



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, OCTOBER 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 Sussex Plan Commission, at which a quorum of the Village Board may attend. If a Quorum is present the Chairperson shall state, "Please let the minutes reflect that a quorum of the Village Board is present and may be making comments during public comment or if the rules are suspended to allow so.)

1. Roll call.
2. Consideration and possible action on the minutes of the Plan Commission meeting of September 20, 2022.
3. Consideration and possible action on Permitted Uses and Plans:
 - a. Consideration and possible action on the Plan of Operation for Badger Distribution (W251 N5490 Business Dr., Ste 200).
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
 - a. Consideration of a Conditional Use Permit for a solar panel installation at W232 N6274 Waukesha Avenue.
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items:
 - a. Consideration and possible action of a final plat for Redford Hills.
 - b. Consideration and possible action of a final plat for Vista Run Addition No. 3.
 - c. Discussion on the former ShopKo building.
6. Other items for future discussion.
 - a. Discussion of a rezoning for newly annexed land into the Village of Sussex.
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. 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 September 20, 2022

Members present: Trustee Greg Zoellick, Commissioners Jim Muckerheide, Mike Knapp, Roger Johnson
Debbie Anderson, and Village President Anthony LeDonne

Members excused: Commissioner Mike Schulist

Others present: Community Development Director Gabe Gilbertson, Village Administrator Jeremy Smith
(arrived at 6:35pm), Village Clerk Jennifer Moore.

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

Consideration and possible action on the minutes on the Plan Commission meeting of August 16, 2022.

A motion by Johnson, seconded by Zoellick to approve the minutes of the Plan Commission meeting of August 16, 2022 as presented. Motion carried 6-0

Consideration and possible action on plan of operation for Paris Nail Spa Sussex, LLC (N65W24838 Main Street, Sussex, WI 53089).

A motion by Johnson, seconded by LeDonne to approve the plan of operation for Paris Nail Spa Sussex, LLC (N65W24838 Main Street, Sussex, WI 53089)- subject to the standard conditions of Exhibit A. Motion carried 6-0

The Commission directed staff to contact the owner of the building regarding landscape maintenance.

Consideration and possible action on an Ordinance repealing and recreation Section 18.0208 of Chapter 18

A motion by LeDonne, seconded by Johnson to recommend approval of An Ordinance to Repeal and Recreate Section 18.0208 of Chapter 18, The "Land Division and Development Ordinance" of the Village of Sussex Ordinances, to Provide Security Protections when Incentives are Provided Through TIF Districts. Motion carried 6-0

Other items for future discussion

Commissioner Johnson would like the Village Engineer to review directional signage at the Froedtert Sussex Health Center

Commissioner Muckerheide asked for an update on making the Maple Avenue railroad crossing a quiet zone. Per the Village Administrator, the Village has completed all requirements for the quiet zone. Union Pacific must install a constant warning system along the tracks before we are able to apply.

Adjournment

A motion by LeDonne, seconded by Zoellick to adjourn the meeting at 6:42p.m. Motion carried 6-0

Respectfully submitted,
Jennifer Moore
Village Clerk

DRAFT



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MEMORANDUM

TO: Plan Commission
FROM: Gabe Gilbertson, Community Development Director
RE: Plan Commission meeting of October 18, 2022
DATE: October 13, 2022

All Code Sections in this memo refer to the March 25, 2014 Sussex Municipal Code Chapter 17 with subsequent amendments thereto.

02. Minutes of the Plan Commission meeting of September 20, 2022.

03. Consideration and possible action on Permitted Uses and Site Plans:

A. Consideration and possible action of a Plan of Operation for Badger Distribution (W251 N5490 Business Dr., Ste 200).

This site is zoned BP-1. Badger Distribution is proposing to operate a warehousing and distribution space in the approximately 30,000 square feet of vacant space in the now complete Adron industrial building. According to Section 17.0420(A)(10) of the Zoning Code, limited wholesaling and warehousing for distributors are a permitted use in the BP-1 Zoning District provided that such use does not exceed 50,000 square feet. Because the tenant space is less than 50,000 square feet, the use is permitted and only requires an approved Plan of Operation.

According to the application, there could be between 1-3 employees on one shift between 7:00 am and 4:00 pm, Monday through Friday – however, the facility will typically be unmanned. The applicant stated that there would be approximately 5-10 truck delivery and shipping appointments per week primarily in the mornings to keep their other facilities staffed.

Policy Question:

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

Action Items:

1. Act on the Plan of operation

Staff Recommendation: Staff recommends approval of the Badger Distribution Plan of Operation (W251 N5490 Business Dr., Ste 200) 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:

A. Introduction of a Plan of Operation and Conditional Use application for a solar panel installation at W232 N6274 Waukesha Ave.

The property is zoned B-4 and under Section 17.0506(C)(4)(B), solar energy conversion systems may be permitted in any district with a Conditional Use Permit. The applicant is proposing to construct a solar panel array at the subject property that would be in the back yard and would be approximately 39'7" long and 10'7" wide and would stand approximately 82" tall. A submitted site plan shows that it would be 10' from the rear property line and 15' from the northern side property line. The B-4 Zoning District requires a 10' side yard setback and a 15' rear yard setback.

The Petitioner will need to prove the following standards/condition during the Public Hearing process. The Plan Commission may add additional conditions for the Petitioner to meet in the Conditional Use. The shaded areas (if any) reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

The Conditional Use Standards:

17.0502 APPLICATION. Applications for conditional use permits shall be made to the Village on forms furnished by the Village and shall include Sections A, E, F and G. and may include any or all of Sections B, C, and D. as determined by the Administrator:

A. Names and addresses of the applicant, owner of the site, or other appropriate entities or persons implementing the project as required by the Administrator.

B. Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located. For floodland conditional uses, such description shall also include information that is necessary for the Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human or animal life. This additional information may include plans, certified by a registered professional engineer or land survey or, showing elevations or contours of the ground; fill or storage elevations; first floor elevations of structures; size, location and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets, water supply, and sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream; soil types; and other pertinent information.

C. A topographic map, drawn to a scale of not less than 200' to 1" showing the land in question, its legal description and location; location and use of existing buildings; sanitary systems and private water supplies on such land; the high water elevation of any navigable water within 100' of the land in question; and the proposed location and use of any buildings, sanitary systems and wells on such land and within 100' of such land in question.

D. An impact Report as outlined in Section 17.0506 A or Section 17.0506 B.

E. A fee, as may be established and periodically modified by resolution of the Village Board, shall accompany each application. Such fee shall be paid by cash, check or money order to the Village. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of conditions to be imposed shall be charged to the applicant.

F. Where necessary to comply with certain Wisconsin Statutes, an application will be submitted at the appropriate time to the Department of Natural Resources.

G. The site plan and plan of operation information sheet and plan of operation approval form furnished by the Village shall be submitted prior to scheduling before the Plan Commission.

17.0503 REVIEW AND APPROVAL.

The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, the proposed operation, and other factors the Plan Commission determines are appropriate when considering a Conditional Use Permit.

A. Conditional Use permits shall have the following process:

1. The Applicant shall meet with Administrator or designee in a pre-application conference to discuss the application and plans.

2. The Applicant applies for a Conditional Use Permit by completing the Village application form. Incomplete applications will not be accepted. If that threshold is met, the Administrator or designee sets the application for introduction to the Plan Commission. If the minimum threshold is not met the application is returned to the petitioner with a rationale for denial.

3. The Administrator or designee introduces the CU application at the next available Plan Commission meeting after completion by the Administrator of the response to the Applicant's Impact Report if applicable under 17.0506 A or 17.0506 B. The application materials are provided to the Plan Commission along with a staff report on the matter outlining critical details of the application and code compliance. The Plan Commission concurs the application is complete and sets forth the application for public hearing or the Plan Commission finds the application incomplete and remands it to the Petitioner for completion.

a) Procedure for a Public Hearing before the Plan Commission:

1) Refer to Section 17.1401.
2) Any person may appear in person, by agent, or attorney.
3) The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence.

4) The Plan Commission shall take minutes of the proceedings and shall mark and preserve all exhibits. The Plan Commission shall, when requested by an applicant or a petitioner objecting to the action, cause the proceedings to be taken by a stenographer or by a recording device provided that the applicant or the petitioner objecting making the request pays any and all costs for the stenographer or recording device and any copies of the proceedings. If requested by both the applicant and the petitioner, the costs shall be split evenly unless otherwise agreed to by the parties.

4. At the public Hearing the Plan Commission will hear from the applicant, Village, and the public on the application's compliance with the standards of the Code. The purpose of the hearing is to gather the record, for the Petitioner to prove with substantial evidence they meet the standards of the code or the public to prove they don't and to address concerns from the public and or Plan Commission and render a decision if appropriate or to determine what remains to be discussed at the next meeting. Only substantial evidence may be considered by the Plan Commission. At the summation of the initial public hearing date the Plan Commission may give the following direction to the petitioner and to the public:

a) The remaining questions/standards that need to be proved/responded to.

b) Additional conditions to include in the CU Order that the Plan Commission deems appropriate. The Petitioner will need to prove they can meet those at the adjourned public hearing date.

c) Direction to staff to prepare the Conditional Use Order or a finding the Petitioner does not meet the standards for approval for consideration at the next meeting. The Plan Commission may also delay either of these directions to hear more evidence at the next meeting, although such delay will result in another adjourned public hearing date for due process purposes.

d) Adjourn the public hearing to a date certain.

5. At the adjourned public hearing date if the public hearing was extended for additional evidence collection, the Plan Commission will hear from the applicant, Village, and the public on evidence in support or opposition to items from 17.0503 A 4.(A. and B.) and to the CU Order itself. The

purpose of the hearing is to gather the record on any additional standards imposed by the Plan Commission from the first public hearing and to gather evidence on the CU Order itself. Only substantial evidence will be considered by the Plan Commission. At the summation of the public hearing the Plan Commission will give direction requesting additional evidence and adjourn the public hearing to a date certain or close the public hearing.

6. After the closing of the public hearing the Plan Commission during its regular meeting or at a subsequent meeting where the agenda item is duly noticed shall discuss the plans and Conditional Use Order or Findings for Denial and act on the agenda item(s). The decision shall be based upon the record from the public hearings. The burden of proof is on the applicant to prove they have met the standards of the Ordinance and those set forth by the Plan Commission during the process. The Plan Commission shall render its written determination and the reasons for the same within 95 days from completion of the public hearing unless an extension is consented to in writing by the applicant. The Clerk shall mail a copy of the determination to the applicant.

7. Conditions such as landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, parking requirements, or length of approval may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

B. Compliance with all other provisions of this ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses unless otherwise specifically authorized to be modified by this Code Variances shall only be granted as provided in Section 17.1200 of this ordinance.

C. Changes in use subsequent to the initial issuance of a conditional use permit shall result in a need to change the initial conditions and shall require an amendment to the conditional use permit. Enlargement of a conditional use shall not be considered an amendment. If any holder of a conditional use permit wishes to extend or alter the terms of such permit, the permit holder must apply for an amendment to the conditional use permit through the procedure of application for conditional use permits detailed herein. The process for amending a permit shall generally follow the procedures for granting a permit as set forth in Sections 17.0501, 17.0502 and 17.0503, and shall require the filing of an application and a hearing as provided above. The Conditional Use Order may describe changes that can be made without requiring a new permit.

D. Conditional Use Orders shall generally have 5 year terms unless otherwise specified by the Plan Commission. The Orders shall have an administrative renewal process established within the order to allow for streamlined renewal of the conditional use order with a provision that allows the Plan Commission to remove the Conditional Use Order from automatic renewal if there are concerns with compliance with the CU order or concerns raised by the public about the applicant's operations. If the Plan Commission pulls the CU order from automatic approval the CU order shall remain in effect while the Plan Commission provides due process to the applicant in reviewing the CU Order and its renewal.

E. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in a CU order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule of either the Village Board, County of Waukesha, State of Wisconsin, or the United States of America, or other duly constituted authority. A CU order does not constitute a building permit, nor shall a CU order constitute any other license or permit required by Village Ordinance or law.

17.0506 CONDITIONAL USES

C. ENVIRONMENTAL PROTECTION CONDITIONAL USES The following uses are conditional uses within environmental protection districts or for environmental protection in general and may be permitted as specified.

- b) *Solar Energy Conversion Systems, commonly referred to as "active" or "passive" solar collection and heating systems and including all systems as defined by Section 101.57 (8) (b) of the Wisconsin Statutes when such systems are erected as an accessory structure may be permitted in any district.*
- 1) *Application: Applications for the erection of a solar energy conversion system shall be accompanied by a plat of survey for the property to be served showing the location of the conversion system and the means by which the energy will be provided to the structure or structures.*
 - 2) *Construction: Solar energy conversion systems shall be constructed and installed in conformance with all applicable state and local building and zoning codes.*
 - 3) *Location and Height: Solar energy conversion systems shall meet all setback and yard requirements for the district in which they are located. Solar energy conversion systems shall conform to all height requirements of the zoning code unless otherwise provided in the conditional use permit issued pursuant to this section.*

The General Provisions of Chapter 17.0200

The Zoning District Standards 17.0400 and in particular the standards of the B-3 Highway Business District (17.0418).

Site Plan Review Standards 17.1000

17.1002 PRINCIPLES To implement and define criteria for the purposes set forth in Section 17.1001, the following principles are established to apply to all new structures and uses and to changes or additions to existing structures and uses.

A. No structure, or use shall be established that is counter to the intent of the Design Standards nor shall the same be permitted that would have a negative impact on the maintenance of safe and healthful conditions in the Village. Structures and uses in the B-4 Central Mixed Use District shall also adhere to the intent of the Downtown Development and Design Plan.

B. No structure shall be permitted:

1. The design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

2. The design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates excessive monotony or 17.1000 drabness, in order to realize architectural uniqueness between lots.

3. Where any exposed facade is not constructed or faced with a finished material or color which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

C. The facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing a street shall be finished with brick or decorative masonry material. Such masonry facing shall extend for a distance of at least 10 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.

D. Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

E. Structures and uses shall make appropriate use of open spaces and the Plan Commission may require appropriate landscaping and planting screens. All landscaped areas shall provide a mix of climax trees, tall and medium deciduous trees, tall and medium coniferous trees, deciduous and coniferous shrubs, and grasses. The appropriate mix shall be determined by the Plan Commission.

F. No articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment shall be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property. Garbage and refuse containers shall be screened from the street and from neighboring facilities. The Plan Commission may permit the outdoor display of product or merchandise when it makes a finding that such display is essential to a business or industrial use.

G. Structures and uses shall be provided with adequate services as approved by the appropriate utility and serve to implement the recommendations of Utility and Stormwater Management Plans of the Village.

H. Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead door shall face upon a street right-of-way unless a determination is made by the Plan Commission to allow the same, as described herein.

1. The Plan Commission shall not allow the same unless the Plan Commission first finds either a or b: (a) That the loading dock or overhead door is set back at least 75 feet from the street right-of-way and adequate vehicle turnaround areas have been provided on the lot, such that no maneuvering of vehicles will take place within the street right-of-way in order to access the loading dock or overhead door. (b) That the building is on a lot within the M-1 Industrial District and the building has a previously approved loading dock facing the street.

2. If the Plan Commission finds (1) (a) or (1) (b), above, then the Plan Commission may allow the loading dock or overhead door to face the street right-of-way upon consideration of the following additional factors, without limitation by reason of enumeration: 17.1000 (a) Whether the loading dock or overhead door is set back sufficiently from the street right-of-way to adequately limit the adverse visual impact of the loading dock or overhead door; (b) Whether the number of loading docks or overhead doors that are proposed to face the street right-of-way, due to their number, would create an adverse visual impact; (c) Whether the natural terrain and other existing features of the lot may affect the visual impact of the loading dock or overhead door; and (d) Whether the loading dock or overhead door will be appropriately screened with landscape berms or other landscaping.

Any other standards from Chapter 17 that may be relevant.

Policy Question:

1. There are no policy questions this month as this item is on the agenda for scheduling purposes only.
 - a. Staff did request the applicant to submit the square footage of the existing accessory structures with the proposed solar panel installation to confirm the total square footage of accessory structures in the rear yard does not exceed the 20% required by the Zoning Code.

Action Items:

1. Direct staff to schedule the public hearing.

Staff Recommendation: Staff recommends scheduling the public hearing for the November meeting.

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

A. Consideration and possible action on a Final Plat for Redford Hills subdivision.

The site is zoned RS-3. The submitted Final Plat is in substantial conformance to the preliminary plat and would establish all 45 single family lots in the subdivision.

At this time, the developer is working to get utilities installed to proceed with the curb and asphalt. Due to the time of the year, Staff is working with the developer to have the Final Plat approved subject to the road being paved prior to the document being recorded.

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 for the Final Plat for Redford Hills subject to the standard conditions of Plat approval (attached as Exhibit B), 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 a Final Plat for Vista Run Addition No. 3.

The site is zoned RS-2 with the PDO Overlay. The submitted Final Plat is in substantial conformance to the preliminary plat and would establish an additional 20 single family lots of the subdivision.

Prior to recording this Final Plat, the developer will need to record a Quit Claim Deed to transfer property owned by the property owner to the East to this development to square off the end of Alpine Drive and to ensure that all utility easements are located within this phase of Vista Run. While this process has been initiated, the document will need to be recorded prior to the Final Plat being recorded.

Due to the size of the subdivision, the Developer's Agreement required the construction of a second access point as part of the second phase of the subdivision. The Developer's Agreement requires this second access to be constructed prior to recording this Final Plat. Staff also noted that Outlot 16 on the Final Plat was previously dedicated to the Village as part of Outlot 14 on the first Final Plat. Creating Outlot 16 and dedicating it to the Village would be redundant as that land has already been platted and dedicated to the Village.

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 Addition No. 3 subject to the following conditions:

1. The standard conditions of Plat approval (attached herein as Exhibit B)
2. Meeting all comments and conditions of the Village Engineer in a memo dated October 4, 2022 and attached to this Memo, including but not limited to submitting the recorded Quit Claim Deed to Staff that transfers land to the east to the subject parcel to align with the boundaries of the proposed Final Plat, and submitting a revised Final Plat removing Outlot 16 from the Phase 3 Final Plat because it was recorded as Outlot 14 with the Phase 1 Final Plat.
3. Compliance with the Developer's Agreement in compliance with Wis. Stats. 236.13, including but not limited to installation of the loop roadway to provide a second access to Highway VV in accordance with Item 11 under SECTION I. IMPROVEMENTS, subsection A. PUBLIC STREETS AND SIDEWALKS in the Developer's Agreement.
4. Payment of all fees and subject to the standard conditions of Exhibit A.

C. Discussion on the former ShopKo building and policy going forward.

Village Staff feels that it would be beneficial for the Plan Commission to discuss the vacant ShopKo building. It is important to understand the realities of finding another big-box commercial user for that building and the difficulties associated with that given the large commercial districts surrounding Sussex: Menomonee Falls, Delafield, and Brookfield.

Because of these existing commercial districts and other factors such as visibility of the building from Highway 164 and the fact that is not located along a major highway or interstate, the likelihood of a single big-box tenant filling that space is unlikely. The Plan Commission should discuss what their vision for that space is and if there are opportunities to find alternative tenants, is that something that the Plan Commission would consider if an application was submitted.

At this time, Staff has not received an application for the space, however, there have been various discussions with potential users. However, Staff has been hesitant to accept applications without a better understanding of what the Plan Commission would want to see here. Staff is asking the Plan Commission to discuss the building and provide Staff with some direction on potential alternative users.

06. Other Items for future discussion.

A. Discussion of rezoning newly annexed properties into the Village of Sussex.

Following the annexation of multiple properties into the Village of Sussex, it is necessary to begin the process to rezone these properties to a zoning classification used by the Village and one consistent with adjacent properties and possible future development.

07. **Adjournment.**



Project Name _____
Tax Key # _____

VILLAGE OF SUSSEX
 PLAN OF OPERATION
 PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

<u> X </u> Plan of Operation fee	\$175.00
<u> </u> Conditional Use fee (if necessary)	\$210.00
<u> </u> Pre Occupancy inspection fee	\$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes: _____

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: Brad Dettman Phone # 414-940-8360
 E-mail: brad@foodingredientsinc.com

For office use only:

Met with staff on: _____
Paid fees on: _____
To be on the Plan Commission Agenda for: _____
Original forms to the following:
Plan of Operation to Jeremy _____
Service reimbursement _____
Emergency Contact to Sheriff Dept _____
Wastewater Permit to WWTP _____
Any outstanding fees owed on the property? _____



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? _____ If yes, is this a new CU? _____

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # _____

Zoning: _____

Address of Tenant Space: _____

1. Name of Business:

_____ Business

_____ Address City, State, Zip Phone #

_____ Fax # Email address

2. Business owner contact information:

_____ Contact

_____ Address City, State, Zip Phone #

_____ Fax # Email address

3. Building/Land owner contact information:

_____ Contact

_____ Address City, State, Zip Phone #

_____ Fax # Email address

4. Number of Employees/Shifts: _____

Employees

Shifts

5. Days of Operation:

Put an X in box that applies:
Hours
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

6. Is this an extension of an existing operation? _____
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? _____ Do you need an Outdoor Establishment Permit? _____
 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? _____
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? _____ If yes, explain: _____
11. Dimension of area to be occupied _____ Total square footage _____
 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 _____ Number of spaces needed per code _____
 Number of spaces allocated for employee parking _____
 Dimensions of parking lot _____ Is parking lot paved? _____

13. Signage: What type of signage are you proposing for your business?

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.

 Name Date

 Title or Position

I am aware and approve of the business to be operating in the building owned by _____.

 Name Date

 Title or Position



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Sussex, Wisconsin 53089
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Website: www.villagesussex.org

**VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service and the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

PLEASE PRINT LEGIBLY

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

Business Name: _____

Name of Owner and Address of the Property involved in the Request (if different from above):

Tax Key No. of the Property involved in the Request: SUXV_____

Signature of Property Owner and /or Authorized Agent

Date

Signature of Village Official Accepting Form

Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: _____

Address: _____

Owner/Operator: _____

Standard Industrial Classification #: _____

How many people do you employ? _____

What are your businesses hours of work? _____

Who is responsible for water quality? (List job titles)

Time and Duration of Discharge: _____

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:

Please list each product your business produces. (Include type, amount and rate of production):

What are the constituents and characteristics of your wastewater?

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.



Village of Sussex Fire Department
N63 W24335 Main Street
Sussex, Wisconsin 53089

Fire Station - *PHONE*
262-246-5197
Fire Station - *FAX*
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: _____

Business Address: _____

Business Phone #: _____

Business Email: _____

Business Emergency Contacts

Name and Phone #: _____

Name and Phone #: _____

Name and Phone #: _____

Building Owner Name: _____

Building Owner Email: _____

Building Owner Emergency Contacts

Name and Phone #: _____

Name and Phone #: _____

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No



Badger

Distribution Inc.

2100 Airport Road, Waukesha, Wisconsin 53188

(262) 521-2188 • Fax# (262) 436-1010

www.badgerdistribution.com

Badger Distribution Inc operates as a food grade public warehouse which caters to the storage of bulk food ingredients specific products. A current customer is being displaced from their New Jersey warehouse and asked if we could accommodate their storage needs. We agreed to take their items into our warehouse located at 1805 Pewaukee Road Waukesha WI. In order for us to accommodate the new items we determined it would be best to relocate the plastic containers we currently store in the 1805 Pewaukee Road location. At this time our intentions are to store the plastic containers however we have had additional inquires for over stock food ingredients and other plastic parts. These additional inquires have not yet been confirmed.



Project Name _____
Tax Key # _____

**VILLAGE OF SUSSEX
PLAN OF OPERATION
PROCEDURE LIST**

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

_____ Plan of Operation fee	\$175.00
<input checked="" type="checkbox"/> Conditional Use fee (if necessary)	\$210.00
_____ Pre Occupancy inspection fee	\$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes: _____

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: Jake Hirsbrunner Phone # 608-558-3842

E-mail: Approval@solenergysolar.com

For office use only:

Met with staff on: _____
Paid fees on: _____
To be on the Plan Commission Agenda for: _____
Original forms to the following:
Plan of Operation to Jeremy _____
Service reimbursement _____
Emergency Contact to Sheriff Dept _____
Wastewater Permit to WWTP _____
Any outstanding fees owed on the property? _____



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? Yes If yes, is this a new CU? Yes

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # _____

Zoning: _____

Address of Tenant Space: _____

1. Name of Business:

N/A

Business

Address City, State, Zip Phone #

Fax # Email address

2. Business owner contact information:

N/A

Contact

Address City, State, Zip Phone #

Fax # Email address

3. Building/Land owner contact information:

Melissa Goedde

Contact

W232N6274 Waukesha Avenue,

Sussex, WI 53089

(414) 534-5536

Address City, State, Zip Phone #

Mschwartz414@gmail.com

Fax # Email address

4. Number of Employees/Shifts: N/a

Employees

Shifts

5. Days of Operation:

Put an X in box that applies:

Hours

Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

6. Is this an extension of an existing operation? _____
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? _____ Do you need an Outdoor Establishment Permit? _____
 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? _____
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? _____ If yes, explain: _____
11. Dimension of area to be occupied _____ Total square footage _____
 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 _____ Number of spaces needed per code _____
 Number of spaces allocated for employee parking _____
 Dimensions of parking lot _____ Is parking lot paved? _____

13. Signage: What type of signage are you proposing for your business?

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.

_____ Melissa Goedde	_____ 9-20-2022
Name	Date
_____ Homeowner	
Title or Position	

I am aware and approve of the business to be operating in the building owned by _____.

_____	_____
Name	Date

Title or Position	



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

**VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service and the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

PLEASE PRINT LEGIBLY

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

Melissa Goedde - W232N6274 Waukesha Avenue, Sussex WI, 53089

Business Name: _____

Name of Owner and Address of the Property involved in the Request (if different from above):

Tax Key No. of the Property involved in the Request: **SUXV**_____

Melissa Goedde

2022-09-20

Signature of Property Owner and /or Authorized Agent

Date

Signature of Village Official Accepting Form

Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: N/A

Address: W232N6274 Waukesha Avenue, Sussex WI, 53089

Owner/Operator: _____

Standard Industrial Classification #: _____

How many people do you employ? _____

What are your businesses hours of work? _____

Who is responsible for water quality? (List job titles)

Time and Duration of Discharge: _____

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:

Please list each product your business produces. (Include type, amount and rate of production):

What are the constituents and characteristics of your wastewater?

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

[Print Form](#)

[Clear Form](#)



Village of Sussex Fire Department
N63 W24335 Main Street
Sussex, Wisconsin 53089

Fire Station - *PHONE*
262-246-5197
Fire Station - *FAX*
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: N/A
Business Address: W232N6274 Waukesha Avenue, Sussex WI, 53089
Business Phone #: (414) 534-5536
Business Email: Mschwartz414@gmail.com

Business Emergency Contacts

Name and Phone #: Melissa Goedde - (414) 534-5536
Name and Phone #: _____
Name and Phone #: _____

Building Owner Name: _____

Building Owner Email: _____

Building Owner Emergency Contacts

Name and Phone #: _____
Name and Phone #: _____

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE, SUSSEX, WI 53089
6.00 kW (AC) AND 7.665 kW (DC) PHOTOVOLTAIC SYSTEM



COVER SHEET

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

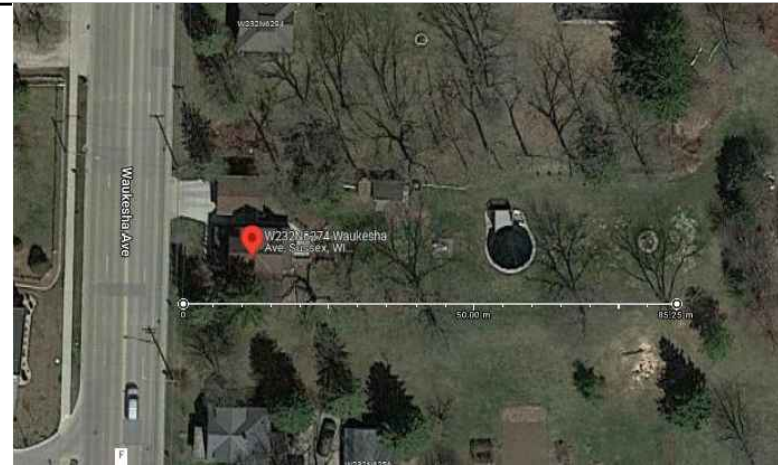
SOLENERGY
PHIL SUTTER
LIC#: DC-04210045 EXP: 2023
7182 HWY 14, #201
MIDDLETON, WI 53562
760.341.1413
jdhirbrunner@solenergysolar.com
SIGNED: _____ DATE: _____

9.21.22
DRAWN BY: BPM
APN: SUXV0245975
LOT: 0.45 Acres
DWELLING: ---

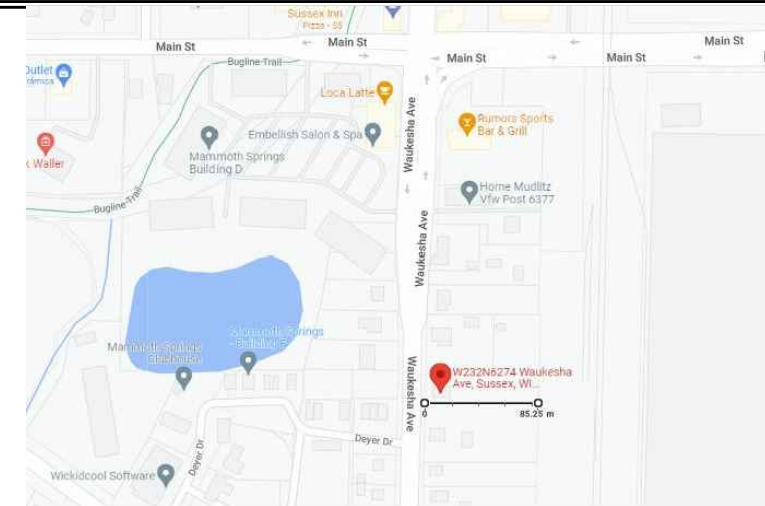
C-1

MODULE DIM: 67.59" X 41.14"
 MODULE WEIGHT: 43.87 lbs
 NUMBER OF STORIES: 01
 STRUCTURE TYPE: GROUND MOUNT

(1)STRING OF (11) Q.PEAK DUO BLK-G10+ 365W MODULES WITH (11) S440 POWER OPTIMIZERS
 (1)STRING OF (10) Q.PEAK DUO BLK-G10+ 365W MODULES WITH (10) S440 POWER OPTIMIZERS



VICINITY MAP



SCOPE OF WORK

THIS PROJECT CONSISTS OF THE INSTALLATION OF (21) PHOTOVOLTAIC MODULES WITH (21) POWER OPTIMIZERS AND (1) UTILITY INTERACTIVE INVERTER. PV MODULES WILL BE GROUND MOUNTED USING SUNMODO SUNTURF GROUND SCREW MOUNTING SYSTEM.

THE ATTACHMENT SYSTEM IS SPECIFICALLY DESIGNED TO WITHSTAND 100MPH WIND LOADS, 30PSF SNOW LOADS AND SEISMIC LOADS ON EXISTING ROOFTOPS. REFER TO CODE COMPLIANT INSTALLATION MANUAL FOR DETAILED INFORMATION AND WATER PROOFING SPECIFICATIONS.

SHEET INDEX

SHEET NO.	INDEX NO.	DESCRIPTION:
01	C-1	COVER SHEET
02	T-1	TITLE SHEET
03	M-1	PHOTOVOLTAIC EQUIPMENT PLAN
04	E-1	SINGLE LINE DIAGRAM
05	D-1	PHOTOVOLTAIC MODULE DATA SHEET
06	D-2	INVERTER DATA SHEET
07	D-3	POWER OPTIMIZER DATA SHEET
08	D-4	AC DISCONNECT DATA SHEET
9-15	D-5-D-11	ATTACHMENT DATA SHEET
16	D-12	METER DATASHEET
17	L-1	WARNING PLACARDS

PROJECT JURISDICTION

PREPARED FOR:
 CITY OF COUNTY: VILLAGE OF SUSSEX
 ADDRESS: N64W23760 MAIN STREET
 CITY, STATE, ZIP: SUSSEX, WI 53089
 PH: 262-246-5212

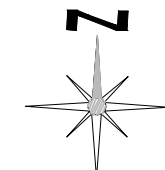
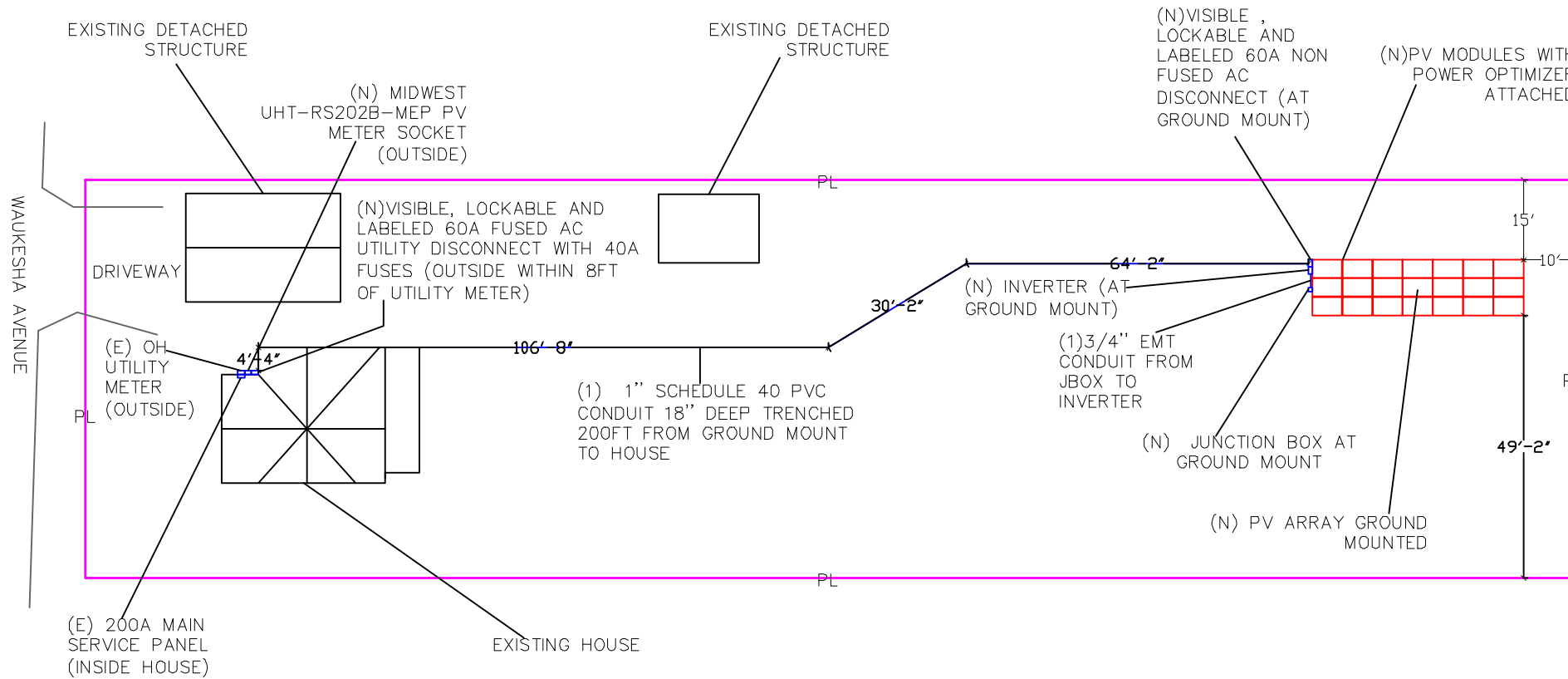
CODE COMPLIANCE

ALL WORK SHALL CONFORM TO ALL PERTINENT CODES, REGULATIONS, LAWS, AND ORDINANCES AS REQUIRED BY THE STATE OF WISCONSIN

2017 NATIONAL ELECTRICAL CODE
 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL EXISTIGN BUILDING CODE
 2015 INTERNATIONAL FUEL GAS CODE
 2015 INTERNATIONAL MECHANICAL CODE
 2015 INTERNATIONAL ENERGY CONSERVATION CODE-RESIDENTIAL
 2015 INTERNATIONAL ENERGY CONSERVATION CODE-COMMERCIAL

PV SYSTEM SPECIFICATIONS

HANWHA Q.PEAK DUO BLK-G10+ 365W	21	SOLAREGE INVERTER SE6000H-US (240V) S440 POWER OPTIMIZERS	1	SUNMODO SUNTURF GROUND SCREW MOUNTING SYSTEM	30°	180°	7.665 kW
MODULE	QTY.	INVERTER	QTY.	RACKING	TILT	AZIMUTH	DC POWER RATING (STC)



PHOTOVOLTAIC INSTALLATION PLAN

1 SCALE: 1"=30'



TITLE SHEET

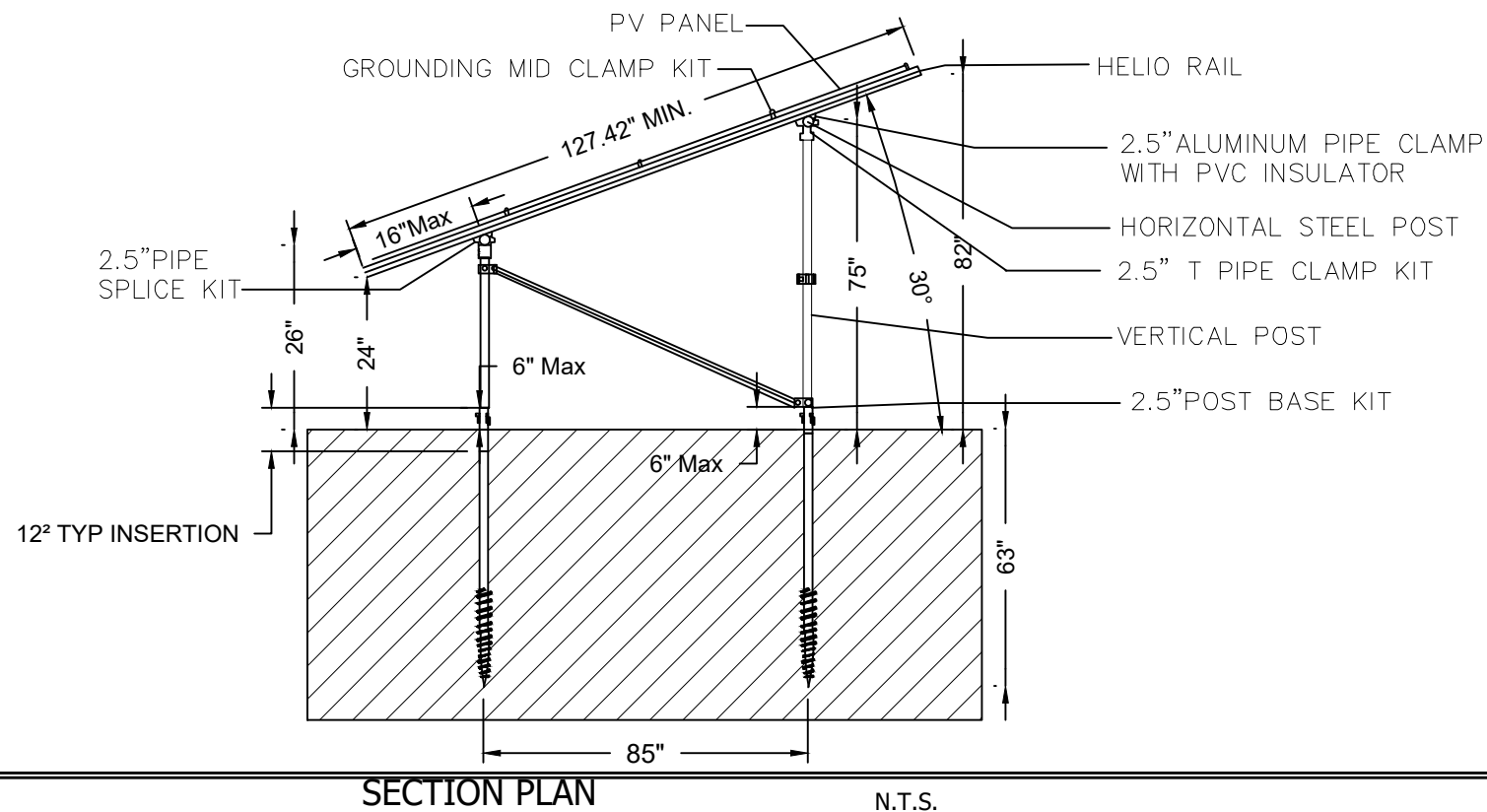
THE MELISSA GOEDDE RESIDENCE
 W232N6274 WAUKESHA AVENUE,
 SUSSEX, WI 53089
 (414) 534-5536

SOLENERGY
 PHIL SUTTER
 LIC#: DC-04210045 EXP: 2023
 7182 HWY 14, #201
 MIDDLETON, WI 53562
 760.341.1413
 jdhirsbrunner@solenergysolar.com
 SIGNED: _____ DATE: _____

9.21.22

DRAWN BY: BPM
 APN: SUXV0245975
 LOT: 0.45 Acres
 DWELLING: ---

T-1

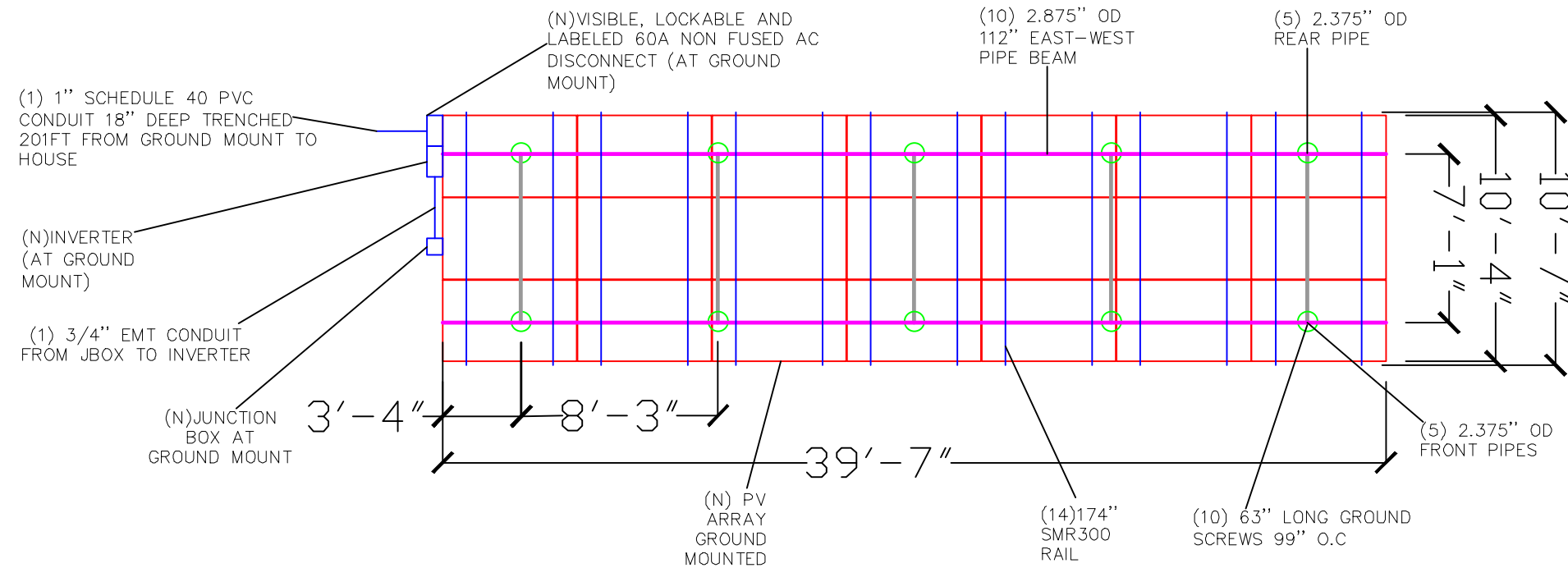


SECTION PLAN N.T.S.

GROUND LOAD CALCULATION

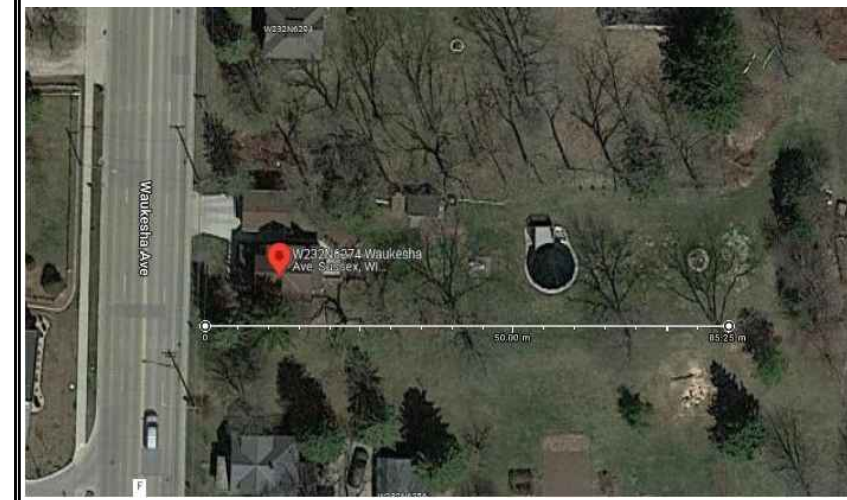
GROUND: 21 PANELS
 PV AREA SINGLE MODULE: 19.31 SQ. FT.
 PV AREA TOTAL: 405.51 SQ. FT.
 PV PANEL WEIGHT = 43.87 lbs
 MOUNTING HARDWARE WEIGHT = 10 lbs/panel
 ENTIRE WEIGHT ON GROUND:
 (43.87 lbs, panels)x(21)+
 (1.5 lb power optimizers)x(21)+
 (10 lbs, structure)x(21)=1,162.77 lbs
 [921.27+31.5+210]

1,162.77 lbs/405.51 sq.ft.=2.86 lbs/sqft



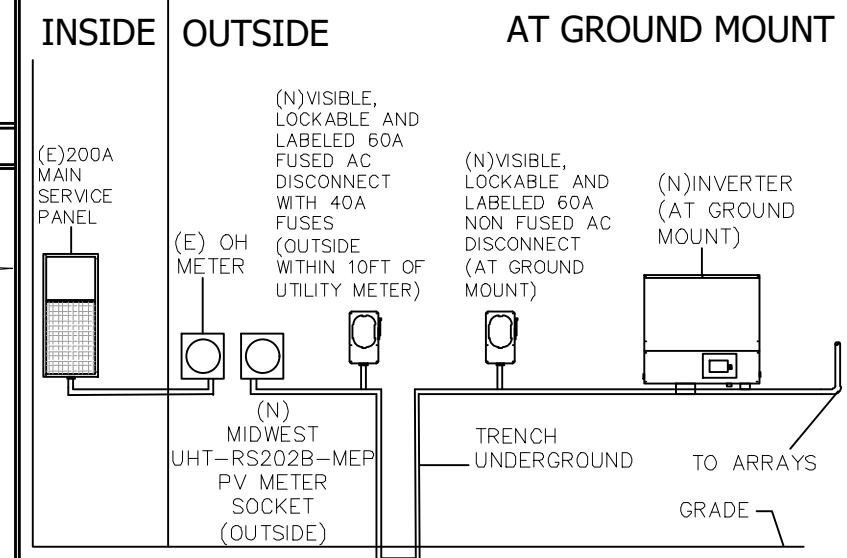
PV LAYOUT PLAN

1 SCALE: 1' = 3/16"



AERIAL VIEW

CLASS 1 - DIVISION 1 (N) JUNCTION BOX ON GROUND MOUNT
 METALLIC CONDUIT W/NO JOINTS



MAIN SERVICE ELEVATION

GENERAL NOTES:

1. CONDUIT RUNS ARE DIAGRAMMATIC, SUBJECT TO FIELD CONDITIONS AND INSTALLATION CONTRACTOR'S FINAL LOCATIONS THAT MEET NEC REQUIREMENTS.
2. ALL EQUIPMENT INSTALLED SHALL BE IN ACCORDANCE WITH ALL LOCAL BUILDING AND ELECTRICAL CODES.
3. THE INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND UNDERSTANDING THE SECTION OF THE INVERTERS OPERATION AND MAINTENANCE MANUAL THAT PERTAINS TO THE SAFETY AND PROPER INSTALLATION.
4. THE SYSTEM SHALL NOT BE INTERCONNECTED UNTIL APPROVAL FROM LOCAL JURISDICTION AND THE UTILITY IS OBTAINED.
5. ALL CONDUCTORS TO BE COPPER UNLESS SPECIFIED OTHERWISE.
6. THE SOLAR PHOTOVOLTAIC INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL OR BUILDING ROOF VENTS.
7. LIQUID TIGHT FLEXIBLE CONDUIT SHALL BE SUNLIGHT RESISTANT.
8. THIS IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES



PV EQUIPMENT PLAN

THE MELISSA GOEDDE RESIDENCE
 W232N6274 WAUKESHA AVENUE,
 SUSSEX, WI 53089
 (414) 534-5536

SOLENERGY
 PHIL SUTTER
 LIC#: DC-04210045 EXP: 2023
 7182 HWY 14, #201
 MIDDLETON, WI 53562
 760.341.1413
 jdhirbrunner@solenergysolar.com

9.21.22

DRAWN BY: BPM
 APN: SUXV0245975
 LOT: 0.45 Acres
 DWELLING: ---

M-1

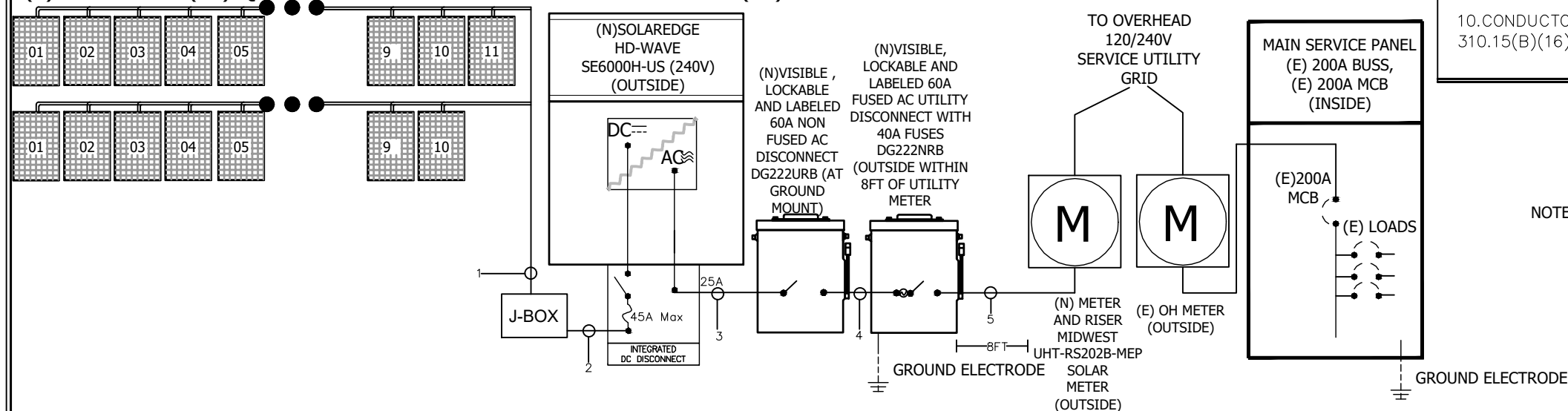
SINGLE LINE DIAGRAM: DC SYSTEM SIZE-7,665W AND AC SYSTEM SIZE-6,000W

ELECTRICAL NOTES

INVERTER SPECIFICATIONS		MODULE SPECIFICATIONS	
MODEL	SOLAREEDGE HD-WAVE SE6000H-US	MODEL	HANWHA Q CELLS 365W Q.PEAK DUO BLK-G10+
MAX CONTINUOUS OUTPUT POWER	6,000W	MODULE POWER @ STC	365W
MAX OUTPUT CURRENT	25A	OPEN CIRCUIT VOLTAGE: VOC	41.24V
CEC WEIGHTED EFFICIENCY	99%	MAX POWER VOLTAGE: VMP	34.58V
MAX DC VOLTAGE	480V	SHORT CIRCUIT CURRENT: ISC	11.07A
MAX DC POWER	9,300W	MAX POWER CURRENT: IMP	10.56A

- 1.CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT PER NEC 310.10(D).
- 2.CONDUCTORS EXPOSED TO WET LOCATIONS SHALL BE SUITABLE FOR USE IN WET LOCATIONS PER NEC 310.10(C).
- 3.MAXIMUM DC/AC VOLTAGE DROP SHALL BE NO MORE THAN 2%.
- 4.ALL CONDUCTORS SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED.
- 5.BREAKER/FUSE SIZES CONFORMS TO NEC 240.6 CODE SECTION.
- 6.AC GROUNDING ELECTRODE CONDUCTOR SIZED PER NEC 250.66.
- 7.AMBIENT TEMPERATURE CORRECTION FACTOR IS BASED ON NEC 690.31(C).
- 8.AMBIENT TEMPERATURE ADJUSTMENT FACTOR IS BASED ON NEC 310.15(B)(2).
- 9.MAX. SYSTEM VOLTAGE CORRECTION IS PER NEC 690.7.
- 10.CONDUCTORS ARE SIZED PER WIRE AMPACITY TABLE NEC 310.15(B)(16).

PV ARRAY WITH (21) TOTAL MODULES AND (21) POWER OPTIMIZERS
(1) STRING OF (11) Q.PEAK DUO BLK-G10+ 365W MODULES WITH (11) SE S440 POWER OPTIMIZERS
(1) STRING OF (10) Q.PEAK DUO BLK-G10+ 365W MODULES WITH (10) SE S440 POWER OPTIMIZERS



CONDUIT SCHEDULE				
TAG ID	CONDUIT SIZE	CONDUCTOR	NEUTRAL	GROUND
1	NONE	(4) #10 AWG THHN/THWN-2	NONE	(2)#8 AWG BARE COPPER
2	(1) 3/4 " EMT	(4) #10 AWG THHN/THWN-2	NONE	(1)#8 AWG BARE COPPER
3	(1) 3/4 " EMT	(2) #8 AWG THHN/THWN-2	(1) #8 AWG	(1)#8 AWG BARE COPPER
4	(1) 1 " PVC	(2) #8 AWG THHN/THWN-2	(1) #8 AWG	(1)#8 AWG BARE COPPER
5	(1) 3/4 " EMT	(2) #6 AWG THHN/THWN-2	(1) #6 AWG	(1)#6 AWG BARE COPPER

NOTE:
 MAIN PANEL RATING: 200A, MAIN BREAKER RATING: 200A
 LINE SIDE TAP :100% ALLOWABLE BACKFEED IS = 200A

OCPP CALCULATIONS:
 INVERTER OVERCURRENT PROTECTION= INVERTER O/P I X CONTINOUS LOAD (1.25)=
 1.25 X 25A= 31.25A = PV BREAKER
 TOTAL REQUIRED PV BREAKER SIZE/FUSE SIZE= 40A MIN

ELECTRICAL CALCULATIONS

AC WIRE CALCULATIONS: -MATERIAL: COPPER & TEMPERATURE RATING 90°C				
TAG ID	REQUIRED CONDUCTOR AMPACITY	CORRECTED AMPACITY CALCULATION	DERATED CONDUCTOR AMPACITY CHECK	
3	25A X 1.25 = 31.25A	#8AWG = 55 X 0.87 X 1 = 47.85	31.25A LESS THAN 47.85A	
4	25A X 1.25 = 31.25A	#6AWG = 75 X 0.87 X 1 = 65.25A	31.25A LESS THAN 65.25A	
DC WIRE CALCULATIONS: -MATERIAL: COPPER & TEMPERATURE RATING 90°C				
TAG ID	REQUIRED CONDUCTOR AMPACITY	CORRECTED AMPACITY CALCULATION	DERATED CONDUCTOR AMPACITY CHECK	
1,2	11.07 X 1.56= 17.26A	#10AWG = 40 X 0.87 X 1 = 34.8A	17.26A LESS THAN 34.8A	



SINGLE LINE DIAGRAM

THE MELISSA GOEDDE RESIDENCE
 W232N6274 WAUKESHA AVENUE,
 SUSSEX, WI 53089
 (414) 534-5536

SOLENERGY
 PHIL SUTTER
 LIC#: DC-04210045 EXP: 2023
 7182 HWY 14, #201
 MIDDLETON, WI 53562
 608.558.3842
 jdhirbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22
 DRAWN BY: BPM
 APN: SUXV0245975
 LOT: 0.45 Acres
 DWELLING: ---

E-1



Q.PEAK DUO BLK-G10+ 350-370

ENDURING HIGH PERFORMANCE



BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.9%.



THE MOST THOROUGH TESTING PROGRAMME IN THE INDUSTRY

Q CELLS is the first solar module manufacturer to pass the most comprehensive quality programme in the industry. The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty².

¹ APT test conditions according to IEC/TS 62804-1:2015, method A (-1500V, 96h)
² See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:



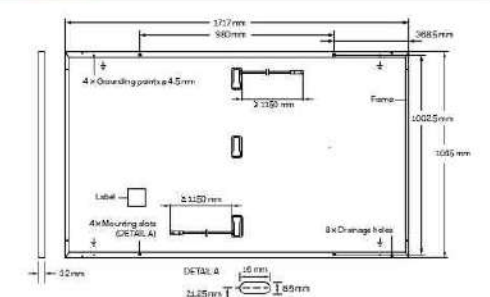
Engineered in Germany



Engineered in Germany



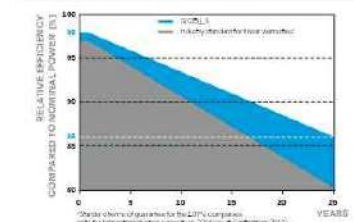
MECHANICAL SPECIFICATION	
Format	1717 mm x 1045 mm x 32 mm (including frame)
Weight	19.9 kg
Front Cover	3.2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 x 20 monocrystalline Q.ANTUM solar half cells
Junction box	53-101 mm x 32-60 mm x 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable (+) ≥ 1150 mm, (-) ≥ 1150 mm
Connector	Siäubli MC4; IP68



ELECTRICAL CHARACTERISTICS		350	355	360	365	370
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)						
Power at MPP ²	P _{MPP} [W]	350	355	360	365	370
Short Circuit Current ²	I _{SC} [A]	10.97	11.00	11.04	11.07	11.10
Open Circuit Voltage ²	V _{OC} [V]	41.11	41.14	41.18	41.21	41.24
Current at MPP	I _{MPP} [A]	10.37	10.43	10.49	10.56	10.62
Voltage at MPP	V _{MPP} [V]	33.76	34.03	34.31	34.58	34.84
Efficiency ²	η [%]	≥ 19.5	≥ 19.8	≥ 20.1	≥ 20.3	≥ 20.6
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²						
Power at MPP	P _{MPP} [W]	262.6	266.3	270.1	273.8	277.6
Short Circuit Current	I _{SC} [A]	8.84	8.87	8.89	8.92	8.95
Open Circuit Voltage	V _{OC} [V]	38.77	38.80	38.83	38.86	38.90
Current at MPP	I _{MPP} [A]	8.14	8.20	8.26	8.31	8.37
Voltage at MPP	V _{MPP} [V]	32.24	32.48	32.71	32.94	33.17

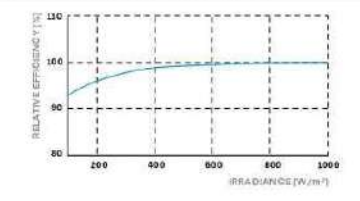
¹ Measurement tolerances P_{MPP} ± 3%; I_{SC}; V_{OC} ± 5% at STC; 1000 W/m², 25 ± 2°C, AM 1.5 according to IEC 60904-3 +800 W/m², NMOT, spectrum AM 1.5

Q CELLS PERFORMANCE WARRANTY



All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



TEMPERATURE COEFFICIENTS					
Temperature Coefficient of I _{SC}	α [%/K]	+0.04	Temperature Coefficient of V _{OC}	β [%/K]	-0.27
Temperature Coefficient of P _{MPP}	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°C]	43 ± 3

PROPERTIES FOR SYSTEM DESIGN				
Maximum System Voltage	V _{MYS} [V]	1000	PV module classification	Class II
Maximum Reverse Current	I _R [A]	20	Fire Rating based on ANSI / UL 61730	C/TYP2
Max. Design Load, Push / Pull	[Pa]	3600 / 2660	Permitted Module Temperature on Continuous Duty	-40°C - +85°C
Max. Test Load, Push / Pull	[Pa]	5400 / 4000		

QUALIFICATIONS AND CERTIFICATES

Quality Controlled PV - TÜV Rheinland
IEC 61215:2016; IEC 61730:2016
This data sheet complies with DIN EN 60380.
QCPV Certification tracking.

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS GmbH
Sommerlee 17-21, 06766 Bitterfeld-Wolfen, Germany | TEL +49 (0)3494 66 99-23444 | FAX +49 (0)3494 66 99-23000 | EMAIL sales@q-cells.com | WEB www.q-cells.com

Specifications subject to technical changes © Q CELLS Q.PEAK DUO BLK-G10+ 350-370 2021-03 Rev.01_EN



MODULE DATA SHEET

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

SOLENERGY
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LIC#: DC-04210045 EXP: 2023
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608.558.3842
jdhirbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22
DRAWN BY: BPM
APN: SUXV0245975
LOT: 0.45 Acres
DWELLING: ---

D-1

Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

12-25 YEAR WARRANTY



INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

solaredge.com



Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US		
OUTPUT									
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA	
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA	
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac	
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac	
AC Frequency (Nominal)	59.3 - 60 - 60.5 ¹⁾							Hz	
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A	
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A	
GFDI Threshold	1							A	
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes								
INPUT									
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W	
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W	
Transformer-less, Ungrounded	Yes								
Maximum Input Voltage	480							Vdc	
Nominal DC Input Voltage	380							Vdc	
Maximum Input Current @240V ²⁾	8.5	10.5	13.5	16.5	20	27	30.5	Adc	
Maximum Input Current @208V ²⁾	-	9	-	13.5	-	-	27	Adc	
Max. Input Short Circuit Current	45							Adc	
Reverse-Polarity Protection	Yes								
Ground-Fault Isolation Detection	600k Ω Sensitivity								
Maximum Inverter Efficiency	99	99.2						%	
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%	
Nighttime Power Consumption	< 2.5							W	
ADDITIONAL FEATURES									
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)								
Revenue Grade Data, ANSI C12.20	Optional ³⁾								
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect								
STANDARD COMPLIANCE									
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07								
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (H)								
Emissions	FCC Part 15 Class B								
INSTALLATION SPECIFICATIONS									
AC Output Conduit Size / AWG Range	1" Maximum / 14-6 AWG				1" Maximum / 14-4 AWG				
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1-2 strings / 14-6 AWG				1" Maximum / 1-3 strings / 14-6 AWG				
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174				21.3 x 14.6 x 7.3 / 540 x 370 x 185				in / mm
Weight with Safety Switch	22 / 10	25.1 / 11.4	26.2 / 11.9	38.8 / 17.6				lb / kg	
Noise	< 25			< 50				dBA	
Cooling	Natural Convection								
Operating Temperature Range	-13 to +140 / -25 to +60 ⁴⁾ (-40 ⁴⁾ / -40 ⁴⁾ option ⁵⁾							°F / °C	
Protection Rating	NEMA 4X (Inverter with Safety Switch)								

¹⁾ For other regional settings please contact SolarEdge support
²⁾ A higher current source may be used; the inverter will limit its input current to the values stated
³⁾ Revenue grade inverter P/N: SExxxxH-US000NNC2
⁴⁾ For power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>
⁵⁾ -40 version P/N: SExxxxH-US000NNU4

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RoHS



INVERTER DATA SHEET

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SIGNED: _____ DATE: _____

8.23.22
 DRAWN BY: BPM
 APN: SUXV0245975
 LOT: 0.45 Acres
 DWELLING: ---

D-2

Power Optimizer For Residential Installations

S440, S500



POWER OPTIMIZER

Enabling PV power optimization at the module level

- Specifically designed to work with SolarEdge residential inverters
- Detects abnormal PV connector behavior, preventing potential safety issues*
- Module-level voltage shutdown for installer and firefighter safety
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch loss, from manufacturing tolerance to partial shading
- Faster installations with simplified cable management and easy assembly using a single bolt
- Flexible system design for maximum space utilization
- Compatible with bifacial PV modules

* Functionality subject to inverter model and firmware version

solaredge.com



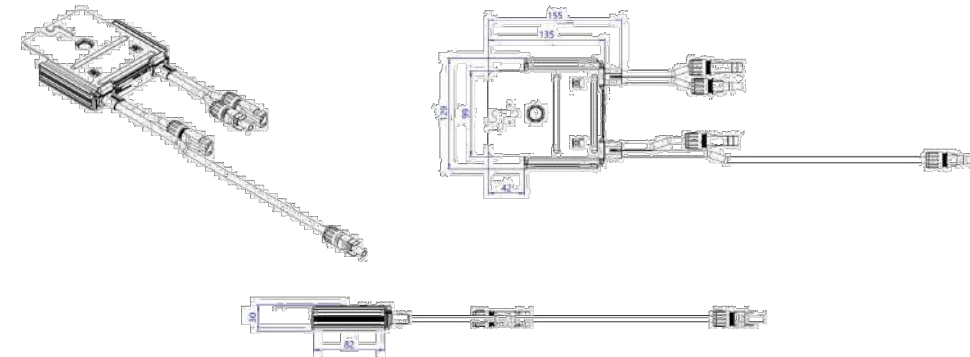
Power Optimizer For Residential Installations S440, S500

	S440	S500	UNIT
Rated Input DC Power ⁽¹⁾	440	500	W
Absolute Maximum Input Voltage (Voc)		60	Vdc
MPPT Operating Range		8 - 60	Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	14.5	15	Adc
Maximum Efficiency		99.5	%
Weighted Efficiency		98.6	%
Overvoltage Category		II	
OUTPUT DURING OPERATION			
Maximum Output Current		15	Adc
Maximum Output Voltage		60	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)			
Safety Output Voltage per Power Optimizer		1	Vdc
STANDARD COMPLIANCE			
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3, CISPR11, EN-55011		
Safety	IEC62109-1 (class II safety), UL1741		
Material	UL94 V-0, UV Resistant		
RoHS	Yes		
Fire Safety	VDE-AR-E 2100-712:2013-05		
INSTALLATION SPECIFICATIONS			
Maximum Allowed System Voltage		1000	Vdc
Dimensions (W x L x H)		129 x 155 x 30	mm
Weight (including cables)		655 / 1.5	gr / lb
Input Connector		MC4 ⁽²⁾	
Input Wire Length		0.1	m
Output Connector		MC4	
Output Wire Length		(+) 2.3, (-) 0.10	m
Operating Temperature Range ⁽³⁾		-40 to +85	°C
Protection Rating		IP68 / NEMA6P	
Relative Humidity		0 - 100	%

(1) Rated power of the module at STC will not exceed the Power Optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed
 (2) For other connector types please contact SolarEdge
 (3) For ambient temperature above +70°C / +158°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details

PV System Design Using a SolarEdge Inverter	Single Phase HD-Wave	Three Phase	Three Phase for 277/480V Grid	
Minimum String Length (Power Optimizers)	S440, S500	8	16	18
Maximum String Length (Power Optimizers)		25	50	
Maximum Nominal Power per String ⁽⁴⁾		5700	11250 ⁽⁵⁾	12750 ⁽⁶⁾
Parallel Strings of Different Lengths or Orientations		Yes		

(4) If the inverters rated AC power ≤ maximum nominal power per string, then the maximum power per string will be able to reach up to the inverters maximum input DC power Refer to: <https://www.solaredge.com/sites/default/files/se-power-optimizer-single-string-design-application-note.pdf>
 (5) For the 230/400V grid: it is allowed to install up to 13,500W per string when the maximum power difference between each string is 2,000W
 (6) For the 277/480V grid: it is allowed to install up to 15,000W per string when the maximum power difference between each string is 2,000W
 (7) It is not allowed to mix S-series and P-series Power Optimizers in new installations



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CE RoHS



OPTIMIZER DATA SHEET

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 SUSSEX, WI 53089
 (414) 534-5536

SOLENERGY
 PHIL SUTTER
 LIC#: DC-04210045 EXP: 2023
 7182 HWY 14, #201
 MIDDLETON, WI 53562
 608.558.3842
 jdhirsbrunner@solaredge.com

SIGNED: _____ DATE: _____

8.23.22

DRAWN BY: BPM

APN: SUXV0245975

LOT: 0.45 Acres

DWELLING: ---

D-3

General Duty Non-Fusible Safety Switch

DG222URB

UPC:782113144238

Dimensions:

- **Height:** 7.5 IN
- **Length:** 6.41 IN
- **Width:** 8.4 IN

Weight:9 LB

Notes:WARNING! Switch is not approved for service entrance unless a neutral kit is installed.

Warranties:

- Eaton Selling Policy 25-000, one (1) year from the date of installation of the Product or eighteen (18) months from the date of shipment of the Product, whichever occurs first.

Specifications:

- **Type:** General Duty/Non-Fusible
- **Amperage Rating:** 60A
- **Enclosure:** NEMA 3R
- **Enclosure Material:** Painted galvanized steel
- **Fuse Configuration:** Non-fusible
- **Number Of Poles:** Two-pole
- **Number Of Wires:** Two-wire
- **Product Category:** General Duty Safety Switch
- **Voltage Rating:** 240V

Supporting documents:

- [Eatons Volume 2-Commercial Distribution](#)
- [Drawing Dataset](#)
- [Eaton Specification Sheet - DG222URB](#)

Certifications:

- UL Listed

Product compliance: No Data



Eaton general duty cartridge fuse safety switch

DG222NRB

UPC:782113144221

Dimensions:

- **Height:** 14.37 IN
- **Length:** 7.35 IN
- **Width:** 8.4 IN

Weight:10 LB

Notes:Maximum hp ratings apply only when dual element fuses are used. 3-Phase hp rating shown is a grounded B phase rating, UL listed.

Warranties:

- Eaton Selling Policy 25-000, one (1) year from the date of installation of the Product or eighteen (18) months from the date of shipment of the Product, whichever occurs first.

Specifications:

- **Type:** General duty, cartridge fused
- **Amperage Rating:** 60A
- **Enclosure:** NEMA 3R
- **Enclosure Material:** Painted galvanized steel
- **Fuse Class Provision:** Class H fuses
- **Fuse Configuration:** Fusible with neutral
- **Number Of Poles:** Two-pole
- **Number Of Wires:** Three-wire
- **Product Category:** General duty safety switch
- **Voltage Rating:** 240V

Supporting documents:

- [Eatons Volume 2-Commercial Distribution](#)
- [Eaton Specification Sheet - DG222NRB](#)

Certifications:

- UL Listed

Product compliance: No Data



AC DISCONNECT DATA SHEET

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

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608.558.3842
jdhrsbrunner@solenergy.com

SIGNED: _____ DATE: _____

8.23.22

DRAWN BY: BPM

APN: SUXV0245975

LOT: 0.45 Acres

DWELLING: ---

D-4



GO BIG ON TURF

SunTurf™ Ground Mount System



SunModo offers the next generation Ground Mount System with SunTurf™. The streamlined design combines the strength of Helio Rails with steel pipes to create the perfect ground mount solution.

SunTurf™ is ideal for solar installers looking for a durable and cost-effective system that can accommodate a wide variety of soil conditions.

The SunTurf™ Ground Mount Advantage

- ✓ Easily scalable from kilowatts to multimewatts PV Arrays.
- ✓ Foundation design solution for every soil condition.
- ✓ Online configuration tool available to streamline design process.
- ✓ Components optimized for strength, durability and fast installation.
- ✓ UL 2703 Listed by Intertek.

Key Features of SunTurf™ Ground Mount System

SunTurf™ Ground Mount System easily integrate Helio Rails with Schedule 40 steel pipes. No drilling is required to attach the aluminum rails to the horizontal pipe. Optional bracing can provide additional structural rigidity for sites with high snow or wind load conditions. Anchor any ground mount installation using one of our fountain types including helical piles, precast ballasts and concrete piers.



Augers and Ground Screws

Our augers are suitable for use in weak to moderate strength soils and areas with a high-water table. Our ground screws are ideal for use in hard packed earth or soils with large amounts of cobble and gravel.



Ground Screw



Earth Auger

Technical Data

Application	Ground Mount
Material	High grade aluminum, galvanized steel and 304 stainless steel hardware
Module Orientation	Portrait and Landscape
Tilt Angle	Range between 10 to 50 degrees
Foundation Types	Post in concrete, helical earth auger, ground screw anchor and ballast
Structural Integrity	Stamped engineering letters available
Certificate	UL2703 listed by ETL
Warranty	25 years

SunModo, Corp. Vancouver, WA., USA • www.sunmodo.com • 360.844.0048 • info@sunmodo.com



GROUND MOUNT SYSTEM DATA SHEET

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7182 HWY 14, #201
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760.341.1413
jdhrsbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22

DRAWN BY: BPM

APN: SUXV0245975

LOT: 0.45 Acres

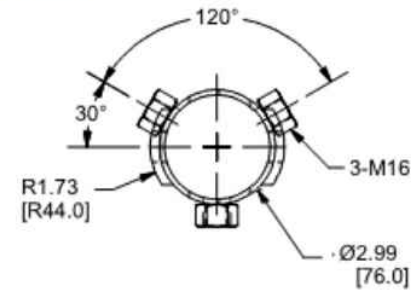
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D-5

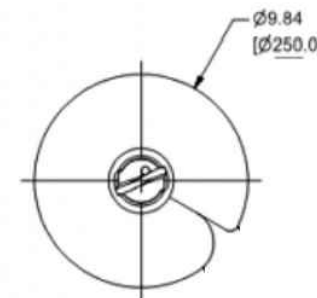
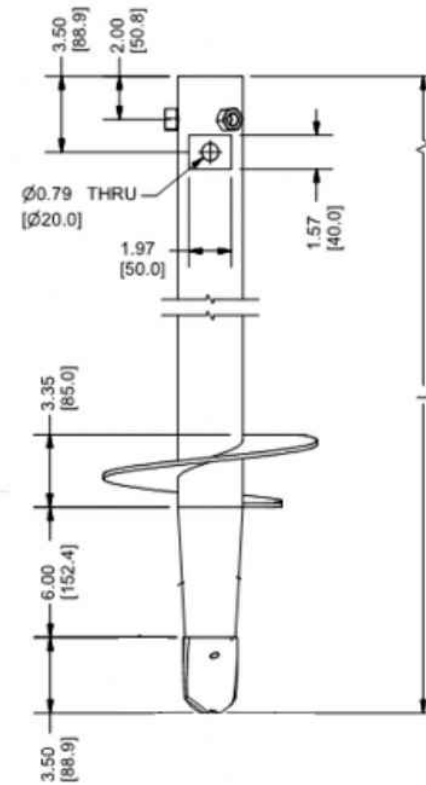


BASIC INFORMATION	
Part Number	A21146-XXX
Description	10" Helix Blade Auger
Lengths (-063 -080)	63 inches 80 inches
Auger Outside Diameter	76mm
Attachment Hardware	3X M16 Set Screws
Material	#45 Structural Carbon Steel
Finish	Hot Dip Galvanized
Approximate Weight	8,2 kg 10,5 kg

BASIC INFORMATION	
Part Number	A21147-XXX
Description	Screw Anchor
Lengths (-063 -080)	63 inches 80 inches
Auger Outside Diameter	76mm
Attachment Hardware	3X M16 Set Screws
Material	#45 Structural Carbon Steel
Finish	Hot Dip Galvanized
Approximate Weight	8,2 kg 10,5 kg

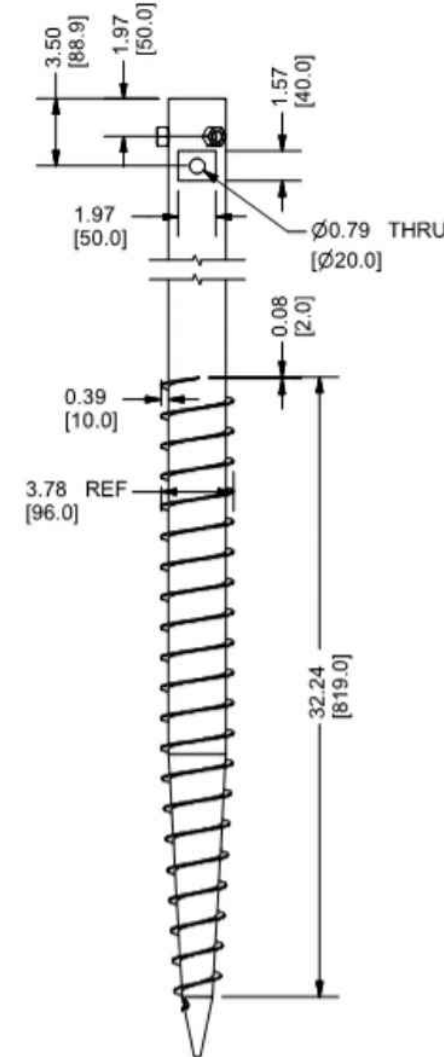


TYPICAL DETAIL



A21146-XXX

SunModo Corp | 14800 NE 65th Street | Vancouver, WA 98682 | 360-844-0048
Document Number D10162-V001 | ©2018 – SunModo Corp.



A21147-XXX



GROUND MOUNT SYSTEM DATA SHEET

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SIGNED: _____ DATE: _____

8.23.22

DRAWN BY: BPM

APN: SUXV0245975

LOT: 0.45 Acres

DWELLING: ---

D-6

Melissa Goedde
 55E0FB
 Ground Mount - SunTurf System



Project Details

Project Name	Melissa Goedde	Zip Code:	53089
ASCE	7-16	City, State	Sussex, WI
Total Waits	8 kW	Date	08/22/22
Total Modules	21		
Module Model	Hanwha Q CELLS, Q.PEAK DUO-G10+ 365		
Module Dimensions	Height: 1,716.8 mm, Width: 1,045.0 mm, Depth: 32.0 mm (67.59" x 41.14" x 1.26")		

Load Assumptions

Wind Speed	100 mph
Wind Exposure	B
Ground Snow Load	30 psf

Structure & Foundation

Span Selection	Automatic 120"
Front Edge Height	24"
Foundation Type	Ground Screw
Length of Screw	63"
Tilt	30°

Sub Array #1 Details

Orientation	Landscape	Rail Type	SMR300 Rail, 174"
Layout	3 rows by 7 cols	N/S Span (in)	85
Front Posts	5	E/W Max Span (in)	120
Back Posts	5	Area	473" (EW) x 123" (NS)

Last edited by Jake Hirsbrunner on 08/22/22 7:52 AM PST

1 of 7

Bill of Materials

Part	Spares	Total Qty
K10423-063 Ground Screw, 63"		10
A21165-060 HSS 2.375" OD Front Pipe		5
A21165-120 HSS 2.375" OD Rear Pipe		5
A21168-112 2.875" OD E/W Pipe Beam, 112"		10
A50164-066 HSS E/W Tube Brace		2
A50164-092 HSS N/S Tube Brace		5
A20444-174-ML SMR300 Rail, 174"		14
K10343-005 2.5" Pipe U-Clamp Kit		28
K10341-002 2.5" Pipe T-Cap Kit		10
K10219-001 2" Pipe Clamp Kit		12
K10222-001 2.5" Pipe Clamp Kit		2
K10342-001 2.5" Pipe Splice Kit		8
K10417-003 Mid Clamp, SMR Pop-on		28
K10418-003 End Clamp, SMR Pop-On		28
K10469-001 SMR Grounding Lug		1
A20445-001 Rail End Cap, SMR300		28

Last edited by Jake Hirsbrunner on 08/22/22 7:52 AM PST

2 of 7



GROUND MOUNT SYSTEM DATA SHEET

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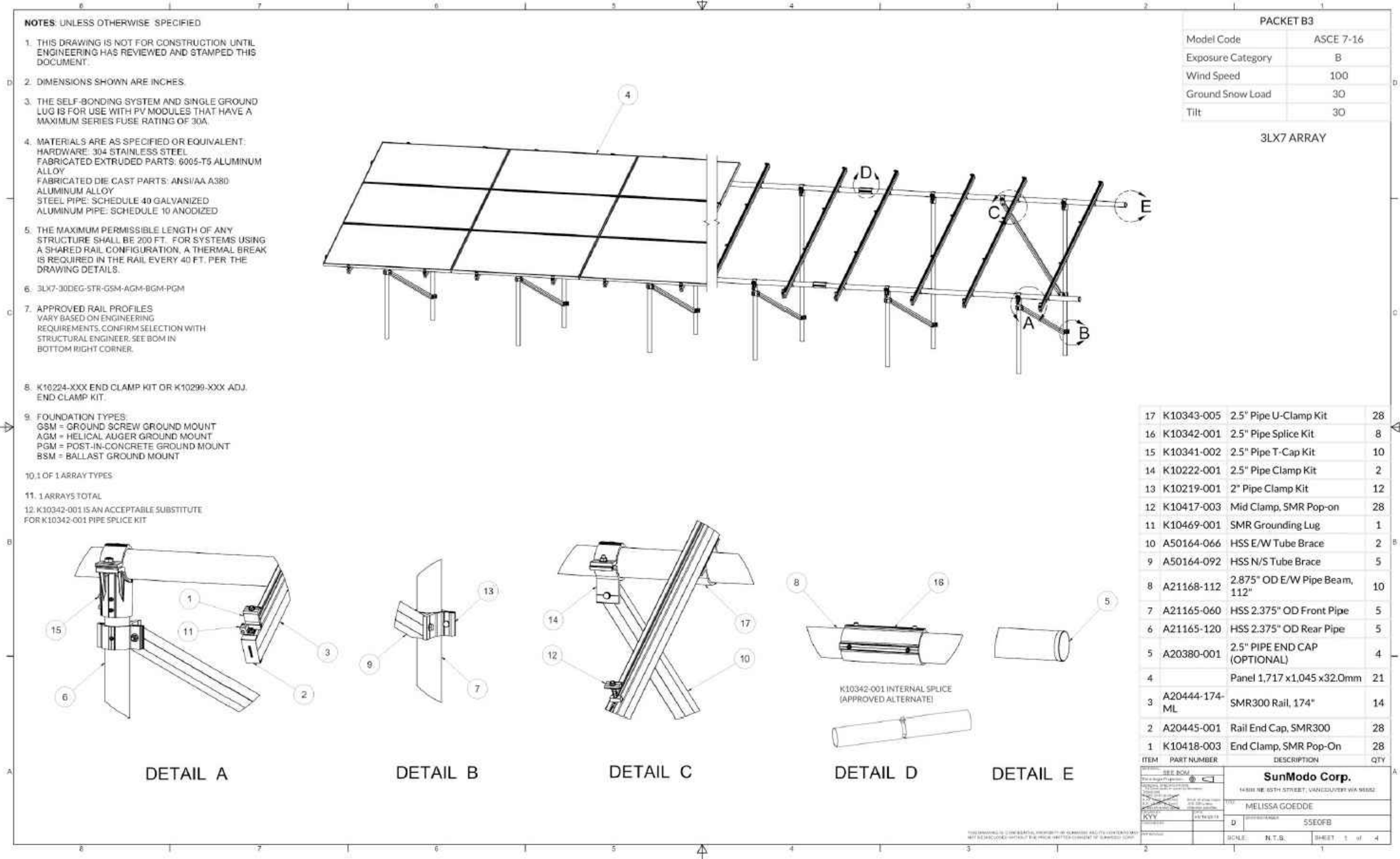
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DWELLING: ---

D-7

Sub Array #1 Layout

3 of 7

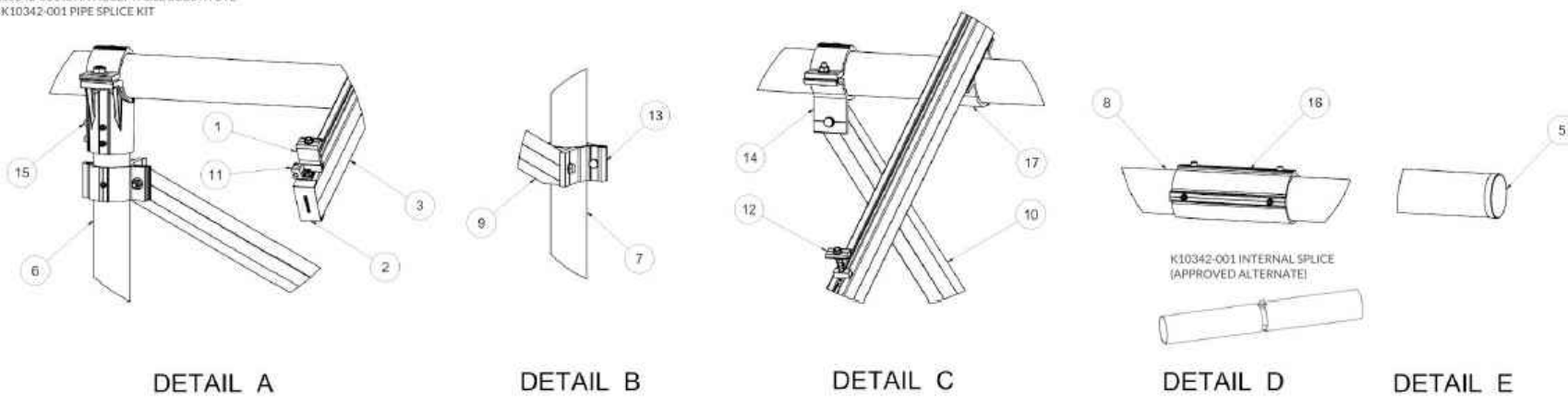


- NOTES: UNLESS OTHERWISE SPECIFIED**
- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ENGINEERING HAS REVIEWED AND STAMPED THIS DOCUMENT.
 - DIMENSIONS SHOWN ARE INCHES.
 - THE SELF-BONDING SYSTEM AND SINGLE GROUND LUG IS FOR USE WITH PV MODULES THAT HAVE A MAXIMUM SERIES FUSE RATING OF 30A.
 - MATERIALS ARE AS SPECIFIED OR EQUIVALENT:
HARDWARE: 304 STAINLESS STEEL
FABRICATED EXTRUDED PARTS: 6005-T5 ALUMINUM ALLOY
FABRICATED DIE CAST PARTS: ANSI/AA A380 ALUMINUM ALLOY
STEEL PIPE: SCHEDULE 40 GALVANIZED
ALUMINUM PIPE: SCHEDULE 10 ANODIZED
 - THE MAXIMUM PERMISSIBLE LENGTH OF ANY STRUCTURE SHALL BE 200 FT. FOR SYSTEMS USING A SHARED RAIL CONFIGURATION, A THERMAL BREAK IS REQUIRED IN THE RAIL EVERY 40 FT. PER THE DRAWING DETAILS.
 - 3LX7-30DEG-STR-GSM-AGM-BGM-PGM
 - APPROVED RAIL PROFILES VARY BASED ON ENGINEERING REQUIREMENTS. CONFIRM SELECTION WITH STRUCTURAL ENGINEER. SEE BOM IN BOTTOM RIGHT CORNER.
 - K10224-XXX END CLAMP KIT OR K10299-XXX ADJ. END CLAMP KIT.
 - FOUNDATION TYPES:
GSM = GROUND SCREW GROUND MOUNT
AGM = HELICAL AUGER GROUND MOUNT
PGM = POST-IN-CONCRETE GROUND MOUNT
BSM = BALLAST GROUND MOUNT
 - 1 OF 1 ARRAY TYPES
 - 1 ARRAYS TOTAL
 - K10342-001 IS AN ACCEPTABLE SUBSTITUTE FOR K10342-001 PIPE SPLICE KIT

PACKET B3	
Model Code	ASCE 7-16
Exposure Category	B
Wind Speed	100
Ground Snow Load	30
Tilt	30

3LX7 ARRAY

17	K10343-005	2.5" Pipe U-Clamp Kit	28
16	K10342-001	2.5" Pipe Splice Kit	8
15	K10341-002	2.5" Pipe T-Cap Kit	10
14	K10222-001	2.5" Pipe Clamp Kit	2
13	K10219-001	2" Pipe Clamp Kit	12
12	K10417-003	Mid Clamp, SMR Pop-on	28
11	K10469-001	SMR Grounding Lug	1
10	A50164-066	HSS E/W Tube Brace	2
9	A50164-092	HSS N/S Tube Brace	5
8	A21168-112	2.875" OD E/W Pipe Beam, 112"	10
7	A21165-060	HSS 2.375" OD Front Pipe	5
6	A21165-120	HSS 2.375" OD Rear Pipe	5
5	A20380-001	2.5" PIPE END CAP (OPTIONAL)	4
4		Panel 1,717 x1,045 x32.0mm	21
3	A20444-174-ML	SMR300 Rail, 174"	14
2	A20445-001	Rail End Cap, SMR300	28
1	K10418-003	End Clamp, SMR Pop-On	28



ITEM	PART NUMBER	DESCRIPTION	QTY
SunModo Corp.			
14300 RE 65TH STREET, VANEGUNTER WA 98446			
DATE	BY	CHKD	APPD
08/22/22	MELISSA GOEDDE		
REV	DESCRIPTION	DATE	BY
1	ISSUED FOR CONSTRUCTION	08/22/22	MELISSA GOEDDE
SCALE	N.T.S.		
SHEET 1 OF 4			

Last edited by Jake Hirsbrunner on 08/22/22 7:52 AM PST



GROUND MOUNT SYSTEM DATA SHEET

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

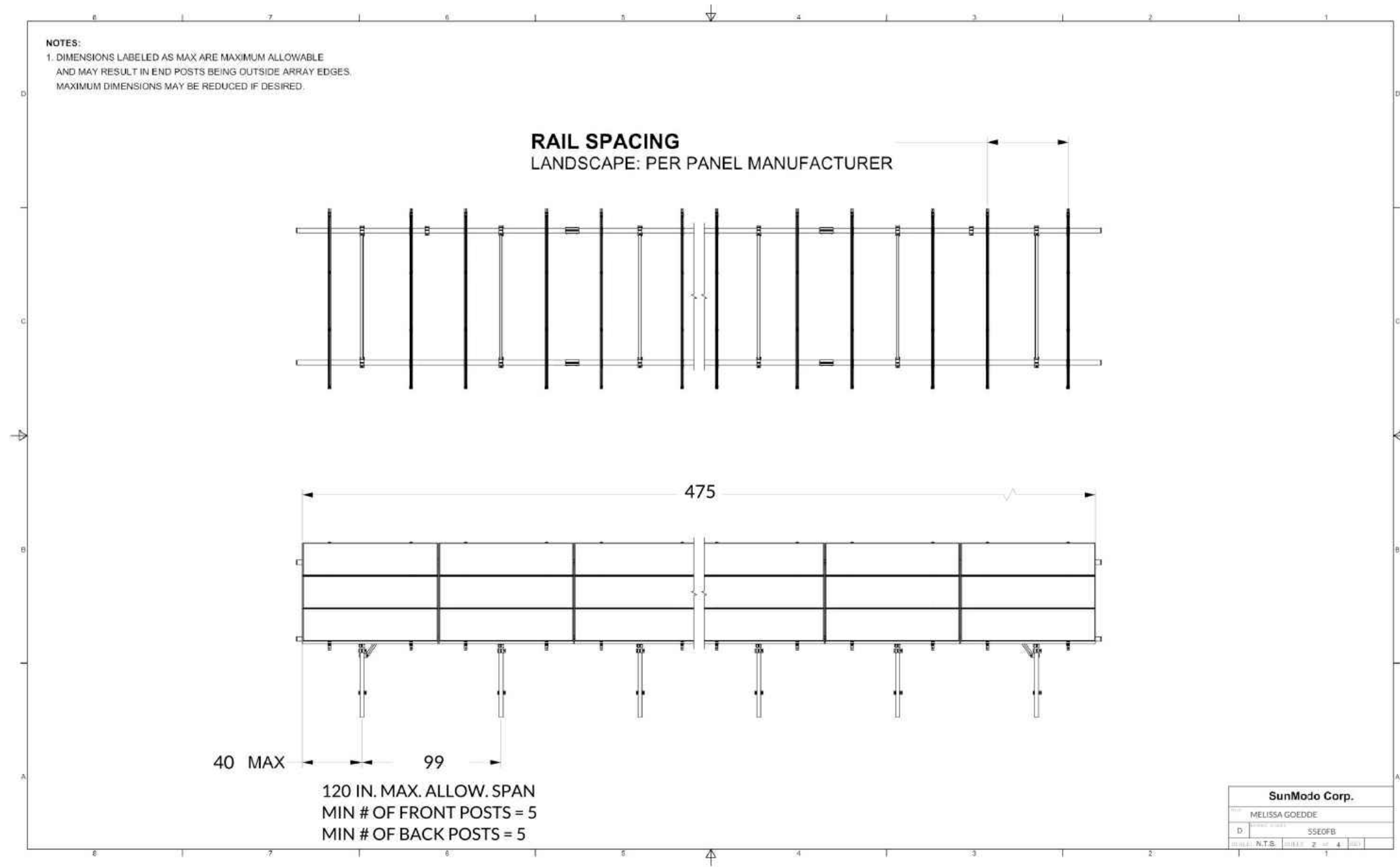
SOLENERGY
PHIL SUTTER
LIC#: DC-04210045 EXP: 2023
7182 HWY 14, #201
MIDDLETON, WI 53562
760.341.1413
jhirsbrunner@solenenergysolar.com

SIGNED: _____ DATE: _____

8.23.22
DRAWN BY: BPM
APN: SUXV0245975
LOT: 0.45 Acres
DWELLING: ---

D-8

Sub Array #1 Spans



4 of 7

Last edited by Jake Hirsbrunner on 08/22/22 7:52 AM PST



GROUND MOUNT SYSTEM DATA SHEET

THE MELISSA GOEDDE RESIDENCE
 W232N6274 WAUKESHA AVENUE,
 SUSSEX, WI 53089
 (414) 534-5536

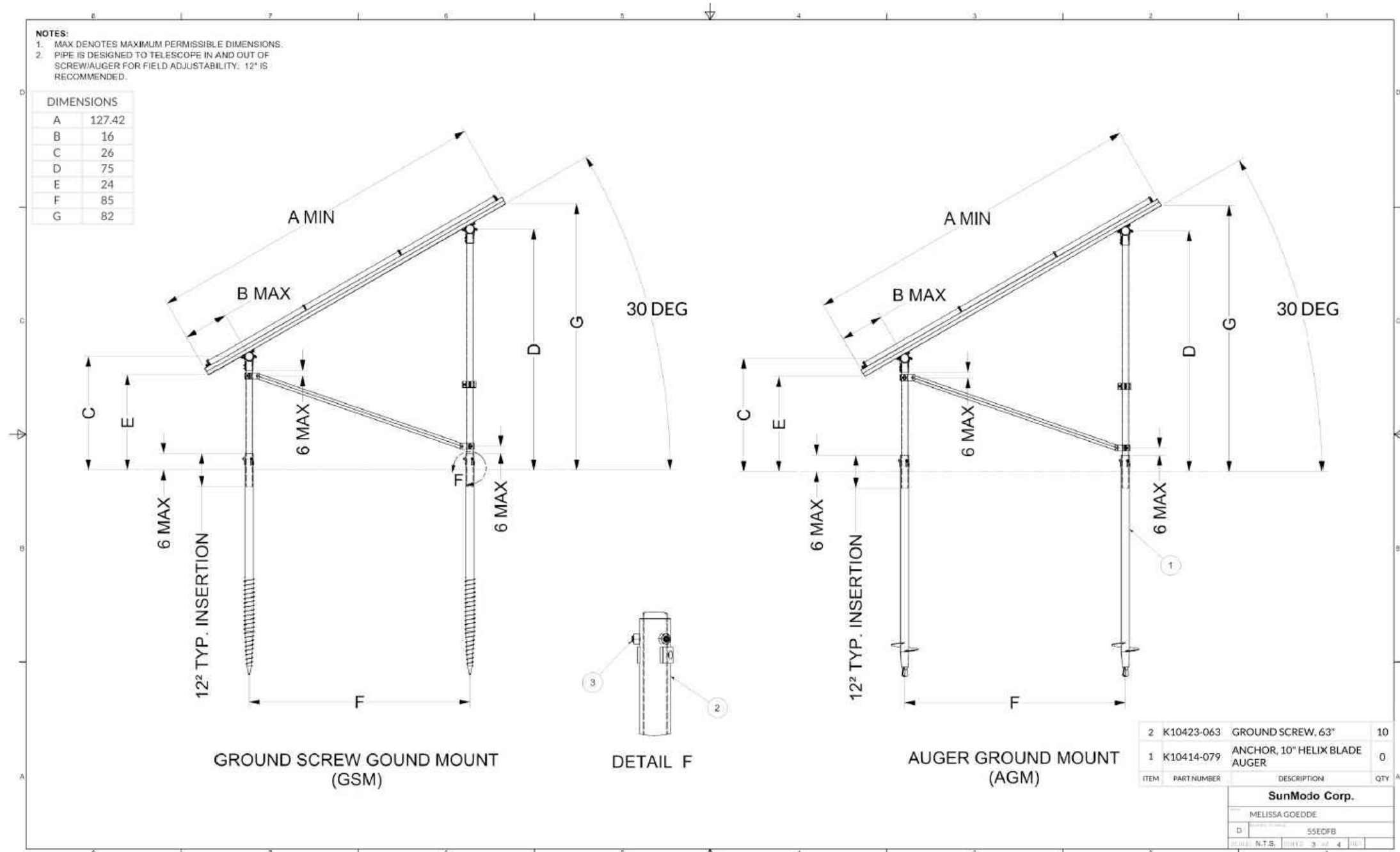
SOLENERGY
 PHIL SUTTER
 LIC#: DC-04210045 EXP: 2023
 7182 HWY 14, #201
 MIDDLETON, WI 53562
 760.341.1413
 jdhirsbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22
 DRAWN BY: BPM
 APN: SUXV0245975
 LOT: 0.45 Acres
 DWELLING: ---

D-9

Sub Array #1 Foundation Part 1



5 of 7

Last edited by Jake Hirsbrunner on 08/22/22 7:52 AM PST



GROUND MOUNT SYSTEM DATA SHEET

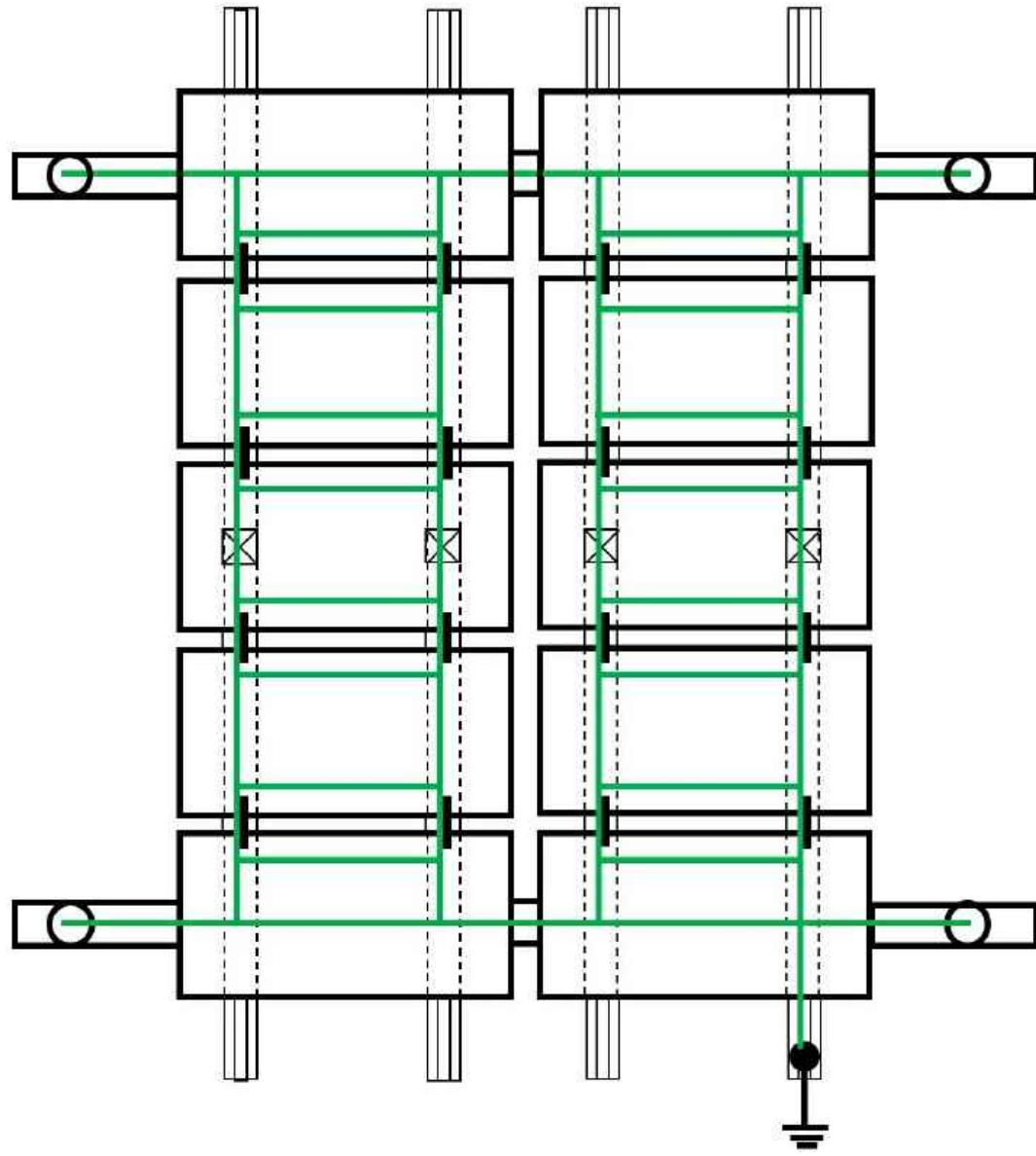
THE MELISSA GOEDDE RESIDENCE
 W232N6274 WAUKESHA AVENUE,
 SUSSEX, WI 53089
 (414) 534-5536

SOLENERGY
 PHIL SUTTER
 LIC#: DC-04210045 EXP: 2023
 7182 HWY 14, #201
 MIDDLETON, WI 53562
 760.341.1413
 jhirsbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22
 DRAWN BY: BPM
 APN: SUXV0245975
 LOT: 0.45 Acres
 DWELLING: ---

D-10



- Pipe Connection
 - Mid Clamp
 - Rail
 - Rail Splice
 - Ground Lug
- Pipe
 - Fault Current Path
 - Solar Panel

Note: All SunTurf metal structural components (Horizontal and Vertical Pipe, Pipe Splices, Post Caps, Pipe Clamps, Braces, Rail and Rail Splices) are electrically bonded together by design during the assembly of the racking.

Disclaimer: The information from this configurator is not to be used for construction unless reviewed and approved by a design professional recognized by the project's authority having jurisdiction (AHJ)

Last edited by Jake Hirsbrunner on 08/22/22 7:52 AM PST

7 of 7



GROUND MOUNT SYSTEM DATA SHEET

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

SOLENERGY
PHIL SUTTER
LIC#: DC-04210045 EXP: 2023
7182 HWY 14, #201
MIDDLETON, WI 53562
760.341.1413
jhirsbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22
DRAWN BY: BPM
APN: SUXV0245975
LOT: 0.45 Acres
DWELLING: ---

D-11



Catalog No. UHTRS202BMEP

Description: RESIDENTIAL 200 AMP OH

UPC No 784567721751

Home > Single Socket Metering > Single Socket Metering

METER SKT - (1) 200A, 600V, 1P3W, N3R, G90, 4-TERM, SMALL HUB OPNG, HORN BYP, TRIPLEX, GRD TOP/BOTTOM FEED

Descriptors

Category: Single Socket Metering

Specifications

Phase	1
Voltage	600
Amps	200
Hub Type	Small Hub Opening
# of Terminals	4
Lever Bypass	No
Horned Bypass	Yes
Socket Type	Ringless
Enclosure Type	N3R
Metal Type	G90 Steel
Overhead/ Underground Line Feed	Top/Bottom
Wire Range (Cu/Al)	#8-250MCM
Triplex Ground	Yes



PV METER SOCKET DATA SHEET

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

SOLENERGY
PHIL SUTTER
LIC#: DC-04210045 EXP: 2023
7182 HWY 14, #201
MIDDLETON, WI 53562
760.341.1413
jdhrsbrunner@solenenergysolar.com
SIGNED: _____ DATE: _____

8.23.22

DRAWN BY: BPM

APN: SUXV0245975

LOT: 0.45 Acres

DWELLING: ---

D-12

JUNCTION BOX & CONDUIT RACEWAYS

NEC 690.31(E)(3) – CONDUIT / ALL JUNCTION BOXES

WARNING:
PHOTOVOLTAIC POWER SOURCE

NEC 690.35(F) – UNDERGROUND SYSTEM JUNCTION BOXES

WARNING:
ELECTRIC SHOCK HAZARD
THE DC CONDUCTORS OF THIS
PHOTOVOLTAIC SYSTEM ARE
UNDERGROUND AND MAY BE
ENERGIZED.

DC DISCONNECTS

NEC 690.14(4) GROUNDED SYSTEMS

WARNING:
ELECTRIC SHOCK HAZARD
DO NOT TOUCH TERMINALS.
TERMINALS ON BOTH LINE AND
LOAD SIDES MAY BE
ENERGIZED IN THE OPEN
POSITION.

NEC 690.35(F) UNGROUNDED SYSTEMS

WARNING:
ELECTRIC SHOCK HAZARD
THE DC CONDUCTORS OF THIS
PHOTOVOLTAIC SYSTEM ARE
UNDERGROUND AND MAY BE
ENERGIZED.

NEC 690.14(C)(2)

**PHOTOVOLTAIC
DC DISCONNECT**

NEC 690.53

"GRID-TIED PHOTOVOLTAIC POWER SOURCE"
OPERATING CURRENT: 25A
OPERATING VOLTAGE: 380V
MAXIMUM SYSTEM VOLTAGE: 480V
MAXIMUM SYSTEM CURRENT: 31.25A
MAXIMUM INVERTER OUTPUT: 6,000W, 31.25A, 240VAC

INVERTER

NEC 690.5(C) – GROUNDED SYSTEMS

WARNING:
ELECTRIC SHOCK HAZARD
IF A GROUND FAULT IS
INDICATED, NORMALLY
GROUNDED CONDUCTORS MAY
BE UNDERGROUND AND
ENERGIZED

NEC 690.35(F) – UNGROUNDED SYSTEMS

WARNING:
ELECTRIC SHOCK HAZARD
DC CONDUCTORS OF THIS
PHOTOVOLTAIC SYSTEM ARE
UNDERGROUND AND MAY BE
ENERGIZED

PRODUCTION METER

ONLY AT METER LOCATION

**PHOTOVOLTAIC
SYSTEM METER**

AC DISCONNECTS

NEC 690.14(C)(2)

**PHOTOVOLTAIC
AC DISCONNECT**

NEC 690.54

NOMINAL AC VOLTAGE 240V
RATED AC OUTPUT CURRENT 25A

NEC 705.12(D)(4) – ON A LINE SIDE TAP

WARNING: DUAL POWER SOURCE
SECOND SOURCE IS PV SYSTEM

PER CODE NEC 690.56(C)

**PHOTOVOLTAIC SYSTEM
EQUIPPED WITH RAPID
SHUTDOWN**

MAIN SERVICE PANEL

NEC 705.12(D)(7) – NEAR PV BREAKER

WARNING:
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE THIS
OVERCURRENT PROTECTION
DEVICE

NEC 705.12(D)(4), 690.56(B) – ON PANEL COVER

WARNING: DUAL POWER SOURCE
POWER IS BEING SUPPLIED TO
THIS PANEL FROM THE UTILITY
AND A SOLAR PV SYSTEM.
THE SOLAR PV DISCONNECT IS
LOCATED:

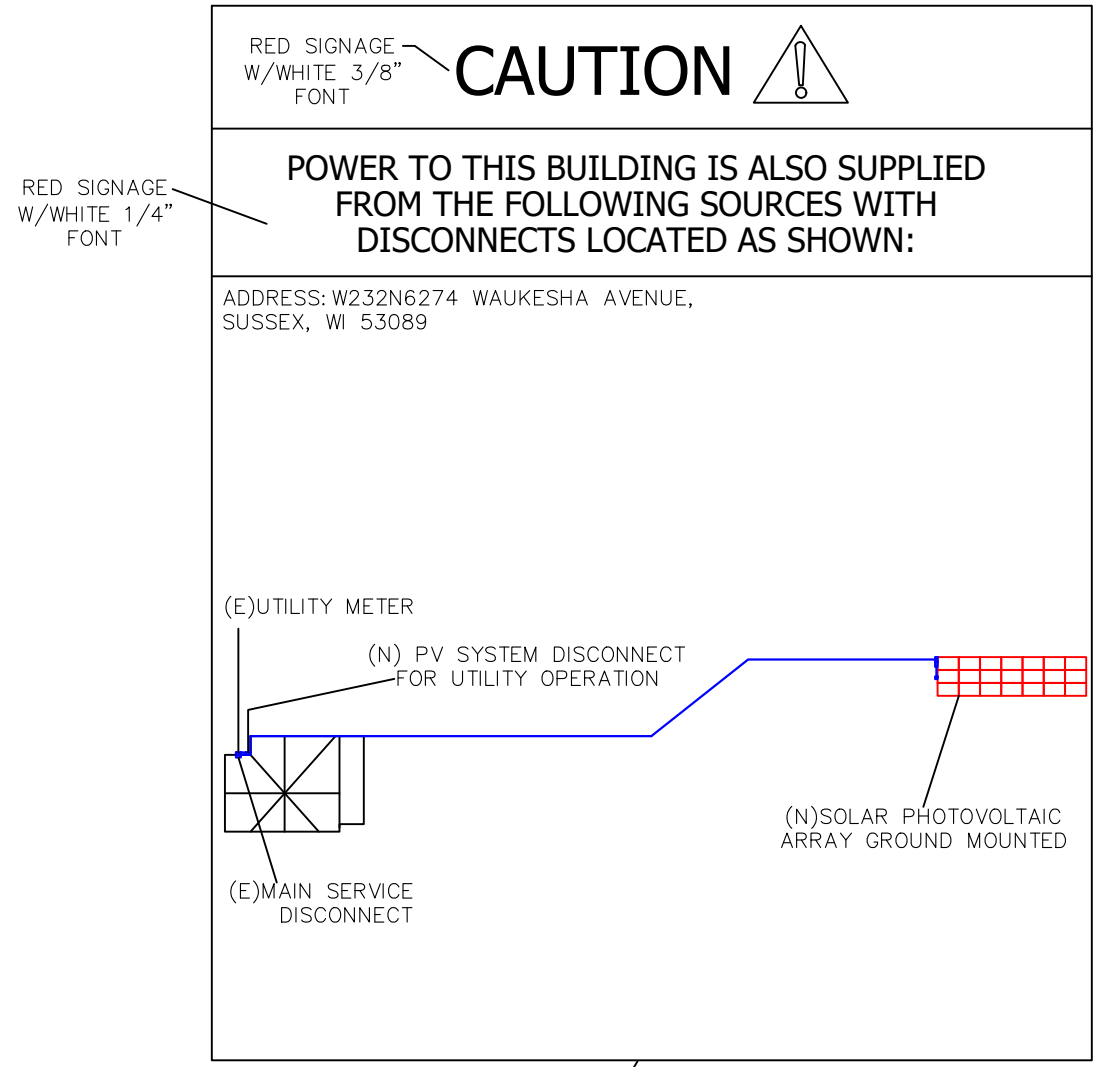
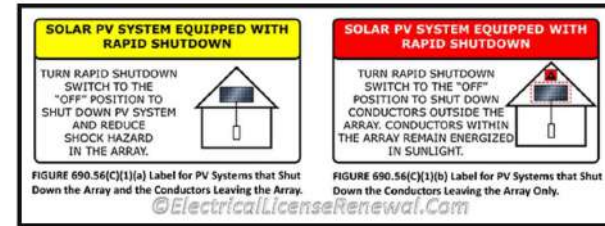
NEC 690.14(C)(2) – NEAR PV BREAKER

**PHOTOVOLTAIC
AC DISCONNECT**

NEC 690.54 – ON PANEL COVER

NOMINAL AC VOLTAGE 240V
RATED AC OUTPUT CURRENT 25A

**690.56(C) Buildings with Rapid
Shutdown.**



RED SIGNAGE
W/WHITE 1/8"
FONT TYP.



WARNING PLACARDS

THE MELISSA GOEDDE RESIDENCE
W232N6274 WAUKESHA AVENUE,
SUSSEX, WI 53089
(414) 534-5536

SOLENERGY
PHIL SUTTER
LIC#: DC-04210045 EXP: 2023
7182 HWY 14, #201
MIDDLETON, WI 53562
760.341.1413
jdhirbrunner@solenergysolar.com

SIGNED: _____ DATE: _____

8.23.22
DRAWN BY: BPM
APN: SUXV0245975
LOT: 0.45 Acres
DWELLING: ---

L-1

Proposed Plan

- Installation of a 21 panel array (3x7) in the northeast corner of the property lot.
- 6.00kW AC system
- Non reflective Panels
- No sound from the panels or the system

The goal of this project is to save the homeowner money by paying towards the value of their new solar generation system instead of the monopolizing utility company. The system will be built with complete symmetry and professionalism. The worst complaint solar owners get from their neighbors is how jealous the neighbor is of the DG system.



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

MEMORANDUM

To: Gabe Gilbertson, Community Development Director
From: Judith A. Neu, Village Engineer
Date: September 28, 2022
Re: Redford Hills Final Plat

Following are comments and concerns of Engineering Division staff regarding the Final Plat for Redford Hills subdivision dated September 19, 2022, that was submitted by Trio Engineering on behalf of Redford Hills, LLC, and received in this office on September 26, 2022.

Sheet 1 of 4:

1. Please label lots 25, 26 and Outlot 1, including area in square feet.
2. Add a phone number for the owner.
3. Under Public Easement Provisions E, revise to read 8 feet, not 8 inches.
4. Easement B "40' wide Public Utility and Access Corridor" can be eliminated. The Village doesn't need an easement over Outlot 1 which will be dedicated to the Village.
5. Since there will be only two (2) public storm and drainage easements (see comments below), please combine the easement provisions and labels. It should cover above ground and underground facilities.
6. Per 236.20(5)(c), please show the centerline of the two large ditches on all pages (lots 5-9 and Outlot 1, and where it continues to and from the site).
7. Along Richmond Road, I found 3 discrepancies between the CSM's (12310 and 12340) and this plat. Please explain your reasoning for the differences:
 - a. The 33.19', S06°09'16"E distance from the section line to the north lot line was shown as 33.18' on the CSM.
 - b. The total distance of the north lot line adds up to 1470.47' on the CSM's but is listed as 1471.69' on this plat.
 - c. The total plat area (on the surveyor's certificate) is listed as 1,515,621 sf, but the CSM areas add up to 1,514,254 sf.
8. I'd like to see the linework for the easements depicted on this page of the plat.
9. Add INRA notes from the Preliminary Plat.
10. Add Water Service Booster notes from the Preliminary Plat and depict those lots impacted on the plat.
11. Under General Notes, please edit the public easement not to make it clear that Public Easements are to only be dedicated to the Village and that Private Easements are only to be dedicated to the Homeowners Association.

Sheet 2 of 4:

1. On Lot 24, remove label of Easement C and instead label it as an existing easement.
2. Label Lots 25 and 26, including area in square feet.

Sheets 2 of 4 AND 3 of 4:

1. On Lots 16-22, the Storm Drainage Easement (C) must be private, dedicated to the HOA, not to the Public.
2. On Lot 36-39, the Storm Drainage Easement (C) must be private, dedicated to the HOA, not to the Public.
3. On Lots 5-9, please label the Storm Drainage Easement and the Tree Preservation Easement separately (eliminate the &). While the easements have a common area, the provisions are very different. Also, this Storm Drainage Easement shall be private, dedicated to the HOT, not to the Public.

Sheet 3 of 4:

1. Label and show linework for the existing off-site sewer, water and pedestrian easement on lot 1 of CSM 12340.
2. Add the off-site Storm Water Easements on Lot 1 of CSM 12340 from the CSM AND from the separate document recently recorded.
3. Label Outlot 1, including the area in square feet.

Please forward these comments on to the Developer and their Surveyor. If you, or any recipient, have any questions or comments, or if you disagree with any of these comments, please respond in writing.

REDFORD HILLS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12310 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 12340, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

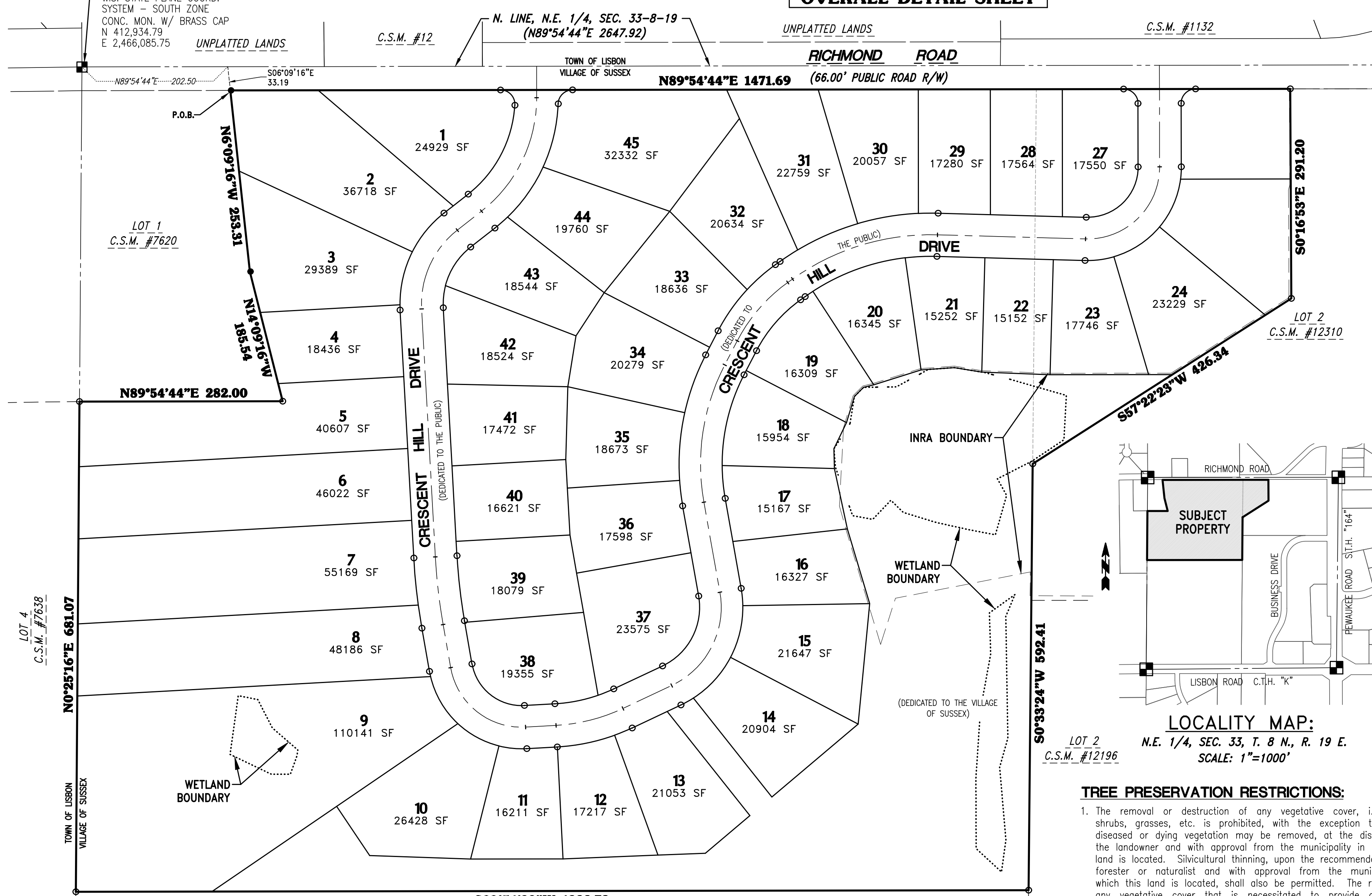
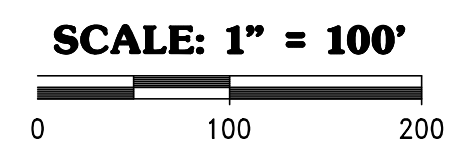
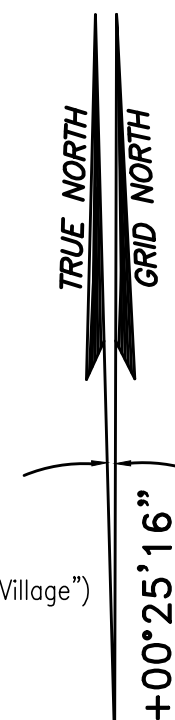
"OVERALL DETAIL SHEET"

OWNER:
 REDFORD HILLS, LLC
 2600 N. MAYFAIR RD,
 SUITE 1000
 MILWAUKEE, WI 53266

PROPOSED ZONING:
 RS-3

DESIGN CRITERIA:
 MIN. FRONT SETBACK: 30 FT.
 MIN. REAR SETBACK: 25 FT.
 MIN. SIDE SETBACK: 15 FT.

NORTHEAST CORNER,
 SEC. 29-10-20
 WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
 FOUND CONC. MON. WITH BRASS CAP
 N=412,938.85 E=2,468,733.40



PUBLIC EASEMENT PROVISIONS:

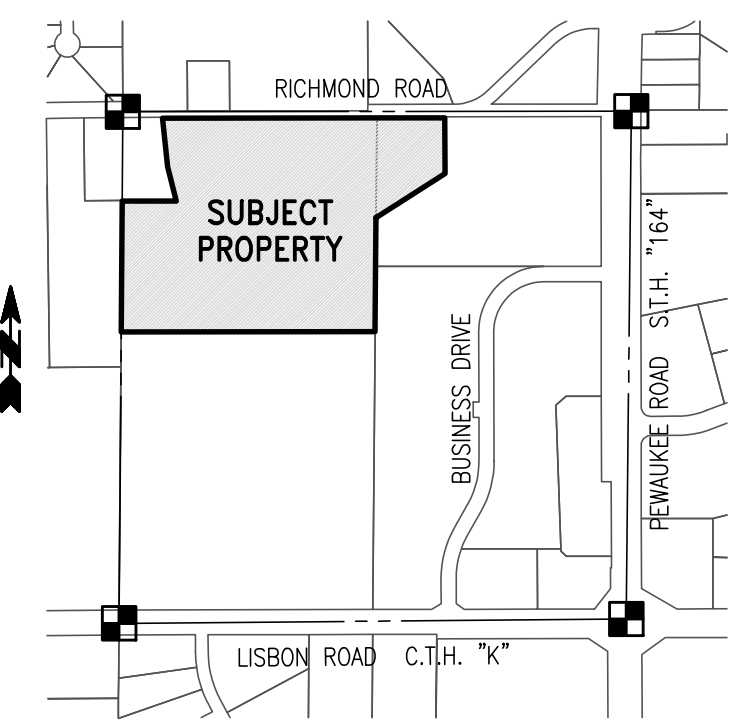
Permanent non-exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on this final plat as:

- (B) - "40' Wide Public Utility & Access Corridor"
- (C) - "Public Storm Water Drainage Easement"
- (D) - "20' Wide Public Storm Sewer and Drainage Easement"
- (E) - "8' Wide Public Sidewalk Easement"
- (G) - "20' Wide Public Storm Sewer Easement"

1. Purpose: The purpose of these Easements is to:

- (B) 40' Wide Public Utility and Access Corridor:
 - Install, operate, maintain, and replace 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.
 - Construct, maintain, repair, and replace pedestrian sidewalks. Trees, bushes, branches, and roots may be trimmed or removed so as not to interfere with the Village's use of the easement areas.
 - 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.
 - Construct, maintain, repair, and replace pedestrian trail.
- (C) Public Storm Water Drainage Easement:
 - Surface storm water conveyance.
- (D) 20' Wide 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.
- (E) 8' Wide Public Sidewalk Easement:
 - Construct, maintain, repair, and replace pedestrian sidewalks.
- (G) 20' Wide Public Storm Sewer 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.

- 2. Access: 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.
 - The general public shall have the right to traverse the "8' Wide Public Sidewalk Easement" and "30' Wide Public Access and Watermain Easement" areas for use as a public sidewalk.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.



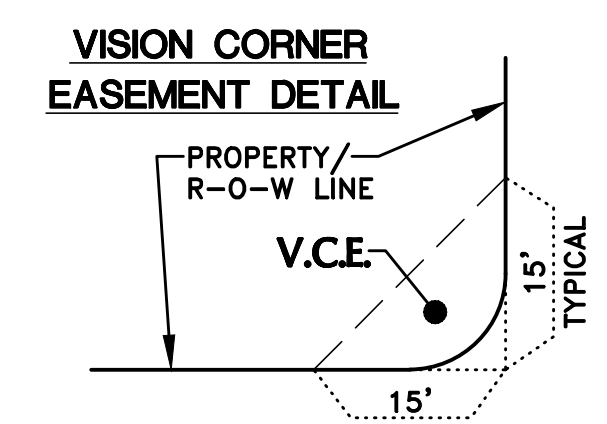
LOCALITY MAP:
 N.E. 1/4, SEC. 33, T. 8 N., R. 19 E.
 SCALE: 1"=1000'

TREE PRESERVATION RESTRICTIONS:

1. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc. is prohibited, with the exception that dead, diseased or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located, shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Tree Preservation Easement and with the approval of the municipality in which this land is located.
2. Grading, filling and removal of topsoil or other earthen material are prohibited unless specifically authorized by the municipality in which this is located.
3. The introduction of plant material not indigenous to the existing environment is prohibited unless specifically authorized by the municipality.

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

Corner lots & outlots are herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.



GENERAL NOTES:

- - Indicates set 1.27" outside diameter Reinforcing Bar (unless otherwise noted). 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 1" Iron Pipe
- 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 North line of the N.E. 1/4 of Section 33, Town 8 North, Range 19 East, bears North 89°54'44" East.
- Outlot 1 contains Stormwater Management Facilities, Landscaping and Open Space and is herein dedicated to the Village of Sussex.
- (A) The 40' wide Landscape Easement per this Subdivision Plat along Richmond Road is granted to the Association formed to manage common areas for the benefit of each individual Lot Owner within this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping within said Landscape Easement. Said repairs, maintenance and restoration shall be performed by the Association.
- The Public Storm Sewer, Drainage, Sidewalk, Utility, Access, and Stormwater Easements are herein granted to the Village of Sussex and the Association, as their interests may appear.

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.

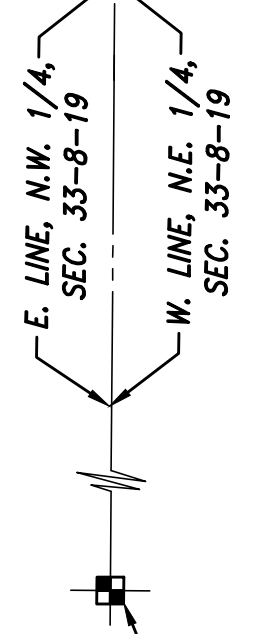
BASEMENT RESTRICTION - BEDROCK NOTE:

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.

WETLAND DELINEATION NOTE:

Wetland boundaries shown herein are based on a field delineation and Wetland Delineation Report prepared by Heartland Ecological Group, Inc. conducted in June of 2018.

CENTER, SEC. 29-10-20
 WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
 FOUND CONC. MON. WITH BRASS CAP
 N=410,271.06 E=2,466,066.17



TRIO
 DESIGN • LAND SURVEYING
 CIVIL ENGINEERING

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

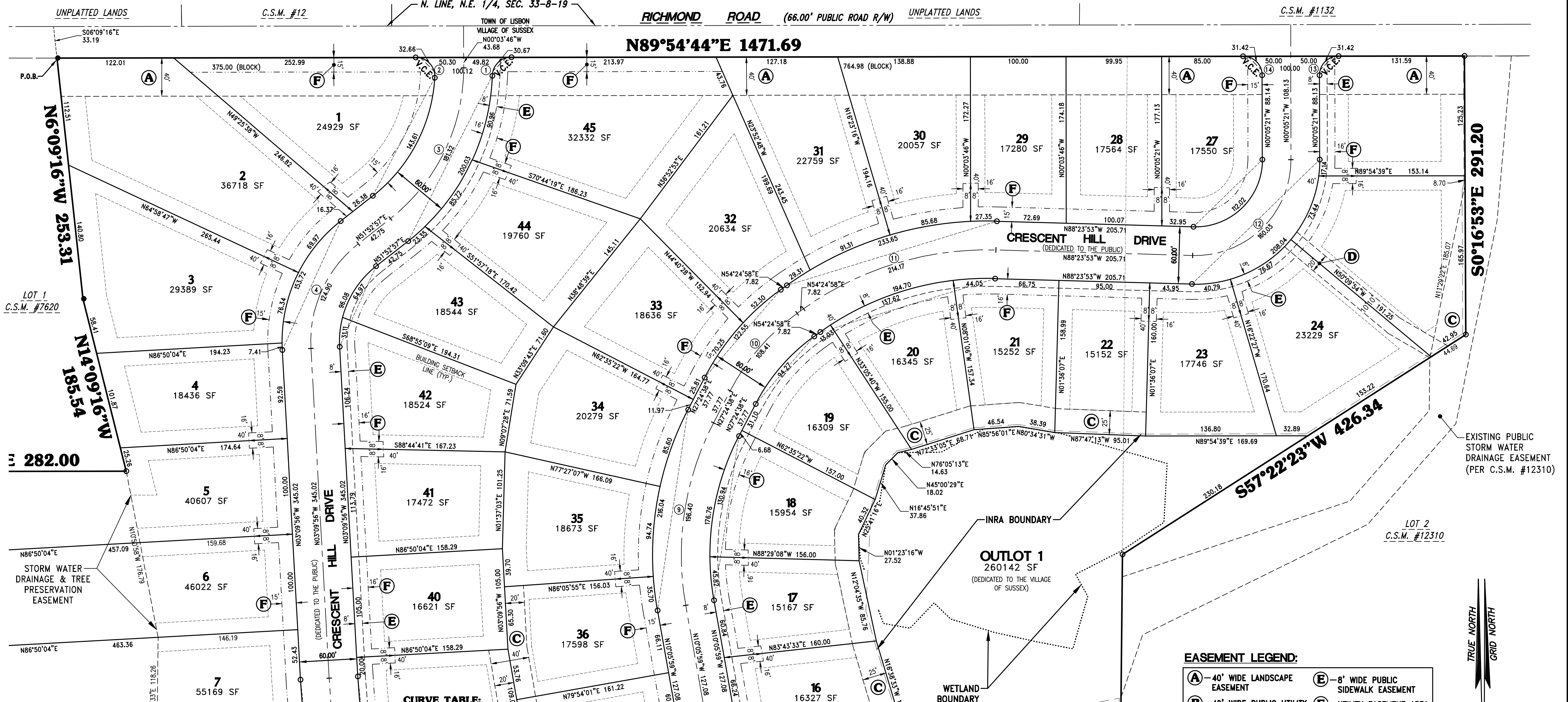
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

REDFORD HILLS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12310 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 12340, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT	
1	45	20.00	87°51'35"	30.67	27.75	N45°58'56.5"E	N02°03'09"E	N89°54'44"E	
2	1	20.00	93°34'08"	32.66	29.15	N43°18'12"W	N03°28'52"E	S89°54'44"W	
3	C/L	200.00	51°56'43"	181.32	175.18	N25°54'35.5"E	N51°52'57"E	N00°03'46"W	
	EAST	230.00	49°49'48"	200.03	193.79	N26°58'03"E	N51°52'57"E	N02°03'09"E	
	45	230.00	22°39'37"	90.96	90.37	N13°22'57.5"E	N24°42'46"E	N02°03'09"E	
	44	230.00	21°21'11"	85.72	85.22	N35°23'21.5"E	N46°03'57"E	N24°42'46"E	
	43	230.00	5°49'00"	23.35	23.34	N48°58'27"E	N51°52'57"E	N46°03'57"E	
	1	170.00	48°24'05"	143.61	139.38	N27°40'54.5"E	N51°52'57"E	N03°28'52"E	
	4	C/L	130.00	55°02'53"	124.90	120.15	N24°21'30.5"E	N03°09'56"W	N51°52'57"E
	EAST	100.00	55°02'53"	96.08	92.42	N24°21'30.5"E	N03°09'56"W	N51°52'57"E	
	43	100.00	37°13'24"	64.97	63.83	N33°16'15"E	N14°39'33"E	N51°52'57"E	
	42	100.00	17°49'29"	31.11	30.98	N05°44'48.5"E	N03°09'56"W	N14°39'33"E	
	WEST	160.00	55°02'53"	153.72	147.88	N24°21'30.5"E	N51°52'57"E	N03°09'56"W	
	2	160.00	25°03'23"	69.97	69.41	N39°21'15.5"E	N26°49'34"E	N51°52'57"E	
	3	160.00	27°20'18"	76.34	75.62	N13°09'25"E	N00°30'44"W	N26°49'34"E	
	4	160.00	2°39'12"	7.41	7.41	N01°50'20"W	N03°09'56"W	N00°30'44"W	
	5	C/L	800.00	6°46'39"	94.63	94.58	N06°33'15.5"W	N09°56'35"W	N03°09'56"W
	39	770.00	6°46'39"	91.08	91.03	N06°33'15.5"W	N09°56'35"W	N03°09'56"W	
	WEST	830.00	6°46'39"	98.18	98.12	N06°33'15.5"W	N09°56'35"W	N03°09'56"W	
	7	830.00	4°31'52"	65.64	65.62	N05°25'52"W	N07°41'48"W	N03°09'56"W	
	8	830.00	2°14'47"	32.54	32.54	N08°49'11.5"W	N09°56'35"W	N07°41'48"W	

CURVE TABLE:

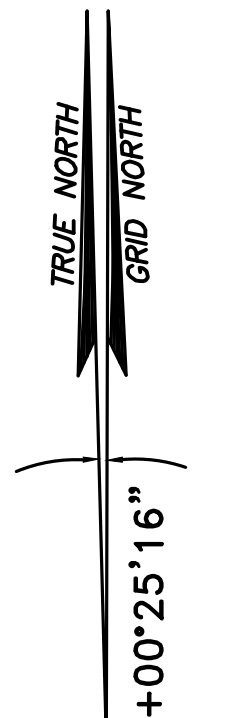
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
6	C/L	100.00	83°13'21"	145.25	132.81	N51°33'15.5"W	S86°50'04"W	N09°56'35"W
	38	70.00	83°13'21"	101.68	92.97	N51°33'15.5"W	S86°50'04"W	N09°56'35"W
	SOUTH	130.00	83°13'21"	188.83	172.66	N51°33'15.5"W	S86°50'04"W	N09°56'35"W
	8	130.00	3°13'05"	7.30	7.30	N11°33'07.5"W	N13°09'40"W	N09°56'35"W
	9	130.00	33°52'03"	76.84	75.73	N30°05'41.5"W	N47°01'43"W	N13°09'40"W
	10	130.00	28°55'43"	65.64	64.94	N61°29'34.5"W	N75°57'26"W	N47°01'43"W
	11	130.00	17°12'30"	39.05	38.90	N84°33'41"W	S86°50'04"W	N75°57'26"W
7	C/L	250.00	22°05'20"	96.38	95.78	N75°47'24"E	N86°50'04"E	N64°44'44"E
	NORTH	220.00	22°05'20"	84.81	84.29	N75°47'24"E	N86°50'04"E	N64°44'44"E
	38	220.00	15°58'07"	61.31	61.12	N78°51'00.5"E	N86°50'04"E	N75°47'24"E
	37	220.00	6°07'13"	23.50	23.49	N67°48'20.5"E	N70°51'57"E	N64°44'44"E
	SOUTH	280.00	22°05'20"	107.95	107.28	N75°47'24"E	N86°50'04"E	N64°44'44"E
	11	280.00	0°01'55"	0.16	0.16	N86°49'06.5"E	N86°50'04"E	N86°48'09"E
	12	280.00	16°39'53"	81.44	81.15	N78°28'32.5"E	N86°48'09"E	N70°08'16"E
	13	280.00	5°23'32"	26.35	26.34	N67°26'30"E	N70°08'16"E	N64°44'44"E
8	C/L	120.00	74°50'43"	156.76	145.85	N27°19'22.5"E	N64°44'44"E	N10°05'59"W
	EAST	150.00	74°50'43"	195.94	182.31	N27°19'22.5"E	N64°44'44"E	N10°05'59"W
	16	150.00	9°11'27"	24.06	24.04	N05°30'15.5"W	N00°54'32"W	N10°05'59"W
	15	150.00	28°30'33"	74.63	73.87	N13°20'44.5"E	N27°36'01"E	N00°54'32"W
	14	150.00	29°34'31"	77.43	76.57	N42°23'16.5"E	N57°10'32"E	N27°36'01"E
	OUTLOT 1	150.00	7°34'12"	19.82	19.80	N60°57'38"E	N64°44'44"E	N57°10'32"E
	37	90.00	74°50'43"	117.57	109.38	N27°19'22.5"E	N64°44'44"E	N10°05'59"W

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
9	C/L	300.00	37°30'37"	196.40	192.91	N08°39'19.5"E	N10°05'59"W	N27°24'38"E
	EAST	270.00	37°30'37"	176.76	173.62	N08°39'19.5"E	N10°05'59"W	N27°24'38"E
	18	270.00	27°47'11"	130.94	129.66	N13°31'02.5"E	N00°22'33"W	N27°24'38"E
	17	270.00	9°43'26"	45.82	45.77	N05°14'16"W	N10°05'59"W	N00°22'33"W
	34	330.00	37°30'37"	216.04	212.21	N08°39'19.5"E	N10°05'59"W	N27°24'38"E
	35	330.00	14°51'45"	85.60	85.36	N19°58'45.5"E	N12°32'53"E	N27°24'38"E
	36	330.00	6°11'54"	35.70	35.68	N07°00'02"W	N10°05'59"W	N03°54'05"W
10	C/L	230.00	27°00'20"	108.41	107.41	N40°54'48"E	N27°24'38"E	N54°24'58"E
	NORTH	260.00	27°00'20"	122.55	121.42	N40°54'48"E	N27°24'38"E	N54°24'58"E
	32	260.00	11°31'31"	52.30	52.21	N48°39'12.5"E	N42°53'27"E	N54°24'58"E
	33	260.00	15°28'49"	70.25	70.03	N35°09'02.5"E	N27°24'38"E	N42°53'27"E
	19	200.00	27°00'20"	94.27	93.40	N40°54'48"E	N27°24'38"E	N54°24'58"E

EASEMENT LEGEND:

- (A)** - 40' WIDE LANDSCAPE EASEMENT
- (B)** - 40' WIDE PUBLIC UTILITY & ACCESS CORRIDOR
- (C)** - PUBLIC STORM WATER DRAINAGE EASEMENT
- (D)** - 20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT
- (E)** - 8' WIDE PUBLIC SIDEWALK EASEMENT
- (F)** - UTILITY EASEMENT AREA



SCALE: 1" = 60'



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

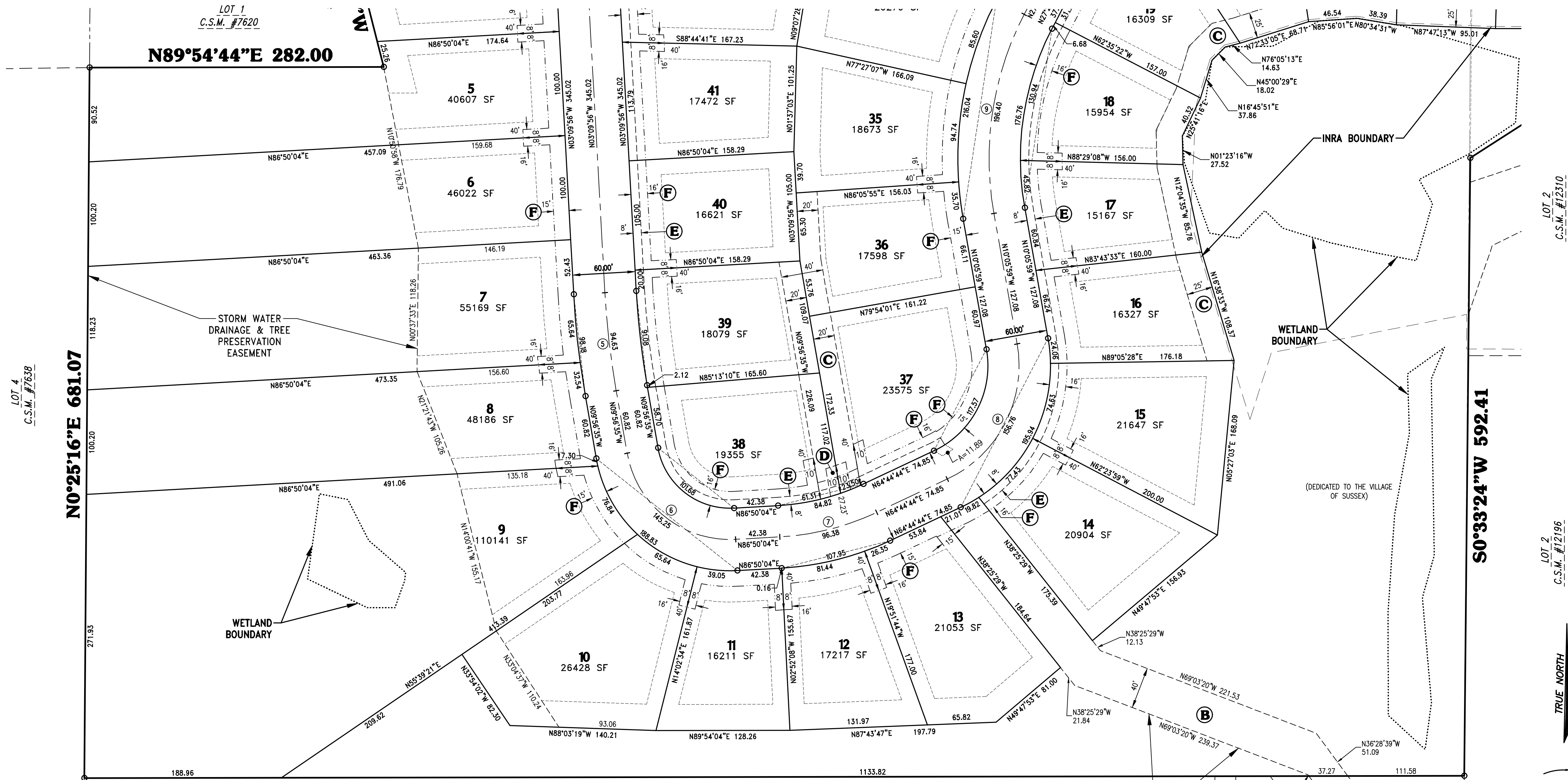
There are no objections to this plan with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

REDFORD HILLS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12310 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 12340, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
11	C/L	330.00	37°11'09"	214.17	210.44	N73°00'32.5"E	N54°24'58"E	S88°23'53"E
	NORTH	360.00	37°11'09"	233.65	229.57	N73°00'32.5"E	N54°24'58"E	S88°23'53"E
	29	360.00	4°21'11"	27.35	27.34	N89°25'31.5"E	N87°14'56"E	S88°23'53"E
	30	360.00	13°38'12"	85.68	85.48	N80°25'50"E	N73°36'44"E	N87°14'56"E
	31	360.00	14°31'53"	91.31	91.06	N66°20'47.5"E	N59°04'51"E	N73°36'44"E
	32	360.00	4°39'53"	29.31	29.30	N56°44'54.5"E	N54°24'58"E	N59°04'51"E
	SOUTH	300.00	37°11'09"	194.70	191.31	N73°00'32.5"E	N54°24'58"E	S88°23'53"E
	21	300.00	8°24'44"	44.05	44.01	N87°23'45"E	N83°11'23"E	S88°23'53"E
	20	300.00	26°17'03"	137.62	136.42	N70°02'51.5"E	N56°54'20"E	N83°11'23"E
	19	300.00	2°29'22"	13.03	13.03	N55°39'39"E	N54°24'58"E	N56°54'20"E
	12	C/L	100.00	91°41'28"	160.03	143.49	N45°45'23"E	N00°05'21"W
	EAST	130.00	91°41'28"	208.04	186.54	N45°45'23"E	S88°23'53"E	N00°05'21"W
	26	130.00	7°33'23"	17.14	17.13	N03°41'20.5"E	N07°28'02"E	N00°05'21"W
	25	130.00	32°22'04"	73.44	72.47	N23°39'04"E	N39°50'06"E	N07°28'02"E
	24	130.00	33°47'27"	76.67	75.56	N56°43'49.5"E	N73°37'33"E	N39°50'06"E
	23	130.00	17°58'34"	40.79	40.62	N82°36'50"E	S88°23'53"E	N73°37'33"E
	27	70.00	91°41'28"	112.02	100.45	N45°45'23"E	S88°23'53"E	N00°05'21"W
	13	26	20.00	90°00'05"	31.42	28.28	N44°54'41.5"E	N00°05'21"W
	14	27	20.00	89°59'55"	31.42	28.28	N45°05'18.5"W	S89°54'44"W

S89°54'39"W 1322.78
(REC. AS 1321.56)

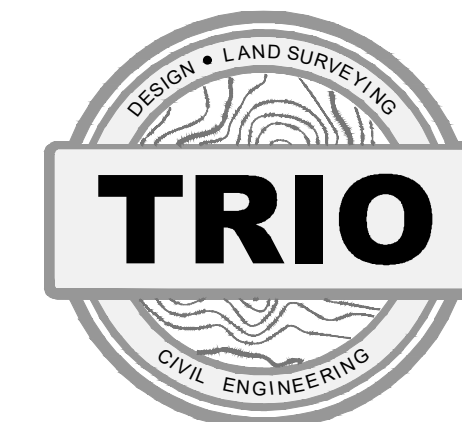
LOT 1
C.S.M. #12340

EASEMENT LEGEND:

- (A)** - 40' WIDE LANDSCAPE EASEMENT
- (B)** - 40' WIDE PUBLIC UTILITY & ACCESS CORRIDOR
- (C)** - PUBLIC STORM WATER DRAINAGE EASEMENT
- (D)** - 20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT
- (E)** - 8' WIDE PUBLIC SIDEWALK EASEMENT
- (F)** - UTILITY EASEMENT AREA

40' WIDE UTILITY & ACCESS CORRIDOR FOR SANITARY SEWER, WATER MAIN, STORM SEWER AND PUBLIC TRAIL

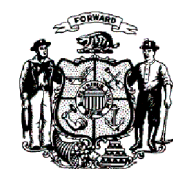
SCALE: 1" = 60'



4100 N. Calhoun Road
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



X:\2021\21-058-1139-1\013_34_AC_RICHMOND_ROD_SUSSEX_DRAWINGS\SURVEY\PLATS\166FD.DWG

REDFORD HILLS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12310 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 12340, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a redivision of Lot 1 of Certified Survey Map No. 12310, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin, on April 21, 2022, in Book 127, at Pages 12 through 15 inclusive, as Document No. 4663766 and Lot 2 of Certified Survey Map No. 12340, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin, on July 1, 2022, in Book 127, at Pages 168 through 173 inclusive, as Document No. 4676497, being located in a part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 33, Town 8 North, Range 19 East, in the Village of Sussex, County of Waukesha, State of Wisconsin.

Said Parcel contains 1,515,621 Square Feet (or 34.7939 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of Redford Hills, 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 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

REDFORD HILLS, 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:

1. Village of Sussex

AGENCIES WHO MAY OBJECT:

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 ____.

REDFORD HILLS, LLC.

By: George B. Erwin, Its Manager

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20 ____, the above named George B. Erwin, its Manager of the above named Company, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager 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: _____

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 "REDFORD HILLS".

Dated this _____ Day of _____, 20 ____.

Pamela F. Reeves, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Jennifer Moore, 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 "REDFORD HILLS".

Dated this _____ Day of _____, 20 ____.

Jennifer Moore, Village Treasurer

F UTILITY EASEMENT PROVISIONS:

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

Redford Hills, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin Corporation, Grantee and SPECTRUM MID-AMERICA, LLC, Grantee, AND

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.

CONSENT OF CORPORATE MORTGAGEE:

WAUKESHA STATE BANK, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Plat, and does hereby consent to the above certificate of Redford Hills, LLC., owner, this _____ day of _____, 20 ____.

WAUKESHA STATE BANK

Jeffrey L. Lightfoot
Commercial Banking Officer/Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20 ____, the above named Jeffrey L. Lightfoot, Commercial Banking Officer/Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Commercial Banking Officer/Vice President 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, WI
My Commission Expires: _____

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Plat of "REDFORD HILLS", in the Village of Sussex, Redford Hills, 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.

Jennifer Moore, Village Clerk

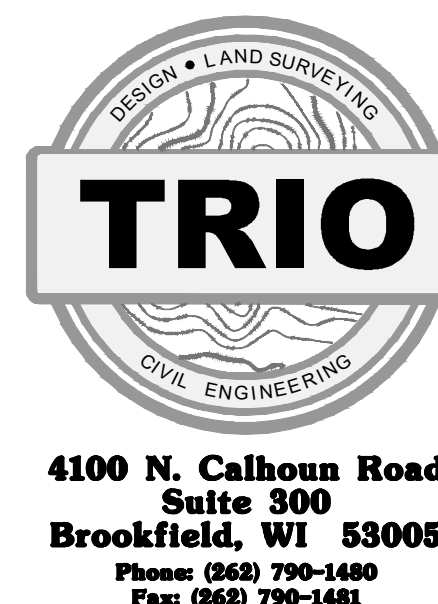
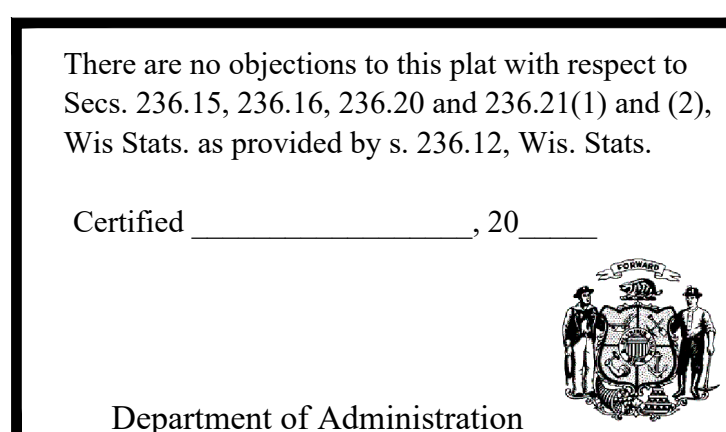


Exhibit “A”

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

- 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.

Model Standard Conditions of Approval for Plats.

1. Subject to the developer satisfying all comments, conditions, and concerns of the Village Engineer, the Village Staff, and all reviewing, objecting, and approving bodies, including, but not limited to the State of Wisconsin Laws; and Waukesha County; in regard to the preliminary plat and final plat, prior to commencing construction of any improvement, whether public or private, or site development or approval of the final plat, whichever is earlier.
2. Subject to the Developer submitting to the Village Clerk and receiving approval as to form from the Village Attorney and as to the amount from the Village engineer, a letter of credit or cash or other means of security as allowed by law and subject to the Developer submitting to and receiving from the Village Attorney and Village Engineer, approval of a Developer's Agreement for the improvements (including all public, private, and site development improvements), prior to commencing construction of any improvement, whether public or private, or site development or approval of the final plat, whichever is earlier.
3. Subject to the Developer submitting to and receiving from the Village Attorney and Village Administrator, approval of the final draft of the deed restrictions, prior to commencing construction of any improvement, whether public or private, or site development, whichever is earlier.
4. Subject to the Developer applying for and receiving from the Plan Commission for the Village of Sussex, and the Sussex Village Board, (Waukesha County, if necessary), all necessary variances (if any) to the Village of Sussex Zoning Code (or Waukesha County Zoning Code if necessary), the Village of Sussex Shoreland and Floodland Protection Ordinance (Waukesha County, if necessary), and the Village of Sussex Land Division and Development Ordinance, prior to commencing construction of any improvement, whether public or private, or site development, whichever is earlier.
5. Subject to and prior to the Village signing the final plat, all other required signatures must be inscribed on the final plat.
6. Subject to the Developer and Owner satisfying all comments, conditions, and concerns of all rezoning ordinances, which have been approved in regard to the subject property, prior to commencing construction of any improvement, whether public or private, or site development, whichever is earlier.
7. Subject to the Developer submitting to and receiving approval from the Village Plan Commission of the Village of Sussex and the Sussex Village Board as necessary of landscaping, signage, phasing, street name, and entrance plan prior to commencing construction of any improvements, whether public or private, or site development, whichever is earlier.
8. Subject to the Developer submitting to and receiving approval from the Village Engineer, and Village Staff of all necessary plans including, but not limited to utility,

roadway, landscaping, sidewalk, street lighting, storm water management, grading, erosion control, private utility, easements and phasing plans.

9. Subject to the Developer submitting the preliminary plat and final plat to and receiving approval from the Fire, Police, and Development Department of the same, including, but not limited to, approval of any and all issues regarding street names, and the uniform address system, prior to commencing construction of any improvements, whether public or private, or site development, whichever is earlier.
10. Professional Fees. Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this rezoning petition, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in any conditional rezoning ordinance due to a violation of these conditions.
11. Payment of Charges. Any unpaid bills owed to the Village by the owner of subject lands or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village: shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627. Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of any conditional rezoning ordinance that is subject to all remedies available to the Village, including possible cause for termination of the conditional rezoning ordinance.
12. Subject to the Developer satisfying and establishing all of the infrastructure improvements prior to the Developer presenting a Final plat to the Village except as authorized in the Developers Agreement.
13. Subject to the Developer satisfying all of the aforementioned conditions within one (1) year of the Village Board granting conditional final plat approval.



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

MEMORANDUM

To: Gabe Gilbertson, Community Development Director
From: Judith A. Neu, Village Engineer
Date: October 4, 2022
Re: Vista Run III Final Plat

Following are comments and concerns of Engineering Division staff regarding the Final Plat for Vista Run III, which was submitted by Keith Kindred, S.E.H., on behalf of Neumann Development and is dated September 23, 2022.

1. What is the reason for the replat of Outlot 14 with this final plat? Outlot 14 was dedicated to the Village with the first plat in this development. I'm not sure we should re-plate that outlot and, I'd prefer that we didn't as this adds a layer of complexity that is not necessary.
2. We cannot record this plat until and unless we get the proposed quit claim deed from the owners of Lot 2 of CSM 12082.
3. We'll need easements for the sidewalk, tee turn around, sanitary sewer, storm sewer and water main that extend into Lot 2 of CSM 12082 as shown on the construction plans for Vista Run – Phase 2.
4. On sheet 4 of 4, Jennifer Moore is Treasurer and Clerk and will sign the Village Board, Plan Commission and Village Treasurer certificates (not Jeremy Smith and Nancy Whalen).
5. There is an 8-foot-wide asphalt path shown on the Vista Run – Phase 2 construction plans located between Alpine Drive and Outlot 14 (on or along the west line of lots 59-62. If this path is within Lot 1 of CSM 12082, then the 25-foot-wide public drainage easement is in the wrong location. If this path is on Lot 2 of CSM 12082, then we will need an easement from the owner of said lot 2. The easement needs to be at least 10 feet wide to accommodate the 8-foot path.
6. The line type selected for the public drainage easement on lots 58-62 appears to be identical to the line type used for the rear yard setback. This becomes confusing on lot 58.
7. The We Energies utility easements must be added to the plat.
8. Add a description of how the FEMA floodplain was determined to the note depicting the floodplain on sheet 2 of 4.
9. Should the east line of the 25-foot-wide public drainage easement be parallel to the wet line of the plat on lots 59 and 60?
10. Please make the cur-off of the exiting to proposed 7-foot public sidewalk easement on Beaver Creek Lane very clear. As shown, it is not clear.
11. We need a public sidewalk easement along all of the north side of Alpine Drive AND along the south line of Alpine Drive along Lot 62 to match the construction plans.
12. I do not believe there are any sanitary sewer easements on this plat, so that description should be removed.

13. Private Drainage Easements – these easements should be granted to the owners in previous subdivisions as well (for example, lots 37 – 41 of Vista Run II).
14. Please label the Point of Beginning of your legal description on sheet 2 of 4.
15. Per 236.20(4)(b) please add a note or notes that the roads are Dedicated to the Public.

If you have any questions or comments, please respond in writing.

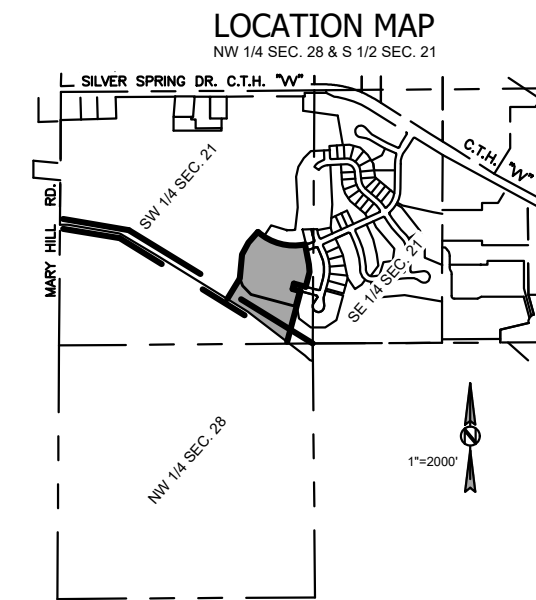
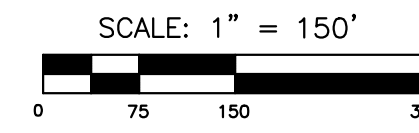
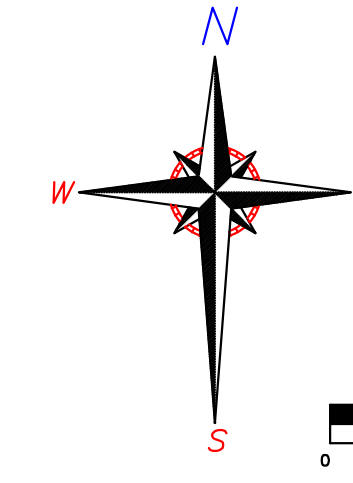
VISTA RUN III

PART OF OUTLOT 1 AND PART OF OUTLOT 14 OF VISTA RUN BEING A PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12082 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082 BEING A PART OF THE SE. 1/4 OF THE SW. 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



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE EAST LINE OF THE SW 1/4 OF SECTION 21-8-19 AS S00°22'15"W 2635.49'

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 cost 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.

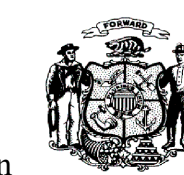
LEGEND

- 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



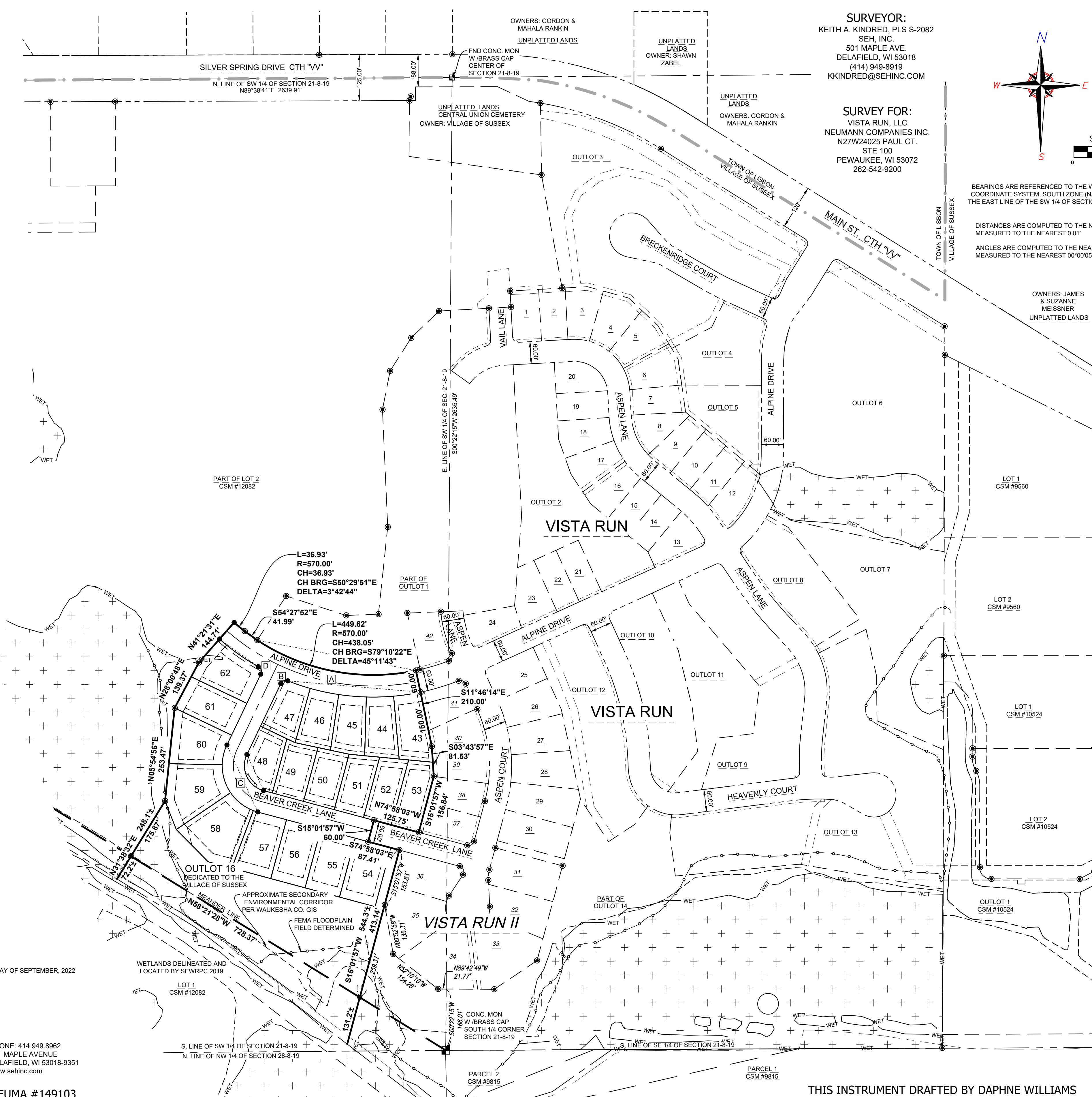
SHEET 1 OF 4

DATED THIS 23RD DAY OF SEPTEMBER, 2022

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

PROJECT NEUMA #149103

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS



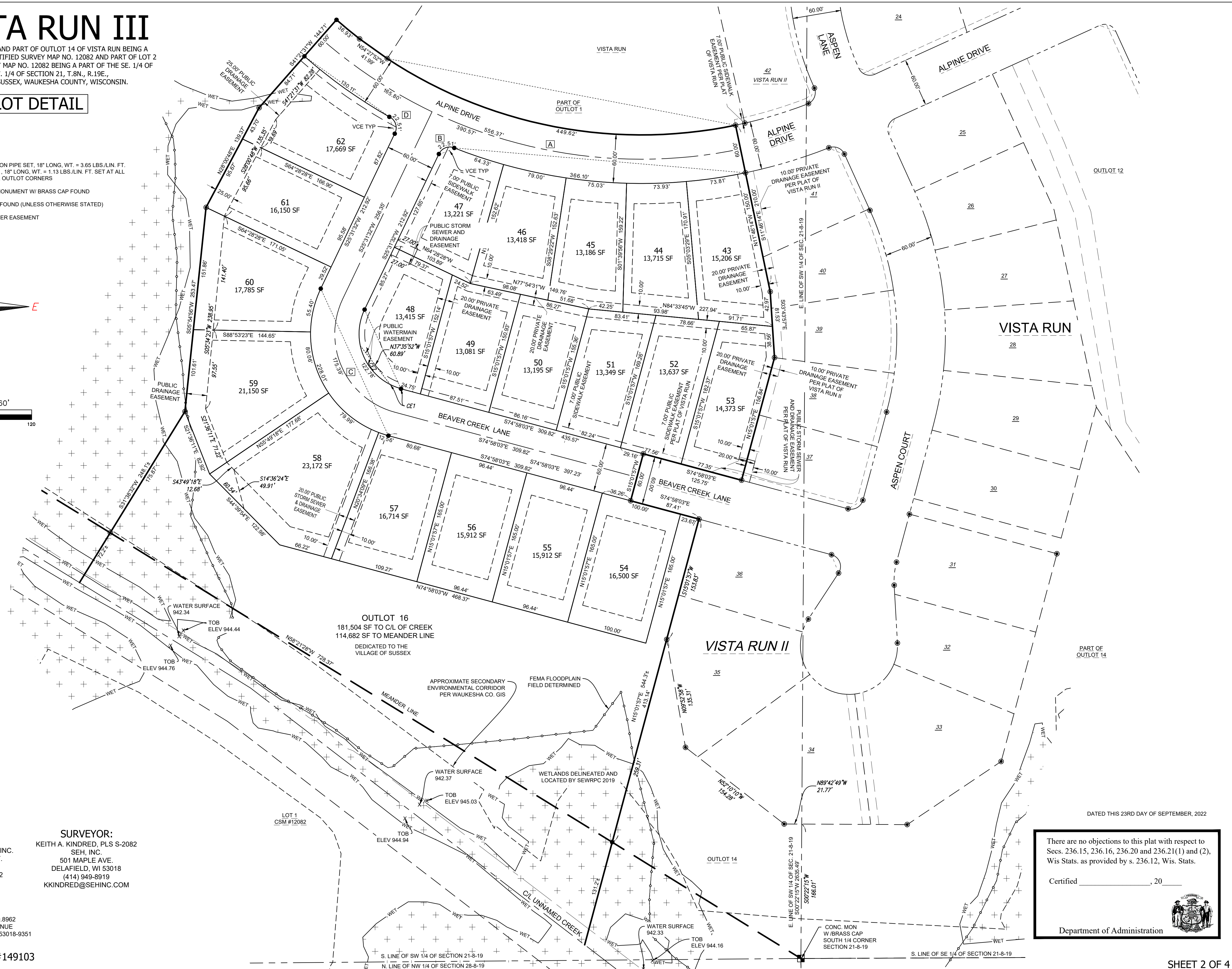
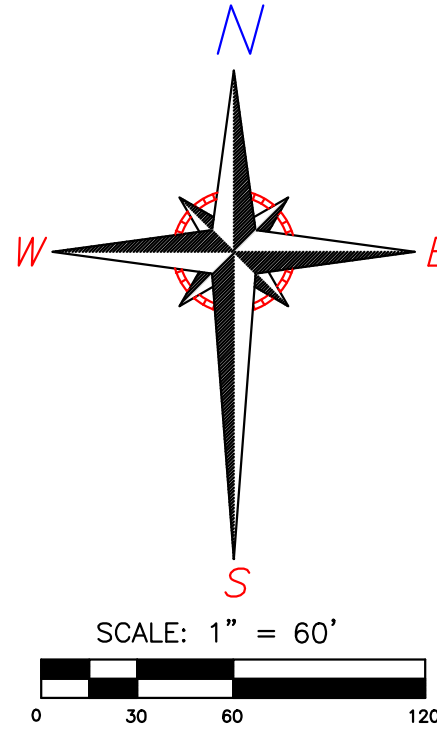
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LOT DETAIL

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" 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



OUTLOT 16
181,504 SF TO CL OF CREEK
114,682 SF TO MEANDER LINE
DEDICATED TO THE VILLAGE OF SUSSEX

VISTA RUN II

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

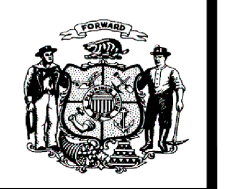


PROJECT NEUMA #149103

DATED THIS 23RD DAY OF SEPTEMBER, 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

VISTA RUN III

PART OF OUTLOT 1 AND PART OF OUTLOT 14 OF VISTA RUN BEING A PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12082 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082 BEING A PART OF THE SE. 1/4 OF THE SW. 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.
- OUTLOT 16 TO BE ENCOMPASSED BY A DRAINAGE EASEMENT AND DEDICATED TO VILLAGE OF SUSSEX. SEE STORMWATER MANAGEMENT PRACTICES NOTES. PROPERTY OWNERS ARE RESPONSIBLE FOR GENERAL MAINTENANCE SUCH AS MORE MOWING, IF DESIRED, AND GARBAGE PICK-UP AROUND THE OUTLOTS.
- LOTS 43 THROUGH 62 ARE ZONED RS-2 PUD. PLANNED DEVELOPMENT BELOW:
ESTATE LOT-LOTS 54-62
RESIDENTIAL LOT-LOT 43-53
- 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 236.32 OF WISCONSIN STATUTES.
- THE SITE FALLS WITHIN ZONE X AREA OF MINIMAL FLOODING AND A PORTION IN ZONE AE WITH A 1% ANNUAL CHANCE FLOOD HAZARD PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 5513300069G, EFFECTIVE DATE NOVEMBER 5, 2014. CROSS SECTION DATUM OF NAVD 88 ADJUSTED TO NGVD 29.
- THE OVERALL AREA OF THIS PLAT IS 568.436 S.F. ± OR 13.05 AC. ± TO THE CENTERLINE OF UNNAMED CREEK
501.615 S.F., 11.52 AC. TO THE MEANDER LINE.
- ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

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 AND OUTLOT 16 OF VISTA RUN III. 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, THE OWNERS OF LOTS 31-42 OF VISTA RUN II AND THE OWNERS OF LOTS 43-62 OF VISTA RUN III 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 ABUTTING PROPERTY OWNERS SO AS TO NEITHER IMPEDE THE FLOW OF STORMWATER, NOR NEGATIVELY IMPACT ANY ABUTTING 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.

WETLAND/FLOODPLAIN SECONDARY ENVIRONMENTAL CORRIDOR AREA PRESERVATION RESTRICTIONS

THOSE AREAS IDENTIFIED ON THIS SUBDIVISION PLAT AS WETLAND/FLOODPLAIN SECONDARY ENVIRONMENTAL CORRIDOR, SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC. IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST, SHALL ALSO BE PERMITTED.
- GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.
- THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
- PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.
- THE RESOURCE BOUNDARIES AND RESTRICTIONS CONTAINED HEREIN MAY ONLY BE MODIFIED IN COMPLIANCE WITH THE VILLAGE OF SUSSEX ZONING ORDINANCE.

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 24" ABOVE THE INTERSECTION ELEVATION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

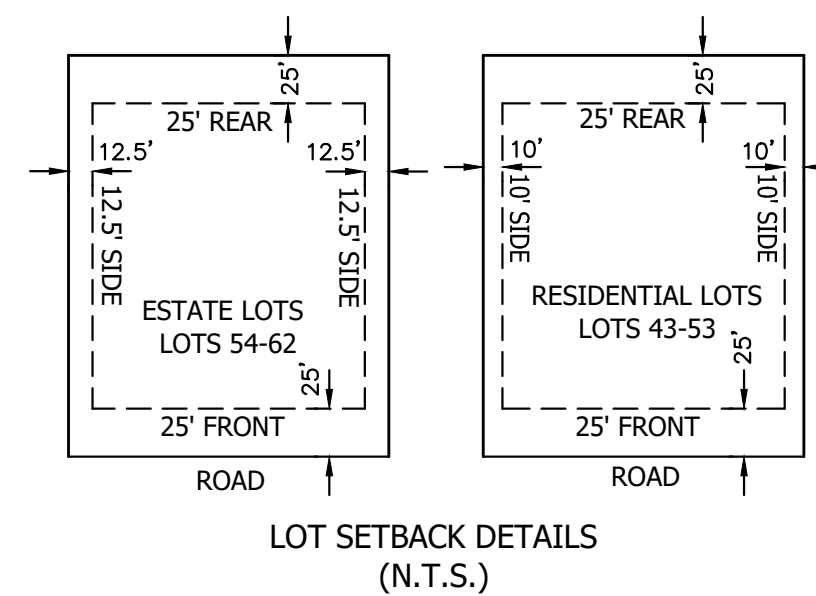
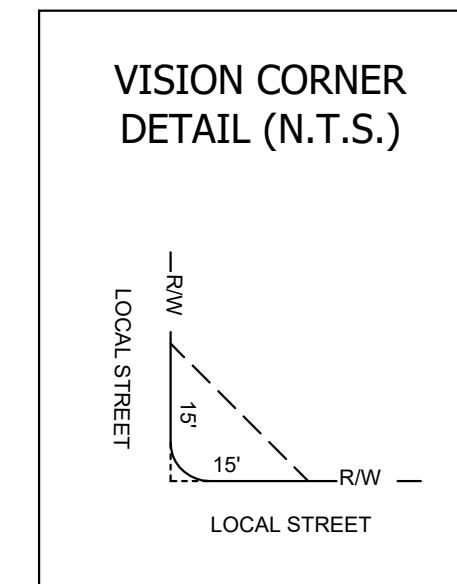
BASEMENT RESTRICTION - BEDROCK NOTE:

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 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:

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.



CURVE TABLE								
CURVE #		RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	C/L	600.00'	49°25'00"	517.49'	501.60'	S77°03'43"E	S52°21'13"E	N78°13'46"E
	C/L EAST	600.00'	37°17'45"	390.56'	383.70'	S83°07'21"E	S64°28'28"E	N78°13'46"E
	C/L WEST	600.00'	12°07'15"	126.93'	126.69'	S58°24'51"E	S52°21'13"E	S64°28'28"E
	EXT-WEST	570.00'	3°42'44"	36.93'	36.93'	S50°29'51"E	S48°38'29"E	S52°21'13"E
	EXT-EAST	570.00'	45°11'43"	449.62'	438.05'	S79°10'22"E	S56°34'31"E	N78°13'46"E
	RW SOUTH	630.00'	33°17'43"	366.10'	360.97'	N85°07'22"W	S78°13'46"W	N68°28'31"W
	LOT 43	630.00'	6°42'45"	73.81'	73.76'	S81°35'09"W	S78°13'46"W	
	LOT 44	630.00'	6°43'25"	73.93'	73.89'	S88°18'13"W		
	LOT 45	630.00'	6°49'26"	75.03'	74.99'	N84°55'21"W		
	LOT 46	630.00'	7°11'06"	79.00'	78.95'	N77°55'05"W		N74°19'32"W
	LOT 47	630.00'	5°51'01"	64.33'	64.30'	N71°24'01"W	N74°19'32"W	N68°28'31"W
	RW LOT 62	600.00'	8°31'37"	89.29'	89.21'	N56°24'50"W	N60°40'38"W	N52°09'01"W
B	LOT 42	15.00'	85°59'58"	22.51'	20.46'	S68°31'31"W	N68°28'31"W	S25°31'32"W
	C/L	100.00'	100°29'35"	175.39'	153.76'	S24°43'16"E	S25°31'32"W	S74°58'03"E
C	LOT 48	70.00'	100°29'35"	122.78'	107.63'	S24°43'16"E	S25°31'32"W	S74°58'03"E
	CE1	EASE TIE	70.00'	11°35'25"	14.16'	14.14'	S69°10'20"E	S63°22'38"E
CE2	EASE	70.00'	51°33'32"	62.99'	60.89'	S37°35'52"E	S11°49'06"E	S63°22'38"E
	RW	130.00'	100°29'35"	228.01'	199.89'	S24°43'16"E	S25°31'32"W	S74°58'03"E
	LOT 57	130.00'	5°32'12"	12.56'	12.56'	N72°11'57"W	N74°58'03"W	
	LOT 58	130.00'	35°15'09"	79.99'	78.73'	N51°48'17"W		
	LOT 59	130.00'	35°17'20"	80.06'	78.81'	N16°32'02"W		N01°06'37"E
	LOT 60	130.00'	24°24'54"	55.40'	54.98'	N13°19'05"E	N01°06'37"E	N25°31'32"E
D	LOT 62	15.00'	85°59'58"	22.51'	20.46'	N17°28'27"W	N25°31'32"E	N60°28'26"W

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



PROJECT NEUMA #149103

DATED THIS 23RD DAY OF SEPTEMBER, 2022

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

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
262-942-9200

SHEET 3 OF 4

SURVEYOR'S CERTIFICATE:

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

That I have surveyed, divided and mapped part of Outlot 1 and part of Outlot 14 of Vista Run being a part of Lot 4 of Certified Survey Map No. 12082 and part of Lot 2 of Certified Survey Map No. 12082, being a part of the Southeast 1/4 of the Southwest 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 166.01 feet to the Southerly line of Lot 34 of Vista Run II; thence North 89°42'49" West along said Southerly line 21.77 feet; thence North 52°10'10" West along said Southerly line and the extension thereof 154.28 feet; thence North 09°52'58" West along the Westerly line of Lot 35 of Vista Run II, a distance of 135.31 feet to the point of beginning of the lands to be described; thence South 15°01'57" West, 259.31 feet to a meander line; thence North 58°21'28" West along said meander line 728.37 feet to the Easterly line of Lot 2 of Certified Survey Map No. 12082; thence North 31°38'32" East along said Easterly line 175.87 feet; thence North 05°54'56" East along said Easterly line 253.47 feet; thence North 28°00'48" East along said Easterly line 139.37 feet; thence North 41°21'31" East, 144.71; thence Southeasterly 36.93 feet along the arc of a curve to the left, whose radius is 570.00 feet and whose chord bears South 50°29'51" East, 36.93 feet to the Easterly line of Lot 2 of Certified Survey Map No. 12082; thence South 54°27'52" East along said Easterly line 41.99 feet; thence Southeasterly 449.62 feet along the arc of a curve to the left, whose radius is 570.00 feet and whose chord bears South 79°10'22" East, 438.05 feet to the Westerly line of Vista Run; thence South 11°46'14" East, along said Westerly line 210.00 feet; thence South 03°43'57" East along the Westerly line of Vista Run II a distance of 81.53 feet; thence South 15°01'57" West along said Westerly line 156.64 feet to the North line of Beaver Creek Lane; thence North 74°58'03" West along said North line 125.75 feet to the Westerly line of Vista Run; thence South 15°01'57" West along said Westerly line 60.00 feet to the South line of Beaver Creek Lane; thence South 74°58'03" East along said South line 87.41 feet to the Westerly line of Vista Run II; thence South 15°01'57" West along said Westerly line 153.83 feet to the point of beginning.

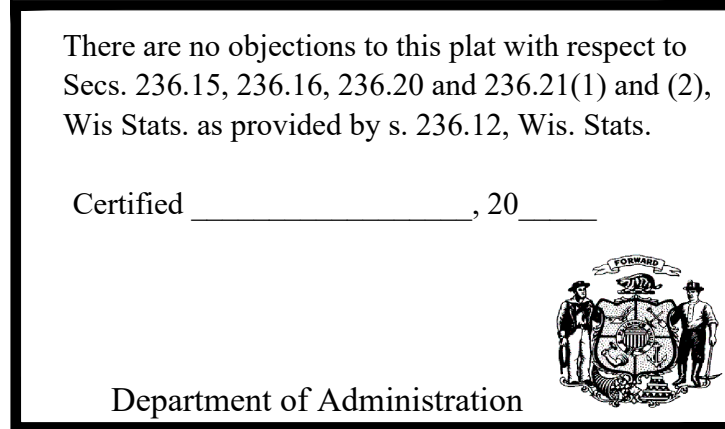
Said lands contain 568,436 square feet ± or 13.05 acres ± to the centerline of unnamed creek, 501,615 square feet, 11.52 acres to the meander line.

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 23rd day of September, 2022.



Keith A Kindred, PLS 2082

VISTA RUN III

PART OF OUTLOT 1 AND PART OF OUTLOT 14 OF VISTA RUN BEING A PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12082 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082 BEING A PART OF THE SE. 1/4 OF THE SW. 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

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 S236.10 or S236.12 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 DeCleene, 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 DeCleene, President

STATE OF WISCONSIN)
_____) COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named Steve DeCleene, 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 the deed of said corporation, by its 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, dividing, mapping and dedication as presented on this subdivision and further consents to the above certified owners.

IN WITNESS WHEREOF, Midland States Bank 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 _____.

VILLAGE BOARD APPROVAL CERTIFICATE:

Approved that the Plat of VISTA RUN III, 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 _____
Jeremy Smith, Administrative Services Director

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Plat of VISTA RUN III, 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 _____
Jeremy Smith, Administrative Services Director

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Nancy Whalen, 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 III.

Date _____
Treasurer-Nancy Whalen

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 III.

Date _____
Waukesha County Treasurer - Pamela Reeves

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



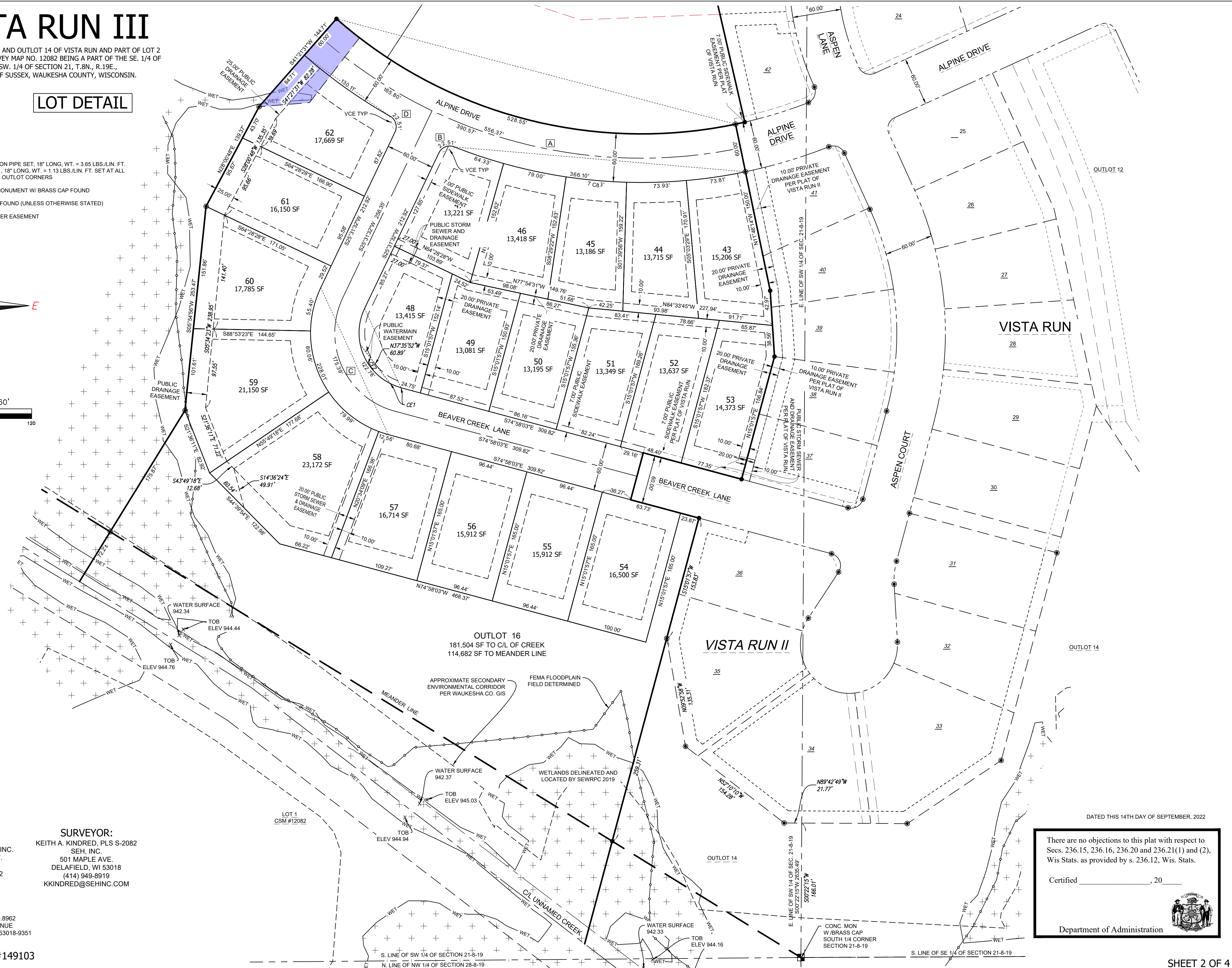
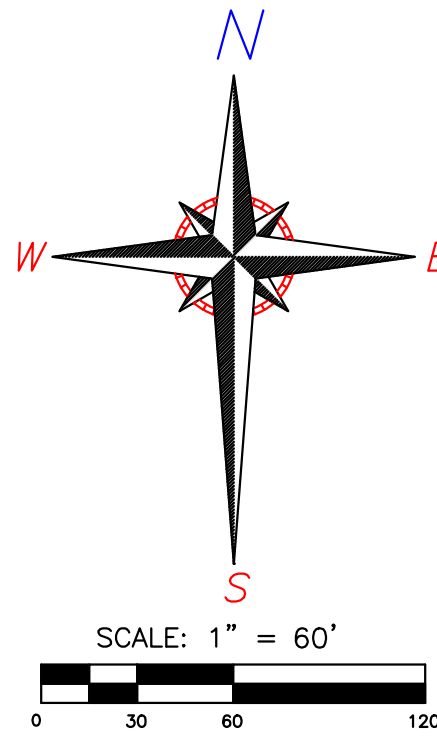
VISTA RUN III

PART OF OUTLOT 1 AND OUTLOT 14 OF VISTA RUN AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082 BEING A PART OF THE SE. 1/4 OF THE SW. 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

LOT DETAIL

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" 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



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



PROJECT NEUMA #149103

DATED THIS 14TH DAY OF SEPTEMBER, 2022

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

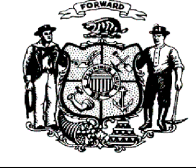


Exhibit “A”

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

- 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.

Model Standard Conditions of Approval for Plats.

1. Subject to the developer satisfying all comments, conditions, and concerns of the Village Engineer, the Village Staff, and all reviewing, objecting, and approving bodies, including, but not limited to the State of Wisconsin Laws; and Waukesha County; in regard to the preliminary plat and final plat, prior to commencing construction of any improvement, whether public or private, or site development or approval of the final plat, whichever is earlier.
2. Subject to the Developer submitting to the Village Clerk and receiving approval as to form from the Village Attorney and as to the amount from the Village engineer, a letter of credit or cash or other means of security as allowed by law and subject to the Developer submitting to and receiving from the Village Attorney and Village Engineer, approval of a Developer's Agreement for the improvements (including all public, private, and site development improvements), prior to commencing construction of any improvement, whether public or private, or site development or approval of the final plat, whichever is earlier.
3. Subject to the Developer submitting to and receiving from the Village Attorney and Village Administrator, approval of the final draft of the deed restrictions, prior to commencing construction of any improvement, whether public or private, or site development, whichever is earlier.
4. Subject to the Developer applying for and receiving from the Plan Commission for the Village of Sussex, and the Sussex Village Board, (Waukesha County, if necessary), all necessary variances (if any) to the Village of Sussex Zoning Code (or Waukesha County Zoning Code if necessary), the Village of Sussex Shoreland and Floodland Protection Ordinance (Waukesha County, if necessary), and the Village of Sussex Land Division and Development Ordinance, prior to commencing construction of any improvement, whether public or private, or site development, whichever is earlier.
5. Subject to and prior to the Village signing the final plat, all other required signatures must be inscribed on the final plat.
6. Subject to the Developer and Owner satisfying all comments, conditions, and concerns of all rezoning ordinances, which have been approved in regard to the subject property, prior to commencing construction of any improvement, whether public or private, or site development, whichever is earlier.
7. Subject to the Developer submitting to and receiving approval from the Village Plan Commission of the Village of Sussex and the Sussex Village Board as necessary of landscaping, signage, phasing, street name, and entrance plan prior to commencing construction of any improvements, whether public or private, or site development, whichever is earlier.
8. Subject to the Developer submitting to and receiving approval from the Village Engineer, and Village Staff of all necessary plans including, but not limited to utility,

roadway, landscaping, sidewalk, street lighting, storm water management, grading, erosion control, private utility, easements and phasing plans.

9. Subject to the Developer submitting the preliminary plat and final plat to and receiving approval from the Fire, Police, and Development Department of the same, including, but not limited to, approval of any and all issues regarding street names, and the uniform address system, prior to commencing construction of any improvements, whether public or private, or site development, whichever is earlier.
10. Professional Fees. Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this rezoning petition, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in any conditional rezoning ordinance due to a violation of these conditions.
11. Payment of Charges. Any unpaid bills owed to the Village by the owner of subject lands or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village: shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627. Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of any conditional rezoning ordinance that is subject to all remedies available to the Village, including possible cause for termination of the conditional rezoning ordinance.
12. Subject to the Developer satisfying and establishing all of the infrastructure improvements prior to the Developer presenting a Final plat to the Village except as authorized in the Developers Agreement.
13. Subject to the Developer satisfying all of the aforementioned conditions within one (1) year of the Village Board granting conditional final plat approval.