



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

AGENDA
VILLAGE BOARD
VILLAGE OF SUSSEX
6:00 PM - TUESDAY, AUGUST 25, 2020
SUSSEX CIVIC CAMPUS – BOARD ROOM 2nd FLOOR
N64W23760 MAIN STREET

1. Roll call.
2. Pledge of Allegiance.
3. Consideration and possible action on minutes from the Village Board meeting held on August 11, 2020 and the special joint meeting with Lisbon on July 23, 2020.
4. Communications and Public Hearing(s)
 - A. Village President Report. Report on meetings attended/up-coming, communications, and recognitions.
 - B. Public Hearing on Ordinance 870 to Repeal and Recreate Section 17.0410 F. 2. Of the RS-3 Single Family Residential District and 17.0411 F.2. of the RS-4 Single Family Residential District regarding setback and yards of Chapter 17 Zoning Code Ordinance of the Sussex Municipal Code.
5. Committee Reports
 - A. Board of Fire Commissioners Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - B. Community Development Authority Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - C. Park & Recreation Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - D. Pauline Haass Library Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - E. Plan Commission Report on discussion and action taken at the previous meeting, future agenda items and upcoming scheduled meetings.
 1. Recommendation and possible action on Ordinance 870 to Repeal and Recreate Section 17.0410 F. 2. Of the RS-3 Single Family Residential District and 17.0411 F.2. of the RS-4 Single Family Residential District regarding setback and yards of Chapter 17 Zoning Code Ordinance of the Sussex Municipal Code.

2. Recommendation and possible action on Final Plat for Hillside Ridge west of Hillside Road Extra Territorial Review Town of Lisbon.

- F. Public Safety and Welfare Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
- 6. Staff Reports on upcoming events, projects in process, future agenda items and scheduled meetings.
- 7. Comments from citizens present.
- 8. Old Business.
- 9. New Business.
- 10. Consideration and possible action on resignations and appointments.
 - A. Consideration of Trustee Appointment to the Plan Commission
- 11. Adjournment

Anthony LeDonne
Village President

Jeremy Smith
Village Administrator

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Clerk at 246-5200.

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

**Minutes of the Village Board Meeting of
August 11, 2020**

1. Roll Call

The meeting was called to order by President LeDonne at 6:01 pm.

Members present: Greg Zoellick, Lee Uecker (via phone), Scott Adkins, Ron Wells, Wendy Stallings, Michael Bartzen and President Anthony LeDonne.

Members excused: None

Also present: Administrator Jeremy Smith, Attorney John Macy, Assistant Village Administrator Kelsey McElroy Anderson, and Interim Fire Chief Boyd Thew.

2. Pledge of Allegiance

President LeDonne led the pledge of allegiance.

3. Meeting Minutes

A motion by Stallings, seconded by Adkins to approve the July 28, 2020 Village Board meeting minutes.
Motion carried 7-0

4. Communications and Public Hearings

A. Village President Report

President LeDonne stated that Tuesday, August 18 the Plan Commission will meet at 6:30 pm and the Park and Recreation Board will meet at 7:00 pm. The Library Board will meet at 6:30 pm on Wednesday August 19th and Pints in the Park will take place in Village Park the 20th-22nd.

5. Committee Reports

5.A. Finance and Personnel Committee

5.A.1. Motion by Bartzen, seconded by LeDonne to approve of the July Check Register and P-card Statement in the amount of \$3,394,392.68.
Motion carried 7-0

5.A.2. Motion by Bartzen, seconded by Stallings to approve the July Ace Hardware purchases in the amount of \$534.27.
Motion carried 6-0
with LeDonne abstaining.

5.A.3.A.B. Motion by Bartzen, seconded by LeDonne to approve of an Operator License for Michael Rose and Alexis Mesa subject to the standard conditions for operator license approval.
Motion carried 7-0

5.A.3.C. Motion by Bartzen, seconded by Adkins to deny the Operator License for Seth Johnson for failure to appear two months in a row before the Finance and Personnel Committee and therefore failed to complete the process.
Motion carried 7-0

5.A.4. Motion by Bartzen, seconded by Stallings to approve the temporary Class “B” retail license for Sussex Area Service Club for the Big Engine Show at Sussex Village Park, N63W24459 Main Street, August 28-29, 2020, Agent Rick Vodicka, subject to the standard conditions of alcohol licensing. Motion carried 7-0

5.A.5. Motion by Bartzen, seconded by Adkins to approve the 2nd Quarter Investment Report. Motion carried 7-0

5.B. Public Works Committee

5.B.1. Motion by Adkins, seconded by Bartzen to approve the bills for payment in the amount of \$2,667,374.02. Motion carried 7-0

5.B.2. Motion by Adkins, seconded by Stallings to award the contract for design of the 2021 Road program to Baxter and Woodman and Televising services to Visu-Sewer for a project total including contingency of \$76,358.70. Motion carried 7-0

6. Staff Reports

Mrs. McElroy-Anderson stated that the village’s phone cut-over would take place in September.

Mr. Smith stated that the budget dates would be September 10, 24th, October 15th and 22nd with the meal at 5:30 and starting deliberations at 6 pm.

Mr. Macy said there may be new legislation with respect to wireless regulations.

7. Comments from Citizens Present

No one present wished to speak.

8. Old Business

None.

9. New Business

9.A. Motion by Stallings, seconded by Adkins to direct the Finance and Personnel Committee to develop a process for consideration of citizen and trustee appointments that allows for interviews at the committee level. Motion carried 7-0

10. Consideration on resignation and appointments

10.A. Motion by LeDonne, seconded by Stallings to table the consideration of Bob Landgraf for the Plan Commission to the September 8th Village Board meeting for the purposes of seeing what the Finance and Personnel Committee discusses from item 9.A. above. Motion carried 5-2 with Zoellick and Uecker voting no

Motion by LeDonne, seconded by Zoellick to appoint Trustee Greg Zoellick to the Plan Commission.

A roll call vote was taken:

Wells – Aye
Zoellick – Aye
Bartzen – Nay
Uecker – Nay
Stallings – Nay
Adkins – Nay
LeDonne – Aye

The motion failed 3 in favor, 4 against, due to a super majority of 2/3 of the board not in agreement. Per Village Ordinance, Village Board members appointed to the Plan Commission require a 2/3 vote for approval.

11. Executive Session

Motion by LeDonne, seconded by Stallings to go into Executive Session under 19.85(1)(g) and 19.85(1)(e) to discuss the arbitration process and intermunicipal agreement with Lisbon.

A roll call vote was taken with all 7 members voting aye. Motion carried 7-0

A motion by LeDonne, seconded by Stallings to go back into open session at 8:15 pm Motion carried 7-0

13. Adjournment

Motion by Stallings, seconded by Bartzen to adjourn at 8:16 pm. Motion carried 7-0

Respectfully submitted,

Jeremy J. Smith
Village Administrator

draft

DISCLAIMER- THE FOLLOWING ARE DRAFT MINUTES FROM
THE JOINT MEETING OF THE SUSSEX VILLAGE BOARD AND LISBON TOWN BOARD
AND ARE SUBJECT TO CHANGE UPON APPROVAL OF THE VILLAGE BOARD

**VILLAGE OF SUSSEX
SUSSEX, WISCONSIN**

**Minutes of the Village Board Meeting of
July 23, 2020**

1. Roll Call

The meeting was called to order by President LeDonne and Chairman Osterman at 7:02 pm.

Members present: Greg Zoellick, Lee Uecker, Scott Adkins, Ron Wells, Wendy Stallings, Michael Bartzen and President Anthony LeDonne.

Town Board Members present: Tedia Gamiño, Marc Moonen, Linda Beal, Becky Plotecher and Chairperson Joe Osterman.

Members excused: None

Also present: Administrator Jeremy Smith, Attorney Stan Riffle, Assistant Village Administrator Kelsey McElroy Anderson, Administrative Services Director Sam Liebert, Steven Braatz, Jr. Interim Town-Clerk Treasurer and Town Attorney James Hammes.

2. Joint Public Hearing

President LeDonne and Town Chairperson Osterman opened the public hearing with statements pertaining to the Intermunicipal Agreement, including incorporated Sanitary Sewer and Water Service Agreements between the Village of Sussex and Town of Lisbon

The following spoke against the Intermunicipal Agreement, citing concerns about costs related to hookup of water and sewer utilities and special assessments:

Steve Schellin, N240N7777 Deerfield Ct.
Theresa Szafranski, N71W24477 Good Hope Rd.
Lisa & John Anthony, N63W24511 Silver Spring Dr.
John Schulte, W240N7571 Maple Ave.
Michael Tetzlaff, W240N6881 Maple Ave.
Keith Braden, N51W25281 Lisbon Rd.
John Binder, N71W24433 Good Hope Rd.
James Radtke, N72W24474 Good Hope Rd.
Sheryl Plese, W235N7617 Woodside Rd.
John Plese, W235N7617 Woodside Rd.
Rachel Schimmin, W247N6063 Pewaukee Rd.
Kristin Dhein, N72W24130 Good Hope Rd.
Kris Aubrey, W245N4837 Swan Rd.

The following spoke against the Intermunicipal Agreement, citing concerns about the lack of citizen input and the agreement is not a good one:

Jason Wegner, W235N7585 Woodside Rd.

The following spoke in favor of the Intermunicipal Agreement:

Ron Evert, N56W25420 Richmond Rd.

Public Hearing was closed at 8:16 p.m.

3. Village Resolution 20-23 establishing an Intermunicipal Agreement including incorporated Sanitary Sewer and Water Service Agreements between the Village of Sussex and Town of Lisbon.

Motion by LeDonne, seconded by Adkins to postpone Resolution 20-23 establishing an Intermunicipal Agreement including incorporated Sanitary Sewer and Water Service Agreements between the Village of Sussex and Town of Lisbon to the next available meeting after the Town of Lisbon acts on the agreement. Motion carried 7-0

4. Adjournment

Motion by Uecker, seconded by Adkins to adjourn at 8:58 pm.

Motion carried 7-0

Respectfully submitted,

Samuel E. Liebert
Administrative Services Director,
Village Clerk/Treasurer

NOTICE OF PUBLIC HEARING
VILLAGE OF SUSSEX

TAKE NOTICE that the Village Board of the Village of Sussex, Waukesha County, Wisconsin, will hold a public hearing on Tuesday, August 25, 2020 at 6:00 p.m. at the Sussex Civic Center, N64W23760 Main Street, Sussex to hear comments from citizens on an Ordinance to repeal and recreate Section 17.0410 (F)(2) of the RS-3 Single Family District and Section 17.0411 (F)(2) of the RS-4 Single Family District regarding sideyard setbacks.

A copy of the proposed Ordinance is available for review at the Sussex Civic Center, N64W23760 Main Street from 8:00 a.m. until 5:00 p.m., Monday through Friday or on our website at www.villagesussex.org.

This hearing shall be public and citizens and person of interest shall then be heard.

By Order of the Village Board
Sam Liebert
Village Clerk

Published: 8/5 & 8/12

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL AND RECREATE
SECTION 17.0410 F. 2. OF THE RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT
REGARDING SETBACK AND YARDS
SECTION 17.0411 F. 2. OF THE RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICT
REGARDING SETBACK AND YARDS
CHAPTER 17 ZONING CODE ORDINANCE OF THE
VILLAGE OF SUSSEX MUNICIPAL CODE.

WHEREAS, the Village of Sussex Plan Commission has initiated a zoning code amendment to the Village of Sussex Chapter 17 Zoning Code to repeal and recreate Sections pertaining to side yard setbacks within the RS-3 and RS-4 Single-Family Residential District; and

WHEREAS, the Village of Sussex Plan Commission has initiated said ordinance to provide clarification of language and necessary changes due to new State Laws; and

WHEREAS, upon receipt of the Village Plan Commission's recommendation, the Village Board held a public hearing on _____, 2020, as required by Section 17.1305 of the Village of Sussex Zoning Ordinance, after providing due notice as required by Section 17.1400 of the Village of Sussex Zoning Ordinance; and

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

WHEREAS, the Village Board Members are committed to aligning the Village of Sussex Zoning Code with opportunities to support growth that meet current needs without jeopardizing public safety or welfare.

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

SECTION 1. To repeal and recreate RS-3 Section 17.0410 F. 2. Setback and Yards to read as follows:

2. Side Yard
 - (a). There shall be a side yard on each side of the principal structure of not less than 15 feet in width; or
 - (b). The Plan Commission may make a finding to allow the expansion/reconstruction of a principal structure such that one side yard is reduced in width below 15 feet if it finds all of the following:
 - (1) The principal structure was constructed prior to 1980.
 - (2) One side yard width remains at least 15 feet in width.
 - (3) The reduced side yard is the greater of at least 1 foot in width or the narrowest current side yard setback of the existing principal structure or detached garage.
 - (4) The expansion of the principal structure within the reduced side yard setback does not encroach into the street yard closer than the existing principal structure.
 - (5) The expansion does not impact the welfare and safety of the area.

SECTION 2. To repeal and recreate RS-4 Section 17.0411 F. 2. Setback and Yards to read as follows:

2. Side Yard
 - (a). There shall be a side yard on each side of the principal structure of not less than 10 feet in width; or

- (b). The Plan Commission may make a finding to allow the expansion/reconstruction of a principal structure such that one side yard is reduced in width below 10 feet if it finds all of the following:
- (1) The principal structure was constructed prior to 1980.
 - (2) One side yard width remains at least 10 feet in width.
 - (3) The reduced side yard is the greater of at least 1 foot in width or the narrowest current side yard setback of the existing principal structure or detached garage.
 - (4) The expansion of the principal structure within the reduced side yard setback does not encroach into the street yard closer than the existing principal structure.
 - (5) The expansion does not impact the welfare and safety of the area.

SECTION 3. SEVERABILITY

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

SECTION 4. EFFECTIVE DATE

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

Dated this _____ day of _____, 2020

VILLAGE OF SUSSEX

Anthony LeDonne, Village President

ATTEST:

Sam Liebert, Village Clerk

Published and/or posted this _____ day of _____, 2020



N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5211
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

MEMORANDUM

To: Village Board
From: Sam Liebert, Administrative Services Director, Clerk-Treasurer
Re: Village Board Meeting- August 25, 2020
Date: August 20, 2020

4.A. Village President Report- report on meetings attending and upcoming communications, and recognitions including Successfully Sussex Awards.

4.B. Hold Public Hearing on Ordinance 870 to Repeal and Recreate Section 17.0410 F. 2. Of the RS-3 Single Family Residential District and 17.0411 F.2. of the RS-4 Single Family Residential District regarding setback and yards of Chapter 17 Zoning Code Ordinance of the Sussex Municipal Code.

5.A. Board of Fire Commissioners Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.

5.B. Community Development Authority Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.

5.C. Park & Recreation Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.

5.D. Pauline Haass Library Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.

5.E.1 The Plan Commission recommends approval of Ordinance 870 to Repeal and Recreate Section 17.0410 F. 2. Of the RS-3 Single Family Residential District and 17.0411 F.2. of the RS-4 Single Family Residential District regarding setback and yards of Chapter 17 Zoning Code Ordinance of the Sussex Municipal Code.

5.E.2. The Plan Commission recommends approval of the Final Plat for Hillside Ridge subject to review by the Village Engineer, the standard conditions of Plat approval and Exhibit A.

5.F. Public Safety and Welfare Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.

10.A. Consideration and possible action Trustee Plan Commission Appointment.

11. Adjournment.

Municipal LAW

& LITIGATION GROUP

DALE W. ARENZ, RETIRED
DONALD S. MOLTER, JR., RETIRED
JOHN P. MACY
H. STANLEY RIFFLE
COURT COMMISSIONER
ERIC J. LARSON
REMZY D. BITAR

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PAUL E. ALEXY
MATTEO REGINATO
LUKE A. MARTELL
SAMANTHA R. SCHMID
STEPHEN J. CENTINARIO, JR.
AMY E. FRY-GALOW
CHRISTOPHER R. SCHULTZ
ANTHONY J. GARCIA
SADIE R. ZURFLUH

August 3, 2020

Kasey Fluet, Assistant Development Director
Village of Sussex
N64W23760 Main Street
Sussex, WI 53089

**Re: An Ordinance to Repeal and Recreate Section 17.0410 F. 2. of the RS-3 Single-Family Residential District Regarding Setback and Yards Section 17.0411 F. 2. of the RS-4 Single-Family Residential District Regarding Setback and Yards
Legal Review**

Dear Ms. Fluet:

I received your request that I review the above-referenced ordinance and provide my comments. I have had an opportunity to carefully consider this matter.

Based upon my review, I hereby approve the form of the same subject to the following comments, questions, concerns, and recommendations in this regard:

1. Enclosed please find a revised draft that is marked with a few changes, which I believe you will find to be self-explanatory.
2. Please ensure that you want these district regulations to be silent with regard to accessory structures. As currently drafted in your Village Code, the RS-4 district regulates side yards for "all buildings," and this revision removes that language, so that a side yard is described only for the principal building. The RS-3 district currently only describes a side yard for the principal building, so that stays the same in this draft, but again please be sure this is as intended. You may believe that side yards for accessory structures are adequately addressed in Section 17.0704, which is fine if that is your intent.
3. Have you considered how you plan to document the reductions that may be made by the Plan Commission in this process? I suggest that a recorded document may be appropriate, to provide the best record of exactly what side yard was approved, and for what specific structure. If there is not a good record, structures may be presumed in the future to be legal non-conforming, or illegal.
4. Have you considered placing a time limitation on these approvals, if they are granted? If the side yard is reduced, but the structure is not built for an extended

MUNICIPAL LAW & LITIGATION GROUP, S.C.

Kasey Fluet
August 3, 2020
Page 2

period of time, there is a risk that the laws may change in the interim, and practical concerns may arise in the interim that were not present when the approval was granted. You could impose a time limitation for any such approval in the ordinance, e.g. to say that the approval is valid only if a building permit for the approved structure is obtained within one year and construction is completed during the term of the building permit.

If you should have any questions or concerns regarding this matter, please do not hesitate to contact me.

Yours very truly,

MUNICIPAL LAW & LITIGATION GROUP, S.C.

John P. Macy

John P. Macy

JPM/egm

Enclosure

cc: Jeremy Smith, Village Administrator

Sam Liebert, Administrative Services Director - Clerk/Treasurer

C:\MyFiles\JPM\Sussex\Ordinances\Fluet ltr 8.3.20.docx

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL AND RECREATE
SECTION 17.0410 F. 2. OF THE RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT
REGARDING SETBACK AND YARDS
SECTION 17.0411 F. 2. OF THE RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICT
REGARDING SETBACK AND YARDS
CHAPTER 17 ZONING CODE ORDINANCE OF THE
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WHEREAS, the Village of Sussex Plan Commission has initiated said ordinance to provide clarification of language and necessary changes due to new State Laws; and

WHEREAS, upon receipt of the Village Plan Commission's recommendation, the Village Board held a public hearing on _____, 2020, as required by Section 17.1305 of the Village of Sussex Zoning Ordinance, after providing due notice as required by Section 17.1400 of the Village of Sussex Zoning Ordinance; and

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

WHEREAS, the Village Board Members are committed to aligning the Village of Sussex Zoning Code with opportunities to support growth that meet current needs without jeopardizing public safety or welfare.

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 - (2) One side yard width remains at least 15 feet in width.
 - (3) The reduced side yard is the greater of at least 1 foot in width or the narrowest current side yard setback of the existing principal structure or detached garage.
 - (4) The expansion of the principal structure within the reduced side yard setback does not encroach into the street yard closer than the existing principal structure.
 - (5) The expansion does not impact the welfare and safety of the area.

SECTION 2. To repeal and recreate RS-4 Section 17.0411 F. 2. Setback and Yards to read as follows:

2. Side Yard
 - (a). There shall be a side yard on each side of the principal structure of not less than 10 feet in width; or

- (b). The Plan Commission may make a finding to allow the expansion/reconstruction of a principal structure such that one side yard is reduced in width below 10 feet if it finds all of the following:
- (1) The principal structure was constructed prior to 1980.
 - (2) One side yard width remains at least 10 feet in width.
 - (3) The reduced side yard is the greater of at least 1 foot in width or the narrowest current side yard setback of the existing principal structure or detached garage.
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SECTION 3. SEVERABILITY

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

SECTION 4. EFFECTIVE DATE

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

Dated this _____ day of _____, 2020

VILLAGE OF SUSSEX

Anthony LeDonne, Village President

ATTEST:

Sam Liebert, Village Clerk

Published and/or posted this _____ day of _____, 2020

HILLSIDE RIDGE

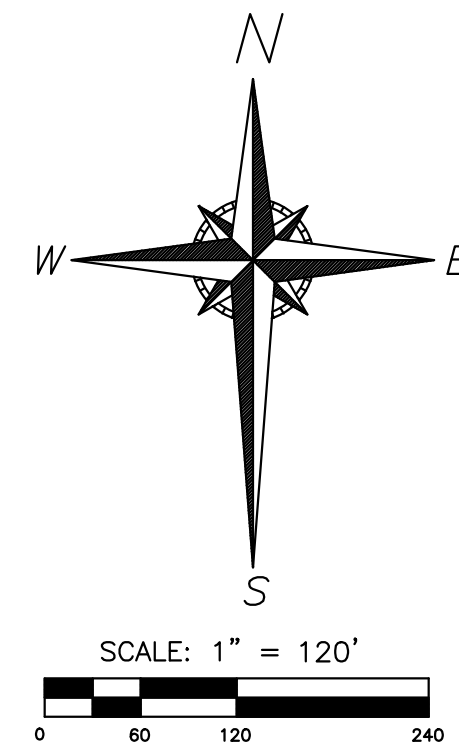
LOT 1 OF CERTIFIED SURVEY MAP NO. 1544 AND LANDS BEING A PART OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4, A PART OF THE SW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 16, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

OVERALL DETAIL

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE EAST LINE OF THE SE 1/4 OF SECTION 16-8-19 AS N00°09'59". VERTICAL DATUM BASED ON NGVD 29.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

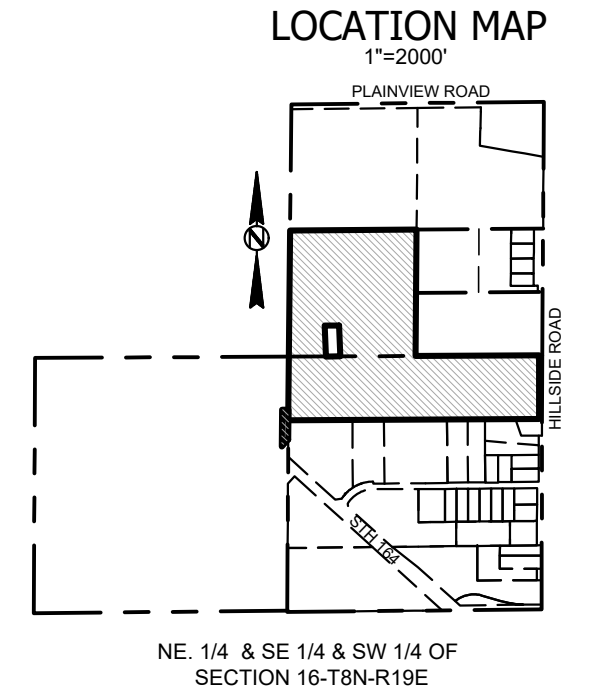
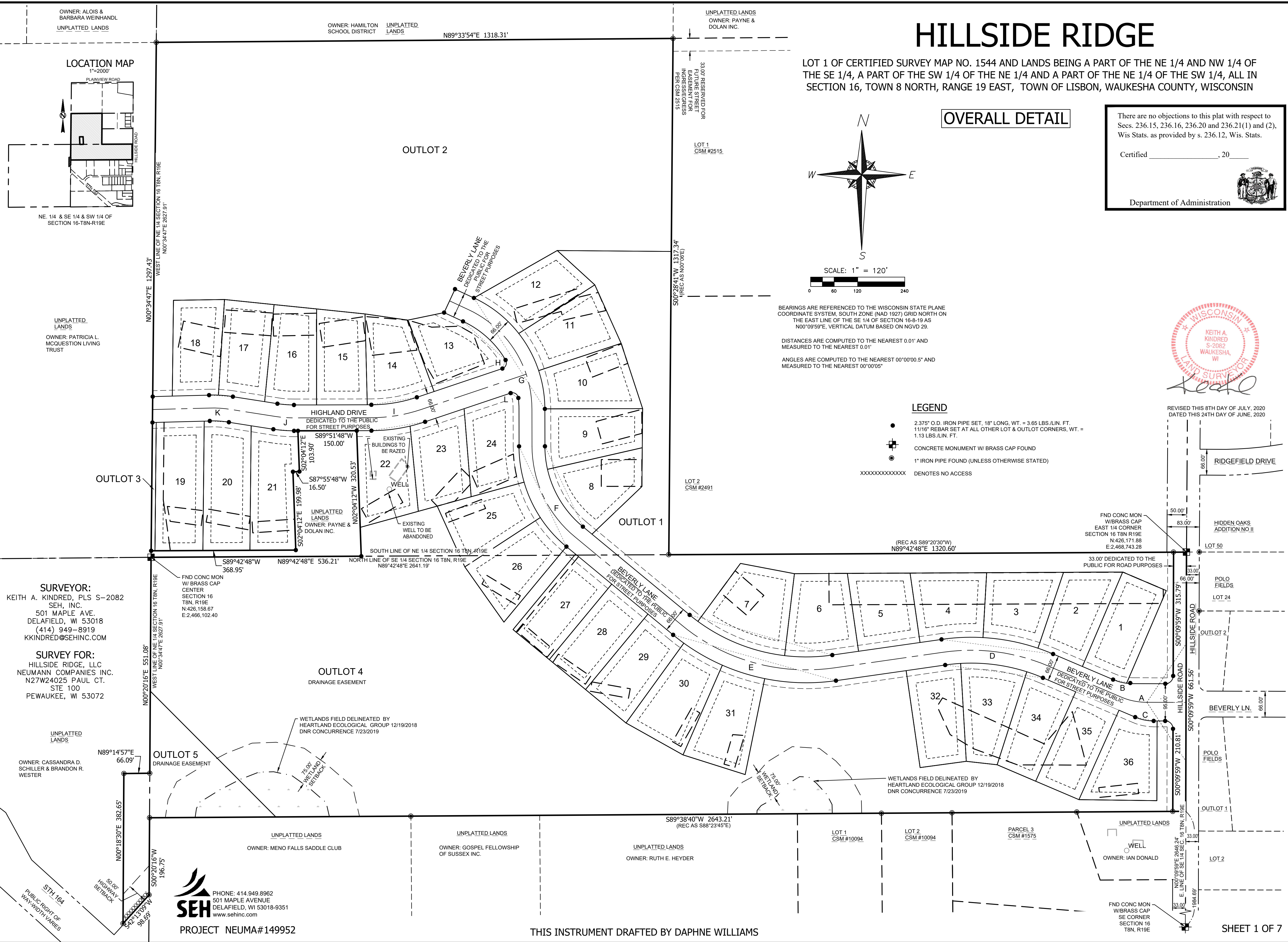
ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'00.5"

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.85 LBS./LIN. FT. 1 1/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- ⊕ CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- XXXXXXXXXXXXX DENOTES NO ACCESS



REVISED THIS 8TH DAY OF JULY, 2020
DATED THIS 24TH DAY OF JUNE, 2020



SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
K.KINDRED@SEHINC.COM

SURVEY FOR:
HILLSIDE RIDGE, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072



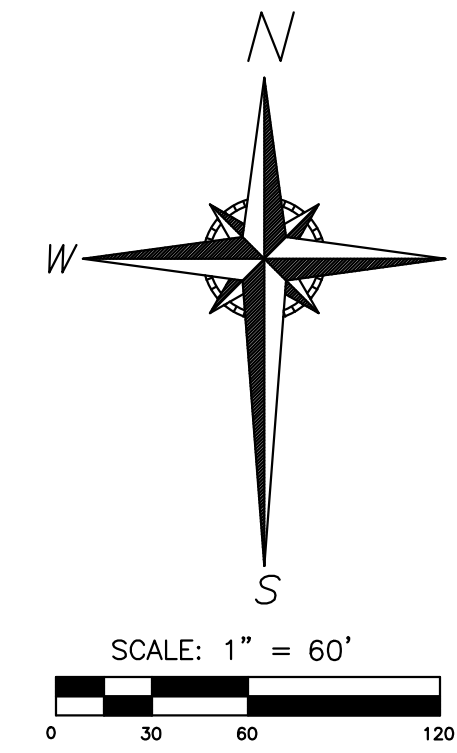
PROJECT NEUMA#149952

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

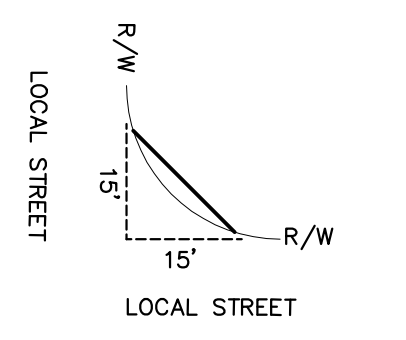
SHEET 1 OF 7

HILLSIDE RIDGE

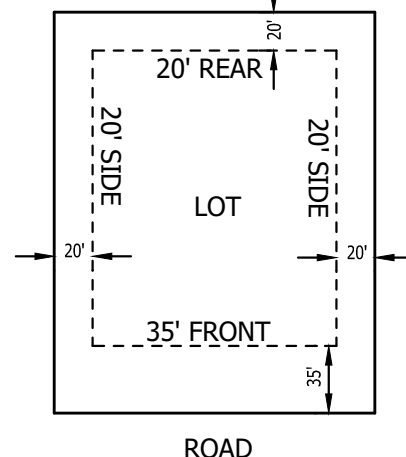
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VISION CORNER
DETAIL (N.T.S.)



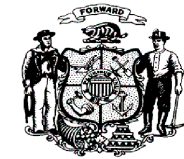
LOT SETBACK
DETAIL (N.T.S.)



There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



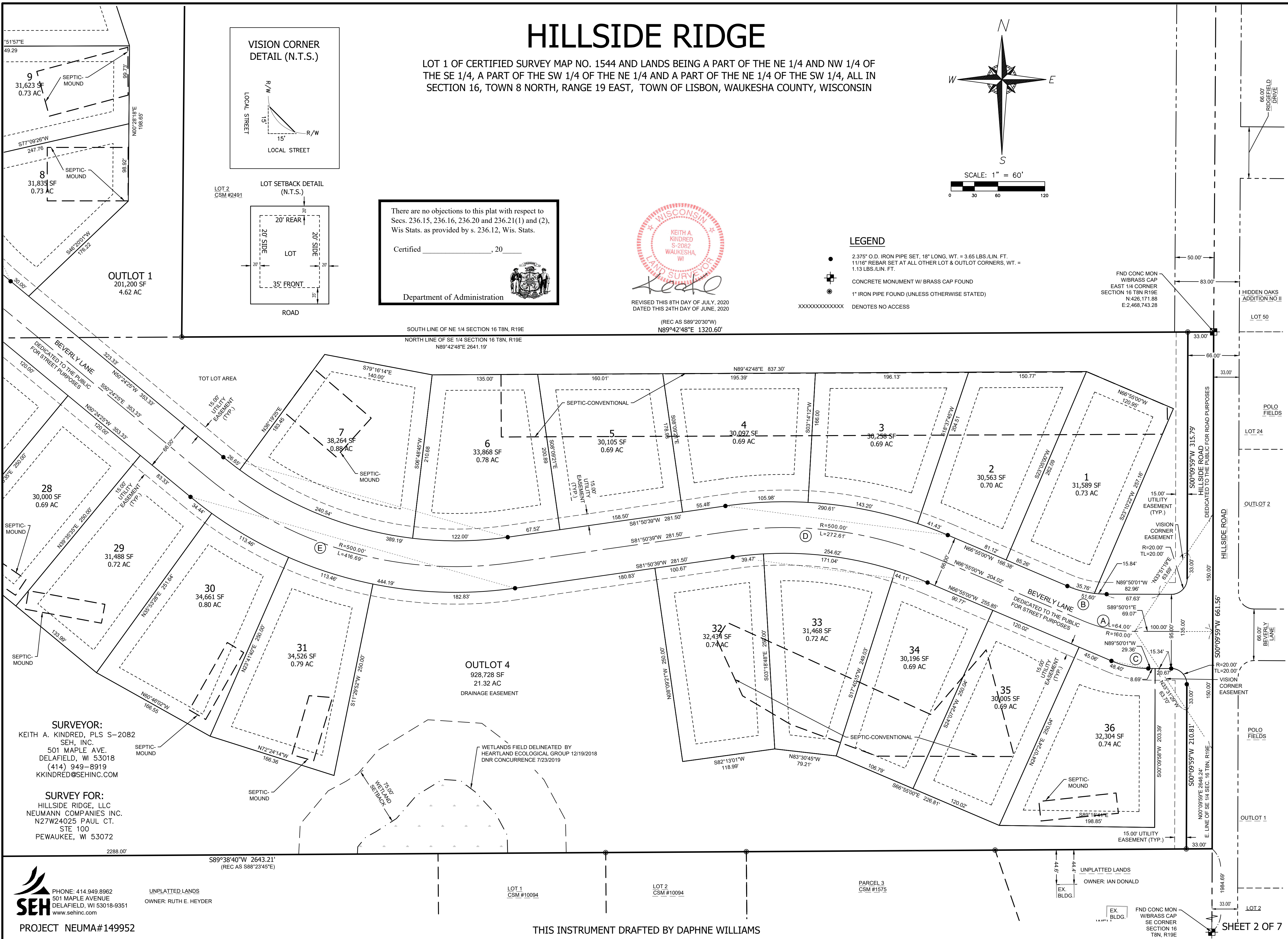
REVISED THIS 8TH DAY OF JULY, 2020
DATED THIS 24TH DAY OF JUNE, 2020

(REG AS S89°20'30"W)
N89°42'48"E 1320.60'

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
1 1/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. =
1.13 LBS./LIN. FT.
- ⊕ CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- XXXXXXXXXXXXX DENOTES NO ACCESS

SOUTH LINE OF NE 1/4 SECTION 16 T8N, R19E
NORTH LINE OF SE 1/4 SECTION 16 T8N, R19E
N89°42'48"E 2641.19'



SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
K.KINDRED@SEHINC.COM

SURVEY FOR:
HILLSIDE RIDGE, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

UNPLATTED LANDS
OWNER: RUTH E. HEYDER

LOT 1
CSM #10094

LOT 2
CSM #10094

PARCEL 3
CSM #1575

UNPLATTED LANDS
OWNER: IAN DONALD
EX. BLDG.

EX. BLDG.
FND CONC MON
W/BRASS CAP
SE CORNER
SECTION 16
T8N, R19E

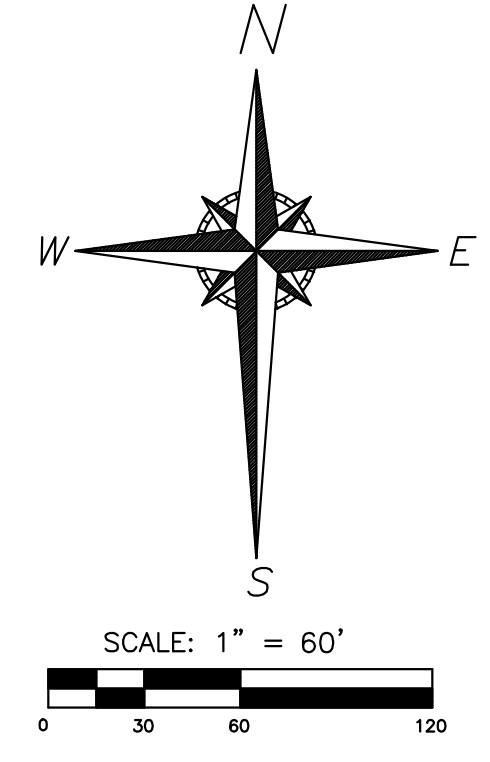
THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 2 OF 7

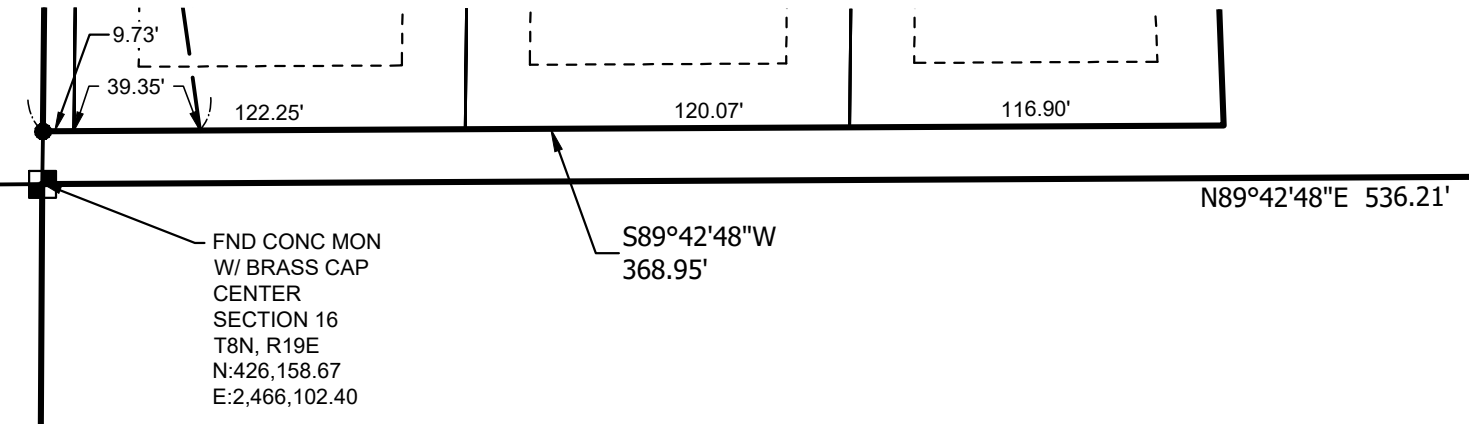
SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 KKINDRED@SEHINC.COM

SURVEY FOR:
 HILLSIDE RIDGE, LLC
 NEUMANN COMPANIES INC.
 N27W24025 PAUL CT.
 STE 100
 PEWAUKEE, WI 53072

LOT DETAIL



SOUTH LINE OF NE 1/4 SECTION 16 T8N, R19E
 NORTH LINE OF SE 1/4 SECTION 16 T8N, R19E
 N89°42'48"E 536.21'
 N89°42'48"E 2641.19'



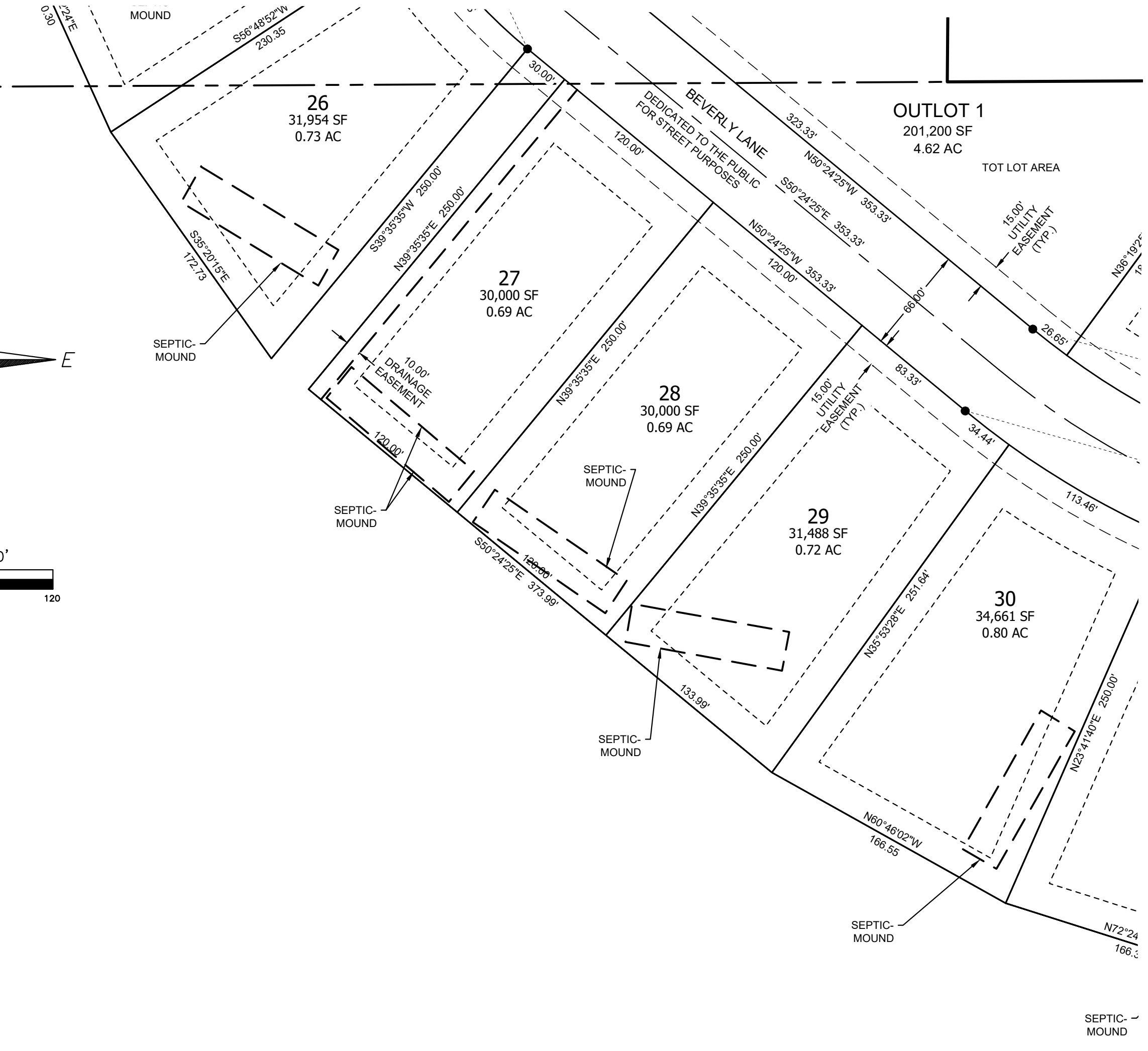
UNPLATTED LANDS
 OWNER: CASSANDRA D. SCHILLER & BRANDON R. WESTER

OUTLOT 5
 74,937 SF
 1.72 AC

WETLANDS FIELD DELINEATED BY HEARTLAND ECOLOGICAL GROUP 12/19/2018
 DNR CONCURRENCE 7/23/2019

DRAINAGE EASEMENT

OUTLOT 4
 928,728 SF
 21.32 AC



OUTLOT 1
 201,200 SF
 4.62 AC

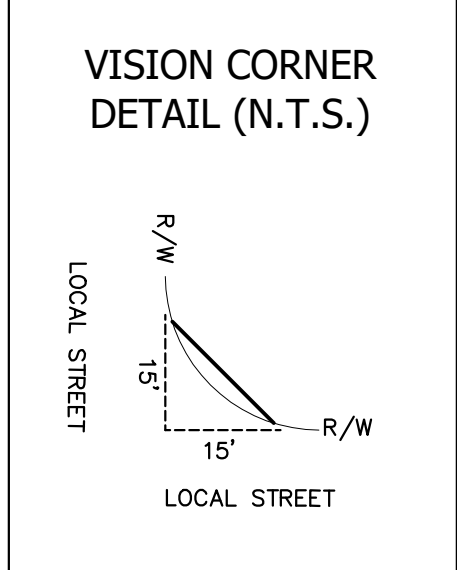
WEST LINE OF NE 1/4 SECTION 16 T8N, R19E
 N00°20'16"E 551.08'

N89°14'57"E
 66.09'

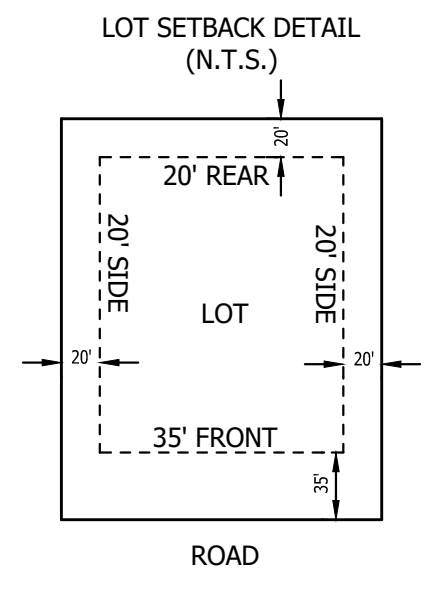
N00°18'30"E 382.65'

50' 00" HIGHWAY SETBACK

S00°20'16"W 196.75'



UNPLATTED LANDS
 OWNER: MENO FALLS SADDLE CLUB



UNPLATTED LANDS
 OWNER: GOSPEL FELLOWSHIP OF SUSSEX INC.

UNPLATTED LANDS
 OWNER: RUTH E. HEYDER

HILLSIDE RIDGE

LOT 1 OF CERTIFIED SURVEY MAP NO. 1544 AND LANDS BEING A PART OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4, A PART OF THE SW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 16, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____
 Department of Administration

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 1 1/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- XXXXXXXXXXXXX DENOTES NO ACCESS



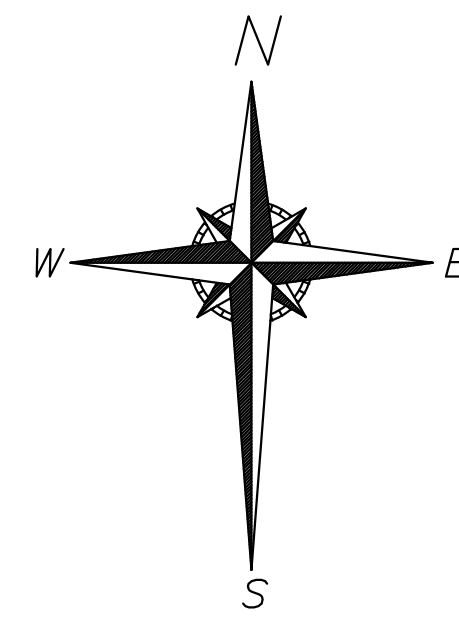
REVISED THIS 8TH DAY OF JULY, 2020
 DATED THIS 24TH DAY OF JUNE, 2020

PHONE: 414.949.8962
 501 MAPLE AVENUE
 DELAFIELD, WI 53018-9351
 www.sehinc.com

PROJECT NEUMA#149952

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

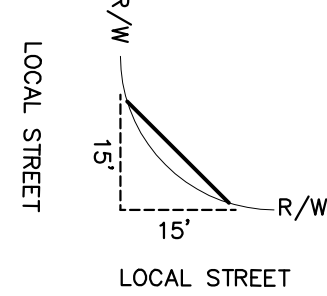
SHEET 3 OF 7



SCALE: 1" = 60'

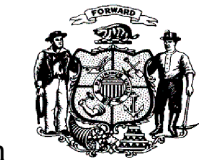
UNPLATTED LANDS
OWNER: PATRICIA L. MCQUEEN LIVING TRUST

VISION CORNER DETAIL (N.T.S.)



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

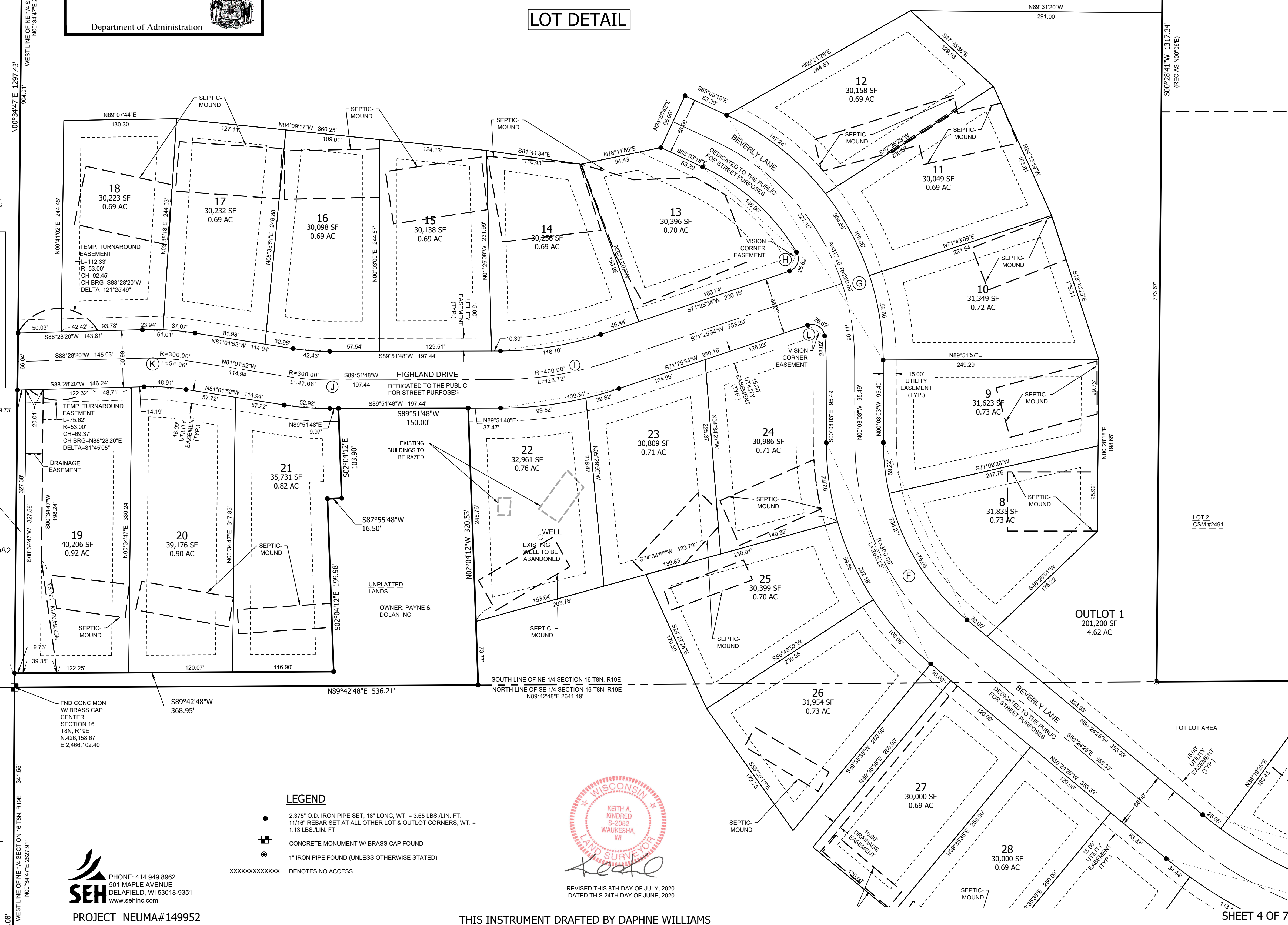


Department of Administration

HILLSIDE RIDGE

LOT 1 OF CERTIFIED SURVEY MAP NO. 1544 AND LANDS BEING A PART OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4, A PART OF THE SW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 16, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

LOT DETAIL



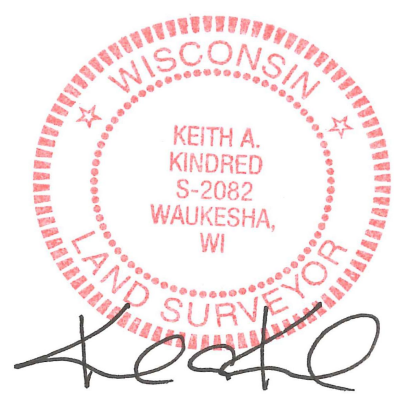
SURVEYOR:
KEITH A. KINDRED, PLS S-2082 SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
HILLSIDE RIDGE, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072

FND CONC MON
W/ BRASS CAP
CENTER
SECTION 16
T8N, R19E
N=426.158.67
E=2466.102.40

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- ⊕ CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- XXXXXXXXXXXXX DENOTES NO ACCESS



REVISED THIS 8TH DAY OF JULY, 2020
DATED THIS 24TH DAY OF JUNE, 2020

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NEUMA#149952

LOT 2
CSM #2491

OUTLOT 1
201,200 SF
4.62 AC

TOT LOT AREA

LOT DETAIL

HILLSIDE RIDGE

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
K.KINDRED@SEHINC.COM

SURVEY FOR:
HILLSIDE RIDGE, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072

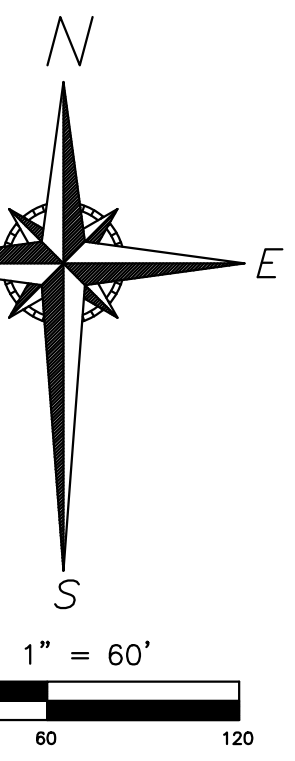
LOT 1 OF CERTIFIED SURVEY MAP NO. 1544 AND LANDS BEING A PART OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4, A PART OF THE SW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 16, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- ⊕ 1 1/2" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- ⊕ CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊕ 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- XXXXXXXXXXXXX DENOTES NO ACCESS

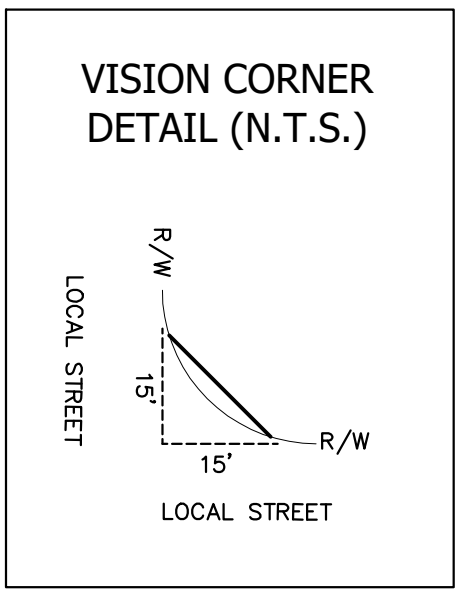
SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

UNPLATTED LANDS
OWNER: ALOIS & BARBARA WEINHANDL

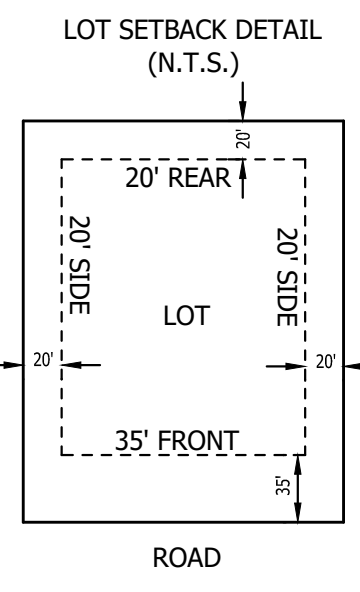


UNPLATTED LANDS
OWNER: PAYNE & DOLAN INC.

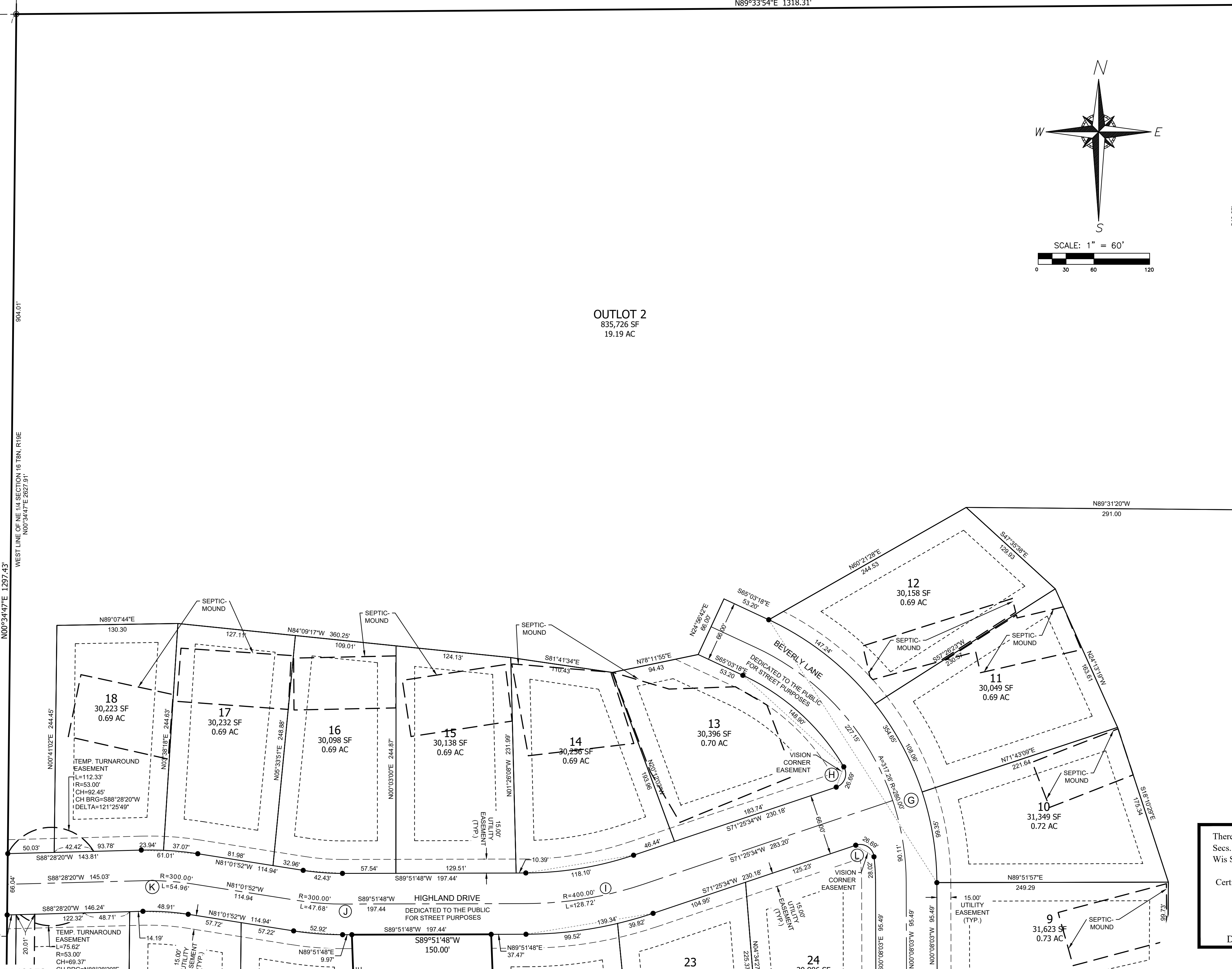
33'00" RESERVED FOR FUTURE STREET EASEMENT FOR INGRESS/EGRESS PER CSM #2515



LOT 1
CSM #2515



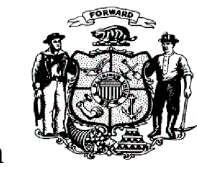
OUTLOT 2
835,726 SF
19.19 AC



UNPLATTED LANDS
OWNER: PATRICIA L. MCQUESTION LIVING TRUST

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR
REVISED THIS 8TH DAY OF JULY, 2020
DATED THIS 24TH DAY OF JUNE, 2020

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration



SURVEYOR'S CERTIFICATE:

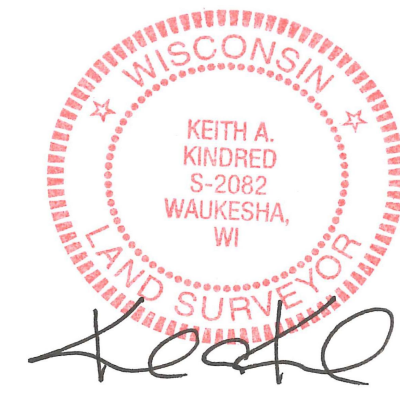
I, Keith A. Kindred, Professional Land Surveyor hereby certify; That I have surveyed, divided and mapped All of Lot 1 of Certified Survey Map No. 1544 and lands being a part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4, a part of the Southwest 1/4 of the Northeast 1/4 and a part of the Northeast 1/4 of the Southwest 1/4, all in Section 16, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin, bounded and described as follows; Beginning at the East 1/4 corner of Section 16; thence South 00°09'59" West, along the East line of the Southeast 1/4 of said Section 16 a distance of 661.56 feet; thence South 89°38'40" West, 2,643.21 feet to the West line of the Southeast 1/4 of Section 16; thence South 00°20'16" West along said West line, 196.75 feet; thence South 42°13'09" West, 98.69 feet to the right of way of STH 164; thence North 00°18'30" East, 382.65 feet; thence North 89°14'57" East, 66.09 feet to the West line of the Southeast 1/4 of Section 16; thence North 00°20'16" East along said West line 551.08 feet to the Center of Section 16; thence North 89°42'48" East, 536.21 feet; thence North 02°04'12" West, 320.53 feet; thence South 89°51'47" West, 150.00 feet; thence South 02°04'12" East, 103.90 feet; thence South 87°55'48" West, 16.50 feet; thence South 02°04'12" East, 199.98 feet; thence South 89°42'48" West, 368.95 feet to the West line of the Northeast 1/4 of Section 16; thence North 00°34'47" East along said West line, 1,297.43 feet; thence North 89°33'54" East, 1,318.31 feet to the West line of Lot 1 of Certified Survey Map No. 2515; thence South 00°28'41" West, along said West line and the extension thereof 1,317.34 feet to the South line of Lot 2 of Certified Survey Map No. 2491; thence North 89°42'48" East along said North line 1,320.60 feet to the point of beginning. Containing 3,452,941 square feet, 79.27 acres

That I have made such survey, land division and plat by the direction of Hillside Ridge LLC, owner of said lands.

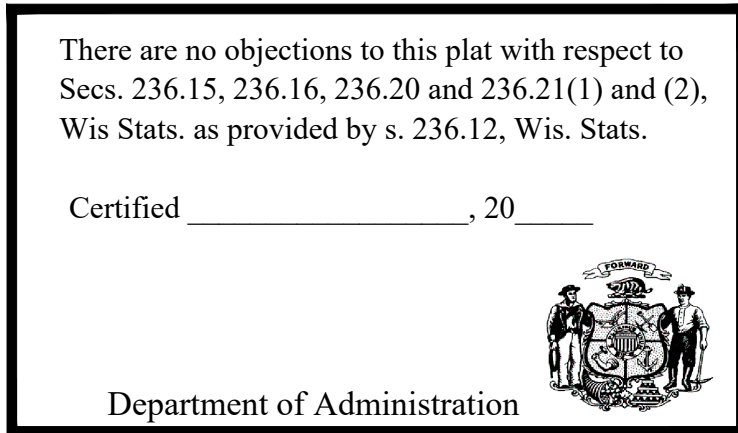
That such plat is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes, Waukesha County and the subdivision regulations of the Town of Lisbon in surveying, dividing and mapping the same.

Dated this 24th day of June, 2020.
Revised this 8th day of July, 2020.



Keith A. Kindred, PLS S-2082



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

HILLSIDE RIDGE

LOT 1 OF CERTIFIED SURVEY MAP NO. 1544 AND LANDS BEING A PART OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4, A PART OF THE SW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 16, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

LIMITED LIABILITY OWNER'S CERTIFICATE OF DEDICATION:

Hillside Ridge LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Hillside Ridge LLC, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) Town of Lisbon
- 3) Village of Sussex
- 4) Waukesha County
- 5) Wisconsin Department of Transportation

IN WITNESS WHEREOF, said Hillside Ridge LLC, has caused these presents to be signed by _____, member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

In Presence of:

_____, member

STATE OF WISCONSIN)

_____(COUNTY) SS

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

Notary Public

_____, County, Wisconsin

My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

_____, 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 plat, and does hereby consent to the above certificate of _____, Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary (cashier) at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

In presence of:

_____(Corporate Seal)

Corporate Name Countersigned

President Secretary (Cashier)

STATE OF WISCONSIN)

_____(COUNTY) SS)

Personally came before me this _____ day of _____, 20____, the above named _____, President, and _____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____

Notary Public, _____, Wisconsin

My commission expires _____.

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the plat of Hillside Ridge, in the Town of Lisbon, Hillside Ridge LLC, owner, is hereby approved by the Town Board of the Town of Lisbon.

All conditions have been met as of the ____ day of _____, 2020.

Date: _____ Signed _____
Joseph Osterman, Town Chairman

Date: _____ Signed _____
Steven Braatz, Interim Town Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the plat of Hillside Ridge, in the Town of Lisbon, Hillside Ridge LLC, owner, is hereby approved by the Plan Commission.

Approved as of the ____ day of _____, 2020.

Date: _____ Signed _____
Joseph Osterman, Chairperson

Date: _____ Signed _____
Steven Braatz, Interim Town Clerk

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)

_____(COUNTY) SS

I, Amy Buchman, being the duly appointed, qualified and acting Town Treasurer of the Town of Lisbon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land in the plat of Hillside Ridge.

Dated _____
Amy Buchman, Town Treasurer

VILLAGE OF SUSSEX VILLAGE BOARD EXTRA-TERRITORIAL APPROVAL CERTIFICATE:

Resolved that the plat of Hillside Ridge, in the Town of Lisbon, Hillside Ridge LLC, owner, is hereby approved by the Village Board of the Village of Sussex.

All conditions have been met as of the ____ day of _____, 2020.

Date: _____ Signed _____
Anthony J. LeDonne, Village President

Date: _____ Signed _____
Sam Liebert, Village Clerk

VILLAGE OF SUSSEX PLAN COMMISSION EXTRA-TERRITORIAL APPROVAL CERTIFICATE:

Resolved that the plat of Hillside Ridge, in the Town of Lisbon, Hillside Ridge LLC, owner, is hereby approved by the Plan Commission of the Village of Sussex.

Approved as of the ____ day of _____, 2020.

Date: _____ Signed _____
Anthony J. LeDonne, Chairperson

Date: _____ Signed _____
Sam Liebert, Village Clerk

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

HILLSIDE RIDGE LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

WISCONSIN BELL INC d/b/a AT&T WISCONSIN, Grantee, and

SPECTRUM MID-AMERICA, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

The above, which has been filed for approval as required by Chapter 236, WI. Statutes and Waukesha County Shoreland and Floodland Subdivision Control Ordinance, is hereby approved on this

____ day of _____, 20__

Dale Shaver, Director

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
_____(COUNTY) SS

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of Waukesha County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of Hillside Ridge.

Date _____
Pamela Reeves, County Treasurer



SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
HILLSIDE RIDGE, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072