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**AGENDA
PLAN COMMISSION
VILLAGE OF SUSSEX
VIRTUAL PUBLIC HEARING
6:30 P.M. APRIL 15, 2020**

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

- 1. BY CALLING 1 312-626-6799 AND ENTERING MEETING ID: 538 197 579
THE MEETING MATERIALS WILL BE AVAILABLE AT
WWW.VILLAGESUSSEX.ORG AND DURING THE MEETING BY
WATCHING CHANNEL 25 THE VILLAGE'S CABLE CHANNEL ON
SPECTRUM CABLE.**
- 2. CLICKING THE FOLLOWING LINK: <https://zoom.us/j/538197579>**

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Sussex Plan Commission, at which a quorum of the Village Board may attend virtually. Notice of Village Board Quorum, (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments during the Public Hearing or if the rules are suspended to allow them to do so.) Please note that this public hearing was originally scheduled for March 17, 2020, which was cancelled after the Governor issued the emergency Safer at Home Order.

1. Roll call.
2. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
 - A. Reconvene the public hearing of a Conditional Use, Plan of Operation, site plan, architectural plan, lighting plan, landscape plan and sign plan for Kwik Trip at the corner of CTH K and Business Drive.
 - B. Consideration and possible action on a Conditional Use, Plan of Operation, site plan, architectural plan, lighting plan, landscape plan and sign plan for Kwik Trip at the corner of CTH K and Business Drive.
 1. Consideration and possible action on a CSM for Sussex Corporate Park to divide lot 1 Tax Key #SUXV0273999006 to create 3 lots, lot 2 will be the future site of the Kwik Trip.
3. Adjournment.

Greg Goetz
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.



MEMORANDUM

TO: Plan Commission
FROM: Kasey Fluet, Assistant Development Director
RE: Plan Commission meeting of March 17, 2020
DATE: March 11, 2020

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

01. **Roll call.**
02. **Consideration and possible action on Conditional Use Permits and Plans on the following items:**
 - A. **Reconvene the public hearing for a Conditional Use, Plan of Operation, site plan, architectural plan, lighting plan, landscape plan and sign plan for Kwik Trip at the corner of CTH K and Business Drive.**

This site is zoned B-2 with a Planned Development Overlay. The convenience store, car wash and gasoline service station is a conditional use in accordance with Section 17.0506 (A)(9) (a) and (b). and outside storage Section 17.0506 (A)(11)(a). Kwik Trip is proposing to construct a 9,050 square foot convenience store with attached car wash, gas pumps with canopy and diesel gas with canopy. Kwik Trip will operate 24 hours 7 days a week. In addition to the above services, the store will sell alcohol, the interior layout shows the “Beer Cave” and labeled #16 is the liquor cabinet behind the cash registers. The store will employ 30 to 35 employees. The liquor license and outdoor establishment permit will need to be reviewed by the Village Board.

The Conditional Use Permit Standards to be met:

- A. This conditional use is granted for Kwik Trip Inc. for the above enumerated uses, subject to the following conditions:
 1. Presentation Compliance. The vehicle washing, outside storage and 24 hour convenience store/fueling station is approved herein on the Subject Property, and the use thereof, shall be used in substantial conformity with the presentation at the Public Hearing before the Plan Commission held on February 18, 2020 and March 17, 2020.
 2. Subject Property. This conditional use permit issued to the Petitioner, shall be limited to the property described in **Exhibit A** attached hereto and incorporated herein as presented at the public hearing.
 3. Plans. The Petitioner is required and must have all plans current, approved by the Plan Commission for the Village of Sussex, and on file with the Plan Commission for the Village of Sussex in order for this CU to be in effect. The Petitioner shall be entitled to amend or change any plan contemplated herein subject to the aforementioned conditions and subject to the Plan Commission for the Village of Sussex approval and without a public hearing, if such amendments and/or change is not a substantial amendment or change in

any plan contemplated herein that the Plan Commission for the Village of Sussex feels, in its sole discretion, to be substantial will require a new permit and all Village procedures in place at the time must be followed.

A. Site Plan. The Petitioner shall submit to and receive approval from the Village Plan Commission, pursuant to Section 17.1000, a specific site plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit B**. Any such plan must meet the following minimum requirements or conditions:

B. Plan of Operation. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific plan of operation for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meeting. Once approved the plan of operation shall be attached hereto and incorporated herein as **Exhibit C**.

1. The hours of operation for the fuel pumps and convenience store will be 24 hours.

2. In order to sell alcoholic beverage items a license from the Village of Sussex is required and all requirements of said license process shall be followed and a license obtained prior to the sale of the same.

C. Traffic, Access and Loading Plans. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific traffic, access, loading, parking and egress plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit D**.

D. Lighting Plan. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific lighting plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit E**.

E. Signage Plan. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific signage plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit F**.

F. Sewer, Water, Stormwater and Erosion Control Plans. The Petitioner shall submit to and receive approval from the Village Engineer specific sewer, water, stormwater, and erosion control plans for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit G**.

G. Public Improvements. The Owner/Developer has submitted and received approval from the Village Board, Waukesha County, State of Wisconsin and other necessary approving agencies for improvements to the public roadway system, sidewalk system, signalization system, street lighting and utility systems, and or other public improvements to provide for the use of the Subject Property. The Petitioner's approvals are subject to the Owner/Developer completing these necessary improvements.

H. Fence, Landscaping, Berm, and Open Space Utilization Plans. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific fence, landscape, berm, and open space utilization plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentations at the Meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit H**. Any such plan must meet the following minimum requirements or conditions:

1. Screening brick wall of fuel pumps along CTH K shall be attached hereto and incorporated herein as **Exhibit H-1**.

I. Outdoor Storage Plan. No outdoor storage shall be permitted on the Subject Property with the following specific exceptions:

1. Trash dumpsters limited to the minimum number needed to meet the recycling law requirements. The trash dumpsters shall be screened from view and shall be maintained in a safe and sanitary condition at all times.
2. The storage and sale of propane and ice in the style, manner, and location as shown by the outdoor storage plan attached as **Exhibit I**.
3. No other outside storage or sales of merchandise from the above listed materials (excluding fuel for vehicle usage) are permitted outside of the building.

J. Architectural and Building Plans. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific architectural and Building Plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentations at the Meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit J**.

4. Adult-Oriented Materials. No adult-oriented materials or pornographic videotapes, magazines, or gift items will be sold or rented from the subject facility.

5. Licenses. The Petitioner shall be required to obtain any and all required licenses and permits from the Village, County, State, and Federal Government. If any license or permit is issued, any and all conditions of the same are incorporated herein and made a part of this conditional use permit.

6. Laws. The Petitioner shall comply with all Federal, State, County, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property.

7. Building and Fire Inspection. The Petitioner is required to keep the Subject Property in compliance with all federal, State, and local laws, statutes, codes, ordinances, policies, and guidelines as determined by the Building and Fire Inspectors of the Village of Sussex.

8. Aesthetics. The Petitioner is required to properly maintain the Subject Property at all times and in full compliance with the Village Property Maintenance Code, Section 11.07 of the Village of Sussex Code all to the satisfaction of the Plan Commission for the Village of Sussex.

9. Junk. No junk shall be accumulated or stored on the Subject Property. No burying or burning of junk is permitted on the Subject Property.

10. Temporary Use or Activity. No temporary use or special activity or event shall be permitted without prior approval of the Plan Commission of the Village of Sussex and the same must be in compliance with all ordinance, rules, and regulations of the Village of Sussex and all necessary permits must be obtained.

11. Fees and Expenses. The Petitioner, upon issuance of this conditional use permit, shall reimburse the Village of Sussex for all reasonable expenses incurred by the Village, including, but not limited to, expenses for the Village Administrator, Village Engineer, Village Attorney, and all other professionals and technical assistance realized by the Village in approving and

granting this conditional use permit (“Staff Members”). The Village Clerk shall provide the Petitioner with copies of all itemized invoices and shall include with such invoices a complete list of the fee rates for all Staff Members.

12. Enforcement. Any attorney fees incurred by the Village of Sussex to enforce any of the conditions or requirements of this conditional use permit must be paid by the Petitioner.

13. Complaints. In the event the Petitioner receives any complaints with regard to the operation authorized by this conditional use, the Petitioner shall respond to such complaints in writing within a reasonable time not to exceed two weeks from the date of the complaint and shall provide a copy of the written response to the Sussex Village Administrator within the same period of time. If the complaint was made in writing, the copy provided to the Village Administrator shall include a copy of the complaint.

14. No Nuisance. The Village reserves the right to rescind its approval of this conditional use permit based upon the finding that the use is incompatible and a nuisance to surrounding uses, that the use is not in the public interest, or that the use adversely affects the use of adjacent lands, provided the Petitioner is given an opportunity to be heard on the matter and, if so rescinded the Petitioner and Subject Property shall thereupon be immediately subject to the Village of Sussex Zoning Ordinances , as applicable, regarding the use of the Subject Property as though no conditional use permit was granted.

15. Subject to Acceptance. Subject to the Owner/Developer approving in writing the issuance of the same and Petitioner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.

16. Review. The Plan Commission for the Village of Sussex reserves its right to review the operation and amend the conditional use permit as the Plan Commission for the Village of Sussex deems appropriate

- B. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for the Village of Sussex for determination.
- C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Sussex, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
- D. This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission for the Village of Sussex as being in compliance with all pertinent ordinances.
- E. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Petitioner be delinquent in payment of any monies due and owing to the municipality, or should a

change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Plan Commission for the Village of Sussex.

- F. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to a change in the use, premises, lands or owners (except for any related entity to Petitioner), other than as specifically authorized herein, shall require a new permit and all Village procedures in place at the time must be followed.
- G. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.
- H. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
- I. This conditional use permit shall be effective for an initial term that ends five years from the date of January 1 of the year the conditional use is approved. During the fifth year of the CU the Village Administrator or designee shall examine the record to determine if concerns about the operation have been raised in writing by the public, a governmental body or official, or anyone else, and shall also review the site and the adjoining area for compliance with the conditions of the CU. If based upon that review the use of the property is compatible with the surrounding areas and the petitioner is in substantial compliance with all terms of this conditional use agreement, then, in that event, the Conditional Use can be automatically renewed for another 5 year term. If based upon that review the Village Administrator finds concerns about compliance with the conditions of the Conditional Use, the Petitioner shall be brought back before the Plan Commission for consideration of the renewal. The Petitioner shall have the responsibility to apply for the renewal by January 30th of the fifth (5) year of the term. Failure of Petitioner to apply for the renewal as provided herein shall be deemed a violation of the conditions of the conditional use and may serve as a basis for termination of the conditional use permit. The Plan Commission for the Village of Sussex may add additional conditions at any time.

1. Where the changing character of the surrounding area causes the original conditional use or subsequent approved amendments thereto to no longer be compatible with the surrounding area, or for similar cause, based upon consideration for the public welfare, the conditional use order and any subsequent approved amendments or changes may be terminated by action of the Plan Commission of the Village of Sussex. Such use shall thereafter be classified as a legal nonconforming use as it was permitted to exist on the day it was terminated.

2. Where this permitted conditional use does not continue in conformity with the conditions of the original approval or subsequent approved amendments or changes, the conditional use grant and any subsequent approved amendments thereto may be amended or terminated by action of the Plan Commission for the Village of Sussex. The Plan Commission for the Village of Sussex may require complete termination of such use.

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

- J. Upon acceptance by Petitioner of this conditional use permit, all prior conditional use permits granted to the Subject Property are hereby revoked and terminated.
- K. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission for the Village of Sussex.
- L. If any paragraph or phrase of this conditional use order is declared by a Court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific paragraph or phrase thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of this order. The remainder of the order shall remain in full force and effect.

Additional Plan Commission conditions:

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

Policy Questions:

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

Action:

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

B. Consideration and possible action on a Conditional Use, Plan of Operation, site plan, architectural plan, lighting plan, landscape plan and sign plan for Kwik Trip at the corner of CTH K and Business Drive.

Staff has prepared a conditional use document for consideration at this meeting. The Plan Commission has heard testimony on the application for the Conditional Use, Plan of Operation, site plan, architectural plan, lighting plan, landscape plan and sign plan for Kwik Trip.

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

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

The Application is complete and consistent with 17.0502

Yes or No

- The use(s) and plans are compliant with 17.0503 (Review of CU's)** Yes or No
- The use(s) and plans are compliant with 17.0200 (General Conditions)** Yes or No
- The uses(s) and plans are compliant with the PDO Ordinance for the Subject Property**
Yes or No
- The uses(s) and plans are compliant with 17. 1000 (Site Plan Review)** Yes or No
- Has the Petitioner provided substantial evidence and adequately addressed the findings of the impact report per 17.0506.A.** Yes or No

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

- A.3.A. Site Plan Standards compliance** Yes or No
- A.3.B. Plan of Operation compliance** Yes or No
- A.3.C.-H. Various Plan(s) compliance** Yes or No
- A.4.-16. CU condition compliance** Yes or No
- B-L. Administrative CU Condition compliance** Yes or No

Action Items:

1. Act on the CU and various plans.

Staff Recommendation: Staff recommends approval of the Conditional Use, Plan of Operation, site plan, architectural plan, lighting plan, landscape plan and signage plan based upon the evidence presented at the Public Hearings for Kwik Trip corner of CTH K and Business Drive; a condition the sidewalk along CTH K is installed prior to occupancy, a finding the use and structures meet the principals of 17.1002(A-H); subject to the approval of a CSM and the standard conditions of Exhibit A.

1. Consideration and possible action on a CSM for Sussex Corporate Park to divide lot 1 Tax Key #SUXV0273999006, to create 3 lots, lot 2 will be the future site of Kwik Trip.

This site is zoned B-2. This CSM is to divide Lot 1 adjacent to Business Drive in the new Sussex Corporate Park to create lot 2 and lot 3 for development. Lot 2 is the future site of the new Kwik Trip.

Policy Question:

1. Are there any concerns with the CSM?

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends the Plan Commission recommend approval of the CSM to the Village Board to divide Lot 1 Tax Key #SUXV0273999006 in the new Sussex Corporate Park corner of Hwy 164 and CTH K to create 3 lots subject to review by the Village Engineer, the standard conditions of CSM approval and Exhibit A.

03. Adjournment.



PLAN OF OPERATION

To be used for a business with new construction.

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

OR an amendment to an existing CU? _____

(Conditional Use Permits require a Public Hearing)

Address location of new construction NE CORNER OF HIGHLANES DR + CTH K

Tax Key # SUXV0273999004 (PART OF) Zoning: B-2 REGIONAL BUSINESS DISTRICT

1. Name of Business:

KWIK TRIP, INC

Business

1626 OAK ST LA CROSSE, WI 54602 608-793-5547
Address City, State, Zip Phone #

Fax # _____ Email address jsgood@kwiktrip.com

2. Business owner contact information:

JEFF OSGOOD - DEVELOPMENT MANAGER

Contact

1626 OAK ST LA CROSSE, WI 54602 608-793-5547
Address City, State, Zip Phone #

Fax # _____ Email address jsgood@kwiktrip.com

3. Building/Land owner contact information:

STEWART WANGARD / SUSSEX CORPORATE PARK, LLC
Contact (MARK LAKS CC:)

1200 N. MAYFAIR RD SUITE 310 MILWAUKEE, WI 53226 414-935-4014
Address City, State, Zip Phone #

Fax # _____ Email address swangard@wangard.com

4. Number of Employees/Shifts: 30-35 PART/FULL
Employees Shifts

5. Days of Operation:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Put an X in box that applies:	X	X	X	X	X	X	X
Hours Open for business	24	24	24	24	24	24	24

6. Is this an extension of an existing operation? _____
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises. SEE COMPLETION
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
Arcade permit? NO
If yes, explain: OUR LEGAL DEPARTMENT WILL APPLY SEPARATELY
If yes, please obtain and complete form.
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. Dimensions and levels of all buildings:

	Dimensions	Levels	Square footage
Building 1 - <u>STORAGE</u>	<u>100' X 98'</u>	<u>1</u>	<u>9800 S.F.</u>
Building 2 - <u>GAS CANOPY</u>	<u>40' X 120'</u>	<u>1</u>	<u>4800 S.F.</u>
Building 3 - <u>DIESEL CANOPY</u>	<u>24' X 50'</u>	<u>1</u>	<u>1200 S.F.</u>

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

Lot size	Depth	Width	Area
<u>138,746 S.F.</u>	<u>432'</u>	<u>285'</u>	<u>3.18 ACRES</u>

Above to be included on survey

13 Parking: Dimensions of parking lot SEE PLAN
Parking lot construction CONCRETE
Type of screening: Fence PARTIAL BRICK WALL or Plantings SEE LANDSCAPE
Number of spaces needed per code 26-50 # of spaces for employees _____
Above to be included on site plan

Please provide the following information:

Total square footage of building, new and existing 15,050 S.F.

Total square footage of parking lot, new and existing 79,692 S.F.

14. Signs: Type: Free standing 7 Attached to building 13
Lighted 10 Single or double faced 14 SF / 6 DF
Size S.F. LISTED ON SIGN PLAN Location _____
Above to be included on sign plan

15. What security lighting are you proposing? (Please include on lighting plan)

JUST OUR NORMAL SITE LIGHTING PER PLAN. NO SPECIAL SECURITY LIGHTING

16. Is there a need for outside storage? YES If yes, explain:

WE HAVE LP STORAGE SINCE THIS ISN'T PERMITTED TO BE INSIDE. ALSO WE HAVE 2 OUTSIDE FOR MERCHANDISERS. WE HAVE PLACED THIS IN OUR TRASH ENCLOSURE FOR SCREENING

17. Is a Highway access permit needed from the state or County Highway Departments? NO

If yes, please attach a copy of the secured permit.

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

OUR PRIVATE DRIVES ARE COMING OFF OF PRIVATE DRIVES OR DRIVEWAY PAVES

18. Is there a need for any special type of security fencing? YES

If yes, what type? WERE REQUIRED TO HAVE A 4' HIGH BRICK WALL

19. What provisions are you making for fire protection? WE ARE REQUESTING NO SPRINKLER SYSTEM

What provisions are your making for a sprinkler system? PER IBC 2015 ADOPTED SPRING 2019 IT ISN'T REQUIRED

Storage system? N/A

Hydrant stand pipes? N/A

Is there a fire lane shown on your site plan? _____

Explain: STATE CODE DOESN'T REQUIRE A SPRINKLER BASED ON OUR BUILDING TYPE + SIZE

20. Surface water drainage facilities and impervious areas, describe and/or include on site plan.

SEE SITE/SYSTEM PLANS + CALCS

21. Did Wisconsin State Department of Industry Labor and Human Relations approve building plans?

NO If yes, explain: DSPS WILL DO REVIEW OF PLANS IN FUTURE

22. Please give a timetable for items to be completed:

Building construction	<u>12/18/2020</u>
Paving	<u>11/30/2020</u>
Landscaping	<u>12/18/2020</u>
Occupancy	<u>12/25/2020</u>

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.

JEFF OSGOOD
Name

12/13/2019
Date

DEVELOPMENT MANAGER
Title or Position



Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

Village of Sussex
Kasey Fluett
N64W23760 Main St
Sussex, WI 53089

December 16th, 2019

CUP, Plan of Operation, and ARB Review Submittals

Ms. Fluett,

This letter is intended to accompany our submittal for our application to the Village of Sussex for the requested CUP Application, Plan of Operation Review Application, and ARB Review Application for our proposed project located at the NE Corner of Highlands Dr & CTH K. We are proposing constructing a new Retail Convenience Store w/ attached Carwash, Fueling Canopy and separate Diesel Fuel Canopy.

Kwik Trip, Inc. is proposing the construction of a 9050 S.F. convenience store w/ attached 1-Bay Carwash and an attached dumpster enclosure w/ separate Fueling Canopies. I have submitted 3 – 11x17 copies as well as 3 – 24x36 copies for the Plan of Operation Submittal. I have also submitted the requested 6 – 11x17 copies and 1 – 24x36 copy for the ARB Submittal. Both of these submittals will be included in digital format as well with this letter. I have verified that the fee was ARB \$125.00, Plan of Operation Review \$175.00, CUP Fee \$210.00 and Plan Review Fee \$250.00. I included one check for total of \$760.00 for all fees. If there are any additional hard copies needed please let me know. All other fees will be discussed and can be submitted at any time one the village has determined those fees.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 28-35 full and part time employees, with 2-8 on staff at any given time.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. The prototype building is larger than previous years building. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs is \$2,000,000.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

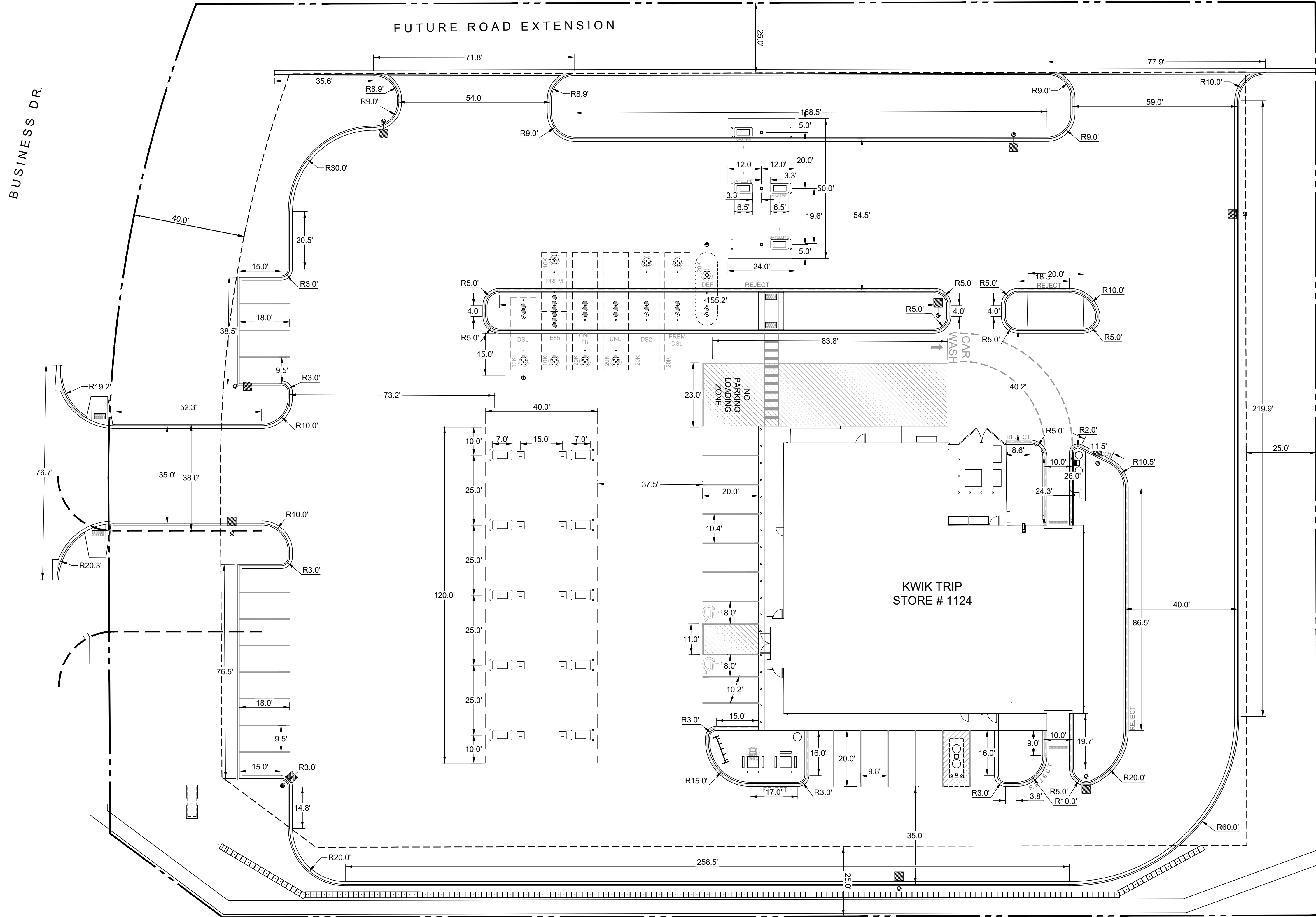
Sincerely,

Jeff Osgood – Development Manager - Store Engineering - Kwik Trip, Inc.

608-793-5547 - josgood@kwiktrip.com 1626 Oak St | P.O. Box 2107 | La Crosse, WI 54602

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.



SITE INFORMATION

ZONING DISTRICT: B-2 - REGIONAL BUSINESS
 TOTAL SITE AREA: 138,346 SF / 3.18 ACRES
 TOTAL DISTURBED AREA: 136,900 SF / 3.14 ACRES
 EXISTING IMPERVIOUS: 2,162 SF
 TOTAL IMPERVIOUS: 95,560 SF (69.1% LOT COVERAGE)
 PAVED AREA: 79,692 SF
 BUILDING AREA: 9,050 SF
 CANOPY AREA: 6,000 SF
 PRO. PERVIOUS: 42,786 SF (30.9% LOT COVERAGE)

PARKING STALL COUNT

STANDARD PARKING: 26 STALLS
 ADA PARKING: 2 STALLS WITH LOADING ZONE
 TRUCK PARKING: 1 UNLOADING STALL
 PER CODE, 346.503, 26-50 TOTAL PARKING STALLS.
 TWO HANDICAP PARKING STALL MUST BE PROVIDED.
 TWO HANDICAP PARKING STALLS ARE SHOWN ON THE PLANS.

BUILDING HEIGHTS - 45' MAXIMUM

CONVENIENCE STORE: 20'-0"
 CANOPY: 15'-6"

BUILDING SETBACKS

FRONT: 40'
 REAR: 25'
 SIDE: 25'

UTILITY COMPANY INFORMATION

ELECTRICITY - WE ENERGY - 262-544-7366
 NATURAL GAS - WE ENERGY - 262-544-7366
 PHONE - SEVERAL PROVIDERS IN THE AREA
 CABLE - SPECTRUM - 833-823-6676
 SANITARY SEWER - VILLAGE OF SUSSEX - 262-820-3130
 WATER SERVICE - VILLAGE OF SUSSEX - 262-246-5200

FIRE LANE:

BUSINESS DRIVE WILL ACT AS THE FIRE LANE ACCESS TO THE BUILDING.

NOTE:

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.

RADII ARE FROM FACE OF CURB

DIMENSIONS ARE FROM FACE OF CURB

**Kwik
TRIP**

**Kwik
STAR**

KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960

**S
SNYDER
& ASSOCIATES**
 5010 VOEGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444

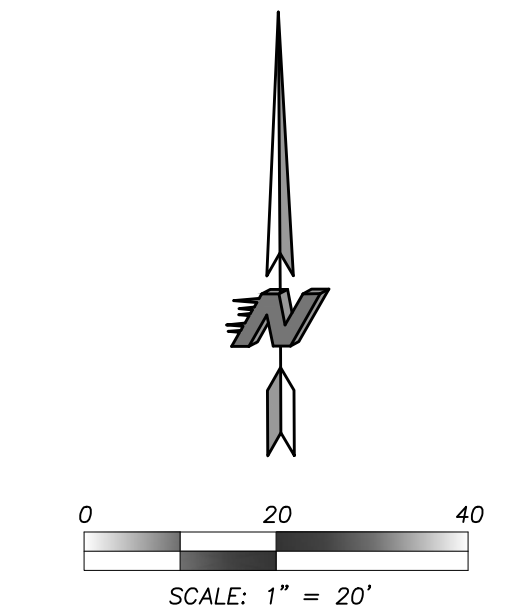
SITE PLAN - LAYOUT
**CONVENIENCE STORE #1124
 WITH DIESEL**
 HWY 164 & LISBON ROAD
 SUSSEX, WISCONSIN

#	DATE	DESCRIPTION

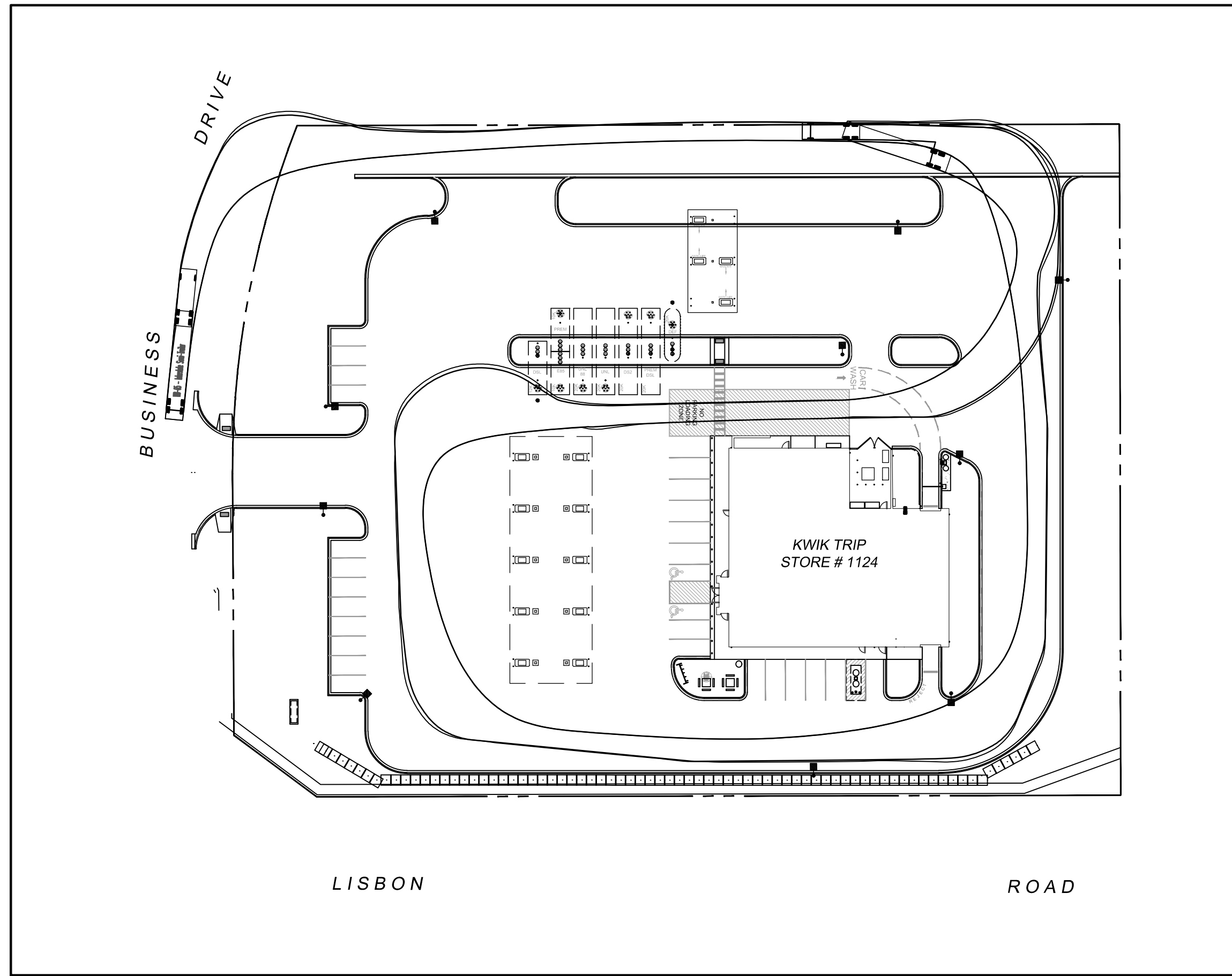
DRAWN BY: Z. ROLE / M. WAHL
 SCALE: NOTED
 PROJ. NO.: 119.1053.30
 DATE: JANUARY 23, 2019
 SHEET: **SP 1.1**

LISBON RD.

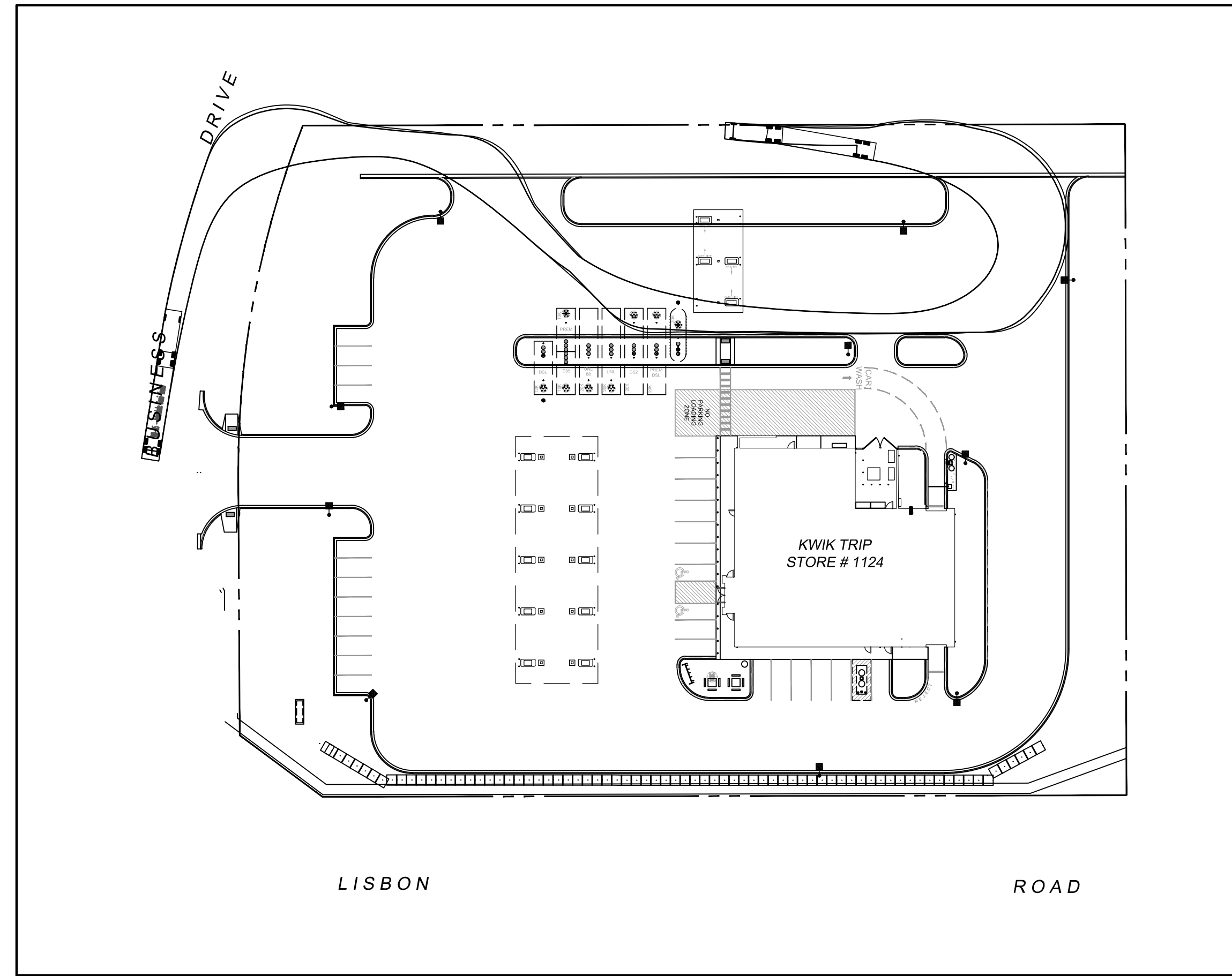
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE



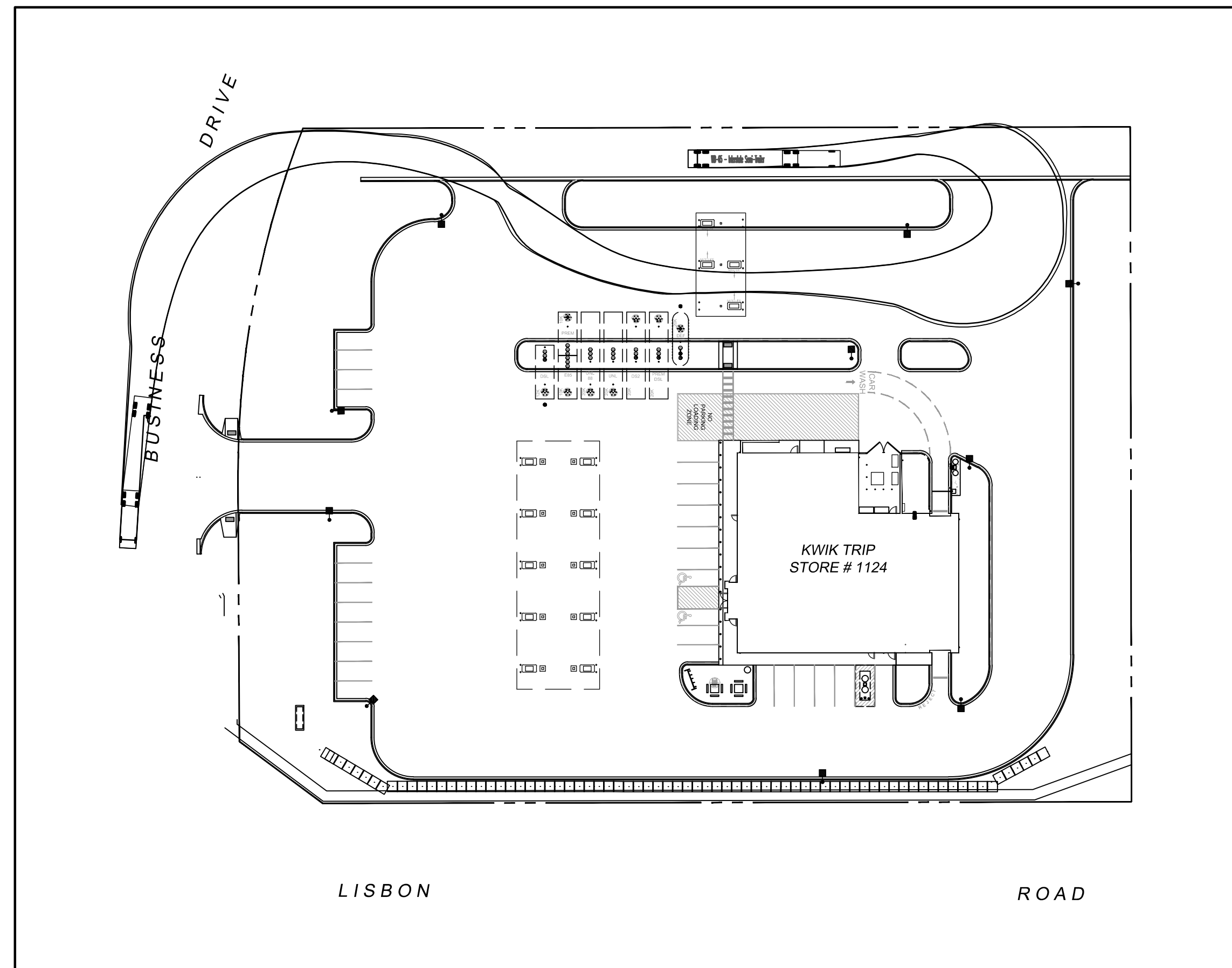
PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE 1/2 SCALE - 1"=40'



TRUCK ROUTE FOR STORE DELIVERY
SCALE: 1" = 50'



TRUCK ROUTE FOR FUEL DELIVERY
SCALE: 1" = 50'



TRUCK ROUTE FOR DIESEL CUSTOMER
SCALE: 1" = 50'

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LA CROSSE, WI 54602-2107
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FAX (608) 781-8960

S
**SNYDER
& ASSOCIATES**
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

SITE TURNING MOVEMENT

CONVENIENCE STORE #1124
WITH DIESEL

HWY 164 & LISBON ROAD
SUSSEX, WISCONSIN

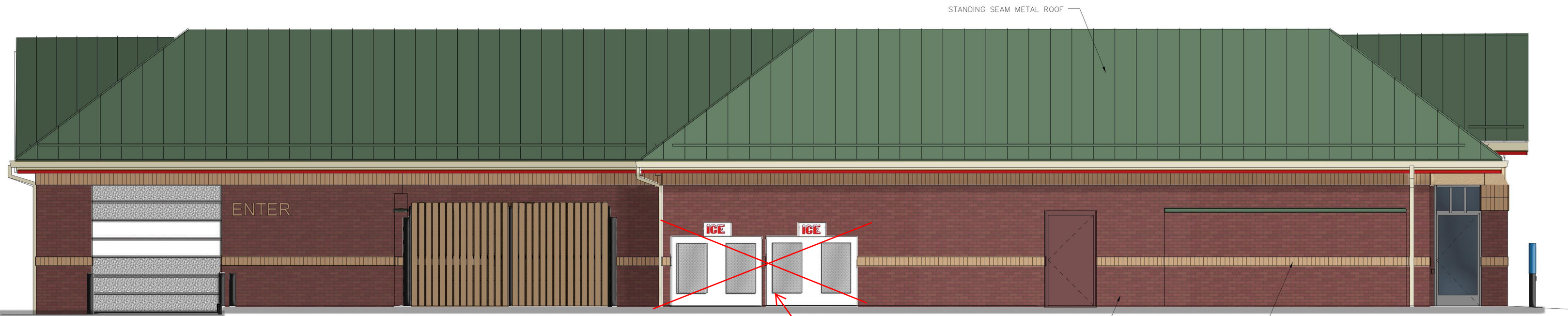
#	DATE	DESCRIPTION

DRAWN BY Z. ROLE / M. WAHL
SCALE NOTED
PROJ. NO. 119.1053.30
DATE JANUARY 21, 2019
SHEET **SP 1.0**



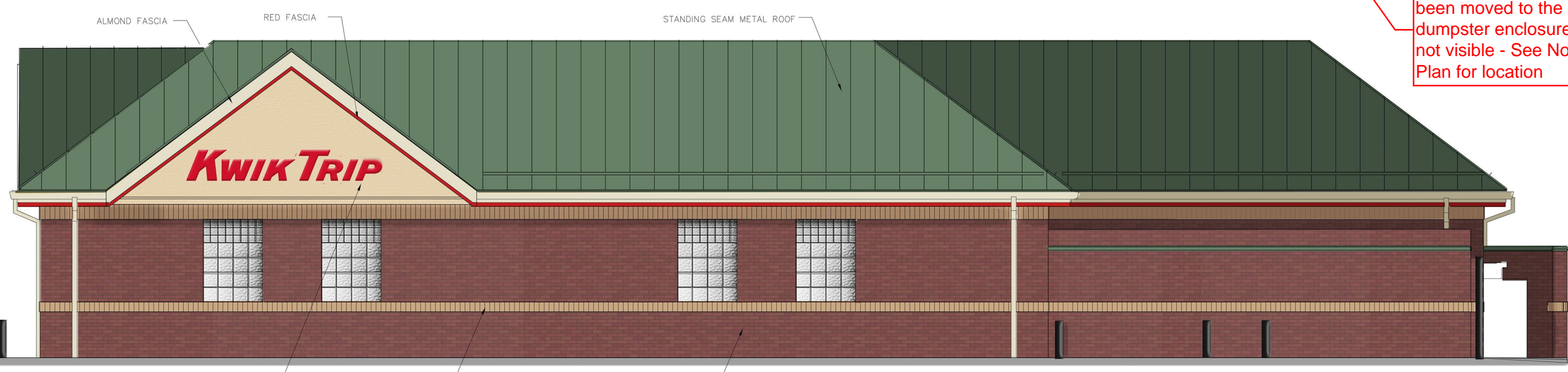
1 FRONT ELEVATION
1/4" = 1'-0"

LP Cage has been moved around the corner on the north side near the dumpster and is shielded from the front by the tote wall enclosure and from the street with landscaping - See Noted Site plan for exact location. This is also a burgundy color to match the brick.

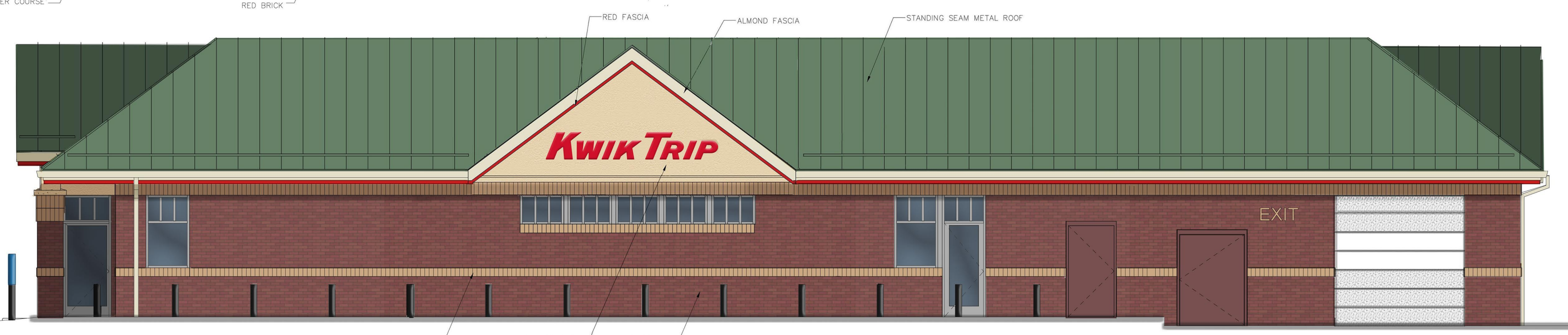


2 LEFT ELEVATION
3/16" = 1'-0"

Ice merchandisers have been moved to the dumpster enclosure and are not visible - See Noted Site Plan for location



3 REAR ELEVATION
3/16" = 1'-0"



4 RIGHT ELEVATION
3/16" = 1'-0"



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LA CROSSE, WI 54602-2107
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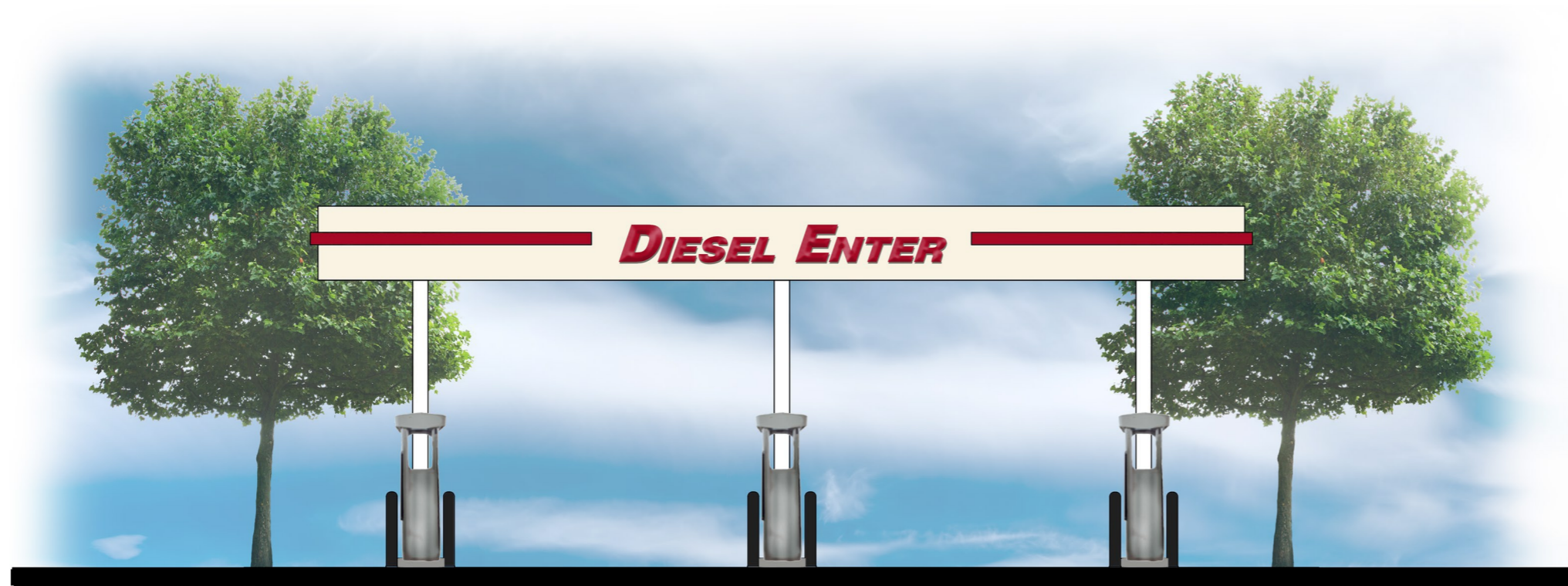
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

10 MPD

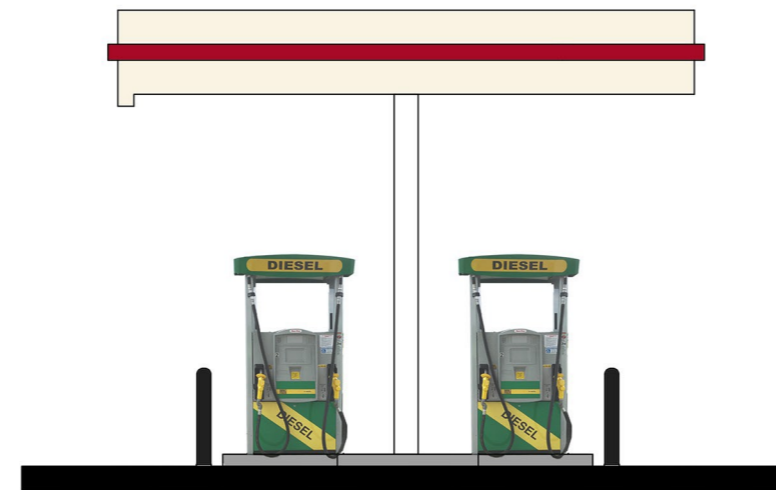
1 FRONT ELEVATION



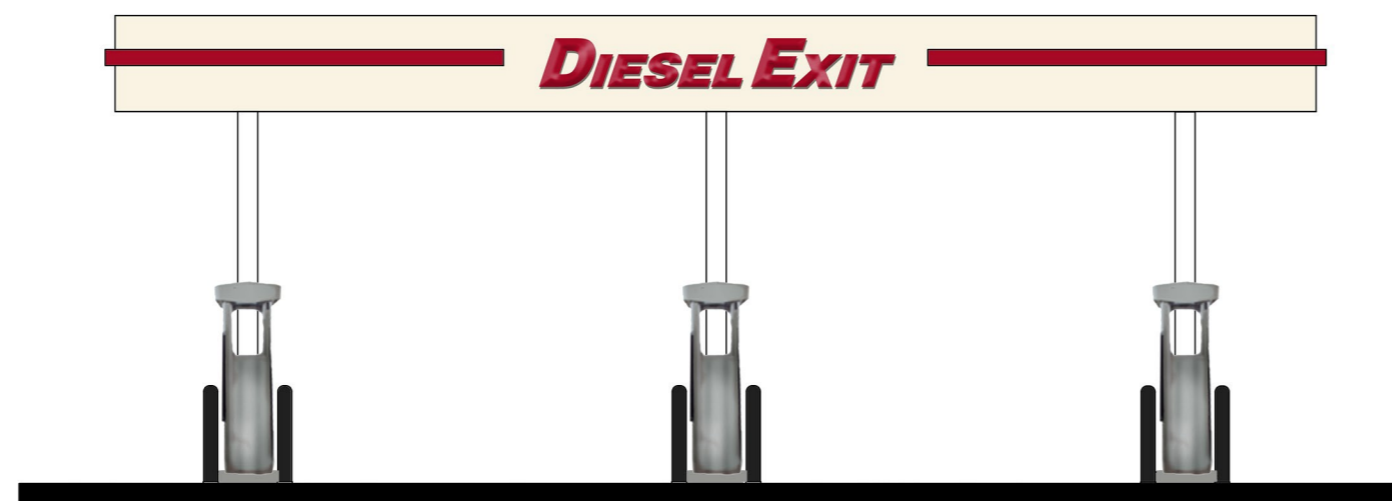
2 SIDE ELEVATION



1 FRONT ELEVATION



2 SIDE ELEVATION



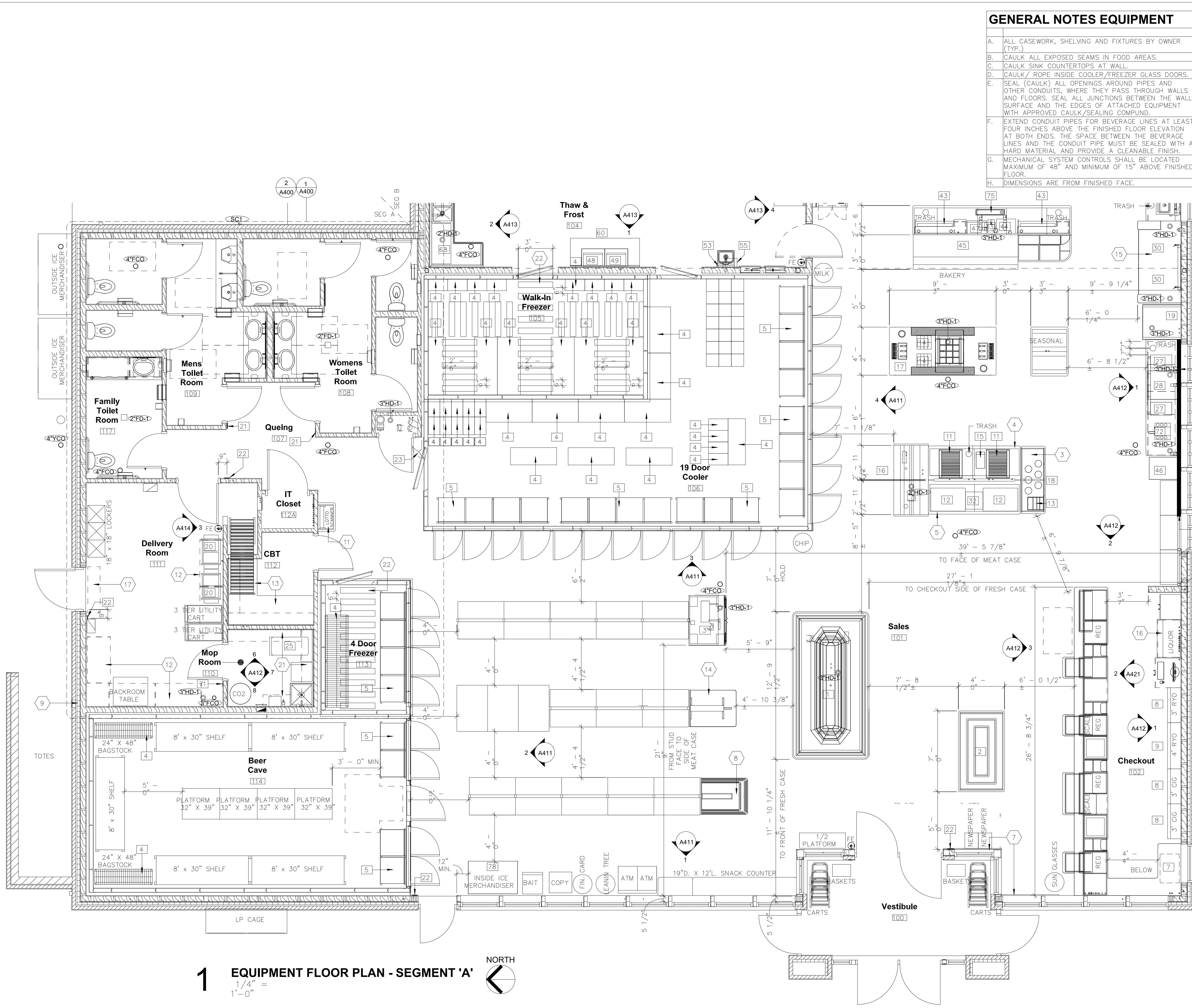
3 REAR ELEVATION

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TRIP**

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STAR**

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LA CROSSE, WI 54602-2107
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FAX (608) 781-8960

2 LANE DIESEL



- ### GENERAL NOTES EQUIPMENT
- A. ALL CASEWORK, SHELVING AND FIXTURES BY OWNER (TYP.)
 - B. CAULK ALL EXPOSED SEAMS IN FOOD AREAS.
 - C. CAULK SINK COUNTERTOPS AT WALL.
 - D. CAULK/ ROPE INSIDE COOLER/FREEZER GLASS DOORS.
 - E. SEAL (CAULK) ALL OPENINGS AROUND PIPES AND OTHER CONDUITS, WHERE THEY PASS THROUGH WALLS AND FLOORS. SEAL ALL JUNCTIONS BETWEEN THE WALL SURFACE AND THE EDGES OF ATTACHED EQUIPMENT WITH APPROVED CAULK/SEALING COMPOUND.
 - F. EXTEND CONDUIT PIPES FOR BEVERAGE LINES AT LEAST FOUR INCHES ABOVE THE FINISHED FLOOR ELEVATION AT BOTH ENDS. THE SPACE BETWEEN THE BEVERAGE LINES AND THE CONDUIT PIPE MUST BE SEALED WITH A HARD MATERIAL AND PROVIDE A CLEANABLE FINISH.
 - G. MECHANICAL SYSTEM CONTROLS SHALL BE LOCATED MAXIMUM OF 48" AND MINIMUM OF 15" ABOVE FINISHED FLOOR.
 - H. DIMENSIONS ARE FROM FINISHED FACE.

EQUIPMENT SCHEDULE

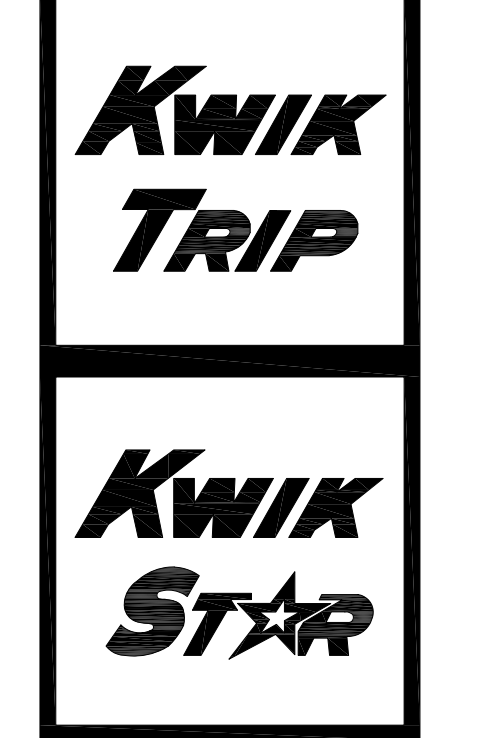
#	TYPE
1	FRESH CASE
2	BAKERY SHELF
3	REFRIGERATED MEAT CASE
4	NSF APPROVED SHELVES - COOLERS/FREEZERS
5	NSF APPROVED SHELVES - COOLERS/FREEZERS
7	UTILITY CART
8	3'-0" METAL LIGHTED CIGARETTE MERCHANDISER
9	4'-0" METAL LIGHTED CIGARETTE MERCHANDISER
11	ROLLER GRILL
12	HOT FOOD DISPLAY
13	CRACKER & SILVERWARE BASKET
14	FIXIN'S CONDIMENT HOLDER
15	CHILI CHEESE DISPLAY
16	PIZZA CASE
17	MULTI-TERRIA CONDIMENT
18	SOUP WELL
19	ICE CREAM NOVELTY CASE
20	BAG-IN-A-BOX RACK
21	ADA 6"x6" MEN/WOMEN SIGNAGE WITH BRAILLE SEE SHEET A403 FOR TYP. LOCATION
22	ADA 3"x6" EXIT SIGNAGE WITH BRAILLE SEE SHEET A501 FOR TYP. LOCATION
23	SECURITY MIRROR
25	FLOOR SCRUBBER
27	MALT BLENDER
28	MALT BLENDER FREEZER
30	FOUNTAIN MACHINE
32	PIZZA WARMER
33	HOT WATER DISPENSER
43	COFFEE CONDIMENT DISPLAY
44	CREAMER
45	BAKERY CASE
46	SMOOTHIE MACHINE
47	MICROWAVE - SNACK
48	MICROWAVE - KITCHEN
49	SCALE/LABEL MACHINE
53	SOAP DISPENSER
55	PAPER TOWEL DISPENSER-KITCHEN
60	6'-0" STAINLESS TABLE
68	42" STAINLESS DRY RACK
71	CO2 SIGNAGE BY OWNER
72	WHIPPED CREAM DISPENSER
75	30" DRIP TRAY
78	INSIDE ICE MERCHANDISER

EQUIPMENT PLAN KEY NOTES

#	Description	Callout
1	CAPPUCCINO AND BAKERY ISLAND. SEE DETAIL	6
2	CONDIMENT DISPLAY (TYP. OF 2). SEE DETAIL	9
3	SOUP CART. SEE DETAIL	7
4	ROLLING GRILLE MOVABLE CART. SEE DETAIL	11
5	HOT FOOD DISPLAY MOVABLE CART. SEE DETAIL	10
6	BAKERY DISPLAY. SEE DETAIL	8
7	1'-0" H. X 5'-0" L. WOOD CART BUMPER. MOUNT DIRECTLY ABOVE WALL BASE.	13
8	PRODUCE CART. SEE DETAIL	14
9	CO2 FILL W/ 3/4" PEX PIPING TO MOP ROOM. RISE UP EXT. WALL AND FOLLOW CEILING. MOUNT AT 42" A.F.F.. R.O. 8 1/8" H. X 7 1/8" W. MIN.	12
10	NOT USED	5
11	LOTTO SCANNER. SEE DETAIL	4
12	8'-0" STANDARDS AT 4" A.F.F. FOR SHELVING (TYPICAL AT 3 WALLS.)	12
13	32"D. COUNTER MOUNTED 31 3/4" A.F.F. TO TOP	5
14	BREAD CART. SEE DETAIL	4
15	FOUNTAIN WALL. SEE DETAIL	4
16	LIQUOR CABINET. SEE DETAIL	4
17	AIR CURTAIN UNIT ABOVE.	4
18	HATCH INDICATES ELECTRICAL RACE WAY.	4
19	END OF ELECTRICAL FACEWAY. PROVIDE SOLID SURFACE END CAP.	4
20	SOLID SURFACE TOP ONLY.	4
21	SHELVES ON MTL. STANDARDS AND BRACKETS (VERIFY MTG. HTG. OF STANDARDS SHELVES). SEE INTERIOR ELEVATIONS A412.	4
22	36" L. X 6" W. GRIP STRIPS ON FREEZER FLOOR. STRIPS TO BE SPACED 6" APART.	4

1 EQUIPMENT FLOOR PLAN - SEGMENT 'A'
 1/4" = 1'-0"
 NORTH

VANTAGE ARCHITECTS INC
 750 N. Third Street
 La Crosse, WI 54601
 Ph (608) 784-2729 Fax (608) 784-2826



KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960

PROJECT TITLE:
Store - Gen 2-RH - 1CW

PROJECT LOCATION:

JOB #:
 DATE:
 DRAWN BY:
 TYPE:
 REVISIONS
 NO. DATE

SHEET TITLE
 Equipment Floor Plan - Segment 'A'

SHEET NO.
A120A

EQUIPMENT SCHEDULE

#	TYPE
14	FIXIN'S CONDIMENT HOLDER
19	ICE CREAM NOVELTY CASE
27	MALT BLENDER
30	FOUNTAIN MACHINE
33	HOT WATER DISPENSER
34	ICE TEA MAKER
35	SLUSHIE MACHINE
36	SURFSHOT FLAVORSHOT 2
38	COFFEE BREWER
39	COFFEE GRINDER
40	FRANKE FOAMMASTER FM800
41	ICE DISPENSER
42	IMIX-3 MACHINE
43	COFFEE CONDIMENT DISPLAY
44	CREAMER
45	BAKERY CASE
47	MICROWAVE - SNACK
48	MICROWAVE - KITCHEN
49	SCALE/LABEL MACHINE

EQUIPMENT SCHEDULE

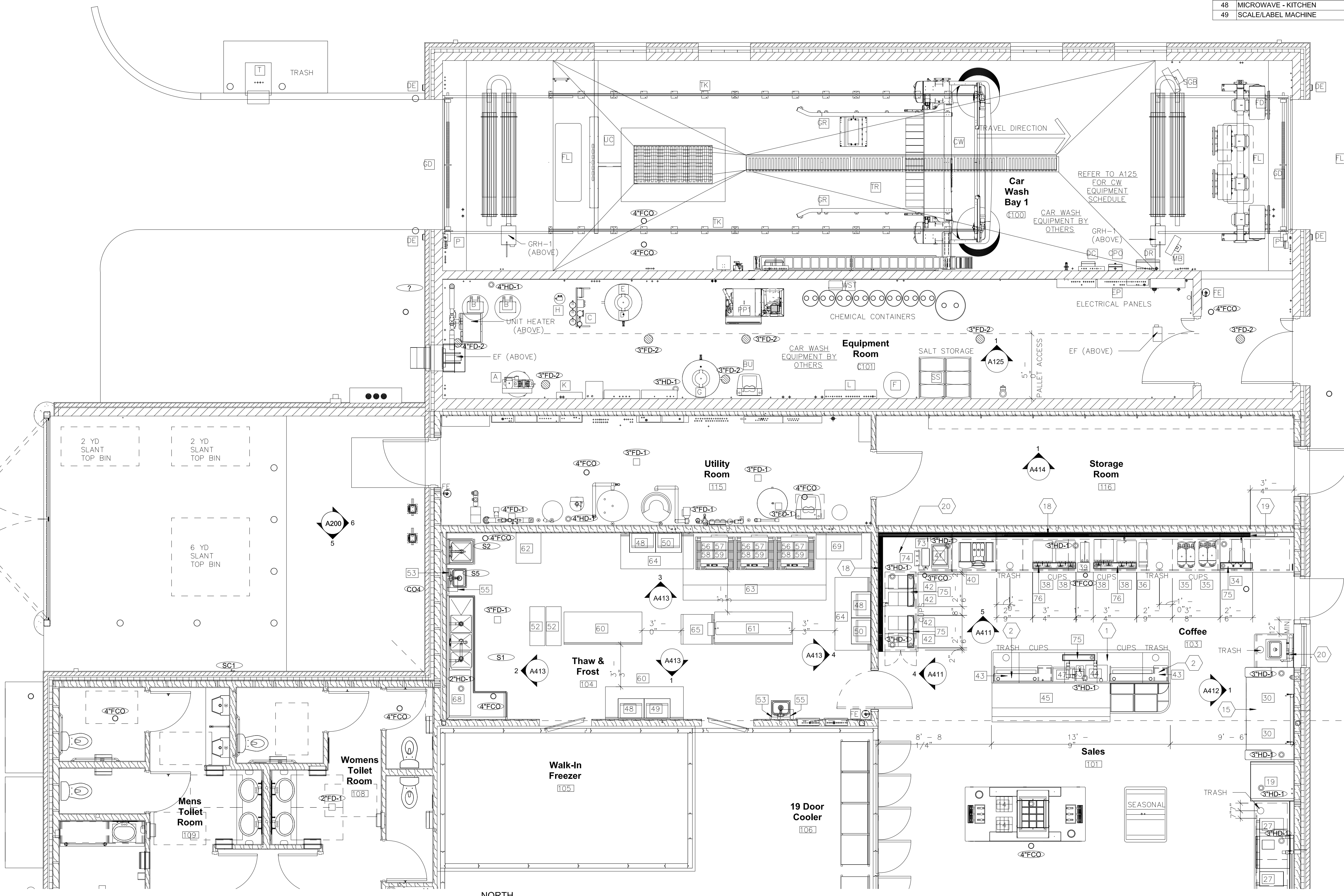
#	TYPE
50	MONITOR
52	BIN RACK
53	SOAP DISPENSER
55	PAPER TOWEL DISPENSER-KITCHEN
56	TURBOCHEF B3 OVEN RACK
57	TURBOCHEF OVEN
58	TURBOCHEF B3 OVEN
59	CART (STAINLESS STEEL)
60	6'-0" STAINLESS TABLE
61	6'-0" STAINLESS TABLE w/ CENTER SHELF ABOVE
62	BAKERY RACK WITH COVER
63	CAPTIVE AIRE HOOD
64	REFRIGERATED PREP TABLE
65	UNDERCOUNTER FREEZER KITCHEN
68	42" STAINLESS DRY RACK
69	2'-0" W. X 3'-6" L. STAINLESS TABLE
73	COLD BREW DISPENSER
74	COLD BREW CUPS
75	30" DRIP TRAY
76	40" DRIP TRAY

GENERAL NOTES EQUIPMENT

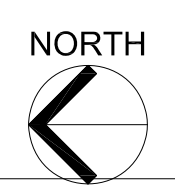
- A. ALL CASEWORK, SHELVING AND FIXTURES BY OWNER (TYP.)
- B. CAULK ALL EXPOSED SEAMS IN FOOD AREAS.
- C. CAULK SINK COUNTERTOPS AT WALL.
- D. CAULK/ ROPE INSIDE COOLER/FREEZER GLASS DOORS.
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- H. DIMENSIONS ARE FROM FINISHED FACE.

EQUIPMENT PLAN KEY NOTES

#	Description	
1	CAPPUCCINO AND BAKERY ISLAND. SEE DETAIL	6
2	CONDIMENT DISPLAY (TYP. OF 2). SEE DETAIL	9
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19	END OF ELECTRICAL FACEWAY. PROVIDE SOLID SURFACE END CAP.	
20	SOLID SURFACE TOP ONLY.	
21	SHELVES ON MTL. STANDARDS AND BRACKETS (VERIFY MTG. HTG. OF STANDARDS SHELVES). SEE INTERIOR ELEVATIONS A412.	
22	36" L. X 6" W. GRIP STRIPS ON FREEZER FLOOR. STRIPS TO BE SPACED 6" APART.	



1 EQUIPMENT FLOOR PLAN - SEGMENT 'B'
 1/4" = 1'-0"



VANTAGE ARCHITECTS, INC.
 750 N. Third Street
 La Crosse, WI 54601
 Ph (608) 784-2729 Fax (608) 784-2826

Kwik Trip
Kwik Star

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 P.O. BOX 2107
 1626 OAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960

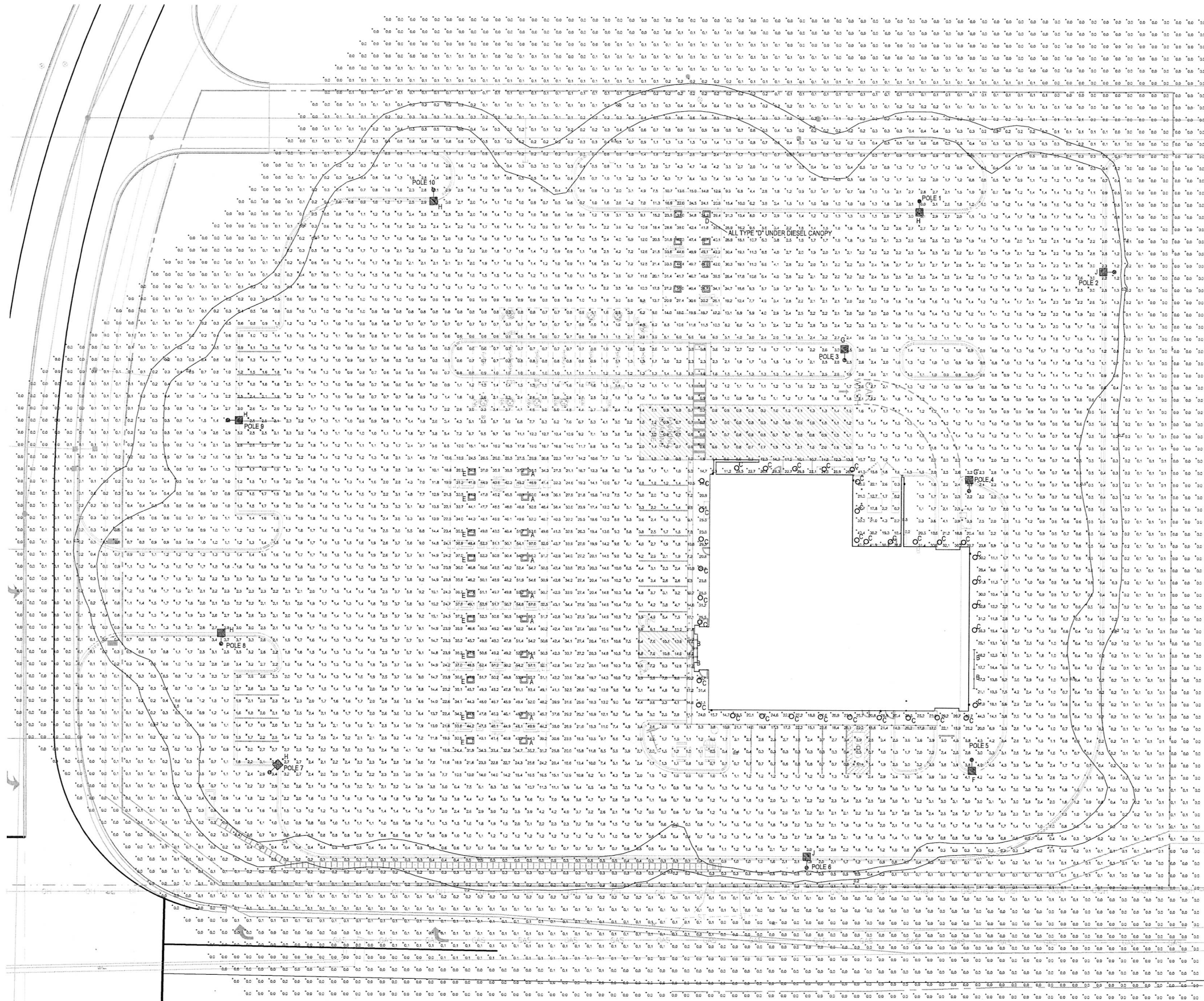
PROJECT TITLE:
Store-Gen 2- RH - 1CW

PROJECT LOCATION:

JOB #:
 DATE:
 DRAWN BY:
 TYPE:
 REVISIONS
 NO. DATE

SHEET TITLE
 Equipment Floor Plan - Segment 'B'

SHEET NO.
A120B



CALCULATION STATISTICS

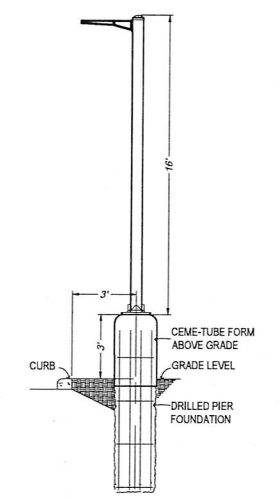
OVERALL SITE:	PARKING-LOADING-CIRCULATING:
AVERAGE: 3.9%	AVERAGE: 12.8%
MAXIMUM: 57.6%	MAXIMUM: 6.3%
MINIMUM: 0.0%	MAXIMUM: 42.7%
	AVERAGE: 6.0%

NOTE: FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.

- FIXTURE QUANTITIES**
- A - 10
 - B - 4
 - C - 35
 - D - 8
 - E - 10
 - F - 1
 - G - 2
 - H - 5
 - J - 2
- PROVIDE (10) 16' POLES.

- FIXTURE SYMBOLS:**
- A, D & E LED LIGHT MOUNTED UNDER FUEL CANOPIES
 - B LED STRIP LIGHT MOUNTED IN GABLE
 - C RECESSED LED DOWNLIGHT
 - F, G, H & J POLE MOUNTED LED FIXTURE

- FIXTURE TYPES:**
- A - LSI LIGHTING: SCVLED-23L-SCFT-UNN-DIM-50-WHT MOUNT FIXTURES WITH FORWARD THROW OPTIC AMING AT STORE FRONT.
 - B - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA-TZL-1N1-96
 - C - RECESSED LED DOWNLIGHT GOTHAM EVO-35/50-8AR-WD-120-TRW
 - D - LSI LIGHTING: SCVLED-10L-SC-UNV-DIM-50-BLK
 - E - LSI LIGHTING: SCVLED-15L-SC-UNV-DIM-50-WHT
 - F - LSI LIGHTING: SLJ4LED-9L-SIL-2-UNV-50-70CRI-WHT
 - G - LSI LIGHTING: SLJ4LED-9L-SIL-5W-UNV-50-70CRI-WHT
 - H - LSI LIGHTING: SLJ4LED-9L-SIL-FT-UNV-50-70CRI-WHT
 - J - LSI LIGHTING: SLJ4LED-9L-SIL-FT-UNV-50-70CRI-WHT-4L



LOT LIGHT ELEVATION DETAIL
NOT TO SCALE

PHOTOMETRIC SITE PLAN
SCALE: 1" = 20'-0"

2019-0195.57
GRAEF
One Honey Creek Corporate Center
125 South 64th Street, Suite 401
Madison, WI 53714-1470
414 / 258 1500
414 / 258 0037 fax

Kwik Trip

Kwik Star

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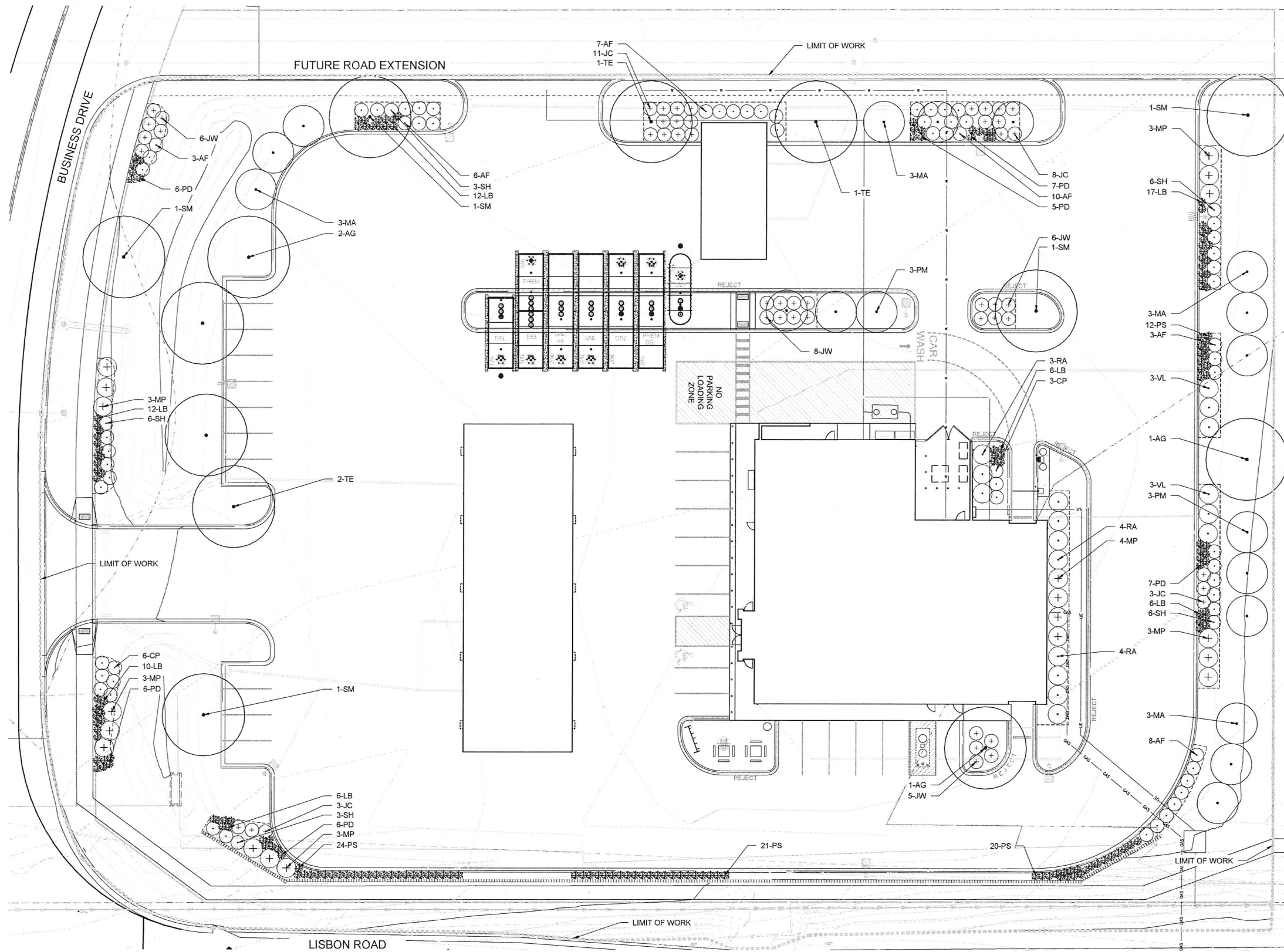
SNYDER & ASSOCIATES
5010 VOEGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

PHOTOMETRIC SITE PLAN
CONVENIENCE STORE #1124

HWY 164 & LISBON ROAD
SUSSEX, IOWA

#	DATE	DESCRIPTION

DRAWN BY	AMM	SCALE	NOTED
PROJ. NO.	119.1053.30	DATE	DECEMBER 12, 2019
SHEET			E1



LANDSCAPE LEGEND

- ① SOD (20,978 SF), REFER TO CONSTRUCTION NOTES FOR TYPE
- ② SHRUB BED WITH HARDWOOD MULCH (54 CY DOES NOT INCLUDE STAND-ALONE TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
- ④ TURF SEED (11,838 SF)
- ⑤ ROCK MULCH (11 CY), REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH (780 LF)
- LIMIT OF WORK
- DECIDUOUS CANOPY TREE
- LARGE DECIDUOUS ORNAMENTAL TREE
- ⊕ EVERGREEN
- ⊕ DECIDUOUS SHRUBS
- ⊕ EVERGREEN SHRUBS
- ⊕ ORNAMENTAL GRASSES

LANDSCAPE CONSTRUCTION NOTES

1. KENTUCKY BLUEGRASS PROVIDED BY PFAFF SOD & LANDSCAPING (262.255.1185) OR APPROVED EQUAL.
2. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB. MULCH PROVIDED BY CERTIFIED PRODUCTS, INC. (262.542.2270) OR APPROVED EQUAL.
3. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
4. TURF SEED PROVIDED BY CERTIFIED PRODUCTS, INC. OR APPROVED EQUAL.
5. #2 WASHED STONE (1-2") ROCK MULCH PROVIDED BY CERTIFIED PRODUCTS, INC. OR APPROVED EQUAL.
6. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

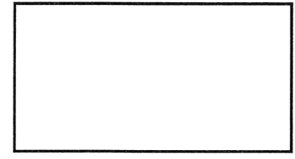
PLANT SCHEDULE

KEY	COMMON NAME
CANOPY TREES	
SM	SIENNA GLEN MAPLE
TE	TRIUMPH ELM
AG	AUTUMN GOLD GINKGO
ORNAMENTAL TREES	
MA	ADIRONDACK CRABAPPLE
PM	AMUR CHOKECHERRY
DECIDUOUS SHRUBS	
5'-7' SPREAD	
SH	SMOOTH HYDRANGEA
CP	ROCK COTONEASTER
AF	ARCTIC FIRE DOGWOOD
7' + SPREAD	
RA	GRO-LOW SUMAC
VL	WAYFARING TREE VIBURNUM
EVERGREEN SHRUBS	
5'-7' SPREAD	
JC	BLUEBERRY DELIGHT JUNIPER
JW	WISCONSIN JUNIPER
7'+ SPREAD	
MP	DWARF MUGO PINE
ORNAMENTAL GRASSES	
LB	LITTLE BLUESTEM
PS	SHENANDOAH SWITCH GRASS
PD	PRAIRIE DROPSEED

PLANTING PLAN



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
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PLANTING PLAN
CONVENIENCE STORE #1124
 HWY 164 & LISBON RD
 SUSSEX, WISCONSIN

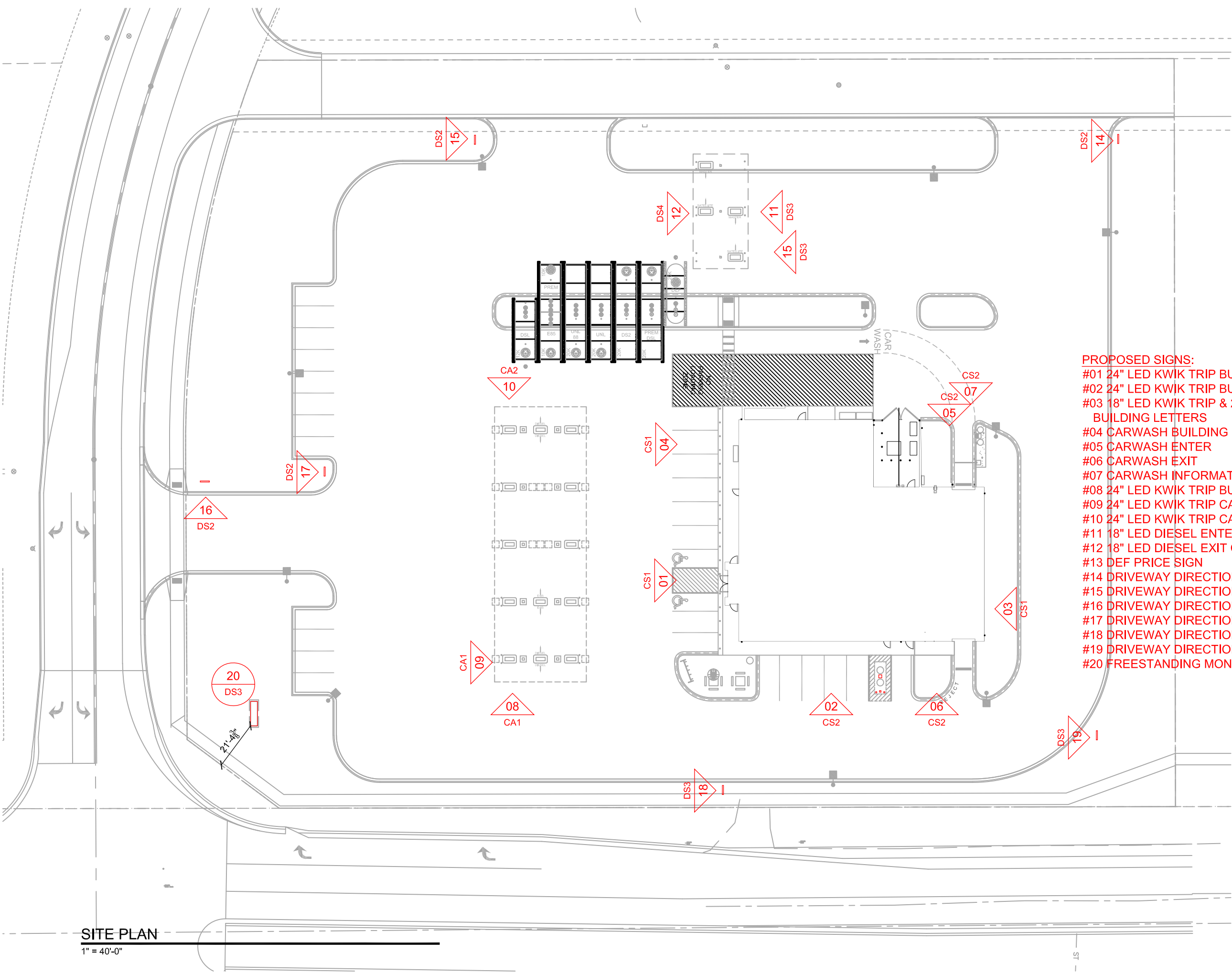
#	DATE	DESCRIPTION

DRAWN BY S. ANDERSON / L. OLSON
 SCALE NOTED
 PROJ. NO. 119.1053.30
 DATE DECEMBER 12, 2019
 SHEET L2.1



BUSINESS DRIVE

CTH K



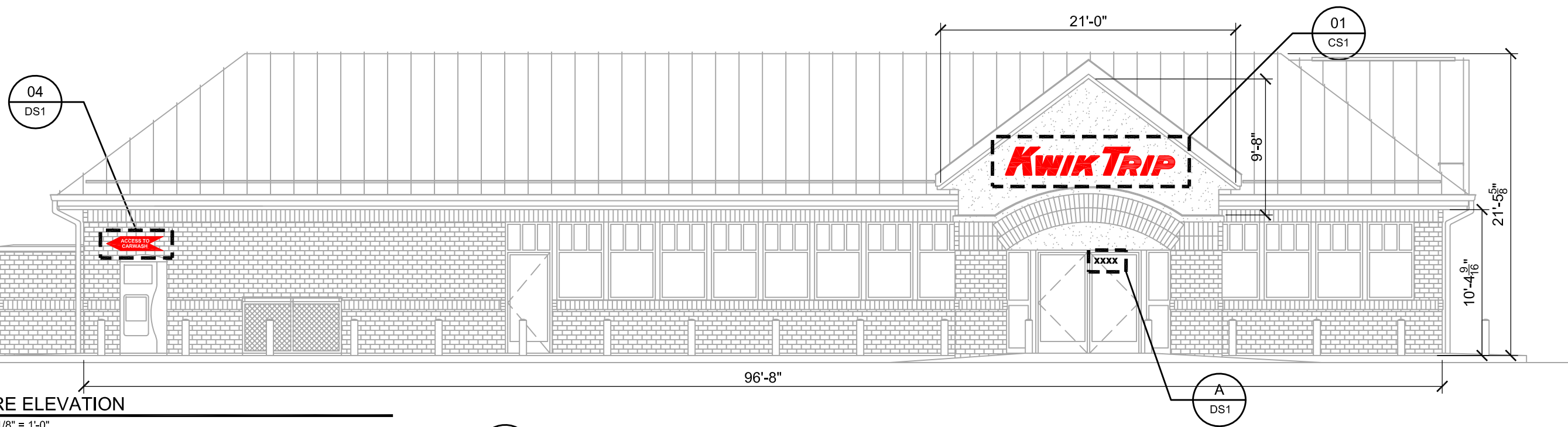
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

- PROPOSED SIGNS:**
- #01 24" LED KWIK TRIP BUILDING LETTERS
 - #02 24" LED KWIK TRIP BUILDING LETTERS
 - #03 18" LED KWIK TRIP & 24" LED CARWASH BUILDING LETTERS
 - #04 CARWASH BUILDING DIRECTIONAL SIGN
 - #05 CARWASH ENTER
 - #06 CARWASH EXIT
 - #07 CARWASH INFORMATIONAL SIGN
 - #08 24" LED KWIK TRIP BUILDING LETTERS
 - #09 24" LED KWIK TRIP CANOPY LETTERS
 - #10 24" LED KWIK TRIP CANOPY LETTERS
 - #11 18" LED DIESEL ENTER CANOPY SIGN
 - #12 18" LED DIESEL EXIT CANOPY SIGN
 - #13 DEF PRICE SIGN
 - #14 DRIVEWAY DIRECTIONAL
 - #15 DRIVEWAY DIRECTIONAL
 - #16 DRIVEWAY DIRECTIONAL
 - #17 DRIVEWAY DIRECTIONAL
 - #18 DRIVEWAY DIRECTIONAL
 - #19 DRIVEWAY DIRECTIONAL
 - #20 FREESTANDING MONUMENT SIGN

SITE PLAN
1" = 40'-0"

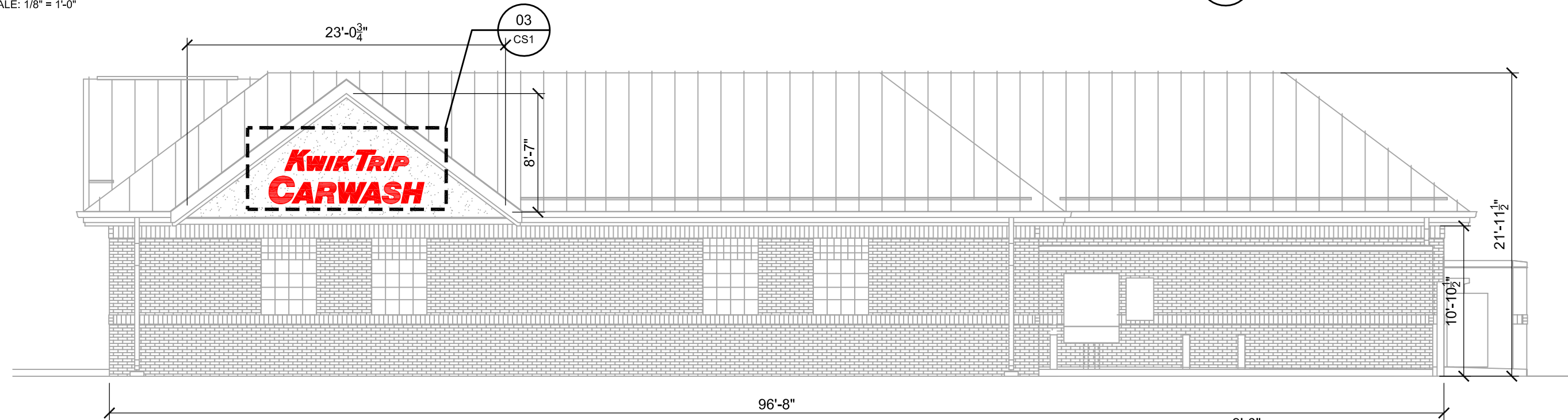


SITE PLAN	CONVENIENCE STORE #1124 w/ SIDE DIESEL & CARWASH	
	SWC HWY 164 & CTH K SUSSEX, WI	
#	DATE	DESCRIPTION
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2019-12-10
SHEET		SP1



STORE ELEVATION

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



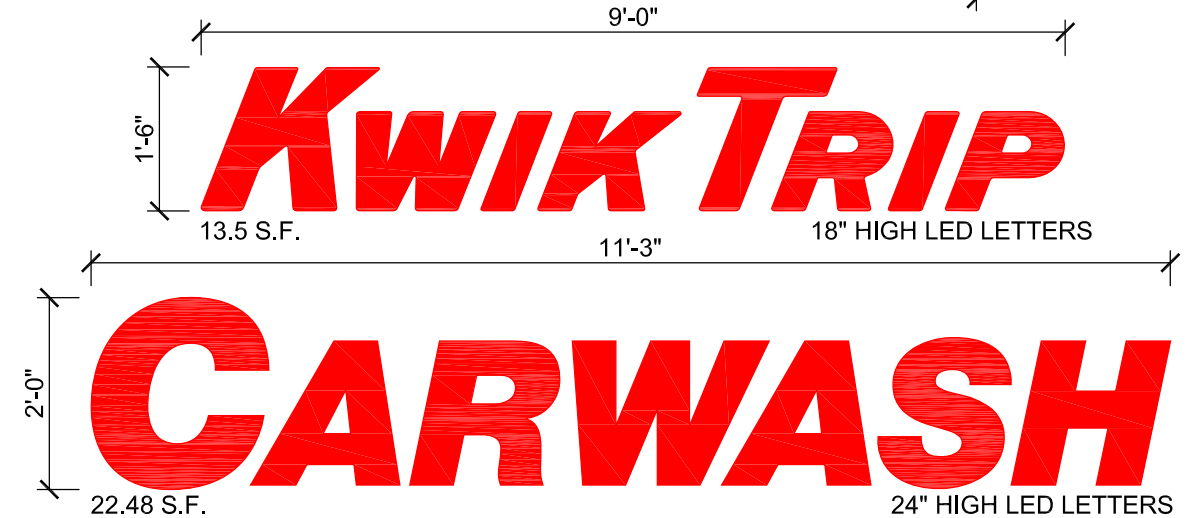
STORE ELEVATION

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



LOGO DETAIL - SIGN #01

SCALE: 1/2" = 1'-0"



LOGO DETAIL - SIGN #03

SCALE: 1/2" = 1'-0"



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CONVENIENCE STORE SIGNAGE
CONVENIENCE STORE #1124
w/ SIDE DIESEL & CARWASH
SWC HWY 164 & CTH K
SUSSEX, WI

#	DATE	DESCRIPTION

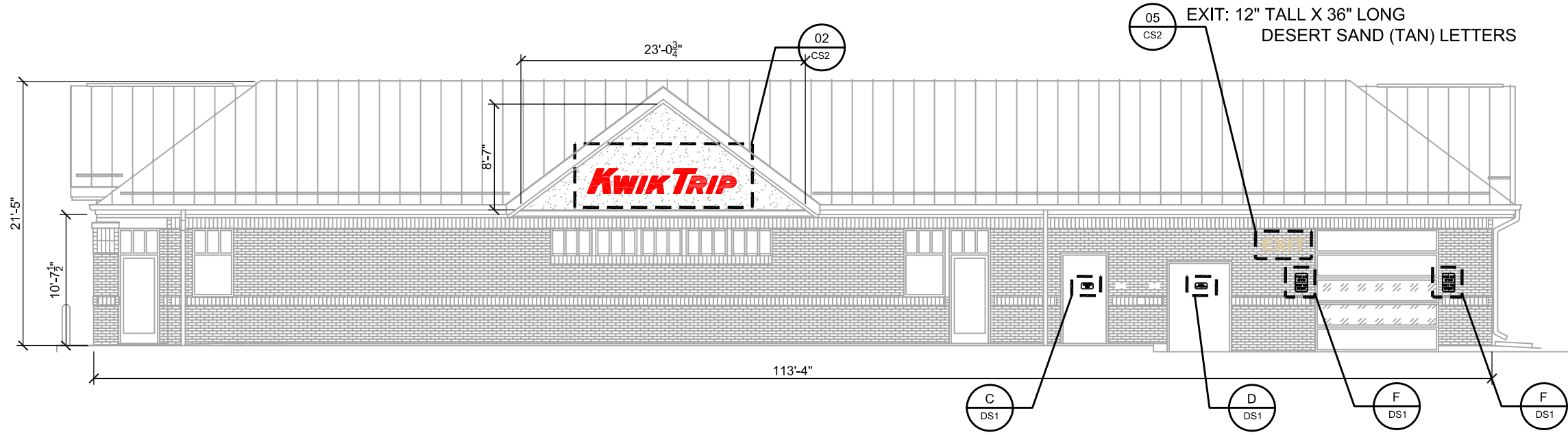
DRAWN BY: KMK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2019-12-10
SHEET: CS1



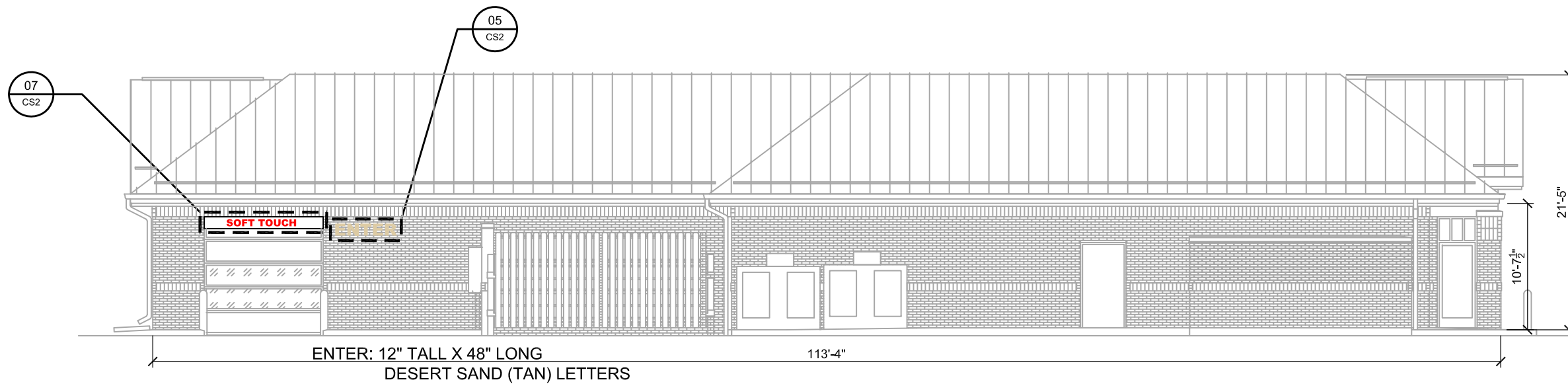
KWIK TRIP, Inc.
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 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
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CONVENIENCE STORE SIGNAGE
 CONVENIENCE STORE #1124
 w/ SIDE DIESEL & CARWASH
 SWC HWY 164 & CTH K
 SUSSEX, WI

#	DATE	DESCRIPTION
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2019-12-10
SHEET		CS2



STORE ELEVATION
 SCALE: 3/32" = 1'-0"



STORE ELEVATION
 SCALE: 3/32" = 1'-0"

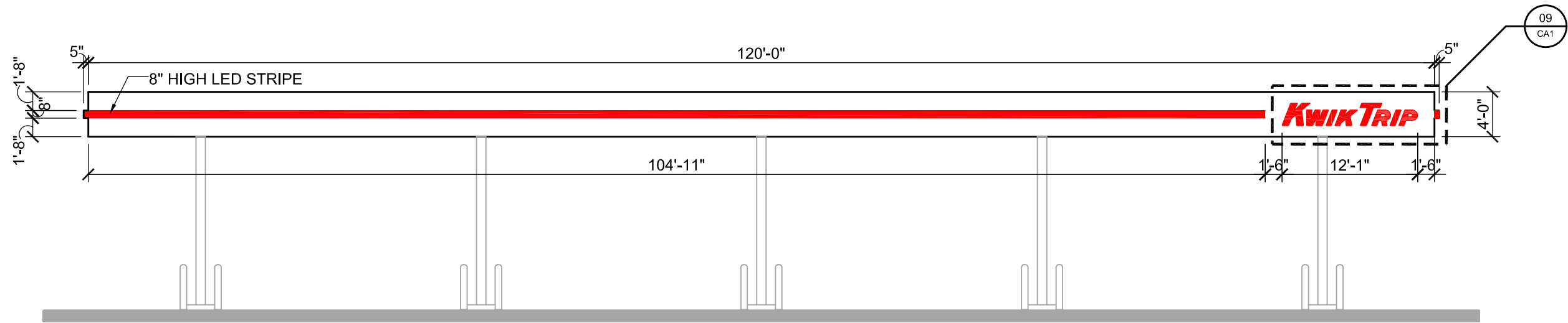


LOGO DETAIL - SIGN #02
 SCALE: 1/2" = 1'-0"

SOFT TOUCH

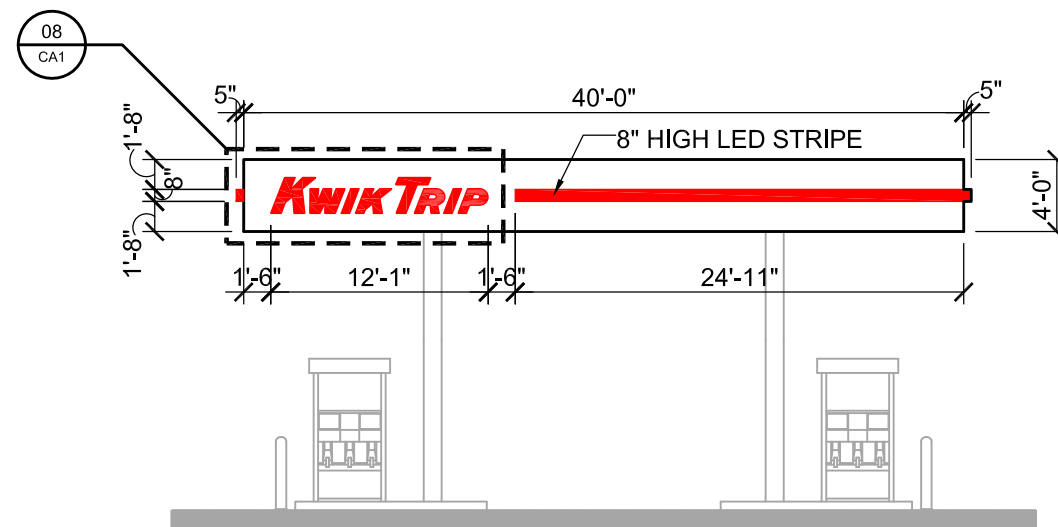
NON-LIT INFORMATIONAL SIGN
 RED VINYL ON WHITE ALUMINUM
 1'-0"H X 10'-0"W = 10.0 SQ FT

INFORMATIONAL SIGN #07
 SCALE: 1/2" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGNS #08 & #09

SCALE: 1/2" = 1'-0"

**Kwik
TRIP**

**Kwik
STAR**

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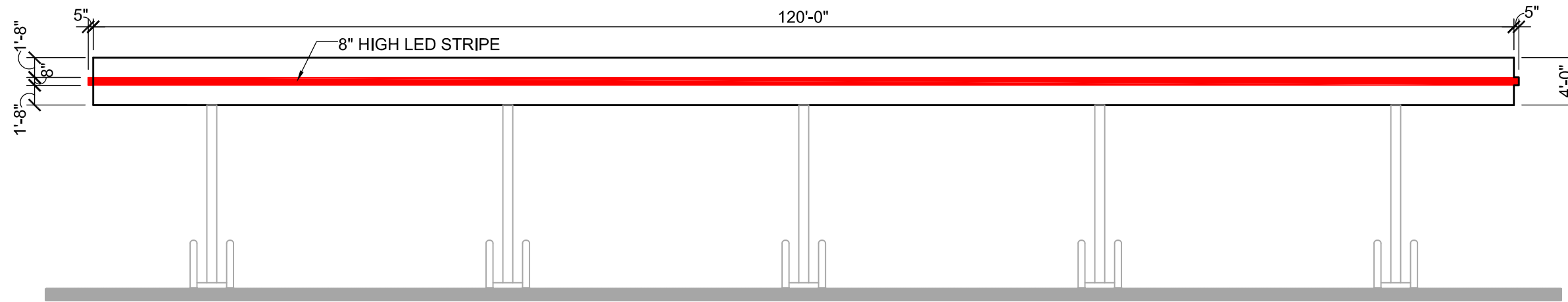
CANOPY SIGNAGE

CONVENIENCE STORE #1124
w/ SIDE DIESEL & CARWASH

SWC HWY 164 & CTH K
SUSSEX, WI

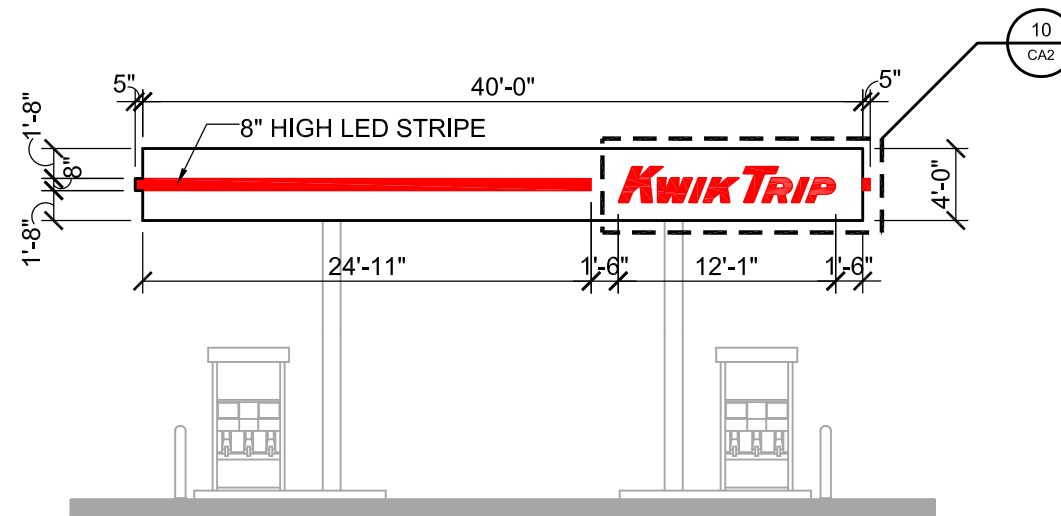
#	DATE	DESCRIPTION

DRAWN BY: KMK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2019-12-10
SHEET: CA1



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #10

SCALE: 1/2" = 1'-0"

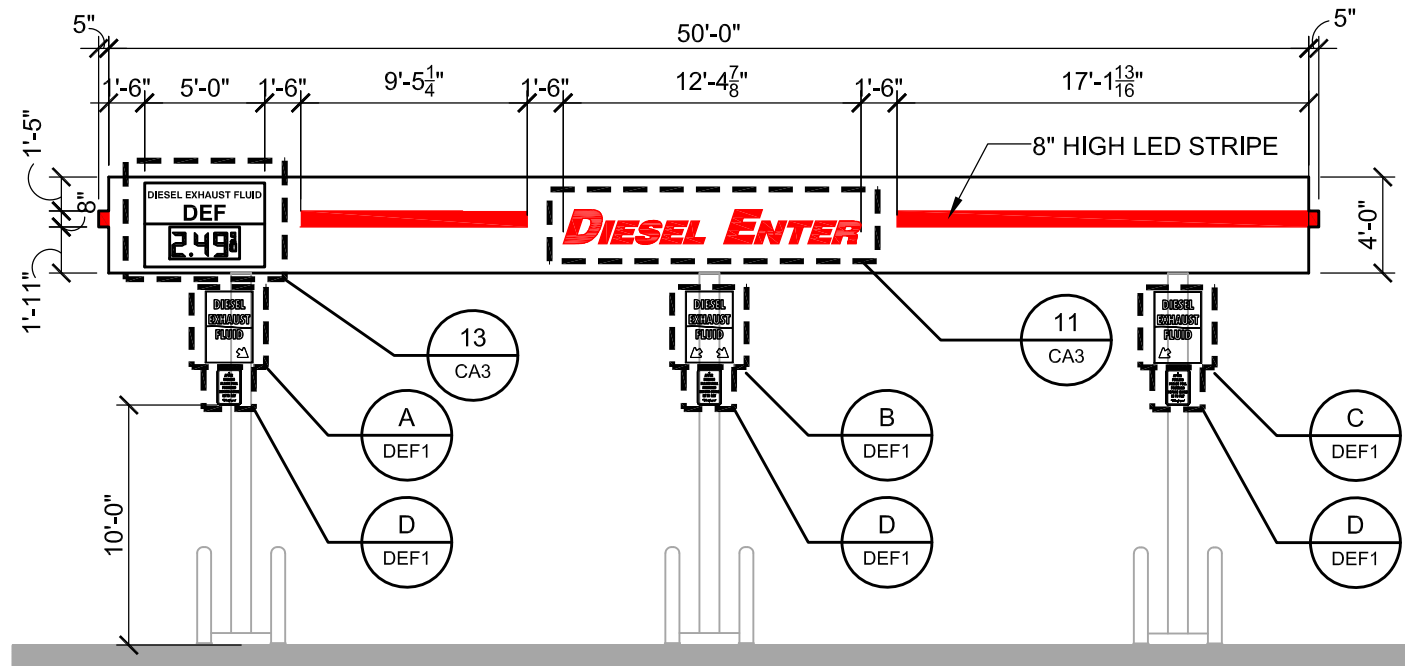


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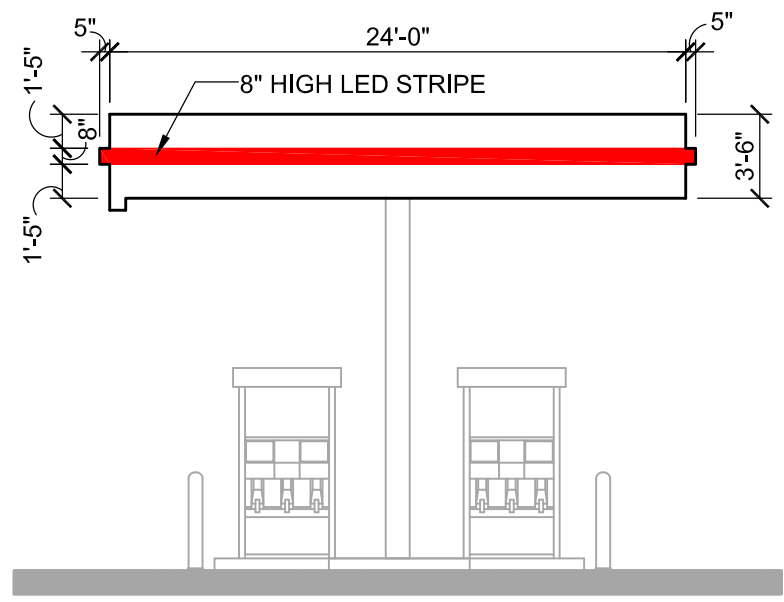
CANOPY SIGNAGE
 CONVENIENCE STORE #1124
 w/ SIDE DIESEL & CARWASH
 SWC HWY 164 & CTH K
 SUSSEX, WI

#	DATE	DESCRIPTION

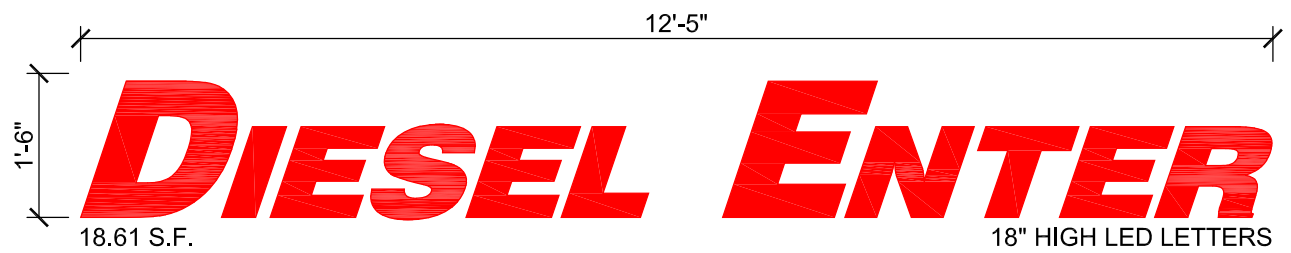
DRAWN BY: KMK
 SCALE: MULTIPLE
 PROJ. NO.: 0001
 DATE: 2019-12-10
 SHEET: CA2



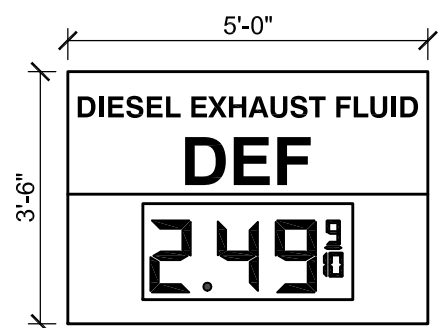
CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



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



LOGO DETAIL - SIGN #11
SCALE: 1/2" = 1'-0"

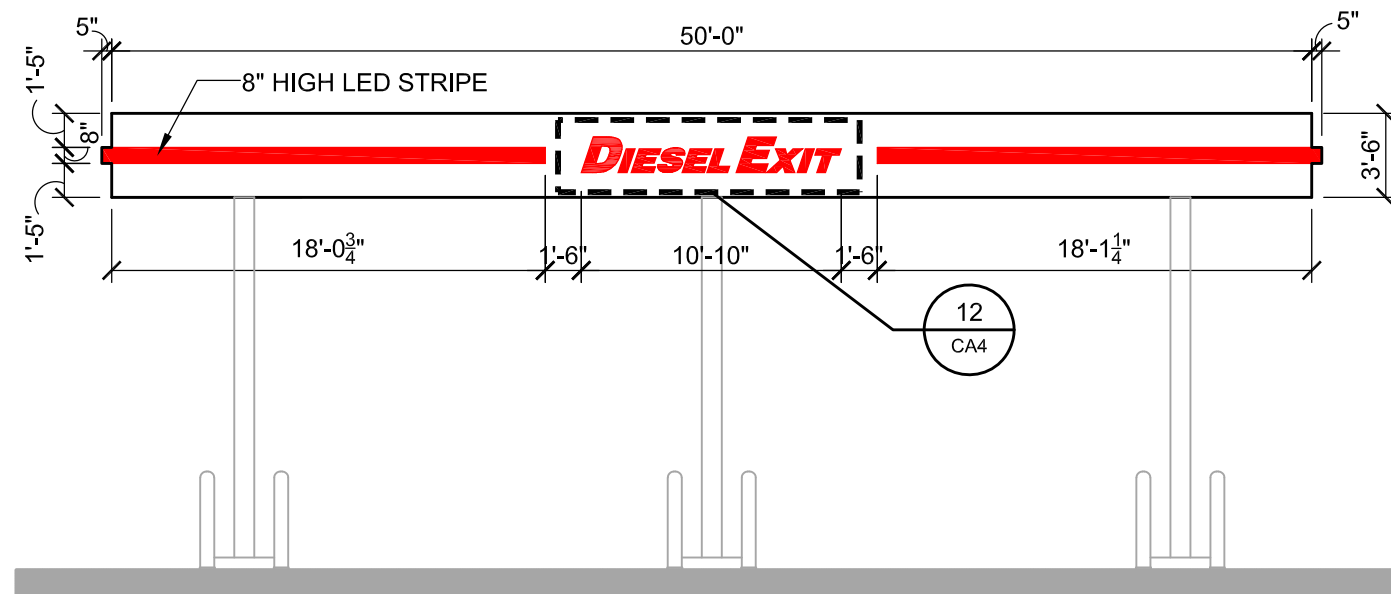


DEF DETAIL - SIGN #13
SCALE: 3/8" = 1'-0"



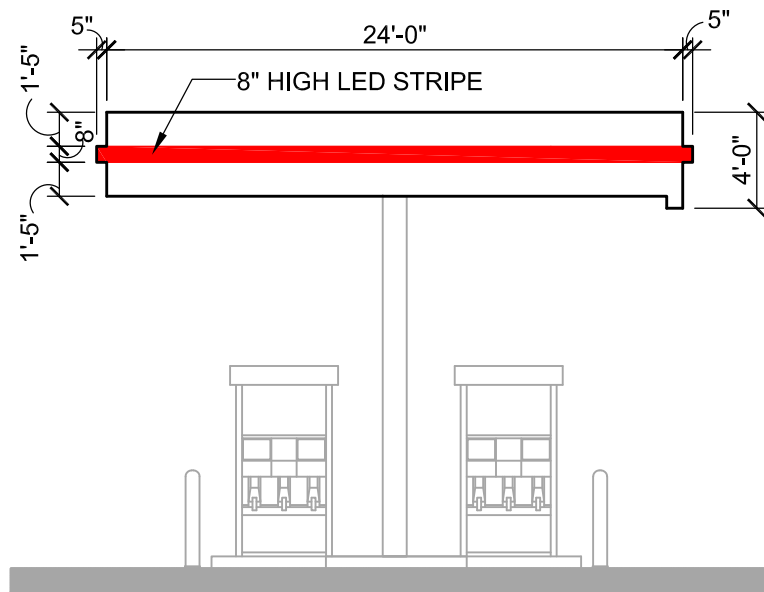
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CANOPY SIGNAGE	CONVENIENCE STORE #1124 w/ SIDE DIESEL & CARWASH		SWC HWY 164 & CTH K SUSSEX, WI
#	DATE	DESCRIPTION	
DRAWN BY		KMK	
SCALE		MULTIPLE	
PROJ. NO.		0001	
DATE		2019-12-10	
SHEET		CA3	



CANOPY ELEVATION

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



CANOPY ELEVATION

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



LOGO DETAIL - SIGN #12

SCALE: 1/2" = 1'-0"

**KWIK
TRIP**

**KWIK
STAR**

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P.O. BOX 2107
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LA CROSSE, WI 54602-2107
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CANOPY SIGNAGE

CONVENIENCE STORE #1124
w/ SIDE DIESEL & CARWASH

SWC HWY 164 & CTH K
SUSSEX, WI

#	DATE	DESCRIPTION

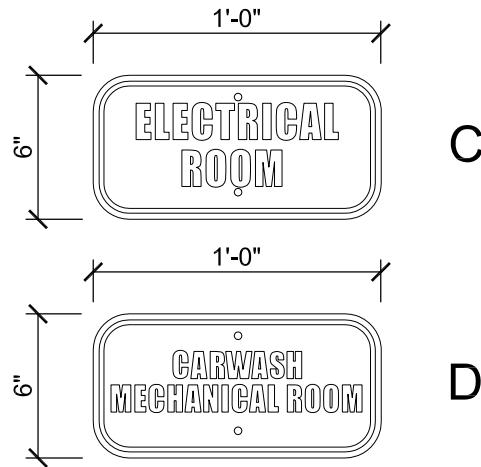
DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2019-12-10
SHEET	CA4

5" XXXX

5" WHITE VINYL ADDRESS LETTERS
ON GLASS DOOR AS SHOWN ABOVE
(VERIFY ACTUAL NUMBERS WITH PROJECT MANAGER)

ADDRESS SIGN A

SCALE: 3/4" = 1'-0"



INFORMATIONAL SIGNS C & D

SCALE: 1 1/2" = 1'-0"

GENERAL SPECIFICATIONS

A ROOM SIGNS
Qty: 3 total (different copy on each)
Size: per art
Material: white sign blank
Finish: cut vinyl

Install along with various signs for same site, crew to give to KT trim guys to install.

KWIK TRIP

KWIK STAR

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DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1124
w/ SIDE DIESEL & CARWASH

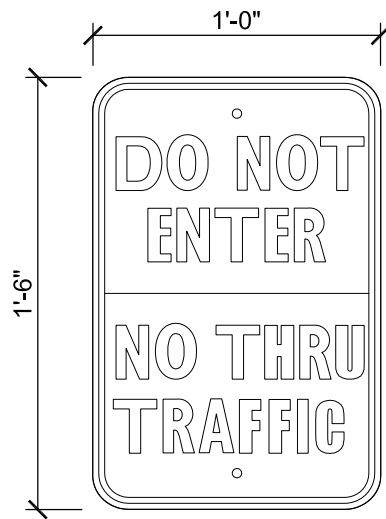
SWC HWY 164 & CTH K
SUSSEX, WI

#	DATE	DESCRIPTION

DRAWN BY: KMK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2019-12-10
SHEET: DS1

GENERAL SPECIFICATIONS

A 18"x12" ALUMINUM SIGN
Qty:
Size: 18"x12"
Material: Standard white blank
Finish: cut vinyl graphics
Pole Size:
Pole Material:
Pole Finish:
Install:
HAGL:
OAH:



INFORMATIONAL SIGN F

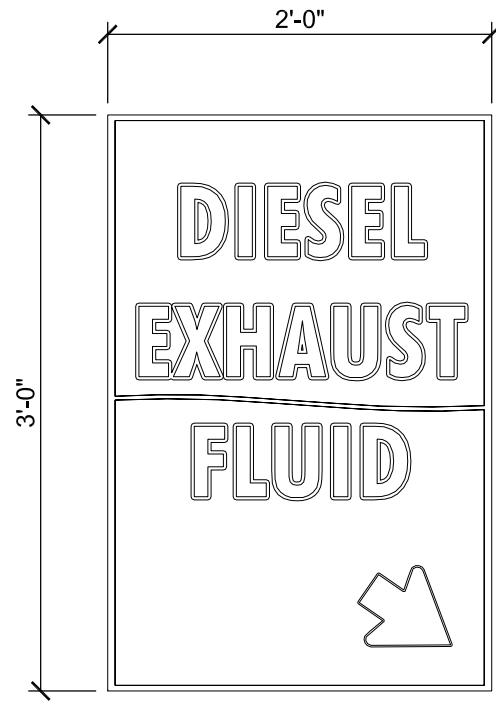
SCALE: 1 1/2" = 1'-0"



NON-LIT DIRECTIONAL SIGN
WHITE VINYL ON RED ALUMINUM
1'-0"H X 4'-0"W = 4.0 SQ FT

DIRECTIONAL SIGN #04

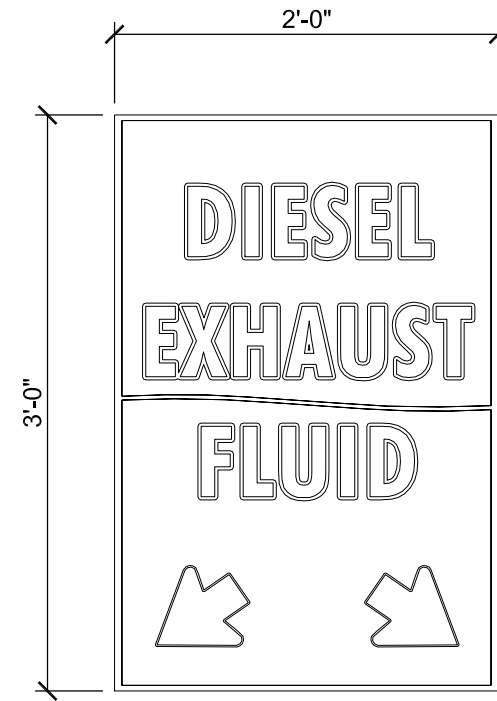
SCALE: 3/4" = 1'-0"



QTY: X

DEF SIGN A

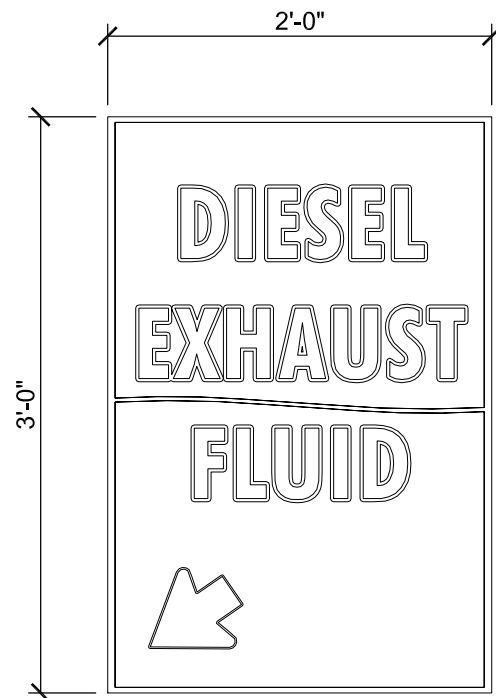
SCALE: 3/4" = 1'-0"



QTY: X

DEF SIGN B

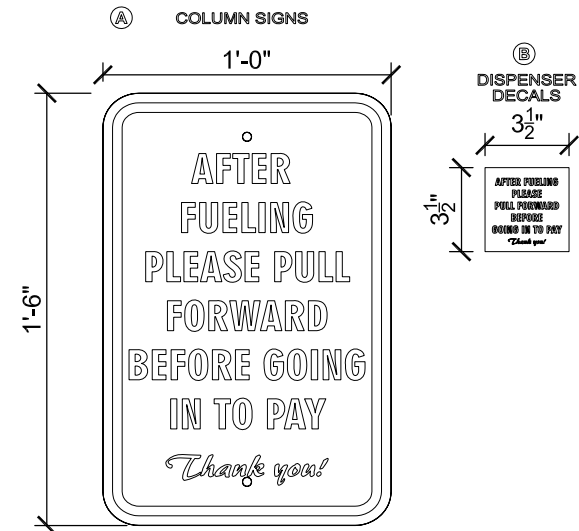
SCALE: 3/4" = 1'-0"



QTY: X

DEF SIGN C

SCALE: 3/4" = 1'-0"



PULL AHEAD SIGN D

SCALE: 1 1/2" = 1'-0"



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DEF / DSL SIGNAGE
CONVENIENCE STORE #1124
w/ SIDE DIESEL & CARWASH
SWC HWY 164 & CTH K
SUSSEX, WI

#	DATE	DESCRIPTION

DRAWN BY: KMK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2019-12-10
SHEET: DEF1

2020
VILLAGE OF SUSSEX ORDER
GRANTING A CONDITIONAL USE AND
PRESCRIBING CONDITIONS FOR
KWIK TRIP, INC
TO ALLOW CERTAIN USES AS DESCRIBED HEREIN
IN THE VILLAGE OF SUSSEX

WHEREAS, a petition has been filed by Jeff Osgood, Project Manager for Kwik Trip, Inc., (hereinafter “Petitioner”); and

WHEREAS, the Petitioner is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance for the Village of Sussex for property located at CTH K and Business Drive, Subject land shall be divided and a Lot will be sold to Kwik Trip, Inc. all as described on **Exhibit A** attached hereto and incorporated herein (hereinafter “Subject Property”); and

WHEREAS, the Subject Property is owned by Sussex Corporate Park, LLC, a Wisconsin limited liability company (“Owner/Developer”); and

WHEREAS, the Subject Property is zoned B-2 Regional Business District with a Planned Development Overlay; and

WHEREAS, a vehicle washing and convenience store/fueling service station in the B-2 district may be permitted as a conditional use in accordance with Section 17.0506(A)(9)(a) and (b) of the Village of Sussex Zoning Ordinance; and

WHEREAS, pursuant to Section 17.0506(A)(9)(b) of the Village of Sussex Zoning Ordinance the Plan Commission finds that the convenience store/fueling service station shall not cause traffic congestion, as adequate traffic control measures have been taken to ameliorate the traffic concerns; that lighting and glare shall not extend into adjacent residential neighborhoods; that service islands shall comply with the minimum setback requirements of a B-2 Regional Highway business district; and that canopies over the fueling service islands encroach no more than six feet into any required yard, and do not encroach into a street right-of-way; and

WHEREAS, pursuant to Section 17.0506(A)(11)(a) all outside storage is a conditional use and location of items must be screened from view; and

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

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

WHEREAS, upon publication of the required “Notice of Public Hearing” and mailing of said “Notice of Public Hearing” to all parties-in-interest as required by Section 17.1401 of the Zoning Ordinance, the Plan Commission held a public hearing on February 18, 2020 and March 17, 2020 as required by Section 17.0505 of the Zoning Ordinance for the Village of Sussex; and

WHEREAS, the Plan Commission finds the application is consistent with the B-2 Regional Business District which is intended to provide for the orderly and appropriate development along CTH K, to provide services and retail for the community and surrounding region; and

WHEREAS, the Plan Commission for the Village of Sussex, following the public hearing and necessary study and investigation, having given the matter due consideration, and having based its determination on the effect of granting such conditional use permit on the health, general welfare, safety, and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as impact on the surrounding properties as to noise, dust, smoke, odor, or other similar factors, hereby determines that the use will not violate the spirit or intent of the Zoning Ordinance for the Village of Sussex, will not be contrary to the public health, safety or general welfare of the Village of Sussex, will not be a hazardous, harmful, noxious, offensive, or nuisance by reason of smoke, dust, odor, or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same.

THEREFORE IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, a conditional use permit for the Subject Property is hereby granted. The conditional use permit granted herein shall apply only to the specific use of the Subject Property by Kwik Trip, Inc. for the following uses: vehicle washing, outside storage and 24 hour convenience store/fueling station as well as permitted and accessory uses set forth in Section 17.0417 B-2 Regional Business District and auxiliary uses as set forth in Section 17.0710 if approved as part of a Plan of Operation and site plan; and the conditional use permit shall continue in existence only so long as the conditional use is operated in compliance with this permit. This conditional use permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions, and limitations.

- A. This conditional use is granted for Kwik Trip Inc. for the above enumerated uses, subject to the following conditions:
 - 1. Presentation Compliance. The vehicle washing, outside storage and 24 hour convenience store/fueling station is approved herein on the Subject Property, and the use thereof, shall be used in substantial conformity with the presentation at the Public Hearing before the Plan Commission held on February 18, 2020 and March 17, 2020.
 - 2. Subject Property. This conditional use permit issued to the Petitioner, shall be limited to the property described in **Exhibit A** attached hereto and incorporated herein as presented at the public hearing.
 - 3. Plans. The Petitioner is required and must have all plans current, approved by the Plan Commission for the Village of Sussex, and on file with the Plan Commission for the Village of Sussex in order for this CU to be in effect. The Petitioner shall be entitled to amend or change any plan contemplated herein subject to the aforementioned conditions and subject to the Plan Commission for the Village of Sussex approval and without a public hearing, if such amendments and/or change is not a substantial amendment or change in any plan contemplated herein that the Plan Commission for the Village of Sussex feels, in its sole discretion, to be substantial will require a new permit and all Village procedures in place at the time must be followed.

A. Site Plan. The Petitioner shall submit to and receive approval from the Village Plan Commission, pursuant to Section 17.1000, a specific site plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit B**. Any such plan must meet the following minimum requirements or conditions:

B. Plan of Operation. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific plan of operation for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meeting. Once approved the plan of operation shall be attached hereto and incorporated herein as **Exhibit C**.

1. The hours of operation for the fuel pumps and convenience store will be 24 hours.
2. In order to sell alcoholic beverage items a license from the Village of Sussex is required and all requirements of said license process shall be followed and a license obtained prior to the sale of the same.

C. Traffic, Access and Loading Plans. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific traffic, access, loading, parking and egress plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit D**.

D. Lighting Plan. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific lighting plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit E**.

E. Signage Plan. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific signage plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit F**.

F. Sewer, Water, Stormwater and Erosion Control Plans. The Petitioner shall submit to and receive approval from the Village Engineer specific sewer, water, stormwater, and erosion control plans for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit G**.

G. Public Improvements. The Owner/Developer has submitted and received approval from the Village Board, Waukesha County, State of Wisconsin and other necessary approving agencies for improvements to the public roadway system, sidewalk system, signalization system, street lighting and utility systems, and or other public improvements to provide for the use of the Subject Property. The Petitioner's approvals are subject to the Owner/Developer completing these necessary improvements.

H. Fence, Landscaping, Berm, and Open Space Utilization Plans. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific fence, landscape, berm, and open space utilization plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentations at the Meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit H**. Any such plan must meet the following minimum requirements or conditions:

1. Screening brick wall of fuel pumps along CTH K shall be attached hereto and incorporated herein as **Exhibit H-1**.

I. Outdoor Storage Plan. No outdoor storage shall be permitted on the Subject Property with the following specific exceptions:

1. Trash dumpsters limited to the minimum number needed to meet the recycling law requirements. The trash dumpsters shall be screened from view and shall be maintained in a safe and sanitary condition at all times.
2. The storage and sale of propane and ice in the style, manner, and location as shown by the outdoor storage plan attached as **Exhibit I**.
3. No other outside storage or sales of merchandise from the above listed materials (excluding fuel for vehicle usage) are permitted outside of the building.

J. Architectural and Building Plans. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific architectural and Building Plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentations at the Meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit J**.

4. Adult-Oriented Materials. No adult-oriented materials or pornographic videotapes, magazines, or gift items will be sold or rented from the subject facility.
5. Licenses. The Petitioner shall be required to obtain any and all required licenses and permits from the Village, County, State, and Federal Government. If any license or permit is issued, any and all conditions of the same are incorporated herein and made a part of this conditional use permit.
6. Laws. The Petitioner shall comply with all Federal, State, County, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property.
7. Building and Fire Inspection. The Petitioner is required to keep the Subject Property in compliance with all federal, State, and local laws, statutes, codes, ordinances, policies, and guidelines as determined by the Building and Fire Inspectors of the Village of Sussex.
8. Aesthetics. The Petitioner is required to properly maintain the Subject Property at all times and in full compliance with the Village Property Maintenance Code, Section 11.07 of the Village of Sussex Code all to the satisfaction of the Plan Commission for the Village of Sussex.

9. Junk. No junk shall be accumulated or stored on the Subject Property. No burying or burning of junk is permitted on the Subject Property.
 10. Temporary Use or Activity. No temporary use or special activity or event shall be permitted without prior approval of the Plan Commission of the Village of Sussex and the same must be in compliance with all ordinance, rules, and regulations of the Village of Sussex and all necessary permits must be obtained.
 11. Fees and Expenses. The Petitioner, upon issuance of this conditional use permit, shall reimburse the Village of Sussex for all reasonable expenses incurred by the Village, including, but not limited to, expenses for the Village Administrator, Village Engineer, Village Attorney, and all other professionals and technical assistance realized by the Village in approving and granting this conditional use permit (“Staff Members”). The Village Clerk shall provide the Petitioner with copies of all itemized invoices and shall include with such invoices a complete list of the fee rates for all Staff Members.
 12. Enforcement. Any attorney fees incurred by the Village of Sussex to enforce any of the conditions or requirements of this conditional use permit must be paid by the Petitioner.
 13. Complaints. In the event the Petitioner receives any complaints with regard to the operation authorized by this conditional use, the Petitioner shall respond to such complaints in writing within a reasonable time not to exceed two weeks from the date of the complaint and shall provide a copy of the written response to the Sussex Village Administrator within the same period of time. If the complaint was made in writing, the copy provided to the Village Administrator shall include a copy of the complaint.
 14. No Nuisance. The Village reserves the right to rescind its approval of this conditional use permit based upon the finding that the use is incompatible and a nuisance to surrounding uses, that the use is not in the public interest, or that the use adversely affects the use of adjacent lands, provided the Petitioner is given an opportunity to be heard on the matter and, if so rescinded the Petitioner and Subject Property shall thereupon be immediately subject to the Village of Sussex Zoning Ordinances , as applicable, regarding the use of the Subject Property as though no conditional use permit was granted.
 15. Subject to Acceptance. Subject to the Owner/Developer approving in writing the issuance of the same and Petitioner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.
 16. Review. The Plan Commission for the Village of Sussex reserves its right to review the operation and amend the conditional use permit as the Plan Commission for the Village of Sussex deems appropriate
- B. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for the Village of Sussex for determination.

- C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Sussex, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
- D. This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission for the Village of Sussex as being in compliance with all pertinent ordinances.
- E. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Petitioner be delinquent in payment of any monies due and owing to the municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Plan Commission for the Village of Sussex.
- F. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to a change in the use, premises, lands or owners (except for any related entity to Petitioner), other than as specifically authorized herein, shall require a new permit and all Village procedures in place at the time must be followed.
- F. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.
- H. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
- I. This conditional use permit shall be effective for an initial term that ends five years from the date of January 1 of the year the conditional use is approved. During the fifth year of the CU the Village Administrator or designee shall examine the record to determine if concerns about the operation have been raised in writing by the public, a governmental body or official, or anyone else, and shall also review the site and the adjoining area for compliance with the conditions of the CU. If based upon that review the use of the property is compatible with the surrounding areas and the petitioner is in substantial compliance with all terms of this conditional use agreement, then, in that event, the Conditional Use can be automatically renewed for another 5 year term. If based upon that review the Village Administrator finds concerns about compliance with the conditions of the Conditional Use, the Petitioner shall be brought back before the Plan Commission for consideration of the renewal. The Petitioner

shall have the responsibility to apply for the renewal by January 30th of the fifth (5) year of the term. Failure of Petitioner to apply for the renewal as provided herein shall be deemed a violation of the conditions of the conditional use and may serve as a basis for termination of the conditional use permit. The Plan Commission for the Village of Sussex may add additional conditions at any time.

1. Where the changing character of the surrounding area causes the original conditional use or subsequent approved amendments thereto to no longer be compatible with the surrounding area, or for similar cause, based upon consideration for the public welfare, the conditional use order and any subsequent approved amendments or changes may be terminated by action of the Plan Commission of the Village of Sussex. Such use shall thereafter be classified as a legal nonconforming use as it was permitted to exist on the day it was terminated.

2. Where this permitted conditional use does not continue in conformity with the conditions of the original approval or subsequent approved amendments or changes, the conditional use grant and any subsequent approved amendments thereto may be amended or terminated by action of the Plan Commission for the Village of Sussex. The Plan Commission for the Village of Sussex may require complete termination of such use.

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

- H. Upon acceptance by Petitioner of this conditional use permit, all prior conditional use permits granted to the Subject Property are hereby revoked and terminated.
- I. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission for the Village of Sussex.
- J. If any paragraph or phrase of this conditional use order is declared by a Court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific paragraph or phrase thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of this order. The remainder of the order shall remain in full force and effect.

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

On this _____ day of _____ 2020 BY THE PLAN COMMISSION FOR THE VILLAGE OF SUSSEX

Gregory L. Goetz

Sam Liebert

Village President

Village Clerk

ACCEPTANCE

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

Dated this _____ day of _____ 2020.

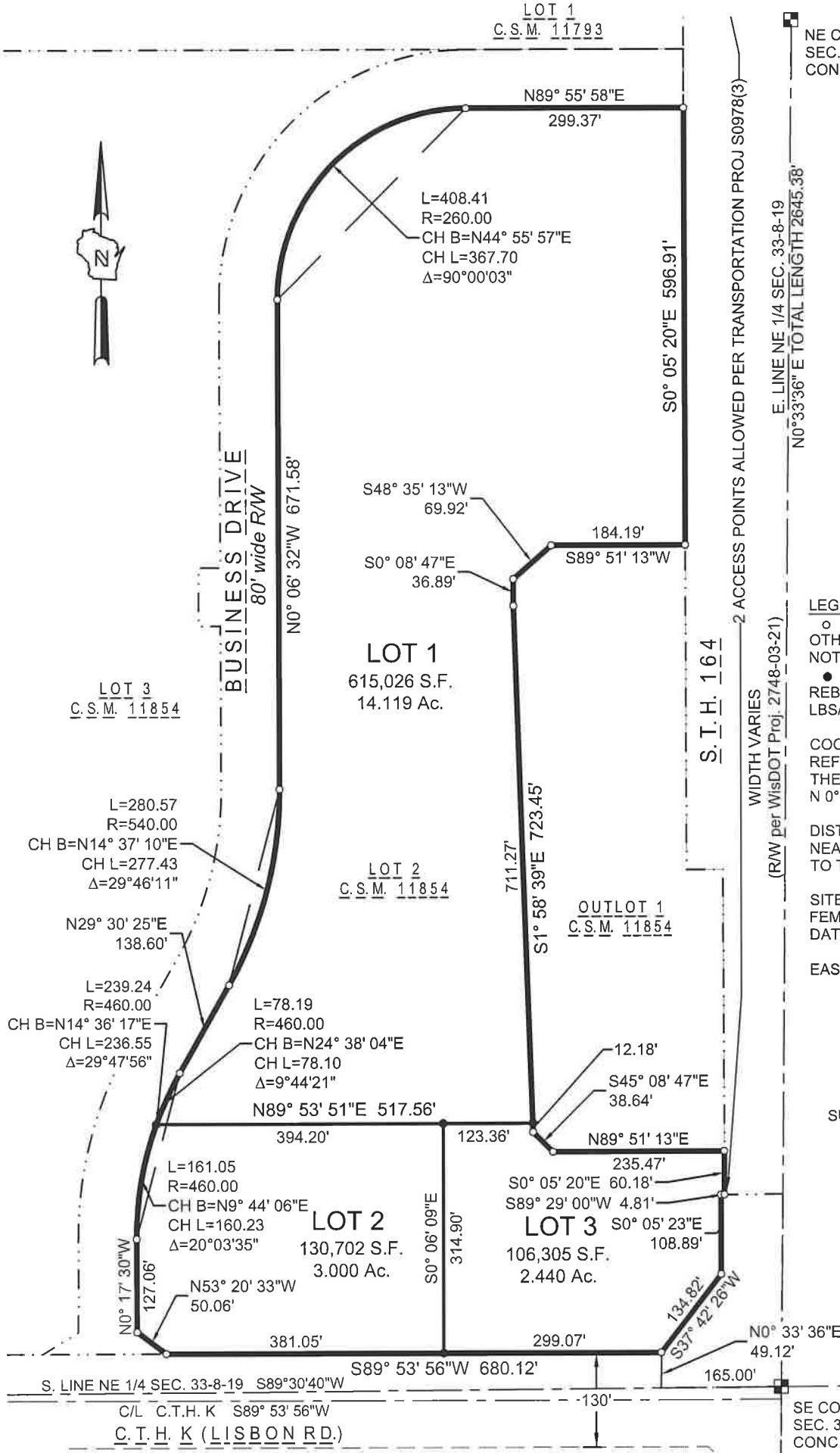
Signature: _____

Title: _____

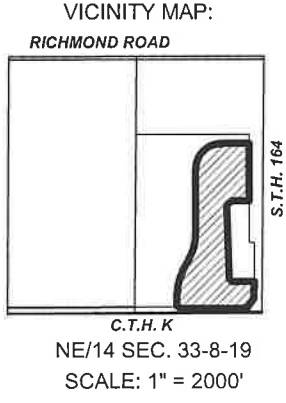
This conditional use was drafted by Village Administrator Jeremy Smith based off of a model from previous conditional uses for the Subject Property that were drafted by Attorney John P. Macy ARENZ, MOLTER, MACY & RIFFLE, S.C. Village Attorneys for the Village of Sussex

CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CERTIFIED SURVEY MAP NO. 11854, RECORDED AS DOCUMENT NO. 4397415, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN



NE COR. NE 1/4
SEC. 33-8-19
CONC. MON.



LEGEND & NOTES:

- INDICATES REBAR FOUND. OTHER FOUND MONUMENTATION, AS NOTED ON DRAWING.
- INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

COORDINATES & BEARINGS REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 33-8-19, BEARING N 0°33'36" E,

DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01'.

SITE IS NOT IN THE FLOODPLAIN PER FEMA FIRM PANEL 55133C0201G DATED 11/02/2014.

EASEMENTS SHOWN ON SHEET 2.

SITE:
W250 N5467 HIGHWAY 164
SUSSEX, WI
TAX KEY: 0273999006

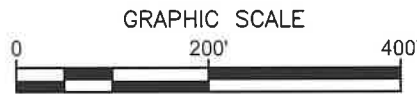
OWNERS/DEVELOPERS:
SUSSEX CORPORATE PARK, LLC
1200 N. MAYFAIR RD.
MILWAUKEE, WI 53226
414-777-1200

SURVEYOR:
BAIBA ROZITE, PLS - 2351
THE SIGMA GROUP
1300 W. CANAL STREET
MILWAUKEE, WI 53233
414-643-4171

SE COR. NE 1/4
SEC. 33-8-19
CONC. MON.

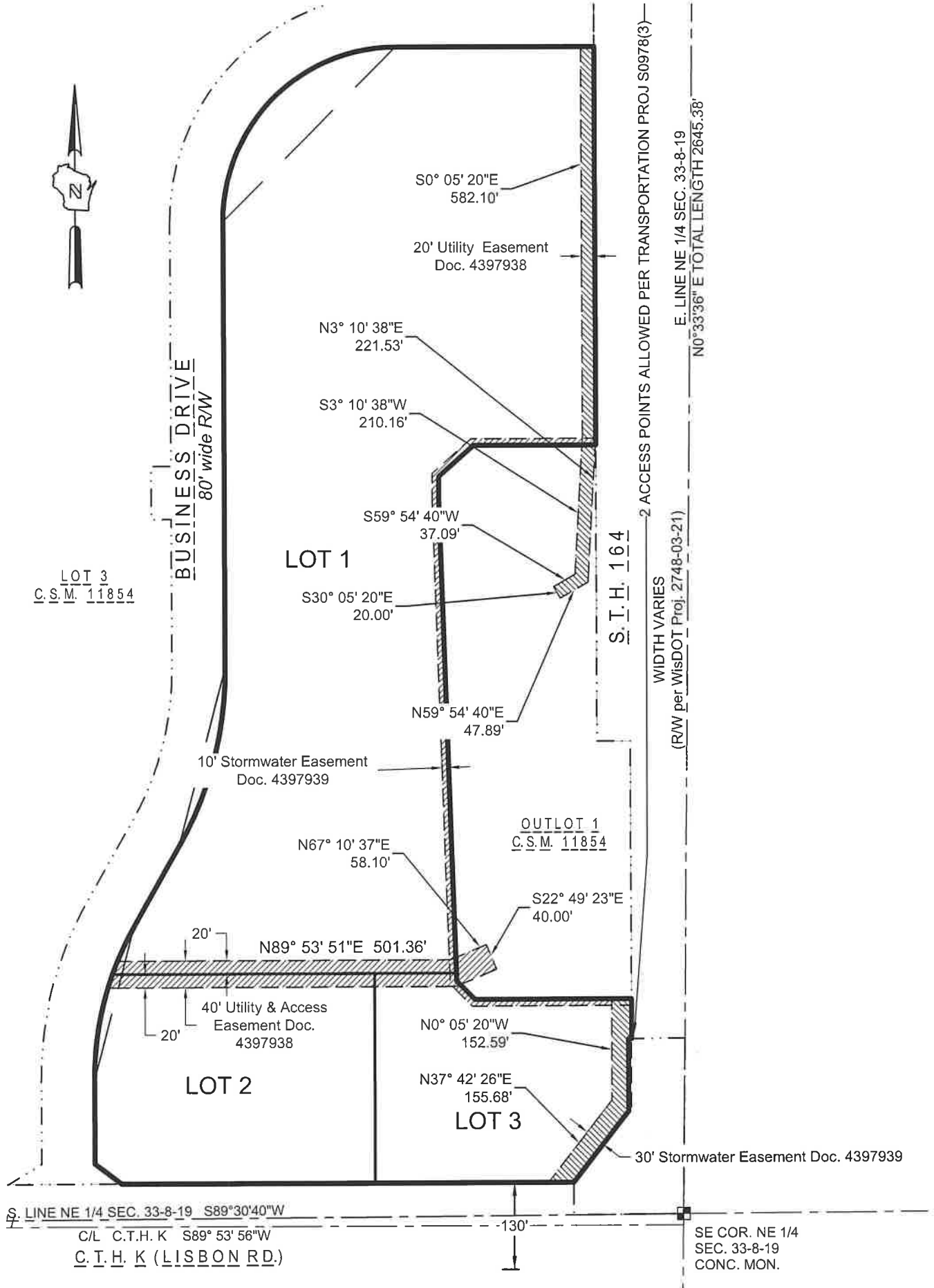


www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



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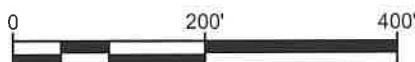


EXISTING EASEMENTS

PERMANENT UTILITY, ACCESS, INGRESS & EGRESS EASEMENTS AS SHOWN ON CSM 11854 AND RECORDED BY SEPARATE DOCUMENT(S).

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE



PROJECT NUMBER 15426 DRAFTED BY B. ROZITE 1/10/2020, REV. 2/06/2020

CERTIFIED SURVEY MAP NO. _____

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NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19
EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Baiba M. Rozite, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped Lot 2 of Certified Survey Map No. 11854, recorded as Document No. 4397415, being part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 33, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, State of Wisconsin.

Said parcel contains 852,033 square feet or 19.560 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the owner of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Sussex Code of Ordinances in surveying, dividing and mapping the same.

BAIBA M. ROZITE S-2351 DATE

PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SUSSEX ON THIS _____ DAY OF

_____, 20____

GREGORY GOETZ, CHAIRMAN

SAM LIEBERT, SECRETARY

VILLAGE BOARD APPROVAL

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SUSSEX ON THIS _____ DAY OF

_____, 20____

GREGORY GOETZ, VILLAGE PRESIDENT

SAM LIEBERT, CLERK-TREASURER



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19
EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

OWNER'S CERTIFICATE

SUSSEX CORPORATE PARK, LLC, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID SUSSEX CORPORATE PARK, LLC CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF S. 236.34, WIS. STATUTES. SUSSEX CORPORATE PARK, LLC ALSO CERTIFIES THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: THE VILLAGE OF SUSSEX.

IN WITNESS WHEREOF, SUSSEX CORPORATE PARK, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AN AUTHORIZED REPRESENTATIVE,

THIS _____ DAY OF _____, 20__

SUSSEX CORPORATE PARK, LLC
BY: STEWART M. WANGARD

BY: _____

PRINTED NAME: _____

STATE OF _____)
)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS ___ DAY OF _____, 20__ , STEWART M. WANGARD, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE AUTHORIZED REPRESENTATIVE, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OFFICER OF SAID SUSSEX CORPORATE PARK, LLC

NOTARY PUBLIC, STATE OF _____ MY COMMISSION EXPIRES ON _____.

CERTIFIED SURVEY MAP NO. _____

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NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19
EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

NATIONAL EXCHANGE BANK & TRUST, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this map, and does hereby consent to the above certificate of **SUSSEX CORPORATE PARK, LLC**, owner.

IN WITNESS WHEREOF, the said **NATIONAL EXCHANGE BANK & TRUST**, has caused these presents to be signed by

RICHARD S. HENSLEY, its President, and countersigned by DAVID C. MOHORICH, its Vice President of Commercial Lending, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

In the presence of:

NATIONAL EXCHANGE BANK & TRUST

RICHARD S. HENSLEY, President

Date

DAVID C. MOHORICH, Vice President
Commercial Lending

Date

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, RICHARD S. HENSLEY, President, of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(SEAL) NOTARY PUBLIC *signature*, STATE OF WISCONSIN

notary printed name

MY COMMISSION EXPIRES _____.

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, DAVID C. MOHORICH, Vice President of Commercial Lending, of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of Commercial Lending of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(SEAL) NOTARY PUBLIC *signature*, STATE OF WISCONSIN

notary printed name

MY COMMISSION EXPIRES _____.