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Sussex, Wisconsin 53089
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Email: info@villagesussex.org
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AGENDA
VILLAGE OF SUSSEX
PLAN COMMISSION MEETING
6:30 PM TUESDAY, JANUARY 17, 2023
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 Sussex Plan Commission, at which a quorum of the Village Board may attend. If a Quorum is present the Chairperson shall state, "Please let the minutes reflect that a quorum of the Village Board is present and may be making comments during public comment or if the rules are suspended to allow so.)

1. Roll call.
2. Consideration and possible action on the minutes of the Plan Commission meeting of December 20, 2022.
3. Consideration and possible action on Permitted Uses and Plans.
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
 - a. Reconvene the Public Hearing on a Conditional Use Order in accordance with section 17.0506(C)(4)(B) for the installation of a ground-mounted solar panel array in the B-4 Central Mixed Use Zoning District located at W232 N6274 Waukesha Ave.
 - b. Consideration and possible action on a Conditional Use Order for a solar panel installation at W232 N6274 Waukesha Ave.
 - c. Public Hearing on a Conditional Use Permit in accordance with Section 17.0506(2)(c) for a commercial recreation facility in the B-2 Regional Business District located at N66W25201 County Highway VV.
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items.
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. For additional information or to request this service, contact the Village Clerk at 246-5200.

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

Minutes of the Plan Commission meeting held on December 20, 2022

The meeting was called to order by President LeDonne at 6:30pm at the Sussex Civic Center – Board Room
2nd Floor N64W23760 Main Street, Sussex, WI.

Members present: Trustee Greg Zoellick, Commissioners, Jim Muckerheide (arrived at 6:32pm), Mike Knapp,
Roger Johnson Debbie Anderson, and Village President Anthony LeDonne

Members excused: Commissioner Mike Schulist

Others present: Community Development Director Gabe Gilbertson, Village Administrator Jeremy Smith,
Village Attorney John Macy, Village Clerk Jennifer Moore, Village Engineer/Public Works Director Judy Neu.

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

Consideration and possible action on the minutes on the Plan Commission meeting of November 15, 2022.

A motion by Anderson, seconded by Zoellick to approve the minutes of the Plan Commission meeting of
November 15, 2022 as presented. Motion carried 6-0

Consideration and possible action on plan of operation for Stagehand Furniture (N63W22595 Main Street, Sussex, WI 53089).

A motion by Johnson, seconded by Zoellick to approve the plan of operation for Stagehand Furniture
(N63W22595 Main Street, Sussex, WI 53089) subject to the standard conditions of Exhibit A.
Motion carried 6-0

Consideration and possible action on plan of operation for Stillwater Spa (N64W24801 Main Street, Suite 118, Sussex, WI 53089).

A motion by Anderson, seconded by Zoellick to approve the plan of operation for Stillwater Spa (N64W24801
Main Street, Suite 118, Sussex, WI 53089) subject to the standard conditions of Exhibit A.
Motion carried 6-0

Consideration and possible action on plan of operation for Captivate Exhibits, Inc. (N56W24701 N Corporate Circle, Sussex, WI 53089).

A motion by Johnson, seconded by Muckerheide to approve the plan of operation for Captivate Exhibits, Inc.
(N56W24701 N Corporate Circle, Sussex, WI 53089) subject to the standard conditions of Exhibit A, and
subject to the outdoor storage being removed prior to January 1, 2023 or submitting the Conditional Use
Permit application to begin that process.

Motion carried 6-0

Consideration and possible action on plan of operation for S&J Honey, LLC (N63W23583 Main Street, Sussex, WI 53089).

A motion by Zoellick, seconded by Muckerheide to approve the plan of operation for S&J Honey, LLC (N63W23583 Main Street, Sussex, WI 53089) subject to the standard conditions of Exhibit A.

Motion carried 6-0

Public Hearing on a consideration of a Conditional Use Permit for a solar panel installation at W232N6274 Waukesha Avenue, Sussex, WI 53089

No public comments

Consideration and possible action for a Conditional Use Permit for a solar panel installation at W232N6274 Waukesha Avenue, Sussex, WI 53089

Staff was directed to prepare the Conditional Use Order and schedule the next public hearing for the January Plan Commission Meeting.

Motion carried 6-0

Public Hearing on a consideration of a Conditional Use Permit for a commercial recreation facility located at N66W25201 County Hwy VV, Sussex, WI 53089

Motion by LeDonne, seconded by Zoellick Adjourn to the January 17, 2023 6:30pm Plan Commission meeting.

Motion carried 6-0

Consideration and possible action on Freiheit Court Cell Non-Substantial Modification Determination

Motion by LeDonne, seconded by Johnson to determine that the proposed collocation on the cell tower located at N64W24837 Freiheit Court is not substantial.

Motion carried 6-0

Consideration and Possible Action on Freiheit Court Plan of Operation Approval

Motion by Johnson, seconded by Zoellick to approve the site plan subject to the applicant submitting revised plans with the equipment located inside an equipment shelter or applying for a conditional use permit for the outdoor storage in conformance with Section 17.0500(A)(11)(a).

Motion carried 6-0

Consideration and Possible Action on Golden Fields of Sussex Subdivision Concept

The Plan Commission discussed the item with the applicant and provided items to consider in developing the preliminary plat. The Commission stated that feedback provided at this meeting does not guarantee an approval at a future meeting and comments are subject to change.

Consideration and Possible Action on Wildflower Subdivision Concept

The Plan Commission discussed the item with the applicant and provided items to consider in developing the preliminary plat. The Commission stated that feedback provided at this meeting does not guarantee an approval at a future meeting and comments are subject to change.

Consideration and possible action of a final plat for Vista Run Addition No. 3

Motion by LeDonne, seconded by Muckerheide to recommend approval to the Village Board of the Final Plat for Vista Run Addition No. 3 subject to the following conditions:

1. The standard conditions of Plat approval (Exhibit B) that are not in conflict with Wis. Stats. 236.13
2. Compliance, as required by Wis. Stats. 236.13(1)(b), with all Village Ordinances and Compliance with all aspects of the Developer's Agreement not in conflict with Wis. Stats. 236.13
3. Payment of all fees and subject to the standard conditions of Exhibit A

Motion carried 6-0

Consideration and possible action of a final plat for Vista Run Addition No. 4

Motion by Anderson, seconded by Johnson to recommend approval to the Village Board of the Final Plat for Vista Run Addition No. 4 subject to the following conditions:

1. Meeting all comments and conditions of the Village Engineer in a memo dated December 6, 2022.
2. The standard conditions of Plat approval (Exhibit B) that are not in conflict with Wis. Stats. 236.13
3. Compliance, as required by Wis. Stats. 236.13(1)(b), with all Village Ordinances and Compliance with all aspects of the Developer's Agreement not in conflict with Wis. Stats. 236.13
4. Payment of all fees and subject to the standard conditions of Exhibit A

Motion carried 6-0

Adjournment

A motion by LeDonne, seconded by Zoellick to adjourn the meeting at 7:57p.m.

Motion carried 6-0

Respectfully submitted,
Jennifer Moore
Village Clerk

DRAFT



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

MEMORANDUM

TO: Plan Commission
FROM: Gabe Gilbertson, Community Development Director
RE: Plan Commission meeting of January 17, 2023
DATE: January 5, 2023

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

02. **Minutes of the Plan Commission meeting of December 20, 2022.**
03. **Consideration and possible action on Permitted Uses and Site Plans:**
04. **Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans:**
 - A. **Reconvene the Public Hearing on a Conditional Use Order in accordance with section 17.0506(C)(4)(B) for the installation of a ground-mounted solar panel array in the B-4 Central Mixed Use Zoning District located at W232 N6274 Waukesha Ave.**

The property is zoned B-4 and under Section 17.0506(C)(4)(B), solar energy conversion systems may be permitted in any district with a Conditional Use Permit. The applicant is proposing to construct a solar panel array at the subject property that would be in the back yard and would be approximately 39'7" long and 10'7" wide and would stand approximately 82" tall. A submitted site plan shows that it would be 10' from the rear property line and 15' from the northern side property line. The B-4 Zoning District requires a 10' side yard setback and a 15' rear yard setback.

Staff discussed with the applicant that the total square footage of accessory structures in the rear yard could not exceed 20%. The total accessory structure would about 18% of the rear yard (2,900 sq. feet of 15,500 sq. feet).

The Petitioner will need to prove the standards/conditions found on the attached **EXHIBIT** during the Public Hearing process. The PC 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.

A public hearing was held at the December 20, 2022 Plan Commission meeting and no citizen comments were received.

The Petitioner spoke and requested the Plan Commission to approve the Conditional Use Permit and that they would adhere to the conditions placed on the Conditional Use Permit. Staff has prepared a Conditional Use document for consideration and that

document is attached to this memo. The Conditional Use standards to be met are included in that document.

Additional Plan Commission conditions:

The Petitioner, Public and Plan Commission will have a chance to present evidence and discuss the Conditional Use Order.

Policy Questions:

1. Is there any further unanswered questions by the Plan Commission or any other items requiring a continuation of the Public Hearing?

Action:

1. Close the public hearing or continue the public hearing with specific information sought by the Petitioner/Public.

B. Consideration and possible action on a Conditional Use Order for a solar panel installation at W232 N6274 Waukesha Ave.

Staff has prepared a conditional use document for consideration at this meeting. The Plan Commission has heard testimony on the application for the ground mounted solar panel installation conditional use.

Policy Questions: Has the Petitioner provided substantial evidence proving they meet the standards/regulations of the Ordinance, the conditions and standards of the Conditional Use Permit, and the other conditions as set forth by the Plan Commission? If No, the deficiency will need to be detailed.

Has the Petitioner provided substantial evidence with regards to the following Standards/Regulations?

The Application is complete and consistent with 17.0502: Yes or No

The use(s) and plans are compliant with 17.0503 (Review of CU's): Yes or No

The use(s) and plans are compliant with 17.0200 (General Conditions): Yes or No

The uses(s) and plans are compliant with 17.0419 B-4 Central Mixed Use: Yes or No

The uses(s) and plans are compliant with 17. 1000 (Site Plan Review): Yes or No

Has the Petitioner provided substantial evidence and adequately addressed the findings of the impact report per 17.0506.A. Yes or No

Has the Petitioner provided substantial evidence with regards to the Conditional Use Permit as follows:

B.3.A. Site Plan Standards compliance: Yes or No

A.3.B. Plan of Operation compliance: Yes or No

A.3.C. Various Plan(s) compliance: Yes or No

A.4.-15. CU condition compliance: Yes or No

B-L. Administrative CU Condition compliance: Yes or No

Action Items:

1. Act on the Conditional Use Permit and Plan of Operation.

Staff Recommendation: Staff recommends approval of the Conditional Use, Plan of Operation and site plan for a ground-mounted solar panel located at W232 N6274 Waukesha Ave and a finding the use and structures meet the principals of 17.1002(A-H); subject to the standard conditions of Exhibit A.

C. Public Hearing on a Conditional Use Permit in accordance with Section 17.0506(2)(c) for a commercial recreation facility in the B-2 Regional Business District located at N66W25201 County Highway VV.

Staff has received an application for a Conditional Use Permit for Lake Country Indoor Sports, LLC / NX Level. NX Level would be a multi-sport athletic training facility that provides indoor rental areas for teams and individuals to train, practice, and perform. The focus of the facility will be baseball, softball, basketball, volleyball, and pickleball. There would be the ability to host tournaments as well as daily training.

According to the application, the hours of operation would be between 6:00 am and 11:00 pm seven days a week. There would be a total of 10 employees between two shifts. The site has 479 parking stalls and the applicant has submitted information stating there is a maximum capacity of 509 occupants with 6 employees on the largest shift. which would require a minimum of 133 parking stalls. At the November Plan Commission meeting, the Board requested additional information on the intended impacts the venue would having on parking if there were tournaments or other large events that could attract large crowds.

The Petitioner will need to prove the following standards/condition on the attached **EXHIBIT** 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.

Policy Question:

1. Are there any concerns with the Conditional Use or Plan of Operation?
 - a. Staff recommends the placement of an easement along the south edge of the stormwater ponds for a path to allow for a pedestrian

connection from the residential subdivision to the west to STH 164 in accordance with the Village's 2040 Comprehensive Plan.

2. Are there any concerns from the public hearing you want added in the CU document?

Action Items:

1. Direct staff to prepare the Conditional Use Order and to schedule a public hearing on the Conditional Use Order for the February 21, 2023 Plan Commission meeting.

Staff Recommendation:

Staff recommends preparing the Conditional Use Order and scheduling the next public hearing for the February 21, 2023 Plan Commission meeting.

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

06. Other Items for future discussion.

07. Adjournment.

Conditional Use Standards/Conditions Exhibit

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. An impact Report as outlined in Section 17.0506 A or Section 17.0506 B.

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.

G. 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, the proposed operation, and other factors the Plan Commission determines are appropriate when considering a Conditional Use Permit.

A. Conditional Use permits shall have the following process:

1. The Applicant shall meet with Administrator or designee in a pre-application conference to discuss the application and plans.

2. The Applicant applies for a Conditional Use Permit by completing the Village application form. Incomplete applications will not be accepted. If that threshold is met, the Administrator or designee sets the application for introduction to the Plan Commission. If the minimum threshold is not met the application is returned to the petitioner with a rational for denial.

3. The Administrator or designee introduces the CU application at the next available Plan Commission meeting after completion by the Administrator of the response to the

Conditional Use Standards/Conditions Exhibit

Applicant's Impact Report if applicable under 17.0506 A or 17.0506 B. The application materials are provided to the Plan Commission along with a staff report on the matter outlining critical details of the application and code compliance. The Plan Commission concurs the application is complete and sets forth the application for public hearing or the Plan Commission finds the application incomplete and remands it to the Petitioner for completion.

a) Procedure for a Public Hearing before the Plan Commission:

- 1) Refer to Section 17.1401.
- 2) Any person may appear in person, by agent, or attorney.
- 3) The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence.
- 4) 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.

4. At the public Hearing the Plan Commission will hear from the applicant, Village, and the public on the application's compliance with the standards of the Code. The purpose of the hearing is to gather the record, for the Petitioner to prove with substantial evidence they meet the standards of the code or the public to prove they don't and to address concerns from the public and or Plan Commission and render a decision if appropriate or to determine what remains to be discussed at the next meeting. Only substantial evidence may be considered by the Plan Commission. At the summation of the initial public hearing date the Plan Commission may give the following direction to the petitioner and to the public:

- a) The remaining questions/standards that need to be proved/responded to.
- b) Additional conditions to include in the CU Order that the Plan Commission deems appropriate. The Petitioner will need to prove they can meet those at the adjourned public hearing date.
- c) Direction to staff to prepare the Conditional Use Order or a finding the Petitioner does not meet the standards for approval for consideration at the next meeting. The Plan Commission may also delay either of these directions to hear more evidence at the next meeting, although such delay will result in another adjourned public hearing date for due process purposes.
- d) Adjourn the public hearing to a date certain.

5. At the adjourned public hearing date if the public hearing was extended for additional evidence collection, the Plan Commission will hear from the applicant, Village, and the public on evidence in support or opposition to items from 17.0503 A 4.(A. and B.) and to the CU Order itself. The purpose of the hearing is to gather the record on any additional standards imposed by the Plan Commission from the first public hearing and to gather evidence on the CU Order itself. Only substantial evidence will be considered by the Plan Commission. At the summation of the public hearing the Plan Commission will give direction requesting additional evidence and adjourn the public hearing to a date certain or close the public hearing.

6. After the closing of the public hearing the Plan Commission during its regular meeting or at a subsequent meeting where the agenda item is duly noticed shall discuss the plans and Conditional Use Order or Findings for Denial and act on the agenda item(s). The decision shall be based upon the record from the public hearings. The burden of proof is on the applicant to prove they have met the standards of the Ordinance and those set forth by the Plan Commission during the process. The Plan Commission shall render its written determination and the reasons for the same within 95 days from completion of the public hearing unless an extension is consented to in writing by the applicant. The Clerk shall mail a copy of the determination to the applicant.

Conditional Use Standards/Conditions Exhibit

7. 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, parking requirements, or length of approval may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

B. 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 specifically authorized to be modified by this Code. Variances shall only be granted as provided in Section 17.1200 of this ordinance.

C. 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 Conditional Use Order may describe changes that can be made without requiring a new permit.

D. Conditional Use Orders shall generally have 5 year terms unless otherwise specified by the Plan Commission. The Orders shall have an administrative renewal process established within the order to allow for streamlined renewal of the conditional use order with a provision that allows the Plan Commission to remove the Conditional Use Order from automatic renewal if there are concerns with compliance with the CU order or concerns raised by the public about the applicant's operations. If the Plan Commission pulls the CU order from automatic approval the CU order shall remain in effect while the Plan Commission provides due process to the applicant in reviewing the CU Order and its renewal.

E. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in a CU order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule of either the Village Board, County of Waukesha, State of Wisconsin, or the United States of America, or other duly constituted authority. A CU order does not constitute a building permit, nor shall a CU order constitute any other license or permit required by Village Ordinance or law.

17.0506 CONDITIONAL USES

C. ENVIRONMENTAL PROTECTION CONDITIONAL USES The following uses are conditional uses within environmental protection districts or for environmental protection in general and may be permitted as specified.

- b) *Solar Energy Conversion Systems, commonly referred to as "active" or "passive" solar collection and heating systems and including all systems as defined by Section 101.57 (8) (b) of the Wisconsin Statutes when such systems are erected as an accessory structure may be permitted in any district.*
- 1) *Application: Applications for the erection of a solar energy conversion system shall be accompanied by a plat of survey for the property to be served showing the location of the conversion system and the means by which the energy will be provided to the structure or structures.*
 - 2) *Construction: Solar energy conversion systems shall be constructed and installed in conformance with all applicable state and local building and zoning codes.*
 - 3) *Location and Height: Solar energy conversion systems shall meet all setback and yard requirements for the district in which they are located. Solar energy conversion systems*

Conditional Use Standards/Conditions Exhibit

shall conform to all height requirements of the zoning code unless otherwise provided in the conditional use permit issued pursuant to this section.

The General Provisions of Chapter 17.0200

The Zoning District Standards 17.0400 and in particular the standards of the B-4 Central Mixed Use Business District (17.0419).

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.

Conditional Use Standards/Conditions Exhibit

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 MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE, SUSSEX, WI 53089
6.00 kW (AC) AND 7.665 kW (DC) PHOTOVOLTAIC SYSTEM



COVER SHEET

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

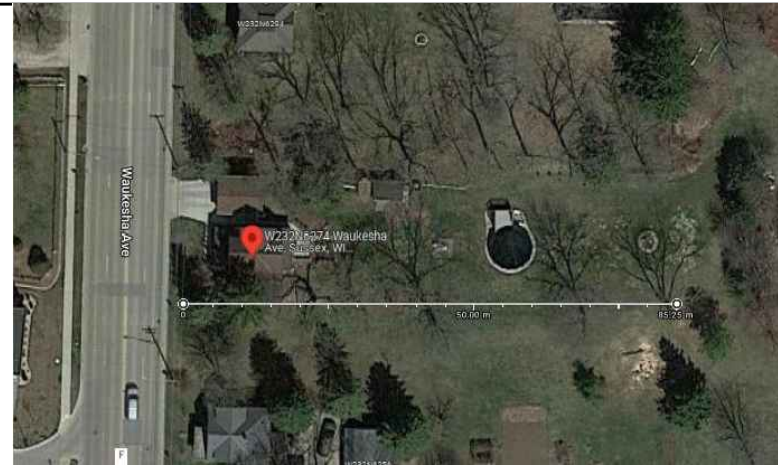
SOLENERGY
PHIL SUTTER
LIC#: DC-04210045 EXP: 2023
7182 HWY 14, #201
MIDDLETON, WI 53562
760.341.1413
jdhirbrunner@solenergysolar.com
SIGNED: _____ DATE: _____

9.21.22
DRAWN BY: BPM
APN: SUXV0245975
LOT: 0.45 Acres
DWELLING: ---

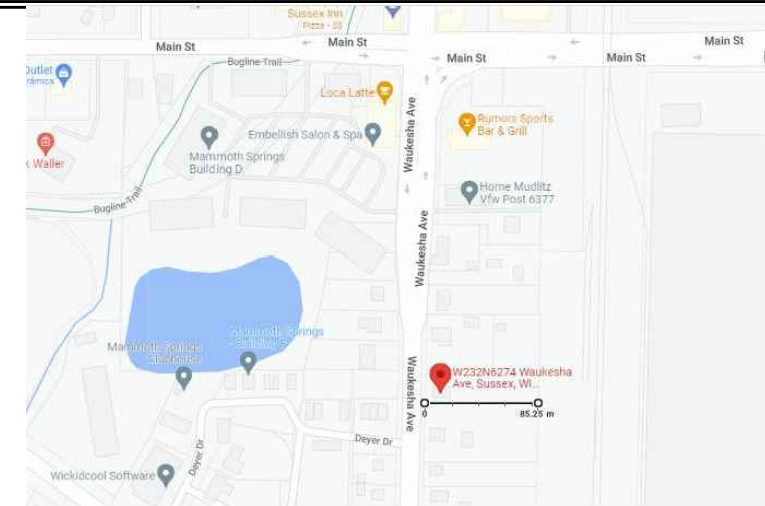
C-1

MODULE DIM: 67.59" X 41.14"
 MODULE WEIGHT: 43.87 lbs
 NUMBER OF STORIES: 01
 STRUCTURE TYPE: GROUND MOUNT

(1)STRING OF (11) Q.PEAK DUO BLK-G10+ 365W MODULES WITH (11) S440 POWER OPTIMIZERS
 (1)STRING OF (10) Q.PEAK DUO BLK-G10+ 365W MODULES WITH (10) S440 POWER OPTIMIZERS



VICINITY MAP



SCOPE OF WORK

THIS PROJECT CONSISTS OF THE INSTALLATION OF (21) PHOTOVOLTAIC MODULES WITH (21) POWER OPTIMIZERS AND (1) UTILITY INTERACTIVE INVERTER. PV MODULES WILL BE GROUND MOUNTED USING SUNMODO SUNTURF GROUND SCREW MOUNTING SYSTEM.

THE ATTACHMENT SYSTEM IS SPECIFICALLY DESIGNED TO WITHSTAND 100MPH WIND LOADS, 30PSF SNOW LOADS AND SEISMIC LOADS ON EXISTING ROOFTOPS. REFER TO CODE COMPLIANT INSTALLATION MANUAL FOR DETAILED INFORMATION AND WATER PROOFING SPECIFICATIONS.

SHEET INDEX

SHEET NO.	INDEX NO.	DESCRIPTION:
01	C-1	COVER SHEET
02	T-1	TITLE SHEET
03	M-1	PHOTOVOLTAIC EQUIPMENT PLAN
04	E-1	SINGLE LINE DIAGRAM
05	D-1	PHOTOVOLTAIC MODULE DATA SHEET
06	D-2	INVERTER DATA SHEET
07	D-3	POWER OPTIMIZER DATA SHEET
08	D-4	AC DISCONNECT DATA SHEET
9-15	D-5-D-11	ATTACHMENT DATA SHEET
16	D-12	METER DATASHEET
17	L-1	WARNING PLACARDS

PROJECT JURISDICTION

PREPARED FOR:
 CITY OF COUNTY: VILLAGE OF SUSSEX
 ADDRESS: N64W23760 MAIN STREET
 CITY, STATE, ZIP: SUSSEX, WI 53089
 PH: 262-246-5212

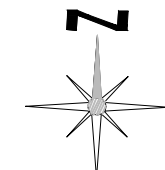
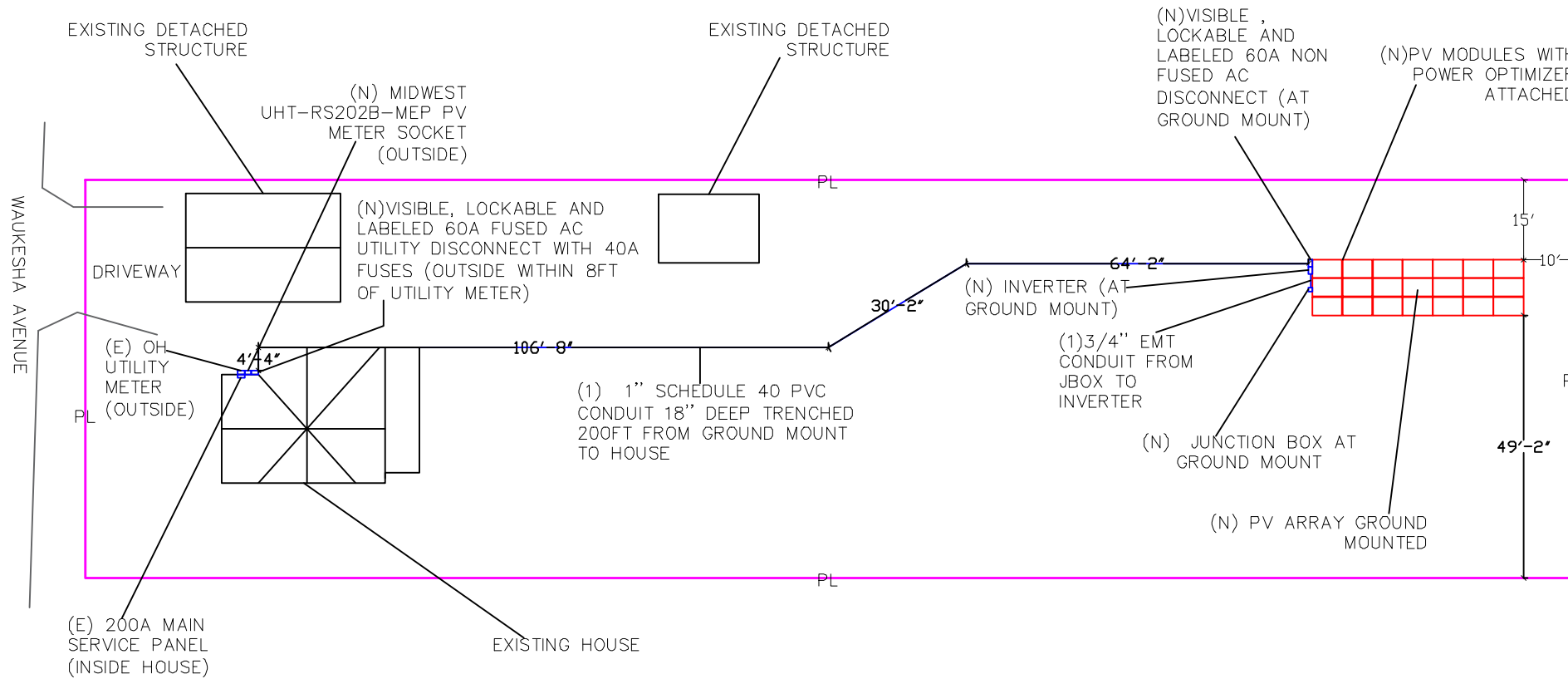
CODE COMPLIANCE

ALL WORK SHALL CONFORM TO ALL PERTINENT CODES, REGULATIONS, LAWS, AND ORDINANCES AS REQUIRED BY THE STATE OF WISCONSIN

2017 NATIONAL ELECTRICAL CODE
 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL EXISTIGN BUILDING CODE
 2015 INTERNATIONAL FUEL GAS CODE
 2015 INTERNATIONAL MECHANICAL CODE
 2015 INTERNATIONAL ENERGY CONSERVATION CODE-RESIDENTIAL
 2015 INTERNATIONAL ENERGY CONSERVATION CODE-COMMERCIAL

PV SYSTEM SPECIFICATIONS

MODULE	QTY.	INVERTER	QTY.	RACKING	TILT	AZIMUTH	DC POWER RATING (STC)
HANWHA Q.PEAK DUO BLK-G10+ 365W	21	SOLAREGE INVERTER SE6000H-US (240V) S440 POWER OPTIMIZERS	21	SUNMODO SUNTURF GROUND SCREW MOUNTING SYSTEM	30°	180°	7.665 kW



PHOTOVOLTAIC INSTALLATION PLAN

1 SCALE: 1"=30'



TITLE SHEET

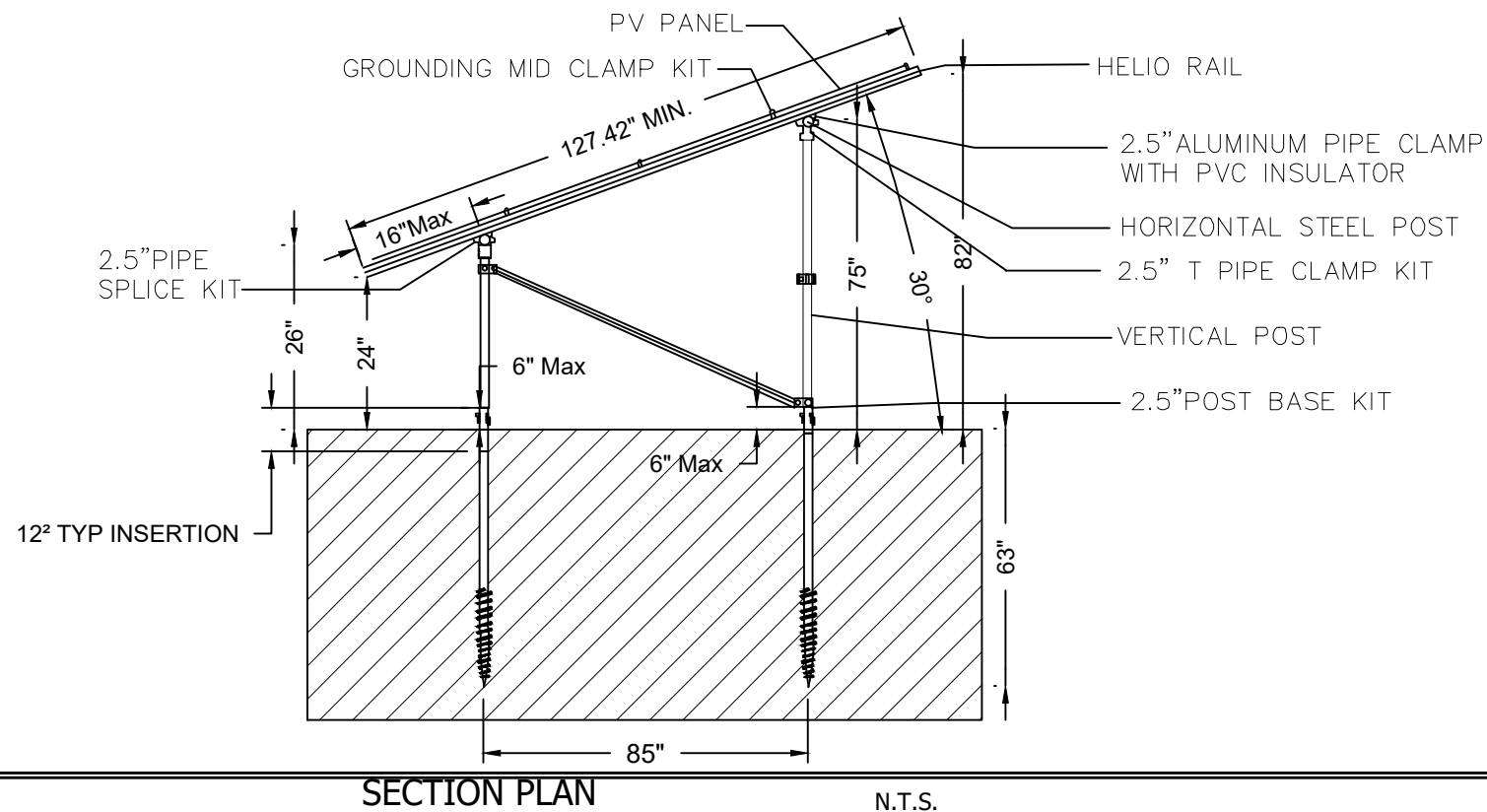
THE MELISSA GOEDDE RESIDENCE
 W232N6274 WAUKESHA AVENUE,
 SUSSEX, WI 53089
 (414) 534-5536

SOLENERGY
 PHIL SUTTER
 LIC#: DC-04210045 EXP: 2023
 7182 HWY 14, #201
 MIDDLETON, WI 53562
 760.341.1413
 jdhirbrunner@solenergysolar.com
 SIGNED: _____ DATE: _____

9.21.22

DRAWN BY: BPM
 APN: SUXV0245975
 LOT: 0.45 Acres
 DWELLING: ---

T-1

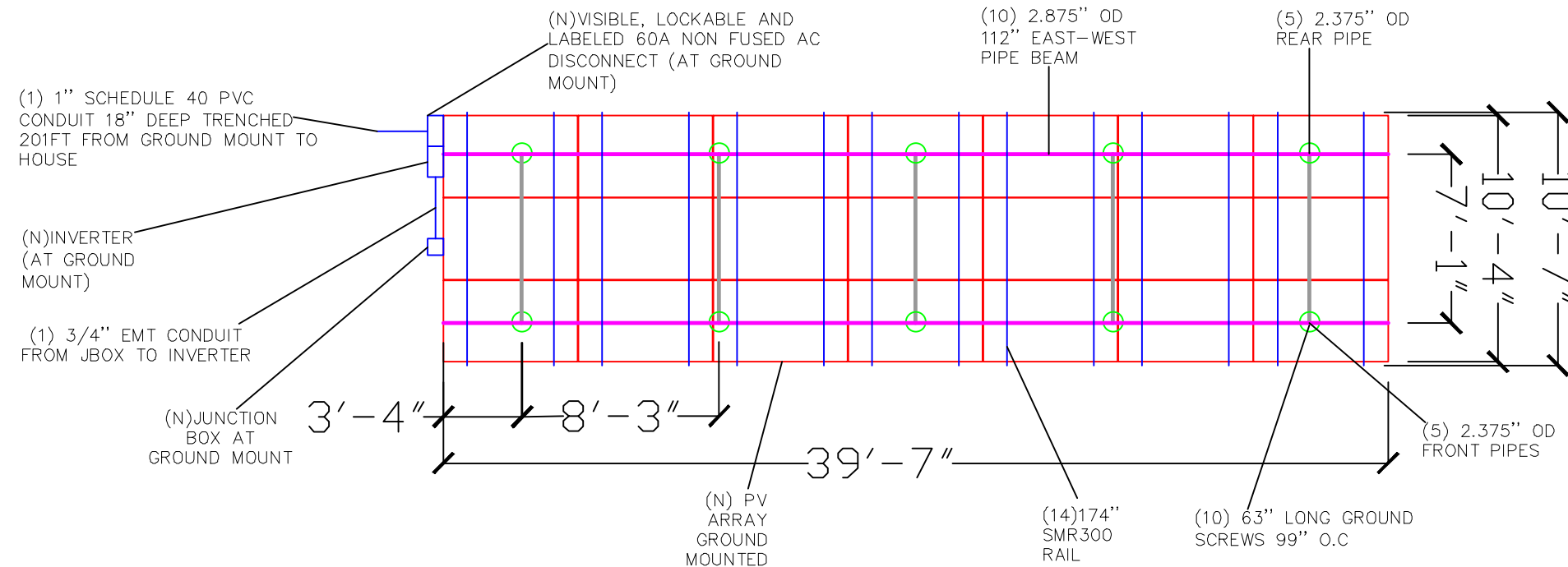


SECTION PLAN N.T.S.

GROUND LOAD CALCULATION

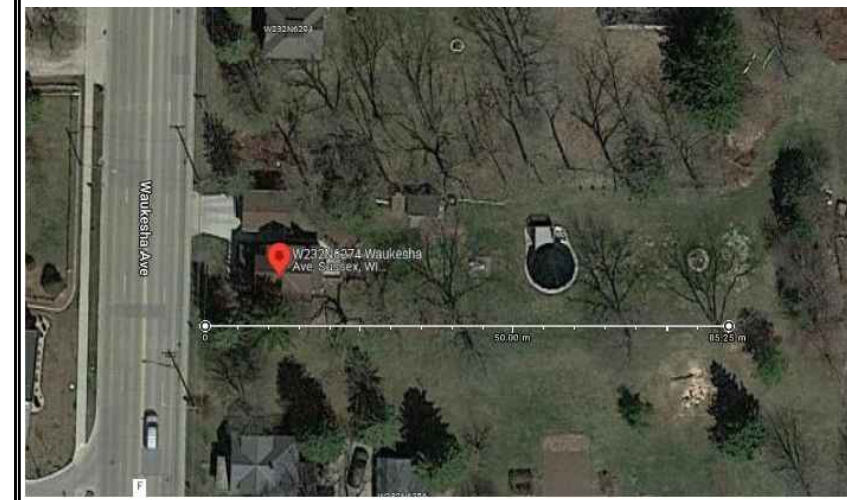
GROUND: 21 PANELS
 PV AREA SINGLE MODULE: 19.31 SQ. FT.
 PV AREA TOTAL: 405.51 SQ. FT.
 PV PANEL WEIGHT = 43.87 lbs
 MOUNTING HARDWARE WEIGHT = 10 lbs/panel
 ENTIRE WEIGHT ON GROUND:
 (43.87 lbs, panels)x(21)+
 (1.5 lb power optimizers)x(21)+
 (10 lbs, structure)x(21)=1,162.77 lbs
 [921.27+31.5+210]

1,162.77 lbs/405.51 sq.ft.=2.86 lbs/sqft



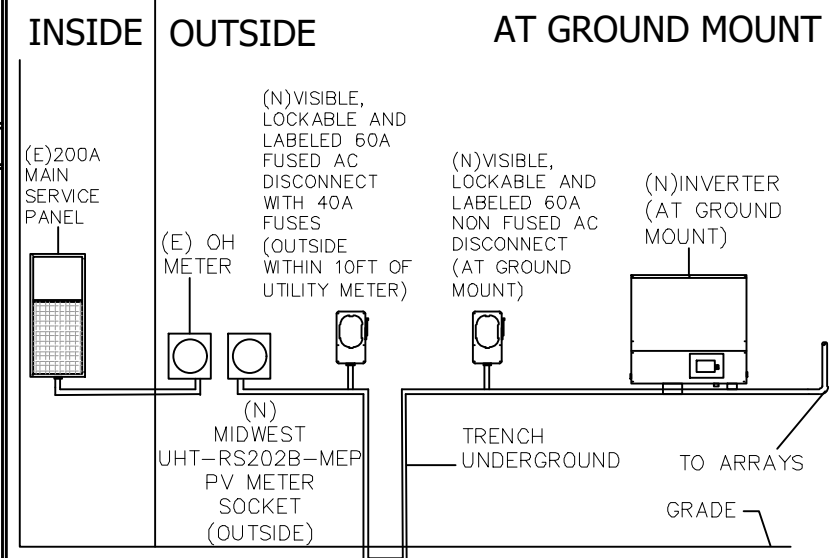
PV LAYOUT PLAN

1 SCALE: 1' = 3/16"



AERIAL VIEW

CLASS 1 - DIVISION 1 (N) JUNCTION BOX ON GROUND MOUNT
 METALLIC CONDUIT W/NO JOINTS



MAIN SERVICE ELEVATION

GENERAL NOTES:

1. CONDUIT RUNS ARE DIAGRAMMATIC, SUBJECT TO FIELD CONDITIONS AND INSTALLATION CONTRACTOR'S FINAL LOCATIONS THAT MEET NEC REQUIREMENTS.
2. ALL EQUIPMENT INSTALLED SHALL BE IN ACCORDANCE WITH ALL LOCAL BUILDING AND ELECTRICAL CODES.
3. THE INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND UNDERSTANDING THE SECTION OF THE INVERTERS OPERATION AND MAINTENANCE MANUAL THAT PERTAINS TO THE SAFETY AND PROPER INSTALLATION.
4. THE SYSTEM SHALL NOT BE INTERCONNECTED UNTIL APPROVAL FROM LOCAL JURISDICTION AND THE UTILITY IS OBTAINED.
5. ALL CONDUCTORS TO BE COPPER UNLESS SPECIFIED OTHERWISE.
6. THE SOLAR PHOTOVOLTAIC INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL OR BUILDING ROOF VENTS.
7. LIQUID TIGHT FLEXIBLE CONDUIT SHALL BE SUNLIGHT RESISTANT.
8. THIS IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES



PV EQUIPMENT PLAN

THE MELISSA GOEDDE RESIDENCE
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 SUSSEX, WI 53089
 (414) 534-5536

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 jdhirbrunner@solenergysolar.com
 SIGNED: _____ DATE: _____

9.21.22
 DRAWN BY: BPM
 APN: SUXV0245975
 LOT: 0.45 Acres
 DWELLING: ---

M-1

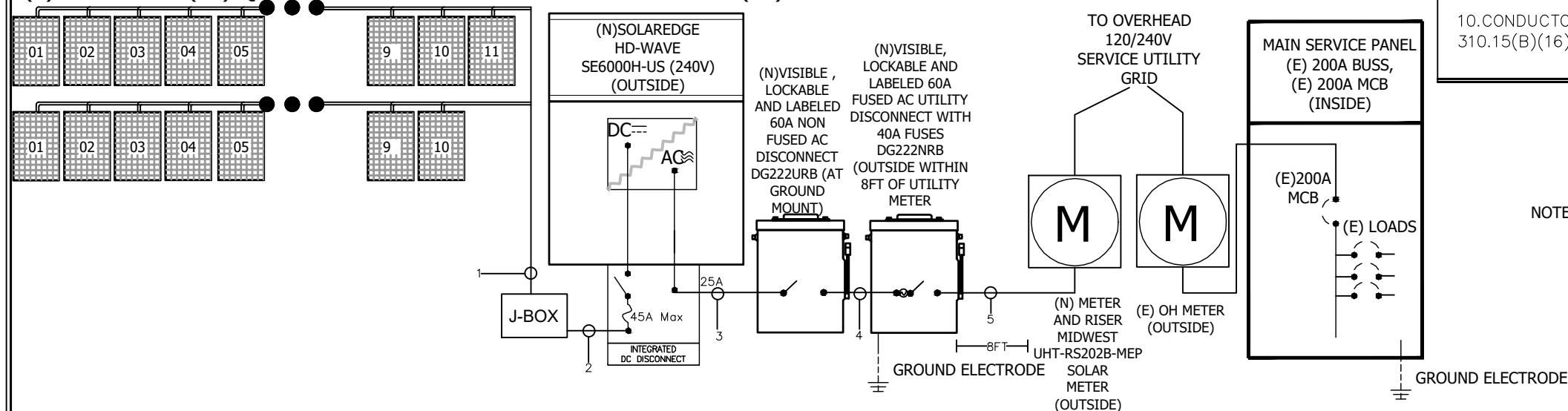
SINGLE LINE DIAGRAM: DC SYSTEM SIZE-7,665W AND AC SYSTEM SIZE-6,000W

ELECTRICAL NOTES

INVERTER SPECIFICATIONS		MODULE SPECIFICATIONS	
MODEL	SOLAREEDGE HD-WAVE SE6000H-US	MODEL	HANWHA Q CELLS 365W Q.PEAK DUO BLK-G10+
MAX CONTINUOUS OUTPUT POWER	6,000W	MODULE POWER @ STC	365W
MAX OUTPUT CURRENT	25A	OPEN CIRCUIT VOLTAGE: VOC	41.24V
CEC WEIGHTED EFFICIENCY	99%	MAX POWER VOLTAGE: VMP	34.58V
MAX DC VOLTAGE	480V	SHORT CIRCUIT CURRENT: ISC	11.07A
MAX DC POWER	9,300W	MAX POWER CURRENT: IMP	10.56A

- 1.CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT PER NEC 310.10(D).
- 2.CONDUCTORS EXPOSED TO WET LOCATIONS SHALL BE SUITABLE FOR USE IN WET LOCATIONS PER NEC 310.10(C).
- 3.MAXIMUM DC/AC VOLTAGE DROP SHALL BE NO MORE THAN 2%.
- 4.ALL CONDUCTORS SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED.
- 5.BREAKER/FUSE SIZES CONFORMS TO NEC 240.6 CODE SECTION.
- 6.AC GROUNDING ELECTRODE CONDUCTOR SIZED PER NEC 250.66.
- 7.AMBIENT TEMPERATURE CORRECTION FACTOR IS BASED ON NEC 690.31(C).
- 8.AMBIENT TEMPERATURE ADJUSTMENT FACTOR IS BASED ON NEC 310.15(B)(2).
- 9.MAX. SYSTEM VOLTAGE CORRECTION IS PER NEC 690.7.
- 10.CONDUCTORS ARE SIZED PER WIRE AMPACITY TABLE NEC 310.15(B)(16).

PV ARRAY WITH (21) TOTAL MODULES AND (21) POWER OPTIMIZERS
(1) STRING OF (11) Q.PEAK DUO BLK-G10+ 365W MODULES WITH (11) SE S440 POWER OPTIMIZERS
(1) STRING OF (10) Q.PEAK DUO BLK-G10+ 365W MODULES WITH (10) SE S440 POWER OPTIMIZERS



CONDUIT SCHEDULE				
TAG ID	CONDUIT SIZE	CONDUCTOR	NEUTRAL	GROUND
1	NONE	(4) #10 AWG THHN/THWN-2	NONE	(2)#8 AWG BARE COPPER
2	(1) 3/4 " EMT	(4) #10 AWG THHN/THWN-2	NONE	(1)#8 AWG BARE COPPER
3	(1) 3/4 " EMT	(2) #8 AWG THHN/THWN-2	(1) #8 AWG	(1)#8 AWG BARE COPPER
4	(1) 1 " PVC	(2) #8 AWG THHN/THWN-2	(1) #8 AWG	(1)#8 AWG BARE COPPER
5	(1) 3/4 " EMT	(2) #6 AWG THHN/THWN-2	(1) #6 AWG	(1)#6 AWG BARE COPPER

NOTE:
 MAIN PANEL RATING: 200A, MAIN BREAKER RATING: 200A
 LINE SIDE TAP :100% ALLOWABLE BACKFEED IS = 200A

OCPP CALCULATIONS:
 INVERTER OVERCURRENT PROTECTION= INVERTER O/P I X CONTINOUS LOAD (1.25)=
 1.25 X 25A= 31.25A = PV BREAKER
 TOTAL REQUIRED PV BREAKER SIZE/FUSE SIZE= 40A MIN

ELECTRICAL CALCULATIONS

AC WIRE CALCULATIONS: -MATERIAL: COPPER & TEMPERATURE RATING 90°C				
TAG ID	REQUIRED CONDUCTOR AMPACITY	CORRECTED AMPACITY CALCULATION	DERATED CONDUCTOR AMPACITY CHECK	
3	25A X 1.25 = 31.25A	#8AWG = 55 X 0.87 X 1 = 47.85	31.25A LESS THAN 47.85A	
4	25A X 1.25 = 31.25A	#6AWG = 75 X 0.87 X 1 = 65.25A	31.25A LESS THAN 65.25A	
DC WIRE CALCULATIONS: -MATERIAL: COPPER & TEMPERATURE RATING 90°C				
TAG ID	REQUIRED CONDUCTOR AMPACITY	CORRECTED AMPACITY CALCULATION	DERATED CONDUCTOR AMPACITY CHECK	
1,2	11.07 X 1.56= 17.26A	#10AWG = 40 X 0.87 X 1 = 34.8A	17.26A LESS THAN 34.8A	



SINGLE LINE DIAGRAM

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SIGNED: _____ DATE: _____

8.23.22
 DRAWN BY: BPM
 APN: SUXV0245975
 LOT: 0.45 Acres
 DWELLING: ---

E-1



Q.PEAK DUO BLK-G10+ 350-370

ENDURING HIGH PERFORMANCE



BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.9%.



THE MOST THOROUGH TESTING PROGRAMME IN THE INDUSTRY

Q CELLS is the first solar module manufacturer to pass the most comprehensive quality programme in the industry. The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty².

¹ APT test conditions according to IEC/TS 62804-1:2015, method A (-1500V, 96h)
² See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:



Roof-top arrays on residential buildings

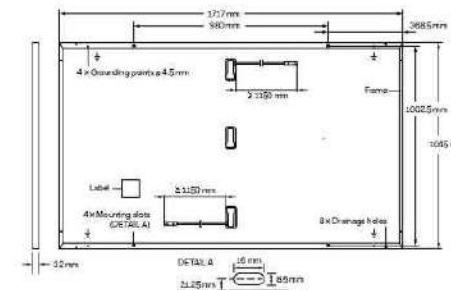
Engineered in Germany



Engineered in Germany

MECHANICAL SPECIFICATION

Format	1717 mm x 1045 mm x 32 mm (including frame)
Weight	19.9 kg
Front Cover	3.2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 x 20 monocrystalline Q.ANTUM solar half cells
Junction box	53-101 mm x 32-60 mm x 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable (+) ≥ 1150 mm, (-) ≥ 1150 mm
Connector	Siäubli MC4; IP68

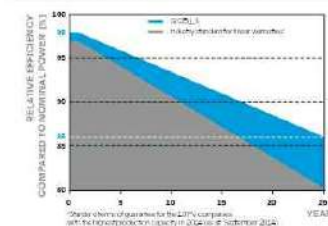


ELECTRICAL CHARACTERISTICS

POWER CLASS		350	355	360	365	370
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)						
Power at MPP ²	P _{MPP} [W]	350	355	360	365	370
Short Circuit Current ²	I _{SC} [A]	10.97	11.00	11.04	11.07	11.10
Open Circuit Voltage ²	V _{OC} [V]	41.11	41.14	41.18	41.21	41.24
Current at MPP	I _{MPP} [A]	10.37	10.43	10.49	10.56	10.62
Voltage at MPP	V _{MPP} [V]	33.76	34.03	34.31	34.58	34.84
Efficiency ²	η [%]	≥ 19.5	≥ 19.8	≥ 20.1	≥ 20.3	≥ 20.6
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²						
Power at MPP	P _{MPP} [W]	262.6	266.3	270.1	273.8	277.6
Short Circuit Current	I _{SC} [A]	8.84	8.87	8.89	8.92	8.95
Open Circuit Voltage	V _{OC} [V]	38.77	38.80	38.83	38.86	38.90
Current at MPP	I _{MPP} [A]	8.14	8.20	8.26	8.31	8.37
Voltage at MPP	V _{MPP} [V]	32.24	32.48	32.71	32.94	33.17

¹ Measurement tolerances P_{MPP} ± 3%; I_{SC}, V_{OC} ± 5% at STC: 1000 W/m², 25 ± 2°C, AM 1.5 according to IEC 60904-3 +800 W/m², NMOT, spectrum AM 1.5

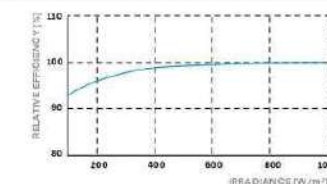
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I _{SC}	α [%/K]	+0.04	Temperature Coefficient of V _{OC}	β [%/K]	-0.27
Temperature Coefficient of P _{MPP}	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°C]	43 ± 3

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage	V _{MYS} [V]	1000	PV module classification	Class II
Maximum Reverse Current	I _R [A]	20	Fire Rating based on ANSI / UL 61730	C/TYP2
Max. Design Load, Push / Pull	[Pa]	3600 / 2660	Permitted Module Temperature on Continuous Duty	-40°C - +85°C
Max. Test Load, Push / Pull	[Pa]	5400 / 4000		

QUALIFICATIONS AND CERTIFICATES

Quality Controlled PV - TÜV Rheinland
IEC 61215:2016; IEC 61730:2016
This data sheet complies with DIN EN 60380
QCPV Certification tracking.



Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS GmbH

Sonnenallee 17-21, 06766 Bitterfeld-Wolfen, Germany | TEL +49 (0)3494 66 99-23444 | FAX +49 (0)3494 66 99-23000 | EMAIL sales@q-cells.com | WEB www.q-cells.com



Specifications subject to technical changes © Q CELLS Q.PEAK DUO BLK-G10+ 350-370 2021-08 Rev.01_EN



MODULE DATA SHEET

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

SOLENERGY
PHIL SUTTER
LIC#: DC-04210045 EXP: 2023
7182 HWY 14, #201
MIDDLETON, WI 53562
608.558.3842
jdhirbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22

DRAWN BY: BPM

APN: SUXV0245975

LOT: 0.45 Acres

DWELLING: ---

D-1

Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

12-25
YEAR
WARRANTY



INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

solaredge.com



Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US		
OUTPUT									
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA	
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA	
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac	
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac	
AC Frequency (Nominal)	59.3 - 60 - 60.5 ¹⁾							Hz	
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A	
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A	
GFDI Threshold	1							A	
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes								
INPUT									
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W	
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W	
Transformer-less, Ungrounded	Yes								
Maximum Input Voltage	480							Vdc	
Nominal DC Input Voltage	380							Vdc	
Maximum Input Current @240V ²⁾	8.5	10.5	13.5	16.5	20	27	30.5	Adc	
Maximum Input Current @208V ²⁾	-	9	-	13.5	-	-	27	Adc	
Max. Input Short Circuit Current	45							Adc	
Reverse-Polarity Protection	Yes								
Ground-Fault Isolation Detection	600k Ω Sensitivity								
Maximum Inverter Efficiency	99	99.2						%	
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%	
Nighttime Power Consumption	< 2.5							W	
ADDITIONAL FEATURES									
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)								
Revenue Grade Data, ANSI C12.20	Optional ³⁾								
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect								
STANDARD COMPLIANCE									
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07								
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (H)								
Emissions	FCC Part 15 Class B								
INSTALLATION SPECIFICATIONS									
AC Output Conduit Size / AWG Range	1" Maximum / 14-6 AWG				1" Maximum / 14-4 AWG				
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1-2 strings / 14-6 AWG				1" Maximum / 1-3 strings / 14-6 AWG				
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174				21.3 x 14.6 x 7.3 / 540 x 370 x 185				in / mm
Weight with Safety Switch	22 / 10	25.1 / 11.4	26.2 / 11.9	38.8 / 17.6				lb / kg	
Noise	< 25				< 50				dBA
Cooling	Natural Convection								
Operating Temperature Range	-13 to +140 / -25 to +60 ⁴⁾ (-40 ⁴⁾ / -40 ⁴⁾ option ⁵⁾							°F / °C	
Protection Rating	NEMA 4X (Inverter with Safety Switch)								

¹⁾ For other regional settings please contact SolarEdge support
²⁾ A higher current source may be used; the inverter will limit its input current to the values stated
³⁾ Revenue grade inverter P/N: SExxxxH-US000NNC2
⁴⁾ For power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>
⁵⁾ -40 version P/N: SExxxxH-US000NNU4

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RoHS



INVERTER DATA SHEET

THE MELISSA GOEDDE RESIDENCE
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 SUSSEX, WI 53089
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SOLAREGE
 PHIL SUTTER
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 jdhrsbrunner@solaredge.com

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 DWELLING: ---

D-2

Power Optimizer For Residential Installations

S440, S500



POWER OPTIMIZER

Enabling PV power optimization at the module level

- Specifically designed to work with SolarEdge residential inverters
- Detects abnormal PV connector behavior, preventing potential safety issues*
- Module-level voltage shutdown for installer and firefighter safety
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch loss, from manufacturing tolerance to partial shading
- Faster installations with simplified cable management and easy assembly using a single bolt
- Flexible system design for maximum space utilization
- Compatible with bifacial PV modules

* Functionality subject to inverter model and firmware version

solaredge.com



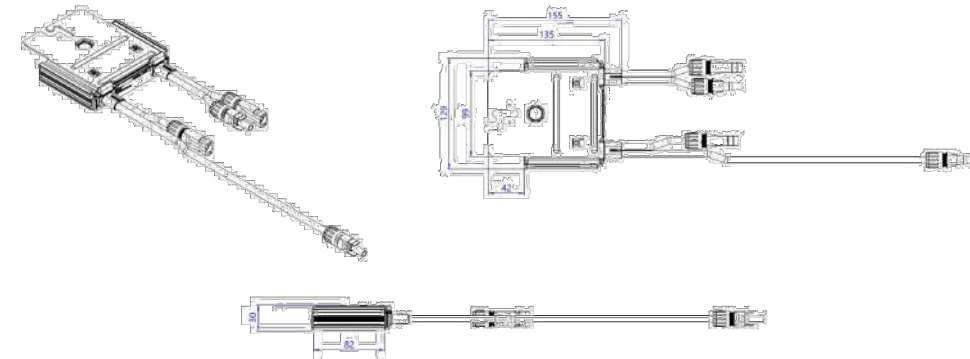
Power Optimizer For Residential Installations S440, S500

	S440	S500	UNIT
Rated Input DC Power ⁽¹⁾	440	500	W
Absolute Maximum Input Voltage (Voc)		60	Vdc
MPPT Operating Range		8 - 60	Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	14.5	15	Adc
Maximum Efficiency		99.5	%
Weighted Efficiency		98.6	%
Overvoltage Category		II	
OUTPUT DURING OPERATION			
Maximum Output Current		15	Adc
Maximum Output Voltage		60	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)			
Safety Output Voltage per Power Optimizer		1	Vdc
STANDARD COMPLIANCE			
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3, CISPR11, EN-55011		
Safety	IEC62109-1 (class II safety), UL1741		
Material	UL94 V-0, UV Resistant		
RoHS	Yes		
Fire Safety	VDE-AR-E 2100-712:2013-05		
INSTALLATION SPECIFICATIONS			
Maximum Allowed System Voltage		1000	Vdc
Dimensions (W x L x H)		129 x 155 x 30	mm
Weight (including cables)		655 / 1.5	gr / lb
Input Connector		MC4 ⁽²⁾	
Input Wire Length		0.1	m
Output Connector		MC4	
Output Wire Length		(+) 2.3, (-) 0.10	m
Operating Temperature Range ⁽³⁾		-40 to +85	°C
Protection Rating		IP68 / NEMA6P	
Relative Humidity		0 - 100	%

(1) Rated power of the module at STC will not exceed the Power Optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed
 (2) For other connector types please contact SolarEdge
 (3) For ambient temperature above +70°C / +158°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details

PV System Design Using a SolarEdge Inverter	Single Phase HD-Wave	Three Phase	Three Phase for 277/480V Grid	
Minimum String Length (Power Optimizers)	S440, S500	8	16	18
Maximum String Length (Power Optimizers)		25	50	
Maximum Nominal Power per String ⁽⁴⁾		5700	11250 ⁽⁵⁾	12750 ⁽⁶⁾
Parallel Strings of Different Lengths or Orientations		Yes		

(4) If the inverters rated AC power ≤ maximum nominal power per string, then the maximum power per string will be able to reach up to the inverters maximum input DC power Refer to: <https://www.solaredge.com/sites/default/files/se-power-optimizer-single-string-design-application-note.pdf>
 (5) For the 230/400V grid: it is allowed to install up to 13,500W per string when the maximum power difference between each string is 2,000W
 (6) For the 277/480V grid: it is allowed to install up to 15,000W per string when the maximum power difference between each string is 2,000W
 (7) It is not allowed to mix S-series and P-series Power Optimizers in new installations



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CE RoHS



OPTIMIZER DATA SHEET

THE MELISSA GOEDDE RESIDENCE
 W232N6274 WAUKESHA AVENUE,
 SUSSEX, WI 53089
 (414) 534-5536

SOLENERGY
 PHIL SUTTER
 LIC#: DC-04210045 EXP: 2023
 7182 HWY 14, #201
 MIDDLETON, WI 53562
 608.558.3842
 jdhirsbrunner@solaredge.com

SIGNED: _____ DATE: _____

8.23.22

DRAWN BY: BPM

APN: SUXV0245975

LOT: 0.45 Acres

DWELLING: ---

D-3

General Duty Non-Fusible Safety Switch

DG222URB

UPC:782113144238

Dimensions:

- **Height:** 7.5 IN
- **Length:** 6.41 IN
- **Width:** 8.4 IN

Weight:9 LB

Notes:WARNING! Switch is not approved for service entrance unless a neutral kit is installed.

Warranties:

- Eaton Selling Policy 25-000, one (1) year from the date of installation of the Product or eighteen (18) months from the date of shipment of the Product, whichever occurs first.

Specifications:

- **Type:** General Duty/Non-Fusible
- **Amperage Rating:** 60A
- **Enclosure:** NEMA 3R
- **Enclosure Material:** Painted galvanized steel
- **Fuse Configuration:** Non-fusible
- **Number Of Poles:** Two-pole
- **Number Of Wires:** Two-wire
- **Product Category:** General Duty Safety Switch
- **Voltage Rating:** 240V

Supporting documents:

- [Eatons Volume 2-Commercial Distribution](#)
- [Drawing Dataset](#)
- [Eaton Specification Sheet - DG222URB](#)

Certifications:

- UL Listed

Product compliance: No Data



Eaton general duty cartridge fuse safety switch

DG222NRB

UPC:782113144221

Dimensions:

- **Height:** 14.37 IN
- **Length:** 7.35 IN
- **Width:** 8.4 IN

Weight:10 LB

Notes:Maximum hp ratings apply only when dual element fuses are used. 3-Phase hp rating shown is a grounded B phase rating, UL listed.

Warranties:

- Eaton Selling Policy 25-000, one (1) year from the date of installation of the Product or eighteen (18) months from the date of shipment of the Product, whichever occurs first.

Specifications:

- **Type:** General duty, cartridge fused
- **Amperage Rating:** 60A
- **Enclosure:** NEMA 3R
- **Enclosure Material:** Painted galvanized steel
- **Fuse Class Provision:** Class H fuses
- **Fuse Configuration:** Fusible with neutral
- **Number Of Poles:** Two-pole
- **Number Of Wires:** Three-wire
- **Product Category:** General duty safety switch
- **Voltage Rating:** 240V

Supporting documents:

- [Eatons Volume 2-Commercial Distribution](#)
- [Eaton Specification Sheet - DG222NRB](#)

Certifications:

- UL Listed

Product compliance: No Data



AC DISCONNECT DATA SHEET

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

SOLENERGY
PHIL SUTTER
LIC#: DC-04210045 EXP: 2023
7182 HWY 14, #201
MIDDLETON, WI 53562
608.558.3842
jdhrsbrunner@solenergy.com

SIGNED: _____ DATE: _____

8.23.22

DRAWN BY: BPM

APN: SUXV0245975

LOT: 0.45 Acres

DWELLING: ---

D-4



GO BIG ON TURF

SunTurf™ Ground Mount System



SunModo offers the next generation Ground Mount System with SunTurf™. The streamlined design combines the strength of Helio Rails with steel pipes to create the perfect ground mount solution.

SunTurf™ is ideal for solar installers looking for a durable and cost-effective system that can accommodate a wide variety of soil conditions.

The SunTurf™ Ground Mount Advantage

- ✓ Easily scalable from kilowatts to multimewatts PV Arrays.
- ✓ Foundation design solution for every soil condition.
- ✓ Online configuration tool available to streamline design process.
- ✓ Components optimized for strength, durability and fast installation.
- ✓ UL 2703 Listed by Intertek.

Key Features of SunTurf™ Ground Mount System

SunTurf™ Ground Mount System easily integrate Helio Rails with Schedule 40 steel pipes. No drilling is required to attach the aluminum rails to the horizontal pipe. Optional bracing can provide additional structural rigidity for sites with high snow or wind load conditions. Anchor any ground mount installation using one of our fountain types including helical piles, precast ballasts and concrete piers.



Augers and Ground Screws

Our augers are suitable for use in weak to moderate strength soils and areas with a high-water table. Our ground screws are ideal for use in hard packed earth or soils with large amounts of cobble and gravel.



Technical Data

Application	Ground Mount
Material	High grade aluminum, galvanized steel and 304 stainless steel hardware
Module Orientation	Portrait and Landscape
Tilt Angle	Range between 10 to 50 degrees
Foundation Types	Post in concrete, helical earth auger, ground screw anchor and ballast
Structural Integrity	Stamped engineering letters available
Certificate	UL2703 listed by ETL
Warranty	25 years

SunModo, Corp. Vancouver, WA., USA • www.sunmodo.com • 360.844.0048 • info@sunmodo.com



GROUND MOUNT SYSTEM DATA SHEET

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

SOLENERGY
PHIL SUTTER
LIC#: DC-04210045 EXP: 2023
7182 HWY 14, #201
MIDDLETON, WI 53562
760.341.1413
jdhrsbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22

DRAWN BY: BPM

APN: SUXV0245975

LOT: 0.45 Acres

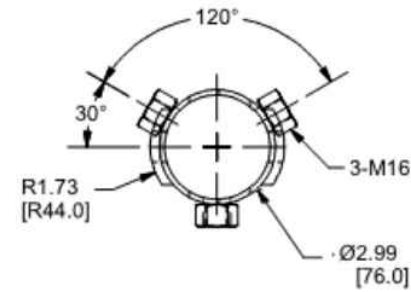
DWELLING: ---

D-5

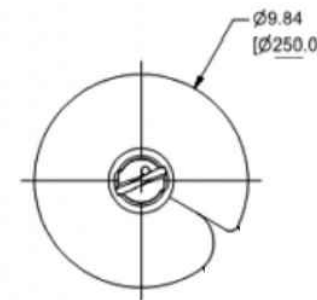
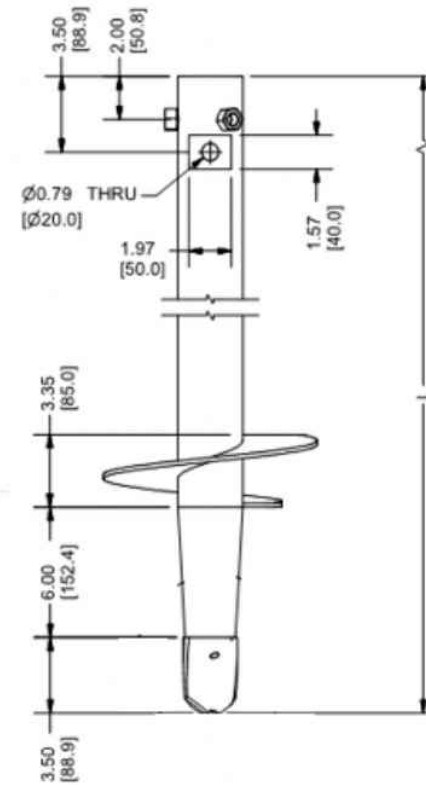


BASIC INFORMATION	
Part Number	A21146-XXX
Description	10" Helix Blade Auger
Lengths (-063 -080)	63 inches 80 inches
Auger Outside Diameter	76mm
Attachment Hardware	3X M16 Set Screws
Material	#45 Structural Carbon Steel
Finish	Hot Dip Galvanized
Approximate Weight	8,2 kg 10,5 kg

BASIC INFORMATION	
Part Number	A21147-XXX
Description	Screw Anchor
Lengths (-063 -080)	63 inches 80 inches
Auger Outside Diameter	76mm
Attachment Hardware	3X M16 Set Screws
Material	#45 Structural Carbon Steel
Finish	Hot Dip Galvanized
Approximate Weight	8,2 kg 10,5 kg

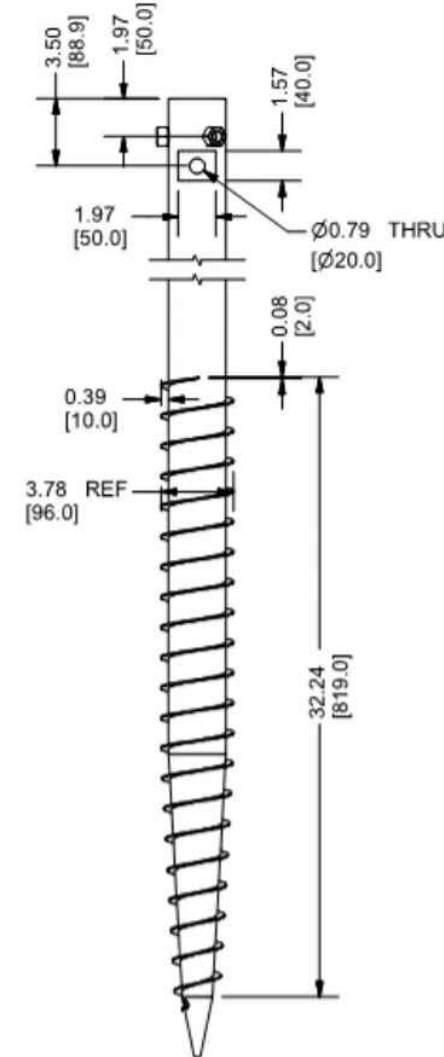


TYPICAL DETAIL



A21146-XXX

SunModo Corp | 14800 NE 65th Street | Vancouver, WA 98682 | 360-844-0048
Document Number D10162-V001 | ©2018 – SunModo Corp.



A21147-XXX



GROUND MOUNT SYSTEM DATA SHEET

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SUSSEX, WI 53089
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7182 HWY 14, #201
MIDDLETON, WI 53562
760.341.1413
jdhrsbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22

DRAWN BY: BPM

APN: SUXV0245975

LOT: 0.45 Acres

DWELLING: ---

D-6

Melissa Goedde
 55E0FB
 Ground Mount - SunTurf System



Project Details

Project Name	Melissa Goedde	Zip Code:	53089
ASCE	7-16	City, State	Sussex, WI
Total Waits	8 kW	Date	08/22/22
Total Modules	21		
Module Model	Hanwha Q CELLS, Q.PEAK DUO-G10+ 365		
Module Dimensions	Height: 1,716.8 mm, Width: 1,045.0 mm, Depth: 32.0 mm (67.59" x 41.14" x 1.26")		

Load Assumptions

Wind Speed	100 mph
Wind Exposure	B
Ground Snow Load	30 psf

Structure & Foundation

Span Selection	Automatic, 120"
Front Edge Height	24"
Foundation Type	Ground Screw
Length of Screw	63"
Tilt	30°

Sub Array #1 Details

Orientation	Landscape	Rail Type	SMR300 Rail, 174"
Layout	3 rows by 7 cols	N/S Span (in)	85
Front Posts	5	E/W Max Span (in)	120
Back Posts	5	Area	473" (EW) x 123" (NS)

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1 of 7

Bill of Materials

Part	Spares	Total Qty
K10423-063 Ground Screw, 63"		10
A21165-060 HSS 2.375" OD Front Pipe		5
A21165-120 HSS 2.375" OD Rear Pipe		5
A21168-112 2.875" OD E/W Pipe Beam, 112"		10
A50164-066 HSS E/W Tube Brace		2
A50164-092 HSS N/S Tube Brace		5
A20444-174-ML SMR300 Rail, 174"		14
K10343-005 2.5" Pipe U-Clamp Kit		28
K10341-002 2.5" Pipe T-Cap Kit		10
K10219-001 2" Pipe Clamp Kit		12
K10222-001 2.5" Pipe Clamp Kit		2
K10342-001 2.5" Pipe Splice Kit		8
K10417-003 Mid Clamp, SMR Pop-on		28
K10418-003 End Clamp, SMR Pop-On		28
K10469-001 SMR Grounding Lug		1
A20445-001 Rail End Cap, SMR300		28

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2 of 7



GROUND MOUNT SYSTEM DATA SHEET

THE MELISSA GOEDDE RESIDENCE
 W232N6274 WAUKESHA AVENUE,
 SUSSEX, WI 53089
 (414) 534-5536

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 7182 HWY 14, #201
 MIDDLETON, WI 53562
 760.341.1413
 jdhirsbrunner@solenenergysolar.com
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8.23.22

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APN: SUXV0245975

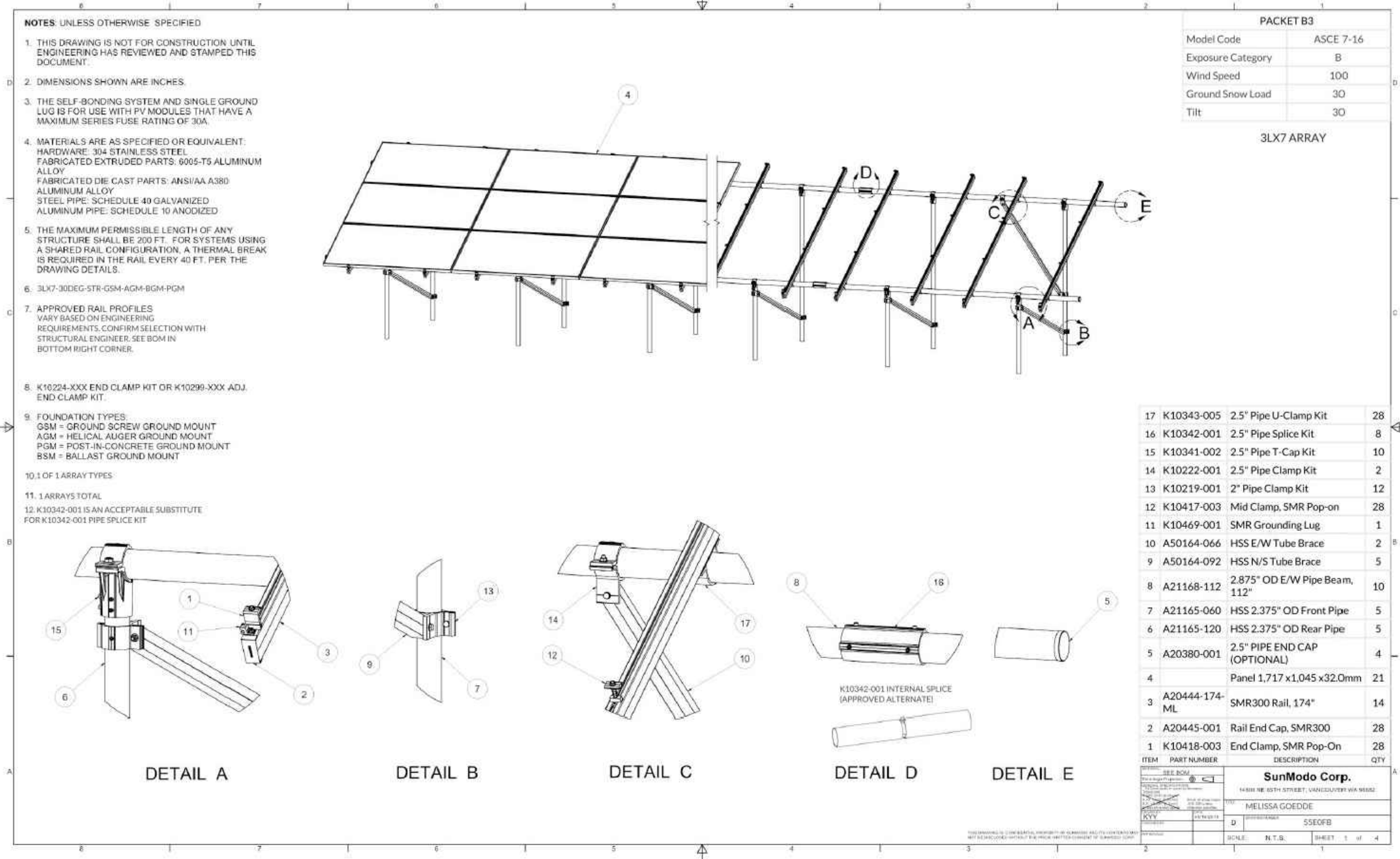
LOT: 0.45 Acres

DWELLING: ---

D-7

Sub Array #1 Layout

3 of 7

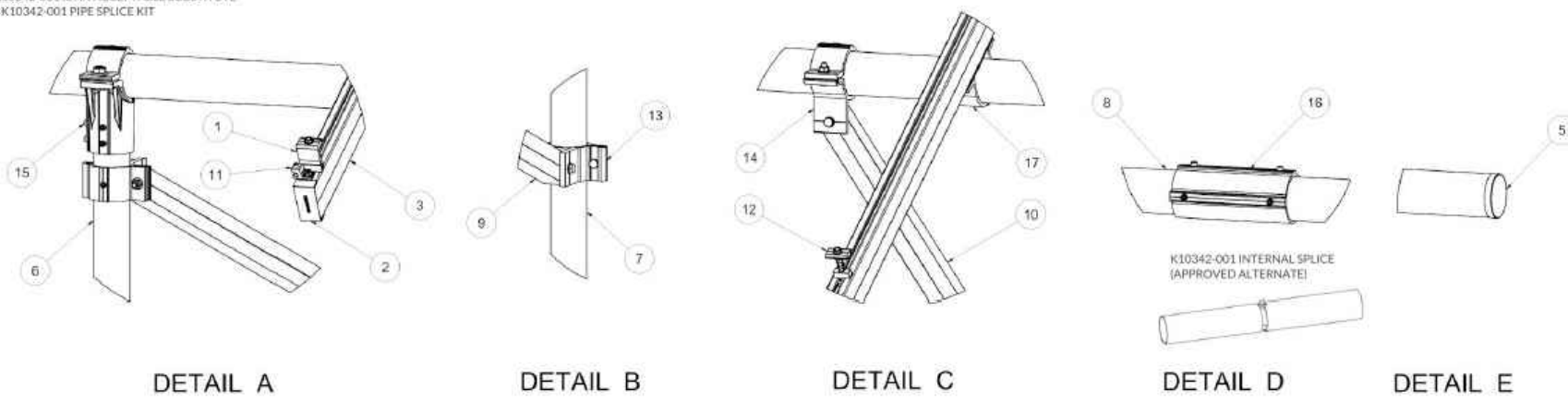


- NOTES: UNLESS OTHERWISE SPECIFIED**
- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ENGINEERING HAS REVIEWED AND STAMPED THIS DOCUMENT.
 - DIMENSIONS SHOWN ARE INCHES.
 - THE SELF-BONDING SYSTEM AND SINGLE GROUND LUG IS FOR USE WITH PV MODULES THAT HAVE A MAXIMUM SERIES FUSE RATING OF 30A.
 - MATERIALS ARE AS SPECIFIED OR EQUIVALENT:
HARDWARE: 304 STAINLESS STEEL
FABRICATED EXTRUDED PARTS: 6005-T5 ALUMINUM ALLOY
FABRICATED DIE CAST PARTS: ANSI/AA A380 ALUMINUM ALLOY
STEEL PIPE: SCHEDULE 40 GALVANIZED
ALUMINUM PIPE: SCHEDULE 10 ANODIZED
 - THE MAXIMUM PERMISSIBLE LENGTH OF ANY STRUCTURE SHALL BE 200 FT. FOR SYSTEMS USING A SHARED RAIL CONFIGURATION, A THERMAL BREAK IS REQUIRED IN THE RAIL EVERY 40 FT. PER THE DRAWING DETAILS.
 - 3LX7-30DEG-STR-GSM-AGM-BGM-PGM
 - APPROVED RAIL PROFILES VARY BASED ON ENGINEERING REQUIREMENTS. CONFIRM SELECTION WITH STRUCTURAL ENGINEER. SEE BOM IN BOTTOM RIGHT CORNER.
 - K10224-XXX END CLAMP KIT OR K10299-XXX ADJ. END CLAMP KIT.
 - FOUNDATION TYPES:
GSM = GROUND SCREW GROUND MOUNT
AGM = HELICAL AUGER GROUND MOUNT
PGM = POST-IN-CONCRETE GROUND MOUNT
BSM = BALLAST GROUND MOUNT
 - 1 OF 1 ARRAY TYPES
 - 1 ARRAYS TOTAL
 - K10342-001 IS AN ACCEPTABLE SUBSTITUTE FOR K10342-001 PIPE SPLICE KIT

PACKET B3	
Model Code	ASCE 7-16
Exposure Category	B
Wind Speed	100
Ground Snow Load	30
Tilt	30

3LX7 ARRAY

17	K10343-005	2.5" Pipe U-Clamp Kit	28
16	K10342-001	2.5" Pipe Splice Kit	8
15	K10341-002	2.5" Pipe T-Cap Kit	10
14	K10222-001	2.5" Pipe Clamp Kit	2
13	K10219-001	2" Pipe Clamp Kit	12
12	K10417-003	Mid Clamp, SMR Pop-on	28
11	K10469-001	SMR Grounding Lug	1
10	A50164-066	HSS E/W Tube Brace	2
9	A50164-092	HSS N/S Tube Brace	5
8	A21168-112	2.875" OD E/W Pipe Beam, 112"	10
7	A21165-060	HSS 2.375" OD Front Pipe	5
6	A21165-120	HSS 2.375" OD Rear Pipe	5
5	A20380-001	2.5" PIPE END CAP (OPTIONAL)	4
4		Panel 1,717 x1,045 x32.0mm	21
3	A20444-174-ML	SMR300 Rail, 174"	14
2	A20445-001	Rail End Cap, SMR300	28
1	K10418-003	End Clamp, SMR Pop-On	28



ITEM	PART NUMBER	DESCRIPTION	QTY
SEE BOM			
SunModo Corp.			
14300 RE 65TH STREET, VANEGUEN VIA SEAB			
DATE	BY	APPROVED	
08/22/22	MELISSA GOEDDE		
REV	DESCRIPTION	DATE	
1	ISSUED	08/22/22	

Last edited by Jake Hirsbrunner on 08/22/22 7:52 AM PST



GROUND MOUNT SYSTEM DATA SHEET

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

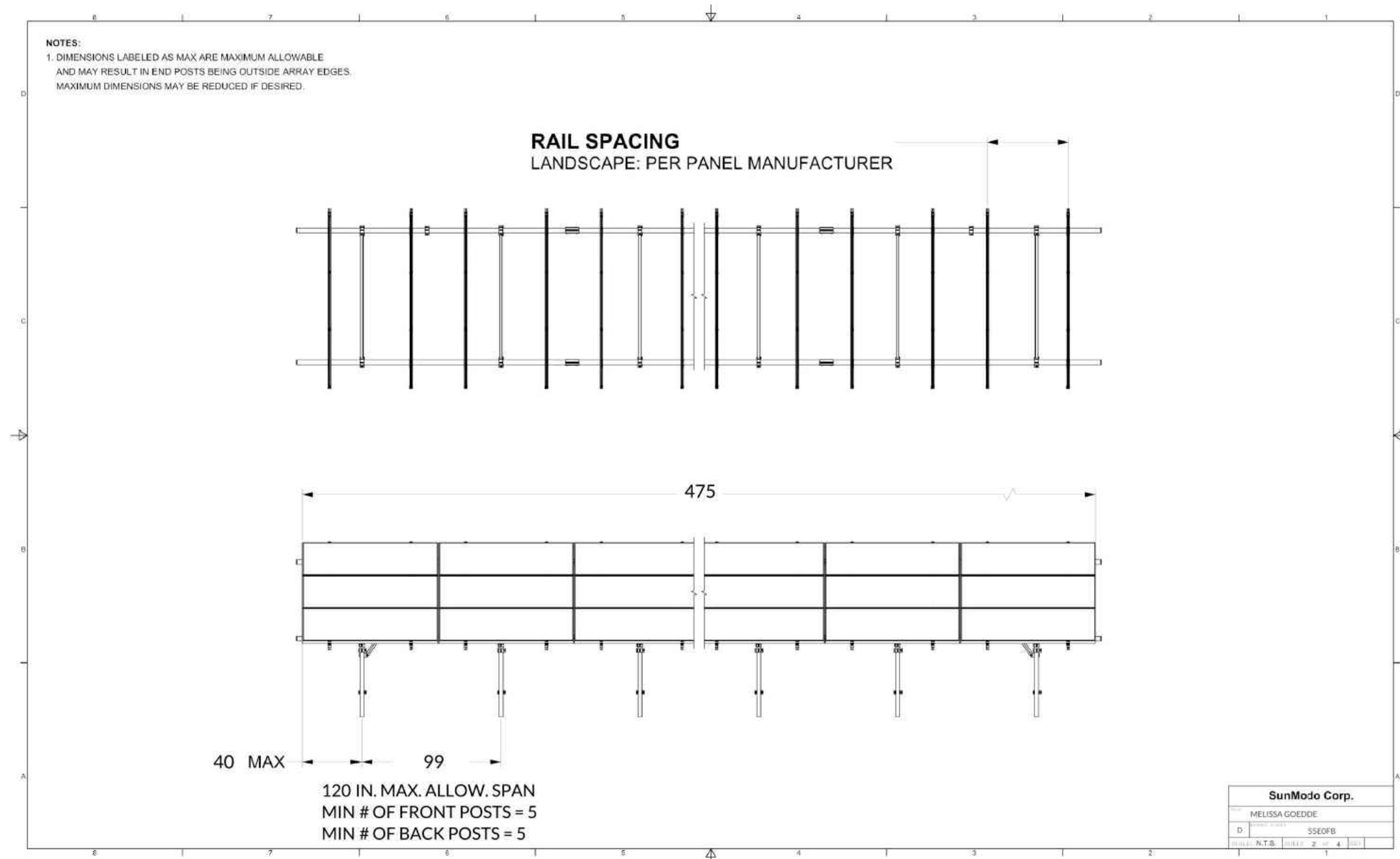
SOLENERGY
PHIL SUTTER
LIC#: DC-04210045 EXP: 2023
7182 HWY 14, #201
MIDDLETON, WI 53562
760.341.1413
jhirsbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22
DRAWN BY: BPM
APN: SUXV0245975
LOT: 0.45 Acres
DWELLING: ---

D-8

Sub Array #1 Spans



4 of 7

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GROUND MOUNT SYSTEM DATA SHEET

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 W232N6274 WAUKESHA AVENUE,
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 (414) 534-5536

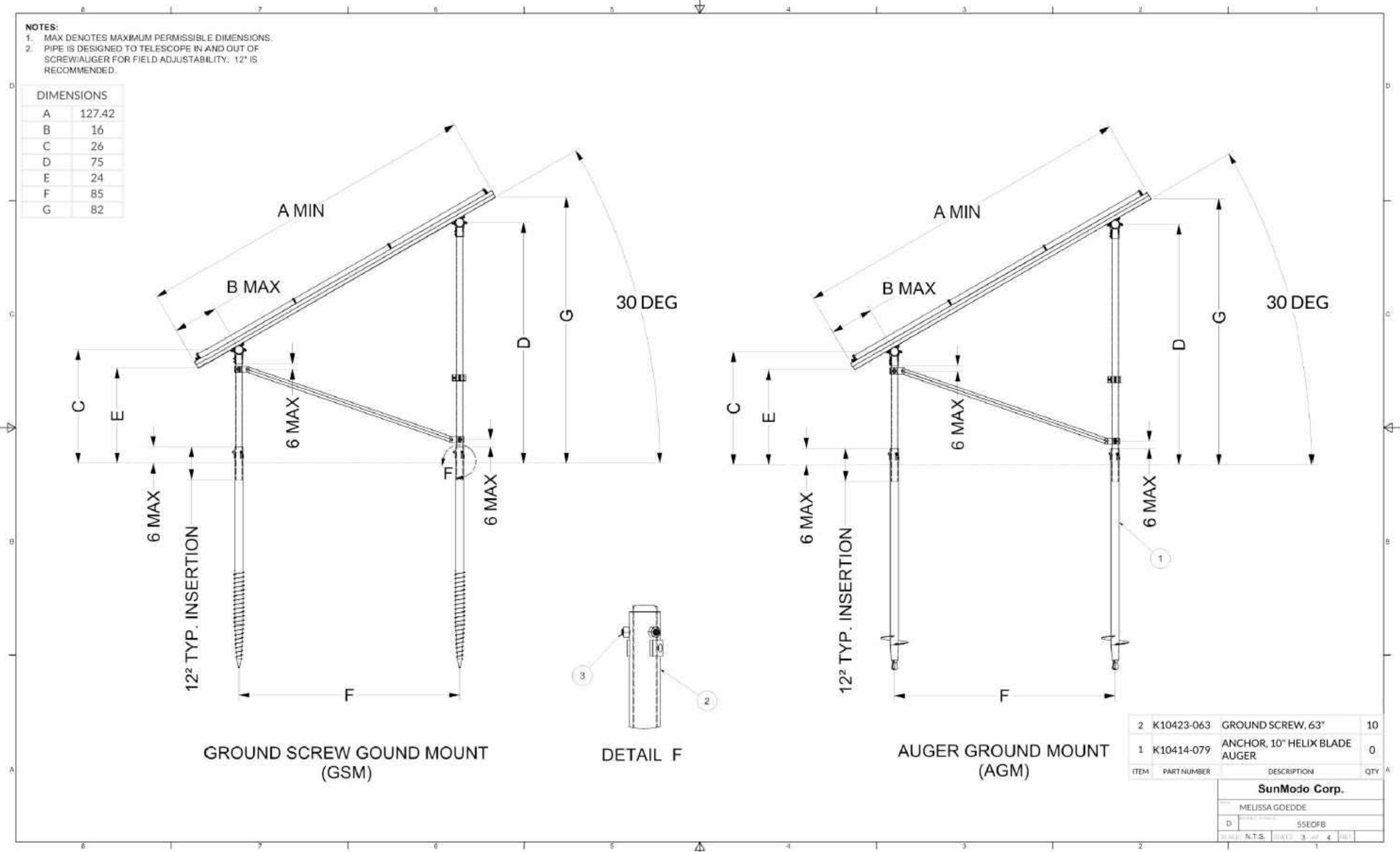
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 7182 HWY 14, #201
 MIDDLETON, WI 53562
 760.341.1413
 jdhirsbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22
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 APN: SUXV0245975
 LOT: 0.45 Acres
 DWELLING: ---

D-9

Sub Array #1 Foundation Part 1



5 of 7

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GROUND MOUNT SYSTEM DATA SHEET

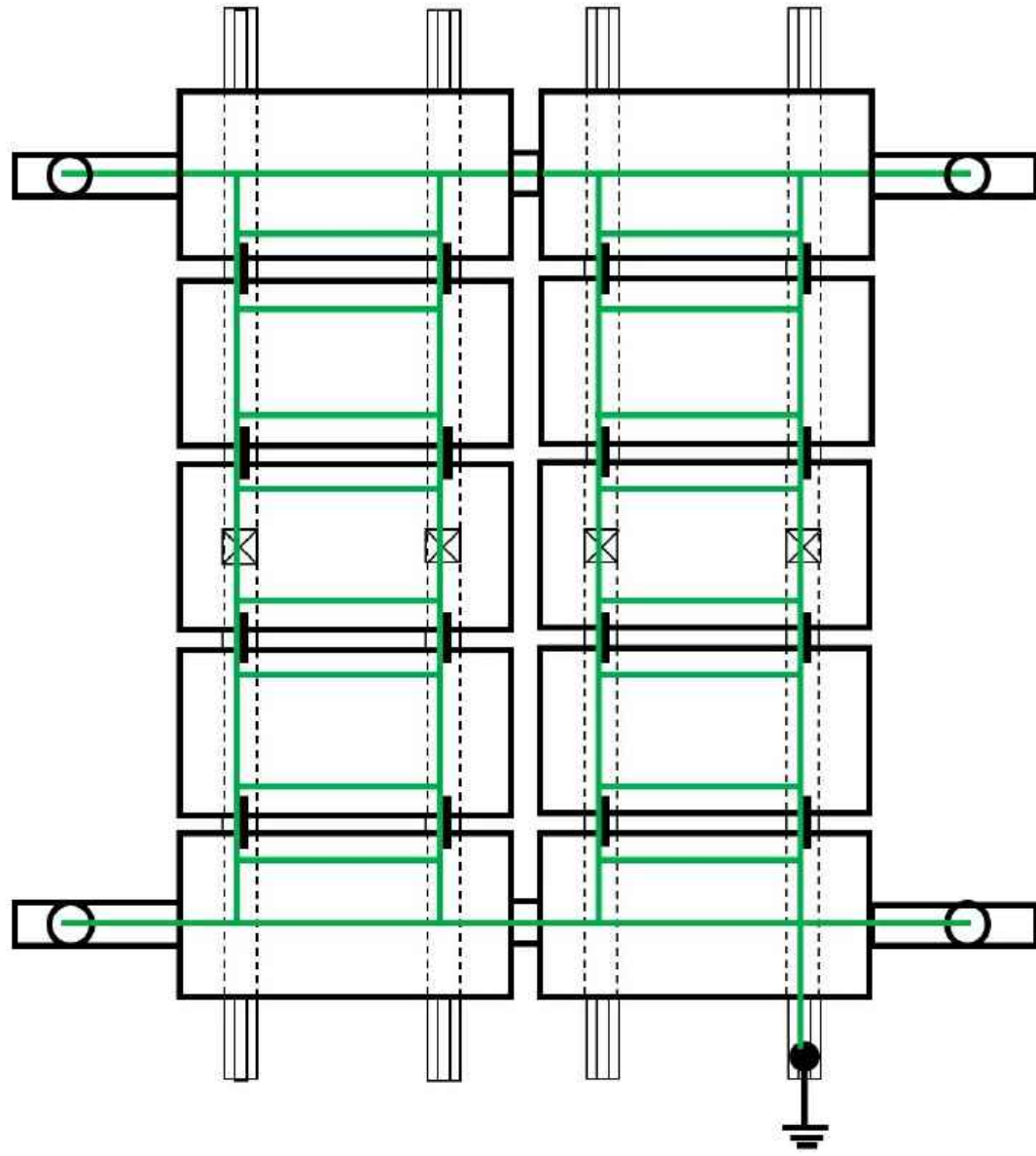
THE MELISSA GOEDDE RESIDENCE
 W232N6274 WAUKESHA AVENUE,
 SUSSEX, WI 53089
 (414) 534-5536

SOLENERGY
 PHIL SUTTER
 LIC#: DC-04210045 EXP: 2023
 7182 HWY 14, #201
 MIDDLETON, WI 53562
 760.341.1413
 jhirsbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22
 DRAWN BY: BPM
 APN: SUXV0245975
 LOT: 0.45 Acres
 DWELLING: ---

D-10



- Pipe Connection
- Pipe
- Mid Clamp
- Rail
- X Rail Splice
- Ground Lug
- Fault Current Path
- Solar Panel

Note: All SunTurf metal structural components (Horizontal and Vertical Pipe, Pipe Splices, Post Caps, Pipe Clamps, Braces, Rail and Rail Splices) are electrically bonded together by design during the assembly of the racking.

Disclaimer:
The information from this configurator is not to be used for construction unless reviewed and approved by a design professional recognized by the project's authority having jurisdiction (AHJ)

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GROUND MOUNT SYSTEM DATA SHEET

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 760.341.1413
 jdhirsbrunner@solenergysolar.com
 SIGNED: _____ DATE: _____

8.23.22
 DRAWN BY: BPM
 APN: SUXV0245975
 LOT: 0.45 Acres
 DWELLING: ---



Catalog No. UHTRS202BMEP

Description: RESIDENTIAL 200 AMP OH

UPC No 784567721751

Home > Single Socket Metering > Single Socket Metering

METER SKT - (1) 200A, 600V, 1P3W, N3R, G90, 4-TERM, SMALL HUB OPNG, HORN BYP, TRIPLEX, GRD TOP/BOTTOM FEED

Descriptors

Category: Single Socket Metering

Specifications

Phase	1
Voltage	600
Amps	200
Hub Type	Small Hub Opening
# of Terminals	4
Lever Bypass	No
Horned Bypass	Yes
Socket Type	Ringless
Enclosure Type	N3R
Metal Type	G90 Steel
Overhead/ Underground Line Feed	Top/Bottom
Wire Range (Cu/Al)	#8-250MCM
Triplex Ground	Yes



PV METER SOCKET DATA SHEET

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

SOLENERGY
PHIL SUTTER
LIC#: DC-04210045 EXP: 2023
7182 HWY 14, #201
MIDDLETON, WI 53562
760.341.1413
jdhrsbrunner@solenersolar.com
SIGNED: _____ DATE: _____

8.23.22

DRAWN BY: BPM

APN: SUXV0245975

LOT: 0.45 Acres

DWELLING: ---

D-12

JUNCTION BOX & CONDUIT RACEWAYS

NEC 690.31(E)(3) – CONDUIT / ALL JUNCTION BOXES

WARNING:
PHOTOVOLTAIC POWER SOURCE

NEC 690.35(F) – UNDERGROUND SYSTEM JUNCTION BOXES

WARNING:
ELECTRIC SHOCK HAZARD THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNDERGROUND AND MAY BE ENERGIZED.

DC DISCONNECTS

NEC 690.14(4) GROUNDED SYSTEMS

WARNING:
ELECTRIC SHOCK HAZARD
DO NOT TOUCH TERMINALS. TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION.

NEC 690.35(F) UNGROUNDED SYSTEMS

WARNING:
ELECTRIC SHOCK HAZARD
THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNDERGROUND AND MAY BE ENERGIZED.

NEC 690.14(C)(2)

PHOTOVOLTAIC DC DISCONNECT

NEC 690.53

"GRID-TIED PHOTOVOLTAIC POWER SOURCE"
OPERATING CURRENT: 25A
OPERATING VOLTAGE: 380V
MAXIMUM SYSTEM VOLTAGE: 480V
MAXIMUM SYSTEM CURRENT: 31.25A
MAXIMUM INVERTER OUTPUT: 6,000W, 31.25A, 240VAC

INVERTER

NEC 690.5(C) – GROUNDED SYSTEMS

WARNING:
ELECTRIC SHOCK HAZARD IF A GROUND FAULT IS INDICATED, NORMALLY GROUNDED CONDUCTORS MAY BE UNDERGROUND AND ENERGIZED

NEC 690.35(F) – UNGROUNDED SYSTEMS

WARNING:
ELECTRIC SHOCK HAZARD DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNDERGROUND AND MAY BE ENERGIZED

PRODUCTION METER

ONLY AT METER LOCATION

PHOTOVOLTAIC SYSTEM METER

AC DISCONNECTS

NEC 690.14(C)(2)

PHOTOVOLTAIC AC DISCONNECT

NEC 690.54

NOMINAL AC VOLTAGE 240V
RATED AC OUTPUT CURRENT 25A

NEC 705.12(D)(4) – ON A LINE SIDE TAP

WARNING: DUAL POWER SOURCE SECOND SOURCE IS PV SYSTEM

PER CODE NEC 690.56(C)

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

MAIN SERVICE PANEL

NEC 705.12(D)(7) – NEAR PV BREAKER

WARNING:
INVERTER OUTPUT CONNECTION DO NOT RELOCATE THIS OVERCURRENT PROTECTION DEVICE

NEC 705.12(D)(4), 690.56(B) – ON PANEL COVER

WARNING: DUAL POWER SOURCE POWER IS BEING SUPPLIED TO THIS PANEL FROM THE UTILITY AND A SOLAR PV SYSTEM. THE SOLAR PV DISCONNECT IS LOCATED:

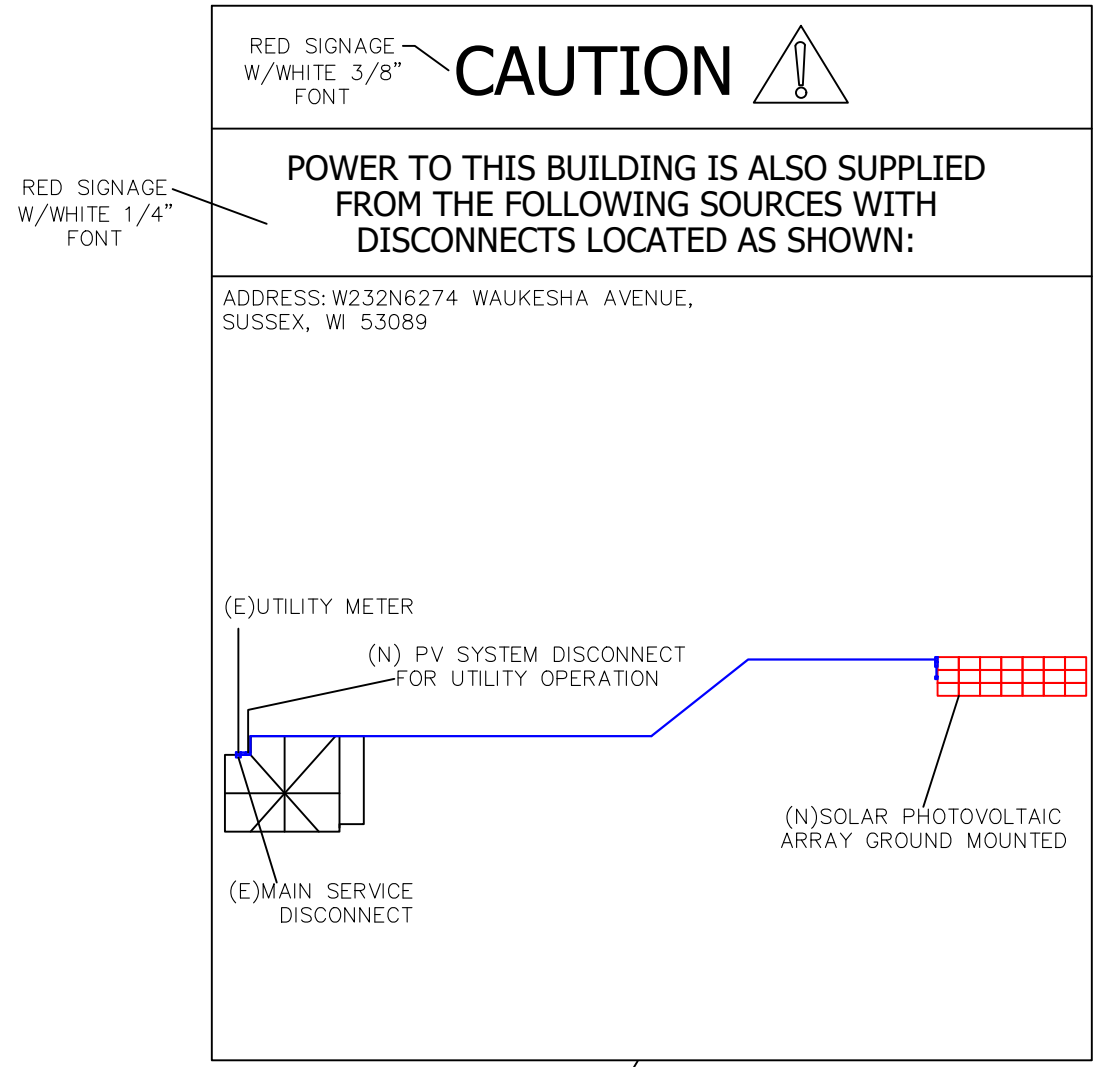
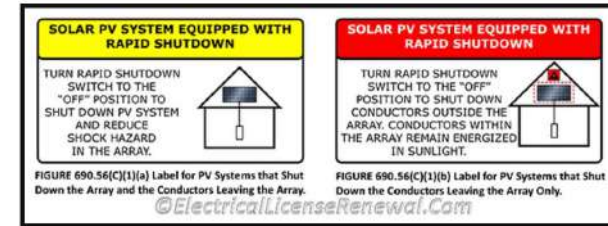
NEC 690.14(C)(2) – NEAR PV BREAKER

PHOTOVOLTAIC AC DISCONNECT

NEC 690.54 – ON PANEL COVER

NOMINAL AC VOLTAGE 240V
RATED AC OUTPUT CURRENT 25A

690.56(C) Buildings with Rapid Shutdown.



RED SIGNAGE W/WHITE 1/8" FONT TYP.



WARNING PLACARDS
THE MELISSA GOEDDE RESIDENCE
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SUSSEX, WI 53089
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jdhirbrunner@solenergysolar.com

8.23.22
DRAWN BY: BPM
APN: SUXV0245975
LOT: 0.45 Acres
DWELLING: ---

L-1



Project Name _____
Tax Key # _____

VILLAGE OF SUSSEX
 PLAN OF OPERATION
 PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

_____ Plan of Operation fee	\$175.00
<input checked="" type="checkbox"/> Conditional Use fee (if necessary)	\$210.00
_____ Pre Occupancy inspection fee	\$100.00

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

Notes: _____

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

Contact Name for meetings: Jake Hirsbrunner Phone # 608-558-3842

E-mail: Approval@solenergysolar.com

For office use only:

Met with staff on: _____
Paid fees on: _____
To be on the Plan Commission Agenda for: _____
Original forms to the following:
Plan of Operation to Jeremy _____
Service reimbursement _____
Emergency Contact to Sheriff Dept _____
Wastewater Permit to WWTP _____
Any outstanding fees owed on the property? _____



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 # _____

Zoning: _____

Address of Tenant Space: _____

1. Name of Business:

N/A

Business

Address City, State, Zip Phone #

Fax # Email address

2. Business owner contact information:

N/A

Contact

Address City, State, Zip Phone #

Fax # Email address

3. Building/Land owner contact information:

Melissa Goedde

Contact

W232N6274 Waukesha Avenue,

Sussex, WI 53089

(414) 534-5536

Address City, State, Zip Phone #

Mschwartz414@gmail.com

Fax # Email address

4. Number of Employees/Shifts: N/a

Employees

Shifts

5. Days of Operation:

Put an X in box that applies:

Hours

Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

6. Is this an extension of an existing operation? _____
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? _____ Do you need an Outdoor Establishment Permit? _____
 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? _____ If yes, explain: _____
11. Dimension of area to be occupied _____ 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? _____

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

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.

 Melissa Goedde
 Name
 Homeowner

 Title or Position

 9-20-2022
 Date

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

 Name

 Title or Position

 Date



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

**VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

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

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

PLEASE PRINT LEGIBLY

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

Melissa Goedde - W232N6274 Waukesha Avenue, Sussex WI, 53089

Business Name: _____

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

Tax Key No. of the Property involved in the Request: **SUXV**_____

Melissa Goedde

2022-09-20

Signature of Property Owner and /or Authorized Agent

Date

Signature of Village Official Accepting Form

Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: N/A

Address: W232N6274 Waukesha Avenue, Sussex WI, 53089

Owner/Operator: _____

Standard Industrial Classification #: _____

How many people do you employ? _____

What are your businesses hours of work? _____

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

Time and Duration of Discharge: _____

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

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

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

What are the constituents and characteristics of your wastewater?

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

[Print Form](#)

[Clear Form](#)



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

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

Waukesha County Sheriff – Sussex Office

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

Business Name: N/A

Business Address: W232N6274 Waukesha Avenue, Sussex WI, 53089

Business Phone #: (414) 534-5536

Business Email: Mschwartz414@gmail.com

Business Emergency Contacts

Name and Phone #: Melissa Goedde - (414) 534-5536

Name and Phone #: _____

Name and Phone #: _____

Building Owner Name: _____

Building Owner Email: _____

Building Owner Emergency Contacts

Name and Phone #: _____

Name and Phone #: _____

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

Proposed Plan

- Installation of a 21 panel array (3x7) in the northeast corner of the property lot.
- 6.00kW AC system
- Non reflective Panels
- No sound from the panels or the system

The goal of this project is to save the homeowner money by paying towards the value of their new solar generation system instead of the monopolizing utility company. The system will be built with complete symmetry and professionalism. The worst complaint solar owners get from their neighbors is how jealous the neighbor is of the DG system.

**VILLAGE OF SUSSEX ORDER
GRANTING A CONDITIONAL USE AND
PRESCRIBING CONDITIONS FOR A GROUND-
MOUNTED SOLAR PANNEL INSTALLATION
IN THE VILLAGE OF SUSSEX**

WHEREAS, a petition has been filed by Melissa Goedde owner of the subject property (hereinafter collectively “PETITIONER”); and

WHEREAS, the petitioner is requesting a conditional use permit to be granted pursuant to the Zoning Ordinance for the Village of Sussex for land described as Tax Key No. 0245.975 being located at W232 N6274 Waukesha Ave, Sussex, Wisconsin, all as described on **Exhibit A** attached hereto and incorporated herein (hereinafter collectively “SUBJECT PROPERTY”); and

WHEREAS, pursuant to Section 17.0506(C)(4)(B), solar energy conversion systems may be permitted in any district with a Conditional Use Permit; and

WHEREAS, the petitioner desires to construct an approximately 39’7” long, 10’7” wide, and 82” tall ground-mounted solar panel array; and

WHEREAS, upon receipt of the written application for a conditional use permit filed by the petitioner, the Village Clerk properly referred such petition to the Plan Commission for the Village of Sussex, for determination; and

WHEREAS, upon referral of the petition by the Village Clerk, the Plan Commission for the Village of Sussex scheduled a public hearing thereon as soon as practical; and

WHEREAS, upon publication of the required “Notice of Public Hearing” and mailing of said “Notice of Public Hearing” to all parties-in-interest as required by Section 17.1401 of the Zoning Ordinance, the Plan Commission for the Village of Sussex held a public hearing on December 20, 2022 and January 17, 2023 as required by Section 17.0505 of the Zoning Ordinance for the Village of Sussex; and

WHEREAS, the Plan Commission has followed the review procedures of Section 17.0503 by reviewing 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; and

WHEREAS, the Plan Commission for the Village of Sussex, following the public hearing and necessary study and investigation, having given the matter due consideration, and having based its determination on the effect of granting such conditional use permit on the health, general welfare, safety and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as impact on the surrounding properties as to noise, dust, smoke, odor or other similar factors, hereby determines that the use will not violate the spirit or intent of the Zoning Ordinance for the Village of Sussex, will not be contrary to the public health, safety or general welfare of the Village of Sussex, will not be hazardous, harmful,

noxious, offensive or a nuisance by reason of smoke, dust, odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same.

THEREFORE IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, the conditional use permit for the subject premises is hereby granted. The conditional use permit granted herein shall apply only to the following specific uses of the Subject Property by the Petitioner for the installation of a ground-mounted solar panel; and the conditional use permit shall continue in existence only so long as the conditional use is operated in compliance with this permit. This conditional use permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions, and limitations.

- A. This conditional use is granted for the Petitioner for the above for the above enumerated uses, incorporating the findings as set forth above and subject to the following conditions:
1. Presentation Compliance. The ground-mounted solar panel array is approved herein on the Subject Property, and the use thereof, shall be used in substantial conformity with the presentation at the Public Hearings before the Plan Commission held on December 20, 2022 and January 17, 2023.
 2. Subject Property. This conditional use permit issued to the Petitioner, shall be limited to the property described in **Exhibit A** attached hereto and incorporated herein and to the site plan presented at public hearing.
 3. Plans. The Petitioner is required and must have all plans current, approved by the Plan Commission for the Village of Sussex, and on file with the Village Clerk for the Village of Sussex in order for this CU to be in effect. The Petitioner shall be entitled to amend or change any plan contemplated herein subject to the specific language of the Conditional use and subject to the Plan Commission for the Village of Sussex approval and without a public hearing, if such amendments and/or change is not a substantial amendment or change in any plan contemplated herein as solely determined by the Plan Commission. If the Plan Commission for the Village of Sussex feels, in its sole discretion, that the amendment or change to any plan contemplated herein is substantial, the amendment or change will require a new permit and all Village procedures in place at the time must be followed.
 - A. Site Plan. The Petitioner shall maintain the existing site plan, which shall be attached hereto and incorporated herein as **Exhibit A-1**.
 - B. Plan of Operation. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific plan of operation for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentations at the Meetings. Once approved the plan of operation shall be attached hereto and incorporated herein as **Exhibit B**.

- C. Architectural and Building Plan. The Petitioner shall comply with the specific architectural and building plan on file with the Village Clerk.
4. Adult-Oriented Materials. No adult-oriented materials or pornographic videotapes, magazines, or gift items will be sold or rented from the subject facility.
 5. Licenses. The Petitioner shall be required to obtain any and all required licenses and permits from the Village, County, State, and Federal Government. If any license or permit is issued, any and all conditions of the same are incorporated herein and made a part of this conditional use permit.
 6. Laws. The Petitioner shall comply with all Federal, State, County, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property.
 7. Building and Fire Inspection. The Petitioner is required to keep the Subject Property in compliance with all federal, State, and local laws, statutes, codes, ordinances, policies, and guidelines as determined by the Building and Fire Inspectors of the Village of Sussex.
 8. Aesthetics. The Petitioner is required to properly maintain the Subject Property at all times and in full compliance with the Village Property Maintenance Code, Chapter 9 of the Village of Sussex Code all to the satisfaction of the Plan Commission for the Village of Sussex.
 9. Junk. No junk shall be accumulated or stored on the Subject Property. No burying or burning of junk is permitted on the Subject Property.
 10. Fees and Expenses. The Petitioner, upon issuance of this conditional use permit, shall reimburse the Village of Sussex for all expenses incurred by the Village, including, but not limited to, expenses for the Village Administrator, Village Engineer, Village Attorney, and all other professionals and technical assistance realized by the Village in approving and granting this conditional use permit. The Village Clerk shall provide the Petitioner with copies of all itemized invoices.
 11. Enforcement. Any attorney fees incurred by the Village of Sussex to enforce any of the conditions or requirements of this conditional use permit must be paid by the Petitioner.
 12. Complaints. In the event the Petitioner receives any complaints with regard to the operation authorized by this conditional use, the Petitioner shall respond to such complaints in writing within a reasonable time not to exceed two weeks from the date of the complaint and shall provide a copy of the written response to the Sussex Village Administrator within the same period of time. If the complaint was made in writing, the copy provided to the Village Administrator shall include a copy of the complaint.

13. No Nuisance. The Village reserves the right to rescind its approval of this conditional use permit based upon the finding that the use is incompatible and a nuisance to surrounding uses, that the use is not in the public interest, or that the use adversely affects the use of adjacent lands, provided the Petitioner is given an opportunity to be heard on the matter and, if so rescinded the Petitioner and Subject Property shall thereupon be immediately subject to the Village of Sussex Zoning Ordinances , as applicable, regarding the use of the Subject Property as though no conditional use permit was granted.
14. Subject to Acceptance. Subject to the Owner approving in writing the issuance of the same and Petitioner acknowledging in writing 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.
15. Review. The Plan Commission for the Village of Sussex reserves its right to review the operation and amend the conditional use permit as the Plan Commission for the Village of Sussex deems appropriate

B. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for the Village of Sussex for determination.

C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Sussex, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.

D. This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission for the Village of Sussex as being in compliance with all pertinent ordinances.

E. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Petitioner be delinquent in payment of any monies due and owing to the municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Plan Commission for the Village of Sussex.

F. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to a change in the use, premises, lands or owners, other than as specifically authorized herein, shall require a new permit and all Village procedures in place at the time must be followed.

G. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.

H. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.

I. This conditional use permit shall be effective for an initial term that ends five years from the date of January 1 of the year the conditional use is approved. During the final year of the 5 year term of the CU the Village Administrator or designee shall examine the record to determine if concerns about the operation have been raised in writing by the public, a governmental body or official, or anyone else, and shall also review the site and the adjoining area for compliance with the conditions of the CU. If based upon that review the use of the property is compatible with the surrounding areas and the Petitioner is in substantial compliance with all terms of this conditional use agreement, then, in that event, the Conditional Use can be automatically renewed for another 5 year term. If based upon that review the Village Administrator finds concerns about compliance with the conditions of the Conditional Use, the Petitioner shall be brought back before the Plan Commission for consideration of the renewal. The Petitioner shall have the responsibility to apply for the renewal by January 30th of the final year of the term of the CU. Failure of Petitioner to apply for the renewal as provided herein shall be deemed a violation of the conditions of the conditional use and may serve as a basis for termination of the conditional use permit. The Plan Commission for the Village of Sussex may add additional conditions at any time.

1. Where the changing character of the surrounding area causes the original conditional use or subsequent approved amendments thereto to no longer be compatible with the surrounding area, or for similar cause, based upon consideration for the public welfare, the conditional use order and any subsequent approved amendments or changes may be terminated by action of the Plan Commission of the Village of Sussex. Such use shall thereafter be classified as a legal nonconforming use as it was permitted to exist on the day it was terminated.
2. Where this permitted conditional use does not continue in conformity with the conditions of the original approval or subsequent approved amendments or changes, the conditional use grant and any subsequent approved amendments thereto may be amended or terminated by action of the Plan Commission for the Village of Sussex. The Plan Commission for the Village of Sussex may require complete termination of such use.

3. This conditional use may be reviewed annually. Additionally, this conditional use may be reviewed by the Plan Commission for the Village of Sussex at any time upon complaint or upon Plan Commission initiative.

J. Upon acceptance by Petitioner of this conditional use permit, all prior conditional use permits granted to the Subject Property are hereby revoked and terminated.

K. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission for the Village of Sussex.

L. If any paragraph or phrase of this conditional use order is declared by a Court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific paragraph or phrase thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of this order. The remainder of the order shall remain in full force and effect.

Let copies of this order be filed in the permanent records of the Plan Commission for the Village of Sussex, and let copies be sent to the proper Village authorities and the Petitioner.

Approved this _____ day of _____, 2023 BY THE PLAN COMMISSION FOR THE VILLAGE OF SUSSEX

Anthony LeDonne
Village President

Jennifer Moore
Village Clerk

PETITIONER ACCEPTANCE

I hereby accept the terms of this Conditional Use in its entirety.

Dated this _____ day of _____, 2023

Melissa Goedde

By: _____, Member

This conditional use was drafted by Jeremy Smith, Village Administrator off of a model by Attorney John P. Macy ARENZ, MOLTER, MACY & RIFFLE, S.C., Village Attorneys for the Village of Sussex.

Conditional Use Standards/Conditions Exhibit

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. An impact Report as outlined in Section 17.0506 A or Section 17.0506 B.

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.

G. 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, the proposed operation, and other factors the Plan Commission determines are appropriate when considering a Conditional Use Permit.

A. Conditional Use permits shall have the following process:

1. The Applicant shall meet with Administrator or designee in a pre-application conference to discuss the application and plans.

2. The Applicant applies for a Conditional Use Permit by completing the Village application form. Incomplete applications will not be accepted. If that threshold is met, the Administrator or designee sets the application for introduction to the Plan Commission. If the minimum threshold is not met the application is returned to the petitioner with a rationale for denial.

3. The Administrator or designee introduces the CU application at the next available Plan Commission meeting after completion by the Administrator of the response to the

Conditional Use Standards/Conditions Exhibit

Applicant's Impact Report if applicable under 17.0506 A or 17.0506 B. The application materials are provided to the Plan Commission along with a staff report on the matter outlining critical details of the application and code compliance. The Plan Commission concurs the application is complete and sets forth the application for public hearing or the Plan Commission finds the application incomplete and remands it to the Petitioner for completion.

a) Procedure for a Public Hearing before the Plan Commission:

- 1) Refer to Section 17.1401.
- 2) Any person may appear in person, by agent, or attorney.
- 3) The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence.
- 4) 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.

4. At the public Hearing the Plan Commission will hear from the applicant, Village, and the public on the application's compliance with the standards of the Code. The purpose of the hearing is to gather the record, for the Petitioner to prove with substantial evidence they meet the standards of the code or the public to prove they don't and to address concerns from the public and or Plan Commission and render a decision if appropriate or to determine what remains to be discussed at the next meeting. Only substantial evidence may be considered by the Plan Commission. At the summation of the initial public hearing date the Plan Commission may give the following direction to the petitioner and to the public:

- a) The remaining questions/standards that need to be proved/responded to.
- b) Additional conditions to include in the CU Order that the Plan Commission deems appropriate. The Petitioner will need to prove they can meet those at the adjourned public hearing date.
- c) Direction to staff to prepare the Conditional Use Order or a finding the Petitioner does not meet the standards for approval for consideration at the next meeting. The Plan Commission may also delay either of these directions to hear more evidence at the next meeting, although such delay will result in another adjourned public hearing date for due process purposes.
- d) Adjourn the public hearing to a date certain.

5. At the adjourned public hearing date if the public hearing was extended for additional evidence collection, the Plan Commission will hear from the applicant, Village, and the public on evidence in support or opposition to items from 17.0503 A 4.(A. and B.) and to the CU Order itself. The purpose of the hearing is to gather the record on any additional standards imposed by the Plan Commission from the first public hearing and to gather evidence on the CU Order itself. Only substantial evidence will be considered by the Plan Commission. At the summation of the public hearing the Plan Commission will give direction requesting additional evidence and adjourn the public hearing to a date certain or close the public hearing.

6. After the closing of the public hearing the Plan Commission during its regular meeting or at a subsequent meeting where the agenda item is duly noticed shall discuss the plans and Conditional Use Order or Findings for Denial and act on the agenda item(s). The decision shall be based upon the record from the public hearings. The burden of proof is on the applicant to prove they have met the standards of the Ordinance and those set forth by the Plan Commission during the process. The Plan Commission shall render its written determination and the reasons for the same within 95 days from completion of the public hearing unless an extension is consented to in writing by the applicant. The Clerk shall mail a copy of the determination to the applicant.

Conditional Use Standards/Conditions Exhibit

7. 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, parking requirements, or length of approval may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

B. 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 specifically authorized to be modified by this Code. Variances shall only be granted as provided in Section 17.1200 of this ordinance.

C. 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 Conditional Use Order may describe changes that can be made without requiring a new permit.

D. Conditional Use Orders shall generally have 5 year terms unless otherwise specified by the Plan Commission. The Orders shall have an administrative renewal process established within the order to allow for streamlined renewal of the conditional use order with a provision that allows the Plan Commission to remove the Conditional Use Order from automatic renewal if there are concerns with compliance with the CU order or concerns raised by the public about the applicant's operations. If the Plan Commission pulls the CU order from automatic approval the CU order shall remain in effect while the Plan Commission provides due process to the applicant in reviewing the CU Order and its renewal.

- C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in a CU order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule of either the Village Board, County of Waukesha, State of Wisconsin, or the United States of America, or other duly constituted authority. A CU order does not constitute a building permit, nor shall a CU order constitute any other license or permit required by Village Ordinance or law.

17.0506 CONDITIONAL USES

2. *Arts, Entertainment, and Recreation: Petitioners for conditional uses in the Arts, Entertainment, and Recreation section below must prove if the use involves the discharge of weapons that the building and site design have been established to both prevent any bullet, arrow, or other item from leaving the subject property and prevent anyone unauthorized; from access to where they may be impacted by the discharge of the weapon(s).*
- Archery Ranges, bathhouses, beaches, boating, camps, conservatories, driving ranges, firearm ranges, golf courses, ice boating, marinas, polo fields, riding academies, and stadiums in the A-1 district provided that the lot area is not less than three (3) acres and all structures are not less than 50 feet from any district boundary.*
 - Music/theater halls, museums, historical sites, zoological and botanical gardens in the B-1, B-3, and A-1 districts.*
 - Commercial Recreation Facilities, such as arcades, bowling alleys, dance halls, driving ranges, gymnasiums, lodges, miniature golf facilities, physical fitness and recreational sports facilities, pool and billiard halls, racetracks, rifle ranges, tennis courts, volley ball courts, Turkish baths, swimming pools, and skating rinks, are conditional uses and may be permitted in the B-1,*

Conditional Use Standards/Conditions Exhibit

The General Provisions of Chapter 17.0200

The Zoning District Standards 17.0400 and in particular the standards of the B-2 Regional Business District (17.0417).

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.

Conditional Use Standards/Conditions Exhibit

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.



Project Name _____
Tax Key # _____

**VILLAGE OF SUSSEX
PLAN OF OPERATION
PROCEDURE LIST**

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

_____ Plan of Operation fee	\$175.00
_____ Conditional Use fee (if necessary)	\$210.00
_____ Pre Occupancy inspection fee	\$100.00

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

Notes: _____

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

Contact Name for meetings: Matthew Mehring Phone # 262-613-4009
E-mail: mmehring@andersonashton.com

For office use only:

Met with staff on: _____
Paid fees on: _____
To be on the Plan Commission Agenda for: _____
Original forms to the following:
Plan of Operation to Jeremy _____
Service reimbursement _____
Emergency Contact to Sheriff Dept _____
Wastewater Permit to WWTP _____
Any outstanding fees owed on the property? _____



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 # SUXV0228999021

Zoning: B-2

Address of Tenant Space: N66 W25201 County Hwy VV Sussex, WI 53089

1. Name of Business:

Lake Country Indoor Sports LLC

Business

2746 S. 166th Street New Berlin, WI 53151 Sussex, WI 53089 262-613-4009

Address City, State, Zip Phone #
mmehring@andersonashton.com

Fax # Email address

2. Business owner contact information:

Matthew Mehring

Contact

2746 S. 166th Street New Berlin, WI 53151 262-613-4009

Address City, State, Zip Phone #
mmehring@andersonashton.com

Fax # Email address

3. Building/Land owner contact information:

Matthew Mehring

Contact

2746 S. 166th Street 2746 S. 166th Street 262-613-4009

Address City, State, Zip Phone #
mmehring@andersonashton.com

Fax # Email address

4. Number of Employees/Shifts: 10 2
 Employees Shifts

5. Days of Operation:

Put an X in box that applies:
Hours
 Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
6:00 am	6:00 am	6:00 am	6:00 am	6:00 am	6:00 am	6:00 am
11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm

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? _____
 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? na
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 80,000 Total square footage 80,000

If applicable list square footage according to 1st floor 80,000 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 479 Number of spaces needed per code 479
 Number of spaces allocated for employee parking _____
 Dimensions of parking lot 508'x340' Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
Building and monument sign
 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.

Matthew Mehring 10/30/2022
 Name Date
member
 Title or Position

I am aware and approve of the business to be operating in the building owned by Lake Country Indoor Sports LLC.

Matthew Mehring 10/30/2022
 Name Date
member
 Title or Position



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

**VILLAGE OF SUSSEX
 PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

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

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

PLEASE PRINT LEGIBLY

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

2746 South 166th Street

New Berlin, WI 53151

Business Name: Anderson Ashton Inc

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

Lake Country Indoor Sports LLC

2746 South 166th Street New Berlin, WI 53151

Tax Key No. of the Property involved in the Request: SUXV 0228999021


 Signature of Property Owner and /or Authorized Agent

10/30/2022
 Date

Signature of Village Official Accepting Form

10/30/2022
 Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Lake Country Indoor Sports LLC

Address: 2746 S. 166th Street New Berlin, WI 53151

Owner/Operator: owner

Standard Industrial Classification #: _____

How many people do you employ? 10

What are your businesses hours of work? 6am to 11pm

Who is responsible for water quality? (List job titles)
Matthew Mehring - member

Time and Duration of Discharge: 6am - 11pm

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

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

The discharge of the facility would be limited to the toilet rooms servicing our staff and customers.

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

What are the constituents and characteristics of your wastewater?

The discharge of the facility would be limited to the toilet rooms servicing our staff and customers.

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

[Print Form](#)

[Clear Form](#)



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

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

Waukesha County Sheriff – Sussex Office

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

Business Name: Lake Country Indoor Sports LLC
Business Address: 2746 S. 166th Street New Berlin, WI 53151
Business Phone #: 262-613-4009
Business Email: mmehring@andersonashton.com

Business Emergency Contacts

Name and Phone #: Matthew Mehring 262-613-4009
Name and Phone #: _____

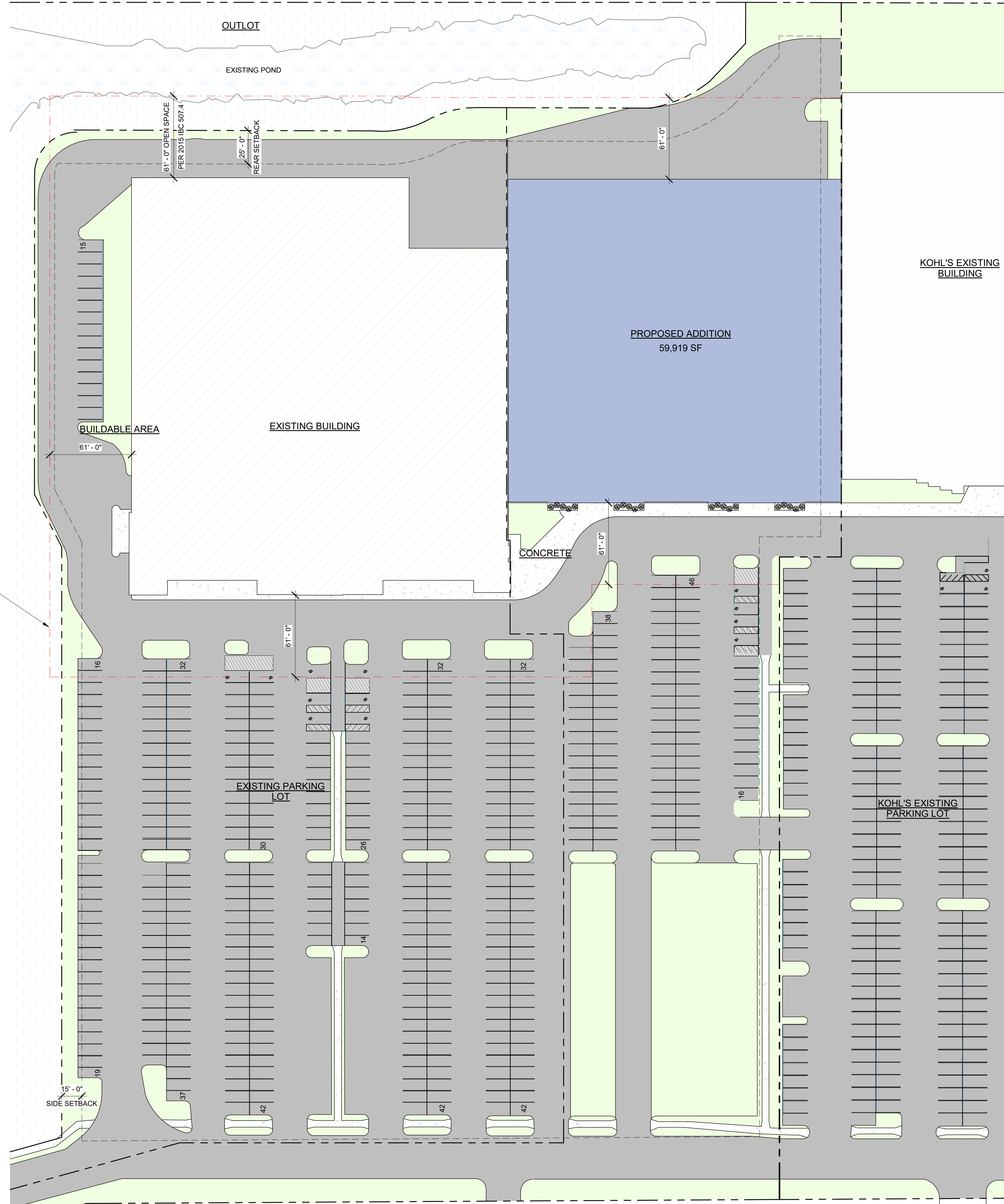
Name and Phone #: _____

Building Owner Name: Matthew Mehring
Building Owner Email: mmehring@andersonashton.com

Building Owner Emergency Contacts

Name and Phone #: Matthew Mehring 262-613-4009
Name and Phone #: _____

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



OPEN SPACE DISTANCE OF 61' WIDE FOR UNLIMITED AREA PER 2015 IBC 507.2 AND 507.4

ZONING	
ZONED:	B-2
MIN. BUILDING SETBACKS (FT):	STREET YARD: 45' INTERIOR SIDE YARD: 25' REAR YARD: 25'
PAVING SETBACKS (FT):	FRONT & STREET YARD: XX' INTERIOR SIDE YARD: XX' REAR YARD: XX'
MAX. BUILDING HEIGHTS (FT):	PRINCIPAL BUILDING: X45' ACCESSORY BUILDING: XX'

SITE STATISTICS		
NAME	AREA	AREA RATIO
BUILDABLE AREA	68,797 SF	8%
CONCRETE	12,504 SF	1%
EXISTING BUILDING	82,276 SF	10%
EXISTING PARKING LOT	247,787 SF	29%
OUTLOT	386,617 SF	45%
PROPOSED ADDITION	59,919 SF	7%
PROPOSED LANDSCAPE	504 SF	0%
GRAND TOTAL	858,404 SF	100%

NOTE:
SITE STATISTICS DOES NOT INCLUDE AREAS OF KOHL'S LOT

PARKING	
PARKING REQUIREMENTS:	XX
TOTAL STALLS REQUIRED:	XX
TOTAL STALLS PROPOSED:	47
TOTAL ACCESSIBLE STALLS REQUIRED:	XX
TOTAL ACCESSIBLE STALLS PROPOSED:	12

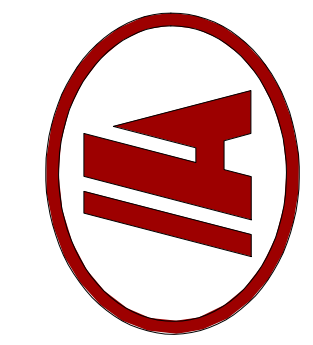
- GENERAL SITE NOTES:**
- VISIT JOB SITE TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. MEET WITH GENERAL CONTRACTOR PRIOR TO STARTING.
 - REMOVE EXISTING TREES ALONG WITH ROOTS AS REQUIRED @ PROPOSED BUILDING AND PAVING AREAS.
 - STRIP AND REMOVE ALL REMAINDER VEGETATION & X"± TOP SOIL FROM WITHIN THE BUILDING AND PAVING AREAS. STOCKPILE REUSABLE, UNCONTAMINATED TOPSOIL AND PROVIDE FOR ALL EXCESS MATERIAL TO BE TRUCKED OFF SITE. RESPREAD SALVAGED TOPSOIL OVER DISTURBED AREAS TO APPROX. 4" DEPTH AFTER CONSTRUCTION IS FINISHED.
 - CUT (OR FILL) THE BUILDING AREA +5.0' BEYOND PERIMETER OF THE BUILDING
 - CUT THE FLOOR AREA TO THE SUB-GRADE ELEVATION. (THE PERIMETER FOUNDATION FOOTINGS TO BE EXCAVATED BY CONC. CONTR. TO THE REQUIRED DEPTHS PER THE FOUNDATION PLAN). BENCH GRADE BACK PER CURRENT OSHA CODE STANDARDS PART #1926 IF REQ'D BY THE G.C. FOR THE PROJECT
 - PROOF ROLL BUILDING AREA FOR ANY SOFT MATERIALS. REPORT ANY SOFT SPOTS TO THE GENERAL CONTRACTOR.
 - ALL FILL MATERIAL FOR BRINGING GRADES UP TO SUB-GRADE ELEVATIONS SHALL BE GRANULAR OR CLEAN COMPACTABLE CLAY AND APPROVED BY ANDERSON-ASHTON.
 - ALL EXTERIOR BACKFILL MATERIAL FOR STANDARD FROST FOUNDATION WALLS SHALL BE CLEAN COMPACTABLE CLAY. INTERIOR BACKFILL MATERIAL SHALL BE 3/4" CLEAR STONE.
 - ALL BACKFILL & FILL MATERIALS SHALL BE INSPECTED AND APPROVED BY ANDERSON-ASHTON PRIOR TO PLACEMENT. ALL FILL MATERIALS SHALL BE COMPACTED IN 8" MAX. LIFTS @ 95% MODIFIED PROCTOR.
 - PREPARE THE PAVING AREA AS SHOWN ON THE CONSTRUCTION DOCUMENTS TO +/- 0.10"
 - PREPARE ALL SWALES AS SHOWN ON PLAN TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION.
 - RETURN AFTER THE BUILDING IS ENCLOSED & FINISH GRADE AND TOPSOIL AROUND PERIMETER OF BUILDING. ALSO, FINISH GRADE AROUND ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND UTILITY TRENCHES.
 - GRADING CONTRACTOR SHALL FIX AND REPAIR PARKING AREA AND DRIVES AS REQUIRED AFTER UTILITY AND OTHER WORK THAT MAY DISTURB THE SOIL AND/OR GRAVEL BASE BEFORE PAVING BEGINS. GRADING CONTRACTOR SHALL SMOOTH DRUM ROLL ALL PARKING AREAS AND DRIVES BEFORE PAVING BEGINS.
 - GRADING CONTRACTOR SHALL BE PREPARED TO HANDLE ALL SPOILS WHICH MAY INCLUDE ON SITE STORAGE AND TRUCKING OFF SITE. GRADER TO GET PRIOR APPROVAL FROM G.C. FOR PLACEMENT OF STOCKPILE SITES PRIOR TO STARTING STRIPPING OF TOPSOIL.
 - AWARDED GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR AND MATERIAL NEEDED FOR SUPPLYING ANY TRAFFIC CONTROL BARRIERS OR SIGNS AS NEEDED PER LOCAL OR D.O.T. CODES & REGULATIONS DUE TO ANY ROAD WORK OUTSIDE OF PROPERTY LINES
 - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MIN DISTANCE OF 10' MEASURED PERP. TO THE FACE OF THE FOUNDATION WALL.

- ASPHALT PAVING WORK**
- FURNISH AND INSTALL A 8" CRUSHED AGGREGATE BASE AT THE ASPHALT PAVING PARKING AREAS.
 - FINE GRADE AND COMPACT STONE BASE.
 - FURNISH AND INSTALL A 4" (TWO LIFT) AVG. THICKNESS COMPACTED ASPHALT PAVEMENT AT TRUCK/DRIVE AREAS
 - FURNISH AND INSTALL ALL PARKING STALL STRIPING, H.C. SYMBOLS, & H.C. SIGNS ON METAL POSTS.

REVISIONS

THIS IS A SCHEMATIC DRAWING. NOT A WORKING DRAWING. ANDERSON ASHTON IS NOT RESPONSIBLE FOR DIMENSIONS, CONSTRUCTION DETAILS, ENGINEERING DESIGN, REGULATORY APPROVALS, OR LOCAL OR STATE REQUIREMENTS. IT IS HIGHLY RECOMMENDED THAT A LOCAL ARCHITECT BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND CORRESPONDING OUTLINE SPECIFICATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

ANDERSON ASHTON
DESIGN / BUILD
2746 South 16th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM



PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED ADDITION & REMODEL BUILDING FOR:
SHOPKO DEVELOPMENT

N66 W2E201 COUNTY HWY VV, SUBSEK. WI 53089

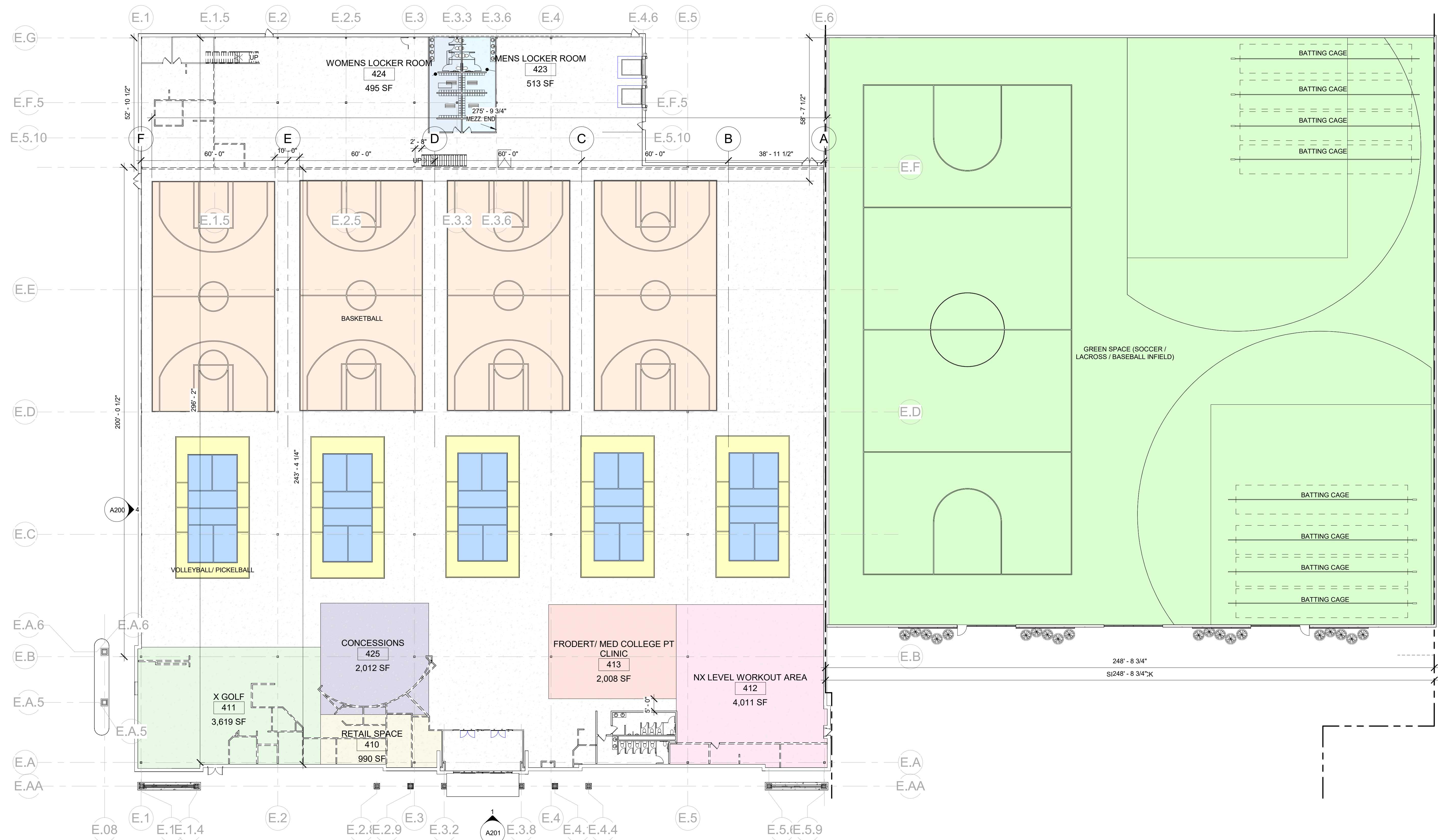
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DESIGNER: RRS
ISSUE 10/24/2022 5:22:30 PM
SUBMITTAL DATE XX-XX-XX
DESIGN NO. ###
CONSTRUCTION NO. ###

ARCHITECTURAL SITE PLAN

AS01

1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

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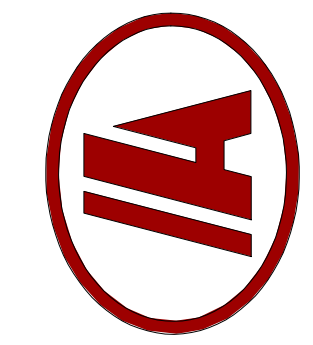


1 FLOOR PLAN
1" = 20'-0"

REVISIONS

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PROPOSED ADDITION & REMODEL BUILDING FOR:
SHOPKO DEVELOPMENT

N66 W26201 COUNTY HWY VV, SUSSEX, WI 53089

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CONSTRUCTION NO. ###

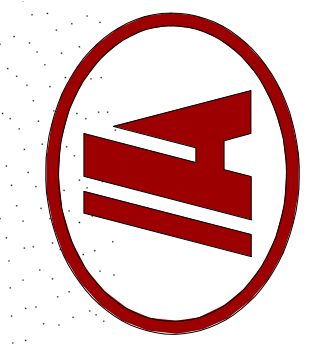
PLANS

A101

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New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM



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PROPOSED ADDITION & REMODEL BUILDING FOR:
SHOPKO DEVELOPMENT
N66 W26201 COUNTY HWY VV, SUSSEX, WI 53089

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CONSTRUCTION NO.

ELEVATIONS

A200

COPYRIGHT PROTECTED 2022

- T.O. PARAPET 136' - 6"
- T.O. STRUCT 130' - 0"
- EXIST ROOF 128' - 7"
- B.O. STRUCT 126' - 0"
- MEZZ 112' - 0"
- FINISH FLOOR 100' - 0"

4 SOUTH ELEVATION
1" = 20'-0"

- T.O. PARAPET 136' - 6"
- T.O. STRUCT 130' - 0"
- EXIST ROOF 128' - 7"
- B.O. STRUCT 126' - 0"
- MEZZ 112' - 0"
- FINISH FLOOR 100' - 0"

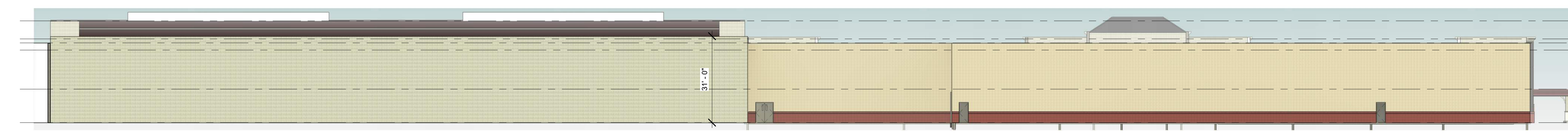
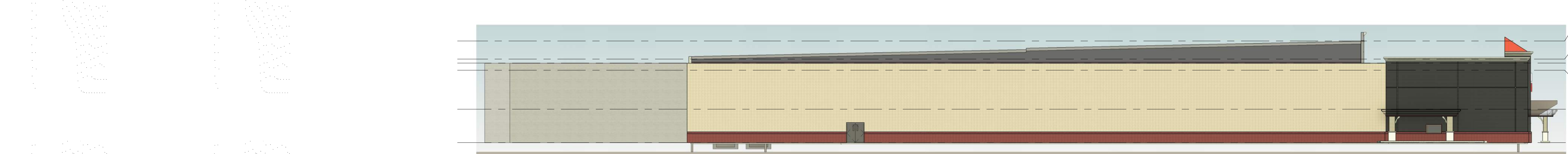
3 NORTH ELEVATION
1" = 20'-0"

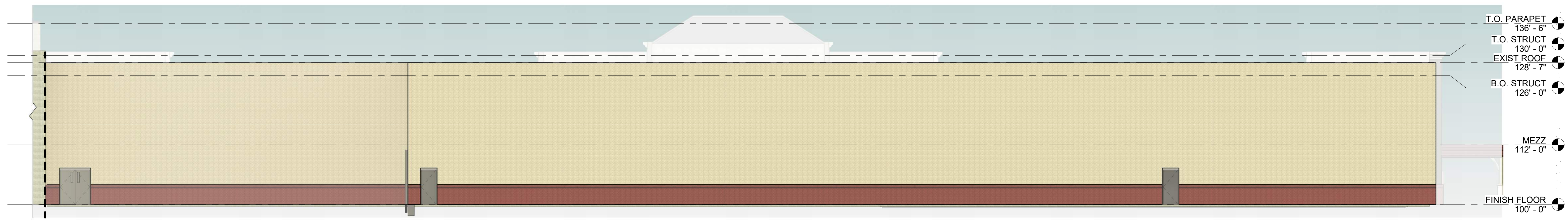
- T.O. PARAPET 136' - 6"
- T.O. STRUCT 130' - 0"
- EXIST ROOF 128' - 7"
- B.O. STRUCT 126' - 0"
- MEZZ 112' - 0"
- FINISH FLOOR 100' - 0"

2 WEST ELEVATION
1" = 20'-0"

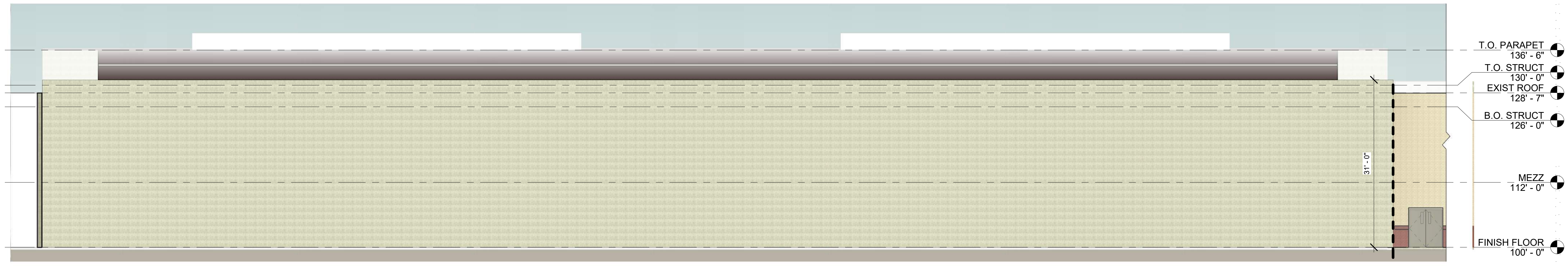
- T.O. PARAPET 136' - 6"
- T.O. STRUCT 130' - 0"
- EXIST ROOF 128' - 7"
- B.O. STRUCT 126' - 0"
- MEZZ 112' - 0"
- FINISH FLOOR 100' - 0"

1 EAST ELEVATION
1" = 20'-0"





3 WEST ELEVATION EXISTING
1" = 10'-0"



2 WEST ELEVATION NEW ADDITION
1" = 10'-0"



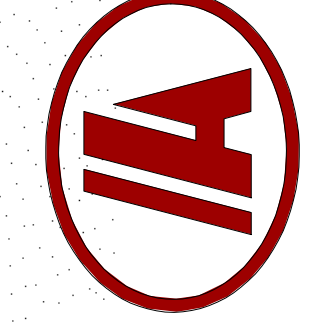
1 EAST ELEVATION NEW ADDITION
1" = 10'-0"



4 EAST ELEVATION EXISTING
1" = 10'-0"

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PRELIMINARY NOT FOR CONSTRUCTION

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SHOPKO DEVELOPMENT
N66 W26201 COUNTY HWY VV, SUSSEX, WI 53089

DRAFTED BY: SS
DESIGNER: SS
ISSUE 10/27/2022 5:58:54 PM
SUBMITTAL DATE XX-XX-XX
DESIGN NO. P-02242
CONSTRUCTION NO.

ENLARGED ELEVATIONS



3D VIEW 1



3D VIEW 2



3D VIEW 3



3D VIEW 4

Lake Country

Indoor Sports Training and Tournament Center



**ANDERSON
ASHTON**
DESIGN / BUILD





EXISTING SHOPKO BUILDING



- Existing big-box retail facility
- 80,000 sf building constructed in 2009
- Vacant for 6+ years





LAKE COUNTRY INDOOR SPORTS and TOURNAMENT CENTER

Lake Country Indoor Sports, LLC is proposing a multi-sport athletic training facility that provides indoor rental areas for both teams and individuals to train, practice, and perform. The facility will focus on baseball, softball, basketball, volleyball, and pickleball, and will have the ability to house tournaments as well as daily training. In addition, a planned golf simulator will provide additional opportunities for the community to utilize the facility.

There will also be group and individual personal training available through our partnership with NX Level Performance Training, a long standing and well-respected training group in southeastern Wisconsin. NX Level currently operates two other successful facilities in Wisconsin. In their 17 years of operation, over 400 athletes who have trained at NX Level have gone on to play collegiate and professional sports but prides themselves on their ability to work with athletes of all ability levels. Lake Country Indoor Sports, LLC will also offer physical therapy solutions, with an onsite physical therapy center. This center will be state of the art and offer services such as cryo-therapy and aqua therapy.

This facility will be a destination location and is strategically located in a market area that is currently under served. Many families that reside in the greater lake country area must drive significant distances for their children to train and practice, and our facility will solve this problem. With many local food, drink, and shopping options close to the facility, the local businesses will also enjoy many benefits from having a vibrant and busy facility in the area.





Focused on Player Development

Designed for:

Baseball

Softball

Soccer

La Crosse

Football

Basketball

Volleyball

Pickelball





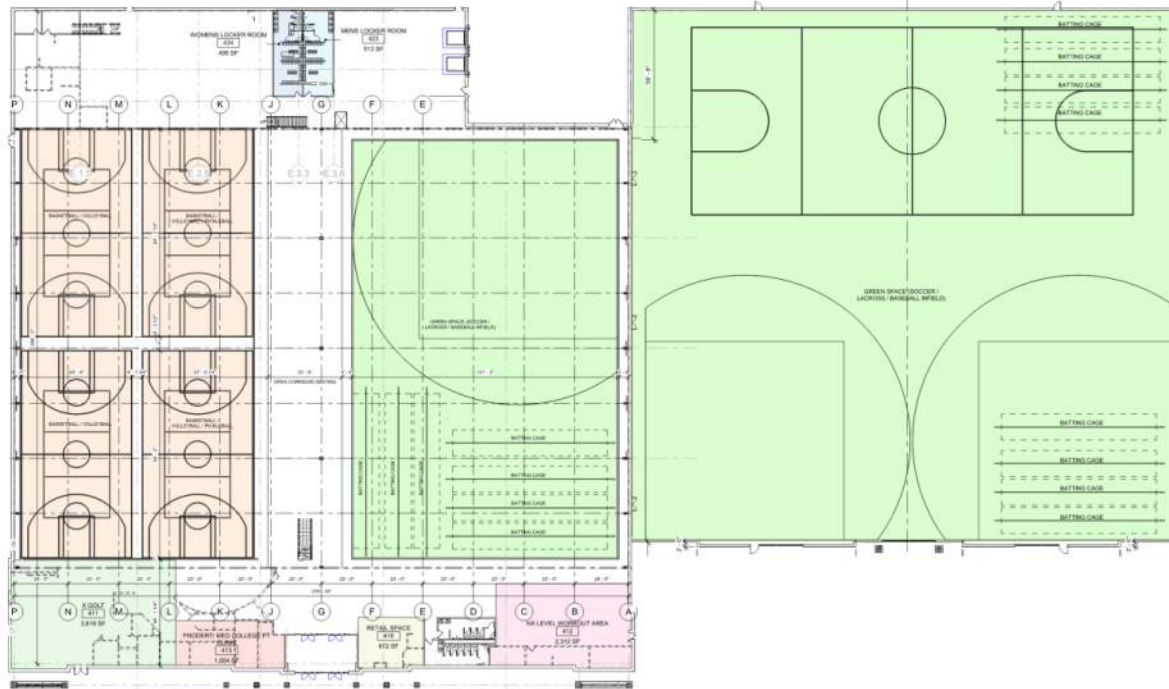
PROPOSED RENDERINGS



NX LEVEL

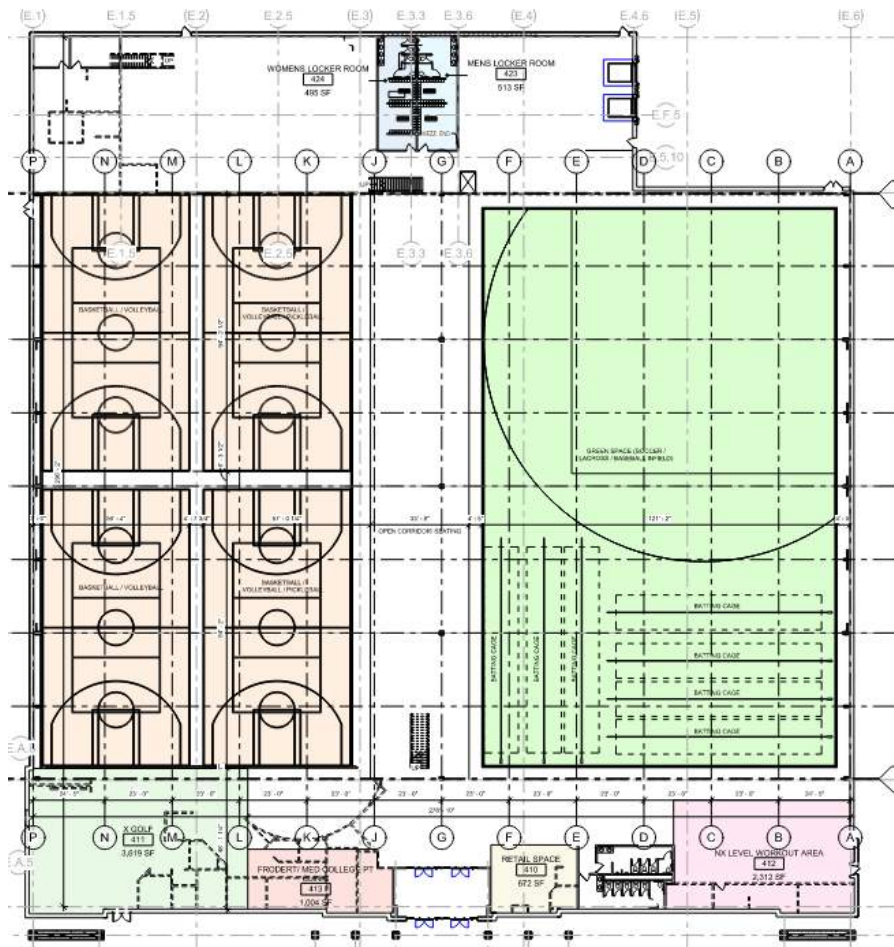


PROPOSED MASTER PLAN





PHASE ONE – EXISTING BUILDING



NX LEVEL

Soccer



NX LEVEL

La Crosse



NX LEVEL

Football



NX LEVEL

Baseball





Volleyball





Pickleball



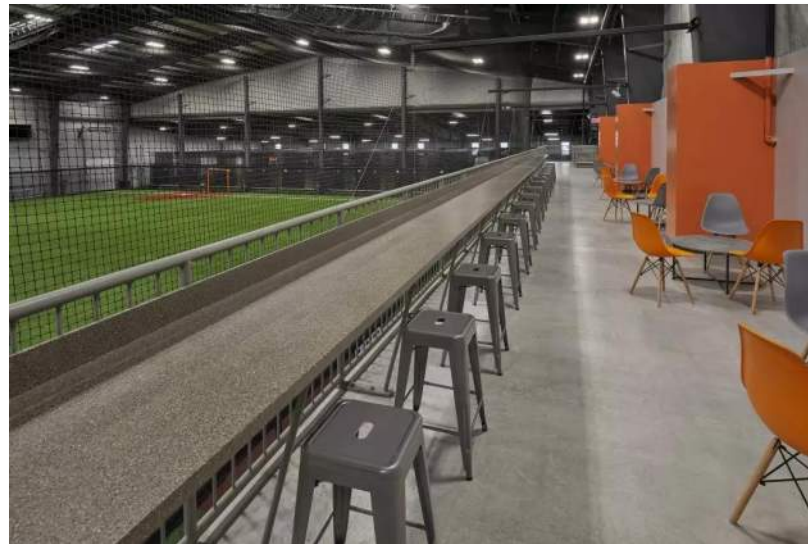


Training Area





Visitor Viewing / Restaurant





**ANDERSON
ASHTON**
DESIGN / BUILD



*Welcome to
the Village of*
SUSSEX



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