL POLE
- AIR CONDITIONING UNIT

CL.	=CENTERLINE	(R)	=RECORDED AS
CONC.	=CONCRETE	(D)	=DEEDED AS
EL.	=ELEVATION	INV.	=INVERT
EXT.	=EXISTING	MON.	=MONUMENT
SEC.	=SECTION	P.O.B.	=POINT OF BEGINNING
SQ. FT.	=SQUARE FEET	P.O.C.	=POINT OF COMMENCEMENT
W/	=WITH	R.O.W	=RIGHT OF WAY

- SANITARY SEWER
- SANITARY SEWER PER PLAN
- STORM SEWER
- STORM SEWER PER PLAN
- WATER MAIN
- WATER MAIN PER PLAN
- FIBER OPTIC LINE
- FIBER OPTIC PER PLAN
- TELEPHONE LINE
- TELEPHONE PER PLAN
- ELECTRIC LINE
- ELECTRIC LINE PER PLAN
- OVERHEAD WIRES
- CABLE TELEVISION
- CABLE TELEVISION PER PLAN
- GAS MAIN
- GAS MAIN PER PLAN
- TREE LINE
- NO ACCESS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

CLIENT

Kimley-Horn

SITE ADDRESS

W249 N6438 and W249 N6424 Highway 164 and W249 N 6438 State Highway 164, Sussex WI. 53089

LEGAL DESCRIPTION

Parcel A:

Lot 1 of CERTIFIED SURVEY MAP NO. 12086 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on November 10, 2020, in Book 123 of Certified Survey Maps, Page 172 as Document No. 4529044, and corrected by Surveyor's Affidavit of Correction recorded January 20, 2021 as Document No. 4549890, Said Certified Survey Map being a redivision of Lot 1 of Certified Survey Map No. 11483, Lot 3 of Certified Survey map No. 11349 and Lot 2 of Certified Survey Map No. 7359, being part of 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.

And also an undividable fractional ownership in Outlot 1 of CERTIFIED SURVEY MAP NO. 11349 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on September 09, 2015, in Book 112 of Certified Survey Maps, Page 201 as Document No. 4165011, Said Certified Survey Map being a redivision of part of Lot 2 of Certified Survey Map No. 7359, and amended by Surveyor's Affidavit of Correction recorded on August 25, 1995, on Reel 2107, Image 1051-1052, as Document No. 2062028, Waukesha County Register of Deeds and being part of 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 B:

Lot 2 of CERTIFIED SURVEY MAP NO. 11483 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on August 31, 2016, in Book 114 of Certified Survey Maps, Page 172 as Document No. 4228086, Said Certified Survey Map being a redivision of Lot 3 of Certified Survey Map No. 11349 and being part of 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.

And also an undividable fractional ownership in Outlot 1 of CERTIFIED SURVEY MAP NO. 11349 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on September 09, 2015, in Book 112 of Certified Survey Maps, Page 201 as Document No. 4165011, Said Certified Survey Map being a redivision of part of Lot 2 of Certified Survey Map No. 7359, and amended by Surveyor's Affidavit of Correction recorded on August 25, 1995, on Reel 2107, Image 1051-1052, as Document No. 2062028, Waukesha County Register of Deeds and being part of 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.

To: LSRE Sussex, LLC
First Amemrican Title Insurance Company National Commercial Services
U.S. bank National Association

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9,11(b), 19, and 20(b) of Table A thereof. The fieldwork was completed on MARCH 26, 2025.

Date of Map: May 5, 2025

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

DRAFTED BY: KGD
Drawing No. 6431.00

V0.0

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING WISDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'DIGGERS HOTLINE' (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE WSDOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

DIGGERS HOTLINE®
(800) 242-8511

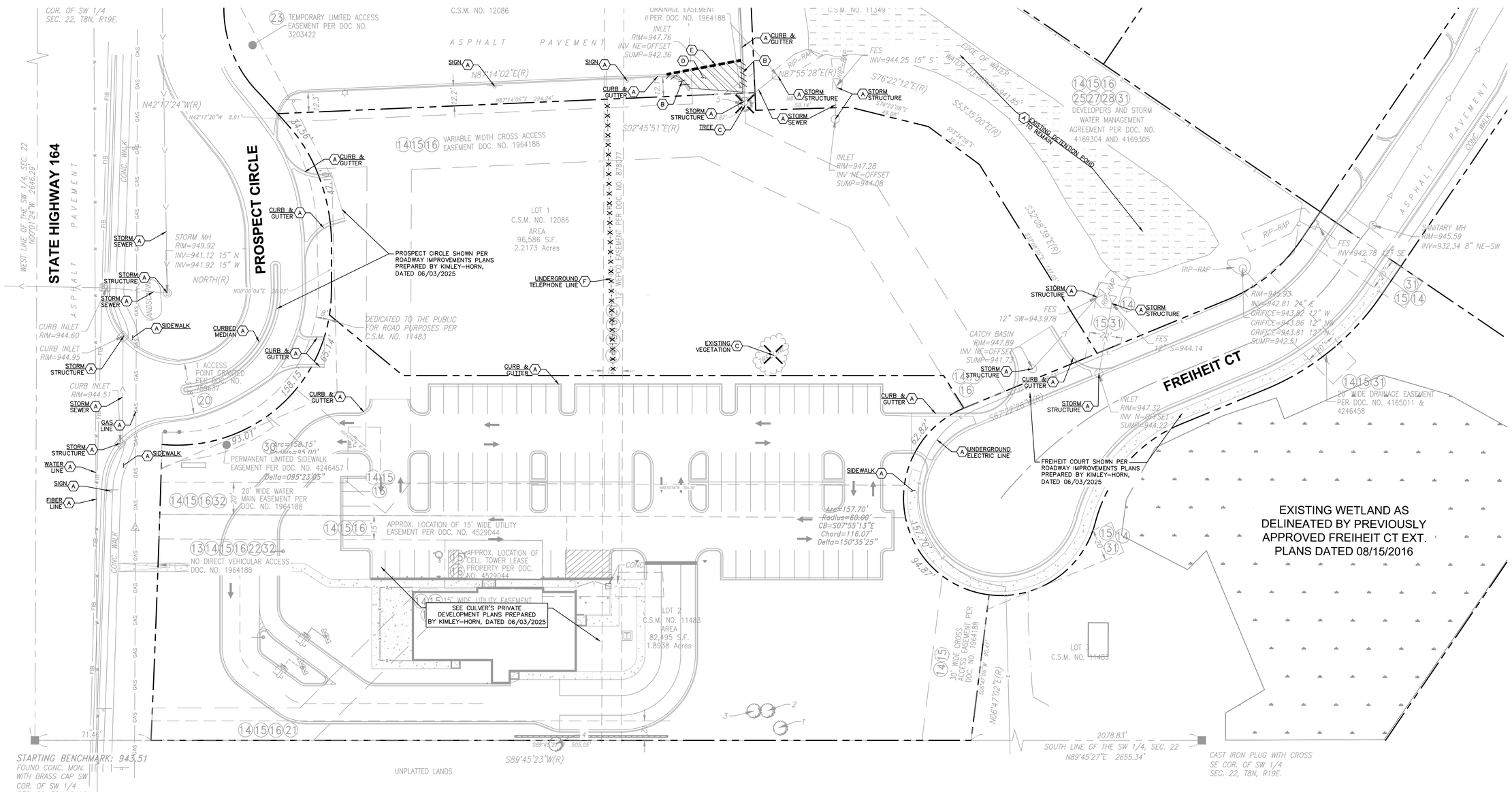
DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) CURB REMOVAL
- (C) ITEM TO BE REMOVED
- (D) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (E) SAWCUT LINE
- (F) UTILITY REMOVAL

Tree Number	Diameter	Tree Species	Tree Condition	Single / Multistem
1	19	Tillia - Basswood / Linden	Good	Multi-Stem
2	30	Tillia - Basswood / Linden	Good	Multi-Stem
5	8	Tillia - Basswood / Linden	Good	Single Stem
3	18	Tillia - Basswood / Linden	Good	Multi-Stem
4	7	Populus - Poplar	Fair	Single Stem

NOTES

- ADDITIONAL TREES PRESENT ON SITE WERE IDENTIFIED AS EITHER BOX ELDER (*ACER NEGUNDO*), WHICH IS IS CONSIDERED AN INVASIVE SPECIES, OR TREES HAVING A DBH OF LESS THAN 5". THESE TREES WERE NOT INCLUDED IN TREE COUNT AS PER MUNICIPAL CODE 6.02(8)



No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/13/25	JPM

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: (312) 788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

TOMMY'S EXPRESS CAR WASH

EXISTING CONDITIONS & DEMOLITION PLAN

TOMMY'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
C1.0

Agenda Item

Drawing name: K:\CHI_LIDEV\168974030_Culver's_Sussex_MV\2 Design\CAD\PlanSheets\Tommy's\C1.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg C1.0 Jun 04, 2025 11:53am by: AnthonyGrazioso
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Agent

KEY NOTES

1. 6-INCH CONCRETE CURB & 12-INCH GUTTER, TYP.
2. 6-INCH CONCRETE CURB & 24-INCH GUTTER, TYP.
3. DEPRESSED CURB
4. INTEGRAL CURB AND WALK (AROUND BUILDING) (NOT USED)
5. CONCRETE SIDEWALK, TYP.
6. ACCESSIBLE PAVEMENT MARKINGS, TYP.
7. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8)
8. 4" WIDE PAINTED SOLID LINE, TYP.
9. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
10. 24" WIDE STOP BAR, TYP. (NOT USED)
11. "DO NOT ENTER" SIGN (SEE SIGNAGE PLANS FOR FOR DETAILS)
12. SITE DIRECTIONAL MARKINGS
13. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
14. MONUMENT SIGN (SEE SIGNAGE PLANS FOR DETAILS) (NOT USED)
15. 6" BOLLARD, TYP. (NOT USED)
16. VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS FOR DETAILS) (NOT USED)
17. PROPOSED MENU BOARD (SEE SIGNAGE PLANS FOR DETAILS) (NOT USED)
18. PROPOSED ORDER CONFIRMATION SYSTEM (NOT USED)
19. 3-FT TRANSITION CURB, TYP
20. SITE RETAINING WALL PER MANUFACTURER SPECS. (NOT USED)
21. TRANSFORMER PAD (FOR REFERENCE ONLY)
22. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS) (NOT USED)
23. PROPOSED FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS) (NOT USED)
24. 3-FT WIDE CURB CHANNEL WITH CONCRETE FLUME (NOT USED)
25. ACCESSIBLE RAMP (NOT USED)
26. ADA COMPLIANT HANDRAILS (NOT USED)
27. 2' WIDE TACTILE WARNING STRIP (NOT USED)
28. 5-FT WIDE PAINTED CROSSWALK (NOT USED)
29. "YIELD" SIGN (SEE SIGNAGE PLANS FOR DETAILS)
30. STAINLESS STEEL BOLLARD, TYP. (AT VACUUM STATIONS)
31. U-SHAPED SNAP SIGN, TYP. (SEE ARCHITECTURAL PLANS FOR DETAILS)
32. VACUUM STANCHION CANOPY AND CANISTER, TYP. (SEE ARCHITECTURAL PLANS FOR DETAILS)
33. TOMMY PROVIDED RED BALL VACUUM HOSE HOLDER, TYP.
34. SONITUBE WITH CONDUIT FOR RELAX/GO LIGHT (SEE ARCHITECTURAL PLANS FOR DETAILS)
35. LICENSE PLATE READER (SEE ARCHITECTURAL PLANS FOR DETAILS)
36. COLUMN (SEE ARCHITECTURAL PLANS FOR DETAILS)
37. GATE (SEE ARCHITECTURAL PLANS FOR DETAILS)
38. SIDEWALK FLUSH WITH PAVEMENT

PAVING AND CURB LEGEND

- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD PITCH CONCRETE CURB & GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- SAWCUT LINE

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 55133C0088H, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

TOMMY'S SITE DATA TABLE

PROPERTY INFORMATION

PIN: SUXV0231989008
ADDRESS: W249N6438 HIGHWAY 164, SUSSEX, WI 53089
EXISTING TOMMY'S LOT AREA: 2.22 ACRES
PROPOSED TOMMY'S LOT AREA: 1.64 ACRES

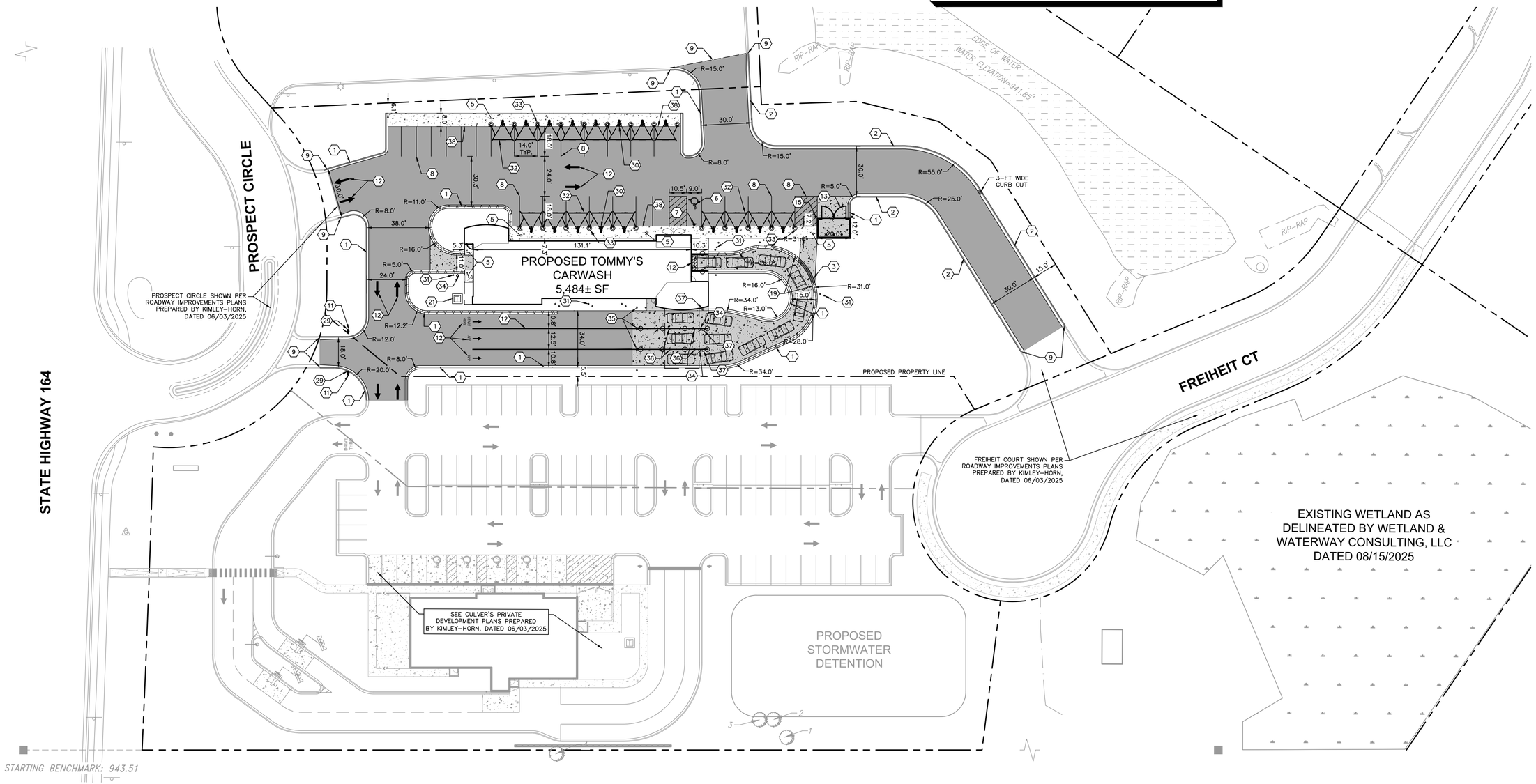
PARKING SUMMARY:

PARKING SPACES REQUIRED (VILLAGE STANDARD)*	=	8 SPACES
PROPOSED STANDARD PARKING SPACES PROVIDED	=	9 SPACES
PROPOSED ACCESSIBLE PARKING SPACES PROVIDED	=	1 SPACES
PROPOSED VACUUM SPACES PROVIDED	=	17 SPACES
PROPOSED TOTAL PARKING SPACES PROVIDED	=	27 SPACES

*1 SPACE PER 50 SF OF GENERAL FLOOR AREA + 1 SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH LARGEST NUMBER OF EMPLOYEES (0 SF OF COSTUMER AREA AND 8 EMPLOYEES ASSUMED FOR CALCULATION)

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
4. REFER TO SPRINGFIELD SIGN PLANS FOR MENU BOARD DETAILS AND ELECTRICAL SPECIFICATIONS
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.



DIGGERS HOTLINE®
(800) 242-8511

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/13/25	JPM

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

TOMMY'S EXPRESS CAR WASH

SITE PLAN

TOMMY'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
C2.0

Drawing name: K:\CHI_LDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\Tommys\C2.0 - SITE PLAN.dwg C2.0 Jun 04, 2025 11:54am by: AnthonyGraziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY,.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:

20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

EROSION CONTROL LEGEND

- TS — TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW — CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- RR — RIP RAP (SEE DETAILS)
- LD — LIMITS OF DISTURBANCE
- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS

GRAPHIC SCALE IN FEET
0 15 30 60

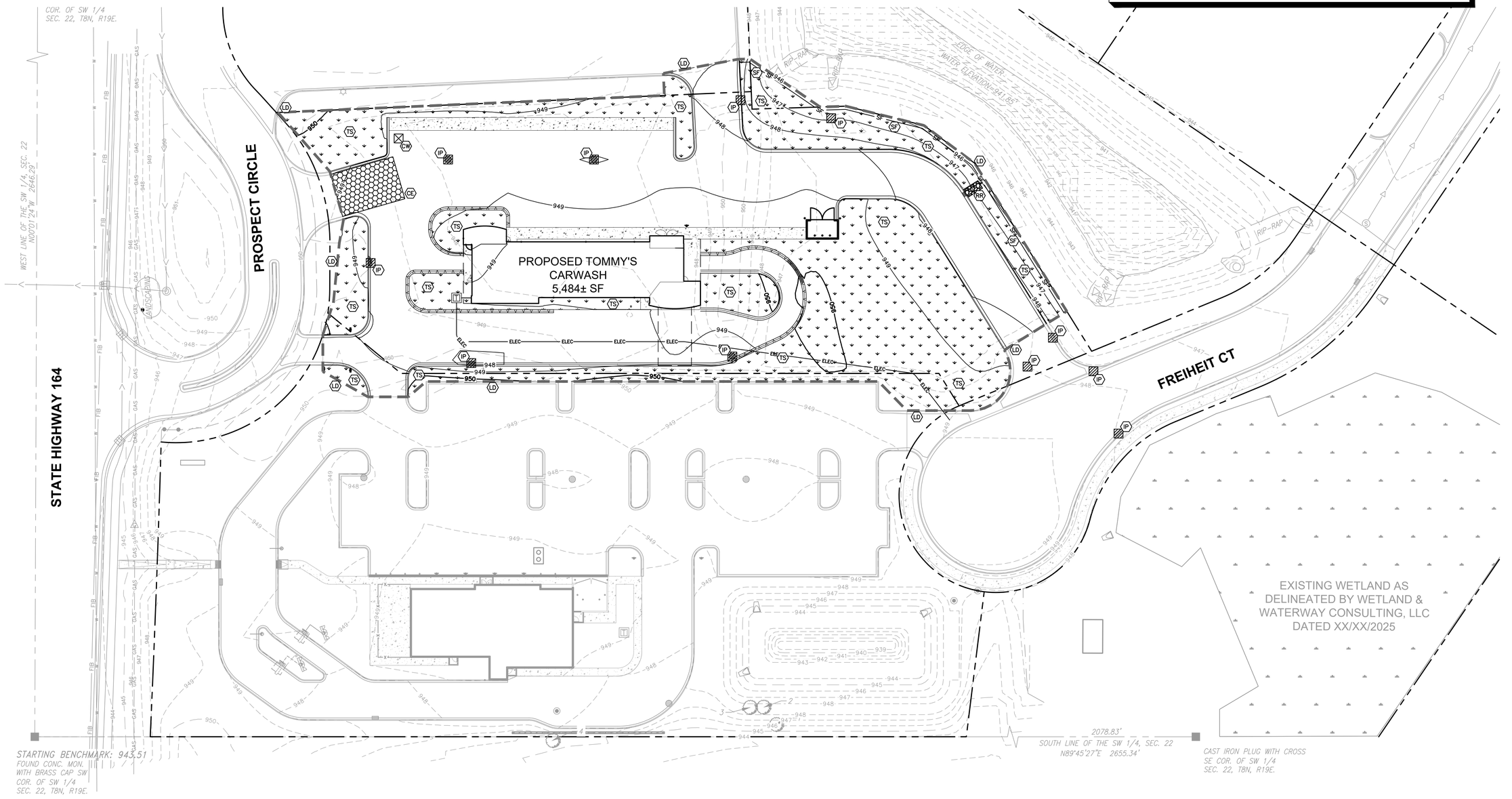
NORTH

DIGGERS HOTLINE®
(800) 242-8511

EROSION CONTROL SCHEDULE AND SEQUENCING

I. ROUGH GRADING	*CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.*
II. UTILITY INSTALLATION	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.*
III. PAVING	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.*
IV. FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	*ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.*

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: (312) 788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

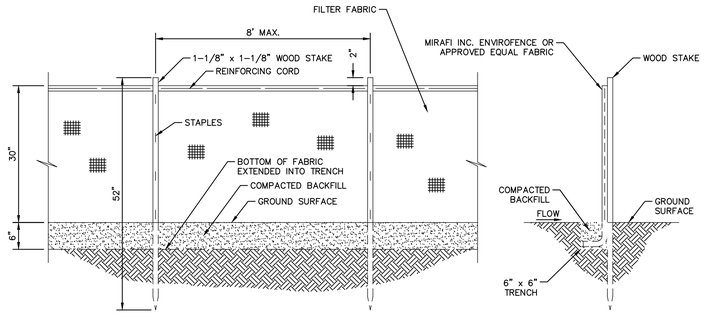
TOMMY'S EXPRESS CAR WASH

EROSION CONTROL PLAN

TOMMY'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

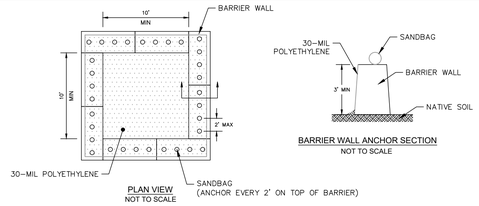
ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
C3.0

Drawing name: K:\CHI_LDE\V\168974030_Culver's_Sussex_MV\2 Design\CAD\PlanSheets\Tommy's\C3.0 - EROSION CONTROL PLAN.dwg C3.0 Jun 04, 2025 11:54am by: AnthonyGraziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



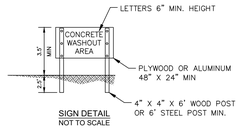
SEDIMENTATION/SILT FENCE (SF)

N.T.S.



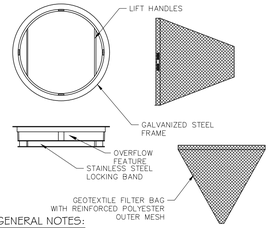
NOTES

1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDEND CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.



CONCRETE WASHOUT (CW)

N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

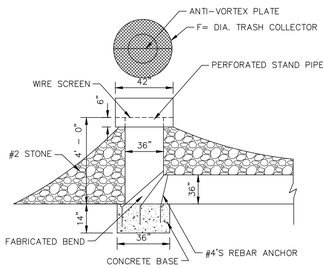
ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION (IP)

N.T.S.

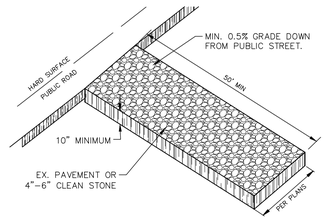
DIGGERS HOTLINE®

(800) 242-8511



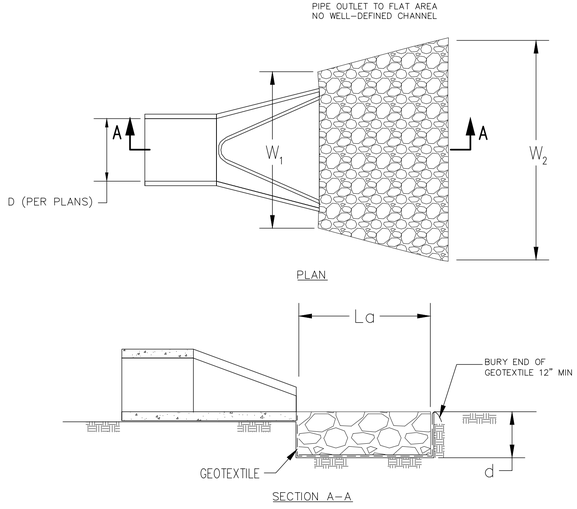
TEMPORARY STANDPIPE DETAIL

N.T.S.



CONSTRUCTION ENTRANCE (CE)

N.T.S.



NOTES:
1. THE ROCK RIPRAP SHALL MEET IDOT REQUIREMENTS FOR GRADATION NO. RR-3 & RR-4 , QUALITY DESIGNATION "A".
2. GEOTEXTILE (NON-WOVEN) MINIMUM CRITERIA:
   - 2.1. WEIGHT OF GEOTEXTILE (OZ/SQ.YD.) 6
   - 2.2. TENSILE STRENGTH (LB) ASTM D 4632 180
   - 2.3. ELONGATION AT FAILURE (%) ASTM D 4632 ≥ 50
   - 2.4. PUNCTURE (LB) ASTM D 4833 80
   - 2.5. ULTRAVIOLET LIGHT (% RESIDUAL TENSILE STRENGTH) ASTM D 4355 MIN 70
   - 2.6. APPARENT OPENING SIZE (AOS) ASTM D 4751 MAX 40 SIEVE
   - 2.7. PERMITTIVITY SEC^{-1} ASTM D 4491 MIN 0.70
3. ANY GEOTEXTILE SPLICES SHALL OVERLAP A MINIMUM OF 18 INCHES, WITH UPSTREAM OR UPSLOPE GEOTEXTILE OVERLAPPING THE ABUTTING DOWNSLOPE GEOTEXTILE.
4. APRON WIDTH W_1 SHALL BE 3 TIMES THE CULVERT PIPE DIAMETER. APRON WIDTH W_2 SHALL BE EQUAL TO L_A PLUS THE PIPE DIAMETER.
5. ROCK THICKNESS D SHALL BE AT LEAST 1.5 TIMES THE RIPRAP D_{100} SIZE.
6. APRON LENGTH L_A AND ROCK RIPRAP HAS BEEN SIZED ACCORDING TO ILLINOIS URBAN MANUAL ROCK OUTLET PROTECTION STANDARD 910 BASED CALCULATED VELOCITY FOR THIS PROJECT SITE. PLEASE SEE TABLE 1 FOR DETAILS.

RIPRAP DIMENSION TABLE

INLET PIPE SIZE d (IN)	LENGTH OF APRON La (FT)	ROCK GRADATION (IDOT)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIPRAP d (IN)
12	12	RR-3	3.00	13.00	15
15	12	RR-3	3.75	13.25	15
18	16	RR-4	4.50	17.50	20
21	16	RR-4	5.25	17.75	20
24	20	RR-4	6.00	22.00	20
27	20	RR-4	6.75	22.50	20
30	22	RR-4	7.50	24.50	20
36	24	RR-5	9.00	27.00	28
42	24	RR-5	10.50	27.50	30
48	28	RR-6	12.00	32.00	32
54	28	RR-6	13.50	32.50	32
60	36	RR-6	15.00	41.00	32
72	44	RR-6	18.00	50.00	32

RIP RAP DETAIL OUTLET PROTECTION

N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

NO.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/3/25	JPM

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-862-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: AMG | DRAWN BY: AMG | CHECKED BY: JPM

NOT FOR CONSTRUCTION

TOMMY'S EXPRESS CAR WASH

EROSION CONTROL NOTES & DETAILS

TOMMY'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025

KHA PROJECT NO. 168974030

SHEET NUMBER

C3.1

Agent Visible

Drawing name: K:\CHI_LDE\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\Tommys\C3.0 - EROSION CONTROL PLAN.dwg C3.1 Jun 04, 2025 11:54am by: Anthony.Graziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Agent

Drawing name: K:\CHI_LDEV\168974030_Culver's_Sussex_WI\2 Design\CAD\PlanSheets\Tommys\C4.0 – GRADING & DRAINAGE PLAN.dwg Jun 04, 2025 11:54am by Anthony.Graziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

DIGGERS HOTLINE®
(800) 242-8511

23 TEMPORARY LIMITED ACCESS EASEMENT PER DOC NO. 3203422

PROSPECT CIRCLE
PROSPECT CIRCLE

PROPOSED TOMMY'S CARWASH
5,484± SF
FFE = 949.30

FES
INV=944.22 18" SW
INLET
RIM=947.76
INV NE=OFFSET
SUMP=942.36

FES
INV=944.25 15" S

RIP-RAP

EDGE OF WATER
WATER ELEVATION=941.85

INLET
RIM=947.29
INV NE=OFFSET
SUMP=944.08

CATCH BASIN
RIM=947.29
INV NE=OFFSET
SUMP=941.73

98 LF OF 12" RCP @ 0.32%
90 LF OF 12" RCP @ 0.32%
80 LF OF 12" RCP @ 0.32%
160 LF OF 12" RCP @ 0.32%
162 LF OF 12" RCP @ 0.32%

PROPOSED 6" DIA. ROOF DRAIN (TYP. OF 9)

115 APPROX. LOCATION OF CELL TOWER LEASE PROPERTY PER DOC. NO. 4529044

116

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
R = RIM ELEVATION
FG = FINISHED GRADE
ME = MATCH ELEVATION
TW = TOP OF WALL

(CONTRACTOR TO VERIFY ALL MATCH EXISTING SPOT GRADE ELEVATIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.)

- 950 — PROPOSED CONTOUR
- 950 — EXISTING CONTOUR
- RIDGE — RIDGE LINE
- X.XX% — SLOPE AND FLOW DIRECTION
- 100-YEAR OVERLAND OVERFLOW ROUTE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED FLARED END SECTION
- PROPOSED STORM CLEANOUT
- RD — RD — PROPOSED ROOF DRAIN LINE

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D24	CONNECT TO EXISTING STORM STRUCTURE RIM: 946.30 INV IN: 944.50 (W, 12") INV OUT: 944.50 (NE, 18")
D25	4' DIA. OPEN LID MANHOLE RIM: 947.90 INV IN: 944.81 (W, 12") INV OUT: 944.81 (E, 12")
D26	4' DIA. OPEN LID MANHOLE RIM: 948.00 INV IN: 945.10 (SW, 12") INV OUT: 945.10 (E, 12")
D27	4' DIA. STORM MANHOLE WITH CURB GRATE RIM: 947.95 INV OUT: 945.36 (NE, 12")
D28	CONNECT TO EXISTING STORM STRUCTURE RIM: 946.02 INV IN: 944.50 (S, 12") INV OUT: 944.50 (N, 15")
D29	4' DIA. OPEN LID MANHOLE IN CURB RIM: 948.62 INV IN: 945.01 (W, 12") INV OUT: 945.01 (N, 12")
D30	4' DIA. STORM MANHOLE WITH CURB GRATE RIM: 947.80 INV OUT: 945.53 (E, 12")

No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/13/25	JPM

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-372-3445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

TOMMY'S EXPRESS CAR WASH

GRADING & DRAINAGE PLAN

TOMMY'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE:
04/30/2025

KHA PROJECT NO.
168974030

SHEET NUMBER
C4.0

Agenda

UTILITY LEGEND

EX. WATER LINE	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
EX. SANITARY SEWER LINE	
EX. SANITARY SEWER MANHOLE	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
EX. STORM DRAIN LINE	
EX. STORM MANHOLE	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
EX. STORM STRUCTURE/INLET	
EX. FLARED END SECTION	PROPOSED FLARED END SECTION
EX. GAS LINE	PROPOSED SANITARY SEWER LINE
EX. GAS METER	PROPOSED SANITARY MANHOLE
EX. UNDERGROUND ELECTRIC LINE	PROPOSED STORM/SANITARY CLEANOUT
EX. UNDERGROUND FIBER OPTIC LINE	PROPOSED WATER LINE
EX. LIGHT POLE	PROPOSED VALVE BOX
PROPOSED UNDERGROUND ELECTRIC LINE	PROPOSED LIGHT POLE
GAS LINE (BY GAS COMPANY)	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
PROPOSED PHONE LINE	
PROPOSED STORM SEWER LINE	RIP RAP (SEE DETAILS)
PROPOSED ROOF DRAIN LINE	
PROPOSED STORM CLEANOUT	

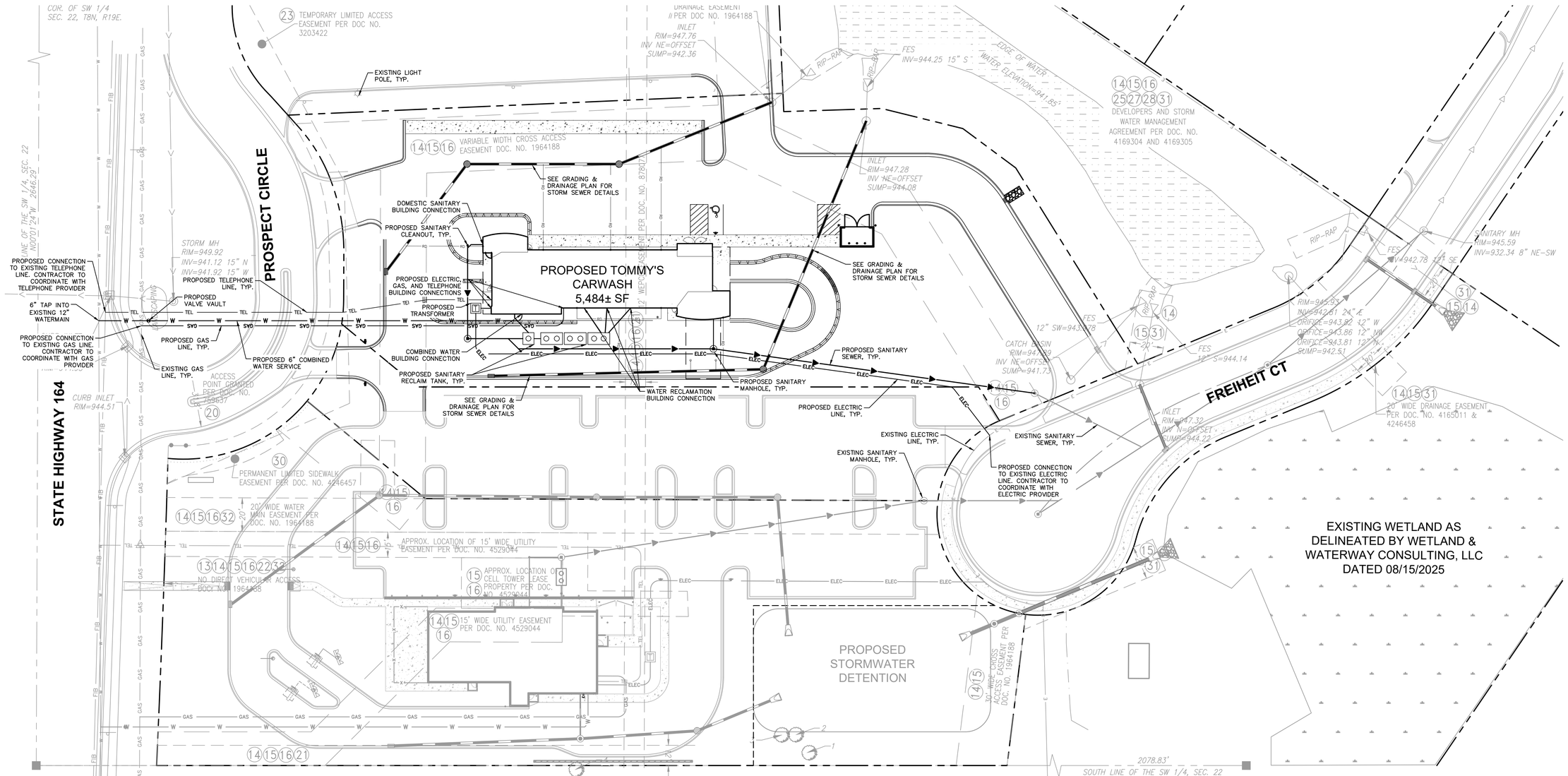
UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE VILLAGE OF SUSSEX SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

DIGGERS HOTLINE®
(800) 242-8511



No.	REVISIONS	DATE	BY
	VILLAGE SUBMITTAL	6/13/25	JPM

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-662-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

NOT FOR CONSTRUCTION

TOMMY'S EXPRESS CAR WASH

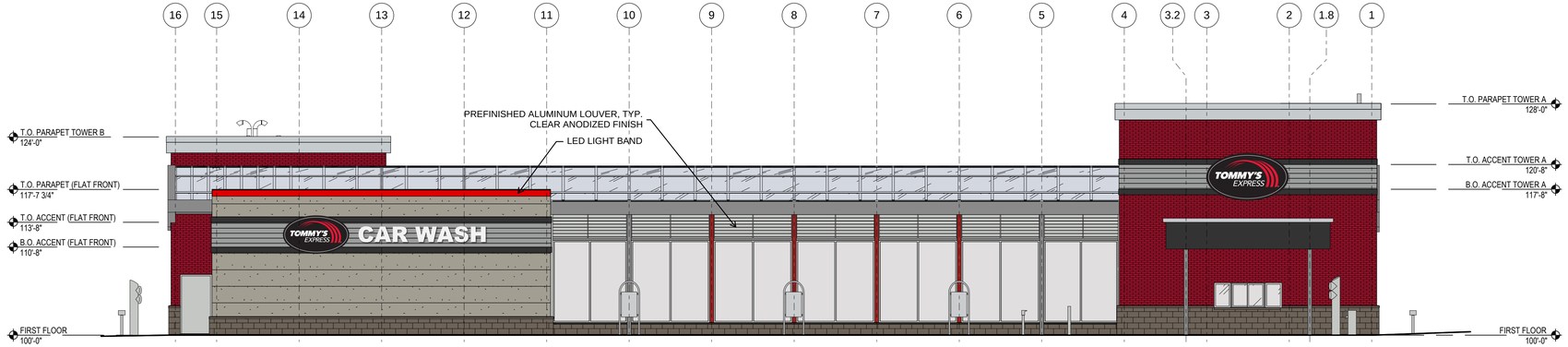
UTILITY PLAN

TOMMY'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 04/30/2025
KHA PROJECT NO. 168974030
SHEET NUMBER
C5.0

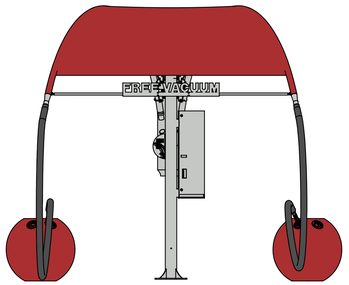
Drawing name: K:\CHI_LDEV\168974030_Culver's_Sussex_MV2 Design\CAD\PlanSheets\Tommys\C5.0 - UTILITY PLAN.dwg C5.0 Jun 04, 2025, 11:54am by: AnthonyGrazioso
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Agenda



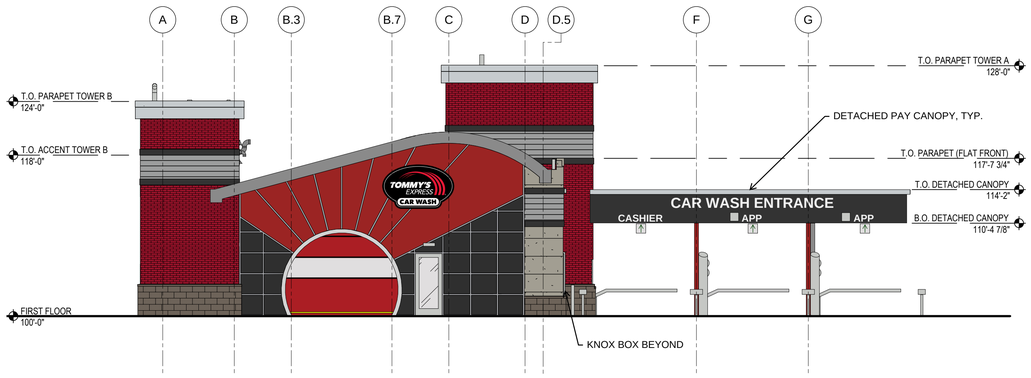
1 FRONT ELEVATION

1/8" = 1'-0"



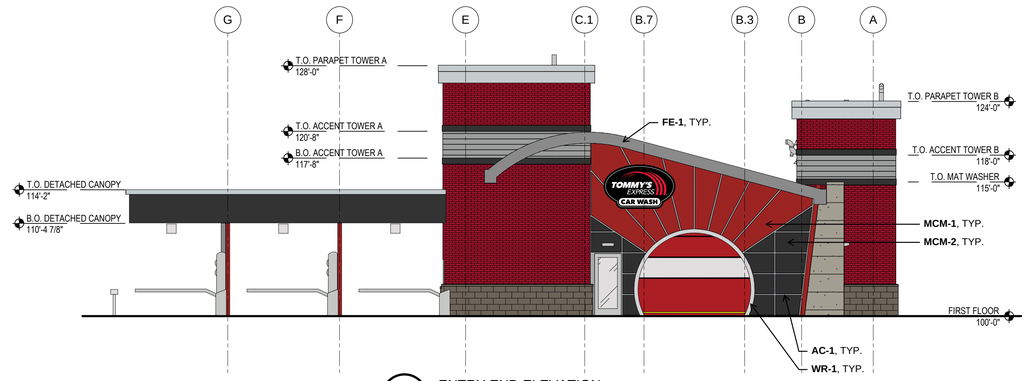
5 TYPICAL VACUUM ELEVATION

NOT TO SCALE



2 EXIT END ELEVATION

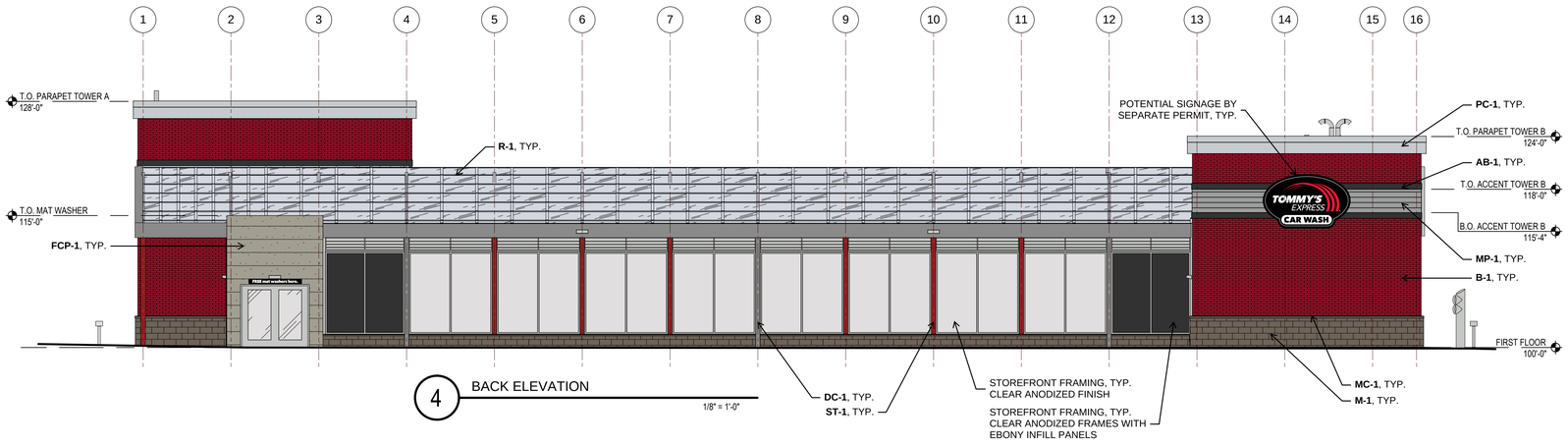
1/8" = 1'-0"



3 ENTRY END ELEVATION

1/8" = 1'-0"

TAG	MATERIAL	MFR.	DESCRIPTION	MFR. COLOR
ST-1	STRUCTURAL STEEL	PROSPIANT	5-STAGE POWDER COATED	RAL 3001
MP-1	PREFINISHED PROFILED MCM, TOWER BANDING	ATAS	BELVEDERE 7.2" RIB PANEL	SILVERSMITH
B-1	BRICK, MAIN TOWER FINISH	ELGIN BUTLER	GLAZED BRICK	CLASSIC RED #8800
M-1	CMU BLOCK	CONSUMERS	4" SPLIT FACE VENEER	ASH (MORTAR COLOR TO MATCH)
MC-1	PRECAST STONE		MASONRY CAP	TO MATCH M-1
FCP-1	FIBER CEMENT PANEL	NICHIHA	AWP1818 - ARCH. BLOCK, MODERN SERIES	GRAY
AB-1	PREFINISHED MCM, TOWER BANDING	ATAS	FLAT SHEET AND COIL	BLACK
PC-1	PREFINISHED MCM, TOWER FASCIA	ARCONIC	REYNOBOND COMPOSITE PANEL	BRIGHT SILVER METALLIC
MCM-1	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	RAL 3001
MCM-2	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	EBONY
AC-1	PREFINISHED MCM, END WALL REVEALS	TUBELITE	200 SERIES CURTAINWALL	CLEAR ANODIZED
DC-1	PREFINISHED MCM, DOWNSPOUT COVERS	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
WR-1	PREFINISHED MCM, GARAGE DOOR WRAPS	CITADEL	ENVELOPE 2000 SYSTEM	CLEAR SATIN ANODIZED
FE-1	PREFINISHED MCM, ROOF FASCIA	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	HEATSTOP HIGH IMPACT MULTI-SKIN	WZO11 - COOL BLUE WHITE



4 BACK ELEVATION

1/8" = 1'-0"

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

CONFIDENTIAL WARNING: THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES, AND TRADE SECRETS OF TOMMY CAR WASH SYSTEMS. ANY UNAUTHORIZED USE OR PORTION THEREOF IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF TOMMY CAR WASH SYSTEMS. ALL RIGHTS RESERVED.

REVISION SCHEDULE

VERSION	DATE	DESCRIPTION

TOMMY CAR WASH SYSTEMS

TOMMY'S EXPRESS CAR WASH
EXTERIOR ELEVATIONS

P0000 CITY, STATE

A200

09/01/2022

1/8" = 1'-0"

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

17.0417 B-2 REGIONAL BUSINESS DISTRICT

The B-2 Regional Business District is intended to provide for the orderly and appropriate development along the STH 164 Corridor, to provide services and retail for the community and surrounding region.

A. Permitted Uses

1. Accommodations and Food Service
   - (a) Hotels and motels
   - (b) Restaurants, snack stands. For a drive-through the Plan Commission must find that the vehicle stacking will not impact surrounding properties or any public roadway.
   - (c) Bars
   - (d) Food service contractors and caterers
2. Arts, Entertainment and Recreation Services
   - (a) Artists offices/studios
   - (b) Entertainment Facilities, such as arcades, bowling alleys, golf facilities, miniature golf facilities, pool and billiard halls, where the space of the use is under 30,000 square feet.
3. Educational, Health Services, and Social Services
   - (a) Fine arts and language schools and studios
   - (b) General medical services
   - (c) Business, secretarial, computer, training exam, cosmetology, barber and prep schools.
   - (d) 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 17.0603(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
   - (c) Real estate, appraisers, and developer offices
   - (d) Office equipment rental and leasing
   - (e) Rental Centers
5. General Services
   - (a) Barber, beauty, nail salons, spa treatment services
   - (b) Personal care and weight loss services
   - (c) Funeral home and funeral services
   - (d) Dry cleaning and laundry services (non-industrial)
   - (e) Travel and visitor services
6. Information Services
   - (a) Radio/TV/Cable network, stations, news syndicates excluding towers and dishes.

Agenda

(b) Motion picture theaters excluding drive-in.

7. 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) Department stores, supercenters, warehouse clubs
   (m) Vehicle parts sales, and vehicle maintenance if the use is less than 25% of the facility and is part of a larger retail operation.
8. 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.
9. Transportation and Warehousing
   (a) Courier, delivery, postal service businesses
10. Parking Lots
   (a) Off street parking lots, excluding multi-level parking garages, are allowed without a primary structure if the Plan Commission finds that the parking lot is part of a larger commercial development where the master plan calls for a building to be placed on the site in the future, but the parking lot is necessary for the overall development and cross access and parking agreements are required by the Plan Commission.
11. Housing
   (a) Single-Family residential detached homes only if the use is constructed prior to January 1, 2010.

B. Permitted Accessory Uses
   1. Storage sheds for storage of ground maintenance equipment.
   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. 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.

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 be a minimum of 12,500 square feet in area and shall not be

Agenda

less than 80 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.
3. The requirements of Section (D)(2) above may be met in the district by including area from outlots that serve stormwater or other directly related purposes for the subject parcel, are owned in part by the parcel, and are reasonably expected to remain in open space for perpetuity as determined by the Administrator. If multiple lots are served by one or more outlot(s) in no case shall the greenspace area of the outlot(s) be counted more than once. Each lot which by this subsection is entitled to satisfy the requirements of Section D(2), in part, by land located on an outlot is entitled to use no more than the percentage of the qualifying outlot land that is equal to the percentage of the subject lot compared to the total area of the lands served by the outlot.

E. Building Height and Area
1. No principal building or parts of a principal building shall exceed 45 feet in height.
2. Buildings larger than 100,000 square feet in area shall have a deed restriction placed against the lot in a form approved by the Village to ensure the building, if it becomes vacant for more than 5 years to be removed from the site and the site returned to a buildable state.

F. Setback and Yards
1. There shall be a minimum setback of 40 ft. from the road right-of-way.
2. There shall be a rear yard of not less than 25 ft.
3. There shall be a sideyard on each side of the buildings of not less than 25 ft., except as follows.
4. The Plan Commission may reduce setbacks with-in this district outside of a Planned Development Overlay District if it finds that in granting the reduced setbacks:
   (a) The Site is masterplanned and provides an efficient use of land,
   (b) The health, welfare, and safety of the public is not jeopardized by the setback reduction.
   (c) The setback change will encourage pedestrian interaction between buildings.
   (d) The reduced setback serves to implement the Design Standards of the Village.

5. No building or structure shall be located closer than 15 ft. to an F-1 Floodway District, F-2 Floodplain Conservancy District, or a 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 Municipal Code of the Village.

H. Development Design Guidelines
1. The Village has established clear land use and design principals, as documented in the Village Development Design Guidelines, to guide future development planning decisions towards implementation of the

Agenda

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

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 landscapes plans.

1. Pedestrian and Vehicle Access.
   - (a) Property owners will provide cross access easements off-street where feasible.
   - (b) Where feasible and desirable, pedestrian cross access from adjacent building will be encouraged.

Agenda

17.0506 CONDITIONAL USES

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

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

Site Plan Review Standards 17.1000

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

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

B. No structure shall be permitted:

Agenda

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.

Agenda

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 velope ID: 6E82BF24-8714-48C3-9E9F-3D94C889ABF2

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 velope ID: 6E82BF24-8714-48C3-9E9F-3D94C889ABF2

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 # SUXV0249991001, SUXV0249991002, SUXV0249992 Zoning: Central Mixed Use Business B-4

Address of Tenant Space: _____

1. Name of Business:
Caretta Senior Living Sussex, LLC
Business

7803 Glenroy Road Suite 200 (Local Address TBD - See Tax Keys)	Bloomington, MN, 55439	612-590-0304
Address	City, State, Zip	Phone #
	lucas@galahaddevelopment.com	
Fax #	Email address	

2. Business owner contact information:

Contact		
Use same info as above		
Address	City, State, Zip	Phone #
Fax #	Email address	

3. Building/Land owner contact information:
See attached owner contract information document
Contact

Address	City, State, Zip	Phone #
Fax #	Email address	

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

5. Days of Operation:

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
velope ID: 6E82BF24-8714-48C3-9E9F-3D94C889ABF2

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

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

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? Yes Do you need an Outdoor Establishment Permit? No
If yes, explain: We will need to obtain construction plan review and licensing approval from WI 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? Np If yes, explain:

11. Dimension of area to be occupied 67,000 Total square footage 67,000

If applicable list square footage according to 1st floor 35,000 2nd floor 16,000 (2nd) + 16,000 (3rd)

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 48 Number of spaces needed per code 40 (0.5 stalls/unit elderly housing) Number of spaces allocated for employee parking 18
Dimensions of parking lot est. 22,000 SF Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
Monument signage 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
5/30/2025 — Date
Manager, Caretta Senior Living Sussex, LLC — Title or Position

I am aware and approve of the business to be operating in the building owned by Caretta Senior Living Sussex, LLC.

DocuSigned by:
Lucas Larson
0D0BAB345F7844C...
Name
5/30/2025
Date
Manager
Title or Position

Agenda
velope ID: 6E82BF24-8714-48C3-9E9F-3D94C889ABF2

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:

7803 Glenroy Road Suite 200 Bloomington, MN 55439

Caretta Senior Living Sussex, LLC

Business Name: Caretta Senior Living Sussex

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

Gordon Caesar / Braden Properties, LLC (Daniel Braden)

Tax Key No. of the Property involved in the Request: SUXV 0249991001, 0249991002 / 0249992

Signed by:
Gordon Caesar
E40B6DDBEA83436...
Signature of Property Owner and /or Authorized Agent Gordon Caesar

5/30/2025
Date

Signature of Village Official Accepting Form

Date

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

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:

7803 Glenroy Road Suite 200 Bloomington, MN 55439

Caretta Senior Living Sussex, LLC

Business Name: Caretta Senior Living Sussex

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

Gordon Cesar / Braden Properties, LLC (Daniel Braden)

Tax Key No. of the Property involved in the Request: SUXV 249991011, 49991002 / 0249992

DocuSigned by:
Daniel B. Braden
637CFAACFC69424...

Signature of Property Owner and /or Authorized Agent Daniel B. Braden — Date 5/30/2025

Signature of Village Official Accepting Form — Date

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

Agenda velope ID: 6E82BF24-8714-48C3-9E9F-3D94C889ABF2

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Caretta Senior Living Sussex

Address: 7803 Glenroy Road Suite 200 (Local Address TBD - See Tax Keys)

Owner/Operator: Lucas Larson

Standard Industrial Classification #: NA

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):

79 units, 5 toilet flushes per day, 395 flushes at 1.2 gallons per flush = 474 gallons/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 restrooms

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

NA

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 velope ID: 6E82BF24-8714-48C3-9E9F-3D94C889ABF2

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: TBD - See Tax Keys

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 is complete

Building Owner Name: Caretta Senior Living Sussex, LLC

Building Owner Email: dflaata@greatlakesmc.com

Building Owner Emergency Contacts

Name and Phone #: Currently the same as above until building opens

Name and Phone #: _____

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

Owner Contact Information

Tax Key #: SUXV0249991001, SUXV0249991002

Gordon Caesar

W204N6758 Lannon Road

Menomonee Falls, WI 53051

Tax Key #: SUXV0249992

Branden Properties, LLC

Daniel Braden

3345 Wilshire Road

Brookfield, WI 53045

DBraden@firstweber.com

Agenda

Caretta
SENIOR LIVING
ASSISTED LIVING AND MEMORY CARE

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

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.

Caretta Senior Living Sussex would offer studio, one bedroom, and two bedroom apartments, 79 total units, 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. The facility will feature various amenity spaces 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.

Regarding land use, our proposal lies within the B-4 Central Mixed Use zoning district and Downtown Development Plan area. It would require a conditional use permit due to its housing component. However, since we will be providing senior care, our proposal closely dovetails with several of the currently permitted uses for senior and social services. Two similar buildings already operate on the adjacent lots to the east under the same zoning designation. Moreover, the proposal would feature lower traffic than several of the permitted business and commercial uses.

With respect to density, B-4 zoning allows up to 40 units per acre for elderly housing. Given the total site area of approximately 2.8269 acres, the properties would allow for up to 113 units. At 79 units, the site would be underutilized with respect to density.

Regarding site plan and architecture, the team studied the neighboring homes, village design requirements, and village code to ensure the building fits aesthetically and in terms of height, scale, and massing while taking into consideration the challenging topography of the site. We positioned the three-story assisted living wing of the building on the SE corner of the site to mirror the three-story building next door, and our one-story memory care wing on the west side. The building complies with the 45' height restriction and creates a natural step down in massing toward the single family homes to the west minimizing the perception of scale. We are planning 48 parking stalls, which is as many as we could fit on the site considering the site shape, topography, stormwater, and landscaping constraints. Based on data from our existing communities, up to 28% of RCAC residents will bring cars. The rest of the residents do not have cars. This equates to a need for 13 resident parking stalls. It is estimated that those residents will drive their car 1 to 2 times per

Caretta
SENIOR LIVING
ASSISTED LIVING AND MEMORY CARE

week. Our existing communities have 35 to 53 parking stalls, all of which we deem adequate for our operation.

Vehicular traffic, parking lighting, deliveries, garbage pickup, and emergency usage are contained within the courtyard of the building to mitigate impact on neighbors. 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 delivers 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. We also intend to retain as many of the existing trees as possible and add buffer landscaping along the property boundary.

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 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 and we 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.

Agenda

Caretta
SENIOR LIVING
ASSISTED LIVING AND MEMORY CARE

Overall, we have done our best to ensure our proposal minimizes the impact on village resources and neighbors while providing a much-needed asset to serve the aging population. We look forward to the opportunity to serve.

Lucas Larson

Manager

Caretta Senior Living Sussex, LLC

Agenda

EX DWELLING
EX RETAINING WALL
EX CONCRETE DRIVE
EX GARAGE
EX SHED
EX ASPHALT PARKING
EX BUILDING
EX HYDRANT & WATER VALVES
EX STORM INLET
EX ASPHALT DRIVE
EX CONC BLDG PAD / FOUNDATION
EX CONC
EX FOUNDATION (NO BLDG)
EX GRAVEL DRIVE
EX CONC WALK
EX RETAINING WALL
EX SHED
EX GRAVEL DRIVE
EX DWELLING
EX SHED
EX DWELLING
MAIN STREET
BUGLINE TRAIL
EX SAN MH
RIM 925.05
24" E
27" W
EX SAN MH
RIM 926.60
24" E, W

TREE COUNT OF ALL LIVE TREES ON OR WITHIN 5' OF PROPERTY BY DIAMETER (6" & LARGER)

SIZE (DBH)	QUANTITY	TOTAL DBH
6	18	108
8	19	152
10	14	140
12	14	168
14	26	364
16	30	480
18	30	540
20	14	280
22	13	286
24	6	144
26	2	52
28	1	28
30	1	30
TOTALS	188	2772

N

20 0 20 40
scale 10 feet

Save: 5/30/2025 11:55 AM pilbeck Plot: 5/30/2025 11:56 AM X:\FJG\GALAC\185137\5-final-dsgn\51-drawings\10-Civil\cad\dwg\GALAC_185137_CONCEPT.dwg

SEH Project	DORAN_185697	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
Drawn By	PAL						
Designed By	PAL						
Checked By	MAM						

SEH

CARETTA SUSSEX - SENIOR LIVING
VILLAGE OF SUSSEX, WI

EXISTING SITE PLAN & TREE INVENTORY

C 1
of 4

Agenda

EX ASPHALT PARKING

EX BUILDING

EX RETAINING WALL

EX GARAGE

EX SHED

EX CONC BLDG PAD / FOUNDATION

PROPOSED RETAINING WALL

PROPOSED STORM SEWER

EX ASPHALT DRIVE

PROPOSED MONUMENT SIGN

EX CONC

PROPOSED STORM WATER BASIN
(DESIGNED TO VILLAGE SWMP STANDARDS)

EX FOUNDATION
(NO BLDG)

PROPOSED PATIO

PROPOSED LOADING SPACE

PROPOSED WATER SERVICE

PROPOSED STORM SEWER

EX SHED

EX DWELLING

EX SHED

PROPOSED BUILDING
F.FLR 936.0

EX SAN MH
RIM 925.05
24" E
27" W

MAIN STREET

EX DWELLING

PROPOSED RETAINING WALL

BUGLINE TRAIL

PROPOSED SANITARY SERVICE

EX SAN MH
RIM 926.60
24" E, W

PROPOSED MEMORY CARE PATIO

PARKING COUNT

STANDARD PARKING:	45 SPACES
ADA PARKING:	3 SPACES
TOTAL PARKING:	48 SPACES

LEGEND

- CONCRETE DRIVE PAVEMENT
- CONCRETE WALK / PATIO
- BITUMINOUS PAVEMENT
- BUILDING AREA

N

20 0 20 40
scale 10 feet

Save: 5/30/2025 11:55 AM plibsckl Plot: 5/30/2025 11:56 AM X:\F-J\G\GALAC\185137\5-final-dsgn\51-drawings\10-Civil\cad\dwg\GALAC_185137_CONCEPT.dwg

SEH Project	DORAN_185697	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date	SEH
Drawn By	PAL							
Designed By	PAL							
Checked By	MAM							

CARETTA SUSSEX - SENIOR LIVING
VILLAGE OF SUSSEX, WI

CONCEPT SITE PLAN

C 2
of 4

Agenda

PROPOSED RETAINING WALL

PROPOSED MONUMENT SIGN

PROPOSED STORM WATER BASIN
(DESIGNED TO VILLAGE SWMP STANDARDS)

PROPOSED STORM SEWER

PROPOSED WATER SERVICE

PROPOSED STORM SEWER

PROPOSED RETAINING WALL

PROPOSED BUILDING
F.FLR 936.0

PROPOSED PATIO

PROPOSED MEMORY
CARE PATIO

PROPOSED SANITARY SERVICE

EX BUILDING

EX ASPHALT PARKING

EX GARAGE

EX RETAINING WALL

EX SHED

EX CONC

EX DWELLING

EX DWELLING

EX SHED

EX SHED

MAIN STREET

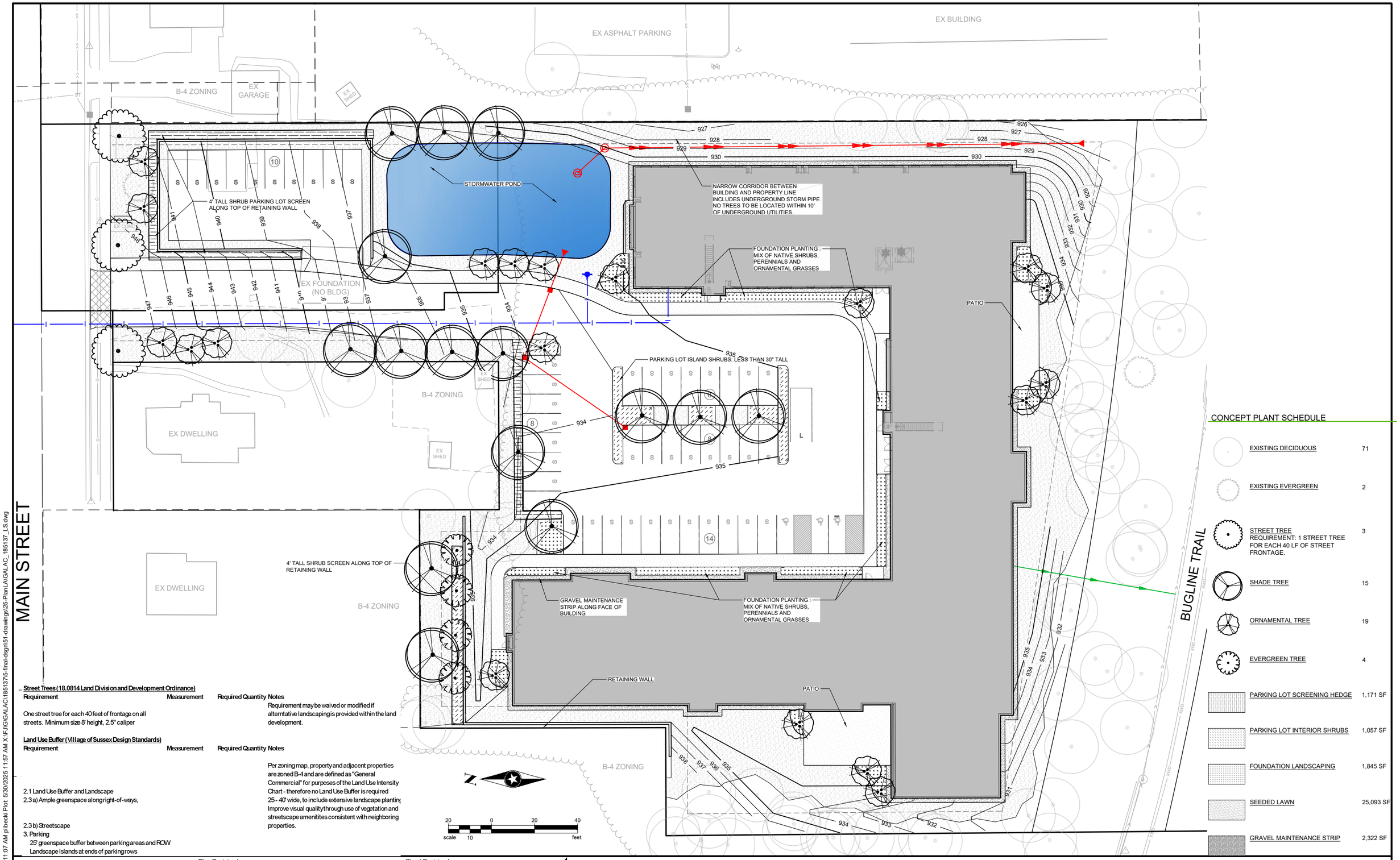
BUGLINE TRAIL

scale 10 20 0 20 40 feet

Save: 5/30/2025 11:55 AM plibeck| Plot: 5/30/2025 11:56 AM X:\FJG\GALAC\185137\5-final-dsgn\51-drawings\10-Civil\cad\dwg\GALAC_185137_CONCEPT.dwg

SEH Project	DORAN_185697	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date	CARETTA SUSSEX - SENIOR LIVING VILLAGE OF SUSSEX, WI	**CONCEPT GRADING PLAN**	C 3
Drawn By	PAL									of 4
Designed By	PAL									
Checked By	MAM									

Agenda



Street Trees (18.0814 Land Division and Development Ordinance)

Requirement	Measurement	Required Quantity	Notes
One street tree for each 40 feet of frontage on all streets. Minimum size 8' height, 2.5" caliper			Requirement may be waived or modified if alterntative landscaping is provided within the land development.

Land Use Buffer (Village of Sussex Design Standards)

Requirement	Measurement	Required Quantity	Notes
2.1 Land Use Buffer and Landscape			Per zoning map, property and adjacent properties are zoned B-4 and are defined as "General Commercial" for purposes of the Land Use Intensity Chart - therefore no Land Use Buffer is required
2.3 a) Ample greenspace along right-of-ways,			25 - 40' wide, to include extensive landscape planting
2.3 b) Streetscape			Improve visual quality through use of vegetation and streetscape amenitites consistent with neighboring properties.
3. Parking			
25' greenspace buffer between parking areas and ROW			
Landscape Islands at ends of parking rows			

CONCEPT PLANT SCHEDULE

EXISTING DECIDUOUS		71
EXISTING EVERGREEN		2
STREET TREE	REQUIREMENT: 1 STREET TREE FOR EACH 40 LF OF STREET FRONTAGE.	3
SHADE TREE		15
ORNAMENTAL TREE		19
EVERGREEN TREE		4
PARKING LOT SCREENING HEDGE		1,171 SF
PARKING LOT INTERIOR SHRUBS		1,057 SF
FOUNDATION LANDSCAPING		1,845 SF
SEEDED LAWN		25,093 SF
GRAVEL MAINTENANCE STRIP		2,322 SF

Save: 5/30/2025 11:07 AM pilbeckl Plot: 5/30/2025 11:57 AM X:\FJ\GIGALAC\185137\5-final-dsgn\51-drawings\25-PlanLA\GALAC_185137_LS.dwg

SEH Project	DORAN_185697	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
Drawn By	MGW						
Designed By	MGW						
Checked By	-						

SEH

CARETTA SUSSEX - SENIOR LIVING

VILLAGE OF SUSSEX, WI

CONCEPT LANDSCAPE PLAN

L 1

of 4

Aerial view looking southwest

View looking south-southwest

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 17.0419 B-4 Mixed Use District

Agenda

17.0419 B-4 CENTRAL MIXED USE DISTRICT

The B-4 Business District is intended to provide for the orderly and appropriate development of the Central Mixed Use District as designated by the Community Development Authority, in conformance with and to implement "The Downtown Design and Development Plan."

A. It is the specific intent of the B-4 District to:
   1. Encourage development of retail, residential, and office uses that are compatible with the historic Village setting in size, scale, and architectural character.
   2. Encourage the retention and restoration of existing buildings, along with the landscaping and design elements that are characteristic of the Village setting.
   3. Provide opportunities for a diversity of commercial uses and a mix of compatible residential uses.
   4. Encourage mixed-use development on larger tracts in order to fully utilize the area of these tracts for the economic benefit of both the Village and the property owner.
   5. Encourage those types of commercial and office uses that do not generate a traffic volume that may lead to congestion.
   6. Encourage consolidation of driveways, parking, and curb cuts to enhance safety and provide more efficient and economical access and parking.
   7. Encourage the creation of connection driveways parallel to Main Street, to the rear of existing and new development, where appropriate, in order to reduce conflicts between downtown commercial traffic and through traffic.
   8. Minimize visual and functional conflicts between residential and non-residential uses within and abutting the district.

B. Lot Area and Width
   Lots shall contain sufficient area and width to implement the "Downtown Design and Development Plan," as determined by the Plan Commission and the Architectural Review Board.

C. Permitted Uses in the B-4 District
   On any lot in the B-4 district, one or a combination of the following uses is permitted:
   1. Accommodations and Food Service
      (a) Hotels and motels
      (b) Bed and breakfast establishments
      (c) Restaurants, snack stands, and mobile food services. For a drive-through 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, and artists offices/studio
      (b) Theater companies and dinner theaters, dance, musical groups, and performing arts companies.
      (c) Sports teams, clubs and commercial recreational facilities.
      (d) Museums, historical sites, zoos, botanical gardens, and marinas
   3. Educational, Health Services, and Social Services

Agenda

(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) Community food services
(g) Religious facilities
(h) Business, secretarial, computer, training exam, cosmetology, barber and prep schools.
(i) Youth, elderly and disability social services and emergency relief services (non-housing) in the B-4 district.
(j) 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 17.0603(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

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)

6. Information Services
(a) Radio/TV/Cable network, stations, news syndicates excluding towers and dishes

Agenda

(b) Telecommunications services
(c) Motion picture and video production
(d) Motion picture theaters excluding drive-ins
(e) Libraries and archives
(f) Newspaper, printers, paper and software publishers, recording studio record production, telecommunications services and data processing.

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) Consulting/professional services, advertising, management, HR, marketing, IT
(f) Research and development facilities (non industrial)
(g) Translation and interpretation services
(h) Employment placement and provider services
(i) Private investigators, locksmiths, security, and armored car services
(j) Janitorial services
(g) Pest control services
(h) Veterinary services
(i) Offices of holding companies and regional managing offices

8. Public Administration and Government Services
(a) Public utility, offices of Federal, State, and Local Governments
(b) Governmental and cultural uses such as fire and police stations, community centers, public works garages, government administration buildings, parks and playgrounds.

9. 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

10. 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.

11. Transportation and Warehousing

Agenda

(a) Courier, delivery, postal service businesses and U.S. postal Service

12. Housing and Mixed Uses

(a) Business or professional home offices such as residences of clergymen, architects, landscape architects, professional engineers, real estate agents, artists, teachers, authors, musicians, or persons in other recognized professions used to conduct their professions where the office does not exceed 25 percent of the area of only one (1) floor of the residence and only one (1) nonresident person is employed.

(b) Single-family residential detached home and two-family residential dwelling, but only if the use is constructed prior to January 1, 2010. In the event of a disaster these dwellings may be reconstructed.

(c) Conversions. A conversion of an existing single family residential detached building into a combination of non-residential and residential uses or all non-residential uses in a single existing building meeting the following requirements:

(1) The front facade and front porch of the existing building, if any, shall be preserved and any building addition shall be located to the rear, and shall be compatible with the existing building in size, scale, and building materials unless the Plan Commission with review and recommendation by the architectural review board determines that the particular façade or front porch is not architecturally significant or if the new proposed façade, front porch, or building addition more appropriately meets the design standards of the Village than the existing structures. Stairways, fire escapes, and other structural alterations shall be located to the rear or side of the building.

(2) A single-family detached dwelling may be converted to:

(a) A maximum of three non-residential uses with no residential uses, or

(b) One apartment with up to two non-residential uses.

(3) Residential units must meet the minimum size and facility requirements found in Section 17.0506(A)(15)(g).

(4) To encourage a business environment that is compatible with the residential character of the Village, conversions to permitted uses in the B-4 Central Mixed Use District shall not be issued without review and approval of the Plan Commission and Architectural Review Board. Said review and approval shall be concerned with general layout, building plans, architectural and façade treatment, ingress and egress, design, parking, loading and unloading, and sign design and landscaping. The Plan Commission and Architectural Review Board shall determine that all proposed development and redevelopment in the B-4 district will serve to implement the “Downtown Design and Development Plan.”

(d) A permitted or conditional non-residential use is allowed in accessory buildings located to the rear or side of principal buildings, provided that adequate parking is provided and the

Agenda

non-residential use is owned or operated by a person or entity legally occupying a portion of the principal building.

(e) Mixed Use Development. Mixed-use development if it meets the following conditions:

(1) The project shall be developed under a single development plan with a unified architectural scheme and site plan, to include building facades, street furniture, signs, lighting standards, parking, driveways and pedestrian circulation, in conformance with the following requirements:

(a) Residential and non-residential uses may be combined on a single parcel in new buildings or a combination of new and existing non-residential building(s).

(b) Residential uses on the ground floor of buildings in a mixed use development are allowed if the Plan Commission finds that the overall mixed-use development has sufficient retail/office presence to meet the intent of the Downtown Development and Design Plan.

(c) When the mixed use involves a conversion of an existing non-residential building the development must establish and or maintain non-residential uses on the ground level of the building(s) such that the Plan Commission finds that the overall mixed-use development will maintain sufficient non-residential presence to meet the intent of the Downtown Development and Design Plan.

(d) On large buildings, variations in facades, canopies, and roof lines to provide contrasts of height, color, texture, and materials are encouraged.

(e) Any building facade which is visible from a street or other public place shall be constructed of traditional building materials such as local stone, brick, and wood. The use of these materials on other facades is also encouraged.

(2) Pedestrian circulation shall be included in the design of the development, with walkways planned for linkage to an existing or future pedestrian network of sidewalks. New sidewalks shall connect to the Bugline Recreation Trail where appropriate and in accordance with the “Downtown Design and Development Plan.”

(3) A traffic impact study may be required for any development that, in the opinion of the Architectural Review Board or Plan Commission, may generate a traffic volume that may require special mitigation measures.

(4) Residential units in mixed use developments shall at a minimum each have one bedroom, one kitchen, and one bathroom. A one bedroom unit shall be at least 600 square feet in size and a two bedroom or larger unit shall be at least 800 square feet in size.

Agenda

(f) Single Family Residential Attached Units, if approved as part of a TIF project plan of the Village.

13. Parking Lots

(a) Parking Lots without a principal use on the lot are permitted as long as the parking lot supports an adjacent parcels use and is sufficiently screened so as to minimize any impact to any adjacent residential uses.

(b) To facilitate traffic circulation:

(1) Parking areas for a proposed nonresidential use should be directly connected to nonresidential parking areas on adjacent lots where possible. If a connection cannot be made when the proposed use is constructed, a driveway may be constructed extending to the adjacent property line in a location where a future connection can be made. Cross-easements for access shall be provided where applicable.

(2) Driveway access from Main Street or Waukesha Avenue should be limited and shared driveways between abutting lots are encouraged. If only one lot is being developed, a cross-easement to an abutting lot or lots may be offered, and recorded on a plan for the first lot. When such shared driveways are established, no additional driveways shall be permitted to access either lot from Main Street or Waukesha Avenue. Additional driveways may be permitted off a side street or a service street.

(c) Shared parking facilities maximize the use of the limited area available for parking within the Central Mixed Use District and should be used wherever possible. When parking facilities are shared, the overall parking requirement may be reduced. The number of residential parking spaces, however, shall not be reduced. It shall be the burden of the applicant to provide documentation that uses sharing parking are complimentary and that the full required number of parking spaces would not be required

D. Permitted Accessory Uses

1. Off-street parking and loading. Multi-level parking garages shall be designed to minimize impact to adjacent properties and be designed to architecturally match the principal structure.
2. Detached garages for storage of vehicles used in conjunction with the operation of the principal business or for occupants of the premises.
3. Roof-mounted, solar collectors provided that a registered engineer shall certify that the structure is adequate to support the load.

E. 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.

F. Dimensional Standards.

The following standards shall apply to all uses:

1. Build-to Line: For all construction a build-to line rather than a minimum street yard shall be used. New buildings shall be constructed to a line

Agenda

formed by the average building setback of the buildings on the adjacent lots on both sides. If no existing buildings are present on the adjacent lots, the average setback of the next nearest buildings on each side shall be used. The build-to line may be adjusted by the Plan Commission if it finds that a change in the build-to line would be consistent with the Downtown Design and Development Plan, and the Design Standards. The build-to line shall not be less than five (5) feet.

2. Side yard: 10 feet on each side, except one or both sideyards may be reduced if the Plan Commission finds that:
   (a) The Site is masterplanned and provides an efficient use of land,
   (b) The health, welfare, and safety of the public is not jeopardized by the setback reduction,
   (c) The setback change will encourage pedestrian interaction between buildings.
   (d) The reduced setback serves to implement the Design Standards and the Downtown Design and Development Plan of the Village.
3. Rear yard: 15 feet.
4. Loading docks may be required to be set back a greater distance from the side or rear lot line, as determined by the Plan Commission.
5. Setback from the Bugline Recreation Trail right-of-way: 15 feet.
6. Accessory buildings shall be set back from all property lines at least five (5) feet, except that accessory buildings used for principal uses shall meet all the setback requirements for principal buildings.
7. Maximum height: 45 feet.
8. Minimum shoreyard: 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. Where shoreland regulations apply no building or structures shall be located closer than as allowed by Village shoreland regulations.
9. Parking lot setbacks:
   (a) From street right-of-way: The setback of the principal or 25 feet, whichever is less. No parking shall be permitted between the front of the principal building and the street line with the following exception: The Plan Commission may allow up to ten (10) percent of the parking to be in the street yard if it finds that the no street yard parking requirement is unfeasible for the site.
   (b) From rear property lines: ten (10) feet; except that the Plan Commission may allow a reduction of this requirement to five (5) feet, upon the Architectural Review Board's recommendation of a landscape plan that meets the design standards and intent of the Downtown Design and Development Plan.
   (c) From side property lines: five (5) feet, however no setback is required if shared parking is used and cross-easements are established.
   (d) From buildings: five (5) feet.
   (e) Any parking structure that was constructed prior to the date of the original adoption of the parking lot setback requirements for the B-4 Central Mixed Use District in 1990, that does not meet the current requirements of subsection 17.0419 (F)(9)(a-d), is considered legal non-conforming and does not have to be removed upon performing parking lot restoration work. Extension, expansion, enlargement, reconstruction, substitution, or moving of the parking lot, however, may be subject to said requirements of subsection 17.0419(F)(9)(a-d), as described in

Agenda

Section 17.0900 of this Zoning Ordinance.

10. Property line buffer: A buffer area landscaped with trees and shrubs meeting the intent of the “Downtown Design and Development Plan” and the Village Design Standards, shall be required along all side and rear property lines. Driveways may not encroach into the buffer area unless the lot is too narrow to permit any other alternative, in the opinion of the Plan Commission, or for the purpose of shared parking or connected parking areas between lots.

G. Erosion Control

1. See Chapter 14 of the Village Municipal Code.

H. Development Design Standards

1. The Village has established clear land use and design principals, as documented in the Village Development Design Guidelines, to guide future development planning decisions towards implementation of the Village's Smart Growth 2040 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 the B-4 Central Mixed Use District shall not be issued without review and approval of the Plan Commission. Said review and approval shall be concerned with general layout, building plans, architectural and facade treatment, ingress and egress, parking, loading and unloading, and sign design and landscaping. The Plan Commission and Architectural Review Board shall determine that all proposed development and redevelopment in the B-4 district will serve to implement the “Downtown Design and Development Plan.”

Agenda

17.0506 CONDITIONAL USES

B. RESIDENTIAL CONDITIONAL USES The following residential and quasi-residential uses shall be conditional uses and may be permitted as specified in this section. Petitioners for conditional uses in the residential section must produce an "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:

3. Housing for the Elderly, including community-based residential facilities, rest homes and nursing homes in the Rm-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 units per acre in the 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, however, parking dedicated to the elderly housing use shall not be less than 0.5 parking spaces per dwelling unit.

Site Plan Review Standards 17.1000

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

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

1 of 6

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: DEAN TAUBERT Phone # 209-605-7969

E-mail: DHT6478@YAHOO.COM

For office use only:

Met with staff on: _____ PD 5/27/25

Paid fees on: _____

To be on the Plan Commission Agenda for: _____ CAKD

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

VILLAGE OF Sussex

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? _____

(Conditional Use Permits require a Public Hearing) OR an amendment to a CU? _____

Tax Key # 0245914 Zoning: COMMERCIAL

Address of Tenant Space: _____

1. Name of Business: MK BUSINESS, INC.

Business

SUSSEX, WI 53089 209-605-7969

Address City, State, Zip Phone #

NONE DHT6478@YAHOO.COM

Fax # Email address

2. Business owner contact information:

DEAN & MANPREET TALBERT

Contact

W239N5996 MAPLE AVE. APT 131, SUSSEX, WI 53089

Address City, State, Zip Phone # 209-605-7969

NONE DHT6478@YAHOO.COM

Fax # Email address

3. Building/Land owner contact information:

Contact

DEAN TALBERT 209-605-7969

Address City, State, Zip Phone #

NONE DHT6478@YAHOO.COM

Fax # Email address

4. Number of Employees/Shifts: 3 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	5AM 10PM	SAME	SAME	SAME	SAME	6:00 AM 10:00 PM	6:00 AM 9:00 PM

Agenda

6. Is this an extension of an existing operation? 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.

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? YES
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 10'X15' Total square footage 150 S.F.

If applicable list square footage according to 1st floor NONE 2nd floor NONE

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 12 Number of spaces needed per code _____
Number of spaces allocated for employee parking 4
Dimensions of parking lot 40X50 Is parking lot paved? YES

13. Signage: What type of signage are you proposing for your business?
NO PARKING TO BE TOWED SIGNAT
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.

DEAN TALBERT
Name

05/07/2025
Date

MANAGR
Title or Position

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

_____
Name

_____
Date

_____
Title or Position

Agenda

VILLAGE OF Sussex
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:

(MK BUSINESS) MANPREET KAUR TALBERT

Business Name: MK BUSINESS, INC.

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

MANPREET KAUR TALBERT W239N5996 MAPLE AVE

APT. 131 SUSSEX WISCONSIN, 53089

Tax Key No. of the Property involved in the Request: SUXV 0245914

Signature of Property Owner and /or Authorized Agent — Date: 05/07/2025

Signature of Village Official Accepting Form — Date

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

Agenda

VILLAGE OF Sussex

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: MK BUSINESS, INC.

Address: W232N6116 WAUKESHA

Owner/Operator: _____

Standard Industrial Classification #: _____

How many people do you employ? 3

What are your businesses hours of work? 5AM - 10PM

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

VILLAGE OF SUSSEX

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: MR BUSINESS, INC.

Business Address: W252N6116 WAUKESHA AVE. SUSSEX, WI 53089

Business Phone #: 209-605-7969

Business Email: DHT6478@YAHOO.COM

Business Emergency Contacts

Name and Phone #: MANPREET ~~KAUR~~ KAUR

Name and Phone #: 209-595-8574

Name and Phone #:

Building Owner Name: DEAN TALBERT

Building Owner Email: DHT6478@YAHOO.COM

Building Owner Emergency Contacts

Name and Phone #: MANPREET KAUR 209-595-7969

Name and Phone #: DEAN TALBERT 209-605-7969

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

Agenda

MAY 16, 2025

PLAN OF OPERATION

MK BUSINESS, INC
W232 N 611 WAUKESHA AVE.
SUSSEX, WI 53089

1. OPERATIONAL IMPROVEMENTS & CHANGE

THE PRIOR PERFORMANCE REFLECTED IN HISTORICAL TAX RETURNS SINCE THE OPENING OF THE QUICK TRIP GAS STATION AND RANCH PIZZA WITH STRONG THE DECLINE AS OUR INSIDE SALES ARE DOWN APPROX. 15%

2. EXPANDED PRODUCT MIX AND UPSELL STRATEGY

HISTORICALLY THE STORE FOCUSED ON LOW MARGIN PRODUCTS SUCH AS BEER AND LOW COST SPIRITS.

a. WE WANT TO INTRODUCE A HIGH PROFIT MARGIN BY ESTABLISH A SMALL BAR AND SELLING HOT SANDWICHES AND PIZZA SLICES

3. LOCATION ENHANCEMENT & STORE RENOVATION

a. INTERIOR RENOVATION TO IMPROVE CUSTOMER FLOW AND PROVIDE A SECLUDED AREA WITH IT AND A PLACE TO LOUNGE

Agenda

- IMPROVED SIGNAGE AND INTERIOR BRANDING TO CAPTURE OUR CURRENT AND FUTURE CUSTOMERS.
- BY OBSERVING OTHER BUSINESSES IN THE AREA, WE CAN FILL THE GAP BETWEEN EACH TIME CONVENTIONAL BARS AND OUR PLANNED BAR FOR THE OCASSIONAL DRINKER
- WE BELIEVE THAT WE CAN INCREASE OUR BUSINESS FLOW BY $5,000 TO $10,000 OVER TIME.

4. HOURS AND STAFFING CHANGES

- WE ARE CURRENT WORKING WITH A LIMITED STAFF AND THIS WOULD FREE ADDITIONAL MONEY TO EXPAND OUR EMPLOYEE BASE AND ENSURE BETTER CUSTOMER SERVICE.
- UNDER THE NEW PLAN, WE WILL BE ABLE TO OPERATE MORE HOURS DURING PEAK DEMAND.

5. MARKET TRENDS & LOCAL DEMAND

- LOCAL POPULATION GROWTH AND INCREASED HOUSING DEVELOPMENT HAVE INCREASED FOOT TRAFFIC IN THE AREA.

Agenda

- BASED ON MARKET ANALYSIS AND CENSUS DATA, ALCOHOL CONSUMPTION IN THE REGION CONTINUES TO RISE. ESPECIALLY IN THE SPIRITS AND PREMIUM WINE SEGMENTS.

- THE STORE IS STRATEGICALLY LOCATED NEAR COMERCIAL BUSINESSES AND RESIDENTIAL NEIGHBORHOODS WHICH GENERATE A LOT OF FOOT TRAFFIC.

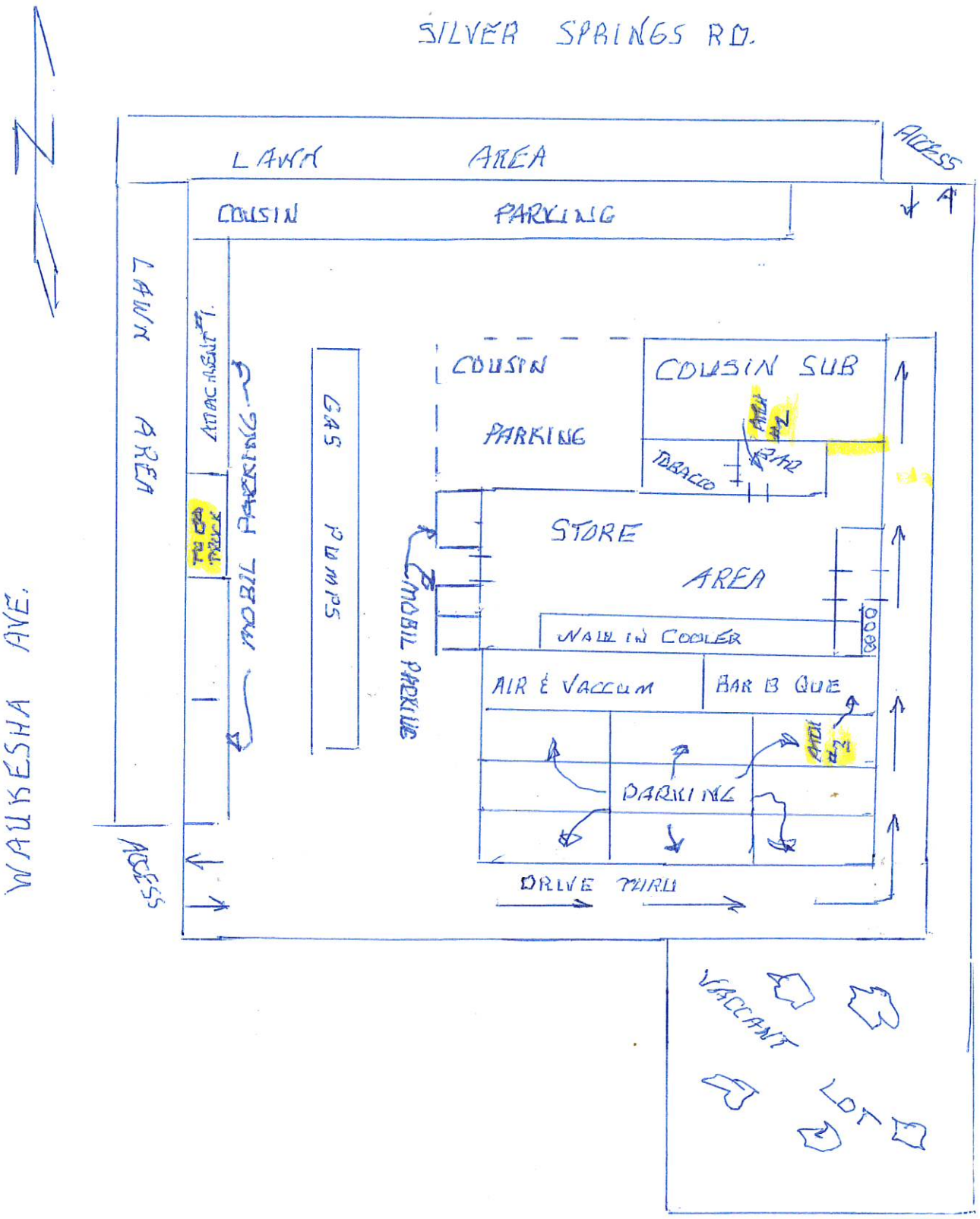
6. HISTORICAL UNDERREPORTING OR INADEQUENCIES.

   - IT'S WORTH NOTING THAT OUR PREVIOUS TAX RETURNS DUE NOT SHOW THE BUSINESS'S TRUE EARNING POTENTIAL IF GIVEN THE CHANCE TO EXPAND OUR INCOME BASE:
     - OUR PROJECTIONS ARE BUILT WITH STRUCTURED EXPENSE CLASSIFICATIONS AND PROPER COST ACCOUNTING.

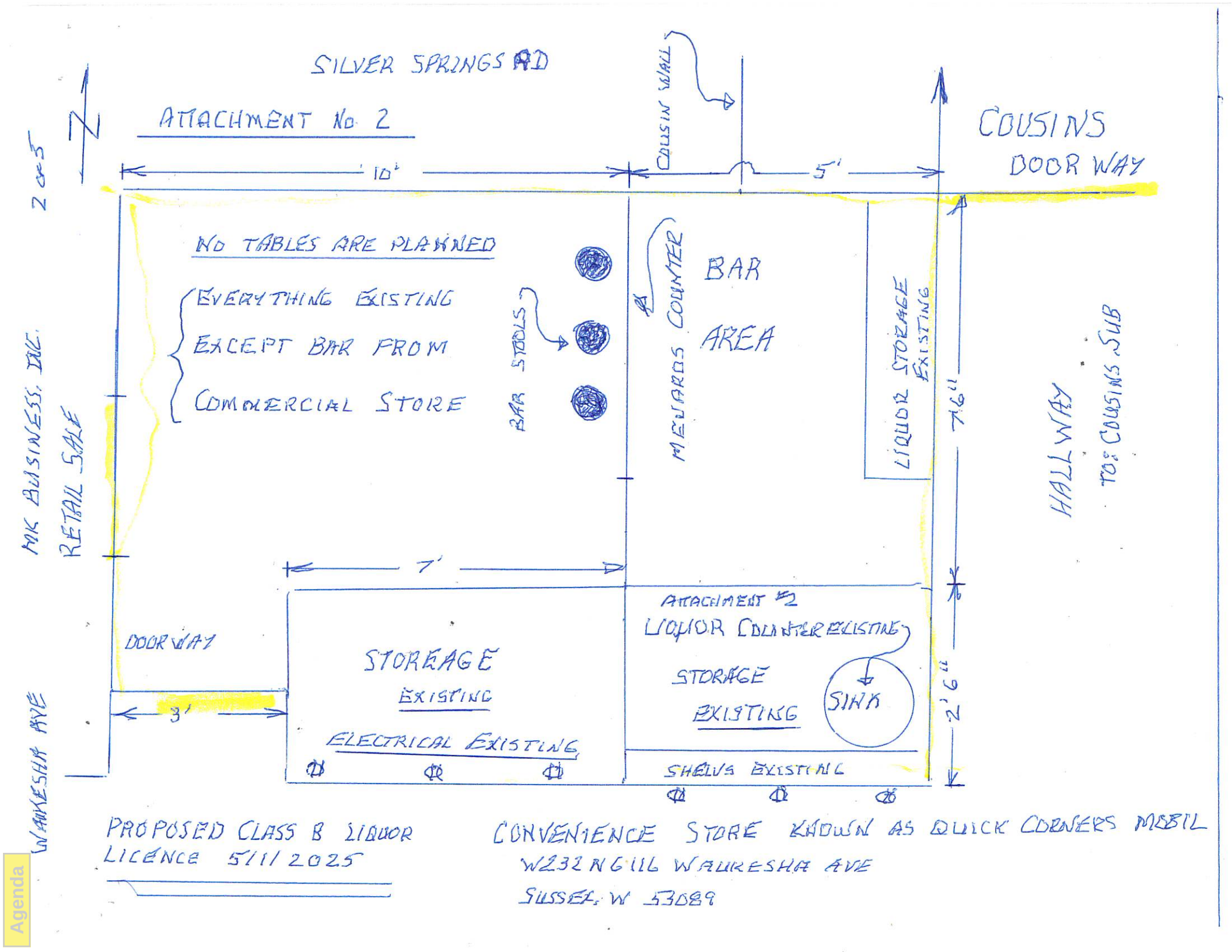
7. WE BELIEVE THESE STRATEGIES ARE BOTH REALISTIC AND CONSERVATIVE, GIVEN THE LOCAL MARKET, COMPARATIVE PERFORMANCE FROM SIMILAR BUSINESS'S AND OUR TIME IN BUSINESS, AND OUR COMMITMENT TO ACTIVE MANAGEMENT

Agenda

LAYOUT PLAN



NO SCALE


SILVER SPRINGS RD
ATTACHMENT No. 2
COUSINS WALL
COUSINS DOOR WAY
10'
5'
2 of 5
NO TABLES ARE PLANNED
EVERYTHING EXISTING
EXCEPT BAR FROM
COMMERCIAL STORE
BAR STOOLS
MENARDS COUNTER
BAR
AREA
LIQUOR STORAGE EXISTING
7'6"
HALL WAY
TO COUSINS SUB
MK BUSINESS, INC.
RETAIL SALE
7'
ATTACHMENT #2
LIQUOR COUNTER EXISTING
DOOR WAY
STOREAGE
EXISTING
STORAGE
EXISTING
SINK
3'
ELECTRICAL EXISTING
SHELVS EXISTING
2'6"
WAUKESHA AVE
PROPOSED CLASS B LIQUOR
LICENCE 5/11/2025
CONVENIENCE STORE KNOWN AS QUICK CORNERS MOBIL
W232N6116 WAUKESHA AVE
SUSSEX, WI 53089

Agenda

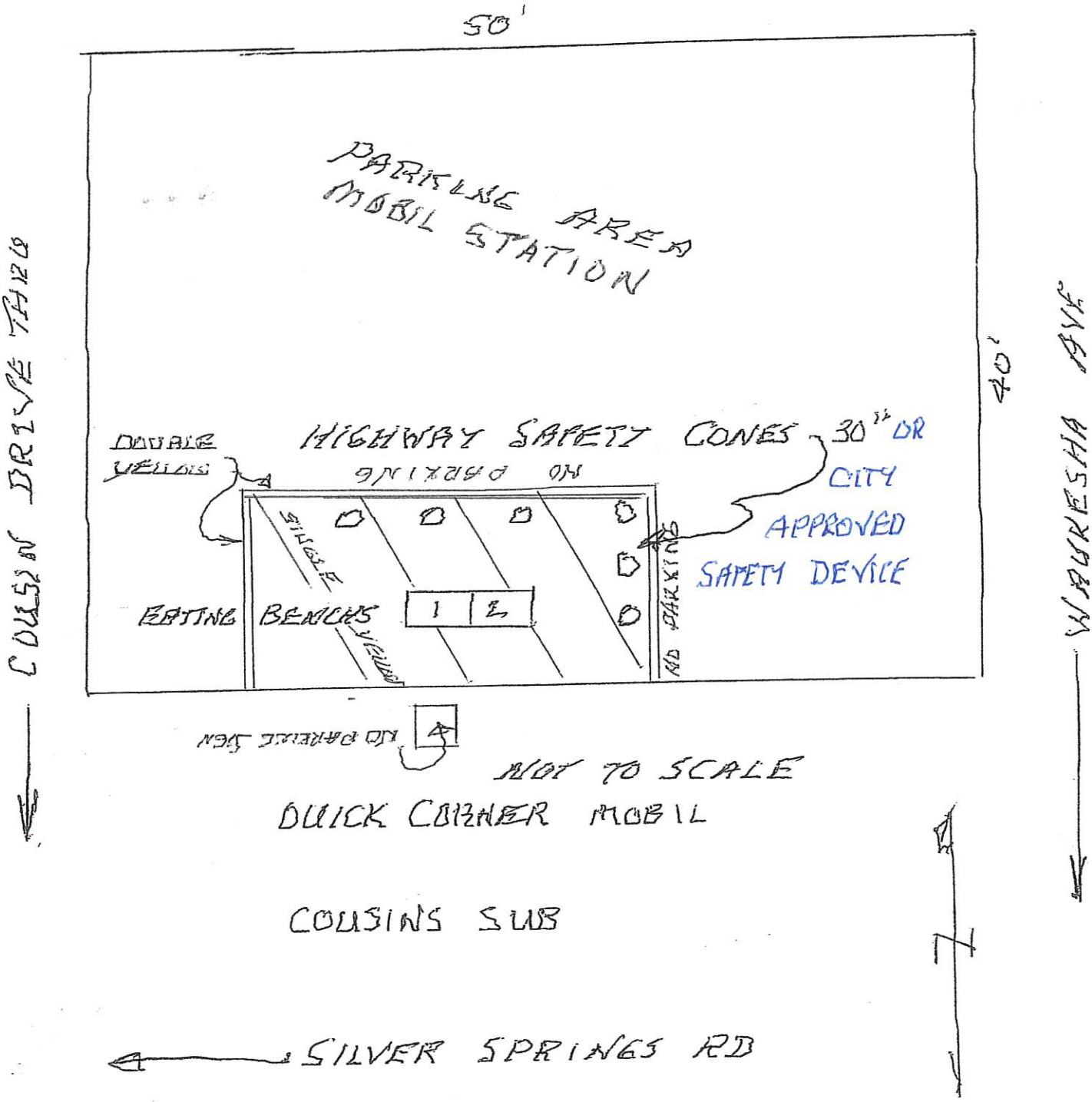
Agenda

PICTURE ATTACHMENT 3

MV BUSINESS LLC
W232 N6016 WAUKESHA AVE
SUSSEX WI 53089

PROPOSED BARRIER
EATING AREA
JULY 16 2024

ATTACHMEN No. 3



Agenda

4 of 5

From: Dean Talbert dht6478@yahoo.com
Subject: Use permit
Date: Aug 29, 2024 at 4:16:30 PM
To: ggibertson@villagesussex.org

Gabe:

Sorry about the confusion I had regarding my attendance at last month's meeting

I would like to attend the upcoming meeting and explain my plans

I have obtained permission from the County to bar-b-q at the south side of the building and I got permission from them to sell the food inside

My plan is only to serve food outside on Friday, Saturday and Sunday afternoons

I have submitted my plan with pictures

I'm sure tha we can come to some resolution concerning my plan a you could give me some advice

I'm sure that you are aware of my financial problems sine Quic Trip opened

Sincerely yours,
Dean Talbert
Talbert Real Estate, LLC

Agenda

5 of 5

From: Dean Talbert dht6478@yahoo.com
Subject: Permit
Date: Jul 10, 2024 at 5:15:40 PM
To: Jennifer Boehm jboehm@sussexwi.gov

Sent from my iPhone

I already have permit from the County to cook outside and serve inside.

The problem is I want to have a few customers who like to sit outside

I have a lot of highway cones to block off the area if that is required or sufficient

We would only be serving food on Friday to Sunday

Thanks: Dean

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 drive-through 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 17.0603(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

Agenda

(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

Agenda

(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.

Agenda

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.

Agenda

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.

Agenda

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

b) Gasoline service stations in the B-2 and B-3 districts provided that the use shall include traffic control measures to ameliorate-- traffic congestion; that lighting and glare shall not extend into adjacent residential neighborhoods; and that service islands shall comply with the minimum setback requirements of the district. Canopies over a gasoline service island may extend into front, side or rear yard areas, but shall not encroach more than six (6) feet into any required yard. In no case, may a canopy extend into a street right-of-way.

Site Plan Review Standards 17.1000

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

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

STATE OF WISCONSIN VILLAGE OF SUSSEX WAUKESHA COUNTY

ORDINANCE NO. 902

AN ORDINANCE TO REPEAL AND RECREATE SUB SECTION 17.0435(B) REGARDING MINIMUM AREA REQUIRES FOR A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY DISTRICT 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 17.0435(B) regarding the minimum area requirement for a residential Planned Development Overlay District; and

WHEREAS, the Village of Sussex has recognized that to ensure the highest and best use for remnant residential infill lots smaller than 10 acres, it may be necessary to allow for flexible zoning requirements while maintaining the neighborhood characteristics;

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 17.0435(B) regarding minimum area requires for a residential Planned Development Overlay District is hereby repealed and recreated to read as follows with the text addition in red and underlined:

B. Minimum Area Requirements

1. Areas designated as Planned Development Overlay Districts shall be under single or corporate ownership or control, and shall contain a minimum development area of:

Principal Uses Minimum	Area of PDO
(a) Residential PDO	No Minimum
(b) Commercial PDO	5 acres
(c) Industrial PDO	20 acres
(d) Mixed Use	5 acres

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 _____day of _____, 2025.

VILLAGE OF SUSSEX

_____
Anthony LeDonne, Village President

ATTEST:

_____
Jennifer Boehm, Village Clerk-Treasurer

Published and/or posted this _____day of _____, 2025.

Agenda

EXHIBIT A

Tax Key	Proposed Zoning District
SUXV0282979003	Rs-3 Single Family Residential
SUXV0282979004	Rs-3 Single Family Residentia
SUXV0199989004	Rs-2 Single Family Residential
SUXV0199989005	Rs-2 Single Family Residential
SUXV0199989003	Rs-2 Single Family Residential
SUXV0199989002	Rs-2 Single Family Residential
SUXV0229992001	Rs-1 Single Family Residential
SUXV0256994001	Rs-3 Single Family Residential
SUXV0256994003	Rs-3 Single Family Residential
SUXV0256994002	Rs-3 Single Family Residential
SUXV0204993004	Rs-2 Single Family Residential
SUXV0204993005	Rs-2 Single Family Residential
SUXV0204993003	Rs-2 Single Family Residential
SUXV0204993007	Rs-2 Single Family Residential
SUXV0201998004	Rs-1 Single Family Residential
SUXV0201998003	Rs-1 Single Family Residential
SUXV0199989009	CR-1 Conservancy Residential
SUXV0198995003	CR-1 Conservancy Residential
SUXV0253998001	Rs-3 Single Family Residential
SUXV0229992004	Rs-3 Single Family Residential
SUXV0229992003	Rs-3 Single Family Residential
SUXV0225997001	Rs-3 Single Family Residential
SUXV0225997002	Rs-3 Single Family Residential
SUXV0199989008	Rs-2 Single Family Residential
SUXV0199989006	Rs-2 Single Family Residential
SUXV0199989007	Rs-2 Single Family Residential
SUXV0248980002	Rs-3 Single Family Residential
SUXV0248980003	Rs-3 Single Family Residential
SUXV0248980001	Rs-3 Single Family Residential
SUXV0250993004	B-1 Neighborhood Business
SUXV0250993002	B-1 Neighborhood Business
SUXV0250993003	B-1 Neighborhood Business
SUXV0194992002	Rs-1 Single Family Residential
SUXV0194992003	Rs-1 Single Family Residential
SUXV0194992005	Rs-1 Single Family Residential
SUXV0194992004	Rs-1 Single Family Residential
SUXV0197998002	Rs-1 Single Family Residential
SUXV0194992001	Rs-1 Single Family Residential
SUXV0251991005	SFRD-3 Single Family Attached
SUXV0251991004	SFRD-3 Single Family Attached
SUXV0250993001	SFRD-3 Single Family Attached
SUXV0199989001	Rs-2 Single Family Residential
SUXV0198995001	Rs-1 Single Family Residential
SUXV0198995002	Rs-1 Single Family Residential

Agenda

EXHIBIT A

SUXV0198995004	Rs-1 Single Family Residential
SUXV0198995005	Rs-1 Single Family Residential
SUXV0204993002	Rs-2 Single Family Residential
SUXV0204993001	Rs-2 Single Family Residential
SUXV0204993008	Rs-2 Single Family Residential
SUXV0204993009	Rs-2 Single Family Residential
SUXV0229992002	Rs-2 Single Family Residential
SUXV0229992007	Rs-2 Single Family Residential
SUXV0229992008	Rs-2 Single Family Residential
SUXV0229992006	Rs-2 Single Family Residential
SUXV0229992005	Rs-2 Single Family Residential
SUXV0251991002	BP-1 Business Park District
SUXV0251991001	BP-1 Business Park District
SUXV0276997001	B-3 Highway Business
SUXV0204993006	Rs-2 Single Family Residential
SUXV0203993002	TS-1 Traditional Suburban Single Family
SUXV0203993003	TS-1 Traditional Suburban Single Family
SUXV0203993001	TS-1 Traditional Suburban Single Family
SUXV0251991006	Rs-2 Single Family Residential
SUXV0194992006	Rs-3 Single Family Residential
SUXV0201998005	Rs-1 Single Family Residential

Agenda

Legend

- 2022 Village Limits
- 2021 Village Limits

Annexed Zoning 2022

- CONSERVANCY RESIDENTIAL (CR-1)
- TRADITIONAL SUBURBAN SINGLE-
- SINGLE-FAMILY RESIDENTIAL (Rs-1)
- SINGLE-FAMILY RESIDENTIAL (Rs-2)
- SINGLE-FAMILY RESIDENTIAL (Rs-3)
- SINGLE-FAMILY (SFRD-3)
- NEIGHBORHOOD BUSINESS (B-1)
- REGIONAL BUSINESS (B-2)
- HIGHWAY BUSINESS (B-3)
- BUSINESS PARK DISTRICT (BP-1)
- OFFICE PARK DISTRICT (OP-1)
- AGRICULTURE (A-1)
- CONSERVANCY RESIDENTIAL (CR-1)
- TRADITIONAL SUBURBAN SINGLE (TS-1)
- SINGLE-FAMILY RESIDENTIAL (Rs-1)
- SINGLE-FAMILY RESIDENTIAL (Rs-2)
- SINGLE-FAMILY RESIDENTIAL (Rs-3)
- SINGLE-FAMILY RESIDENTIAL (Rs-4)
- SINGLE-FAMILY (SFRD-3)
- TWO-FAMILY RESIDENTIAL (Rd-1)
- TWO-FAMILY RESIDENTIAL (Rd-2)
- MULTI-FAMILY RESIDENTIAL (Rm-1)
- NEIGHBORHOOD BUSINESS (B-1)
- REGIONAL BUSINESS (B-2)
- HIGHWAY BUSINESS (B-3)
- CENTRAL MIXED USE BUSINESS (B-4)
- BUSINESS PARK DISTRICT (BP-1)
- OFFICE PARK DISTRICT (OP-1)
- INDUSTRIAL (M-1)
- QUARRY (Q-1)
- INSTITUTIONAL (I-1)
- PARK (P-1, P-2)

DATE	ORD.	COMMENT
8/28/1998	540	REZONE M-1 TO B-3
1/4/1999	MISC	YEARLY UPDATE OF ANNEXED LANDS TO A-1
1/26/1999	545	REZONE Rs-4 TO Rs-2
9/1/2000	543	REZONE A-1 TO Rs-1 WITH PDO
9/1/2000	552	REZONE I-1 TO A-1
9/1/2000	554	REZONE M-1 TO B-3
9/1/2000	555	REZONE A-1 TO Rs-2 AND Rd-1 (Split)
9/1/2000	561	REZONE B-3 TO B-3 WITH PDO
7/25/2000	570	REZONE A-1 TO BP-1
10/5/2000	571	REZONE TO B-3 WITH PDO
11/14/2000	580	ZONE ANNEXED LAND TO I-1
7/24/2001	590	COND. REZONE - ADJUST F-1 FP AND FFO DIST.
11/27/2001	599	REZONE A-1 TO Rs-1 AND Rs-2
2/26/2002	604	REZONE B-3 AND I-1 TO B-4
4/23/2002	605	REZONE A-1 TO CR-1
4/23/2002	607	REZONE B-2a AND P-2
5/28/2002	611	REZONE TO RM-1
7/23/2002	620	REZONE A-1 TO Rs-1
10/22/2002	623	REZONE I-1 TO B-4
10/28/2004	633	AMMEND F-1, F-2, AND LCO
3/23/2004	637	REZONE A-1 TO B-5
7/27/2004	654	REZONE B-3 TO B-2a
10/26/2010	736	ANNEXED LANDS TO B-2
2/22/2011	739	REPEAL AND RECREATE ZONING MAP
4/1/2011	MISC	YEARLY UPDATES
4/16/2013	746	ANNEXED LANDS TO B-3
4/16/2013	767	ANNEXED LANDS TO B-2 AND RS-3
7/30/2014	780	AMMEND Q-1, REZONE M-1 TO Q-1
8/19/2014	781	REZONE RM-1 TO B-4
10/8/2015	MISC	Updates
2/24/2015	788	REZONE Rs-3 & SFRD-3 TO INCLUDE PDO
2/24/2015	789	ANNEXED LANDS TO B-2
3/24/2015	790	ANNEXED LANDS TO Rs-3
4/28/2015	793	REZONE A-1 TO B-3, BP-1, B-2
6/18/2015	802	REZONE Rs-2 TO Rs-2 WITH PDO
7/28/2015	803	REZONE B-2 TO B-2 WITH PDO
8/25/2015	805	REZONE B-1 TO B-4
12/8/2015	815	REZONE A-1 TO Rs-3 WITH PDO
9/27/2016	825	ANNEXED LANDS TO Rs-2 & INRA
12/28/2016	828	ANNEXED LANDS TO RS-2 WITH PDO & INRA
1/27/2017	MISC	Basemap updates
6/22/2018	838	REZONE A-1, B-3 TO BP-1 & B-2 W/PDO
8/14/2018	841	REZONE RM-1 TO RS-3 and Basemap Updates
3/12/2019	846	REZONE RS-2 & RS-3 WITH PDO, SEC & LCO
9/24/2019	856	ANNEXED LANDS TO RS-4
4/28/2020	867	ANNEXED LANDS TO RS-4
6/19/2020	864	REZONE VISTA RUN & PUD
5/25/2021	876	ANNEXED LANDS TO A-1 & BP-1 W/PDO
10/6/2022		ANNEXATIONS TO THE VILLAGE

I THE UNDERSIGNED. VILLAGE PRESIDENT OF THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THIS "ZONING MAP, VILLAGE OF SUSSEX, WAUKESHA COUNTY , WISCONSIN", WAS ADOPTED AND APPROVED AS PART OF THE "ZONING ORDINANCE- VILLAGE OF SUSSEX, WISCONSIN", ON FEBRUARY 29, 1998 AND IS AVAILABLE IN THE OFFICE OF THE VILLAGE CLERK. CHANGES THERE-AFTER, SHALL NOT BECOME EFFECTIVE UNTIL ENTERED AND ATTESTED ON THIS CERTIFIED COPY.

ATTESTATION:

VILLAGE PRESIDENT _____ DATE _____

VILLAGE CLERK _____ DATE _____

DRAFT 2022 ZONING MAP without Overlays

FOR THE

VILLAGE OF SUSSEX

N

W E

S

0 400 800 1,600 Feet

Ruekert • Mielke

I:\Projects\20_Sussex\Maps\Zoning\Zoning.mxd
Date: 1/23/2023