



N64W23760 Main Street
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**AGENDA
PLAN COMMISSION
VILLAGE OF SUSSEX
THURSDAY, JULY 21, 2016
AT 6:30 P.M.**

VILLAGE HALL, N64W23760 MAIN STREET-LOWER LEVEL

Pursuant to the requirements of Section 19.84, Wis Stats., notice is hereby given of a meeting of the Village of Sussex Plan Commission, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum, (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.)

1. Roll call.
2. Consideration and possible action on the minutes of the Plan Commission meeting of June 16, 2016.
3. Comments from citizens present.
When speaking, citizens should state their name and address for the record and be concise with their comments and presentation.
4. Consideration and possible action on Permitted Uses and Plans:
 - A. Consideration and possible action on a Plan of Operation and site plan for Sawall Development (N63W23217 Main Street).
 - B. Consideration and possible action on a Plan of Operation and site plan for Katie Fromstein Photography (N63W23217 Main Street).
 - C. Consideration and possible action on Plan of Operation, site, architectural building, lighting and landscape plan for Dr. Vezzetti office building on lot 2 at the Sussex Gateway Center.
5. Consideration and possible action on Conditional Uses and Plans:
 - A. Conceptual review of a Conditional Use for the filling of the flood plain in a County right-of-way on County Hwy VV (aka Main Street) between Freiheit Court and Pewaukee Road.
6. Consideration and possible action on CSM's and Plats:
 - A. Consideration and possible action on a CSM to combine properties at N63W23661 Main Street and N63W23637 Main Street and grant right-of-way to the Village of Sussex for road improvements.
 - B. Consideration and possible action on a Final Plat for Sussex Preserve located on the west side of Maple Avenue south of Clover Drive.

7. Consideration and possible action on Zoning and Planning Items:
 - A. Update and possible action on property maintenance issues of homeowner Joseph Balcerek N66W24015 Champeny Road.
8. Other items for future discussion.
9. Adjournment.

Greg Goetz
Chairperson

Jeremy 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 service, contact Jeremy Smith at 246-5200.

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the Plan Commission meeting held on June 16, 2016.

Chairman Greg Goetz called the meeting to order at 6:34 p.m.

Members present: Annette Kremer, Pat Tetzlaff, Roger Johnson, Amanda Schauer and Greg Goetz.

Members excused: Steve Pellechia and Deb Anderson.

Others present: Attorney John Macy, Assistant Development Director Kasey Fluet, Administrative Services Director Casen Griffiths, Jason Wessels, Sarah Liss, and Debbie Ames.

Consideration and possible action on the minutes of the Public Hearing and of the Plan Commission meeting of May 19, 2016.

A motion by Tetzlaff, seconded by Kremer to approve the minutes of the Public Hearing and of the Plan Commission meeting of May 19, 2016. Motion carried.

Comments from citizens present: There was no one present who wished to be heard.

Consideration and possible action on a Plan of Operation and site plan for Ichiban Sussex LLC (N65W24838 Main Street).

Mrs. Fluet reviewed the plan staff memo on this matter (copy attached) and stated that the restaurant has a new owner and required to receive approval from the Plan Commission. There are no changes to the hours of operation and the new owner has applied for a liquor license.

A motion by Kremer, seconded by Johnson to approve the Plan of Operation and site plan for Ichiban Sussex, LLC (N65W24838 Main Street); with a finding that the use and structures meet the principals of 17.1002 (A-H); subject to the standards conditions of Exhibit A. Motion carried.

Consideration and possible action on a Plan of Operation and site plan for Malabar Coast Coffee & Tea (N63W23217 Main Street).

Jason Wessels, N63W23217 Main Street, of Malabar Coast Coffee and Tea was present before the Plan Commission. Mr. Wessels stated that the proposed business would be a coffee shop that will also serve sandwiches, wraps, espresso, tea and pastries. They plan to open by the end of August. Mrs. Fluet reviewed the plan staff memo on this matter (copy attached) and stated that the space that will be leased is in the Mammoth Springs retail building that faces Waukesha Avenue. There will be indoor seating for 30 to 34 customers with outdoor seating in the plaza area between the two buildings. An outdoor establishment permit will need to be applied for. The site has sufficient onsite parking as well as street parking.

A motion by Johnson, seconded by Kremer to approve the Plan of Operation and site plan for Malabar Coast Coffee & Tea (N63W23217 Main Street) with the finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A. Motion carried.

Consideration and possible action on a Plan of Operation and site plan for Embellish Salon (N63W23217 Main Street).

Sara Liss, W239N7327 Charles Court, owner of Embellish Salon was present before the Plan Commission. Ms. Liss stated that the proposed business would be a full service salon. All chairs in the salon would be rentals and she would not have any employees. In addition to hair the salon will feature nail techs, estheticians or a massage therapist. Mrs. Fluet reviewed the plan staff memo on the matter (copy attached) and stated that the business will

be located in the Mammoth Spring retail building that faces Waukesha Avenue. The hours of operation will be Monday through Thursday 9:00 a.m. to 9:00 pm.; Friday 7:00 am to 8:00 pm, Saturday and Sunday 9:00 am to 5:00 pm. The site has sufficient onsite parking as well as street parking.

A motion by Kremer, seconded by Tetzlaff to approve the Plan of Operation and site plan for Embellish Salon (N63W23217 Main Street) with a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A. Motion carried.

Consideration and possible action on Conditional Uses and Plans: None

Consideration and possible action on a Condominium Plat for Sussex Civic Campus (N64W23760 Main Street).

Mrs. Fluet reviewed the plan staff memo on the matter (copy attached) and stated that the condo plat is necessary to combine the Mindemann property and the Village Hall property into one parcel. It will allow S.O.S. to purchase their space in the new building. The plat describes the rights and common areas for tenant in the new Civic Campus building.

A motion by Kremer, seconded by Johnson to recommend approval to the Village Board the Condominium Plat for Sussex Civic Campus (N64W23760 Main Street), subject to final review by the Village Engineer and the standard conditions of Condominium Plat approval and Exhibit A. Motion carried.

Consideration and possible action on an Ordinance to repeal and recreate Section 17.0800 entitled "Signs" of Chapter 17 Zoning Code.

Mrs. Fluet stated that the workgroup, appointed at the May Plan Commission meeting, has met to discuss changes to the Village's sign code due to the recent U.S. Supreme Court ruling on signs. The recommended changes in the Ordinance are driven by the requirements of the Supreme Court ruling which require that signs be content neutral. The work group also recommended changes to the code related to size and location.

A motion by Goetz, seconded by Kremer to approve an Ordinance to repeal and recreate Section 17.0800 entitled "Signs" of Chapter 17 Zoning Code. Motion carried.

Discussion and possible action on property maintenance issues of homeowner Joseph Balcerek N66W24015 Champeny Road.

Debbie Ames, W240N6595 Maple Avenue stated that she is a neighbor to Mr. Balcerek to the south, and that the house is overgrown with brush, the grass is rarely cut that and that the property looks as through its abandoned most of the time. Ms. Ames stated that when the grass is actually cut, Mr. Balcerek will often leave a strip of unmowed grass between their properties. Other neighbors have trimmed the grass on the property even if they weren't asked to do so. Mrs. Fluet reviewed the Plan staff memo (copy attached) and noted that Village staff has been addressing violations since 2014 on this property. Compliance usually occurs when Mr. Balcerek receives a letter from the Village. Mr. Balcerek has also received letters for violating the ordinance for not keeping his garbage cans screened from view. Mrs. Fluet stated that when situations such as this arise with property maintenance issues that the Plan Commission is tasked with providing direction on how to bring the property into compliance.

Ms. Tetzlaff asked if there were any issues with snow removal on the property. Ms. Ames stated that she does not see it. Mrs. Fluet noted that the Village acts on a complaint basis and that weeds and grass are an issue. Mrs. Fluet also noted that all neighbors have received letters as well as the owner regarding this meeting.

Mr. Johnson felt that having staff reiterate the standards with a compliance date and notification that daily fines will start upon the failure to complete and maintain the property was an appropriate action for this situation.

Ms. Kramer stated that she felt that having staff reiterate the standards with a compliance date, but not notify about daily fines was the appropriate solution for this situation, as there is a concern about a willingness to continue to the next step of fining the property owner.

Mr. Goetz stated that a notice should go out with additional warnings about potential fines if the property maintenance issues are not corrected, as the issues on this property have gone on long enough and the overgrowth of brush on the house is a potential safety issue.

The consensus of the Plan Commission was to direct staff to notify Mr. Balcerek in the form of a letter, indicating that he will have 45 days to address the issues of grass mowing and cutting back the vegetation overgrowth on his property, and if the issues are not resolved then fines may be forthcoming. The vegetative growth needs to be trimmed so that the windows are visible from the street.

Other items for future discussion.

Mr. Johnson asked what the timeframe for the Maple Avenue subdivision. Mrs. Fluet noted that the infrastructure should be in completely this fall.

Ms. Kremer asked about the railroad crossing at Good Hope Road. Mr. Goetz noted that the state is in the process of investigating the crossing and hopefully a resolution would occur in the next few months.

Adjournment

Ms. Kremer motioned and Ms. Tetzlaff seconded to adjourn the meeting at 7:11 p.m. Motion carried.

Respectfully Submitted,

Casen J. Griffiths
Administrative Services Director



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MEMORANDUM

TO: Plan Commission

FROM: Kasey Fluet, Assistant Development Director

RE: Plan Commission meeting of June 16, 2016

DATE: June 3, 2016

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

01. **Roll call.**
02. **Consideration and possible action on the minutes and of the Plan Commission meeting on May 19, 2016.**
03. **Comments from citizens present.**
04. **Consideration and possible action on Permitted Uses and Site Plans:**
A. Consideration and possible action on a Plan of Operation and site plan for Ichiban Sussex LLC (N65W24838 Main Street).

This site is zoned B-2. The restaurant is a permitted use in the B-2 district in accordance with section 17.0417 (A)(1)(b). The restaurant will have a new owner and is required to receive approval from the Plan Commission. No change to the Plan of Operation is indicated and the hours of operation will remain the same. The new owner has applied for a liquor license.

This site has sufficient parking for all the users.

Policy Question:

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

Action Items:

1. Act on the plan of operation and site plan.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Ichiban Sussex LLC (N65W24838 Main Street); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

B. Consideration and possible action on a Plan of Operation and site plan for Malabar Coast Coffee & Tea (N63W23217 Main Street).

This site is zoned B-4. The restaurant is a permitted use in the B-4 Central Mixed Use District in accordance with Section 17.0419 (C)(1)(c). Malabar will lease approximately 1,700 square feet of space in the 13,000 square foot retail building facing Waukesha Avenue at Mammoth Springs. The space will have indoor seating for 30-34 customers and outdoor seating in the plaza area between the two retail buildings. Hours of operation will be Monday through Friday 6:00 a.m. to 9:00 p.m. and 7:00 a.m. to 9:00 p.m. Saturday and Sunday. The menu will offer coffee, tea, specialty drinks, pastries and sandwiches. The site has sufficient parking for both the residential and retail buildings with 190 parking stalls and on street parking is also available.

The business must apply for an Outdoor Establishment Permit.

Policy Question:

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

Action Items:

2. Act on the plan of operation and site plan.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Malabar Coast Coffee & Tea (N63W23217 Main Street); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

C. Consideration and possible action on a Plan of Operation and site plan for Embellish Salon (N63W23217 Main Street).

This site is zoned B-4. The hair salon is a permitted use in the B-4 Central Mixed Use District in accordance with Section 17.0419 (C)(5)(b). Embellish Salon will lease approximately 1,700 square feet of space 13,000 square foot retail building facing Waukesha Avenue at Mammoth Springs. The salon will be a full service salon offering services for hair, nails, facials and massage therapy. Hours of operation will be Monday through Thursday 9:00 a.m. to 9:00 p.m., Friday 7:00 a.m. to 8:00 p.m., Saturday and Sunday 9:00 a.m. to 5:00 p.m. The site has sufficient parking for both the residential and retail buildings with 190 parking stalls and on street parking is also available.

Policy Question:

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

Action Items:

1. Act on the plan of operation and site plan.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Embellish Salon (N63W23217 Main Street); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

05. Consideration and possible action on Conditional Uses and Plans:

06. Consideration and possible action on CSM's and Plats:

A. Consideration and possible action on a Condominium Plat for Sussex Civic Campus (N64W23760 Main Street).

The Condominium Plat for the Sussex Civic Campus is necessary to combine the former Mindemann property and the Village Hall property and allow the S.O.S. to purchase their space. The Condo Plat will also describe rights and common areas for the other tenants of the new Civic Campus building. The Village owns everything outside of the S.O.S. space inside the building itself.

Policy Question:

1. Are there any concerns with the Condo Plat?

Action Items:

1. Act on the Condo Plat.

Staff Recommendation: Staff recommends the Plan Commission recommend to the Village Board to approve the Condominium Plat for Sussex Civic Campus (N64W23760 Main Street), subject to final review by the Village Engineer and the standard conditions of Condominium Plat approval and Exhibit A.

07. Consideration and possible action on Zoning and Planning Items:

A. Consideration and possible action on an Ordinance to repeal and recreate Section 17.0800 entitled "Signs" of Chapter 17 Zoning Code.

At the May Plan Commission meeting a workgroup was appointed to discuss the changes needed to the sign code because of the recent U.S. Supreme Court ruling on the regulation of signs.

Most of the recommended changes in the Ordinance to the sign code are driven by the requirements of the U.S. Supreme Court ruling based on communities can no longer regulate sign content. The workgroup did however review and make some recommended changes to the code about size and location.

The Ordinance shows the track changes of the code, with the strike through section areas to be removed and the sentences underlined to be added.

Policy Question:

1. Are there any concerns with the Ordinance?

Action Items:

1. Act on the Ordinance.

Staff Recommendation: Staff recommends the Plan Commission recommend to the Village Board to approve the Ordinance to repeal and recreate Section 17.0800 entitled "Signs" of Chapter 17 Zoning Code.

B. Discussion and possible action on property maintenance issues of homeowner Joseph Balcerek N66W24015 Champeny Road.

This site is zoned RS-4. This is a property with some property maintenance issues that the neighbors would like addressed. Village staff has been addressing violations since 2014. In 2014 Mr. Balcerek received three letters stating his property was in violation of the grass height ordinance. In 2015 two letters were sent for violating the ordinance of not removing his garbage cans within 24 hours after collection and not keeping them screened from view. In June 2016 Mr. Balcerek again received a letter stating his property was in violation of the grass height ordinance. The property owner has struggled to maintain the property during this entire time period.

The adjacent property owners asked for this item to go before the Plan Commission so they could express their frustration about Mr. Balcerek's property and seek additional direction and steps to bring the property into compliance with the Village's Property Maintenance ordinance.

In particular, the bushes around the house should be trimmed, all weed growth removed, the grass maintained at appropriate heights and the homeowner should repair or remove the broken clothes line and flower box.

Mr. Balcerek has been invited to explain his situation and the neighbors who have raised the complaint will also be present to explain their positions. It would be appropriate for the Plan Commission to give direction to staff on if additional enforcement steps should be taken at this time. If a problem isn't being resolved the Village could do the following:

1. Do nothing.
2. Have staff reiterate the standards with a compliance date?
3. Have staff reiterate the standards with a compliance date and notification that daily fines will start upon the failure to complete and maintain.
4. Recommend to the Village Board to start daily fines or start a summons and complaint.

It is always the Village's goal to get voluntary compliance and have neighbors resolve their issues, but sometimes additional steps are necessary to resolve these matters.

Policy Question:

1. Is the property being properly maintained?
2. If the property is not being properly maintained should additional steps be taken to see compliance with the standards?
3. What additional steps would be appropriate at this time?

Action Items:

1. Give direction to staff.

Staff Recommendation: Staff recommends the Plan Commission give direction to staff regarding the items they want the property owner to address, establish a timeframe for bringing the property into compliance and the next step to be taken if the property owner does not comply.

08. Other Items for future discussion.

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.



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MEMORANDUM

TO: Plan Commission

FROM: Kasey Fluet, Assistant Development Director

RE: Plan Commission meeting of July 21, 2016

DATE: July 1, 2016

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

01. **Roll call.**
02. **Consideration and possible action on the minutes of the Plan Commission meeting on June 16, 2016.**
03. **Comments from citizens present.**
04. **Consideration and possible action on Permitted Uses and Site Plans:**
 - A. **Consideration and possible action on a Plan of Operation and site plan for Sawall Development (N63W23217 Main Street).**

This site is zoned B-4. Sawall Development consists of three different uses all of which are located on the second floor of the retail building that faces Waukesha Avenue at Mammoth Springs. The leasing office is a permitted use in the B-4 Central Mixed Use District in accordance with Section 17.0419 (C)(4)(d). The office space will occupy 2,000 square feet and will include several offices and a meeting room for the tenants of Mammoth Springs to meet with staff members for leasing agreements and various other meetings. The office will have five employees with hours of operation Monday through Friday 8:00 a.m. to 7:00 p.m. and Saturday to Sunday 10:00 a.m. to 4:00 p.m.

The exercise and community rooms are a permitted use in the B-4 Central Mixed Use District in accordance with Section 17.0419 (C)(11)(d). The exercise rooms includes an area for a golf simulator the rooms are a total of approximately 1,000 square feet, is only allowed to be used by the tenants of Mammoth Springs and will be available 24 hours seven days a week. The community room is 500 square feet, is allowed to be used by the tenants and will be available during the day or night and as reserved basis.

The site has sufficient parking for both the residential and retail buildings with 190 surface parking stalls and 20 on street parking spots are also available. 135 of the surface spots are calculated for the residential use, leaving 75 spots for the retail/office. This use will require 7 spots.

Policy Question:

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

Action Items:

1. Act on the plan of operation and site plan.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Sawall Development (N63W23217 Main Street); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

B. Consideration and possible action on a Plan of Operation and site plan for Katie Fromstein Photography (N63W23217 Main Street).

This site is zoned B-4. The photography studio is a permitted use in the B-4 Central Mixed Use District in accordance with Section 17.0419 (C)(5)(g). The photographer will lease 375 square feet of space on the second floor of the 13,000 square foot retail building facing Waukesha Avenue at Mammoth Springs. Katie specializes in newborn, baby and family photography. Hours of operation are by appointment only.

The site has sufficient parking for both the residential and retail buildings with 190 surface parking stalls and 20 on street parking spots are also available. 135 of the surface spots are calculated for the residential use, leaving 75 spots for the retail/office. This use requires 2 spots.

Policy Question:

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

Action Items:

1. Act on the plan of operation and site plan.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation and site plan for Katie Fromstein Photography (N63W23217 Main Street); a finding that the use and structures meet the principals of 17.1002(A-H); and subject to the standard conditions of Exhibit A.

C. Consideration and possible action on Plan of Operation, site, architectural building, lighting and landscape plan for Dr. Vezzetti office building on lot 2 at the Sussex Gateway Center.

This site is zoned B-3. The general medical services is a permitted use in the B-3 Highway Business District in accordance with Section 17.0418 (A)(3)(d). Dr. Vezzetti will occupy approximately 6,300 square feet on the first floor and 1,900 square feet in the lower level of the 12,300 square foot building and lease the rest of the building out.

All of the plans will be reviewed at the August 3, 2016 ARB meeting.

Site

- Sufficient parking with 68 stalls, with the availability to add 12 stalls.

Architectural

- Building meets height and required setbacks.

- Will be constructed with hardiplank and stone accent.

Lighting

- Lighting does not spill out onto neighboring properties.

Landscape

- Plan submitted is sufficient.

Policy Question:

1. Are there any concerns with the Plan of Operation, site or various plans?
2. Are there any comments directed to the ARB?

Action Items:

1. Act on the plan of operation, site and various plans.
2. Recommend the plans to be reviewed by the ARB

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation, site, architectural building, lighting and landscape plans for Dr. Vezzetti office building on lot 2 at the Sussex Gateway Center; a finding that the use and structures meet the principals of 17.1002(A-H); subject to any conditions from the ARB and the standard conditions of Exhibit A.

05. Consideration and possible action on Conditional Uses and Plans:

A. Conceptual review of a Conditional Use for the filling of the flood plain in a County right-of-way on County HWY VV (aka Main Street) between Freiheit Court and Pewaukee Road.

The petitioner for this Conditional Use is Roger Duchow. This work is related to off-site roadway improvements required for the proposed Sussex Town Center development. The roadway on County HWY VV must be widened and will require filling in a designated flood plain area owned by the County. Coordination with the DNR and US Army Corp of Engineers regarding wetland fills and erosion control is required. They will offset the floodplain fill in the same general area.

Due to the timing of the start of this work the petitioner is requesting to receive approval of the Conditional Use at the August meeting.

Policy Question:

1. Are there any concerns with the Conditional Use application?

Action Items:

1. Direct staff to schedule the public hearing.

Staff Recommendation: Staff recommends scheduling the public hearing for the August Plan Commission meeting.

06. Consideration and possible action on CSM's and Plats:

A. Consideration and possible action on a CSM to combine properties at N63W23661 Main Street and N63W23637 Main Street and grant a right-of-way to the Village of Sussex for road improvements.

The properties are located in the B-4 Central Mixed Use District. This is phase 1 of combining properties to redevelop the area once Silver Spring is realigned. This CSM will combine the two properties of the former Citgo Gas Station and Main Street Home with the attached liquor store next to the Village Youth Hall and will dedicate an 11 foot strip for right-of-way purposes for the new Silver Spring Drive location.

Policy Question:

1. Are there any concerns with the CSM?

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends the Plan Commission recommend to the Village Board to approve the CSM to combine properties at N63W23661 Main Street and N63W23637 Main Street and grant a right-of-way to the Village of Sussex for road improvements, subject to final review by the Village Engineer and the standard conditions of CSM approval and Exhibit A.

B. Consideration and possible action on a Final Plat for Sussex Preserve located on the west side of Maple Avenue south of Clover Drive.

This site is zoned RS-3 with a Planned Development Overlay. This is the first plat for the new 146 lot subdivision. In accordance with Section 18.0902 entitled “Phasing” the Developer can only create 30 lots per year. This is the first phase of this subdivision.

Policy Question:

1. Are there any concerns with the Final Plat?

Action Items:

1. Act on the Plat.

Staff Recommendation: Staff recommends the Plan Commission recommend to the Village Board to approve the Final Plat for Sussex Preserve located on the west side of Maple Avenue south of Clover Drive subject to final review by the Village Engineer, meeting the requirements of the Developers Agreement and the standard conditions of Final Plat approval and Exhibit A.

07. Consideration and possible action on Zoning and Planning Items:

A. Update and possible action on property maintenance issues of homeowner Joseph Balcerek N66W24015 Champeny Road.

This site is zoned RS-4. Staff will have an update on where things stand on the maintenance of the property.

Policy Question:

1. Is the property being properly maintained?
2. If the property is not being properly maintained should additional steps be taken to see compliance with the standards?
3. What additional steps would be appropriate at this time?

Action Items:

1. Give direction to staff.

Staff Recommendation: Staff recommends the Plan Commission give direction to staff regarding the items they want the property owner to address, establish a timeframe for bringing the property into compliance and the next step to be taken if the property owner does not comply.

08. Other Items for future discussion.

6. Is this an extension of an existing operation? yes
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? no Do you need an Outdoor Establishment Permit? no
 If yes, explain: no
 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? none
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? no If yes, explain: _____
11. Dimension of area to be occupied 2000 square feet Total square footage 2000
 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 part of complex Number of spaces needed per code _____
 Number of spaces allocated for employee parking 0
 Dimensions of parking lot part of complex Is parking lot paved? yes

13. Signage: What type of signage are you proposing for your business?
none
 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.

Arthur Sawall 6/15/2016
 Name Date
 Owner and Operator
 Title or Position

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

[Signature] 6-20-16
 Name Date
MEMBER
 Title or Position

Print Form

Clear Form



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? No If yes, is this a new CU? _____

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # 245,962.001

Zoning: B-4

Address of Tenant Space: N63 W23217 main Street

1. Name of Business: Katie Fromstein Photography
Business _____

Address _____ City, State, Zip _____ Phone # (414) 793-6918

Fax # n/a Email address kfromstein@yahoo.com

2. Business owner contact information: Katie Fromstein
Contact _____

Address _____ City, State, Zip _____ Phone # (414) 793-6918

Fax # _____ Email address kfromstein@yahoo.com

3. Building/Land owner contact information: Arthur Sawall
Contact _____

Address N63 W23217 main Street Sussex, Wj City, State, Zip _____ Phone # → 262-297-4444

Fax # _____ Email address _____

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

5. Days of Operation:

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

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
8-5	8-5	8-5	8-5	8-5	8-5	8-5

* my business is by appointment only

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? no 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? no If yes, explain: _____
11. Dimension of area to be occupied see attached plans Total square footage 375
 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?
none at this time except on inside of building
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 Owner
 Title or Position

 Date 6/22/2014

I am aware and approve of the business to be operating in the building owned by Sawall Development.
Via email from Arthur Sawall
 Name Owner
 Title or Position

 Date _____

Print Form

Clear Form

Katie Fromstein Photography is a custom, high end portrait photography business. Katie specialize in newborn, baby and family photography. She has gone through extensive training to perfect her art and prides herself on being named "Milwaukee's Best Portrait Photographer" as well as winning parents choice awards and having her work published in several photography magazines. Her goal is to create a wonderful experience for her clients from start to finish. Katie and her husband and 2 children will residents of Sussex in September and she is excited to have both her home and business in such a wonderful community.

May 17th, 2016

Letter of Intent

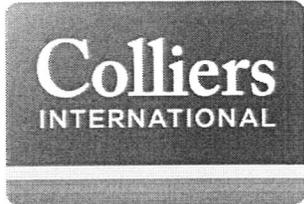
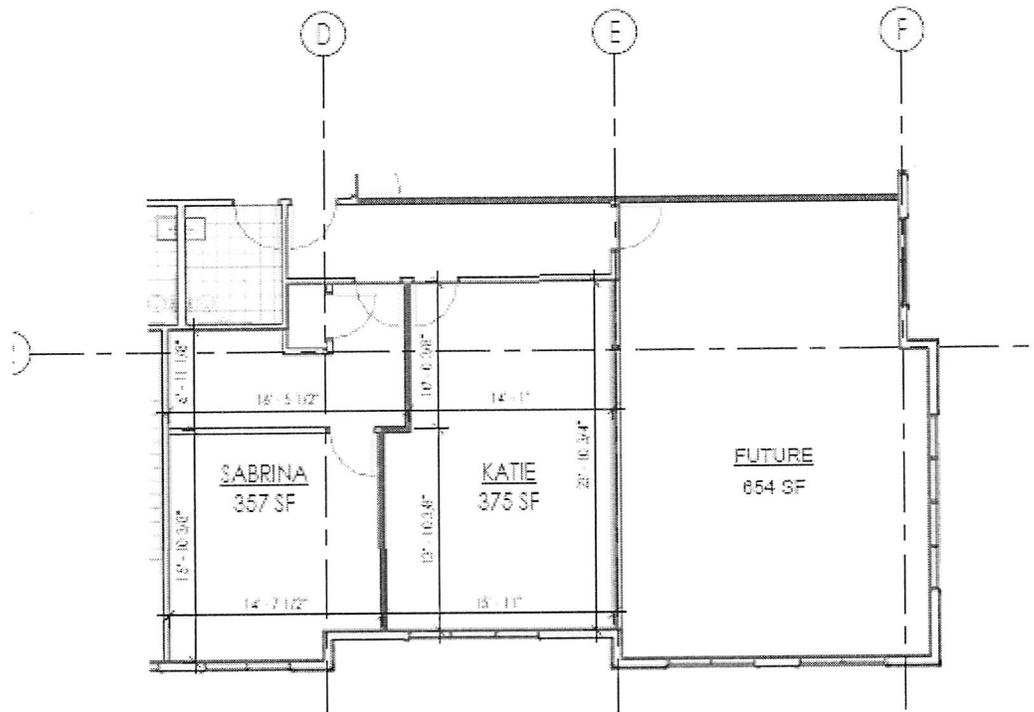


Exhibit A





PLAN OF OPERATION

To be used for a business with new construction.

Is this request to be considered for a Conditional Use? No If yes, is this a new CU? _____
 OR an amendment to an existing CU? _____

(Conditional Use Permits require a Public Hearing)

Address location of new construction NW corner of Executive Drive & Private Road (just north of Lisbon Rd)

Tax Key # SUXV0278999070

Zoning: B-3

1. Name of Business:

Vezzetti Family Dental Care

Business

Professional Services - Dentist

Address	City, State, Zip	Phone #
<u>Executive Dr.</u>	<u>Sussex, WI 53089</u>	<u>262-820-3330</u>

Fax #	Email address

2. Business owner contact information:

Dr. Mary Vezzetti, DDS

Contact

<u>W249N5245 Executive Dr.</u>	<u>Sussex, WI 53089</u>	<u>262-820-3330</u>
--------------------------------	-------------------------	---------------------

Address	City, State, Zip	Phone #
<u>262-820-3325</u>	<u>drvezzetti@yahoo.com</u>	

Fax #	Email address

3. Building/Land owner contact information:

Dr. Mary Vezzetti, DDS

Contact

<u>W249N5245 Executive Dr.</u>	<u>Sussex, WI 53089</u>	<u>262-820-3330</u>
--------------------------------	-------------------------	---------------------

Address	City, State, Zip	Phone #
<u>262-820-3325</u>	<u>drvezzetti@yahoo.com</u>	

Fax #	Email address

4. Number of Employees/Shifts: 5 1
 Employees Shifts

5. Days of Operation:

Put an X in box that applies:

Hours
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X			
8-5	10-7	8-5	8-3			

15. What security lighting are you proposing? (Please include on lighting plan)
(3)existing pole lights on Private Rd median, (10) light bollards at sidewalk

16. Is there a need for outside storage? No If yes, explain:

17. Is a Highway access permit needed from the state or County Highway Departments? No
If yes, please attach a copy of the secured permit.
What conditions has the State or County imposed upon your permit?

18. Is there a need for any special type of security fencing? No
If yes, what type? _____

19. What provisions are you making for fire protection? sprinklered per NFPA-13
What provisions are your making for a sprinkler system? sprinklered per NFPA-13
Storage system? none
Hydrant stand pipes? none
Is there a fire lane shown on your site plan? No
Explain: full access to bldg is provided via R.O.W. and parking lot

20. Surface water drainage facilities and impervious areas, describe and/or include on site plan.

21. Did Wisconsin State Department of Industry Labor and Human Relations approve building plans?
No If yes, explain: _____

22. Please give a timetable for items to be completed:

Building construction	<u>July 2017</u>
Paving	<u>Nov. 2016</u>
Landscaping	<u>July 2017</u>
Occupancy	<u>July 2017</u>

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.

[Signature]
Name

6.30.16
Date

Architect
Title or Position

June 30, 2016

Village of Sussex
N64 W23760 Main Street
Sussex, WI 53089
Attn: Planning Commission

Re: Vezzetti Family Dental Care

To Whom It May Concern,

This letter is to explain the business that will occupy the new building on the vacant lot at the NW corner of Executive Drive and Private Road (just North of Lisbon Road) in the Village of Sussex, Wisconsin.

At the East end, occupying approximately one-half of the building is a dental office. The practice is family oriented and treats children and adults. The business operates Monday – Thursday, opening at 8 a.m. and closing at 5 p.m. with later hours of operation until 7 p.m. on Thursday. The sole doctor, Dr. Mary Vezzetti, DDS, is the owner of the business and will own the new building.

West of the dental office are (3) tenant spaces blocked out for future occupancy. The intent for these spaces is to lease to businesses consistent with other occupied buildings on Private Road

Sincerely,

Dan Hernandez
Design2Construct



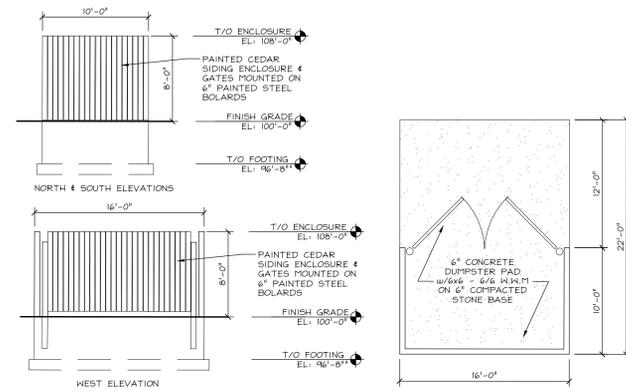
N173 W21010

Northwest Passage Way

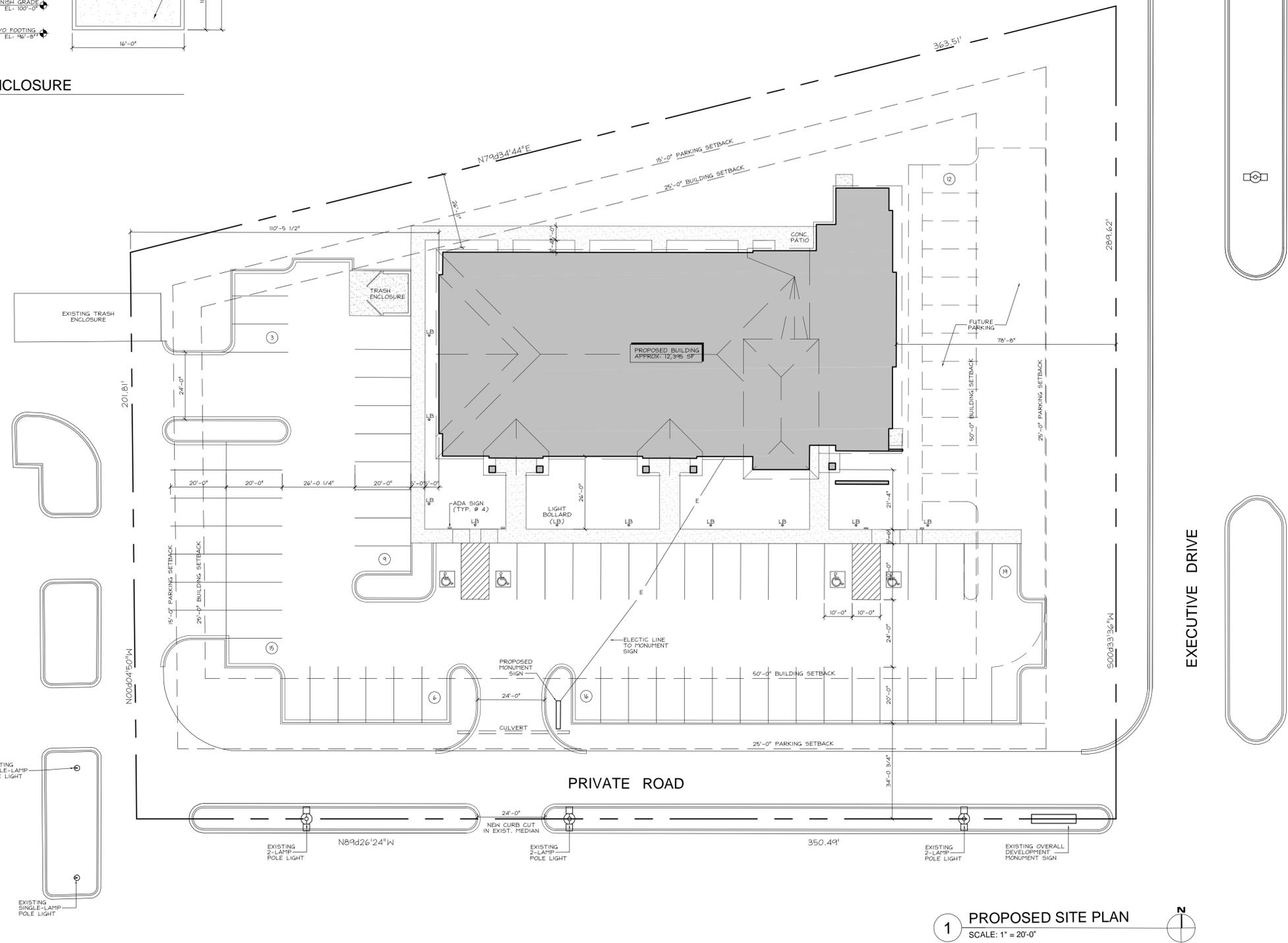
Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934



2 TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

BUILDING DESIGN FOR:
DR. VEZZETTI
*
EXECUTIVE DRIVE
SUSSEX, WISCONSIN 53089

SHEET TITLE
SITE PLAN

REVISIONS

PROJECT DATA	
DATE	06.30.2016
JOB NO.	15-00206
SET USE	PLANNING COMMISSION
FILE NAME	C1-A1.0
DRAWN BY	DLH
SHEET NO.	

Vezzetti Family Dental Care



Southwest Perspective

Vezzetti Family Dental Care



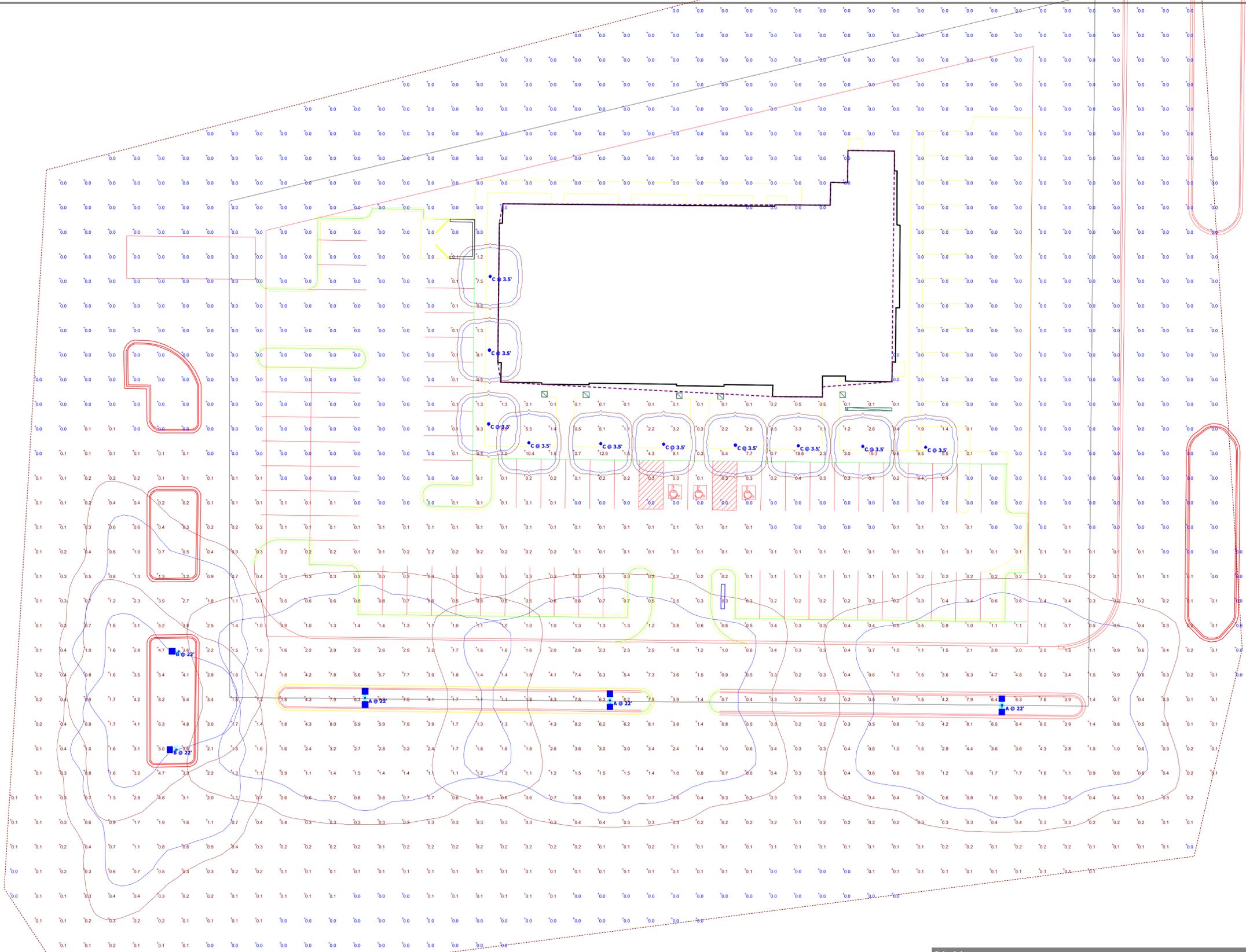
Southeast Perspective

Vezzetti Family Dental Care

Sussex, Wisconsin



Northwest Perspective



Plan View
Scale - 1" = 20'

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A		3	existing	KAD 250M R3 (PULSE START)	Area Luminaire, 250W MH, R3 Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	KAD_250M_R3_(PULSE_STAR T).ies	22500	0.72	576
	B		2	existing	KAD 250M R3 (PULSE START)	Area Luminaire, 250W MH, R3 Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	KAD_250M_R3_(PULSE_STAR T).ies	22500	0.72	288
	C		10	Lithonia Lighting	DSXB LED 16C 700 40K SYM	D-SERIES BOLLARD WITH 16 4000K LEDS OPERATED AT 700mA AND SYMMETRIC DISTRIBUTION	LED	1	DSXB_LED_16C_700_40K_SYM.ies	2054.802	0.95	39



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

REQUEST FOR A CONDITIONAL USE PERMIT

Completed application is to be submitted prior to the end of the month to be on the next month Plan Commission meeting. Application fee of \$210.00 and all supporting documents must be attached in order to process your request. Application filing fee is non-refundable.

A Conditional Use Permit

NAME OF OWNER: Roger Duchow TAX KEY #: Waukesha Co. Right-of-Way
Concord Property Management LLC

ADDRESS: N/A – see plans attached ZONING: N/A

REQUEST

Requesting a Conditional Use Permit for filling in the 100 Year Flood Plain.

Work is related to off-site roadway improvements required for the proposed Sussex Town Center development in the southeast quadrant of the intersection of WIS 164 and County VV. Roadway widening along the south side of County VV within the existing right-of-way will fill approximately 256 cubic yards of the 100 Year Flood Plain. Compensatory flood plain storage is proposed at a ratio of slightly greater than 1:1. Approximately 287 cubic yards of compensatory flood plain storage will be created by excavating an upland area in the existing County VV right-of-way. See attached for plans and computations.

The floodplain fill and compensatory storage creation have been agreed to by Waukesha County, and a concurrence letter will be provided by the County.

Coordination with the Wisconsin Department of Natural Resources and US Army Corps of Engineers regarding wetland fills and erosion control is ongoing and the appropriate permits will be obtained for the work.

Coordination with Waukesha County Department of Public Works and Wisconsin Department of Transportation is ongoing and the appropriate permits will be obtained for the work.

Roger Duchow

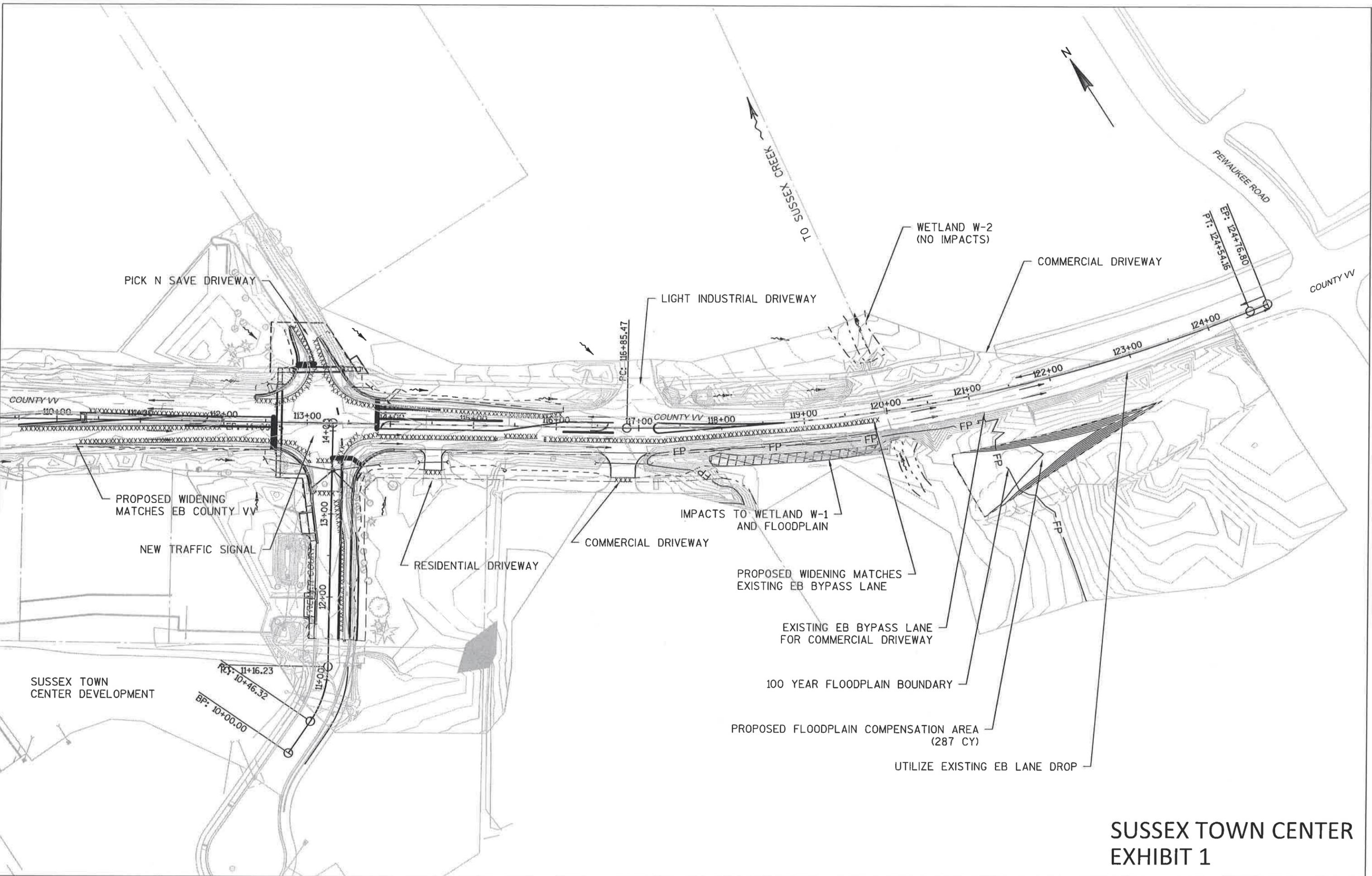
Petitioner Signature

Sussex Town Center
Compensatory Storage Calculation

R.A. Smith National
Date: 6/29/16

STATION	Distance	AREA (SF)		Incremental Vol (CY) (Unadjusted)		Cumulative Vol (CY)		Net Storage (CY)
		Added Storage	Lost Storage	Added Storage	Lost Storage	Added Storage	Lost Storage	
116+00	0.00	0.17	0.00	0.00	0.00	0	0	0
116+08	8.00	0.23	0.00	0.06	0.00	0	0	0
116+50	42.00	0.68	1.52	0.71	1.18	1	1	0
116+85	35.00	1.25	0.00	1.25	0.99	2	2	0
117+00	15.00	1.53	0.00	0.77	0.00	3	2	1
117+50	50.00	3.51	24.22	4.67	22.43	7	25	-17
118+00	50.00	0.01	29.47	3.26	49.71	11	74	-64
118+50	50.00	0.01	34.48	0.02	59.21	11	134	-123
119+00	50.00	0.22	32.28	0.21	61.81	11	195	-184
119+50	50.00	0.02	25.63	0.22	53.62	11	249	-238
119+84	34.00	0.00	2.89	0.01	17.96	11	267	-256

STATION	Distance	AREA (SF)		Incremental Vol (CY) (Unadjusted)		Cumulative Vol (CY)		Net Storage (CY)
		Added Storage	Lost Storage	Added Storage	Lost Storage	Added Storage	Lost Storage	
120+68	0.00	0.00	0.00	0.00	0.00	0	0	0
120+75	7.00	4.50	0.00	0.58	0.00	1	0	1
121+00	25.00	42.21	0.00	21.63	0.00	22	0	22
121+25	25.00	91.65	0.00	61.97	0.00	84	0	84
121+50	25.00	78.95	0.00	78.98	0.00	163	0	163
121+75	25.00	50.86	0.00	60.10	0.00	223	0	223
122+00	25.00	27.32	0.00	36.19	0.00	259	0	259
122+25	25.00	12.32	0.00	18.35	0.00	278	0	278
122+50	25.00	3.18	0.00	7.18	0.00	285	0	285
122+75	25.00	0.16	0.00	1.55	0.00	287	0	287
123+00	25.00	0.00	0.00	0.07	0.00	287	0	287



PICK N SAVE DRIVEWAY

LIGHT INDUSTRIAL DRIVEWAY

WETLAND W-2
(NO IMPACTS)

COMMERCIAL DRIVEWAY

COUNTY VV
110+00 111+00 112+00

COUNTY VV
117+00 118+00 119+00 120+00 121+00 122+00 123+00 124+00

PEWAUKEE ROAD
EP: 124+16.80
PT: 124+54.16

COUNTY WW

PROPOSED WIDENING
MATCHES EB COUNTY VV

NEW TRAFFIC SIGNAL

RESIDENTIAL DRIVEWAY

COMMERCIAL DRIVEWAY

IMPACTS TO WETLAND W-1
AND FLOODPLAIN

PROPOSED WIDENING MATCHES
EXISTING EB BYPASS LANE

EXISTING EB BYPASS LANE
FOR COMMERCIAL DRIVEWAY

100 YEAR FLOODPLAIN BOUNDARY

PROPOSED FLOODPLAIN COMPENSATION AREA
(287 CY)

UTILIZE EXISTING EB LANE DROP

SUSSEX TOWN
CENTER DEVELOPMENT

RS: 11+16.23
RA: 10+46.32
BP: 10+00.00

PC: 116+85.47

SUSSEX TOWN CENTER EXHIBIT 1

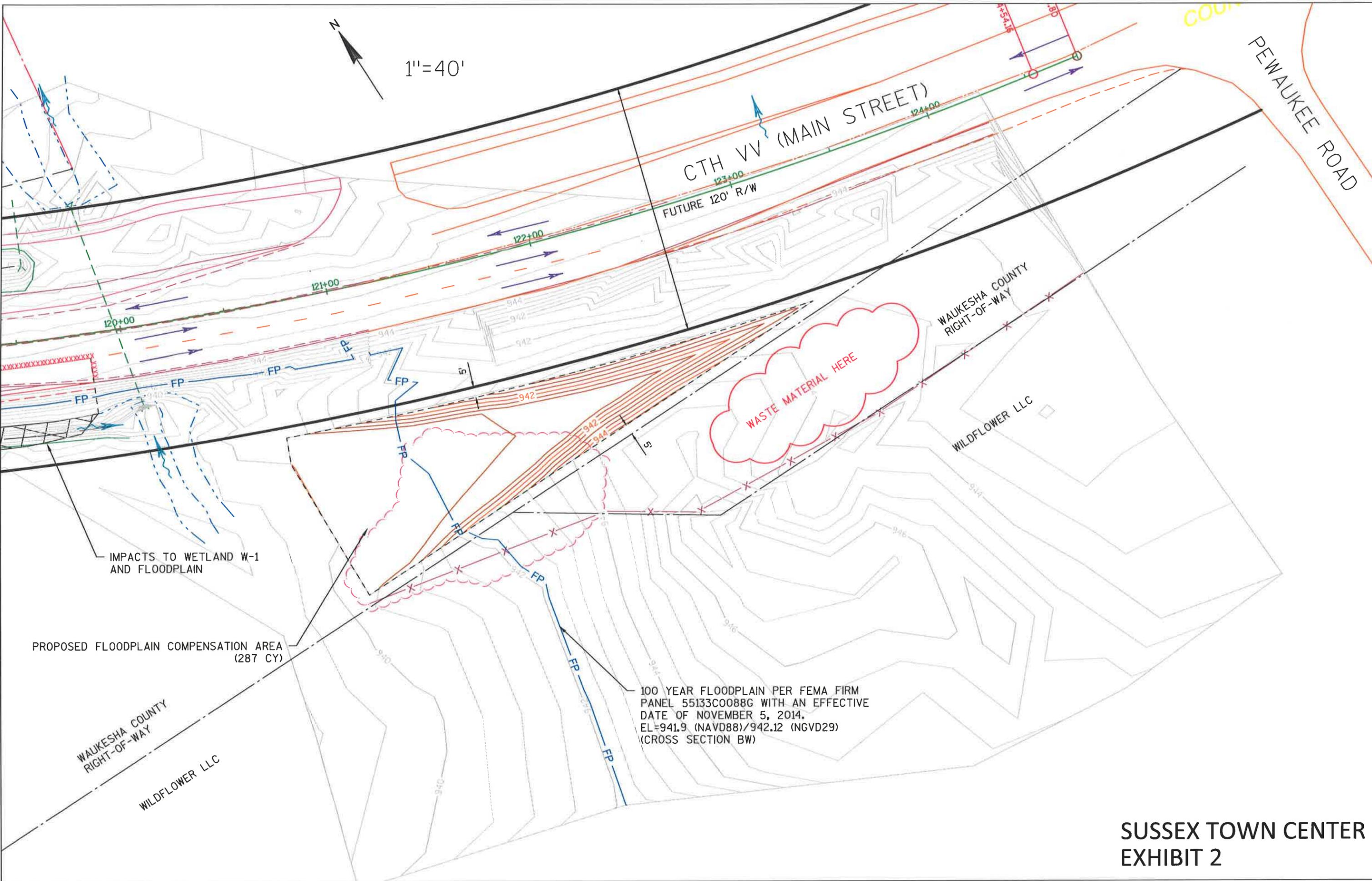


1"=40'

COUNTY

PEWAUKEE ROAD

CTH VV (MAIN STREET)
FUTURE 120' R/W



IMPACTS TO WETLAND W-1 AND FLOODPLAIN

PROPOSED FLOODPLAIN COMPENSATION AREA (287 CY)

WALUKESHA COUNTY RIGHT-OF-WAY

WILDFLOWER LLC

WASTE MATERIAL HERE

WALUKESHA COUNTY RIGHT-OF-WAY

WILDFLOWER LLC

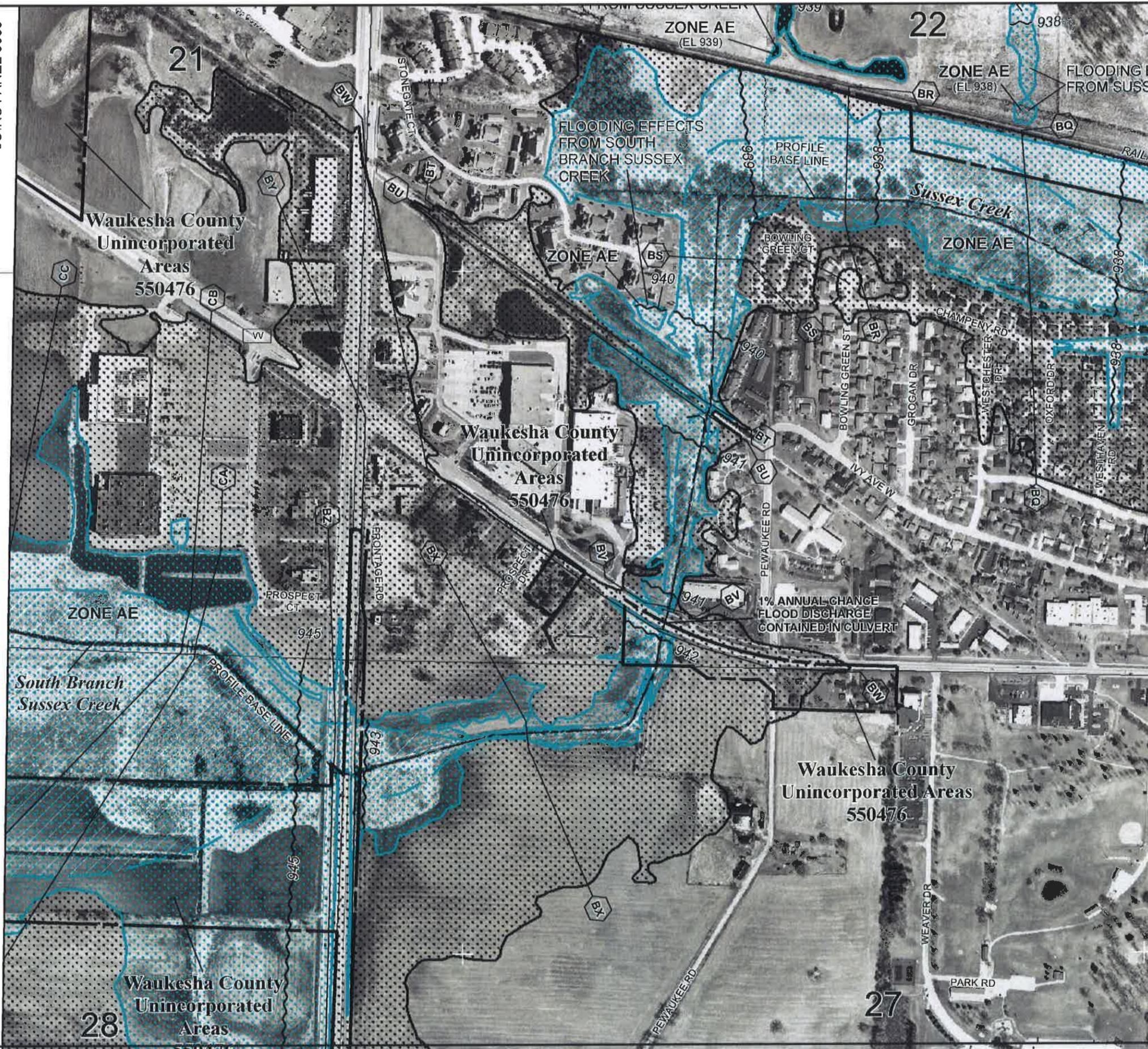
100 YEAR FLOODPLAIN PER FEMA FIRM
PANEL 55133C0088G WITH AN EFFECTIVE
DATE OF NOVEMBER 5, 2014.
EL=941.9 (NAVD88)/942.12 (NGVD29)
(CROSS SECTION BW)

SUSSEX TOWN CENTER
EXHIBIT 2

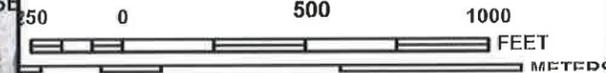
JOINS PANEL 0069

477000mN

4776000mN



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM
 NFIP

PANEL 0088G

FIRM

FLOOD INSURANCE RATE MAP
 WAUKESHA COUNTY,
 WISCONSIN
 AND INCORPORATED AREAS

PANEL 88 OF 500
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SUSSEX VILLAGE OF	550490	0088	G
WAUKESHA COUNTY	550476	0088	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
 55133C0088G
MAP REVISED
 NOVEMBER 5, 2014
 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

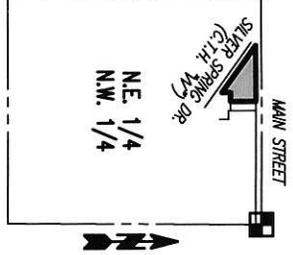
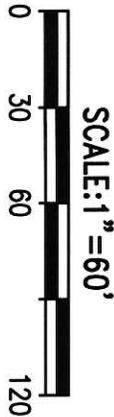
CERTIFIED SURVEY MAP NO. _____

LANDS BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

NW 1/4 CORNER, SEC. 26-8-19
 WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
 FOUND CONC. MON W/ BRASS CAP
 N-418,254.78, E-2,474,016.85

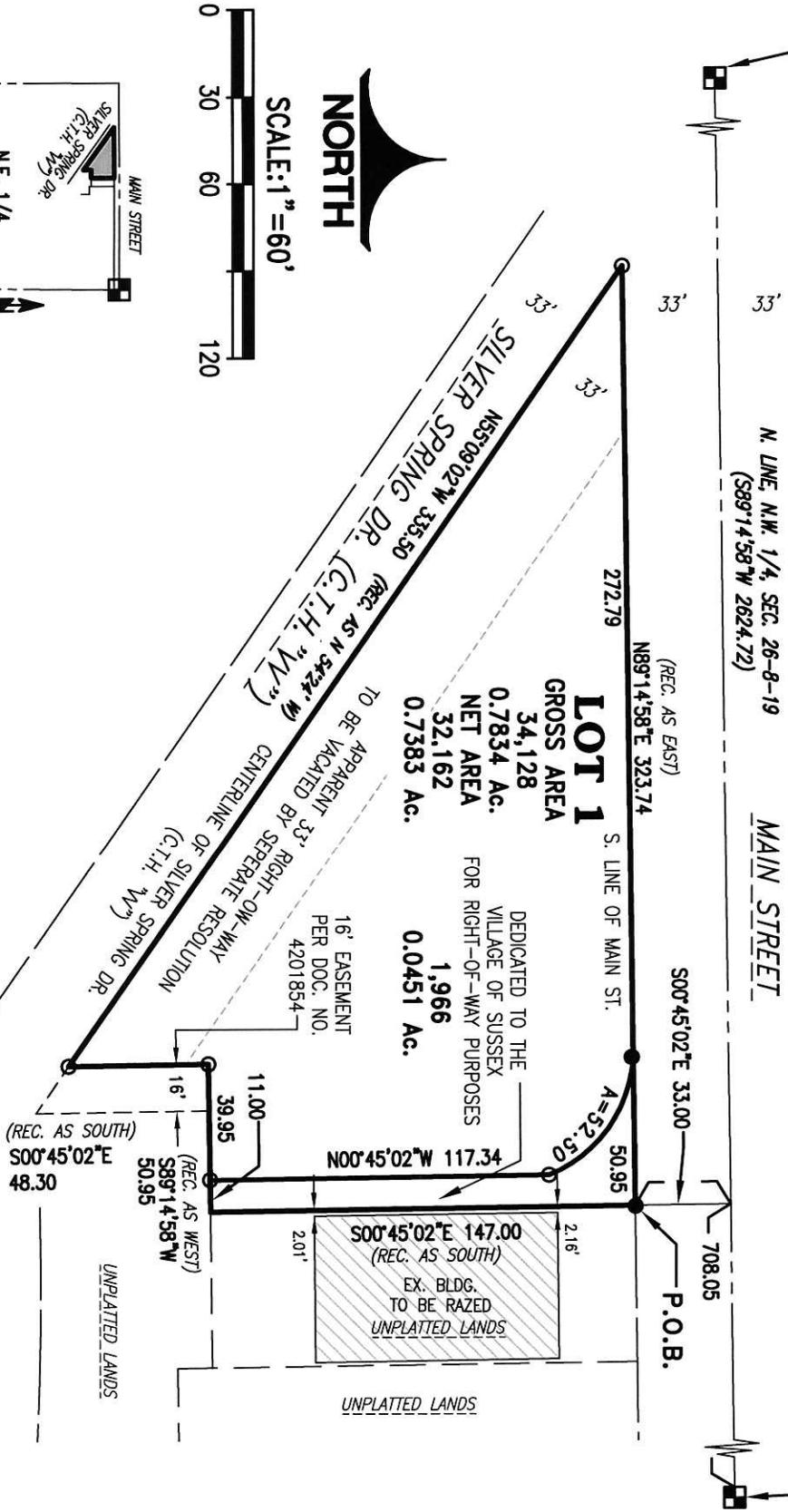
CURVE DATA:
 A = 52.50'
 R = 46.50'
 DELTA = 64°41'35"
 CB = N54°09'23"W
 CH = 49.76'

P.O.C.
NE COR. NW 1/4, SEC. 26-8-19
 WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
 FOUND CONC. MON W/ BRASS CAP
 N-418,289.16, E-2,476,641.08



LOCALITY MAP:
 N.E. 1/4 OF N.W. 1/4,
 SEC. 26, T. 8 N., R. 19 E.
 SCALE: 1"=2000'

PIPING LEGEND:
 ○ - INDICATES "SET" 0.750" O.D. X 18" LONG
 REINFORCING BAR WEIGHING 1.502 LBS.
 PER LINEAL FOOT.
 ● - INDICATES "FOUND" 1" IRON PIPE.



PREPARED BY:
 TRIO ENGINEERING, LLC
 12660 W. NORTH AVE., BLDG "D"
 BROOKFIELD, WI 53005
 PHONE: 262-790-1480

OWNER:
 SPRINGS EXCHANGE LLC
 4375 PILGRAM HOLLOW CT
 BROOKFIELD, WI 53005

GENERAL NOTES:
 • 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.W. 1/4 OF SECTION 26, TOWN 8 NORTH, RANGE 19 EAST, BEARS SOUTH 89°14'58" WEST.
 • MONUMENTS WILL BE SET ONCE CONSTRUCTION IS COMPLETED FOR MAIN STREET AND SILVER SPRING DRIVE (C.T.H. "W").

DRAFTED THIS 1st DAY OF JULY, 2016
 THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826

JOB NO. 16-036-881-01
 SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

**LANDS BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26,
TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.**

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

SPRINGS EXCHANGE, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Sussex, this _____ day of _____, 20 ____.

SPRINGS EXCHANGE, LLC

Arthur Sawall, Member

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Arthur Sawall, Member of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Member 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: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO. _____

**LANDS BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26,
TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.**

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey map, in the Village of Sussex, Springs Exchange, LLC, owner, is hereby approved by the Village Board.

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

Date: _____

Gregory Goetz, Village President

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

Date: _____

Casen J. Griffiths, Village Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

Approved, that the Certified Survey Map, in the Village of Sussex, Springs Exchange, LLC, owner, is hereby approved by the Plan Commission.

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

Date: _____

Gregory Goetz, Chairperson

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

Date: _____

Casen J. Griffiths, Village Clerk

SUSSEX PRESERVE

BEING A SUBDIVISION OF ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 9093, PART OF LANDS MADE UP OF EXPANSION REAL ESTATE OF THE 'VILLAS AT BRANDON OAKS, A LIFESTYLE CONDOMINIUM', AND A PART OF LOT 2, CERTIFIED SURVEY MAP NO. 7984, BEING LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, ALL IN TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- Indicates Found 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 East line of the N.E. 1/4 of Section 34, Town 8 North, Range 19 East, bears North 00°20'45" East.
- Outlot 1 contains Stormwater Management Facilities, Entrance Monument Signage with Landscaping and Open Space. Herein dedicated to the Village of Sussex.
- Outlot 2 contains a Floodplain Preservation Area, Stormwater Management Facilities, Entrance Monument Signage with Landscaping and Open Space. Herein dedicated to the Village of Sussex.
- Outlot 3 contains Entrance Monument Signage with Landscaping and Open Space. The Owners of all Lots within this Subdivision and the Owners of any Lots within any future addition to this Subdivision shall each own an equal undivided fractional interest in Outlot 3 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- The Landscape Island Easement in herein granted to each individual Lot Owner within this Subdivision and each individual Lot Owner within any future addition to this Subdivision. The Owners of the residential Lots within this Subdivision and the Owners of any Lots within any future addition to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping within said Landscape Island Easement. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and the Owners of any Lots within any future addition to this Subdivision.
- There shall be no direct vehicular ingress or egress to "Maple Avenue" from Outlots 1 and 2. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Village of Sussex.

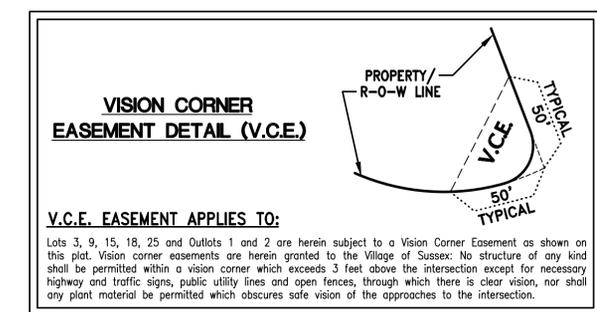
BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

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.

FLOODPLAIN PRESERVATION RESTRICTIONS:

Those areas identified as Floodplain on this Plat shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a proposed gravel path, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. 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 Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc. is prohibited.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.



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.

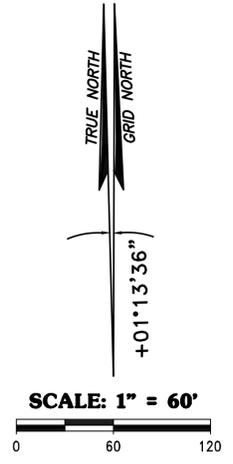
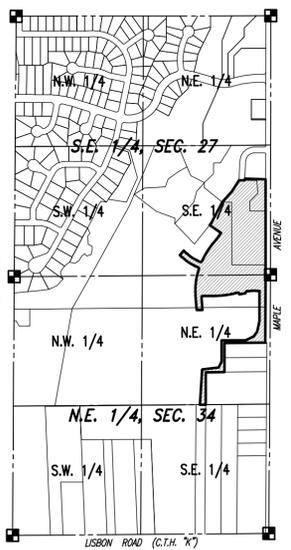
Certified _____, 20____

Department of Administration

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

EXISTING ZONING:
 RS-3 (PDO)

DESIGN CRITERIA:
 MIN. FRONT SETBACK: 30 FT.
 MIN. REAR SETBACK: 25 FT.
 MIN. SIDE SETBACK: 10 FT.

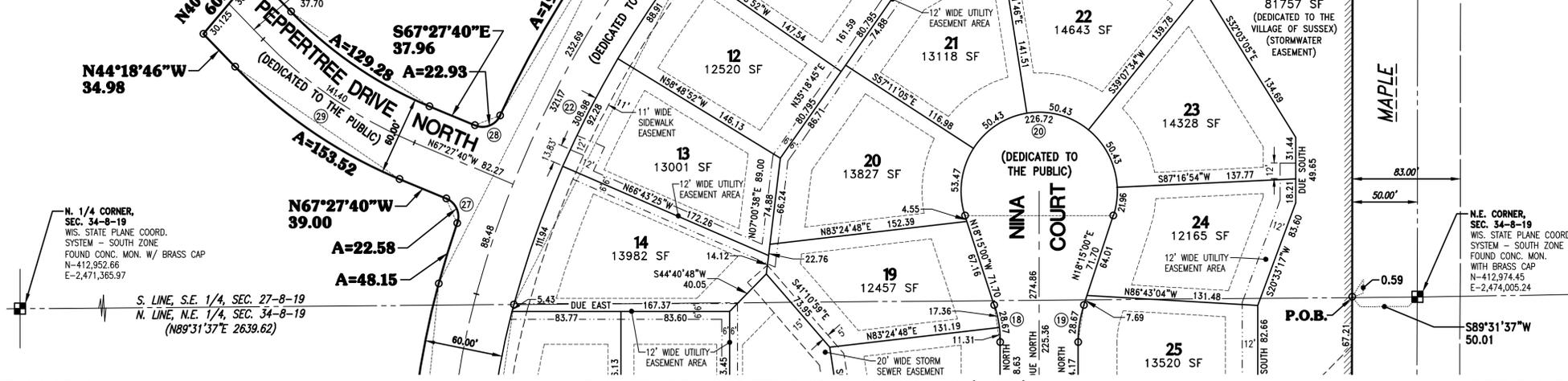


LOCALITY MAP:
 S.E. 1/4, SEC. 27,
 N.E. 1/4, SEC. 34,
 T. 8 N., R. 19 E.
 SCALE: 1"=1000'



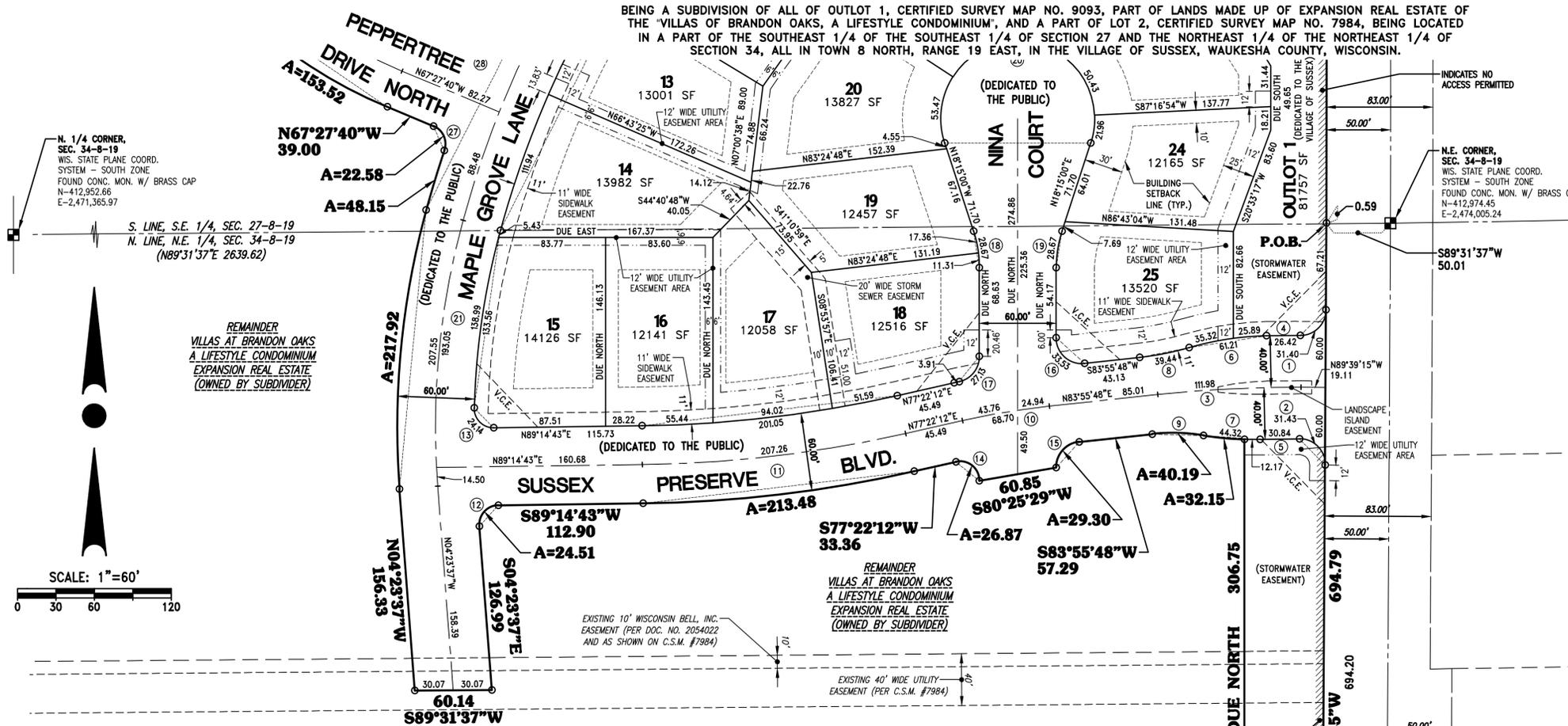
12660 W. North Avenue
 Building "D"
 Brookfield, WI 53005
 Phone: (262) 790-1480
 Fax: (262) 790-1481

REMAINDER
 VILLAS AT BRANDON OAKS
 A LIFESTYLE CONDOMINIUM
 EXPANSION REAL ESTATE
 (OWNED BY SUBDIVIDER)



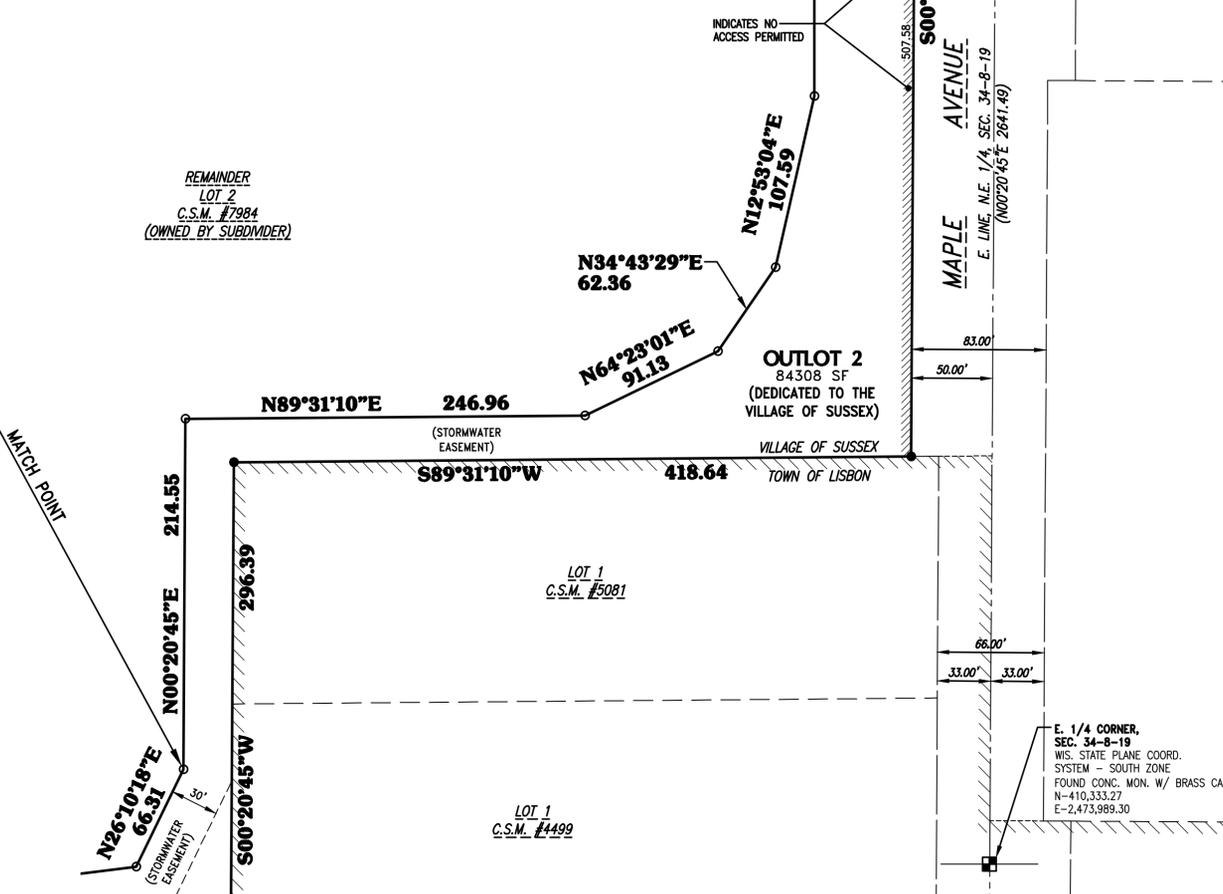
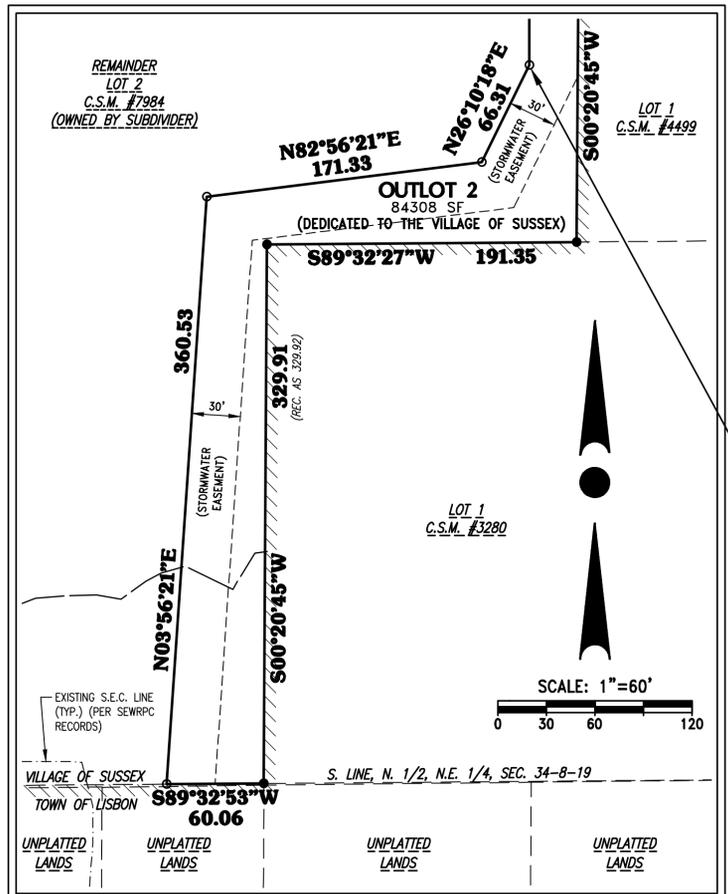
SUSSEX PRESERVE

BEING A SUBDIVISION OF ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 9093, PART OF LANDS MADE UP OF EXPANSION REAL ESTATE OF THE 'VILLAS AT BRANDON OAKS, A LIFESTYLE CONDOMINIUM', AND A PART OF LOT 2, CERTIFIED SURVEY MAP NO. 7984, BEING LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, ALL IN TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	OUTLOT 1	20.00	89°57'06"	31.40	28.27	N45°19'18"E	S89°42'09"E	N00°20'45"E
2	OUTLOT 2	20.00	90°03'16"	31.43	28.30	N44°40'53"W	N00°20'45"E	N89°42'31"W
3	C/L	1000.00	6°24'57"	111.98	111.92	S87°08'16.5"W	N89°39'15"W	S83°55'48"W
4	OUTLOT 1	1040.00	1°27'20"	26.42	26.42	S89°34'11"W	N89°42'09"W	S88°50'31"W
5	OUTLOT 2	960.00	1°50'27"	30.84	30.84	S89°22'15.5"W	N89°42'31"W	S88°27'02"W
6	TOTAL	234.50	14°57'20"	61.21	61.04	S81°21'51"W	S88°50'31"W	S73°53'11"W
7	OUTLOT 1	234.50	6°19'35"	25.89	25.88	S85°40'43.5"W	S88°50'31"W	S82°30'56"W
8	TOTAL	234.50	8°37'45"	35.32	35.28	S78°12'03.5"W	S82°30'56"W	S73°53'11"W
9	OUTLOT 2	234.50	2°58'23"	12.17	12.17	N89°56'13.5"E	S88°34'35"E	N88°27'02"E
10	EXTERIOR	234.50	7°51'22"	32.15	32.15	S84°38'54"E	S80°43'13"E	S88°34'35"E
11	25	225.00	10°02'37"	39.44	39.39	N78°54'29.5"E	N83°55'48"E	N73°53'11"E
12	EXTERIOR	150.00	15°20'59"	40.19	40.07	N88°23'42.5"W	N80°43'13"W	S83°55'48"W
13	C/L	600.00	6°33'36"	68.70	68.66	S80°39'00"W	S83°55'48"W	S77°22'12"W
14	C/L EAST	600.00	2°22'54"	24.94	24.94	S82°44'21"W	S83°55'48"W	S81°32'54"W
15	C/L WEST	600.00	4°10'42"	43.76	43.75	S79°27'33"W	S81°32'54"W	S77°22'12"W
16	C/L	1000.00	11°52'31"	207.26	206.89	N83°18'27.5"E	N89°14'43"E	N77°22'12"E
17	NORTH	970.00	11°52'31"	201.05	200.69	N83°18'27.5"E	N89°14'43"E	N77°22'12"E
18	18	970.00	3°02'49"	51.59	51.58	N78°53'36.5"E	N80°25'01"E	N77°22'12"E
19	17	970.00	5°33'13"	94.02	93.98	N83°11'37.5"E	N85°58'14"E	N80°25'01"E
20	16	970.00	3°16'29"	55.44	55.43	N87°36'28.5"E	N89°14'43"E	N85°58'14"E
21	EXTERIOR	1030.00	11°52'31"	213.48	213.10	N83°18'27.5"E	N89°14'43"E	N77°22'12"E
22	EXTERIOR	15.00	93°38'20"	24.51	21.88	S42°25'33"W	S89°14'43"W	S04°23'37"E
23	15	15.00	92°12'34"	24.14	21.62	S44°39'00"E	S01°27'17"W	N89°14'43"E
24	EXTERIOR	15.00	102°37'50"	26.87	23.42	N01°18'53"W	N00°00'02"E	S77°22'12"W
25	EXTERIOR	20.00	83°55'48"	29.30	26.75	S41°57'54"W	S83°55'48"W	S00°00'00"E
26	25	20.00	96°04'12"	33.53	29.74	S48°02'06"E	S00°00'00"E	N83°55'48"E
27	18	20.00	77°43'32"	27.13	25.10	N38°51'46"E	N77°43'32"E	N00°00'00"E
28	TOTAL	90.00	18°15'00"	28.67	28.67	N09°07'30"W	N00°00'00"W	N18°15'00"W
29	18	90.00	7°12'06"	11.31	11.30	N03°36'03"W	N00°00'00"W	N07°12'06"W
30	19	90.00	11°02'54"	17.36	17.33	N12°43'33"W	N07°12'06"W	N18°15'00"W
31	25	90.00	18°15'00"	28.67	28.55	S09°07'30"W	S18°15'00"W	S00°00'00"E
32	TOTAL	60.00	216°30'00"	228.72	113.96	N90°00'00"W	N18°15'00"E	S18°15'00"E
33	24	60.00	20°58'06"	21.96	21.84	N07°45'57"E	N18°15'00"E	N02°43'06"W
34	23	60.00	48°09'20"	50.43	48.96	N26°47'46"W	N02°43'06"W	N50°52'26"W
35	22	60.00	48°09'20"	50.43	48.96	N74°57'06"W	N50°52'26"W	S80°58'14"W
36	21	60.00	48°09'19"	50.43	48.96	S56°53'34.5"W	S80°58'14"W	S32°48'55"W
37	20	60.00	51°03'55"	53.47	51.72	S07°16'57"W	S32°48'55"W	S18°15'00"E
38	C/L	600.00	19°49'09"	207.55	206.51	S05°30'57.5"W	S15°25'32"E	S04°23'37"E
39	C/L SOUTH	600.00	1°23'04"	14.50	14.50	S03°42'05"E	S03°00'33"E	S04°23'37"E
40	C/L NORTH	600.00	18°26'05"	193.05	192.22	S06°12'29.5"W	S15°25'32"E	S03°00'33"E
41	EAST	570.00	13°58'15"	138.99	138.64	S08°26'24.5"W	S15°25'32"E	S01°27'17"W
42	15	570.00	13°25'32"	133.56	133.26	S08°10'03"W	S14°52'49"W	S01°27'17"W
43	14	570.00	0°32'43"	5.43	5.43	S15°09'10.5"W	S15°25'32"E	S14°52'49"W
44	EXTERIOR	630.00	19°49'09"	217.92	216.84	S05°30'57.5"W	S15°25'32"E	S04°23'37"E
45	C/L	790.00	23°17'37"	321.17	318.97	S27°04'20.5"W	S38°43'09"W	S15°25'32"E
46	C/L SOUTHWEST	790.00	6°25'02"	88.48	88.43	S18°38'03"W	S21°50'34"W	S15°25'32"E
47	C/L NORTHEAST	790.00	16°52'35"	232.69	231.85	S30°16'51.5"W	S38°43'09"W	S21°50'34"W
48	SOUTHWEST	760.00	23°17'36"	308.98	306.85	S27°04'20"W	S38°43'08"W	S15°25'32"E
49	14	760.00	8°26'20"	111.94	111.83	S19°38'42"W	S23°51'52"W	S15°25'32"E
50	13	760.00	6°57'26"	92.28	92.23	S27°20'35"W	S30°49'18"W	S23°51'52"W
51	12	760.00	6°42'09"	88.91	88.86	S34°10'22.5"W	S37°31'27"W	S30°49'18"W
52	11	760.00	1°11'41"	15.85	15.85	S38°07'17.5"W	S38°43'08"W	S37°31'27"W
53	WEST (SOUTH)	820.00	3°21'51"	48.15	48.14	S17°06'27.5"W	S18°47'23"W	S15°25'32"E
54	WEST (NORTH)	820.00	13°45'02"	196.79	196.32	S31°50'38"W	S38°43'09"W	S24°58'07"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



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1490
Fax: (262) 790-1481

SUSSEX PRESERVE

BEING A SUBDIVISION OF ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 9093, PART OF LANDS MADE UP OF EXPANSION REAL ESTATE OF THE "VILLAS OF BRANDON OAKS, A LIFESTYLE CONDOMINIUM", AND A PART OF LOT 2, CERTIFIED SURVEY MAP NO. 7984, BEING LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, ALL IN TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE (CONTINUED):

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
23	C/L	1650.00	11°05'16"	319.30	318.80	N33°10'31"E	N38°43'09"E	N27°37'53"E
	C/L SOUTHWEST	1650.00	9°32'48"	274.92	274.60	N33°56'45"E	N38°43'09"E	N29°10'21"E
	C/L NORTHEAST	1650.00	1°32'28"	44.38	44.38	N28°24'07"E	N29°10'21"E	N27°37'53"E
	SOUTHEAST	1680.00	8°01'31"	235.31	235.12	N34°42'23.5"E	N38°43'09"E	N30°41'38"E
	11	1680.00	1°05'13"	31.87	31.87	N38°10'32.5"E	N38°43'09"E	N37°37'56"E
	10	1680.00	2°42'21"	79.34	79.33	N36°16'45.5"E	N37°37'56"E	N34°55'35"E
	9	1680.00	4°13'57"	124.10	124.08	N32°48'36.5"E	N34°55'35"E	N30°41'38"E
	NORTHWEST	1620.00	11°05'16"	313.50	313.01	N33°10'31"E	N38°43'09"E	N27°37'53"E
	EXTERIOR	1620.00	3°55'40"	111.06	111.03	N36°45'19"E	N38°43'09"E	N34°47'29"E
	26+27+28	1620.00	7°09'36"	202.44	202.31	N31°12'41"E	N34°47'29"E	N27°37'53"E
	26	1620.00	3°20'12"	94.34	94.33	N33°07'23"E	N34°47'29"E	N31°27'17"E
	27	1620.00	3°08'49"	88.98	88.97	N29°52'52.5"E	N31°27'17"E	N28°18'28"E
	28	1620.00	0°40'35"	19.12	19.12	N27°58'10.5"E	N28°18'28"E	N27°37'53"E
24	C/L	1000.00	3°39'10"	63.75	63.74	S29°27'28"W	S31°17'03"W	S27°37'53"W
	SOUTHEAST	970.00	3°41'16"	62.43	62.42	S29°26'25"W	S31°17'03"W	S27°35'47"W
	NORTHWEST	1030.00	3°39'10"	65.67	65.65	S29°27'28"W	S31°17'03"W	S27°37'53"W
	28	1030.00	3°29'24"	62.74	62.73	S29°22'35"W	S31°07'17"W	S27°37'53"W
	29	1030.00	0°09'46"	2.93	2.93	S31°17'03"W	S31°17'03"W	S31°07'17"W
25	C/L	185.00	50°24'53"	162.78	157.58	N06°04'36.5"E	N31°17'03"E	N19°07'50"W
	EAST	215.00	50°24'53"	189.18	183.13	N06°04'36.5"E	N31°17'03"E	N19°07'50"W
	2	215.00	17°36'13"	66.06	65.80	N22°28'56.5"E	N31°17'03"E	N13°40'50"E
	1	215.00	21°34'53"	80.98	80.51	N02°53'23.5"E	N13°40'50"E	N07°54'03"W
	OUTLOT 1	215.00	11°13'47"	42.14	42.07	N13°30'56.5"W	N07°54'03"W	N19°07'50"W
	WEST	155.00	50°24'53"	136.38	132.03	N06°04'36.5"E	N31°17'03"E	N19°07'50"W
	30	155.00	49°30'46"	133.94	129.82	N06°31'40"E	N31°17'03"E	N18°13'43"W
	OUTLOT 3	155.00	0°54'07"	2.44	2.44	N18°40'46.5"W	N18°13'43"W	N19°07'50"W
26	C/L	225.00	20°55'36"	82.18	81.72	S08°40'02"E	S01°47'46"W	S19°07'50"E
	EAST	195.00	20°55'36"	71.22	70.83	S08°40'02"E	S01°47'46"W	S19°07'50"E
	WEST	255.00	20°55'36"	93.14	92.62	S08°40'02"E	S01°47'46"W	S19°07'50"E
27	EXTERIOR	15.00	86°15'03"	22.58	20.51	N24°20'08.5"W	N18°47'23"E	N67°27'40"W
28	EXTERIOR	15.00	87°34'13"	22.93	20.76	N68°45'13.5"E	S67°27'40"E	N24°58'07"E
29	C/L	350.00	23°08'54"	141.40	140.44	S55°53'13"E	S44°18'46"E	S67°27'40"E
	NORTHEAST	320.00	23°08'54"	129.28	128.41	S55°53'13"E	S44°18'46"E	S67°27'40"E
	SOUTHWEST	380.00	23°08'54"	153.52	152.48	S55°53'13"E	S44°18'46"E	S67°27'40"E
30	9	15.00	88°28'43"	23.16	20.93	S74°55'59.5"W	N60°49'39"W	S30°41'38"W
31	3	15.00	88°25'26"	23.15	20.92	S16°36'56"E	S27°35'47"W	S60°49'39"E
32	3	90.00	18°15'00"	28.67	28.55	S69°57'09"E	S60°49'39"E	S79°04'39"E
33	9	90.00	18°15'00"	28.67	28.55	N51°42'09"W	N42°34'39"W	N60°49'39"W
34	TOTAL	60.00	216°30'00"	226.72	113.96	N29°10'21"E	S42°34'39"E	N79°04'39"W
	8	60.00	36°18'15"	38.02	37.38	S60°43'46.5"E	S42°34'39"E	S78°52'54"E
	7	60.00	49°01'57"	51.35	49.79	N76°36'07.5"E	S78°52'54"E	N52°05'09"E
	6	60.00	47°07'09"	49.34	47.96	N28°31'34.5"E	N52°05'09"E	N04°58'00"E
	5	60.00	51°20'36"	53.77	51.99	N20°42'18"W	N04°58'00"E	N46°22'36"W
	4	60.00	32°42'03"	34.24	33.78	N62°43'37.5"W	N46°22'36"W	N79°04'39"W

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 subdivision of all of Outlot 1, Certified Survey Map No. 9093, part of lands made up of Expansion Real Estate of the "Villas of Brandon Oaks, a Lifestyle Condominium", and a part of Lot 2, Certified Survey Map No. 7984, being located in a part of the Southeast 1/4 of the Southeast 1/4 of Section 27 and the Northeast 1/4 of the Northeast 1/4 of Section 34, all in Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast Corner of said Section 34 (also being the Southeast Corner of said Section 27); Thence South 89°31'37" West and along the North line of the said Northeast 1/4 of said Section 34, 50.01 feet to a point on the West Right-of-Way line of "Maple Avenue" and the place of beginning of lands hereinafter described;

Thence South 00°20'45" West and along the said West Right-of-Way line being parallel to and at a right angle distance of 50.00 feet from the East line of the said Northeast 1/4 of said Section 34, 694.20 feet to a point; Thence South 89°31'10" West and along the North line of Lot 1 of Certified Survey Map No. 5081, 418.64 feet to a point; Thence South 00°20'45" West and along the West line of said Lot 1 and then the West line of Lot 1 of Certified Survey Map No. 4499, 296.39 feet to a point on the North line of Lot 1 of Certified Survey Map No. 3280; Thence South 89°32'27" West and along the said North line of said Lot 1, 191.35 feet to a point; Thence South 00°20'45" West and along the West line of said Lot 1, 329.91 feet to a point on the South line of the North 1/2 of the said Northeast 1/4 Section; Thence South 89°32'53" West and along the said South line of the said North 1/2, 60.06 feet to a point; Thence North 03°56'21" East, 360.53 feet to a point; Thence North 89°31'10" East, 246.96 feet to a point; Thence North 64°23'01" East, 91.13 feet to a point; Thence North 34°43'29" East, 62.36 feet to a point; Thence North 12°53'04" East, 107.59 feet to a point; Thence Due North, 306.75 feet to a point; Thence Northwesterly 32.15 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 234.50 feet, whose central angle is 07°51'22", and whose chord bears North 84°35'54" West, 32.13 feet to a point of reverse curvature; Thence Northwesterly 40.19 feet along the arc of a curve, whose center lies to the Southwest, whose central angle is 15°20'59", and whose chord bears North 88°23'42.5" West, 40.07 feet to a point of tangency; Thence South 83°55'48" West, 57.29 feet to a point of curvature; Thence Southwesterly 29.30 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 20.00 feet, whose central angle is 83°55'48", and whose chord bears South 41°57'54" West, 26.75 feet to a point; Thence South 80°25'29" West, 60.85 feet to a point; Thence Northwesterly 26.87 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 15.00 feet, whose central angle is 102°37'50", and whose chord bears North 51°18'53" West, 23.42 feet to a point of tangency; Thence South 77°22'12" West, 33.36 feet to a point of curvature; Thence Southwesterly 215.48 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 1030.00 feet, whose central angle is 11°52'31", and whose chord bears South 83°18'27.5" West, 215.10 feet to a point of tangency; Thence South 89°14'43" West, 112.90 feet to a point of curvature; Thence Southwesterly 24.51 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 15.00 feet, whose central angle is 93°38'20", and whose chord bears South 42°25'33" West, 51.88 feet to a point of tangency; Thence South 04°23'37" East, 126.99 feet to a point; Thence South 89°31'37" West, 60.14 feet to a point; Thence North 04°23'37" West, 156.33 feet to a point of curvature; Thence Northeasterly 217.92 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 630.00 feet, whose central angle is 19°49'09", and whose chord bears North 05°30'57.5" East, 216.84 feet to a point of compound curvature; Thence Northeasterly 48.15 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 820.00 feet, whose central angle is 03°21'51", and whose chord bears North 17°06'27.5" East, 48.14 feet to a point of reverse curvature; Thence Northwesterly 22.58 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 15.00 feet, whose central angle is 86°15'03", whose central angle is North 24°20'08.5" West, 20.51 feet to a point of tangency; Thence North 67°27'40" West, 39.00 feet to a point of curvature; Thence Northwesterly 153.52 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 380.00 feet, whose central angle is 23°08'54", and whose chord bears North 55°53'13" West, 152.48 feet to a point of tangency; Thence North 44°18'46" West, 34.98 feet to a point; Thence North 40°28'32" East, 60.25 feet to a point; Thence South 44°18'46" East, 40.43 feet to a point of curvature; Thence Southeasterly 129.28 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 320.00 feet, whose central angle is 23°08'54", and whose chord bears South 55°53'13" East, 128.41 feet to a point of tangency; Thence South 67°27'40" East, 37.96 feet to a point of curvature; Thence Northeasterly 22.93 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 15.00 feet, whose central angle is 87°34'13", and whose chord bears North 68°45'13.5" East, 20.76 feet to a point of reverse curvature; Thence Northeasterly 196.79 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 820.00 feet, whose central angle is 13°45'02", and whose chord bears North 31°50'38" East, 196.32 feet to a point of tangency; Thence North 38°43'09" East, 41.46 feet to a point of curvature; Thence Northeasterly 111.06 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 1620.00 feet, whose central angle is 03°55'40", and whose chord bears North 38°45'19" East, 111.03 feet to a point; Thence North 55°10'01" West, 142.12 feet to a point on the Easterly line of the "2nd Addendum" to the "Villas of Brandon Oaks, a Lifestyle Condominium"; Thence North 38°43'09" East and along the said Easterly line of said "2nd Addendum", 25.05 feet to a point; Thence North 28°12'29" East and along the said Easterly line, 242.52 feet to a point; Thence North 42°38'41" East and along the Easterly line of said "Villas of Brandon Oaks, a Lifestyle Condominium", 148.03 feet to a point; Thence North 32°08'26" East and along the said Easterly line, 135.33 feet to a point on the South Right-of-Way line of "Maple Grove Lane"; Thence South 88°12'14" East and along the said South Right-of-Way line, 60.00 feet to a point; Thence North 01°47'46" East and along the East Right-of-Way line of said "Maple Grove Lane", 17.62 feet to a point; Thence South 88°12'14" East and along the South line of Lot 1 of said Certified Survey Map No. 9093, 214.25 feet to a point on the said West Right-of-Way line of said "Maple Avenue"; Thence South 00°03'48" West and along the said West Right-of-Way line being parallel to and at a right angle distance of 50.00 feet from the East line of the said Southeast 1/4 of said Section 27, 973.09 feet to a point; Thence South 00°20'45" West and along the said West Right-of-Way line being parallel to and at a right angle distance of 50.00 feet from the said East line of the said Northeast 1/4 of said Section 34, 0.59 feet to the point of beginning of this description.

Said Parcel contains 747,404 Square Feet (or 17.1580 Acres) of land, more or less.

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

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Sussex, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this _____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
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



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

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

APPROVING AGENCIES:

AGENCIES WHO MAY OBJECT:

1. Village of Sussex

1. State of Wisconsin, Department of Administration

2. Waukesha County, Department of Parks and Land Use

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

MAPLE GROVE PRESERVE, LLC

Arthur Sawall, Member

STATE OF WISCONSIN)

) SS

COUNTY OF WAUKESHA)

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

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

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 unredemmed tax sales and no unpaid taxes or special assessments as of this _____ Day of _____, 20 ____ on any of the land included in the Plat of "SUSSEX PRESERVE".

Dated this _____ Day of _____, 20 ____.

Pamela F. Reeves, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)

) SS

COUNTY OF WAUKESHA)

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

Dated this _____ Day of _____, 20 ____.

Susan Freihelt, Village Treasurer

UTILITY EASEMENT PROVISIONS:

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

MAPLE GROVE PRESERVE, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

_____, Grantee, and

_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of Grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



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

June 20, 2016

Joseph Balcerek
N66W24015 Champeny Road
Sussex, WI 53089

RE: Property Maintenance
Tax Key #232.043

Dear Mr. Balcerek:

I informed you in my letter dated June 9, 2016, that the Plan Commission would discuss your property maintenance issues at their June 16 meeting. At that meeting it was determined that your property is in violation of Ordinance 9.07, entitled "Public Nuisances Affecting Health and Welfare." The Plan Commissioners gave direction to staff on how to proceed with addressing the violations.

You will have 45 days to bring your property into compliance. If the property is not brought into compliance, a citation with daily fines could be issued. You must address the following on or before August 1, 2016:

- Trim all bushes around the house, preferably to bottom window sill.
- Remove all tall grass and weeds around the deck, bushes and garage.
- Routinely mow your grass and, where necessary, use a weed trimmer.

I would like to meet with you at your property to discuss these issues. Please call me at your earliest convenience to schedule a date and time. I can be reached at 246-5215 or in person at Village Hall.

Sincerely,

Kasey Fluet
Assistant Development Director

Cc: Jeremy Smith, Village Administrator
John Macy, Village Attorney
Plan Commissioners