



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

AGENDA
VILLAGE BOARD
VILLAGE OF SUSSEX
6:00 PM - TUESDAY, OCTOBER 25, 2022
SUSSEX CIVIC CAMPUS – BOARD ROOM 2nd FLOOR
N64W23760 MAIN STREET

1. Roll call.
2. Pledge of Allegiance.
3. Consideration and possible action on minutes from the Village Board meetings held on October 10th and 11th, 2022.
4. Communications and Public Hearing(s)
 - A. Village President Report. Report on meetings attended/up-coming, communications, and recognitions.
5. Committee Reports
 - A. Board of Fire Commissioners Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - B. Community Development Authority Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - C. Park & Recreation Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - D. Pauline Haass Library Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - E. Plan Commission Report on discussion and action taken at the previous meeting, future agenda items and upcoming scheduled meetings.
 1. Recommendation and possible action on final plat for Redford Hills.
 - F. Public Safety and Welfare Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
6. Staff Reports on upcoming events, projects, future agenda items and scheduled meetings.
7. Comments from citizens present.
8. Old Business.
9. New Business.
10. Consideration and possible action on resignations and appointments.
11. Adjournment

Anthony LeDonne
Village President

Jeremy Smith
Village Administrator

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

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

**VILLAGE OF SUSSEX
SUSSEX, WISCONSIN**

**Minutes of the Village Board Budget Meeting
October 10, 2022**

1. Roll Call

The meeting was called to order by President LeDonne at 5:30 p.m.

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

Also present: Administrator Jeremy Smith, Assistant Village Administrator Kelsey McElroy Anderson, Finance Director Nancy Whalen, Community Development Director Gabe Gilbertson, Clerk/Treasurer Jennifer Moore, Village Engineer/Public Works Director Judith Neu, Library Director Adele Loria, and Fire Chief Kris Grod.

2. Discussion on 2023 Budget

The Village Board discussed various options associated with the budget. Discussions included future updates and expansion for the Pauline Haas Public Library building, 2023 and future road improvements, and Village Parks.

The Board chose to schedule the final budget workshop on October 25, 2022 immediately preceding the regular Village Board meeting.

3. Adjournment

Motion by Adkins, seconded by Jarvis to adjourn at 8:07 p.m.

Motion carried 7-0

Respectfully submitted,

Jennifer Moore
Clerk/Treasurer

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**VILLAGE OF SUSSEX
SUSSEX, WISCONSIN**

**Minutes of the Village Board Meeting of
October 11, 2022**

1. Roll Call

President LeDonne called the meeting to order at 6:00pm.

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

Members excused: None

Also present: Administrator Jeremy Smith, Assistant Administrator Kelsey McElroy-Anderson, Attorney John Macy, David Anderson with PFM, and members of the Public

2. Pledge of Allegiance

President LeDonne led the pledge of allegiance.

3. Meeting Minutes

Motion by Uecker seconded by Adkins to approve the September 26 and 27, 2022 Village Board meeting minutes as presented.

Motion Carried 7-0

4. Communications and Public Hearings

A. Village President Report.

The Village President listed several upcoming meetings and events in the Village of Sussex.

The Village President rearranged the agenda to act on Item 8, Old Business at this time.

8. Old Business

A. Motion by Adkins, seconded by Uecker to approve Ordinance No. 885, An Ordinance to Repeal and Recreate Section 18.0208 of Chapter 18 of the Land Division and Development Ordinance.

Motion Carried 7-0

B. Motion by Wells, seconded by Jarvis to approve resolution 22-012, A Resolution Authorizing the Issuance and Sale of \$2,280,000 General Obligation Promissory Notes, Series 2022B.

Motion Carried 7-0

5. Committee Reports

A. Finance and Personnel Committee

1. Motion by Jarvis, seconded by Wells to approve the September Check Register and P-card Statement in the amount of \$1,509,609.13. Motion Carried 7-0
2. Motion by Jarvis, seconded by Riedel to approve the September Ace Hardware purchases in the amount of \$747.47.
(President LeDonne abstained) Motion Carried 6-0
3. Motion by Jarvis, seconded by Uecker to approve a Temporary Class B wine and fermented malt beverage license for Sussex Area Service Club October 21, 2022, at Village Park Spooky Sussex, Agent: Rick Vodicka.
(Trustee Wells abstained) Motion Carried 6-0

B. Public Works Committee

1. Motion by Adkins, seconded by Zoellick to approve the September invoices in the amount of \$27,621.10. Motion Carried 7-0
2. Motion by Adkins, seconded by Riedel to approve the 2022/2023 Waukesha County Salt contract Motion Carried 7-0
3. Motion by Adkins, seconded by Uecker to approve the Stormwater Credit for property at N68W25424 Silver Spring Drive. Motion Carried 7-0
4. Motion by Adkins, seconded by Zoellick, to approve the Stormwater Easement with respect to Highlands Corporate Park Phase A. Motion Carried 7-0

9. Staff Reports

- A. Assistant Administrator McElroy-Anderson
 - a. Discussed upcoming Waukesha Avenue closures
- B. Administrator Smith
 - a. There will be a closed session at the November meeting regarding a developers agreement.
- C. Attorney Macy – report on current court cases
 - a. There has been a recent ruling on spoiling absentee ballots. The Village Clerk is aware and following the ruling.

9. Comments from citizens present

No one present wished to speak.

10. New Business

None

11. Consideration and possible action on resignations and appointments

None

12. Adjournment

Motion by Adkins seconded by Zoellick to adjourn at 6:22pm.

Motion Carried 7-0

Respectfully submitted,
Jennifer Moore
Village Clerk



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Sussex, Wisconsin 53089
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MEMORANDUM

To: Village Board
From: Jennifer Moore, Village Clerk
Re: Village Board Meeting- October 25, 2022
Date: October 21, 2022

4.A. Village President Report- report on meetings attending and upcoming communications.

5.E.1. Plan Commission recommends approval of the Final Plat for Redford Hills subject to the standard conditions of Plat approval, meeting all comments and conditions of the Village Engineer including completion of the asphalt roadway, compliance with the Developer's Agreement, payment of all fees and subject to the standard conditions of Exhibit A. Please see the memo from Community Development Director Gabe Gilbertson for more information.



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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

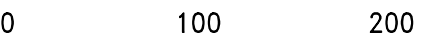
PROPOSED ZONING:
 RS-3

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



SCALE: 1" = 100'



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.

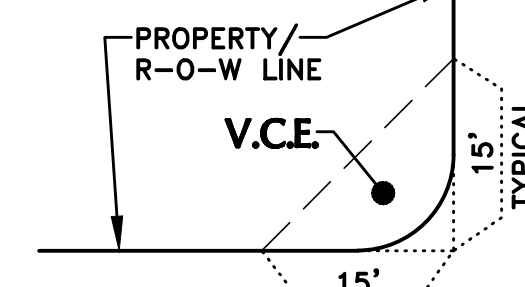
TREE PRESERVATION RESTRICTIONS:

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.

VISION CORNER EASEMENT DETAIL

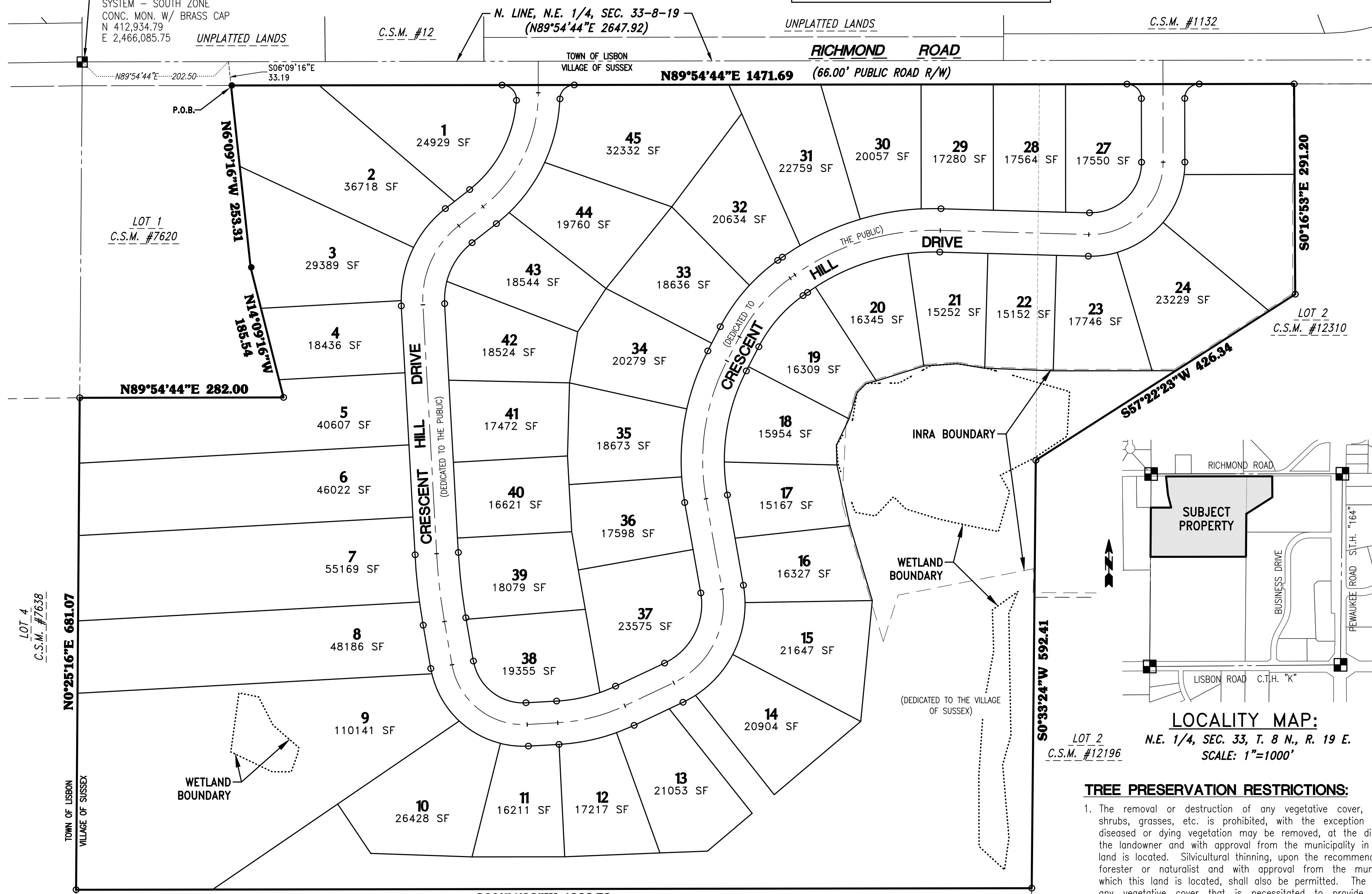
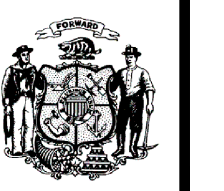


**4100 N. Calhoun Road
 Suite 300
 Brookfield, WI 53005**
 Phone: (262) 790-1480
 Fax: (262) 790-1481

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



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:

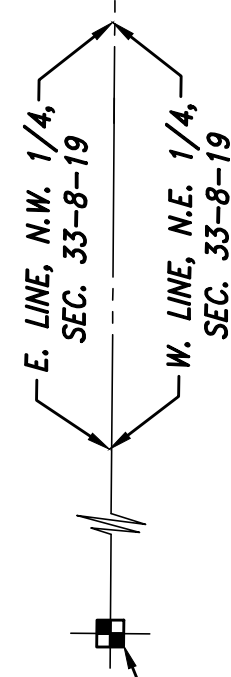
Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil 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:

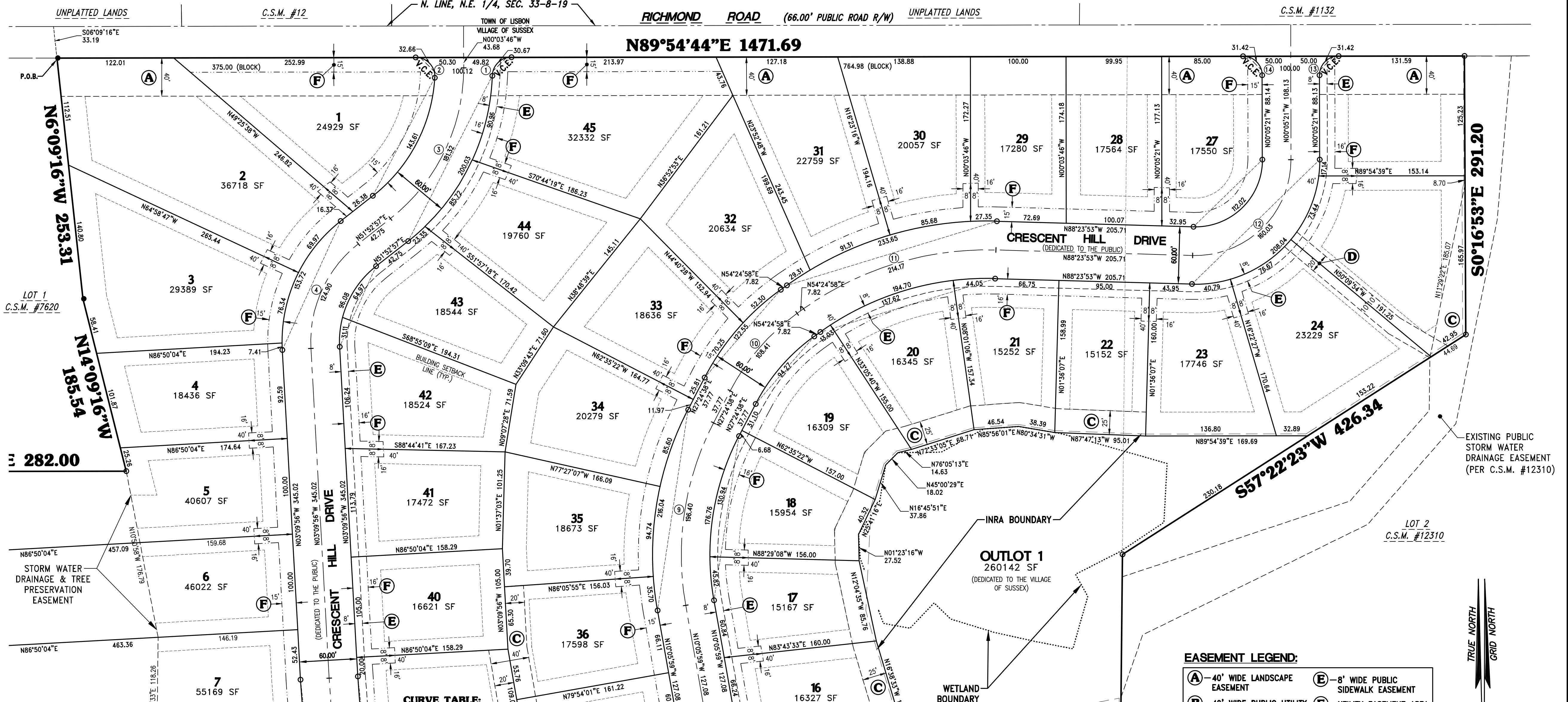
Wetland boundaries shown herein are based on a field delineation and Wetland Delineation Report prepared by Heartland Ecological Group, Inc. conducted in June of 2018.



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REDFORD HILLS

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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	N27°24'38"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°28'12.5"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

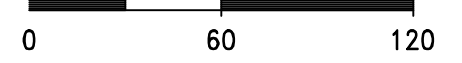
CURVE TABLE:

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	
	WEST	330.00	37°30'37"	216.04	212.21	N08°39'19.5"E	N10°05'59"W	N27°24'38"E	
	34	330.00	14°51'45"	85.60	85.36	N19°58'45.5"E	N12°32'53"E	N27°24'38"E	
	35	330.00	16°26'58"	94.74	94.42	N04°19'24"E	N03°54'05"W	N12°32'53"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'

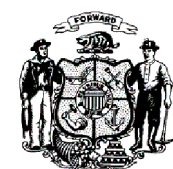


4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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____

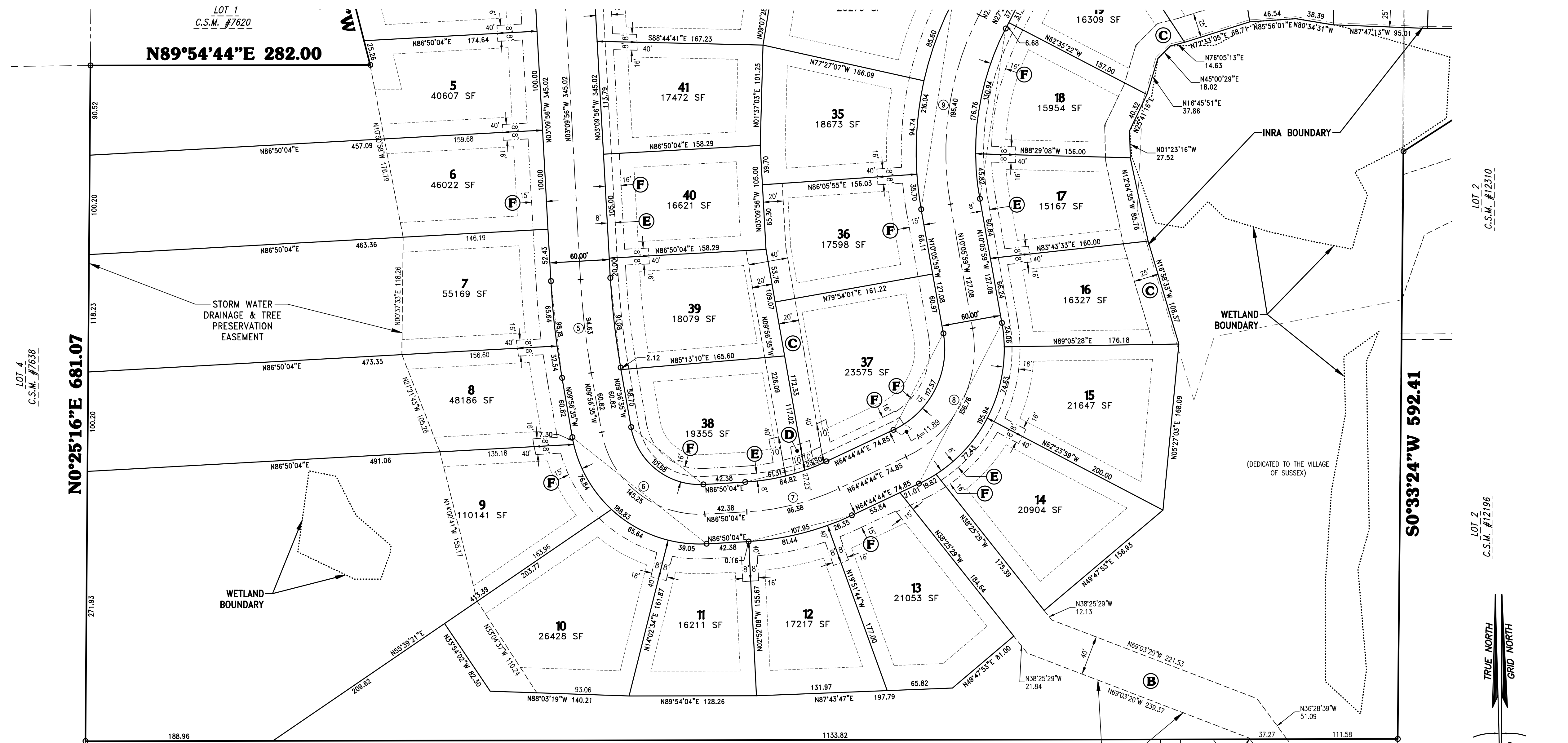
Department of Administration



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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.



N89°54'44"E 282.00

N0°25'16"E 681.07

S89°54'39"W 1322.78
(REC. AS 1321.56)

S0°33'24"W 592.41

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	S88°23'53"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	N89°54'44"E
14	27	20.00	89°59'55"	31.42	28.28	N45°05'18.5"W	N00°05'21"W	S89°54'44"W

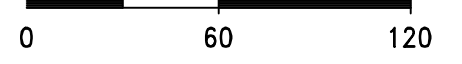
EASEMENT LEGEND:

- (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

LOT 1
C.S.M. #12340

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

SCALE: 1" = 60'

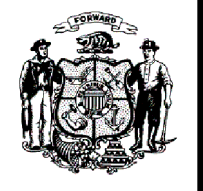


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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

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.

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

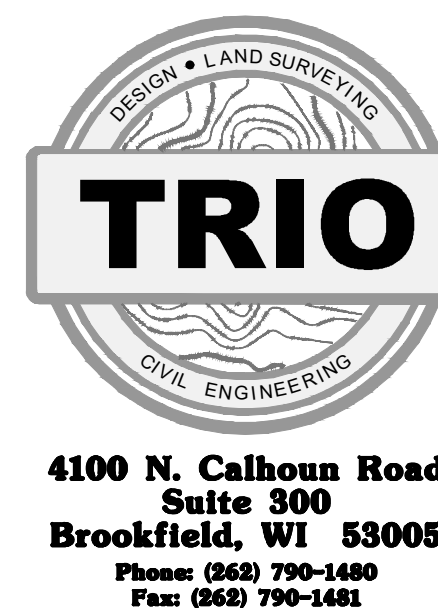
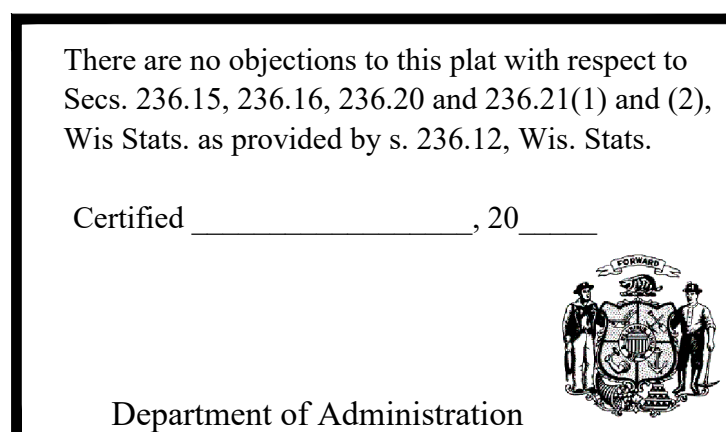


Exhibit “A”

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.