

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on April 22, 2020. This meeting was held virtually due to the Governor's emergency safer at home order due to COVID-19 virus.

Assistant Development Director Kasey Fluet called the meeting to order at 10:00 a.m.

Fluet asked the members to appoint a Chair Person Pro Tem, a motion from Granicki, seconded by Zoellick to appoint Amanda Schauer Chair Person Pro Tem for this meeting.

Motion carried.

Members present: Greg Zoellick, Amanda Schauer, and Melissa Granicki.

Members absent:

Others present: Kasey Fluet, Assistant Development Director (ADD).

Consideration and possible action on the minutes of March 11, 2020.

A motion by Granicki, seconded by Zoellick to approve the minutes of the meeting held on March 11, 2020.

Motion carried.

Consideration and possible action on the site, architectural, lighting and landscape for Prestwick Group-Stirling building (W248N5565 Executive Drive).

John Kutz from MSI was present for this meeting.

Fluet reviewed the site plan, the plan does not show a dumpster enclosure. Kutz stated they will work on a location and plan for the enclosure to match the building and submit to be reviewed.

Site – it was consensus of the ARB the site plan meets the requirements and the plan for the dumpster enclosure can be reviewed by the ADD for approval.

Architecture – It was the consensus of the ARB the architecture plan meets the requirements.

Lighting – It was the consensus of the ARB the lighting plan meets the requirements.

Landscape – It was the consensus of the ARB to require two additional evergreen trees to be planted along Executive Drive to screen the dock doors, this would then meet the requirements.

Sign- No plan was submitted. Any plans for signage would need to be reviewed by the ADD to determine if the plan would need to be reviewed by the ARB.

A motion by Granicki, seconded by Zoellick to approve the site, architectural, lighting and landscape plans for Prestwick Group-Stirling building subject to any following conditions.

- Add a dumpster enclosure to match the building, subject to approval by the ADD.
- A sign plan to be submitted to be reviewed

Motion carried.

A motion by Granick, seconded by Schauer to adjourn the meeting at 10:16 a.m.

Motion carried.

Respectfully submitted,
Kasey Fluet, Assistant Development Director



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Website: www.villagesussex.org

MEMORANDUM

TO: Architectural Review Board

FROM: Kasey Fluet, Assistant Development Director

RE: ARB meeting for April 22, 2020

DATE: April 20, 2020

The following is background information for the ARB agenda items. Please refer to the Design Standards dated March 25, 2014.

I. Consideration and possible action on the ARB minutes from the March 11, 2020 meeting.

II. Consideration and possible action on the site, architectural, lighting and landscape for Prestwick Group Stirling building(W248N5565 Executive Drive).

This site is zoned BP-1. The manufacturing and assembling of product is a permitted use in accordance with Section 17.0420 (A)(6) in the BP-1 Business Park District. Prestwick Group is moving a division of their company from Hartland to the vacant lot just north of their headquarters. Prestwick will build a 41,200 square foot building for the Stirling Furnishings operations to locate to. With Prestwick's expansion and the new Stirling building a shared parking lot will be added creating 199 stalls and a cross access agreement is recorded on CSM #11978. Stirling has 35 employees and hours of operation will be Monday through Thursday 5:00 a.m. to 9:00 p.m.

In accordance with Section 17.0603 F. 6. a waiver must be made for a shared parking lot:

6. Waivers. The Plan Commission may:
- a. Waive the five (5) foot setback along the side lot line of adjacent businesses and industries when cross-easements are provided to share parking.

The Plan Commission will need to make a determination if a waiver should be granted to allow a less than 5 foot setback along the side lot for the shared business uses.

In addition the following are comments for the plans:

Site

- Shows good pedestrian orientation
- Shared parking access agreement recorded on CSM #11978
- Site needs to have a dumpster enclosure

Architecture

- Building meets height and required setbacks.
- Material to be used meets the Design Standards.

Lighting

- Lighting must not spill out onto neighboring properties.
- Pole height not to exceed 25 feet, bases are to be buried or if exposed they shall be painted to blend in with the surroundings or have a decorative base.

Landscape

- Stirling site to have 44 trees/evergreens and 113 shrubs/flowers. Should add two more evergreen trees at the dock door location.

Policy Question:

1. Where is the dumpster enclosure?

Staff Recommendation: Staff recommends the ARB recommend approval of the site, architectural, lighting and landscape plans for Prestwick Group-Stirling building subject to any following conditions.

- Add a dumpster enclosure to match the building.



SOUTH WEST PERSPECTIVE



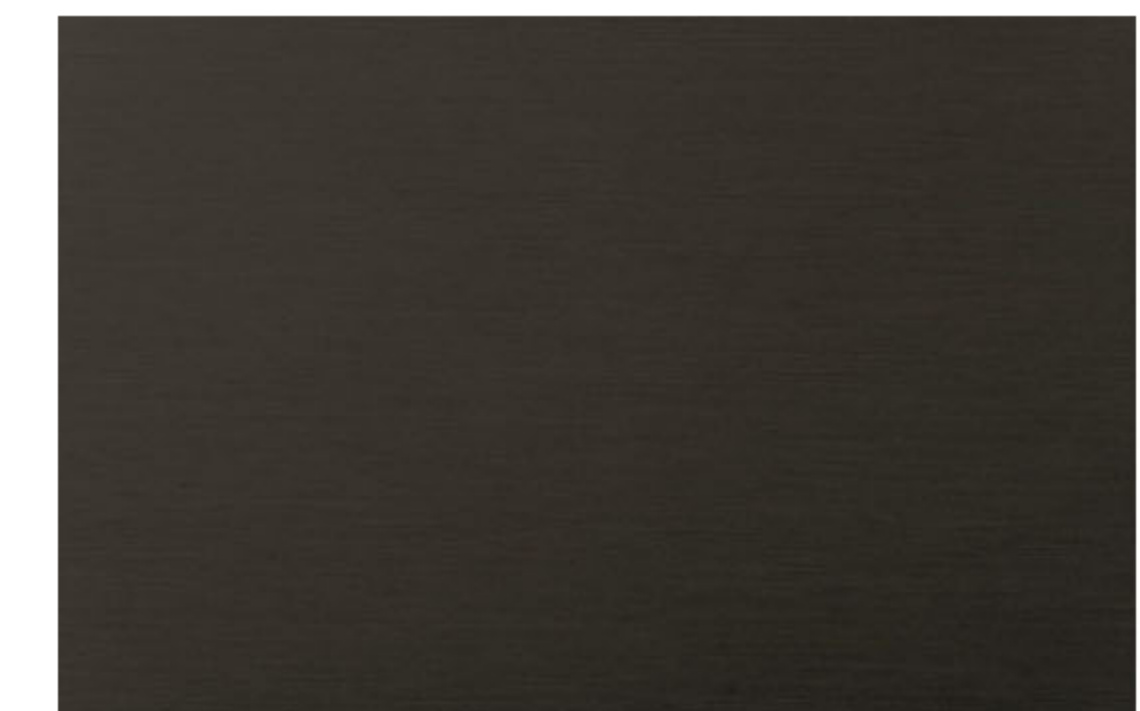
PRECAST PANEL UPPER COLOR



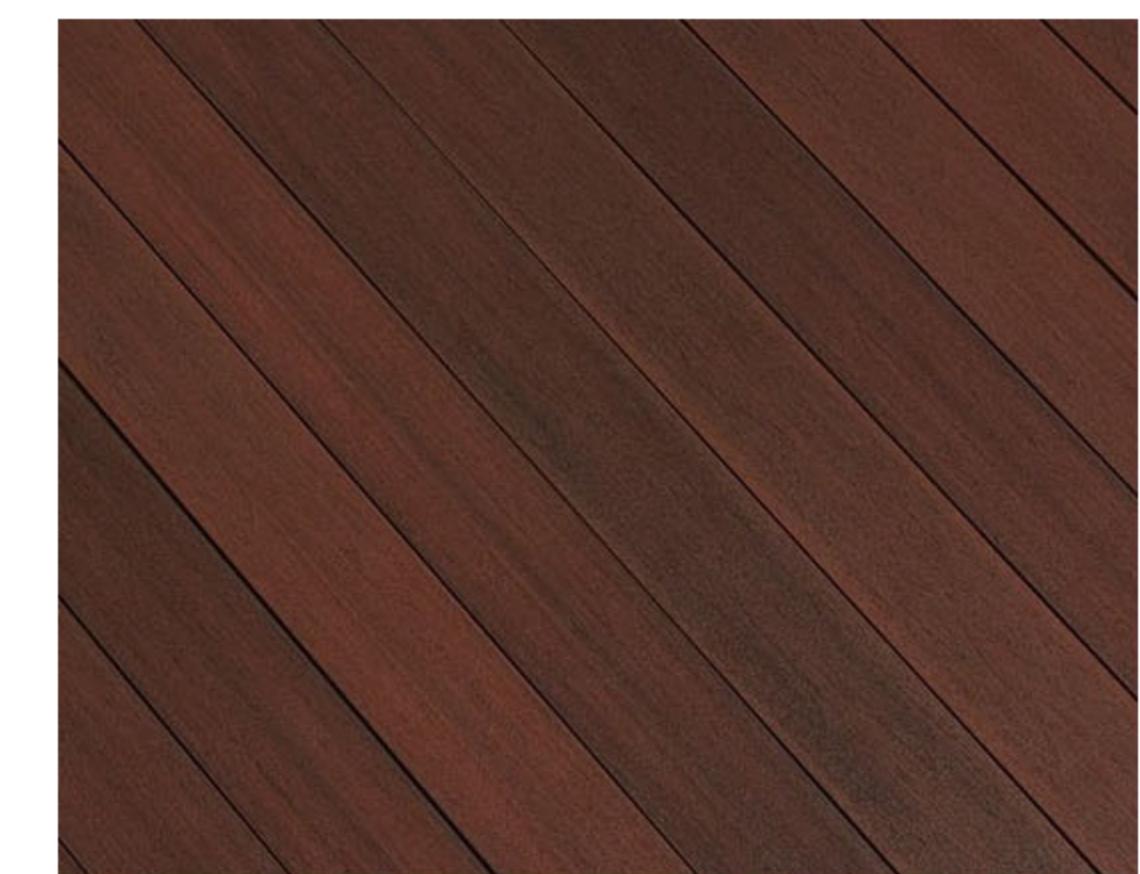
PRECAST PANEL LOWER COLOR



SOUTH EAST PERSPECTIVE



STOREFRONT FRAME ANODIZED ALUMINUM,
COLOR: DARK BRONZE

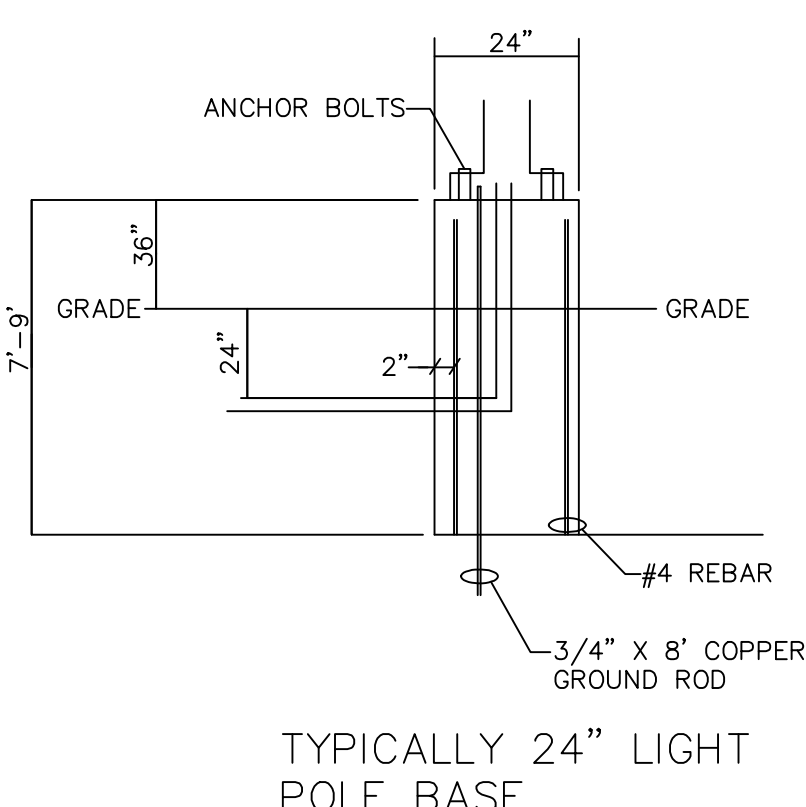


ACCENT WOOD AT ENTRY: FI BERON, COLOR
CINNABAR

REVISIONS SCHEDULE		
No.	Revision	Note
26.		
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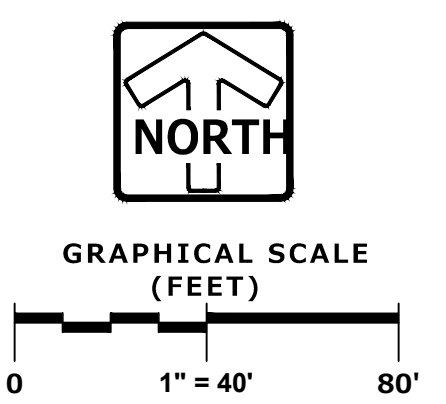
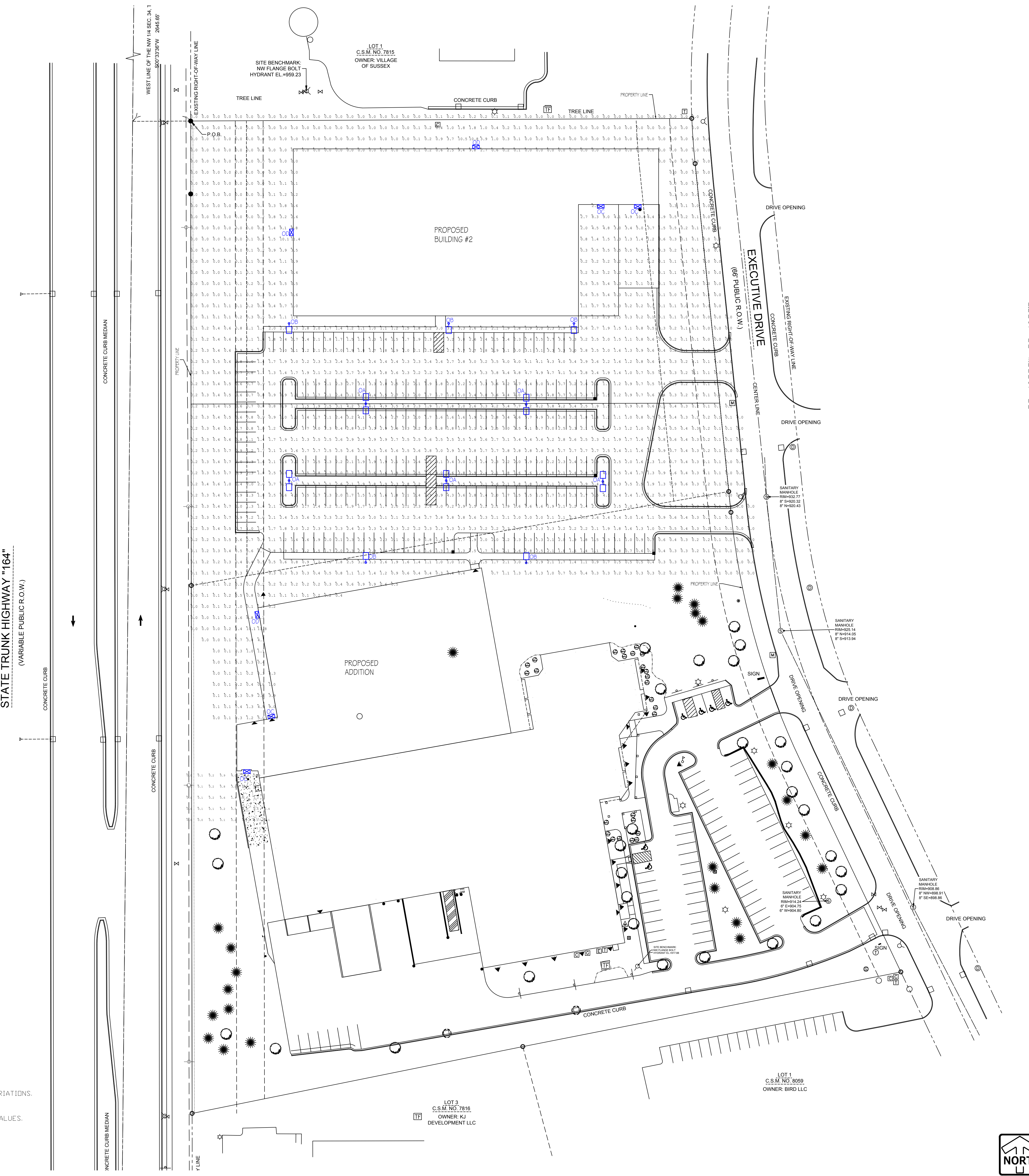
NORTH PARCEL
BUILDING AREA = 45,300 SF
PAVEMENT & SIDEWALK AREA = 33,650 SF
GREENSPACE AREA = 38,906 SF
TOTAL AREA = 117,856 SF
PERCENT IMPERVIOUS = 67.05%
PERCENT GREEN = 32.95%

SOUTH PARCEL
PROPOSED BUILDING AREA = 33,297 SF
EXISTING BUILDING AREA = 55,996 SF
PAVEMENT & SIDEWALK AREA = 110,405 SF
GREENSPACE AREA = 113,311 SF
TOTAL AREA = 313,009 SF
PERCENT IMPERVIOUS = 63.80%
PERCENT GREEN = 36.20%



QTY	SYMBOL/TYPE	DESCRIPTION	MARK	PRESTWICK FIXTURE SCHEDULE	QTY	LAMP DATA	CEILING TYPE	MOUNTING TYPE	VOLTAGE	SHIELD
5	DA □ □	LED POLE LIGHT W/ 24" POLE	LITHONIA	FIXTURE: 400-LED-40-100-40A-180V-120V-0.010 POLE: SSS-24-4C-DM29-DBLXD	141W LED	24"-0" POLE 3"-0" POLE BASE	UNV			
5	DB □ □	LED POLE LIGHT W/ 24" POLE	LITHONIA	FIXTURE: 400-LED-40-100-40A-180V-120V-0.010 POLE: SSS-24-4C-DM19-DBLXD	141W LED	24"-0" POLE 3"-0" POLE BASE	UNV			
4	OC □ □	LED WALL PACK	LITHONIA	VST LED-P3-40K-VV-HVOLT-DBLXD	56W LED	14"-0" A.F.G.	UNV			
3	OD □ □	LED WALL PACK	LITHONIA	VST LED-P3-40K-VV-HVOLT-DBLXD	56W LED	14"-0" A.F.G.	UNV			

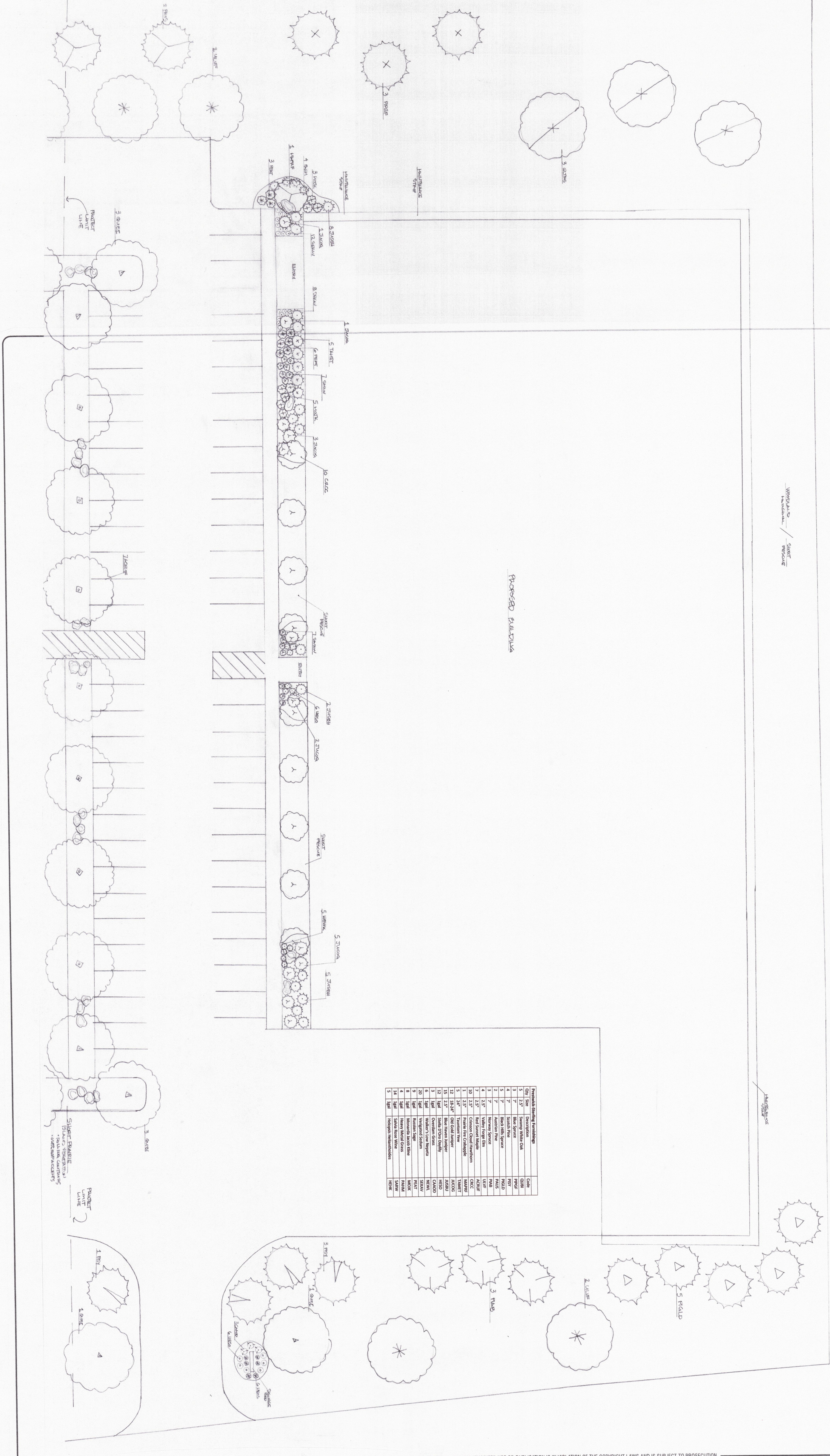
DISCLAIMER: CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA & CIE STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.



SITE LIGHTING PLAN

GIRAFFE
Electric, Inc.

GIRAFFE ELECTRIC II, INC.
2025 S WEST AVENUE
WAUKESHA, WI
53189
262-549-6500
FAX 262-549-6503
PROJECT ADDRESS:
THE PRESTWICK COMPANIES
W248 N5499 EXECUTIVE DR
SUSSEX, WI 53089
DATE: 2/26/20
DRAWN BY: JDG
REVISIONS:
DATE:
SHEET NUMBER:
E-5-0
SITE LIGHTING PLAN
PROJECT NUMBER:
SCALE:
1"=40'-0"



Qty	Size	Description	Code
3	2"	Black Spruce	BLSP
7	2"	Blue Spruce	BLSP
4	7"	Scotch Pine	SPIN
5	7"	Black Hills Spruce	BLHS
3	7"	White Pine	WPIN
4	2.5"	White Spruce	WSPR
7	2.5"	Valley Forge Elm	VFEI
7	2.5"	Red Spruce	RSRU
1	2.5"	White Pine	WPIN
5	2.5"	Trident Maple	TRMA
12	2.5"	Red Spruce	RSRU
12	2.5"	Black Spruce	BLSP
3	1.5"	Overhead Oak	OVOK
12	1.5"	Small Town Dogwood	SDOG
12	1.5"	Overhead Oak	OVOK
12	1.5"	White Spruce	WSPR
9	1.5"	Red Spruce	RSRU
14	1.5"	White Spruce	WSPR
14	1.5"	Black Spruce	BLSP
5	1.5"	Red Spruce	RSRU
5	1.5"	Black Spruce	BLSP

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DRAWN BY:
 DATE:
 REVISIONS:
 SHEET:

LANDSCAPE DEVELOPMENT PLAN FOR
 The Preswick Group: Sterling Furnishings
 W248 N5499 Executive Drive
 Sussex, WI 53089
 Preliminary Landscape Plan: Feb. 28, 2020

TERRA TEC
 LANDSCAPES, INC.
 2433 SLINGER ROAD (262) 644-5488
 RICHFIELD, WI 53076 FAX (262) 644-8621