



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

AGENDA
VILLAGE OF SUSSEX
PLAN COMMISSION MEETING
6:30 PM TUESDAY, JANUARY 18, 2022
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 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 any portion where the public is allowed to comment or if the rules are suspended to allow them to do so.)

1. Roll call.
2. Consideration and possible action on the minutes of the Plan Commission meeting of December 14, 2021.
3. Consideration and possible action on Permitted Uses and Plans:
 - A. Consideration and possible action on plan of operation for Outset Inc., dba Free Covid Check (N63W23583 Main Street Suite D).
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 the Final Plat for Woodland Trails Addition No. 2 (Woodland Court).
 - B. Consideration and possible action on the Final Plat for Vista Run II (Aspen Court).
 - C. Discussion on Richmond Highlands Development (Richmond Road).
6. Other items for future discussion.
7. Adjournment.

Anthony LeDonne
Chairperson

Jeremy J. Smith
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Additionally, due to the current Covid-19 pandemic, upon reasonable requests, this meeting may be attended virtually. 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 December 14, 2021

Village Clerk Sam Liebert called the meeting to order at 6:31 p.m.

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

Members excused: Commissioners Jim Muckerheide and Mike Schulist, President Anthony LeDonne

Others present: Attorney John Macy, Administrator Jeremy Smith, IT Coordinator Diane Bruns, Village Clerk Sam Liebert and applicants.

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

A motion by Johnson, seconded by Anderson to nominate Zoellick to Chair the meeting.

Motion carried 4-0

Consideration and possible action on the minutes on the Plan Commission meeting of November 16, 2021.

A motion by Zoellick, seconded by Anderson to approve the minutes of the Plan Commission meeting of November 16, 2021 as presented.

Motion carried 4-0

Consideration and possible action on Permitted Uses and Plans – Sign Plan for Tekila (N63W23675 Main Street).

The petitioner for Tekila 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 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.

Plan Commission Comments: None

A motion by Anderson, seconded by Knapp to approve the sign plan for Tekila (N63W23675 Main Street) subject to the standard conditions of Exhibit A.

Motion carried 4-0

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: Lannon Stone Sussex Quarry CSM (N52W23096 CTH K)

The petitioner from Lannon Stone, Nathan Swinton, was present and available for questions.

Mr. Smith reviewed the Plan Staff Memo (copy attached); stating 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.

Plan Commission Comments: None

A motion by Zoellick, seconded by Johnson to 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.

Motion carried 3-0
Knapp Abstained

Other items for future discussion

None

Adjournment

A motion by Zoellick, seconded by Anderson to adjourn the meeting at 6:39pm.

Motion carried 4-0

Respectfully submitted,

Samuel Liebert
Village 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 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.



MEMORANDUM

TO: Plan Commission
FROM: Jeremy Smith, Village Administrator
RE: Plan Commission meeting of January 18, 2022
DATE: January 7, 2022

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 December 14, 2021.**
03. **Consideration and possible action on Permitted Uses and Site Plans:**
 - A. **Consideration and possible action on plan of operation for Outset Inc. dba Free Covid Check (N63W23583 Main Street Suite D).**

This site is zoned B-4. General Medical Services are a permitted use in the District as this is a walk-in Covid Testing Clinic. Customer service hours are 7 days per week from 8 am to 5 pm. There are two employees per shift. Lab work is done remotely. Suite D is over 2,200 square feet, but in order to effectuate safe practices a technician will meet clients at the rear door (stairwell to 3rd floor office) give them the testing items to take back to their car to test and collect samples from a receptacle to take back up stairs to the suite to be processed. This will keep most patrons outside of the building.

There have been concerns raised by tenants in the building. In talking with Waukesha County Health Department, they will review the plan of operations for commentary and adjustment as necessary. It would be appropriate to condition approval on following the outlined plan of operation and any adjustments as necessary to comply with CDC guidelines and any recommendations from the County Health Department. At no time should folks be waiting in line in the building outside of the office suite D or staging in hallways or stairwells according to the Fire Department.

The site has 37 onsite parking spaces, and 3 street parking spaces for 40 total spaces. 18 spaces are allocated, leaving 22 spaces. This use requires 12 spaces, leaving 10 spaces open.

Policy Question:

1. Are there any concerns with the Plan of Operation.

Action Items:

1. Act on the Plan of Operation

Staff Recommendation: Staff is concerned with the public health aspects of this application and recommends approval of the plan of operation conditioned upon strict adherence to the operational procedures as submitted or as modified by recommendation of the Waukesha County Health Department, and no staging of folks within the building except within the Suite D itself, with the intent of keeping potential Covid patients at the rear of the building and outside and 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 Final Plat for Woodland Trails Addition No. 2. (Woodland Court)

This site is zoned RS-3 with a PDO. The Final Plat is in substantial conformity to the preliminary plat. This plat would establish the final 31 single family lots of the subdivision.

There are technical corrections from the Village Engineer to fix on the Plat that the Developer has acknowledged and is in the process of updating prior to execution of the Plat itself.

The utilities (public and private) and curb have been installed, but the asphalt, sidewalk/path, and trees are not yet. They are waiting for the weather to be appropriate for installation of those items.

Policy Question:

1. Are there any concerns with the Final Plat.

Action Items:

1. Act on the Final Plat.

Staff Recommendation: Staff recommends the Plan Commission recommend approval to the Village Board of the Final Plat for Woodland Trails Addition No. 2 (Woodland Court) subject to the standard conditions of Plat approval, meeting all comments and conditions of the Village Engineer including completion of the asphalt roadway, compliance with the Developer's Agreement, payment of all fees and subject to the standard conditions of Exhibit A.

B. Consideration and possible action on Final Plat for Vista Run II (Aspen Court).

This site is zoned RS-2 and SFRD-3 with a PDO. The Final Plat is in substantial conformity to the preliminary plat. This plat would establish 12 single family lots.

There are technical corrections from the Village Engineer to fix on the Plat that the Developer has acknowledged and is in the process of updating prior to execution of the Plat itself.

Sidewalk/path and street trees are not yet installed and will be when weather is appropriate for the same.

Policy Question:

1. Are there any concerns with the Final Plat.

Action Items:

1. Act on the Final Plat.

Staff Recommendation: Staff recommends the Plan Commission recommend approval to the Village Board of the Final Plat for Vista Run II (Aspen Court) subject to the standard conditions of Plat approval, meeting all comments and conditions of the Village Engineer, compliance with the Developer's Agreement, payment of all fees and subject to the standard conditions of Exhibit A.

C. Consideration and possible action Richmond Highlands

This site was attached from the Town and is scheduled for medium density single family land use. The proposed development would be zoned RS-3 meeting that land use designation with the average lot being over 24,000 square feet (half acre). There would be 45 lots with many walkout basements from the design. The development would protect the woods that buffer the Town properties to the west and the wetlands and the stream corridor to the east. A sidewalk connection to the business park and throughout the one circle roadway minimizes the public infrastructure. A landscape buffer would also be established along Richmond Road to screen the development from the roadway. The Development would be nestled into perched area with a view into the valley to the south.

The Developer would need to file a preliminary plat, submit a developer's agreement, and file a zoning application to permanently zone the property.

Policy Question:

1. Are there any concerns with the plans

Action Items:

1. Direct staff to work with the Developer to bring the plans and items to a place that they are ready for consideration.

Staff Recommendation: Staff recommends working with the Developer to get a plan set in place for formal consideration.

06. Other Items for future discussion.

07. Adjournment.



PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

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

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? n/a

Tax Key # n/a

Zoning: _____

Address of Tenant Space: N63 W23583 Main St, Sussex, WI 53089, USA

1. Name of Business:

OUTSET INC (FREE COVID CHECK)

Business
156 FOUNTAIN GRASS CIRCLE BARTLETT, ILLINOIS 60103 630 281 0375
 Address City, State, Zip Phone #
fzuberi3@gmail.com
 Fax # Email address

2. Business owner contact information:

outset inc (Fahad Zuberi)

Contact
282 Sype Drive CAROL STREAM, ILLINOIS 60101 630 281 0375
 Address City, State, Zip Phone #
fahad@artspotchicago.com
 Fax # Email address

3. Building/Land owner contact information:

John Rinaldi (Rockfish Investments LLC)

Contact
N26 W23315 Paul Rd Pewaukee, WI 53072 414-460-6556
 Address City, State, Zip Phone #
Jrinaldi@rtautomation.com
 Fax # Email address

4. Number of Employees/Shifts: 2 Employees 1 Shifts

5. Days of Operation:

Put an X in box that applies:

Hours
Open for business

Preparation/cleaning

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
8am-5pm	8am-5pm	8am-5pm	8am-5pm	8am-5pm	8am-5pm	8am-5pm
7:30am-8am	7:30am-8am	7:30am-8am	7:30am-8am	7:30am-8am	7:30am-8am	7:30am-8am

6. Is this an extension of an existing operation? no
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? no Do you need an Outdoor Establishment Permit? no
 If yes, explain: _____
 If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? n/a
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? no If yes, explain: _____
11. Dimension of area to be occupied _____ Total square footage 2292
 If applicable list square footage according to 1st floor _____ 2nd floor _____

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:
 Total Number of Parking Spaces 4 Number of spaces needed per code n/a
 Number of spaces allocated for employee parking 2
 Dimensions of parking lot n/a Is parking lot paved? yes

13. Signage: What type of signage are you proposing for your business?
no signage will be listed.
 If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

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

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

Fahadykovi
 Name
Partner
 Title or Position

01/10/2022
 Date

I am aware and approve of the business to be operating in the building owned by ROCKFISH INVESTMENTS, LLC.

John S. Rinaldi
 Name
Building owner
 Title or Position

1/10/2022
 Date

Print Form

Clear Form



Detailed Plan of Action

To the Village of Sussex in regards to office operation located at:
N63W23583 Main Street, Suite D, Sussex, Wisconsin, 53089

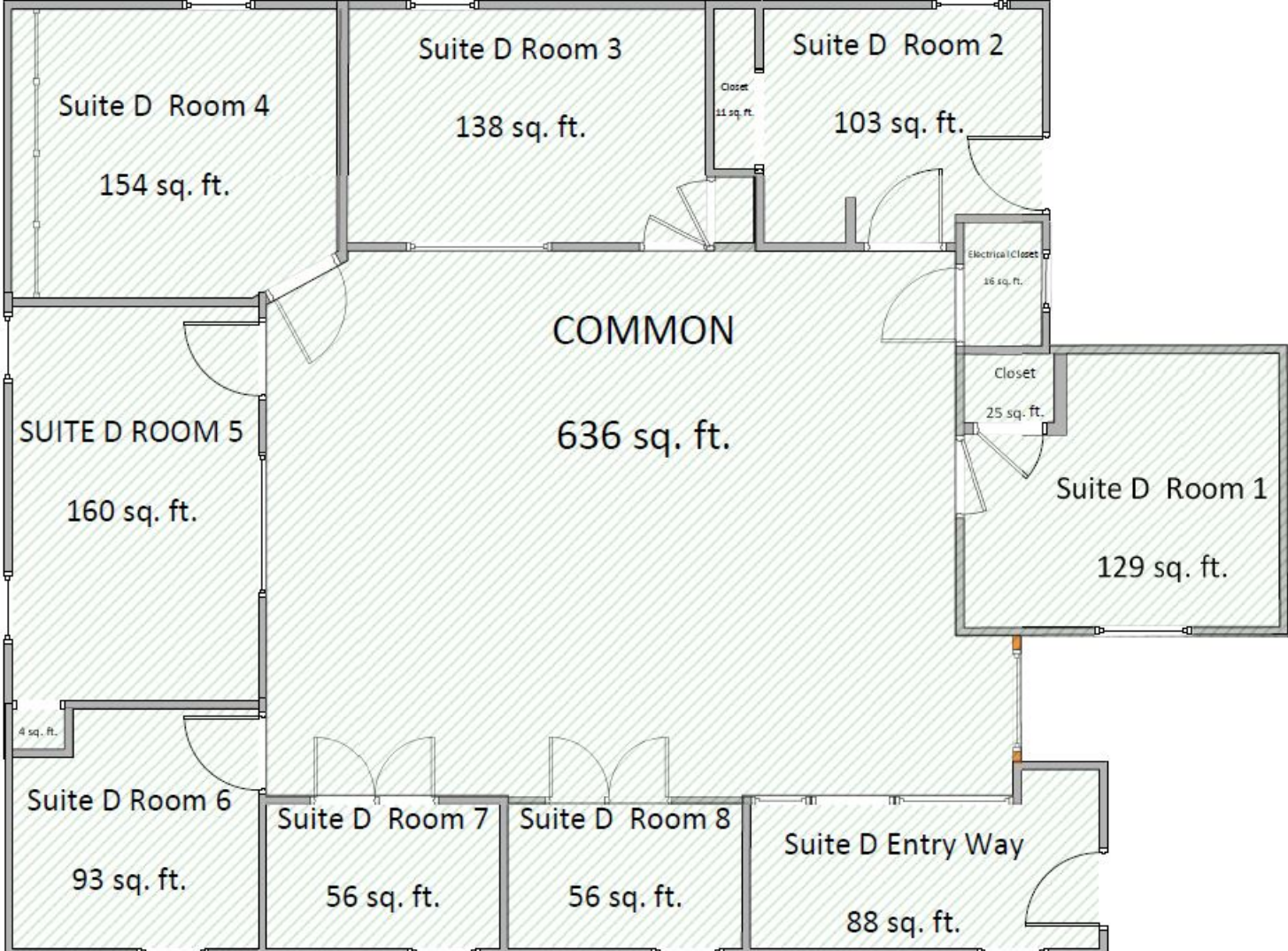
To minimize the risk of spreading COVID-19, we would like to outline our protocol for COVID-19 testing, in compliance and consideration of CDC guidelines, Waukesha County Health Department and the Village of Sussex Fire Department.

Given that other businesses in the building premises use the front main entrance and parking lot, we will apply signage in the front entrance clearly indicating that individuals presenting for COVID-19 testing shall report to the rear side parking lot and entrance. The rear entrance allows us to have a designated area for testing purposes with hopes to avoid contact with other tenants and their customers. In regards to the testing procedure, one screener will be present at the entrance, handing out testing kits at the door, and instructing patients to return to their vehicle to complete the testing process. Once complete, patients will drop off the testing kits into the collection container which will be present outside near the parking lot. The testing kit will include instructions along with a QR code to fill out the necessary paperwork via their mobile device. By having a screener present at the door, we hope to prevent any crowding or congregation in the hallway and stairway. Once testing specimens have been collected, the screener employees will conduct the reporting process and submit rapid antigen testing results. PCR specimens will be collected and transported to the laboratory at the end of the day for processing.

Additional measures to mitigate and prevent the spread of COVID-19 in the workplace, in compliance with CDC guidelines and information provided by Waukesha County Health Department:

- In order to minimize contact, patients will be required to fill out all necessary paperwork on their smartphone via QR code within their vehicles.
- In order to prohibit crowding, testing procedures will be conducted in patients' respective vehicles. Individuals shall wait outside of the rear entrance parking lot while also maintaining a distance of at least 6 feet, with an emphasis on waiting in their vehicles once they have received their testing kit.
- Ensure all patients are wearing masks or other face coverings at all times.

- Ensure staff are wearing PPE at all times.
- Daily deep cleaning before business hours.
- Enhanced cleaning of the workspace with >70% alcohol sanitation spray in between patients with an additional emphasis on high-touch surfaces.
- Encourage the use of hand sanitizer regularly.



Suite D Room 4
154 sq. ft.

Suite D Room 3
138 sq. ft.

Suite D Room 2
103 sq. ft.

Closet
11 sq. ft.

COMMON
636 sq. ft.

Electrical Closet
16 sq. ft.

Closet
25 sq. ft.

Suite D Room 1
129 sq. ft.

SUITE D ROOM 5
160 sq. ft.

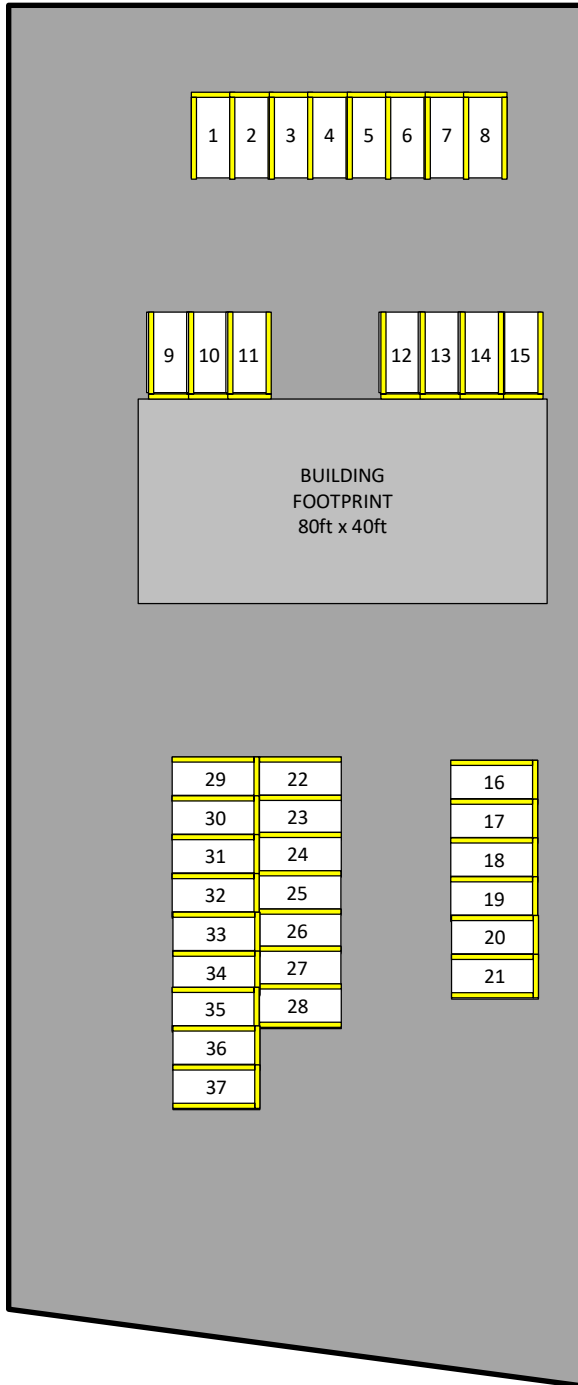
Suite D Room 6
93 sq. ft.

Suite D Room 7
56 sq. ft.

Suite D Room 8
56 sq. ft.

Suite D Entry Way
88 sq. ft.

4 sq. ft.



1st Floor Suites A, B, C assigned to spaces 1-8

Basement Suites assigned to spaces 9-18

Third Floor Suites assigned to spaces 19-37

PUBLIC EASEMENT PROVISIONS:

Permanent non-exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on this final plat as:

- (A)** - Ex. "20' Wide Public Storm and Drainage Sewer Easement"
- (B)** - Ex. "11' Wide Public Sidewalk Easement"

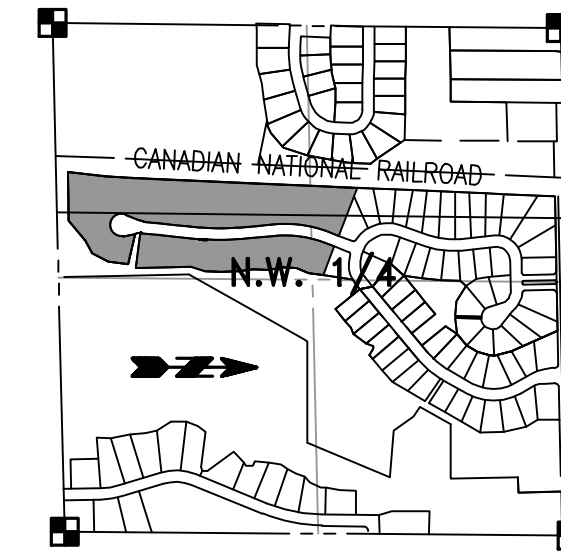
1. **Purpose:** The purpose of these Easements is to:
 - Public Storm Sewer and Drainage Easement:**
 - Install, operate, maintain, and replace underground storm sewer utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit storm water.
 - Surface storm water conveyance.
 - 11' Wide Public Sidewalk Easement:**
 - Construct, maintain, repair, and replace pedestrian sidewalks in the sidewalk easements depicted on the final plat.
 - The general public shall have the right to traverse the "11' Wide Public Sidewalk Easement" area for use as a public sidewalk.
2. **Buildings and Other Structures.** The land owner agrees that no structures will be erected in the easement area, or in such close proximity to the facilities, such as to prevent the Village from exercising its rights under this easement.
3. **Elevation.** The land owner agrees that the elevation of the existing ground surface within the easement area will not be altered by more than four (4) inches without the written consent of the Village.
4. **Restoration.** The Village agrees to restore or cause to have restored the land owner's land to grade and replace sod or grass disturbed. This restoration, however, does not apply to the initial installation or to any trees, bushes, branches, or roots which may interfere with the Village's use of the easement area.
5. **Exercise of Rights:** It is agreed that the complete exercise of rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
6. These Easement shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the land owner and the Village and their respective heirs, personal representatives, successors and assigns.
7. Trees, bushes, branches, and roots may be trimmed or removed so as not to interfere with the Village's use of the easement areas.

WOODLAND TRAILS ADDITION NO. 2

BEING A REDIVISION OF OUTLOTS 5 AND 6 OF "WOODLAND TRAILS ADDITION NO. 1", LOCATED IN A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

GENERAL NOTES:

- - Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- - Indicates Found 0.75" outside diameter Reinforcing Bar unless otherwise noted.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to the grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the South line of the N.W. 1/4 of Section 13, T. 8 N., R. 19 E., is taken to bear North 88°39'04" East.
- Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any lot or outlot in the subdivision by reason of tax delinquency.
- The Owners of the residential Lots within the "Woodland Trails" Subdivision "Woodland Trails Addition No. 1 Subdivision, and this Subdivision shall each own an equal undivided fractional interest in Outlot 4 of "Woodland Trails Addition No. 1", Waukesha County shall not be liable for fees or special assessments in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency. The Owners of the residential Lots within "Woodland Trails" Subdivision, "Woodland Trails Addition No. 1, and this Subdivision, and any future additions shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
- Private Drainage Easements are established to provide for the unobstructed flow of storm water runoff from adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free of any obstructions that may restrict or block this flow.



LOCALITY MAP:
NW 1/4, SEC. 13, T. 8 N., R. 19 E.
SCALE: 1"=1000'

OWNER:
WOODLAND TRAILS PRESERVE, LLC
N27W24025 PAUL COURT, STE. 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

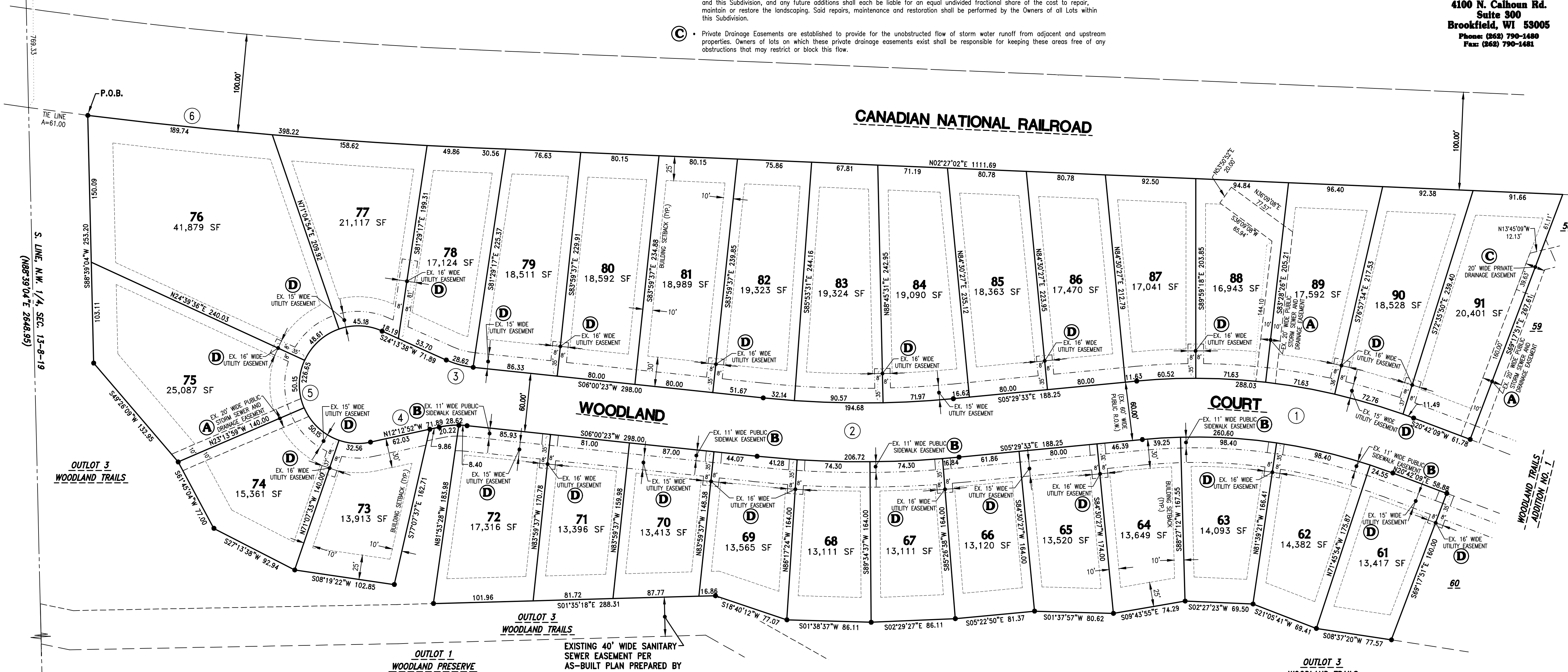
RS-3 PDO Zoning:

Front Setback:	30 ft
Rear Setback:	25 ft
Side Setback:	10 ft
Minimum Lot Width:	75 ft (at front setback)
Average Lot Width:	80 ft (minimum)
Minimum Lot Area:	13,000 s.f.
Average Lot Size:	17,211 s.f. (0.40 ac.)



4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

SW COR. OF THE NW 1/4 CORNER, SEC. 13-8-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 426,269.78
E 2,479,342.41

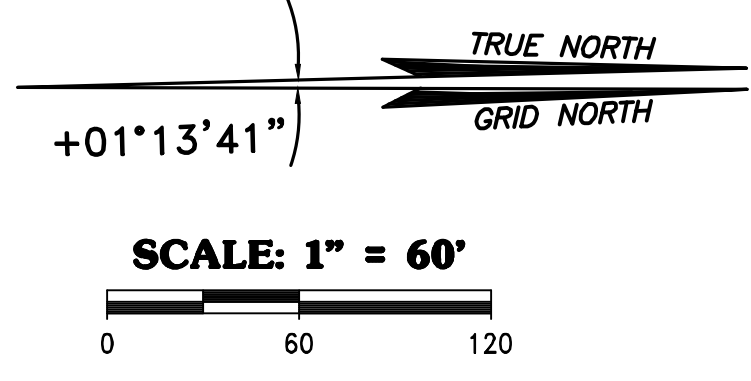


SE COR. OF THE NW 1/4 CORNER, SEC. 13-8-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 426,332.13
E 2,481,990.35

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



H:\CG00\983\18022-01\SURVEY\PLATS\166FPL03.WOODLAND TRAILS_ADD_NO2.DWG

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) SS

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision Outlots 5 and 6 of "Woodland Trails Addition NO. 1", recorded in the office of the Register of Deeds for Waukesha County on August 24, 2021 in Book 55 Pages 168 through 170 inclusive, as Document No. 4611295, being a part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 13, Town 8 North, Range 19 East, Village of Sussex, County of Waukesha, State of Wisconsin.

Said Parcel contains 540,743 Square Feet (or 12.4138 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of WOODLAND TRAILS PRESERVE, LLC., owner of said lands.

That such 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 the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Sussex, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
4100 N. Calhoun Rd. Suite 300
Brookfield, WI 53005
Phone: (262)790-1480
Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS: (D)

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

WOODLAND TRAILS PRESERVE, 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, a Wisconsin Corporation, 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.

CORPORATE OWNERS CERTIFICATE OF DEDICATION:

WOODLAND TRAILS PRESERVE, LLC., a Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

AGENCIES WHO MAY OBJECT:

1. Village of Sussex

1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

WOODLAND TRAILS PRESERVE, LLC.

Steve Declene, President of Neumann
Developments it's sole Member

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) SS

Personally came before me this ____ day of _____, 20____, the above named Steve Declene, President of the above named Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Company, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

WOODLAND TRAILS ADDITION NO. 2

BEING A REDIVISION OF OUTLOTS 5 AND 6 OF "WOODLAND TRAILS ADDITION NO. 1", LOCATED IN A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE:

MIDLAND STATES BANK, a corporation duly organized and existing by virtue of the laws of the State of Illinois, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of WOODLAND TRAILS PRESERVE, LLC, owner, this ____ day of _____, 20 ____.

MIDLAND STATES BANK

STATE OF ILLINOIS)
COUNTY OF WAUKESHA) SS

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

Print Name: _____

Public _____ County, IL
My Commission Expires: _____

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) SS

I, Sam Liebert, being duly appointed, qualified and acting Treasurer of the Village of Sussex, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this ____ Day of _____, 20____ on any of the land included in the Plat of "WOODLAND TRAILS ADDITION NO. 2".

Dated this ____ Day of _____, 20 ____.

Sam Liebert, Clerk/Treasurer

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Plat of "WOODLAND TRAILS ADDITION NO. 2", in the Village of Sussex, WOODLAND TRAILS PRESERVE LLC, owner, is hereby approved by the Village Board.

All conditions have been met as of this ____ Day of _____, 20 ____.

Anthony J. LeDonne, Village President

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Sussex.

Sam Liebert, Clerk/Treasurer

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) SS

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "WOODLAND TRAILS ADDITION NO. 2".

Dated this ____ Day of _____, 20 ____.

Pamela F. Reeves, County Treasurer

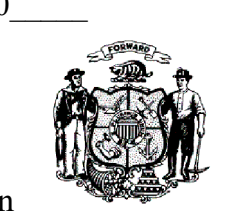
CURVE TABLE:

Table with columns: NO., LOT(S), RADIUS, CENTRAL ANGLE, ARC, CHORD, CHORD BEARING, TANGENT IN, TANGENT OUT. Contains curve data for lots 1 through 77 and overall/tie line.



4100 N. Calhoun Rd. Suite 300 Brookfield, WI 53005 Phone: (262) 790-1480 Fax: (262) 790-1481

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



H:\CADD\9831\8022-01\SURVEY\PLANS\166FFLO3.WOODLAND TRAILS_ADD_N02.DWG

VISTA RUN II

ALL OF OUTLOT 15 AND PART OF OUTLOT 1 OF VISTA RUN ALL BEING PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12082, BEING A PART OF THE SE. 1/4 OF THE SW. 1/4 AND THE SW. 1/4 OF THE SE. 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL

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

SURVEY FOR:
VISTA RUN, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072
262-542-9200



SCALE: 1" = 150'
0 75 150 300



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983) GRID NORTH ON THE EAST LINE OF THE SW 1/4 OF SECTION 21-8-19 AS S00°22'15"W.

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°00'05"

Public Easements (applies to all) -

- Permanent non-exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on the plat for the various types of Public Easements. Easements shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the Village and its respective heirs, personal representatives, successors and assigns.
- Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with the Village's use of the easement area.
- The Village of Sussex is not responsible for the mowing of any easement areas, but has the right to mow and/or remove vegetation at its sole discretion.
- Access - The land owner agrees that the Village and its employees, agents, and independent contractors shall have the right to enter upon the easement area for the purpose of exercising its rights in the easement area.
- Buildings and other Structures - The land owner agrees that no structures will be erected in the easement area, or in such close proximity to the facilities, such as to prevent the Village from exercising its rights under this easement.
- Elevation - The land owner agrees that the elevation of the existing ground surface within the easement area will not be altered by more than four (4) inches without the written consent of the Village.
- Restoration - The Village agrees to restore or cause to have restored the land owner's land to grade and replace sod or grass disturbed. This restoration, however, does not apply to the initial installation or to any trees, bushes, branches, or roots which may interfere with the Village's use of the easement area.
- Exercise of Rights - It is agreed that the complete exercise of rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein shall be lost by non-use.

Public Storm Sewer and Public Drainage Easements:

- Install, operate, maintain, and replace above ground and underground storm sewer facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit or store storm water.
- Surface storm water conveyance.

Public Sidewalk or Path Easements:

- Construct, maintain, repair, and replace pedestrian sidewalks in the sidewalk easements and path in the access easements depicted on the final plat.
- The general public shall have the right to traverse the Public Sidewalk Easement area for use as a public sidewalk and path.

Public Water Main Easements:

- Construct, operate, maintain, and replace above ground and underground water utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit Municipal water.

Public Sanitary Sewer Easements:

- Construct, operate, maintain, and replace above ground and underground water utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit Sanitary Sewerage.

Private Easements:

- Private easements are granted to the lot owners of Vista Run.

Private Drainage Easements:

- Private Drainage Easements granted to the Owners of the Lots within this Subdivision are established to provide for the unobstructed flow of Stormwater runoff from adjacent and upstream properties. No trees, bushes, fences, or structures of any kind may be placed within the private drainage easements. Owners of Lots on which these Private Drainage Easements exist shall be responsible for keeping these areas free of any obstructions and grade alterations that may restrict or divert this flow. The grades within the drainage easements must be in substantial compliance with the approved grading plan for the Subdivision.

Private Landscape Easements:

- The Landscape Easements are granted to each individual Lot Owner or Condominium Owner within this subdivision, each individual Lot or Condominium Owner of any previous additions, and each individual Lot or Condominium Owners within any future addition to this Subdivision. This does not include Outlots granted to the Village of Sussex. The Owners of the Lots and Condominium Owners shall be liable for an equal undivided fractional share of the costs to repair, maintain or restore the easement areas. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots and Condominiums within this Subdivision, the Lot and Condominium Owners of any previous additions and the Owners of any Lots or Condominiums within any future addition to this Subdivision.

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 1 1/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
- ⊕ CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- VCE VISION CORNER EASEMENT

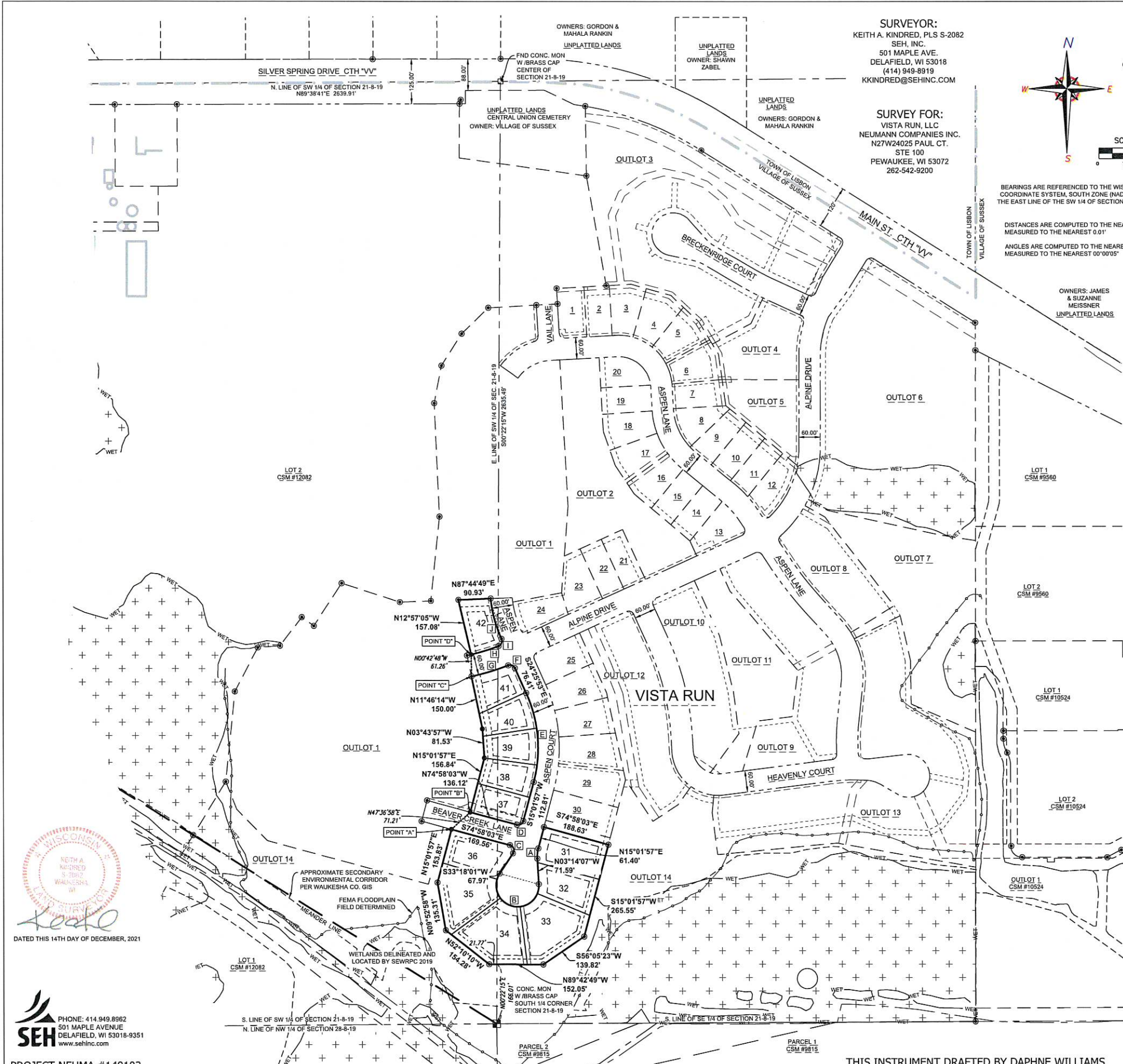
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



SHEET 1 OF 4



DATED THIS 14TH DAY OF DECEMBER, 2021

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

PROJECT NEUMA #149103

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS



SCALE: 1" = 60'

VISTA RUN II

ALL OF OUTLOT 15 AND PART OF OUTLOT 1 OF VISTA RUN ALL BEING PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12082, BEING A PART OF THE SE. 1/4 OF THE SW. 1/4 AND THE SW. 1/4 OF THE SE. 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

LOT DETAIL

SURVEY FOR:
VISTA RUN, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072
262-542-9200

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

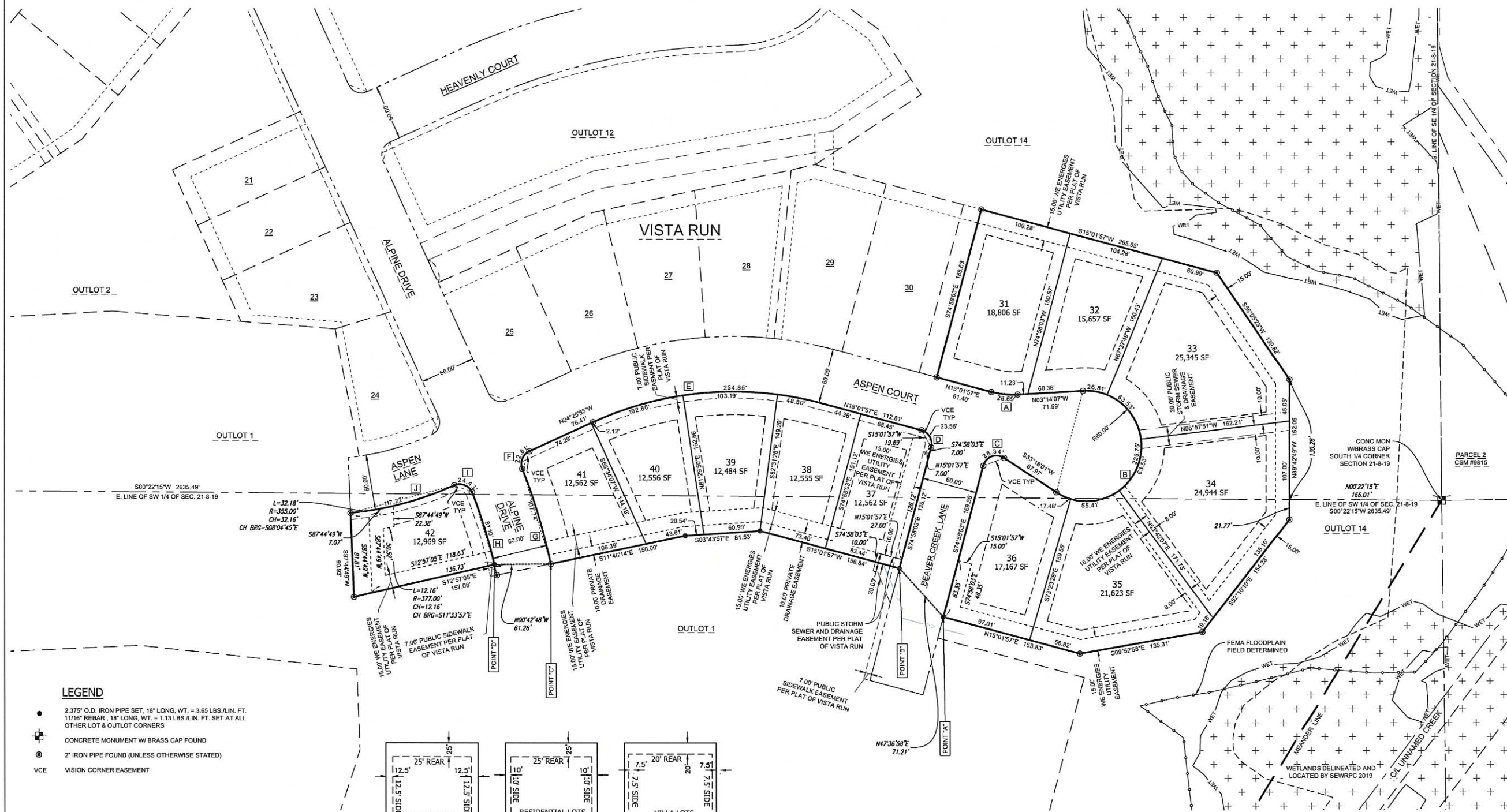


DATED THIS 14TH DAY OF DECEMBER, 2021

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.

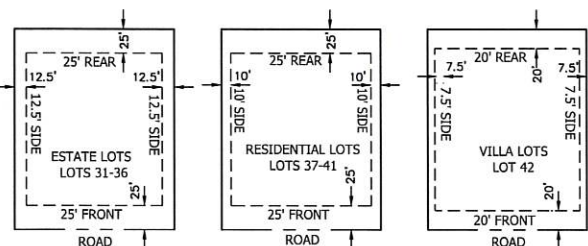
Certified _____, 20__

Department of Administration



LEGEND

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- ⊕ CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- VCE VISION CORNER EASEMENT



LOT SETBACK DETAILS (N.T.S.)

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

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PROJECT NEUMA #149103

VISTA RUN II

ALL OF OUTLOT 15 AND PART OF OUTLOT 1 OF VISTA RUN ALL BEING PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12082, BEING A PART OF THE SE. 1/4 OF THE SW. 1/4 AND THE SW. 1/4 OF THE SE. 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

GENERAL NOTES:

- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOT 4 OF VISTA RUN. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. THE INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF SAID OUTLOT.
- LOTS 31 THROUGH 42 ARE ZONED RS-2 PUD. PLANNED DEVELOPMENT BELOW.
ESTATE LOT-LOTS 31-36
RESIDENTIAL LOT-LOT 37-41
VILLA LOT-LOT 42
- ALL EASEMENTS ARE GRANTED TO THE VILLAGE OF SUSSEX UNLESS OTHERWISE STATED.
- NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 239.32 OF WISCONSIN STATUTES.
- THE SITE FALLS WITHIN ZONE X, AREA OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 65133C0069G, EFFECTIVE DATE NOVEMBER 6, 2014.
- THE OVERALL AREA OF THIS PLAT IS 199,229 S.F. OR 4.57 AC.

STORM WATER MANAGEMENT NOTES:

THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 2, OUTLOT 7, OUTLOT 11 AND OUTLOT 14 OF VISTA RUN. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE VILLAGE OF SUSSEX MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH CHAPTER 14 - OF VILLAGE OF SUSSEX CODE OF ORDINANCES ("STORMWATER MANAGEMENT ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY VILLAGE AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY THE VILLAGE. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-30 OF VISTA RUN AND THE OWNERS OF LOTS 31-42 OF VISTA RUN II SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

ALL SIDE AND REAR LOT LINES NOT REGULATED BY THE VILLAGE OF SUSSEX SHALL BE GRADED AND MAINTAINED IN COOPERATION WITH ADJUTING PROPERTY OWNERS SO AS TO NEITHER IMPEDE THE FLOW OF STORMWATER, NOR NEGATIVELY IMPACT ANY ADJUTING PROPERTY, WHILE ALSO ADHERING TO THE ESTABLISHED, APPROVED, AND ACCEPTED STORMWATER MANAGEMENT PLAN.

EASEMENTS

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE VILLAGE OF SUSSEX, OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

VISION CORNER RESTRICTIONS

WITHIN THE AREA OF THE VISION CORNER EASEMENT (V.C.E.) THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS OR ANY OTHER STRUCTURE WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 2' ABOVE THE INTERSECTION ELEVATION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

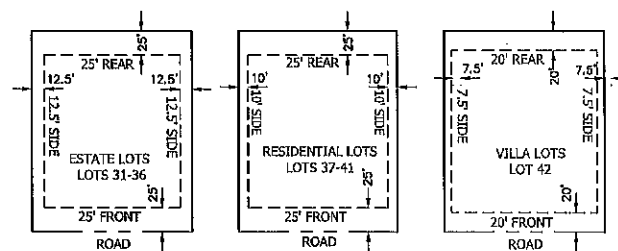
BASEMENT RESTRICTION - BEDROCK NOTE:

ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCE OF BEDROCK NEAR THE GROUND SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT EITHER A LICENSED PROFESSIONAL ENGINEER OR OTHER SOILS EXPERT BE CONSULTED REGARDING THE CONSTRUCTION OF BASEMENTS IN THESE AREAS WHERE BEDROCK MAY BE PRESENT NEAR THE GROUND SURFACE. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

BASEMENT RESTRICTION - GROUNDWATER:

ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT A LICENSED PROFESSIONAL ENGINEER DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

PER THE VILLAGE OF SUSSEX STORM WATER MANAGEMENT ORDINANCE UNDER SUBSURFACE DRAINAGE, BASEMENT FLOOR SURFACES SHALL BE BUILT A MINIMUM OF ONE (1) FOOT ABOVE THE SEASONAL HIGH WATER TABLE ELEVATION, AS DOCUMENTED IN THE SUBMITTED SOIL EVALUATIONS, AND SHALL AVOID HYDRIC SOILS AS MUCH AS POSSIBLE.



LOT SETBACK DETAILS (N.T.S.)

CURVE TABLE								
CURVE #	LOT #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	LOT 31	60.00'	18°16'04"	28.69'	28.57'	N09°53'55"E	S15°04'67"W	S03°14'07"E
B	RAW	60.00'	210°32'08"	226.78'	113.65'	S74°58'03"E	S33°18'01"W	N03°14'07"W
	LOT 32	60.00'	25°36'18"	26.81'	26.59'	S09°34'02"W	S03°14'07"E	
	LOT 33	60.00'	60°39'58"	63.33'	60.60'	S52°42'10"W		
	LOT 34	60.00'	60°39'58"	63.33'	60.60'	N68°37'52"W		
	LOT 35	60.00'	62°54'24"	65.41'	63.46'	N05°50'41"W		N16°36'32"E
	LOT 36	60.00'	18°41'30"	17.49'	17.42'	N24°57'16"E	N46°36'32"E	N33°16'01"E
C	LOT 38	15.00'	108°16'04"	28.34'	24.31'	S20°50'01"E	N33°18'01"E	S74°58'03"E
D	LOT 37	15.00'	90°00'00"	23.56'	21.21'	S60°01'57"W	S74°58'03"E	N15°01'57"E
E	RAW	370.00'	33°27'50"	254.85'	249.54'	S04°41'58"E	S15°01'57"W	S24°26'53"E
	LOT 38	370.00'	7°33'25"	48.69'	48.77'	S11°18'15"W	S15°01'57"W	
	LOT 39	370.00'	15°58'42"	103.19'	102.85'	S00°30'49"E		S08°30'10"E
	LOT 40	370.00'	15°59'43"	102.66'	102.53'	S16°28'02"E	S08°30'10"E	S24°26'53"E
F	LOT 41	15.00'	87°08'13"	22.81'	20.88'	S68°00'00"E	S24°26'53"E	S68°26'53"W
G	LOT 41	630.00'	9°47'53"	107.74'	107.60'	N73°19'50"E	N78°19'46"E	N68°25'55"E
H	LOT 42	570.00'	8°09'08"	81.10'	81.03'	S72°58'21"W	N77°02'58"E	N68°53'48"E
I	LOT 42	15.00'	93°17'51"	24.43'	21.81'	S22°14'51"W	N58°53'46"E	N24°24'05"W
J	LOT 42	355.00'	18°55'07"	117.22'	116.89'	S14°58'31"E	S05°28'58"E	S24°24'05"E

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



DATED THIS 14TH DAY OF DECEMBER, 2021

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS



PROJECT NEUMA # 149103

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8918
KKINDRED@SEHINC.COM

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PEWAUKEE, WI 53072
262-642-9200

SHEET 3 OF 4

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify:

That I have surveyed, divided and mapped all of Outlot 15 and part of Outlot 1 of Vista Run all being part of Lot 4 of Certified Survey Map No. 12082, being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 21, T.8N., R.19E., Village of Sussex, Waukesha County, Wisconsin bounded and described as follows:

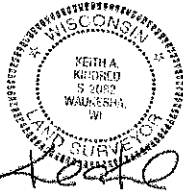
Commencing at the South 1/4 corner of Section 21; thence North 00°22'15" East along the East line of the Southwest 1/4 of said Section 21 a distance of 160.01 feet to the Southern line of Outlot 15, Vista Run and the point of beginning of the lands to be described; thence North 89°42'49" West along said Southern line 21.77 feet; thence North 52°17'10" West along said Southern line 154.28 feet to the Western line of Outlot 15, Vista Run; thence North 09°52'58" West along said Western line 135.31 feet; thence North 15°01'57" East along said Western line 153.83 feet to the Southern line of Beaver Creek Lane and a point to be known as Point "A"; thence North 47°36'58" East, 71.21 feet to the Northern line of Beaver Creek Lane and a point to be known as Point "B"; thence North 15°01'57" East, 168.84 feet; thence North 03°43'57" West, 81.63 feet; thence North 11°46'14" West, 150.00 feet to the Southern line of Alpine Drive and a point to be known as Point "C"; thence North 00°42'48" West, 61.26 feet to the Northern line of Alpine Drive and a point to be known as Point "D"; thence North 12°57'05" West, 157.88 feet; thence North 87°44'49" East, 80.93 feet to the Western line of Aspen Lane; thence Southeast 117.22 feet along said Western line and the arc of a curve to the left, whose radius is 355.00 feet and whose chord bears South 14°58'31" East, 116.69 feet; thence Southwesterly 24.43 feet along said Western line and the arc of a curve to the right, whose radius is 15.00 feet and whose chord bears South 22°14'51" West, 21.81 feet to the Northern line of Alpine Drive; thence Southwesterly 81.10 feet along said Northern line and the arc of a curve to the right, whose radius is 570.00 feet and whose chord bears South 72°58'21" West, 81.03 feet to the aforesaid Point "D"; thence South 00°42'48" East, 61.26 feet to the Southern line of Alpine Drive and the aforesaid Point "C"; thence Northwesterly 107.74 feet along said Southern line and the arc of a curve to the left, whose radius is 530.00 feet and whose chord bears North 73°19'50" East, 107.80 feet; thence Southeast 22.81 feet along said Southern line and the arc of a curve to the right, whose radius is 18.00 feet and whose chord bears South 08°00'00" East, 20.88 feet to the Western line of Aspen Court; thence South 24°28'53" East along said Western line 76.41 feet; thence Southwesterly 254.85 feet along said Western line and the arc of a curve to the right, whose radius is 370.00 feet and whose chord bears South 04°41'50" East, 249.84 feet; thence South 15°01'57" West along said Western line 112.81 feet; thence Southwesterly 23.88 feet along said Western line and the arc of a curve to the right, whose radius is 15.00 feet and whose chord bears South 60°01'52" West, 21.21 feet to the Northern line of Beaver Creek Lane; thence North 74°59'03" West along said Northern line 138.12 feet to the aforesaid Point "B"; thence South 47°36'58" West, 71.21 feet to the Southern line of Beaver Creek Lane and the aforesaid Point "A"; thence South 74°58'03" East along said Southern line 169.56 feet; thence Southeast 28.34 feet along said Southern line and the arc of a curve to the right, whose radius is 15.00 feet, and whose chord bears South 20°50'01" East, 24.31 feet to the Western line of Aspen Court; thence South 33°18'01" West along said Western line 67.97 feet; thence Southeast 226.78 feet along said Western line and the arc of a curve to the left, whose radius is 60.00 feet and whose chord bears South 74°58'03" East, 113.25 feet to the Eastern line of Aspen Court; thence North 03°14'07" West along said Eastern line 71.58 feet; thence Northwesterly 28.89 feet along said Eastern line and the arc of a curve to the right, whose radius is 90.00 feet and whose chord bears North 05°52'56" East, 28.57 feet; thence North 18°01'57" East along said Eastern line 61.40 feet to the Southern line of Lot 30 of Vista Run; thence South 74°58'03" East along said Southern line 168.53 feet to the Eastern line of Outlot 15 of Vista Run; thence South 15°01'57" West along said Eastern line 265.55 feet to the Southern line of Outlot 15 of Vista Run; thence South 58°58'23" West along said Southern line 139.82 feet; thence North 89°42'49" West along said Southern line 130.28 feet to the point of beginning.

That I have made such survey, land division and plat by the direction of the owner(s) 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 and the subdivision regulations of the Village of Sussex and Waukesha County in surveying, dividing and mapping the same.

Dated this 14th day of December, 2021.



Keith A Kindred, PLS 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



LIMITED LIABILITY OWNER'S CERTIFICATE OF DEDICATION:

Vista Run, 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.

Vista Run LLC, does further certify that this plat is required by 8236.10 or 8236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) Village of Sussex
- 3) Waukesha County Department of Parks and Land Use

IN WITNESS WHEREOF, said Vista Run LLC, has caused these presents to be signed by Steve DeCicco, President of Neumann Developments, its sole member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

In Presence of:

Steve DeCicco, President

STATE OF WISCONSIN)

_____, COUNTY) SS
Personally came before me this _____ day of _____, 20____, the above named Steve DeCicco, President of Neumann Developments, its sole 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 such officers as their authority.

Notary Public

_____, County, Wisconsin

My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

Midland States Bank a Illinois 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, combining, mapping and dedication as presented on this subdivision and further consents to the above certified owners.

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

STATE OF ILLINOIS)

_____, COUNTY) SS
Personally came before me this _____ day of _____, 20____, to me known to be the person who executed the foregoing instrument as such, by its authority.

(Notary Seal) _____, Notary Public, _____ County, Illinois.

My commission expires _____.

VISTA RUN II

ALL OF OUTLOT 15 AND PART OF OUTLOT 1 OF VISTA RUN ALL BEING PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12082, BEING A PART OF THE SE. 1/4 OF THE SW. 1/4 AND THE SW. 1/4 OF THE SE. 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL CERTIFICATE:

Approved that the Plat of VISTA RUN II, in the Village of Sussex, is hereby approved by the Village Board.

All conditions have been met as of the _____ day of _____, 20____.

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

Date: _____ Signed _____
Sam Liebert, Administrative Services Director

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Plat of VISTA RUN II, in the Village of Sussex, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
Anthony J. LeDonne, Chairperson

Date: _____ Signed _____
Sam Liebert, Administrative Services Director

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Sam Liebert, being duly elected, qualified and acting Treasurer of the Village of Sussex, 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 Vista Run II.

Date _____
Treasurer-Sam Liebert

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
WAUKESHA 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 Vista Run II.

Date _____
Waukesha County Treasurer - Pamela Reeves

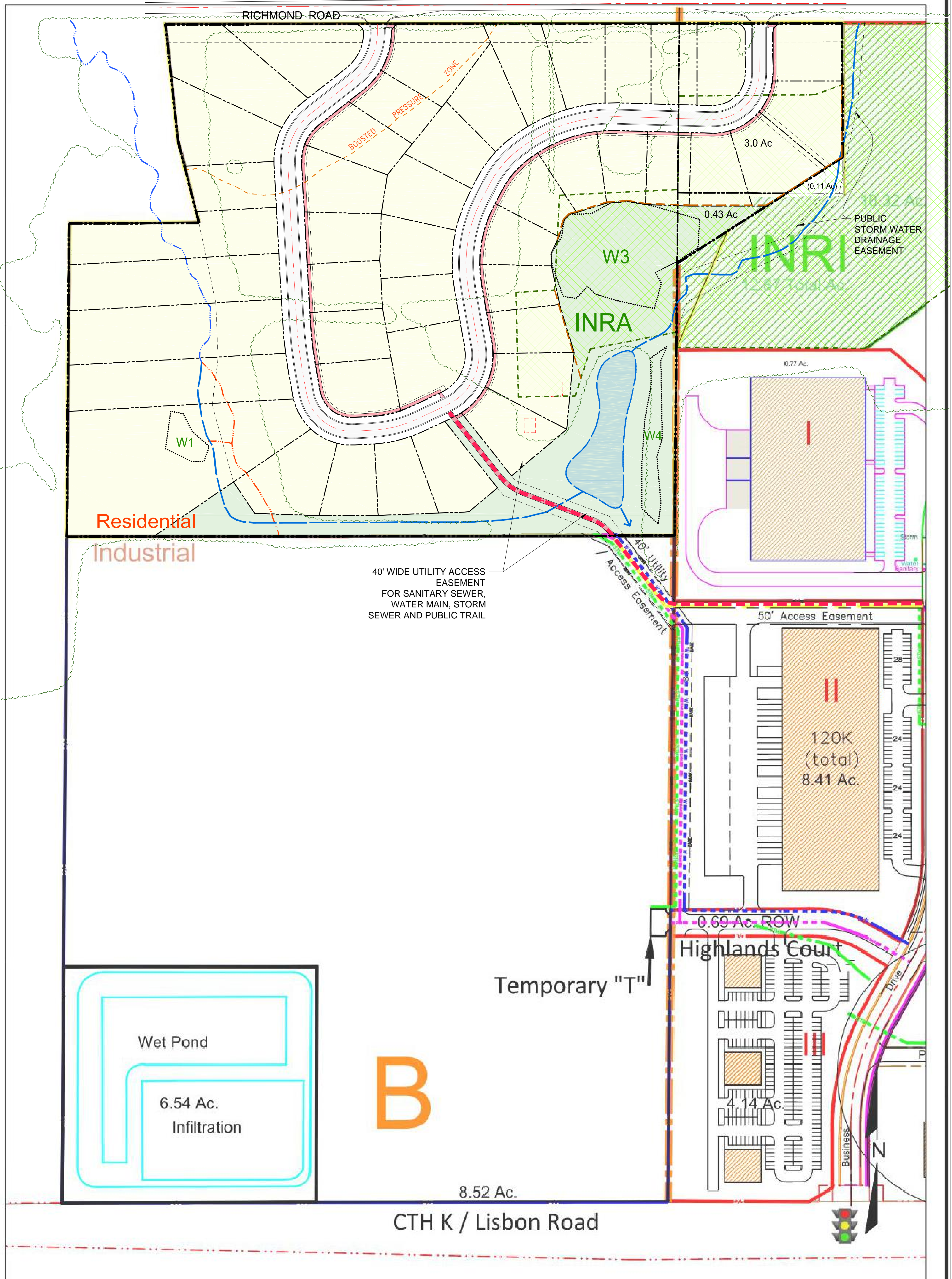
SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
601 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
VISTA RUN, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWaukee, WI 53072
262-542-9200



SITE PLAN - RESIDENTIAL

Sussex, WI



REV: 01/10/2022
2021.10.28

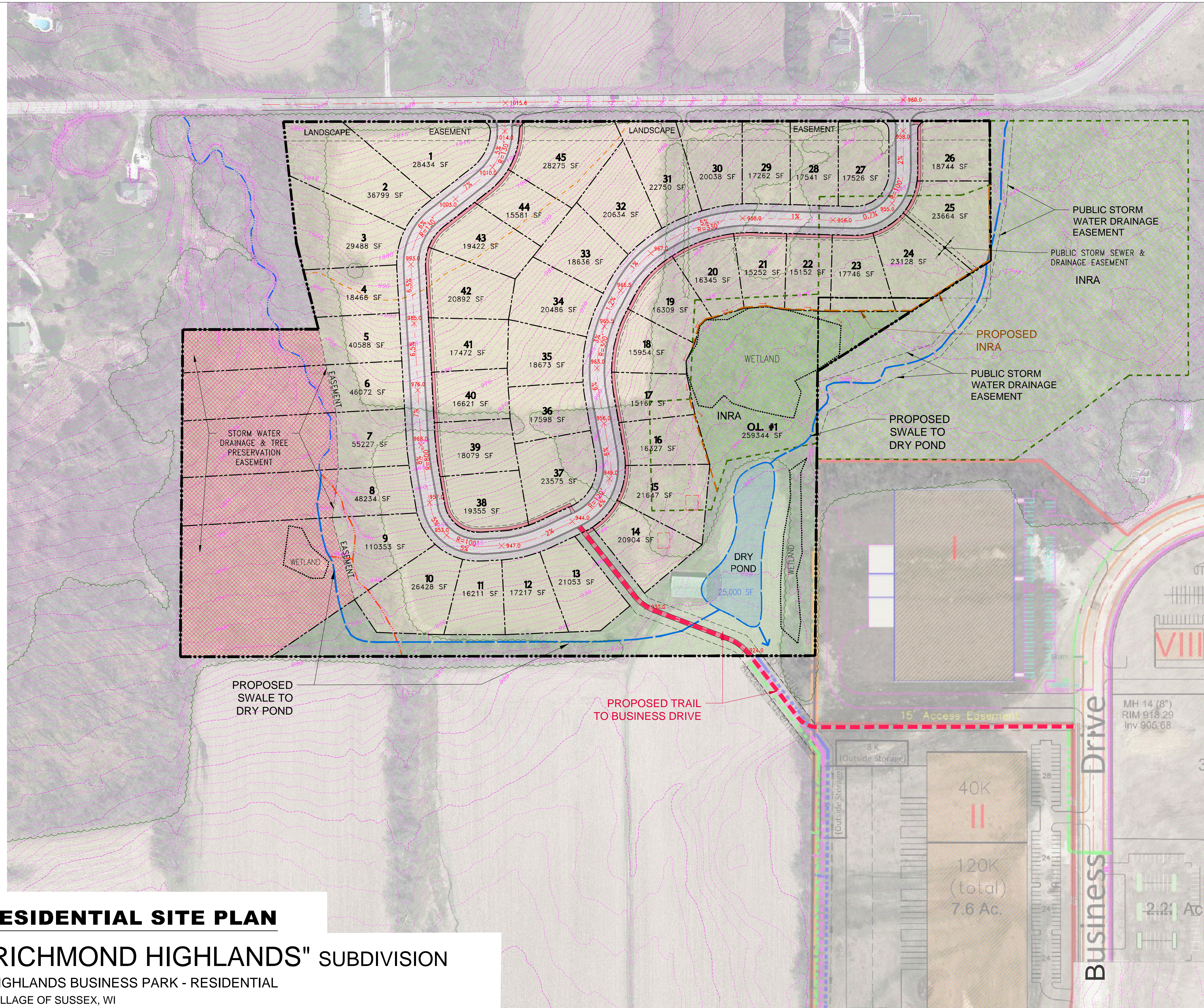
Wangard Partners, Inc.

SHEET 1 OF 1

X:\2021\21-058-1013-34 AC RICHMOND RD SUSSEX DRAWINGS\SITE PLAN-SUSSEX_2022-01-10.DWG



4100 N. CALHOUN ROAD
SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



SITE DATA TABLE

- TOTAL AREA
- SUSSEX CORPORATE PARK II = 31.45 acres
- EQUITY TRUST COMPANY = 3.32 acres
- **TOTAL RESIDENTIAL AREA = 34.75 acres**
- PROPOSED SINGLE FAMILY 45 lots
- DENSITY 45 / 34.75 = 1.29 un/ac
- OPEN SPACE (Outlots) = 5.95 acres (17.1%)
- O.L. #1 is dedicated to the Village of Sussex for storm water management, public access, and public utility purposes.
- O.L. #1 contains INRA and wetlands to be preserved.
- PROPOSED ZONING = Rs-3
- LOT AREA = 15,000 sf
- LOT WIDTH = 90' minimum
- Note that the typical lot width is 95' - 100' (varies)*
- SETBACKS =
- STREET = 30'
- SIDE YARD = 15'
- REAR YARD = 25'
- AVERAGE LOT SIZE 24,473 sf (0.56 ac)
- Includes 4.88 acres of tree preservation and/or drainage easement area on the backs of lots 5 - 9.
- STREET LENGTH = 2,650 lf (58.9 lf/lot)

INRA NOTES

- Total INRA to remain in Highlands Business Park = 10.25 ac
- Total INRA reduction for Lots 22-24 & 26-32 = 2.54 ac
- Original INRA area in Highlands Business Park = 12.79 ac
- Rear yard runoff from Lots 24 - 30 will be swaled around the wetland and will drain to the proposed Dry Pond, and ultimately to the Wet Pond and Infiltration Basin recently constructed in Phase B of the Highlands Business Park. There will be no water quality impacts to the isolated wetland as a result of this project.

WATER SERVICE BOOSTER NOTE

- Lots 1 - 4 and 42 - 45 require an individual water pressure boosting system on each individual service line.
- The individual pressure boosting systems shall comply with NR 810.10 and shall be owned and maintained by the public water system owner. A separate service agreement shall be created for each lot with such system.

RESIDENTIAL SITE PLAN

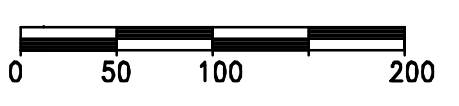
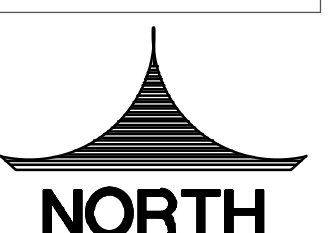
"RICHMOND HIGHLANDS" SUBDIVISION

HIGHLANDS BUSINESS PARK - RESIDENTIAL
VILLAGE OF SUSSEX, WI

Development By:
George Erwin, III
CAC Investments, LLC

(22"x34") Scale: 1" = 100'
(11"x17") Scale: 1" = 200'

DATE: 01/10/2022



X:\2021\21-058-1013-34 AC RICHMOND RD SUSSEX\DRAWINGS\SITE PLAN\SUSSEX_2022-01-10.DWG

UTILITY CONNECTION EXHIBIT

"RICHMOND HIGHLANDS" SUBDIVISION HIGHLANDS BUSINESS PARK - RESIDENTIAL

VILLAGE OF SUSSEX, WI

