



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

AMENDED

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." 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. Discussion and possible action on a mural for Tony Maronni's located at N63W23951 Main St.
4. Discussion and possible action on a monument sign for Dynamic Ratings located at N53W25314 Highlands Ct.
5. Discussion and possible action on plans for Culver's restaurant located at W249N6424 State Highway 164.
6. 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.

Anthony LeDonne
Chairperson

Katherine Gehl
Assistant Administrator

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



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. **Discussion and possible action on a monument sign for Dynamic Ratings located at N53W25314 Highlands Ct.**

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. **Discussion and possible action on plans for Culver's restaurant located at W249N6424 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. 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.

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.

Staff Recommendation: 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.

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.

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

DRAFT



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



SERVICE



SIGNS



DATA COMM



ENERGY TECH



CONSTRUCTION

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.

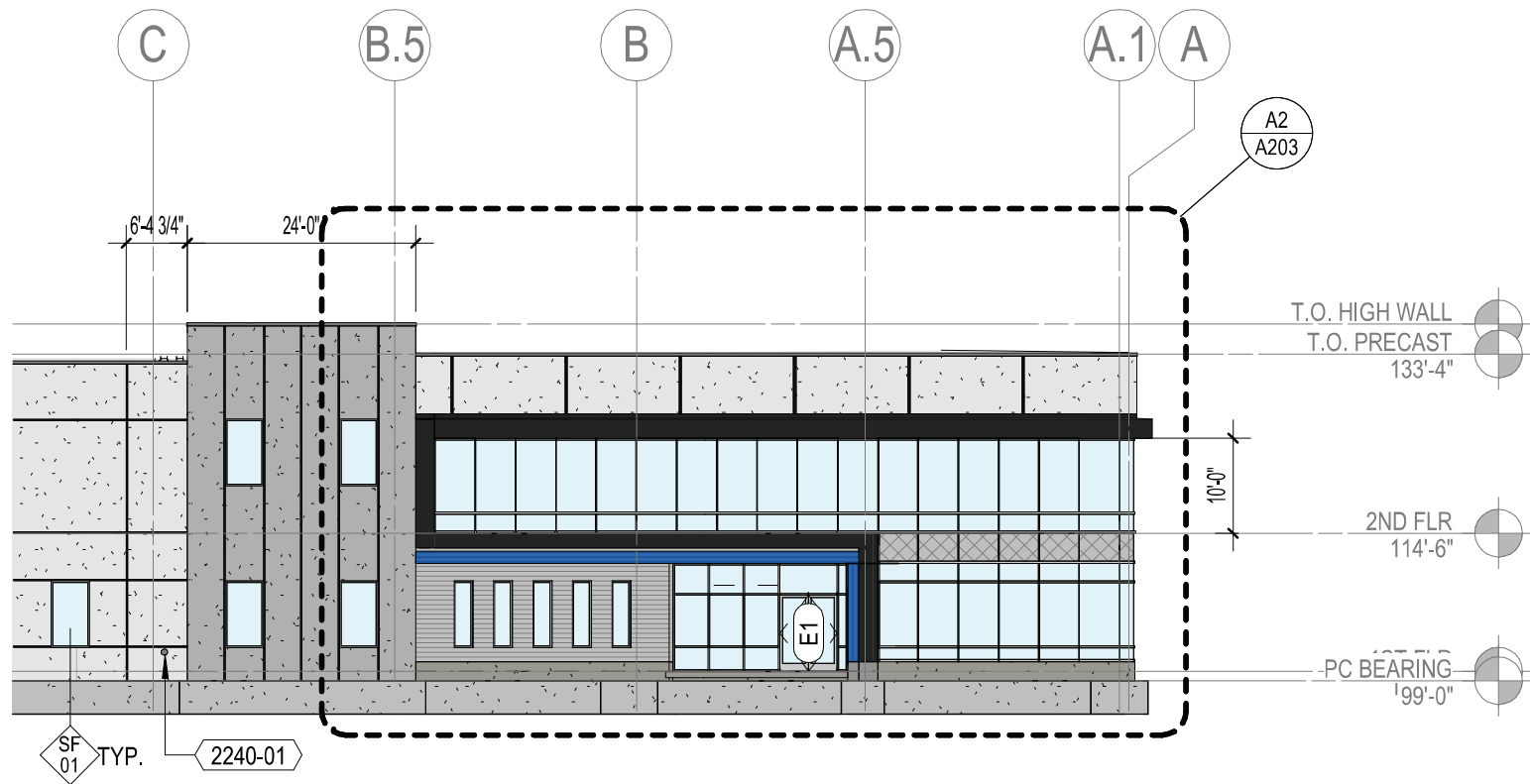
Please review and allow Lemberg/Dynamic Rating the honor of presenting this and having a conversation around the ARB's thoughts. We want to note, the concrete formed base that raises above grade will be an additional 6k for the extra labor, materials, concrete, and to create the forms to hold the concrete. 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



C1 WEST BUILDING ELEVATION

1" = 20'-0" | A200



Dynamic Ratings - Sussex

N53W25314 Highland Court - Sussex, Wisconsin 53089

Drawing Package Title: Dynamic_Ratings_5_(0).pdf

Date: 06-30-25



SIGNS

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

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.

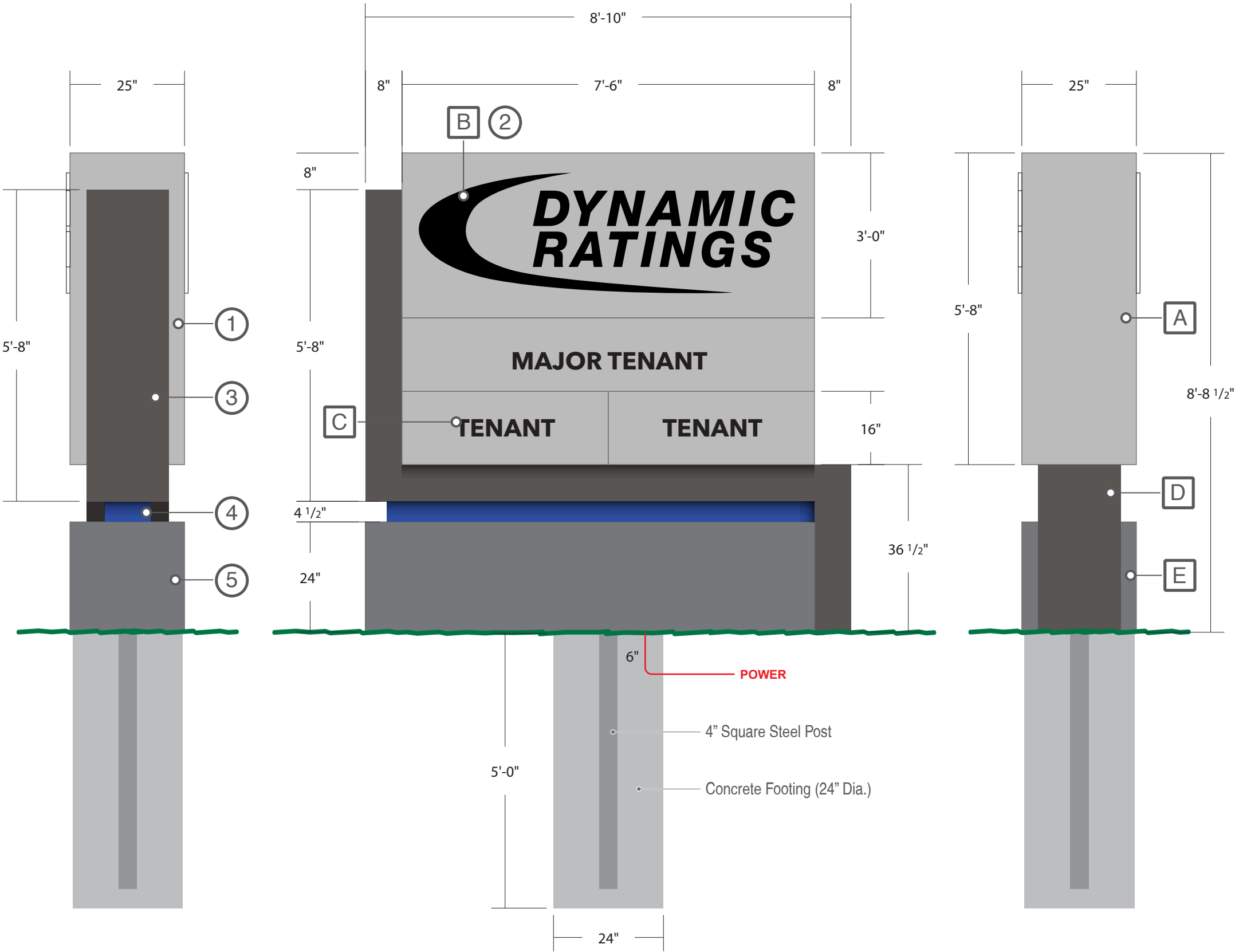
(C) Tenant Panels:
Routed and backed with acrylic. 3M Dual Color film on 1st
surface of back up. (Tenants T.B.D.)

(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



SIGNS

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_MON_v03_r01_D

Date:
06-30-25

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.)

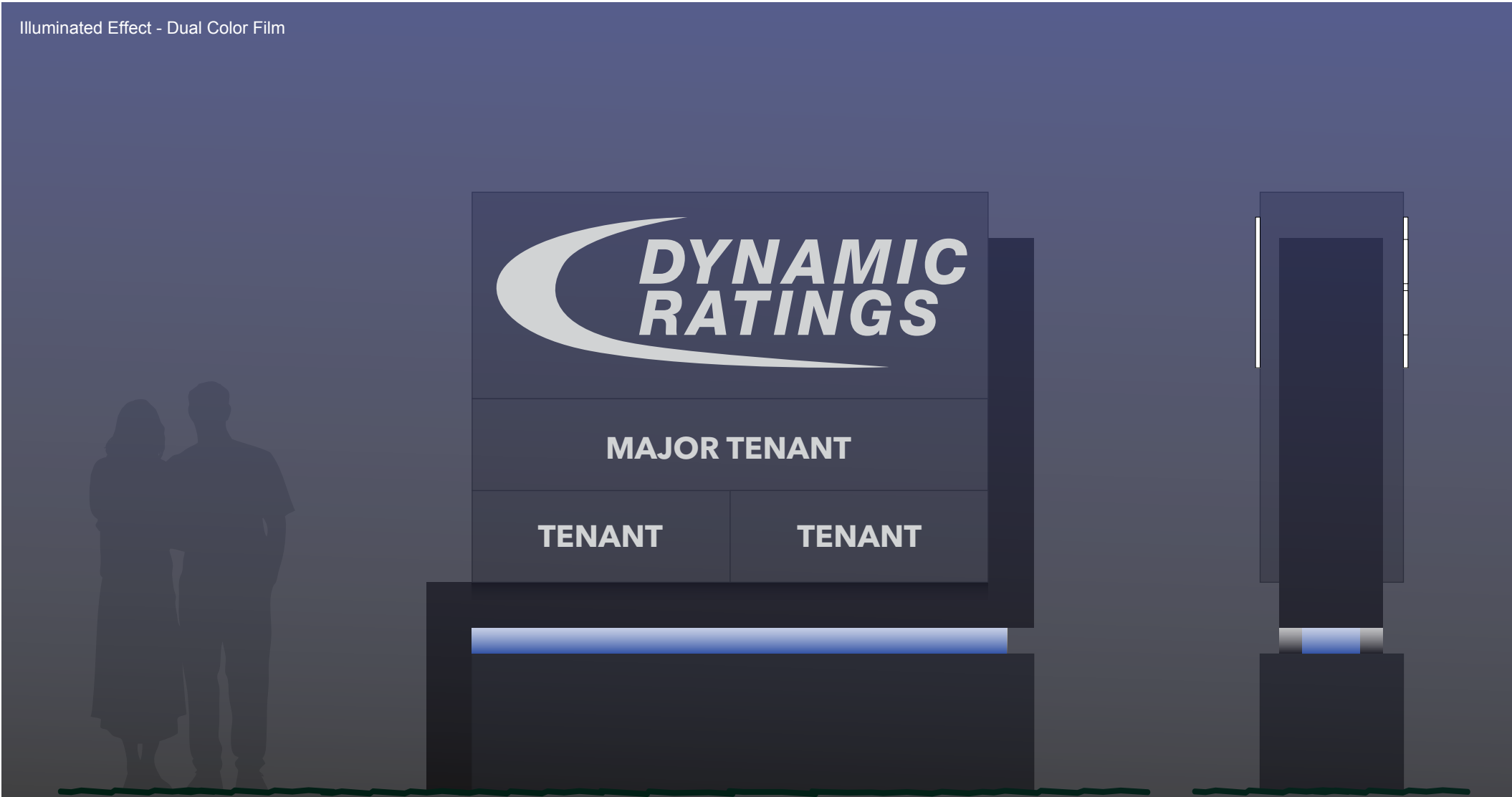
(D) Accent Trim & Reveal:
Fabricated alminum with LED lighting on bottom of cabinet to
wash illumination on reveal.

(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

Illuminated Effect - Dual Color Film



SIGNS

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_MON_IL_v03_r01_D

Date:
06-30-25

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. Is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials & colors. Actual product colors may vary.



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: N.T.S.

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status	Date:
Dynamic Ratings_MON_ISO_v03_r01_D	06-30-25

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. Is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials & colors. Actual product colors may vary.

Flat Cut Letter Specifications

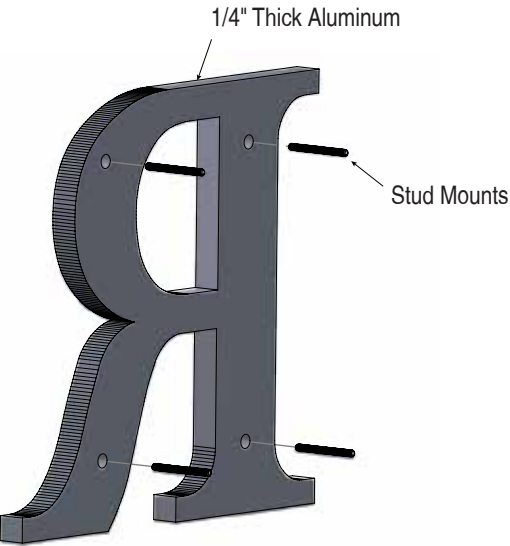
One (1) Set of Flat Cut Aluminum Letters
Non-Lit

(A) Letters:
1/4" thick aluminum, stud mounted.

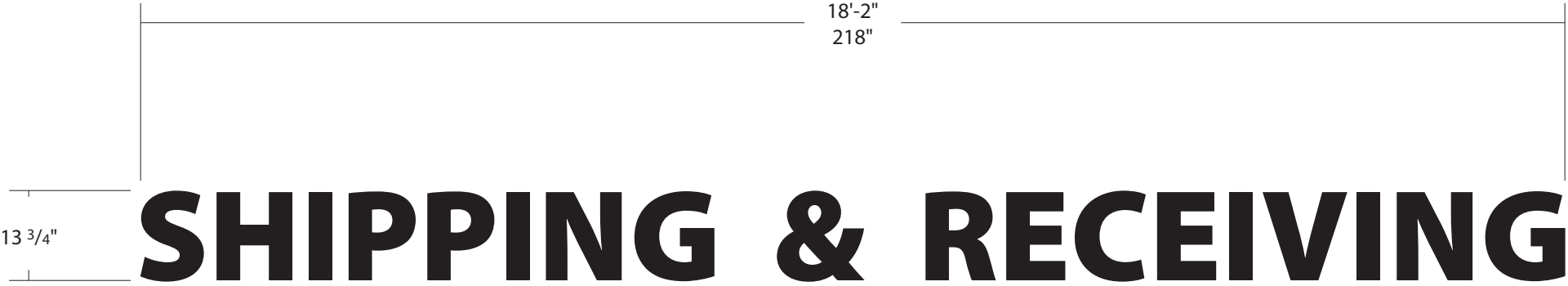
(B) Finish:
Painted satin finish.

Installation Method:
Stud mounted flush to building fascia.

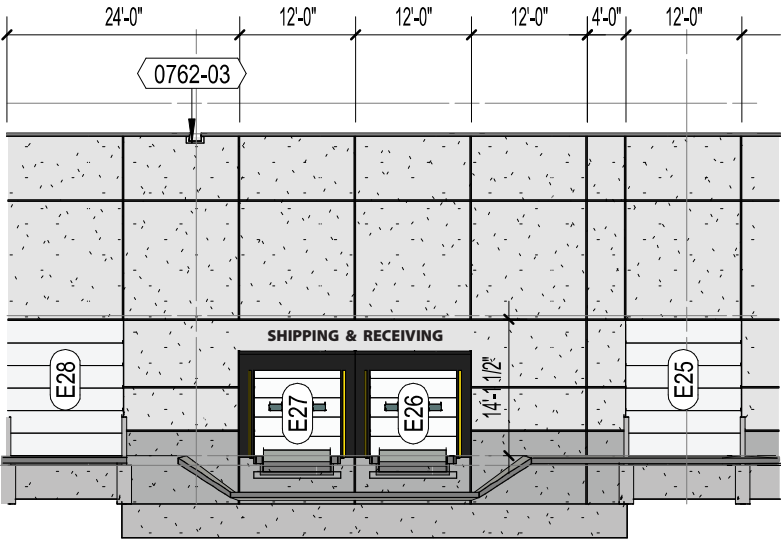
Colors:
1) Black paint, (satin finish)



Flat Cut Letter Example - Isometric Back View



FIELD SURVEY REQUIRED PRIOR TO PRODUCTION
- BUILDING CONDITIONS TO BE FIELD VERIFIED PRIOR TO PRODUCTION.



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



SIGNS

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

Date:
06-30-25

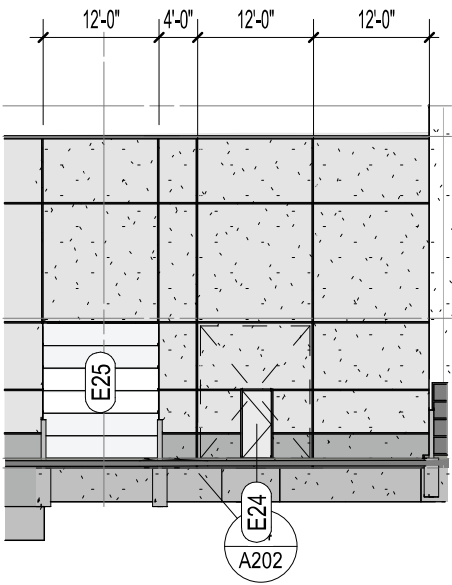
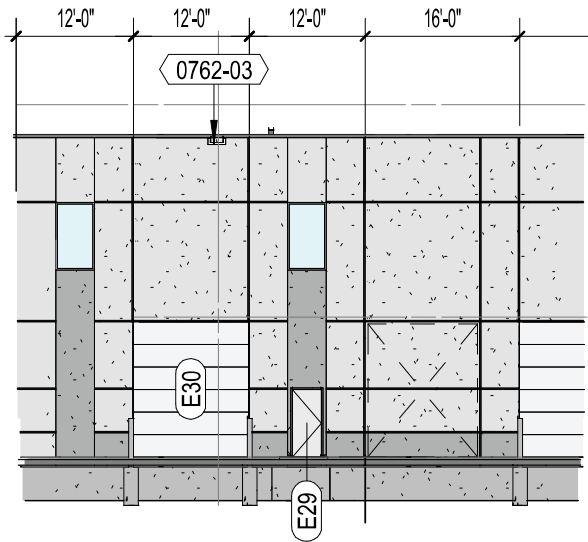
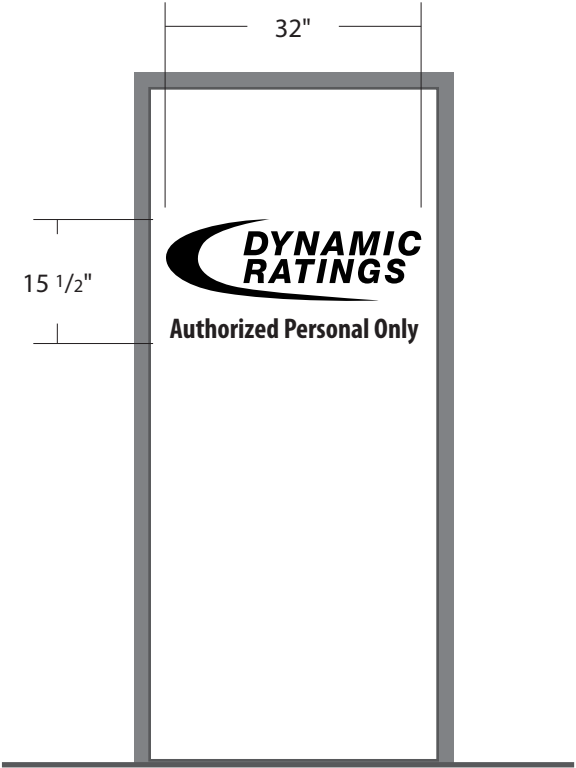
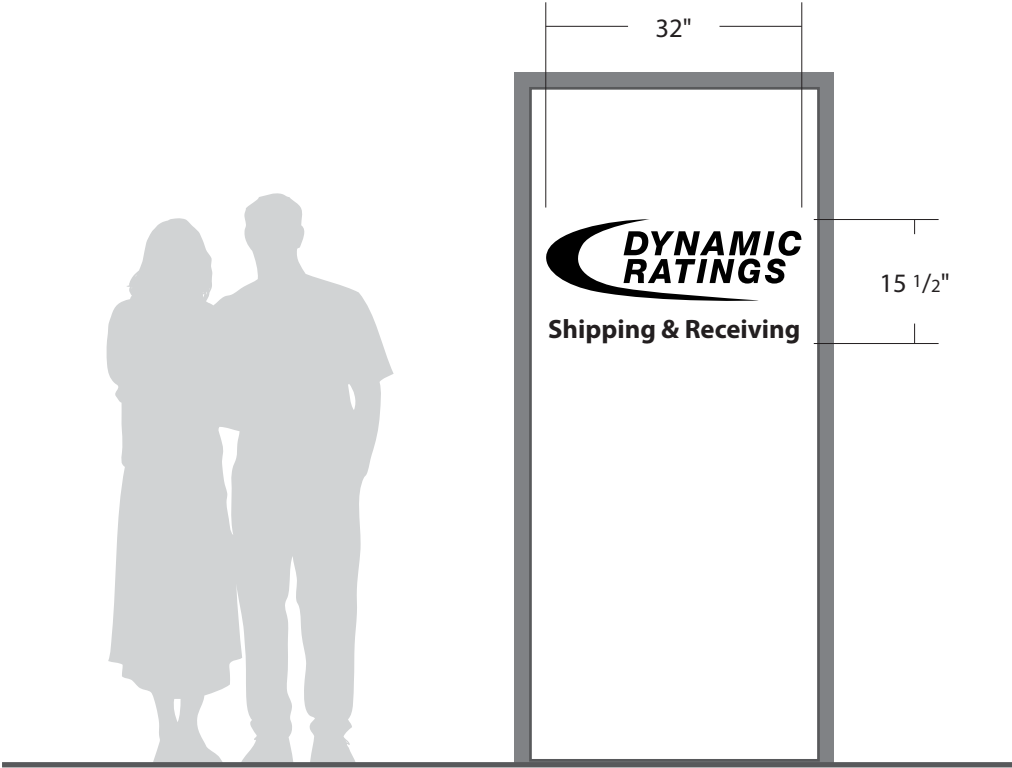
Vinyl Graphic Specifications

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



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

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

- BUILDING CONDITIONS TO BE FIELD VERIFIED PRIOR TO PRODUCTION.



SIGNS

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_VNL_v01_r00_D

Date:
06-30-25

Dynamic Ratings - Dock & Door Identification			CONCEPTUAL DRAWING
Notes & Revisions Check List & Flagged Items			
04-22-2025 / Sign Class: Wall Sign, Monument Sign / File Name: Dynamic_Ratings_3_(0).pdf Initial drawings completed. - MCM	-	✓	• Colors properly specified. (Y) • Colors picked by design, client to approve. (Y) • 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) • 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)
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	-		
06-12-2025 / Sign Class: Wall Sign, Monument Sign / File Name: Dynamic_Ratings_3_(2).pdf Revised tenant panel design. - MCM	-		
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. - MCM
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



Dynamic Ratings - Sussex

N53W25314 Highland Court - Sussex, Wisconsin 53089

Drawing Package Title: Dynamic_Ratings_5_(2).pdf

Date: 07-24-25



SIGNS

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

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.

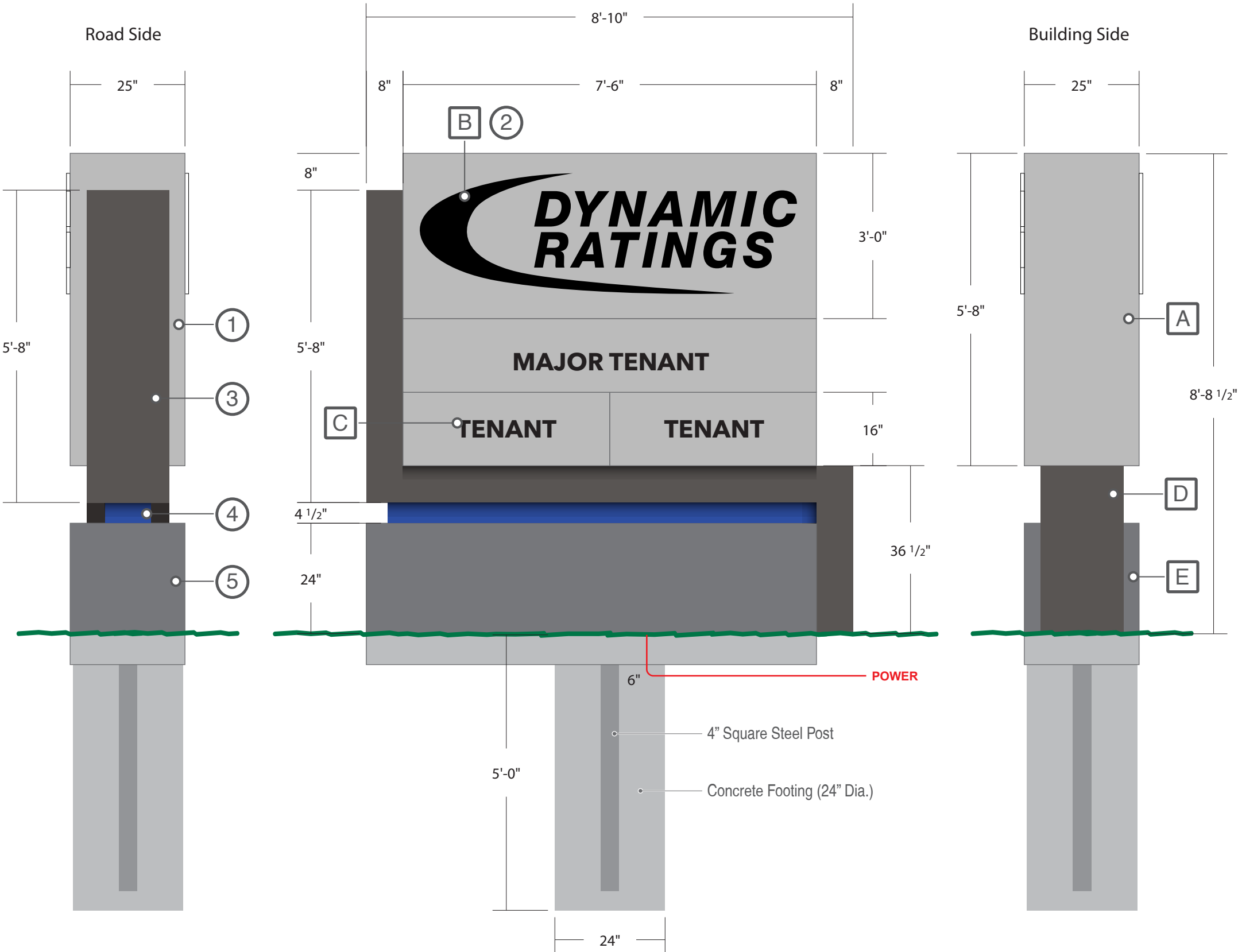
(C) Tenant Panels:
Routed and backed with acrylic. 3M Dual Color film on 1st
surface of back up. (Tenants T.B.D.)

(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.



SIGNS

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: 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_v03_r03_D

Date:
07-24-25

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.

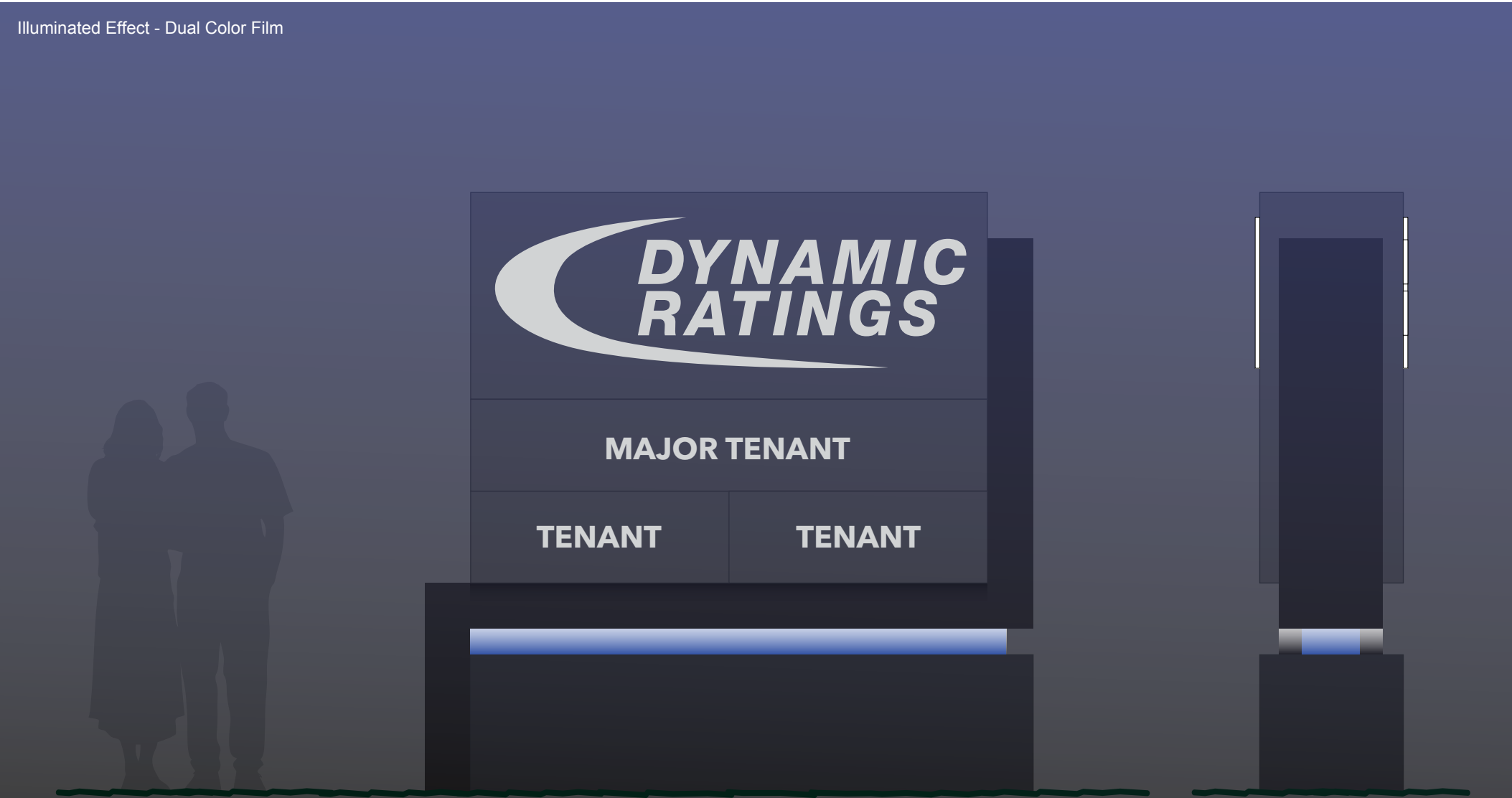
(C) Tenant Panels:
Routed and backed with acrylic. 3M Dual Color film on 1st
surface of back up. (Tenants T.B.D.)

(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.



SIGNS

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: 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

Date:
07-24-25

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. Is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials & colors. Actual product colors may vary.



SIGNS

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: N.T.S.

Paper Size: 11x17

Signature / Date:

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

Dynamic Ratings_MON_ISO_v03_r01_D

Date:

06-30-25

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. Is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials & colors. Actual product colors may vary.



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: Jaina Westphal
Designer: Mark Mayzik

Scale: N.T.S.
Paper Size: 11x17
Signature / Date:

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

Date:
07-23-25

Flat Cut Letter Specifications

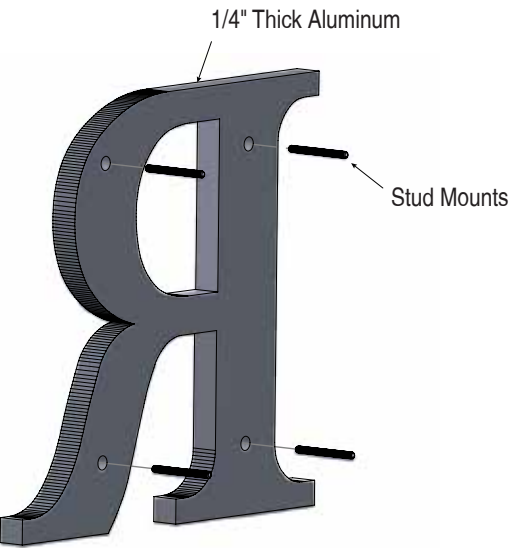
One (1) Set of Flat Cut Aluminum Letters
Non-Lit

(A) Letters:
1/4" thick aluminum, stud mounted.

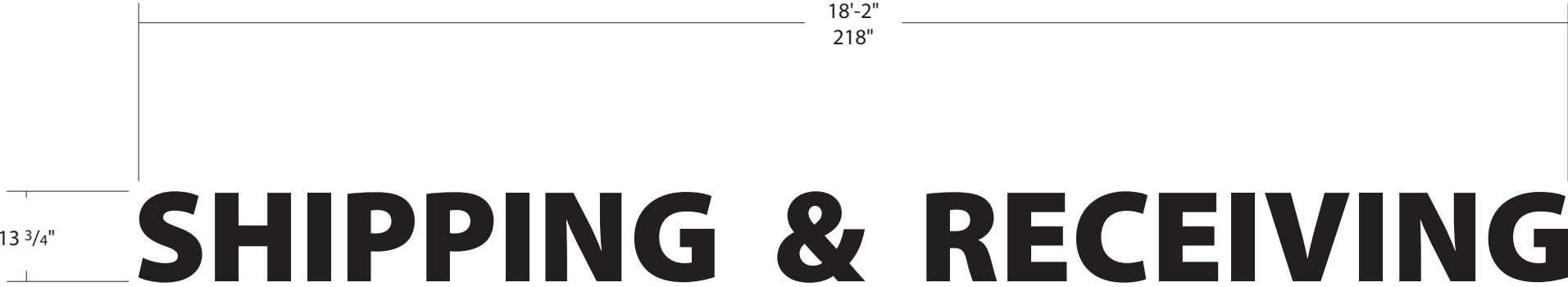
(B) Finish:
Painted satin finish.

Installation Method:
Stud mounted flush to building fascia.

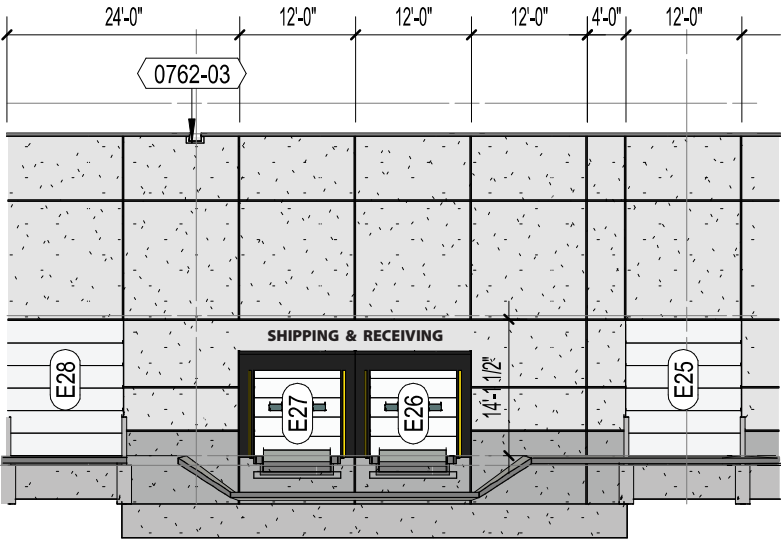
Colors:
1) Black paint, (satin finish)



Flat Cut Letter Example - Isometric Back View



FIELD SURVEY REQUIRED PRIOR TO PRODUCTION
- BUILDING CONDITIONS TO BE FIELD VERIFIED PRIOR TO PRODUCTION.



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



SIGNS

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

Date:
06-30-25

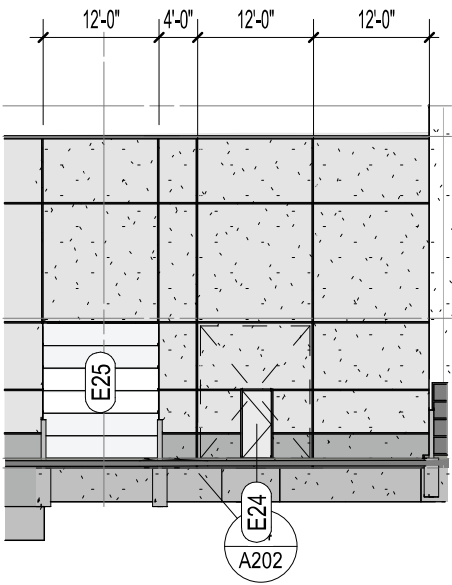
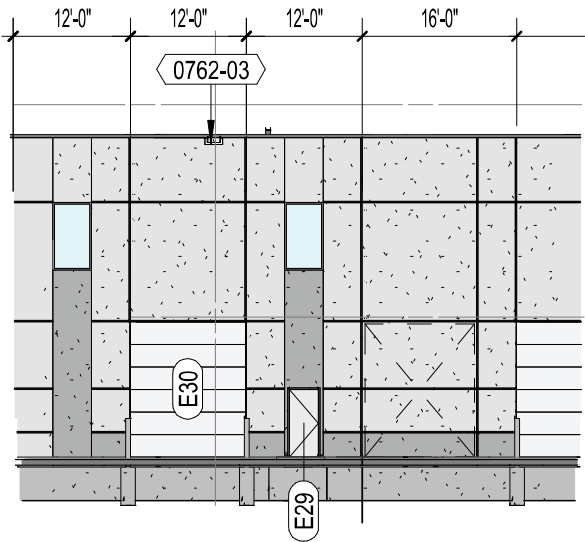
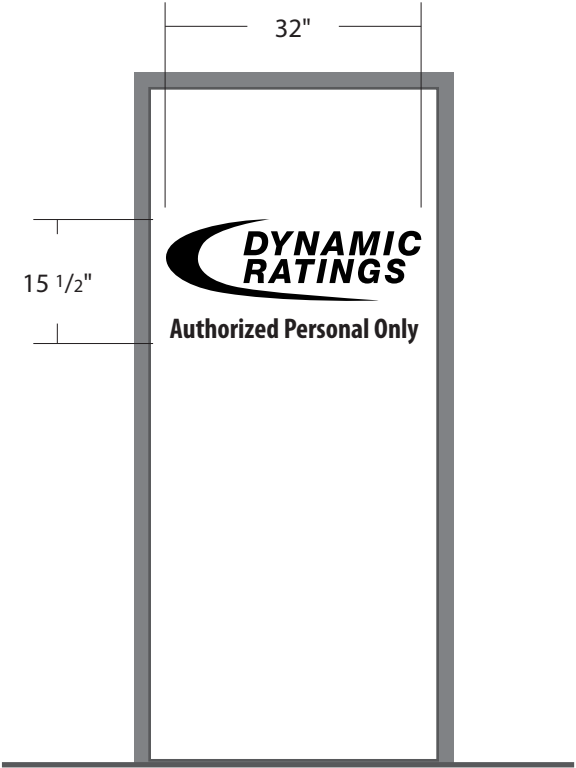
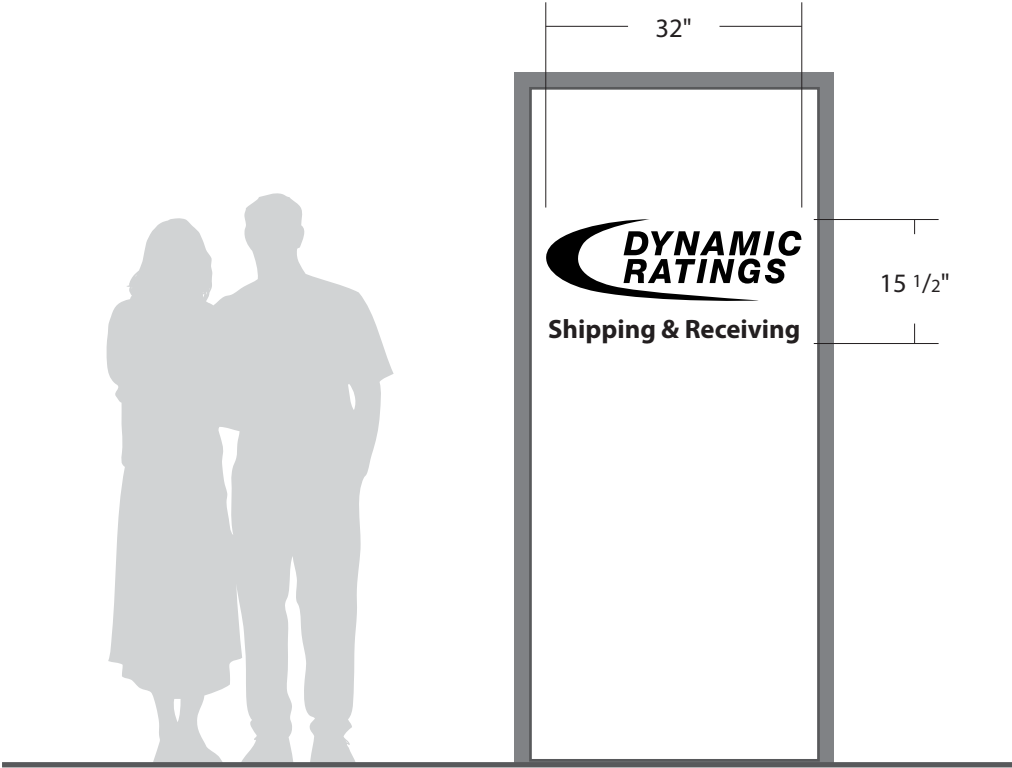
Vinyl Graphic Specifications

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



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

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

- BUILDING CONDITIONS TO BE FIELD VERIFIED PRIOR TO PRODUCTION.



SIGNS

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_VNL_v01_r00_D

Date:
06-30-25

Dynamic Ratings - Dock & Door Identification			CONCEPTUAL DRAWING
Notes & Revisions Check List & Flagged Items			
04-22-2025 / Sign Class: Wall Sign, Monument Sign / File Name: Dynamic_Ratings_3_(0).pdf Initial drawings completed. - MCM	-	✓	• Colors properly specified. (Y) • Colors picked by design, client to approve. (Y) • 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) • 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)
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	-		
06-12-2025 / Sign Class: Wall Sign, Monument Sign / File Name: Dynamic_Ratings_3_(2).pdf Revised tenant panel design. - MCM	-		
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. - MCM
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 Location Design: Sign Vault_20 / D / Dynamic Ratings



PLAN OF OPERATION – NEW CONSTRUCTION PROCEDURE LIST

Culver's of Sussex, WI

Project Name

SUXV0231989006

Tax Key #

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

Submittal checklist:

- _____ Original completed Plan of Operation (Page 1-3)
- _____ Original completed Professional Services Reimbursement, Emergency Contact, Wastewater Discharge Permit and Flood Plain Occupancy
- _____ 3 original size and 3 reduced (11 x 17) copies of Site Plan
- _____ 3 original size and 3 reduced (11 x 17) copies of Architectural plans
- _____ 3 original size and 3 reduced (11 x 17) copies of Sign Plan
- _____ 3 original size and 3 reduced (11 x 17) copies of Landscape Plan
- _____ 3 original size and 3 reduced (11 x 17) copies of Lighting Plan
- _____ Submit plans in PDF format on a disc

The following fees are required at the time of submittal:

- _____ Plan of Operation fee \$175.00
- _____ Conditional Use fee \$210.00
- _____ Plan Review fee \$250.00

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

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

Deadline for submittals is the last business day of the month for consideration for the next Plan Commission Agenda. (Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda.). Application can be submitted via email to ggilbertson@villagesussex.org.

Contact Name for meetings: Joseph Mayer Phone # (630) 487-5563
E-mail: Joe.Mayer@kimley-horn.com

For office use only:

Met with staff on: _____
Received documents on: _____
Fees received and paid on: _____
To be on the Plan Commission Agenda for: _____
Original forms to the following:
Service reimbursement _____
Emergency Contact to Sheriff Dept _____
Wastewater Permit to WWTP _____
Any outstanding fees owed on PROPERTY _____

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 from 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 construction.

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

OR an amendment to an existing CU? _____

(Conditional Use Permits require a Public Hearing)

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

Tax Key # SUXV0231989006

Zoning: B-2 Regional Business District

1. Name of Business:

S & L Properties Sussex LLC

Business

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

2. Business owner contact information:

Jeffrey Liegel

Contact

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

3. Building/Land owner contact information:

Jeffrey Liegel

Contact

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

4. Number of Employees/Shifts: 75 3
 Employees Shifts

5. Days of Operation:

Put an X in box that applies:

Hours

Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
x	x	x	x	x	x	x
10:00am-11:00p	10:00am-11:00	10:00am-11:00p	10:00am-11:00	10:00am-11:0	10:00am-11:0	10:00am-11:00

6. Is this an extension of an existing operation? No
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? _____
Arcade permit? No
If yes, explain: _____
If yes, please obtain and complete form.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? _____
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No
If yes, explain: _____

11. Dimensions and levels of all buildings:

	Dimensions	Levels	Square footage
Building 1	<u>100'-11" x 59'-2"</u>	<u>1</u>	<u>4,837sf GROSS</u>
Building 2	_____	_____	_____
Building 3	_____	_____	_____

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

12.	Lot size	Depth	Width	Area
	<u>1.87 AC</u>	<u>224'</u>	<u>450'</u>	<u>1.87 AC</u>

Above to be included on survey

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

Please provide the following information:

Total square footage of building, new and existing 4,837 s.f.Total square footage of parking lot, new and existing 38,400 s.f.

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

14. Signs: Type: Free standing _____ Attached to building 160.19 sq. ft.
Lighted LED Illuminated Single or double faced single face
Size 29.12 sq. ft. (x3), 46.67, 3.42, 22.74 sq. ft. ² Location Building Elevations
Above to be included on sign plan

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

EMERGENCY LIGHTS AT EACH EXIT, WALL PACK AT DUMPSTER ENCLOSURE

16. Is there a need for outside storage? NO If yes, explain:

17. Is a Highway access permit needed from the state or County Highway Departments? No

If yes, please attach a copy of the secured permit.

What conditions has the State or County imposed upon your permit?

Traffic impact study submitted to WISDOT.

18. Is there a need for any special type of security fencing? No

If yes, what type? _____

19. What provisions are you making for fire protection? FIRE SPRINKLER AND FIRE ALARM SYSTEMS, DESIGN BY OTHERS. FDC TO BE PROVIDED.

What provisions are your making for a sprinkler system? 6" WATER CONNECTION WILL BE PROVIDED, SPRINKLER DESIGN BY OTHERS

Storage system? NOT INCLUDED, SPRINKLER SYSTEM WILL BE FED BY MUNICIPAL WATER SUPPLY

Hydrant stand pipes? N/A

Is there a fire lane shown on your site plan? Yes

Explain: To be shown on truck turn exhibit

20. Surface water drainage facilities and impervious areas, describe and/or include on site plan.

21. Did Wisconsin State Department of Industry Labor and Human Relations approve building plans?

No If yes, explain: _____

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

Building construction 9/8/2025

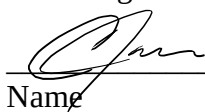
Paving 11/14/2025

Landscaping 5/15/2026

Occupancy 3/27/2026

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.



Name

4/28/2025

Date

President, McCON Building Corporation

Title or Position



Information on Flood Plain Occupancy:

Site is located in Zone X per FEMA Floodplain Map
55133C0088H. Based on this map our flood elevation is
near 942.4'.

1. What is the flood plain elevation at the site? _____
2. Is the flood plain construction elevated or flood proofed? Elevated N/A Flood proofed _____
FFE = 949.50'
3. What is the elevation of the lowest floor of the structure? _____
4. What is the elevation of the land fill surrounding the structure? N/A _____
5. Does the fill extend beyond the structure? N/A
How far beyond the structure? N/A feet
6. Is dry land access provided? N/A _____
7. If the structure is flood proofed, what flood proofing measures are used?
N/A _____
8. Certification of elevation or flood proofing must be provided by a licensed surveyor or registered Engineer.



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

**VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

PLEASE PRINT LEGIBLY

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

Jeff Liegel

2651 Kirking Ct, Portage, WI 53901

Business Name: S & L Properties Sussex LLC

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

Tax Key No. of the Property involved in the Request: SUXV0231989006

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: S & L Properties Sussex LLC

Address: W249N6424 Highway 164, Sussex, WI 53089

Owner/Operator: Jeffrey Liegel

Standard Industrial Classification #: 5812

How many people do you employ? 75

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

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

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

Time and Duration of Discharge: during business hours

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):
Design based on 25 Gallons per day per seat. ~100 seats = 2500 GPD (25 PE)

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

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

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

Food and Drink

What are the constituents and characteristics of your wastewater?

Domestic and Kitchen waste

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

[Print Form](#)[Clear Form](#)



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

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

Waukesha County Sheriff – Sussex Office

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

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

Business Emergency Contacts

Name and Phone #: James Liegel, 608-617-3012
Name and Phone #: Jeff Liegel, 608-742-2893
Name and Phone #: Chad Stevenson, 608-742-2893
Building Owner Name: S & L Properties Sussex LLC - Jeff Liegel
Building Owner Email: jeff@bleedblue.net

Building Owner Emergency Contacts

Name and Phone #: James Liegel, 608-617-3012
Name and Phone #: Jeff Liegel, 608-742-2893

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

Drawing name: K:\CHL\DEV\168974030_Culver's_Sussex_WI2 Design\CA0\PlanSheets\C2.0 - SITE PLAN.dwg C2.0 Jun 04, 2023 3:35pm By: Anthony Graziano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

KEY NOTES

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

PAVING AND CURB LEGEND

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

FEMA NOTE

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

CULVER'S SITE DATA TABLE

PROPERTY INFORMATION

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

PARKING SUMMARY:

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

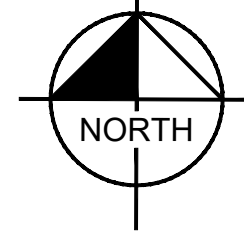
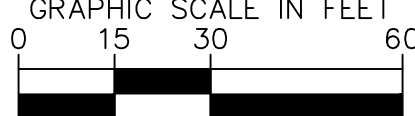
*1 SPACE PER 50 SF OF GENERAL FLOOR AREA + 1 SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH LARGEST NUMBER OF EMPLOYEES (2,152 SF OF COSTUMER AREA AND 15 EMPLOYEES ASSUMED FOR CALCULATION)

GENERAL NOTES

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



(800) 242-8511



PROSPECT CIRCLE

PROSPECT CIRCLE SHOWN PER
ROADWAY IMPROVEMENTS PLANS
PREPARED BY KIMLEY-HORN,
DATED 06/03/2025

STATE HIGHWAY 164

SEE TOMMY'S CARWASH PRIVATE
DEVELOPMENT PLANS PREPARED
BY KIMLEY-HORN, DATED 06/03/2025

PROPOSED PROPERTY LINE

FREIHEIT CT

FREIHEIT COURT SHOWN PER
ROADWAY IMPROVEMENTS PLANS
PREPARED BY KIMLEY-HORN,
DATED 06/03/2025

EXISTING WETLAND AS
DELINEATED BY PREVIOUSLY
APPROVED FREIHEIT CT EXT.
PLANS DATED 08/15/2016

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

PROPOSED
STORMWATER
DETENTION

STARTING BENCHMARK: 943.51

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
PHILADELPHIA, PA 19107
PHONE: 312-728-9445
WWW.KIMLEY-HORN.COM

SCALE:

AS NOTED

DESIGNED BY: AMG

DRAWN BY: AMG

CHECKED BY: JPM

NOT FOR
CONSTRUCTION



SITE PLAN

CULVER'S

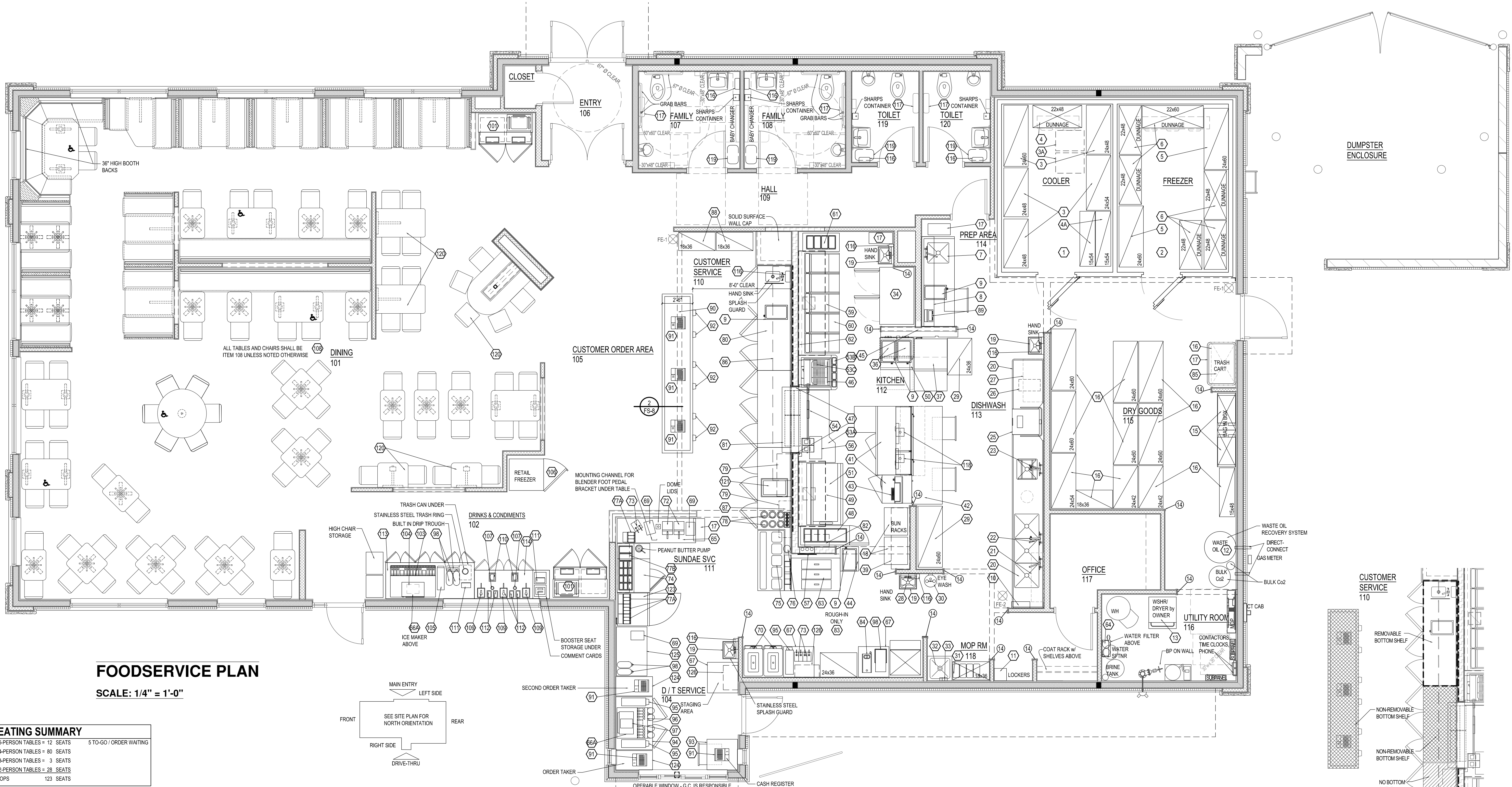
W249N6424 HIGHWAY 164

SUSSEX, WI 53089

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

SHEET NUMBER

C2.0



FOODSERVICE PLAN

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

SEATING SUMMARY

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

OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED

ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
1	WALK IN COOLER (BOX, LINE SETS, & COIL DRAIN PIPES)	46	HEATED FRY BIN	81	HEATED PASS-THRU UNIT
2	WALK IN FREEZER (BOX, LINE SETS, & COIL DRAIN PIPES)	47	FRONT PASS-THRU STAINLESS STEEL CHANNEL TRIM	82	TOOL SHELF
3	WALK-IN COOLER RACKS	48	REFRIGERATED MEAT CART	83	REACH IN REFRIGERATOR - ROUGH-IN ONLY
3A	THAWING RACKS	50	MOBILE WORKTABLE	86	DELIVERY SHELVE
4	WALK-IN COOLER DUNNAGE RACKS	51	GRILL AND STAND	90	FRONT SERVICE COUNTER
4A	MOBILE CUSTARD MIX RACKS	52	TRANSFER STATION - ROUGH-IN ONLY	92	CUP DISPENSERS
5	WALK-IN FREEZER SHELVE	53A	SANDWICH WRAP STATION LEFT	93	STAINLESS STEEL DRIVE-THRU COUNTER
6	WALK-IN FREEZER DUNNAGE RACKS	53B	SANDWICH WRAP STATION RIGHT	94	STAINLESS STEEL DRIVE-THRU COUNTER
7	WORKTABLE / SINK	53C	WALL SHELF	95	CUP DISPENSERS
8	WALL SHELF	54	ORDER BARS	100	DISPLAY CABINET - NOT INCLUDED
11	LOCKERS	57	STAINLESS STEEL REFRIGERATION CHASE COVER	101	TRAY / TRASH / RECYCLE CABINETS
14	STAINLESS STEEL WALL CORNER GUARDS, SHOWN (14)	58	FRY STATION HEAT LAMP - ROUGH-IN ONLY	102	TRAY / TRASH CABINET - NOT INCLUDED
16	WIRE SHELVE	60	FRYERS	106	RETAIL FREEZER
20	DISH TABLES AND UTENSIL SINKS	61	CUSTOM FISH REFRIGERATOR	107	CONDIMENT CUP DISPENSERS
21	WALL SHELF	62	OPEN NUMBER	108	TABLES / CHAIRS / BOOTHS
24	OPEN NUMBER	65	MOBILE STAINLESS STEEL WORKTABLE	109	CONDIMENT DISPENSERS
27	SLANTING WALL SHELF	66	ICE MACHINE WITH BIN	110	MARVIN DISPENSERS
29	CLEAN PAN SHELVE	66A	REMOTE ICE MAKER	113	BEVERAGE COUNTER
31	JANITORY SHELVE	67	WORK TABLE	114	CONDIMENT COUNTER
34	REACH-IN FREEZER	68	OPEN NUMBER	115	OPEN NUMBER
35	NOT USED	71	OPEN NUMBER	119	WASTE RECEPTACLES
37	REFRIGERATED DRAWER BASE	74	REFRIGERATED TOPPING TABLE	120	HIGH TOP TABLES AND CHAIRS
38	DUAL FRY DISPENSER - NOT INCLUDED	75	CUSTARD DIPPING CABINET	121	DROP IN CUSTARD COLD PAN
39	WALL MOUNTED BREAD SHELF	76	CAKE CONE DISPENSER	123	WORKTOP REFRIGERATOR
40	OPEN NUMBER	77A	SUNDAE TOPPING DISPENSER	124	WORKTABLES
41	REFRIGERATED WORKTABLES	77B	SUNDAE TOPPING WALL SHELF	125	OPEN NUMBER
42	MOBILE WORKTABLE / OVERSHELF	78	DISH / CUP DISPENSERS	126	SLANTING WALL SHELF
44	GRILL SIDE WARMER CART	79	WALL SHELVE	127	MOBILE WORKTABLE
45	STAINLESS STEEL WALLCAP / ELEC CHASE COVER	80	REFRIGERATED S/S BACKCOUNTER	505	REFRIGERATION LINE SETS (SEE H6 / A105)

OWNER FURNISHED, VENDOR INSTALLED

ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
9	COOKER / WARMERS	98	ICED TEA BREWER / DISPENSER
12	WASTE OIL RECOVERY SYSTEM	103	ICE AND SODA DISPENSER
15	BAG-IN-BOX SYSTEM	104	CARBONATOR
17	TRASH CANS / CART	105	SELF SERVICE LID DISPENSER
18	BUN RACKS	111	STRAW DISPENSERS
33	CHEMICAL DISPENSING SYSTEM	112	CONDIMENT PANS
36	MICROWAVE OVEN	118	MONITOR BRACKETS
43	BUN TOASTER		
55	OPEN NUMBER		
56	HEATED BUN WARMER		
63	TRIPLE CUSTARD MACHINE		
69	ASTRO BLENDERS		
70	MILKSHAKE MACHINE		
72	HEATED SYRUP DISPENSERS		
73	LIQUID TOPPING DISPENSERS		
84	COFFEE MAKER		
85	POWER WASHER - NOT INCLUDED		
86	MENU BOARD / SIGNAGE PACKAGE		
87	WAFFLE CONE DISPENSER		
89	FOOD LABEL MARKER		
91	CASH REGISTER / POS SYSTEM		
96	ICE AND SODA DISPENSER		
97	CARBONATOR		

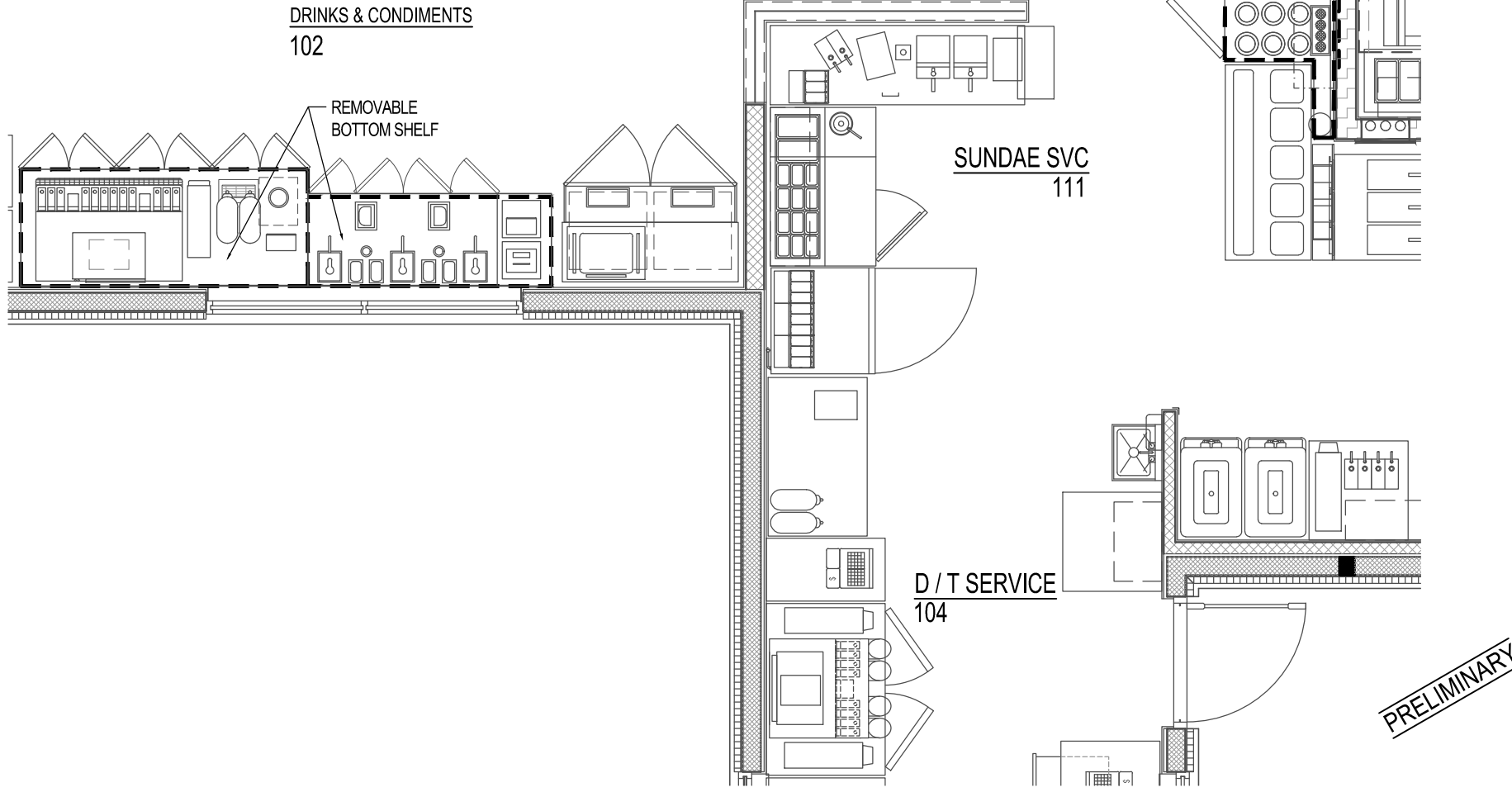
CONTRACTOR FURNISHED, CONTRACTOR INSTALLED

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

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

OWNER FURNISHED, CONTRACTOR INSTALLED

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



C3 CABINET BASE DETAIL
SCALE: 1/4" = 1'-0"

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

FOOD SERVICE PLAN

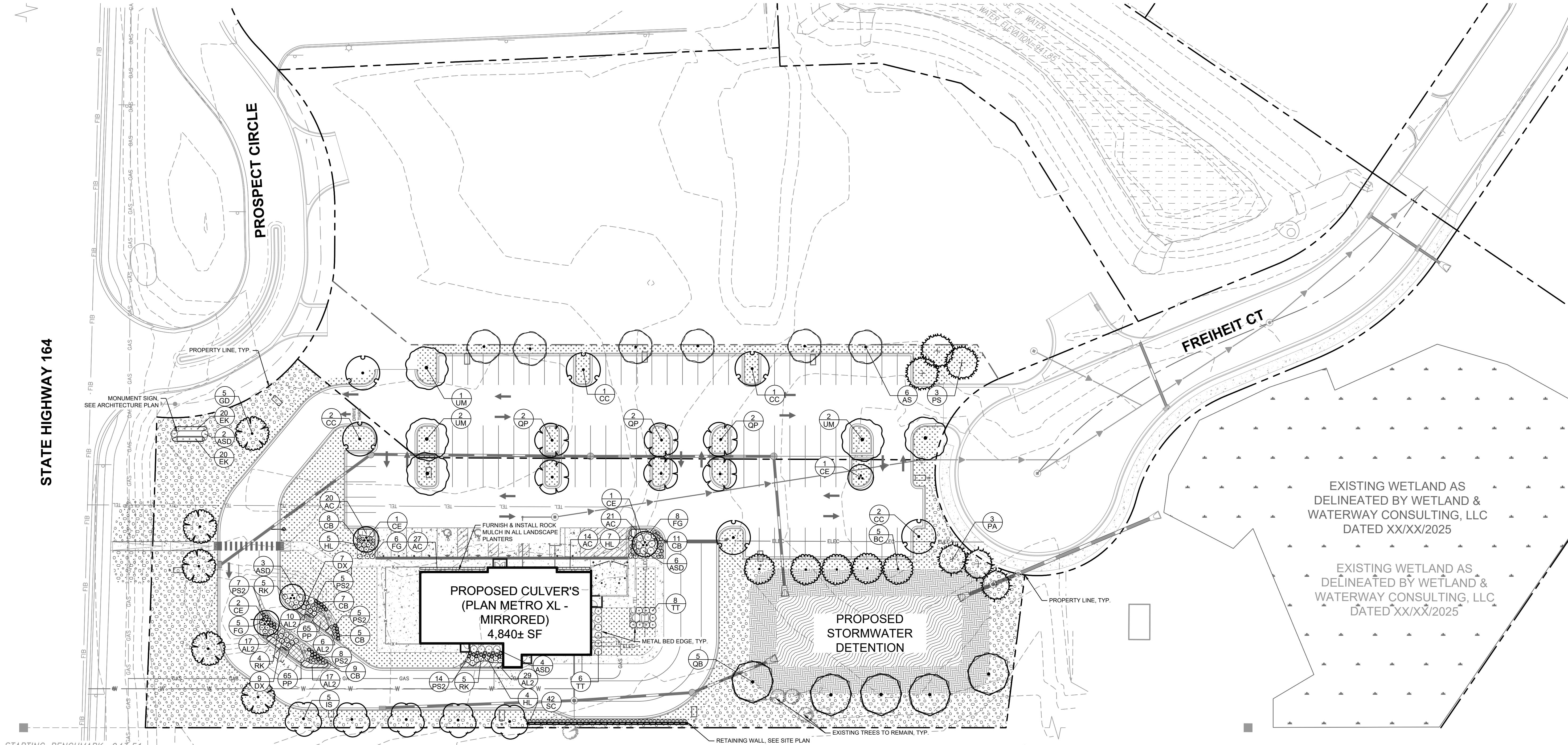
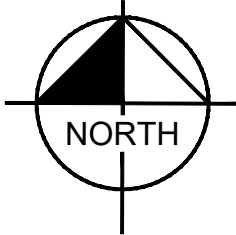
Drawing name: K:\CHI-LDEV\168974030_Culver's-Sussex-WI\2 Design\CA0\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L1.0 Jun 04, 2025 4:08pm by: AnthonyGozano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	INSTALL SIZE
TREES												
	AS	6	ACER SACCHARUM / SUGAR MAPLE	B & B	2.5" DBH MIN.		DX	16	CORNUS SANGUINEA 'CATO' / ARCTIC SUN DOGWOOD	-	SEE PLAN	18" HT. MIN.
	BC	5	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5" CAL. MIN.		FG	19	DIERVILLA X 'SMNDSS' / KODIAK® FRESH™ DIERVILLA	-	SEE PLAN	12" HT MIN
	CC	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" DBH MIN.		HL	16	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	18" HT MIN
	CE	5	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	6' HT. MIN.		RK	14	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA	-	SEE PLAN	18" HT. MIN.
	GD	5	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL. MIN.		TT	14	RHODODENDRON X 'KARENS' / KARENS AZALEA	-	SEE PLAN	18" HT MIN
	IS	5	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" DBH MIN.				TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	-	SEE PLAN	24" HT MIN
	QB	5	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" DBH MIN.	GRASSES						
	QP	6	QUERCUS PALUSTRIS / PIN OAK	B & B	2.5" CAL. MIN.		CB	40	CAREX BLANDA / WOODLAND SEDGE	1 GAL	SEE PLAN	
	UM	5	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	2.5" DBH MIN.		PS2	39	PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS	1 GAL	SEE PLAN	18" HT MIN
EVERGREEN TREES												
	PA	3	PICEA ABIES / NORWAY SPRUCE	B & B	6' HT. MIN.		SC	42	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM	1 GAL	SEE PLAN	18" HT MIN
	PS	3	PINUS STROBUS / WHITE PINE	B & B	6' HT. MIN.	PERENNIALS						
							AC	82	ALLIUM CERNUUM / NODDING ONION	1 GAL	16" O.C.	12" HT. MIN.
							AL2	79	ASTER LATERIFLORUS / CALICO ASTER	1 GAL	18" O.C.	
							EK	40	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'™ / PURPLE CONEFLOWER	1 GAL	18" OC	
							PP	130	PHLOX PILOSA / DOWNY PHLOX	1 GAL	12" O.C.	
						GROUND COVERS						
							BB	4,452 SF	/ BASIN BOTTOM PLUG MIX	SEE SHEET L2.0 FOR PLUG MIX COMPOSITION AND APPLICATION DETAIL		
							BIO	5,929 SF	AGRECOL STORMWATER/BIOINFILTRATION SEED MIX" / *OR APPROVED EQUAL			
							R	180 SF	/ 2"-3" RIVER ROCK MULCH			
							TD	12,711 SF	--- / TURF SOD			
							TS	86,676 SF	--- / TURF SEED			



(800) 242-8511



NOT FOR
CONSTRUCTION



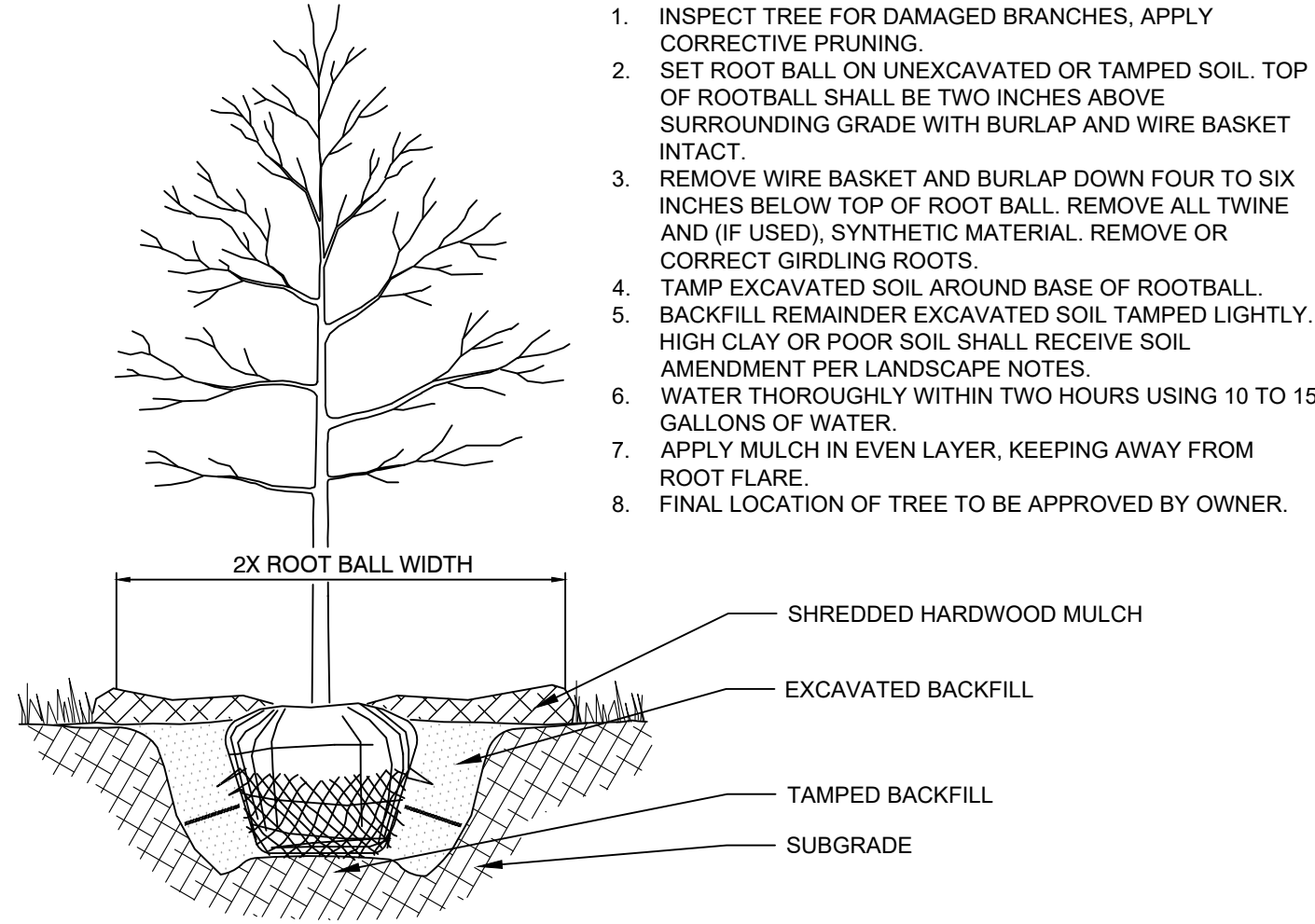
LANDSCAPE
PLAN

CULVER'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

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

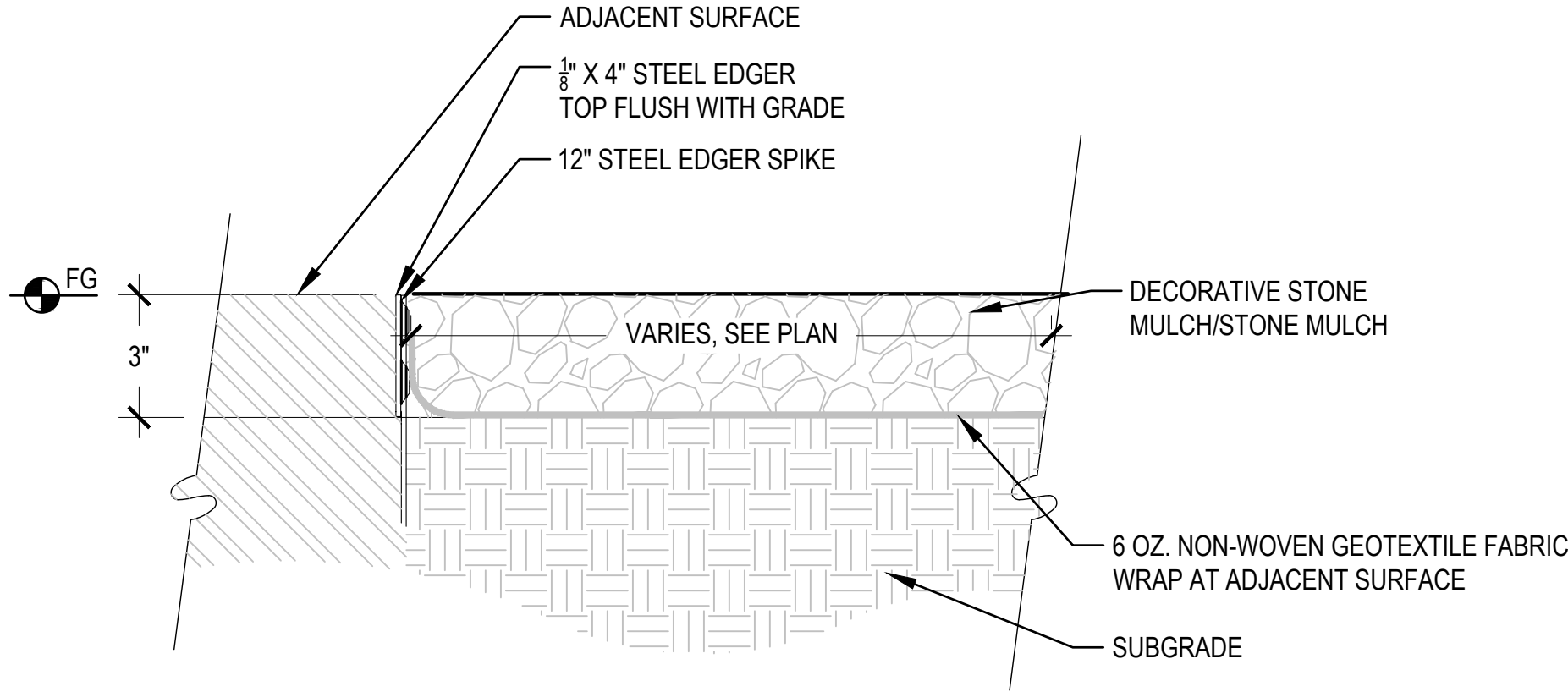
L1.0

Drawing name: K:\CH\LDV\168974030_Culver's_Sussex_WI\2 Design\CA0\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L2.0 Jun 04, 2025 4:08pm by: AnthonyGraziano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



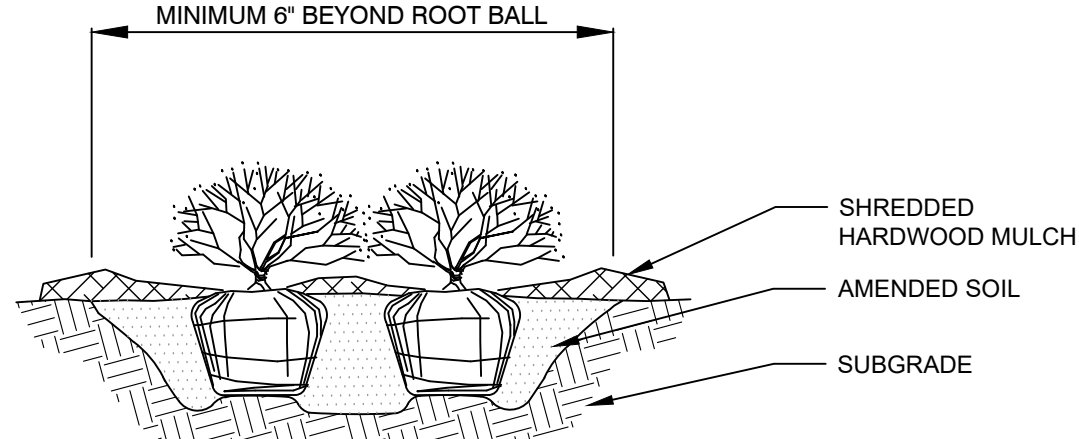
NOTES:

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



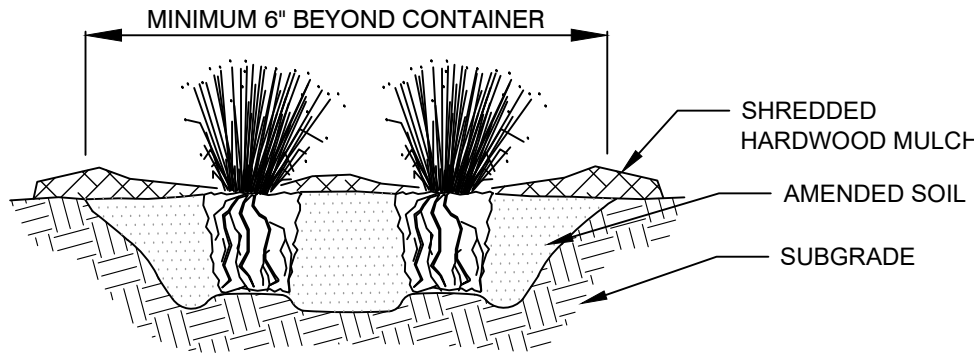
2 STONE MULCH

3" = 1'-0"



NOTES:

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



NOTES:

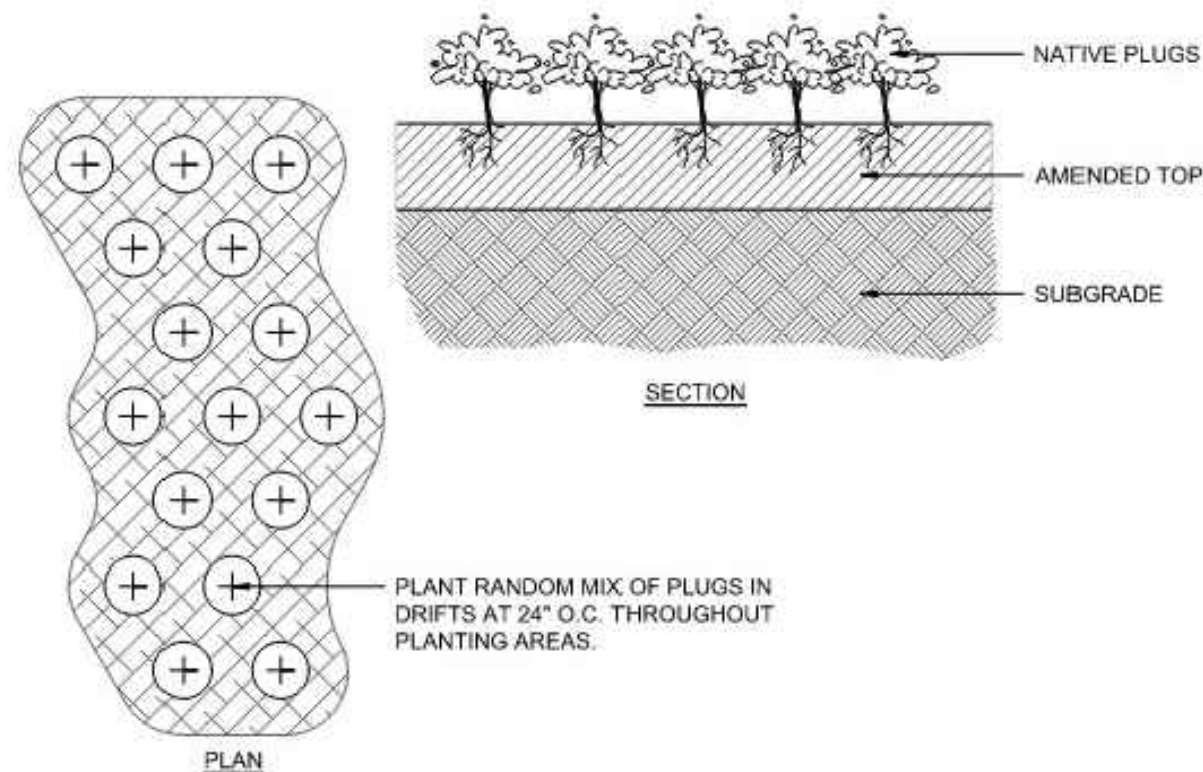
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE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

4 ORNAMENTAL GRASS PLANTING

NTS

STORMWATER DETENTION PLUG MIX

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

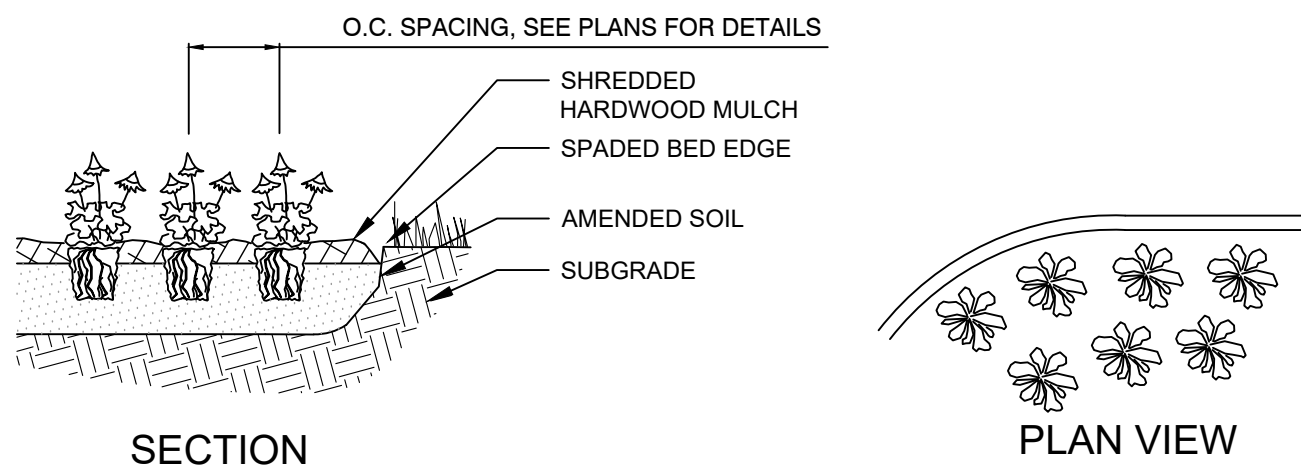


6 PLUG PLANTING

N.T.S.

NOTES:

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



5 PERENNIAL PLANTING

NTS

6 LANDSCAPE NOTES

NTS

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.



(800) 242-8511

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1200
JPM 6/3/25
JPM 5/9/25
WWW.KIMLEY-HORN.COM

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

NOT FOR CONSTRUCTION



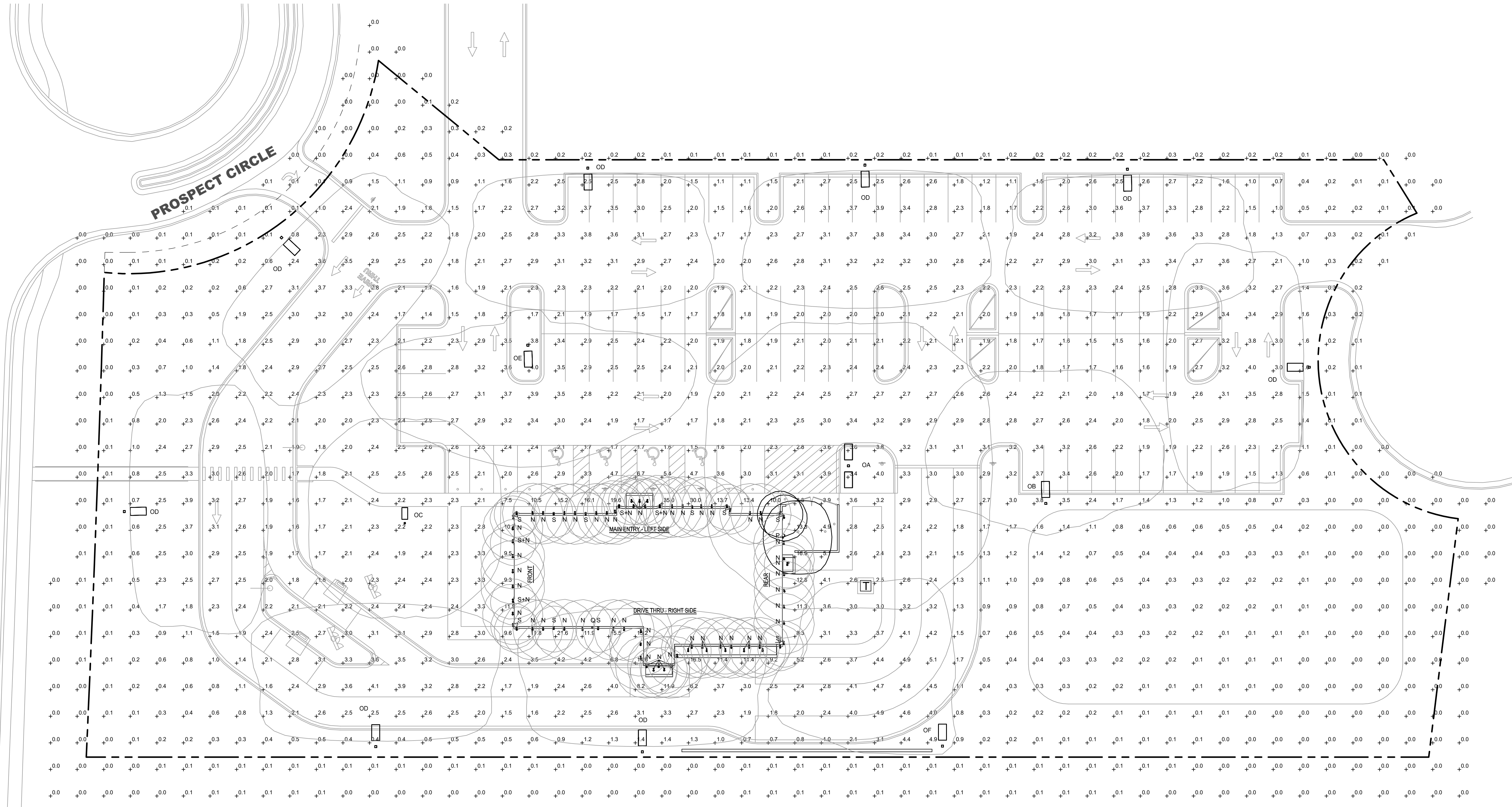
LANDSCAPE NOTES & DETAILS

CULVER'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

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

L2.0

STATE HIGHWAY 164



H3 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

LUMINAIRE SCHEDULE - SITE LIGHTING				
SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
	OA	(2) DSX1 LED P6 40K T5W MVOLT 25' POLE; POLE BASE @ 6' ABOVE GRADE	LED	326
	OB	DSX1 LED P6 40K T4M MVOLT 25' POLE; POLE BASE @ 6' ABOVE GRADE	LED	163
	OC	DSX1 LED P6 40K T5M MVOLT 25' POLE; POLE BASE @ 6' ABOVE GRADE	LED	163
	OD	DSX1 LED P6 40K 70CRI BLC3 (backlight control) 25' POLE; POLE BASE @ 6' ABOVE GRADE	LED	165.3
	OE	DSX1 LED P6 40K T2M MVOLT 25' POLE; POLE BASE @ 6' ABOVE GRADE	LED	163
	OF	DSX1 LED P6 40K 70CRI RCCO (right corner cutoff extreme backlight control) 25' POLE; POLE BASE @ 6' ABOVE GRADE	LED	165.3

LUMINAIRE SCHEDULE - BUILDING MOUNT				
SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
	N	LDN6 40x15 LOGAR LS MVOLT G210 LITHONIA	LED	19
	P	SLIM17FA15ADJ RAB LIGHTING	LED	15
	S	CD34-6WZ RAB LIGHTING	LED	22
	Q	AFB OEL DDB1XD UVOLT LTP WT CW	LED	11

SITE PHOTOMETRIC PLAN

2025-065

SE
101

Revision:

Date: 5-9-2025

OWNER:

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

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-543-7880

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

© 2025

PRELIMINARY

CD34-6WZ

RAB



Color: Bronze

Weight: 6.3 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	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 lm
Input Watts	36/28/22WW	Efficacy	95

LED Info

Technical Specifications

Performance

Product Type:
Cylinder Wall Mount

Description :

Economical cylinders with field-adjustable color temperature, power and light distribution along with field-swappable optics to fit any indoor or outdoor application.

Wattage Equivalency:
200/180/140W

Input Wattage:
36/28/22W

Nominal Lumens:
3300/2750/2100lm

Efficacy:
95lm/W

Lifespan:
50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Electrical

Driver:
Constant Current, 50-60 Hz, 120V-277V

THD:

≤20%

Power Factor:

≥0.9

Dimmable:

Yes, dimmable down to 5% on compatible 0-10V dimming systems. See Dimmer Compatibility List. Requires separate 0-10V DC dimming circuit.

Input Voltage:

120-277V

Operating Frequency:
50/60Hz

Input Current @ 120V (mA):
300mA

Input Current @ 208V (mA):
146mA

Input Current @ 240V (mA):
146mA

Input Current @ 277V (mA):
127mA

Operating Temperature:
-40°F to 120°F (-40°C to 45°C)

Flicker:

8/leg 1%

Photocell:

Integrated photocell included with on/off switch

LED Characteristics

Beam Angle:

60° (installed)
Field swappable optics sold separately for 25°/40°/60° beam angle...

Light Distribution:

Selectable dip switch for up, down, or up/down light

Color Temperature:
3000/4000/5000K

Color Accuracy (CRI):
90 CRI

R9 Value:

High color performance with R9 greater than 0

Color Consistency:

<6-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

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



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 > 3-1/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit run. Capacity: 8 (4 in, 4 out), No. 12 AWG conductors, rated for 90°C.
Accommodates 12"-24" joint 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 binmed to a 3-step MacAdam Ellipse; 80 CRI minimum; 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency — including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is a measure for glare aimed at radiance with a cut-off equal to or less than 60deg, per CIE 117-1996/01 comfort glare in interior lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours; L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are RoHS compliant

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(s) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

PERFORMANCE DATA

LDN6 3500K RA L55 80CRI			
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.



DOWNLIGHTING

Catalog Number
Notes
Type

LDN6 STATIC WHITE



6" Open and Wallwash LED
Non-IC
New Construction Downlight

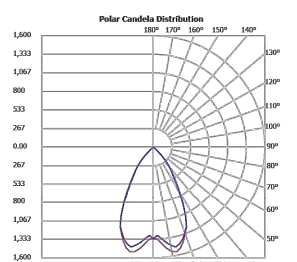


Open Trim

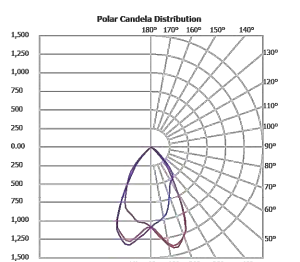


Wallwash Trim

DISTRIBUTIONS

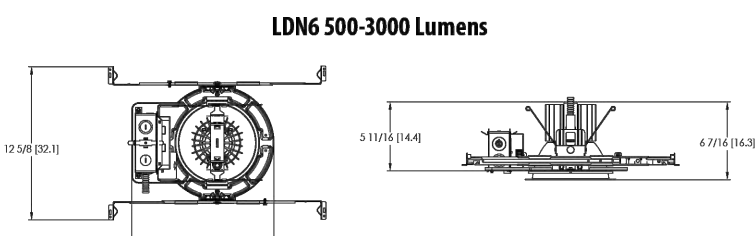


Open



Wallwash

DIMENSIONS



See page 4 for other fixture dimensions

LDN6

SLIM17FA15ADJ

RAB



Color: Bronze

Weight: 3.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	15W
120V	0.13A	Color Temp	3000K/4000K/5000K
208V	0.07A	Color Accuracy	70 CRI
240V	0.06A	L70 Lifespan	100,000 Hours
277V	0.05A	Lumens	1761/1904/1852 lm
Input Watts	14.3/14/14.2W	Efficacy	124/136.2/130.3 lm/W

LED Info

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.
DLC Product Code: PLOM/JOV62Q3

Performance

Lifespan:

100,000-Hour LED Lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 70W Metal Halide

LED Characteristics

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V Integrated button photocell included.

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

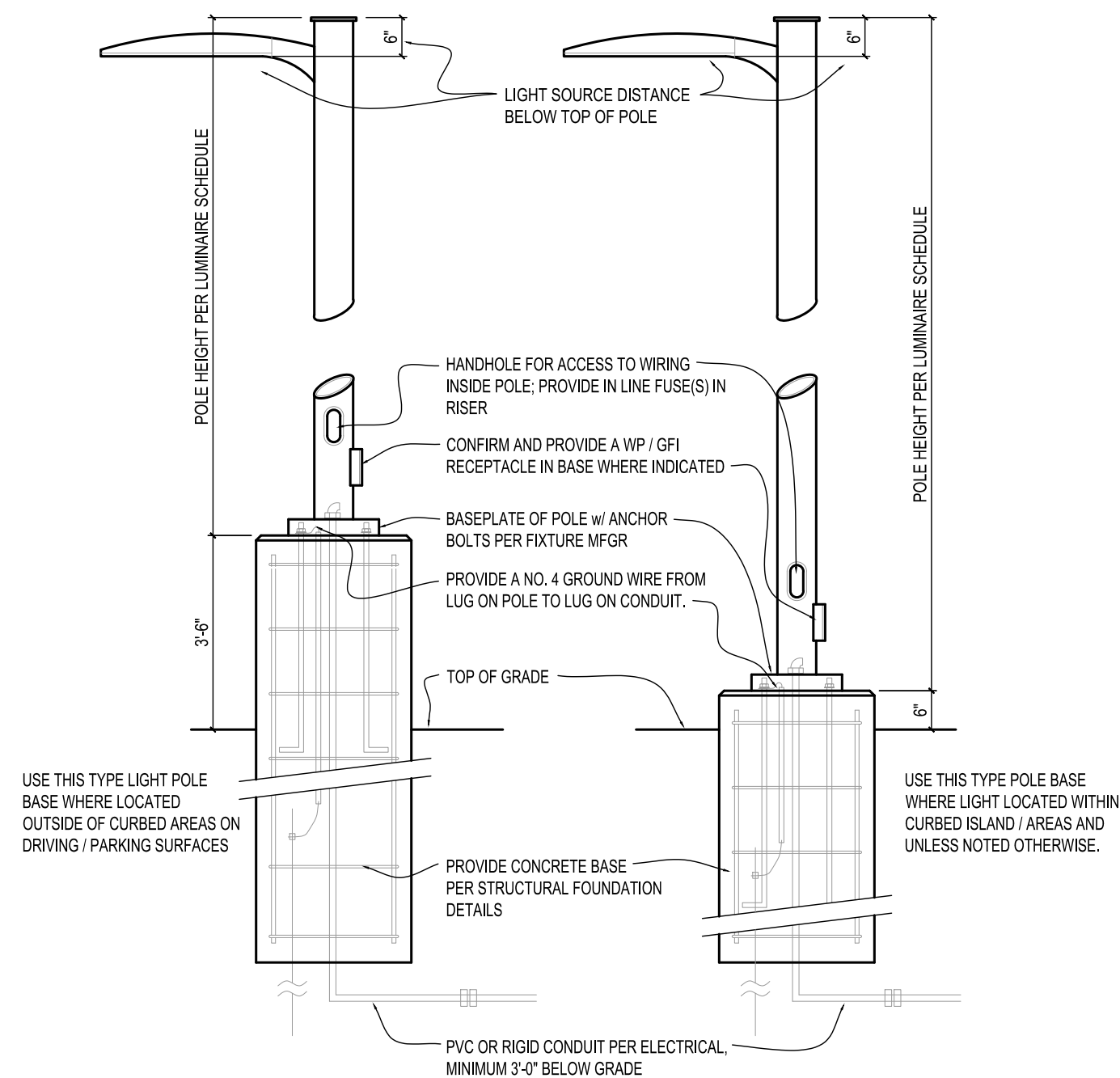
Suitable for use in up to 50°C (122°F)

Housing:

Precision die-cast aluminum housing and door frame

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

Page 1 of 2



LIGHT POLE DETAIL

NO SCALE



D-Series Size 1
LED Area Luminaire



Specifications

EPA:

0.69 ft² (0.06 m²)

Length:

32.71" (83.1 cm)

Width:

14.26" (36.2 cm)

Height H1:

7.88" (20.0 cm)

Height H2:

2.73" (69.3 mm)

Weight:

34 lbs (15.4 kg)

Design Select options indicated by this color background.

Catalog Number

Notes

Type

Use the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

DSX1 LED		EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBX0	
Series	LEDs	Color temperature ¹	Color Rendering Index ²
DSX1 LED	Forward optics (this section 70CRI only)		Distribution
	P1 P6	30K 3000K	70CRI
	P2 P7	40K 4000K	70CRI
	P3 P8	50K 5000K	70CRI
	P4 P9		
	P5	27K 2700K	80CRI
	P6	30K 3000K	80CRI
	P7	35K 3500K	80CRI
	P8	40K 4000K	80CRI
	P9	50K 5000K	80CRI
Retained optics			
P10 ¹	P12 ¹		
P11 ¹	P13 ¹		
ATR	Automotive front row	TSM	Type I medium
T1S	Type I short	TSLG	Type IV low glare
T2M	Type II medium	T5W	Type V wide
T3M	Type III medium	BLC3	Type III backlight control ¹
T3LG	Type III low glare ¹	BLC4	Type IV backlight control ¹
T4M	Type IV medium	LC00	Left corner cutoff ¹
T4LG	Type IV low glare ¹	RCCO	Right corner cutoff ¹
TFTM	Forward throw medium		
Mounted optics			
P10 ¹	P12 ¹		
P11 ¹	P13 ¹		
Shipped included			
SPRO2K	20K surge protection	SPR	Square pole mounting (48 drilling)
HS	Houseshield shield (black finish standard) ¹	RPA	Round pole mounting (48 drilling)
BL30	Bi-level adjustable dimming, 30% ¹	SPAS	Square pole mounting #5 drilling ³
L50	Left rotated optics ¹	RPS	Round pole mounting #5 drilling ³
R60	Right rotated optics ¹	SPARN	Square narrow pole mounting #5 drilling
DBLND	Double End Construction ¹	WBA	Wall bracket ¹
MA	Buy America(s) Act and/or Build America Buy America Qualified	MA	Max arm adapter (mounts on 2 3/8" OD horizontal tubes)
DF	Double face (120, 277, 347V) ¹		
ESGR	External Glass Shield (overlaid, field install required, matches housing finish)		
BS08	Bird Spikes (field install required)		

Control options	Other options	Finish required
Shipped installed		
NLTAIR2 PIRHN	Light AIR gne 2 enabled with bi-level motion / ambient sensor; 8-47 mounting height; ambient sensor enabled at 26% ¹	DDBD Dark Bronze
PIR	High flow motion/ambient sensor; 8-47 mounting height; ambient sensor enabled at 26% ¹	DBLK Black
PER	NEMA twist-lock receptacle only (controls ordered separately) ¹	DNAD Natural Aluminum
PERS	Five-pin receptacle only (controls ordered separately) ¹	DWHD White
PER7	Seven-pin receptacle only (controls ordered separately) ¹	DDBD Dark Bronze
FAO	Field adjustable output ¹	DBLK Black
BL30	Bi-level switched dimming, 30% ¹	DNAD Natural Aluminum
BL50	Bi-level switched dimming, 50% ¹	DWHD White
DMC	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹	DDBD Dark Bronze
DS	Dual switching ¹	DBLK Black
BAA	Buy America(s) Act and/or Build America Buy America Qualified	DNAD Natural Aluminum
DF	Double face (120, 277, 347V) ¹	DWHD White
ESGR	External Glass Shield (overlaid, field install required, matches housing finish)	
BS08	Bird Spikes (field install required)	

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (3787) • www.lithonia.com
© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

DSX1 LED
Rev. 04/2025
Page 1 of 10

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

OWNER:
S&L Properties Sussex LLC
2651 Kicking Court
Portage, WI 53901
Jeff Liegel, Realty Manager / Member
608-742-2893

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

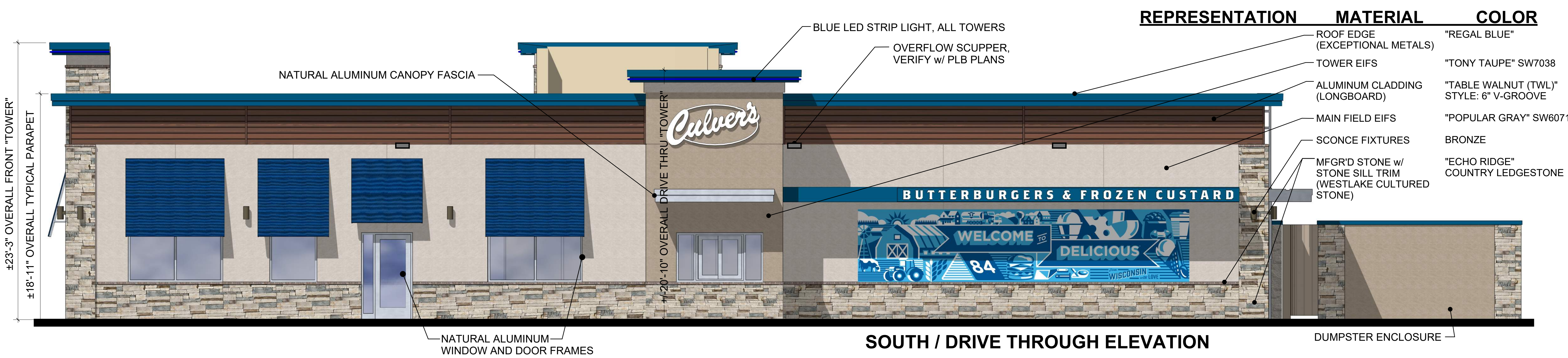
SITE FIXTURE DETAILS

Revision:

Date: 5-9-2025

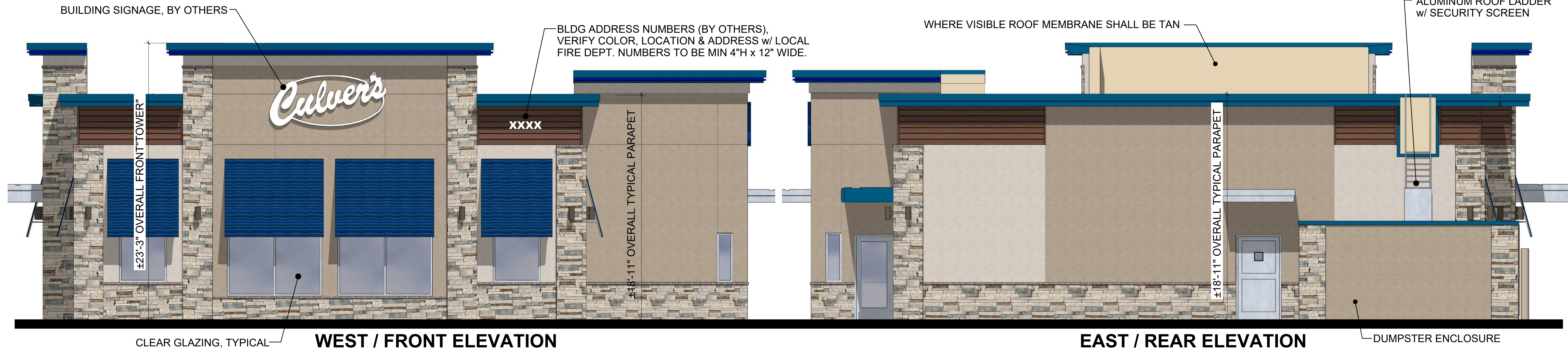
2025-065

SE
201



SOUTH / DRIVE THROUGH ELEVATION

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



WEST / FRONT ELEVATION

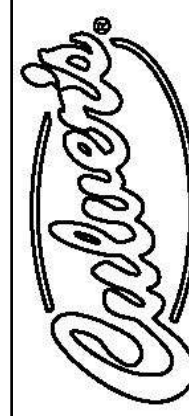
EAST / REAR ELEVATION



NORTH / MAIN ENTRY ELEVATION

©2025

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



Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7960

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

2D ELEVATIONS

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

Date: 04-25-2025 Revision:

2025-065

A1



REAR LEFT VIEW (NEC)



REAR RIGHT VIEW (SEC)



FRONT RIGHT VIEW (SWC)



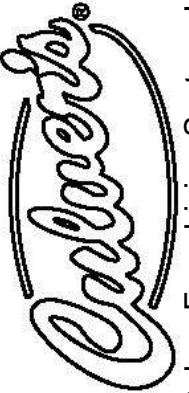
FRONT LEFT VIEW (NWC)



LEFT PERSPECTIVE (NORTH VIEW)



RIGHT PERSPECTIVE (SOUTH VIEW)

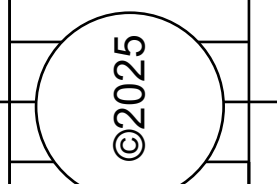
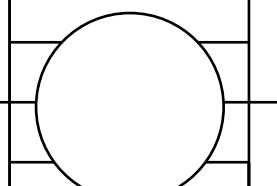
©2025	
NEW CULVER'S RESTAURANT W249N6438 Highway 164 Sussex, WI 53089 County of WAUKESHA	
 Culver Franchising System, Inc 1240 Water Street Prairie du Sac, WI 53578 608-643-7960	
OLLMANN ASSOCIATES ARCHITECTS, P.C. 200 South State Street Belvidere, Illinois 61008 815-544-7790 Phone	
3D IMAGES NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE. Date: 04-25-2025 Revision:	
2025-065	
A2	



LEFT PERSPECTIVE (NORTH VIEW)

RIGHT PERSPECTIVE (SOUTH VIEW)



	
NEW CULVER'S RESTAURANT W249N6438 Highway 164 Sussex, WI 53089 County of WAUKESHA	
 Culver Franchising System, Inc. 1240 Water Street Prairie du Sac, WI 53578 608-643-7960	
OLLMANN ASSOCIATES ARCHITECTS, P.C. 200 South State Street Belvidere, Illinois 61008 815-544-7790 Phone	
	
3D IMAGES NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE. Date: 05-09-2025 Revision:	
2025-065	
A2	



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 262-246-5215 prior to submitting application materials.

Submittal checklist:

- _____ Original completed Plan of Operation (Page 1-3)
- _____ Original completed Professional Services Reimbursement, Emergency Contact, Wastewater Discharge Permit and Flood Plain Occupancy
- _____ 3 original size and 3 reduced (11 x 17) copies of Site Plan
- _____ 3 original size and 3 reduced (11 x 17) copies of Architectural plans
- _____ 3 original size and 3 reduced (11 x 17) copies of Sign Plan
- _____ 3 original size and 3 reduced (11 x 17) copies of Landscape Plan
- _____ 3 original size and 3 reduced (11 x 17) copies of Lighting Plan
- _____ Submit plans in PDF format on a disc

The following fees are required at the time of submittal:

- _____ Plan of Operation fee \$175.00
- _____ Conditional Use fee \$210.00
- _____ Plan Review fee \$250.00

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

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

Deadline for submittals is the last business day of the month for consideration for the next Plan Commission Agenda. (Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda.). Application can be submitted via email to ggilbertson@villagesussex.org.

Contact Name for meetings: Joseph Mayer Phone # Joseph Mayer
E-mail: Joe.Mayer@kimley-horn.com

For office use only:

Met with staff on: _____ Received documents on: _____ Fees received and paid on: _____ To be on the Plan Commission Agenda for: _____ Original forms to the following: Service reimbursement _____ Emergency Contact to Sheriff Dept _____ Wastewater Permit to WWTP _____ Any outstanding fees owed on PROPERTY _____
--

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 be 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 from 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 construction.

Is this request to be considered for a Conditional Use? Yes If yes, is this a new CU? Yes

OR an amendment to an existing CU? _____

(Conditional Use Permits require a Public Hearing)

Address location of new construction W249N6438 Highway 164, Sussex, WI 53089

Tax Key # SUXV0231989008

Zoning: B-2 Regional Business District

1. Name of Business:

S & L Properties Sussex LLC

Business

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

2. Business owner contact information:

Jeffrey Liegel

Contact

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

3. Building/Land owner contact information:

Jeffrey Liegel

Contact

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

4. Number of Employees/Shifts: 3-5 3-4
 Employees Shifts

5. Days of Operation:

Put an X in box that applies:

Hours

Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm

6. Is this an extension of an existing operation? No
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? _____
Arcade permit? No
If yes, explain: _____
If yes, please obtain and complete form.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? _____
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No
If yes, explain: _____

11. Dimensions and levels of all buildings:

	Dimensions	Levels	Square footage
Building 1	<u>40' x 130'</u>	<u>1</u>	<u>5,484sf GROSS</u>
Building 2	_____	_____	_____
Building 3	_____	_____	_____

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

12.	Lot size	Depth	Width	Area
	<u>1.64 AC</u>	<u>242'</u>	<u>470'</u>	<u>1.64 AC</u>
	<i>Above to be included on survey</i>			

- 13 Parking: Dimensions of parking lot 60' x 260'
Parking lot construction Asphalt & Concrete
Type of screening: Fence _____ or Plantings X (see landscape plan)
Number of spaces needed per code 0 # of spaces for employees _____
Above to be included on site plan

Please provide the following information:

Total square footage of building, new and existing 5,484 s.f.

Total square footage of parking lot, new and existing 15,600 s.f.

14. Signs: Type: Free standing _____ Attached to building _____
Lighted _____ Single or double faced _____

Size _____ Location _____
Above to be included on sign plan

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

See Photometric Plan

16. Is there a need for outside storage? NO If yes, explain:

17. Is a Highway access permit needed from the state or County Highway Departments? No

If yes, please attach a copy of the secured permit.

What conditions has the State or County imposed upon your permit?

18. Is there a need for any special type of security fencing? No

If yes, what type?

19. What provisions are you making for fire protection? FIRE SPRINKLER AND FIRE ALARM SYSTEMS, DESIGN BY OTHERS. FDC TO BE PROVIDED.

What provisions are your making for a sprinkler system? 6" WATER CONNECTION WILL BE PROVIDED, SPRINKLER DESIGN BY OTHERS

Storage system? NOT INCLUDED, SPRINKLER SYSTEM WILL BE FED BY MUNICIPAL WATER SUPPLY

Hydrant stand pipes? N/A

Is there a fire lane shown on your site plan? No

Explain:

20. Surface water drainage facilities and impervious areas, describe and/or include on site plan.

21. Did Wisconsin State Department of Industry Labor and Human Relations approve building plans?

No If yes, explain:

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

Building construction	<u>9/1/26</u>
Paving	<u>10/1/26</u>
Landscaping	<u>10/1/26</u>
Occupancy	<u>1/1/27</u>

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

Joseph Mayer, P.E.

Name

6/10/2025

Date

Engineer of Record

Title or Position



Information on Flood Plain Occupancy:

Site is located in Zone X per FEMA Floodplain Map 55133C0088H. Based on this map our flood elevation is near 942.4'.

1. What is the flood plain elevation at the site? _____
2. Is the flood plain construction elevated or flood proofed? Elevated N/A Flood proofed _____
3. What is the elevation of the lowest floor of the structure? FFE = 947.50'
4. What is the elevation of the land fill surrounding the structure? N/A
5. Does the fill extend beyond the structure? N/A
How far beyond the structure? N/A feet
6. Is dry land access provided? N/A
7. If the structure is flood proofed, what flood proofing measures are used?
N/A
8. Certification of elevation or flood proofing must be provided by a licensed surveyor or registered Engineer.



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: S & L Properties Sussex LLC

Address: W249N6438 Highway 164, Sussex, WI 53089

Owner/Operator: Jeffrey Liegel

Standard Industrial Classification #: 7542

How many people do you employ? 15

What are your businesses hours of work? 6:00am-10:00pm Monday-Sunday

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

On-site maintenance staff

Time and Duration of Discharge: during business hours

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

Additional information can be provided for back up - approximately 16,500 GPD after reclaim

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

To be submitted under separate cover by tenant

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

To be submitted under separate cover by tenant

What are the constituents and characteristics of your wastewater?

To be submitted under separate cover by tenant

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

[Print Form](#)

[Clear Form](#)



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

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

Waukesha County Sheriff – Sussex Office

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

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

Business Emergency Contacts

Name and Phone #: James Liegel, 608-617-3012
Name and Phone #: Jeff Liegel, 608-742-2893
Name and Phone #: Chad Stevenson, 608-742-2893
Building Owner Name: S & L Properties Sussex LLC - Jeff Liegel
Building Owner Email: jeff@bleedblue.net

Building Owner Emergency Contacts

Name and Phone #: James Liegel, 608-617-3012
Name and Phone #: Jeff Liegel, 608-742-2893

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

06/10/2025

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

**RE: Tommy's of Sussex – Impact Statement
W249 N6438 Hwy 164
Sussex, WI**

Dear Mr. Gilbertson,

Kimley-Horn understands that the proposed Tommy's Carwash development at W249 N6438 Hwy 164 in Sussex, WI will require a conditional use permit. In association with the submittal documents provided to the Village, the applicant offers the following impact statement for Village consideration:

Impact Statement

- **Traffic** – A Traffic Study was prepared by TADI and submitted to the Village as part of the application. The traffic study analyzed how trips generated by this development, as well as the Culver's development adjacent to the project, would impact the surrounding roadway network. Improvements are recommended to limit the Hwy 164/Prospect intersection to ¾ access (no lefts out). Please see the Traffic Study for additional information on traffic mitigation.
- **Parking & Overflow parking** – Sufficient parking for the land use has been provided based on local zoning code as well as tenant demands. The application does not expect overflow parking will be warranted given the surplus provided on site. Please see the site plan provided as part of the Engineering Documents by Kimley-Horn.
- **Noise & Odor**– The project will follow local noise & odor ordinances to mitigate substantial impacts to neighboring properties, which are commercial in nature.
- **Safety & Crime** – Lighting will be provided in accordance with local ordinances to provide a safe environment. The building will be staffed during operating hours for the safety and convenience of its customers.
- **Hours of operation** – The proposed hours of operations are 6am-10pm, 7 days a week. The applicant understands that is consistent with the commercial land use and applicable ordinances.
- **Health and Sanitation** – The proposed development will include municipal water and sanitary services for the building. A utility plan has been provided as part of the Engineering Plans prepared by Kimley-Horn. Public Health and building codes will be implemented as required in both design and operations.

- **Property maintenance** – *The building will be staffed with multiple employees that will monitor the operation and property for maintenance concerns. A trash enclosure has been proposed at the northeast corner of the property for refuse. Please see the site plan as part of the Engineering Plans prepared by Kimley-Horn. An operation and maintenance plan will be implemented for all stormwater management infrastructure on site.*

If you have any questions or require any additional information, please contact me at (630) 487-5563.

Sincerely,



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

PRELIMINARY ENGINEERING PLANS

TOMMY'S CARWASH

W249N6438 HIGHWAY 164

SUSSEX, WI 53089



UTILITY AND GOVERNING AGENCY CONTACTS

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

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

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

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

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

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

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

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

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

PROJECT TEAM

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

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

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

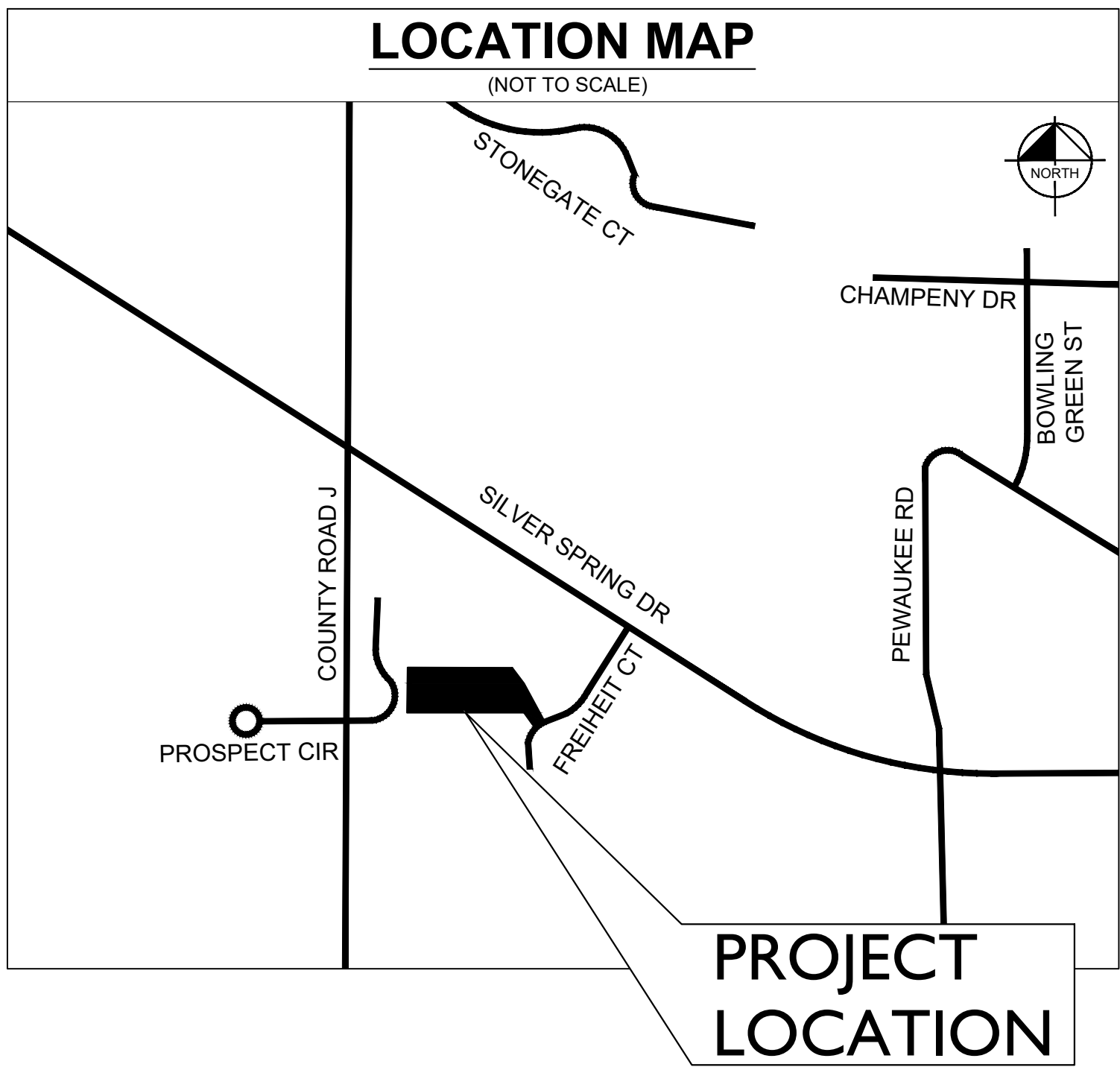
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD.
CHICAGO, IL 60604
TEL: (630) 487-5550
EMAIL: JOE.MAYER@KIMLEY-HORN.COM
CONTACT: JOE MAYER, P.E.

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

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

LOCATION MAP

(NOT TO SCALE)



BENCHMARKS

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

LEGAL DESCRIPTION

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

Sheet List Table

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

PROFESSIONAL ENGINEER'S CERTIFICATION

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

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

MY LICENSE EXPIRES ON 07/31/2026
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-728-9445
WWW.KIMLEY-HORN.COM

NOT FOR CONSTRUCTION



COVER SHEET

TOMMY'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

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

C0.0

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:

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 of 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. **Affects property by location, shown.**
17. 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. **Affects property by location, shown.**
18. 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.**
19. Easement to Wisconsin Gas and Electric Company, its successors and assigns, dated November 09, 1916, recorded/filed December 02, 1916 as Document Nos. 95508 and 95509. **Does not affect property by location, not shown.**
20. 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.**
21. 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.**
22. 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.**
23. Memorandum of Restrictive Covenant Agreement recorded March 17, 1997 in Reel 2402, Image 343 as Document No. 2197247. **Does not affect property by location, not shown.**
24. Temporary Limited Easement as set forth in Award of Damages by State of Wisconsin recorded September 13,

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

VICINITY MAP

MAIN ST.

FREHEIT CT.

PROSPECT DR.

PARCEL A AND B (UNDIVIDABLE FRACTIONAL OWNERSHIP)

CURVE TABLE

CURVE NO.	ARC	RADIUS	CH. BEARING	CH. BEARING (R)	CHORD	DELTA
C1	182.54'	11371.56'	N1°53'08"E	N1°03'46.5"E	182.54'	000.5511
C2	93.01'	95.00'	N67°20'10"E	N67°22'18.5"E	89.44'	056.0552
C3	65.14'	95.00'	N19°38'38"E	N19°38'36"E	63.87'	039.1712
C4	47.10'	120.00'	N11°14'36"W	N11°14'40"W	46.80'	022.2920
C5	34.56'	100.00'	S32°23'18"W	S32°23'22"W	34.39'	019.4804
C6	62.82'	60.00'	S37°22'45"W	S37°22'41.5"W	59.99'	059.5928
C7	94.87'	60.00'	S37°54'57"E	S37°55'01"E	85.30'	090.3555

GRAPHIC SCALE

0 20 40 80 160

3. According to the flood insurance rate map of the County of Waukesha, Community Panel No.55133C0088H, effective date of October 19, 2023, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 179,081 square feet or 4.1111 acres.
7. Surveyed Property is vacant - no buildings present.
9. No parking spaces on the surveyed property.
- 11(b). Private utility locate by: Evidence of underground utilities existing on or serving the surveyed property as determined by markings required by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20251117260, 20251117279, 20251117284, 20251117289 with a clear date of 03/24/2025. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

STATE HIGHWAY 164

PROSPECT DR.

SITE

25 14 15 16

CROSS ACCESS EASEMENT PER DOC. NO: 4165091 AND 4528934

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

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

The seal is circular with a red border. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The inner circle contains the text "JOHN P. KONOPACKI", "S-2461", "SUMMIT,", and "WI" in a stacked format.

CHAPUT
LAND & SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

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

DBAETED BY: KGD Drawing No. 6431.00

V0.0

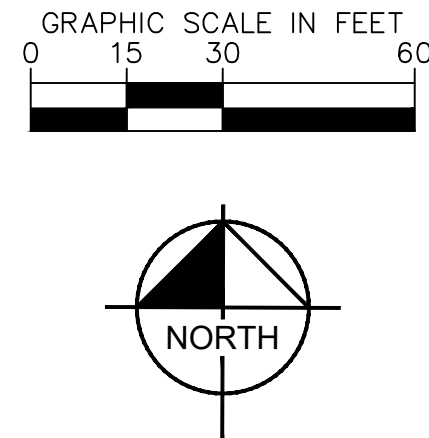
Drawing name: K:\CH\LDV\168974030_Culver's_Sussex_WI_2 Design\CAO\PlanSheets\Tommy's C1.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg C1.0 Jun 04, 2025 11:53am By: Anthony Graziano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and
improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DEMOLITION NOTES

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

CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

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



(800) 242-8511

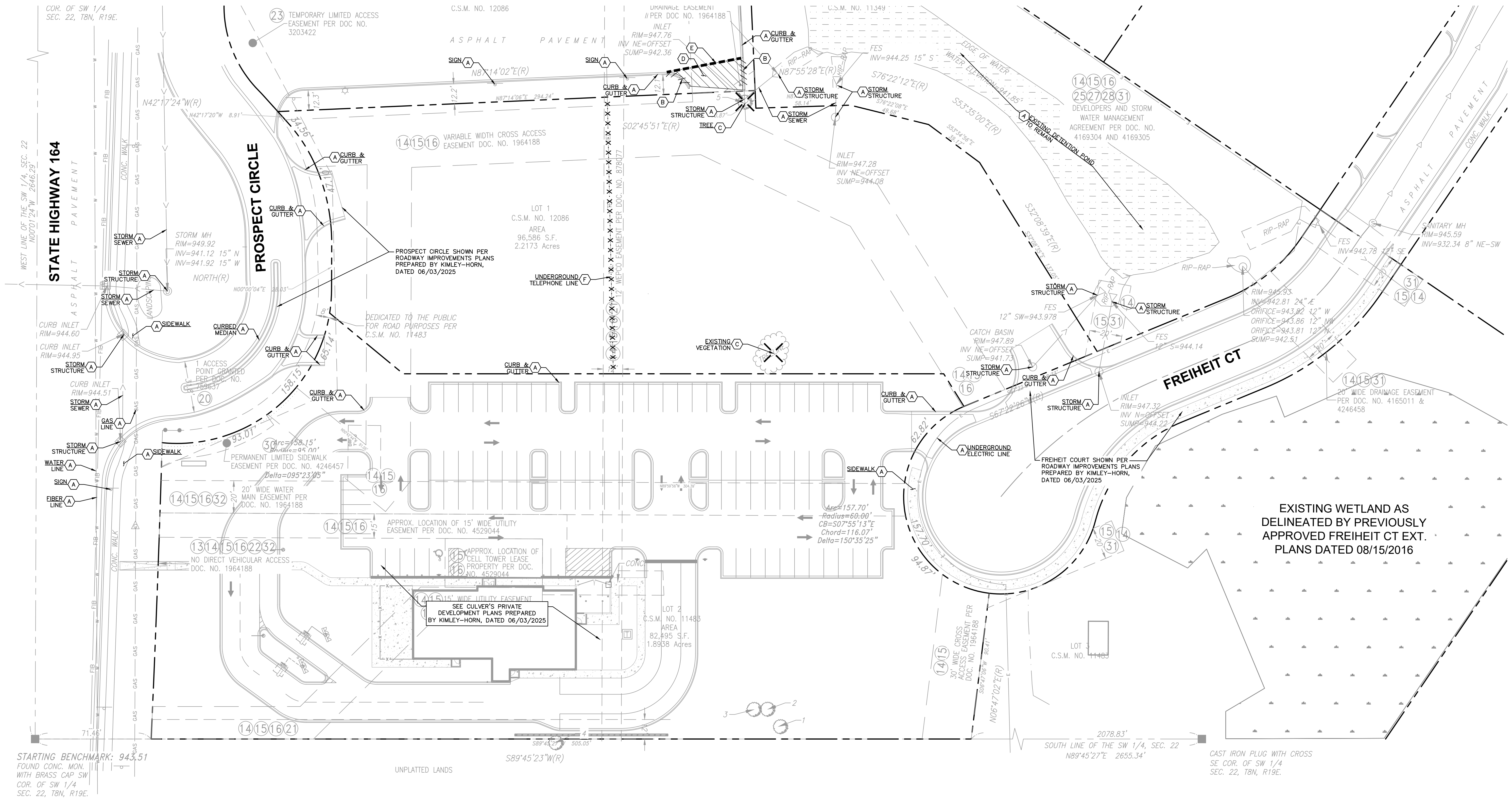
DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B) Curb Removal
(C) ITEM TO BE REMOVED
(D) Full-Depth Asphalt Pavement Removal
(E) Sawcut Line
(F) X X X Utility Removal

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

NOTES

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



Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1200
PHONE: 312-728-9445
WWW.KIMLEY-HORN.COM

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

NOT FOR CONSTRUCTION

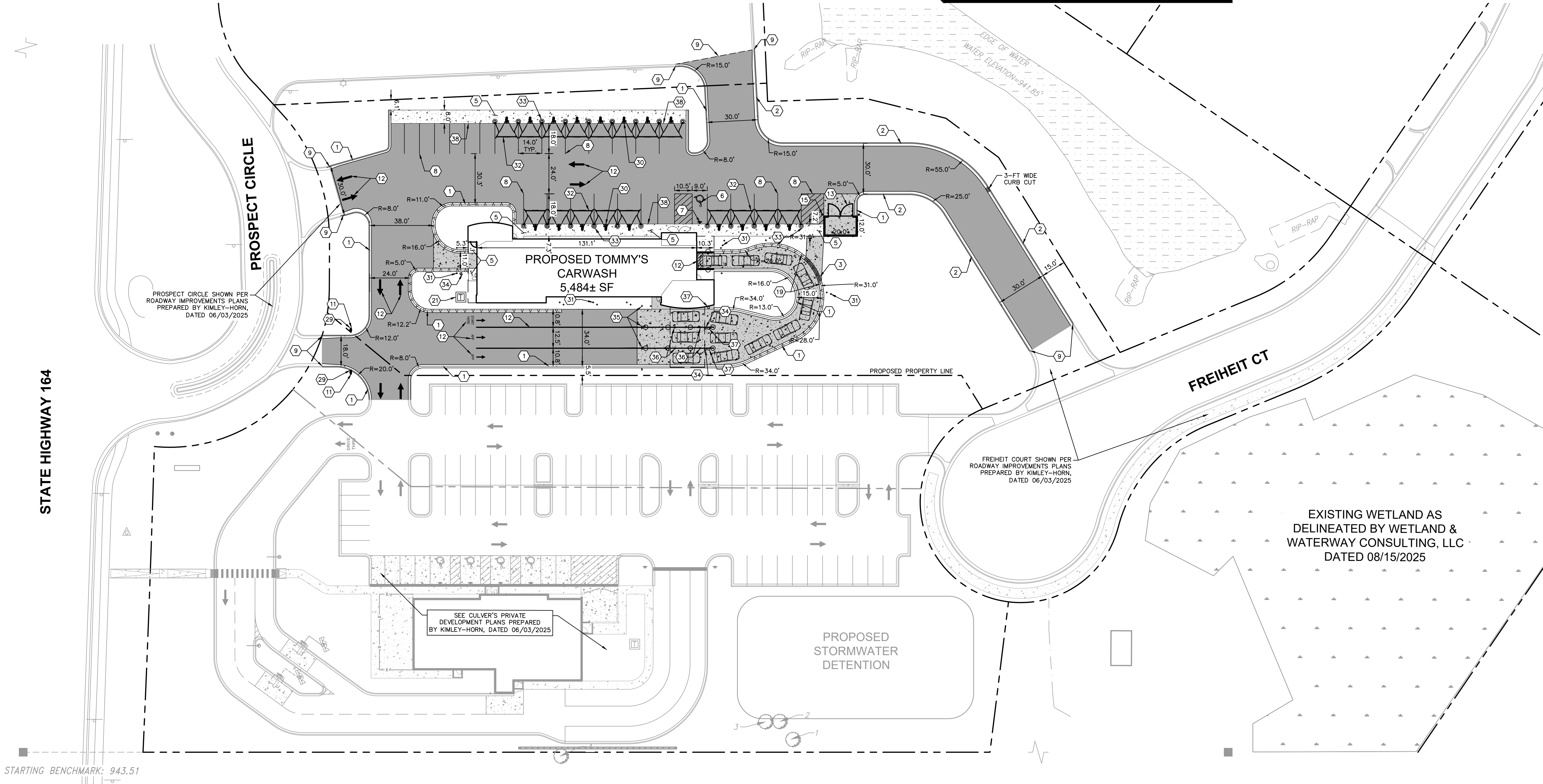


EXISTING CONDITIONS & DEMOLITION PLAN

TOMMY'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

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

Drawing name: K:\CH\DEV\168974030_Culver's_Sussex_WI2 Design\CA0\PlanSheets\Tommy's\Tommy's C2.0 - SITE PLAN.dwg C2.0 Jun 04, 2025 11:54am by: AnthonyGraziano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEY NOTES

- 6-INCH CONCRETE CURB & 12-INCH GUTTER, TYP.
- 6-INCH CONCRETE CURB & 24-INCH GUTTER, TYP.
- DEPRESSED CURB
- INTEGRAL CURB AND WALK (AROUND BUILDING) (NOT USED)
- CONCRETE SIDEWALK, TYP.
- ACCESSIBLE PAVEMENT MARKINGS, TYP.
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8)
- 4" WIDE PAINTED SOLID LINE, TYP.
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 24" WIDE STOP BAR, TYP. (NOT USED)
- "DO NOT ENTER" SIGN (SEE SIGNAGE PLANS FOR DETAILS)
- SITE DIRECTIONAL MARKINGS
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- MONUMENT SIGN (SEE SIGNAGE PLANS FOR DETAILS) (NOT USED)
- 6" BOLLARD, TYP. (NOT USED)
- VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS FOR DETAILS) (NOT USED)
- PROPOSED MENU BOARD (SEE SIGNAGE PLANS FOR DETAILS) (NOT USED)
- PROPOSED ORDER CONFIRMATION SYSTEM (NOT USED)
- 3-FT TRANSITION CURB, TYP.
- SITE RETAINING WALL PER MANUFACTURER SPECS. (NOT USED)
- TRANSFORMER PAD (FOR REFERENCE ONLY)
- LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS) (NOT USED)
- PROPOSED FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS) (NOT USED)
- 3-FT WIDE CURB CHANNEL WITH CONCRETE FLUME (NOT USED)
- ACCESSIBLE RAMP (NOT USED)
- ADA COMPLIANT HANDRAILS (NOT USED)
- 2' WIDE TACTILE WARNING STRIP (NOT USED)
- 5-FT WIDE PAINTED CROSSWALK (NOT USED)
- "YIELD" SIGN (SEE SIGNAGE PLANS FOR DETAILS)
- STAINLESS STEEL BOLLARD, TYP. (AT VACUUM STATIONS)
- U-SHAPED SNAP SIGN, TYP. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- VACUUM STANCHION CANOPY AND CANISTER, TYP. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- TOMMY PROVIDED RED BALL VACUUM HOSE HOLDER, TYP.
- SONITUBE WITH CONDUIT FOR RELAX/GO LIGHT (SEE ARCHITECTURAL PLANS FOR DETAILS)
- LICENSE PLATE READER (SEE ARCHITECTURAL PLANS FOR DETAILS)
- COLUMN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- GATE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- SIDEWALK FLUSH WITH PAVEMENT

PAVING AND CURB LEGEND

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

FEMA NOTE

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

TOMMY'S SITE DATA TABLE

PROPERTY INFORMATION

PIN: SUXV0231989008
ADDRESS: W249N6438 HIGHWAY 164, SUSSEX, WI 53089
EXISTING TOMMY'S LOT AREA: 2.22 ACRES
PROPOSED TOMMY'S LOT AREA: 1.64 ACRES

PARKING SUMMARY:

PARKING SPACES REQUIRED (VILLAGE STANDARD)* = 8 SPACES
PROPOSED STANDARD PARKING SPACES PROVIDED = 9 SPACES
PROPOSED ACCESSIBLE PARKING SPACES PROVIDED = 1 SPACES
PROPOSED VACUUM SPACES PROVIDED = 17 SPACES
PROPOSED TOTAL PARKING SPACES PROVIDED = 27 SPACES

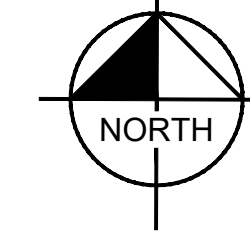
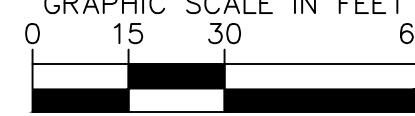
*1 SPACE PER 50 SF OF GENERAL FLOOR AREA + 1 SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH LARGEST NUMBER OF EMPLOYEES (0 SF OF COSTUMER AREA AND 8 EMPLOYEES ASSUMED FOR CALCULATION)

GENERAL NOTES

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



(800) 242-8511



Kimley»Horn

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

NOT FOR CONSTRUCTION



SITE PLAN

TOMMY'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

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

C2.0

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO CONDUCE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.

2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.

3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.

4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN, IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.

5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.

6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY

7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S1508N OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1 AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.

8. PRIOR TO FINAL ACCEPTANCE, HAIL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.

10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY

LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.

12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.

13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.

14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY..

15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.

16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC

CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.

17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.

18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.

20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:

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

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

EROSION CONTROL LEGEND

- TS

TEMPORARY SEEDING
(SEE EROSION CONTROL DETAILS)

CE

CONSTRUCTION ENTRANCE
(SEE EROSION CONTROL DETAILS)

SF

SILT FENCE
(SEE EROSION CONTROL DETAILS)

IP

INLET PROTECTION
(SEE EROSION CONTROL DETAILS)

CW

CONCRETE WASHOUT
(SEE EROSION CONTROL DETAILS)
(TO BE DETERMINED BY CONTRACTOR)

RR

RIP RAP
(SEE DETAILS)

LD

LIMITS OF DISTURBANCE

EXISTING CONTOURS

PROPOSED CONTOURS

SF

SILT FENCE
(SEE EROSION CONTROL DETAILS)

IP

INLET PROTECTION
(SEE EROSION CONTROL DETAILS)

CW

CONCRETE WASHOUT
(SEE EROSION CONTROL DETAILS)
(TO BE DETERMINED BY CONTRACTOR)

RR

RIP RAP
(SEE DETAILS)

LD

LIMITS OF DISTURBANCE

EXISTING CONTOURS

PROPOSED CONTOURS
- GRAPHIC SCALE IN FEET

0 15 30 60
-
-
- (800) 242-8511
- EROSION CONTROL SCHEDULE AND SEQUENCING
- I. ROUGH GRADING

CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING. AS NEEDED, TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.

II. UTILITY INSTALLATION

ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.

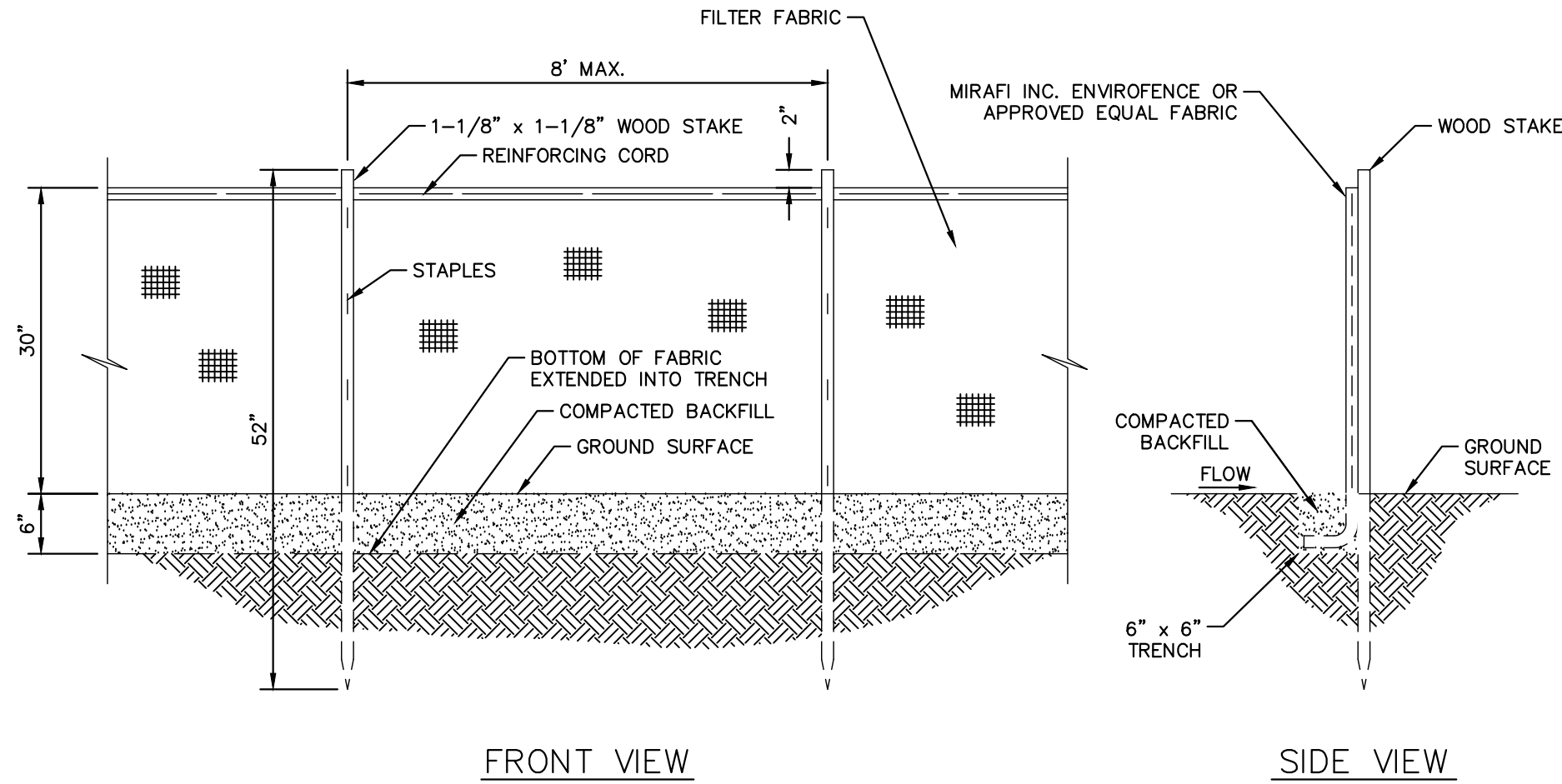
III. PAVING

ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.

IV. FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING

ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.
- NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.
-
- Kimley»Horn
- © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
PHONE: 312-728-9445
WWW.KIMLEY-HORN.COM
- SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM
- NOT FOR CONSTRUCTION
-
- EROSION CONTROL PLAN
- TOMMY'S
- W249N6424 HIGHWAY 164
SUSSEX, WI 53089
- ORIGINAL ISSUE:
04/30/2025
KHA PROJECT NO.
168974030
- SHEET NUMBER
- C3.0

Drawing name: K:\CHI_LDEV\168974030_Sussex_WI\2 Design\CA0\PlanSheets\Tommy's\Tommy's_C3.1 - Jun 04, 2025 11:54am By: AnthonyGraziano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

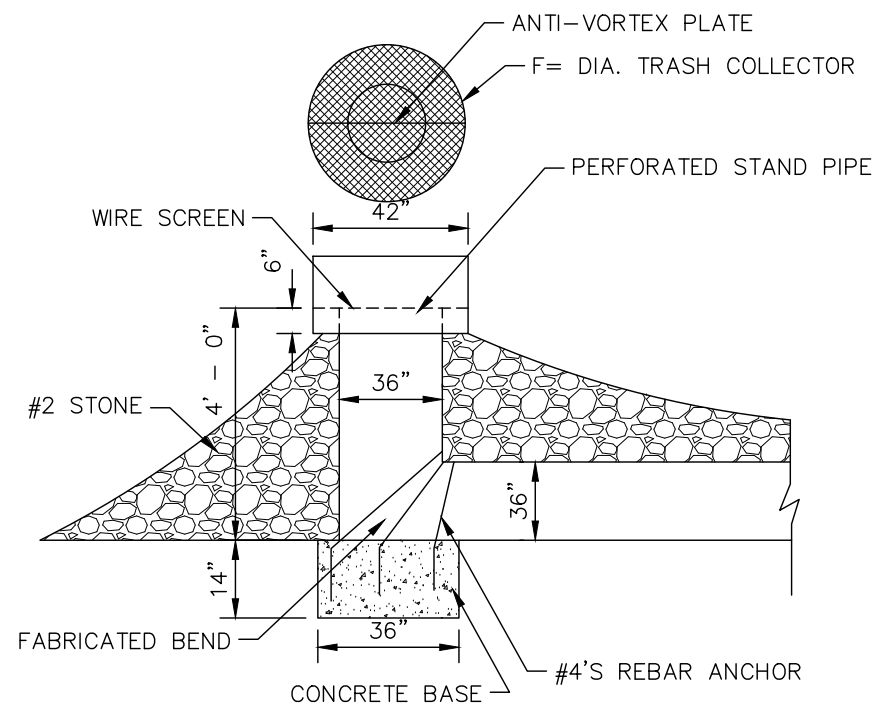


FRONT VIEW

SIDE VIEW

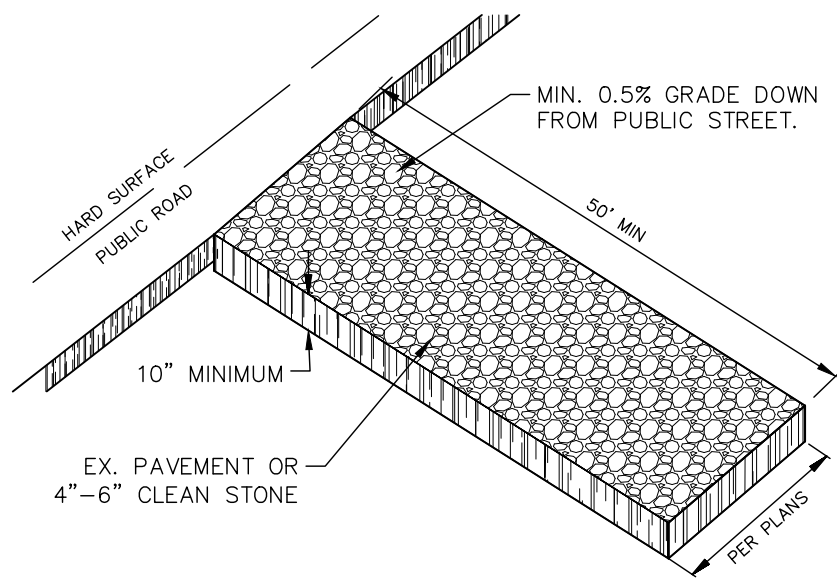
SEDIMENTATION/SILT FENCE

N.T.S.



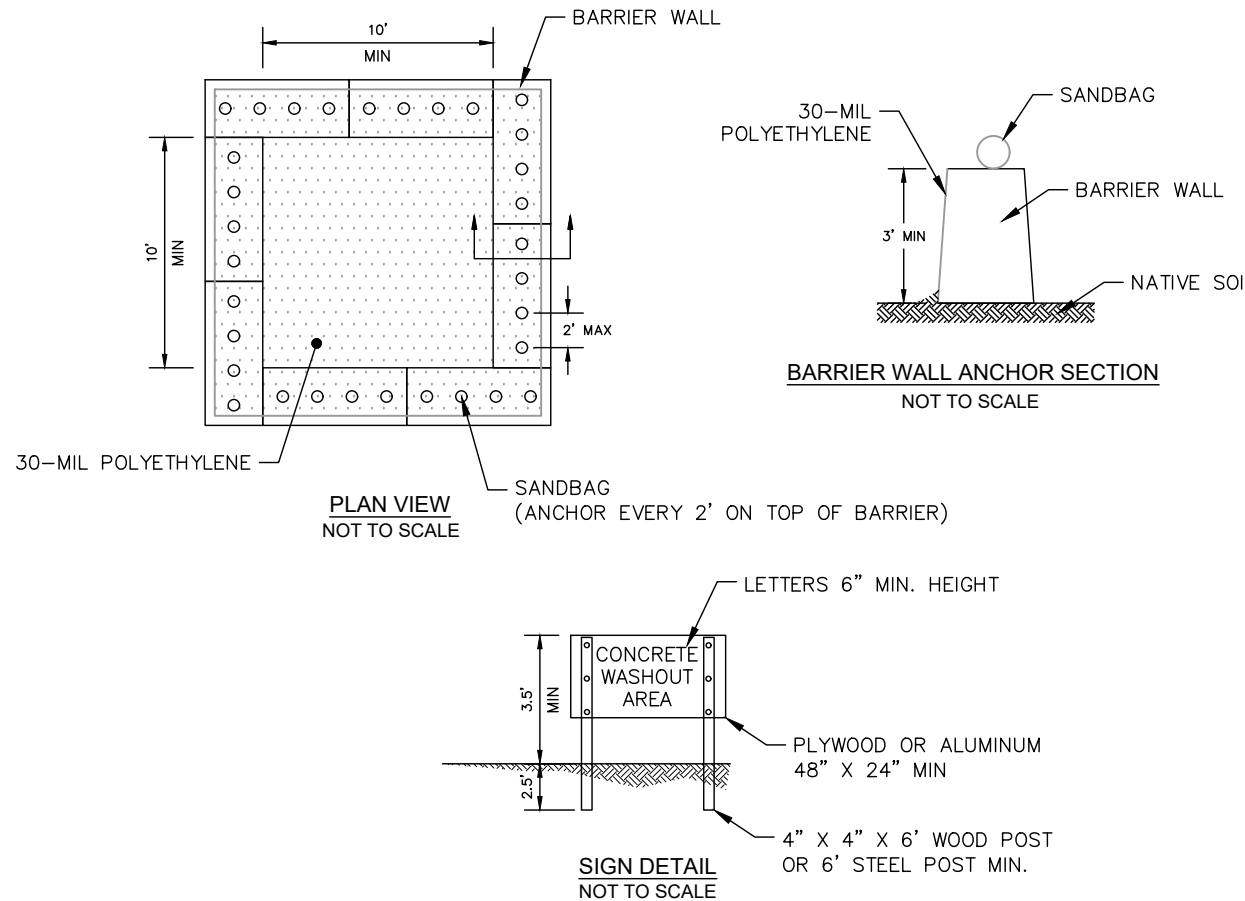
TEMPORARY STANDPIPE DETAIL

N.T.S.



CONSTRUCTION ENTRANCE

N.T.S.

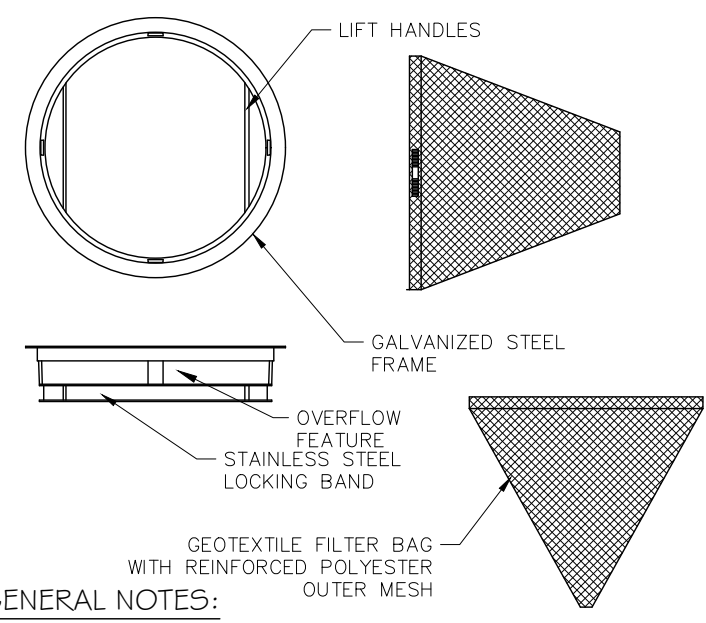


NOTES

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

CONCRETE WASHOUT

N.T.S.

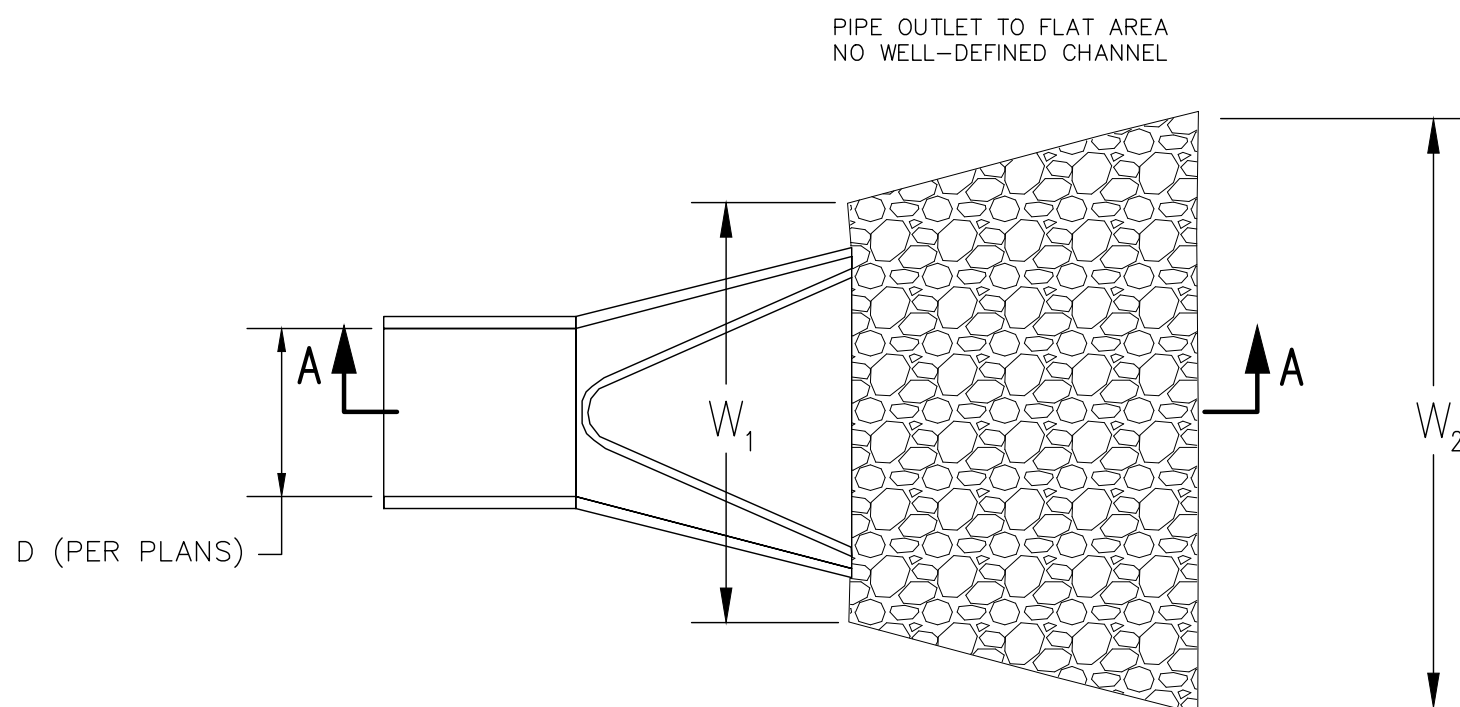


GENERAL NOTES:

- ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.
- NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS
- IDOT TYPE 1 ROUND INLET FILTER DEPICTED
- NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES
- ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 108.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION

N.T.S.



NOTES:

1. THE ROCK RIPRAP SHALL MEET IDOT REQUIREMENTS FOR GRADATION NO. RR-3 & RR-4, QUALITY DESIGNATION "A".
2. GEOTEXTILE (NON-WOVEN) MINIMUM CRITERIA:
 - 2.1. WEIGHT OF GEOTEXTILE (OZ./SQ.YD.) 6
 - 2.2. TENSILE STRENGTH (LB) ASTM D 4632 180
 - 2.3. ELONGATION AT FAILURE (%) ASTM D 4632 ≥ 50
 - 2.4. PUNCTURE (LB) ASTM D 4833 80
 - 2.5. ULTRAVIOLET LIGHT (% RESIDUAL TENSILE STRENGTH) ASTM D 4355 MIN 70
 - 2.6. APPARENT OPENING SIZE (AOS) ASTM D 4751 MAX 40 SIEVE
 - 2.7. PERMITTIVITY SEC-1 ASTM D 4491 MIN 0.70
3. ANY GEOTEXTILE SPLICES SHALL OVERLAP A MINIMUM OF 18 INCHES, WITH UPSTREAM OR UPSLOPE GEOTEXTILE OVERLAPPING THE ABUTTING DOWNSLOPE GEOTEXTILE.
4. APRON WIDTH W1 SHALL BE 3 TIMES THE CULVERT PIPE DIAMETER. APRON WIDTH W2 SHALL BE EQUAL TO L1 PLUS THE PIPE DIAMETER.
5. ROCK THICKNESS D SHALL BE AT LEAST 1.5 TIMES THE RIPRAP D100 SIZE.
6. APRON LENGTH L1 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 L _a (FT)	ROCK GRADATION (IDOT)	WIDTH OF APRON U/S FACE W ₁ (FT)	WIDTH OF APRON D/S FACE W ₂ (FT)	DEPTH OF RIPRAP d (IN)
12	12	RR-3	3.00	13.00	15
15	12	RR-3	3.75	13.25	15
18	16	RR-4	4.50	17.50	20
21	16	RR-4	5.25	17.75	20
24	20	RR-4	6.00	22.00	20
27	20	RR-4	6.75	22.50	20
30	22	RR-4	7.50	24.50	20
36	24	RR-5	9.00	27.00	28
42	24	RR-5	10.50	27.50	30
48	28	RR-6	12.00	32.00	32
54	28	RR-6	13.50	32.50	32
60	36	RR-6	15.00	41.00	32
72	44	RR-6	18.00	50.00	32

RIP RAP DETAIL OUTLET PROTECTION

N.T.S.

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

- A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE
- B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE
- C SPRING OATS 100 LBS/ACRE
- D WHEAT OR CEREAL RYE 150 LBS/ACRE
- E SOD
- F STRAW MULCH 2 TONS/ACRE
- * WATERING NEEDED DURING JUNE AND JULY
- ** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-728-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: AMG

DRAWN BY: AMG

CHECKED BY: JPM

NOT FOR CONSTRUCTION



EROSION CONTROL NOTES
& DETAILS

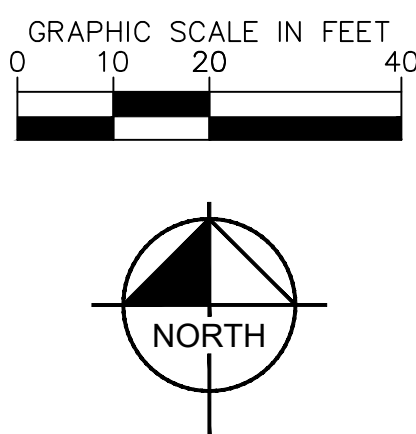
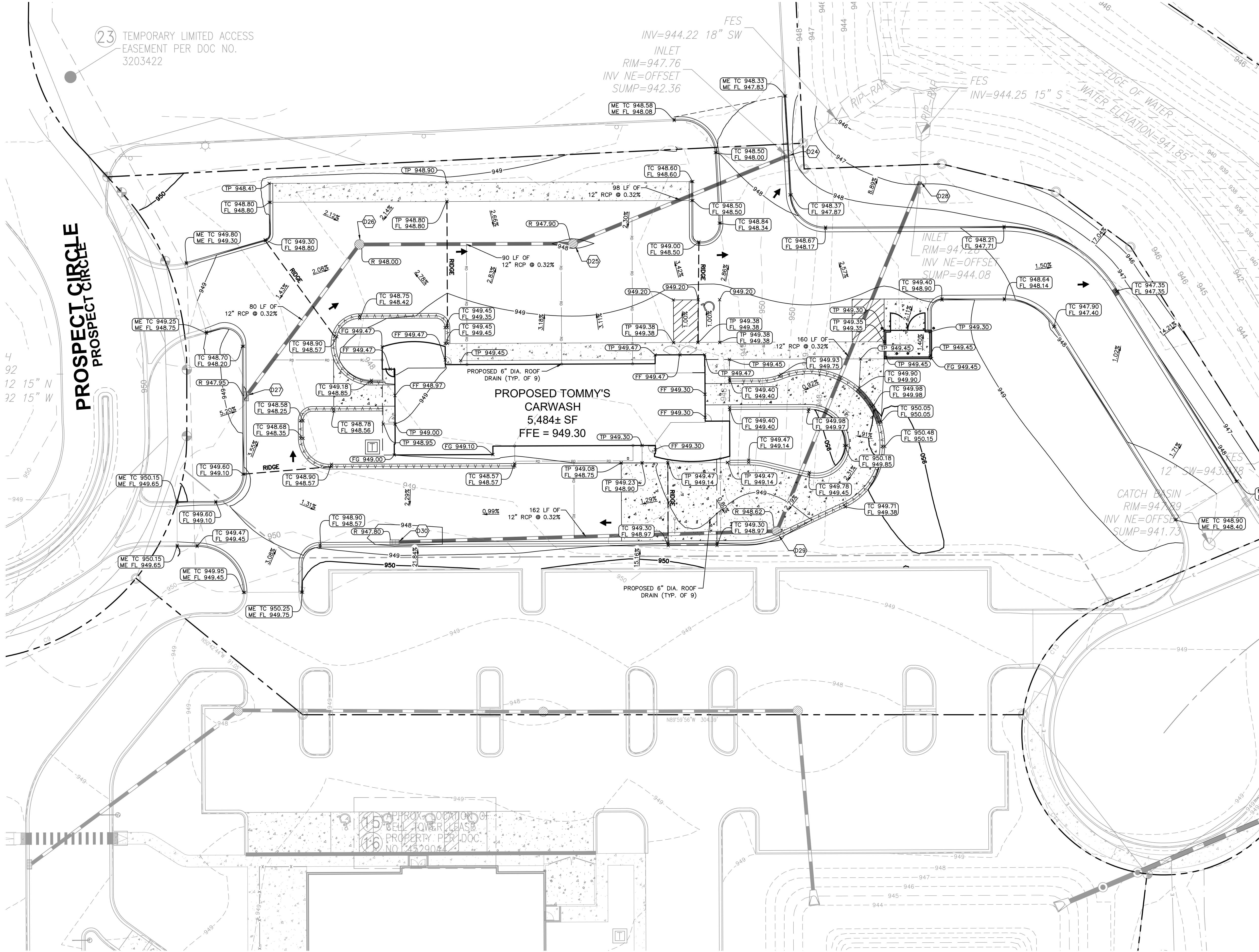
TOMMY'S
W249N6424 HIGHWAY 164
SUSSEX, WI 53089

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

SHEET NUMBER

C3.1

Drawing name: K:\CHILDEV\168974030_Culver's_Sussex_WI\2 Design\CAO\PlanSheets\Tommy's\Tommy's C4.0 - GRADING & DRAINAGE PLAN.dwg C4.0 Jun 04, 2025 11:54am by AnthonyCraziano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



(800) 242-8511

GRADING NOTES

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

GRADING LEGEND

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

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

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

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D24	CONNECT TO EXISTING STORM STRUCTURE RIM: 946.30 INV IN: 944.50 (W, 12") INV OUT: 944.50 (NE, 18")
D25	4' DIA. OPEN LID MANHOLE RIM: 947.90 INV IN: 944.81 (W, 12") INV OUT: 944.81 (E, 12")
D26	4' DIA. OPEN LID MANHOLE RIM: 948.00 INV IN: 945.10 (SW, 12") INV OUT: 945.10 (E, 12")
D27	4' DIA. STORM MANHOLE WITH CURB GRATE RIM: 947.95 INV OUT: 945.36 (NE, 12")
D28	CONNECT TO EXISTING STORM STRUCTURE RIM: 946.02 INV IN: 944.50 (S, 12") INV OUT: 944.50 (N, 15")
D29	4' DIA. OPEN LID MANHOLE IN CURB RIM: 948.62 INV IN: 945.01 (W, 12") INV OUT: 945.01 (N, 12")
D30	4' DIA. STORM MANHOLE WITH CURB GRATE RIM: 947.80 INV OUT: 945.53 (E, 12")

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1200
PHONE: 312-728-9445
WWW.KIMLEY-HORN.COM

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

NOT FOR CONSTRUCTION



GRADING & DRAINAGE PLAN

TOMMY'S

W249N6424 HIGHWAY 164
SUSSEX, WI 53089

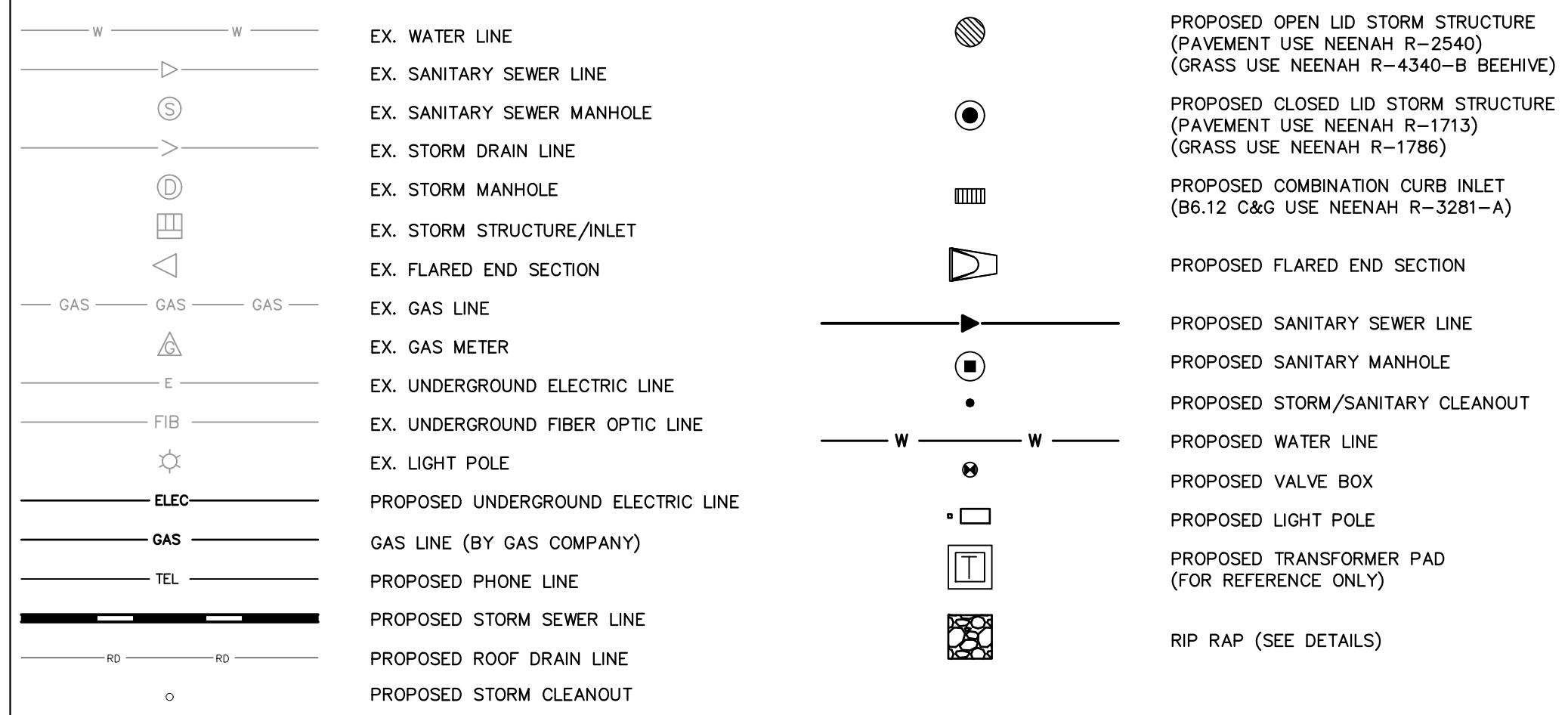
ORIGINAL ISSUE:
04/30/2025
KHA PROJECT NO.
168974030

SHEET NUMBER

C4.0

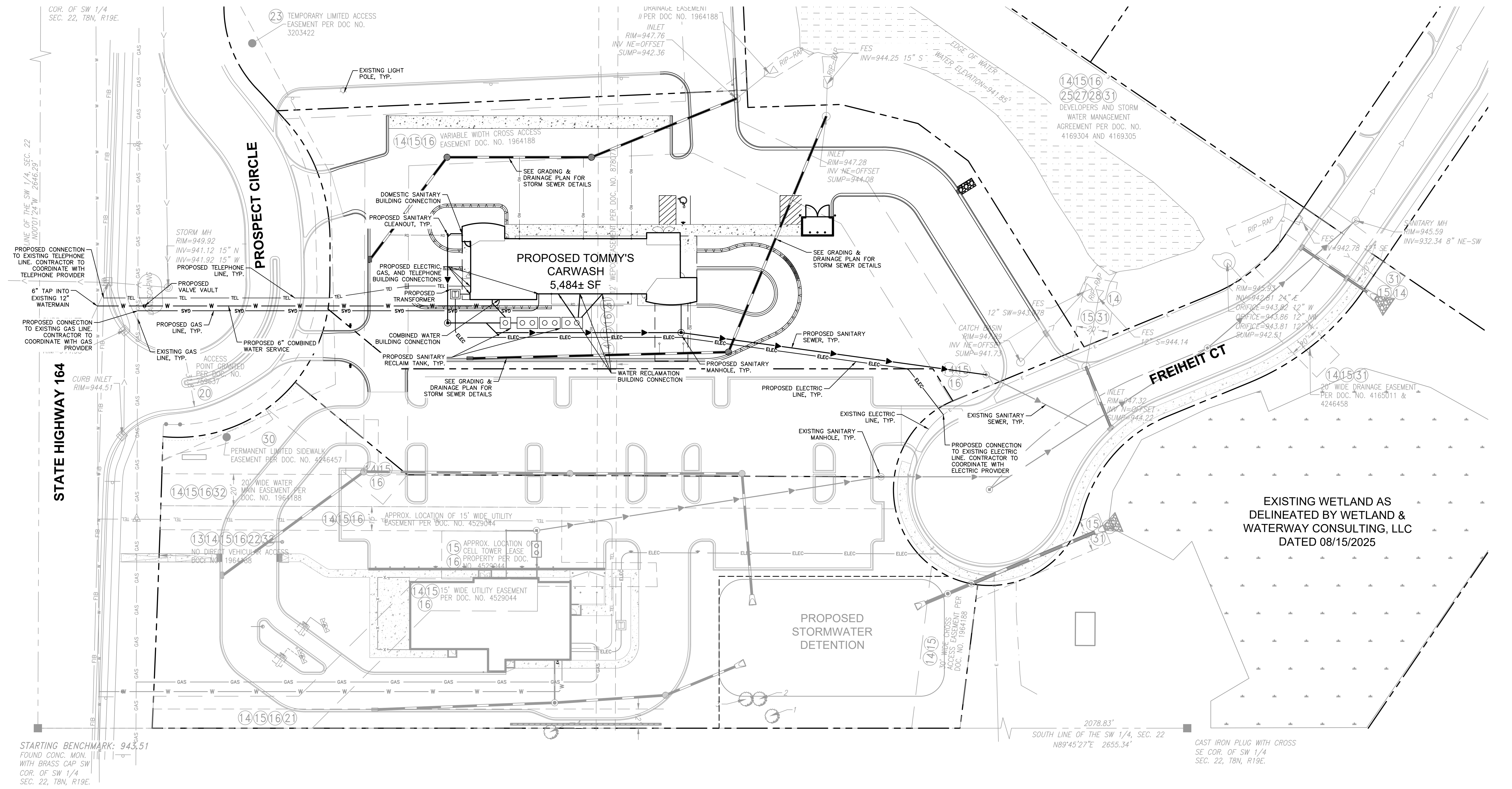
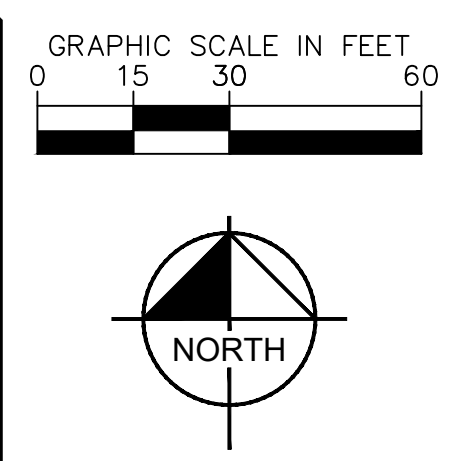
Drawing name: K:\CH\DEV\168974030_Sussex_WI2 Design\CA0\PlanSheets\Tommy's\C5.0 - UTILITY PLAN.dwg CS:0 Jun 04, 2025 11:54am by: Anthony/Goziano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

UTILITY LEGEND

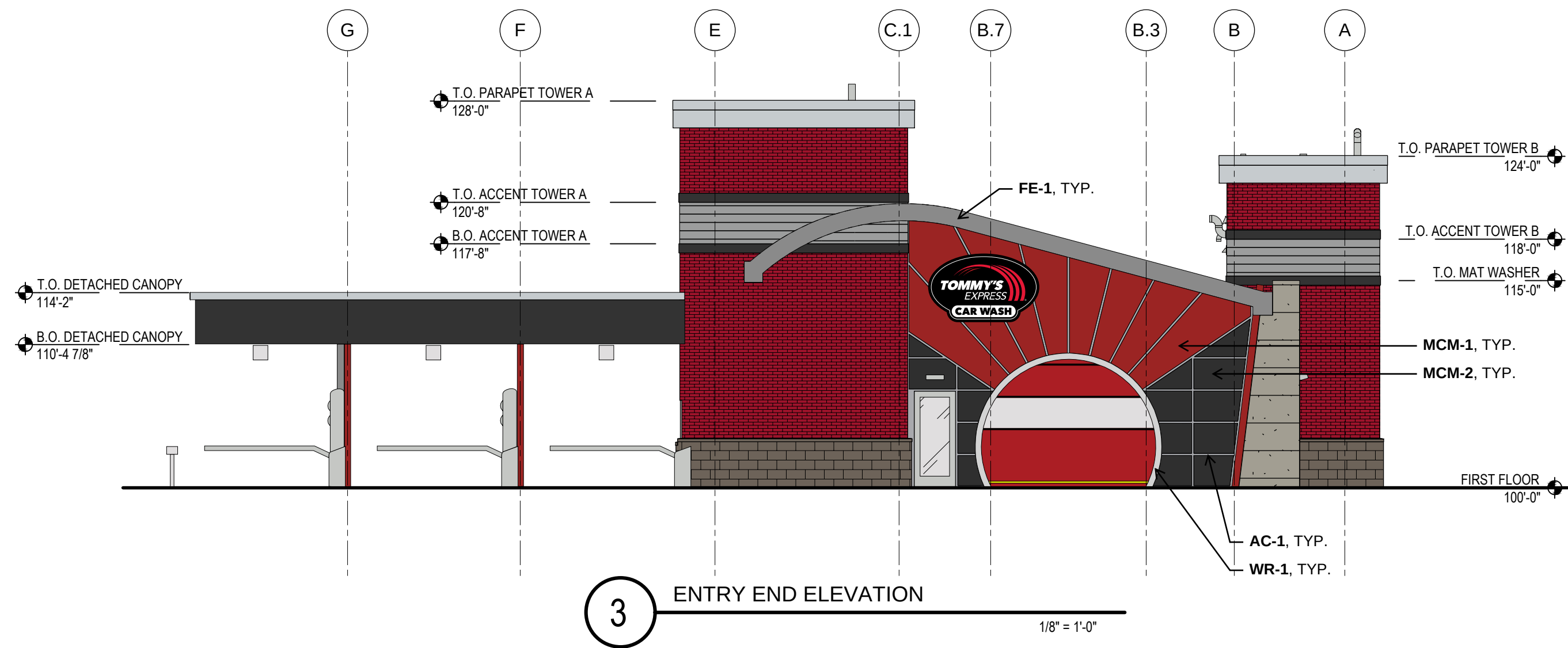
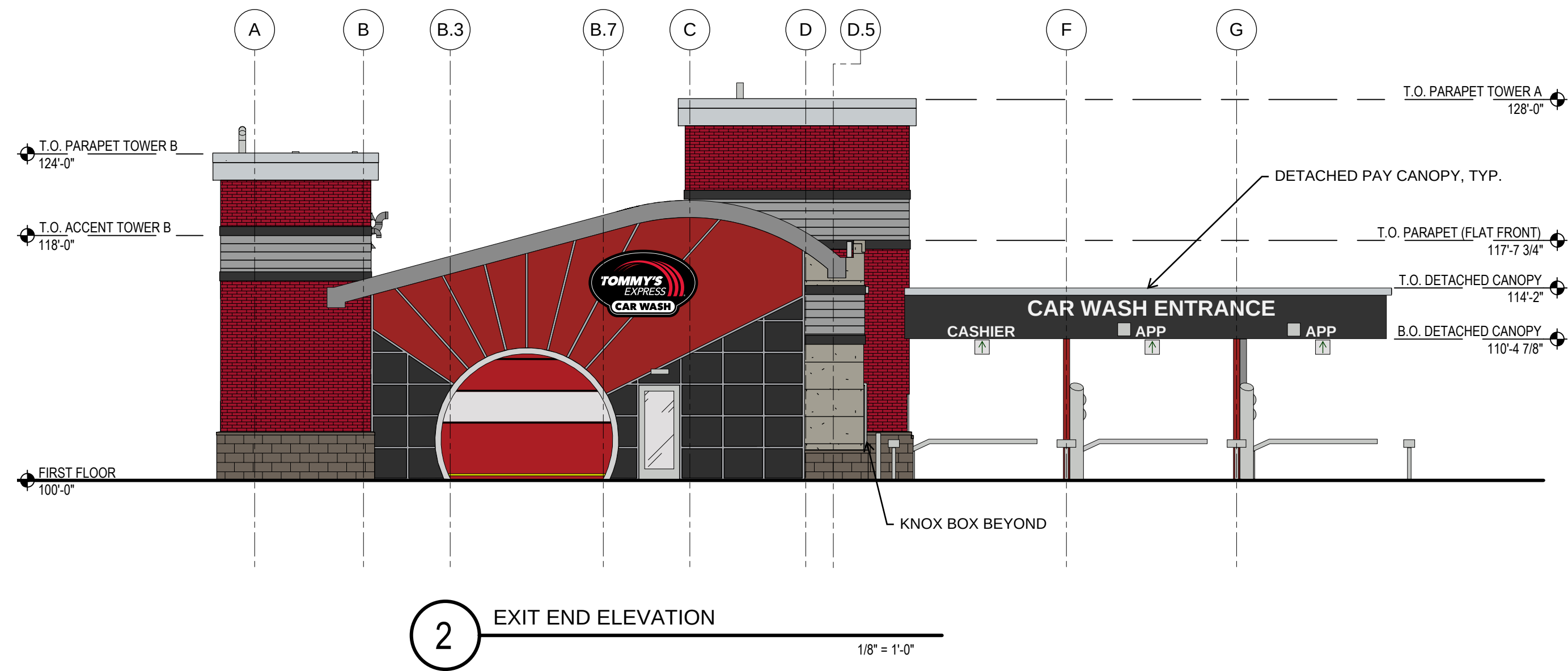
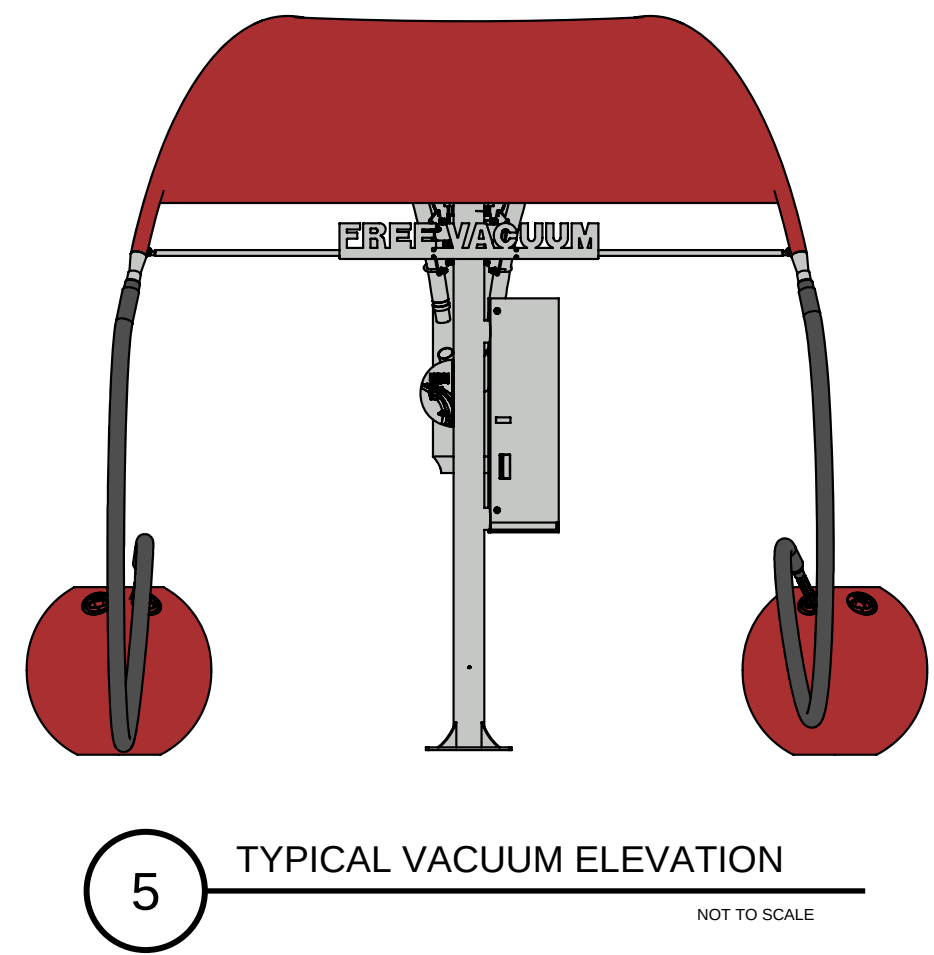
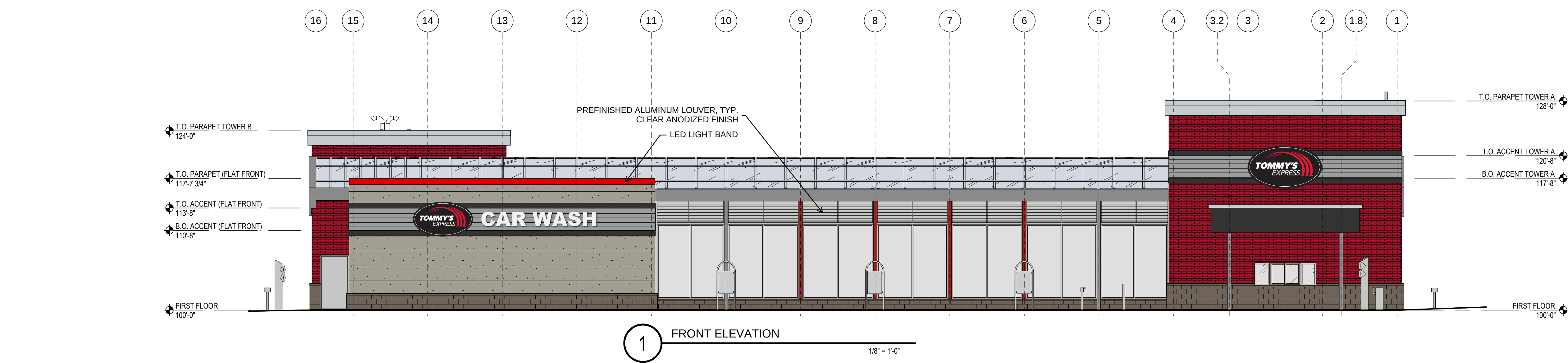


UTILITY NOTES

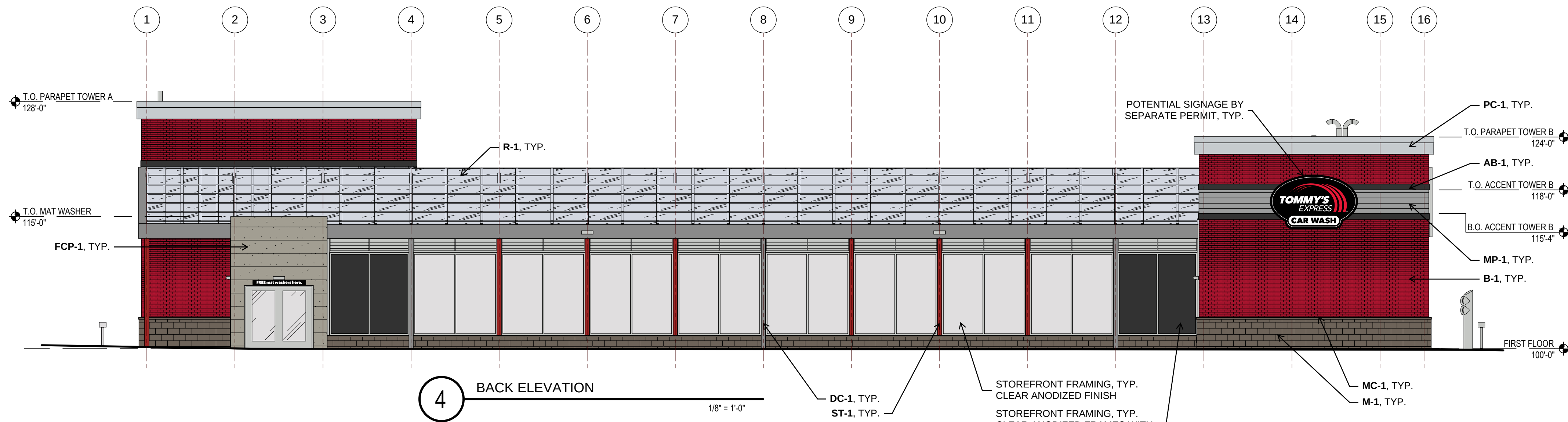
- ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
- CONTRACTOR SHALL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



Kimley»Horn		JPM	
© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 111 WEST JACKSON BOULEVARD, STE 1200 PHONE: 312-728-9445 WWW.KIMLEY-HORN.COM		6/3/25	
VILLAGE SUBMITTAL		DATE	
REVISIONS		BY	
No.		No.	
SCALE:		AS NOTED	
DESIGNED BY: AMG		DESIGNED BY: AMG	
DRAWN BY: AMG		DRAWN BY: AMG	
CHECKED BY: JPM		CHECKED BY: JPM	
NOT FOR CONSTRUCTION			
TOMMY'S EXPRESS CAR WASH			
UTILITY PLAN			
TOMMY'S			
W249N6424 HIGHWAY 164 SUSSEX, WI 53089			
ORIGINAL ISSUE:		04/30/2025	
KHA PROJECT NO.		168974030	
SHEET NUMBER		C5.0	



TAG	MATERIAL	MFR.	DESCRIPTION	MFR. COLOR
ST-1	STRUCTURAL STEEL	PROSPANT	5-STAGE POWDER COATED	RAL 3001
MP-1	PREFINISHED PROFILED MCM, TOWER BANDING	ATAS	BELVEDERE 7.2" RIB PANEL	SILVERSMITH
B-1	BRICK, MAIN TOWER FINISH	ELGIN BUTLER	GLAZED BRICK	CLASSIC RED #8800
M-1	CMU BLOCK	CONSUMERS	4" SPLIT FACE VENEER	ASH (MORTAR COLOR TO MATCH)
MC-1	PRECAST STONE		MASONRY CAP	TO MATCH M-1
FCP-1	FIBER CEMENT PANEL	NICHIHA	AWP1818 - ARCH. BLOCK, MODERN SERIES	GRAY
AB-1	PREFINISHED MCM, TOWER BANDING	ATAS	FLAT SHEET AND COIL	BLACK
PC-1	PREFINISHED MCM, TOWER FASCIA	ARCONIC	REYNOBOND COMPOSITE PANEL	BRIGHT SILVER METALLIC
MCM-1	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	RAL 3001
MCM-2	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	EBONY
AC-1	PREFINISHED MCM, END WALL REVEALS	TUBELITE	200 SERIES CURTAINWALL	CLEAR ANODIZED
DC-1	PREFINISHED MCM, DOWNSPOUT COVERS	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
WR-1	PREFINISHED MCM, GARAGE DOOR WRAPS	CITADEL	ENVELOPE 2000 SYSTEM	CLEAR SATIN ANODIZED
FE-1	PREFINISHED MCM, ROOF FASCIA	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	HEATSTOP HIGH IMPACT MULTI-SKIN	WZO11 - COOL BLUE WHITE



NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

REVISION SCHEDULE

VERSION DATE DESCRIPTION



TOMMY'S EXPRESS CAR WASH
EXTERIOR ELEVATIONS
P0000 CITY, STATE

A200
09/01/2022
1/8" = 1'-0"

CONFIDENTIAL WARNING: THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES, AND TRADE SECRETS OF TOMMY CAR WASH SYSTEMS. ANY UNAUTHORIZED USE OR PORTION THEREOF IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF TOMMY CAR WASH SYSTEMS. ALL RIGHTS RESERVED.

Drawing name: K:\CHLDEV\168974030_Culver's_Sussex_WI\2 Design\CA0\PlanSheets\Tommy's\Tommy's L1.0 - LANDSCAPE PLAN.dwg L1.0 Jul 29, 2025 1:12pm By: Anthony Graziano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE

SYMBOL CODE QTY

BOTANICAL / COMMON NAME

CONT

CAL / INSTALL SIZE

SYMBOL CODE QTY

BOTANICAL / COMMON NAME

CONT

SPACING

INSTALL SIZE

TREES

AS 7 ACER SACCHARUM / SUGAR MAPLE

QB 6 QUERCUS BICOLOR / SWAMP WHITE OAK

UM 7 ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM

UV 9 ULMUS AMERICANA 'VALLEY FORGE' / VALLEY FORGE AMERICAN ELM

TO 8 THUJA OCCIDENTALIS / AMERICAN ARBORVITAE

CE 4 CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK

PA 9 PICEA ABIES / NORWAY SPRUCE

PS2 24 PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS

SC 20 SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM

AGRECOL STORMWATER/BIOINFILTRATION SEED MIX* / *OR APPROVED EQUAL

WASHED/LOCALLY SOURCED 2"-3" STONE MULCH

TURF SOD

TURF SEED

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

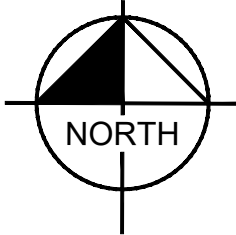
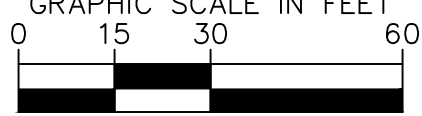
SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.

SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS.



(800) 242-8511



Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
PHILADELPHIA, PA 19107
PHONE: 312-728-9445
WWW.KIMLEY-HORN.COM

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

NOT FOR CONSTRUCTION



LANDSCAPE PLAN

TOMMY'S
W249N424 HIGHWAY 164
SUSSEX, WI 53089

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

L1.0

EXISTING WETLAND AS
DELINEATED BY WETLAND &
WATERWAY CONSULTING, LLC
DATED 08/15/2025

NTS



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



1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR FLAMING 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 FOR FLAMING SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LIMITS.

NTS

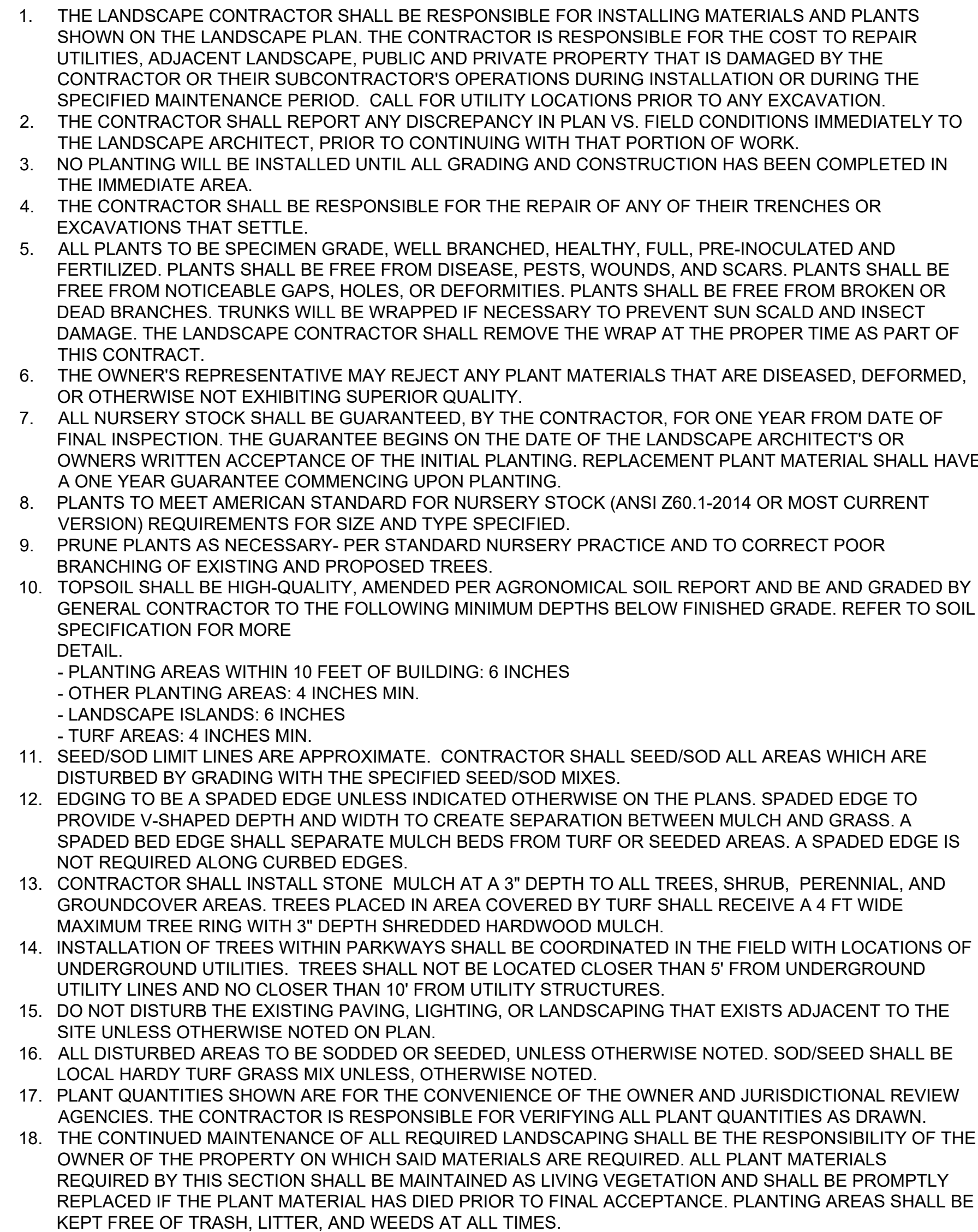


NTS

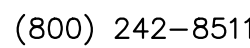

$$3'' = 1'-0''$$


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 PLANTS WITH GROWN CLASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS.
7. MULCH PLANT IN EXISTING MULCH, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LIMITS.

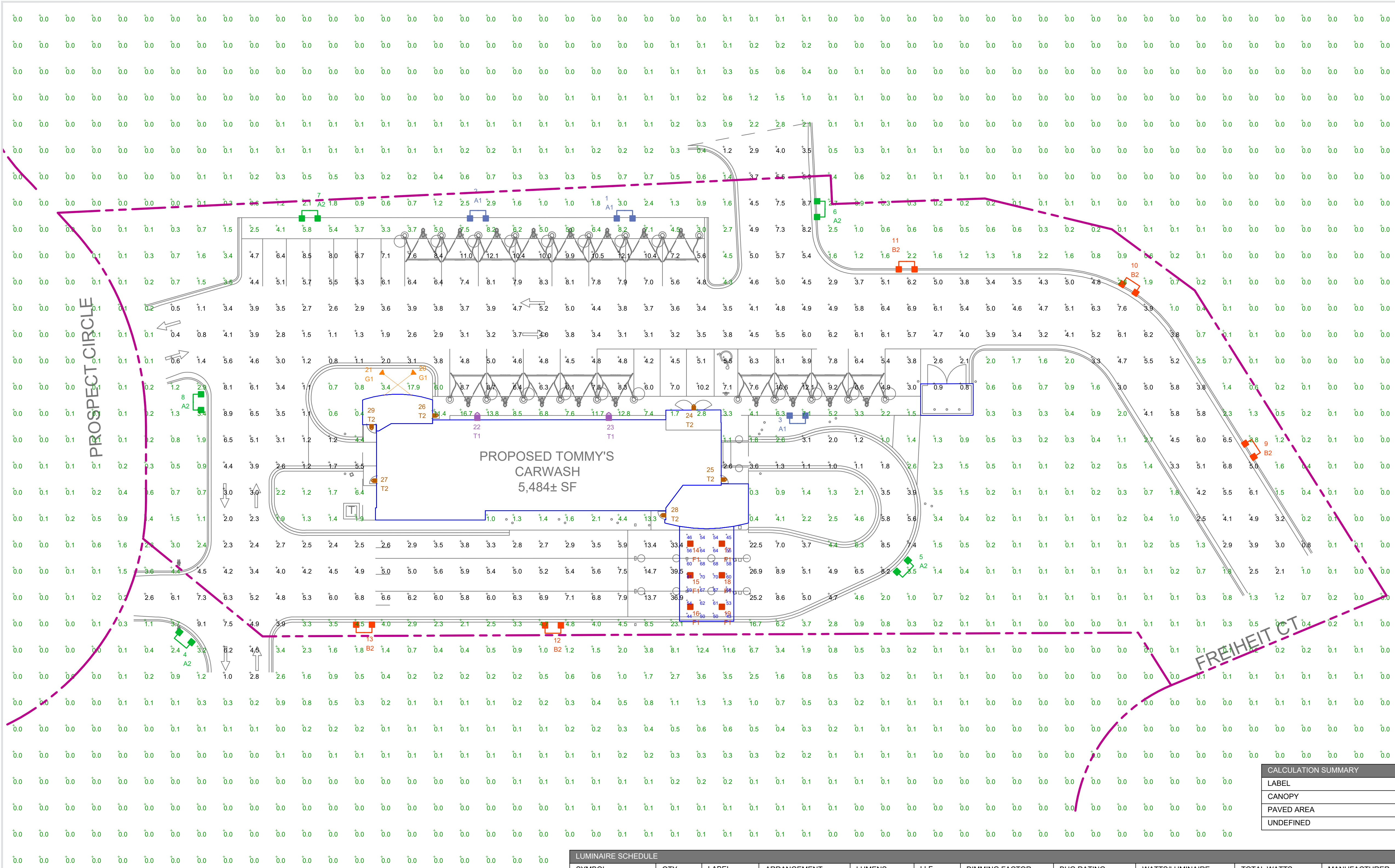
NTS



NTS



ORIGINAL ISSUE: 04/30/2025 KHA PROJECT NO. 168974030 SHEET NUMBER L2.0	LANDSCAPE NOTES AND DETAILS		NOT FOR CONSTRUCTION	SCALE: AS NOTED	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1000 N. LAKEVIEW AVENUE, SUITE 1000 CHICAGO, IL 60654 WWW.KIMLEY-HORN.COM	
				DESIGNED BY: HL		
				DRAWN BY: HL		
				CHECKED BY: JCC		



THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

NOTE:
- AREA LIGHTS ON NEW 17 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES
- FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE.

LUMINAIRE LOCATION SUMMARY			
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
29	T2	9	0

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)
	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

The Plan Commission may add additional conditions for the Petitioner to meet in the Conditional Use. The shaded areas (if any) reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

The Conditional Use Standards:

17.0502 APPLICATION. Applications for conditional use permits shall be made to the Village on forms furnished by the Village and shall include Sections A, E, F and G. and may include any or all of Sections B, C, and D. as determined by the Administrator:

A. Names and addresses of the applicant, owner of the site, or other appropriate entities or persons implementing the project as required by the Administrator.

B. Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located. For floodland conditional uses, such description shall also include information that is necessary for the Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human or animal life. This additional information may include plans, certified by a registered professional engineer or land survey or, showing elevations or contours of the ground; fill or storage elevations; first floor elevations of structures; size, location and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets, water supply, and sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream; soil types; and other pertinent information.

C. A topographic map, drawn to a scale of not less than 200' to 1" showing the land in question, its legal description and location; location and use of existing buildings; sanitary systems and private water supplies on such land; the high water elevation of any navigable water within 100' of the land in question; and the proposed location and use of any buildings, sanitary systems and wells on such land and within 100' of such land in question.

D. Additional information as may be required by the Plan Commission or Administrator. **{This may come out during the Public Hearing.}**

E. A fee, as may be established and periodically modified by resolution of the Village Board, shall accompany each application. Such fee shall be paid by cash, check or money order to the Village. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of conditions to be imposed shall be charged to the applicant.

F. Where necessary to comply with certain Wisconsin Statutes, an application will be submitted at the appropriate time to the Department of Natural Resources. The site plan and plan of operation information sheet and plan of operation approval form furnished by the Village shall be submitted prior to scheduling before the Plan Commission.

17.0503 REVIEW AND APPROVAL. The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

A. Upon receipt of the application, foregoing data and fees, the Plan Commission shall establish a date for a public hearing and shall public notice of the hearing once each week for two consecutive weeks in the official newspaper. Notice of the public hearing shall be given to the owners of all lands within 200' of any part of the land included in such conditional use by mail at least 10 days before such public hearing. A copy of the notice of public hearing along with pertinent information relative to the specific nature of the matter (copy of application and map) shall be transmitted without delay to the Plan Commission. Compliance with this subparagraph shall not be a condition precedent to proper legal notice and no hearing or action taken thereon shall be deemed invalid or illegal because of any failure to mail the notices provided for in this subparagraph.

B. The procedure for public hearing before the Plan Commission shall be as follows: 1. Any person may appear in person, by agent, or attorney. 2. The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence. 3. The Plan Commission shall take minutes of the proceedings and shall mark and preserve all exhibits. The Plan Commission shall, when requested by an applicant or a petitioner objecting to the action, cause the proceedings to be taken by a stenographer or by a recording device provided that the applicant or the petitioner objecting making the request pays any and all costs for the stenographer or recording device and any copies of the proceedings. If requested by both the applicant and the petitioner the costs shall be split evenly unless otherwise agreed to by the parties.

C. Within 95 days of the completion of the hearing conducted by the Plan Commission, the Plan Commission shall render its written determination stating the reasons therefore. If additional time is necessary beyond the 95 days referred to above, such time may be extended with the consent of the petitioner. Failure of the Plan Commission to render a decision as set forth shall constitute approval of the permit. The factual basis of any decision shall be solely the evidence presented at the hearing. The Village Clerk shall mail a copy of the determination to the applicant.

D. Conditions such as landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

E. Compliance with all other provisions of this ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses unless otherwise authorized to be modified by a conditional use. Variances shall only be granted as provided in Section 17.1200 of this ordinance.

F. Changes in use subsequent to the initial issuance of a conditional use permit shall result in a need to change the initial conditions and shall require an amendment to the conditional use permit. Enlargement of a conditional use shall not be considered an amendment. If any holder of a conditional use permit wishes to extend or alter the terms of such permit, the permit holder must apply for an amendment to the conditional use permit through the procedure of application for conditional use permits detailed herein. The process for amending a permit shall generally follow the procedures for granting a permit as set forth in Sections 17.0501, 17.0502 and 17.0503, and shall require the filing of an application and a hearing as provided above.

The Zoning District Standards Section 17.0418 B-3 Highway Business District

17.0417

B-2 REGIONAL BUSINESS DISTRICT

The B-2 Regional Business District is intended to provide for the orderly and appropriate development along the STH 164 Corridor, to provide services and retail for the community and surrounding region.

A. Permitted Uses

1. Accommodations and Food Service
 - (a) Hotels and motels
 - (b) Restaurants, snack stands. For a drive-through the Plan Commission must find that the vehicle stacking will not impact surrounding properties or any public roadway.
 - (c) Bars
 - (d) Food service contractors and caterers
2. Arts, Entertainment and Recreation Services
 - (a) Artists offices/studios
 - (b) Entertainment Facilities, such as arcades, bowling alleys, golf facilities, miniature golf facilities, pool and billiard halls, where the space of the use is under 30,000 square feet.
3. Educational, Health Services, and Social Services
 - (a) Fine arts and language schools and studios
 - (b) General medical services
 - (c) Business, secretarial, computer, training exam, cosmetology, barber and prep schools.
 - (d) Commercial day care centers provided that any outside play area is surrounded by a security fence; that no day care center is located within 300 feet of a gasoline service station, underground gasoline storage tanks, or any other storage of explosive material; that no day care center shall be located in an area where air pollution caused by smoke, dust, gases, or other particulate matter would endanger children; that no day care center shall be located in an area where noise would be so loud, shrill, or have an impulse to endanger children; that traffic be managed in a manner to minimize danger to children; and provided that adequate parking and circulation be provided on the day care facility site in accordance with the standards set forth in Section 17.0603(K)(6)(h)(3) of this Ordinance.
4. Finance, Insurance, Real Estate, and Leasing
 - (a) Financial service institutions, for a drive-through the Plan Commission must find that the vehicle stacking and noise from its operation will not impact surrounding properties.
 - (b) Financial investment, insurance offices, and similar financial products
 - (c) Real estate, appraisers, and developer offices
 - (d) Office equipment rental and leasing
 - (e) Rental Centers
5. General Services
 - (a) Barber, beauty, nail salons, spa treatment services
 - (b) Personal care and weight loss services
 - (c) Funeral home and funeral services
 - (d) Dry cleaning and laundry services (non-industrial)
 - (e) Travel and visitor services
6. Information Services
 - (a) Radio/TV/Cable network, stations, news syndicates excluding towers and dishes.

17.0400

17.0410 F. 2

17.0411 F. 2

17.0418 A.5.(k)

17.0417 A.2 and 17.0417 A.11

Page 32 of 84

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

- (b) Motion picture theaters excluding drive-in.
- 7. Retail Trade
 - (a) Furniture, flooring, and home furnishing stores
 - (b) Appliances, electronics, camera, office supply and copying stores
 - (c) Home improvement and hardware stores
 - (d) Grocery, supermarkets, convenience, and specialty food stores/markets
 - (e) Liquor/packaged beverage and tobacco stores
 - (f) Pharmacy/drug, beauty supplies, food supplement, and medical supply stores
 - (g) Clothing/shoes, jewelry, luggage/leather goods, formal wear/costume stores
 - (h) Entertainment stores such as books, music, sporting goods, hobby, and video tape/disc/game rental.
 - (i) Gift shops, florists, variety stores, antiques, used merchandise
 - (j) Pet and pet supply stores
 - (k) Art dealers/store
 - (l) Department stores, supercenters, warehouse clubs
 - (m) Vehicle parts sales, and vehicle maintenance if the use is less than 25% of the facility and is part of a larger retail operation.
- 8. Public Administration and Government Services
 - (a) Governmental and cultural uses such as fire and police stations, community centers, public works garages, government administration buildings, parks and playgrounds.
- 9. Transportation and Warehousing
 - (a) Courier, delivery, postal service businesses
- 10. Parking Lots
 - (a) Off street parking lots, excluding multi-level parking garages, are allowed without a primary structure if the Plan Commission finds that the parking lot is part of a larger commercial development where the master plan calls for a building to be placed on the site in the future, but the parking lot is necessary for the overall development and cross access and parking agreements are required by the Plan Commission.
- 11. Housing
 - (a) Single-Family residential detached homes only if the use is constructed prior to January 1, 2010.

B. Permitted Accessory Uses

- 1. Storage sheds for storage of ground maintenance equipment.
- 2. Off-street parking and loading areas. Multi-level parking garages shall be designed to minimize impact to adjacent properties and be designed to architecturally match the principal structure.
- 3. Satellite dish antennas located on the roof of the principal structure or in the rear yard. Where the satellite dish is roof-mounted, a registered engineer shall certify that the structure is adequate to support the load.

C. Conditional Uses

- 1. Conditional uses as allowed in Section 17.0500 Conditional Uses.
- 2. No Adult Oriented Establishment except as permitted in accordance with Conditional Uses Section 17.0508

D. Lot Area and Width

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

- less than 80 feet in width.
 2. Lot coverage by buildings, accessory structures, surface parking and loading areas, and driveways shall occupy no more than 75 percent of the lot area. Landscaped open space shall occupy not less than 25 percent of the lot area.
 3. The requirements of Section (D)(2) above may be met in the district by including area from outlots that serve stormwater or other directly related purposes for the subject parcel, are owned in part by the parcel, and are reasonably expected to remain in open space for perpetuity as determined by the Administrator. If multiple lots are served by one or more outlot(s) in no case shall the greenspace area of the outlot(s) be counted more than once. Each lot which by this subsection is entitled to satisfy the requirements of Section D(2), in part, by land located on an outlot is entitled to use no more than the percentage of the qualifying outlot land that is equal to the percentage of the subject lot compared to the total area of the lands served by the outlot.
- E. Building Height and Area
1. No principal building or parts of a principal building shall exceed 45 feet in height.
 2. Buildings larger than 100,000 square feet in area shall have a deed restriction placed against the lot in a form approved by the Village to ensure the building, if it becomes vacant for more than 5 years to be removed from the site and the site returned to a buildable state.
- F. Setback and Yards
1. There shall be a minimum setback of 40 ft. from the road right-of-way.
 2. There shall be a rear yard of not less than 25 ft.
 3. There shall be a sideyard on each side of the buildings of not less than 25 ft., except as follows.
 4. The Plan Commission may reduce setbacks with-in this district outside of a Planned Development Overlay District if it finds that in granting the reduced setbacks:
 - (a) The Site is masterplanned and provides an efficient use of land,
 - (b) The health, welfare, and safety of the public is not jeopardized by the setback reduction.
 - (c) The setback change will encourage pedestrian interaction between buildings.
 - (d) The reduced setback serves to implement the Design Standards of the Village.
 5. No building or structure shall be located closer than 15 ft. to an F-1 Floodway District, F-2 Floodplain Conservancy District, or a LCO Lowland Conservancy Overlay District boundary. Where shoreland regulations apply no building or structures shall be located closer than as allowed by Village shoreland regulations.
- G. Erosion Control
1. See Chapter 14 of the Municipal Code of the Village.
- H. Development Design Guidelines
1. The Village has established clear land use and design principals, as documented in the Village Development Design Guidelines, to guide future development planning decisions towards implementation of the

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 adhere 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 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 is 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.