



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

AGENDA
VILLAGE OF SUSSEX
PLAN COMMISSION MEETING
6:30 PM TUESDAY, OCTOBER 15, 2024
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 September 17, 2024.
3. Consideration and possible action on Permitted Uses and Plans.
 - a. Discussion and possible action on a Plan of Operation for a new owner for the Papa John’s restaurant located at W249N52445 Executive Dr, Ste 204.
 - b. Discussion and possible action on a Plan of Operation for North Woods Marine moving into the multitenant building located at N53W24880 S Corporate Cr.
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
 - a. Public Hearing and discussion and possible action on an amendment to a Conditional Use Permit and Plan of Operation for the gas station known as Quick Corners located at W232N6116 Waukesha Avenue.
5. Consideration and possible action on CSM’s, Plats, Zoning and Planning Items.
 - a. Discussion and possible action on a Certified Survey Map combining and dividing lands on Maple Avenue identified by Tax Key Numbers 199.989.005, 199.989.004, 199.989.003, 199.989.002.
 - b. Discussion and possible action on an Ordinance to repeal and recreate Section 17.0704(A)(1) regarding the height of accessory structures in the B-4 Central Mixed Use Zoning District.
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.

**VILLAGE OF SUSSEX
PLAN COMMISSION - DRAFT
6:30PM TUESDAY, SEPTEMBER 17, 2024
SUSSEX CIVIC CENTER – BOARD ROOM 2ND FLOOR
N64W23760 MAIN STREET**

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: Commissioners Kasey Fluet, Jim Muckerheide, Roger Johnson, Debbie Anderson, Trustee Greg Zoellick, and Village President Anthony LeDonne

Members excused: Mike Knapp

Others present: Village Attorney John Macy, Village Administrator Jeremy Smith, Community Development Director Gabe Gilbertson, Village Engineer Judy Neu, Deputy Clerk Jen Boehm, applicants, and members of the public.

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

Consideration and possible action to approve the minutes for the Plan Commission meeting of July 16, 2024.

A motion by Fluet, seconded by Muckerheide to approve the minutes of the Plan Commission meeting of July 16, 2024.

Motion carried 6-0

Discussion and possible action on an amendment to a Conditional Use Permit and Plan Operation for the gas station known as Quick Corners (W232N6116 Waukesha Avenue).

The applicant was present for the meeting. LeDonne requested that the applicant be ready to discuss the Plan of Operation, noting that there would be no changes from the previous business owner during the Public Hearing.

A motion by LeDonne, seconded by Muckerheide to schedule the public hearing for the October 15, 2024 Plan Commission meeting.

Motion carried 6-0

Discussion and possible action on a US Cellular Woodside Rd Water Tower Not Substantial Modification Determination and Site Plan approval.

A motion by LeDonne, seconded by Johnson agreeing that the US Cellular antenna replacement project on the Woodside Road water tower is not substantial.

Motion carried 6-0

A motion by Fluet, seconded by Anderson to approve the Site plan for the proposed US Cellular antenna replacement project on the Woodside Road water tower.

Motion carried 6-0

Consideration and possible action on a waiver of provisions from Section 18 Land Division and Development of the Municipal Code for Vista Run VI.

Eric Obarski, N27W24025 Paul Ct Suite 100, Pewaukee, was present and gave a brief explanation why they are requesting the waiver.

A motion by Fluet, seconded by Muckerheide to grant Vista Run LLC a waiver from Section 18.0902(B) to establish 35 lots in the Vista Run VI phase of the Vista Run subdivision based on the consideration of the following factors and that the public improvements are established prior to the plat recording and that the plat shall not be recorded until the year 2025 and any other factors that may be relevant to the matter:

- a. The waiver would be consistent with the general intent of the ordinance.
- b. The waiver would not adversely affect property owners in the surrounding area.
- c. The waiver would benefit the petitioner's project in a way that is consistent with the municipality's interests.
- d. The petitioner is in compliance with applicable ordinances and agreements with the municipality.
- e. The ordinance does not need to be changed to accommodate the kind of situation presented by the petitioner.

Motion carried 6-0

Consideration and possible action on a Final Plat for the Vista Run VI Subdivision for a portion of the parcel identified as part of Tax Key SUXV0227058006.

Eric Obarski stated that there are 2 construction phases and 2 plats left to be completed.

A motion by Fluet, seconded by Anderson to recommend approval to the Village Board of the Final Plat for Vista Run Phase VI subject to the following conditions:

1. The standard conditions of Plat approval that are not in conflict with Wis. Stats. 236.13.
2. Payment of all fees and subject to the standard conditions of Exhibit A.
3. The Floodplain line shown on this plat will likely change as part of a permit to fill the wetland / floodplain and remove lots 145, 146 and 148-150 from the floodplain. The LOMR shall be finalized before the plat is recorded.
4. Obtain all necessary Village permits for filling/disturbing any wetlands.
5. Final review and conditions from Waukesha County and the Wisconsin DOA being addressed.
6. Completion of the Public Improvements per the Developer's Agreement and compliance with the other terms of the Developer's Agreement.

Motion carried 6-0

Conceptual discussion on an Ordinance to repeal and recreate Section 17.0704(A)(1) regarding the height of accessory structures in the B-4 Central Mixed Use Zoning District.

Commissioner Johnson excused himself from any discussion due to relationship. After discussion, the Plan Commission directed staff to update the Ordinance and bring the modified Ordinance to the next Plan Commission meeting for discussion and action.

Other Items for Future Discussion

Commissioner Muckerheide would like staff to investigate possible violations and send letters to the property owners.

Adjournment

A motion by LeDonne, seconded by Anderson to adjourn the meeting at 6:57pm.

Motion carried 6-0

Respectfully submitted,
Jen Boehm
Deputy Clerk

DRAFT



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Sussex, Wisconsin 53089
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Website: www.villagesussex.org

MEMORANDUM

TO: Plan Commission
FROM: Gabe Gilbertson, Community Development Director
RE: Plan Commission meeting of October 15, 2024
DATE: Friday, October 11, 2024

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 September 17, 2024.

03. Consideration and possible action on Permitted Uses and Site Plans.

A. Discussion and possible action on a Plan of Operation for a new owner for the Papa John's restaurant located at W249N52445 Executive Dr, Ste 204.

This site is zoned B-3 Highway Business. Papa John's provides carryout and delivery pizza services in the area and is a permitted use under Section 17.0418(A)(1)(c). The Plan Commission approved a Plan of Operation for the opening of the restaurant at their June 20, 2023 meeting. The applicant is the new owner of this location and has submitted a Plan of Operation for the Plan Commission to review.

The business will have approximately 7 part time employees with the hours of operation being Sunday through Thursday 10:00 am until 10:00 pm and Friday and Saturday from 10:00 am until 11:00 pm. The commercial complex has 170 parking stalls. The number of stalls meets the code requirement for shopping complex over 30,000 square feet to have five spaces per 1,000 square feet of leasable area. The site has sufficient parking for all users.

Policy Question:

1. Are there any concerns with the plan of operation?
2. Are there any property maintenance concerns that need to be addressed at this time?

Action Items:

1. Act on the Plan of operation

Staff Recommendation: Staff recommends approval of the Plan of Operation for Papa John's Pizza located at W249N5245 Executive Dr. #204. subject to the standard conditions of Exhibit A.

B. Discussion and possible action on a Plan of Operation for a North Woods Marine moving into the multitenant building located at N53W24880 S Corporate Cr.

This site is zoned BP-1 Business Park. North Woods Marine sells boat, kayak, and fishing accessories. The business is permitted under Section 17.0420(A)(6)(e)(4) for the manufacturing and assembly of products.

The business will have 4 employees on one shift with the hours of operation being from 7:00 am until 7:00 pm Mondays through Fridays and 8:00 am through 4:00 pm on Saturday and Sunday. The site has 54 parking stalls with 23 being allocated to existing users. North Woods Marine would require 4 parking spaces. The site meets the minimum parking requirements.

Policy Question:

1. Are there any concerns with the plan of operation?
2. Are there any property maintenance concerns that need to be addressed at this time?
 - a. The aerial map appears to show a fair amount of outdoor storage at the property. Staff will do a site visit and contact the property owner if it is confirmed.

Action Items:

1. Act on the Plan of operation.

Staff Recommendation: Staff recommends approval of the Plan of Operation for North Woods Marine located at N53W24880 S Corporate Cr. subject to the standard conditions of Exhibit A.

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

A. Public hearing and discussion and possible action on an amendment to a Conditional Use Permit and Plan of Operation for the gas station known as Quick Corners (W232N6116 Waukesha Avenue).

This site is zoned B-3. The convenience store, fast food restaurant with a gas station in the B-3 district is a conditional use in accordance with Section 17.0506(A)(9)(b). The Quick Corners is being purchased, due to new ownership they are required to file a plan of operation and CU. This location will remain as a gas, convenience store and fast-food restaurant (Cousins Sub).

This site has sufficient parking with 31 parking stalls, 14 stalls allocated for the fast-food restaurant and the remaining for the convenience store. The convenience store is open 5:00 a.m. to 10:00 p.m. Monday through Friday, 6:00 a.m. to 10:00 p.m. on Saturday and 6:00 a.m. to 9:00 p.m. on Sundays. The gas pumps are available 24 hours.

The Petitioner will need to prove the standards/conditions found in the Conditional Use section of the Zoning Code during the Public Hearing process. These standards/conditions are attached to this memo.

Policy Question:

1. Are there any concerns with the Conditional Use or Plan of Operation?
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 reconvene the public hearing on the Conditional Use Order at the November 19, 2024 Plan Commission meeting.

Staff Recommendation: Staff recommends the Plan Commission direct staff to prepare the Conditional Use Order and to reconvene the public hearing on the Conditional Use Order at the November 19, 2024 Plan Commission meeting.

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

A. Discussion and possible action on a Certified Survey Map combining and dividing lands on Maple Avenue identified by Tax Key Numbers 199.989.005, 199.989.004, 199.989.003, 199.989.002.

The applicant owns four lots along Maple Avenue with their house located on the northernmost parcel, and a rental house on the southernmost parcel. The owner has submitted a Certified Survey Map that would create two Lots. Lot 1 would contain the owner's house and pond and roughly 2.93 acres. Lot 2 would contain the rental house and roughly .6 acres.

The subject properties are zoned RS-2. Both properties exceed the minimum lot area of 20,000 square feet and minimum lot width of 100 feet for the RS-2 Zoning District.

Policy Question:

1. Are there any concerns with the CSM?
2. Staff discussed potential issues with the lot lines on Lot 2 that would limit access to the pond from Lot 1. Staff has suggested shifting the northern lot lines of Lot 2 to the surveyor for their discussions with the property owner. Staff felt it was important for Lot 2 to have unrestricted access to the pond without having to go on Lot 1. The Plan Commission may want to discuss this and add a condition if the Board feels it is appropriate.

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends the Plan Commission recommend approval of the CSM to the Village Board combining and dividing lands on Maple Avenue identified by Tax Key Numbers 199.989.005, 199.989.004, 199.989.003, 199.989.002, subject to the following conditions:

1. Compliance with the comments and conditions in the Memo from the Village Engineer dated October 3, 2024.
2. Standard conditions of CSM approval and Exhibit A.

B. Discussion and possible action on an Ordinance to repeal and recreate Section 17.0704(A)(1) regarding the height of accessory structures in the B-4 Central Mixed Use Zoning District.

A request was submitted to Staff to allow a taller accessory structure within the B-4 Zoning District to accommodate a building that would be more consistent with the historical context of the property. The property in question once had a detached barn/shed that had a height of approximately 30 feet. The structure was in poor condition and was torn down in approximately 2013. The son of the previous owner has now taken ownership of the property and would like to construct a structure back in the location of the previous barn that somewhat follows the previous design style with an approximate height of 22 feet and twice the width of the original. The Plan Commission can, at its discretion, allow for accessory structures larger than the maximum of 625 square feet in the B-4 Zoning District. The request is to add language that would allow the Plan Commission, at its discretion, to allow an accessory building to exceed 15 feet in height. Section 17.0704(A)(1) states that all accessory structures shall not exceed a height of 15 feet.

The proposed language is below:

Accessory Garages upon the Issuance of a Building Permit. Accessory garages may be permitted only when there is not a garage attached to the principal structure. Accessory garages shall be located at least 10 feet from the principal structure; shall be placed on a concrete floor or pad; shall not exceed 625 square feet in footprint area, except in the B-4 district as described below, and except for garages accessory to certain historic homes as described below; shall be located not closer than five (5) feet to a lot line; and shall not exceed 15 feet in height, except in the B-4 district as described below. In the B-4 district, the Plan Commission may, at its discretion, permit an accessory garage that is larger than 625 square feet in footprint area and exceeds 15 feet in height, when it determines that such a garage will allow sufficient open space, fits within the historical character of the downtown, includes substantial natural materials, is to be utilized for vehicle storage and/or storage of goods sold directly from the primary business on the property, that substantial landscaping surrounds the structure, that it has unique architectural design that adds to the historical character of the Central Business District and that it is being proposed as part of the restoration of a property which contains an existing historical building.

Policy Question:

1. This is a policy decision for the Plan Commission to discuss. The Board will need to decide whether approval of taller accessory structures supports the long-term vision for the B-4 Central Mixed-Use District.
2. Are there any concerns with the Ordinance?

Action Items:

1. Act on the Ordinance.
2. Recommend no change in the Ordinance.

Staff Recommendation:

Staff has no recommendation, but the Plan Commission could recommend to the Village Board to approve the Ordinance to repeal and recreate Section 17.0704(A)(1) regarding the height of accessory structures in the B-4 Central Mixed Use Zoning District with any changes made as the Plan Commission deems appropriate.

06. Other Items for future discussion.

07. Adjournment.



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:

<u> </u> X Plan of Operation fee	\$175.00
<u> </u> Conditional Use fee (if necessary)	\$210.00
<u> </u> Pre Occupancy inspection fee	\$100.00

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

Notes: Change of ownership

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

Contact Name for meetings: Jamie Cartwright Phone # (812) 583-3354

E-mail: jcartwright@bajco.net

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? _____

6. Is this an extension of an existing operation? NO
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? NO Do you need an Outdoor Establishment Permit? NO
 If yes, explain: _____
 If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO If yes, explain: _____
11. Dimension of area to be occupied _____ Total square footage _____
 If applicable list square footage according to 1st floor X _____ 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 3 Number of spaces needed per code _____
 Number of spaces allocated for employee parking _____
 Dimensions of parking lot _____ Is parking lot paved? yes

13. Signage: What type of signage are you proposing for your business?
No changes to preexisting 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.

Nadeem Bajwa 09/30/2024
 Name Date
Owner
 Title or Position

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

 Name Date

 Title or Position



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**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:

Bajco Wisconsin, LLC (TENANT)


Papa John's Pizza

Business Name: Papa John's Pizza

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

Bajco Wisconsin, LLC

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



Signature of Property Owner and /or Authorized Agent

09/30/2024

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: Papa John's Pizza

Address: W249N5245 EXECUTIVE DR STE 204

Owner/Operator: _____

Standard Industrial Classification #: _____

How many people do you employ? _____

What are your businesses hours of work? 10 AM - 10 PM SUN THRU THUR 10 AM - 10 PM FRI/SAT

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):
Pizza and Wings

What are the constituents and characteristics of your wastewater?
Normal wastewater characteristics

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: Papa John's Pizza
Business Address: W249N5245 EXECUTIVE DR STE 204, Sussex, WI 53089
Business Phone #: 262-314-4314
Business Email: 5326@bajco.net

Business Emergency Contacts

Name and Phone #: Jamie Cartwright 8125833354
Name and Phone #: _____
Name and Phone #: _____

Building Owner Name: Sussex Mall, Inc
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



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 gilbertson@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)

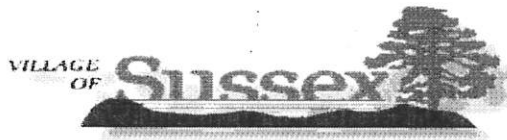
Notes: _____

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

Contact Name for meetings: PETER DREES Phone # 262-370-5242
 E-mail: PETER@NORTHWOODS MARINE.NET

For office use only:

Met with staff on: _____	PD 10/7/24
Paid fees on: _____	
To be on the Plan Commission Agenda for: _____	#10294
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 # SUXV0278999035

Zoning: _____

Address of Tenant Space: N53W24880 S CORPORATE CIRCLE UNIT 4 SUSSEX, WI 53089

1. Name of Business: NWM LLC DBA NORTHWOODS MARINE

Business
 N34W23102 CIRCLE RIDGE RD #102 PEWAUKEE, WI 53072 262-370-5242
 Address City, State, Zip Phone #
 PETER@NORTHWOODSMARINE.NET
 Fax # Email address

2. Business owner contact information: PETER DREEV

Contact
 N34W23120 CIRCLE RIDGE RD #102 PEWAUKEE, WI 53072 262-370-5242
 Address City, State, Zip Phone #
 PETER@NORTHWOODSMARINE.NET
 Fax # Email address

3. Building/Land owner contact information: LANAH HEDRICH

Contact
 200 WILMONT DR WAUKESHA, WI 53189 262-549-3010
 Address City, State, Zip Phone #
 LANAH@NHMACHINING.COM
 Fax # Email address

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

5. Days of Operation:

Put an X in box that applies:

Hours Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
7-7	7-7	7-7	7-7	7-7	8-4	8-4

6. Is this an extension of an existing operation? NO
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? NO Do you need an Outdoor Establishment Permit? NO
 If yes, explain: _____
 If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? _____
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO If yes, explain: _____
11. Dimension of area to be occupied 4,500 SQ FT Total square footage 4,500
 If applicable list square footage according to 1st floor 4,500 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 56 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?
NONE NEEDED
 If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

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

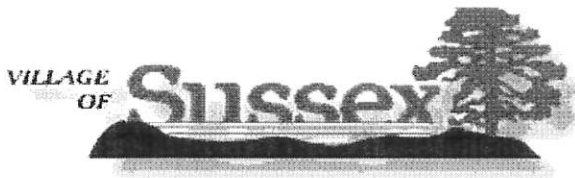
I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

PETER DREES 10-7-24
 Name Date
OWNER, NWM LLC
 Title or Position

I am aware and approve of the business to be operating in the building owned by N53 W24480 S CORPORATE CIRCLE LLC.

 Name Date

 Title or Position



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 Sussex, Wisconsin 53089
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PLEASE PRINT LEGIBLY

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

N53W24880 S CORPORATE CIRCLE LLC ~~WAUKESHA, WI 53189~~ SUSSEX, WI 53089

MAILING ADDRESS - 205 WILMOPT DR - WAUKESHA, WI 53189

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 _____

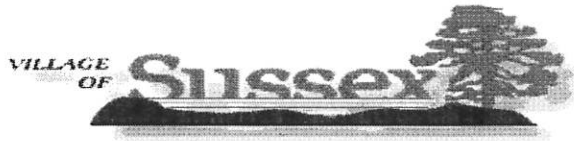
 Signature of Property Owner and /or Authorized Agent

 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: _____

Address: ~~N34W23102 CIRCLE RIDGE RD #102~~ _____

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: NORTHWOODS MARINE
Business Address: N53W24880 S CORPORATE CIRCLE UNIT 4
Business Phone #: 262-370-5242
Business Email: PETER@NORTHWOODSMARINE.NET

Business Emergency Contacts

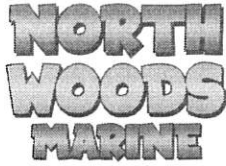
Name and Phone #: PETER DREES 262-370-5242
Name and Phone #: TAYLOR DREES 262-370-4563
Name and Phone #: _____

Building Owner Name: N53 W24880 S CORPORATE CIRCLE LLC
Building Owner Email: LANAH@NHMACHINING.COM

Building Owner Emergency Contacts

Name and Phone #: LANAH HEDRICH
Name and Phone #: 262-549-3010

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



NWM LLC DBA NORTHWOODS MARINE

Northwoods Marine "NWM" manufactures and ships boats for the fishing, kayaking and boating markets. Most manufacturing is done offsite such as aluminum and steel machining and welding and delivered to the local NWM location where final assembly is completed and parts are shipped. We occasionally perform repairs on some parts using tools and materials commonly found at hardware stores, but no smoke or noise results from repairs or assembly or boxing and shipping. Most of our parts consist of Fishing Rod Holders, Boat mounts for rod holders, bimini tops, and boat cleats exclusive to our business. We also accept orders and customer service calls via phone and emails at this location. UPS picks up daily at our location, that is the extent of what is done outside of the building.

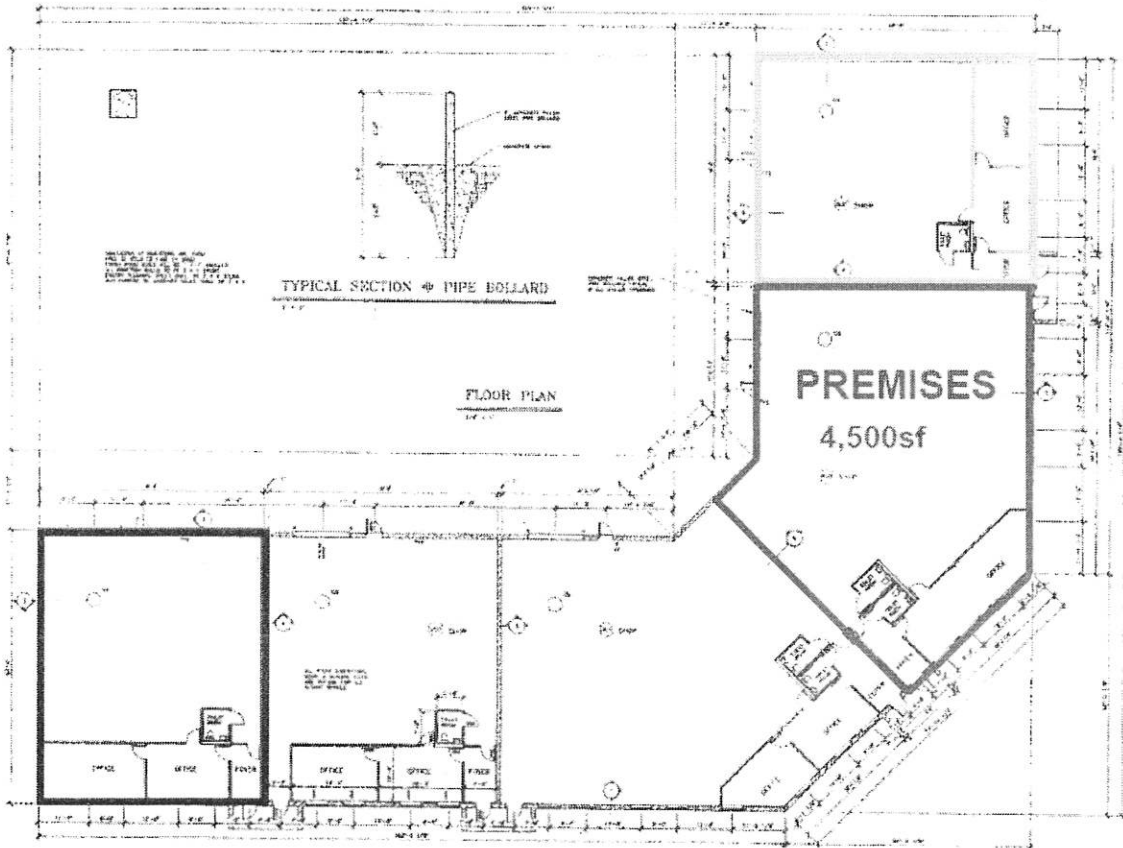
Products used and stored at the business are our boating, fishing, and kayak products we sell and ship. We no longer sell kayaks but have parts that fit kayaks. Additionally packing materials are onsite such as boxes, tape, and packing paper, office supplies, printers, tables, and shelves.

Peter Drees

262-370-5242 (cell)

Peter@NorthwoodsMarine.net

EXHIBIT A





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: NICK Phone # 217-218-9724

E-mail: vwunitedbpc@gmail.com

For office use only:

Met with staff on: <u>8/20/24</u>	<u>DD #195 98</u>
Paid fees on: <u>8/20/24</u>	
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 # 0245914

Zoning: COMMERCIAL

Address of Tenant Space: W232N6116 WAUKESHA AVE, SUSSEX, WI 53089

1. Name of Business:
W232N6116 WAUKESHA AVE, SUSSEX, WI 53089

Business	SUSSEX, WI 53089	2172189724
<u>W232N6116 WAUKESHA AVE</u>	City, State, Zip	Phone #
Address	<u>VAMUNITEDBP@GMAIL.COM</u>	
Fax #	Email address	

2. Business owner contact information:
W232N6116 WAUKESHA AVE, SUSSEX, WI 53089

Contact	MAHOMET, IL 61853	2172189724
<u>1809 LITTLEFILED LN</u>	City, State, Zip	Phone #
Address	<u>NELPATEL25@GMAIL.COM</u>	
Fax #	Email address	

3. Building/Land owner contact information:
KHODAL KRUPA LLC

Contact	LANNON, WI 53046	2172189724
<u>19211 ROCK POINT WAY, APT #101K</u>	City, State, Zip	Phone #
Address	<u>VAMUNITEDBP@GMAIL.COM</u>	
Fax #	Email address	

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

5. Days of Operation:

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

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5 AM	5 AM	5 AM	5 AM	5 AM	6 AM	6 AM
10 PM	10 PM	10 PM	10 PM	10 PM	10 PM	9 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? YES Do you need an Outdoor Establishment Permit? NO
 If yes, explain: LIOQUR, CIGRATTES, TOBBACO AND GAMING
 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? ITS GAS STATION PACKAGE CLASS A
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO If yes, explain: _____
11. Dimension of area to be occupied 53X47 Total square footage 2491 SF
 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 15 Number of spaces needed per code 15
 Number of spaces allocated for employee parking SAME
 Dimensions of parking lot 42X44 Is parking lot paved? YES

13. Signage: What type of signage are you proposing for your business?
NONE

If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

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

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

NARENDRA PATEL 8/20/2024
 Name Date
OWNER/PRESIDENT
 Title or Position

I am aware and approve of the business to be operating in the building owned by KHODAL KRUPA LLC

NARENDRA PATEL 8/20/2024
 Name Date
PRESIDENT/ MEMBER
 Title or Position



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: QUICK CORNERS
Business Address: W232N6116 WAUKESHA AVE, SUSSEX, WI 53089
Business Phone #: ~~2095958514~~ 708-789-3305
Business Email: VAMUNITEDBP@GMAIL.COM

Business Emergency Contacts

Name and Phone #: RONAK PATEL-7087893305
Name and Phone #: NICK PATEL 2172189724
Name and Phone #: PINKAL 8165419099
Building Owner Name: KHODAL KRUPA LLC
Building Owner Email: VAMUNITEDBP@GMAIL.COM

Building Owner Emergency Contacts

Name and Phone #: RONAK PATEL 7087893305
Name and Phone #: NICK PATEL 2172189724

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



+

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: QUICK CORNERS

Address: W232N6116 WAUKESHA AVE

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](#)



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:

VAM UNITED INC

W232N6116 WAUKESHA AVE, SUSSEX, WI 53089

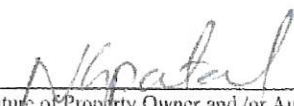
Business Name: QUICK CORNERS

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

KHODAL KRUPA LLC

W232N6116 WAUKESHA AVE, SUSSEX, WI 53089

Tax Key No. of the Property involved in the Request: SUXV 02455914



Signature of Property Owner and /or Authorized Agent

8/20/2024

Date

Signature of Village Official Accepting Form

8/20/2024

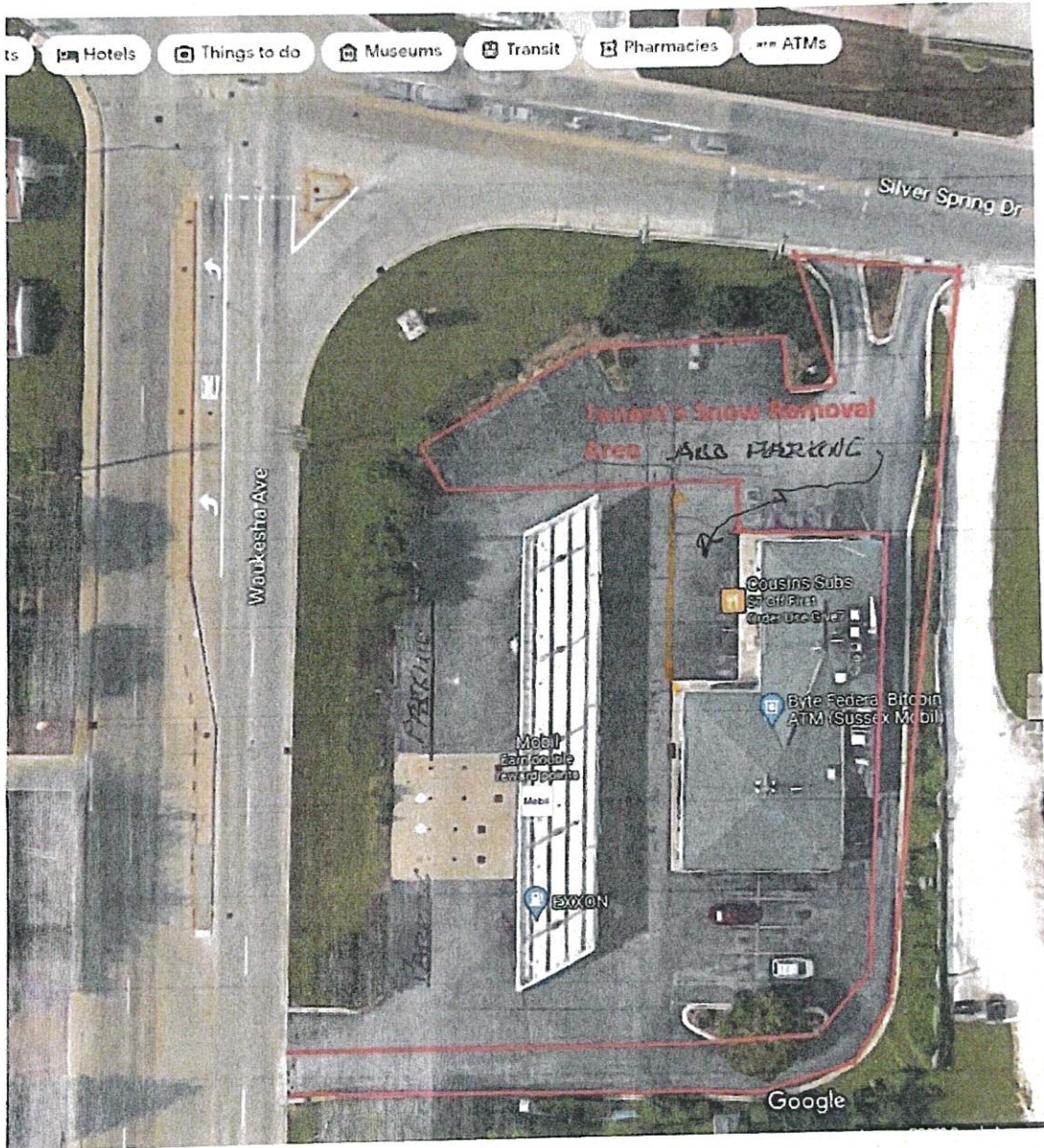
Date

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

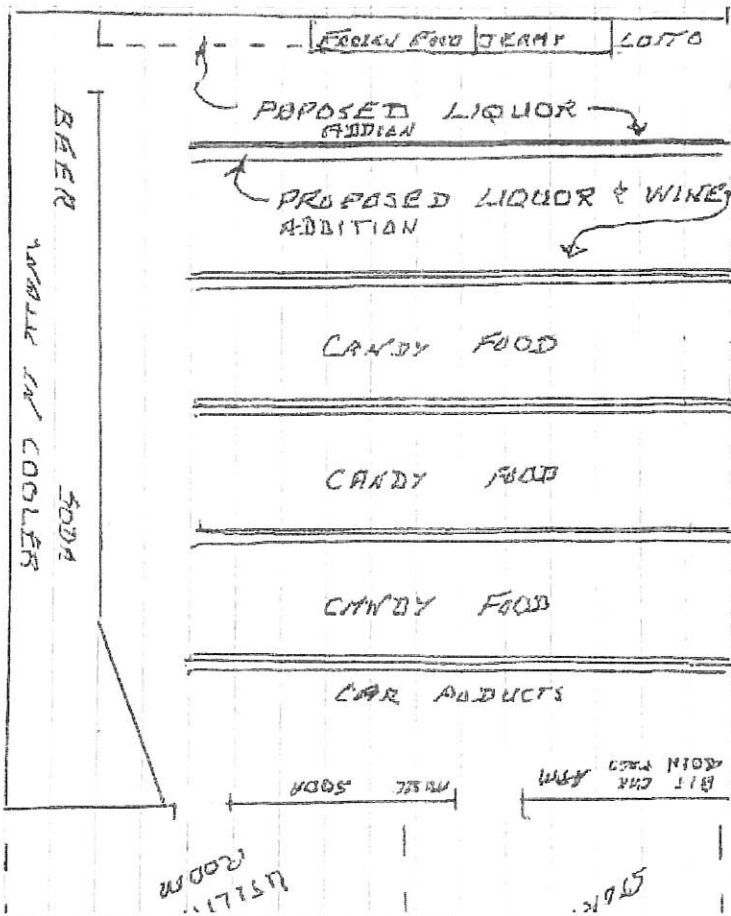
SNOW REMOVAL & PARKING

EXHIBIT A

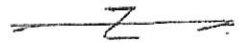
Tenant's Snow Removal Area



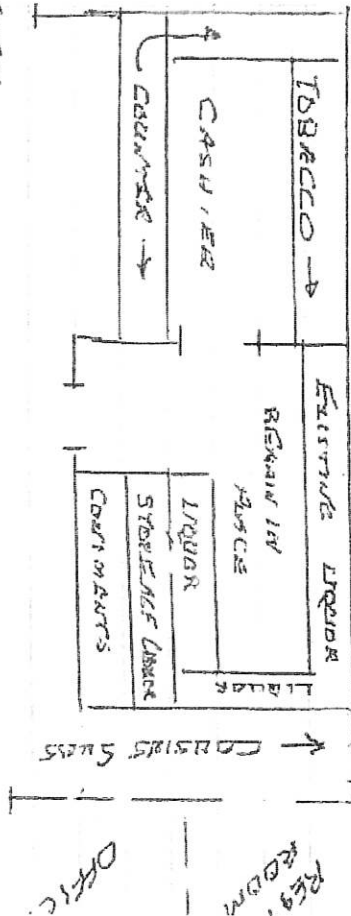
WALKESHA FUR



FOR BOTTLE REFRIGERATION, APPROX. 5' ON COOLER



ENTRANCE



PK BUSINESS, INC
W 232 N 6116 WALKESHA AVE
SUSEY, WI 53089

MAY 2024
PROPOSED L104
PLACEMENT
CHANGE

The Plan Commission may add additional conditions for the Petitioner to meet in the Conditional Use. The shaded areas (if any) reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

The Conditional Use Standards:

17.0502 APPLICATION. Applications for conditional use permits shall be made to the Village on forms furnished by the Village and shall include Sections A, E, F and G. and may include any or all of Sections B, C, and D. as determined by the Administrator:

A. Names and addresses of the applicant, owner of the site, or other appropriate entities or persons implementing the project as required by the Administrator.

B. Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located. For floodland conditional uses, such description shall also include information that is necessary for the Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human or animal life. This additional information may include plans, certified by a registered professional engineer or land survey or, showing elevations or contours of the ground; fill or storage elevations; first floor elevations of structures; size, location and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets, water supply, and sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream; soil types; and other pertinent information.

C. A topographic map, drawn to a scale of not less than 200' to 1" showing the land in question, its legal description and location; location and use of existing buildings; sanitary systems and private water supplies on such land; the high water elevation of any navigable water within 100' of the land in question; and the proposed location and use of any buildings, sanitary systems and wells on such land and within 100' of such land in question.

D. Additional information as may be required by the Plan Commission or Administrator. **{This may come out during the Public Hearing.}**

E. A fee, as may be established and periodically modified by resolution of the Village Board, shall accompany each application. Such fee shall be paid by cash, check or money order to the Village. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of conditions to be imposed shall be charged to the applicant.

F. Where necessary to comply with certain Wisconsin Statutes, an application will be submitted at the appropriate time to the Department of Natural Resources. The site plan and plan of operation information sheet and plan of operation approval form furnished by the Village shall be submitted prior to scheduling before the Plan Commission.

17.0503 REVIEW AND APPROVAL. The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

A. Upon receipt of the application, foregoing data and fees, the Plan Commission shall establish a date for a public hearing and shall public notice of the hearing once each week for two consecutive weeks in the official newspaper. Notice of the public hearing shall be given to the owners of all lands within 200' of any part of the land included in such conditional use by mail at least 10 days before such public hearing. A copy of the notice of public hearing along with pertinent information relative to the specific nature of the matter (copy of application and map) shall be transmitted without delay to the Plan Commission. Compliance with this subparagraph shall not be a condition precedent to proper legal notice and no hearing or action taken thereon shall be deemed invalid or illegal because of any failure to mail the notices provided for in this subparagraph.

B. The procedure for public hearing before the Plan Commission shall be as follows: 1. Any person may appear in person, by agent, or attorney. 2. The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence. 3. The Plan Commission shall take minutes of the proceedings and shall mark and preserve all exhibits. The Plan Commission shall, when requested by an applicant or a petitioner objecting to the action, cause the proceedings to be taken by a stenographer or by a recording device provided that the applicant or the petitioner objecting making the request pays any and all costs for the stenographer or recording device and any copies of the proceedings. If requested by both the applicant and the petitioner the costs shall be split evenly unless otherwise agreed to by the parties.

C. Within 95 days of the completion of the hearing conducted by the Plan Commission, the Plan Commission shall render its written determination stating the reasons therefore. If additional time is necessary beyond the 95 days referred to above, such time may be extended with the consent of the petitioner. Failure of the Plan Commission to render a decision as set forth shall constitute approval of the permit. The factual basis of any decision shall be solely the evidence presented at the hearing. The Village Clerk shall mail a copy of the determination to the applicant.

D. Conditions such as landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

E. Compliance with all other provisions of this ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses unless otherwise authorized to be modified by a conditional use. Variances shall only be granted as provided in Section 17.1200 of this ordinance.

F. Changes in use subsequent to the initial issuance of a conditional use permit shall result in a need to change the initial conditions and shall require an amendment to the conditional use permit. Enlargement of a conditional use shall not be considered an amendment. If any holder of a conditional use permit wishes to extend or alter the terms of such permit, the permit holder must apply for an amendment to the conditional use permit through the procedure of application for conditional use permits detailed herein. The process for amending a permit shall generally follow the procedures for granting a permit as set forth in Sections 17.0501, 17.0502 and 17.0503, and shall require the filing of an application and a hearing as provided above.

The Zoning District Standards Section 17.0418 B-3 Highway Business District

17.0418 B-3 HIGHWAY BUSINESS DISTRICT

The B-3 Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.

A. Permitted Uses

1. Accommodations and Food Service

- (a) Hotels and motels
- (b) Bed and breakfast establishments
- (c) Restaurants, snack stands, and mobile food services. For a drivethrough the Plan Commission must find that the vehicle stacking and noise from its operation will not impact surrounding properties or any public roadway.
- (d) Bars
- (e) Food service contractors and caterers

2. Arts, Entertainment, and Recreation Services

- (a) Promoter, agent, artists offices/studio
- (b) Theater companies and dinner theaters, dance, musical groups, and performing arts companies.

3. Educational, Health Services, and Social Services

- (a) Fine arts and language schools and studios
- (b) Sports and recreation instruction
- (c) Automobile driving school
- (d) General medical services
- (e) Vocational rehabilitation services
- (f) Religious facilities
- (g) Business, secretarial, computer, training exam, cosmetology, barber and prep schools.
- (h) Commercial day care centers provided that any outside play area is surrounded by a security fence; that no day care center is located within 300 feet of a gasoline service station, underground gasoline storage tanks, or any other storage of explosive material; that no day care center shall be located in an area where air pollution caused by smoke, dust, gases, or other particulate matter would endanger children; that no day care center shall be located in an area where noise would be so loud, shrill, or have an impulse to endanger children; that traffic be managed in a manner to minimize danger to children; and provided that adequate parking and circulation be provided on the day care facility site in accordance with the standards set forth in Section 7.0603(K)(6)(h)(3) of this Ordinance.

4. Finance, Insurance, Real Estate, and Leasing

- (a) Financial service institutions, for a drive-through the Plan Commission must find that the vehicle stacking and noise from its operation will not impact surrounding properties.
- (b) Financial investment, insurance offices, and similar financial products
- (d) Real estate, appraisers, developer offices, and offices of lessors for residential and non-residential properties, excluding lessors of mini-warehouses/self-storage
- (e) Office equipment rental and leasing
- (f) Rental Centers

5. General Services

- (a) Repair and maintenance of consumer electronics, home and garden equipment, appliance, furniture/reupholsters, footwear and leather goods
- (b) Barber, beauty, nail salons, spa treatment services
- (c) Personal care and weight loss services

- (d) Funeral home and funeral services
- (e) Coin operated laundries and drycleaners
- (f) Dry cleaning and Laundry Services (non-industrial)
- (g) Photo finishing laboratories
- (h) General business offices
- (i) Travel and visitor services
- (j) General Construction trade services (carpenters, electricians, flooring services, lawn and landscaping services, lighting services, masonry services, painting services, plastering services, plumbing and heating contractors, roofing services, sheet metal services, welding services, and building showrooms)
- (k) Animal Boarding in the B-3 district provided that the animals are domestic pets including (dogs, cats, hamsters or similar pet rodents, pet fish, reptiles and pet birds). In no way shall the operation be allowed to board wild animals or any pets not included in the list above. The boarding shall be for limited periods of time with no animal allowed to be continually boarded for longer than 3 weeks in row. No boarding facility may sell, trade, or in any other way exchange animals. The Plan Commission when determining the appropriateness of the site for animal boarding shall take into account the available space for outside animal activity and the impact the noise of such a facility will have on adjacent properties. An animal boarding operation shall be at least 1,000 feet from a residential zoned property, measured from the closest point where any boarded animal may be located to the closest residential zoning district property line.

The Plan Commission recognizes that customer's demands of animal boarding services and the culture related to taking care of pets is regularly evolving. These changes make it improbable to list all of the accessory uses of an animal boarding operation in the Code; therefore, the Plan Commission may consider accessory uses to the animal boarding operation such as, but not limited to; animal grooming, animal physical rehab, animal photography studios, retail sales of animal related products, if the Plan Commission finds the following:

- 1) The accessory use is consistent with the intent of the zoning district.
- 2) The accessory use is clearly established by the petitioner to be interrelated to and an accessory use of the principal animal boarding operation.
- 3) The site and or building are appropriately designed and located, or will be made so, to accommodate the accessory use and any impacts thereof.

6. Information Services

- (a) Radio/TV/Cable network, stations, news syndicates, excluding towers and dishes.
- (b) Telecommunications services
- (c) Motion picture and video production
- (d) Newspaper, printers, paper and software publishers, recording studio record production, telecommunications services and data processing.
- (e) Libraries and archives.

7. Professional, Technical, Scientific, and Administrative Services

- (a) Legal, notaries, and title services
- (b) Accountants, tax preparation, payroll, and other accounting services
- (c) Architects, landscape architects, engineering, surveying services
- (d) Interior, industrial, graphic, and fashion design services
- (e) Private investigators, locksmiths, security, and armored car services
- (f) Janitorial services
- (g) Pest control services
- (h) Packaging and labeling service

- (i) Veterinary Offices
 - (j) Offices of holding companies and regional managing offices
8. Retail Trade
- (a) Furniture, flooring, and home furnishing stores
 - (b) Appliances, electronics, camera, office supply and copying stores
 - (c) Home improvement and hardware stores
 - (d) Grocery, supermarkets, convenience, and specialty food stores/markets
 - (e) Liquor/packaged beverage and tobacco stores
 - (f) Pharmacy, drug, beauty supplies, food supplement, and medical supply stores
 - (g) Clothing, shoes, jewelry, luggage/leather goods, formal wear/costume stores
 - (h) Entertainment stores such as books, music, sporting goods, hobby, and video tape/disc/game rental.
 - (i) Gift shops, florists, variety stores, antiques, used merchandise
 - (j) Pet and pet supply stores
 - (k) Art dealers/store
 - (l) Internet sales shopping/mail order business and vending machine sales
 - (m) Building supply stores and general sales of industrial products, such as building materials, electrical supplies, heating supplies, lighting supplies, paint and painting supplies, plumbing supplies, roofing supplies, wallpaper and wallpaper supplies, and windows and doors.
 - (n) Outdoor Power Equipment
 - (o) Garden Centers
 - (p) Manufactured/mobile home sales
9. Manufacturing/Assembly
- (a) Processing and Assembling of Final Products provided that the limited industrial process does not exceed 2,000 square feet and the processing and assembling of final products shall be conducted entirely within an enclosed structure, and there shall be no outside storage of product or materials.
10. Public Administration and Government Services
- (a) Governmental and cultural uses such as fire and police stations, community centers, public works garages, government administration buildings, parks and playgrounds.
11. Transportation and Warehousing
- (a) Courier, delivery, postal service businesses
12. Parking Lots
- (a) Parking lots are permitted without a principal structure, provided that the property owner submits a parking plan to the Plan Commission, and the Plan Commission approves the parking plan. The parking plan shall indicate whether the private parking area described in the parking plan may be used by the general public when the parking spots are not needed for the private use. If the plan so indicates, and if the plan is approved, then general public parking uses may be permitted upon such terms and conditions as are agreed upon in writing between the Village Board and the property owner, in a form approved by the Village Attorney. The Plan Commission shall approve the parking plan only if it finds all of the following:
 - (1) The lot where the proposed parking is located must be immediately adjacent to a lot that is zoned B-4 Central Mixed Use District that is proposed for development or change of use; and
 - (2) The adjacent B-4 Central Mixed Use District lot must have inadequate parking available on the lot to serve the new development or change of use, per the requirements of Section 17.0603 of this Code; and
 - (3) The parking plan must demonstrate that the parking lot will be in full compliance with all applicable requirements of this Code, except as to any

modifications that may be granted pursuant to Section 17.0603(L) of this Code;

and

- (4) Deed restrictions must be imposed and agreements must be entered between the adjacent lot owners, to the satisfaction of the Village Attorney, to allow the parking area to be used by the adjacent lot owner in compliance with the parking plan; and
- (5) Subject to such reasonable conditions as the Plan Commission may deem to be necessary or appropriate.

13. Housing. Single-Family residential detached homes only if the use is constructed prior to January 1, 2010.

B. Permitted Accessory Uses

1. Accessory garages for storage of vehicles used in conjunction with the operation of the business or for occupants of the premises.
2. Off-street parking and loading areas. Multi-level parking garages shall be designed to minimize impact to adjacent properties and be designed to architecturally match the principal structure.
3. Residential quarters for the owner or proprietor located in the same building as the business.
4. Rental efficiency and one-bedroom apartments on a non-ground level provided there shall be a minimum floor area of 350 square feet for an efficiency apartment and 420 square feet for a one-bedroom apartment.
5. Satellite dish antennas located on the roof of the principal structure or in the rear yard. Where the satellite dish is roof-mounted, a registered engineer shall certify that the structure is adequate to support the load.
6. Roof-mounted solar collectors provided that a registered engineer shall certify that the structure is adequate to support the load.

C. Conditional Uses

1. Conditional uses as allowed in Section 17.0500 Conditional Uses.
2. No Adult Oriented Establishment except as permitted in accordance with Conditional Uses Section 17.0508.

D. Lot Area and Width

1. Lots shall have a minimum area of 10,000 square feet and shall be not less than 75 feet in width.
2. Lot coverage by buildings, accessory structures, surface parking and loading areas, and driveways shall occupy no more than 75 percent of the lot area. Landscaped open space shall occupy not less than 25 percent of the lot area.

E. Building Height

1. No principal building or parts of a principal building shall exceed 30 feet in height.

F. Setback and Yards

1. There shall be a minimum building setback of 30 feet from the right-of-way of all streets.
2. There shall be a side yard on each side of all buildings not less than 15 feet in width.
3. There shall be a rear yard of not less than 25 feet.
4. No building or structure shall be located closer than 15 feet to an F-1 Floodway District, F-2 Floodplain Conservancy District, or LCO Lowland Conservancy Overlay District boundary. Where shoreland regulations apply no building or structures shall be located closer than as allowed by Village shoreland regulations.

G. Erosion Control

1. See Chapter 14 of the Village Municipal Code.

H. Development Design Guidelines

1. The Village has established clear land use and design principals, as documented in the Village Design Guidelines, to guide future development planning decisions towards implementation of the Village's Smart Growth 2020 Comprehensive Plan. These guidelines are intended to serve

as basic criteria during reviews, and are not to be construed as the only applicable design elements. All development proposals shall be evaluated against the adopted Village vision of maintaining a small town atmosphere within the Village, featuring a generous amount of greenspace in residential, commercial, and industrial developments.

I. Plans and Specifications to be submitted to Plan Commission

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

17.0506

CONDITIONAL USES

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

9. Retail Trade

- a) Vehicle sales, vehicle service, service of vehicle parts, vehicle parts sales including vehicle washing, vehicle repair stations, service of vehicle parts and vehicle parts sales in the B-2, B-3 and B-4 Districts No outside storage shall be permitted for vehicle parts sales even by issuance of a conditional use permit as set forth in 17.0506(A)(15)(e) of this Ordinance. All other outside storage that may be granted by CU shall be on a hard paved surface and shall be screened from view, or in the case of vehicle sales the landscaping shall be aesthetically pleasing to minimize the visual impact of a parking lot of vehicles.
- b) Gasoline service stations in the B-2 and B-3 districts provided that the use shall include traffic control measures to ameliorate-- traffic congestion; that lighting and glare shall not extend into adjacent residential neighborhoods; and that service islands shall comply with the minimum setback requirements of the district. Canopies over a gasoline service island may extend into front, side or rear yard areas, but shall not encroach more than six (6) feet into any required yard. In no case, may a canopy extend into a street right-of-way.

Site Plan Review Standards 17.1000

17.1002 PRINCIPLES To implement and define criteria for the purposes set forth in Section 17.1001, the following principles are established to apply to all new structures and uses and to changes or additions to existing structures and uses.

A. No structure, or use shall be established that is counter to the intent of the Design Standards nor shall the same be permitted that would have a negative impact on the maintenance of safe and healthful conditions in the Village. Structures and uses in the B-4 Central Mixed Use District shall also adhere to the intent of the Downtown Development and Design Plan.

B. No structure shall be permitted:

1. The design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

2. The design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates excessive monotony or 17.1000 drabness, in order to realize architectural uniqueness between lots.

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

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

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

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

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

G. Structures and uses shall be provided with adequate services as approved by the appropriate utility and serve to implement the recommendations of Utility and Stormwater Management Plans of the Village.

H. Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead door shall face upon a street right-of-way unless a determination is made by the Plan Commission to allow the same, as described herein.

1. The Plan Commission shall not allow the same unless the Plan Commission first finds either a or b: (a) That the loading dock or overhead door is set back at least 75 feet from the street right-of-way and adequate vehicle turnaround areas have been provided on the lot, such that no maneuvering of vehicles will take place within the street right-ofway 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.

MEMORANDUM

To: Gabe Gilbertson, Community Development Director
From: Judith A. Neu, Village Engineer
Date: October 3, 2024
Re: Hackbarth CSM – Maple Avenue

Following are comments and concerns of Engineering and Community Development staff regarding the CSM dated September 27, 2024, that was created by Surveyor Hilmer & Associates, LLC, for Curtis and Sharon Hackbarth Living Trust (W239N7456 Maple Avenue) and received in this office on October 2, 2024.

1. The following setbacks need to be dimensioned on the CSM:
 - a. Shed on Lot 1 to Maple Avenue.
 - b. Residence on Lot 2 to the north, south and east lot lines.
 - c. Residence on Lot 30, Pine Ridge Addition #1 to the south lot line of CSM.
2. There are two existing storm easements (PLE's) within this CSM that need to be shown on the CSM per 18.0602(O) of the Municipal Code. One is on Lot 1, the other is on Lot 2.
3. The owner may want to consider using this CSM to create an easement on Lot 2 for the benefit of Lot 1 from the end of the Storm Easement to the east lot line to preserve the discharge point for the pond. Otherwise, the owners of lot 2 could inadvertently fill in a corner of their lot and block the flow path.
4. The Hackbarth family has two of the existing lots within the ownership of an entity called Maple Pond LLC. Therefore, that entity must be listed as an owner on page 1 of the CSM and have an owners certificate similar to that shown on page 3 of the CSM.
5. The lines labeled "Environmental Corridor" are actually the Isolated Natural Resource Area boundaries. Please relabel. It matters because INRA rules are less restrictive than other environmental corridor rules.
6. The 2 foot strip of land south of this CSM is actually Outlot 2, Hidden Hills, not Outlot 1.
7. Per 18.0602(B) the owners phone number must also be listed on the CSM.
8. Pere 236.20(4)(b) please label the Maple Avenue right of way "Dedicated to the Public".
9. On the Surveyor's Certificate, in the call regarding Outlot 1 of Hidden Hills, please remove reference to the north line of Outlot 1. The CSM only touches the south and west lines of Outlot 1.
10. In the Notes below the Surveyor's Certificate:
 - a. Please change "environmental corridor" to "Isolated Natural Resource Area".
 - b. Capitalize GIS.



Celebrating 100 YEARS | 1924-2024

- c. Add the following sentence: “Any proposed structures or construction may require a wetland delineation be completed.”
11. The signature date on the Surveyor’s Certificate should match the revision date at the bottom of the page.
12. On sheet 4, please review the Wetland/Floodplain/Primary Environmental Corridor restrictions to reflect the fact that there is no primary corridor on this property. I’d just change PEC to INRA.
13. The Basement Restriction – Groundwater needs to be revised. I’ve attached an example of both bedrock and groundwater typical language for review. The language on the CSM references Waukesha County codes, which do not apply, and Town of Merton, which is not where this CSM is located. In addition, there is a typographical error – the word regarding is missing a “d”.

If you have any questions or comments, please respond in writing.

Certified Survey Map

being a part of the Northwest Quarter of the Southwest Quarter of Section 14, Town 8 North, Range 19 East in the Village of Sussex, Waukesha County, Wisconsin.

Prepared for:
The Curtis and Sharon Hackbarth
Living Trust
W239N7456 Maple Ave.
Lisbon, WI. 53089

Prepared by:
Hilmer & Associates LLC
Paul J. Hilmer, PLS
W217 Vista Drive
Oconomowoc, WI. 53066
(262) 567-5893

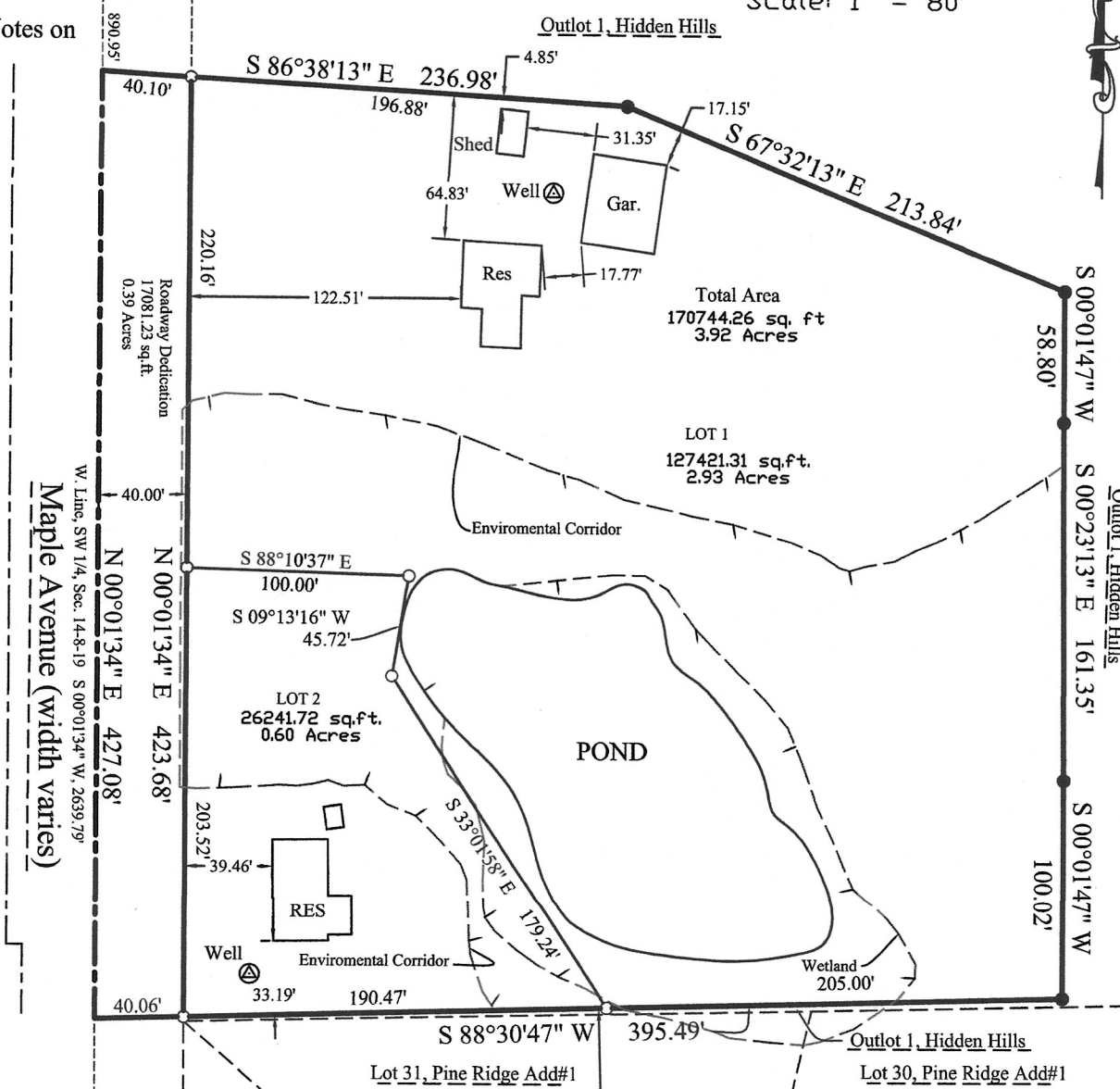
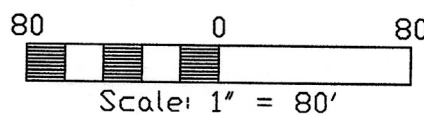
Legend:

- indicates 1" iron pipe found.
- ⊕ indicates 2" iron pipe found.
- indicates 1" x 18" iron pipe set, weighing 1.68 lbs./ft.
- ⊙ indicates 3/4" iron rod found.
- ⊠ indicates Mon. w/brass cap found.

NOTES:

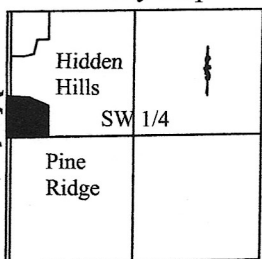
- bearings are based on the West line of the SW 1/4 of Section 14-8-19 as S 00°01'34" W, Wisconsin State Plane Coordinates, South Zone.
- See additional Notes on Sheet 2.

W 1/4 Corner, Sec. 14-8-19
Conc. Mon. w/brass cap.
N=426178.64, E= 2427031.34



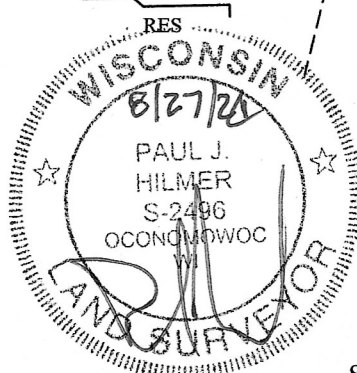
Maple Avenue (width varies)

Vicinity Map



SW Cor., SW 1/4, Sec. 14-8-19
Conc. Mon. w/brass cap.
N= 423539.13, E= 2427030.15

SW 1/4, Sec. 14-8-19
SCALE: 1" = 2000'



Rev. 9/27/24

This instrument drafted by Paul J. Hilmer

Certified Survey Map

being a part of the Northwest Quarter of the Southwest Quarter of Section 14, Town 8 North, Range 19 East in the Village of Sussex, Waukesha County, Wisconsin.

SURVEYORS CERTIFICATE

State of Wisconsin)
County of Jefferson) SS

I, Paul J. Hilmer, Professional Land Surveyor, do hereby certify: That I have surveyed, divided, mapped and dedicated a parcel of land being in the Northwest Quarter of the Southwest Quarter of Section 14, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the West Quarter corner of said Section 14, thence S 00°01'34" W, along the West line of said Southwest Quarter and the Centerline of Maple Ave., 890.95 feet to the point of beginning of the lands hereinafter described: Thence along the South, West and North lines of Outlot 1, Hidden Hills the following courses; S 86°38'13" E, 236.98', thence S 67°32'13" E, 213.84 feet; thence S 00°01'47" W, 58.80 feet; thence S 00°23'13" E, 161.35 feet; thence S 00°01'47" W, 100.02 feet; thence S 88°30'47" W, 395.49 feet to the West line of said Southwest Quarter and the Centerline of Maple Ave., thence N 00°01'34" E, 427.08 feet to the point of beginning.

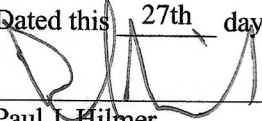
Said lands containing 170744.26 square feet or 3.92 Acres of land.

That I have made such survey and map by the direction of The Curtis and Sharon Hackbarth Living Trust, owner of said land.

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

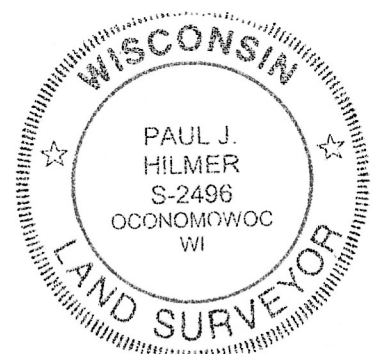
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Sussex in surveying, dividing and mapping the same.

Dated this 27th day of AUGUST 20 24.


Paul J. Hilmer
Professional Land Surveyor # 2496
Hilmer & Associates, LLC

NOTES:

- The environmental corridor and wetland locations have been traced from the Waukesha County Gis mapping system and are shown for informational purposes only.



Certified Survey Map _____

being a part of the Northwest Quarter of the Southwest Quarter of Section 14, Town 8 North, Range 19 East in the Village of Sussex, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE

As owner, The Curtis and Sharon Hackbarth Living Trust, Curtis and Sharon Hackbarth, Trustees, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map. We also certify that this map is required by Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Sussex and must be submitted to the following for approval:

1) Village of Sussex

Witness the hand and seal of said owner this _____ day of _____, 20__.

Curtis Hackbarth, Trustee

Sharon Hackbarth, Trustee

State of Wisconsin)

Wisconsin) SS

Personally came before me this _____ day of _____, 20__, The Curtis and Sharon Hackbarth Living Trust, Curtis and Sharon Hackbart, Trustees, to be known to be the persons whom executed the foregoing instrument and acknowledged the same.

(Notary seal) _____
Notary Public, _____, Wisconsin.
My commission expires _____.



Certified Survey Map _____

being a part of the Northwest Quarter of the Southwest Quarter of Section 14, Town 8 North, Range 19 East in the Village of Sussex, Waukesha County, Wisconsin.

VILLAGE PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Sussex on this _____ day of _____, 20__.

Anthony LeDonne, Chairperson

Jennifer Moore- Clerk

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Sussex on this _____ day of _____, 20__.

Anthony LeDonne, Village President

Jennifer Moore, Clerk

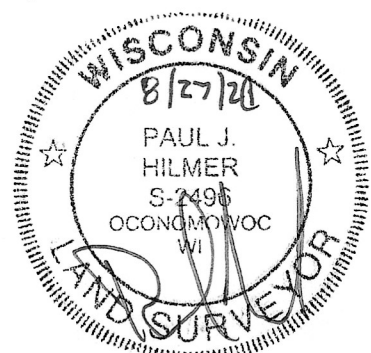
WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS

Those areas of land identified as Wetland, Floodplain and Primary Environmental Corridor Preservation Area on Page 1 of 4 of this Certified Survey Map shall be subject to the following restrictions:

1. Grading, filling, removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Village of Sussex, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any invasive vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Village of Sussex. Silvicultural thinning, upon the recommendation of a forester or naturalist and with the approval from the Village of Sussex, shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

BASEMENT RESTRICTION- GROUNDWATER

This Certified Survey Map is located in an area with mapped soils known to have seasonal high groundwater. The Waukesha County Shoreland and Floodland Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the seasonal high groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any proposed residence will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance for the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland and Floodland Protection Ordinance, the requirement at the time of construction shall apply. All other groundwater separation requirements set forth by the Town of Merton must also be complied with.



Rev. 9/27/24

This instrument drafted by Paul J. Hilmer


Sheet 4 of 4 sheets.

Property located at N63W24169 Main St. Sussex, WI 53089

Scott Kallio <scottkallio68@gmail.com>

Tue 9/3/2024 1:13 PM

To: Gabe Gilbertson <ggilbertson@sussexwi.gov>; Jeremy Smith <JSmith@sussexwi.gov>

 3 attachments (4 MB)

DOC082324-08232024143623.pdf; DOC082324-08232024143645.pdf; 22782.jpeg;

External (scottkallio68@gmail.com)

[Report This Email](#) [FAQ](#) [Skout Email Protection](#)

Good Afternoon Gabe and Jeremy,

Per our conversation about the modification of height for the Village of Sussex, here is what I was asked to provide.

This property was initially bought and built in the middle of the 1800's by a Mr. Stone. He had a farm here with 680 acres and built a barn, the barn's height was 30 feet. Over the years adjustments were made but the barn stayed. My grandparents bought the property in 1955. The barn stood the test of time until my mother, Faith Kallio, had to have the barn taken down due to safety concerns after my father passed. It was taken down in 2010. **This was just some background information.**

I bought the house from my mother in 2021. The intent was always to put a barn garage back. When I bought the house and land it was brought to my attention on one of my many visits to the village that the structure should be in line with the historical significance of this area. I have been searching for 2 1/2 years, yes really that long, to find a barn garage that would encompass (historically) what I was told and close to the current height restrictions. The plans in attachments on the email are the closest to the restricted height that Sussex has put in place of 15'. The plans I am submitting put the new barn/garage at 22 feet. (21.5') The added height does not affect any lines, and the neighbors do not have any objections to the height. I would like to maintain this property with a barn garage that keeps this area historically in line with what Sussex used to be. This property and the buildings are part of Sussex actually before Sussex was Sussex. I would like to put back what was, and it will be for personal use. I was asked the question of what if the neighbors property was sold. Well, the new neighbors would have bought the property knowing the structure was there. I am requesting that the board modify the height of new structures to be 22'. I will work positively with the village to allow this modification to be approved. This is a request to be put on the agenda for the next board meeting later this month.

Thank you for your time and effort.

v/r

Scott Kallio

Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
Design ID: 326154521857
Estimate ID: 12095
Estimated Price: \$21,848.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design & Buy™
GARAGE

How to recall and purchase your design at home:

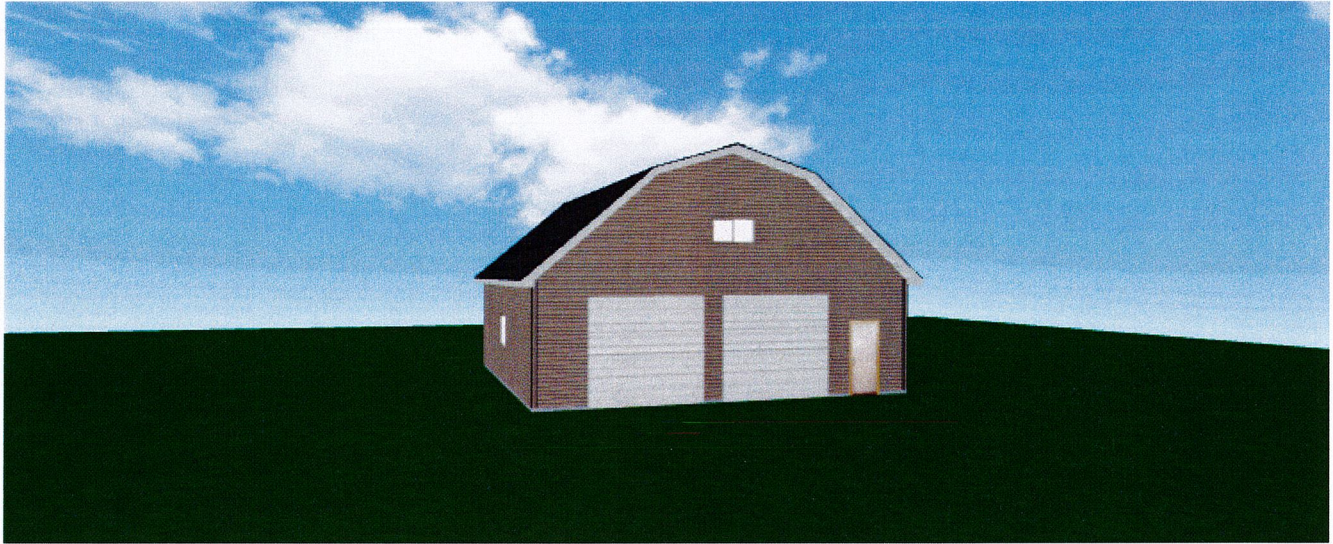


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 326154521857
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 326154521857 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

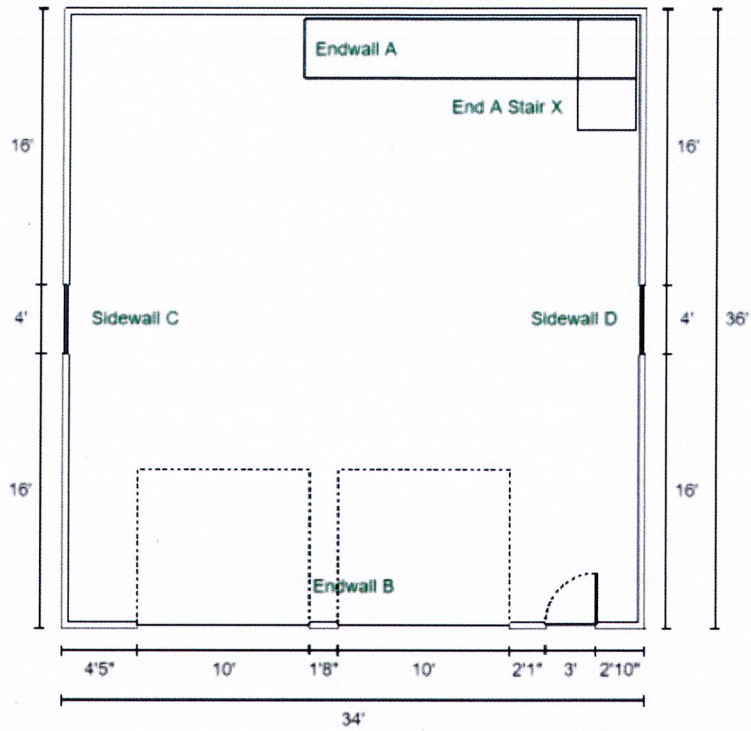
MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
Design ID: 326154521857
Estimate ID: 12095
Estimated Price: \$21,848.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

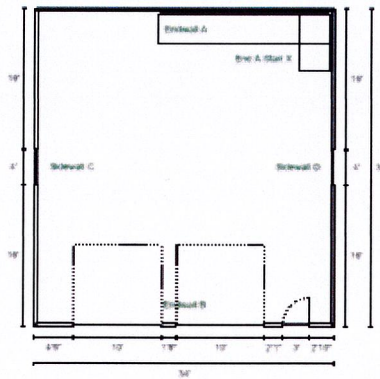
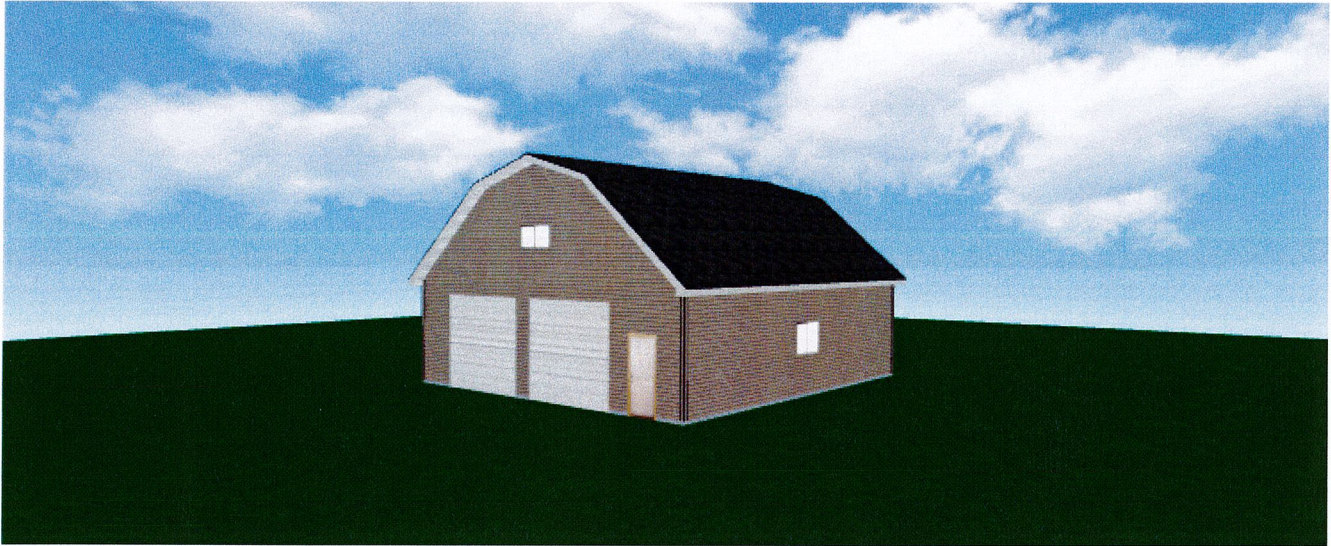
Garage Image



Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
Design ID: 326154521857
Estimate ID: 12095
Estimated Price: \$21,848.49

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MENARDS
Design & Buy™
GARAGE



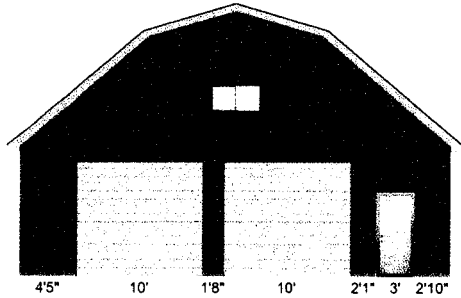
Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
Design ID: 326154521857
Estimate ID: 12095
Estimated Price: \$21,848.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Dimensions

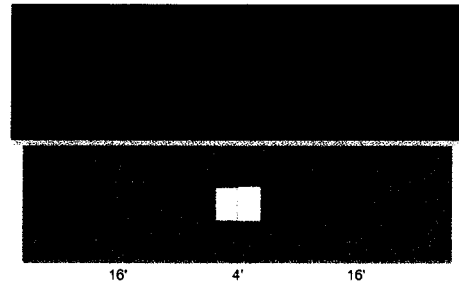
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

Mastercraft® 36W x 80H Primed Steel 6-Panel
10X9 White Deep Ribbed Torsion Spring
10X9 White Deep Ribbed Torsion Spring
48"W x 24"H JELD-WEN® Vinyl Slider



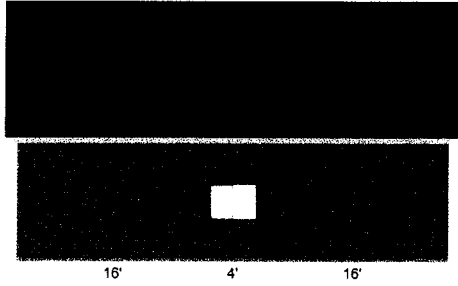
SIDEWALL D

48"W x 36"H JELD-WEN® Vinyl Slider

Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
Design ID: 326154521857
Estimate ID: 12095
Estimated Price: \$21,848.49

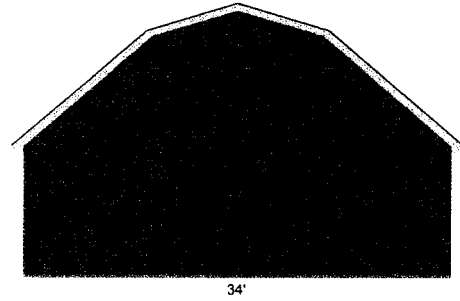
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS[®]
Design & Buy™
GARAGE



SIDEWALL C

48"W x 36"H JELD-WEN® Vinyl Slider



ENDWALL A

Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
Design ID: 326154521857
Estimate ID: 12095
Estimated Price: \$21,848.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Materials

Building Type

Building Location Zip Code: 53089
Building Type: Gambrel Room-In-Attic

Building Info

Building Width: 34'
Building Length: 36'
Building Height: 10'
Wall Framing Stud: 2 x 6
Roof Pitch: 3/12 Pitch
Room Size: 8' x 14'
Floor: 3/4 x 4 x 8 Tongue-and-Groove OSB Sturd-I-Floor
Room In Attic Access Option: Stairs End A (Adjust truss spacing for stair opening)
Stair Design Location: End A Stair X
Stairs: Dakota™ 1-1/8" x 11-1/4" Ready-to-Finish Particleboard Stair Treads
Eave Overhang: 12"
Gable Overhang: 12"
Curb: Poured Curb
Curb Height: 4"
Foundation Type: Poured
Custom Garage Plan: Yes I need a custom building plan

Wall Info

Siding Material Types: Vinyl
Vinyl Siding: ABTCO® Cedar Creek™ Double 4, Color: Clay
Vinyl Corner Trim Color: Clay
Accent Material Type: None
Wainscot Material Type: None
Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap: Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents: None

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type: Architectural Shingle
Architectural Roofing: Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Estate Gray
Roof Underlayment: Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)
Ice and Water Barrier: Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia Material Type: Textured Aluminum Fascia
Fascia: 6" x 12' Aluminum Rustic Fascia, Color: White
Soffit Material Type: Aluminum Soffit
Soffit: 16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type: None
Ridge Vent: None
Roof Vents: None

Date: 8/23/2024 - 1:32 PM
Design Name: Garage Design
Design ID: 326154521857
Estimate ID: 12095
Estimated Price: \$21,848.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	10X9 White Deep Ribbed Torsion Spring
Additional Information:	C5ESS Torsion Spring
Overhead Door:	10X9 White Deep Ribbed Torsion Spring
Additional Information:	C5ESS Torsion Spring
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Windows:	48"W x 24"H JELD-WEN® Vinyl Slider
Windows:	48"W x 36"H JELD-WEN® Vinyl Slider
Windows:	48"W x 36"H JELD-WEN® Vinyl Slider

Additional Options

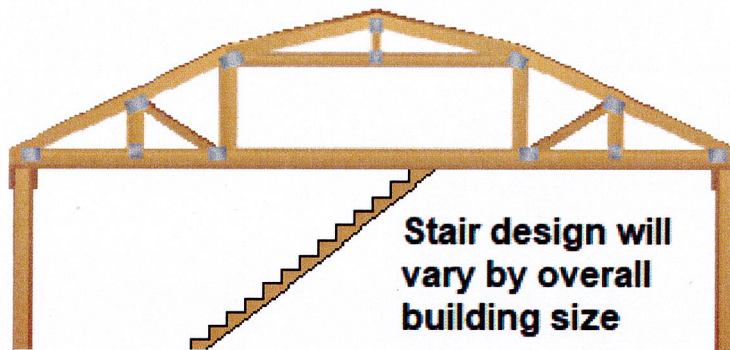
Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Attic Area Insulation:	None
Attic Area Interior Finishing:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	None
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Overhead Opening Hardware:	No

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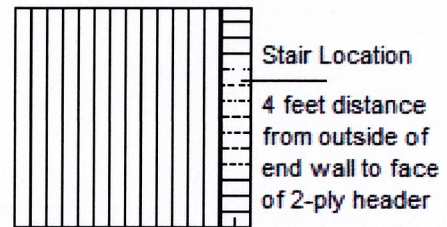
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Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses are an engineered product and should not be cut or modified.
- Overhangs are designed as a cantilever or extended bottom chord vs an extended top chord (see below image or truss spec sheet included in the printout).
- **Gambrel RIA Trusses** are designed with increased loading in the room area only.
- Larger Room-in-Attic trusses may be built in 2 parts and are assembled on site.
- Regular trusses are estimated as end trusses, stud and framing material is included to frame the wall area. This allows for easier framing of openings.



Top view/Truss layout
trusses 2 feet on center



Handframe at 2 foot on center at stair opening from end to girder truss

Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

ORDINANCE NO. ____

AN ORDINANCE TO REPEAL AND RECREATE SUB SECTION 17.0704(A)(1) REGARDING THE HEIGHT OF ACCESSORY STRUCTURES IN THE B-4 CENTRAL MIXED USE ZONING DISTRICT OF THE VILLAGE OF SUSSEX MUNICIPAL CODE.

WHEREAS, the Village of Sussex Plan Commission has initiated a municipal code amendment to the Village of Sussex to repeal and recreate Section 17.0704(A)(1) regarding the height of accessory structures; and

WHEREAS, the Village Plan Commission discussed allowing accessory structures higher than 15 feet in the B-4 Zoning District and felt it was appropriate on a case by case basis; and

WHEREAS, the Village Board periodically reviews code sections for updates based upon requests from the public and to reflect modern times and practices; and

WHEREAS, the Village Board Members are committed to aligning the Village of Sussex Municipal Code with opportunities to support public desires without jeopardizing public safety or welfare; and

WHEREAS, upon receipt of the Village Plan Commission’s recommendation, the Village Board held a public hearing on _____, 2024; and

WHEREAS, following the public hearing, and upon due consideration of the recommendation from the Plan Commission, the Village Board finds that the public necessity, convenience, welfare and good zoning practice requires that the amendment to the zoning ordinance be granted as recommended by the Plan Commission;

NOW, THEREFORE, the Village Board of the Village of Sussex, Waukesha County, Wisconsin, do ordain as follows:

SECTION 1. THEREFORE, Section 17.0704(A)(1) regarding the height of accessory structures is hereby repealed and recreated to read as follows with the text addition in red and underlined:

Accessory Garages upon the Issuance of a Building Permit. Accessory garages may be permitted only when there is not a garage attached to the principal structure. Accessory garages shall be located at least 10 feet from the principal structure; shall be placed on a concrete floor or pad; shall not exceed 625 square feet in footprint area, except in the B-4 district as described below, and except for garages accessory to certain historic homes as described below; shall be located not closer than five (5) feet to a lot line; and shall not exceed 15 feet in height, except in the B-4 district as described below. In the B-4 district, the Plan Commission may, at its discretion, permit an accessory garage that is larger than 625 square feet in footprint area and exceeds 15 feet in height, when it determines that such a garage will allow sufficient open space, fits within the historical character of the downtown, includes substantial natural materials, is to be utilized for vehicle storage and/or storage of goods sold directly from the primary business on the property, that substantial landscaping surrounds the structure, that it has unique architectural design that adds to the

historical character of the Central Business District and that it is being proposed as part of the restoration of a property which contains an existing historical building.

SECTION 2. SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of the court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and not affect the validity of all other provisions, sections or portions thereof the ordinance which shall remain in full force and effect. Any other ordinances are hereby repealed as to those terms that conflict.

SECTION 3. EFFECTIVE DATE

This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this _____ day of _____, 2024.

VILLAGE OF SUSSEX

Anthony LeDonne, Village President

ATTEST:

Jennifer Moore, Village Clerk-Treasurer

Published and/or posted this _____ day of _____, 2024.