



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

**AGENDA
VILLAGE OF SUSSEX
PLAN COMMISSION MEETING
IMMEDIATELY FOLLOWING 6:00 PM VILLAGE BOARD MEETING
DECEMBER 14, 2021
SUSSEX CIVIC CENTER – BOARD ROOM 2nd FLOOR
N64W23760 MAIN STREET**

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Sussex Plan Commission, at which a quorum of the Village Board may attend. Notice of Village Board Quorum, (Chairperson to announce the following if a Village Board quorum is in attendance: 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 any portion where the public is allowed to comment or if the rules are suspended to allow the same.)

1. Roll call.
2. Consideration and possible action on the Plan Commission minutes of November 16, 2021.
3. Consideration and possible action on Permitted Uses and Plans:
 - A. Consideration and possible action on a sign plan for Tekila (N63W23675 Main Street)
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items:
 - A. Consideration and possible action on Lannon Stone Sussex Quarry CSM (N52W23096 CTH K)
6. Other items for future discussion.
7. Adjournment.

Anthony LeDonne
Chairperson

Jeremy J. Smith
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids/services. For additional information or to request this service, contact the Village Clerk at 246-5200.

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

Minutes of the Plan Commission meeting held on November 16, 2021

President LeDonne called the meeting to order at 6:36 p.m.

Members present: Commissioners Roger Johnson, Deb Anderson, Mike Knapp and Trustee Greg Zoellick, and President Anthony LeDonne

Members excused: Commissioners Jim Muckerheide and Mike Schulist

Others present: Attorney John Macy, Administrator Jeremy Smith, IT Coordinator Diane Bruns, Deputy Clerk Caren Brustmann and applicants.

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

Consideration and possible action on the minutes on the Plan Commission meeting of September 21, 2021.

A motion by Johnson, seconded by Anderson to approve the minutes of the Plan Commission meeting of September 21, 2021 as presented. Motion carried 5-0

Consideration and possible action on a plan of operation for Individual Health Solutions (N63W23231 Main Street, Suite 201)

The petitioner for Individual Health Solutions was not able to attend tonight's meeting.

Mr. Smith reviewed the Plan Staff Memo (copy attached); stating this site is zoned B-4. The health insurance sales office is a permitted use under 17.0419.C.4.(B). They will occupy 250 square feet within the Law Office's Suite and have 2 employees. The office hours are M-F 8-5. There are no parking concerns as parking was already calculated within the Law Office. They will install a sign per the Master Sign Plan for the Center, which will be reviewed by the Building Inspector.

Plan Commission Comments: None

A motion by LeDonne, seconded by Zoellick to approve the plan of operation for Individual Health Solutions (N63W23231 Main Street, Suite 201) a finding the use and structures meet the principals of 17.1002(A-H), and subject to the standard conditions of Exhibit A. Motion carried 5-0

Consideration and possible action on a plan of operation for Wise Owl Auctions (N64W23410 Main Street).

Michael Frick, N64W23410 Main St., Sussex was present and provided a brief description of the plan of operation for Wise Owl Auctions.

Mr. Smith reviewed the Plan Staff Memo (copy attached); stating this site is zoned B-4. The retail/consignment shop/internet sale and used merchandise store is a permitted use under 17.0419.C.9. They will occupy the two buildings of approximately 7,500 square feet and all sales are done on-line. Their

office hours are M-F 9-5 with an additional 2 hours to 7 pm on Thursdays. No outside storage is allowed except for operable vehicles in parking spots for short term parking or within the fenced in area below the height of the fence. The site has 20 spaces and by code 10 are required for this use. The storage of vehicles/equipment is found in 17.0606 and under the property maintenance code of 9.07(11) E. whereby storage of vehicles or equipment are limited to 30 days. If any storage were to occur beyond 30 days the petitioner would need to secure a conditional use permit for outside storage or be in violation of the Ordinance. Junk or broken-down equipment or vehicles cannot be stored on site.

The sale of firearms will require all necessary federal licenses and sign off on the security plan from the Sheriff's Department to ensure there is not theft or illegal sales of weapons. The sale of jewelry and similar items require coordination with the Sheriff's Department to ensure items are checked to prevent the movement of stolen goods.

The Plan Commission usually reviews properties at these times for any property maintenance issues that need to be addressed.

Plan Commission Comments: None

A motion by Johnson, seconded by Knapp to approve the plan of operation for Wise Owl Auctions (N64W23410 Main Street) a finding the use and structures meet the principals of 17.1002(A-H), and subject to the standard conditions of Exhibit A and specifically with the acknowledgement that no outside storage except as stated above will exist on the property, prior to sale of firearms, jewelry, or other similar items that Director of Police services signs off on the method of sale/storage for compliance with Federal regulations and to prevent the sale or transfer of stolen items and any property maintenance or building code compliance items be addressed. Motion carried 5-0

Consideration and possible action on a plan of operation for The Kitchen (N64W23316 Main Street).

Gabe Kolesari, N64W23316 Main St, Sussex was present and provided a brief description of the plan of operation for The Kitchen.

Mr. Smith reviewed the Plan Staff Memo (copy attached); stating this site is zoned B-4. The Family restaurant is a permitted use under 17.0419.C.1.C. They will occupy 1,800 square feet. The restaurant hours will be 6 am to 7 pm every day of the week with approximately 12 staff over 2 shifts. The site has 40 spaces and by code 24 are required for this use.

The Plan Commission usually reviews properties at these times for any property maintenance issues that need to be addressed.

Plan Commission Comments: None

A motion by LeDonne, seconded by Knapp to approve the plan of operation for The Kitchen (N64W23316 Main Street) a finding the use and structures meet the principals of 17.1002(A-H), and subject to the standard conditions of Exhibit A. Motion carried 5-0

Consideration and possible action on sign plan for Tap In (N65W24838 Main Street).

Brett and Lori Flora, N65W24838 Main Street, Sussex, were present to review the sign plan for Tap In.

Mr. Smith reviewed the Plan Staff Memo (copy attached); stating this site is zoned B-2. The sign as presented does not match the Master Sign plan for the building, but has been recommended for approval by the Building Owner. Since the sign doesn't match the Master Sign Plan, the Village Plan Commission must approve of the

sign. Please see the sign application for more information.

Plan Commission Comments: None

A motion by LeDonne, seconded by Johnson to approve the sign plan for Tap In (N65W24838 Main Street) subject to the standard conditions of Exhibit A. Motion carried 5-0

Consideration and possible action on a sign plan for Highlands Business Park (NW corner STH 164 and CTH K).

The petitioner was not present regarding the sign plan for Highlands Business Park.

Mr. Smith reviewed the Plan Staff Memo (copy attached); stating This site is zoned BP-1. The developer is proposing a Monument Sign for the Business Park. It meets the design standards of the Village. Please see the sign application for more information.

Plan Commission Comments: None

A motion by LeDonne, seconded by Anderson to approve the sign plan for Highlands Business Park (NW Corner of STH 164 and CTH K) subject to the standard conditions of Exhibit A and specific location being approved by the Village Engineer. Motion carried 5-0

Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:

None

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

None

Other items for future discussion

Commissioner Johnson inquired if there was an update from the CDA regarding the downtown plan. Commissioner Knapp asked what is occurring with the old Paul's Service building. Mr. Smith noted it was owned by a private party with no future plan.

The Board decided the December Plan Commission meeting will be held on Tuesday, December 14th at 7:00pm.

Adjournment

A motion by LeDonne, seconded by Anderson to adjourn the meeting at 6:59pm. Motion carried 5-0

Respectfully submitted,

Caren Brustmann
Deputy Clerk

Exhibit “A”

Village of Sussex Plan Commission

Standard Conditions of Approval Plan of Operation and Site Plan

The Plan Commission for the Village of Sussex authorizes the Building Inspector to issue a building permit to the Petitioner and approves the general layout, architectural plans, ingress and egress, parking, loading and unloading, landscaping, open space utilization, site plan and plan of operation subject to the following conditions:

1. Presentation compliance. Subject to Petitioner operating the premises at all times in substantial conformity with the presentation made to the Village Plan Commission, as modified or further restricted by the comments or concerns of the Village Plan Commission.
2. Inspection compliance. Subject to the Petitioner submitting to and receiving the approval from the Village Administrator, written proof that the Village Building Inspector and Fire Chief have inspected the subject property and have found that the subject property is in substantial compliance with applicable federal, State, and local laws, statutes, codes, ordinances, policies, guidelines and best management practices, prior to this approval being effective.
3. Regulatory compliance. Subject to the Petitioner and Owner fully complying with all Village, County of Waukesha, State of Wisconsin and federal government codes, ordinances, statutes, rules, regulations and orders regarding the premises, including but not limited to compliance with Section 17.1000 of the Village of Sussex Zoning Code entitled “Site Plan Review and Architectural Control,” as determined by Village Staff.
4. Satisfaction of Engineer. Subject to the Developer satisfying all comments, conditions, and concerns of the Village Engineer regarding the Petitioner’s application prior to this approval being effective.
5. Required plans. Subject to the Developer submitting to and receiving written approval from the Village Administrator of all of the following plans as deemed necessary by the Village Administrator:
 - A. Landscaping plan
 - B. Parking plan
 - C. Lighting plan
 - D. Signage plan
 - E. Traffic plan
 - F. Grading plan

Amendment approved at the Plan Commission meeting on July 17, 2014

- G. Tree preservation plan

- H. Open space plan
 - I. Water plan
 - J. Surface and stormwater management plan
 - K. Sewer plan
 - L. Erosion control plan
 - M. _____
 - N. _____
 - O. _____
- P.

6. Screening of All Dumpsters. Subject to the Petitioner and Owner screening all dumpsters as required by the ordinance to the satisfaction of the Village Administrator.

7. Payment and reimbursement of fees and expenses. Subject to the Petitioner and Owner paying all costs, assessments and charges due and owing to the Village of Sussex either by the Petitioner or imposed on the subject property, including, but not limited to, real estate taxes, personal property taxes, utility bills, special assessments, permit fees, license fees and professional fees which shall include all costs and expenses of any type that the Village incurs in connection with Petitioner’s application, including the cost of professional services incurred by the Village (including engineering, legal and other consulting fees) for the review of and preparation of the conditions of approval, attendance at meetings or other related professional services for this application, as well as for any actions the Village is required to take to enforce any of the conditions of this approval due to a violation of these conditions by the Petitioner or the Owner, as authorized by law.

8. Condition if the Property is in the B-4 Central Business District. If the property is in the B-4 Central Business District, the Petitioner shall comply with the standards and conditions found within the Village of Sussex Downtown Design and Development Plan and other plans as may be approved from time to time by the Community Development Authority in its role as a Redevelopment Authority to guide development within the Village’s Downtown.

9. Subject to acceptance. The Owner by requesting a permit either directly or through an agent, and accepting the same is acknowledging 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.

10. Any official named in this document can appoint a designee to perform his or her duties



MEMORANDUM

TO: Plan Commission
FROM: Jeremy Smith, Village Administrator
RE: Plan Commission meeting of November 16, 2021
DATE: November 5 2021

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 the minutes of the Plan Commission meeting of August 17, 2021.**
03. **Consideration and possible action on Permitted Uses and Site Plans:**
 - A. **Consideration and possible action on a plan of operation for Individual Health Solutions (N63W23231 Main Street, Suite 201).**

This site is zoned B-4. The health insurance sales office is a permitted use under 17.0419.C.4.(B). They will occupy 250 square feet within the Law Office's Suite and have 2 employees. The office hours are M-F 8-5. There are no parking concerns as parking was already calculated within the Law Office. They will install a sign per the Master Sign Plan for the Center, which will be reviewed by the Building Inspector.

Policy Question:

1. Are there any concerns with the plan of operation?

Action Items:

1. Act on the plan.

Staff Recommendation: Staff recommends the Plan Commission approve the plan of operation for Individual Health Solutions (N63W23231 Main Street, Suite 201) a finding the use and structures meet the principals of 17.1002(A-H), and subject to the standard conditions of Exhibit A.

B. Consideration and possible action on a plan of operation for Wise Owl Auctions (N64W23410 Main Street).

This site is zoned B-4. The retail/consignment shop/internet sale and used merchandise store is a permitted use under 17.0419.C.9. They will occupy the two buildings of approximately 7,500 square feet and all sales are done on-line. Their office hours are M-F 9-5 with an additional 2 hours to 7 pm on Thursdays.

No outside storage is allowed except for operable vehicles in parking spots for short term parking or within the fenced in area below the height of the fence. The site has 20 spaces and by code 10 are required for this use. The storage of vehicles/equipment is

found in 17.0606 and under the property maintenance code of 9.07(11)E. whereby storage of vehicles or equipment are limited to 30 days. If any storage were to occur beyond 30 days the petitioner would need to secure a conditional use permit for outside storage or be in violation of the Ordinance. Junk or broken-down equipment or vehicles can not be stored on site.

The sale of firearms will require all necessary federal licenses and sign off on the security plan from the Sheriff's Department to ensure there is not theft or illegal sales of weapons. The sale of jewelry and similar items require coordination with the Sheriff's Department to ensure items are checked to prevent the movement of stolen goods.

The Plan Commission usually reviews properties at these times for any property maintenance issues that need to be addressed.

Policy Question:

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

Action Items:

1. Act on the plan.

Staff Recommendation: Staff recommends the Plan Commission approve the plan of operation for Wise Owl Auctions (N64W23410 Main Street) a finding the use and structures meet the principals of 17.1002(A-H), and subject to the standard conditions of Exhibit A and specifically with the acknowledgement that no outside storage except as stated above will exist on the property, prior to sale of firearms, jewelry, or other similar items that Director of Police services signs off on the method of sale/storage for compliance with Federal regulations and to prevent the sale or transfer of stolen items and any property maintenance or building code compliance items be addressed.

C. Consideration and possible action on a plan of operation for The Kitchen (N64W23316 Main Street).

This site is zoned B-4. The Family restaurant is a permitted use under 17.0419.C.1.C. They will occupy 1,800 square feet. The restaurant hours will be 6 am to 7 pm every day of the week with approximately 12 staff over 2 shifts.

The site has 40 spaces and by code 24 are required for this use.

The Plan Commission usually reviews properties at these times for any property maintenance issues that need to be addressed.

Policy Question:

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

Action Items:

1. Act on the plan.

Staff Recommendation: Staff recommends the Plan Commission approve the plan of operation for The Kitchen (N64W23316 Main Street) a finding the use and structures meet the principals of 17.1002(A-H), and subject to the standard conditions of Exhibit A.

D. Consideration and possible action on a sign plan for Tap In (N64W24838 Main Street).

This site is zoned B-2. The sign as presented does not match the Master Sign plan for the building, but has been recommended for approval by the Building Owner. Since the sign doesn't match the Master Sign Plan, the Village Plan Commission must approve of the sign. Please see the sign application for more information.

Policy Question:

1. Are there any concerns with the sign?

Action Items:

1. Act on the plan.

Staff Recommendation: Staff recommends the Plan Commission approve the sign plan for Tap In (N65W24838 Main Street) subject to the standard conditions of Exhibit A.

E. Consideration and possible action on a sign plan for Highlands Business Park (NW Corner of STH 164 and CTH K)

This site is zoned BP-1. The developer is proposing a Monument Sign for the Business Park. It meets the design standards of the Village. Please see the sign application for more information.

Policy Question:

1. Are there any concerns with the sign?

Action Items:

1. Act on the plan.

Staff Recommendation: Staff recommends the Plan Commission approve the sign plan for Highlands Business Park (NW Corner of STH 164 and CTH K) subject to the standard conditions of Exhibit A and specific location being approved by the Village Engineer.

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

None

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

None

06. Other Items for future discussion.

07. Adjournment.



MEMORANDUM

TO: Plan Commission
FROM: Jeremy Smith, Village Administrator
RE: Plan Commission meeting of December 14, 2021
DATE: December 1 2021

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 the minutes of the Plan Commission meeting of November 16, 2021.**

- 03. **Consideration and possible action on Permitted Uses and Site Plans:**
 - A. **Consideration and possible action on a sign plan for Tekila (N63W23675 Main St.).**

This site is zoned B-4. The sign as presented does not match the Master Sign plan for the building, but has been recommended for approval by the Building Owner. Since the sign doesn't match the Master Sign Plan, the Village Plan Commission must approve of the sign. The wall sign overlooking the patio would have the small light bulb style sign. Please see the sign application for more information.

Policy Question:

- 1. Are there any concerns with the sign?

Action Items:

- 1. Act on the plan.

Staff Recommendation: Staff recommends the Plan Commission approve the sign plan for Tekila (N63W23675 Main Street) subject to the standard conditions of Exhibit A.

- 04. **Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:**
None

- 05. **Consideration and possible action on CSM's, Plats, Zoning, and Planning Items:**
 - A. **Consideration and possible action on a CSM for Lannon Stone Sussex Quarry (N52W23096 CTH K).**

This site is zoned Q-1 and M-1. This CSM splits off the Q-1 from the M-1 in order to comply with the Intermunicipal Agreement between the Town of Lisbon and Village of Sussex to ensure the Village stays contiguous. The quarry portion would go to the Town of Lisbon. The Village won't record this CSM until the 66.0307 Agreement requiring this change is approved by the State of Wisconsin and the parties. Please see the CSM for more information

Policy Question:

1. Are there any concerns with the CSM?

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends the Plan Commission approve the CSM for Lannon Stone Sussex Quarry (N52W23096 CTH K) subject to the 66.0307 Agreement going into effect, any final technical corrections of the Village Engineer, and subject to the standard conditions of Exhibit A.

06. Other Items for future discussion.

07. Adjournment.

VILLAGE OF SUSSEX

BUILDING INSPECTION DEPARTMENT
N64 W23760 Main Street, Sussex, WI 53089
(262) 246-5212 / Fax (262) 246-5222

APPLICATION FOR SIGN PERMIT

SIGN LOCATION ADDRESS Mammoth Springs III (Main St. & VV)

OWNER'S NAME Sawall Development

MAILING ADDRESS N63 W23675 Main St.

CONTRACTOR FASTSIGNS Menomonee Falls

MAILING ADDRESS W173 N9170 St. Francis Dr. STE #1 Menomonee Falls WI 53051

Tax Key _____

Permit No. _____

Phone 262-297-4444

Phone 262-253-0799

**SUBMIT COLOR RENDERING OF SIGN, INDICATING MATERIALS TO BE USED, AND SITE SURVEY
DETAILING LOCATION AND SETBACKS TO LOT LINES.**

TYPE OF SIGN Raceway Mounted Channel Letter Sets (Tekila Open face bulb lit)

SIGN HEIGHT 24"

SIGN WIDTH 180"

SIGN SQ. FOOTAGE 30

LIGHTING: INTERNAL EXTERNAL

ESTIMATED COST OF SIGN \$4,971


DATE SIGN TO BE ERECTED ASAP

The Applicant agrees to comply with the Village of Sussex Municipal Code Chapter 17.0800, which can be found on our website www.villagesussex.org. The information that follows, and the accompanying plan and specifications with the representations contained therein, are made part of this application in reliance upon which the Building Inspector is requested to issue a permit.


Signature of Applicant

11/16/21
Date

As Property Owner, I give my permission for the above sign to be installed on my property.


Signature of Property Owner

11/16/21
Date

CONDITIONS OF APPROVAL: Failure to comply may result in revocation of this permit and/or penalty.

Final Inspection required. Arrange for an inspection immediately upon completion of work.

Final inspection not required.

	FEES
Sign Permit Fee	\$ <u>75.00</u>
TOTAL	\$ <u>75.00</u>

PERMIT ISSUED BY:

Date

pd 11/17/21 cu# 3099

SIGN SPECS: Dimensional Light Up Channel letters on raceway with Light up sign cans



TEKILA Mexican Cantina

Overall Size 24" tall by 179" wide

Channel letters mounted to 3 separate Raceways

Colors:

-  Pantone 361 C
-  White

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 11279, being a part of the Southwest 1/4 of the Northwest 1/4 and the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 25, also part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 26, also part of the Northeast 1/4 of the Northeast 1/4 of Section 35, also part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 36, all being in Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

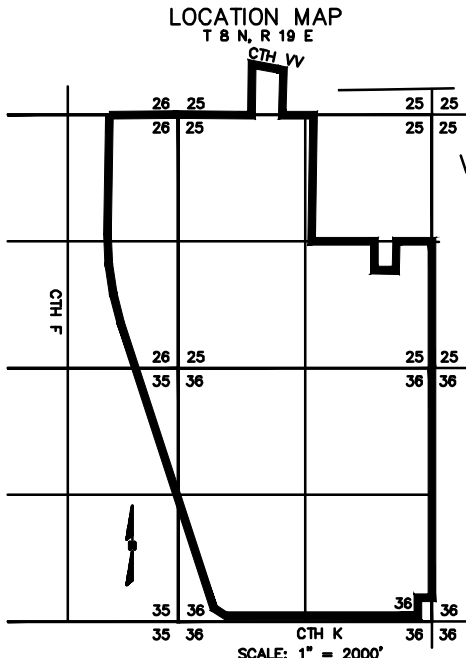
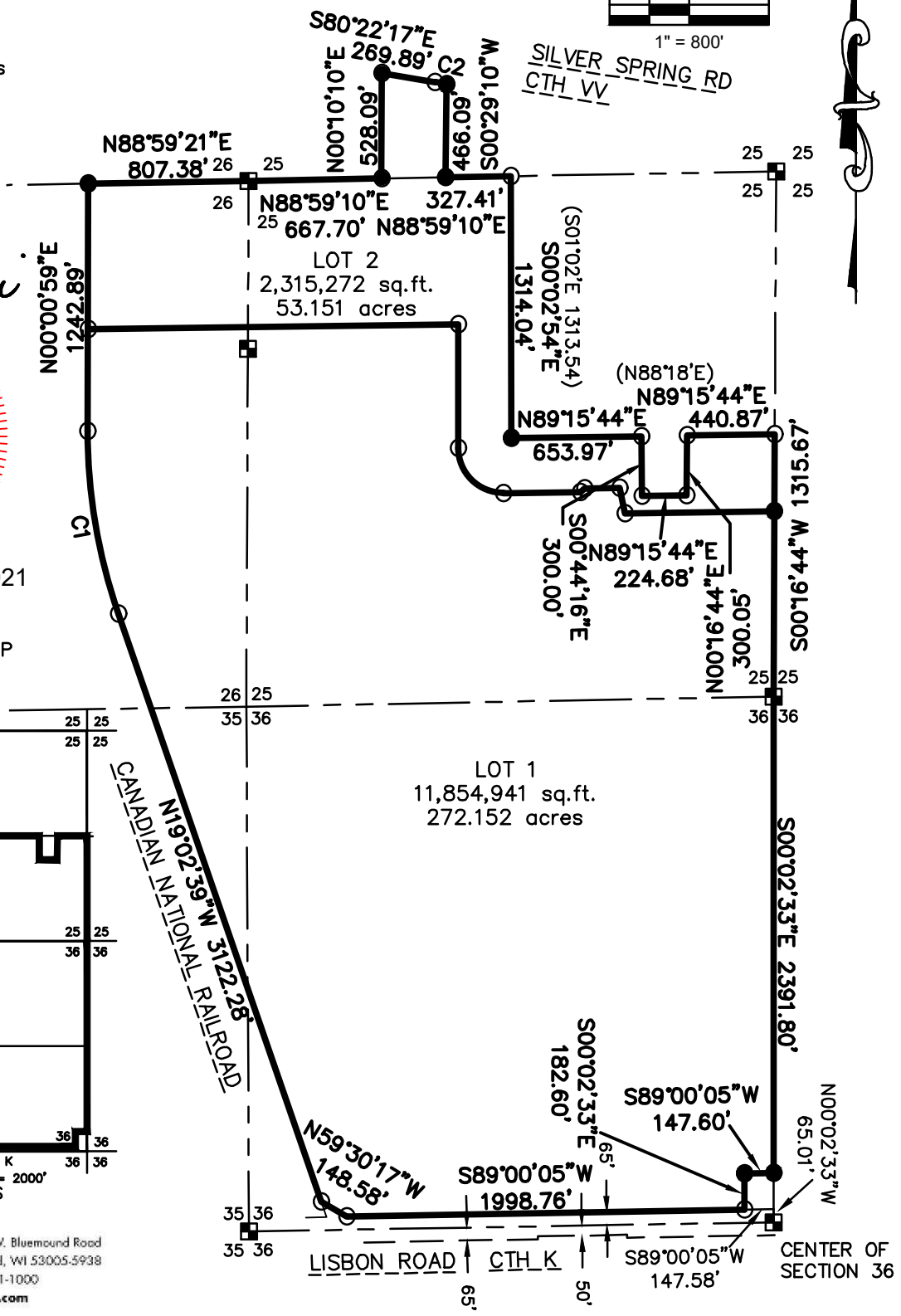
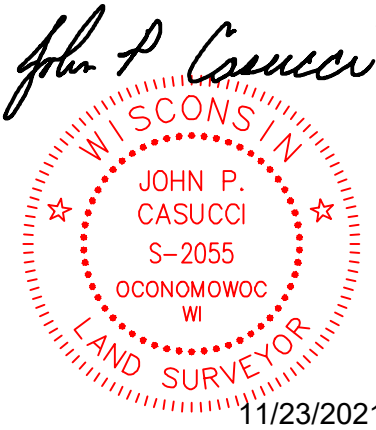
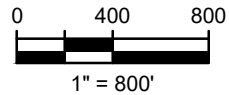
- INDICATES FOUND BRASS CAP MONUMENT
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- () INDICATES RECORDED AS.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 36, T 8 N, R 19 E, WHICH BEARS N89°00'05"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27) 2008.

REFER TO CERTIFIED SURVEY MAP NO. 11279 FOR WETLAND LOCATIONS & EASEMENTS

Owner:
 Sussex Quarry LSP, LLC.
 c/o Lannon Stone Products
 N52W23096 Lisbon Rd
 Sussex, WI 53089
 paulg@lannonstone.net

GRAPHIC SCALE



Surveyor: John P. Casucci, PLS
 john.casucci@rasmith.com

raSmith
 CREATIVITY BEYOND ENGINEERING

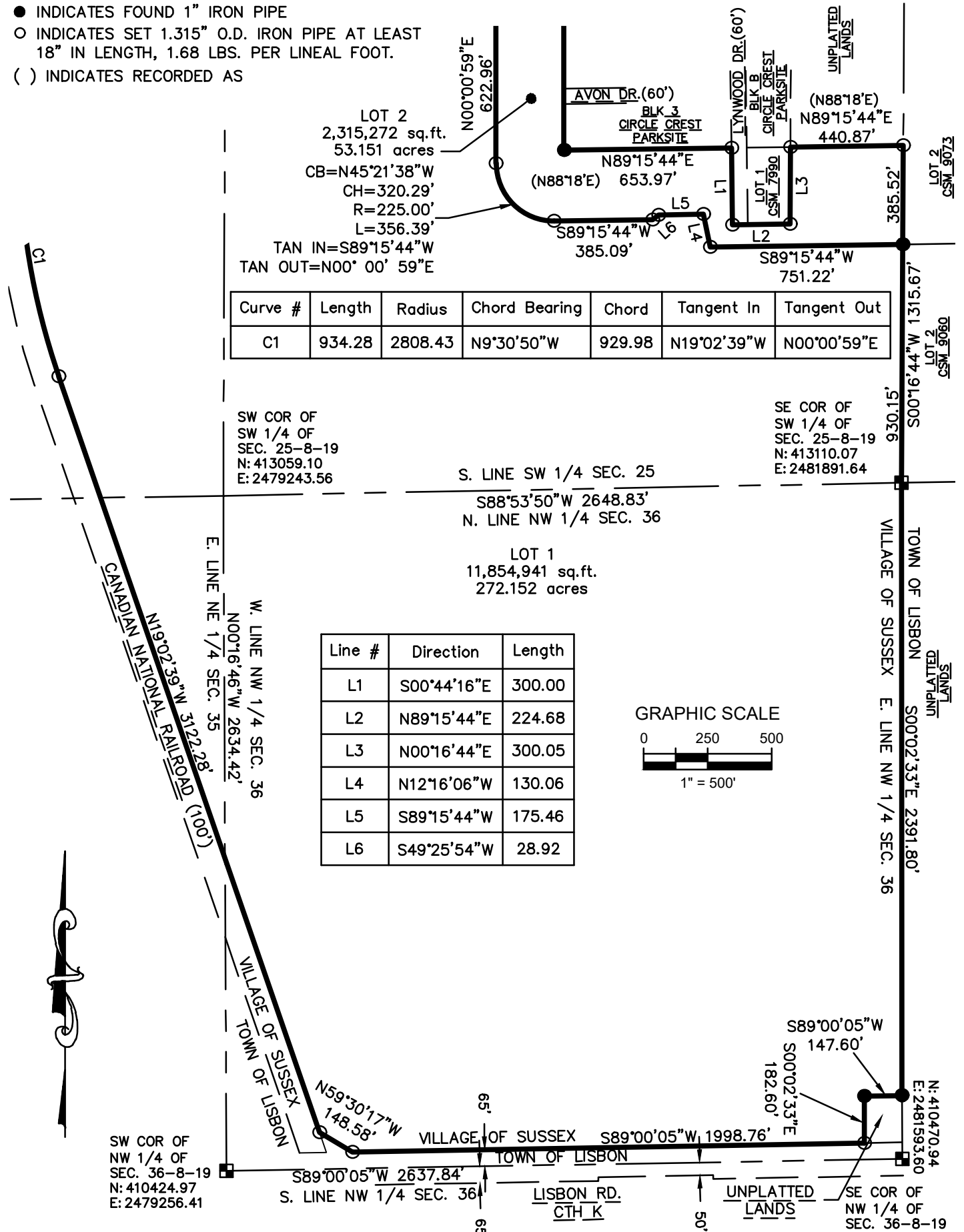
16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
 rasmith.com

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CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 11279, being a part of the Southwest 1/4 of the Northwest 1/4 and the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 25, also part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 26, also part of the Northeast 1/4 of the Northeast 1/4 of Section 35, also part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 36, all being in Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

- INDICATES FOUND BRASS CAP MONUMENT
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- () INDICATES RECORDED AS

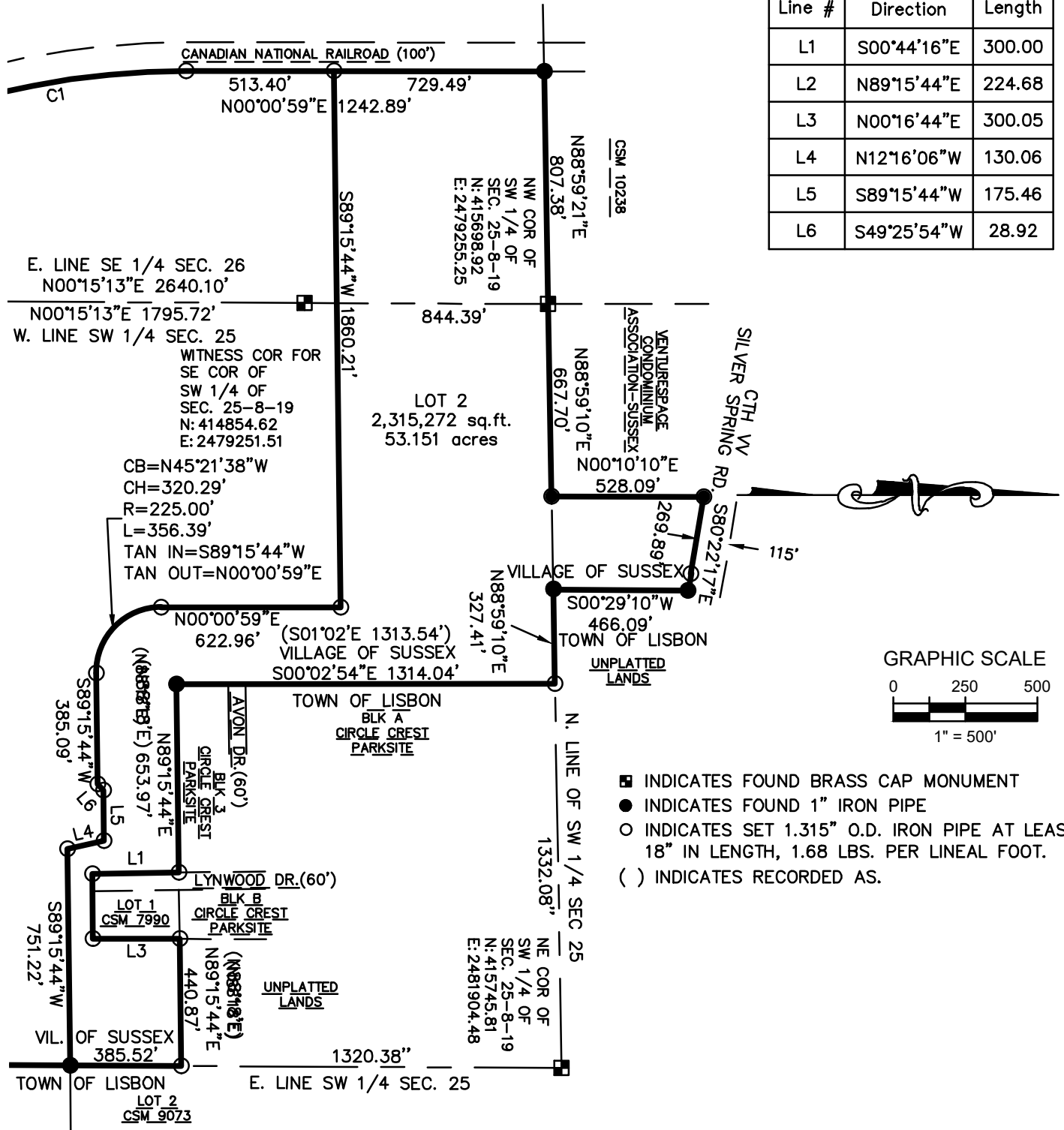


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CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 11279, being a part of the Southwest 1/4 of the Northwest 1/4 and the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 25, also part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 26, also part of the Northeast 1/4 of the Northeast 1/4 of Section 35, also part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 36, all being in Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

Line #	Direction	Length
L1	S00°44'16"E	300.00
L2	N89°15'44"E	224.68
L3	N00°16'44"E	300.05
L4	N12°16'06"W	130.06
L5	S89°15'44"W	175.46
L6	S49°25'54"W	28.92



Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out
C1	934.28	2808.43	N9°30'50"W	929.98	N19°02'39"W	N00°00'59"E
C2	60.00	1577.79	S79°16'55"E	60.00	S80°22'17"E	S78°11'33"E

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 11279, being a part of the Southwest 1/4 of the Northwest 1/4 and the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 25, also part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 26, also part of the Northeast 1/4 of the Northeast 1/4 of Section 35, also part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 36, all being in Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 1 in Certified Survey Map No. 11279, being a part of the Southwest 1/4 of the Northwest 1/4 and the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 25, also part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 26, also part of the Northeast 1/4 of the Northeast 1/4 of Section 35, also part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 36, all being in Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

Said lands contain 14,170,213 square feet or 325.303 acres

THAT I have made the survey, land division and map by the direction of SUSSEX QUARRY LSP, LLC., owner.

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 complied with Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinances of the Village of Sussex in surveying, dividing and mapping the same.

Date: _____

JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 11279, being a part of the Southwest 1/4 of the Northwest 1/4 and the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 25, also part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 26, also part of the Northeast 1/4 of the Northeast 1/4 of Section 35, also part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 36, all being in Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

OWNER CERTIFICATE

SUSSEX QUARRY LSP, LLC., a company duly organized and existing under and by virtue of the laws of the State of _____, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the Ordinances of the Village of Sussex.

SUSSEX QUARRY LSP, LLC., does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Village of Sussex.

IN Witness Whereof, SUSSEX QUARRY LSP, LLC., has caused these presents to be signed

by _____, it's _____ on this ____ day of _____, 2014.

SUSSEX QUARRY LSP, LLC.

PERSONALLY came before me this _____ day of _____, 20____,

_____, the _____ of the above named company, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

(print name)

Notary Public, State of Wisconsin

My commission expires _____

VILLAGE BOARD APPROVAL

This Certified Survey Map hereby APPROVED by the Village Board of the of the Village of Sussex on

this _____ day of _____, 20____.

Date: _____

Anthony J. LeDonne, Village President

Date: _____

Sam Liebert, Village Clerk

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