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**AGENDA
PLAN COMMISSION
VILLAGE OF SUSSEX
6:30 PM TUESDAY, JANUARY 21, 2020
SUSSEX CIVIC CENTER– BOARD ROOM 2nd FLOOR
N64W23760 MAIN STREET**

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Sussex Plan Commission, 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. Notice of Village Board Quorum, (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.)

1. Roll call.
2. Consideration and possible action on the minutes of the Plan Commission meeting of December 17, 2019.
3. Consideration and possible action on Permitted Uses and Plans:
 - A. Consideration and possible action on a Plan of Operation and site plan for Ideal Human Chiropractic and Naturopathic (N64W24801 Main St. Ste. 119).
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
 - A. Introduction of an amendment to a Conditional Use and site plan for Sussex Bowl (N64W24576 Main Street) to add additional outdoor uses.
 - B. Introduction of a Conditional Use, Plan of Operation, site plan, architectural plan, lighting plan, landscape plan and sign plan for Kwik Trip at the corner of CTH K and Business Drive.
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items:
 - A. Consideration and possible action on Final Plat Addition No. 2 Sussex Preserve Subdivision located west of Maple Avenue and south of Clover.
6. Other items for future discussion.
7. Adjournment.

Greg Goetz
Chairperson

Jeremy J. Smith
Village Administrator

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

DISCLAIMER- THE FOLLOWING ARE DRAFT MINUTES FROM
THE PLAN COMMISSION AND ARE
SUBJECT TO CHANGE UPON APPROVAL OF THE PLAN COMMISSION
**VILLAGE OF SUSSEX
SUSSEX, WISCONSIN**

Minutes of the Plan Commission meeting held on December 17, 2019.

President Goetz called the meeting to order at 6:30 p.m.

Members present: Commissioners Roger Johnson, Deb Anderson, Amanda Schauer, David Ray, Annette Kremer, Trustee Scott Adkins and Village President Greg Goetz.

Members excused: None.

Others present: Attorney John Macy, Assistant Development Director Kasey Fluett, Deputy Clerk Linda Steinmetz and applicants.

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

Consideration and possible action on the minutes on the Plan Commission meeting of November 19, 2019.

A motion by Schauer, seconded by Anderson to approve the minutes of the Plan Commission meeting of November 19, 2019 as presented. Motion carried 7-0.

Consideration and possible action on a Plan of Operation and site plan for Shawn's Home Improvements condominium N60W22951 Silver Spring building 15 unit 29.

Shawn Hirtz, W278N5405 Hanover Hill Rd, Sussex, WI spoke on behalf of Shawn's Home Improvements. Mr. Hirtz is purchasing the condo and plans to run his business from the location. The company performs home repairs and maintenance, bathroom remodeling, light carpentry, drywall, plumbing and tile work. Products stored on site include lumber, tile, cement board, nails, screws, plumbing pipes and construction tools.

Mrs. Fluett reviewed the Plan Staff Memo (copy attached); stating this site is zoned M-1. The general construction service business is a permitted use in accordance with Section 17.0422 (A)(3)(c) in the M-1 Industrial District. The owner of Shawn's Home Improvement is purchasing a 1,500 square foot condominium unit for his equipment and product for his business. The petitioner must also follow the declarations and By-Laws established for this Condominium Association for items such as payment of bills and no outside storage.

A motion by Kremer, seconded by Johnson to approve the Plan of Operation and site plan for Shawn's Home Improvement condominium N60W22951 Silver Spring building 15 unit 29 a finding that the use and structures meet the principals of 17.1002(A-H), subject to payment of any water RCA fees, receiving final occupancy from the Building Inspector and the standard conditions of Exhibit A.

Motion carried 7-0.

Consideration and possible action on a Plan of Operation and site plan for Erie Construction (N56W24790 N. Corporate Circle Unit D).

Steve Styza, 1405 Rockridge Rd, Waukesha, WI spoke on behalf of Erie Construction. Site will be used for office and storage of vinyl windows, steel entry doors, vinyl patio doors, metal roofing and fiberglass roofing. No retail transactions will take place at the location.

Mrs. Fluett reviewed the Plan Staff Memo (copy attached); stating this site is zoned BP-1. The general construction trade service business is a permitted use in accordance with Section 17.0420 (A)(3)(f) in the

BP-1 Business Park District. Erie Construction specializes in windows, doors and roofing, all sales are in home sales this site will be used for office, storage of equipment and product. They will lease 2,000 square feet in the 38,900 square foot multi-tenant building. This site has 72 parking stalls with 23 allocated to other tenants, according to the code this user will need 10 stalls. No outside storage is permitted at this site.

A motion by Kremer, seconded by Anderson to approve the Plan of Operation and site plan for Erie Construction (N56W24790 N Corporate Circle Unit D); a finding that the use and structures meet the principals of 17.1002(A-H), subject to the standard conditions of Exhibit A. Motion carried 7-0.

Consideration and possible action on a legal non-conforming use, Plan of Operation and site plan, new owner of Chuck's Main Street Auto (N64W23876 Main Street).

Adam Nielsen, N72W23203 Braddock Place, Sussex WI spoke on behalf of Chuck's Auto. Mr. Nielsen, an employee for several years and has recently purchased the business. He intends to run the station, repairing vehicles and selling tires as in the past.

Mrs. Fluet reviewed the Plan Staff Memo (copy attached); stating the site is zoned B-4. The vehicle repair service station is operating as a legal non-conforming use. The owner of the station has sold the business to an employee. Adam Nielsen the new owner intends to continue to operate the station, repair vehicles and selling tires.

Comments from Plan Commission: Since parking is tight, applicant was informed that all employees must park in the private parking lot and not on the road. Mr. Nielsen stated this is currently being done.

Staff informed Mr. Nielsen that since this business is operating as a legal non-conforming use, there can be absolutely no change to the business without approval from the Plan Commission. Mr. Nielsen agreed to this condition.

A motion by Kremer, seconded by Johnson, to approve the legal non-conforming use, Plan of Operation and site plan for Chuck's Main Street Auto (N64W23876 Main Street); a finding that the use and structures meet the principals of 17.1002(A-H), subject to the standard conditions of Exhibit A.

Motion carried 7-0.

Consideration and possible action on extraterritorial review of a CSM for a property located in the Town of Lisbon at N80W23792 Plainview Road owned by Frank and Pamela Gross.

Frank Gross, N80W23792 Plainview Road, Sussex, WI addressed the Plan Commission. The applicant started this project in 2004, but due to various reasons it has been on hold since 2010. Mr. Gross wishes to finish the project by dividing his 12 acres into 4 lots.

Mrs. Fluet reviewed the Plan Staff Memo (copy attached); stating the property is in the Town of Lisbon and will stay in the Town of Lisbon. The landowner is dividing 12.18 acres into 4 lots. This CSM does not impact the stormwater or traffic of the Village. The CSM shows cross easements far back into the property that are not consistent with how the Village code would regulate such matters. This CSM needs to be reviewed by the Joint Planning Committee.

A motion by Goetz, seconded by Adkins to recommend to the Village Board acknowledgment of the CSM subject to the review by the Joint Planning Committee, review by the Village Engineer, standard conditions of CSM approval and Exhibit A.

Motion carried 7-0.

Consideration and possible action on a request for an accessory structure for HM Brandt W232N6575 Waukesha Avenue.

Austin Brandt N59W28135 Ainsworth, Sussex WI spoke on behalf of HM Brandt. Mr. Brandt stated the business built a storage structure on a retaining wall without pulling a permit as they did not know one was required. Once they were notified a permit was needed, he did apply for the building permit. Shed is for storage of salt bags and is temporary until another building can be built on site. Shed will be painted to match the other building once weather improves.

Mrs. Fluet reviewed the Plan Staff Memo (copy attached); stating the site is zoned B-4. HM Brandt received approval for a Conditional Use in April 2019. Since the approval the company has made many improvements to the site, painted the building, cleaned up the debris and still has about 10% of the screening fence to complete.

During a recent inspection of the site the Building Inspector noticed a structure being built without a permit. This structure is not an accessory building and therefore cannot be approved by the Building Inspector.

In accordance with Section 17.0212 B: The Plan Commission may permit more than one structure per lot in other districts where more than one structure is needed for the orderly development of the parcel. Where additional structures are permitted, the Plan Commission may impose additional yard requirements, landscaping requirements, or parking requirements, or require a minimum separation distance between principal structures.

Staff is not opposed to a second structure on the property, but such structure must follow the building code and as currently constructed may not do so.

Staff is requesting the Plan Commission give direction on how to proceed with this matter.

Comments by Plan Commission: Mr. Goetz stated his concern is that the structure meets our codes and is inspected by the building inspector. The Commission was in agreement to permit the addition of this structure, however the building inspector needs to receive detailed plans from Mr. Brandt for review and inspection. The Commission informed Mr. Brandt that any other additional structures must be approved by the Plan Commission prior to construction. Mr. Brandt indicated his understanding to the above conditions.

A motion by Goetz, seconded by Johnson to allow construction of the current additional structure for HM Brandt W232N6575 Waukesha Avenue; subject to the owner applying for a building permit and meeting all Wisconsin and Village building codes and standard conditions of Exhibit A. Motion carried 7-0.

Consideration and possible action on an Ordinance to create Section 17.0503 F of Chapter 17 related to Conditional Uses.

Earlier this year the Plan Commission recommended several changes to the Conditional Use Section of the code because of changes to the State Statutes on the procedures for granting Conditional Uses. Creating Section 17.0503 F is also a result of the changes to the procedures, adding this language will allow any Conditional Use granted prior to the changes and has thus become no longer allowed shall be allowed to continue as a CU subject to all conditions stated in the CU order.

Attorney Macy explained the ordinance change to the Plan Commission.

A motion by Goetz. Seconded by Kremer to recommend to the Village Board to approve the Ordinance to create Section 17.0503 F of Chapter 17 related to Conditional Uses. Motion carried 7-0.

Topics for Future Agendas: None

Adjournment

A motion by Goetz, seconded by Kremer to adjourn the meeting at 7:02 pm. Motion carried 7-0.

Respectfully Submitted,

Linda Steinmetz
Deputy Clerk



MEMORANDUM

TO: Plan Commission
FROM: Kasey Fluet, Assistant Development Director
RE: Plan Commission meeting of December 17, 2019
DATE: December 12, 2019

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

01. **Roll call.**
02. **Consideration and possible action on the minutes of the Plan Commission meeting of November 19, 2019.**
03. **Consideration and possible action on Permitted Uses and Site Plans:**
 - A. **Consideration and possible action on a Plan of Operation and site plan for Shawn's Home Improvement condominium N60W22951 Silver Spring building 15 unit 29.**

This site is zoned M-1. The general construction service business is a permitted use in accordance with Section 17.0422 (A)(3)(c) in the M-1 Industrial District. The owner of Shawn's Home Improvement is purchasing a 1,500 square foot condominium unit for his equipment and product for his business. The petitioner must also follow the declarations and By-Laws established for this Condominium Association for items such as payment of bills and no outside storage.

Policy Question:

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

Action Items:

1. Act on the plan of operation and plans.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Shawn's Home Improvement condominium N60W22951 Silver Spring building 15 unit 29 a finding that the use and structures meet the principals of 17.1002(A-H), subject to payment of any water RCA fees, receiving final occupancy from the Building Inspector and the standard conditions of Exhibit A.

B. Consideration and possible action on a Plan of Operation and site plan for Erie Construction (N56W24790 N. Corporate Circle Unit D).

This site is zoned BP-1. The general construction trade service business is a permitted use in accordance with Section 17.0420 (A)(3)(f) in the BP-1 Business Park District. Erie Construction specializes in windows, doors and roofing, all sales are in home sales this site

will be used for office, storage of equipment and product. They will lease 2,000 square feet in the 38,900 square foot multi-tenant building. This site has 72 parking stalls with 23 allocated to other tenants, according to the code this user will need 10 stalls. No outside storage is permitted at this site.

Policy Question:

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

Action Items:

1. Act on the plan of operation and plans.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Erie Construction (N56W24790 N Corporate Circle Unit D); a finding that the use and structures meet the principals of 17.1002(A-H), subject to the standard conditions of Exhibit A.

C. Consideration and possible action on a legal non-conforming use, Plan of Operation and site plan, new owner of Chuck's Main Street Auto (N64W23876 Main Street).

This site is zoned B-4. The vehicle repair service station is operating as a legal non-conforming use. The owner of the station has sold the business to an employee. Adam Nielsen the new owner intends to continue to operate the station, repair vehicles and selling tires.

In accordance with Section 17.0507:

- A. Legal nonconforming uses may be granted conditional use status upon petition of the owner where such use is determined to not be any of the following:
 1. Adverse to any of the following:
 - a) public health,
 - b) safety, or
 - c) welfare;
 2. In conflict of the spirit or intent of this chapter; or
 3. Otherwise detrimental to the community and particularly the surrounding neighborhood.

The new owner can continue to operate the business under this section of the code.

This property has a pole sign. In accordance with Section 17.0807 E. any modification to a pole sign is subject to being submitted to and receiving approval of the Plan Commission prior to the modification being made.

Policy Question:

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

Action Items:

1. Act on the plan of operation and plans.

Staff Recommendation: Staff recommends the Plan Commission approve the legal non-conforming use, Plan of Operation and site plan for Chuck's Main Street Auto (N64W23876 Main Street); a finding that the use and structures meet the principals of 17.1002(A-H), subject to the standard conditions of Exhibit A.

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

05. Consideration and possible action on CSM's, Plats, Zoning, and Planning Items:
A. Consideration and possible action on extraterritorial review of a CSM for a property located in the Town of Lisbon at N80W23792 Plainview Road owned by Frank and Pamela Gross.

This property is in the Town of Lisbon and will stay in the Town of Lisbon. The landowner is dividing 12.18 acres into 4 lots. This CSM does not impact the stormwater or traffic of the Village. The CSM shows cross easements far back into the property that are not consistent with how the Village code would regulate such matters. This CSM needs to be reviewed by the Joint Planning Committee.

Policy Question:

1. Are there concerns with the CSM?

Action Items:

1. Act on CSM.

Staff Recommendation: Staff recommends the Plan Commission recommend to the Village Board acknowledgment of the CSM subject to the review by the Joint Planning Committee, review by the Village Engineer, standard conditions of CSM approval and Exhibit A.

B. Consideration and possible action on a request for an accessory structure for HM Brandt W232N6575 Waukesha Avenue.

This site is zoned B-4. HM Brandt received approval for a Conditional Use in April 2019. Since the approval the company has made many improvements to the site, painted the building, cleaned up the debris and still has about 10% of the screening fence to complete.

After a recent inspection of the site the Building Inspector noticed a structure being built without a permit. In accordance with Section 17.0206

17.0206 BUILDING PERMIT REQUIRED

No structure shall hereafter be located, erected, moved, reconstructed, extended, enlarged, or structurally altered until after the owner or his agent has secured a building permit from the Building Inspector, unless otherwise exempted pursuant to Section 17.0206 of this Ordinance.

This structure is not an accessory building and therefore cannot be approved by the Building Inspector.

In accordance with Section 17.0212 B.

The Plan Commission may permit more than one structure per lot in other districts where more than one structure is needed for the orderly development of the parcel. Where additional structures are permitted, the Plan Commission may impose additional yard requirements, landscaping requirements, or parking requirements, or require a minimum separation distance between principal structures.

Staff is not opposed to a second structure on the property, but such structure must follow the building code and as currently constructed may not do so.

If the Plan Commission decides to grant an additional structure the owner will need to apply for a building permit and submit engineered plans for the construction of the building.

Staff is requesting the Plan Commission give direction on how to proceed with this matter.

Policy Question:

1. Should an additional structure be allowed on this lot?
2. If allowed, should additional requirements such as landscaping or setbacks be imposed?

Action Items:

1. Give direction.

Staff Recommendation: Staff recommends the Plan Commission give direction on the allowance of an additional structure for HM Brandt W232N6575 Waukesha Avenue; subject to the owner applying for a building permit and meeting all Wisconsin building codes and standard conditions of Exhibit A.

C. Consideration and possible action on an Ordinance to create Section 17.0503 F of Chapter 17 related to Conditional Uses.

Earlier this year the Plan Commission recommended several changes to the Conditional Use Section of the code because of changes to the State Statutes on the procedures for granting Conditional Uses. Creating Section 17.0503 F is also a result of the changes to the procedures, adding this language will allow any Conditional Use granted prior to the changes and has thus become no longer allowed shall be allowed to continue as a CU subject to all conditions stated in the CU order.

The Ordinance shows the underlined sentence to be added.

Policy Question:

1. Are there any concerns with the Ordinance?

Action Items:

1. Act on the Ordinance.

Staff Recommendation: Staff recommends the Plan Commission recommend to the Village Board to approve the Ordinance to create Section 17.0503 F of Chapter 17 related to Conditional Uses.

06. Other Items for future discussion.

07. Adjournment.

Exhibit “A”

Village of Sussex Plan Commission

Standard Conditions of Approval Plan of Operation and Site Plan

The Plan Commission for the Village of Sussex authorizes the Building Inspector to issue a building permit to the Petitioner and approves the general layout, architectural plans, ingress and egress, parking, loading and unloading, landscaping, open space utilization, site plan and plan of operation subject to the following conditions:

1. Presentation compliance. Subject to Petitioner operating the premises at all times in substantial conformity with the presentation made to the Village Plan Commission, as modified or further restricted by the comments or concerns of the Village Plan Commission.

2. Inspection compliance. Subject to the Petitioner submitting to and receiving the approval from the Village Administrator, written proof that the Village Building Inspector and Fire Chief have inspected the subject property and have found that the subject property is in substantial compliance with applicable federal, State, and local laws, statutes, codes, ordinances, policies, guidelines and best management practices, prior to this approval being effective.

3. Regulatory compliance. Subject to the Petitioner and Owner fully complying with all Village, County of Waukesha, State of Wisconsin and federal government codes, ordinances, statutes, rules, regulations and orders regarding the premises, including but not limited to compliance with Section 17.1000 of the Village of Sussex Zoning Code entitled “Site Plan Review and Architectural Control,” as determined by Village Staff.

4. Satisfaction of Engineer. Subject to the Developer satisfying all comments, conditions, and concerns of the Village Engineer regarding the Petitioner’s application prior to this approval being effective.

5. Required plans. Subject to the Developer submitting to and receiving written approval from the Village Administrator of all of the following plans as deemed necessary by the Village Administrator:

- A. Landscaping plan
- B. Parking plan
- C. Lighting plan
- D. Signage plan
- E. Traffic plan
- F. Grading plan

- G. Tree preservation plan
- H. Open space plan
- I. Water plan
- J. Surface and stormwater management plan
- K. Sewer plan
- L. Erosion control plan
- M. _____
- N. _____
- O. _____
- P. _____

6. Screening of All Dumpsters. Subject to the Petitioner and Owner screening all dumpsters as required by the ordinance to the satisfaction of the Village Administrator.

7. Payment and reimbursement of fees and expenses. Subject to the Petitioner and Owner paying all costs, assessments and charges due and owing to the Village of Sussex either by the Petitioner or imposed on the subject property, including, but not limited to, real estate taxes, personal property taxes, utility bills, special assessments, permit fees, license fees and professional fees which shall include all costs and expenses of any type that the Village incurs in connection with Petitioner's application, including the cost of professional services incurred by the Village (including engineering, legal and other consulting fees) for the review of and preparation of the conditions of approval, attendance at meetings or other related professional services for this application, as well as for any actions the Village is required to take to enforce any of the conditions of this approval due to a violation of these conditions by the Petitioner or the Owner, as authorized by law.

8. Condition if the Property is in the B-4 Central Business District. If the property is in the B-4 Central Business District, the Petitioner shall comply with the standards and conditions found within the Village of Sussex Downtown Design and Development Plan and other plans as may be approved from time to time by the Community Development Authority in its role as a Redevelopment Authority to guide development within the Village's Downtown.

9. Subject to acceptance. The Owner by requesting a permit either directly or through an agent, and accepting the same is acknowledging that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.

10. Any official named in this document can appoint a designee to perform his or her duties.



MEMORANDUM

TO: Plan Commission
FROM: Kasey Fluet, Assistant Development Director
RE: Plan Commission meeting of January 21, 2020
DATE: January 9, 2020

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

01. **Roll call.**
02. **Consideration and possible action on the minutes of the Plan Commission meeting of December 17, 2019.**
03. **Consideration and possible action on Permitted Uses and Site Plans:**

A. Consideration and possible action on a Plan of Operation and site plan for Ideal Human Chiropractic and Naturopathic (N64W24801 Main St. Ste. 119).

This site is zoned B-3. The general medical services is a permitted use in accordance with Section 17.0418 (A)(3)(d) in the B-3 Highway Business District. Ideal Human Chiropractic & Naturopathic will be owned and operated by Dr. Stephen Moreau and Dr. Lindsay Moreau, they will specialize in chiropractic and natural health. They will occupy 1,400 square feet of space in the multi-tenant building. Hours of operations will be Monday through Friday 9:00 a.m. to 7:00 p.m.

This site has 102 parking stalls, 51 stalls are allocated to other users this user requires five per code.

Any signage for this building must be reviewed by the Building Inspector.

Policy Question:

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

Action Items:

1. Act on the plan of operation and plans.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Ideal Human Chiropractic and Naturopathic (N64W24801 Main St. Ste. 119); a finding that the use and structures meet the principals of 17.1002(A-H), subject to the standard conditions of Exhibit A.

04. **Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:**

A. Introduction of an amendment of a Conditional Use and site plan for Sussex Bowl (N64W24576 Main Street) to add additional outdoor uses.

This site is zoned B-1. The bowling recreational center with outdoor volley ball courts is requesting to amend their conditional use and site plan to include an outdoor bar and bags tournament area. This site has 150 parking stalls with the required 4 stalls designated for handicap parking.

The area for the bags tournament will be located on the grass adjacent to the fenced volley ball courts, this area will be designated by a rope fence around the perimeter. Within this area the owner is intending to have alcohol usage within this area.

The outdoor bar will be located adjacent to the volley ball and bags area. The owner will build a replacement shed, which they may serve alcohol out of.

Amendments to the existing outdoor establishment permit and liquor license will require approval by the Finance Committee and Village Board.

The Petitioner will need to prove the following standards/condition during the Public Hearing process. 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 surveyor, 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 17.0416 B-1 Neighborhood Business District

17.0416 B-1 NEIGHBORHOOD BUSINESS DISTRICT

The B-1 Business District is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance, and operation of which are compatible with the character of the surrounding area.

A. Permitted Uses

1. Accommodations and Food Service
 - (a) Bed and breakfast establishments
 - (b) Restaurants, snack stands, and mobile food services. For a drive-through the Plan Commission must find that the vehicle stacking and noise from its operation will not impact surrounding properties or any public roadway.
 - (c) Food service contractors and caterers
2. Arts, Entertainment, and Recreation Services
 - (a) Promoter, agent, artists offices/studio
3. Educational, Health Services, and Social Services
 - (a) Fine arts and language schools and studios
 - (b) Automobile driving school
 - (c) General medical services
 - (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, excluding drive through
 - (b) Financial investment, insurance offices, and similar financial products
 - (c) Real estate, appraisers, developer offices, and offices of lessors for residential and non-residential properties, excluding lessors of mini-warehouses/self-storage
 - (d) Office equipment rental and leasing
5. General Services
 - (a) Repair and maintenance of consumer electronics, home and garden equipment, appliance, furniture/reupholsters, footwear and leather goods
 - (b) Barber, beauty, nail salons, spa treatment services
 - (c) Personal care and weight loss services
 - (d) Funeral home and funeral services
 - (e) General business offices
6. Information Services
 - (a) Motion picture and video production

7. Professional, Technical, Scientific, and Administrative Services
 - (a) Legal, notaries, and title services
 - (b) Accountants, tax preparation, payroll, and other accounting services
 - (c) Architects, landscape architects, engineering, surveying services
 - (d) Interior, industrial, graphic, and fashion design services
 - (e) Consulting/professional services, advertising, management, HR, marketing, IT.
 - (f) Research and development facilities excluding industrial types
 - (g) Translation and interpretation services
 - (h) Employment placement and provider services
 - (i) Private investigators, locksmiths, security, and armored car services
 - (j) Janitorial services
8. Retail Trade
 - (a) Furniture, flooring, and home furnishing stores
 - (b) Appliances, electronics, camera, office supply and copying stores
 - (c) Home improvement and hardware stores
 - (d) Grocery, 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
9. Manufacturing/Assembly
 - (a) Processing and Assembling of Final Products provided that the limited industrial process does not exceed 2,000 square feet and the processing and assembling of final products shall be conducted entirely within an enclosed structure, and there shall be no outside storage of product or materials.
10. Public Administration and Government Services
 - (a) Governmental and cultural uses such as fire and police stations, community centers, public works garages, government administration buildings, parks and playgrounds.
11. Transportation and Warehousing
 - (a) U.S. postal service
 - (b) Courier, delivery, postal service businesses
- B. Permitted Accessory Uses
 1. Garages for storage of vehicles used in conjunction with the operation of business.
 2. Off-street parking and loading areas. Multi-level parking garages shall be designed to minimize impact to adjacent properties and be designed to architecturally match the principal structure.
 3. Residential quarters for the owner or proprietor, located in the same building as the business.

4. Efficiency and one-bedroom residential apartments on a non ground level provided there shall be a minimum floor area of 350 square feet for an efficiency apartment and 420 square feet for a one-bedroom apartment.
 5. Satellite dish antennas located on the roof of the principal structure or in the rear yard. Where the satellite dish is roof-mounted, a registered engineer shall certify that the structure is adequate to support the load.
 6. Roof-mounted, solar collectors provided that a registered engineer shall certify that the structure is adequate to support the load.
- 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 5,000 square feet in area and shall not be less than 60 feet in width.
 2. Individual business sites in the B-1 Business District shall provide sufficient area for the principal building and its accessory buildings, off-street parking and loading areas, and required yards. There is no required minimum site width.
 3. Lot coverage by buildings, accessory structures, surface parking and loading areas, and driveways shall occupy no more than 75 percent of the lot area. Landscaped open space shall occupy not less than 25 percent of the lot area.
- E. Building Height and Area
1. No principal building or parts of a principal building shall exceed 30 feet in height.
 2. The maximum square footage of the principal building shall not exceed 30,000 square feet in size.
- F. Setback and Yards
1. There shall be a minimum building setback of 25 feet from the right-of-way of all streets.
 2. No separation shall be required between business, service or commercial uses. No structure shall be closer than 15 feet to a side lot line.
 3. There shall be a rear yard of not less than 15 feet.
 4. No building or structure shall be located closer than 15 feet to an F-1 Floodway District, F-2 Floodplain Conservancy District, or LCO Lowland Conservancy Overlay District boundary. Where shoreland regulations apply no building or structures shall be located closer than as allowed by Village shoreland regulations.
- G. Erosion Control
1. See Chapter 14 of the 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 Design Guidelines, to guide future development planning decisions towards implementation of the Village's Smart Growth 2020 Comprehensive Plan. These guidelines are intended to serve as basic criteria during reviews, and are not to be construed as the only applicable design elements. All development proposals shall be evaluated against the adopted Village vision of maintaining a small town atmosphere within the Village, featuring a generous amount of greenspace in residential, commercial, and industrial developments.

- I. Plans and Specifications to be submitted to Plan Commission
 1. To encourage a business environment that is compatible with the residential character of the Village, building permits for permitted uses in Business Districts shall not be issued without review and approval of the Plan Commission. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading and unloading, and landscape plans.

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 17.1000 drabness, in order to realize architectural uniqueness between lots.

3. Where any exposed facade is not constructed or faced with a finished material or color which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

C. The facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing a street shall be finished with brick or decorative masonry material. Such masonry facing shall extend for a distance of at least 10 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.

D. Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

E. Structures and uses shall make appropriate use of open spaces and the Plan Commission may require appropriate landscaping and planting screens. All landscaped areas shall provide a mix of climax trees, tall and medium deciduous trees, tall and medium coniferous trees, deciduous and coniferous shrubs, and grasses. The appropriate mix shall be determined by the Plan Commission.

F. No articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment shall be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property. Garbage and refuse containers shall be screened from the street and from neighboring facilities. The Plan Commission may permit the outdoor display of product or merchandise when it makes a finding that such display 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-of-way 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.

Staff has found the application complete and recommends scheduling the Public Hearing.

Policy Question:

1. There are no policy questions this month as this item is on the agenda for scheduling purposes only.

Action Items:

1. Direct staff to schedule the public hearing.

Staff Recommendation: Staff recommends scheduling the public hearing for the February meeting.

B. Introduction of a Conditional Use, Plan of Operation, site plan, architectural plan, lighting plan, landscape plan and sign plan for Kwik Trip at the corner of CTH K and Business Drive.

This site is zoned B-2 with a Planned Development Overlay. The convenience store, car wash and gasoline service station is a conditional use in accordance with Section 17.0506 (A) 9 (a) and (b). and outside storage Section 17.0506 (A)(11)(a). Kwik Trip is proposing to construct a 9,050 square foot convenience store with attached car wash, gas pumps with canopy and diesel gas with canopy. Kwik Trip will operate 24/7. In addition to the above services, the store will sell alcohol, the interior layout shows the “Beer Cave” and labeled #16 is the liquor cabinet behind the cash registers. The store will employ 30 to 35 employees. The liquor license and outdoor establishment permit will need to be reviewed by the Village Board.

Site

- Driveway onto Business Drive is too close to the intersection with CTH K
- 26 parking stalls, 2 ADA (must be stripped blue), 1 truck unload stall

- Propose a concrete walk from sidewalk to the south side of the building near the picnic tables, this would require a walk way at the brick wall.

Architectural

- Roof top units are to be screened from view
- Sufficient screening of pumps
- Metal roofs are allowed subject to approval by the ARB.
- Ice machine and propane tanks will be screened by the dumpster enclosure on the west side of the building

Lighting

- Pole height shows 19 feet, bases are to be buried or if exposed they shall be painted to blend in with the surroundings or have a decorative base.

Landscape

- Plan meets the requirements, 31 trees, 142 evergreen/deciduous trees and 202 perennials and ornamental grasses
- Colored rendering of the screening wall

Sign

- Electronic message sign does not meet the Design Standards, the sign must have a side pillar(s) address should be displayed at the base of the sign.
- The building has signage on the building at the front entrance, rear entrance and side entrance and several directional signage.

The request for outside storage is to be limited to the ice machine and propane tanks.

As for all new construction of buildings and uses under a Conditional Use, the Plan Commission has requested that the building have a sprinkler system for the safety and welfare of the public and recognizing the importance of sprinklers in saving lives.

The Petitioner will need to prove the following standards/condition during the Public Hearing process. The Plan Commission may add additional conditions for the Petitioner to meet in the Auxiliary 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 17.0417 B-2 Regional 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
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, excluding drive-through
 - (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.
 - (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/package 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.

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.

And in the Planned Development Overlay Ordinance #833.

17.0506 Conditional Uses

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.
11. Miscellaneous Items (Towers/Antenna and Outside Storage)
 - a) Commercial Use Outside Storage. Outside storage maybe permitted for commercial uses in the B-1, B-2, B-3, B-4, BP-1, and OP-1, districts. All outside storage areas shall be at least 100 feet from residential, park, and institutional districts located in the Village or adjacent community. In all cases, outside storage shall be screened from all sides. All screening plans are subject to Plan Commission review and approval. Screening shall be a permanent opaque wall matching the materials of the building and may include fencing as deemed appropriate by the Plan Commission. The Plan Commission may allow vegetative screening in part or in whole, where it determines the vegetative screening shall provide sufficient and aesthetically pleasing screening and said screening is appropriate for the type of items being screened from view. The height of the wall necessary shall be sufficient to screen the product(s) in the outside storage area. The Plan Commission shall set the appropriate height of any fencing based upon the site conditions and the types of outdoor storage to be screened. Outside Storage shall not be construed to include the temporary or seasonal outdoor sales or services allowed as part of a Village approved outdoor sales and services permit.

Any other standards from Chapter 17 that may be relevant.

Staff has found the application complete and recommends scheduling the Public Hearing.

Policy Question:

1. There are no policy questions this month as this item is on the agenda for scheduling purposes only.

Action Items:

1. Direct staff to schedule the public hearing.

Staff Recommendation: Staff recommends scheduling the public hearing for the February meeting.

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

A. Consideration and possible action on Final Plat Addition No. 2 Sussex Preserve Subdivision located west of Maple Avenue and south of Clover.

This site is zoned RS-3 with a Planned Development Overlay. The approval of this Plat is for the 30 single family lots remaining that have road and utility improvements. Building permits may be issued once staff is satisfied all the conditions of the Developers Agreement and Chapter 18 are met and once the Plat is recorded with the Registry of Deeds.

The subdivision still has 72 single family lots remaining to be platted.

Policy Question:

1. Are there any concerns with the Plat?

Action Items:

1. Act on the Plat.

Staff Recommendation: Staff recommends the Plan Commission recommend to the Village Board approval of Final Plat Addition No. 2 for Sussex Preserve conditioned upon the obligations of the Developers Agreement being met, that prior to acceptance of the pond improvements on Outlot 5 the Developer must complete at their sole cost the necessary improvements/repairs to the pond to bring it into compliance with the stormwater maintenance agreement standards, final review by the Village Engineer, standard conditions of Plat approvals and Exhibit A.

06. Other Items for future discussion.

07. Adjournment.



PLAN OF OPERATION

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

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

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # 231.996.001

Zoning: B-2

Address of Tenant Space: N64W24801 Main St. Ste 119 Sussex, WI 53089

1. Name of Business:

Ideal Human Chiropractic + Naturopathic

Business

N64W24801 Main St STE 119 Sussex, WI 53089 360-951-1989

Address

City, State, Zip

Phone #

N/A

stephenmoreau@gmail.com

Fax #

Email address

2. Business owner contact information:

Stephen Moreau

Contact

1035 Pioneer Trail Waukesha, WI 53186 360-951-1989

Address

City, State, Zip

Phone #

N/A

stephenmoreau@gmail.com

Fax #

Email address

3. Building/Land owner contact information:

Indian Creek Partnership c/o J & A Management Services

Contact

2831 N Grandview Blvd Ste 222 Pewaukee, WI 53072

Address

City, State, Zip

Phone #

Fax #

Email address

4. Number of Employees/Shifts: 2

Employees

Shifts

5. Days of Operation:

Put an X in box that applies:

Hours

Open for business

Preparation/cleaning

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X		
9-7	9-7	9-7	9-7	9-7		

6. Is this an extension of an existing operation? No
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? No
If yes, explain: _____
If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? _____
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No If yes, explain: _____
11. Dimension of area to be occupied 1390 sq ft Total square footage 1390 sq ft
If applicable list square footage according to 1st floor _____ 2nd floor _____

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

12. Parking:
Total Number of Parking Spaces 108 Number of spaces needed per code _____
Number of spaces allocated for employee parking _____
Dimensions of parking lot "on file" Is parking lot paved? Yes

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

New Loran face for existing box
If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

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

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

Stephen Moreau
Name
Clinic owner
Title or Position

1-7-2020
Date

I am aware and approve of the business to be operating in the building owned by _____.

Name

Title or Position

Date

Print Form

Clear Form

Hi Kasey,

I will give a brief overview of the business and if you are in need of something more let me know.

I am a chiropractor, graduated in Portland in 2015, and have moved to the area to open a clinic. I plan to treat conditions relating to the spine most specifically neck pain and low back pain. Further details on conditions treated are listed on the website idealhuman.co. The clinic will be opened with my wife Lindsay a town of brookfield native. She received her doctorate in Naturopathic Medicine in June of 2018. She will be providing consulting services for natural health along with recommendations and sales for natural supplements. The clinic will not take any insurance and all services will be charged for in clinic.

Initial hours for the clinic will be 10am-7pm Mon-Fri and may potentially shift an hour and be 9am-6pm.

Thanks,
Steve

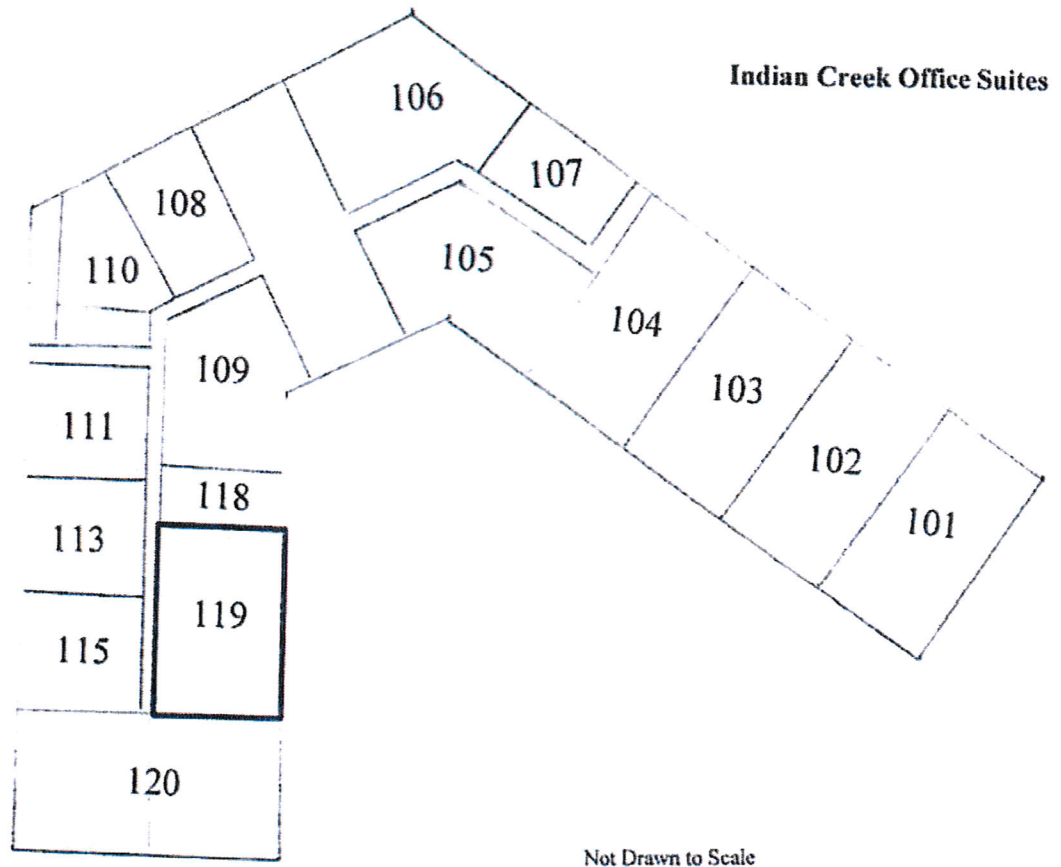
Clinic Product List

Supplement Name	Cost	MSRP
theracurmin HP (60)	26.5	53
Vitamin D3/k2 5,000	12.5	25
opticleanse GHI (14)	43.01	86.02
opti Mag 125 (120)	13.56	27.12
Adrenaliv (120)	25.1	50.2
GI Revive (30)	34.48	68.96
IgG 2000 (30)	32.75	
Zinc supreme (90)	8.23	16.45
cortisolv (60)	24.55	49.1
monopure 3x (60)	29.24	58.48
probioMax DF (100bil)	41.86	
max relax (60)	25.23	50.46
optimag Neuro (60)	25.37	50.74
optimag Neuro (30)	16.38	32.76
iron extra	10.95	21.9
ALA max (60)	33.85	
Thyroid Px	19.75	39.5
GI synergy (90)	39	78
adaptocrine (90)	14.99	29.98
oxi-cell SE	20.5	41
enzymix pro (120)	22.99	45.98
	520.79	

Initial Product Stock 4 of each \$2,083.16

The clinic will not sell any products containing CBD

EXHIBIT 'A'





1/15/2020

Village of Sussex License Committee

Sussex Bowl Outdoor Project

Our current license allows the sale of alcoholic beverages to be sold inside of Sussex Bowl and with-in the fenced in volleyball courts

1. Sussex Bowl will be tearing down and rebuilding its outdoor shed that will be used as an outdoor bar to service the volleyball courts. New Shed not to exceed 250 sq feet.
2. In addition, Sussex Bowl would like to add an area for bags league to take place. Please see attached drawing for bags area. This bags area would be serviced by the outdoor bar that is used for the volleyball courts. The area would be approximately 20 feet by 60 feet.
3. The bags area will be roped off to clearly designated the playing area.

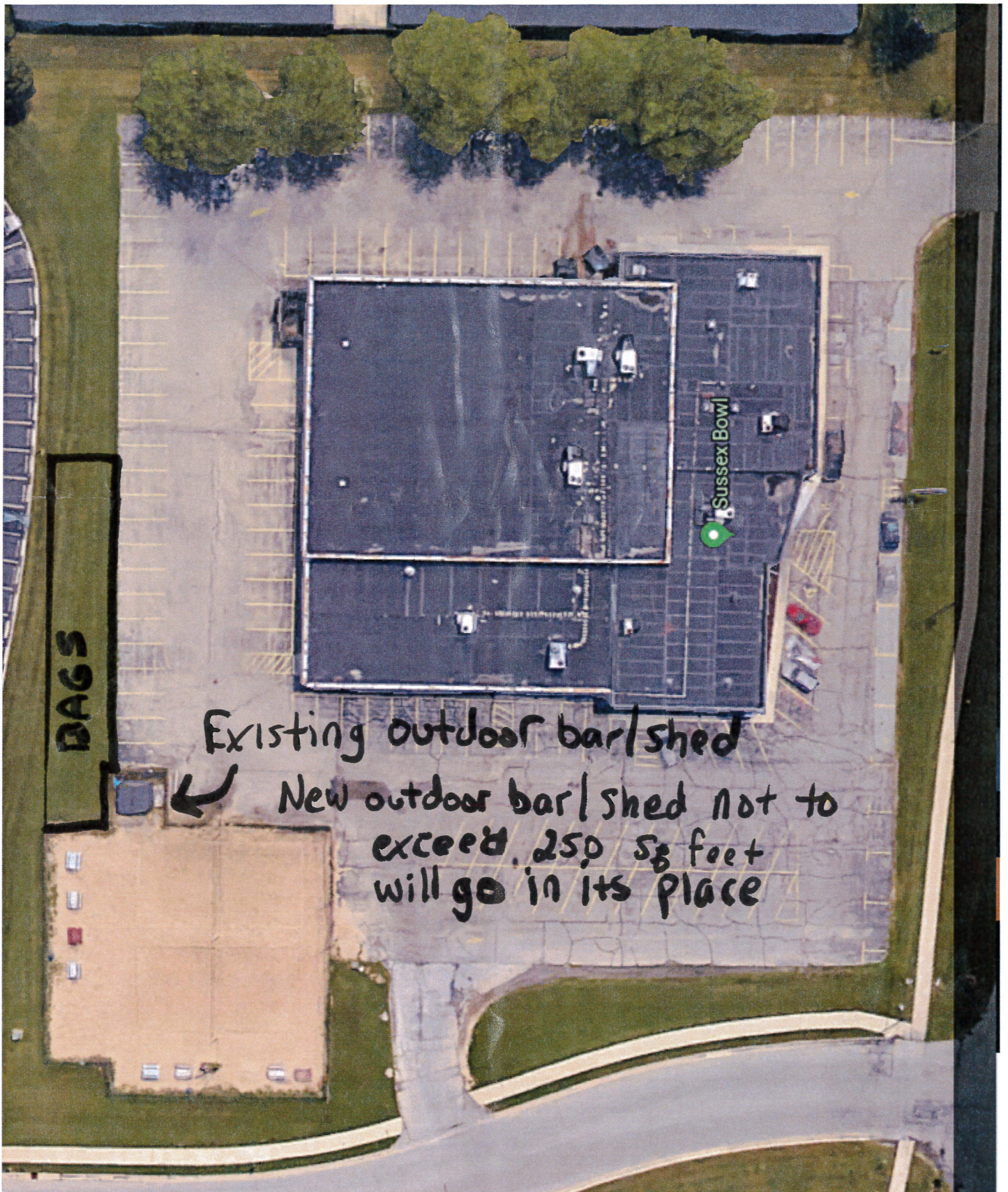
Thank you for your consideration I look forward to working with the Village of Sussex to create safe and friendly area for all ages to enjoy.

Any Questions please contact Stephen Hoehnen cell:262-719-2189

Sincerely

Stephen Hoehnen

President of Sussex Bowl INC



BAGS

Sussex Bowl

Existing outdoor bar/shed



New outdoor bar/shed not to
exceed 250 sq feet
will go in its place



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 NE CORNER OF HIGHLANDS DR & CTH K

Tax Key # SUXV0273 999 004 (PART OF)

Zoning: B-2 REGIONAL BUSINESS DISTRICT

1. Name of Business:

KWIK TRIP, INC

Business

1626 OAK ST LA CROSSE, WI 54602 608-793-5547

Address City, State, Zip Phone #

Fax # jsgood@kwiktrip.com
Email address

2. Business owner contact information:

JEFF OSGOOD - DEVELOPMENT MANAGER

Contact

1626 OAK ST LA CROSSE, WI 54602 608-793-5547

Address City, State, Zip Phone #

Fax # jsgood@kwiktrip.com
Email address

3. Building/Land owner contact information:

STEWART WANGARD / SUSSEX CORPORATE PARK, LLC

Contact (MARK LAGE CO.)

1200 N. MAYFAIR RD SUITE 310 MILWAUKEE, WI 53226 414-935-4014

Address City, State, Zip Phone #

Fax # swangard@wangard.com
Email address

4. Number of Employees/Shifts: 30-35 PART/FULL
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
24	24	24	24	24	24	24

6. Is this an extension of an existing operation? _____
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. SEE COMPLETION
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? YES Do you need an Outdoor Establishment Permit? NO
Arcade permit? NO
If yes, explain: OUR LEGAL DEPARTMENT WILL APPLY SEPARATELY
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>STORE</u>	<u>100' X 98'</u>	<u>1</u>	<u>9800 S.F.</u>
Building 2 - <u>GAS CANOPY</u>	<u>40' X 120'</u>	<u>1</u>	<u>4800 S.F.</u>
Building 3 - <u>DIESEL CANOPY</u>	<u>24' X 50'</u>	<u>1</u>	<u>1200 S.F.</u>

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

12. Lot size	Depth	Width	Area
<u>138,746 S.F.</u>	<u>432'</u>	<u>285'</u>	<u>3.18 ACRES</u>
<u>Above to be included on survey</u>			

- 13 Parking: Dimensions of parking lot SEE PLAN
Parking lot construction CONCRETE
Type of screening: Fence PARTIAL BRICK WALL or Plantings SEE LANDSCAPE
Number of spaces needed per code 26-50 # of spaces for employees _____
Above to be included on site plan

Please provide the following information:

Total square footage of building, new and existing 15,050 S.F.

Total square footage of parking lot, new and existing 79,692 S.F.

14. Signs: Type: Free standing 7 Attached to building 13
Lighted 10 Single or double faced 14 SF / 6 DF
Size S.F. LISTED ON SIGN PLAN Location _____
Above to be included on sign plan

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

JUST OUR NORMAL SITE LIGHTING PER PLAN. NO SPECIAL SECURITY LIGHTING

16. Is there a need for outside storage? YES If yes, explain:

WE HAVE LP STORAGE SINCE THIS ISN'T PERMITTED TO BE INSIDE. ALSO WE HAVE 2 OUTSIDE FOR MERCHANDISERS. WE HAVE PLACED THIS IN OUR TRASH ENCLOSURE FOR SCREENING

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?

OUR DRIVES ARE COMING OFF OF PRIVATE DRIVES OR DRIVEWAY RATES

18. Is there a need for any special type of security fencing? YES

If yes, what type? WERE REQUIRED TO HAVE A 4' HIGH BRICK WALL

19. What provisions are you making for fire protection? WE ARE REQUESTING NO SPRINKLER SYSTEM

What provisions are you making for a sprinkler system? PER IBC 2015 ADOPTED SPRING 2019 IT ISN'T REQUIRED

Storage system? N/A

Hydrant stand pipes? N/A

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

Explain: STATE CODE DOESN'T REQUIRE A SPRINKLER BASED ON OUR BUILDING TYPE + SIZE

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

SEE SITE/STORM PLANS + CALC

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

NO If yes, explain: DSPS WILL DO REVIEW OF PLANS IN FUTURE

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

Building construction	<u>12/18/2020</u>
Paving	<u>11/30/2020</u>
Landscaping	<u>12/18/2020</u>
Occupancy	<u>12/25/2020</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.

JEFF OSGOOD
Name

12/13/2019
Date

DEVELOPMENT INITIATOR
Title or Position



Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

Village of Sussex
Kasey Fluett
N64W23760 Main St
Sussex, WI 53089

December 16th, 2019

CUP, Plan of Operation, and ARB Review Submittals

Ms. Fluett,

This letter is intended to accompany our submittal for our application to the Village of Sussex for the requested CUP Application, Plan of Operation Review Application, and ARB Review Application for our proposed project located at the NE Corner of Highlands Dr & CTH K. We are proposing constructing a new Retail Convenience Store w/ attached Carwash, Fueling Canopy and separate Diesel Fuel Canopy.

Kwik Trip, Inc. is proposing the construction of a 9050 S.F. convenience store w/ attached 1-Bay Carwash and an attached dumpster enclosure w/ separate Fueling Canopies. I have submitted 3 – 11x17 copies as well as 3 – 24x36 copies for the Plan of Operation Submittal. I have also submitted the requested 6 – 11x17 copies and 1 – 24x36 copy for the ARB Submittal. Both of these submittals will be included in digital format as well with this letter. I have verified that the fee was ARB \$125.00, Plan of Operation Review \$175.00, CUP Fee \$210.00 and Plan Review Fee \$250.00. I included one check for total of \$760.00 for all fees. If there are any additional hard copies needed please let me know. All other fees will be discussed and can be submitted at any time once the village has determined those fees.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 28-35 full and part time employees, with 2-8 on staff at any given time.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. The prototype building is larger than previous years building. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs is \$2,000,000.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

Sincerely,

Jeff Osgood – Development Manager - Store Engineering - Kwik Trip, Inc.

608-793-5547 - josgood@kwiktrip.com 1626 Oak St | P.O. Box 2107 | La Crosse, WI 54602

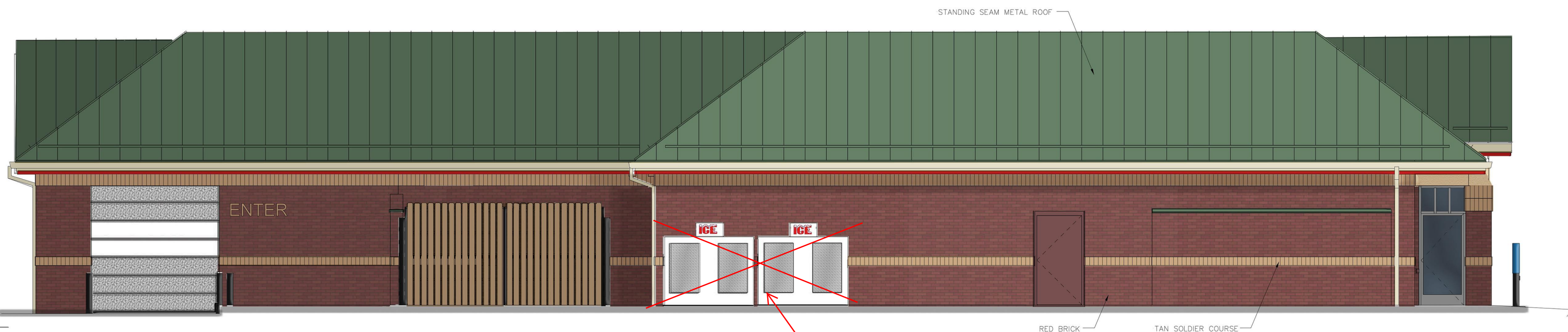
OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.



1 FRONT ELEVATION
1/4" = 1'-0"

LP Cage has been moved around the corner on the north side near the dumpster and is shielded from the front by the tote wall enclosure and from the street with landscaping - See Noted Site plan for exact location. This is also a burgundy color to match the brick.



2 LEFT ELEVATION
3/16" = 1'-0"

Ice merchandisers have been moved to the dumpster enclosure and are not visible - See Noted Site Plan for location



3 REAR ELEVATION
3/16" = 1'-0"



4 RIGHT ELEVATION
3/16" = 1'-0"

VANTAGE
ARCHITECTS, INC.

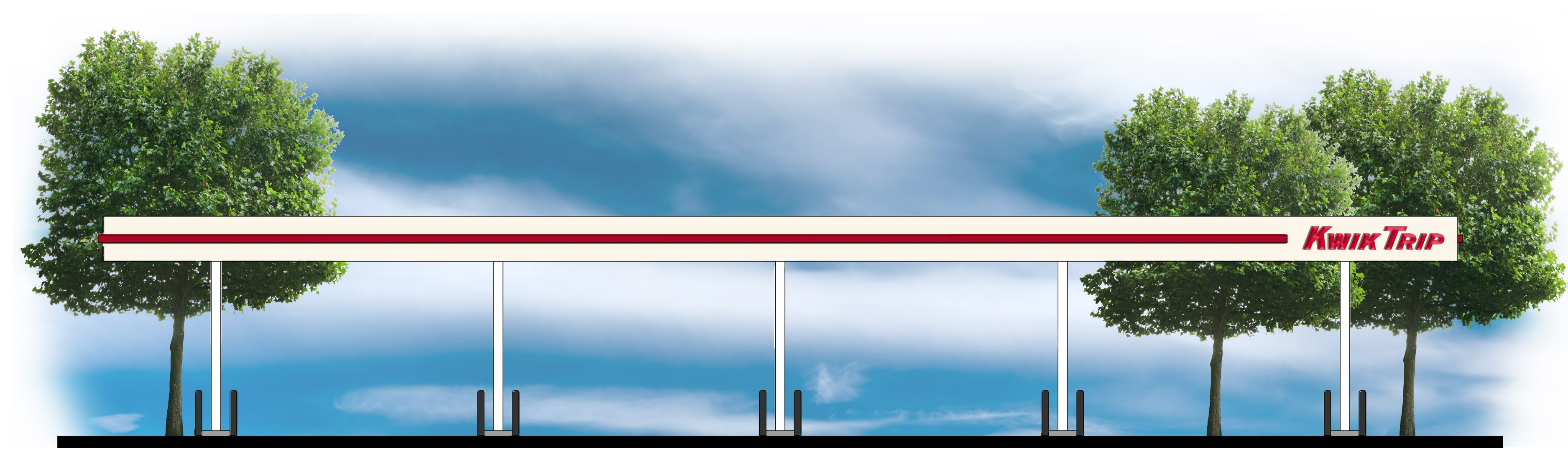
750 N. Third Street
Ph (608) 784-2729
La Crosse, WI 54601
Fax (608) 784-2826

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

1 FRONT ELEVATION



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

10 MPD

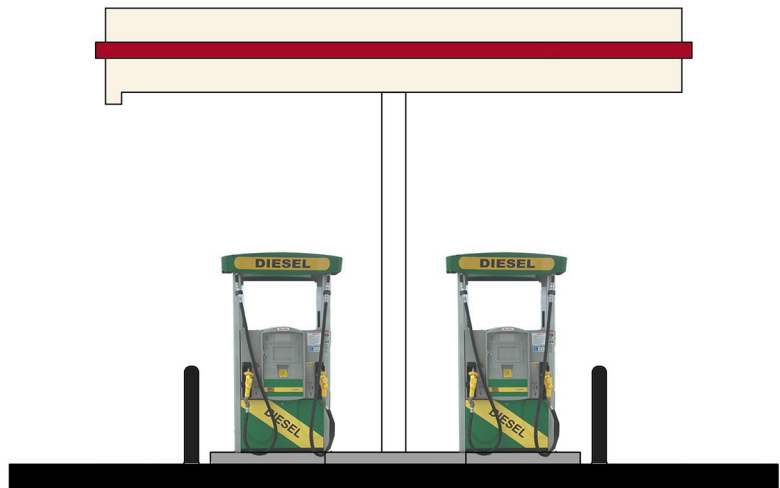
2 SIDE ELEVATION



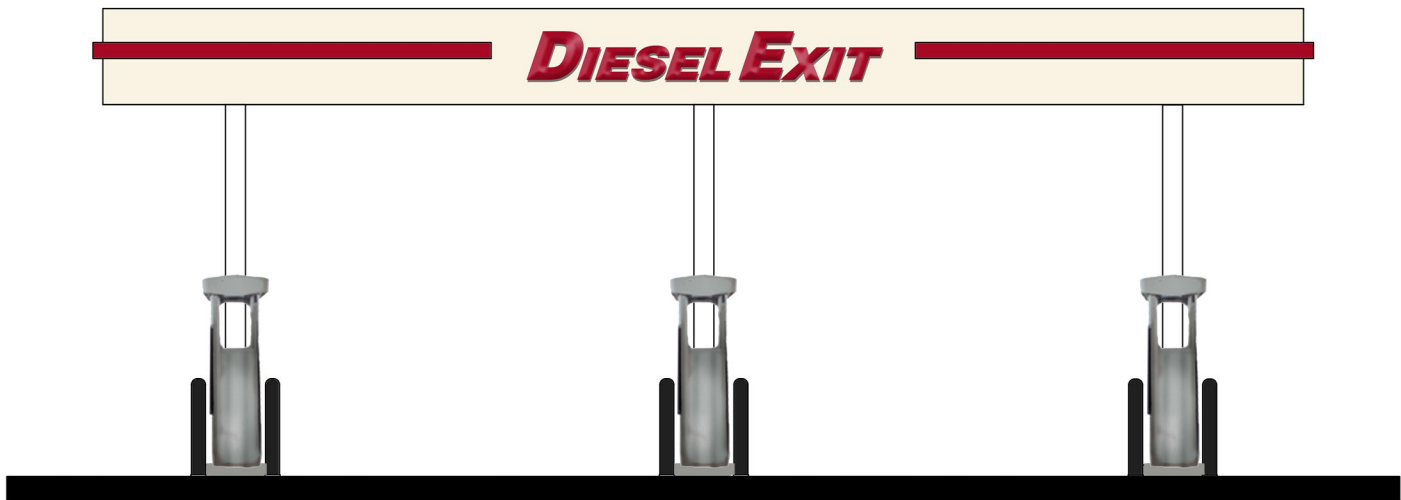
1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION



**Kwik
TRIP**

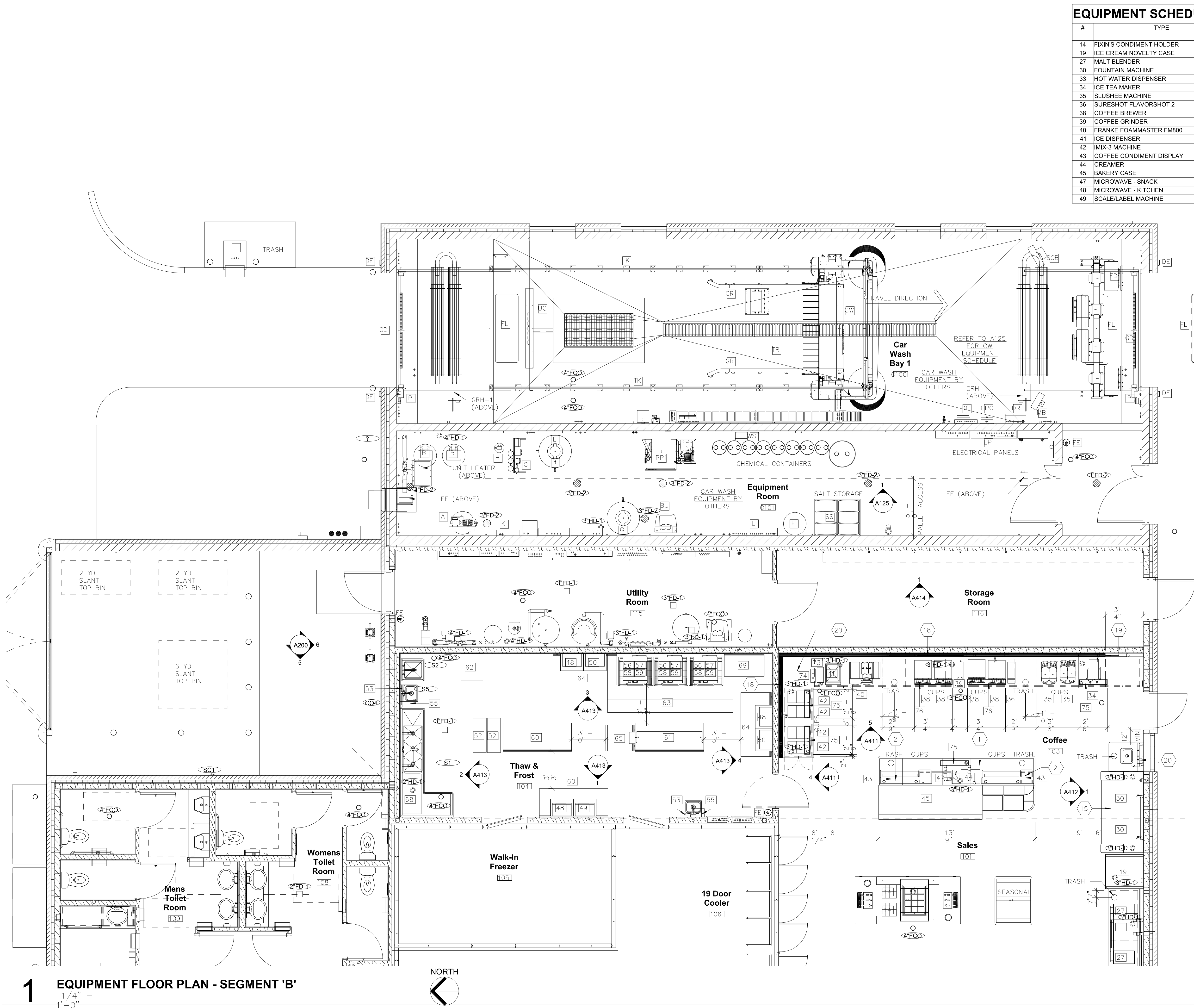
**Kwik
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

2 LANE DIESEL



SHEET NO.
A120A



EQUIPMENT SCHEDULE	
#	TYPE
14	FIXIN'S CONDIMENT HOLDER
19	ICE CREAM NOVELTY CASE
27	MALT BLENDER
30	FOUNTAIN MACHINE
33	HOT WATER DISPENSER
34	ICE TEA MAKER
35	SLUSHIE MACHINE
36	SURSHOT FLAVORSHOT 2
38	COFFEE BREWER
39	COFFEE GRINDER
40	FRANKE FOAMMASTER FM800
41	ICE DISPENSER
42	IMIX-3 MACHINE
43	COFFEE CONDIMENT DISPLAY
44	CREAMER
45	BAKERY CASE
47	MICROWAVE - SNACK
48	MICROWAVE - KITCHEN
49	SCALE/LABEL MACHINE

EQUIPMENT SCHEDULE	
#	TYPE
50	MONITOR
52	BIN RACK
53	SOAP DISPENSER
55	PAPER TOWEL DISPENSER-KITCHEN
56	TURBOCHEF IS OVEN RACK
57	TURBOCHEF OVEN
58	TURBOCHEF IS OVEN
59	CART (STAINLESS STEEL)
60	6'-0" STAINLESS TABLE
61	6'-0" STAINLESS TABLE w/ CENTER SHELF ABOVE
62	BAKERY RACK WITH COVER
63	CAPTIVE AIRE HOOD
64	REFRIGERATED PREP TABLE
65	UNDERCOUNTER FREEZER KITCHEN
68	42" STAINLESS DRY RACK
69	2'-0" W. X 3'-6" L. STAINLESS TABLE
73	COLD BREW DISPENSER
74	COLD BREW CUPS
75	30" DRIP TRAY
76	40" DRIP TRAY

GENERAL NOTES EQUIPMENT

- A. ALL CASEWORK, SHELVING AND FIXTURES BY OWNER (TYP.)
- B. CAULK ALL EXPOSED SEAMS IN FOOD AREAS.
- C. CAULK SINK COUNTERTOPS AT WALL.
- D. CAULK/ ROPE INSIDE COOLER/FREEZER GLASS DOORS.
- E. SEAL (CAULK) ALL OPENINGS AROUND PIPES AND OTHER CONDUITS, WHERE THEY PASS THROUGH WALLS AND FLOORS. SEAL ALL JUNCTIONS BETWEEN THE WALL SURFACE AND THE EDGES OF ATTACHED EQUIPMENT WITH APPROVED CAULK/SEALING COMPOUND.
- F. EXTEND CONDUIT PIPES FOR BEVERAGE LINES AT LEAST FOUR INCHES ABOVE THE FINISHED FLOOR ELEVATION AT BOTH ENDS. THE SPACE BETWEEN THE BEVERAGE LINES AND THE CONDUIT PIPE MUST BE SEALED WITH A HARD MATERIAL AND PROVIDE A CLEANABLE FINISH.
- G. MECHANICAL SYSTEM CONTROLS SHALL BE LOCATED MAXIMUM OF 48" AND MINIMUM OF 15" ABOVE FINISHED FLOOR.
- H. DIMENSIONS ARE FROM FINISHED FACE.

EQUIPMENT PLAN KEY NOTES

#	Description	
1	CAPPUCCINO AND BAKERY ISLAND. SEE DETAIL	6 A420
2	CONDIMENT DISPLAY (TYP. OF 2). SEE DETAIL	9 A420
3	SOUP CART. SEE DETAIL	7 A420
4	ROLLING GRILLE MOVABLE CART. SEE DETAIL	11 A420
5	HOT FOOD DISPLAY MOVABLE CART. SEE DETAIL	10 A420
6	BAKERY DISPLAY. SEE DETAIL	8 A420
7	1'-0" H. X 5'-0" L. WOOD CART BUMPER. MOUNT DIRECTLY ABOVE WALL BASE.	13 A420
8	PRODUCE CART. SEE DETAIL	14 A420
9	C02 FILL W/ 3/4" PEX PIPING TO MOP ROOM. RISE UP EXT. WALL AND FOLLOW CEILING. MOUNT AT 42" A.F.F.. R.O. 8 1/8" H. X 7 1/8" W. MIN.	12 A420
10	NOT USED	5 A420
11	LOTTO SCANNER. SEE DETAIL	4 A420
12	8'-0" STANDARDS AT 4" A.F.F. FOR SHELVING (TYPICAL AT 3 WALLS.)	
13	32"D. COUNTER MOUNTED 31 3/4" A.F.F. TO TOP	
14	BREAD CART. SEE DETAIL	
15	FOUNTAIN WALL. SEE DETAIL	
16	LIQUOR CABINET. SEE DETAIL	
17	AIR CURTAIN UNIT ABOVE.	
18	HATCH INDICATES ELECTRICAL RACE WAY.	
19	END OF ELECTRICAL FACEWAY. PROVIDE SOLID SURFACE END CAP.	
20	SOLID SURFACE TOP ONLY.	
21	SHELVES ON MTL. STANDARDS AND BRACKETS (VERIFY MTG. HTG. OF STANDARDS SHELVES). SEE INTERIOR ELEVATIONS A412.	
22	36" L. X 6" W. GRIP STRIPS ON FREEZER FLOOR. STRIPS TO BE SPACED 6" APART.	

VANTAGE
ARCHITECTS, INC.

La Crosse, WI 54601
750 N. Third Street
Ph (608) 784-2729
Fax (608) 784-2826

Kwik
TRIP

Kwik
STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

PROJECT TITLE:
Store- Gen 2- RH - 1CW

PROJECT LOCATION:

JOB #:

DATE:

DRAWN BY:

TYPE:

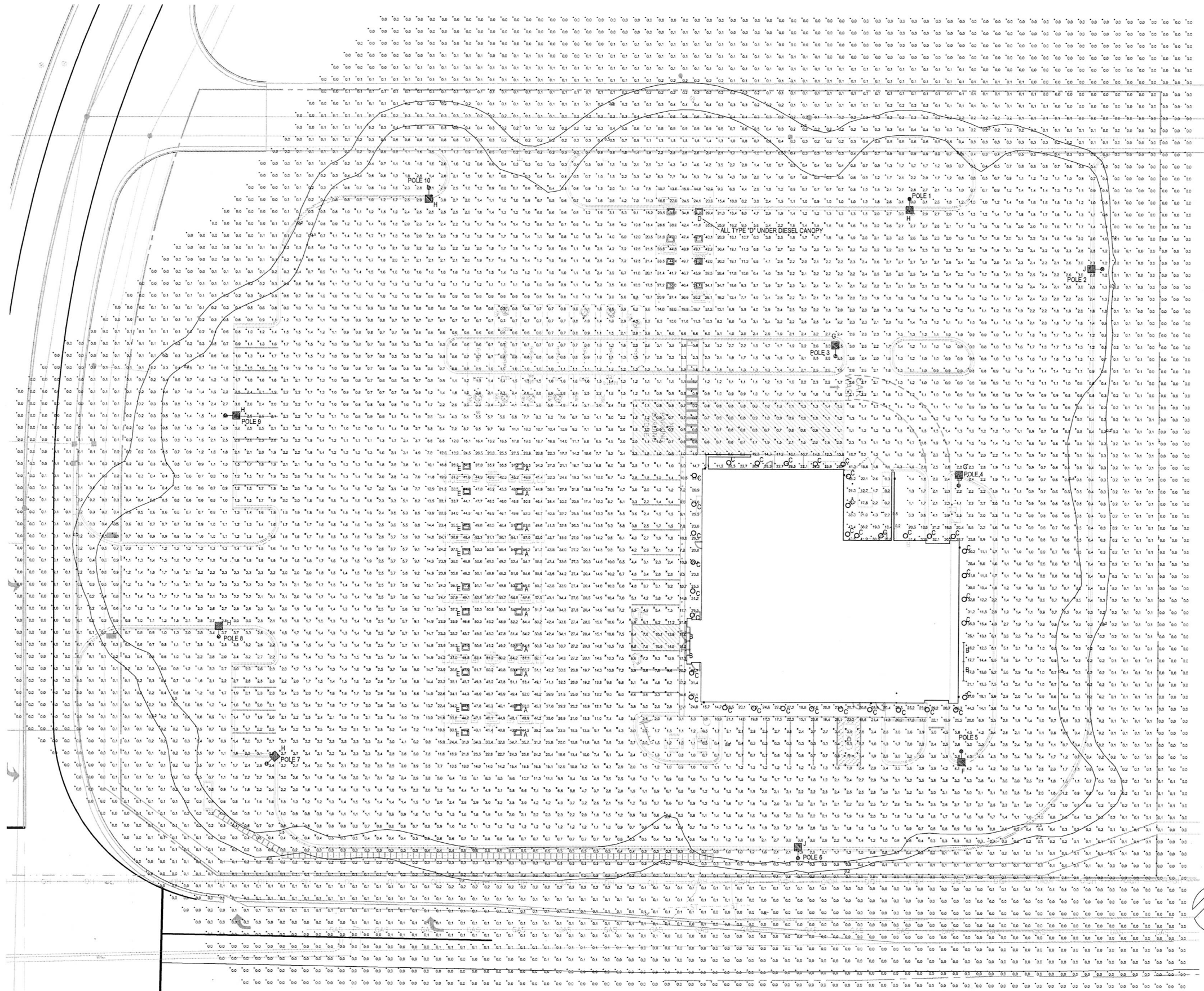
REVISIONS
NO. DATE

SHEET TITLE

Equipment Floor Plan -
Segment 'B'

SHEET NO.

A120B



CALCULATION STATISTICS

OVERALL SITE:	PARKING-LOADING-CIRCULATING:
AVERAGE: 3.9%	AVERAGE: 1.8%
MAXIMUM: 57.8%	MAXIMUM: 12.8%
MINIMUM: 0.0%	MINIMUM: 0.3%
	MAXIMUM: 42.7%
	AVERAGE: 6.0%

NOTE: FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.

FIXTURE QUANTITIES

- A - 10
- B - 4
- C - 35
- D - 8
- E - 10
- F - 1
- G - 2
- H - 5
- J - 2

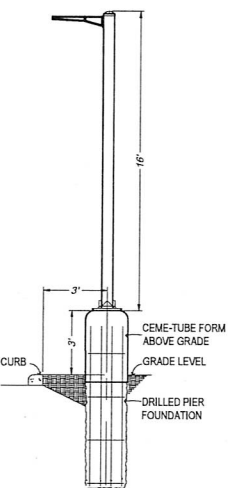
PROVIDE (10) 16' POLES.

FIXTURE SYMBOLS:

- A, D & E: LED LIGHT MOUNTED UNDER FUEL CANOPIES
- B: LED STRIP LIGHT MOUNTED IN GABLE
- C: RECESSED LED DOWNLIGHT
- F, G, H & J: POLE MOUNTED LED FIXTURE

FIXTURE TYPES:

- A - LSI LIGHTING: SCVLED-23L-SOFT-UNV-DIM-50-WHT MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING AT STORE FRONT.
- B - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA-TZL-IN-186
- C - RECESSED LED DOWNLIGHT GOTHAM EVO-35/50-SAR-WD-120-TRW
- D - LSI LIGHTING: SCVLED-10L-SC-UNV-DIM-50-BLK
- E - LSI LIGHTING: SCVLED-15L-SC-UNV-DIM-50-WHT
- F - LSI LIGHTING: SLMALED-8L-SIL-2-UNV-50-70CRI-WHT
- G - LSI LIGHTING: SLMALED-8L-SIL-5W-UNV-50-70CRI-WHT
- H - LSI LIGHTING: SLMALED-8L-SIL-FT-UNV-50-70CRI-WHT
- J - LSI LIGHTING: SLMALED-8L-SIL-FT-UNV-50-70CRI-WHT



LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"

2019-0195.57

GRAEF
One Honey Creek Corporate Center
125 South 64th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

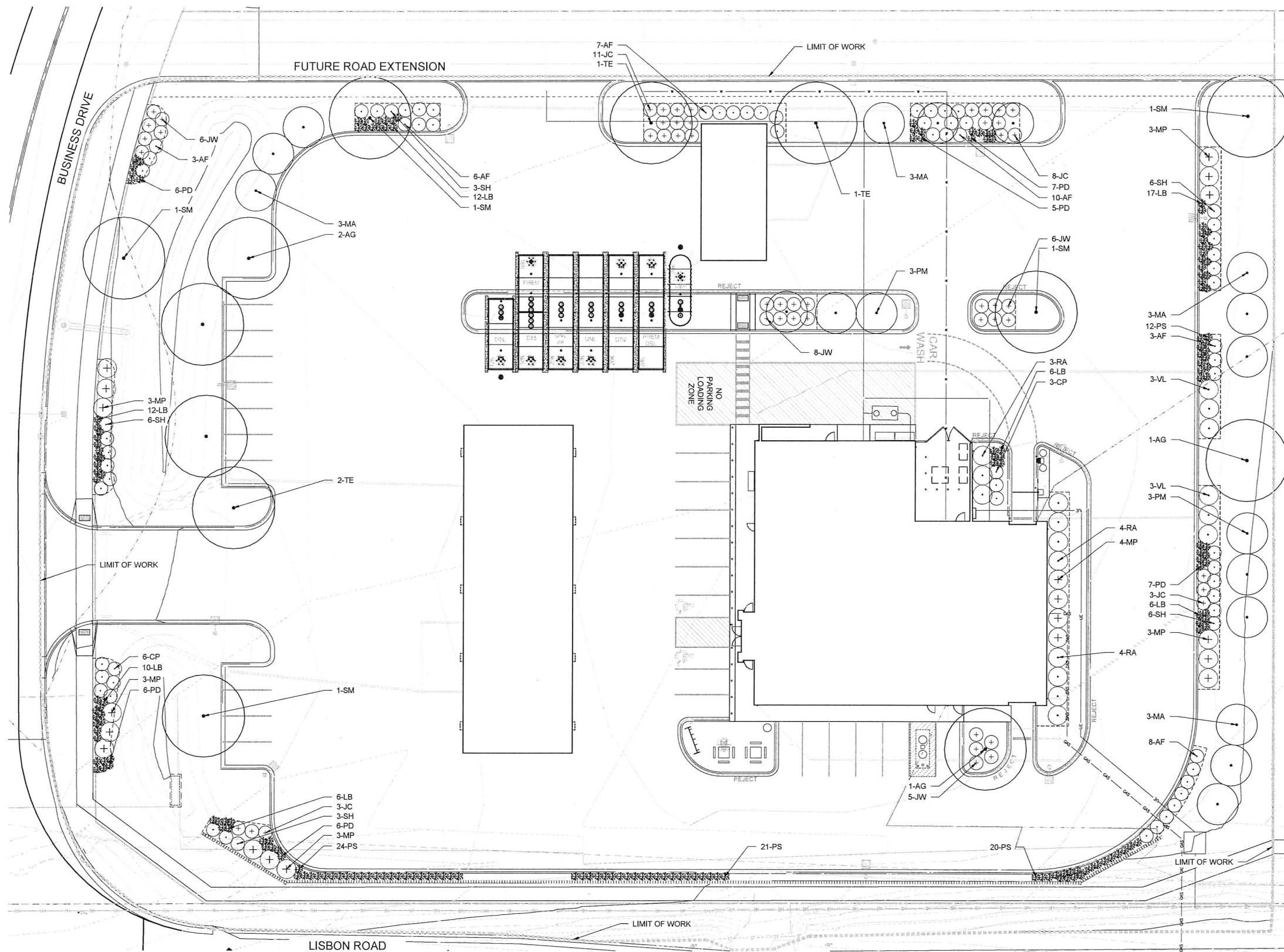
SNYDER & ASSOCIATES
5010 VOIGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

PHOTOMETRIC SITE PLAN

CONVENIENCE STORE #1124

HWY 164 & LISBON ROAD
SUSSEX, IOWA

#	DATE	DESCRIPTION	AVM
			NOTED
SCALE			119.1053.30
PROJ. NO.			DECEMBER 12, 2019
DATE			
SHEET			E1



PLANTING PLAN



LANDSCAPE LEGEND

- 1 SOD (20,978 SF), REFER TO CONSTRUCTION NOTES FOR TYPE
- 2 SHRUB BED WITH HARDWOOD MULCH (54 CY DOES NOT INCLUDE STAND-ALONE TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
- 4 TURF SEED (11,838 SF)
- 5 ROCK MULCH (11 CY), REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH (780 LF)
- LIMIT OF WORK
- DECIDUOUS CANOPY TREE
- LARGE DECIDUOUS ORNAMENTAL TREE
- EVERGREEN
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

LANDSCAPE CONSTRUCTION NOTES

- KENTUCKY BLUEGRASS PROVIDED BY PFAFF SOD & LANDSCAPING (262.255.1185) OR APPROVED EQUAL.
- PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB. MULCH PROVIDED BY CERTIFIED PRODUCTS, INC. (262.542.2270) OR APPROVED EQUAL.
- MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
- TURF SEED PROVIDED BY CERTIFIED PRODUCTS, INC. OR APPROVED EQUAL.
- #2 WASHED STONE (1-2") ROCK MULCH PROVIDED BY CERTIFIED PRODUCTS, INC. OR APPROVED EQUAL.
- REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

PLANT SCHEDULE		
	KEY	COMMON NAME
CANOPY TREES		
	SM	SIENNA GLEN MAPLE
	TE	TRIUMPH ELM
	AG	AUTUMN GOLD GINKGO
ORNAMENTAL TREES		
	MA	ADIRONDACK CRABAPPLE
	PM	AMUR CHOKECHERRY
DECIDUOUS SHRUBS		
5'-7" SPREAD		
	SH	SMOOTH HYDRANGEA
	CP	ROCK COTONEASTER
	AF	ARCTIC FIRE DOGWOOD
7' + SPREAD		
	RA	GRO-LOW SUMAC
	VL	WAYFARINGTREE VIBURNUM
EVERGREEN SHRUBS		
5'-7" SPREAD		
	JC	BLUEBERRY DELIGHT JUNIPER
	JW	WISCONSIN JUNIPER
7' + SPREAD		
	MP	DWARF MUGO PINE
ORNAMENTAL GRASSES		
	LB	LITTLE BLUESTEM
	PS	SHENANDOAH SWITCH GRASS
	PD	PRAIRIE DROPSEED

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

PLANTING PLAN

CONVENIENCE STORE #1124

HWY 164 & LISBON RD
SUSSEX, WISCONSIN

#	DATE	DESCRIPTION

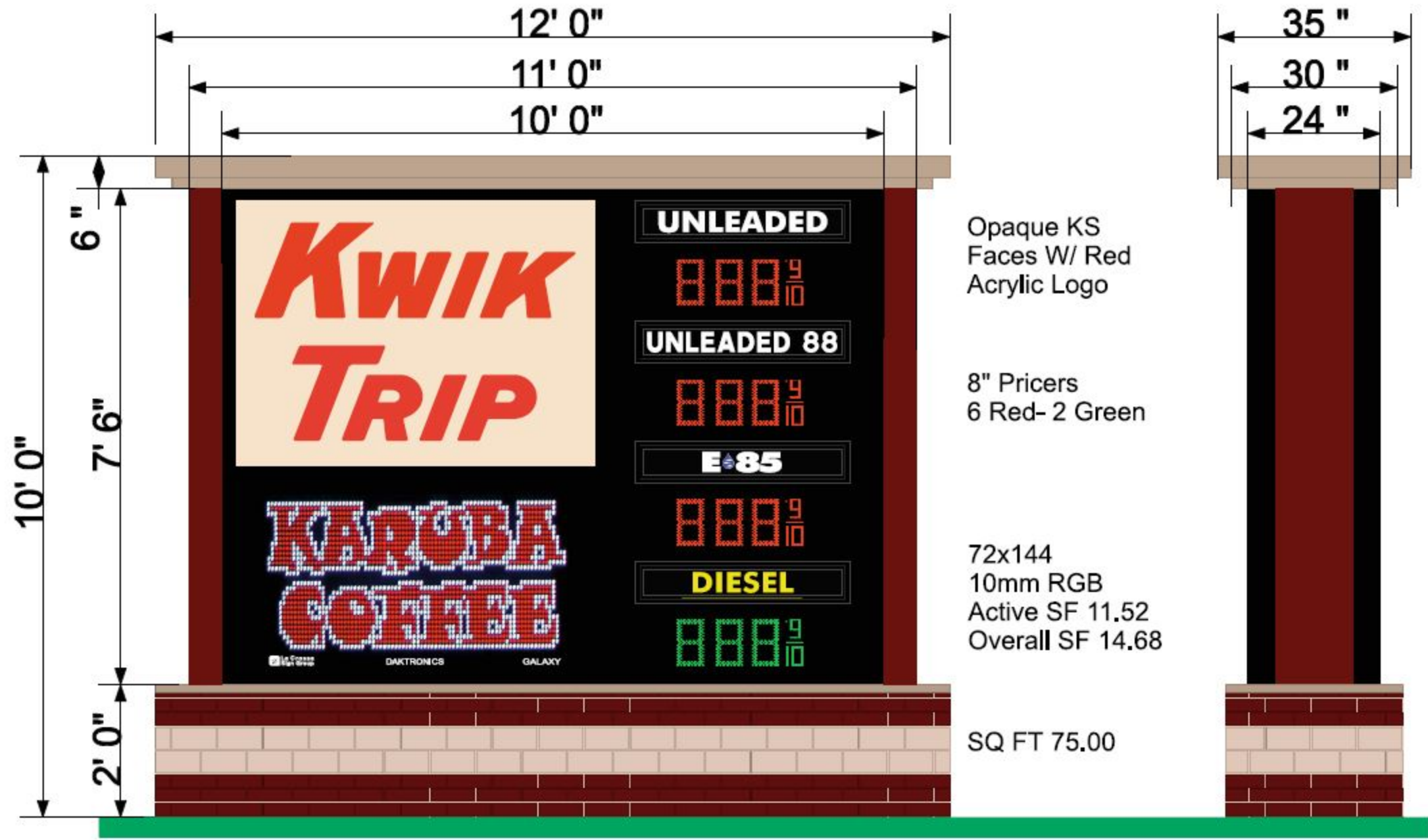
DRAWN BY S. ANDERSON / L. OLSON

SCALE NOTED

PROJ. NO. 119.1053.30

DATE DECEMBER 12, 2019

SHEET L2.1



Approved by: _____ Date: _____ Landlord: _____ Date: _____

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lacrossesign.com		DESIGN	SALES	FILE	COLOR KEY	*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER.	
 La Crosse Sign Group <small>1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450 2242 Mustang Way • Madison, WI 53718 • 608-222-5353 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189</small>		Drawing by: Danielle Hadley	Job Name: Kwik Trip	Revision Number:	1	PPG NA 208400	7
		Sign Type: Monument	Job Address:	Job File Location:	2	Black S/G paint	8
		Date Created: 10/7/2018			3	NA 208080 Beige	9
		Last Modified: 3/28/2019	Salesperson: Cindy Bluske		4	#2283 Red Acrylic	10
		Scale: 3/8" = 1' 0"	Job Number: 102023		5	White of Acrylic	11
					6	Black (230-22)	12



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P.O. BOX 2107
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PROPOSED SIGNS:

- #01 24" LED KWIK TRIP BUILDING LETTERS
- #02 24" LED KWIK TRIP BUILDING LETTERS
- #03 18" LED KWIK TRIP & 24" LED CARWASH BUILDING LETTERS
- #04 CARWASH BUILDING DIRECTIONAL SIGN
- #05 CARWASH ENTER
- #06 CARWASH EXIT
- #07 CARWASH INFORMATIONAL SIGN
- #08 24" LED KWIK TRIP BUILDING LETTERS
- #09 24" LED KWIK TRIP CANOPY LETTERS
- #10 24" LED KWIK TRIP CANOPY LETTERS
- #11 18" LED DIESEL ENTER CANOPY SIGN
- #12 18" LED DIESEL EXIT CANOPY SIGN
- #13 DEF PRICE SIGN
- #14 DRIVEWAY DIRECTIONAL
- #15 DRIVEWAY DIRECTIONAL
- #16 DRIVEWAY DIRECTIONAL
- #17 DRIVEWAY DIRECTIONAL
- #18 DRIVEWAY DIRECTIONAL
- #19 DRIVEWAY DIRECTIONAL
- #20 FREESTANDING MONUMENT SIGN

SITE PLAN

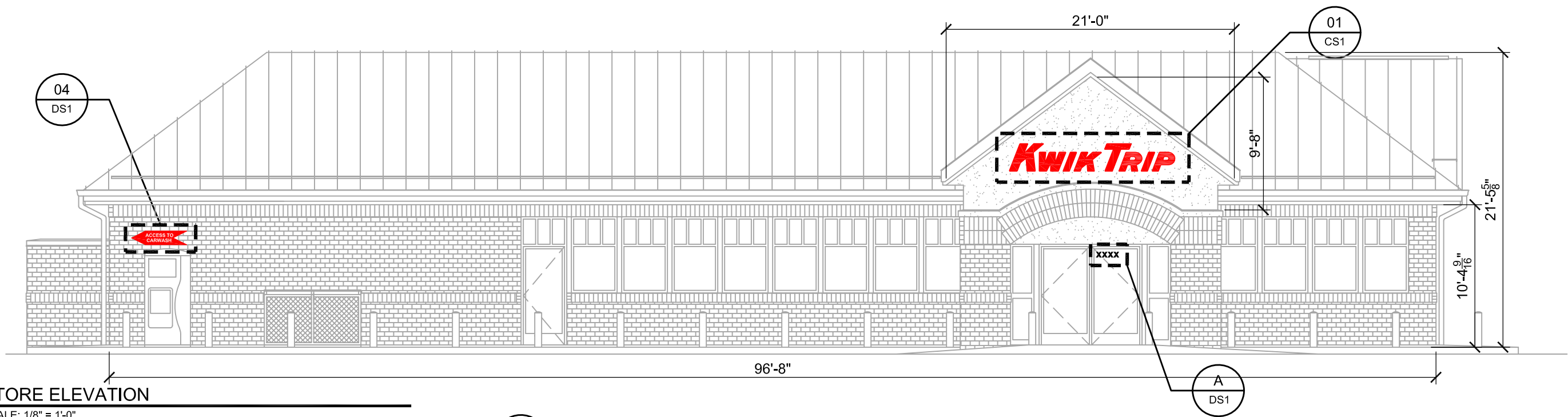
CONVENIENCE STORE #1124
w/ SIDE DIESEL & CARWASH

SWC HWY 164 & CTH K
SUSSEX, WI

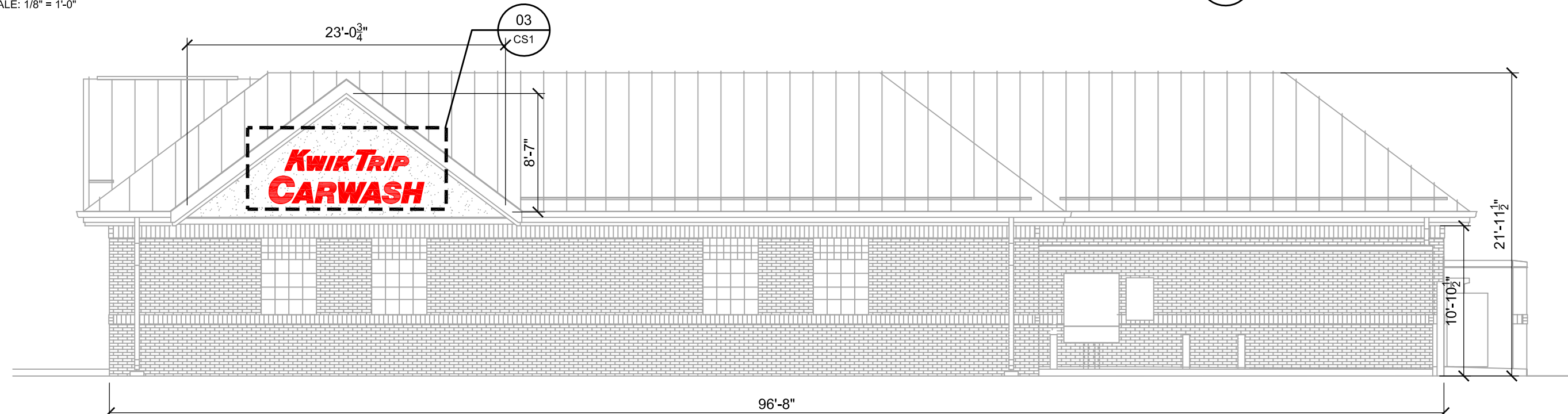
[illegible]

SITE PLAN

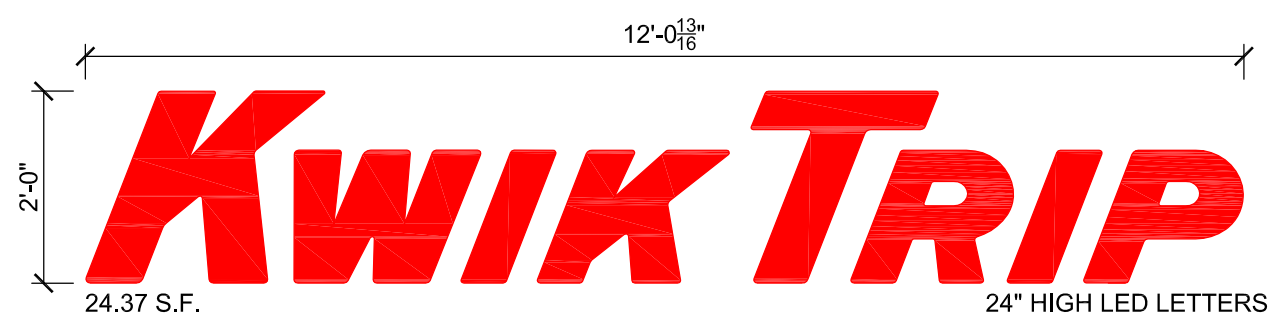
$$1'' = 40'-0''$$



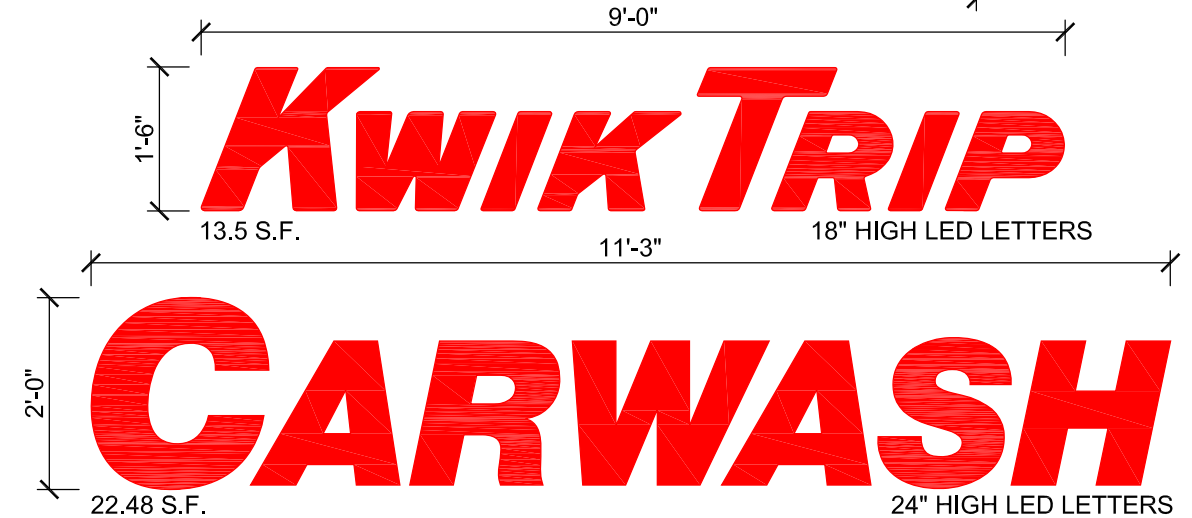
STORE ELEVATION
SCALE: 1/8" = 1'-0"



STORE ELEVATION
SCALE: 1/8" = 1'-0"



LOGO DETAIL - SIGN #01
SCALE: 1/2" = 1'-0"

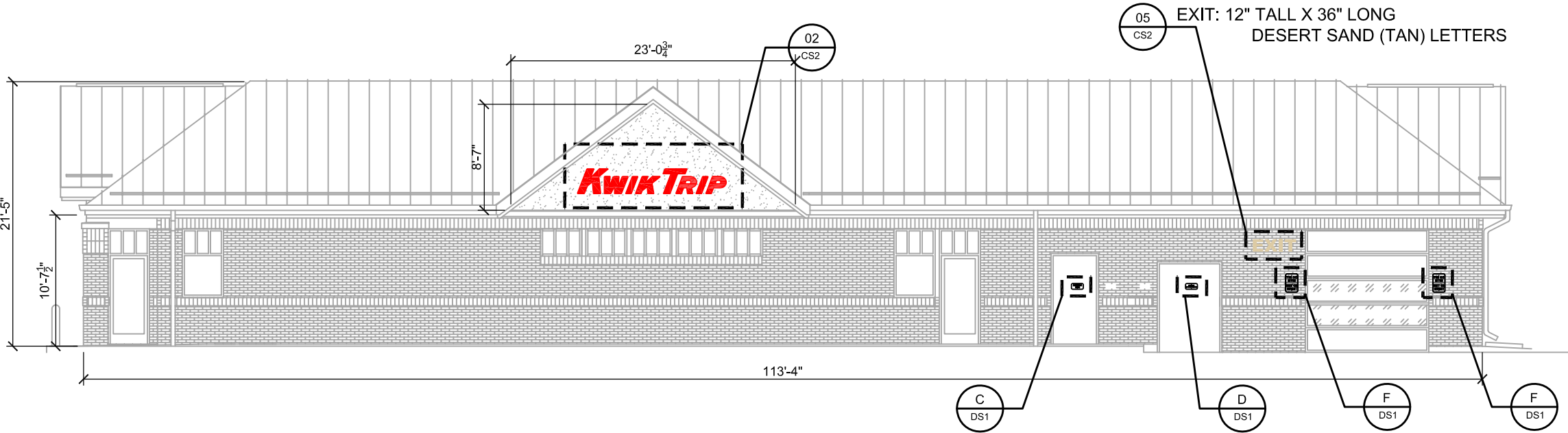


LOGO DETAIL - SIGN #03
SCALE: 1/2" = 1'-0"



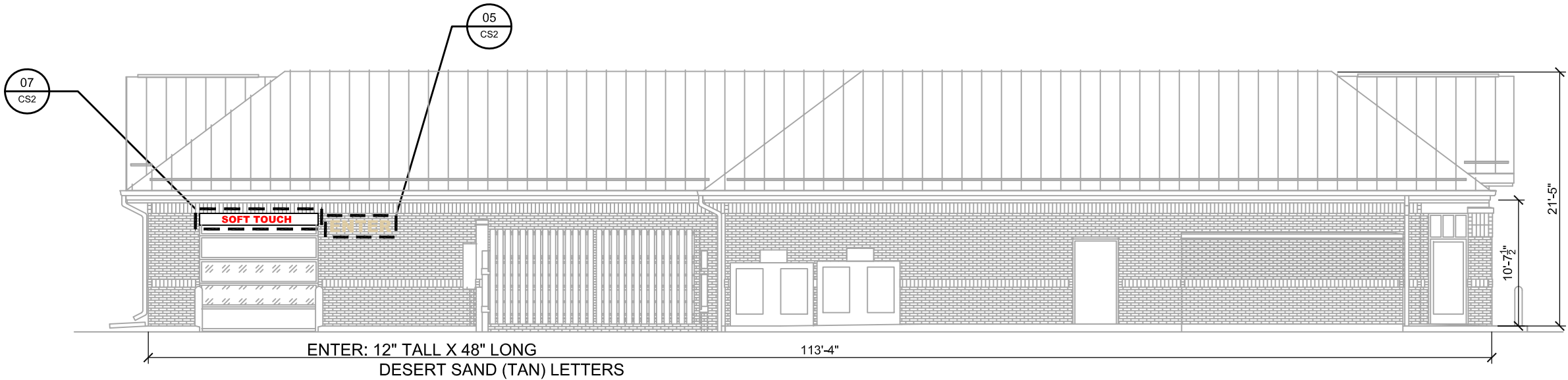
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CONVENIENCE STORE SIGNAGE		CONVENIENCE STORE #1124 w/ SIDE DIESEL & CARWASH		SWC HWY 164 & CTH K SUSSEX, WI	
#	DATE	DESCRIPTION			
DRAWN BY		KMK			
SCALE		MULTIPLE			
PROJ. NO.		0001			
DATE		2019-12-10			
SHEET		CS1			



STORE ELEVATION

SCALE: 3/32" = 1'-0"



STORE ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #02

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

SOFT TOUCH

NON-LIT INFORMATIONAL SIGN
RED VINYL ON WHITE ALUMINUM
1'-0"H X 10'-0"W = 10.0 SQ FT

INFORMATIONAL SIGN #07

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

**Kwik
Trip**

**Kwik
Star**

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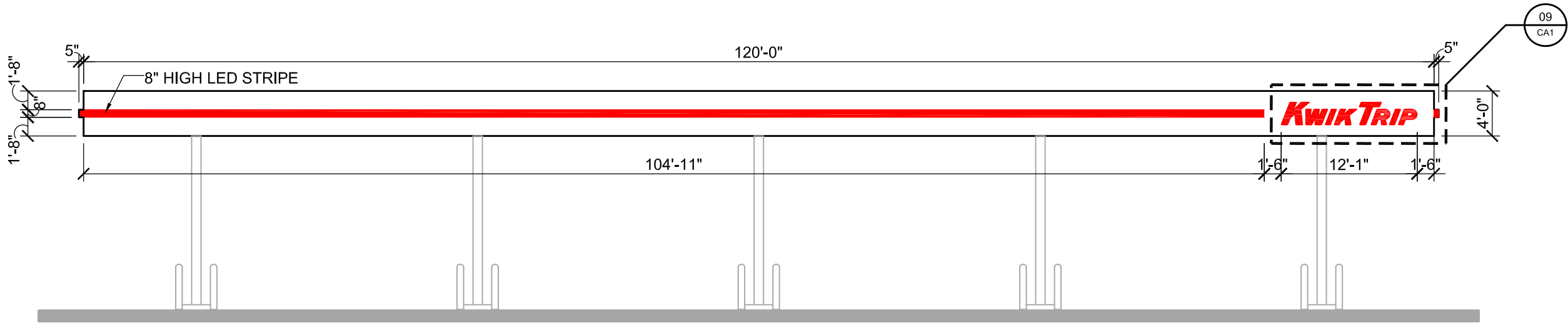
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1124
w/ SIDE DIESEL & CARWASH

SWC HWY 164 & CTH K
SUSSEX, WI

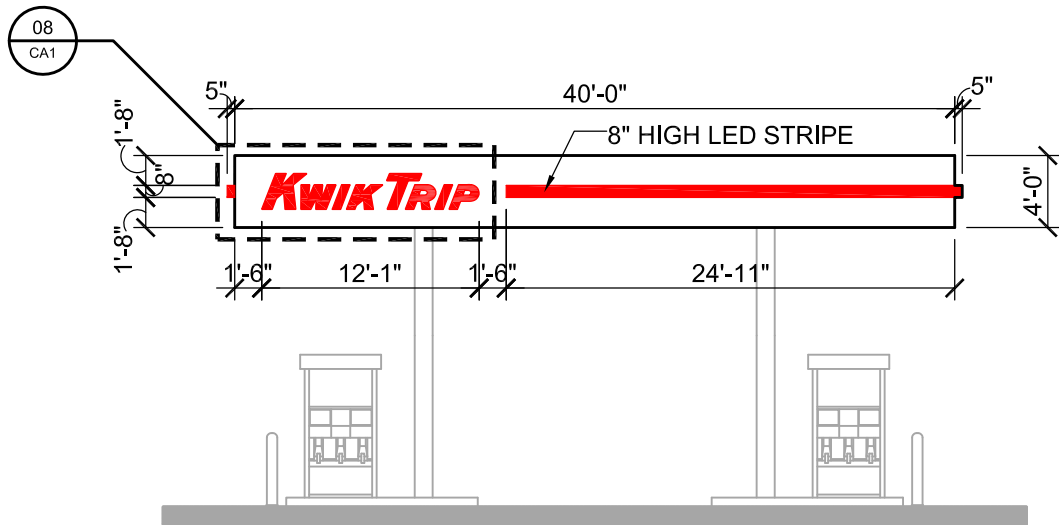
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2019-12-10
SHEET	CS2



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



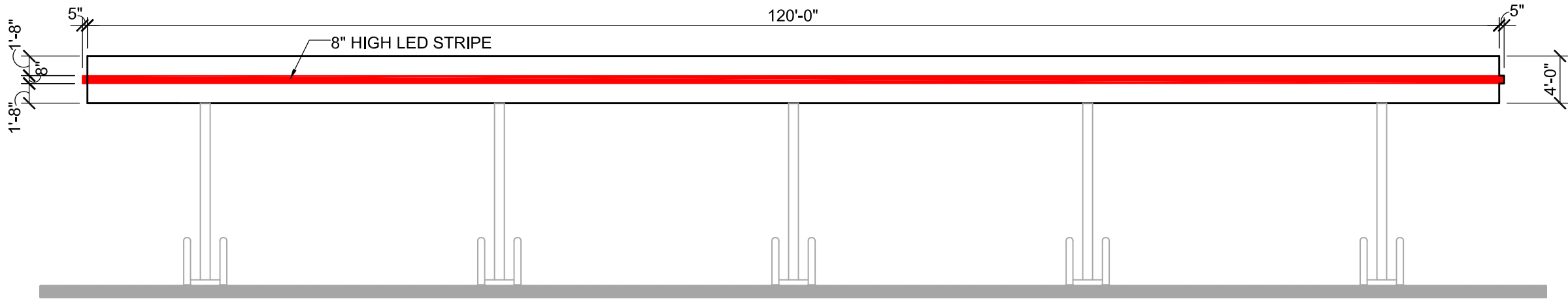
LOGO DETAIL - SIGNS #08 & #09

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



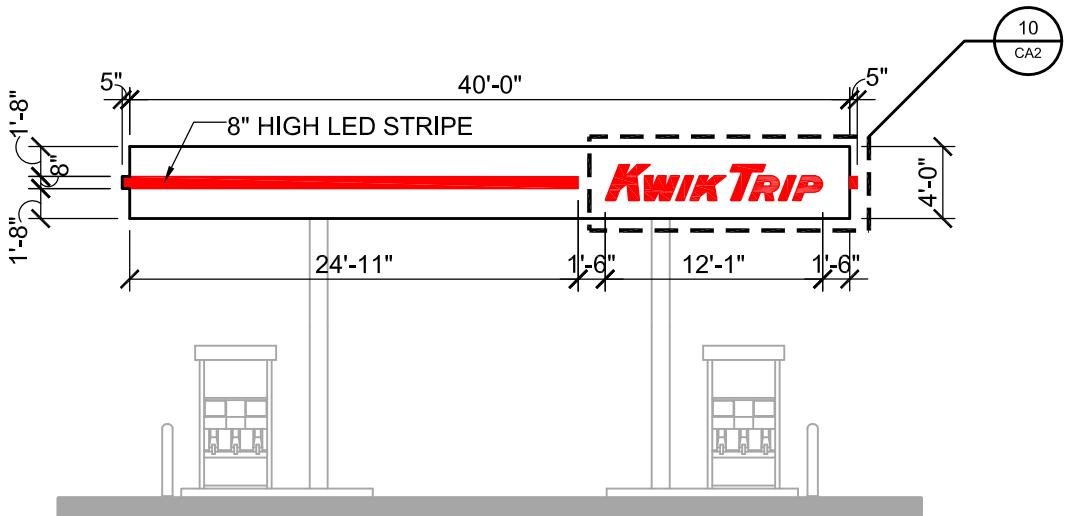
KWIK TRIP, Inc.
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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CANOPY SIGNAGE		CONVENIENCE STORE #1124 w/ SIDE DIESEL & CARWASH		SWC HWY 164 & CTH K SUSSEX, WI	
#	DATE	DESCRIPTION			
—	—	—			
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DRAWN BY		KMK			
SCALE		MULTIPLE			
PROJ. NO.		0001			
DATE		2019-12-10			
SHEET		CA1			



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



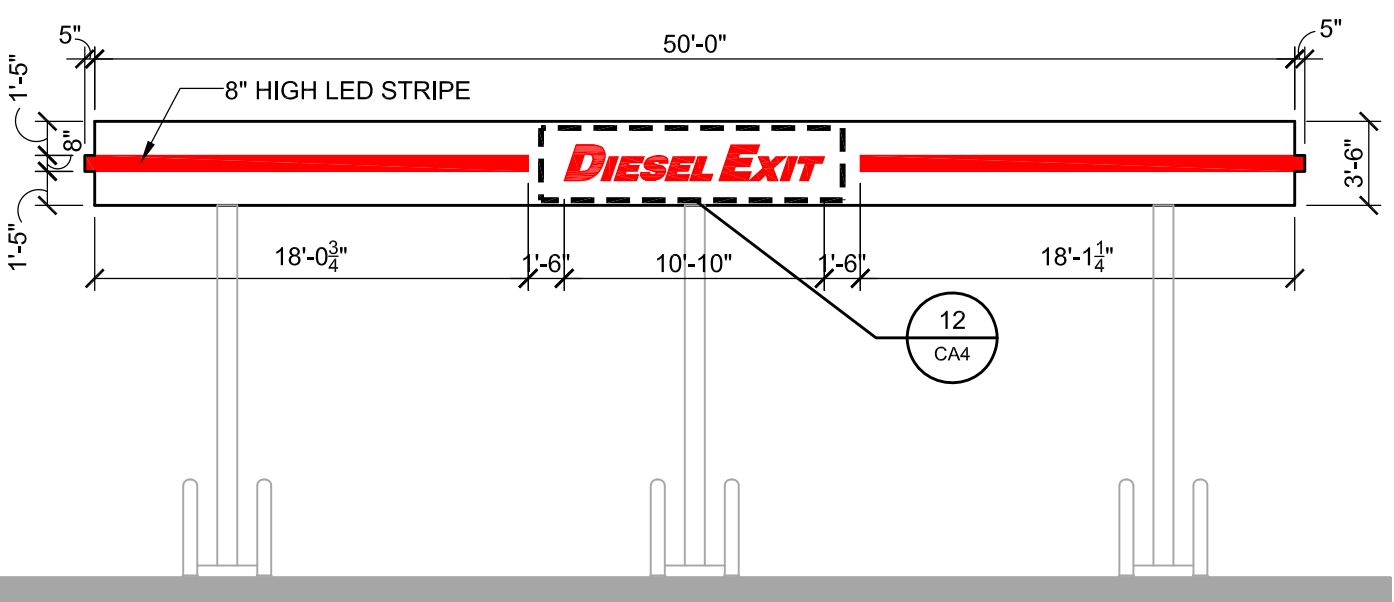
LOGO DETAIL - SIGN #10

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



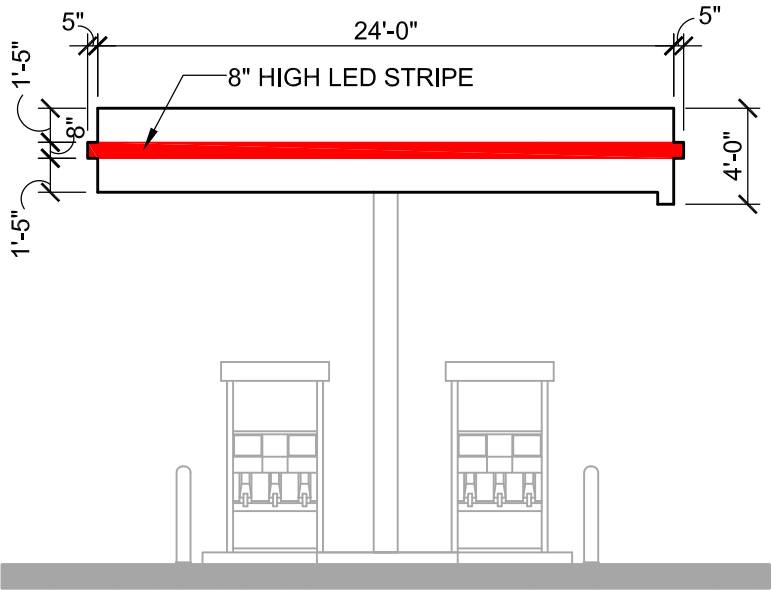
KWIK TRIP, Inc.
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1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CANOPY SIGNAGE		CONVENIENCE STORE #1124 w/ SIDE DIESEL & CARWASH		SWC HWY 164 & CTH K SUSSEX, WI	
#	DATE	DESCRIPTION			
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—	—	—			
DRAWN BY		KMK			
SCALE		MULTIPLE			
PROJ. NO.		0001			
DATE		2019-12-10			
SHEET		CA2			



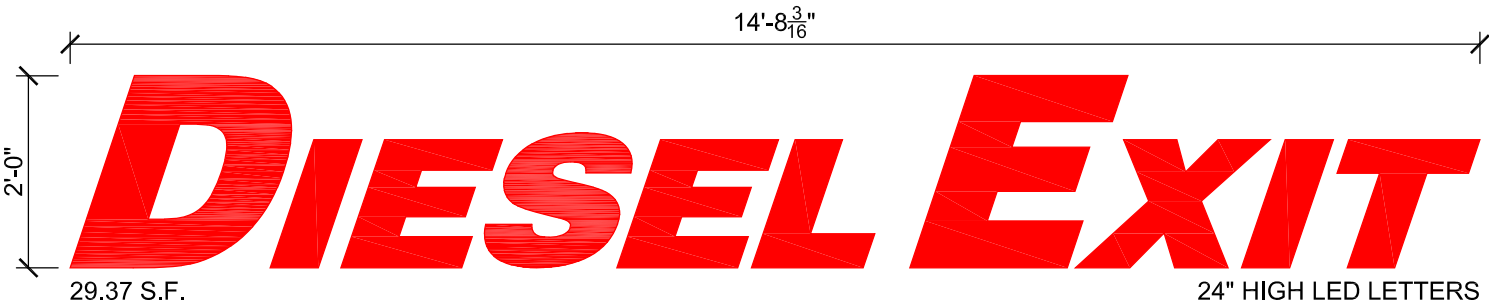
CANOPY ELEVATION

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



CANOPY ELEVATION

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



LOGO DETAIL - SIGN #12

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



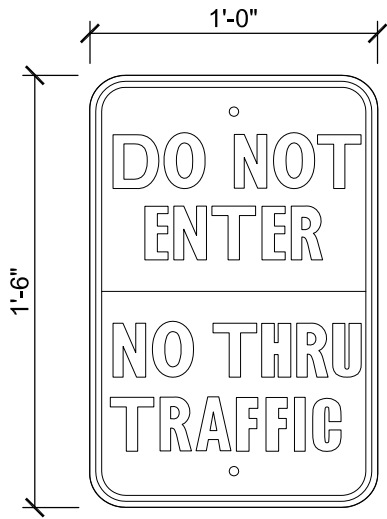
KWIK TRIP, Inc.
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1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CANOPY SIGNAGE		CONVENIENCE STORE #1124 w/ SIDE DIESEL & CARWASH		SWC HWY 164 & CTH K SUSSEX, WI	
#	DATE	DESCRIPTION			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
DRAWN BY		KMK			
SCALE		MULTIPLE			
PROJ. NO.		0001			
DATE		2019-12-10			
SHEET		CA4			



ADDRESS SIGN A

SCALE: 3/4" = 1'-0"



F

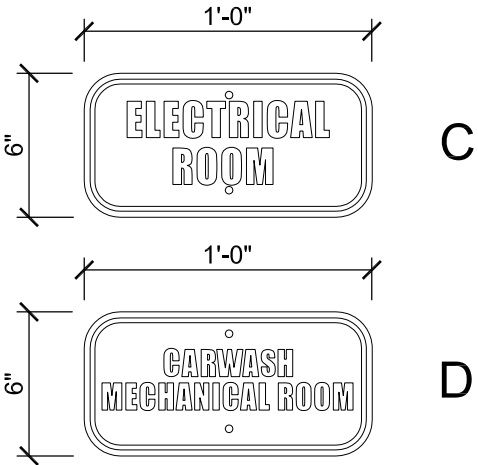
INFORMATIONAL SIGN F

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

GENERAL SPECIFICATIONS

A

18"x12" ALUMINUM SIGN
Qty:
Size: 18"x12"
Material: Standard white blank
Finish: cut vinyl graphics
Pole Size:
Pole Material:
Pole Finish:
Install:
HAGL:
OAH:



C

D

INFORMATIONAL SIGNS C & D

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



NON-LIT DIRECTIONAL SIGN
WHITE VINYL ON RED ALUMINUM
1'-0"H X 4'-0"W = 4.0 SQ FT

DIRECTIONAL SIGN #04

SCALE: 3/4" = 1'-0"

GENERAL SPECIFICATIONS

A

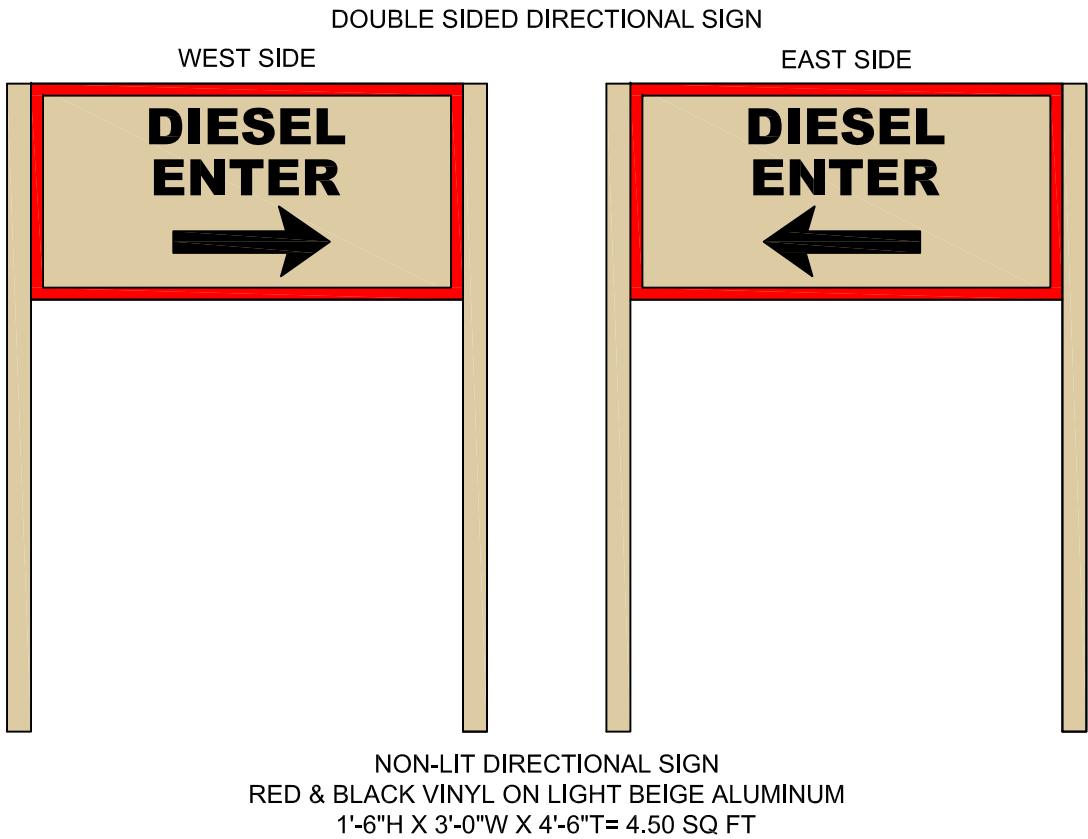
ROOM SIGNS
Qty: 3 total (different copy on each)
Size: per art
Material: white sign blank
Finish: cut vinyl

Install along with various signs for same site, crew to give to KT trim guys to install.



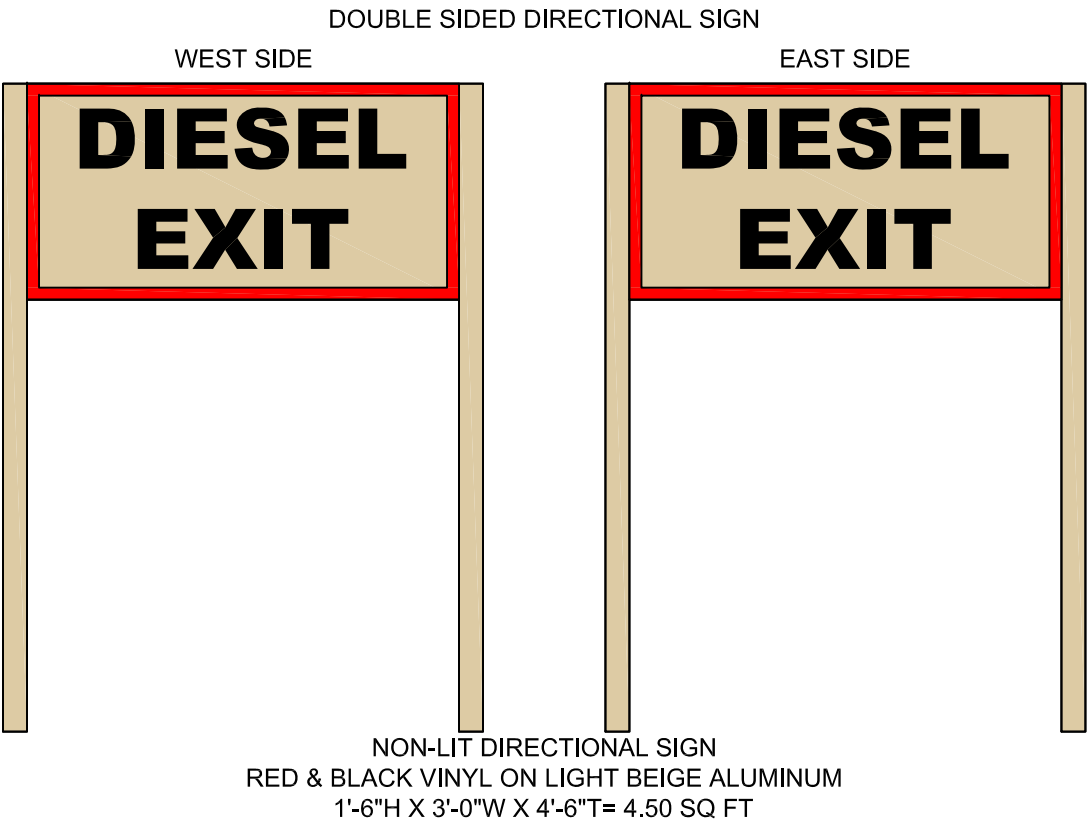
KWIK TRIP, Inc.
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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

DIRECTIONAL SIGNAGE		CONVENIENCE STORE #1124 w/ SIDE DIESEL & CARWASH		SWC HWY 164 & CTH K SUSSEX, WI	
#	DATE	DESCRIPTION			
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—	—	—			
—	—	—			
—	—	—			
DRAWN BY		KMK			
SCALE		MULTIPLE			
PROJ. NO.		0001			
DATE		2019-12-10			
SHEET		DS1			



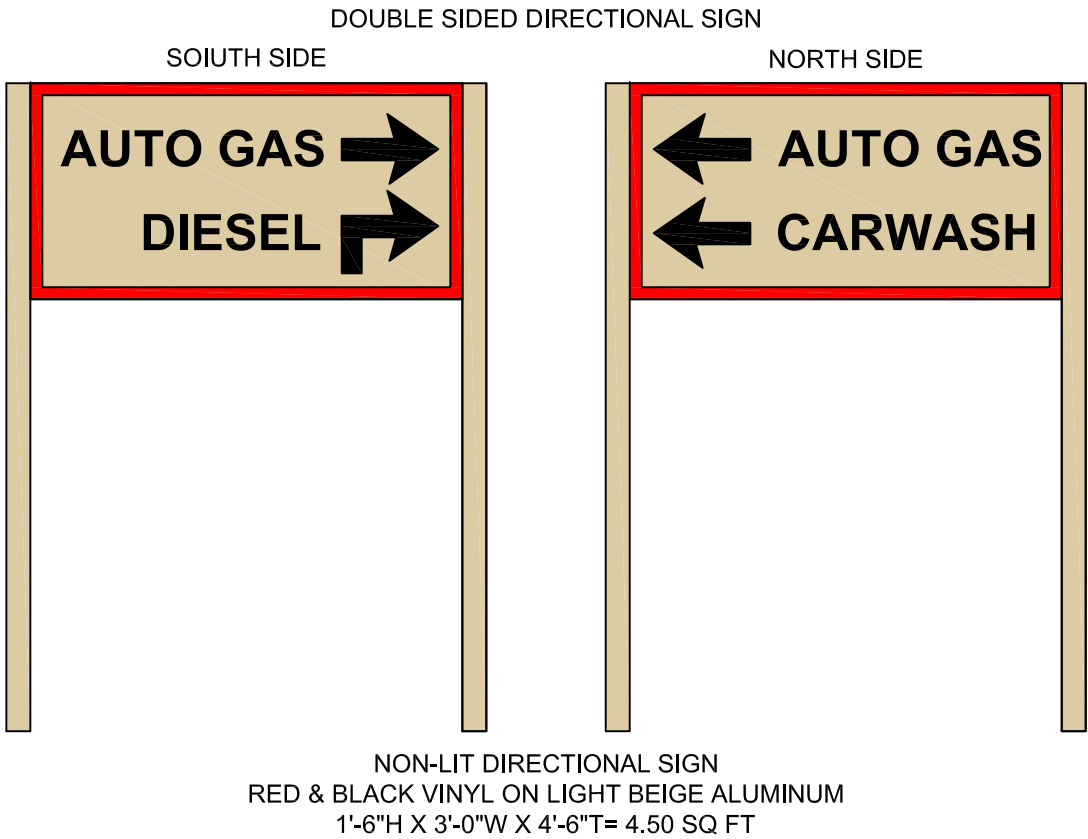
DIRECTIONAL SIGN #14

SCALE: 3/4" = 1'-0"



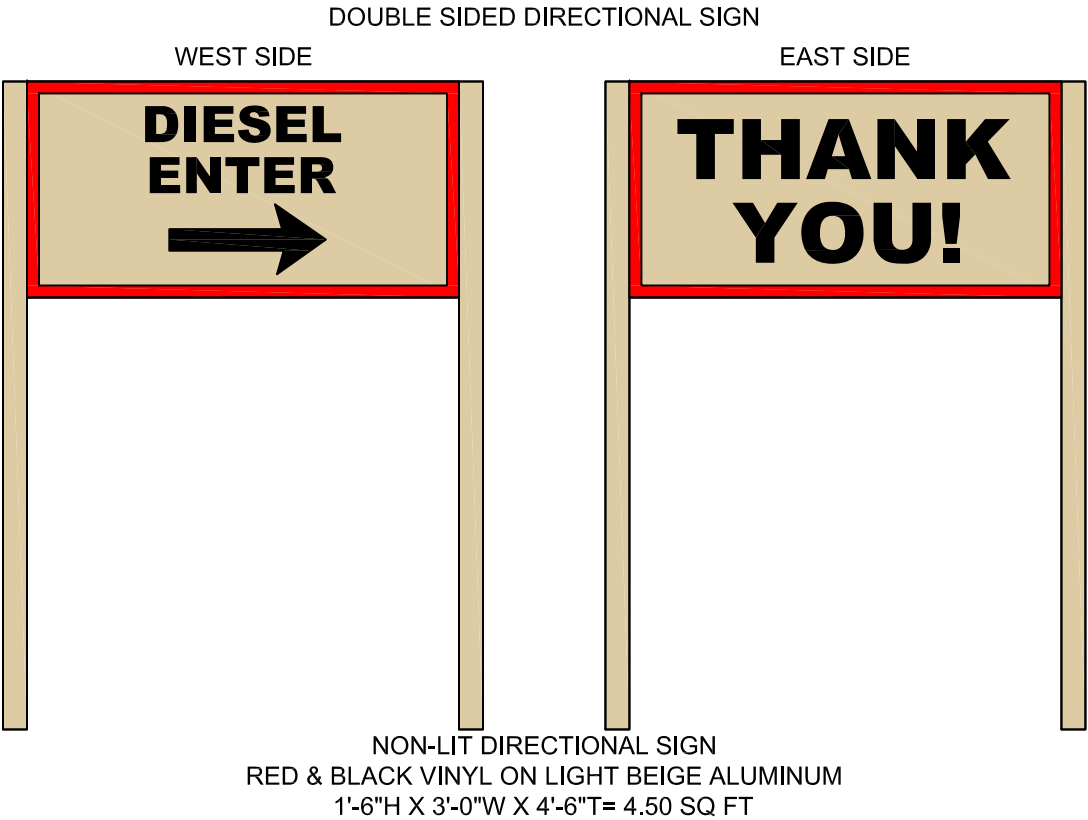
DIRECTIONAL SIGN #15

SCALE: 3/4" = 1'-0"



DIRECTIONAL SIGN #16

SCALE: 3/4" = 1'-0"



DIRECTIONAL SIGN #17

SCALE: 3/4" = 1'-0"

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DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1124
w/ SIDE DIESEL & CARWASH

SWC HWY 164 & CTH K
SUSSEX, WI

#	DATE	DESCRIPTION
—	—	—
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—	—	—

DRAWN BY

KMK

SCALE

MULTIPLE

PROJ. NO.

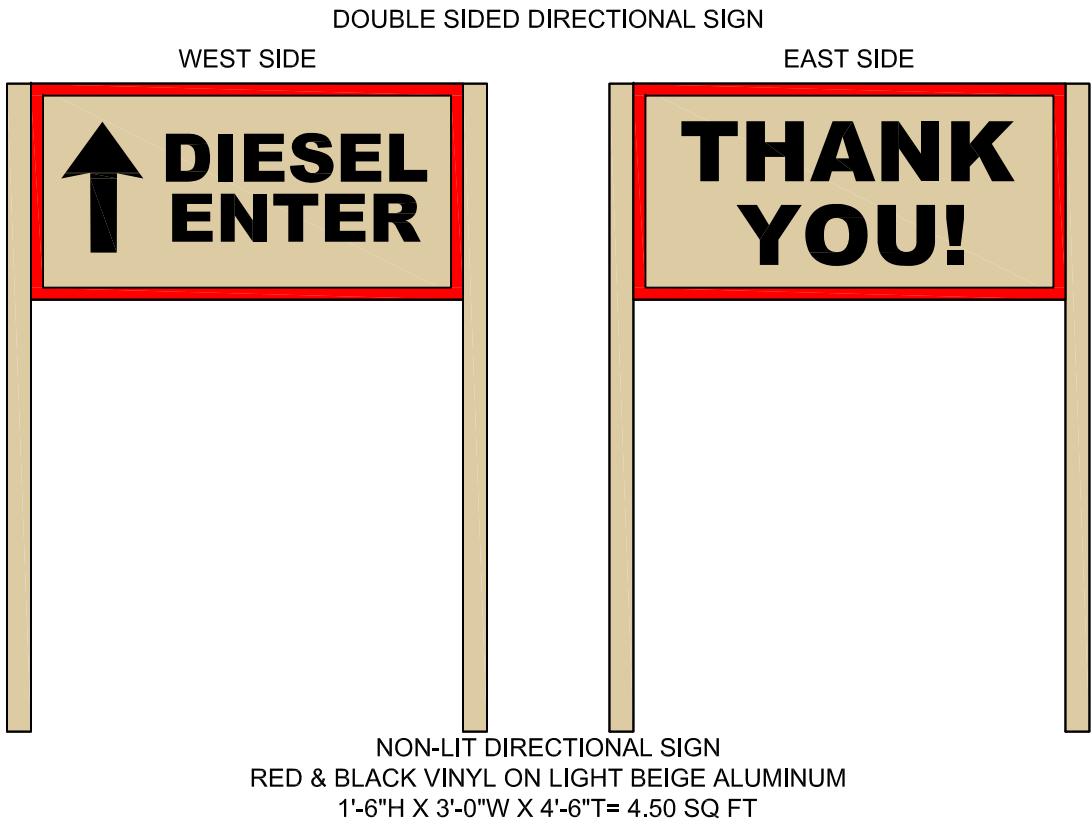
0001

DATE

2019-12-10

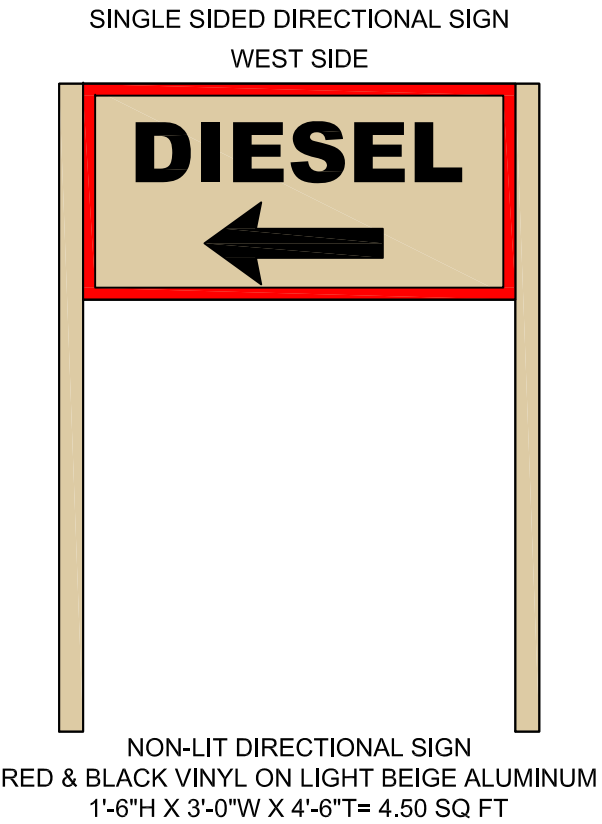
SHEET

DS2



DIRECTIONAL SIGN #18

SCALE: 3/4" = 1'-0"



DIRECTIONAL SIGN #19

SCALE: 3/4" = 1'-0"

#20 KWIK TRIP FREESTANDING MONUMENT SIGN

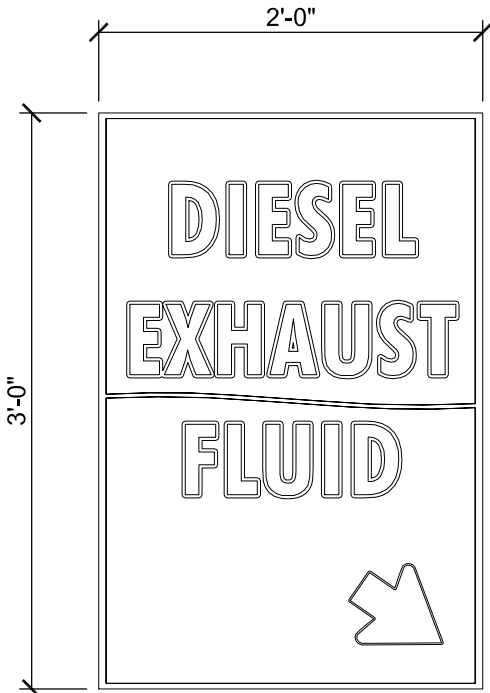
SEE ATTACHMENT FROM LA CROSSE SIGN CO

KWIK TRIP, Inc. P.O. BOX 2107 1626 OAK STREET LA CROSSE, WI 54602-2107 PH. (608) 781-8988 FAX (608) 781-8960		

DIRECTIONAL SIGNAGE	CONVENIENCE STORE #1124 w/ SIDE DIESEL & CARWASH	SWC HWY 164 & CTH K SUSSEX, WI

#	DATE	DESCRIPTION
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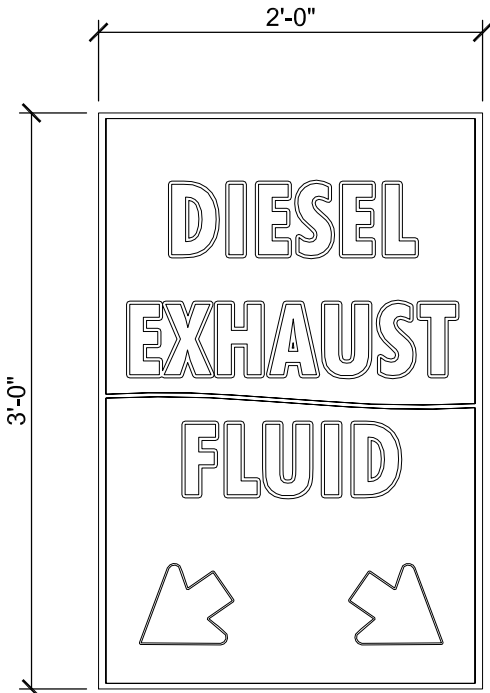
DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2019-12-10
SHEET	DS3



QTY: X

DEF SIGN A

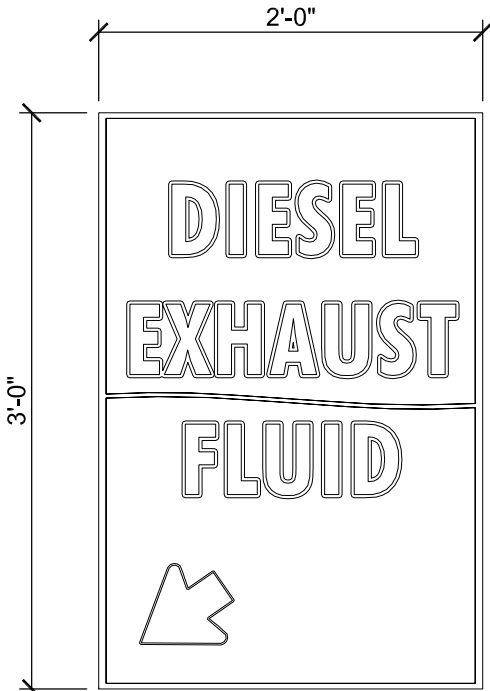
SCALE: 3/4" = 1'-0"



QTY: X

DEF SIGN B

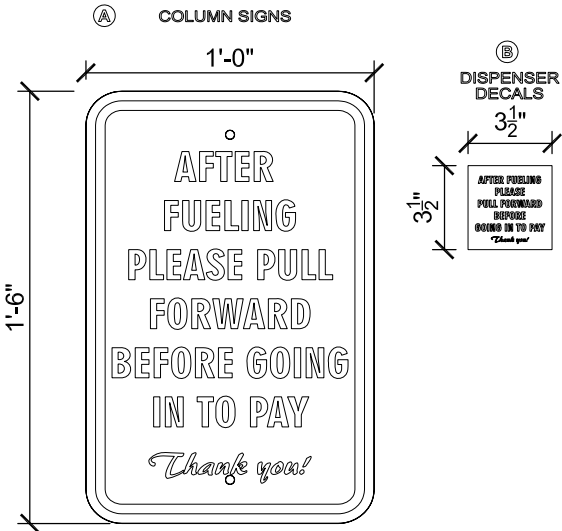
SCALE: 3/4" = 1'-0"



QTY: X

DEF SIGN C

SCALE: 3/4" = 1'-0"



PULL AHEAD SIGN D

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

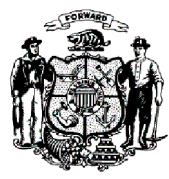


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LA CROSSE, WI 54602-2107
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FAX (608) 781-8960

DEF / DSL SIGNAGE		CONVENIENCE STORE #1124 w/ SIDE DIESEL & CARWASH		SWC HWY 164 & CTH K SUSSEX, WI	
#	DATE	DESCRIPTION			
—	—	—			
—	—	—			
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—	—	—			
—	—	—			
DRAWN BY		KMK			
SCALE		MULTIPLE			
PROJ. NO.		0001			
DATE		2019-12-10			
SHEET		DEF1			

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

OWNER:

MAPLE GROVE PRESERVE, LLC
c/o ARTHUR SAWALL
4375 PILGRIM HOLLOW COURT
BROOKFIELD, WI 53005
262-893-4848

SUSSEX PRESERVE ADDITION NO. 2

BEING A SUBDIVISION OF A PART OF LANDS MADE UP OF EXPANSION REAL ESTATE OF THE "VILLAS OF BRANDON OAKS, A LIFESTYLE CONDOMINIUM", AND A PART OF LOT 2, CERTIFIED SURVEY MAP NO. 7984, BEING LOCATED IN A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, ALL IN TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

EXISTING ZONING:
RS-3 (POD)

DESIGN CRITERIA:
MIN. FRONT SETBACK: 30 FT.
MIN. REAR SETBACK: 25 FT.
MIN. SIDE SETBACK: 10 FT.

EASEMENTS:

- (A)** - STORM SEWER EASEMENT (DEDICATED TO THE PUBLIC)
- (B)** - SANITARY SEWER EASEMENT (DEDICATED TO THE PUBLIC)
- (C)** - UTILITY EASEMENT
- (D)** - SIDEWALK EASEMENT (DEDICATED TO THE PUBLIC)
- (E)** - LANDSCAPE EASEMENT (SEE GENERAL NOTES)

SCALE: 1" = 150'

0 150 300

EXTERIOR LINE TABLE

Line #	BEARING	LENGTH
L1	S41°22'38"E	1.18'
L2	S17°10'57"W	43.46'
L3	S8°55'59"W	68.88'
L4	S0°18'46"W	74.90'
L5	S5°02'53"E	170.54'
L6	S4°33'57"W	73.74'
L7	S20°52'16"W	51.84'
L8	N69°48'28"W	20.63'
L9	S29°56'00"W	131.04'
L10	S26°11'41"W	60.00'
L11	N63°48'19"W	25.60'
L12	S25°14'19"W	136.41'
L13	S66°01'18"E	80.41'
L14	S13°40'56"W	49.83'
L15	S66°55'13"E	141.91'
L16	S16°28'52"W	9.43'
L17	S74°05'10"E	60.00'
L18	N16°28'52"E	8.84'
L19	S64°40'42"E	136.09'
L20	N90°00'00"E	126.40'
L21	N69°51'57"E	91.71'
L22	N26°10'18"E	81.38'
L23	N0°20'45"E	154.51'
L24	N26°07'50"W	54.81'
L25	N43°31'38"W	88.12'
L26	N75°36'41"W	130.42'
L27	S75°36'41"E	127.57'
L28	N22°04'33"E	111.93'
L29	S14°15'42"E	75.63'
L30	S23°46'50"E	105.42'
L31	S58°11'44"E	92.74'
L32	S89°31'10"W	98.84'
L33	S0°20'45"W	214.55'
L34	S26°10'18"W	66.31'
L35	S82°56'21"W	171.33'
L36	S3°56'21"W	360.53'
L37	S89°32'53"W	397.13'
L38	N0°00'00"E	92.61'
L39	S88°24'11"E	105.13'
L40	N65°34'16"E	151.46'
L41	N44°00'01"E	80.44'
L42	N21°21'38"E	146.39'

EXTERIOR LINE TABLE CONT.

Line #	BEARING	LENGTH
L43	N64°40'42"W	128.48'
L44	N66°55'13"W	140.84'
L45	S13°40'56"W	47.70'
L46	S75°15'28"W	26.72'
L47	N70°58'37"W	170.13'
L48	N85°38'36"W	76.76'
L49	N65°39'28"W	58.16'
L50	N56°19'34"W	42.48'
L51	N62°09'25"W	66.37'
L52	N52°11'27"W	30.24'
L53	N34°10'51"W	87.93'
L54	N13°00'33"E	124.00'
L55	N22°24'35"E	193.76'
L56	N63°42'19"W	121.23'
L57	N56°57'21"W	60.00'
L58	N33°02'39"E	182.97'
L59	N14°30'21"E	72.16'
L60	N68°12'02"W	310.41'
L61	N29°10'30"E	581.44'
L62	N23°04'47"E	127.88'
L63	S52°13'26"E	286.51'
L64	S70°41'16"E	206.79'
L65	S4°06'03"W	55.16'
L66	S44°18'46"E	249.46'
L67	S40°19'25"W	127.28'
L68	S40°29'32"W	60.25'
L69	S44°18'46"E	34.98'
L70	S35°41'54"W	125.29'
L71	S41°22'38"E	73.04'

LOCALITY MAP:

S.E. 1/4, SEC. 27,
N.E. 1/4, SEC. 34,
T. 8 N., R. 19 E.
SCALE: 1"=1000'



4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

GENERAL NOTES:

- - Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- - Indicates Found 1" Iron Pipe.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the North line of the N.E. 1/4 of Section 34, Town 8 North, Range 19 East, bears North 89°31'37" East.
- The Landscape Island Easement as shown on the "Sussex Preserve" Subdivision with Landscaping herein granted to each individual Lot Owner within this Subdivision and each individual Lot Owner within any future addition to this Subdivision. The Owners of the residential Lots within this Subdivision and the Owners of any Lots within any future addition to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the Entrance Monument Signage and Landscaping within Outlot 3 of "Sussex Preserve" and said Landscape Island Easement. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and the Owners of any Lots within any future addition to this Subdivision.
- The 20' Landscape Easement is hereon granted to the individual Lot Owner for Lot 45, 46, and 47, their successors or assigns, to ensure that landscaping vegetation exists in perpetuity within said easement area. Said repairs, maintenance and restoration shall be performed by the Owners of the individual Lots, or as otherwise dictated in the Declaration for Sussex Preserve Homeowners Association.
- Outlots 6 and 7 are to be retained by the developer for future development.
- Outlots 5, 8, and 9 are hereon granted to the Village of Sussex.
- Wetland boundaries shown hereon were field delineated by Brian Lennie of Stantec Consulting, Inc. (a WDNR certified assured delineator) on August 25, 2014.
- Outlot 4 is to be retained by the owner for future conveyance to the Villas of Brandon Oaks.

BASEMENT RESTRICTION - GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

BASEMENT RESTRICTION - BEDROCK NOTE:

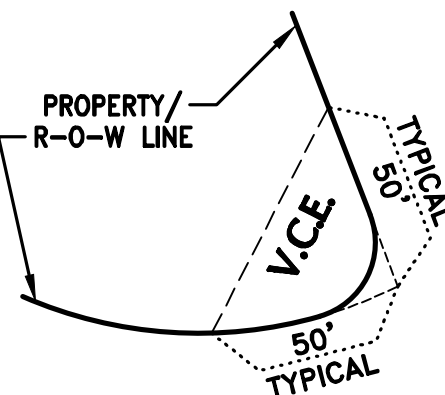
Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions which, due to the possible presence of bedrock near the ground surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert be consulted regarding the construction of basements in these areas where bedrock may be present near the ground surface. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

FLOODPLAIN AND WETLANDS PRESERVATION RESTRICTIONS:

Those areas identified as Floodplain and Wetlands on this Plat shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a proposed gravel path, unless specifically authorized by the Municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the Municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted.
- Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the Municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.

**VISION CORNER
EASEMENT DETAIL (V.C.E.)**



V.C.E. EASEMENT APPLIES TO:

Lots 58, 66, 67, and 74 and Outlots 6 and 7 are herein subject to a Vision Corner Easement as shown on this plat. Vision corner easements are herein granted to the Village of Sussex: No structure of any kind shall be permitted within a vision corner which exceeds 3 feet above the intersection except for necessary highway and traffic signs, public utility lines and open fences, through which there is clear vision, nor shall any plant material be permitted which obscures safe vision of the approaches to the intersection.

SUSSEX PRESERVE ADDITION NO. 2

BEING A SUBDIVISION OF A PART OF LANDS MADE UP OF EXPANSION REAL ESTATE OF THE "VILLAS AT BRANDON OAKS, A LIFESTYLE CONDOMINIUM", AND A PART OF LOT 2, CERTIFIED SURVEY MAP NO. 7984, BEING LOCATED IN A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, ALL IN TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

VILLAS AT BRANDON OAKS
A LIFESTYLE CONDOMINIUM
2ND ADDENDUM

VILLAS AT BRANDON OAKS
A LIFESTYLE CONDOMINIUM
2ND ADDENDUM

OUTLOT 2
BRANDON OAKS ADDITION NO. 2

EXISTING 100 YEAR FLOODPLAIN LINE
PER FEMA MAP NO. 55133C0201G
DATED NOVEMBER 5, 2014 (SEE
PRESERVATION RESTRICTIONS)

OL #5
155467 SF
DEDICATED TO THE VILLAGE

OL #5
155467 SF
DEDICATED TO THE VILLAGE

OL #4
3802 SF

OL #6
49718 SF

N. 1/4 CORNER,
SEC. 34-8-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N=412,952.66
E=2,471,365.97

N.E. CORNER,
SEC. 34-8-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON.
WITH BRASS CAP
N=412,974.45
E=2,474,005.24

REMAINDER LOT 2
C.S.M. #7984
(OWNED BY SUBDIVIDER)

REMAINDER LOT 2
C.S.M. #7984
(OWNED BY SUBDIVIDER)

- EASEMENTS:**
- (A) - STORM SEWER EASEMENT
(DEDICATED TO THE PUBLIC)
 - (B) - SANITARY SEWER EASEMENT
(DEDICATED TO THE PUBLIC)
 - (C) - UTILITY EASEMENT
 - (D) - SIDEWALK EASEMENT
(DEDICATED TO THE PUBLIC)
 - (E) - LANDSCAPE EASEMENT
(SEE GENERAL NOTES)

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

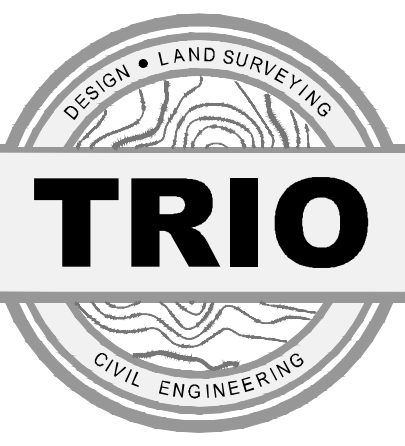
Certified _____, 20__

Department of Administration



REVISED THIS 17TH DAY OF JANUARY, 2020
DATED THIS 18TH DAY OF DECEMBER, 2019

SCALE: 1" = 50'



4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1400
Fax: (262) 790-1401
SHEET 2 OF 4

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

07-011-974-01

SUSSEX PRESERVE ADDITION NO. 2

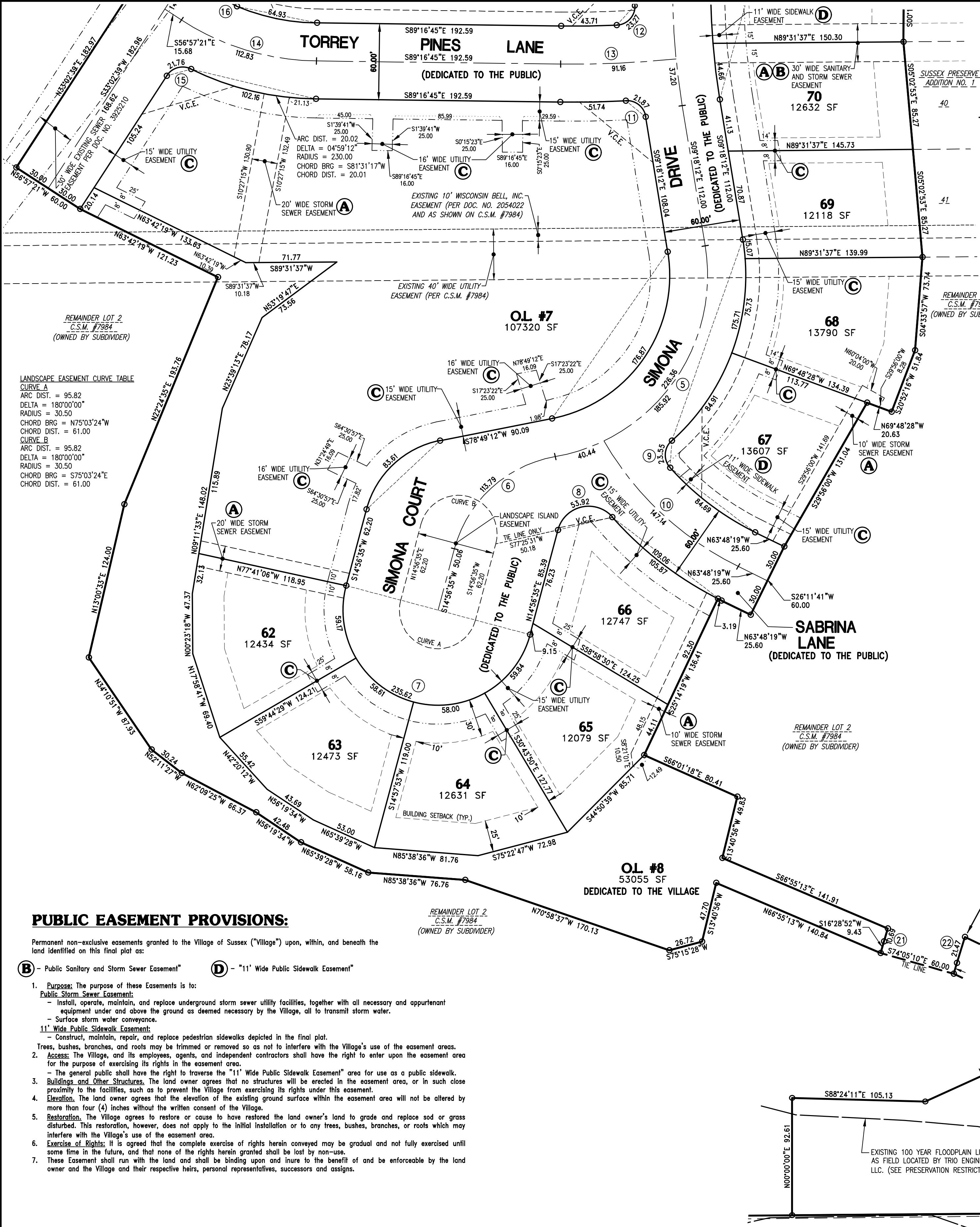
BEING A SUBDIVISION OF A PART OF LANDS MADE UP OF EXPANSION REAL ESTATE OF THE 'VILLAS OF BRANDON OAKS, A LIFESTYLE CONDOMINIUM', AND A PART OF LOT 2, CERTIFIED SURVEY MAP NO. 7984, BEING LOCATED IN A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, ALL IN TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
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Fax: (262) 790-1491



SCALE: 1" = 50'
0 50 100



LANDSCAPE EASEMENT CURVE TABLE

CURVE A	
ARC DIST. =	95.82
DELTA =	180°00'00"
RADIUS =	30.50
CHORD BRG =	N75°03'24"W
CHORD DIST. =	61.00
CURVE B	
ARC DIST. =	95.82
DELTA =	180°00'00"
RADIUS =	30.50
CHORD BRG =	S75°03'24"E
CHORD DIST. =	61.00

PUBLIC EASEMENT PROVISIONS:

Permanent non-exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on this final plat as:

- (B)** - Public Sanitary and Storm Sewer Easement" **(D)** - "11' Wide Public Sidewalk Easement"

- Purpose:** The purpose of these Easements is to:
Public Storm Sewer Easement:
 - Install, operate, maintain, and replace underground storm sewer utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit storm water.
 - Surface storm water conveyance.**11' Wide Public Sidewalk Easement:**
 - Construct, maintain, repair, and replace pedestrian sidewalks depicted in the final plat.Trees, bushes, branches, and roots may be trimmed or removed so as not to interfere with the Village's use of the easement areas.
- Access:** The Village, and its employees, agents, and independent contractors shall have the right to enter upon the easement area for the purpose of exercising its rights in the easement area.
 - The general public shall have the right to traverse the "11' Wide Public Sidewalk Easement" area for use as a public sidewalk.
- Buildings and Other Structures:** The land owner agrees that no structures will be erected in the easement area, or in such close proximity to the facilities, such as to prevent the Village from exercising its rights under this easement.
- Elevation:** The land owner agrees that the elevation of the existing ground surface within the easement area will not be altered by more than four (4) inches without the written consent of the Village.
- Restoration:** The Village agrees to restore or cause to have restored the land owner's land to grade and replace sod or grass disturbed. This restoration, however, does not apply to the initial installation or to any trees, bushes, branches, or roots which may interfere with the Village's use of the easement area.
- Exercise of Rights:** It is agreed that the complete exercise of rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
- These Easement shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the land owner and the Village and their respective heirs, personal representatives, successors and assigns.

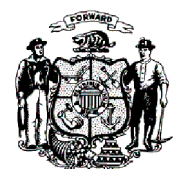
EASEMENTS:

- (A)** - STORM SEWER EASEMENT (DEDICATED TO THE PUBLIC)
- (B)** - SANITARY SEWER EASEMENT (DEDICATED TO THE PUBLIC)
- (C)** - UTILITY EASEMENT
- (D)** - SIDEWALK EASEMENT (DEDICATED TO THE PUBLIC)
- (E)** - LANDSCAPE EASEMENT (SEE GENERAL NOTES)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



H:\CADD\974\07011-01\SURVEY\PLANS\166FL03.DWG

H:\CG00\97A\07011-01\ SURVEY PLANS\166P\03.DWG

CURVE TABLE:								
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	EXTERIOR	380.00	5°51'00"	38.80	38.78	S47°14'16"E	S44°18'46"E	S50°09'46"E
2	74	15.00	96°18'30"	25.21	22.35	S87°31'59"W	N44°18'46"W	S39°22'44"W
3	58	15.00	84°36'10"	22.15	20.19	N02°00'41"W	N40°17'24"E	N44°18'46"W
4	CENTERLINE	580.00	53°37'43"	542.88	523.28	S17°30'39.5"W	S44°19'31"W	S09°18'12"E
	NORTH	580.00	49°57'14"	505.68	489.81	S19°20'54"W	S44°19'31"W	S05°37'43"E
	SOUTH	580.00	3°40'29"	37.20	37.19	S07°27'57.5"E	S05°37'43"E	S09°18'12"E
	E. R.O.W.	550.00	48°40'56"	467.31	453.38	S15°02'16"W	S39°22'44"W	S09°18'12"E
	74	550.00	14°00'34"	134.48	134.15	S32°22'27"W	S39°22'44"W	S25°22'10"W
	73	550.00	10°41'57"	102.70	102.56	S20°01'11.5"W	S25°22'10"W	S14°40'13"W
	72	550.00	10°11'48"	97.88	97.75	S09°34'19"W	S14°40'13"W	S04°28'25"W
	71	550.00	9°07'30"	87.59	87.50	S00°05'20"E	S04°28'25"W	S04°39'05"E
	70	550.00	4°39'07"	44.66	44.64	S06°58'38.5"E	S04°39'05"E	S09°18'12"E
	W. R.O.W.	610.00	41°41'19"	443.84	434.11	S19°26'44.5"W	S40°17'24"W	S01°23'55"E
	58	610.00	8°25'03"	89.62	89.54	S36°04'52.5"W	S40°17'24"W	S31°52'21"W
	59	610.00	8°28'23"	90.21	90.12	S27°38'09.5"W	S31°52'21"W	S23°23'58"W
	60	610.00	7°31'45"	80.16	80.10	S19°38'05.5"W	S23°23'58"W	S15°52'13"W
	61	610.00	7°54'30"	84.19	84.13	S11°54'58"W	S15°52'13"W	S07°57'43"W
	OUTLOT 6	610.00	9°21'38"	99.66	99.55	S03°16'54"W	S07°57'43"W	S01°23'55"E
5	CENTERLINE	145.00	89°26'43"	228.36	204.07	S35°25'09.5"W	S09°18'12"E	S80°08'31"W
	NORTH	145.00	73°27'50"	185.92	173.44	N27°25'43"E	N64°09'38"E	N09°18'12"W
	SOUTH	145.00	15°58'53"	40.44	40.31	N72°09'04.5"E	N80°08'31"E	N64°09'38"E
	E. R.O.W.	175.00	57°31'41"	175.71	168.42	N19°27'38.5"E	N48°13'29"E	N09°18'12"W
	69	175.00	4°55'58"	15.07	15.06	N06°50'13"W	N04°22'14"W	N09°18'12"W
	68	175.00	24°47'46"	75.73	75.15	N08°01'39"E	N20°25'32"E	N04°22'14"W
	67	175.00	27°47'57"	84.91	84.08	N34°19'30.5"E	N48°13'29"E	N20°25'32"E
	OUTLOT 7	115.00	88°07'24"	176.87	159.95	N34°45'30"E	N78°49'12"E	N09°18'12"W
6	CENTERLINE	100.00	65°11'56"	113.79	107.75	S47°32'33"W	S80°08'31"W	S14°56'35"W
7	S. R.O.W.	75.00	180°00'00"	235.62	150.00	S75°03'25"E	S14°56'35"W	N14°56'35"E
	62	75.00	45°12'06"	59.17	57.65	S07°39'28"E	S14°56'35"W	S30°15'31"E
	63	75.00	44°46'36"	58.61	57.13	S52°38'49"E	S30°15'31"E	S75°02'07"E
	64	75.00	44°18'42"	58.00	56.57	N82°48'32"E	S75°02'07"E	N60°39'11"E
	65	75.00	45°42'36"	59.84	58.26	N37°47'53"E	N60°39'11"E	N14°56'35"E
8	66	25.00	123°34'03"	53.92	44.06	S76°43'36.5"W	N41°29'22"W	S14°56'35"W
9	67	15.00	89°58'25"	23.55	21.21	S03°14'16.5"W	S48°13'29"W	S41°44'56"E
10	CENTERLINE	250.00	33°43'23"	147.14	145.03	S46°56'37.5"E	S30°04'56"E	S63°48'19"E
	S. R.O.W.	280.00	22°18'57"	109.06	108.37	S52°38'50.5"E	S41°29'22"E	S63°48'19"E
	66	280.00	21°39'47"	105.87	105.24	S52°19'15.5"E	S41°29'22"E	S63°09'09"E
	EXTERIOR	280.00	0°39'10"	3.19	3.19	S63°28'44"E	S63°09'09"E	S63°48'19"E
	67	220.00	22°03'23"	84.69	84.17	S52°46'37.5"E	S41°44'56"E	S63°48'19"E
11	OUTLOT 7	15.00	83°32'49"	21.87	19.99	N51°04'36.5"W	N09°18'12"W	S87°08'59"W
12	OUTLOT 6	15.00	88°52'02"	23.27	21.00	N43°02'06"E	N87°28'07"E	N01°23'55"W
13	CENTERLINE	800.00	6°31'44"	91.16	91.11	N87°27'23"E	S89°16'45"E	N84°11'31"E
	OUTLOT 7	830.00	3°34'16"	51.74	51.73	N88°56'07"E	S89°16'45"E	N87°08'59"E
	OUTLOT 6	770.00	3°15'08"	43.71	43.70	N89°05'41"E	S89°16'45"E	N87°28'07"E
14	CENTERLINE	200.00	32°19'24"	112.83	111.34	S73°07'03"E	S56°57'21"E	S89°16'45"E
	OUTLOT 7	230.00	25°26'57"	102.16	101.32	S76°33'16.5"E	S63°49'48"E	S89°16'45"E
	OUTLOT 6	170.00	21°53'06"	64.93	64.54	S78°20'12"E	S67°23'39"E	S89°16'45"E
15	OUTLOT 7	15.00	83°07'33"	21.76	19.90	S74°36'25.5"W	N63°49'48"W	S33°02'39"W
16	OUTLOT 6	15.00	96°09'25"	25.17	22.32	S19°18'56.5"E	S28°45'46"W	S67°23'39"E
17	CENTERLINE	400.00	18°32'18"	129.42	128.86	S23°46'30"W	S14°30'21"W	S33°02'39"W
	OUTLOT 6	430.00	14°15'25"	107.00	106.72	N21°38'03.5"E	N28°45'46"E	N14°30'21"E
	EXTERIOR	370.00	18°32'18"	119.72	119.19	N23°46'30"E	N33°02'39"E	N14°30'21"E
18	CENTERLINE	300.00	18°59'54"	99.48	99.02	S24°00'18"W	S33°30'15"W	S14°30'21"W
	E. R.O.W.	270.00	18°59'54"	89.53	89.12	S24°00'18"W	S33°30'15"W	S14°30'21"W
	OUTLOT 6	270.00	5°52'50"	27.71	27.70	S17°26'46"W	S20°23'11"W	S14°30'21"W
	54	270.00	13°07'04"	61.82	61.68	S26°56'43"W	S33°30'15"W	S20°23'11"W
	W. R.O.W.	330.00	18°59'54"	109.42	108.92	S24°00'18"W	S33°30'15"W	S14°30'21"W
	EXTERIOR	330.00	7°17'37"	42.01	41.98	S18°09'09.5"W	S21°47'58"W	S14°30'21"W
	53	330.00	11°42'17"	67.41	67.30	S27°39'06.5"W	S33°30'15"W	S21°47'58"W
19	CENTERLINE	1200.00	2°56'07"	61.48	61.47	S32°02'11.5"W	S30°34'08"W	S33°30'15"W
	55	1230.00	2°56'07"	63.01	63.01	N32°02'11.5"E	N33°30'15"E	N30°34'08"E
	W. R.O.W.	1170.00	2°56'07"	59.94	59.93	N32°02'11.5"E	N33°30'15"E	N30°34'08"E
	52	1170.00	1°52'27"	38.27	38.27	N32°34'01.5"E	N33°30'15"E	N31°37'48"E
	51	1170.00	1°03'40"	21.67	21.67	N31°05'58"E	N31°37'48"E	N30°34'08"E
20	CENTERLINE	100.00	105°07'06"	183.47	158.80	S83°07'41"W	N44°18'46"W	S30°34'08"W
	57	70.00	105°07'06"	128.43	111.16	S83°07'41"W	N44°18'46"W	S30°34'08"W
	N. R.O.W.	130.00	105°07'06"	238.50	206.44	S83°07'41"W	N44°18'46"W	S30°34'08"W
	OUTLOT 5 WEST	130.00	9°07'08"	20.69	20.67	S35°07'42"W	S39°41'16"W	S30°34'08"W
	49	130.00	31°17'39"	71.00	70.13	S55°20'05.5"W	S70°58'55"W	S39°41'16"W
	48	130.00	29°06'41"	66.05	65.34	S85°32'15.5"W	N79°54'24"W	S70°58'55"W
	OUTLOT 5 EAST	130.00	13°16'50"	30.13	30.06	N73°15'59"W	N66°37'34"W	N79°54'24"W
	47	130.00	22°18'48"	50.63	50.31	N55°28'10"W	N44°18'46"W	N66°37'34"W
21	O.L. 8/EXTERIOR	780.00	0°47'07"	10.69	10.69	S16°52'25.5"W	S17°15'59"W	S16°28'52"W
22	O.L. 9/EXTERIOR	720.00	1°42'32"	21.47	21.47	S17°20'08"W	S18°11'24"W	S16°28'52"W
23	O.L. 9/EXTERIOR	330.00	5°13'27"	30.09	30.08	S18°32'58.5"W	S15°56'15"W	S21°09'42"W
07-011-974-01								

SUSSEX PRESERVE ADDITION NO. 2

BEING A SUBDIVISION OF A PART OF LANDS MADE UP OF EXPANSION REAL ESTATE OF THE "VILLAS OF BRANDON OAKS, A LIFESTYLE CONDOMINIUM", AND A PART OF LOT 2, CERTIFIED SURVEY MAP NO. 7984, BEING LOCATED IN A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, ALL IN TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Ted R. Indermuhle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of lands made up of Expansion Real Estate of the "Villas of Brandon Oaks, a Lifestyle Condominium", and a part of Lot 2, Certified Survey Map No. 7984, being located in a part of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 27 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 34, all in Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast Corner of said Section 34 (also being the Southeast Corner of said Section 27); Thence South 89°31'37" West and along the North line of the said Northeast 1/4 of said Section 34, 905.55 feet to a point on the West line of "Sussex Preserve Addition NO. 1" and the place of beginning of lands hereinafter described;

Thence continuing along said West line the following courses, South 41°22'38" East 1.18 feet to a point; Thence South 17°10'57" West 43.46 feet to a point; Thence South 08°55'59" West 68.88 feet to a point; Thence South 00°18'46" West 74.90 feet to a point; Thence South 05°02'53" East 170.54 feet to the Southwest corner of "Sussex Preserve Addition NO. 1"; Thence South 04°33'57" West 73.74 feet to a point; Thence South 20°52'16" West 51.84 feet to a point; Thence North 69°48'28" West 20.63 feet to a point; Thence South 29°56'00" West 131.04 feet to a point; Thence South 26°11'41" West 60.00 feet to a point; Thence North 63°48'19" West 25.60 feet to a point; Thence Northwesterly 3.19 feet along the arc of curve whose center lies to the North, whose radius is 280.00 feet, whose central angle is 00°39'10" and whose chord bears North 63°28'44" West 3.19 feet to a point; Thence South 25°14'19" West 136.41 feet to a point; Thence South 66°01'18" East 80.41 feet to a point; Thence South 13°40'56" West 49.83 feet to a point; Thence South 66°55'13" East 141.91 feet to a point; Thence Southerly 10.69 feet along the arc of a curve whose center lies to the East, whose radius is 780.00 feet, whose central angle is 00°47'07" and whose chord bears South 16°52'25.5" West 10.69 feet to a point; Thence South 16°28'52" West 9.43 feet to a point; Thence South 74°05'10" East along a "Tie Line", 60.00 feet to a point; Thence North 16°28'52" East 8.84 feet to a point; Thence Northerly 21.47 feet along the arc of a curve whose center lies to the East, whose radius is 720.00 feet, whose central angle is 01°42'32" and whose chord bears North 17°20'08" East 21.47 feet to a point; Thence South 64°40'42" West 136.09 feet to a point; Thence Due East 126.40 feet to a point; Thence North 69°51'57" East 91.71 feet to a point; Thence North 26°10'18" East 81.38 feet to a point; Thence North 00°20'45" East 154.51 feet to a point; Thence North 26°07'50" West 54.81 feet to a point; Thence North 43°31'38" West 88.12 feet to a point; Thence North 75°36'41" West 130.42 feet to a point; Thence Northerly 30.09 feet along the arc of a curve whose center lies to the West, whose radius is 330.00 feet, whose central angle is 05°13'27" and whose chord bearing North 18°32'58.5" East 30.08 feet to a point; Thence South 75°36'41" East 127.57 feet to a point; Thence North 22°04'33" East 111.93 feet to a point; Thence South 14°15'42" East 75.63 feet to a point; Thence South 23°46'50" East 105.42 feet to a point; Thence South 58°11'44" East 92.74 feet to a point on the Northerly line of Outlot 2 of "Sussex Preserve"; Thence South 89°31'10" West along said North line, 98.84 feet to a point; Thence continuing along the boundary of said Outlot 2 the following courses, South 00°20'45" West 214.55 feet to a point; Thence South 26°10'18" West 66.31 feet to a point; Thence South 82°56'21" West 171.33 feet to a point; Thence South 03°56'21" West 360.53 feet to a point on the South line of Said Certified Survey Map NO. 7984; Thence South 89°32'53" West along said South line, 397.13 feet to a point; Thence Thence Due North 92.61 feet to a point; Thence South 88°24'11" East 105.13 feet to a point; Thence North 65°34'16" East 151.46 feet to a point; Thence North 44°00'01" East 80.44 feet to a point; Thence North 21°21'38" East 146.39 feet to a point; Thence North 64°40'42" West 128.48 feet to a point; Thence North 74°05'10" West along a "Tie Line", 60.00 feet to a point; Thence North 66°55'13" West 140.84 feet to a point; Thence South 13°40'56" West 47.70 feet to a point; Thence South 75°15'28" West 26.72 feet to a point; Thence North 70°58'37" West 170.13 feet to a point; Thence North 85°38'56" West 76.76 feet to a point; Thence North 65°39'28" West 58.16 feet to a point; Thence North 56°19'34" West 42.48 feet to a point; Thence North 62°09'25" West 66.37 feet to a point; Thence North 52°11'27" West 30.24 feet to a point; Thence North 34°10'51" West 87.93 feet to a point; Thence North 13°00'33" East 124.00 feet to a point; Thence North 22°24'35" East 193.76 feet to a point; Thence North 63°42'19" West 121.23 feet to a point; Thence North 56°57'21" West 60.00 feet to a point; Thence North 33°02'39" East 182.97 feet to a point; Thence Northeasterly 119.72 feet along the arc of a curve whose center lies to the Northeast, whose radius is 370.00 feet, whose central angle is 18°32'18" and whose chord bears North 23°46'30" East 119.19 feet to a point; Thence North 14°30'21" East 72.16 feet to a point; Thence Northeasterly 42.01 feet along the arc of a curve whose center lies to the Northeast, whose radius is 330.00 feet, whose central angle is 07°17'37" and whose chord bears North 18°09'09.5" East 41.98 feet to a point; Thence North 68°12'02" West 310.41 feet to a point the East line of Brandon Oaks Addition NO. 2; Thence North 29°10'30" East along said East line, 581.44 feet to a point; Thence North 23°04'47" East along said East line, 127.88 feet to a point to the Southerly line of Villas of Brandon Oaks a Lifestyle Condo Plat; Thence South 52°13'26" East along said Southerly line, 286.51 feet to a point; Thence South 70°41'16" East along said Southerly line, 206.79 feet to a point; Thence South 04°06'03" West along said Southerly line, 55.16 feet to a point; Thence South 44°18'46" East along said Southerly line, 249.46 feet to a point on the West line of said "Sussex Preserve Addition NO. 1"; Thence continuing along said boundary the following courses: South 40°19'25" West 127.28 feet to a point; Thence South 40°29'32" West 60.25 feet to a point; Thence South 44°18'46" East 34.98 feet to a point; Thence Southeasterly 38.80 feet along the arc of a curve whose center lies to the North, whose radius is 380.00 feet, whose central angle is 05°51'00" and whose chord bears South 47°14'16" East 38.78 feet to a point; Thence South 35°41'54" West 125.29 feet to a point; Thence South 41°22'38" East 73.04 feet to the point of beginning of this description.

Said Parcel contains 1,026,726 Square Feet (or 23.5704 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of MAPLE GROVE PRESERVE, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Sussex, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

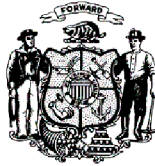
Dated this 18th Day of DECEMBER, 20 19.

Ted R. Indermuhle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 _____

Department of Administration



CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

MAPLE GROVE PRESERVE, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. Village of Sussex