



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

NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT APPLICATION
VILLAGE OF SUSSEX

TAKE NOTICE that the Plan Commission of the Village of Sussex will hold a public hearing on May 16, 2023, at 6:30 P. M. at the Sussex Civic Center, N64W23760 Main Street, Sussex, on the following item(s):

An Auxiliary Use of more than 10 days in a calendar year in accordance with Section 17.0710(B)(c) for a weekly bike night at Thirsty Duck located at N64W23180 Main Street. The petitioner is Thirsty Duck.

Copies of the applications and plans are available for review at the Sussex Civic Center, N64W23760 Main Street from 8:00 a.m. until 5:00 p.m., Monday through Friday or on our website at www.villagesussex.org.

Said hearing shall be public and citizens and persons of interest shall then be heard.

BY ORDER OF THE PLAN COMMISSION

Jennifer Moore,
Clerk/Treasurer

Posted on 05/03/2023



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:

<input checked="" type="checkbox"/> Plan of Operation fee	\$175.00
<input type="checkbox"/> Conditional Use fee (if necessary)	\$210.00
<input type="checkbox"/> 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: Kelly Semb Phone # (414) 460-1398
 E-mail: Kelly@latzrg.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? NO If yes, is this a new CU? _____

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # _____

Zoning: _____

Address of Tenant Space: N164 W23100 Main St. Sussex 53089

1. Name of Business:

Thirsty Duck

Business

N164 W23100 Main St. Sussex, WI 53089

Address

City, State, Zip Phone #
Kelly@eat2rg.com (414) 460-1398

Fax #

Email address

2. Business owner contact information:

Daniel Zierath

Contact

975 Pinehurst Ct. #114 Brookfield, WI 53005

Address

City, State, Zip Phone #
Dan@eat2rg.com (414) 526-5989

Fax #

Email address

3. Building/Land owner contact information:

Contact

Same as above

Address

City, State, Zip

Phone #

Fax #

Email address

4. Number of Employees/Shifts:

varies (6-15)
Employees

2 shifts
Shifts per day

5. Days of Operation:

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

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
3:00-?	3:00-?	3:00-?	3:00-?	3:00-?	11:00-?	11:00-?

6. Is this an extension of an existing operation? yes
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? _____ Do you need an Outdoor Establishment Permit? NO
 If yes, explain: _____
If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? alcohol in the parking lot
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 parking lot 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 120 Number of spaces needed per code _____
 Number of spaces allocated for employee parking 10
 Dimensions of parking lot _____ Is parking lot paved? yes

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

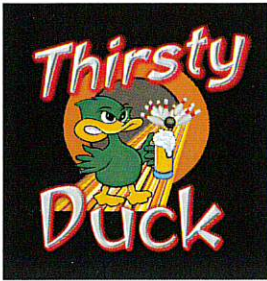
Kelly Semb 4/24/23
 Name Date
General manager
 Title or Position

I am aware and approve of the business to be operating in the building owned by N/A

 Name Date

 Title or Position

We are looking to host a "bike night" on Tuesday nights in the months of May, June and July. That would consist of motorcycles parking in our lot, providing alcohol in the parking lot and possibly having a speaker for music. It would be from 5:00pm-8:00pm. (approx) The amount of parking spots used would vary from week to week depending on the amount of guests that show up. We do have 120 parking spots in our lot and two motorcycles would fit per spot. Our Tuesday nights are slow at the Thirsty Duck and this would not hinder public parking in any way.



4/25/2023

To Whom It May Concern,

The Thirsty Duck is looking to have our Class B combination liquor license ammended so that we can provide alcohol in our parking lot. This would not be something we would offer on a regular basis, just during special events. In particluar, we are looking to host a "Morotcycle Bike Night" in our lot Tuesday nights in the summer months. We would like to allow customers to walk around our lot with a alcholic beverage as they view the motorcycles on site. We also have a few cornhole tournaments and an annual car show in which we would like to offer alcohol in our parking lot as well. If approved, we would be extremely responsible with the privledge.

Owner/Member/agent: Daniel P Zierath

Address: 975 Pinehurst Ct #114 Brookfiel, WI 53005

Email: Dan@eatzrg.com

Phone: (414) 526-5989

Kelly Semb

General Manager

N64W23180 Main Street

Sussex, WI 53089

(414) 460-1398