



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

AGENDA
VILLAGE BOARD
VILLAGE OF SUSSEX
6:00 PM - TUESDAY, FEBRUARY 22, 2022
SUSSEX CIVIC CAMPUS – BOARD ROOM 2nd FLOOR
N64W23760 MAIN STREET

1. Roll call.
2. Pledge of Allegiance.
3. Consideration and possible action on minutes from the Village Board meeting held on February 8, 2022.
4. Communications and Public Hearing(s)
 - A. Village President Report. Report on meetings attended/up-coming, communications, and recognitions.
5. Committee Reports
 - A. Board of Fire Commissioners Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - B. Community Development Authority Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - C. Park & Recreation Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 1. Recommendation and possible action on Lisbon Central Cemetery Mowing Contract for 2022.
 2. Recommendation and possible action on Parks Tractor Replacement.
 3. Recommendation and possible action on Baseball Tournament Rain Date Policy
 4. Recommendation and possible action on Farmers Market Proposal
 - D. Pauline Haass Library Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - E. Plan Commission Report on discussion and action taken at the previous meeting, future agenda items and upcoming scheduled meetings.
 1. Recommendation and possible action on the Final Plat for Sussex Preserve Addition No. 5 (Peppertree Drive).

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

Anthony LeDonne
Village President

Jeremy Smith
Village Administrator

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Clerk at 262-246-5200.

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

**VILLAGE OF SUSSEX
SUSSEX, WISCONSIN**

**Minutes of the Village Board Meeting of
February 8, 2022**

1. Roll Call

The meeting was called to order by President LeDonne at 6:00 pm.

Members present: Greg Zoellick, Lee Uecker, President Anthony LeDonne, Ron Wells, Benjamin Jarvis, Scott Adkins and Stacy Riedel.

Members excused: None.

Also present: Administrator Jeremy Smith, Attorney John Macy, Assistant Village Administrator Kelsey McElroy-Anderson, Administrative Services Director Samuel Liebert, and members of the Public.

2. Pledge of Allegiance

President LeDonne led the pledge of allegiance.

3. Meeting Minutes

Motion by Wells, seconded by Jarvis to approve the January 25, 2022 Village Board meeting minutes.

Motion carried 7-0.

4. Communications and Public Hearings

A. Village President Report

President LeDonne reported that on Tuesday, February 15, the Plan Commission meets at 6:30 p.m. in the Civic Center Board Room and the Parks & Recreation Board meets at 6:30 p.m. in the Civic Center Committee Room. Wednesday, February 16, the Pauline Haass Library Board meets at 6:30 p.m. at the Library.

5. Committee Reports

A. Finance and Personnel Committee

1. Motion by Jarvis, seconded by LeDonne to approve of the January Check Register and P-card Statement in the amount of \$9,731,478.59. Motion carried 7-0.

2. Motion by Jarvis, seconded by Riedel to approve of the December Ace Hardware purchases in the amount of \$2,728.44. Motion carried 6-0.
LeDonne abstained.

3. Motion by Jarvis, seconded by Uecker to approve of the 4th Quarter Investment Report. Motion carried 7-0.

B. Public Works Committee

1. Motion by Adkins, seconded by Jarvis to approve of bills for payment in the amount of \$5,359.64. Motion carried 7-0.

2. Motion by Adkins, seconded by Wells to approve of the contract, including Alternate #1, be awarded to Globe Construction, Inc., at the unit prices specified in their bid for work actually performed and that a 10% contingency fund (\$91,792.05) be included for a total allocation not to exceed \$1,009,712.55. Motion carried 7-0.

3. Motion by LeDonne, seconded by Uecker to approve of the easement with Adron Tool Corp. Motion carried 6-0.

Adkins abstained.

4. Motion by Adkins, seconded by Jarvis to approve the repair of Raw Sewage Pump #3 with approved funds in the 2022 budget, not to exceed \$95,000.00. Motion carried 7-0.

5. Motion by Adkins, seconded by Wells to approve the purchasing of the Metal Press plow from Brooks Tractor with approved funds in the 2022 budget, not to exceed \$40,900.00. Motion carried 7-0.

6. Staff Reports

Mrs. McElroy-Anderson stated that it is time to begin thinking about community chats for the summer. Staff would recommend having a table at pre-existing events. Two events to consider would be National Night Out and the Senior Picnic. No decision is needed tonight.

President LeDonne stated he would like to see some of the community chats at the Pints-In-The-Park events.

President LeDonne asked the village board to think of ideas and dates for community chats this summer.

Mr. Smith stated that the VFW Market has informed the village that they would not be renewing their market this year. Staff has reached out to the former market to see if there is interest in running a market. That group may be coming to the Park and Recreation board soon. The pickleball open house had about 50 people come in person and another 80 voted online. The results will move onto the Park and Recreation Board for review in consultation with the Pickleball Advisory Committee. There are currently a lot of bills pending in the legislature that staff are watching to see what will pass and how it could affect the village.

Mr. Macy stated that he was also actively following the activity at the legislature.

Mr. Liebert stated that there is no primary election in February for Sussex residents. The first election this year will be on April 5th. We have an accepted offer for a new Deputy Clerk and she will be starting on Monday, February 28th.

7. Comments from Citizens Present

No one present wished to speak.

8. Old Business

There was no old business.

9. New Business

There was no new business to consider.

10. Consideration on resignation and appointments

There were no resignations or appointments to act on.

11. Adjournment

Motion by Adkins, seconded by Jarvis to adjourn at 6:18 pm.

Motion carried 7-0.

Respectfully submitted,

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



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MEMORANDUM

To: Village Board
From: Sam Liebert, Administrative Services Director
Re: Village Board Meeting- February 22, 2022
Date: February 18, 2022

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

5.C.1. The Park & Recreation board recommends approving the Lisbon Central Cemetery Mowing Contract with Al Moros for 2022. We have contracted with Al Moros for several years and are pleased with his service. He has indicated that he wishes to provide the same services for 2022 at a cost of \$160.00 per cut, which is a \$5.00 per cut increase. Mr. Moros will be cutting the lawn once a week or on an as needed basis starting in April of this year and continuing until the grass goes dormant. Lawn service costs will fall within our 2022 budget. Please see the Park & Recreation Director's report for additional information.

5.C.2. The Park & Recreation board recommends approving the purchase of the Case 75A Tractor, not to exceed \$46,000.00, which is the lowest bid. The 2002 Case Tractor is due for replacement. The tractor is now 20 years old and Farmers Implement has offered \$6,000.00 trade in value for the 2002 tractor. This is below the approved Budget for the tractor. The Tractor is larger than our previous model so we can utilize it for additional tasks and the specs were selected from a team of PW and Parks employees. Please see the Park & Recreation Director's report for additional information.

5.C.3. The Park & Recreation board recommends approving the new Tournament Rain Date Policy. Now a renter that has a tournament scheduled will have the opportunity to pay for fields at a practice rate of \$20 per field for a reserved rain date. If Field prep is utilized during a rain out day than the difference in rental prices (practice vs game) is charged. This option will result in revenue for the Village and will address the demand for field rentals that were otherwise being held with no revenue for rain dates on tournaments. Please see the Park & Recreation Director's report for additional information.

5.C.4. The Park & Recreation board recommends approving the Summer Farmers Market for 2022 and potential Winter Market 2022-23. The Farmers Market has requested that the existing fee structure of no charge for the summer market plaza space and \$125.00 per market for the winter market be continued, and that the Village promote the market through print and social media venues as available a banner on the front of the Civic Center fence. The operators are the same group that originally ran the market, but withdrew two years ago. Please see the Park & Recreation Director's report for additional information.

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

5.E.1. The Plan Commission recommends approval of the Final Plat for Sussex Preserve Addition No. 5 (Peppertree Drive) 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. This is the plat establishing the final 41 lots of the subdivision. Please see the Plat for more information.



This Lawn Service Contract (this “Contract”) is made effective as of February 22, 2022 between the Village of Sussex, N64W23760 Main Street, Sussex, WI 53089, and Al Moros, N68W26966 Silver Spring Drive, Sussex, WI 53089. In this Contract, the party who is contracting to receive the services shall be referred to as “Village of Sussex” and the party who will be providing the services shall be referred to as “Al Moros”.

NOW, THEREFORE, AND IN CONSIDERATION of the mutual promises and agreements contained herein, Village of Sussex contracts with Al Moros, and Al Moros agrees to provide Lawn Services, as an independent contractor to the Village of Sussex at the following location under the terms and conditions hereby agreed upon by the parties:

- 1. DESCRIPTION OF SERVICES.** Beginning April 1, 2022 Service Provider will provide the following services (collectively, the “Services”):
 - a. Al Moros shall mow and trim the lawn in a competent and professional manner at the Lisbon Central Cemetery, N67W25479 Silver Spring Drive, Sussex, WI 53089, which comprises approximately 1.5 acres with gravestones and other structures.
 - b. The parties shall consult periodically concerning the length and appearance of the lawn.
 - c. Al Moros shall complete the mowing and trimming and on an as needed basis, but not more than once per week, in a manner consistent with Al Moros’s mowing and trimming of this property over the past several years. Each complete mowing and trimming event shall be known as a “Service Event”.
 - d. Al Moros shall maintain insurance for his vehicles, equipment, and personnel at Al Moros’s sole cost, a certificate of which shall be provided to the Village.

- 2. PAYMENT OF SERVICES.** The Village of Sussex will pay compensation to Al Moros for the Services at the rate of \$160.00 per Service Event. Al Moros shall request payment from the Village of Sussex by invoice or other written request and Village of Sussex shall pay said request in a timely manner according to its customary payment practices.

- 3. TERM/TERMINATION.** This contract shall terminate by November 1, 2022. The Agreement may be terminated by either party if 30 day written notice is given to the other party seeking termination of the contract. There is no penalty for early termination of the contract.

Al Moros

Date

Halie Dobbeck, Park & Recreation Director

Date



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MEMORANDUM

To: Park Board
From: Thom Berres, Parks Foreman
Date: 1/28/22
Re: Tractor Replacement

The 2002 Case Tractor is due for replacement. The tractor is now 20 years old and is currently unusable (in need of \$3,500 in repairs to the front drive train). It is undersized (35 horsepower) for the functions we need it to accomplish. The tractor, at minimum, needs to be able to manipulate picnic tables, help with tree removals, and transport equipment and supplies (including 1-ton baseball supplies that arrive on pallets). We also need it to safely pull people movers for events, like Spooky Sussex. Our current tractor can only lift 500 pounds and is not safe to pull a trailer. Staff has determined that this tractor's replacement should come with a high horsepower (75 horsepower) to better serve our needs.

Farmers Implement has offered a \$6,000 trade in value for the 2002 tractor. All tractors proposed below have a full cab so it is a four-season piece of equipment, all of our attachments will work with the new tractor.

There were 3 quotes obtained for the tractor.

DEALER	MODEL	COST
Farmers Implement	Case 75A	\$52,000
Power Sports	Kubota M5	\$56,000
Proven Power	John Deere 5100M	\$79,000

Recommendation

Staff recommends the purchase of the Case 75A. The total investment in this equipment is \$46,000 considering the trade-in value of \$6,000. The Case 75A is the lowest bid and what staff recommends. This is well under the approved \$68,000 in the capital outlay of the 2022 budget.



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MEMORANDUM

To: Village Board
From: Halie Dobbeck, Parks and Recreation Director
Date: February 18, 2022
Re: Tournament Rain Date Policy

In the event that an organization has an approved tournament scheduled with Parks and Recreation, they will have the opportunity to reserve a “rain date” for inclement weather.

To reserve a “rain date”:

1. The tournament must be scheduled and paid for.
2. The “rain date” must be declared. The Village reserves all rights on acceptance of the rain date/time.
3. The organization can reserve all desired fields for the “rain date” at a rate of \$20 per field. This fee is nonrefundable and nontransferable. If the field need a game preparation, those additional fees will apply.
4. If the “rain date” is needed, Parks and Recreation staff must be notified as soon as reasonably possible so that Village staff can be scheduled for field preparations.
5. If field prep occurred on the original tournament date and then the tournament was cancelled, the organization will be required, at minimum, to pay for game field preparations for each field that was prepared.



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MEMORANDUM

To: Park and Recreation Board, Village Board
From: Halie Dobbeck, Parks and Recreation Director
Date: February 11, 2022
Re: Farmers Market Application

On February 7, 2022 the Village was notified that the VFW Community Market would not be running a market this year.

Linda Saladin, who was an original coordinator of the Sussex Farmers Market when it first opened in 2015, has approached the Village with an interest in revitalizing the original summer market. This market was an extension of the Friends of Parks and Recreation Group. After time away from the market, the market board members wish to bring back the market in its original form. Ms. Saladin has expressed that they would like to put together a Summer Market and potentially a Winter Market in the fall.

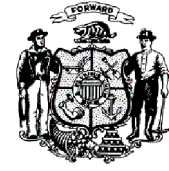
Ms. Saladin is looking for the Park Board's approval to proceed in this venture in order to implement planning for the Summer Farmers Market 2022 and potential Winter Market 2022-2023.

Ms. Saladin has requested that the Park Board:

- Extend the existing fee structure of no charge for the summer market plaza space and \$125 per market for the winter market.
- Promote the market through print and social media venues as available.
- Place a banner on the front of the Civic Center fence promoting the market.

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

EXISTING ZONING: RS-3 (PDO)
DESIGN CRITERIA: MIN. FRONT SETBACK: 30 FT. MIN. REAR SETBACK: 25 FT. MIN. SIDE SETBACK: 10 FT.

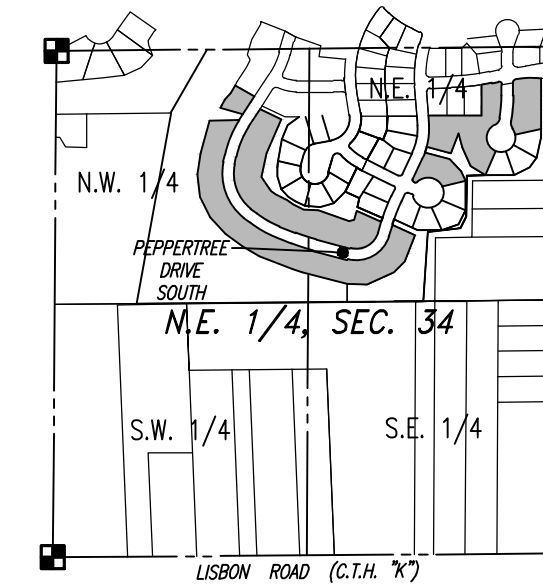
SUSSEX PRESERVE ADDITION NO. 5

BEING A SUBDIVISION OF OUTLOTS 10, 11, 12, 13, 14, AND 16 OF SUSSEX PRESERVE ADDITION NO. 4 IN A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, IN TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

OWNER: MAPLE GROVE PRESERVE, LLC c/o ARTHUR SAWALL 4375 PILGRIM HOLLOW COURT BROOKFIELD, WI 53005 262-893-4848

GENERAL NOTES:

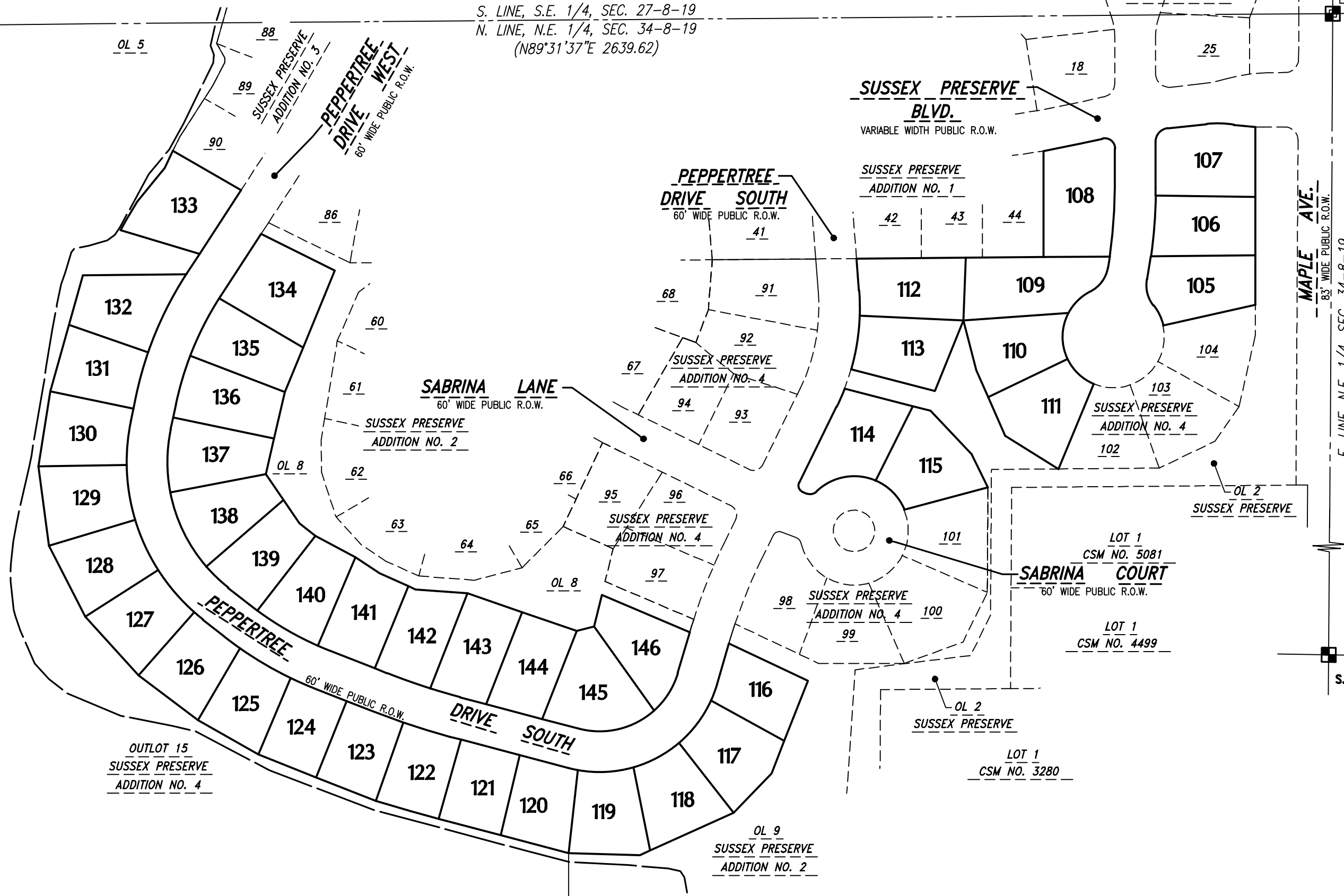
- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- Indicates Found 0.75" Reinforcing Bar, (Unless stated otherwise).
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 Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the N.E. 1/4 of Section 34, Town 8 North, Range 19 East, bears North 00°20'45" East.
The Landscape Island Easement as shown on the "Sussex Preserve" Subdivision with Landscaping herein granted to each individual Lot Owner within this Subdivision and each individual Lot Owner within any future addition to this Subdivision. The Owners of the residential Lots within this Subdivision and the Owners of any Lots within any future addition to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the Entrance Monument Signage and Landscaping within Outlot 3 of "Sussex Preserve" and said Landscape Island Easement. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and the Owners of any Lots within any future addition to this Subdivision.
The Landscape Island Easement as shown on "Sabrina Court" with Landscaping has been granted to each individual Lot Owner within this Subdivision, each individual Lot Owner of any previous additions, and each individual Lot Owners within any future addition to this Subdivision. The Owners of the residential Lots within this Subdivision, the Owners of any Lots within any previous additions, and the Owners of any Lots within any future addition to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision, the Lot Owners of any previous additions and the Owners of any Lots within any future addition to this Subdivision.
The 100 year Floodplain line, as shown on FEMA flood Map Number 55133C0201G, dated November 4th, 2014, and revised on June 23, 2017, shown hereon, encroaches into Outlots 14 and 15. The 100 year Floodplain line as shown on this plat has been updated and approved by CLOMR Case Number 19-05-3007R on this plat. Per CLOMR Case Number 19-05-3007R all lots are now located within Zone "X".
The Village will only mow Village owned Outlots once per year, including those parts that touch Public Roads. Adjacent property owners are allowed to mow those areas more frequently.



N. 1/4 CORNER, SEC. 34-8-19 WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE FOUND CONC. MON. W/ BRASS CAP N-412,952.66 E-2,471,365.97

(P.O.C.) N.E. CORNER, SEC. 34-8-19 WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE FOUND CONC. MON. WITH BRASS CAP N-412,974.45 E-2,474,005.24

S.E. COR. OF THE N.E. CORNER, SEC. 34-8-19 WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE FOUND CONC. MON. WITH BRASS CAP N-410,333.27 E-2,473,989.30



UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by MAPLE GROVE 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. In the areas with the 25' wide utility easement along with the 11' wide sidewalk easement, there shall be no above ground facilities in the 11' wide sidewalk 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 which, 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 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 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.

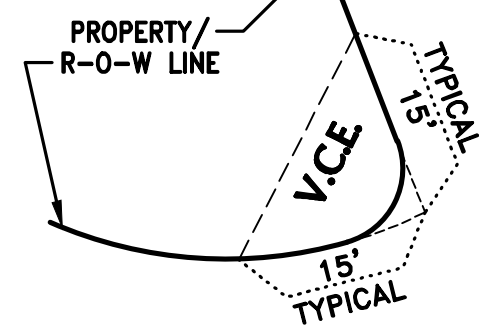
PUBLIC EASEMENT PROVISIONS:

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

- A - Ex. "20' Wide Public Storm Sewer Easement" B - Ex. "11' Wide Public Sidewalk Easement" C - Ex. "15' Wide Public Access Easement"

- 1. Purpose: The purpose of these Easements is to: Public Storm Sewer Easement and Public Access Easements: - Install, operate, maintain, and replace and gain access to above ground and 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 and path in the access easements depicted on the final plat. - The general public shall have the right to traverse the "11' Wide Public Sidewalk Easement" and the "15' Wide Access Easement" area for use as a public sidewalk and path. 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.

VISION CORNER EASEMENT DETAIL (V.C.E.)



V.C.E. EASEMENT APPLIES TO:

Lots 107, 108, and 114 are herein subject to a Vision Corner Easement as shown on this plat. Vision corner easements are herein granted to the Village of Sussex. No structure of any kind shall be permitted within a vision corner which exceeds 3 feet above the intersection except for necessary highway and traffic signs, public utility lines and open fences, through which there is clear vision, nor shall any plant material be permitted which obscures safe vision of the approaches to the intersection.



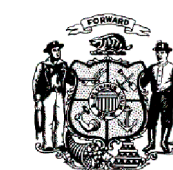
4100 N. Calhoun Rd. Suite 300 Brookfield, WI 53005 Phone: (262) 790-1480 Fax: (262) 790-1481

SCALE: 1" = 150'

\\CG00\974\07011-01\SURVEY\PLANS\166P\06.DWG

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

SUSSEX PRESERVE ADDITION NO. 5

BEING A SUBDIVISION OF OUTLOTS 10, 11, 12, 13, 14, AND 16 OF SUSSEX PRESERVE ADDITION NO. 4 IN A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, IN TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

(P.O.C.) N.E. CORNER,
SEC. 34-8-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON.
WITH BRASS CAP
N=412,974.45
E=2,474,005.24

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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 "SUSSEX PRESERVE ADDITION NO. 5".

Dated this _____ Day of _____, 20____.

Pamela F. Reeves, County Treasurer

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

MAPLE GROVE PRESERVE, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability 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____.

MAPLE GROVE PRESERVE, LLC

Arthur Sawall, Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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

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

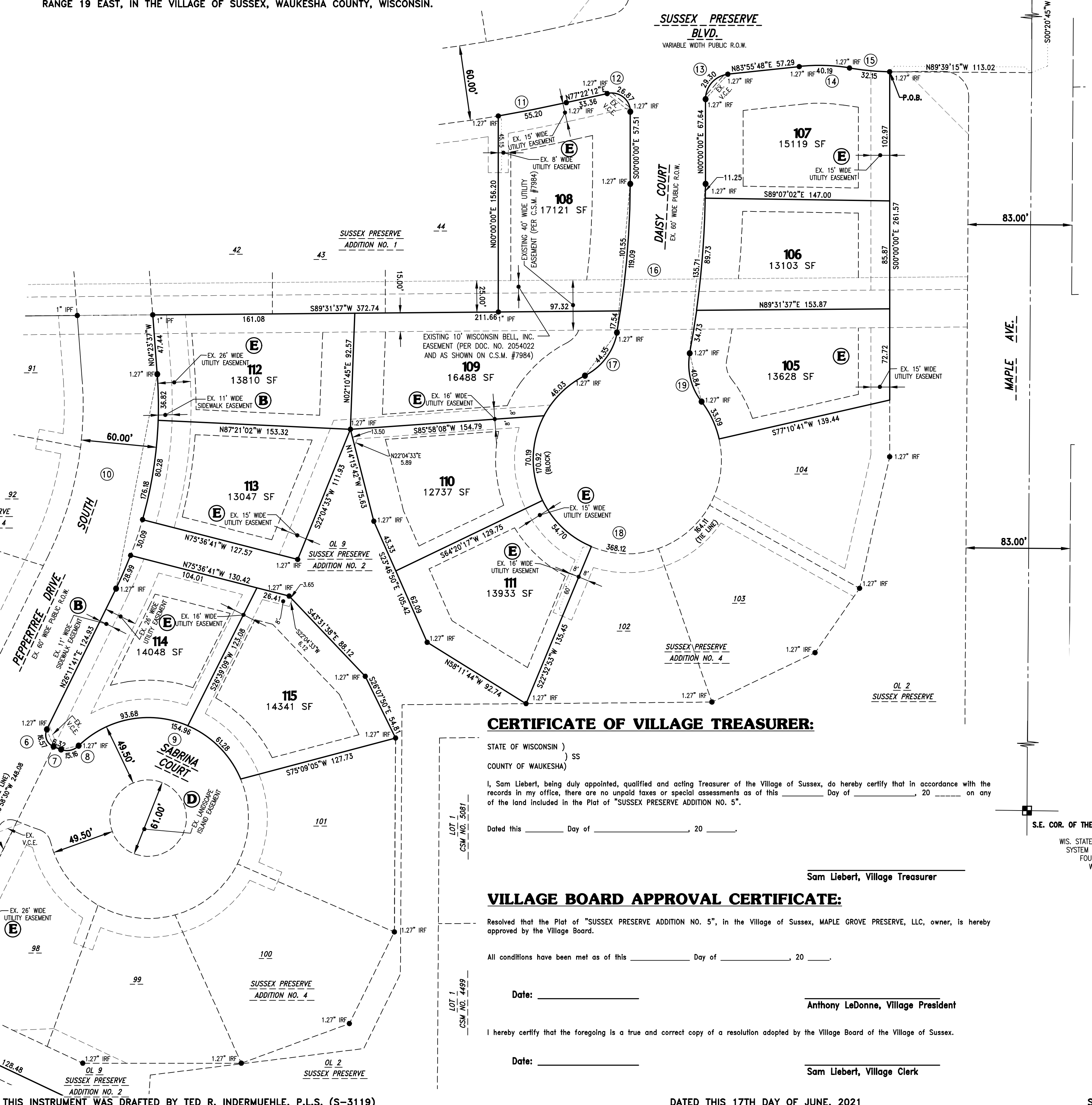


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CIVIL ENGINEERING

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

SCALE: 1" = 50'

0 50 100



CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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 "SUSSEX PRESERVE ADDITION NO. 5".

Dated this _____ Day of _____, 20____.

Sam Liebert, Village Treasurer

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Plat of "SUSSEX PRESERVE ADDITION NO. 5", in the Village of Sussex, MAPLE GROVE PRESERVE, LLC, owner, is hereby approved by the Village Board.

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

Date: _____

Anthony 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.

Date: _____

Sam Liebert, Village Clerk

S.E. COR. OF THE N.E. CORNER,
SEC. 34-8-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON.
WITH BRASS CAP
N=410,333.27
E=2,473,989.30

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

DATED THIS 17TH DAY OF JUNE, 2021

SHEET 2 OF 3

H:\CS90\974\07011-01\SURVEY\PLATS\166P\PL06.DWG

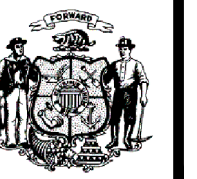
CURVE TABLE:								
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	E. R.O.W.	470.00	21°15'17"	174.35	173.35	S22°25'00.5"W	S33°02'39"W	S11°47'22"W
134		470.00	0°27'08"	3.71	3.71	S32°49'05"W	S33°02'39"W	S32°35'31"W
135		470.00	11°36'03"	95.16	95.00	S26°47'29.5"W	S32°35'31"W	S20°59'28"W
136		470.00	9°12'06"	75.48	75.40	S16°23'25"W	S20°59'28"W	S11°47'22"W
W. R.O.W.	530.00	21°15'17"	196.61	195.49	S22°25'00"W	S33°02'39"W	S11°47'22"W	
BLOCK	530.00	21°11'20"	196.00	194.89	S22°23'02"W	S32°58'42"W	S11°47'22"W	
TIE LINE	530.00	0°03'58"	0.61	0.61	S33°00'40"W	S33°02'39"W	S32°58'41"W	
132		530.00	13°51'02"	128.12	127.81	S26°03'11"W	S32°58'42"W	S19°07'40"W
131		530.00	7°20'18"	67.88	67.83	S15°27'31"W	S19°07'40"W	S11°47'22"W
2	E. R.O.W.	235.00	63°31'37"	260.56	247.41	S19°58'26.5"E	S11°47'22"W	S51°44'15"E
137		235.00	22°37'54"	92.83	92.22	S00°28'25"W	S11°47'22"W	S10°50'32"E
138		235.00	29°58'35"	122.95	121.55	S25°49'49.5"E	S10°50'32"E	S40°49'07"E
139		235.00	10°55'08"	44.78	44.72	S46°16'41"E	S40°49'07"E	S51°44'15"E
W. R.O.W.	295.00	63°31'37"	327.08	310.58	S19°58'26.5"E	S11°47'22"W	S51°44'15"E	
130		295.00	12°32'27"	64.57	64.44	S05°31'08.5"W	S11°47'22"W	S00°45'05"E
129		295.00	15°55'03"	81.96	81.69	S08°42'36.5"E	S00°45'05"E	S16°40'08"E
128		295.00	15°55'04"	81.96	81.69	S24°37'40"E	S16°40'08"E	S32°35'12"E
127		295.00	15°55'03"	81.95	81.69	S40°32'43.5"E	S32°35'12"E	S48°30'15"E
126		295.00	3°14'00"	16.64	16.64	S50°07'15"E	S48°30'15"E	S51°44'15"E
3	N. R.O.W.	470.00	16°42'57"	137.12	136.64	S60°05'43.5"E	S51°44'15"E	S68°27'12"E
139		470.00	1°50'12"	15.07	15.07	S52°39'21"E	S51°44'15"E	S53°34'27"E
140		470.00	12°36'01"	103.36	103.15	S59°52'27.5"E	S53°34'27"E	S66°10'28"E
141		470.00	2°16'44"	18.69	18.69	S67°18'50"E	S66°10'28"E	S68°27'12"E
S. R.O.W.	530.00	16°42'57"	154.63	154.08	S60°05'43.5"E	S51°44'15"E	S68°27'12"E	
126		530.00	3°11'59"	29.60	29.59	S53°20'14.5"E	S51°44'15"E	S54°56'14"E
125		530.00	9°19'49"	86.31	86.21	S59°36'08.5"E	S54°56'14"E	S64°16'03"E
124		530.00	4°11'09"	38.72	38.71	S66°21'37.5"E	S64°16'03"E	S68°27'12"E
4	N. R.O.W.	970.00	6°41'30"	113.29	113.22	S71°47'57"E	S68°27'12"E	S75°08'42"E
142		970.00	3°59'42"	67.64	67.62	S70°27'03"E	S68°27'12"E	S72°26'54"E
143		970.00	2°41'48"	45.65	45.65	S73°47'48"E	S72°26'54"E	S75°08'42"E
S. R.O.W.	1030.00	6°41'30"	120.29	120.22	S71°47'57"E	S68°27'12"E	S75°08'42"E	
123		1030.00	2°44'01"	49.14	49.14	S69°49'12.5"E	S68°27'12"E	S71°11'13"E
122		1030.00	3°57'29"	71.15	71.14	S73°09'57.5"E	S71°11'13"E	S75°08'42"E
5	N. R.O.W.	120.00	88°22'26"	185.09	167.28	N60°40'05"E	S75°08'42"E	N16°28'52"E
145		120.00	56°44'22"	118.84	114.04	N76°29'07"E	S75°08'42"E	N48°06'56"E
S. R.O.W.	180.00	88°22'26"	277.64	250.92	N60°40'05"E	S75°08'42"E	N16°28'52"E	
120		180.00	4°30'17"	14.15	14.15	S77°23'50.5"E	S75°08'42"E	S79°38'59"E
119		180.00	26°27'56"	83.15	82.41	N87°07'03"E	S79°38'59"E	N73°53'05"E
118		180.00	24°25'18"	76.73	76.14	N61°40'26"E	N73°53'05"E	N49°27'47"E
117		180.00	25°01'24"	78.61	77.99	N36°57'05"E	N49°27'47"E	N24°26'23"E
116		180.00	7°57'31"	25.00	24.98	N20°27'37.5"E	N24°26'23"E	N16°28'52"E
6	114	10.00	94°56'45"	16.57	14.74	S21°16'41.5"E	S26°11'41"W	S68°45'04"E
7	114	467.00	0°46'32"	6.32	6.32	S69°08'20"E	S68°45'04"E	S69°31'36"E
8	114	13.50	64°21'05"	15.16	14.38	N78°17'51.5"E	S69°31'36"E	N46°07'19"E
9	N. R.O.W.	80.00	11°08'42"	154.96	131.84	N78°23'20"W	N22°53'59"W	S46°07'19"W
114		80.00	6°05'36"	93.68	88.42	S79°40'07"W	N66°47'05"W	S46°07'19"W
115		80.00	4°35'06"	61.28	59.79	N44°50'32"W	N22°53'59"W	N66°47'05"W
10	E. R.O.W.	330.00	30°35'18"	176.18	174.09	N10°54'02"E	N26°11'41"E	N04°23'37"W
114		330.00	5°01'59"	28.99	28.98	N23°40'41.5"E	N26°11'41"E	N21°09'42"E
TIE LINE	330.00	5°13'27"	30.09	30.08	N18°32'58.5"E	N21°09'42"E	N15°56'15"E	
113		330.00	13°56'20"	80.28	80.08	N08°58'05"E	N15°56'15"E	N01°59'55"E
112		330.00	6°23'32"	36.82	36.80	N01°11'51"W	N01°59'55"E	N04°23'37"W
11	108	1030.00	3°04'14"	55.20	55.20	N78°54'19"E	N80°26'26"E	N77°22'12"E
12	108	15.00	102°37'50"	26.87	23.42	N51°18'53"W	N00°00'02"E	S77°22'12"W
13	108	20.00	83°55'48"	29.30	26.75	S41°57'54"W	S83°55'48"W	S00°00'00"E
14	107	150.00	15°20'59"	40.19	40.07	N88°23'42.5"W	N80°43'13"W	S83°55'48"W
15	107	234.50	7°51'22"	32.15	32.13	S84°38'54"E	S80°43'13"E	S88°34'35"E
16	E. R.O.W.	730.00	10°39'04"	135.71	135.51	N05°19'32"E	N10°39'04"E	N00°00'00"E
107		730.00	0°52'58"	11.25	11.25	N00°26'29"E	N00°52'58"E	N00°00'00"E
106		730.00	7°02'33"	89.73	89.67	N04°24'14.5"E	N07°55'31"E	N00°52'58"E
105		730.00	2°43'33"	34.73	34.73	N09°17'17.5"E	N10°39'04"E	N07°55'31"E
W. R.O.W.	670.00	10°11'03"	119.09	118.93	N05°05'31.5"E	N10°11'03"E	N00°00'00"W	
108		670.00	8°41'01"	101.55	101.45	N04°20'30.5"E	N08°41'01"E	N00°00'00"W
109		670.00	1°30'01"	17.54	17.54	N09°26'01.5"E	N10°11'02"E	N08°41'01"E
17	109	48.00	52°56'27"	44.35	42.79	N36°39'16.5"E	N63°07'30"E	N10°11'03"E
18	S. R.O.W.	75.00	281°13'28"	368.12	95.18	S77°29'14"E	S63°07'30"W	N38°05'58"W
BLOCK	75.00	130°34'37"	170.92	136.26	S02°09'48.5"E	S63°07'30"W	S67°27'07"E	
109		75.00	35°09'56"	46.03	45.31	S45°32'32"W	S63°07'30"W	S27°57'34"W
110		75.00	53°37'17"	70.19	67.66	S01°08'55.5"W	S27°57'34"W	S25°39'43"E
111		75.00	41°47'24"	64.70	53.50	S46°33'25"E	S25°39'43"E	S67°27'07"E
TIE LINE	75.00	25°22'12"	164.11	133.27	N49°51'47"E	S67°27'07"E	N12°49'19"W	
105		75.00	25°16'39"	33.09	32.82	N25°27'38.5"W	N12°49'19"W	N38°05'58"W
19	105	48.00	48°45'01"	40.84	39.62	S13°43'27.5"E	S10°39'03"W	S38°05'58"E

SUSSEX PRESERVE ADDITION NO. 5

BEING A SUBDIVISION OF OUTLOTS 10, 11, 12, 13, 14, AND 16 OF SUSSEX PRESERVE ADDITION NO. 4 IN A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, IN TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

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

Certified _____, 20__



Department of Administration

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 Subdivision of Outlots 10, 11, 12, 13, 14, and 16 of Sussex Preserve Addition No. 4 a subdivision plat recorded at the office of Register of Deeds, Waukesha County, in Book 55 Pages 163-167, inclusive as Document Number 4609427, located in the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 34, all in Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

Said Parcel contains 541,244 Square Feet (or 12.4253 Acres) of land, more or less.

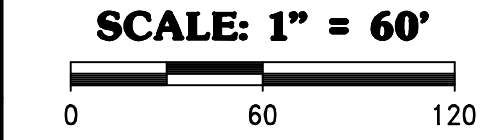
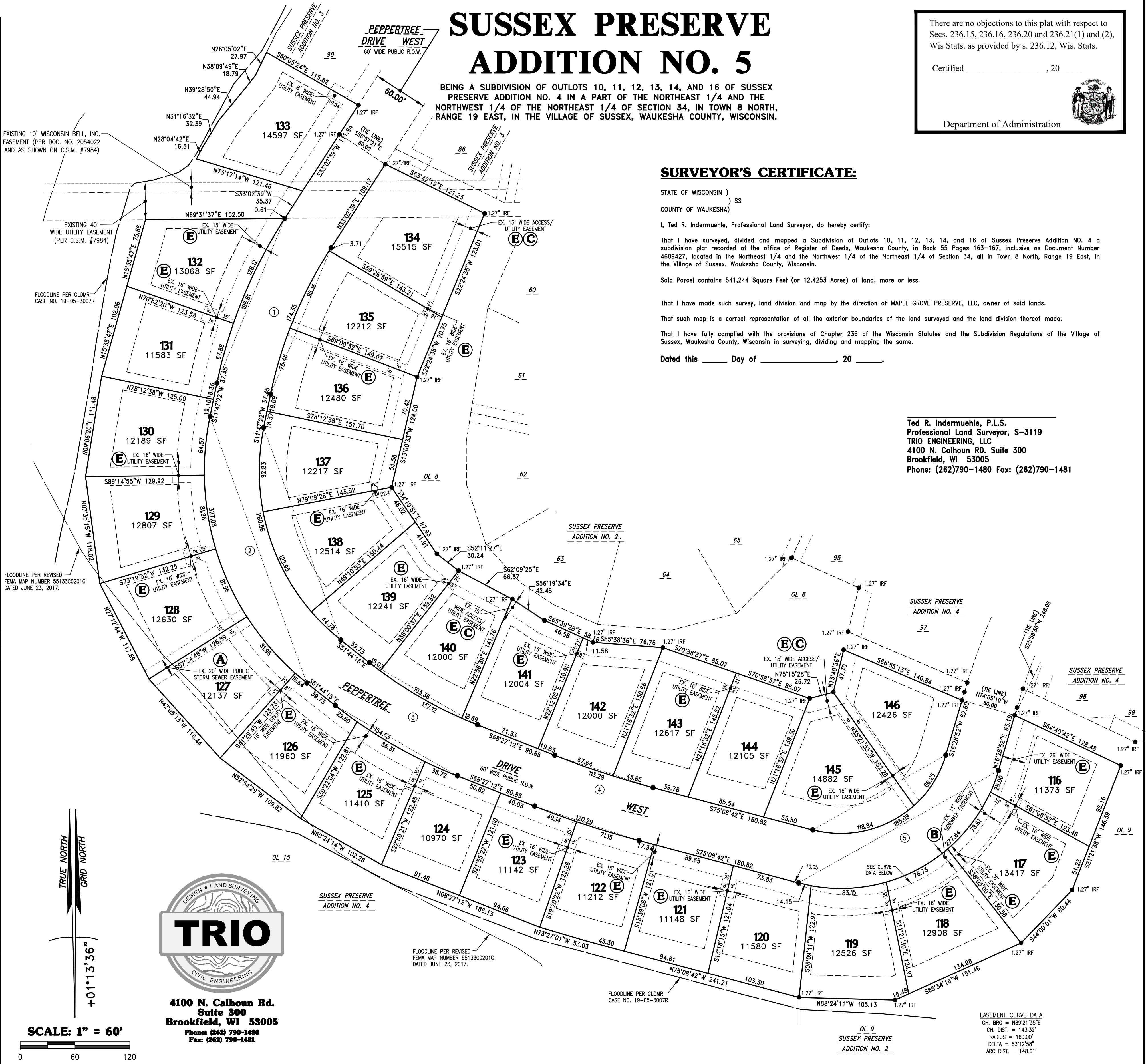
That I have made such survey, land division and map by the direction of MAPLE GROVE PRESERVE, LLC, owner of said lands.

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



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