



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

AGENDA
VILLAGE OF SUSSEX
PLAN COMMISSION MEETING
6:30 PM TUESDAY, MARCH 16, 2021
SUSSEX CIVIC CENTER – BOARD ROOM 2nd FLOOR
N64W23760 MAIN STREET

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Sussex Plan Commission, at which a quorum of the Village Board may attend 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 February 16, 2021.
3. Consideration and possible action on Permitted Uses and Plans:
 - A. Consideration and possible action on a Plan of Operation and site plan for Life's Ruff LLC d/b/a Central Bark (N64W22600 Main Street).
 - B. Consideration and possible action on a Plan of Operation and site plan for Behr Enterprises (W227N6240 Sussex Road).
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items:
 - A. Introduction of site and use plan for the 77 acre parcel to the west of Highland Business Park.
6. Other items for future discussion.
7. Adjournment.

Anthony LeDonne
Chairperson



Jeremy J. Smith
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Additionally, due to the current Covid-19 pandemic, upon reasonable requests, this meeting may be attended virtually. For additional information or to request this service, contact the Village Clerk at 246-5200.

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

Minutes of the Plan Commission meeting held on February 16, 2021

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

Members present: President Anthony LeDonne, Commissioners Deb Anderson, Roger Johnson, Jim Muckerheide, Mike Knapp, and Trustee Scott Adkins

Others present: Village Administrator Jeremy Smith, Village Attorney John Macy, Administrative Assistant Anne Pulvermacher, 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 January 19, 2021.

A motion by LeDonne, seconded by Anderson to approve the minutes of the Plan Commission meeting of January 19, 2021 as presented. Motion carried 6-0

Consideration and possible action on a Plan of Operation and site plan for Sparklers Dance Studio (N64W22644 Main Street)

Applicant Mary Deeken, N64W22644 Main Street, Sussex, was present and provided a brief plan of operation including excitement about the parking situation for her clients.

Mr. Smith reviewed the Plan Staff Memo (copy attached); stating this site is zoned B-3 and the use is permitted within the district and there is sufficient parking.

A motion by LeDonne, seconded by Anderson to approve the Plan of Operation and site plan for Sparklers Dance Studio N64W22644 Main Street, a finding that the use and structures meet the principals of 17.1002(A-H), and subject to the Standard Conditions of Exhibit A.

Motion carried 6-0

Reconvene the public hearing for a Conditional Use, Plan of Operation and site plan for Paul and Jana McBride building 7 unit 13.

Applicant Paul McBride, W201N5292 Sand Piper Lane, Menomonee Falls, was present and stated that the use was for storage of his vintage cars and that he had read, accepted, and would comply with all the conditions of the Conditional Use Permit.

Mr. Smith reviewed the Plan Staff Memo (copy attached); stating this site is zoned M-1.

There was no one from the public wishing to comment.

A motion by LeDonne, seconded by Anderson to close the public hearing. Motion carried 6-0

Consideration and possible action on a Conditional Use, Plan of Operation and site plan for Paul and Jana McBride building 7 unit 13.

Staff has prepared a conditional use document for consideration at this meeting. The Plan Commission has heard testimony on the application for the Conditional Use and site plan for Paul and Jana McBride. The Plan Commission concluded that the Petitioner had provided substantial evidence with regards to the following Standards/Regulations:

- The Application is complete and consistent with 17.0502
- The use(s) and plans are compliant with 17.0503 & 17.0507 (Review of CU's).
- The use(s) and plans are compliant with 17.0200 (General Conditions)
- The uses(s) and plans are compliant with 17. 1000 (Site Plan Review)
- The Petitioner has provided substantial evidence and adequately addressed the findings of the impact report per 17.0506.A.

The Plan Commission concluded that the Petitioner had provided substantial evidence with regards to the Conditional Use Permit as follows:

- A.3.A. Site Plan Standards compliance
- A.3.B. Plan of Operation compliance
- A.3.C.-H. Various Plan(s) compliance
- A.4.-16. CU condition compliance
- B-L. Administrative CU Condition compliance

A motion by LeDonne, seconded by Muckerheide to approve the Conditional Use based upon the evidence presented at the Public Hearings, Plan of Operation and site plan for Paul and Jana McBride, N60W22951 Silver Spring building 7 unit 13; a finding the use and structures meet the principals of 17.1002(A-H); subject to payment of any water RCA fees, receiving final occupancy from the Building Inspector and the standard conditions of Exhibit A.

Motion carried 6-0

Consideration and possible action on a request for an accessory building exceeding 250 square feet for Jonathan and Courtney Myhre (N76W23784 Majestic Heights Trail).

Applicant Courtney Myhre presented their building plans for the pool house.

Commissioner Knapp asked if there was an additional pool house or pool. Mrs. Myhre stated this was the pool house and that the pool would be going in as part of this project.

Commissioner Muckerheide asked if there was power to the building. Mrs. Myhre stated there would be.

Commissioner Johnson asked if the Homeowners Association had approved of the plans. Mrs. Myhre stated they had.

Mr. Smith reviewed the Plan Staff Memo (copy attached); and stated that pool didn't need review by the Plan Commission only this accessory building because it was over 250 square feet. Mr. Smith further commented that the Plan Commission had approved many of these over the past several years in Majestic Heights and that the Plan Commission would have to find the size of the lot and the design and location of the accessory building were appropriate for the efficient development of the property and wouldn't cause any public safety concerns.

A motion by LeDonne, seconded by Johnson to recommend approval of the 416 square foot accessory building for the property at N76W23784 Majestic Heights Trail as necessary for the efficient development of the property with sufficient open space still available and subject to the a building permit being issued by the building inspector and the conditions of Exhibit A. Motion carried 6-0

Consideration and possible action on an amendment to the Declaration for Venturespace Condominium Association.

Attorney Conor Leedan, N202961 Watertown Rd., Waukesha on behalf of the Applicant updated the Plan Commission on the name change driving the amendment to the Declaration.

Mr. Smith reviewed the Plan Staff memo (Copy attached) and stated the Staff had no concerns with the change subject to final Village Attorney review.

A motion by LeDonne, seconded by Knapp to approve the amendment to the Declaration for Venturespace Condominium Association subject to legal review from the Village Attorney. Motion carried 6-0

Consideration and possible action on a Petition for Direct annexation and initial zoning determination Ordinance #874 for property located at N55W25299 Richmond Road petitioner is Bette Brown Slayton

Mark Lake, Wangard Partners 1200 Mayfair Rd. Suite 310 Wauwatosa on behalf of the applicant gave an update on the project including the intentions to pursue a business park on the southern portion and some type of residential on the northern portion of the property. The Applicant is looking for the property to come into the Village with A-1 temporary zoning and then go through a plan approval process for the development of the property.

Mr. Smith reviewed the Plan Staff Memo (copy attached); outlining that this property is coming to the Village through the recently updated boundary agreement with Lisbon and as such is not yet planned for in the land use plan, hence the A-1 zoning.

A motion by LeDonne, seconded by Anderson to recommend the Village Board approve Ordinance #874 to annex and initially zone the property. Motion carried 6-0

Consideration and possible action on a Final Plat Phase 3 for Johanssen Farms located south of Clover Drive and East of Maple Avenue.

Mr. Smith stated that this was the final plat for the subdivision and would allow for building on lots 61-74. Mr. Smith also indicated per the memo (Copy attached) that the Developer had agreed in writing to follow the approved Developer's Agreement.

Commissioner Knapp asked if this was next to the Quarry. Mr. Smith responded that these lots were next to Armory Park and Maple Avenue and not next to the Quarry. Commissioner Johnson stated that these lots were quite a ways from the quarry and even those near the quarry had a very nice buffer.

A motion by LeDonne, seconded by Johnson to recommend to the Village Board approval of the Final Plat for Phase 3 of the Johanssen Farm subdivision subject to the standard conditions of Plat approvals, meeting the obligations of the Developer's Agreement and review by the Village Engineer. Motion carried 6-0

Consideration and possible action on Ordinance #875 to repeal and recreate Subsection 17.0704A.2. regarding Accessory Use and Structures Regulations.

Mr. Smith stated that Commissioner Knapp had asked to look into the issue of shed size within the RS-4 district last year and a workgroup including Commissioner Knapp, Commissioner Muckerheide, Assistant Development Director Kasey Fluet, and Building Inspector Joel Jasper did so and produced the following changes: To allow sheds to be up to 400 square feet in the RS-4 if the design is consistent with the principal structure and if the shed is over 250 feet for it to be on a concrete pad.

Commissioner Johnson asked what the reason for the change was.

Commissioner Knapp stated that in the RS-4 there are a lot of one car garages and more space is needed for folks.

A motion by LeDonne, seconded by Muckerheide to recommend the Village Board approve Ordinance #875 to repeal and recreate subsection 17.0704A.2. regarding accessory Use and Structure regulations.

Motion carried 6-0

Other items for future discussion - None

Adjournment:

A motion by LeDonne, seconded by Muckerheide to adjourn the meeting at 7:01 pm. Motion carried 6-0

Respectfully Submitted,

Jeremy Smith
Village Administrator



MEMORANDUM

TO: Plan Commission
FROM: Kasey Fluet, Assistant Development Director
RE: Plan Commission meeting of March 16, 2021
DATE: March 11, 2021

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 February 16, 2021.**
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 Life's Ruff LLC d/b/a Central Bark (N64W22600 Main Street).**

This site is zoned B-3. The animal boarding business is a permitted use in accordance with Section 17.0418 A. 5. (k) in the B-3 Highway Business District. The owners of Central Bark have been operating in Sussex since 2007. The owners will purchase the empty 5,900 square foot building formerly (Lake Country Detailing). The building and outdoor space will allow them to expand their business to accommodate up to 110 dogs. Hours of operation are M-F 6:30 a.m. to 6:30 p.m. Central Bark has between 10-12 employees. This site has 21 parking stalls, which is sufficient for this use.

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 Life's Ruff LLC d/b/a Central Bark (N64W22600 Main Street) a finding that the use and structures meet the principals of 17.1002(A-H), and subject to the standard conditions of Exhibit A.

B. Consideration and possible action on a Plan of Operation and site plan for Behr Enterprises (W227N6240 Sussex Road).

This site is zoned M-1. The Manufacturer and machining company is a permitted use in accordance with Section 17.0422 A. 4. (e) in the M-1 Industrial District. Behr Enterprises is relocating their expanding business from Waukesha to Sussex, they have purchased the former 43,000 square foot Sharp Packaging building in the Industrial Park. At this new location they will manufacture/fabricate various custom and repeating metal products, the

will also lease 10,000 square feet of building space to Sharp Packaging for their continue operations. Hours of operation is 5:00 a.m. to 4:30 p.m. M- Sat. This site has 50 parking stalls, sufficient for the 20 employees. Also the new owner should be aware of the cross access easement with the building to the north.

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 Behr Enterprises (W227N6240 Sussex Road) a finding that the use and structures meet the principals of 17.1002(A-H), subject to the standard conditions of Exhibit A.

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

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

A. Introduction of site and use plan for the 77 acres west of Highland Business Park.

At the February Plan Commission an Ordinance for the direct annexation for this property was considered along with the temporary zoning of A-1 Agricultural. The property was not originally scheduled to come to the Village, but now that it is the Plan Commission will have to consider what the appropriate land use and zoning will be for the property. At this meeting the owner/developer will present a proposed site and use plan for this land for consideration of the Land Use and permanent Zoning designation.

Questions can be asked about the Developer's proposed business park expansion and single-family lot condo use for the land.

Policy Question:

1. Are there any concerns with site and use plan?

Action Items:

1. None.

Staff Recommendation: Staff recommends the Plan Commission listen to the proposed uses for the site and offer comments and questions to the Developer on the same. Based upon the commentary the Developer will likely file a formal land use and zoning application and site plan for consideration next month.

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? _____ If yes, is this a new CU? _____

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # SUXV0239994005

Zoning: B-3

Address of Tenant Space: N64 W22600 MAIN STREET SUSSEX WI 53051

1. Name of Business:

Life's Ruff LLC DBA Central Bark - Sussex

Business

(Current Location) W227 N6193 Sussex Road Sussex, WI, 53089 (262) 246-8100

Address City, State, Zip Phone #

sussex@centralbarkusa.com

Fax # Email address

2. Business owner contact information:

Ashley Sander, Member

Contact

W227 N6193 Sussex Road Sussex, WI, 53089 (414) 554-3306

Address City, State, Zip Phone #

asander@centralbarkusa.com

Fax # Email address

3. Building/Land owner contact information:

Property to be Purchased by: Ruff Life LLC (Matthew and Ashley Sander)

Contact

N64 W22600 Main Street Sussex, WI, 53051 (414) 554-3306

Address City, State, Zip Phone #

asander@centralbarkusa.com

Fax # Email address

4. Number of Employees/Shifts: 10-12 2 (AM/PM)
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
6:30AM-6:30PM	6:30AM-6:30PM	6:30AM-6:30PM	6:30AM-6:30PM	6:30AM-6:30PM	6:30AM-6:30PM	6:30AM-6:30PM

6. Is this an extension of an existing operation? Yes and relocation of existing business
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? N/A Do you need an Outdoor Establishment Permit? N/A
 If yes, explain: N/A
 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: N/A controls exist to reduce noise from dogs
11. Dimension of area to be occupied 5900 Total square footage 5900
 If applicable list square footage according to 1st floor 5900 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 21 Number of spaces needed per code Ample Parking Available
 Number of spaces allocated for employee parking 6 (Rear parking)
 Dimensions of parking lot Front and Rear Parking Available Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
Use of preexisting building signage which includes an exterior roadside sign and signage on the front of the building
 If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

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

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

Ashley Sander 12/29/2020
 Name Date
Member, Co-Owner
 Title or Position

I am aware and approve of the business to be operating in the building owned by Property to be purchased by: Ruff Life LLC.

Ashley Sander 12/29/2020
 Name Date
Member
 Title or Position



Plan of Operation

Business: Life's Ruff LLC DBA Central Bark – Sussex

Proposal: Life's Ruff LLC DBA Central Bark – Sussex is seeking approval from the Village of Sussex to convert the vacant building located at N64 W22600 Main Street and relocate their dog business. Life's Ruff LLC will be making a significant investment to transform the new location which will return life back on to Main Street while allowing a small locally owned business an opportunity to grow and enhance their current service offerings.

Plan Commission Members are welcome to visit their current facility for a tour and get a first-hand view of how the business operates daily. Anyone wishing to do so may contact Matt Sander at (414) 552-1355 to schedule a visit.

Business Overview:

Central Bark is a whole dog care facility which has serviced the local community of Sussex for over ten years and has been owned and operated by Matthew and Ashley Sander for the past three ½ years. Their business currently operates out of W227 N6193 Sussex Road.

There is no bond like the one you share with your furry best friend. But our human lifestyles can make it challenging to fulfill all our dogs' needs to stay healthy and happy. This can lead to issues at home, from loneliness and boredom to weight gain, anxiety, and undesirable behaviors. Which is why we are incredibly proud to offer the following service offerings which include: dog day care, both group and private training classes, birthday parties, grooming, boarding, and sale of various dog related retail. We differentiate from other dog facilities in the area as we focus on whole dog care. Our personalized approach aims to enrich each dog's whole health and well-being – throughout their entire life.

Service Description:

1. **Dog Day Care:** Provide high-quality dog day care services for dogs that have passed an extensive behavior assessment. Dogs are socialized daily with other dogs under the supervision of trained staff. Individual needs are attended to such as the administration of medications and regular feedings. Our enrichment model, launched in 2020, is doggy day care reimagined giving each dog a place to play and learn in a safe and loving environment. We provide the socialization, mental stimulation, and physical exercise, their minds and bodies need to stay healthy and happy for a lifetime. Our focus on canine enrichment aims to enhance your dog's overall quality of life. Through fun and rewarding activities that encourage them to use their senses to problem solve, learn new skills, and gain confidence. We provide several add-on options to our daycare services including canine shuttle service, 1:1 enrichment activity, and training.
2. **Overnight Boarding (Sleepovers):** Central Bark offers overnight dog boarding services to its current customers. Dogs that are boarded overnight with us are socialized with other overnight guests under the supervision of trained staff. Individual needs are attended to such as the administration of

medications and regular feedings. Sleepovers at Central Bark offers your dog a calm, relaxing night in a comfortable environment that they know.

3. **Stay-n-Play:** *This will be a new offering available in Sussex and will be for the occasional dog boarding guests.* The Central Bark Stay-n-Play program offers boarding for dogs that are not currently enrolled in our day care program. Each overnight guest can get a restful night's sleep, followed by a day of play, exercise and plenty of TLC from our team. Stay-n-Play guests sleep and play in their own designated areas.
4. **Grooming:** Central Bark has a licensed dog groomer in house to offer dog grooming services to its customers and public.
5. **Training:** Central Bark offers a variety of dog training options and classes through an employed and certified dog trainer.
6. **Retail:** Central Bark's retail market offers the highest quality food, treats, toys, training aids, dog lifestyle products, and apparel. Every item is specially selected to enhance each dog's physical health and nutrition and provide enrichment, happiness, and comfort.

Central Bark Team:

We keep our staff-to-dog ratios low to help ensure the safety of every dog in our care. It helps us give more individual attention to each dog because we have more time to get to know them. Plus, we ALWAYS supervise play. Whether it is a group of two dogs or 12 dogs, we never leave them unattended during group play.

Today we proudly employ ten local employees with plans to increase employment to fifteen employees as the business grows at the new location. Our team is paramount in helping us deliver our mission. We train our team with our unique Central Bark Training program, which incorporates the latest behavioral science and dog training principles with a focus on positive reinforcement. Included is a comprehensive training in canine first aid and CPR. Also, all franchisees are required to continue their ongoing education. Amongst our team, we presently have over a decade of hands-on experience, vet tech graduates and current students.

Our focus on positive reinforcement has never wavered. We continuously update our skills and policies to stay at the forefront of new advances in behavioral science and positive reinforcement techniques.

The current location allows for 65 dogs inside the space at a given time and the new facility will be designed to safely manage up to 110 dogs at a time across service offerings (daycare, boarding and grooming dogs).

Cleanliness and Disposal of Dog Feces:

At Central Bark, our commitment to safety is uncompromising. Our mission is to create a clean, healthy, safe, and loving environment where every dog and person feel welcome and treated with respect, care, and compassion. Safety is our #1 priority. That is why we have comprehensive policies and procedures to ensure each dog is safe and healthy every day they are with us. A proactive approach to safety is woven right into the fabric of our doggy day care program and incorporated into our facility, specially designed with your dog's safety and comfort in mind.

Cleaning and disinfection

Our store cleaning procedures exceed mandated protocols to safeguard our two legged and four-legged customers health. We clean and disinfect regularly throughout our facility to ensure a clean and healthy environment. All staff follows CDC handwashing guidelines. Also, hand sanitizer and restrooms for handwashing are available to all guests.

Dog-safe cleaning products

We clean and sanitize all play and rest areas every day – sometimes more than once a day – with veterinary-grade cleaners and disinfectants, air purifiers. This helps us ensure a safe, clean, and sanitized facility that smells good and reduces the risk of spreading infectious diseases. Dog feces accumulated throughout the day are collected in plastic garbage bags as dogs go to the bathroom. We use double garbage bags to contain dog feces, and when the bags are full and/or at the end of each day, the bags are sealed and taken to the dumpster for disposal. The dumpster is emptied regularly. For urine that is emitted in the outdoor play area, we disinfect the area daily with HQD, an environmentally friendly cleaner sold by Superior Chemical Corporation. This cleaner product has been effective in maintaining a sanitary environment at our present location.

Concerns for Odor, Smoke or Noise:

In response to question number 10, noise from barking is kept at a minimum while dogs are playing outside. We will have a minimum of 8-foot-high fencing with privacy screening for our outside play areas. Additionally, the outside play areas are located behind the building, minimizing distractions to the dogs such as vehicular or pedestrian traffic.

Temporary odor is possible when having groups of animals together; however, we have an effective approach to keeping dog related odors to a minimum. This includes our proactive disposal of dog feces and strict cleaning protocols.

Vaccination Requirements:

Dogs who are vaccinated are less likely to become ill or pass on diseases to other dogs in our care. That is why all dogs must have up-to-date vaccinations. We also require that all dogs be spayed or neutered by six months of age. Parents must submit written verification that their dogs have current rabies, Bordetella (kennel cough), and DHPP (distemper, hepatitis, parainfluenza, parvovirus) vaccinations. If these vaccinations are lapse, you will have to get them updated before your pup can return to day care.

- **Rabies** is a standard vaccination all dogs should have. Note that puppies less than six months old will need to receive their rabies vaccine by six months of age to continue coming to day care.
- **Bordetella** helps protect dogs from kennel cough; a common illness quickly spread in day cares, boarding facilities, and shelters. Although veterinarians don't require the Bordetella vaccine, it's necessary for day care. Please double-check that your dog has received it before coming to day care.
- **DHPP** is also a standard vaccination that protects against distemper, hepatitis, parainfluenza, and parvovirus.

Also, we have an operations system to help monitor and track vaccination. This system will automatically remind you when your dog is due for a vaccination one month before its expiration date. It also notifies our staff, who will tell you in person as well.

Facility Design:

In addition to working with Central Bark Corporate, we have partnered with a reputable local contracting company, McGuire Contractors, to define and execute the project scope related to the site conversion. At minimum you can expect to see the following design elements at the new location:

24/7 Monitoring

Our store has fire and motion-monitored security systems with keyed-in codes for staff to enter when they arrive. These systems provide 24/7 monitoring, and emergency services get notified quickly should any concerns arise.

Two-door rule

There are always two doors between the dogs and the outside world. If one entry fails, there is a second door to prevent dogs from accidentally leaving our facility, indoor and outdoor play areas

Indoor and outdoor play areas help reduce stress and create an enjoyable environment for dogs to play and socialize.

Special flooring and play surfaces

We offer multiple surfaces for dogs to play on. Rubber flooring has some “give” and is less slippery than other alternatives. It provides excellent traction for our playing pups, but it is also gentle on dogs’ bones and joints. It is also easy to clean and sanitize daily. Turf gives dogs a natural grass feel. Both are gentler on dogs’ paws, which helps if they are not used to the level of activity, they’ll get at day care.

Individual crate spaces

Dogs have access to their own private space, where they can rest, relax, and feel comfortable away from the group. These crates help us create a much safer social environment for dogs by allowing them to take a break and maintain a healthy balance of play, learning, and rest. It also helps dogs avoid physical injury (from over-exercise without enough rest) and provides a space for them to unwind, so they do not become overstimulated or over-aroused during play.

Professionally equipped salon and spa

From a simple bath to an elaborate treatment, our fully equipped salon and spa is designed for all your dog’s grooming needs.



TOWN OF LIS
VILLAGE OF SU

170.00'

0239 994 004

425.39'

9868 0239 994 005

388.12'

284.90'

173.99'



NOTE: PROVIDE 17 PARKING SPACES AT 9'x18' AND ONE ACCESSIBLE PARKING SPACE AT 12' x18' w/ 5' WALK
 PARKING CALCULATIONS BASED ON SUSSEX MUNICIPAL CODE SECTION 17.0603:
 REQUIRED PER SECTION 17.0603 (K) (2):
 RETAIL USE, 1,699 GSF SALES FLOOR AREA x 1 SPACE PER 150 GSF = 12 SPACES, 1 HANDICAP ACCESSIBLE
 MAXIMUM SHIFT TO HAVE SIX EMPLOYEES = 6 ADDITIONAL EMPLOYEE SPACES
 PROVIDED:
 17 STANDARD PARKING SPACES, 9'x18' PER SECTION 17.0603 (D)
 1 HANDICAP ACCESSIBLE SPACE, 12'x18' PER SECTION 17.0603 (J), EXISTING SIGNAGE TO REMAIN

1 NEW SITE PLAN
 S-100 1" = 20'-0"

allume architects
 architecture • interior design • project management
 890 elm grove road, suite 106
 elm grove, wi 53122 262.825.4787

MCGUIRE
 CONTRACTORS, INC.

PROJECT FOR:
 CENTRAL BARK SUSSEX
 N64W22600 MAIN ST
 SUSSEX, WI 53089

DRAWING DESCRIPTION:
 SITE PLAN

OWNERSHIP OF DOCUMENTS:
 THIS DOCUMENT AND THE IDEAS AND
 DESIGNS INCORPORATED HEREIN, AS AN
 INSTRUMENT OF PROFESSIONAL SERVICE,
 IS THE SOLE PROPERTY OF ALLUME
 ARCHITECTS LLC AND IS NOT TO BE
 USED IN WHOLE OR IN PART FOR ANY OTHER
 PROJECT OR PURPOSE WITHOUT THE
 EXPRESSED WRITTEN AUTHORIZATION OF
 ALLUME ARCHITECTS, LLC

REVISIONS:	DATE:	ITEMS REVISED:

APPROVED:

DRAWN BY: SG

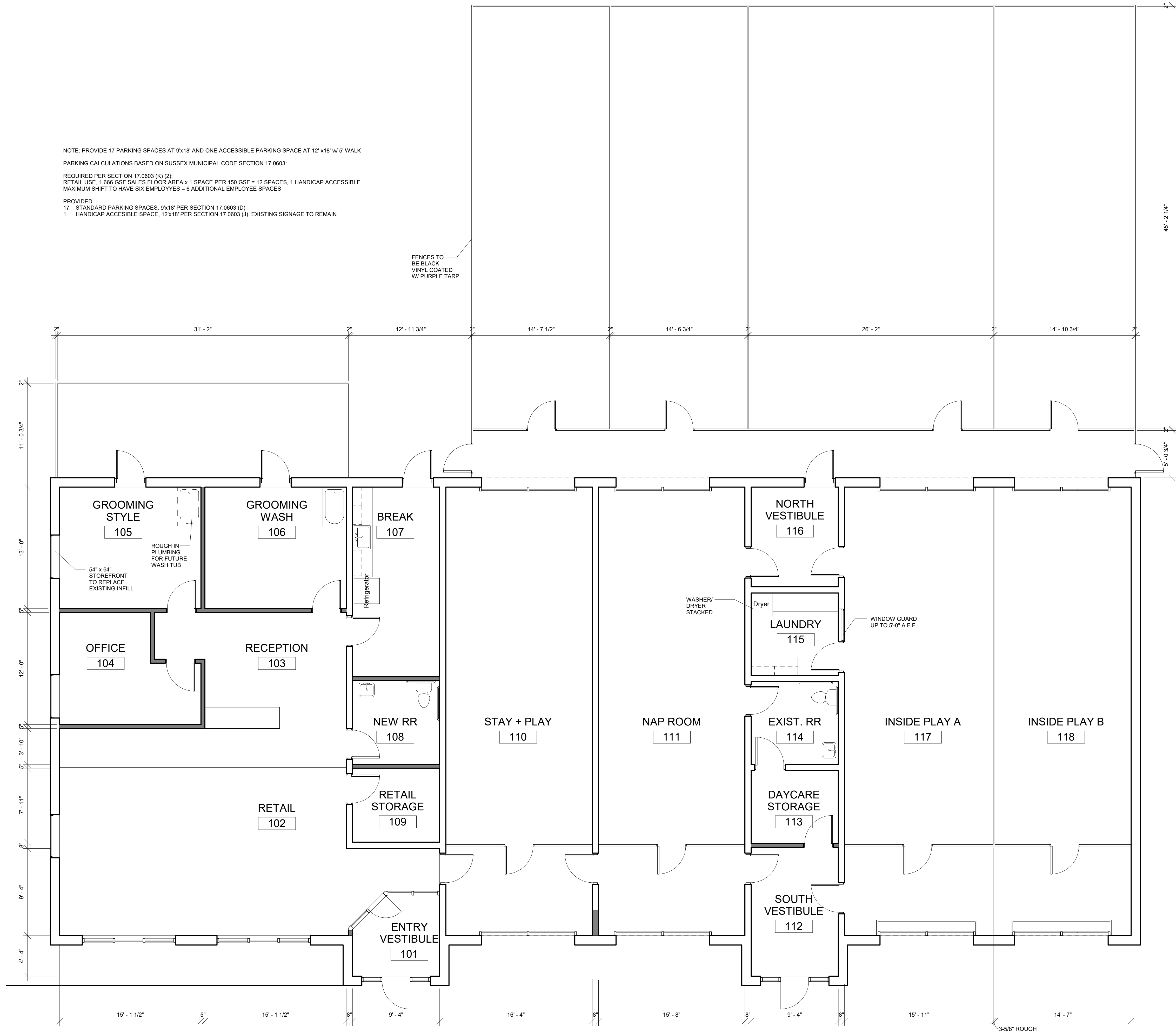
DATE: 02-04-2021

PROJECT NUMBER: 202053

SHEET NUMBER: S-100
 1 OF 4

DWG: 021916.dwg

NOTE: PROVIDE 17 PARKING SPACES AT 9'x18' AND ONE ACCESSIBLE PARKING SPACE AT 12' x18' w/ 5' WALK
 PARKING CALCULATIONS BASED ON SUSSEX MUNICIPAL CODE SECTION 17.0603:
 REQUIRED PER SECTION 17.0603 (K) (2):
 RETAIL USE, 1,666 GSF SALES FLOOR AREA x 1 SPACE PER 150 GSF = 12 SPACES, 1 HANDICAP ACCESSIBLE
 MAXIMUM SHIFT TO HAVE SIX EMPLOYEES = 6 ADDITIONAL EMPLOYEE SPACES
 PROVIDED:
 17 STANDARD PARKING SPACES, 9'x18' PER SECTION 17.0603 (D)
 1 HANDICAP ACCESSIBLE SPACE, 12'x18' PER SECTION 17.0603 (J). EXISTING SIGNAGE TO REMAIN



1
 A-102 3/16" = 1'-0"
NEW FIRST FLOOR PLAN

PROJECT FOR:
 CENTRAL BARK SUSSEX
 N64W22600 MAIN ST
 SUSSEX, WI 53089

DRAWING DESCRIPTION:
 NEW FIRST FLOOR PLAN

OWNERSHIP OF DOCUMENTS:
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REVISIONS:	DATE:	ITEMS REVISED:

APPROVED:

DRAWN BY: SG

DATE: 02-04-2021

PROJECT NUMBER: 202053

SHEET NUMBER: A-102



890 elm grove road, suite 106
 elm grove, wi 53122

allume
architects
 architecture • interior design • project management
 890 elm grove road, suite 106
 elm grove, wi 53122 262.825.4787

MCGUIRE
CONTRACTORS, INC.

PROJECT FOR:
CENTRAL BARK SUSSEX
 N64W22600 MAIN ST
 SUSSEX, WI 53089

DRAWING DESCRIPTION:
SOUTH FACADE RENDERING

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 ALLUME ARCHITECTS, LLC

REVISIONS:	DATE:	ITEMS REVISED:

APPROVED:

DRAWN BY: **Author**

DATE: **02-04-2021**

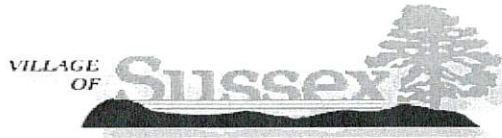
PROJECT NUMBER: **202053**

SHEET NUMBER:

A-301







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? Manufacturing

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # 20-1945430 242.027

Zoning: Industrial M-1

Address of Tenant Space: W227 N6240 Sussex rd, Sussex WI 53089

1. Name of Business:
Behr Enterprises

Business	21700 Doral Rd	Waukesha, WI 53186	262-717-9976
Address	262-717-9975	City, State, Zip chrisb@behr-ent.com	Phone #
Fax #	Email address		

2. Business owner contact information:
Diane Behrnt

Contact	N73 W24380 Ridgewood Rd	Sussex, WI 53089	262-853-7168
Address		City, State, Zip diane@behr-ent.com	Phone #
Fax #	Email address		

3. Building/Land owner contact information:
H.E.N.S LLC - Chris Behrnt

Contact	N73 W24380 Ridgewood Rd	Sussex, WI, 53089	262-853-7159
Address		City, State, Zip chrisb@behr-ent.com	Phone #
Fax #	Email address		

4. Number of Employees/Shifts: 16-20 Employees 1-2 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	
5am-4:30pm	5am-4:30pm	5am-4:30pm	5am-4:30pm	5am-4:30pm	5am-4:30pm	

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? _____
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 43,000 sq ft Total square footage 43,000
 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 50 Number of spaces needed per code ?
 Number of spaces allocated for employee parking 50
 Dimensions of parking lot P1(300' x 30'), P2(100'x30'), P3(30'x200') Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
 We plan to change the existing Sharp Sign to Behr Enterprises
 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.

Chris Behrmdt 3/8/2021
 Name Date
CEO
 Title or Position

I am aware and approve of the business to be operating in the building owned by H.E.N.S LLC.

Chris Behrmdt 3/8/2021
 Name Date
CEO
 Title or Position

Name of Company: Behr Enterprises LLC

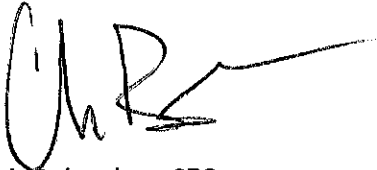
3/8/2021

Years in business: 17

Behr Enterprises is a manufacturer/fabricator of various custom and repeating metal products. Our processes include laser cutting, waterjet cutting, metal forming, welding, and machining.

We have a wide range of products that include metal weldments and machined parts. We typically use steel, stainless steel, and aluminum.

There are two reasons for the move to Sussex. First, our current building has been sold and our lease is up on April 30th. Our new building owners will be using the building for their own purpose and we need to relocate. The second reason is due to the growth of our company. We have exceeded our current space and need to move into a bigger building. This new building will allow us to continue to grow.

A handwritten signature in black ink, appearing to read 'Chris Behrndt', with a long horizontal flourish extending to the right.

Chris Behrndt CEO



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 = 83'

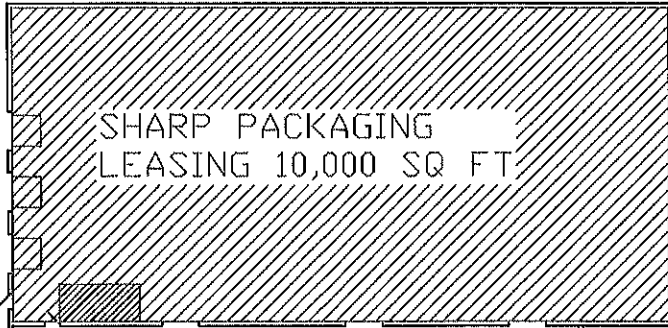


Village of Sussex
N64 W23760 Main Street
Sussex, WI 53089
262-246-5200

Print Date: 3/8/2021

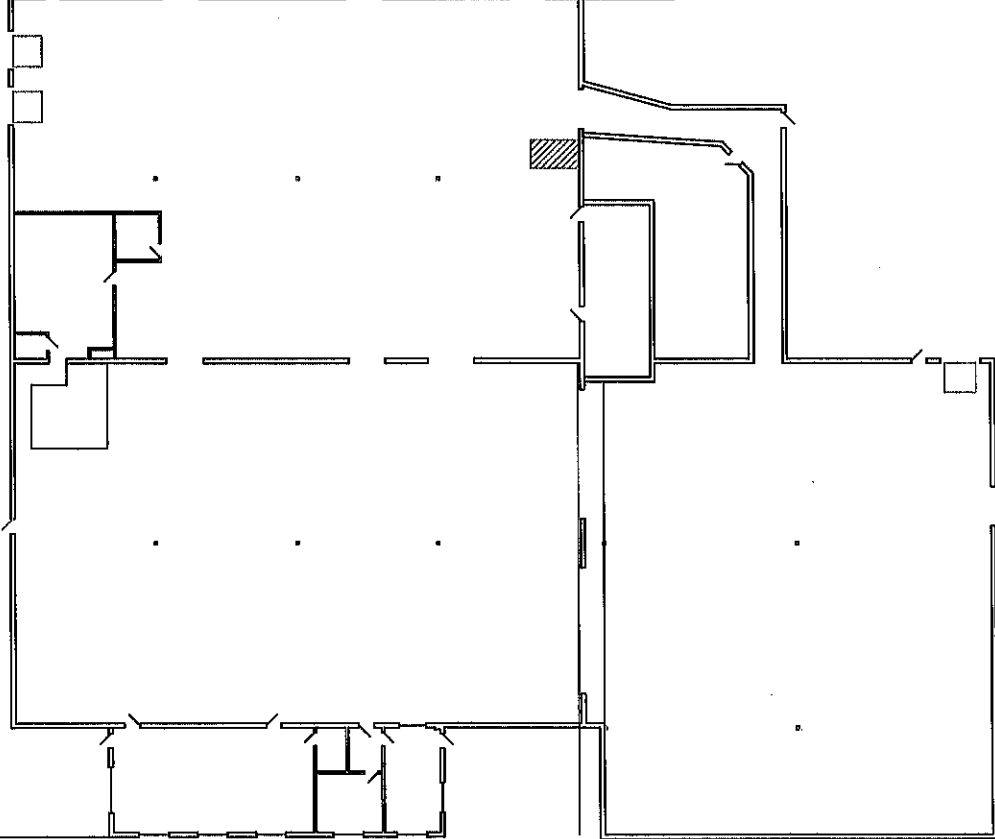
SUSSEX RD

P3 PARKING



SHARP PACKAGING
LEASING 10,000 SQ FT

P2 PARKING



P1 PARKING



329.50'

0242 028 001

329.50'

300.00'

150.00'

84
88

1A

40ft

1:500

Brown Farm
Project Narrative
03.11.2011

Waukesha County's demand for Industrial/Manufacturing Properties has outstripped its supply. In 2017, Waukesha County commissioned the Southeastern Wisconsin Regional Plan Commission (SEWRPC) to prepare an Industrial/Business Park Absorption Study to identify areas in the County that could help fill the County's needs. The Study identified several parcels that met the County's criteria for industrial/manufacturing expansion. Most notably, properties adjacent to existing Industrial/Business Parks that had vacant land and where existing utilities are reasonably available were identified.

Wangard Partners, Inc is proposing to develop one of those properties. Adjacent to the existing Highlands Business Park Phase 1, which has recently finished construction t along STH 164. Our team is proposing to develop 75.5 acres of land, currently known as the Brown Farm (Bette Brown Slayton Living Trust), which was recently annexed to the Village of Sussex.

The Brown Farm (Bette Brown Slayton Living Trust) (the Annexed Land) is proposed to be developed with three distinct uses. The uses being a traditional Business Park with roughly 600,000 s.f. of large format industrial/manufacturing buildings (3-4 buildings proposed), UCO/LCO Conservancy, and **Rs-3 Single-Family Residential** District. The property is naturally divided into these uses by a large hill with scenic vistas to the South and East.

The northern portion of the property (the hill) is very compatible with residential uses. The northern 1/2 of the Brown Farm (35.5 acres) along with 3.0 acres from Phase I, which has access off Richmond Road, is proposed to be rezoned to allow for development of residential homes at roughly a 1/3 Acre density (15,000 s.f. lots) as well as some UCO/LCO Conservancy District.



The southern portion of the property (below the hill) is a logical extension of the existing Highlands Business Park Phase I. The current developable area of Phase II (approx. 40 Ac.) would be limited to manufacturing, industrial and business park uses only.

Phase II is proposed to be served by a roadway extension off the existing Business Drive. The utilities necessary to serve development within Phase II are located within Business Drive and CTH K. Through an easement, future development with potential access off of Richmond Road will be able to connect to a sanitary sewer that will drain south to Business Drive.

Wangard will be the developer for Phase II of Highlands Business Park and the residential area will be developed by a yet to be determined residential developer.

SITE PLAN - Highlands - Expansion

Sussex, WI

