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**AGENDA
VILLAGE OF SUSSEX
PLAN COMMISSION MEETING
6:30 PM TUESDAY, JUNE 16, 2020
SUSSEX CIVIC CENTER – BOARD ROOM 2nd FLOOR
N64W23760 MAIN STREET**

**THIS MEETING CAN ALSO BE ACCESSED IN ONE OF THE FOLLOWING
WAYS:**

- 1. BY CALLING 1 312-626-6799 AND ENTERING MEETING ID: 813 6158 6421
THE MEETING MATERIALS WILL BE AVAILABLE AT
WWW.VILLAGESUSSEX.ORG AND DURING THE MEETING BY
WATCHING CHANNEL 25 THE VILLAGE'S CABLE CHANNEL ON
SPECTRUM CABLE.**
- 2. CLICKING THE FOLLOWING LINK: <https://us02web.zoom.us/j/81361586421>**

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 virtually. 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 during any portion where the public is allowed to comment 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 May 19, 2020.
3. Consideration and possible action on Permitted Uses and Plans:
 - A. Consideration and possible action on a Plan of Operation and site plan for Protouch Products (N56W24790 North Corporate Circle Unit D).
 - B. Consideration and possible action on a Plan of Operation, site plan, architectural plan, lighting plan, landscape plan and sign plan for Dunkin'/Baskin Robbins (W249N6478 STH 164).
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
 - A. Convene the public hearing of a Legal Non-Conforming Conditional Use, Plan of Operation and site plan for Harvest View Farms Inc. (N67W25913 Silver Spring Drive).
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items:
 - A. Consideration and possible action on a request for an accessory building exceeding 250 square feet for David and Jennifer Barnish (W238N7651 Hidden Oaks Dr.).

B. Consideration and possible action on a Final Plat for Woodland Trails Subdivision east of Coldwater Creek Subdivision and south of Plainview Road.

6. Other items for future discussion.

7. Adjournment.

Anthony LeDonne
Chairperson

A handwritten signature in black ink, appearing to read "Jeremy J. Smith", written over a horizontal line.

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 Virtual Plan Commission meeting held on May 19, 2020.

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

Members present: Commissioners Deb Anderson, Amanda Schauer, David Ray, Annette Kremer, Roger Johnson and Village President Anthony LeDonne.

Members excused: None

Others present: Village Administrator Jeremy Smith, Asst. Village Administrator Kelsey McElroy-Anderson, Village Attorney John Macy, Assistant Development Director Kasey Fluet, Village Engineer Judy Neu, 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 April 16, 2020 and April 21, 2020.

A motion by Schauer, seconded by Kremer to approve the minutes of the Plan Commission meeting of April 16, 2020 and April 21, 2020 as presented. Motion carried 6-0.

Consideration and possible action on a on a Plan of Operation and site plan for MJ Excavating a division of MJ Electric LLC (N64W22998 Hwy 74).

Shane Miller spoke on behalf of MJ Excavation, N64W22998 Hwy 74. Planning to use building for general office operations. Office personnel support traveling project managers and crews that build electric utility infrastructure.

Mrs. Fluet reviewed the Plan Staff Memo (copy attached); stating this site is zoned M-1. The construction service business is a permitted use in the M-1 Industrial District in accordance with Section 17.0422(A)(3)(a). The company builds electric utility infrastructure and will use this site for general office operations. They will lease the 6,700 square foot building and will have no outside storage of product. Hours of operation will be Monday through Friday 7:00 a.m. to 9:00 p.m. They have 6 employees. This site has sufficient parking for this use with 24 parking stalls. Any signage for this building must be reviewed by the Building Inspector.

Per normal practice we review the property to make sure it meets the code requirements and at a recent inspection we found abandoned vehicles. After a discussion with the owner of the property he stated he would remove the vehicles.

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

Plan Commission Comments: None

A motion by Kremer, seconded by Anderson to approve the Plan of Operation and site plan for MJ Excavating a division of MJ Electric LLC(N64W22998 Hwy 74); a finding that the use and structures meet the principals of 17.1002(A-H), subject to the removal of the abandoned vehicles and the standard conditions of Exhibit A. Motion carried 6-0.

Consideration and possible action on a CSM and the Introduction of a Legal Non-Conforming Conditional Use, Plan of Operation and site plan for Harvest View Farms Inc. (N67W25913 Silver Spring Drive).

Petitioner was not present.

Mrs. Fluet reviewed the Plan Staff Memo (copy attached); stating this site is zoned CR-1. A CSM is proposed to create a lot to include the buildings, house and silos to continue the use of an operating farm. On page six of the CSM shows the new lot lines and building setbacks to be created for Lot three for the Harvest View Farms.

The zoning of the farm as CR-1 residential was placed on the property to meet the requirement of the Wisconsin Statutes, the zoning must match the Land Use designation. The owners of the property want to sell 176 acres of the land to a developer and keep 2.4 acres for farming operations. Farming includes processing various agricultural crops and buildings associated with the management of the operations. Some of the buildings and silos on the property do not meet the setback requirements making the use legal non-conforming. In accordance with Section 17.0507 a legal non-conforming use may be granted a conditional use.

The Petitioner will need to prove the standards/conditions in the attached memo 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) in the attached memo reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

Mr. Smith informed the Commission that the buildings exist today and are too close to the current lot lines. The property was established years ago in the Town of Lisbon. Due to the lot lines, the CSM requires a legal non-conforming conditional use.

Plan Commission Comments: Commissioner Johnson stated the need for screening be addressed at the public hearing. He had concerns there could be conflict between the stated usage of the farm and the future residents of the new development. Commissioner Johnson also inquired if lot 1 would become part of the Sussex stormwater utility.

Mrs. Fluet stated that staff has found the application complete and recommends scheduling the public hearing for the June meeting, a recommendation to the Village Board approval of the CSM subject to the approval of a legal non-conforming conditional use, the standard conditions of CSM approval, review by the Village Engineer and Exhibit A.

A motion by Kremer, seconded by Johnson to direct staff to schedule a public hearing for 6:30 pm on June 16, 2020 and recommend to the Village Board approval of the CSM subject to the approval of a legal non-conforming conditional use, the standard conditions of CSM approval, review by the Village Engineer and Exhibit A.. Motion carried 6-0.

Consideration and possible action on a CSM for extra territorial review Town of Lisbon Lied's property on CTH F and Townline.

Rachel Holloway spoke on behalf of the Town of Lisbon. This is 3 lot CSM for the former Lied's property. The road was realigned by County review comments which is reflected in new CSM. One issue to be resolved is the dedication of road along Main Street which is listed to the Town of Lisbon. It needs to be changed to the County. All CSM comments from the February 27th letter have been addressed.

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 proposed zoning on the property does not match the Boundary Stipulation so the Village cannot approve the CSM.

Ms. Holloway asked for clarification of the zoning issue. Staff explained that the zoning of the land does not match the boundary stipulation based on the Town's zoning code.

A motion by Johnson, seconded by Schauer to recommend to the Village Board acknowledgement of the CSM because the zoning of the land doesn't match the requirements of the boundary stipulations; subject to review by the Village Engineer and Exhibit A. Motion carried 6-0.

Consideration and possible action on a CSM for Maurice and Diane Koch to create a single family lot for W238N6640 Orchard Drive.

Petitioner was not present.

Mrs. Fluet reviewed the Plan Staff Memo (copy attached); stating the site is zoned RS-3. Mr. and Mrs. Koch which to divide their 12 acres and create a lot for the single family resident of less than one acre. The reason for this request will allow the owners to sell 11 acres to be developed in the future and also allow them to sell their house with a reasonable size lot.

In order to create the single family lot in a lot can have minimum frontage of 40 feet and shall abut a public street such as Orchard Drive. The Plan Commission can allow this in accordance with Section 18.0701. The property owner will need to construct a temporary termination and follow the requirements of Section 18.0703 B. The CSM will need to include language with this requirement.

Mr. Smith stated: The Plan Commission had decided it's not reasonable to extend a road before an eventual development is done. At this time, we do not know what the road pattern will be should this development be completed. Minimum requirement is 40 feet of right of way which will be a turnaround that feeds into the current drive. The turnaround will be removed and the road built when the rest of the property is developed.

Plan Commission Comments: Commission Johnson inquired if it was clear that there will never be access to Maple Avenue. Mr. Smith stated that it would be very difficult to have access to Maple Avenue due to the stream, stormwater and railroad crossing.

A motion by Kremer, seconded by Anderson to recommend approval of the CSM to the Village Board for Maurice and Diane Koch W238N6640 Orchard Drive subject to temporary termination is constructed at the end of Orchard Drive for the single family resident on lot two, review by the Village Engineer, the standard conditions of CSM approval and Exhibit A. Motion carried 6-0.

Consideration and possible action on a Final Plat for Woodland Preserve Subdivision a continuation of Woodland Creek Drive.

Eric Obarski spoke on behalf of Neumann Development. Woodland Preserve is the first portion of a larger development attached to Woodland Creek Drive. There will be 17 lots in this section.

Mrs. Fluet reviewed the Plan Staff Memo (copy attached); stating the site is zoned RS-2 with a Planned Development Overlay. The approval of this Plat is for the 17 single-family lots. Building permits may be issued once staff is satisfied all the conditions of the Developers Agreement have been met, the Plat meets the conditions of the rezone ordinance granted March 12, 2019, the requirements of Chapter 18 are met and once the Plat is recorded with the Registry of Deeds. Outlot two should be part of the plat.

Mr. Obarski stated Outlot two will be included with the plat.

A motion by Anderson, seconded by Kremer recommend to the Village Board approval of the Final Plat for Woodland Preserve subject to the Final Plat to include the improvements in outlot two associated with the subdivision and the approval of the Restrictive Covenants, the standard conditions of Plat approval, obligations of the Developers Agreement have been met and any conditions by the Village Engineer and Exhibit A. Motion carried 6-0.

Topics for Future Agendas: None.

Adjournment

A motion by Kremer, seconded by Schauer to adjourn the meeting at 6:59 pm.

Motion carried 6-0.

Respectfully Submitted,

Linda Steinmetz
Deputy Clerk

DRAFT



MEMORANDUM

TO: Plan Commission
FROM: Kasey Fluet, Assistant Development Director
RE: Plan Commission meeting of May 19, 2020
DATE: May 13, 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 April 16, 2020 and April 21, 2020.**
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 MJ Excavating a division of MJ Electric LLC (N64W22998 Hwy 74).

This site is zoned M-1. The construction service business is a permitted use in the M-1 Industrial District in accordance with Section 17.0422(A)(3)(a). The company builds electric utility infrastructure and will use this site for general office operations. They will lease the 6,700 square foot building and will have no outside storage of product. Hours of operation will be Monday through Friday 7:00 a.m. to 9:00 p.m. they have 6 employees. This site has sufficient parking for this use with 24 parking stalls.

Per normal practice we review the property to make sure it meets the code requirements and at a recent inspection we found abandoned vehicles. After a discussion with the owner of the property he stated he would remove the vehicles.

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 MJ Excavating a division of MJ Electric LLC(N64W22998 Hwy 74); a finding that the use and structures meet the principals of 17.1002(A-H), subject to the removal of the abandoned vehicles and 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. Consideration and possible action on a CSM and the Introduction of a Legal Non-Conforming Conditional Use, Plan of Operation and site plan for Harvest View Farms Inc. (N67W25913 Silver Spring Drive).

This site is zoned CR-1. A CSM is proposed to create a lot to include the buildings, house and silos to continue the use of an operating farm. On page six of the CSM shows the new lot lines and building setbacks to be created for Lot three for the Harvest View Farms.

The zoning of the farm as CR-1 residential was placed on the property to meet the requirement of the Wisconsin Statutes, the zoning must match the Land Use designation. The owners of the property want to sell 176 acres of the land to a developer and keep 2.4 acres for farming operations. Farming includes processing various agricultural crops and buildings associated with the management of the operations. Some of the buildings and silos on the property do not meet the setback requirements making the use legal non-conforming. In accordance with Section 17.0507 a legal non-conforming use may be granted a conditional use.

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 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 17.0404 CR-1 Conservancy Residential District

17.0404

CR-1 CONSERVANCY-RESIDENTIAL DISTRICT

The CR-1 Conservancy-Residential District is intended to preserve, protect, enhance, and restore significant woodlands, areas of rough topography, and related scenic areas while providing for low-density residential development that will not disturb important ecosystems. Regulation of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of the wooded areas of the Village.

A. Permitted Uses

1. Agricultural uses when conducted in accordance with County Conservation Standards.
2. General farm buildings: barns, silos, sheds, and storage bins.
3. Preservation of scenic, historic, and scientific areas.
4. Forest management.
5. Park and recreation areas.
6. Single-family dwellings.

B. Permitted Accessory Uses

1. Home occupations and professional home offices.
2. Gardening, tool, and storage sheds incidental to the residential use.
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.
4. 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.

D. Lot Area and Width

1. Lots shall have a minimum area of 40,000 square feet and shall be not less than 150 feet in width, except the minimum lot width for any lot having frontage on a cul-de-sac bulb may be reduced down to 100 feet should the Plan Commission make a finding that such a lesser width will provide for an adequate building envelope.
2. Each CR-1 district lot shall maintain 80 percent of the lot area in permanent open space; exclusive of dwellings, garages, storage sheds, driveways, and parking areas. A patio, deck, swimming pool, or tennis court may be considered as open space.

E. Building Height and Area

1. No building or parts of a building shall exceed 50 feet in height.
2. The total minimum finished living area of a one-story dwelling shall be 2,200 square feet; and the total minimum finished living area of a two-story or bi-level dwelling shall be 2,600 square feet.
3. The minimum finished first floor area of a bi-level or two-story dwelling shall be 1,600 square feet.
4. A tri-level dwelling shall have a minimum finished living area of 2,600 square feet.
5. The upper two levels of a tri-level dwelling shall be fully finished.

6. The lower level of a tri-level dwelling may contain unfinished living area provided that the minimum finished floor area requirement is provided on the upper two levels.
 7. All living areas--finished and unfinished--shall comply with the energy conservation requirements of the Uniform Dwelling Code (Chapters SPS 320-325 of the Wisconsin Administrative Code).
 8. No dwelling level providing less than 200 square feet of finished living area shall be used in the calculation of living area.
- F. Setback and Yards
1. There shall be a minimum building setback of 50 feet from the street right-of-way.
 2. There shall be a side yard on each side of the principal structure of not less than 30 feet in width.
 3. There shall be a rear yard of not less than 50 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. Modified Subdivision Improvements
1. In an effort to maintain the rural/conservancy appearance within the CR-1 district, subdivision standards may be modified in such a manner that streets with 26 feet of paved surface and mountable curbs may be constructed; no sidewalks shall be required; no fences shall be permitted within the minimum required street setback area; drainage shall be accommodated in roadside ditches, and where necessary, retention/detention basins shall be employed to manage stormwater runoff. Heavy vegetation shall be encouraged in front yard areas so as to minimize the view of homes by passing traffic.

Section 17.0506 Conditional Uses

17.0506 CONDITIONAL USES

- A. The following agricultural, mining, commercial, industrial, and institutional uses shall be conditional uses and may be permitted as specified, but all Conditional Use applicants must produce a "Impact Report" detailing the impacts of said use to neighboring properties and to Village services from traffic, parking, and overflow parking, noise, odor, safety, crime, hours of operation, health and sanitation, and property maintenance issues. The Village Administrator shall analyze said report along with any supplemental reports from the Village, and its agents, to create an impact report for the application utilizing the Professional and Technical Trade standards for traffic, noise, dust, light, crime and fire prevention, etc. as a guide for the same. The Petitioner shall then prove by substantial evidence how their use will mitigate and address the findings of the impact report. In addition additional standards shall apply for specific types of uses as follows:

17.0507 LEGAL NONCONFORMING USES

- 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.

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 June meeting, a recommendation to the Village Board approval of the CSM subject to the approval of a legal non conforming conditional use, the standard conditions of CSM approval, review by the Village Engineer and Exhibit A.

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

A. Consideration and possible action on a CSM for extra territorial review Town of Lisbon Lied's property on CTH F and Townline.

This property is in the Town of Lisbon and will stay in the Town of Lisbon. The proposed zoning on the property does not match the Boundary Stipulation so the Village cannot approve the CSM.

Policy Question:

1. Are there any concerns with the CSM?

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends the Plan Commission recommend to the Village Board acknowledgement of the CSM because the zoning of the land doesn't match the requirements of the boundary stipulations; subject to review by the Village Engineer and Exhibit A.

B. Consideration and possible action on a CSM for Maurice and Diane Koch to create a single family lot for W238N6640 Orchard Drive.

This site is zoned RS-3. Mr. and Mrs. Koch which to divide their 12 acres and create a lot for the single family resident of less than one acre. The reason for this request will allow the owners to sell 11 acres to be developed in the future and also allow them to sell their house with a reasonable size lot.

In order to create the single family lot in a lot can have minimum frontage of 40 feet and shall abut a public street such as Orchard Drive. The Plan Commission can allow this in accordance with Section

18.0701 (D) Proposed Streets shall extend to the boundary lines of the tract being subdivided unless prevented by topography or other physical conditions or unless, in the opinion of the Village Plan Commission, such extension is not necessary or desirable for the coordination of the layout of the development or for the advantageous development of the adjacent tracts.

The property owner will need to construct a temporary termination and follow the requirements of Section 18.0703 B. The CSM has language with this requirement.

18.0703 (B) Temporary Termination of streets intended to be extended at a later date shall be accomplished with a temporary cul de sac in accordance with the standards set forth above, or upon approval of the Village Engineer may be by construction of a temporary 'T' intersection thirty-three (33) feet in width and thirty-three (33) feet in length abutting the right of way lines of the access street on each side.

Policy Question:

1. Are there any concerns with the CSM?

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends the Plan Commission recommend approval of the CSM to the Village Board for Maurice and Diane Koch W238N6640 Orchard Drive subject to temporary termination is constructed at the end of Orchard Drive for the single family resident on lot two, review by the Village Engineer, the standard conditions of CSM approval and Exhibit A.

C. Consideration and possible action on a Final Plat for Woodland Preserve Subdivision a continuation of Woodland Creek Drive.

This site is zoned RS-2 with a Planned Development Overlay. The approval of this Plat is for the 17 single-family lots. Building permits may be issued once staff is satisfied all the conditions of the Developers Agreement have been met, the Plat meets the conditions of the rezone ordinance granted March 12, 2019, the requirements of Chapter 18 are met

and once the Plat is recorded with the Registry of Deeds. Outlot two should be part of the plat.

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 the Final Plat for Woodland Preserve subject the approval of the Restrictive Covenant, the standard conditions of Plat approval, obligations of the Developers Agreement have been met and any conditions by the Village Engineer.

06. 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.



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

MEMORANDUM

TO: Plan Commission
FROM: Kasey Fluet, Assistant Development Director
RE: Plan Commission meeting of June 16, 2020
DATE: June 10, 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 May 19, 2020.**
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 Protouch Products (N56W24790 North Corporate Circle Unit D).

This site is zoned BP-1. The internet sales mail order business is a permitted use in the BP-1 Business Park District in accordance with Section 17.0420(A)(8)(a). Protouch Products will package and repack items into different unit sizes and ship them to customers. They will occupy 5,000 square feet in the 39,120 square foot multi-tenant building. Hours of operation will be Monday through Sunday 5:00 a.m. to 1:00 a.m. This site has 72 parking stalls 33 stalls are allocated to other users and this user requires four spaces.

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 Protouch Products (N56W24790 North 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.

B. Consideration and possible action on a Plan of Operation, site plan, architectural plan, lighting plan, landscape plan and sign plan for Dunkin'/Baskin Robbins (W249N6478 STH 164).

This site is zoned B-2. The restaurant with drive through is permitted in the B-2 Regional Business District in accordance with Section 17.0417 (A)(1)(b) subject to the Plan Commission must find that the vehicle stacking will not impact surrounding properties or any public roadway. Dunkin'/Baskin Robbins is a franchise chain to offer drive through and in stores service for the Dunkin' brand items. The Baskin Robbins will be in store service and some menu items available at the drive through. Hours of operations will be Monday through Sunday 4:00 a.m. to 12:00 a.m. The store size will be 1,835 square feet, the following are comments for the plans:

Site

- Stacking for drive through accommodates 7 cars with no impact to surrounding properties or public roadway.
- Provides good pedestrian orientation.
- Need to provide more details about proposed monument sign location.
- There is sufficient parking with 27 stalls.

Architecture

- Building meets height and required setbacks.
- Dumpster enclosure material to match building.
- Roof top units are to be screened from view.
- Material to be used meets the Design Standards.

Lighting

- Lighting must not spill out onto neighboring properties.
- Pole height not to exceed 25 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

- The landscape plan meets the Design Standards; 18 trees and 148 shrubs/flowers.

Signage

- Meets the code requirements.
- Monument sign meets the Design Standards.

The plans will be reviewed at the July Architectural Review Board. The site plan does encroach in the southeast corner on the adjacent undeveloped lot. A CSM or quit claim between the properties needs to occur to square off the lot as proposed.

Policy Question:

1. Are there any concerns with the Plan of Operation and various plans?
2. Are there any comments directed to the ARB?

Action Items:

1. Act on the plan of operation and various plans.
2. Recommend the plans to be reviewed by the ARB.

Staff Recommendation: Staff recommends the Plan Commission recommend approval of the Plan of Operation and site plan, architectural plan, lighting plan, landscape plan and sign plan for Dunkin'/Baskin Robbins (W249N6478 STH 164); a finding that the use and structures meet the principals of 17.1002(A-H), and subject to any conditions by the ARB, review by the Village Engineer and 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. Convene the public hearing of a Legal Non-Conforming Conditional Use, Plan of Operation and site plan for Harvest View Farms Inc. (N67W25913 Silver Spring Drive).

This site is zoned CR-1. The zoning of the farm as CR-1 residential was placed on the property to meet the requirement of the Wisconsin Statutes, the zoning must match the Land Use designation. The owners of the property want to sell 176 acres of the land to a developer and keep 2.4 acres for farming operations. Farming includes processing various agricultural crops and buildings associated with the management of the operations. Some of the buildings and silos on the property do not meet the setback requirements making the use legal non-conforming. In accordance with Section 17.0507 a legal non-conforming use may be granted a conditional use.

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 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 17.0404 CR-1 Conservancy Residential District

17.0404

CR-1 CONSERVANCY-RESIDENTIAL DISTRICT

The CR-1 Conservancy-Residential District is intended to preserve, protect, enhance, and restore significant woodlands, areas of rough topography, and related scenic areas while providing for low-density residential development that will not disturb important eco-systems. Regulation of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of the wooded areas of the Village.

A. Permitted Uses

1. Agricultural uses when conducted in accordance with County Conservation Standards.
2. General farm buildings: barns, silos, sheds, and storage bins.
3. Preservation of scenic, historic, and scientific areas.
4. Forest management.
5. Park and recreation areas.
6. Single-family dwellings.

B. Permitted Accessory Uses

1. Home occupations and professional home offices.
2. Gardening, tool, and storage sheds incidental to the residential use.
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.
4. 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.

D. Lot Area and Width

1. Lots shall have a minimum area of 40,000 square feet and shall be not less than 150 feet in width, except the minimum lot width for any lot having frontage on a cul-de-sac bulb may be reduced down to 100 feet should the Plan Commission make a finding that such a lesser width will provide for an adequate building envelope.
2. Each CR-1 district lot shall maintain 80 percent of the lot area in permanent open space; exclusive of dwellings, garages, storage sheds, driveways, and parking areas. A patio, deck, swimming pool, or tennis court may be considered as open space.

E. Building Height and Area

1. No building or parts of a building shall exceed 50 feet in height.
2. The total minimum finished living area of a one-story dwelling shall be 2,200 square feet; and the total minimum finished living area of a two-story or bi-level dwelling shall be 2,600 square feet.
3. The minimum finished first floor area of a bi-level or two-story dwelling shall be 1,600 square feet.
4. A tri-level dwelling shall have a minimum finished living area of 2,600 square feet.
5. The upper two levels of a tri-level dwelling shall be fully finished.

6. The lower level of a tri-level dwelling may contain unfinished living area provided that the minimum finished floor area requirement is provided on the upper two levels.
 7. All living areas--finished and unfinished--shall comply with the energy conservation requirements of the Uniform Dwelling Code (Chapters SPS 320-325 of the Wisconsin Administrative Code).
 8. No dwelling level providing less than 200 square feet of finished living area shall be used in the calculation of living area.
- F. Setback and Yards
1. There shall be a minimum building setback of 50 feet from the street right-of-way.
 2. There shall be a side yard on each side of the principal structure of not less than 30 feet in width.
 3. There shall be a rear yard of not less than 50 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. Modified Subdivision Improvements
1. In an effort to maintain the rural/conservancy appearance within the CR-1 district, subdivision standards may be modified in such a manner that streets with 26 feet of paved surface and mountable curbs may be constructed; no sidewalks shall be required; no fences shall be permitted within the minimum required street setback area; drainage shall be accommodated in roadside ditches, and where necessary, retention/detention basins shall be employed to manage stormwater runoff. Heavy vegetation shall be encouraged in front yard areas so as to minimize the view of homes by passing traffic.

Section 17.0506 Conditional Uses

17.0506 CONDITIONAL USES

- A. The following agricultural, mining, commercial, industrial, and institutional uses shall be conditional uses and may be permitted as specified, but all Conditional Use applicants must produce a "Impact Report" detailing the impacts of said use to neighboring properties and to Village services from traffic, parking, and overflow parking, noise, odor, safety, crime, hours of operation, health and sanitation, and property maintenance issues. The Village Administrator shall analyze said report along with any supplemental reports from the Village, and its agents, to create an impact report for the application utilizing the Professional and Technical Trade standards for traffic, noise, dust, light, crime and fire prevention, etc. as a guide for the same. The Petitioner shall then prove by substantial evidence how their use will mitigate and address the findings of the impact report. In addition additional standards shall apply for specific types of uses as follows:

17.0507 LEGAL NONCONFORMING USES

- 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.

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.

The Petitioner should address how they intend to screen the lot from the abutting residential use. Per the impact report a landscape plan should be established along the southern property line to complete this screening activity.

Comments from the public if any.

The Plan Commission continues the public hearing and:

1. Requests the Petitioner to provide additional information next month based upon the testimony at the Public Hearing in order to make a determination on the standards of the Code; or
2. Directs staff to prepare for consideration next month:
 - i. A Conditional Use Order; or
 - ii. An Order finding the Petitioner does not meet the standards.

If the Plan Commission directs a Conditional Use Order be drafted any Plan Commission member may ask for a specific condition to be drafted for consideration in the CU Order. The continued Public Hearing will allow the Plan Commission to hear testimony on the CU Order from the Petitioner and the Public and in the case of a specific condition requested by a Plan Commission member for the Village to provide evidence for the same.

If the Plan Commission directs an Order finding the Petitioner does not meet the standards the continued public hearing will allow the Plan Commission to hear testimony on the Denial Order.

Adjourn hearing to July 21, 2020 at 6:30 p.m.

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

A. Consideration and possible action on request for an accessory building exceeding 250 square feet for David and Jennifer Barnish (W238N7651 Hidden Oaks Dr.).

This site is zoned CR-1. The accessory building is a permitted use in this district in accordance with Section 17.0704 (A)(2), the accessory building the homeowner would like to build is larger than 250 square feet. The owner is requesting to build a 416 square foot building, 160 square feet will be an enclosed structure with a bathroom and storage area and 256 square feet will be an open space area with an outdoor living area to include a gas fire table.

The Plan Commission may allow this based on:

17.0704 ACCESSORY USE REGULATIONS

Accessory uses are permitted in any district as may be specified in the appropriate district regulations or herein. An accessory use building permit shall be required where specifically noted in this Section. Accessory uses are permitted only after their principal structure is present or under construction. The use and/or location requirements stipulated elsewhere in this Ordinance may be modified for accessory uses as follows:

- A. Accessory Uses and Detached Accessory Structures shall be permitted in the rear yard only, unless otherwise specified. Accessory structures shall not occupy more than 20 percent of the rear yard in all districts except the business and manufacturing districts where such uses and structures shall not occupy more than 50 percent of the rear yard area. When permitted in the side or front yard, accessory structures shall not occupy more than 10 percent of the yard area.
- (2) Accessory buildings, such as garden or utility sheds, playhouses, or gazebos, upon the issuance of a building permit. Accessory buildings shall be located at least 10 feet from the principal structure; shall be placed on a pad of concrete, asphalt, wood, or metal; shall not exceed 250 square feet in area; shall be located not closer than five (5) feet to a lot line; and shall not exceed 15 feet in height. Any accessory building housing a motor vehicle shall be placed on a concrete floor or pad. No more than one accessory building shall be erected on a lot in an Rs-1, Rs-2, Rs-3, Rd-1, or Rd-2 Residential District. **On larger lots, the Plan Commission may, at its discretion, permit more than one accessory structure or may permit a structure exceeding 250 square feet in area when it determines that more than one such structure or a larger structure is necessary to the efficient development of the property and that sufficient, usable open space areas remain on the lot.**

The size of the owner's lot is just over an acre, 44,420 square feet. The Majestic Heights Homeowners Association has approved the improvements. Staff feels the proposed building and addition of a pool fits the neighborhood and the lot.

Policy Questions:

- 1. Are there any concerns with the accessory building?

Action Item:

- 1. Act on the request for the accessory building.

Staff Recommendation: Staff recommends approval of the 416 square foot accessory building for the property located at W238N7651 Hidden Oaks Drive subject to the conditions of Exhibit A.

B. Consideration and possible action on a Final Plat for Woodland Trails Subdivision east of Coldwater Creek Subdivision and south of Plainview Road.

This site is zoned RS-3 with a Planned Development Overlay. The approval of this Plat is for the 27 single-family lots. Building permits may be issued once staff is satisfied all the conditions of the Developers Agreement have been met, the Plat meets the conditions of the rezone ordinance granted March 12, 2019, the requirements of Chapter 18 are met and once the Plat is recorded with the Registry of Deeds.

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 the Final Plat for Woodland Trails subject the approval of the Restrictive Covenant, the standard conditions of Plat approval, obligations of the Developers Agreement have been met and any conditions by the Village Engineer.

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 # ~~88-1011292~~ 278,999.017

Zoning: BP-1

Address of Tenant Space: N56W24790 North Corporate Circle Unit D.

1. Name of Business: Protouch Products

Business		
56W24790 North Corporate Circle Unit D.	Sussex, WI 53089	1(262)385.8108
Address	City, State, Zip	Phone #
N/A	protouchproducts@gmail.com	
Fax #	Email address	protouchproducts@gmail.com

2. Business owner contact information: Curt Rudzinski

Contact		
W245 N6566 Bowling Green St	Sussex, WI 53089	1(262)385.8108
Address	City, State, Zip	Phone #
N/A	protouchproducts@gmail.com	
Fax #	Email address	

3. Building/Land owner contact information: Darrell POPOVICH

Contact		
N56W24790 West Corporate Circle Unit B.	Sussex, WI 53089	
Address	City, State, Zip	Phone #
N/A		
Fax # <u>262-820-1070</u>	Email address	<u>darrylp@cablecomponentsinc.com</u>

4. Number of Employees/Shifts: 4 Employees 2 Shifts

5. Days of Operation:

Put an X in box that applies:

Hours

Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
x	x	x	x	x	x	x
5am -1am	5am -1am	5am -1am	5am -1am	5am -1am	5am -1am	5am -1am

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 3,000sqft Total square footage 5,000sqft
If applicable list square footage according to 1st floor 5,000sqft 2nd floor N/A

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 10 Number of spaces needed per code _____
Number of spaces allocated for employee parking 8/10
Dimensions of parking lot 60 x 420 Is parking lot paved? Yes

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

None FRONT / BACK DOOR IDENTIFICATION
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.

Curt Rudzinski
Name
OWNER
Title or Position

05.13.20
Date

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

Darrell POPOVIC
Name
Landlord MANAGING PARTNER
Title or Position

5-13-20
Date

Protouch Products

N56W524790 North Corporate Circle Unit D.
(262) 385.8108
protouchproducts@gmail.com

17th May 2020

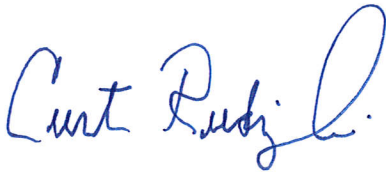
Kasey Fluet

Assistant Development Director
Village of Sussex

Dear Kasey,

Protouch Products is an online resale company. We take in merchandise at our location to pack up for sale to customers who purchase our goods online. We ship these packages from our warehouse via USPS, UPS as well as LTL shipments. We also pack merchandise up to ship to third party fulfillment warehouses where they ship our merchandise directly to the customer.

Sincerely,



Curt Rudzinski

Napkins
Paper Towels
Dish Soap
Vending Machine style Chips
Chocolates
Candy in general
Boxed meals
Nut Bars
Sauces
Pretzels
Drink Mixes
Honey
Dog Treats

To clarify we never actual touch any of the food without packaging. For example if we "repack" something it will be taking a two packed item and making it a one pack. Or taking a single unit item and making it a two or three pack. We do not handle ingredients. We simply buy merchandise, prep it for shipping.

Protouch Services



Village of Sussex

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Sussex does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 167'



Village of Sussex

N64 W23760 Main Street
Sussex, WI 53089
262-246-5200

Print Date: 6/8/2020





PLAN OF OPERATION

To be used for a business with new construction.

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

(Conditional Use Permits require a Public Hearing)

Address location of new construction W249 N6478 STH-164

Tax Key # SUXV0231989002 Zoning: B-2 PDO

1. Name of Business:

Dunkin'/Baskin Robbins

Business W249 N6478 STH-164, Sussex, WI

Address City, State, Zip Phone #

Fax # Email address

2. Business owner contact information:

Kardo Rasha/The Kardo Group

Contact 3209 York Rd, Oak Brook, IL 60523 847-668-6842

Address City, State, Zip Phone #
kardo.rasha@gmail.com

Fax # Email address

3. Building/Land owner contact information:

Kardo Rasha

Contact 3209 York Rd, Oak Brook, IL 60523 847-668-6842

Address City, State, Zip Phone #
kardo.rasha@gmail.com

Fax # Email address

4. Number of Employees/Shifts: 15 TOTAL 4
Employees Shifts

5. Days of Operation:

Put an X in box that applies:

Hours
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
4AM-12AM/MIDNIGHT 7 DAYS/WK						

6. Is this an extension of an existing operation? Yes
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? No
Arcade permit? No
If yes, explain: _____
If yes, please obtain and complete form.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A
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>32' x 57'-4"</u>	<u>1</u>	<u>1835</u>
Building 2	<u> </u>	<u> </u>	<u> </u>
Building 3	<u> </u>	<u> </u>	<u> </u>

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

12.	Lot size	Depth	Width	Area
	<u>0.88 Acre</u>	<u>321.129'</u>	<u>120.500'</u>	<u>38,374 SF</u>
	<i>Above to be included on survey</i>			

- 13 Parking: Dimensions of parking lot
Parking lot construction Asphalt
Type of screening: Fence N/A or Plantings Yes Refer to Landscape Plan
Number of spaces needed per code 25 # of spaces for employees
Above to be included on site plan

Please provide the following information:

Total square footage of building, new and existing 1835

Total square footage of parking lot, new and existing

14. Signs: Type: Free standing 1 Attached to building 7
Lighted 7 - Directional Signs Single or double faced double
Size Refer to Plans Location Refer to Plans
Above to be included on sign plan

Site Pole Lighting and Building Wall Packs

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

3

NICK SCARLATIS & ASSOCIATES, LTD.

Architecture Planning Engineering

5405 West 127th Street
Crestwood, Illinois 60445
Telephone: 708 653-5200
Fax: 708 653-5202
Email: nick@scarlatis.com

To:

Village of Sussex
Attn: Kasey Fluet
Assistant Development Director
Sussex Civic Center
N64W23760 Main Street
Sussex, WI 53089
kfluet@villagesussex.org

RE:

Proposed Drive-Thru Dunkin' Combo Coffee Shop
Tax Key SUXV0231989002
W249 N6478, STH-164
Sussex, WI 53089

May 27, 2020

Plan of Operation**Occupancy Type:**

B-2 Regional Business District – PDO Planned Development Overlay District

Proposed Project:

One Story Dunkin' Basking Robbins Combo Coffee Shop with Drive Thru.

Specific Proposed Uses:

Commercial Retail sales of Coffee and related.

Hours of Operation:

4am to 12am (Midnight), 7 Days a week

Number of Employees:

10 Full Time, 5 Part Time, 4 shifts/day

Trash Collection:

Trash Enclosure to be provided.

Signage:

Typical signage per Dunkin' Standards to be submitted for approval under separate permit by sign company.

Construction Schedule:

Estimated Construction to begin Fall 2020

MENU

Coffee & Beverages

	X-Small	Small	Medium	Large	X-Large	Box O' Joe	Refill
Hot Coffee		\$1.49	\$1.69	\$1.89	\$2.09	\$13.49	\$0.99
Iced Coffee		\$1.89	\$2.09	\$2.29			\$0.99
Cold Brew Coffee		\$2.39	\$2.59	\$2.79			
Hot Latte		\$2.89	\$3.39	\$3.79			
Cappuccino		\$2.89	\$3.39	\$3.79			
Hot Macchiato		\$3.19	\$3.69	\$4.09			
Hot Americano		\$1.99	\$2.19	\$2.39			
Iced Latte		\$3.39	\$3.89	\$4.29			
Iced Macchiato		\$3.69	\$4.19	\$4.59			
Single Espresso Shot	\$1.29						
Add a Turbo Shot	\$0.99						
Add Almond Milk	\$0.50						
Hot Tea		\$1.49	\$1.69	\$1.89	\$2.09		
Iced Tea		\$1.59	\$1.79	\$1.99			
Other Hot Beverage		\$1.69	\$1.89	\$2.09			
Frozen Coolatta (Fun)	--	\$2.39	\$3.29	\$3.99			
Frozen Coffee/Chocolate		\$2.99	\$3.89	\$4.59			
Juice	\$1.79						
Soda	\$1.69						
Water	\$1.59						
Milk	\$1.59						
Bottled Tea	\$1.79						
Vitamin Water	\$1.79						
RTD Iced Coffee	\$2.99						

Reminder:

- Suggested Retail Pricing Information is meant to help Franchisee Owners determine their own pricing
- Agreements among Franchisees on pricing may be illegal. Each Franchisee should make their own pricing decisions. Agreements don't have to be explicit to be illegal (may be inferred from conduct)

Bakery

	1	4	5	6	12	25	50
Donut (Classic)	\$1.09			\$5.39	\$8.49		
Specialty Donut	\$1.39						
Premium Donut	\$1.99						
Munchkins			\$1.09			\$5.39	\$8.49
Munchkins Cup (10 count)	\$1.99						
Muffins	\$1.59	\$4.99					
Croissants / Danishes / Fancies	\$1.49						
Bagel / English Muffin / Biscuit / Roll	\$1.15			\$5.99	\$9.99		
Bagel with Spread (CC)	\$2.15						
Bagel with Butter	\$1.49						
Bagel Twist*	\$1.49						
Add CC (1.75oz) / PB / Jelly / Etc.	\$0.99						
Cream Cheese (8oz)	\$2.99						
Oatmeal (All Flavors)*	\$1.99						

Food AM

Wake Up Wrap (Cheese)	\$1.29
Wake Up Wrap (Meat)	\$1.59
Egg & Cheese	\$2.59
Egg, Meat & Cheese	\$3.49
Veggie Egg White	\$3.49
Premium BS	\$3.99
Chicken Biscuit*	\$3.29
Add Hashbrowns (6 pc)	\$0.79
Add Cheese	\$0.59
Add Meat / Eggs	\$0.89

Others

Packaged Coffee (1 lb)	\$8.99
K Cups	\$7.99



*Not Required; DMA Optional



PROPOSED
DUNKIN'
baskin BR robbins

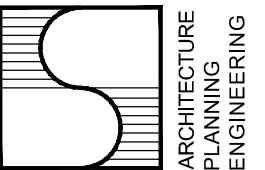
W249 N6478, STH-164
VILLAGE OF SUSSEX, WISCONSIN
SCARLATIS JOB # 202006



CONTACTS

OWNER/DEVELOPER
THE KARDO GROUP, INC.
KARDO RASHA
3209 YORK RD
OAK BROOK, ILLINOIS 60523
TEL 847-6686842
kardo.rasha@gmail.com

ARCHITECT/ENGINEER
NICK SCARLATIS & ASSOCIATES, LTD.
5405 WEST 127TH STREET
CRESTWOOD, ILLINOIS 60418
TEL 708.653.5200
FAX 708.653.5202
EMAIL: nick@scarlatis.com



**NICK SCARLATIS
& ASSOCIATES, LTD.**

5405 West 127th Street
Crestwood, Illinois 60418
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fax 708.653.5202
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NOTES:

BUILDING DATA

ZONING:	B-2 PDO
USE GROUP:	B (BUSINESS)
BUILDING CONSTRUCTION:	III-B
TOTAL BUILD-OUT AREA:	1,835 SQ. FT.
TOTAL SITE AREA:	±38,374 SQ.FT.
NUMBER OF EXIT DOORS REQUIRED = 2 NUMBER OF EXIT DOORS PROVIDED = 2	
ONE (1) STORY BUILDING	
OCCUPANT LOAD:	
FIXED SEATING	16
KITCHEN 800 / 200 =	4
STORAGE 432 / 300 =	1
TOTAL	21 OCCUPANTS

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
T-1	TITLE SHEET
SP-1	SITE PLAN
SP-1.1	SITE DETAILS
SP-1.2	SIGNAGE DETAILS
SP-1.3	SITE DETAILS
SP-2	PHOTOMETRIC PLAN
SP-3	SETBACK SITE PLAN
L-1	LANDSCAPE PLAN AND DETAILS
A-1.0	FLOOR PLAN
A-1.1	BUILDING SIGNAGE
A-5.1	EXTERIOR ELEVATIONS
A-5.2	EXTERIOR ELEVATIONS

RECORD

NEW CONSTRUCTION

**DUNKIN'
BR COMBO**

W249 N6478, STH-164
VILLAGE OF SUSSEX, WI

TITLE SHEET

Scale:
AS SHOWN

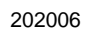
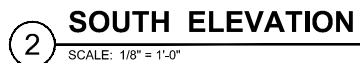
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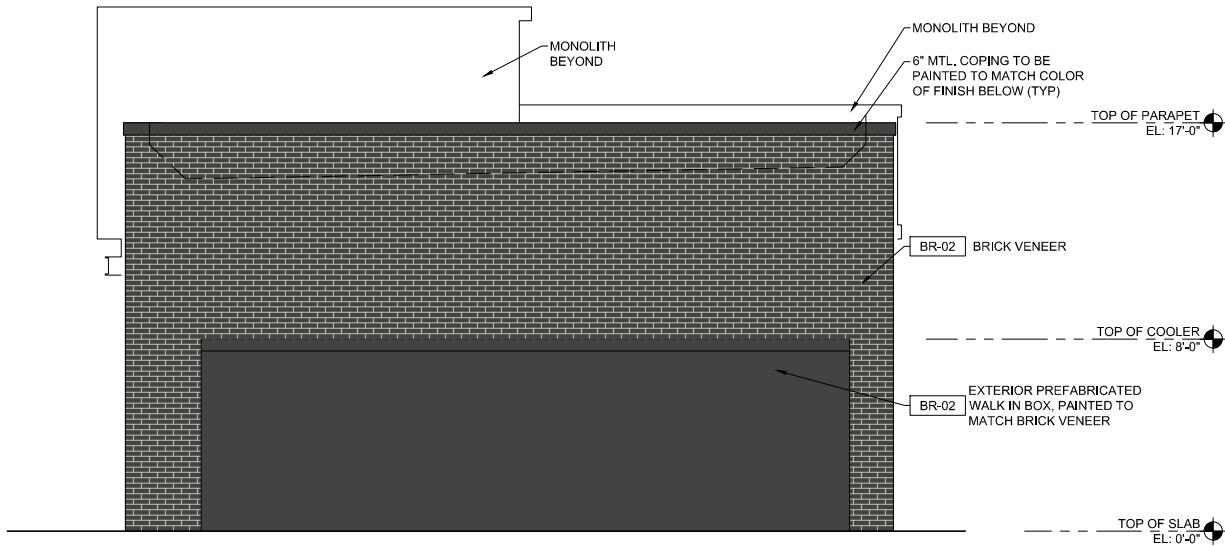
Project No.
202006

Sheet Number:

T-1.0

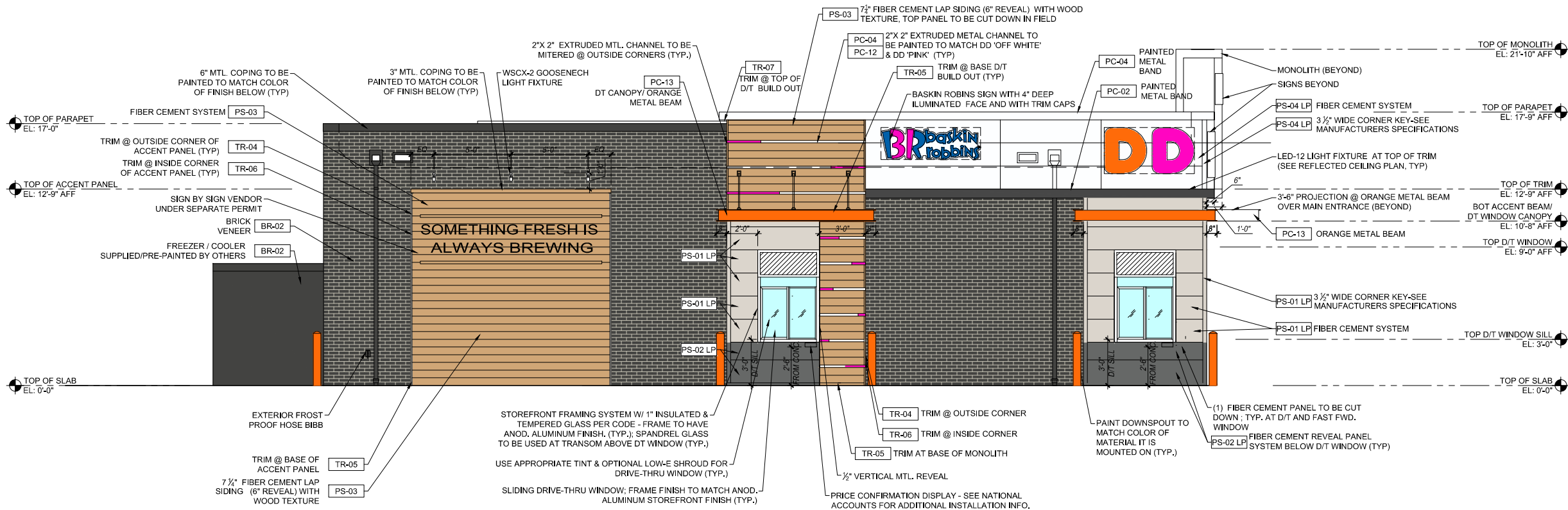
CATEGORY	CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS
01 CONCRETE FINISH	PS-01 LP	FIBER CEMENT PANEL	JAMES HARDIE	CONCRETE FINISH	COLOR:"PEARL GRAY" SURFACE: REVEAL PANEL DIMENSION: (48"x96"=PANEL)
02 CHARCOAL FINISH	PS-02	FIBER CEMENT SIDING	JAMES HARDIE	CHARCOAL FINISH	COLOR:"IRON GRAY" SURFACE: HARDIE SIDING DIMENSION: 71/4" X 12' X 5/16" THK WITH 6" SIDING EXPOSURE
	PS-02 LP	FIBER CEMENT PANEL	JAMES HARDIE	CHARCOAL FINISH	COLOR:"IRON GRAY" SURFACE: REVEAL PANEL DIMENSION: (48"x96"=PANEL)
	BR-02	THIN BRICK	ENDICOTT BRICK	CHARCOAL FINISH	(CREATIVE MATERIALS PRODUCT) "MANGANESE IRON SPOT" 2 1/4" (H) x 7 5/8" (W) x 5/8" (THK) SMOOTH MAPEL ULTRAFLEX LFT #10 "BLACK" OR EIFS-06
	PC-02	PAINTED COATING	MATTHEWS PAINT	CONCRETE FINISH	COLOR: MP10269 DARK SLATE FINISH LVS SATIN V2.0
		PAINTED COATING	SHERWIN WILLIAMS	CONCRETE FINISH	SW 7069 "IRON ORE"
		PAINTED COATING	POWDER COAT	CONCRETE FINISH	SW 7069 "IRON ORE"
03 WOOD PATTERN	PS-03	FIBER CEMENT SIDING	WOODTONE	WOOD FINISH RUSTIC SERIES WOODTONE	COLOR:"HONEY GLAZE" WOOD PATTERN SURFACE: WOOD PATTERN PLANK DIMENSION: 7 1/4" X 12' X 5/16" THK WITH 6" SIDING EXPOSURE NOTE: NAILS TO MATCH WOOD FINISH
04 OFF WHITE FINISH	PS-04 LP	FIBER CEMENT PANEL	JAMES HARDIE	OFF WHITE FINISH LARGE FORMAT PANEL	COLOR:"COBBLESTONE" SURFACE: REVEAL PANEL DIMENSION: (48"x96"=PANEL)
	PC-04	PAINTED COATING	MATTHEWS PAINT	OFF WHITE FINISH	COLOR MATCH PMS COOL GREY 1C MAP ULTRA LOW V.O.C.
		PAINTED COATING	SHERWIN WILLIAMS	OFF WHITE FINISH	SW 7063 "NEBULOUS WHITE"
		PAINTED COATING	POWDER COAT	OFF WHITE FINISH	SW 7063 "NEBULOUS WHITE"
05 MID-TONE FINISH	PS-05	FIBER CEMENT SIDING	JAMES HARDIE	MID-TONE FINISH	COLOR:"GRAY SLATE" SURFACE: HARDIE SIDING DIMENSION: 71/4" X 12' X 5/16" THK WITH 6" SIDING EXPOSURE
	PS-05 LP	FIBER CEMENT PANEL	JAMES HARDIE	MID-TONE FINISH	COLOR:"GRAY SLATE" SURFACE: REVEAL PANEL DIMENSION: (48"x96"=PANEL)
09 LIGHT GREY	PTE-09	PAINT	SHERWIN WILLIAMS OR FACTORY FINISH TO MATCH SW COLOR	LIGHT GREY (WALK-IN BOX)	SW 7064 "PASSIVE"
12 DD PINK	PC-12	PAINTED COATING	MATTHEWS PAINT	DD PINK	COLOR MATCH PMS 219 C COLOR: MP79206 R161426 FINISH: LVS SATIN V1.0 OVER MP55898 WHITE BASECOAT
		PAINTED COATING	SHERWIN WILLIAMS	DD PINK	COLOR MATCH PMS 219 C
		PAINTED COATING	POWDER COAT	DD PINK	COLOR MATCH PMS 219 C
13 DD ORANGE	PC-13	PAINTED COATING	MATTHEWS PAINT	DD ORANGE	COLOR MATCH PMS 165C COLOR: MP79700 R161426 FINISH: LVS SATIN V1.0 OVER MP55898 WHITE BASECOAT
					BLENDED AT: SHERWIN WILLIAMS PRODUCT FINISHES, LOWELL MA PRODUCT: LV3 - GENESIS LOW VOC SATIN GT1039 ORANGE TONER 785.97G / .19GAL GT1511 LOW VOC GLOSS CLEAR 529.21G / .12GAL
		PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE	GT1043 AUTUMN ORANGE 194.04G / .05GAL GT1011 ARTIC WHITE 137.20G / .02GAL GR1088 REDUCER 442.38G / .13GAL GT1510 LOW VOC FLAT CLEAR 2157.21G / .49GAL
		PAINTED COATING	POWDER COAT	DD ORANGE	COLOR MATCH PMS 165C





3 EAST ELEVATION

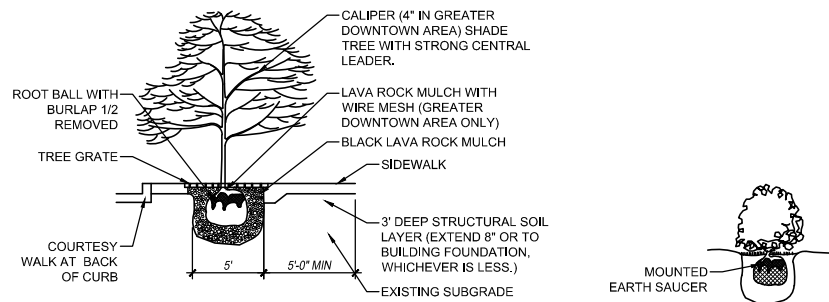
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION


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202006

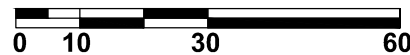


SHRUB PLANTING DETAIL

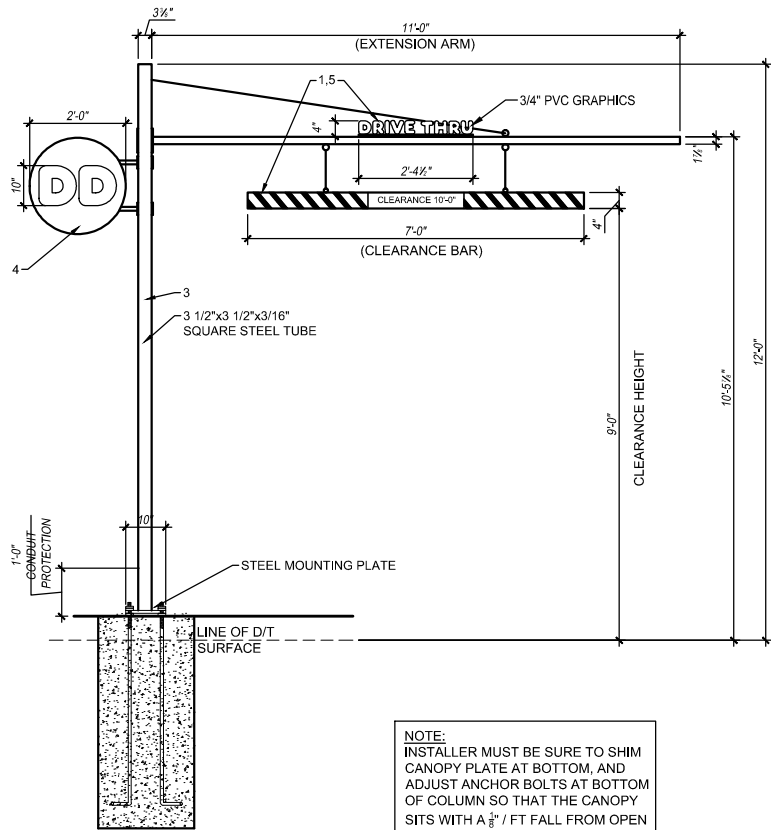
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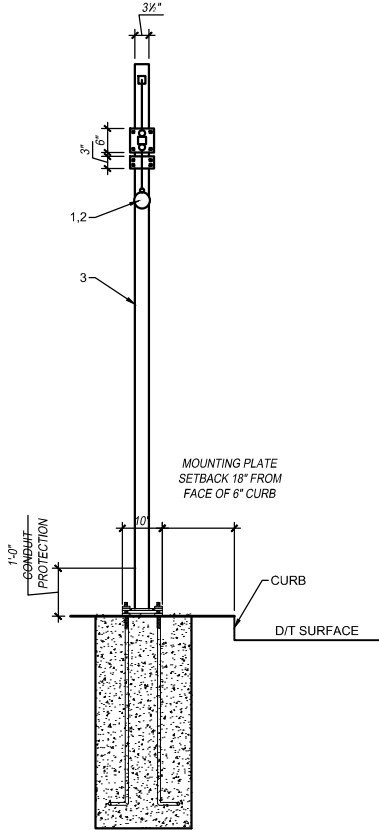


L-1



FRONT VIEW (SINGLE LANE)

NOTE:
INSTALLER MUST BE SURE TO SHIM
CANOPY PLATE AT BOTTOM, AND
ADJUST ANCHOR BOLTS AT BOTTOM
OF COLUMN SO THAT THE CANOPY
SITS WITH A 3/8\"/>



SIDE VIEW

- NON-ILLUMINATED DRIVE-THRU STRUCTURE
- NOTES:
1. PAINT TO MATCH ORANGE PMS 165C, GLOSS FINISH.
 2. PAINT TO MATCH PINK PMS 219C, GLOSS FINISH.
 3. PAINT TO MATCH PMS COOL GRAY 1C, GLOSS FINISH.
 4. OPTIONAL 24" x 24" MEDALLION SIGN WITH REMOVABLE / ADJUSTABLE PLATES, SINGLE SIDED VINYL.
 5. OPTIONAL REFLECTIVE FILM;
3M IJ680CR-10 SCOTCHLITE REFLECTIVE
MCS (LATEX OR SOLVENT INKS)
8519 LUSTER PROTECTIVE LAMINATE PRINTED TO MATCH.
- PMS 165 DUNKIN' ORANGE
 - PMS 219 DUNKIN' PINK
 - PMS 7540C DUNKIN' GRAY
 - PMS COOL GRAY 1C

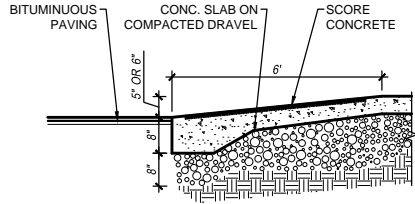
COLORS:

PMS 165 DD ORANGE	TRANS 3M #3630-3123
PMS 219 DD PINK	TRANS 3M #3630-1379
PMS 7540C DD GRAY	TRANS 3M #7725-41
PMS COOL GRAY 1C	TRANS 3M #7725-11

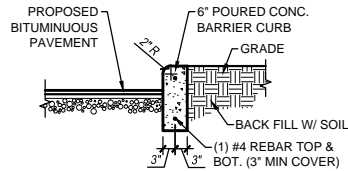
NOTE:
SEE DUNKIN' BRANDS WEBSITE, <http://extranet.dunkinbrands.com>,
FOR COMPLETE INFORMATION AND DETAILS

ADDITIONAL NOTES:

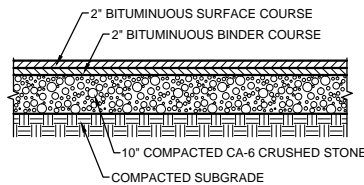
- ARTWORK FONT: DUNKIN SANS DISPLAY
- 120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
- CLEARANCE TO BE CONFIRMED BY SITE



HANDICAP RAMP DETAIL



BARRIER CURB DETAIL



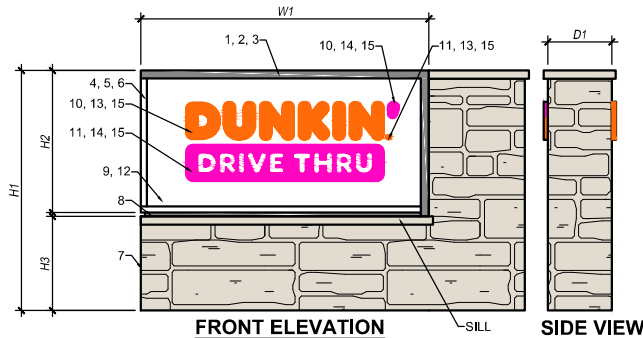
NEW PAVEMENT DETAILS

1 SINGLE VEHICLE CLEARANCE BAR DETAIL

N.T.S. NOTE:

2 PAVEMENT DETAILS

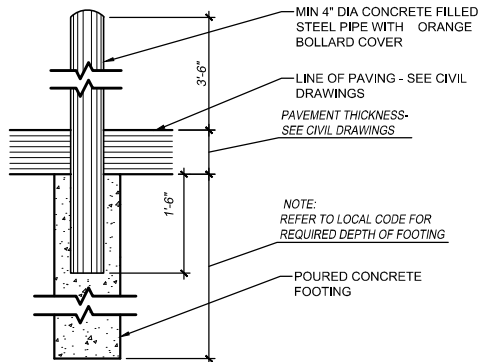
N.T.S. NOTE:



- NOTES:
1. ALUMINUM ANGLE FRAME CONSTRUCTION
 2. .08" ALUMINUM SKIN
 3. ALUMINUM RETAINER ACCENT
 4. GE TETRA MAX 7100K WHITE LED'S, AS REQUIRED (OR GE REPLACEMENT EQUIVALENT)
 5. INTERNAL POWER SUPPLY, AS REQUIRED
 6. INTERNAL DISCONNECT SWITCH
 7. LANNON STONE
 8. ALUMINUM C-CHANNEL REVEAL
 9. FACES TO BE FLAT CLEAR SOLAR GRADE POLYCARBONATE
 10. "DUNKIN" LETTERS TO BE EMBOSSED
 11. REGISTERED "R" AND "DRIVE THRU" TO BE FLAT GRAPHIC
 12. BACKGROUND COLOR 403 WHITE BACK-SPRAY
 - 12A. OPTION: SIGN FACE 2ND SURFACE WHITE FACE / NIGHT FACE BACKGROUND COLOR 403 WHITE BACK-SPRAY, BACKED UP WITH OPAQUE SILVER FOR COMPLETE OPAQUE FINISH FOR NIGHT
 13. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE
 14. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE
 15. 3M #3635-70 WHITE DIFFUSER 2ND SURFACE
- ADDITIONAL NOTES:
- ARTWORK FONT: DUNKIN SANS DISPLAY
 - EXTERIOR FINISH: PAINT PANTONE 7540C
 - INTERIOR FINISH: PAINTED REFLECTIVE WHITE
 - ACCENT FINISH / 1 1/2" CABINET W/ RETAINER: PAINT PANTONE 7540C
 - REVEAL AND POLE COVER FINISH: PAINT PANTONE 7540C
 - SKINS REMOVABLE FOR SERVICE ACCESS
 - SADDLE MOUNT INSTALLATION
 - ELECTRICAL: (1) 20-AMP / 120 VOLT CIRCUIT
 - PERIMETER ANGLE: 1 1/2" X 1 1/2" X 3/16" I U.L. LISTED
- | SIZE | H1 | H2 | H3 | W1 | D1 | S.F. (BOX) |
|--------|-----|--------|--------|-------|-----|------------|
| SMALL | 60" | 35.5" | 23.5" | 72" | 16" | 17.75' |
| MEDIUM | 72" | 42.5" | 28.25" | 86.5" | 16" | 25.56' |
| LARGE | 90" | 53.25" | 35.25" | 108" | 16" | 39.94' |
| CUSTOM | | | | | | |

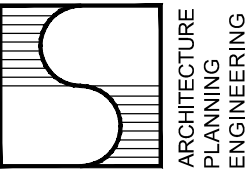
4 MONUMENT SIGN DETAIL

N.T.S. NOTE:



5 BOLLARD DETAIL

N.T.S. NOTE:



NICK SCARLATIS & ASSOCIATES, LTD.

5405 West 127th Street
Crestwood, Illinois 60418
tel 708.653.5200
fax 708.653.5202
email: nick@scarlatis.com

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NOTES:

06/08/2020	PLAN COMMISSION SUBMITTAL
05/27/2020	PLAN COMMISSION REVIEW

RECORD

NEW CONSTRUCTION

DUNKIN' BR COMBO

W249 N6478, STH-164
VILLAGE OF SUSSEX, WI

SITE
DETAILS

Scale:
AS SHOWN

Sheet Number:

Drawn: MH

Project No.

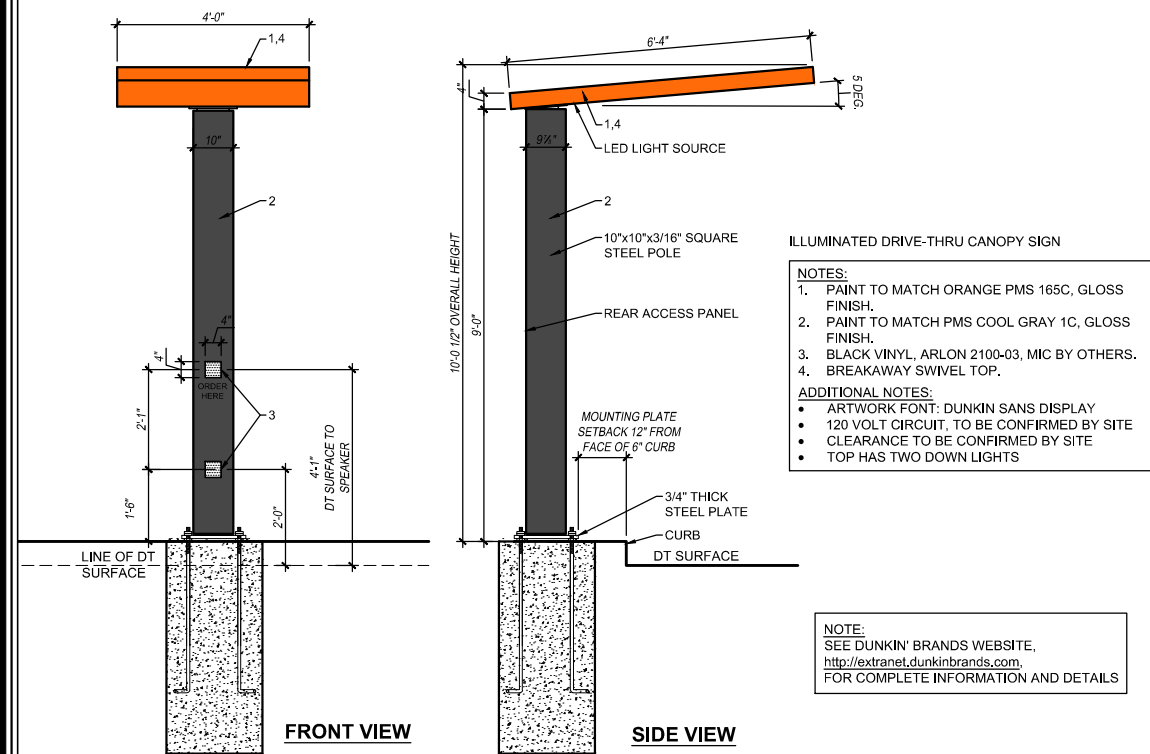
202006

SP-1.1

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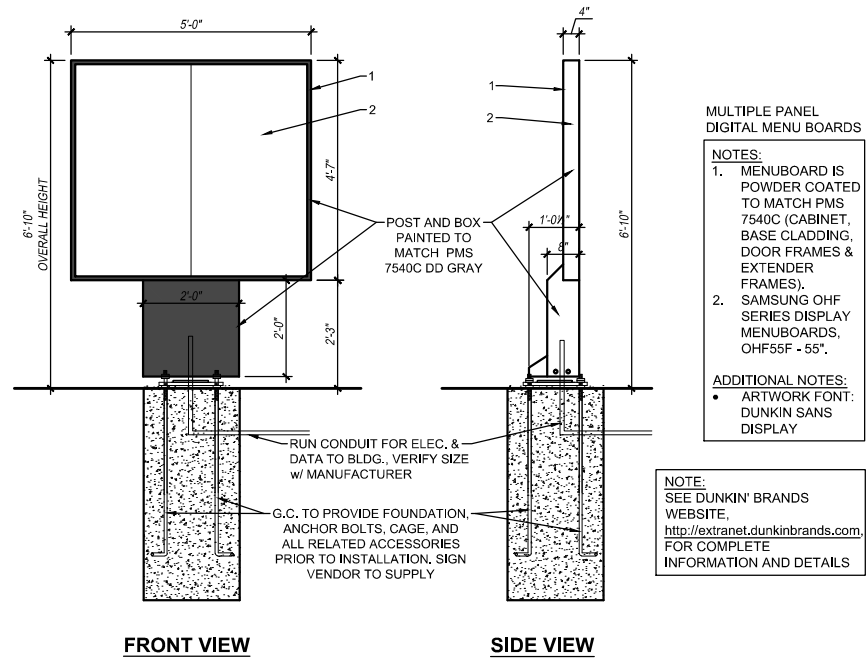
NOTES:



1	SINGLE VEHICLE CLEARANCE BAR DETAIL
---	-------------------------------------

N.T.S.	NOTE:
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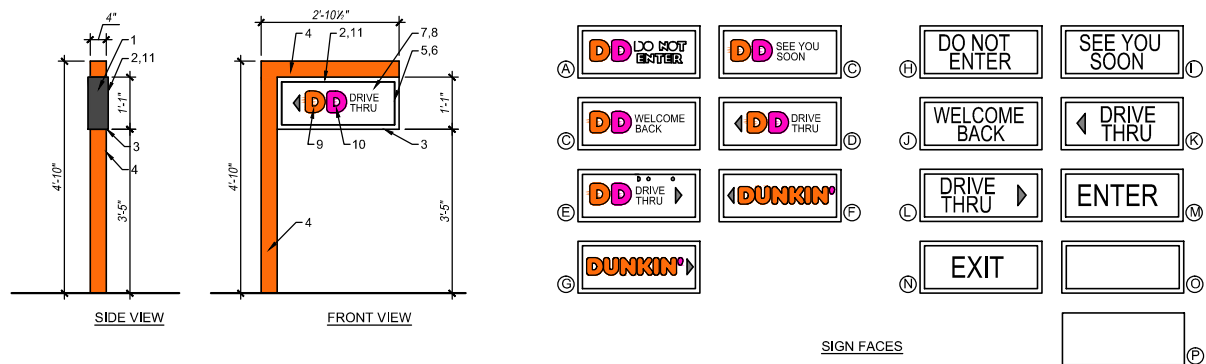
NOTE:



2	DIGITAL MENU BOARDS DETAIL
---	----------------------------

N.T.S.

NOTE:



SIGNAGE BOX AREA: 2.75 SQ FT
LED ILLUMINATED DIRECTIONAL SIGN

- NOTES:**
1. 5" x 1" x .063" ALUMINUM SPACE FRAME.
 2. 1" ALUMINUM RETAINER.
 3. 1" x 1" x 1/8" ALUMINUM ANGLE.
 4. 4" x 4" x .075" SQUARE TUBE SUPPORT PAINTED ORANGE PMS 165C GE TETRA MAX 7100K WHITE LED'S.
(OR GE REPLACEMENT EQUIVALENT).
 5. LED POWER SUPPLIES, AS REQUIRED.
 6. 118" CLEAR SOLAR GRADE POLYCARBONATE FACE 2ND SURFACE.
 7. BACKGROUND DUNKIN' TO BE 403 WHITE BACK-SPRAY.
 8. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE.
 9. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE.
 10. 3M #7125-41 DUNKIN' GRAY TRANSLUCENT FILM 2ND SURFACE.

- ADDITIONAL NOTES:**
- ARTWORK FONT: DUNKIN SANS DISPLAY
 - EXTERIOR FINISH: PAINT PANTONE 7540C
 - INTERIOR FINISH: PAINTED REFLECTIVE WHITE
 - RETAINERS / FACE REMOVABLE FOR SERVICE ACCESS
 - ELECTRICAL: (1) 20-AMP / 120 VOLT CIRCUIT
 - U.L. LISTED

COLORS:

PMS	VINYL/PAINT
PMS 165 DD ORANGE	TRANS 3M #3630-3123
PMS 219 DD PINK	TRANS 3M #3630-1379
PMS 7540C DD GRAY	TRANS 3M #7725-41
PMS COOL GRAY 1C	TRANS 3M #7725-11

NOTE:
SEE DUNKIN' BRANDS WEBSITE, <http://extranet.dunkinbrands.com>,
FOR COMPLETE INFORMATION AND DETAILS

3	DIRECTIONAL SIGN DETAILS
---	--------------------------

N.T.S.

NOTE:

4	NOT USED
---	----------

N.T.S.

NOTE:

06/08/2020	PLAN COMMISSION SUBMITTAL	
05/27/2020	PLAN COMMISSION REVIEW	

RECORD

NEW CONSTRUCTION

DUNKIN' BR COMBO

W249 N6478, STH-164
VILLAGE OF SUSSEX, WI

SIGNAGE DETAILS

Scale:
AS SHOWN

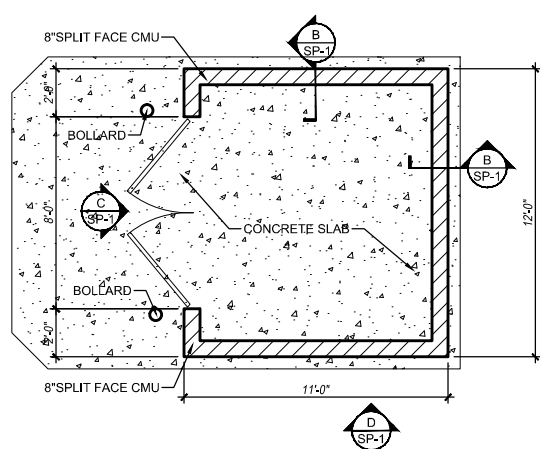
Sheet Number:

Drawn: MH

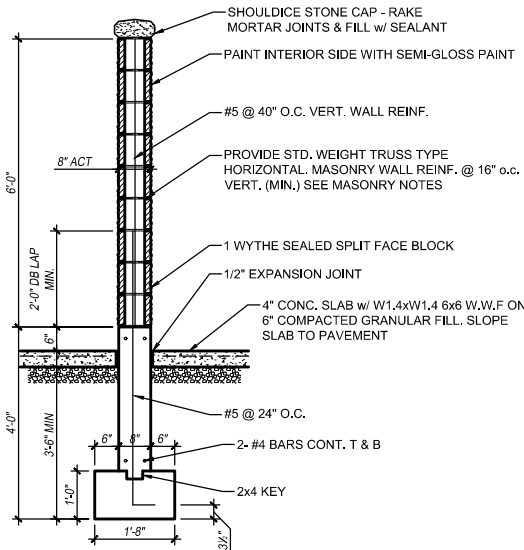
Project No.

202006

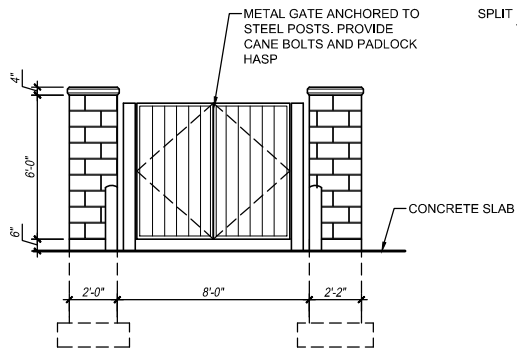
SP-1.2



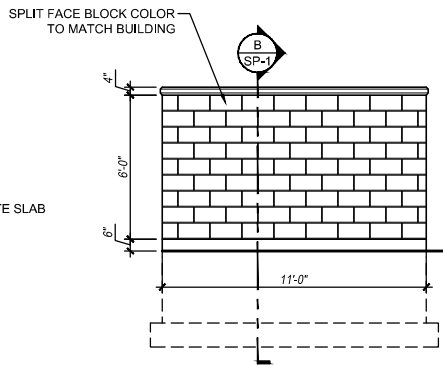
C TRASH ENCLOSURE PLAN DETAIL
SCALE: 1/8" = 1'-0"



B TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

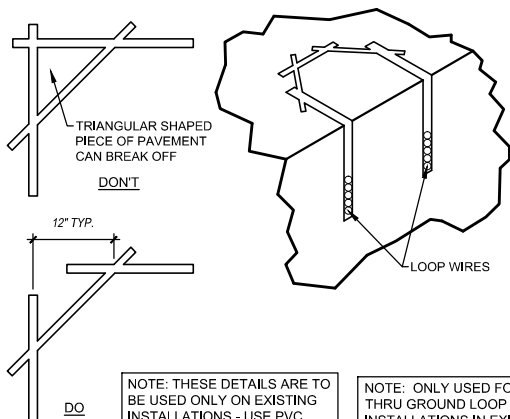


C ELEVATION
SCALE: 1/8" = 1'-0"

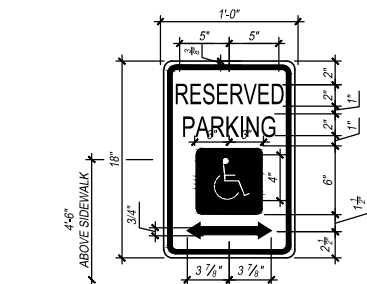


D ELEVATION
SCALE: 1/8" = 1'-0"

1 TRASH ENCLOSURE PLAN AND ELEVATION
N.T.S. NOTE:



2 SAW CUT DETAILS
N.T.S. NOTE:



COLOR:
LEGEND AND BORDER: GREEN
BACKGROUND: WHITE
WHITE SYMBOL ON BLUE BACKGROUND

HANDICAP PARKING SIGN



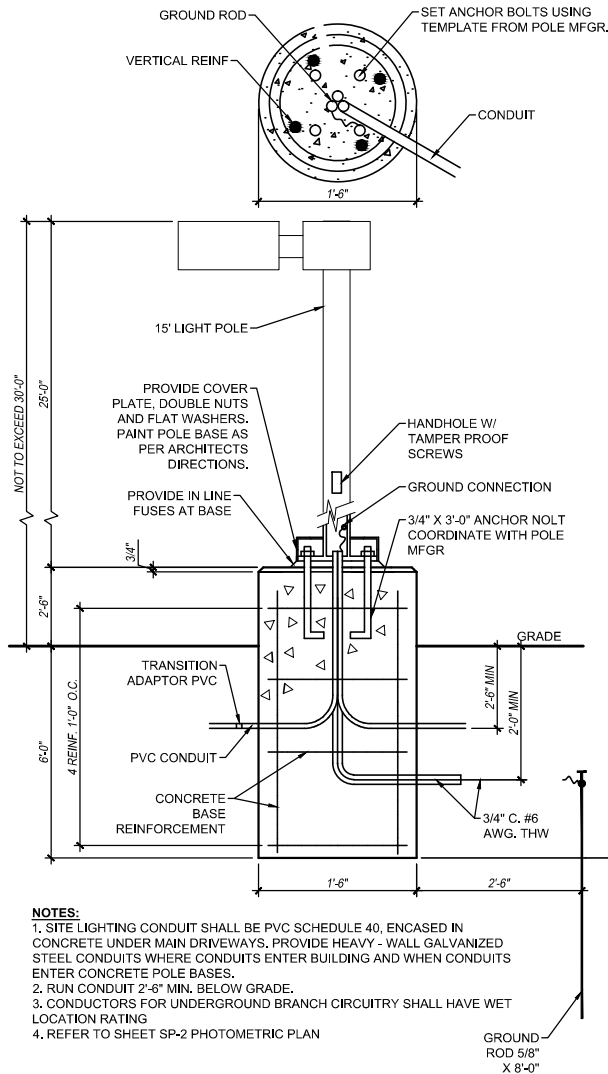
COLOR:
LEGEND AND BORDER: GREEN NON-REFLECTIVE
BACKGROUND: WHITE REFLECTORIZED

(ILLINOIS STANDARD R7-1101)

NOTE:
WHERE A FINE IN EXCESS OF \$150 IS ESTABLISHED BY A MUNICIPALITY BY ORDINANCE IN ACCORDANCE WITH THE STATUTES. THE ACTUAL AMOUNT OF THE FINE SHOULD BE SHOWN.

HANDICAP PARKING FINE SIGN

3 HANDICAP PARKING SIGN DETAILS
N.T.S. NOTE:



4 LIGHT FIXTURE SPEC
N.T.S. NOTE:

URBAN RACKS
INNOVATIVE | BICYCLE PARKING

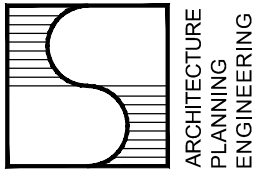


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THESE DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

URS-794-CST-IU*P-DUNKIN DONUTS
INVERTED U WITH WATER JETTED LOGO, SURFACE MOUNT, POWDER COATED

REVISION DATE 09/16/2014

5 BIKE RACK SPECS
N.T.S. NOTE:



NICK SCARLATIS & ASSOCIATES, LTD.

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NOTES:

06/08/2020	PLAN COMMISSION SUBMITTAL
05/27/2020	PLAN COMMISSION REVIEW

RECORD

NEW CONSTRUCTION

DUNKIN' BR COMBO

W249 N6478, STH-164
VILLAGE OF SUSSEX, WI

SITE DETAILS

Scale:
AS SHOWN

Sheet Number:

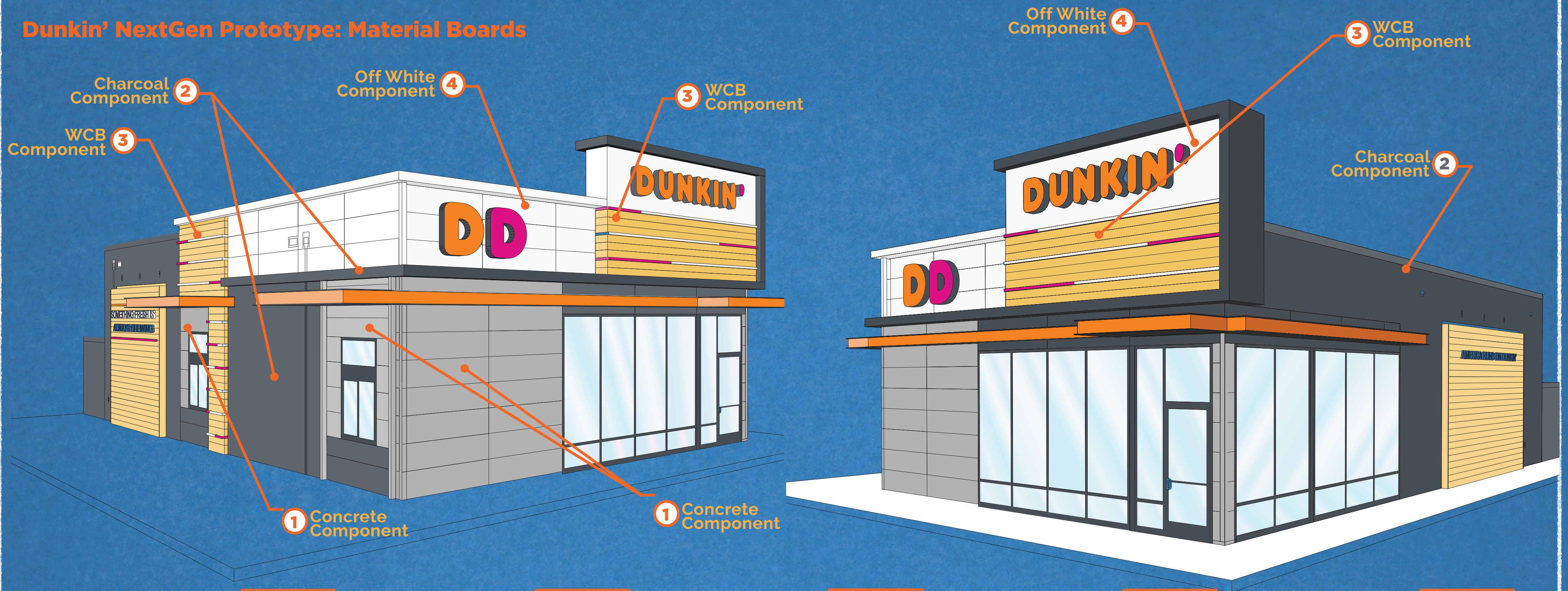
Drawn: MH

Project No.

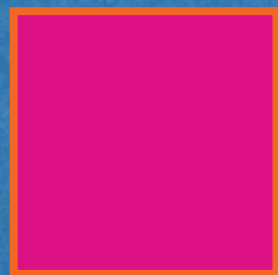
202006

SP-1.3

Dunkin' NextGen Prototype: Material Boards



Painted Coatings
PC-12



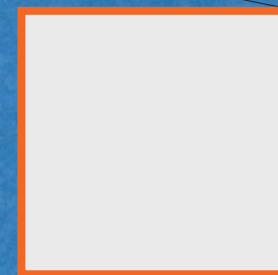
Painted Coatings
PC-13



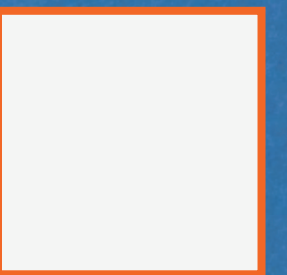
Painted Coatings
PC-02



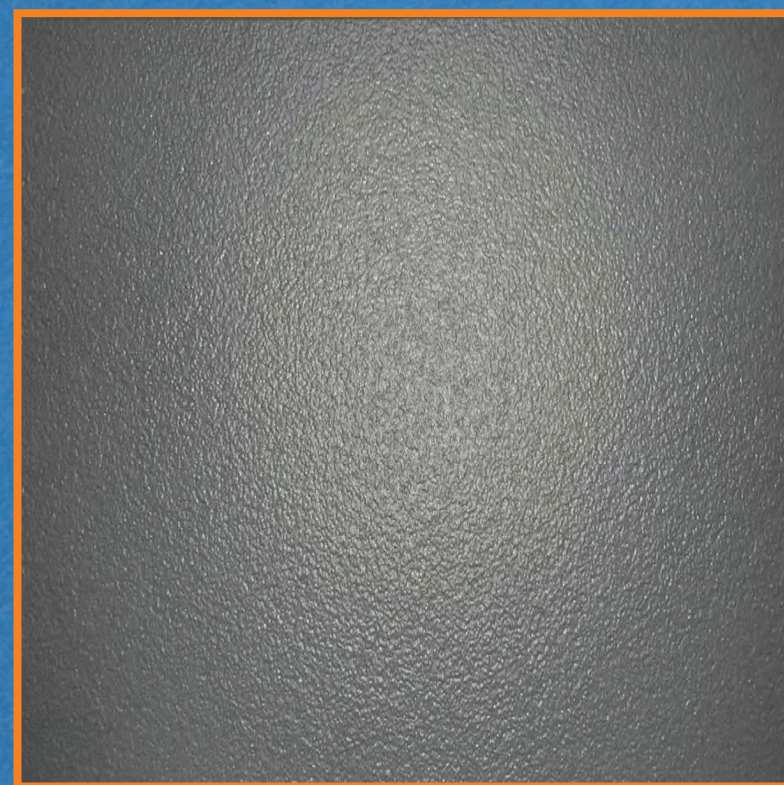
Painted Coatings
PC-04



Painted Coatings
PC-01



1 Cement Component



2 Charcoal Component



3 WCB Component



4 Off White Component



2 Alt Charcoal Component

EXTERIOR MATERIAL BOARD







PLAN OF OPERATION

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

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

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # 0227999003

Zoning: _____

Address of Tenant Space: N67 W25727 Silver Spring Rd.

1. Name of Business:

Harvest View Farms Inc.
Business
N67 W25913 Silver Spring Dr. Sussex, WI 53089
Address
City, State, Zip Phone #
PMeissner85@gmail.com 414-349-3738
Fax # Email address

2. Business owner contact information:

Peter W Meissner
Contact
same as above
Address City, State, Zip Phone #
Fax # Email address

3. Building/Land owner contact information:

same as above
Contact
Address City, State, Zip Phone #
Fax # Email address

4. Number of Employees/Shifts: 1 full time
Employees

Mon-Sat 7:00am - 5:00pm
Shifts Sun 7:00am - 8:00am

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
7am-5pm					→	7am-8am

6. Is this an extension of an existing operation? Yes
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? 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? n/a
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 Multiple Farm Buildings Total square footage _____
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 _____ Number of spaces needed per code _____
Number of spaces allocated for employee parking _____
Dimensions of parking lot _____ Is parking lot paved? No

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

None

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.

Peter W. Meissner 4-17-20
Name Date
President - Harvest View Farms Inc.
Title or Position

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

Peter W Meissner 4-17-20
Name Date
President
Title or Position



April 21, 2020

Village of Sussex
Attn: Kasey Fluet
N64 W23760 Main Street
Sussex, WI 53089

Dear Ms. Fluet,

As a supplement to the Plan of Operation application for Harvest View Farms, we are attaching this letter describing the nature of the ongoing business on the property. Harvest View Farms Inc. is an existing farming operation that plants, harvests, and stores various agricultural crops on the property, primarily wheat, corn, and soybeans. No processing of livestock or crops occurs on the property. The various buildings on the property are associated with the management of operations, storage of farm implements and materials, and storage of materials generated and associated with the ongoing farming operations.

Sincerely,

Bryan Lindgren
Neumann Developments Inc.





N64W23760 Main Street

Sussex, Wisconsin 53089

Phone (262) 246-5200

FAX (262) 246-5222

Email: info@villagesussex.org

Website: www.villagesussex.org

MEMORANDUM

TO: Plan Commission

FROM: Jeremy Smith, Village Administrator

RE: Impact Report on Legal Non-Conforming Conditional Use Permit for Harvest View Farms

DATE: June 10, 2020

This impact report for a Legal Non-Conforming Conditional Use request to continue the farming operation of crops, harvests and storage of various crops detailing the impacts of said use to neighboring properties and to the Village Services.

SITE LOCATION: N67W25727 Silver Spring Rd **ZONING:** CR-1

TRAFFIC AND PARKING IMPACTS:

The anticipated impact to the area will not increase traffic to the area.

NOISE, ODOR, DUST AND LIGHT IMPACTS:

Noise generated from the operation is likely from tractors and other various equipment during peak harvest times and already exists.

The outdoor uses are not likely to cause any new odor or dust problems and would not likely impact adjacent property owners.

The lighting is only that which was approved for the building/site and therefore no additional lighting concerns are present.

SAFETY, CRIME, FIRE PROVENTION IMPACTS:

The Director of Police Services has instructed the property owner inspect and keep all buildings on the property safe from unlawful entry.

The Sussex Fire Department, but has no specific concerns about fire impacts from the operation.

There is not likely to be any additional nuisance from said operations and no specific concerns with respect to crime or fire.

HEALTH AND SANITATION IMPACTS:

All trash, debris and recycle materials are disposed of by the owner. A use as proposed by the owner is not likely to produce significant waste streams. The owner must maintain proper waste management so that debris is not allowed to accumulate on site, no matter how limited any individual user's garbage footprint will be.

There is not likely to be any health concerns from the operation as proposed.

PROPERTY MAINTENANCE IMPACTS:

The property currently does not have any property maintenance violations and the owner will be required to adhere to all Village Ordinances.

MISCELLANEOUS IMPACTS:

The Operation as proposed already exists and is unlikely to lead to any measurable impact to most Village services beyond normal business operations. It's operation will not result in the need for the Village to fund/hire additional Fire, Police, Public Works, Parks, Library, or Garbage resources. The silo's already are near the property line, but it would be recommended with additional development occurring to the south as part of this action that screening be established between this use and the new residential development.



Hi Kasey,

We hope this message finds you well.

Per Carey's instructions, I am forwarding a copy of the detailed plans for the pavillion structure that was listed in our original pool plans previously submitted to the Village by our pool installer, Bob's Pools. (The pool itself was already approved by the Village). The pavillion plans have been reviewed and approved by our neighborhood subdivision (Majestic Heights) Architectural Control Committee. I have included both the e-copy from the architect as well as the paper/signed copies from our ACC, for your review.

For reference, the structure is nearly the identical size as an existing pool house structure in our neighborhood, Lot 40, although Lot 40's pool house is actually larger than what we have planned, when factoring in that Lot 40 also has an additional attached pergola.) Our materials would match that of our existing home, per our ACC rules of course (LP Smartside siding and trim in colors to match our home; stone to match our home, too.)

Please let us know how we should submit the \$250 fee for Plan Commission review at the next Plan Commission meeting, and what steps we would then need to take in order to obtain the required building permits for the pavilion (the pool itself was already approved by the Village and our pool builder obtained that permit).

Please let us know if you have any questions or need any additional information of course. Thanks in advance for your help.

Dave and Jen Barnish
262-820-1747
W238N7651 Hidden Oaks Dr, Sussex
Jen_Barnish@yahoo.com



416 SQ. FT.



SCALE: 1/4" = 1'-0"
(STORAGE AREA)



SCALE: 1/4" = 1'-0"
(PORCH AREA)



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



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

NOTE: CEILING FAN, LIGHTS,
& OUTLETS @ PORCH & STORAGE
AREA, QUANTITY & LOCATION TO
BE DETERMINED BY OWNER

CUSTOM DESIGNED FOR:

JOB LOCATION: W238N7651 HIDDEN OAKS DR., SUSSEX, WI

DRAWN BY: TRAVIS BAUS	SHEET NO.: 1 OF 1
-----------------------	-------------------

DATE: 5-1-20	PLAN NO.: 20-141
--------------	------------------

REVISIONS:	DATE:	DATE:	DATE:

LUMBER YARD:
PHONE (920) 583-4546
FAX (920) 583-4215
N3280 OAK CENTER RD.
OAKFIELD, WI 53065

DESIGN CENTER:
PHONE (920) 322-9700
FAX (920) 322-9999
450 WEST JOHNSON ST.
FOND DU LAC, WI 54935

IMPORTANT NOTE:

* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

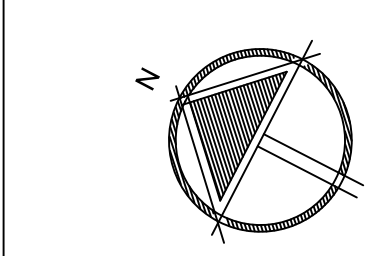
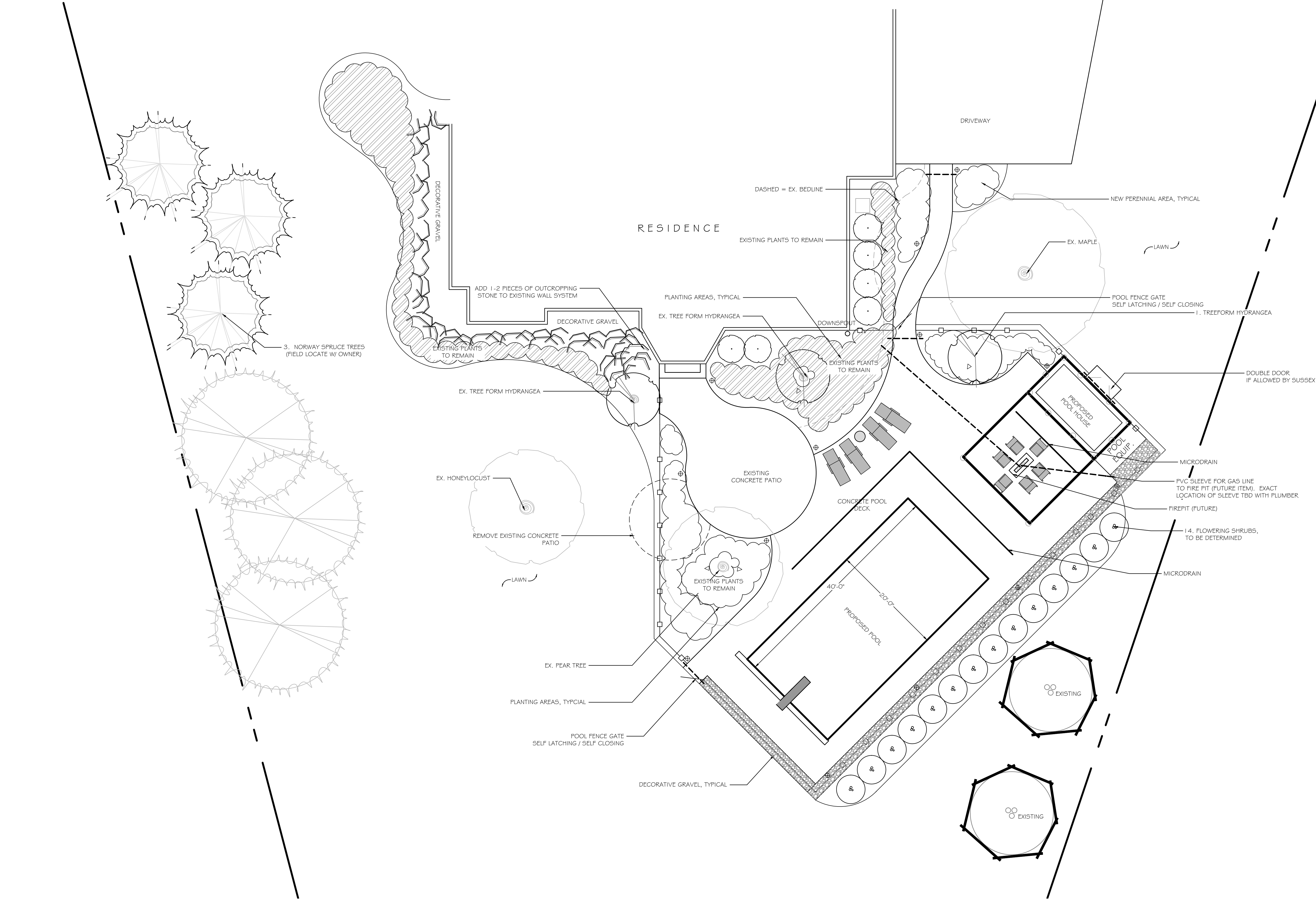
* IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.



LANDSCAPE PLAN
SCALE: 1"=8'-0"



FENCE LINEAL FOOTAGE = 211' w/o gates
2) - 4' WIDE GATES



PROJECT NAME:	BARNISH RESIDENCE		PAGE:	1 of 1
	W238N7651 HIDDEN OAKS DR.			
	SUSSEX, WI 53089			
	DATE: 10.16.19	SCALE: 1/8" = 1'-0"	DRAWN BY: KK, SC	
	REVISION DATE: 12.10.19, 2.5.20, 2.17.20, 2.24.20, 3.30.20, 4.6.20, 4.8.20			
The ideas and concepts illustrated on this document remain the property of Bret Schenkenhagen's Seasonal Services until full payment is received. Do not copy without written permission from Bret Schenkenhagen's Seasonal Services.				

DETAILS MATTER

- LANDSCAPE DESIGN - CONSTRUCTION -
- HORTICULTURAL CARE -
- LIGHTING - IRRIGATION -
- DECORATIVE MASONRY - CONCRETE -

SEASONALSERVICES.COM
262-392-3444



6.00'

124.00'

28

205.91'

8198
026

256.00'

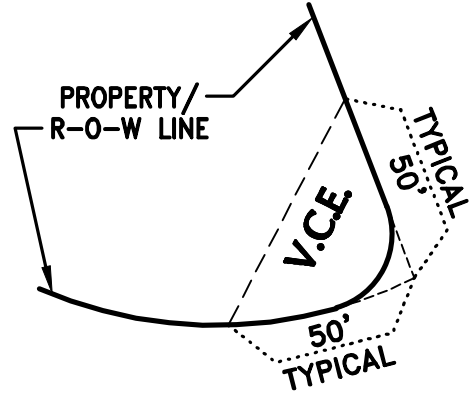
259.98'

25

26

HIDDEN OAKS DR

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



V.C.E. APPLIES TO:

Lots 1 and 13 are herein subject to a Vision Corner Easement in that the height of planting berms, fences, signs & any other structure within the Easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.

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 0.75" outside diameter Reinforcing Bar unless otherwise noted.
- 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 the grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) – South Zone, in which the East line of the N.W. 1/4 of Section 13, T. 8 N., R. 19 E., is taken to bear North 00°27'40" East.
- Outlots 1 and 3 contain Stormwater Management Facilities, Wetland, Secondary Environmental Corridor, Preservation Areas, and Open Space. Herein dedicated to the Village of Sussex.
- Outlot 2 to be retained by the developer.
- The Landscape Island Easement to be granted to each individual Lot Owner within this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping within said Landscape Island Easement. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
- The wetlands shown heron was delineated by Heartland Ecological, Inc., Eric C. Parker, PWS, on September 5, 2018. The linework was provided to Trio Engineering LLC in digital format.
- The Secondary Environmental Corridor shown heron was taken from SEWRPC Records and amended by SEWRPC clearance letter SSE 059-19 dated September 17, 2019.
- Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any lot or outlot in the subdivision by reason of tax delinquency.

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:

- (A)** – "20' Wide Public Storm Sewer Easement" **(B)** – "11' Wide Public Sidewalk Easement" **(C)** – "30' Wide Public Sanitary Sewer and Watermain Easement"

1. 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 in the sidewalk easements depicted on the final plat.

30' Wide Public Sanitary Sewer Watermain Easement:

- Install, operate, maintain, and replace underground sanitary sewer and watermain facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to distribute sanitary sewer and water.
- Trees, bushes, branches, and roots may be trimmed or removed so as not to interfere with the Village's use of the easement areas.

- 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.

**SECONDARY ENVIRONMENTAL CORRIDOR -
WETLAND PRESERVATION RESTRICTIONS:**

Those areas identified as Secondary Environmental Corridor and Wetland 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 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 Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Secondary Environmental Corridor, Floodplain and Wetland and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
- Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Floodplain and Wetland areas and shall be discouraged to the greatest extent possible within the Secondary Environmental Corridor area.
- 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.

WOODLAND TRAILS

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

OWNER:

WOODLAND TRAILS PRESERVE, LLC
N27W24025 PAUL COURT, STE. 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324



SCALE: 1" = 150'



LOCALITY MAP:

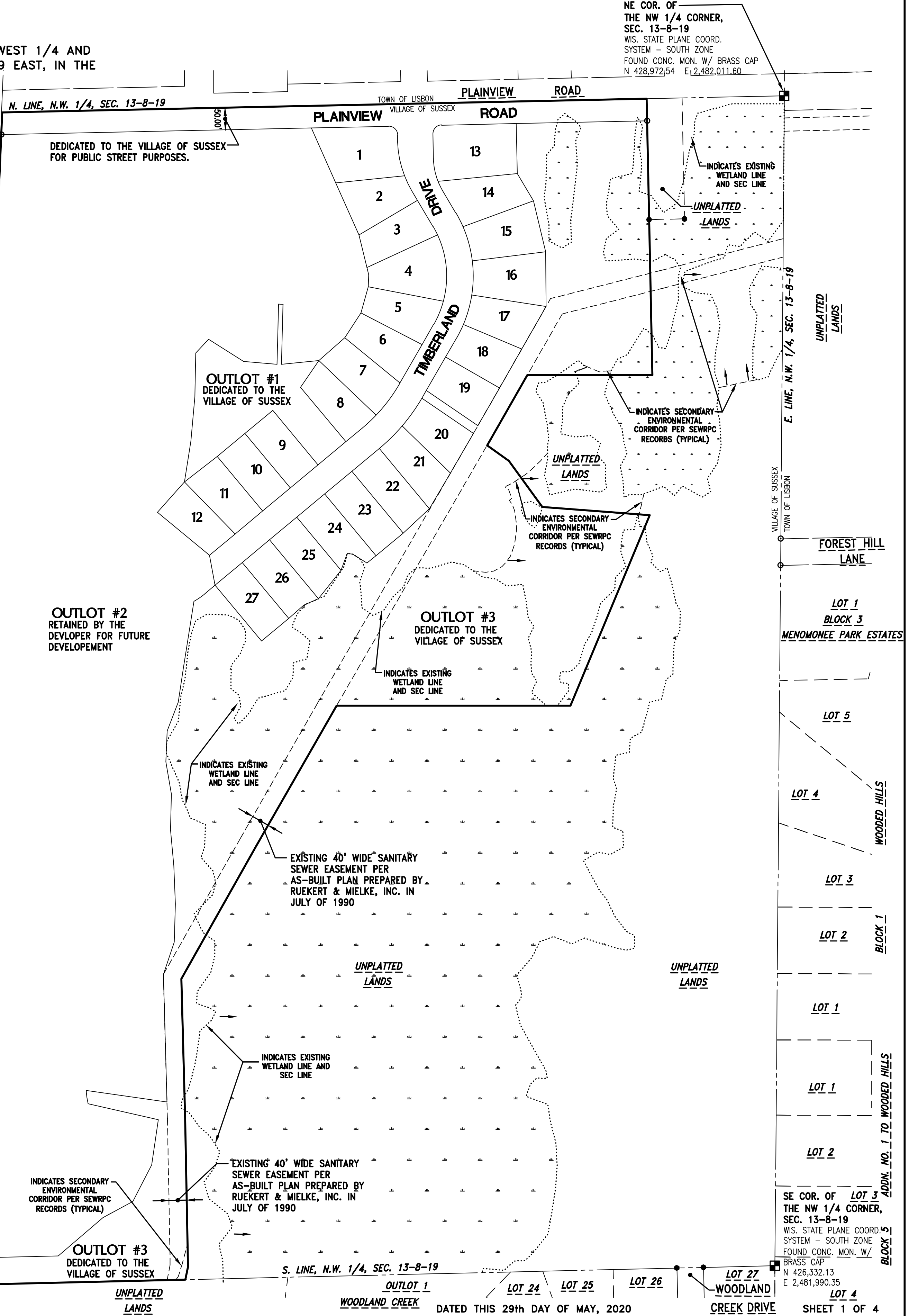
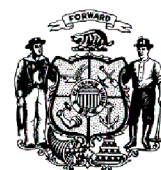
NW 1/4, SEC. 13, T. 8 N., R. 19 E.
SCALE: 1"=1000'

RS-3 PDO Zoning: Lots 1-27	
Front Setback:	30 ft
Rear Setback:	25 ft
Side Setback:	10 ft
Minimum Lot Width:	75 ft (at front setback)
Average Lot Width:	80 ft (minimum)
Minimum Lot Area:	13,000 s.f.
Average Lot Size:	16,299 s.f. (0.37 ac.)

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



NE COR. OF
THE NW 1/4 CORNER,
SEC. 13-8-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 428,972.54 E 2,482,011.60

FOREST HILL
LANE

LOT 1
BLOCK 3
MENOMONEE PARK ESTATES

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 1

LOT 2

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WOODLAND TRAILS

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

P.O.C.
NE COR. OF
THE NW 1/4 CORNER,
SEC. 13-8-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 428,972.54 E 2,482,011.60

NW COR. OF
THE NW 1/4 CORNER,
SEC. 13-8-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 428,916.44 E 2,479,369.15

DEDICATED TO THE VILLAGE
OF SUSSEX FOR PUBLIC
STREET PURPOSES.
N. LINE, N.W. 1/4, SEC. 13-8-19
(S88°47'02"W 2643.33)

PLANVIEW ROAD

DEDICATED TO THE VILLAGE
OF SUSSEX FOR PUBLIC
STREET PURPOSES.

UNPLATTED
LANDS

UNPLATTED
LANDS

EXISTING 40' WIDE SANITARY
SEWER EASEMENT PER
AS-BUILT PLAN PREPARED BY
RUEKERT & MIELKE, INC. IN
JULY OF 1990

INDICATES SECONDARY
ENVIRONMENTAL
CORRIDOR PER SEWRPC
RECORDS (TYPICAL)

DUE WEST 282.69

UNPLATTED
LANDS

S35°53'03"E
128.33

S85°35'49"E 243.53

INDICATES SECONDARY
ENVIRONMENTAL
CORRIDOR PER SEWRPC
RECORDS (TYPICAL)

INDICATES
EXISTING
WETLAND LINE

UNPLATTED
LANDS

DUE WEST 528.00

EXISTING 40' WIDE SANITARY
SEWER EASEMENT PER
AS-BUILT PLAN PREPARED BY
RUEKERT & MIELKE, INC. IN
JULY OF 1990

INDICATES
EXISTING
WETLAND LINE
AND S.E.C. LINE

INDICATES
EXISTING
WETLAND LINE
AND S.E.C. LINE

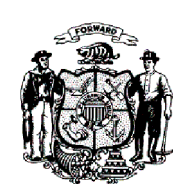
EASEMENT CURVE DATA
ARC DIST. = 20.07
CHORD DIST. = 20.05
CHORD BRG. = S70°01'11"E
DELTA = 08°30'58"
RADIUS = 135.00

OL #2
1305806 SF
RETAINED BY THE
DEVELOPER FOR FUTURE
DEVELOPMENT

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



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

DATED THIS 29th DAY OF MAY, 2020

SHEET 2 OF 4



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

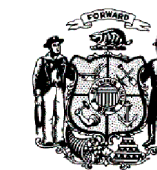
CANADIAN NATIONAL RAILROAD

N2°27'02"E 2192.26
2142.16

18-032-853-01

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

Certified _____, 20____



Department of Administration

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.

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.



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

\\C000053\19032-01\SUBVIEW\B1A7E\1EE5B1 01 WOOD AND TRAIL S DMC

SW COR. OF
THE NW 1/4 CORNER,
SEC. 13-8-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/
BRASS CAP
N 426,269.78
E 2,479,342.41

OL #2
1305806 SF
RETAINED BY THE
DEVELOPER FOR FUTURE
DEVELOPMENT

20.22

(2)

S12°12'52"E 9.86

N81°53'28"W 183.98

S77°07'37"E 162.71

11' WIDE PUBLIC
SIDEWALK EASEMENT

S11°38'08"W
29.65

S88°39'04"W 548.1

EXISTING 40' WIDE SANITARY
SEWER EASEMENT PER
AS-BUILT PLAN PREPARED BY
RUEKERT & MIELKE, INC. IN
JULY OF 1990

SE COR. OF
THE NW 1/4 CORNER,
SEC. 13-8-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/
BRASS CAP
N 426,332.13
E 2,481,990.35

UNPLATTED
LANDS

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

18-032-953-01

DATED THIS 26th DAY OF MAY, 2020

SHEET 3 OF 4

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) SS

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

That I have surveyed, divided and mapped a subdivision of that part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 13, Town 8 North, Range 19 East, Village of Sussex, County of Waukesha, State of Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast Corner of the Northwest 1/4 of said Section 13; Thence South 88°47'02" West along the North line of said Northwest 1/4, 311.00 feet to the place of beginning of lands hereinafter described;

Thence South 01°12'58" East 624.10 feet to a point; Thence Due West 282.69 feet to a point; Thence South 29°46'41" West 182.48 feet to a point; Thence South 54°34'14" East 60.43 feet to a point; Thence South 35°53'03" East 128.33 feet to a point; Thence South 85°35'49" East 243.53 feet to a point; Thence South 22°36'19" West 465.95 feet to a point; Thence Due West 528.00 feet to a point; Thence South 30°01'47" West 16.98 feet to a point; Thence South 29°45'03" West 349.96 feet to a point; Thence South 29°29'27" West 341.96 feet to a point; Thence South 01°35'17" East 314.42 feet to a point; Thence South 01°04'09" East 335.77 feet to a point; Thence South 11°38'08" West 29.65 feet to a point on the South line of Said Northwest 1/4; Thence South 88°39'04" West and along the South line of the said Northwest 1/4 Section, 548.18 feet to a point on the East Right-of-Way line of the "Canadian National Railroad"; Thence Northeasterly 459.23 feet along the said East Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 4874.74 feet, whose central angle is 05°23'51", and whose chord bears North 05°08'57.5" East, 459.06 feet to a point of tangency; Thence North 02°27'02" East and along the said East Right-of-Way line, 2192.26 feet to a point on the North line of the said Northwest 1/4 Section and the Centerline of "Plainview Road"; Thence North 88°47'02" East and along the said North line and said Centerline, 1454.82 feet to the point of beginning of this description.

Said Parcel contains 2,638,868 Square Feet (or 60.5801 Acres) of land, more or less.

That I have made such survey, land division, dedication, and map by the direction of WOODLAND TRAILS 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 ____ Day of _____, 20 ____.

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
4100 N. Calhoun Rd. Suite 300
Brookfield, WI 53005
Phone: (262)790-1480
Fax: (262)790-1481

WOODLAND TRAILS

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE:

MIDLAND STATES BANK, a corporation duly organized and existing by virtue of the laws of the State of Illinois, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of WOODLAND TRAILS PRESERVE, LLC, owner, this _____ day of _____, 20 ____.

MIDLAND STATES BANK

STATE OF ILLINOIS)
COUNTY OF _____) SS

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

Print Name:_____

Public _____County, IL
My Commission Expires:_____

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) SS

I, Sam Liebert, being duly appointed, qualified and acting Treasurer of the Village of Sussex, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "WOODLAND TRAILS".

Dated this ____ Day of _____, 20 ____.

Sam Liebert, Clerk/Treasurer

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Plat of "WOODLAND TRAILS", in the Village of Sussex, WOODLAND TRAILS PRESERVE LLC, owner, is hereby approved by the Village Board.

All conditions have been met as of this ____ Day of _____, 20 ____.

Anthony J. LeDonne, Village President

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Sussex.

Sam Liebert, Clerk/Treasurer

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) SS

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "WOODLAND TRAILS".

Dated this ____ Day of _____, 20 ____.

Pamela F. Reeves, County Treasurer

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	EXTERIOR	4874.74	5°23'51"	459.23	459.06	N05°08'57.5"E	N07°50'53"E	N02°27'02"E
	OUTLOT 3	4874.74	0°43'01"	61.01	61.00	N07°29'22.5"E	N07°50'53"E	N07°07'52"E
	OUTLOT 2	4874.74	4°40'50"	398.22	398.11	N04°47'27"E	N07°07'52"E	N02°27'02"E
2	OUTLOTS 2+3	90.00	12°52'27"	20.22	20.18	S05°46'38.5"E	S00°39'35"W	S12°12'52"E
3	OUTLOTS 1+2	60.00	9°33'37"	10.01	10.00	S88°21'27.5"E	S83°34'39"E	N86°51'44"E
4	1	20.00	90°00'00"	31.42	28.28	N46°12'58"W	N01°12'58"W	S88°47'02"W
5	13	20.00	90°00'00"	31.42	28.28	S43°47'02"W	S88°47'02"W	S01°12'58"E
6	C/L	200.00	29°22'12"	102.52	101.40	S15°54'04"E	S01°12'58"E	S30°35'10"E
	EAST	150.00	29°22'12"	76.89	76.05	S15°54'04"E	S01°12'58"E	S30°35'10"E
	14	150.00	9°10'22"	24.01	23.99	S25°59'59"E	S21°24'48"E	S30°35'10"E
	13	150.00	20°11'50"	52.88	52.60	S11°18'53"E	S01°12'58"E	S21°24'48"E
	WEST	230.00	29°22'12"	117.90	116.61	S15°54'04"E	S01°12'58"E	S30°35'10"E
	2	230.00	9°17'39"	37.31	37.27	S25°56'20.5"E	S21°17'31"E	S30°35'10"E
	1	230.00	20°04'33"	80.59	80.18	S11°15'14.5"E	S01°12'58"E	S21°17'31"E
7	C/L	250.00	60°27'43"	263.82	251.74	N00°21'18.5"W	N29°52'33"E	N30°35'10"W
	EAST	280.00	60°27'43"	295.47	281.95	N00°21'18.5"W	N29°52'33"E	N30°35'10"W
	18	280.00	6°58'19"	34.07	34.05	N26°23'23.5"E	N29°52'33"E	N22°54'14"E
	17	280.00	14°05'15"	68.84	68.67	N15°51'36.5"E	N22°54'14"E	N08°48'59"E
	16	280.00	15°50'18"	77.40	77.15	N00°53'50"E	N08°48'59"E	N07°01'19"W
	15	280.00	16°22'09"	80.00	79.72	N15°12'23.5"W	N07°01'19"W	N23°23'28"W
	14	280.00	7°11'43"	35.16	35.14	N26°59'19"W	N23°23'28"W	N30°35'10"W
	WEST	220.00	60°27'42"	232.16	221.53	N00°21'18.5"W	N29°52'33"E	N30°35'10"W
	5	220.00	14°56'00"	57.34	57.18	N22°24'33"E	N29°52'33"E	N14°56'33"E
	4	220.00	39°50'12"	152.96	149.90	N04°58'33"W	N14°56'33"E	N24°53'39"W
	3	220.00	5°41'31"	21.86	21.85	N27°44'24.5"W	N24°53'39"W	N30°35'10"W
8	C/L	400.00	20°20'58"	142.07	141.32	N40°03'02"E	N50°13'31"E	N29°52'33"E
	EAST	430.00	20°20'58"	152.72	151.92	N40°03'02"E	N50°13'31"E	N29°52'33"E
	OUTLOT 3	430.00	0°23'25"	2.93	2.93	N30°04'15.5"E	N30°15'58"E	N29°52'33"E
	20	430.00	10°17'15"	77.20	77.10	N35°24'35.5"E	N40°33'13"E	N30°15'58"E
	21	430.00	9°40'18"	72.59	72.50	N45°23'22"E	N50°13'31"E	N40°33'13"E
	WEST	370.00	20°20'58"	131.41	130.72	N40°03'02"E	N50°13'31"E	N29°52'33"E
	7	370.00	13°42'26"	88.52	88.31	N36°43'46"E	N43°34'59"E	N29°52'33"E
	8	370.00	6°38'32"	42.89	42.87	N46°54'15"E	N50°13'31"E	N43°34'59"E
9	OUTLOTS 1+2	160.00	10°42'16"	29.89	29.85	N55°34'39"E	N60°55'47"E	N50°13'31"E

CORPORATE OWNERS CERTIFICATE OF DEDICATION:

WOODLAND TRAILS PRESERVE, LLC., a Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said 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

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use

WOODLAND TRAILS, LLC.

Steve Declene, President of Neumann Developments it's sole Member

STATE OF WISCONSIN)
COUNTY OF _____) SS

Personally came before me this ____ day of _____, 20____, the above named Steve Declene, President of the above named Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Company, by its authority.

Print Name: _____
Public, _____County, WI
My Commission Expires: _____

