

N64W23760 Main Street Sussex, Wisconsin 53089 Phone (262) 246-5200 FAX (262) 246-5222

Email: <u>info@villagesussex.org</u>
Website: <u>www.villagesussex.org</u>

Architectural Review Board Agenda 4:00 PM Wednesday, August 6, 2025 Sussex Civic Center – Committee Room Second Floor

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

- 1. Roll call.
- 2. Consideration and possible action on the minutes of July 8, 2025 ARB meeting.
- 3. <u>Discussion and possible action on a monument sign for Dynamic Ratings located at N53W25314 Highlands Ct.</u>
- 4. <u>Discussion and possible action on plans for Culver's restaurant located at W249N6424 State Highway 164.</u>
- 5. <u>Discussion and possible action on plans for a Tommy's Car Wash in association with a Conditional Use Permit located at W249N6438 State Highway 164.</u>
- 6. Adjournment.

Anthony LeDonne	
Chairperson	
TZ 41 ' C 11	-
Katherine Gehl	

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



N64W23760 Main Street Sussex, Wisconsin 53089 Phone (262) 246-5200 FAX (262) 246-5222

Email: info@villagesussex.org Website: www.villagesussex.org

MEMORANDUM

TO: Architectural Review Board

FROM: Gabriel Gilbertson, Community Development Director

RE: August 6, 2025 Architectural Review Board

DATE: Friday, August 1, 2025

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

I. Roll call.

II. Consideration and possible action on the ARB minutes of July 8, 2025.

III. <u>Discussion and possible action on a monument sign for Dynamic Ratings located at N53W25314 Highlands Ct.</u>

A sign permit application was submitted for Dynamic Ratings for a monument sign for their new building located at the subject property. The Sussex Design Standards require monument signs to be constructed of and framed with natural materials unless otherwise approved by the Architectural Review Board. The applicant has submitted a monument sign, that while being architecturally similar to the building, has an aluminum base and sign cabinet without being framed or constructed of natural materials.

Policy Question:

1. The ARB will need to discuss if the Board is comfortable approving the submitted sign although it does not conform to the Sussex Design Standards.

Action Items:

1. Act on the submitted sign application.

Staff Recommendation: Staff recommends the ARB discuss the proposed signage and take action on the submitted sign application.

IV. <u>Discussion and possible action on plans for Culver's restaurant located at W249N6424</u> State Highway 164.

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.

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 is a location where the light exceeds the allowable .2 footcandles at the property line. The photometric plan will need to be revised to correct this.

Landscape

- The submitted landscape plan meets the minimum tree and flower/shrub requirements of the Sussex Design Standards.
- Landscape beds should be hardwood mulch not stone mulch.
- 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.

Policy Question:

- 1. Are there any concerns with the submitted site plans?
- 2. The submitted plans do not meet the minimum 33% window/door opening on the street elevation facing STH 164. The applicant will need to request a waiver from this and will need to be approved by the ARB and Plan Commission.

Action Items:

1. Act on the various plans for the new building.

Staff Recommendation: Staff recommends approval of the Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for Culvers located at W249N6424 State Highway 164 subject to the following conditions:

- 1. Submitting a revised site plan with details for amount of greenspace.
- 2. Light fixture mounting height shall not exceed 25'.
- 3. Submitting revised elevations for the west side that meets the minimum 33% window and door opening requirements.
- 4. Submitting a revised landscape plan that includes lists hardwood mulch rather than stone mulch
- 5. Light pole bases shall be painted to match the building. Submit details to Staff for review.

V. <u>Discussion and possible action on plans for a Tommy's Car Wash in association with a Conditional Use Permit located at W249N6438 State Highway 164.</u>

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.

Site

- Green space calculations need to be submitted to the Village for review.
- Provided parking spaces meets minimum Code requirements.

Architecture

- Building meets height and required setbacks.
- Roof top units are to be screened from view.
- Elevations need to have exterior materials labeled. Materials appear to meet design standard requirements.
- The window and door opening percentages needs to be included on the elevations to confirm that the minimum 33% on street facades is met.
- Elevations are needed for the trash enclosure for review and approval.

Lighting

• The Municipal Code requires light at property lines not to exceed .2 footcandles. There are locations where the photometric plan exceeds .2 footcandles. The lights at the cross access drives are acceptable as that is providing light for the benefit of the access drive. However, the other locations need to be revised to reduce the light to .2 footcandles at the property line.

Landscape

- Landscape plan meets minimum tree and shrub planting requirements.
- Landscape beds should be hardwood mulch not stone mulch.

Sign

• Base and pillar material needs to match the material of the building.

Policy Question:

- 1. Are there any concerns with the submitted site plans?
- 2. It appears the submitted plans do not meet the minimum 33% window/door opening on the street elevation facing STH 164. The applicant will need to request a waiver from this and will need to be approved by the ARB and Plan Commission.

Action Items:

1. Act on the various plans for the new building.

<u>Staff Recommendation:</u> Staff recommends the ARB approve the plans for a Tommy's Car Wash in association with a Conditional Use Permit located at W249N6438 State Highway 164, subject to the following conditions:

- 1. The Plan Commission approving the Conditional Use Permit for the proposed Tommy's Car Wash.
- 2. Submitting a revised lighting plan that meets the requirements of the Municipal Code to Staff for review.
- 3. Submitting revised elevations that meet the minimum window/door opening requirements to Staff for review or request an exception from the Design Standards.
- 4. Submitting a revised landscape plan that includes hardwood mulch rather than stone mulch to Staff for review.
- 5. Submitting elevations that include the trash enclosure and properly label the materials on the building with the corresponding material key for Staff to review.
- 6. Light pole bases shall be painted to match the building and details submitted to Staff for review.

VILLAGE OF SUSSEX SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on July 8, 2025.

President LeDonne called the meeting to order at 4:06 p.m.

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

Members absent: Mike Smith

Others present: Gabe Gilbertson, Community Development Director

Consideration and possible action on the minutes of May 7, 2025.

A motion by President LeDonne, seconded by Foxe to approve the minutes of the meeting held on May 7, 2025.

All ayes, motion carried.

<u>Discussion and possible action on a Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for a building expansion for Adron located at W251N5490 Business Dr.</u>

Dave O'Brien with Bayland Buildings, P.O. Box 13751, Green Bay, WI 54307 was present to discuss the project with the Board.

A motion by President LeDonne, seconded by Foxe to approve 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, subject to standard conditions of Exhibit A, and the following conditions:

- 1. Submitting a revised landscape plan that meets the minimum requirements of the Sussex Design Guidelines.
- 2. Submitting a revised lighting plan that includes details for light fixture mounting height and pole bases.
- 3. Compliance with the comments and conditions of the Community Development Department in the memo dated May 28, 2025.
- 4. Submitting revised elevations that meet the minimum requirement of 33% window and door openings on the north and east elevations using the height of the wall from grade to ceiling for the calculations.

All ayes, motion carried.

A motion by President LeDonne, seconded by Foxe to adjourn the meeting at 4:29 pm.

All ayes, motion carried.

Respectfully submitted, Jeremy Smith, Village Administrator





4085 North 128th Street, Brookfield, WI 53005 phone 262.781.1500 · fax 262.781.1540 www.LembergElectric.com











SERVICE

SIGNS

DATA COMM

RGY TECH CONSTRUCT

July 29th, 2025

Village of Sussex – Architectural Review Board N64W23760 Main St Sussex, WI 53089

RE: ARB for Dynamic Ratings

To Whom It May Concern:

Lemberg Electric, on behalf of Dynamic Rating, requests approval to install one, Monument Sign to brand Dynamic Rating and other future tenants.

Dynamic Rating is a utility company to successfully deploys and manage their utilities to improve safety and reliability of their assets across the grid. They are in the process of building out their new facility in which they would like a monument sign to display the tenants in the circle.

Please view the drawings to note original drawing that Lemberg/Dynamic Rating seeks approval for is a aluminum monument base. The aluminum monument base is cost effective and presents a clean look to the ground sign. The original design has been influenced by the design of the west elevation. Lemberg/Dynamic Rating seeks approval of this design despite the adherence to the natural material requirement.

As a secondary plan, Lemberg/Dynamic Rating presents a second option. The second option is very similar in color, size, and design – however the base is now a concrete base that will be painted. This has been designed to honor the original design while also complying with the natural material ARB requirement. Please note, with this intentional design to match the building, it is difficult to have the natural material surrounding the sign cabinet.

Please review and allow Lemberg/Dynamic Rating the honor of presenting this and having a conversation around the ARB's thoughts. We want to note, the concrete formed base that raises above grade will be an additional 6k for the extra labor, materials, concrete, and to create the forms to hold the concrete. The application of the aluminum base (with no natural materials) is easier installation, fabrication, and will create less financial stress on Dynamic Ratings.

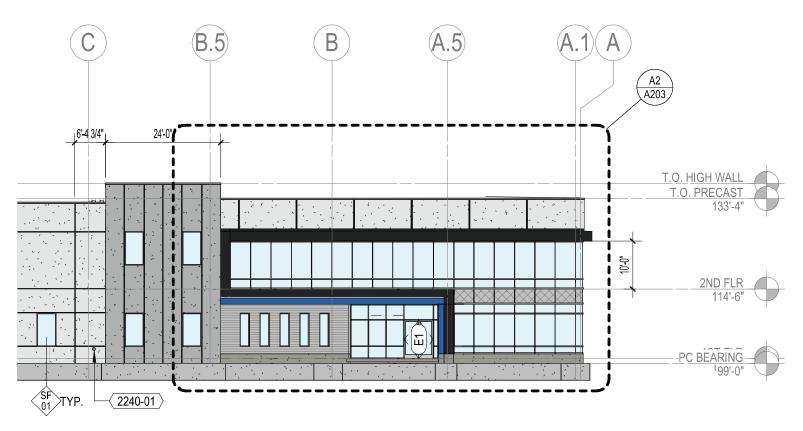
Thank you for your consideration of the request. Please do not hesitate to contact me directly with any questions or comments. My direct line is 414-322-0077 and my email is jwestphal@lembergelectric.com.

Sincerely,

Lemberg Electric Company, Inc.

Jaina Westphal

Jaina Westphal Project Manager





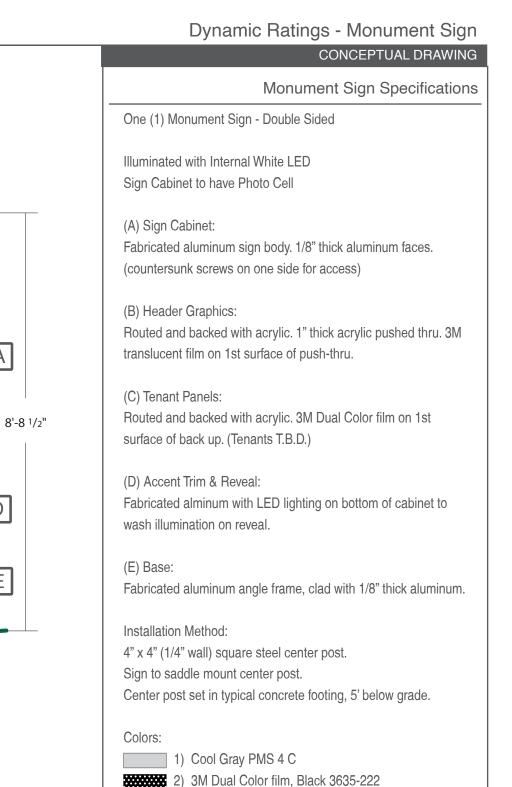


Dynamic Ratings - Sussex

N53W25314 Highland Court - Sussex, Wisconsin 53089

Drawing Package Title: Dynamic_Ratings_5_(0).pdf

Date: 06-30-25



2) 3l

3) Dark Bronze paint, MP20303

4) Blue paint to match architecture, T.B.D.

5) Cool Gray PMS 9 C



25"

5'-8"

4085 North 128th Street Brookfield, WI 53005 p. 262-781-1500 www.LembergElectric.co Client: Dynamic Ratings

Address: N53 W25314 North Corporate Circle

Location: Sussex, Wisconsin 53089

24"

8'-10"

MAJOR TENANT

DYNAMIC RATINGS

TENANT

POWER

4" Square Steel Post

Concrete Footing (24" Dia.)

3'-0"

16"

36 ¹/₂"

5'-8"

B 2

TENANT

5'-0"

8"

5'-8"

4 1/2"

24"

C

Sales Representative: Skip DeBack

Project Manager: T.B.D.

Designer: Mark Mayzik

Scale: 1/2"=1'-0" Dyna

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D

E

Paper Size: 11x17

 $\begin{tabular}{ll} Client / Location or Project / Sign Classification / Version\# or Sheet / Revision\# / Drawing Status \\ Dynamic_Ratings_MON_v03_r01_D \\ \begin{tabular}{ll} Document & Date: & Document & Document & Date: & Document & Document & Date: & Document & Date: & Document & Date: & Document & Document & Date: & Document & Date: & Document & Date: & Document & Document & Date: & Document & Date: & Document & Document$

Signature / Date:

CONCEPTUAL DRAWING

Monument Sign Specifications

One (1) Monument Sign - Double Sided

Illuminated with Internal White LED Sign Cabinet to have Photo Cell

(A) Sign Cabinet:

Fabricated aluminum sign body. 1/8" thick aluminum faces. (countersunk screws on one side for access)

(B) Header Graphics:

Routed and backed with acrylic. 1" thick acrylic pushed thru. 3M translucent film on 1st surface of push-thru.

(C) Tenant Panels:

Routed and backed with acrylic. 3M Dual Color film on 1st surface of back up. (Tenants T.B.D.)

(D) Accent Trim & Reveal:

Fabricated alminum with LED lighting on bottom of cabinet to wash illumination on reveal.

(E) Base:

Fabricated aluminum angle frame, clad with 1/8" thick aluminum.

Installation Method:

4" x 4" (1/4" wall) square steel center post.

Sign to saddle mount center post.

Center post set in typical concrete footing, 5' below grade.

Colors:

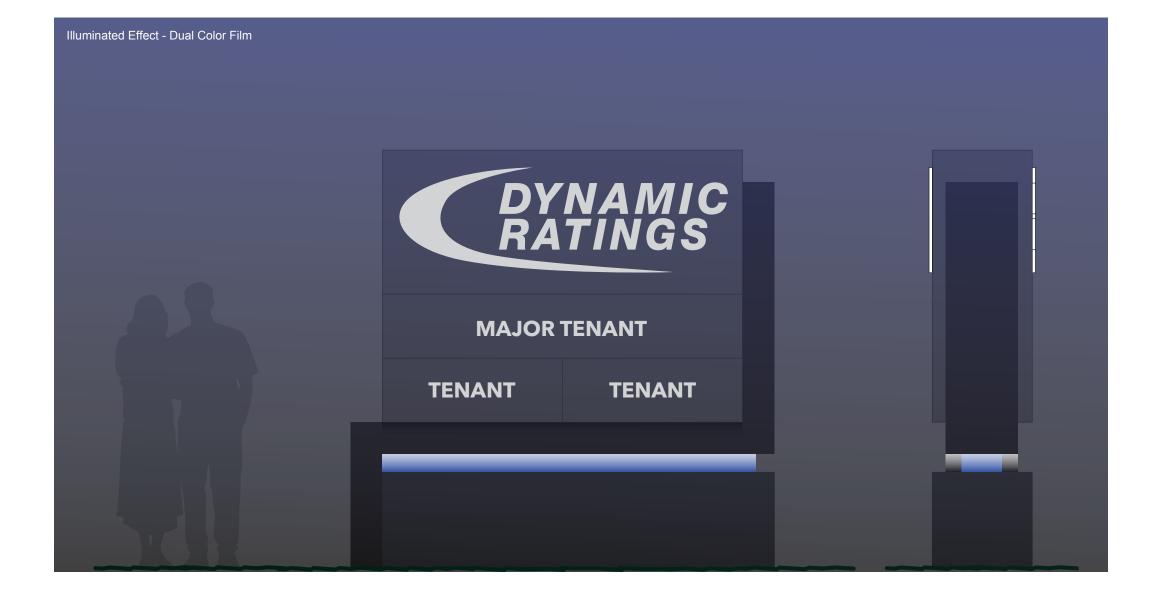
1) Cool Gray PMS 4 C

2) 3M Dual Color film, Black 3635-222

3) Dark Bronze paint, MP20303

4) Blue paint to match architecture, T.B.D.

5) Cool Gray PMS 9 C







4085 North 128th Street Brookfield, WI 53005 p. 262-781-1500 www.LembergElectric.com Client: Dynamic Ratings

Address: N53 W25314 North Corporate Circle

Location: Sussex, Wisconsin 53089

Project Manager: T.B.D.

Designer: Mark Mayzik

Sales Representative: Skip DeBack

Scale: 1/2"=1'-0"

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

Dynamic_Ratings_MON_IL_v03_r01_D

06-30-25

Sign Illustration





Client: Dynamic Ratings

Address: N53 W25314 North Corporate Circle

Location: Sussex, Wisconsin 53089

Sales Representative: Skip DeBack

Project Manager: T.B.D.

Designer: Mark Mayzik

Scale: N.T.S.

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Dynamic Ratings_MON_ISO_v03_r01_D

Paper Size: 11x17

Signature / Date:

4 of 7

06-30-25

Flat Cut Letter Specifications

One (1) Set of Flat Cut Aluminum Letters

Non-Lit

(A) Letters:

1/4" thick aluminum, stud mounted.

(B) Finish:

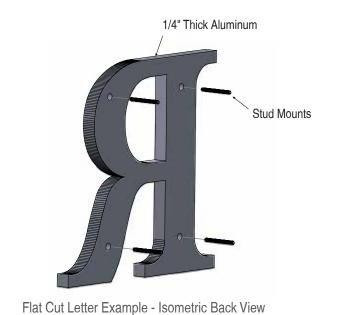
Painted satin finish.

Installation Method:

Stud mounted flush to building fascia.

Colors:

1) Black paint, (satin finish)



Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

Dynamic Ratings FCO v01 r01 D

06-30-25

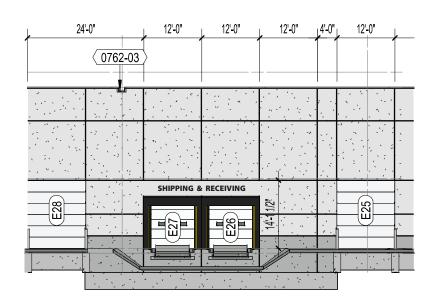
5 of 7

CONCEPTUAL DRAWING

18'-2" 218" SHIPPING & RECEIVING

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

- BUILDING CONDITIONS TO BE FIELD VERIFIED PRIOR TO PRODUCTION.









4085 North 128th Street

Client: Dynamic Ratings

Address: N53 W25314 North Corporate Circle

Location: Sussex. Wisconsin 53089

Sales Representative: Skip DeBack

Project Manager: T.B.D.

Designer: Mark Mayzik

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Scale: 1/2"=1'-0"

Paper Size: 11x17

Signature / Date:

Dynamic Ratings - Dock & Door Identification



CONCEPTUAL DRAWING

- Viriyi diapine op

Two (2) New Sets of Vinyl Graphics

Non-Lit

(A) Graphics:

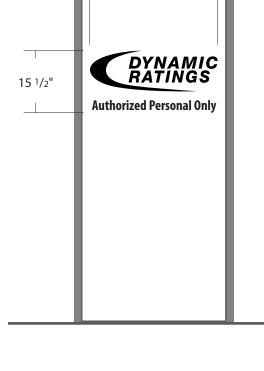
3M opaque vinyl applied to 1st surface.

Installation Method:

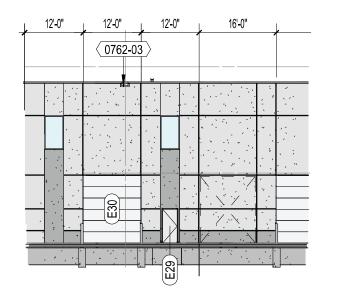
Prepare surface as needed.

Colors:

3M vinyl Black 7725-12



32"

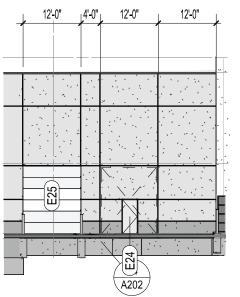


32"

DYNAMIC RATINGS

Shipping & Receiving

15 1/2"



B1 EAST BUILDING ELEVATION 1" = 20'-0" | A200

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

- BUILDING CONDITIONS TO BE FIELD VERIFIED PRIOR TO PRODUCTION.

I EMBEDO (SIG



4085 North 128th Street Brookfield, WI 53005 p. 262-781-1500 www.LembergElectric.com Client: Dynamic Ratings

Address: N53 W25314 North Corporate Circle

Location: Sussex, Wisconsin 53089

Sales Representative: Skip DeBack
Project Manager: T.B.D.

Designer: Mark Mayzik

Scale: 1/2"=1'-0"

____ Dynamic Ratings_VNL_v01_r00_D

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

Date: **06-30-25**

Paper Size: 11x17

Signature / Date:

				Dynamic Ratings - Dock & Door Iden	
04-22-2025 / Sign Class: Wall Sign, Monument Sign / File Name: Dynamic_Ratings_3_(0).pdf Initial drawings completed MCM	-			Notes & Revisions Check List & Flagg	
			Ø	 Colors properly specified. (Y) Colors picked by design, client to approve. (Y) 	
05-23-2025 / Sign Class: Wall Sign, Monument Sign / File Name: Dynamic_Ratings_3_(1).pdf Added tenant panels. Revised size, added reveal illumination. Added F.C.O. letters and vinyl window graphics MCM	-			 Elevation details called out. (N) EMC call outs and electrical drawings. (N/A) LED color temp. (N/A) Logo/Art do we have clean vector art. (Y) Photo eye placement. (N/A) 	
06-12-2025 / Sign Class: Wall Sign, Monument Sign / File Name: Dynamic_Ratings_3_(2).pdf Revised tenant panel design MCM	-			 PMS Colors. (Y) Sample colors being provided to client. (N) Tech audit info- Electrical Placement. (N/A) Tech audit info- Footer Details on Drawings. (N/A) 	
06-18-2025 / Sign Class: F.C.O. Letters, Door Vinyl / File Name: Dynamic_Ratings_4_(0).pdf Initial drawings completed MCM	-		~	06-26-2025 Building and door color and dimensions to be field verified N	1CM
06-26-2025 / Sign Class: F.C.O. Letters, Door Vinyl / File Name: Dynamic_Ratings_4_(1).pdf Revised F.C.O. letters to 1/4" thick per Mike Stover. (SD) - MCM	-			-	
06-30-2025 / Sign Class: Monument Sign, F.C.O. Letters, Door Vinyl / File Name: Dynamic_Ratings_5_(0).pdf Combined drawing packages. (SD) - MCM	-			-	
-	-			-	
-	-			-	
-	-			-	
-	-			-	
Job File Location Sales: Customer Folders / Dynamic Ratings FOLDER / Art Work Job File Location	Design: Sign Vault_20 / D / [Dynamic Ratings			
4085 North 128th Street Brookfield, WI 53005 Address: N53 W25314 North	a Cornorato Circle	Sales Representative: Skip DeBack Project Manager: T.B.D.	Scale: N/A Paper Size: 11x17	Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Dynamic Ratings_NOTES_5_r00_D	Date: 06-30-25
LEMBERG Signs Street Brookfield, WI 53005 P. 262-781-1500 www.LembergElectric.com Location: Sussex, Wisconsing Location: Sussex, Wisconsing		Designer: Mark Mayzik	Signature / Date:		7 of 7

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Dynamic Ratings - Sussex

N53W25314 Highland Court - Sussex, Wisconsin 53089

Drawing Package Title: Dynamic_Ratings_5_(2).pdf

Date: 07-24-25

Dynamic Ratings - Monument Sign CONCEPTUAL DRAWING Monument Sign Specifications One (1) Monument Sign - Double Sided Illuminated with Internal White LED Sign Cabinet to have Photo Cell (A) Sign Cabinet: Fabricated aluminum sign body. 1/8" thick aluminum faces. (countersunk screws on one side for access) (B) Header Graphics: Routed and backed with acrylic. 1" thick acrylic pushed thru. 3M translucent film on 1st surface of push-thru. (C) Tenant Panels: Routed and backed with acrylic. 3M Dual Color film on 1st surface of back up. (Tenants T.B.D.) (D) Accent Trim & Reveal: Fabricated alminum with LED lighting on bottom of cabinet to wash illumination on reveal. (E) Base: Traditional concrete base with pad below grade. Color to match building. Installation Method: 4" x 4" (1/4" wall) square steel center post. Sign to saddle mount center post. Center post set in typical concrete footing, 5' below grade.

Colors:

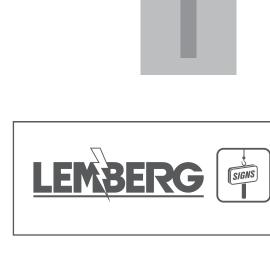
1) Cool Gray PMS 4 C

2) 3M Dual Color film, Black 3635-222

3) Dark Bronze paint, MP20303

4) Blue paint to match architecture, T.B.D.

5) Med. Gray paint to match architecture, T.B.D.



Road Side

25"

5'-8"

4085 North 128th Street Brookfield, WI 53005

5'-8"

4 1/2"

24"

C

Client: Dynamic Ratings Address: N53 W25314 North Corporate Circle

Location: Sussex, Wisconsin 53089

24" -

8'-10"

MAJOR TENANT

6"

DYNAMIC RATINGS

TENANT

4" Square Steel Post

Concrete Footing (24" Dia.)

B 2

TENANT

5'-0"

Sales Representative: Skip DeBack Project Manager: Jaina Westphal

Designer: Mark Mayzik

3'-0"

16"

36 ¹/₂"

POWER

5'-8"

Scale: 1/2"=1'-0" Paper Size: 11x17

Dynamic Ratings MON v03 r03 D

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

07-24-25

Α

D

E

8'-8 1/2"

Building Side

Signature / Date:

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CONCEPTUAL DRAWING

Monument Sign Specifications

One (1) Monument Sign - Double Sided

Illuminated with Internal White LED Sign Cabinet to have Photo Cell

(A) Sign Cabinet:

Fabricated aluminum sign body. 1/8" thick aluminum faces. (countersunk screws on one side for access)

(B) Header Graphics:

Routed and backed with acrylic. 1" thick acrylic pushed thru. 3M translucent film on 1st surface of push-thru.

(C) Tenant Panels:

Routed and backed with acrylic. 3M Dual Color film on 1st surface of back up. (Tenants T.B.D.)

(D) Accent Trim & Reveal:

Fabricated alminum with LED lighting on bottom of cabinet to wash illumination on reveal.

(E) Base: Traditional concrete base with pad below grade. Color to match building.

Installation Method:

4" x 4" (1/4" wall) square steel center post. Sign to saddle mount center post. Center post set in typical concrete footing, 5' below grade.

Colors:

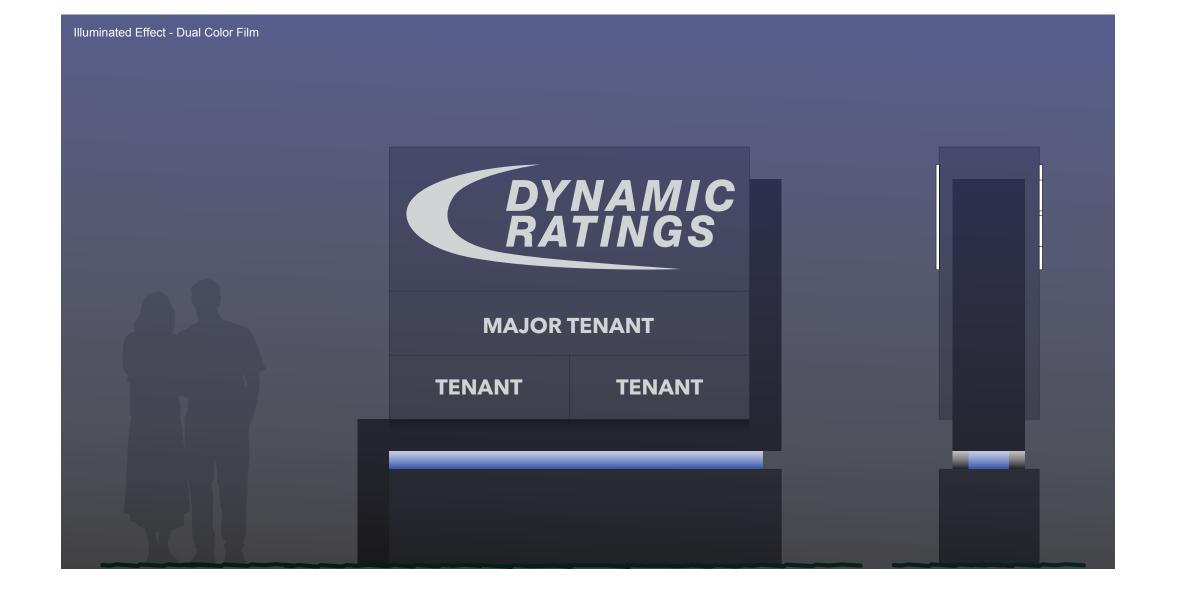
1) Cool Gray PMS 4 C

2) 3M Dual Color film, Black 3635-222

3) Dark Bronze paint, MP20303

4) Blue paint to match architecture, T.B.D.

5) Med. Gray paint to match architecture, T.B.D.







4085 North 128th Street Brookfield, WI 53005

Client: Dynamic Ratings

Address: N53 W25314 North Corporate Circle

Location: Sussex, Wisconsin 53089

Sales Representative: Skip DeBack

Project Manager: Jaina Westphal

Designer: Mark Mayzik

Scale: 1/2"=1'-0"

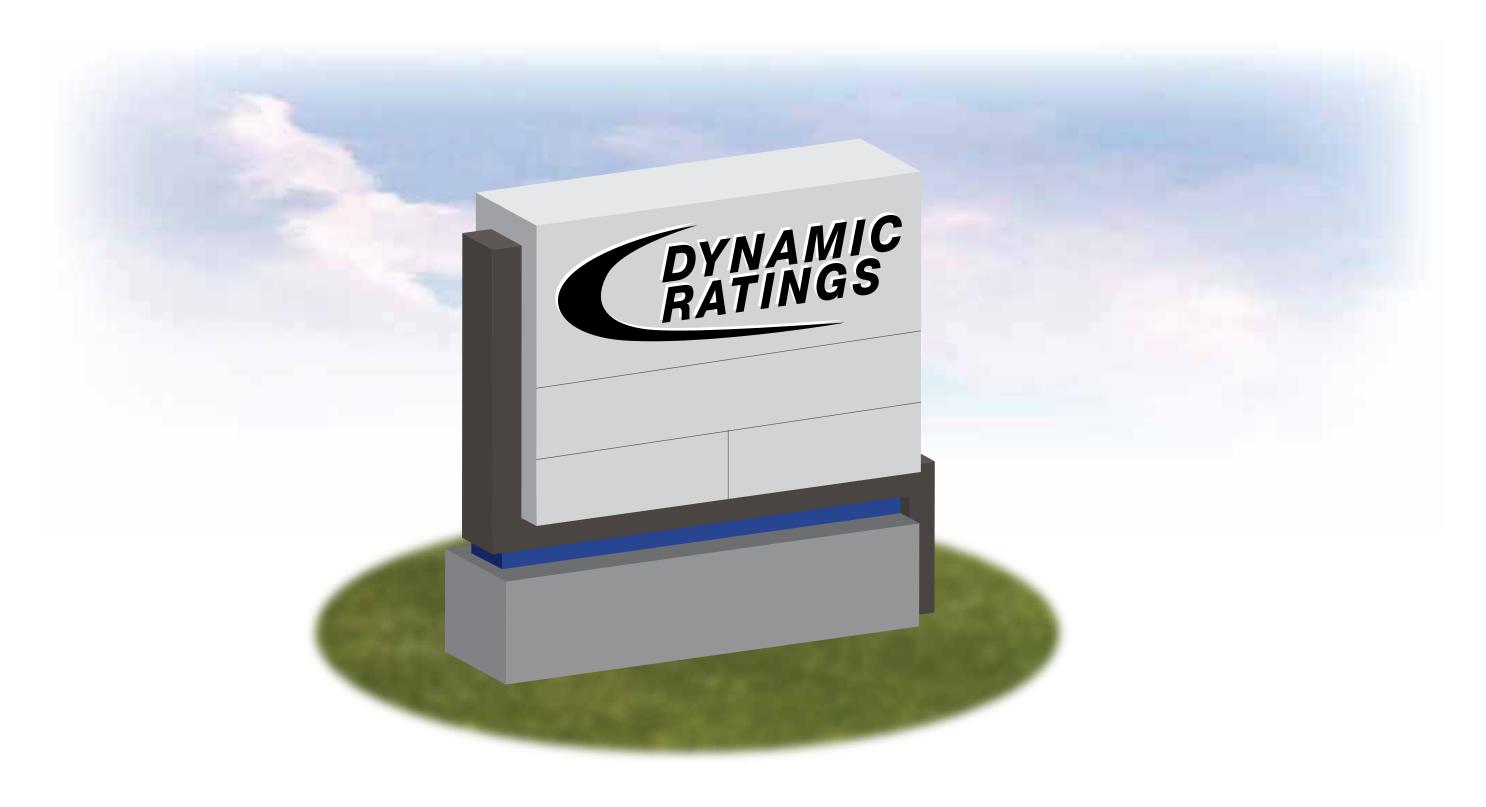
Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Dynamic_Ratings_MON_IL_v03_r03_D

07-24-25

Sign Illustration





Client: Dynamic Ratings

Address: N53 W25314 North Corporate Circle

Location: Sussex, Wisconsin 53089

Sales Representative: Skip DeBack

Project Manager: T.B.D. Designer: Mark Mayzik

Paper Size: 11x17

Scale: N.T.S.

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status 06-30-25

Dynamic Ratings_MON_ISO_v03_r01_D

Signature / Date:





4085 North 128th Street Brookfield, WI 53005

Client: Dynamic Ratings

Address: N53 W25314 North Corporate Circle

Location: Sussex, Wisconsin 53089

Sales Representative: Skip DeBack

Project Manager: Jaina Westphal

Designer: Mark Mayzik

Scale: N.T.S.

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Dynamic Ratings_MON_PR_v03_r02_D

07-23-25

Paper Size: 11x17

Signature / Date:

CONCEPTUAL DRAWING

Flat Cut Letter Specifications

One (1) Set of Flat Cut Aluminum Letters

Non-Lit

(A) Letters:

1/4" thick aluminum, stud mounted.

(B) Finish:

Painted satin finish.

Installation Method:

Stud mounted flush to building fascia.

Colors:

1) Black paint, (satin finish)



Flat Cut Letter Example - Isometric Back View

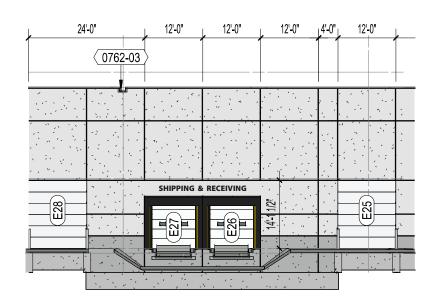
SHIPPING & RECEIVING

18'-2"

218"

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

- BUILDING CONDITIONS TO BE FIELD VERIFIED PRIOR TO PRODUCTION.









4085 North 128th Street Brookfield, WI 53005 p. 262-781-1500 www.LembergElectric.com Client: Dynamic Ratings

Address: N53 W25314 North Corporate Circle

Location: Sussex, Wisconsin 53089

Sales Representative: Skip DeBack

Project Manager: T.B.D.

Designer: Mark Mayzik

Scale: 1/2"=1'-0"

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

Dynamic Ratings FCO v01 r01 D

06-30-25

Dynamic Ratings - Dock & Door Identification

CONCEPTUAL DRAWING

Vinyl Graphic Specifications

Two (2) New Sets of Vinyl Graphics

Non-Lit

(A) Graphics:

3M opaque vinyl applied to 1st surface.

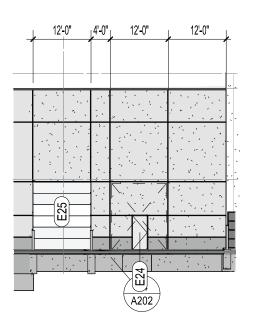
Installation Method:

Prepare surface as needed.

Colors:

3M vinyl Black 7725-12





32"

DYNAMIC RATINGS

Authorized Personal Only

15 1/2"



- BUILDING CONDITIONS TO BE FIELD VERIFIED PRIOR TO PRODUCTION.

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status







4085 North 128th Street Brookfield, WI 53005 www.LembergElectric.com

12'-0"

0762-03

32"

DYNAMIC RATINGS

Shipping & Receiving

15 1/2"

Client: Dynamic Ratings Address: N53 W25314 North Corporate Circle

Location: Sussex, Wisconsin 53089

Sales Representative: Skip DeBack Project Manager: T.B.D.

Designer: Mark Mayzik

Scale: 1/2"=1'-0"

Dynamic Ratings_VNL_v01_r00_D

Date: 06-30-25

Paper Size: 11x17

Signature / Date:

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				Dynamic Ratings - Dock & Door Iden	
04-22-2025 / Sign Class: Wall Sign, Monument Sign / File Name: Dynamic_Ratings_3_(0).pdf Initial drawings completed MCM	-			Notes & Revisions Check List & Flagg	
			<u> </u>	 Colors picked by design, client to approve. (Y) 	
05-23-2025 / Sign Class: Wall Sign, Monument Sign / File Name: Dynamic_Ratings_3_(1).pdf Added tenant panels. Revised size, added reveal illumination. Added F.C.O. letters and vinyl window graphics Mo	DM -			 Elevation details called out. (N) EMC call outs and electrical drawings. (N/A) LED color temp. (N/A) Logo/Art do we have clean vector art. (Y) Photo eye placement. (N/A) 	
06-12-2025 / Sign Class: Wall Sign, Monument Sign / File Name: Dynamic_Ratings_3_(2).pdf Revised tenant panel design MCM				 PMS Colors. (Y) Sample colors being provided to client. (N) Tech audit info- Electrical Placement. (N/A) Tech audit info- Footer Details on Drawings. (N/A) 	
06-18-2025 / Sign Class: F.C.O. Letters, Door Vinyl / File Name: Dynamic_Ratings_4_(0).pdf Initial drawings completed MCM	-		~	06-26-2025 Building and door color and dimensions to be field verified M	ICM
06-26-2025 / Sign Class: F.C.O. Letters, Door Vinyl / File Name: Dynamic_Ratings_4_(1).pdf Revised F.C.O. letters to 1/4" thick per Mike Stover. (SD) - MCM				-	
07-23-2025 / Sign Class: Monument Sign, F.C.O. Letters, Door Vinyl / File Name: Dynamic_Ratings_5_(1).pdf Updated base material specs. (SD) - MCM	-			-	
07-24-2025 / Sign Class: Monument Sign, F.C.O. Letters, Door Vinyl / File Name: Dynamic_Ratings_5_(2).pdf Revised base to be concrete. (JLW) - MCM	-			-	
-				-	
-				-	
-	-			-	
Job File Location Sales: Customer Folders / Dynamic Ratings FOLDER / Art Work Job File Loc	cation Design: Sign Vault_20 / D /	Dynamic Ratings	_		
Client: Dynamic Rating 4085 North 128th Street Brookfield, WI 53005 Address: N53 W25314		Sales Representative: Skip DeBack	Scale: N/A	Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Dynamic Ratings_NOTES_5_r02_D	Date: 07-24-25
LEMBERG SIGNS Brookfield, WI 53005 p. 262-781-1500 www.LembergElectric.com Address: N53 W25314 Location: Sussex, Wisc	North Corporate Circle	Project Manager: Jaina Westphal Designer: Mark Mayzik	Paper Size: 11x17 Signature / Date:		8 of 8
					0 01 0

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$\begin{array}{c} PLAN \ OF \ OPERATION - NEW \ CONSTRUCTION \\ PROCEDURE \ LIST \end{array}$

		Project Name
		Tax Key #
Pre-application conference must be arranged with staff. Please contact application materials.	t us at 262	-246-5215 prior to submitting
Submittal checklist:		
Original completed Plan of Operation (Page 1-3) Original completed Professional Services Reimbursement, Em 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 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 Pl 3 original size and 3 reduced (11 x 17) copies of Lighting Plan Submit plans in PDF format on a disc	l plans lan	ontact, Wastewater Discharge
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 of	depending t	ipon the nature of your request.
Please make check payable to: Village of Sussex (fees are non refunda	able)	
Deadline for submittals is the last business day of the month for conside Agenda. (Please note that submitting by the deadline does not guarantee place Application can be submitted via email to ggilbertson@villagesussex.org .		
Contact Name for meetings:Joseph Mayer F E-mail:Joe.Mayer@kimley-horn.com	Phone # _	(630) 487-5563
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		

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

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

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

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

Fire Department Chapter 5

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.



PLAN OF OPERATION

To be used for a	business with	new construc	ction.				
Is this request to	be considered	d for a Condit	ional Use? <u>N</u>	o If yes	s, is this a ne	ew CU?	
(Conditional Use	Permits require a	Public Hearing)	OR an	n amendment	to an existing	ng CU?	
Address location	of new const	ruction <u>W2</u>	49N6424 Highwa	ay 164, Sussex	c, WI 53089		
Tax Key #SU	XV0231989006	S		Zoning	: B-2 Region	al Business	<u>District</u>
1. Name of Busi	ness:						
Business							
Address		City, S	State, Zip		Phone #		
Fax #			Email address				
2. Business own	er contact inf	ormation:					
Contact							
Address		City, S	State, Zip		Phone #		
Fax #			Email address				
3. Building/Land	d owner conta	act informatio	n:				
Contact							
Address		City, S	State, Zip		Phone #		
Fax #			Email address				
4. Number of Er	nployees/Shi					. <u></u>	
		Empl	loyees	S	hifts		
5. Days of Opera	ation:						
Dut on Vie best the	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Put an X in box that applies:							
Hours Open for business							

Docusign	Envelope ID: 29066 6. Is this an e		56-8836F841A4F4 existing operation	?No		
	-	-	per explain your bold, produced or sto		_	to your business. Attach a
	Licensing Arcade per	Agencies? rmit?No_	No Do you	need an Outdoo	or Establishme	age Board or State ont Permit?
		If yes, plo	ease obtain and cor	nplete form.		
	• •		on will utilize a liqu		• •	
		el there will be? No	e any problems suc	h as odor, smoke	e or noise resu	lting from this
	If yes, exp	lain:				
	11. Dimensio		f all buildings: Dimensions	Levels		Square footage
	Building 1	_1	00'-11" x 59'-2"	1_		4,837sf GROSS
	Building 2					
	Building 3					
	Is the building	g(s) to be used	for multi-tenant pu	ırpose? No		
	12. Lot		-	Width	Area	-
				450'	1.87 AC	
	<u> 1.07</u>		to be included on s			<u>, </u>
	13 Parking:	Dimensions	of parking lot1	20' x 320'		
	8.	Parking lot of	construction Aspha	alt & Concrete		
					or Plantings	X (see landscape plan)
			paces needed per c		# of spaces f	or employees15
		e the following footage of buil	g information: ding, new and exis	sting4,837	s.f.	
	Total square	footage of parl	king lot, new and e	xisting38,40	0 s.f.	
	14. Signs: Ty		standing 54.24			ling
	a. Oval 3	Č	ed <u>LED Illuminat</u>		=	faced Double
	Size Ovai S	9.24 / EMC 15	Above to be includ		property along	11Wy 104
	14. Signs: T	ype: Free		U 1	tached to buil	ding 160.19 sq. ft.
		Ligh	ted LED Illumina	ted Sin	ngle or double	faced single face
	Size 29.12	sq. ft. (x3), 46	6.67, 3.42, 22.74 sc	a. ft. Location	Building Eleva	ations

Docusign Envelope 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? 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? To be shown on truck turn exhibit 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 Paving Landscaping Occupancy
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 Date
Title or Position

Engineer.



In	formation on Flood Plain Occupancy:	Site is located in Zone X per FEMA Floodplain Map				
1.	What is the flood plain elevation at the site? _	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 th	FFE = 949.50' e structure?				
4.	What is the elevation of the land fill surround	ing the structure? N/A				
5.	Does the fill extend beyond the structure? How far beyond the structure? N/A					
6.	Is dry land access provided?N/A					
7.	If the structure is flood proofed, what flood proofed, what flood proofed	coofing measures are used?				
8.	Certification of elevation or flood proofing m	ust be provided by a licensed surveyor or registered				

Docusign Envelope ID: 29066737-7534-43D6-AA56-8836F841A4F4



N64W23760 Main Street Sussex, Wisconsin 53089 Phone (262) 246-5200 FAX (262) 246-5222

Email: <u>info@villagesussex.org</u> Website: <u>www.villagesussex.org</u>

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 Aut	thorized Agent for Invoices:
Business Name:	
Name of Owner and Address of the Property involved in the R	
Tax Key No. of the Property involved in the Request: SUXV_	
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.



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name:
Address: W249N6424 Highway 164, Sussex, WI 53089
Owner/Operator:
Standard Industrial Classification #:
How many people do you employ?
What are your businesses hours of work?
Who is responsible for water quality? (List job titles)
Time and Duration of Discharge:
Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):
Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:
Please list each product your business produces. (Include type, amount and rate of production):
What are the constituents and characteristics of your wastewater?

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



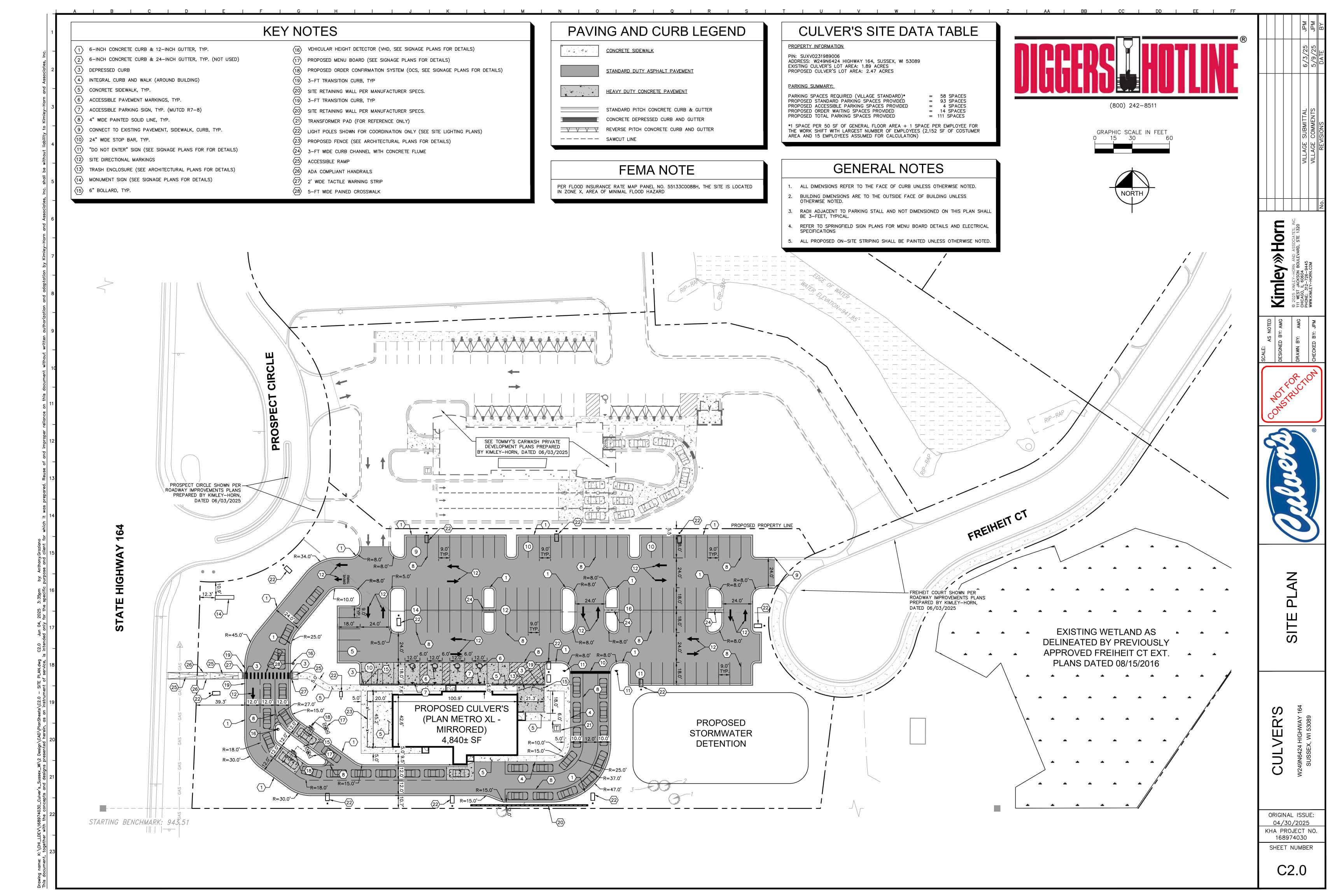
Village of Sussex Fire Department N63 W24335 Main Street Sussex, Wisconsin 53089

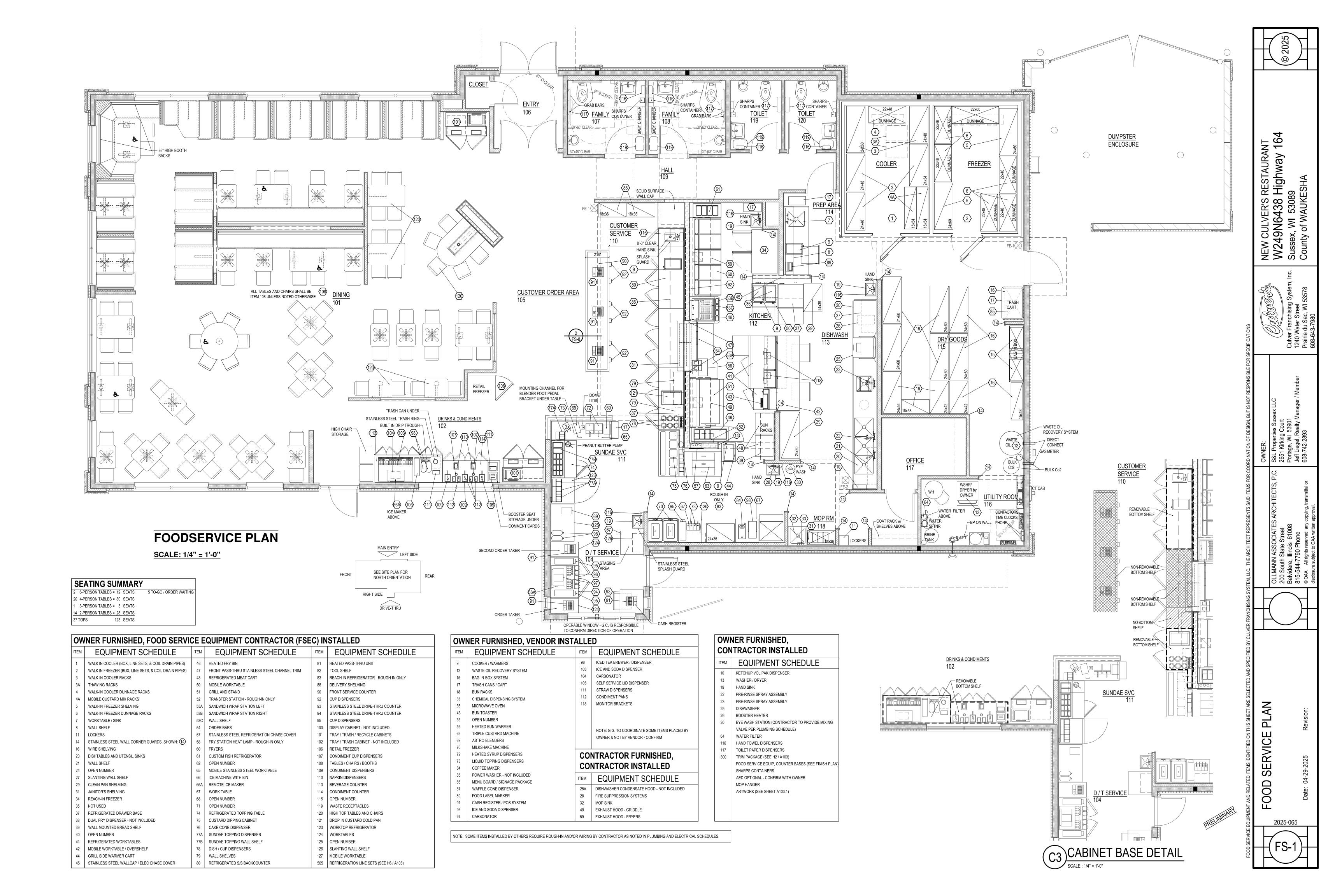
Fire Station - *PHONE*262-246-5197
Fire Station - *FAX*262-246-5196

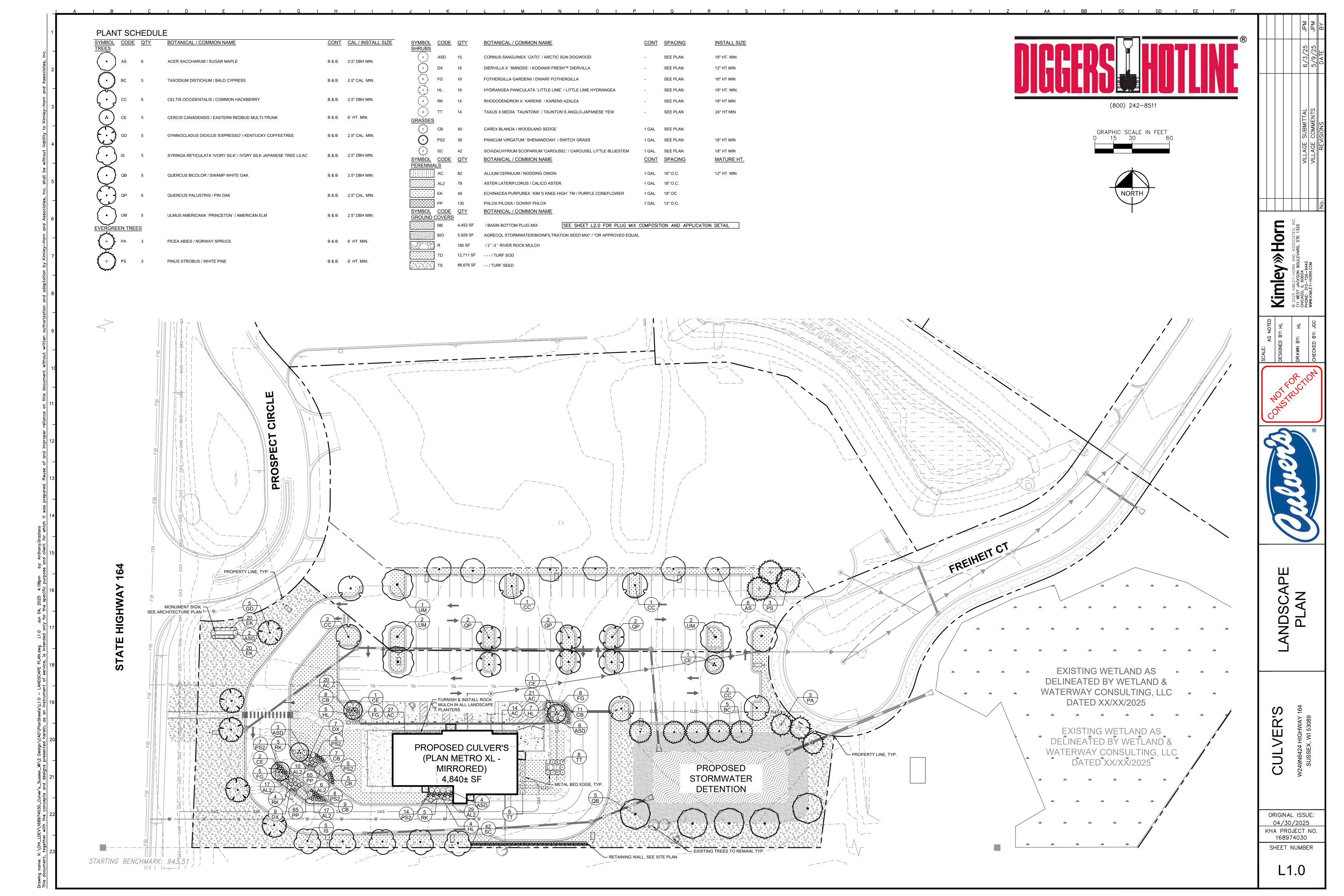
Waukesha County Sheriff – Sussex Office

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

Business Name:
Business Address:
Business Phone #:
Business Email:
Business Emergency Contacts
Name and Phone #:
Name and Phone #:
Name and Phone #:
Building Owner Name:
Building Owner Email:
Building Owner Emergency Contacts
Name and Phone #:
Name and Phone #:
Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No

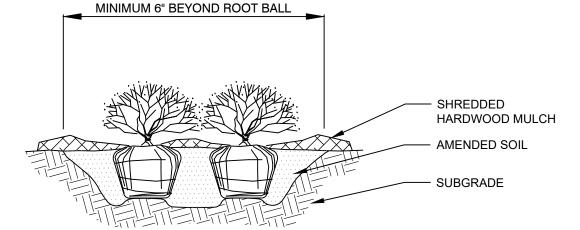






SUBGRADE

TREE PLANTING



NOTES:

- 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

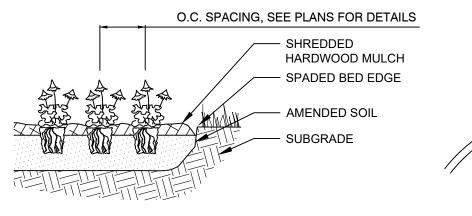
SHRUB PLANTING

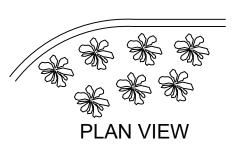
NOTES:

EXCAVATE PLANTING BED.

FOR BED LAYOUTS.

- 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.
- PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES. 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.





PERENNIAL PLANTING

SECTION



- ADJACENT SURFACE To the state of th TOP FLUSH WITH GRADE — 12" STEEL EDGER SPIKE - DECORATIVE STONE MULCH/STONE MULCH VARIES, SEE PLAN - 6 OZ. NON-WOVEN GEOTEXTILE FABRIC WRAP AT ADJACENT SURFACE SUBGRADE

SHREDDED HARDWOOD MULCH AMENDED SOIL SUBGRADE

3" = 1'-0"

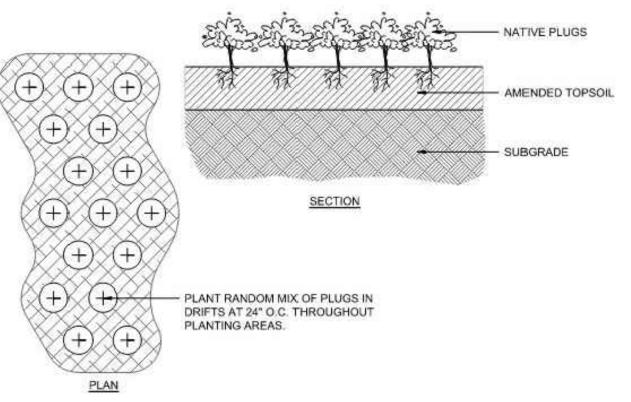
N.T.S.

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.
- 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.

ORNAMENTAL GRASS PLANTING

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



PLUG PLANTING



(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.

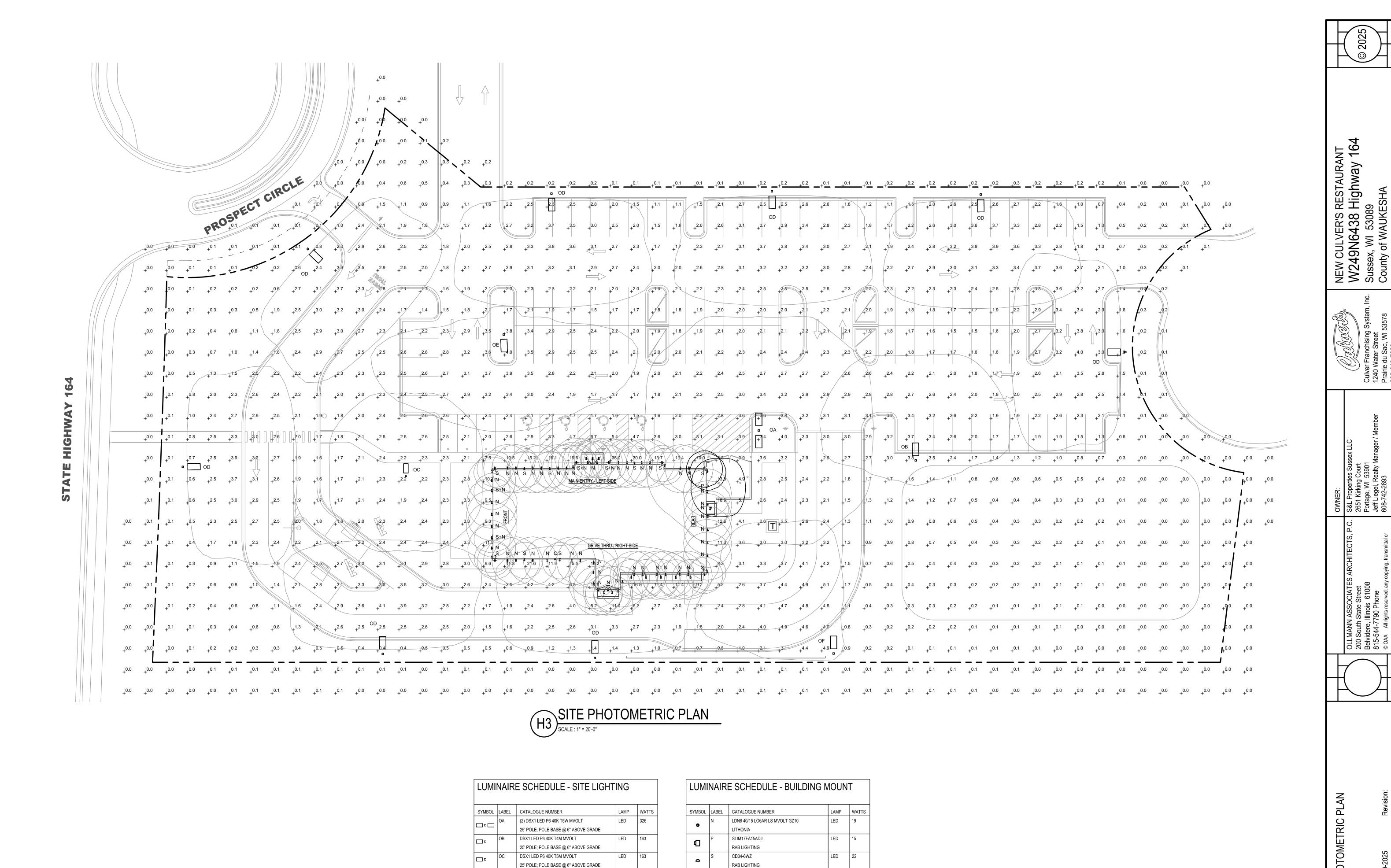
LANDSCAPE NOTES

NTS

0

ORIGINAL ISSUE: 04/30/2025 KHA PROJECT NO 168974030

SHEET NUMBER



AFB OEL DDBTXD UVOLT LTP WT CW

DSX1 LED P6 40K 70CRI BLC3 (backlight control) LED 165.3

25' POLE; POLE BASE @ 6" ABOVE GRADE

25' POLE; POLE BASE @ 6" ABOVE GRADE

(right corner cutoff extreme backlight control)

25' POLE; POLE BASE @ 6" ABOVE GRADE

DSX1 LED P6 40K T2M MVOLT

DSX1 LED P6 40K 70CRI RCCO



2025-065



CD34-6WZ

Project:	Туре:
Prepared By:	Date:

RAB

Driver Ir	nfo	LED Info	
Туре	Constant Current	Watts	36/28/22WW
120V	0.30A	Color Temp	3000/4000/5000K
208V	0.17A	Color Accuracy	90 CRI
240V	0.15A	L70 Lifespan	50,000 Hours
277V	0.13A	Lumens	3300/2750/2100 ln
Input Wa	ntts 36/28/22WW	Efficacy	95

Performance	THD:	Flicker:
Product Type:	≤20%	≤1%
Cylinder Wall Mount		
	Power Factor:	Photocell:
Description:	≥0.9	Integrated photocell included with on/off switch
Economical cylinders with field-adjustable color		
temperature, power and light distribution along	Dimmable:	LED Characteristics
with field-swappable optics to fit any indoor or	Yes, dimmable down to 5% on compatible 0-10V	Beam Angle:
outdoor application.	dimming systems. See Dimmer Compatibility List.	60° (installed)
	Requires separate 0-10V DC dimming circuit.	Field swappable optics sold separately for
Wattage Equivalency:		25°/40°/60° beam angle_
200/180/140W	Input Voltage:	
	120-277V	Light Distribution:
Input Wattage:		Selectable dip switch for up, down, or up/down ligh
36/28/22W	Operating Frequency:	
	50/60Hz	Color Temperature:
Nominal Lumens:		3000/4000/5000K
3300/2750/2100lm	Input Current @ 120V (mA):	
	300mA	Color Accuracy (CRI):
Efficacy:		90 CRI
95lm/W	Input Current @ 208V (mA):	
	169mA	R9 Value:
Lifespan:		High color performance with R9 greater than 0
50,000-Hour LED lifespan based on IES LM-80 results	Input Current @ 240V (mA):	
and TM-21 calculations	146mA	Color Consistency:
		<6-step MacAdam Ellipse binning to achieve
Electrical	Input Current @ 277V (mA):	consistent fixture-to-fixture color
Driver:	127mA	
Constant Current, 50-60 Hz, 120V-277V		
	Operating Temperature:	
	-40°F to 120°F (-40°C to 45°C)	

Need help? Tech help line: (888) 722-1000 Email: techsupport@rablighting.com Website: www.rablighting.com Copyright © 2025 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

Page 1 of 3

LITHONIA LIGHTING®

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 $\frac{1}{2}$ " and four $\frac{1}{2}$ " 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.

 $\textbf{UGR} - \underline{\textbf{UGR}} is zero for fixtures a imed at nadir with a cut-off equal to or less than 60 deg, per CIE 117-1996 Discomfort$

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) $government procurement requirements under FAR, DFARS and DOT regulations. Please refer to \underline{www.acuitybrands.}\\$

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.

PERFORMANCE DATA

Specifications subject to change without notice.

INCL DAIA			
SS 80CRI			
ımens	Wattage	Lm/W	
527.9	5.8	90.5	
758.1	8.9	85.1	
950.1	10.4	91.0	
1514	17.5	86.4	
2006	22.5	89.1	
2504	28.3	88.6	

• Tested in accordance with IESNA LM-79-08. • Tested to current IES and NEMA standards under stabilized laboratory conditions.



4000 4008 44.3 90.6

5000 4975 57.7 86.3

DOWNLIGHTING

1000

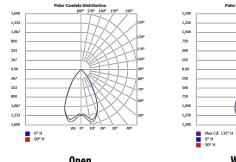
2000

LDN6 STATIC WHITE

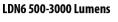


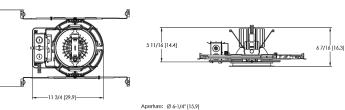


DISTRIBUTIONS



DIMENSIONS





Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged Overlap Trim: Ø 7-1/2" [19.1]

See page 4 for other fixture dimensions

SLIM17FA15ADJ



Weight: 3.0 lbs

Performance

results and TM-21 calculations

Equivalent to 70W Metal Halide

Wattage Equivalency:

LED Characteristics

Project: **Prepared By:** Date:

RAB

LED Info Watts 15W 0.13A Color Temp 3000K/4000K/5000K 0.07A 70 CRI Accuracy 0.06A L70 Lifespan 100,000 Hours 277V 0.05A Lumens 1761/1904/1852 lm Input Watts 14.2/14/14.2W Efficacy 124/136.2/130.3 lm/W

Technical Specifications

Field Adjustability

Color: Bronze

Field Adjustable:	
Color temperature selectable by 3000K, 4000K and 5000K	t
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 Ingress protection rating of IP65 for dust and water

0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A DLC Listed: This product is listed by Design Lights Consortium Driver includes dimming control wiring for 0-10V (DLC) as an ultra-efficient premium product that dimming systems. Requires separate 0-10V DC qualifies for the highest tier of rebates from DLC dimming circuit. Dims down to 10%. Member Utilities. Designed to meet DLC 5.1

DLC Product Code: PL0MVJOV62Q3

Driver Info

120V

208V

240V

120-277V Integrated button photocell included. 100,000-Hour LED lifespan based on IES LM-80 Construction

> Cold Weather Starting: The minimum starting temperature is -40°C (-40°F) **Maximum Ambient Temperature:**

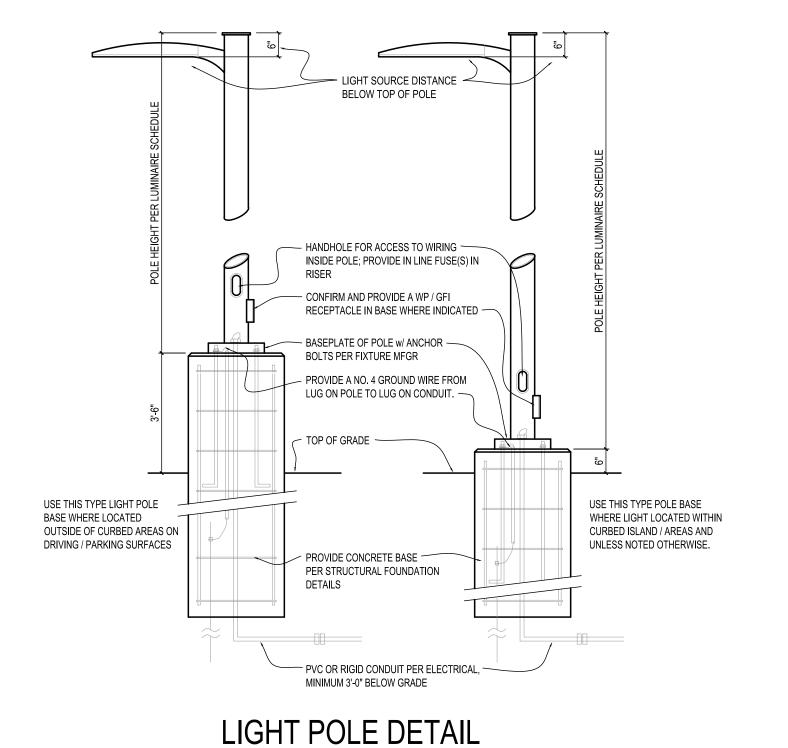
Suitable for use in up to 50°C (122°F) Housing: Long-life, high-efficiency, surface-mount LEDs Precision die-cast aluminum housing and door

frame

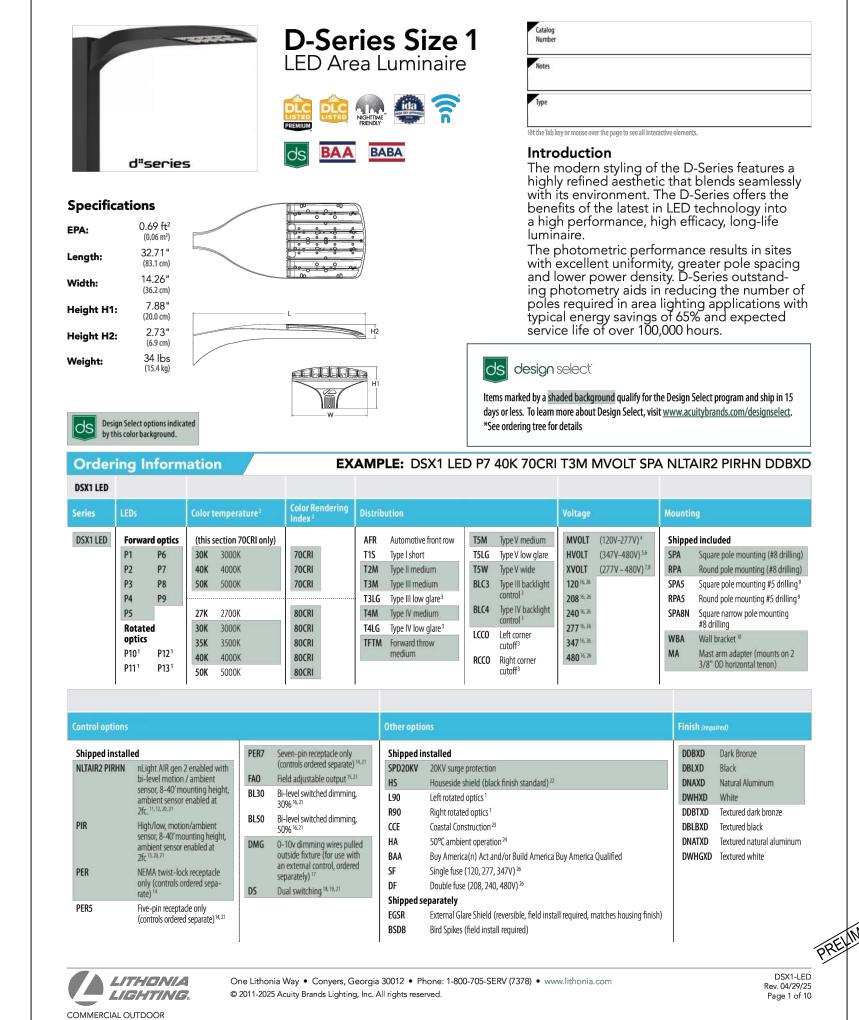
Constant Current, Class 2, 120-277V, 50/60 Hz, 120V:

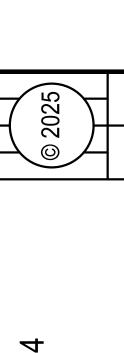
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Page 1 of 2



NO SCALE





NEW CULVER'S RESTAURANT W249N6438 Highway 16 Sussex, WI 53089 County of WAUKESHA

2025-065



COLOR

MATERIAL

REPRESENTATION

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

MAGES HAVE PHOTO IE ACTUAL BUILDING APPEARANCE



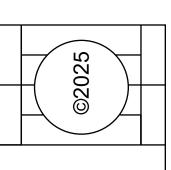


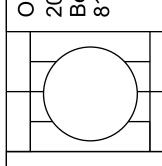


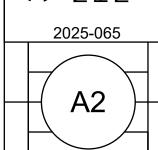


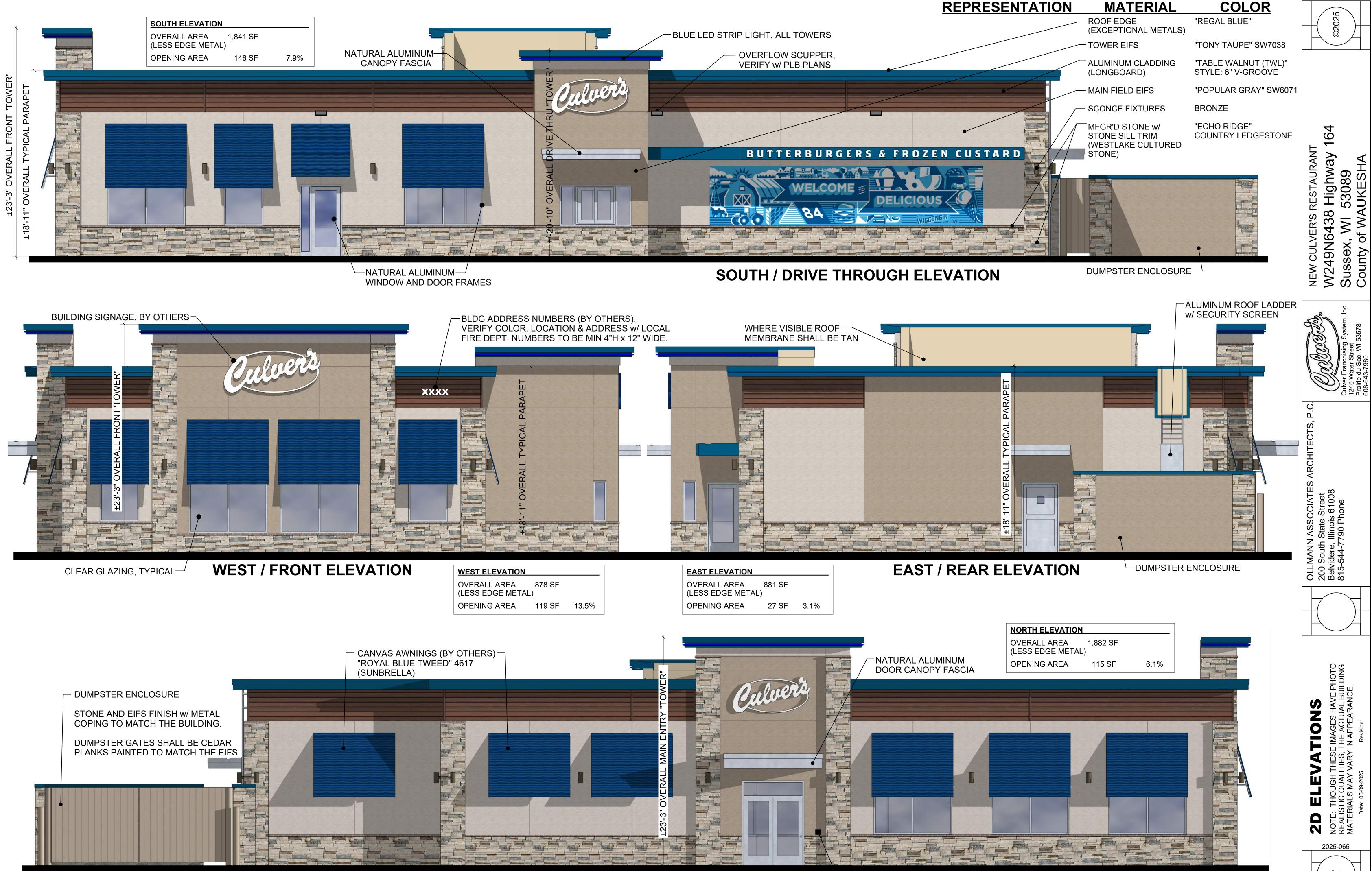
LEFT PERSPECTIVE (NORTH VIEW) RIGHT PERSPECTIVE (SOUTH VIEW)











2025-065 A1



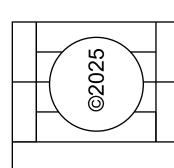






LEFT PERSPECTIVE (NORTH VIEW)
RIGHT PERSPECTIVE (SOUTH VIEW)

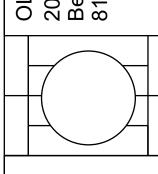




EW CULVER'S RESTAURANT V249N6438 Highway 164

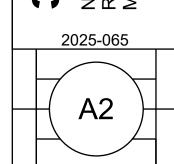
S, P.C. Culver Franchising System, In 1240 Water Street

OLLMANN ASSOCIATES ARCHI 200 South State Street Belvidere, Illinois 61008 815-544-7790 Phone



THESE IMAGES HAVE PHOTO
ITIES, THE ACTUAL BUILDING
'VARY IN APPEARANCE.

IOTE: THOUGH THESE IMAC EALISTIC QUALITIES, THE A





PAID 216864064 216864063

PLAN OF OPERATION – NEW CONSTRUCTION PROCEDURE LIST

	Project Name
	Tax Key #
Pre-application conference must be arranged with staff. Please contact us at 262-application materials.	246-5215 prior to submitting
Submittal checklist:	
Original completed Plan of Operation (Page 1-3) Original completed Professional Services Reimbursement, Emergency Corpernit 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	ontact, Wastewater Discharge
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 up	pon 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 Agenda. (Please note that submitting by the deadline does not guarantee placement on th Application can be submitted via email to ggilbertson@villagesussex.org .	
Contact Name for meetings: Joseph Mayer Phone # E-mail: Joe.Mayer@kimley-horn.com	Joseph Mayer
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	

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

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



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 ame	endment to an existing CU?
(Conditional Use Permits require a Publi		Endment to an existing CO.
Address location of new construct	ionW249N6438 Highway 164	4, Sussex, WI 53089
Tax Key #SUXV0231989008		Zoning: B-2 Regional Business District
1. Name of Business:		
S & L Properties Sussex LLC		9
Business		
Business	Portage, WI 53901	608-742-2893
Address	City, State, Zip	Phone #
7 Kidi 655	jeff@bleedblue.net	Thomas n
Fax #	Email address	
2. Business owner contact information Jeffrey Liegel	ation:	
Contact		
2651 Kirking Ct	king Ct Portage, WI 53901 608-742-2893	
Address	City, State, Zip jeff@bleedblue.net	Phone #
Fax#	Email address	
3. Building/Land owner contact in Jeffrey Liegel	nformation:	
Contact		
2651 Kirking Ct	Portage, WI 53901	608-742-2893
Address	City, State, Zip jeff@bleedblue.net	Phone #
Fax#	Email address	
4. Number of Employees/Shifts:	Employees	3-4 Shifts
5 Days of Operation:		

5. Days of Operation:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Put an X in box that applies:	X	Х	Х	X	х	х	X
Hours Open for business	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm

o. is thi	s an extensi	on of an existing operation?	? <u>No</u>			
		eet of paper explain your but to be sold, produced or stor			e change	to your business. Attach a
Licer Arcae	nsing Agenc de permit?	e or any other special licens ies? No Do you No f yes, please obtain and com	need an O	utdoor Est	tablishme	
-		operation will utilize a liqu				rtainment are you
	ou feel ther ation?	e will be any problems such	h as odor, s	smoke or r	noise resu	lting from this
If yes	s, explain: _					
11. Dim	ensions and	levels of all buildings: Dimensions	L	.evels		Square footage
Building	; 1	40' x 130'		1		5,484sf GROSS
Building	; 2				 .	
Building	3					
Is the bu	ilding(s) to	be used for multi-tenant pur	rpose?	No		
12.	Lot size	Depth	- Width		Area	-
	1.64 AC	242'	470'		1.64 AC	•
		Above to be included on si	urvey			
13 Parki	ng: Dime	ensions of parking lot60	0' x 260'			
	Park	ing lot construction Asph	nalt & Conc	rete		
	Туре	of screening: Fence		or P	lantings	X (see landscape plan)
	Num	ber of spaces needed per co Above to be incl			f spaces for	or employees
-		ollowing information: e of building, new and exist	ting	5,484 s.f.	···-	
Total sq	uare footage	e of parking lot, new and ex	cisting	15,600 s.f.		
14. Signs	s: Type:	Free standing		Attache	d to build	ling
		Lighted		Single c	r double	faced
Size _		Above to be include	Locati	ion		
		Avove to ve include	u on sign _I	piun		

15. What security lighting as	re you proposing? (Please include on lighting plan)
See Photometric Plan	
16. Is there a need for outsic	le storage? <u>NO</u> If yes, explain:
17. Is a Highway access per	mit needed from the state or County Highway Departments? No
	py of the secured permit. State or County imposed upon your permit?
	pecial type of security fencing? No
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 you	r making for a sprinkler system? 6" WATER CONNECTION WILL BE PROVIDED, SPRINKLER DESIGN BY OTHERS
Storage system? NOT INCL	SPRINKLER DESIGN BY OTHERS UDED, 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
	acilities and impervious areas, describe and/or include on site plan.
21. Did Wisconsin State De	partment of Industry Labor and Human Relations approve building plans?
•	
22. Please give a timetable to Building construction Paving Landscaping Occupancy	
the same, as well as any and	e Zoning Ordinance in the Village of Sussex and hereby agree to abide by all terms and conditions of any permit issued pursuant to this application.
I do swear to or affirm that a knowledge.	Il statements contained herein are true and correct to the best of our
Joseph Mayer, P.E.	6/10/2025
Name	Date
Engineer of Record Title or Position	



Information on Flood Plain Occupancy:		Site is located in Zone X per FEMA Floodplain Map		
1. What is the flood plain elevation at the site? 55133C0088H. Based on this map our flood on the map our flood on				
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 surround	ing the structure?N/A		
5.	Does the fill extend beyond the structure? How far beyond the structure? N/A	N/A feet		
6.	Is dry land access provided?N/A			
7.	If the structure is flood proofed, what flood proofed, what flood proofed, what flood proofed	roofing measures are used?		
8.	Certification of elevation or flood proofing m Engineer.	ust be provided by a licensed surveyor or registered		



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.

Clear Form

Print Form



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

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

Waukesha County Sheriff - Sussex Office

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

Business Name: 5 & L Properties Sussex LLC
Business Address: W249N6424 Highway 164, Sussex, WI 53089
Business Phone #: 608-617-3012
Business jeff@bleedblue.net Email:
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



W249N6438 HIGHWAY 164 SUSSEX, WI 53089



Kimley » Horn



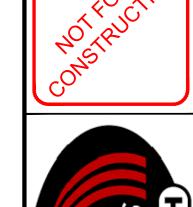


SH

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

C0.0

PROFESSIONAL ENGINEER'S CERTIFICATION





0

TOMMY'S

SHEET NUMBER

UTILITY AND GOVERNING AGENCY CONTACTS

WATER SERVICE SUSSEX PUBLIC WORKS

SUSSEX, WI 53089 TEL: (262) 820-3130

N59 W 23525 CLOVER DR

CONTACT: SCOTT ASCHER

WISCONSIN DEPARTMENT OF TRANSPORTATION

WAUKESHA COUNTY HIGHWAY DEPARTMENT

ROADWAY AUTHORITY

PEWAUKEE, WI 53072

TEL: (414) 266-1000

515 W MORELAND BLVD

WAUKESHA, WI 53188

TEL: (262) 548-7740

MILWAUKEE, WI 53201 TEL: (800) 662-4797

MILWAUKEE, WI 53201 TEL: (800) 261-5325

NATURAL GAS COMPANY

2019 GOLF RD

WE ENERGIES

PO BOX 2046

WE ENERGIES

PO BOX 2046

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

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

SUSSEX WASTEWATER TREATMENT 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

PROJECT TEAM

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

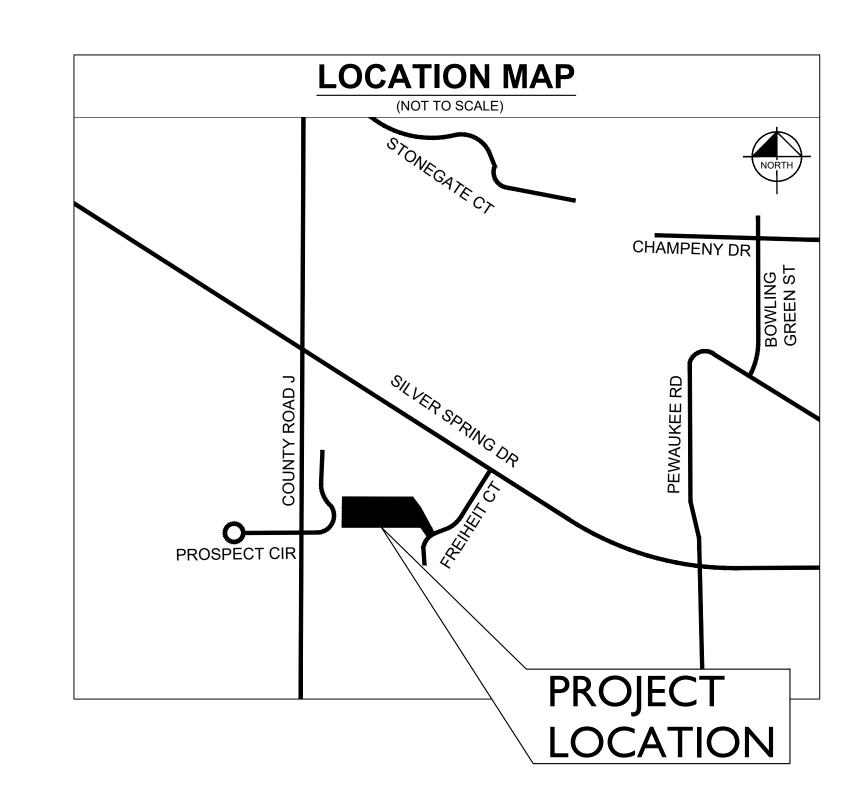
<u>SURVEYOR</u> CHAPUT LAND SURVEYS 234 W. FLORIDA ST MILWAUKEE, WI 53204 TEL: (414) 224-8068 CONTACT: JOHN KONOPACKI

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 WARRENVILLE, 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



BENCHMARKS

REFER TO VO.O FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

LEGAL DESCRIPTION

REFER TO VO.O FOR ALTA LAND TITLE AND TOPOGRAPHIC SURVEY LEGAL DESCRIPTION.

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

DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

MY LICENSE EXPIRES ON 07/31/2026

Sheet List Table

EROSION CONTROL PLAN

GRADING & DRAINAGE PLAN

EXISTING CONDITIONS & DEMOLITION PLAN

EROSION CONTROL NOTES & DETAILS

COVER SHEET

ALTA SURVEY

SITE PLAN

UTILITY PLAN

Sheet Number | Sheet Title

C1.0

C3.0

C4.0

C5.0

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

4549890. Affects property by location, shown.

WITH BRASS CAP NW

SEC. 22, T8N, R19E.

COR. OF SW 1/4

RIM = 944.60

RIM=944.95

- 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.
- 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
- 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
- No. 2197247. Does not affect property by location, not shown.

22. Memorandum of Restrictive Covenant Agreement recorded March 17, 1997 in Reel 2402, Image 343 as Document

Temporary Limited Easement as set forth in Award of Damages by State of Wisconsin recorded September 13,

N42°17'20"W 8.91'

STORM MH

RIM = 949.92

INV=941.92 15" W

N00°00'04"E 28.03'-

2004 as Document No. 3203422. Affects property by location, shown.

location, shown.

PAVEMENT

VARIABLE WIDTH CROSS ACCESS

× 950.95

EASEMENT DOC. NO. 1964188

N87°14'06"E 294.24" 949.21

PARCEL A

LOT 1 C.S.M. NO. 12086

96,586 S.F.

2.2173 Acres

ASPHALT

EASEMENT PER DOC NO. C.S.M. NO. 12086

(23) TEMPORARY LIMITED ACCESS

FOUND

 $CB = N47^{\circ}41'34"l$

Delta=095°23'05

- 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
- 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.
- 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).

assigns by Water Utility Easement recorded in Document No. 4246459 on November 17, 2016. Affects property by

INV=944.20 18"

S76°22'08"E

FOUND 1

IRON PIPE

× 946.28

12" SW=943.978

CATCH BASIN

INV NE=OFFSET SUMP=941.73

RIM=947.89

🌳 FOUND 1

IRON PIPE

RIM=947.28

INV NE=OFFSET

FOUND 1'

- Affects property by location, shown. 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

FOUND 1

FOUND 1"

IRON PIPE

RIM=947.40

DRAINAGE EASEMENT

S02°45'47"E 10.87'

× 950.40

RIM=947.76

INV NE=OFFSET SUMP=942.36

PER DOC NO. 1964188

INV SE=OFFSET

SUMP=942.55

BASIS OF BEARINGS

TABLE "A" ITEMS

Bearings are referenced to the Wisconsin State Plane Coordinate System South Zone

4. The Land Area of the subject property is 179,081 square feet or 4.1111 acres.

of utilities may prohibit their location even with electric connectivity.

Surveyed Property is vacant - no buildings present

No parking spaces on the surveyed property.

(NAD83/2011), in which the South line of the SW 1/4 Section 22, bears S89°45'27"W. STORM MH RIM=946.38 VERTICAL DATUM INV=943.28 12" S INV=943.18 12" E ¬ Vertical Datum is based on National American Vertical Datum of 1988(12) INV W=OFFSET INV NW=OFFSF7 VICINITY MAP SUMP=943.08

According to the flood insurance rate map of the County of Waukesha, Community Panel No.55133C0088H

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

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

SANITARY MH

/ INV=932.34 8" NE-SW

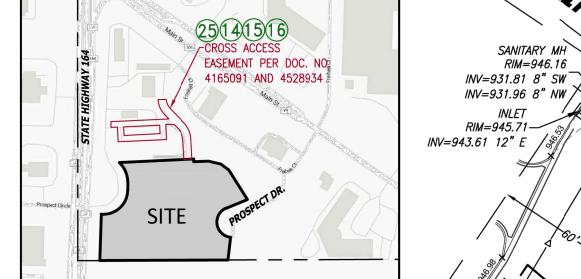
INV=942.78 12" SE

RIM=946.16

utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth

locate. Ticket Number 20251117260, 20251117279, 20251117284, 20251117289 with a clear date of

effective date of October 19, 2023, this site falls in Zone X (Areas determined to be outside the 0.2% annual



WATER MANAGEMENT AGREEMENT PER DOC. NO.

> PARCEL A AND B (UNDIVIDABLE FRACTIONAL OWNERSHIP

20' WIDE DRAINAGE EASEMENT PER DOC. NO. 4165011 & RIM=947.32 INV N=OFFSET SUMP=944.22 C.S.M. NO. 11483

INV=942.81 24" E ORIFICE=943.82 12" W

× 945.23 ORIFICE=943.81 12" N

SUMP=942.51

ORIFICE=943.86 12" NW

ALTA/NSPS LAND TITLE SURVEY

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:

└*RIM=945.77*

/ INV=943.37 12" N

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.

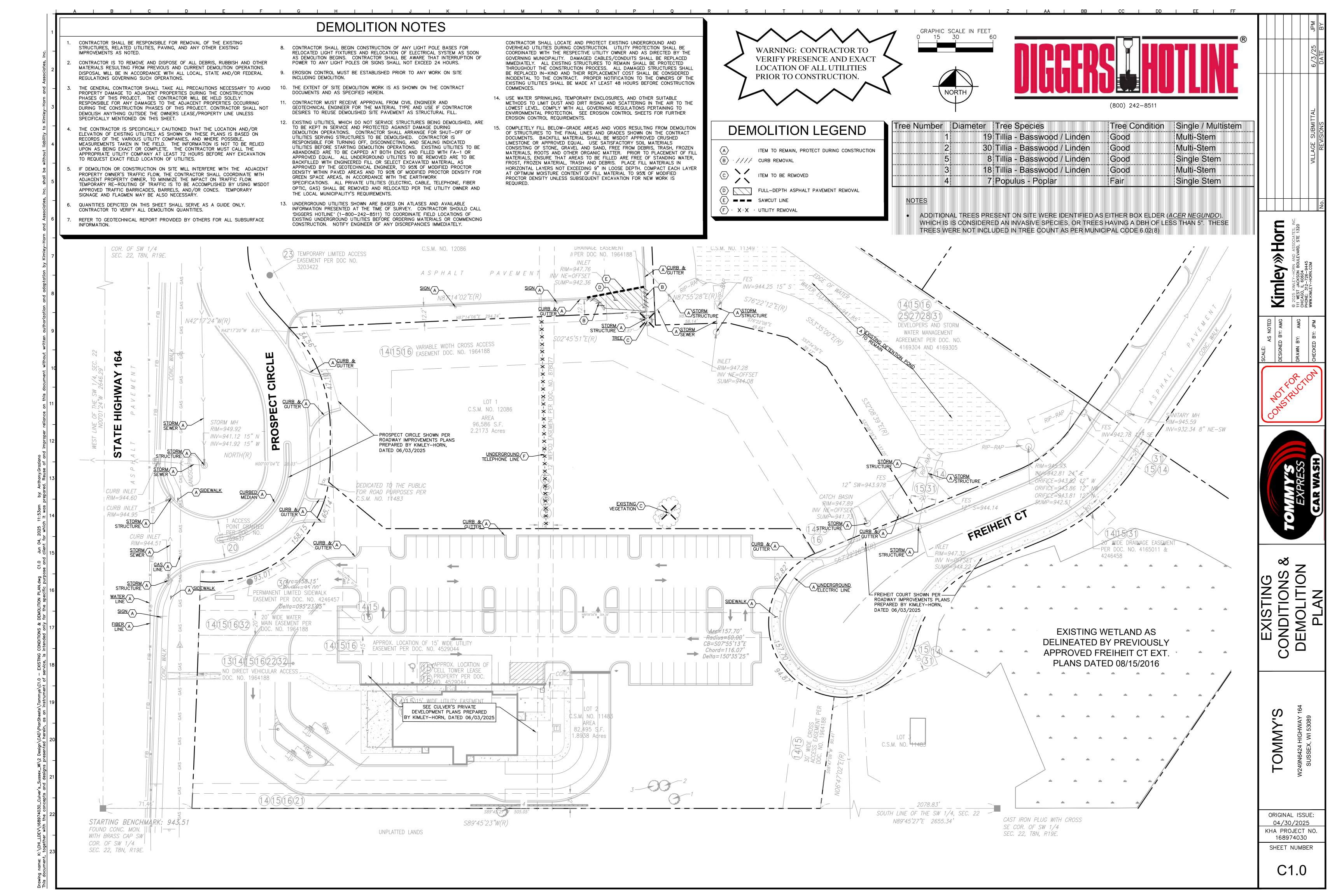
And also an undividable fractional ownership in Outlot 1 of CERTIFIED SURVEY MAP NO. 11349 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on September 09, 2015, in Book 112 of Certified Survey Maps, Page 201 as Document No. 4165011, Said Certified Survey Map being a redivision 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.

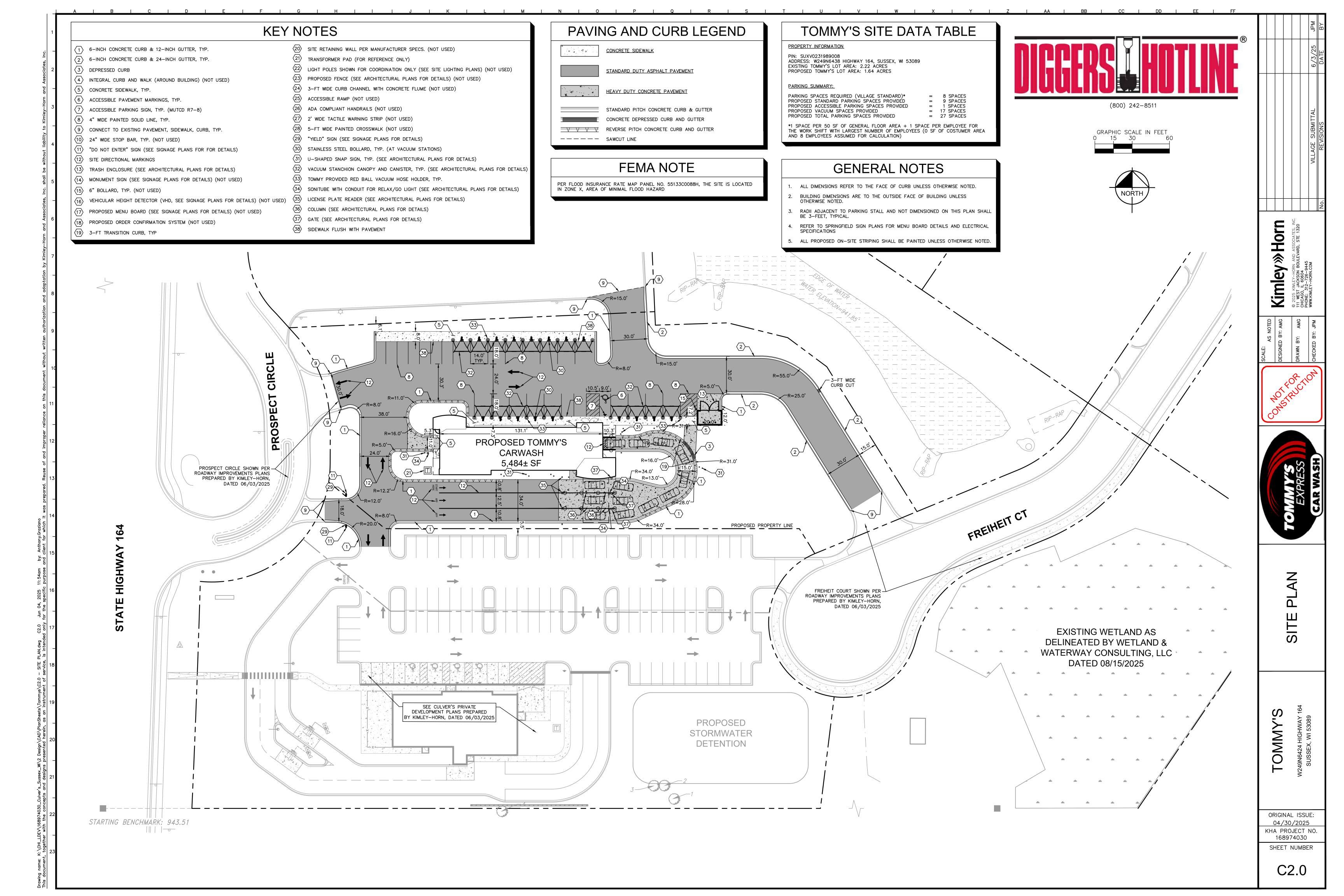
LEGEND OF SYMBOLS & ABBREVIATIONS

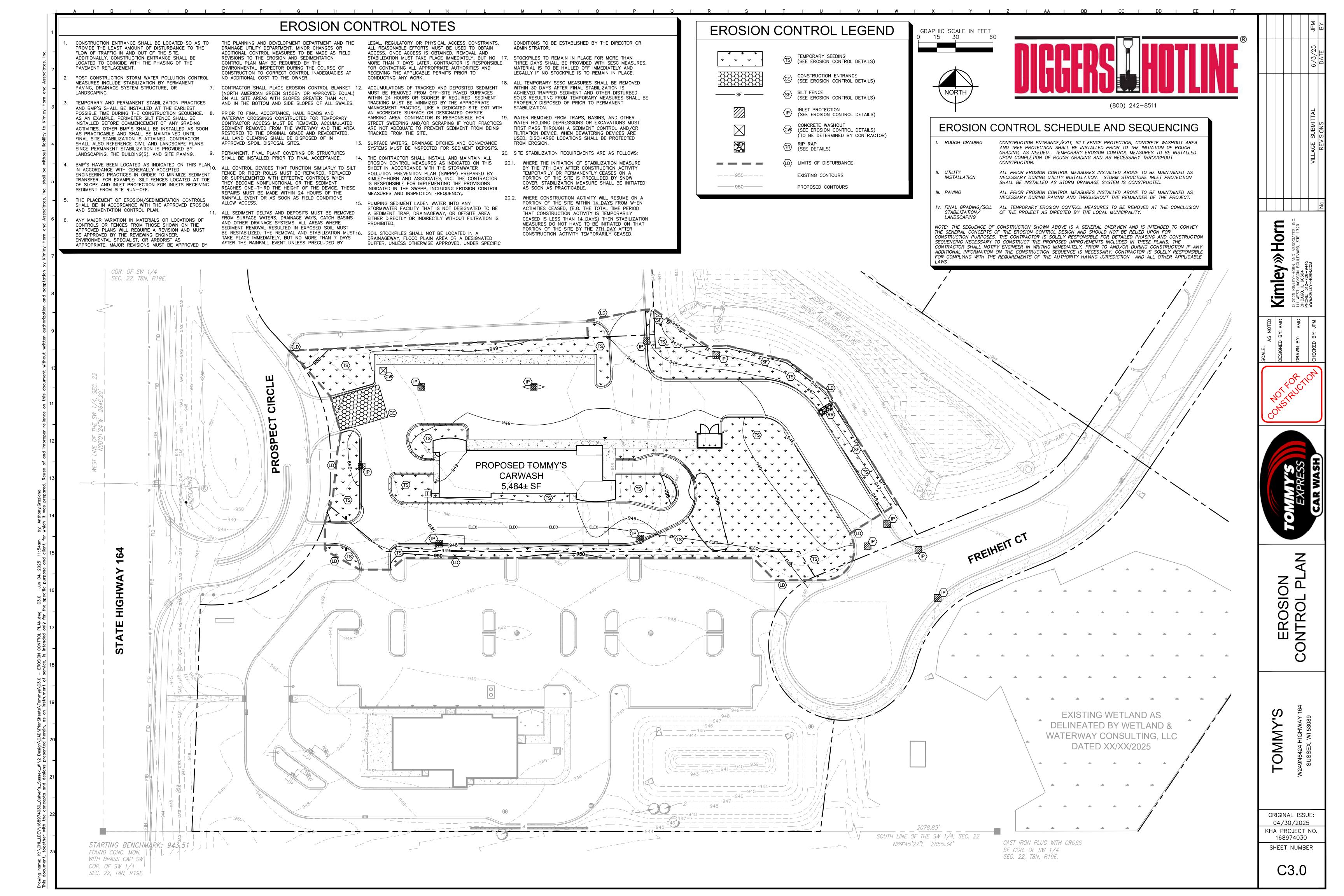
S	SANITARY MANHOLE	-	SIGN	CL		=CENTERLINE	(R)	=RECORDED AS
0	STORM MANHOLE	М	MAIL BOX	CONC.		=CONCRETE	(D)	=DEEDED AS
0	CLEANOUT	ß	FLAG POLE	EL.		=ELEVATION	INV.	=INVERT
囯	CURB INLET	•	BOLLARD	EXT.		=EXISTING	MON.	=MONUMENT
	STORM INLET	X	CROSS CUT	SEC.	т :	=Section =Square feet	P.O.B. P.O.C.	=POINT OF BEGINNING =POINT OF COMMENCEMENT
0	CATCH BASIN	0	IRON PIPE	W/		=WITH	R.O.W	=RIGHT OF WAY
	LATERAL	•	IRON REBAR/ROD	·				
?	UNKNOWN MANHOLE	•	MAG NAIL	-		⊳	—⊳—	— SANITARY SEWER
(W)	WELL		SECTION MONUMENT	-		⊳	—⊳—	— SANITARY SEWER PER PLAN
þ	HYDRANT		BENCH MARK	-			—)——	— STORM SEWER
×	WATER VALVE	*	CONIFER TREE	-			—)——	— STORM SEWER PER PLAN
Φ	DOWN SPOUT	0	DECIDUOUS TREE	-		w	w	— WATER MAIN
	SPRINKLER VALVE	6	BUSH	-		w	— w ——	- WATER MAIN PER PLAN
∜ S0	WATER SHUT OFF	<u> 111/</u>	WETLAND SYMBOL	-		— F0 ———	— го ——	FIBER OPTIC LINE
Æ	FIBER OPTIC MARKER	\triangle	STANDPIPE	-		— F0 ———	— F0 ——	FIBER OPTIC PER PLAN
(Ē)	FIBER OPTIC MANHOLE/VAULT	\otimes	WATER MANHOLE	-		—т—	—т——	TELEPHONE LINE
I	TELEPHONE PEDESTAL	€	FLOOD LIGHT	-		—т—	—т——	TELEPHONE PER PLAN
T	TELEPHONE MANHOLE/VAULT	ф	LIGHT POLE	-		——Е———	—Е——	ELECTRIC LINE
A	TELEPHONE MARKER	-	ECTIONAL ARROW	-		E	—E——	ELECTRIC LINE PER PLAN
TF	TRANSFORMER	+	SPOT ELEVATION	-		— онw	— онw	OVERHEAD WIRES
E	ELECTRIC METER/PEDESTAL	Ġ.	HANDICAP STALL	-		CATV —		CABLE TELEVISION
(E)	ELECTRIC MANHOLE/VAULT		DUMPSTER	-	_	CATV —		CABLE TELEVISION PER PLAN
C	CABLE TV RISER/BOX CABLE	•	VENT	-				
©	TV MANHOLE/VAULT	þ	UTILITY POLE	-		G	— G ——	GAS MAIN PER PLAN
©	GAS VALVE	-•	GUY WIRE					
G	GAS METER	000	TRAFFIC SIGNAL POLE		111		11111111	II. NO ACCESS
^		_	AID COMPITIONING THE					

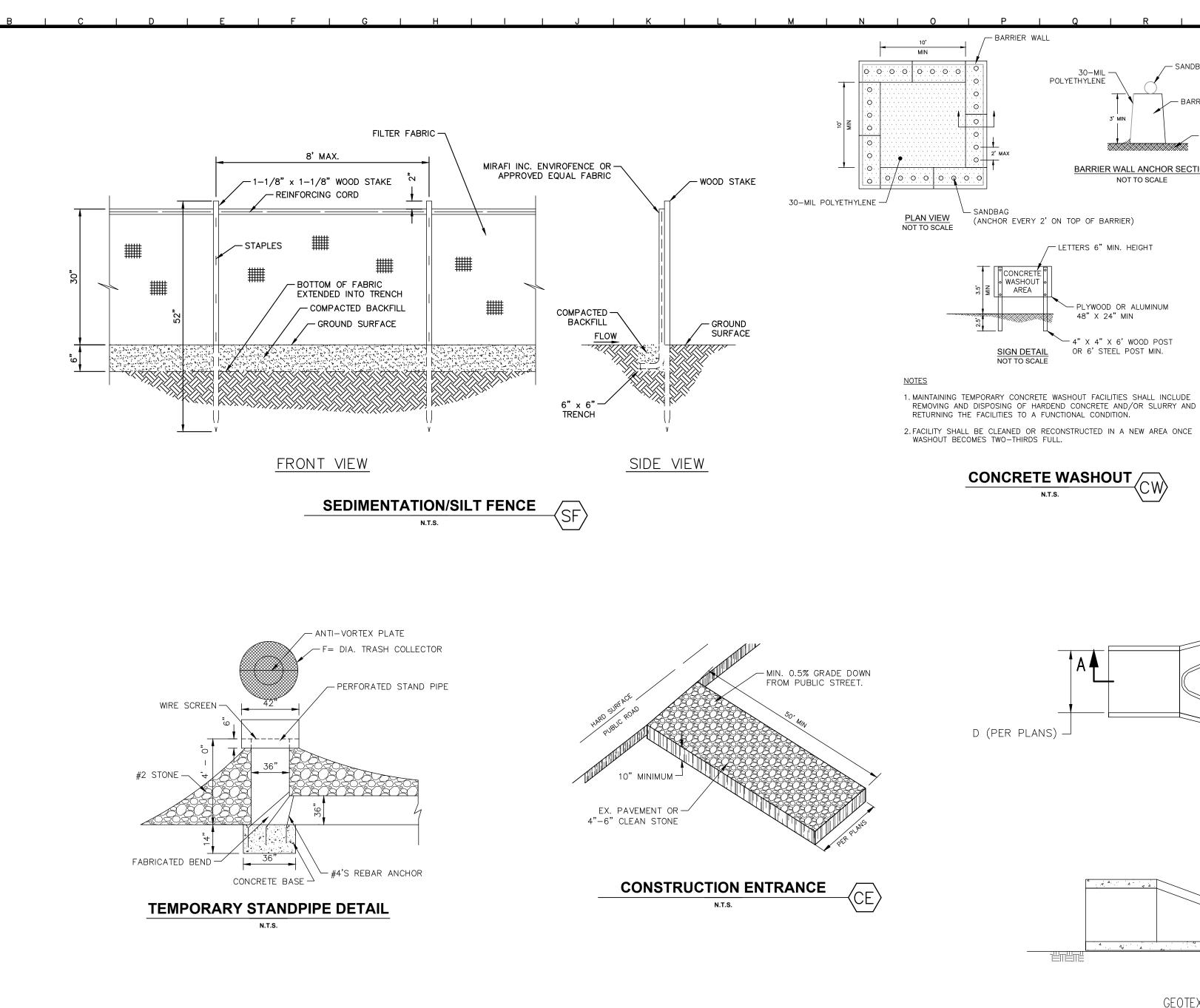
directed third parties. Chaput Land Surveys is a division of Pinnacle Engir DRAFTED BY: KGD Drawing No. 6431.00 V0.0

RIM=944.51 TREELINE 179,081 S.F. PERMANENT LIMITED SIDEWALK FOUND 1' FOUND : EASEMENT PER DOC. NO. 4246457 IRON PIPE IRON PIPE A AIR CONDITIONING UNIT N89°59'56"W 304.39 ⚠ GAS MARKER 20' WIDE WATER 14151632 N MAIN EASEMENT PER DOC. NO. 1964188 Arc=157.70'-**CURVE TABLE** Radius=60.00' APPROX. LOCATION OF 15' WIDE UTILITY EASEMENT PER DOC. NO. 4529044 CB=S07°55'13"E RADIUS | CH. BEARING | CH. BEARING (R) | CHORD | DELTA Chord=116.07' To: LSRE Sussex, LLC Delta=150°35'25' N1°03'46.5"E | 182.54' | 000.5511 182.54' | 11371.56' | N1°53'08"E First Amemrican Title Insurance Company National Commercial Services U.S. bank National Association NO DIRECT VEHICULAR ACCESS 95.00' N67°22'18.5"E | 89.44' | 056.0552 N19°38'36"E | 63.87' | 039.1712 N19°38'38"E 95.00' 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 -TREELINE-N11°14'40"W | 46.80' | 022.2920 47.10' 120.00' N11°14'36"W 1)15)15' WIDE UTILITY EASEMENT 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) PER DOC. NO. 4529044 N32°23'22"W | 34.39' | 019.4804 of Table A thereof. The fieldwork was completed on MARCH 26, 2025. S37°22'41.5"W | 59.99' | 059.5928 60.00' **PARCEL** × 947.19 60.00' S37*54'57"E S37°55'01"E | 85.30' | 090.3555 LOT 2 C.S.M. NO. 11483 Date of Map: May 5, 2025 82,495 S.F. John P. Konopacki 1.8938 Acres **Professional Land Surveyor** CAST IRON PLUG WITH CROSS TREELINE Registration Number S-2461 SE COR. OF SW 1/4 SEC. 22, T8N, R19E. TREELINE **GRAPHIC SCALE** SOUTH LINE OF THE SW 1/4, SEC. 22 S89°45'23"W(R) `S89°45'27"W 505.05" S89°45'27"W 2655.34' STARTING BENCHMARK: 943.51 IRON PIPE X 942.83 FOUND CONC. MON. |||| UNPLATTED LANDS WITH BRASS CAP SW COR. OF SW 1/4 LAND SURVEYS (IN FEET) SEC. 22, T8N, R19E. 1 inch = 40 ft.234 W. Florida Street 414-224-8068 ors Milwaukee, WI 53204 www.chaputlandsurveys.com or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client





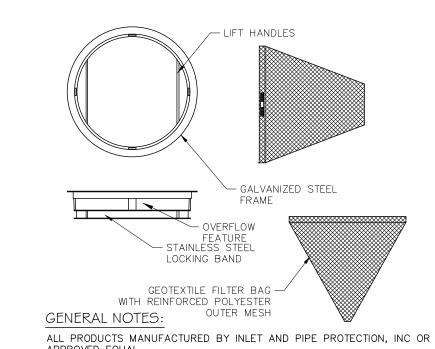




* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS

AFTER APPLYING SOD



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

_BURY END OF GEOTEXTILE 12" MIN

PIPE OUTLET TO FLAT AREA NO WELL-DEFINED CHANNEL

SECTION A-A

POLYETHYLENE

- BARRIER WALL

BARRIER WALL ANCHOR SECTION

NOT TO SCALE

LETTERS 6" MIN. HEIGHT

— PLYWOOD OR ALUMINUM

— 4" X 4" X 6' WOOD POST

OR 6' STEEL POST MIN.

48" X 24" MIN

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

1. THE ROCK RIPRAP SHALL MEET IDOT REQUIREMENTS FOR GRADATION NO. RR-3 &

RR-4 , QUALITY DESIGNATION "A". 2. GEOTEXTILE (NON-WOVEN) MINIMUM CRITERIA:

GEOTEXTILE.

2.1. WEIGHT OF GEOTEXTILE (OZ/SQ.YD.) 2.2. TENSILE STRENGTH (LB) ASTM D 4632

2.3. ELONGATION AT FAILURE (%) ASTM D 4632 ≥ 50 2.4. PUNCTURE (LB) ASTM D 4833

2.5. ULTRAVIOLET LIGHT (% RESIDUAL TENSILE STRENGTH) ASTM D 4355 MIN 70

(800) 242-8511

2.6. APPARENT OPENING SIZE (AOS) ASTM D 4751 2.7. PERMITTIVITY SEC $^{-1}$ ASTM D 4491 3. ANY GEOTEXTILE SPLICES SHALL OVERLAP A MINIMUM OF 18 INCHES, WITH UPSTREAM OR UPSLOPE GEOTEXTILE OVERLAPPING THE ABUTTING DOWNSLOPE

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 LA 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)		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

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	ост.	NOV.	DE
PERMANENT SEEDING			<u>A</u>			*	*		-			
DORMANT SEEDING	В		-								В	
TEMPORARY SEEDING			<u>C</u>			-	D		-			
SODDING			<u>E</u> **						-			

- A KENTUCKY BLUEGRASS 90
- C SPRING OATS 100 LBS/ACRE LBS/ACRE MIXED WITH PERENNIAL D WHEAT OR CEREAL RYE RYEGRASS 30 LBS/ACRE 150 LBS/ACRE
- B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL F STRAW MULCH 2 TONS/ACRE RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

SEEDING CHART

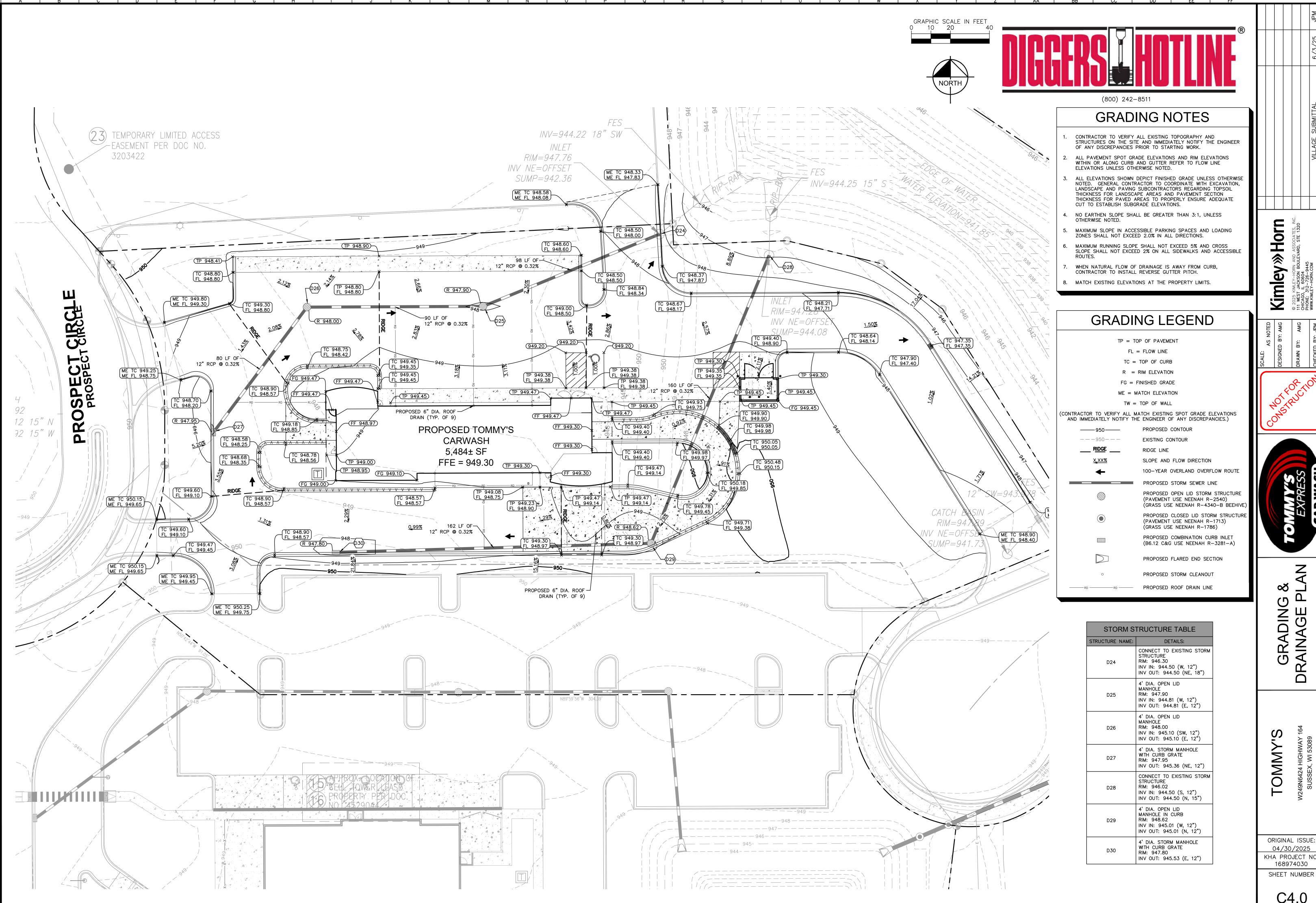
MAX 40 SIEVE

TOMMY'S ORIGINAL ISSUE:

≫Horn

04/30/2025 KHA PROJECT NO. 168974030 SHEET NUMBER

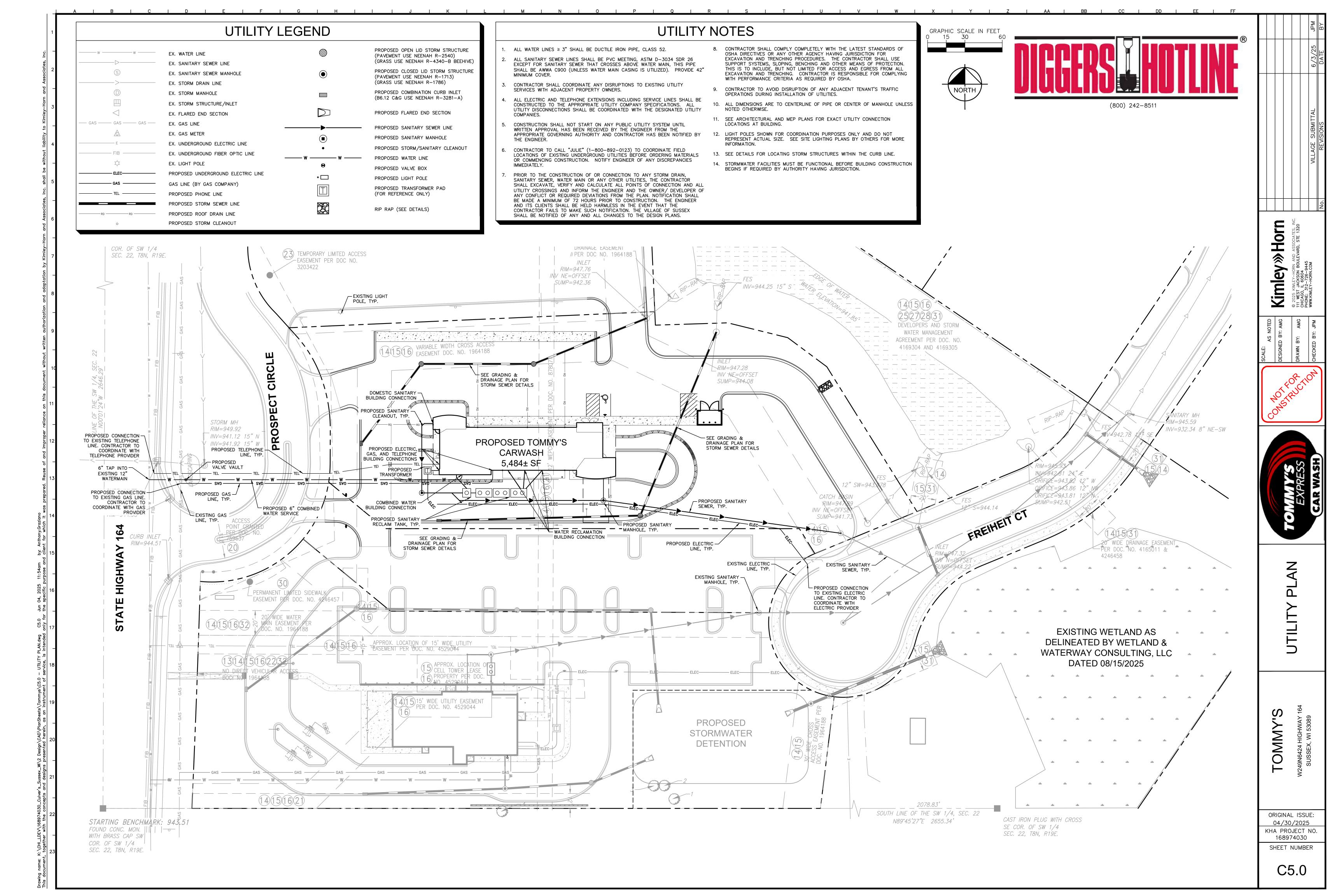
C3.1

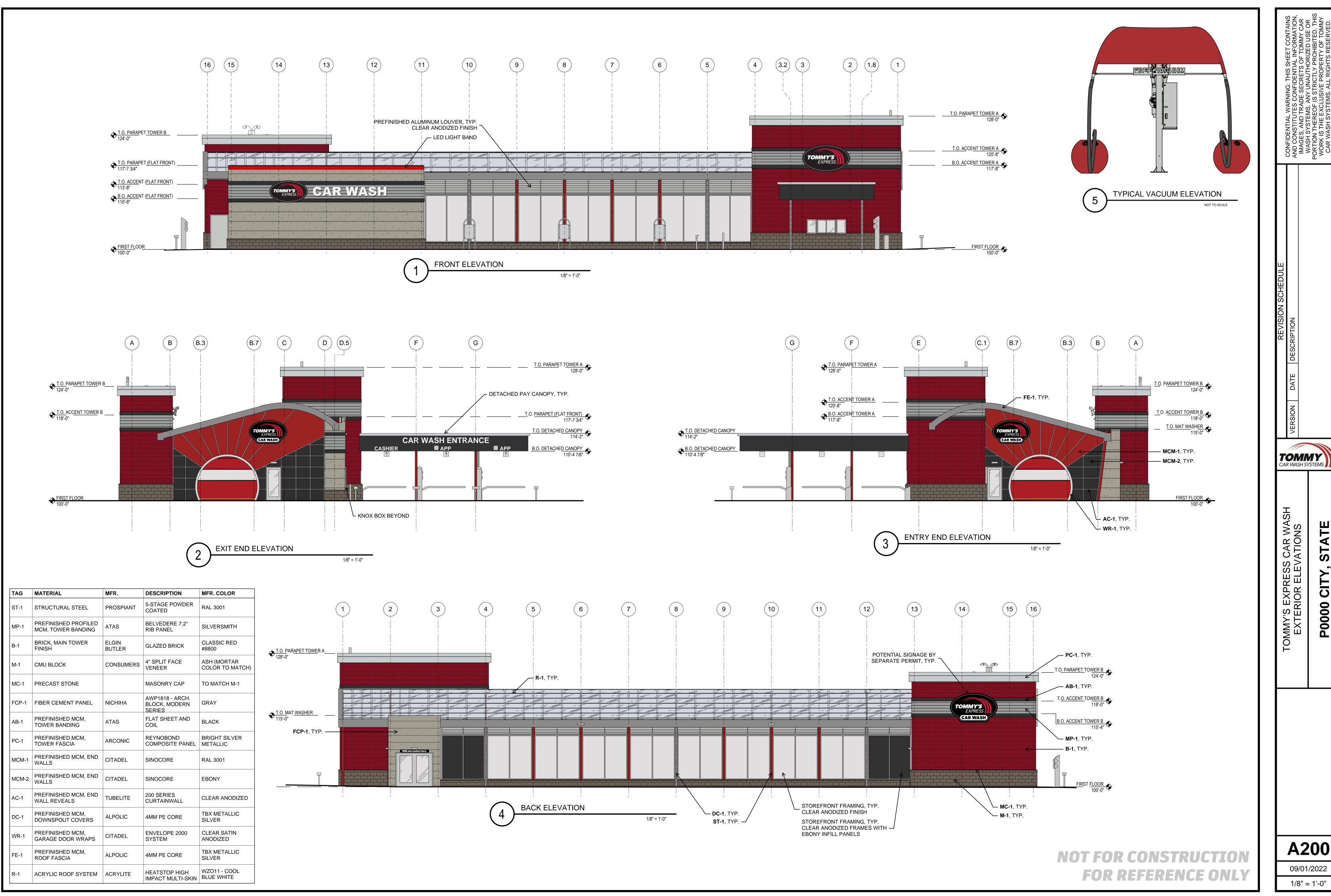


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ORIGINAL ISSUE: 04/30/2025 KHA PROJECT NO. 168974030

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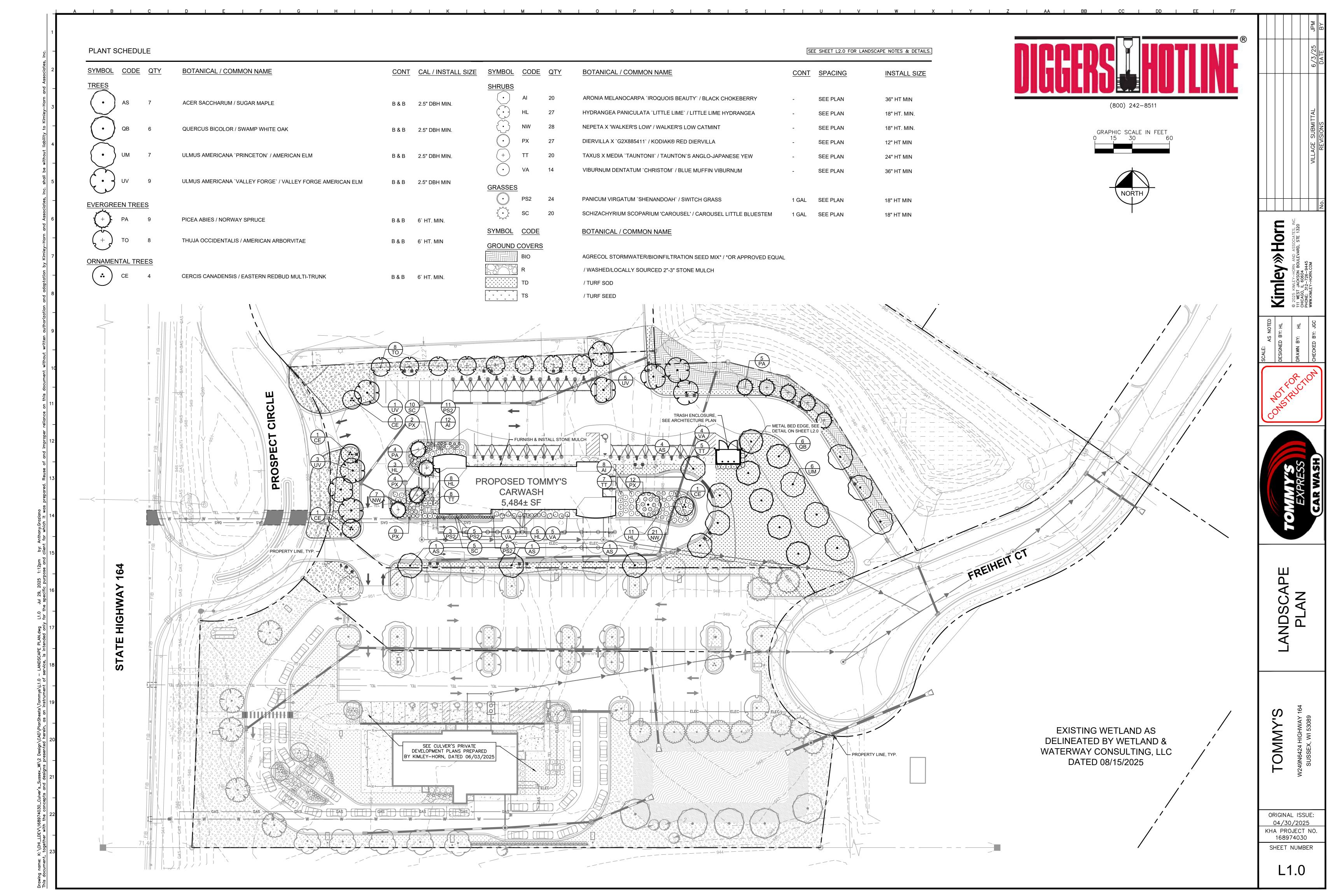


TOMMY CAR WASH SYSTEMS OMMY'S EXPRESS CAR WASH EXTERIOR ELEVATIONS

CITY P0000

A200

09/01/2022



SUBGRADE

MINIMUM 6" BEYOND ROOT BALL SHREDDED HARDWOOD MULCH AMENDED SOIL **SUBGRADE**

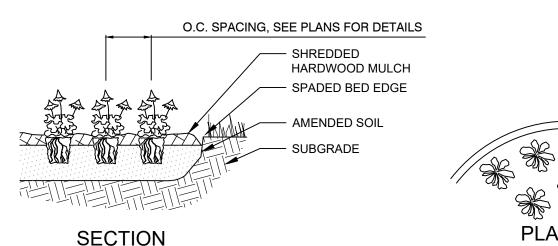
NOTES:

- 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.

SHRUB PLANTING

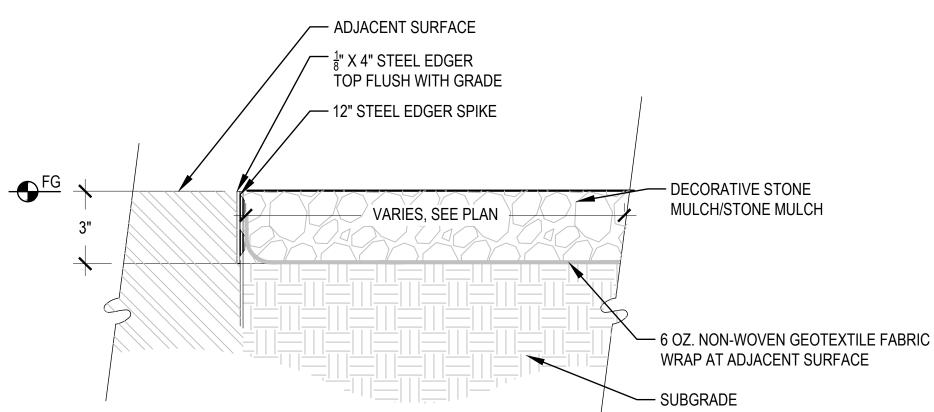
NOTES:

- 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.
- PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES. 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.



PERENNIAL PLANTING





STONE MULCH & METAL BED EDGE

SHREDDED HARDWOOD MULCH AMENDED SOIL SUBGRADE

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. 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.

ORNAMENTAL GRASS PLANTING

3" = 1'-0"



(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
- 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 HIGH-QUALITY, AMENDED PER AGRONOMICAL SOIL REPORT AND BE AND GRADED BY GENERAL CONTRACTOR TO THE FOLLOWING MINIMUM DEPTHS BELOW FINISHED GRADE. REFER TO SOIL SPECIFICATION FOR MORE DETAIL.

- PLANTING AREAS WITHIN 10 FEET OF BUILDING: 6 INCHES

- OTHER PLANTING AREAS: 4 INCHES MIN.
- LANDSCAPE ISLANDS: 6 INCHES
- TURF AREAS: 4 INCHES MIN.
- 11. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- 12. 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.
- 13. CONTRACTOR SHALL INSTALL STONE 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. 14. 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. 15. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE
- SITE UNLESS OTHERWISE NOTED ON PLAN. 16. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
- 17. 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.
- 18. 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.

LANDSCAPE NOTES

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ORIGINAL ISSUE: 04/30/2025 KHA PROJECT NO 168974030

SHEET NUMBER

0.7 0.7 0.5 0.6 0.6 0.6 0.6 0.6 0.6 0.2 0.1 0.1 0.1 0.1 0.00.0 0.010.4 10.0 0.00.1 8.1 6.1 3.4 1/1 0.7 0.8 3.4 17.9 60 8.7 84 6.4 6.3 6.0 7.0 10.2 7.1 7.6 10.6 72.1 9.2 66 74.9 3.0 0.6 0.6 0.7 0.9 1.6 3.0 5.0 5.8 3.8 1.4 0.6 0.2 0.1 0.0 0.0 0.0 $\frac{1}{2}$ $\frac{1}$ 0.0 0.0 0.1 0.1 0.1 0.1 0.2 0.8 1.9 0.5PROPOSED TOMMY'S 0.0 0.1 0.1 0.1 0.2 0.3 0.5 0.9 4.4 3.9 2.6 1.2 1.7 5.5CARWASH 5,484± SF 0.3 0.9 1.4 1.3 2.1 3.5 3.9 3.5 1.5 0.2 0.1 0.1 0.1 0.1 0.2 0.3 0.7 1.8 4.2 5.5 6.1 1.5 0.4 0.1 0.0 0.00.0 0.1 0.2 0.5 0.9 1.4 1.5 1.1 1 2.0 2.3 ₩9 1.3 1.4 1 1.9 1.0 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1.9 1.3 1.4 1. 1.0 • 1.3 1.4 • 1.6 2.1 • 4.4 13.3 T2 $\begin{bmatrix} 0.4 & 4.1 & 2.2 & 2.5 & 4.6 & 1/5.8 & 5.6 \end{bmatrix}$ $\begin{bmatrix} 3.4 & 0.4 & 0.2 & 0.1 & 0.1 & 0.1 & 0.1 & 0.2 & 0.4 & 1.0 & 2.5 & 4.1 & 4.9 & 3.2 & 0.2 & 0.1 & 0.0 & 0.$ 22.5 7.0 3.7 4.4 6.3 8.5 1/4 1.5 0.5 0.2 0.1 0.1 0.1 0.1 0.1 0.2 0.5 1.3 2.9 3.9 3.0 0.8 0.1 $\begin{bmatrix} 0.0 & 0.0 & 0.1 & 0.6 & 1.6 & 2.8 & 3.0 & 2.4 \end{bmatrix}$ $\begin{bmatrix} 2.3 & 3.0 & 2.4 \end{bmatrix}$ $\begin{bmatrix} 2.3 & 2.4 & 2.7 & 2.5 & 2.4 & 2.5 & 2.6 & 2.9 & 3.5 & 3.8 & 3.3 & 2.8 & 2.7 & 2.9 & 3.5 & 5.9 & 13.4 & 33.4 & 1.4$ 0.0 0.0 0.1 0.2 0.1 2.6 6.1 7.3 6.3 5.2 4.8 5.3 6.0 6.8 6.6 6.2 6.0 5.8 6.0 6.3 6.9 7.1 6.8 7.9 13.7 36.9 + + + + $|||^{\frac{1}{3}}$ 3.4 $||^{\frac{1}{2}}$ 3.3 $||^{\frac{1}{6}}$ 1.6 $||^{\frac{1}{6}}$ 1.8 $||^{\frac{1}{6}}$ 2 $||^{\frac{1}{6}}$ 1.7 $||^{\frac{1}{6}}$ 3.4 $||^{\frac{1}{6}}$ 5.5 $||^{\frac{1}{6}}$ 3.4 $||^{\frac{1}{6}}$ 5.5 $||^{\frac{1}{6}}$ 5.5 $||^{\frac{1}{6}}$ 5.5 $||^{\frac{1}{6}}$ 5.5 $||^{\frac{1}{6}}$ 5.5 $||^{\frac{1}{6}}$ 5.7 $||^{\frac{1}{6}}$ 5.7 $||^{\frac{1}{6}}$ 5.8 $||^{\frac{1}{6}}$ 5.5 $||^{\frac{1}{6}}$ 5.9 $||^{\frac{1}{6}$ 0.0 0.1 0.1 0.1 0.1 0.1 0.1 0.0 0.1 0.1 0.1 0.1 0.3 0.3 0.2 0.3 0.2 0.8 0.5 0.8 0.5 0.3 0.2 0.10.0 0.0 0.1 0.1 0.1 0.1 0.1 0.1 0.2 0.2 0.2 0.2 0.2 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.2 0.2 0.2 0.3 0.4 0.5 0.6 0.6 0.5 0.6 0.5 0.4 0.1 $\dot{0}$.0 $\dot{0}$.1 \dot DISCLAIMER ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF REDLEONARD MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE TOMMY'S CAR WASH P4859 SCALE: LAYOUT BY: USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING

LUM NO.	LABEL	MTG. HT.	Tilt
1	A1	20	0
2	A1	20	0
3	A1	20	0
4	A2	20	0
5	A2	20	0
6	A2	20	0
7	A2	20	0
8	A2	20	0
9	B2	20	0
10	B2	20	0
11	B2	20	0
12	B2	20	0
13	B2	20	0
14	F1	15	0
15	F1	15	0
16	F1	15	0
17	F1	15	0
18	F1	15	0
19	F1	15	0
20	G1	1	129.265
21	G1	1	129.059
22	T1	15	0
23	T1	15	0
24	T2	9	0
25	T2	9	0
26	T2	9	0
27	T2	9	0
28	T2	9	0

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	57.89	70	43	1.35	1.63
PAVED AREA	5.40	39.5	0.4	13.50	98.75
UNDEFINED	0.62	23.1	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DIMMING FACTOR	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	3	A1	Twin	9336	1.040	1.000	B1-U0-G2	109.44	656.64	Lithonia Lighting	RSX1-LED-P3-50K-R4-MVOLT-AASP-FAO-HS-XX (SETTING 8)
	5	A2	Twin	9336	1.040	0.730	B1-U0-G2	73	730	Lithonia Lighting	RSX1-LED-P3-50K-R4-MVOLT-AASP-FAO-HS-XX (SETTING 5)
C.	5	B2	Twin	9841	1.040	0.730	B1-U0-G2	73	730	Lithonia Lighting	RSX1-LED-P3-50K-R3-MVOLT-AASP-FAO-HS-XX (SETTING 5)
	6	F1	SINGLE	14198	1.040	1.000	B3-U0-G1	91.38	548.28	Lithonia Lighting	XPCNY-LED-ALO2-SWW2-50K-FPCL-MVOLT-DWHXD-M3 (SETTING 1)
	2	G1	SINGLE	5011	1.000	1.000	B2-U0-G0	34.31	68.62	Lithonia Lighting	ESXF1-ALO-5,000L-SWW2-5000K-KY-DDB
>	2	T1	SINGLE	12538	1.040	1.000	B2-U0-G2	87.8914	175.783	Lithonia Lighting	WDGE3-LED-P4-50K-70CRI-R4-MVOLT-DNAXD
>	6	T2	SINGLE	1598	1.040	1.000	B0-U0-G1	10.6112	63.667	Lithonia Lighting	ARC2-LED-P1-50K-MVOLT-E4WH-DNAXD



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1" = 20' JAN DWG SIZE: DATE: 6/27/25 D

SUSSEX, WI DRAWING NUMBER: RL-10333-S1 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.

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

- 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.
 - Commercial day care centers provided that any outside play area (d) 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.

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- (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
 - (I) 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.
- 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
 - Lots shall be a minimum of 12,500 square feet in area and shall not be

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- 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.

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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

17.0400 17.0410 F. 2 17.0411 F. 2 17.0418 A.5.(k) 17.0417 A.2 and 17.0417 A.11 Adopted 6/23/2020 Ord. 869 Adopted 8/25/2020 Ord. 870 Adopted 8/25/2020 Ord. 870 Adopted 02/23/2021 Ord. 873 Adopted 6/8/2021 Ord. 875 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.

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:

- 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.