



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
IMMEDIATELY AFTER THE 7:00 P.M. PUBLIC HEARING
TUESDAY, MAY 24, 2016
SUSSEX VILLAGE HALL – LOWER LEVEL

1. Roll call.
2. Pledge of Allegiance.
3. Consideration and possible action on minutes of the Village Board meeting held on May 10, 2016.
4. Communications
 - A. Village President Report. Report on meetings attended/up-coming, communications, and recognitions including Successfully Sussex Awards.
 1. 2015 Annual Audit Report
5. Committee Reports
 - A. Board of Fire Commissioners Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - B. Community Development Authority Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 - C. Park & Recreation Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
 1. Recommendation and possible action on a contract for the Soccer Knockers Bubble Battle on August 20, 2016
 - 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 CSM for the Town of Lisbon, extra territorial review, north of Northview Drive east of Maple Avenue to create a lot and an outlot.
 2. Recommendation and possible action on a CSM for Sussex Town Center, located east of HWY 164 and south of Main Street/CTH VV.
 3. Recommendation and possible action on Resolution to vacate and discontinue Deyer Drive.

- F. Public Safety and Welfare Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
- 6. Staff Reports on upcoming events, projects in process, future agenda items and scheduled meetings.
 - A. 2015 Annual Financial Report to Citizens
- 7. Comments from citizens present.
- 8. Old Business.
- 9. New Business.
- 10. Consideration and possible action on resignations and appointments.
- 11. Adjournment

Greg Goetz
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 be in attendance at 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. 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 Jeremy Smith at 246-5200.

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN
PUBLIC HEARING NOTICE

TAKE NOTICE that the Village Board of the Village of Sussex will hold a public hearing on May 24, 2016 at 7:00 P. M. at the Village Hall, N64W23760 Main Street, Sussex, on the Resolution to discontinue Deyer Drive herein described and may act upon said Resolution at said time and place. Said Resolution was introduced before the Village of Sussex Village Board on the 12th day of April, 2016, and proposes to discontinue all of Deyer Drive.

A copy of the Resolution and map is available for review at the Sussex Village Hall, N64W23760 Main Street from 8:00 a.m. until 5:00 p.m., Monday through Friday.

Said hearing shall be public and citizens and persons of interest shall then be heard.

BY ORDER OF THE VILLAGE BOARD
Susan M. Freiheit
Clerk-Treasurer

WNAXLP 4/13, 4/20 & 4/27 Sussex Sun

**VILLAGE OF SUSSEX
SUSSEX, WISCONSIN**

**MINUTES OF THE VILLAGE BOARD MEETING
May 10, 2016**

The meeting was called to order at 7:00 p.m. by President Greg Goetz.

Trustees present: Bob Zarzynski, Pat Tetzlaff, Tim Dietrich, Matt Carran (arrived at 7:18 p.m.), Lee Uecker and Greg Goetz.

Trustees excused: Wendy Stallings.

Others present: Administrator Jeremy Smith, Attorney John Macy, Assistant Administrator Melissa Weiss, Administrative Services Director Casen Griffiths, Fire Chief Corky Curtis and members of the press.

A motion by Tetzlaff, seconded by Dietrich to approve the minutes from the Village Board Organizational meeting held on April 21, 2016 and the Public Hearing and Village Board meeting held on April 26, 2016.
Motion carried.

President Goetz reported on the following: Open book will be held on Thursday May 12th from 3:00-6:00pm and Tuesday, May 23rd at a time to be determined. Noted that he has received several complaints regarding motorists ignoring speed limits and failing to stop in neighborhoods around the Main Street construction project, requested that people driving thorough obey the speed limit and all traffic signs.

A motion by Zarzynski, seconded by Uecker to recommend approval of the April Check Register and P-Card statement in the amount of \$2,760,333.08.
Motion carried.

A motioned by Zarzynski, seconded by Uecker to approve an operator's licenses for Orrin Gorelick and Jaymison Haessler subject to the standard conditions of Operator License approvals.
Motion carried

A motion by Zarzynski, seconded by Goetz to deny an operator's license to Carlos Arroyo, for failure to complete the application process.
Motion carried.

A motion by Zarzynski, seconded by Goetz to approved a temporary Class "B" Picnic License for the Sale of Fermented Malt Beverages and a temporary "Class B" Picnic License for the Sale of Wine by the Sussex Lions Club at Sussex Village Park for Sussex Lions Daze from July 15 through July 17, 2016 subject to the standard conditions of alcoholic sales license approval.
Motion carried

A motion by Zarzynski, seconded by Uecker to deny a claim by Laura Edwards for vehicle damage from a manhole cover.
Motion carried

A motioned by Zarzynski, seconded by Tetzlaff to approve the 2016 Weights and Measures contract with the State of Wisconsin Department of Agriculture, Trade and Consumer Protection.
Motion carried

A motion by Zarzynski, seconded by Goetz to accept the 2015 Sewer and Water Management Discussion and Analysis.
Motion carried

Trustee Zarzynski recused himself from the meeting at 7:08 p.m. due to a possible conflict of interest.

A motion by Goetz, seconded Uecker to accept the First Quarter Investment Report
Motion carried

Trustee Zarzynski rejoined the meeting.

A motion by Dietrich, seconded by Uecker to approve the public works bills in the amount of \$978,663.78
Motion carried

A motion by Dietrich, seconded by Uecker to approve the purchase of two tank loads of SorbX for a trial test of phosphorus removal in the amount of \$41,000.
Motion carried

A motion by Dietrich, seconded by Tetzlaff to approve a crack filling contract with Crack Filling Service Corp in the amount of \$22,000.
Motion carried

Staff Reports: Chief Curtis stated that the fire department is aware of the construction and that there are members of the department who live east of the construction who can respond to calls. Mrs. Weiss provided an update on the construction at the civic campus. Mr. Smith noted that this is bike season and encouraged everyone to look out for bikes. Mr. Smith thanked the Fire Department and Sheriff's Department for the effort regarding the Main Street project. Attorney Macy echoed President Goetz's statements about speeding in the neighborhoods around the Main Street construction project. Mr. Griffiths noted that a ribbon cutting at Grogan Park is going to be held on Tuesday, June 14th at 5:30 p.m.

Citizen Comments: None

Assistant Administrator Weiss present the Board with color options for furniture in the new Civic Campus board room. Discussion was held regarding the type of chairs to be used for the Board dais, colors for those chairs, and colors for the board room audience chair. The Board provided staff with direction on Board Room furniture choices.

A motion by Goetz, seconded by Uecker to approve an Amended Final Resolution regarding Industrial Development Revenue Bond Financing for Sussex IM, Inc. Project.
President Goetz and all Trustees present voted "aye." Motion carried.

A motion by Goetz, seconded by Uecker to approve the creation of Section 4.035 entitled "Mobile Food Vendor" of Chapter 4 Licenses and Permits in the Municipal Code of the Village of Sussex.
President Goetz and all Trustees present voted "aye." Motion carried.

A motion by Goetz, seconded by Carran to approve a resolution establishing a number and amount of Fees for Mobile Food Vendor Licenses.
President Goetz and all Trustees present voted "aye." Motion carried.

Mr. Smith provided an overview of the Village Park Master Plan Phase I. The developer has indicated that he is ready to proceed with the development next year which makes phase 1 possible. Phase 1 includes the construction of four new baseball diamonds, multi-purpose concession building and large parking lot. Staff will be publishing a request for proposal of design services for this phase. A vendor should be able to be recommended for approval to the Park Board and Village Board in June.

A motion by Goetz, seconded by Uecker to approve the following committee appointments: Architectural Review Board, Melissa Bauer; Board of Appeals: Lisa Dale, Board of Fire Appeals, Roger Johnson and Raymond Christenson; Board of Review: Greg Goetz and Lee Uecker; Board of Fire Commissioners: Robert Pfeil; Community Development Authority: John Schneider; Finance & Personnel Evaluation: Bill Wiesneski; Park and Recreation Board: Melissa Gierach and Kelly Tetting; Pauline Haas Library Board: Ann Wegner; Plan Commission: Debbie Anderson; Public Safety and Welfare: Martin Lastrilla; Public

Works: Rick Vodicka; Senior Citizen Advisory: Art Rude, Mary Kraemer, Roger Johnson and Shirley Johnson
Motion carried.

A motion by Zarzynski, seconded by Dietrich, to adjourn the meeting at 7:44 p.m. Motion carried.

Respectfully submitted,

Casen Griffiths
Administrative Services Director

(A copy of all ordinances and resolutions adopted at this meeting can be found on file at the Village Clerk's Office.)



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MEMORANDUM

To: Village Board

From: Casey Griffiths, Administrative Services Director

Re: Village Board Meeting

Date: May 20, 2016

We have a public hearing regarding the vacation and discontinuation of Deyer Drive.

4. A. Village President Report. Report on meetings, communications, and recognitions.

1. The Auditor will be present to issue their report on the 2015 Audit.

5.C.1. Staff recommends approval of the contract for the Soccer Knockers Bubble Battle on August 20, 2016. This event entails playing soccer inside of giant blown up balls. Please see the contract and memo from Parks and Recreation Director Sasha Snapp for more information.

5.E.1. Staff recommends approval of the CSM to create an outlot and Lot 1 for the property in the Town of Lisbon north of Northview Drive east of Maple Avenue. This outlot will become owned by the Village of Sussex as the stormwater facilities for the Johannsen Farms development once the ponds are established by the developer. Please see the CSM for more information.

5.E.2. Staff recommends approval of the CSM to create Lot 1, 2, and 3 for the property located as of HWY 164 and south of Main Street/ CTH VV subject to entering into a developer's agreement for development of the improvements, the engineers comments, and standard conditions of CSM approval and Exhibit A. This sets forth the lot for the cell tower relocation, the Kwik Trip, and a future commercial lot. Please see the CSM for more information.

5.E.3. Staff recommends approval of the resolution to vacate and discontinue Deyer Drive. This removes Deyer Drive from the Village's list of liabilities and will save the Village from having to spend \$100,000 on improvements, while supporting the TIF District with redevelopment. Please see the enclosed resolution for more information.

6A. Included in your packets is the Village's 2015 Annual Finance Report to Citizens, prepared by the Finance Department. This report summarizes the last year's results in an understandable manner. Included in the report is financial information that is taken from the annual audit report. The report's focus is on the funds of most interest to residents. Please see the report for more information.



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MEMORANDUM

To: Sussex Park and Recreation Board

Cc: Jeremy Smith, Village Administrator

From: Sasha Snapp, Parks and Recreation Director

Re: May 17, 2016 Park Board Meeting

Date: May 13, 2016

1. Consideration and possible action on the Soccer Knockers Bubble Battle on August 20.

Soccer Knockers is a game in which the players run around in an inflatable ball. I've attached a photo to better understand what it looks like. Staff would recommend approval as presented. Soccer Knockers will provide a certificate of insurance.





Permit Contract

Sussex Recreation Department
 W240N5765 Maple Ave
 Sussex, WI 53089
 Phone: (262) 246-6447
 FAX: (262) 246-6337
 Email: recinfo@villagesussex.org

Permit #1127, Approved
 May 5, 2016 9:46 AM



Customer Type: General Public
 Prepared By: Kristy Pralle

Company: Soccer Knocker Wisconsin
 W180N7405 Town Hall Rd
 Menomonee Falls, WI 53051

Agent: John Franco

Home: (262) 955-9579

Charges	Taxes	Discounts	Total Charges	Deposits	Deposit Taxes	Total Payments	Refunds	Balance
\$195.00	\$0	\$0	\$195.00	\$100.00	\$0	\$0	\$0	\$295.00

RESERVATIONS

Event	Resource	Center	Notes																				
Local Business Bubble Battle Type: Village Park Open Space Area Attend/Qty: 200	Village Park Green Lawn Space	Sussex Village Park W244N6067 Weaver Dr. Sussex, WI 53089	--																				
<table border="1"> <thead> <tr> <th>Days Requested</th> <th>Event Begins</th> <th>Duration</th> <th>Event Ends</th> </tr> </thead> <tbody> <tr> <td>Saturday Aug 20, 2016</td> <td>8:00 AM</td> <td>10 hours</td> <td>Aug 20, 2016 at 6:00 PM</td> </tr> <tr> <td colspan="2">Summary</td> <td colspan="2">Notes</td> </tr> <tr> <td colspan="2">Total Number of Dates: 1</td> <td colspan="2">West of Lion's Den, north of Lion's Open Air Shelter, east of Weaver Dr.</td> </tr> <tr> <td colspan="2">Total Time: 10 hours</td> <td colspan="2"></td> </tr> </tbody> </table>				Days Requested	Event Begins	Duration	Event Ends	Saturday Aug 20, 2016	8:00 AM	10 hours	Aug 20, 2016 at 6:00 PM	Summary		Notes		Total Number of Dates: 1		West of Lion's Den, north of Lion's Open Air Shelter, east of Weaver Dr.		Total Time: 10 hours			
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CHARGES

Description	Event / Resource	Unit Fee	Units	Tax	Charge
Beer/Beverage Permit Fee	Local Business Bubble Battle #1127 Village Park Green Lawn Space	\$15.00	1.00	--	\$15.00
Lion's Open Air Shelter Rental Fee	Local Business Bubble Battle #1127 Village Park Green Lawn Space	\$155.00	1.00	--	\$155.00
Village Park Open Space Area	Local Business Bubble Battle #1127 Village Park Green Lawn Space	\$25.00	1.00	--	\$25.00

DEPOSITS

Deposit Charge	Event / Resource	Charge	Tax	Amount paid	Refunds	Balance
Lion's Open Air Shelter Security Deposit	Local Business Bubble Battle #1127 Village Park Green Lawn Space	\$100.00	\$0	\$0	\$0	\$100.00

DISCLAIMERS

CLEAN-UP, TRASH & RECYCLABLE REMOVAL POLICY-IMPORTANT!

RESERVATIONS

All organized groups shall reserve a facility, field or court before utilizing any Village of Sussex facility, field or court. An unorganized group is any group that is less than 10 people or whose participants are almost entirely family. All other groups are considered organized. To guarantee facility availability, unorganized groups must reserve the facility.

FEES & DEPOSITS

All fees and deposits must be paid at the time of the reservation. The deposits will be cashed at the time of the reservation and any refundable deposit will be returned after the event. Groups may make cash donations instead of payment as long as the amount of the donation is equal to or greater than the required fee and the item to be purchased does not directly relate to the groups use of park facilities. Non-profit and fund raising events are required to pay fees just like all other groups.

LIMITS TO RESERVATION TIME

All parks & facilities close at 11:00 p.m. Programs sponsored by the Village of Sussex take precedence over private reservations. The Village does not guarantee privacy to any group. No reservations are accepted for Memorial Day, July 4, Good Friday, Easter Sunday, Labor Day, Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Eve Day or New Year's Day. Reservations are made for a specific time frame. Set-up and clean-up times must be included in the scheduled time. The Community Center may be used without the requirement of a rental fee (deposit required) on a weekday afternoon if available. However, the rental event must be open to the public and free of charge.

To keep park facilities accessible, renters may reserve park facilities for a limit of two times a month unless otherwise allowed through permit.

LIMITS ON USE OF FACILITIES

Alcoholic beverages may be served by permit only. Permits are applied for and granted through the Community Center and the Park & Facility Rental Permit process.

Smoking is prohibited inside all enclosed Village-owned public buildings. All smoking refuse must be disposed of safely & properly into the appropriate trash containers, as to not litter.

No person, except a sheriff, police officer or their deputies, or a member of the Military in the line of duty shall enter or remain in any part of a building owned, occupied or controlled by the Village of Sussex while carrying a firearm or any weapon. Violations of these prohibitions may be punishable by law.

There will be no parking on the grass; or vehicles driven on the grass, unless otherwise agreed upon & written into the permit.

Groups of young people under 18 are required to have the permit signed by a sponsoring adult who must be present during the entire duration of the rental. Additional security may be required and would be a cost incurred by the renter.

The Village is not responsible for private equipment or material used in a park facility.

All pets must be leashed and under control of its owner at all times. Clean up after your pet, deposit waste into the appropriate trash receptacles.

Charcoal must be properly disposed of in the labeled containers at Sussex Village Park.

Facility decorations may exist & must not be removed. Individuals who wish to decorate may do so as long as the facility is returned to its original condition. Failure to do so will result in loss of the deposit.

All activities must follow Chapter 19 of the Village Code. All announcements, press releases, flyers, etc. related to groups using a Sussex facility must include the following statement: THIS MEETING (PROGRAM/EVENT) IS NOT SPONSORED OR ENDORSED BY THE VILLAGE OF SUSSEX.

ACTIVITIES REQUIRING PARK BOARD APPROVAL

Large events, overnight camping, fires not in approved grills, fundraising, driving/parking automobiles on the grass, and soliciting/selling.

YOUTH ORGANIZATIONS UTILIZING/RENTING PARK FACILITIES

Youth organizations within the Hamilton School District may use the Lion's Building at Village Park free of charge for weekly, biweekly, or monthly meetings with Park Board approval. All other park and recreation buildings will require the appropriate fee if rented. To be considered a youth organization, groups must consist of school aged children (examples: Boy Scouts, Girl Scouts, 4-H Club). Also, the group must have an adult supervisor at all meetings. All groups must fill out a Park/Facility Rental Permit Form at the beginning of the calendar year (January 1). Groups must pay a \$100 deposit at the time of the rental request. The deposits may be transferred to the next year upon request.

Groups/individuals may not use the building for personal use without reserving it and paying the appropriate fees. If a group is found using the

building without notifying the Park and Recreation Department, they will lose their privileges to use the building. Youth organizations using the Lion's Building for regular meetings are asked to give back to the community by setting aside two days per year to help clean up the parks in the Village of Sussex. This time should be scheduled with the Director of Recreational Services at 262-246-6447.

KEY & DEPOSIT REFUND POLICY Providing no damage to turf or vandalism to property occurs, as well as general cleanliness of reserved area is maintained, any refundable portion of the deposit will be returned to the remitter within 2-4 weeks after the event. If the rental requires a facility key there is a \$25 refundable key deposit incorporated into the stated deposit amount. The key must be picked up & returned to the Community Center Monday-Friday, 8:00 a.m.-5:00 p.m. Failure of the responsible party to pick up the key and village staff is contacted to issue a key, a \$50 fee will be assessed and held from the deposit. The key must be returned to the Community Center the next business day after the reservation, during business hours. A minimum of \$50 will be assessed for the failure to empty the trash and recycling receptacles after the event. If the deposit does not cover the costs associated with damage or clean-up to the facility, the responsible party will be invoiced for the remaining fees.

CANCELLATION POLICY Cancellations will be issued ONLY if the department is notified in writing 30 days or more prior to the scheduled date. Failure to cancel a reservation at least thirty (30) days in advance will result in forfeiture of the entire deposit. If an event is cancelled prior to thirty (30) days before the event date, the group will forfeit a \$25 administrative fee which will be taken from the deposit. If the event has been cancelled due to adverse weather conditions or rain out, the Recreation Department must be contacted within twenty-four (24) hours to inform staff of the cancellation. If possible arrangements can be made for another date, or a refund may be issued minus an administrative fee. All Village activities (i.e. youth sports, special events) supercede any outside reservation. All reservations are subject to review.

RETURNED CHECKS

Checks written and returned as not payable will be charged \$30 for each returned submission. Reservations will be removed from calendar until the issuer makes good on the amount of the non-payable submission and pays the accrued service charges in full.

TAX EXEMPT

If your group is tax-exempt, a WI Sales and Use Tax Exemption Certificate must be appropriately completed, signed and submitted with the reservation request. Copies of these certificates are available upon request. Tax-exempt status does not reduce rentals fees, but eliminates paying unnecessary taxes on fees at the end of the year.

FACILITY PROBLEMS

Prior to the event, if the responsible party has question or problems they must contact the Community Center at 262-246-6447. If there is a facility problem on the day of your event, you MUST call the Village's on-call employee IMMEDIATELY at 414-587-1965 to notify them & resolve the issue. If you fail to contact the Community Center or the on-call employee, and a facility problem exists after your rental, you may be held responsible and a deduction may be taken from your deposit and/or invoiced for the expenses.

SET-UP & CLEAN-UP

The open air shelter electricity is located in the rafters of each shelter. If the use of the electricity is requested on permit application, it is the responsibility of the renter to bring a ladder & extension cords to reach the electrical outlets located in the rafters of each shelter.

Village Park outdoor water spigots are available near the shelter(s).

Village Park indoor restroom facilities are open and located in the concession stand. The Lion's Building restrooms are only opened upon request on permit application. Port-a-potties are located throughout the park for public use.

The responsibility for set-up and clean-up is assumed by the group using the facility. The person responsible must see that the procedures listed for cleaning are carried out. To receive the full deposit the responsible party must:

assume responsibility for the contents and security of the building or facility. Opening and closing the building securely will avoid loss of deposit to the user for damage from vandalism.

Leave the park and facility in the condition it was found. Nothing can be left on the premises overnight. You may not come in early the next morning to clean up. Renters must bag and remove all garbage depositing the trash or recyclables into the appropriate dumpster provided at each location.

Sweep the floor of the facility, wiping tables and surfaces after use, and be sure to clean, mop or vacuum any stains, spills or debris. For Community Center rentals - there are janitorial supplies available for use (sink, paper towels, broom, mop, trash bags, etc.).

CUSTOM QUESTIONS

Question	Answer
Will you be serving beer, wine or fermented beverages?	Yes
Please provide driver's license number and date of birth.	██████████
Do you want to set up an inflatable?	Yes
What inflatables will be set up?	Bubble Soccer not Bouncehouse
Do you want access to the Lion's Building restrooms?	Yes
Would you like to use electricity?	Yes
Will you be selling alcoholic beverages?	No

Terms & Conditions: This agreement, when signed by the applicant and a representative of the Organization, constitutes a contractual agreement binding both parties to certain obligations. The applicant agrees to observe and obey all Organization rules and regulations. In addition, it shall be the responsibility of the applicant to pay the required fee at the time of reservation. Balance due must be paid before the scheduled event. Deposits will be returned only in

the case of conditions which force the cancellation of the event. The Organization agrees to maintain the facility, to assure that the facility is prepared properly for the agreed-upon event, and to provide adequate sanitation facilities, subject to available equipment, resources, weather conditions and time of year.

Sussex Parks & Recreation Department W240
N5765 Maple Ave., Sussex, WI 53089
recinfo@villagesussex.org

Tel. 262.246.6447 Office 262.246.6337 Fax
Email: recinfo@villagesussex.org

Methods of Payment

Visa, MasterCard, Discover Card, Other

Have Questions?

Online Registration FAQs

[Terms of Use](#) | [Copyright Policy](#) | [Cookie Policy](#) | [Your Privacy Rights](#) | [Security](#)
Village of Sussex Parks & Recreation Department's Policies: [Terms of Use](#) | [Your Privacy Rights](#)
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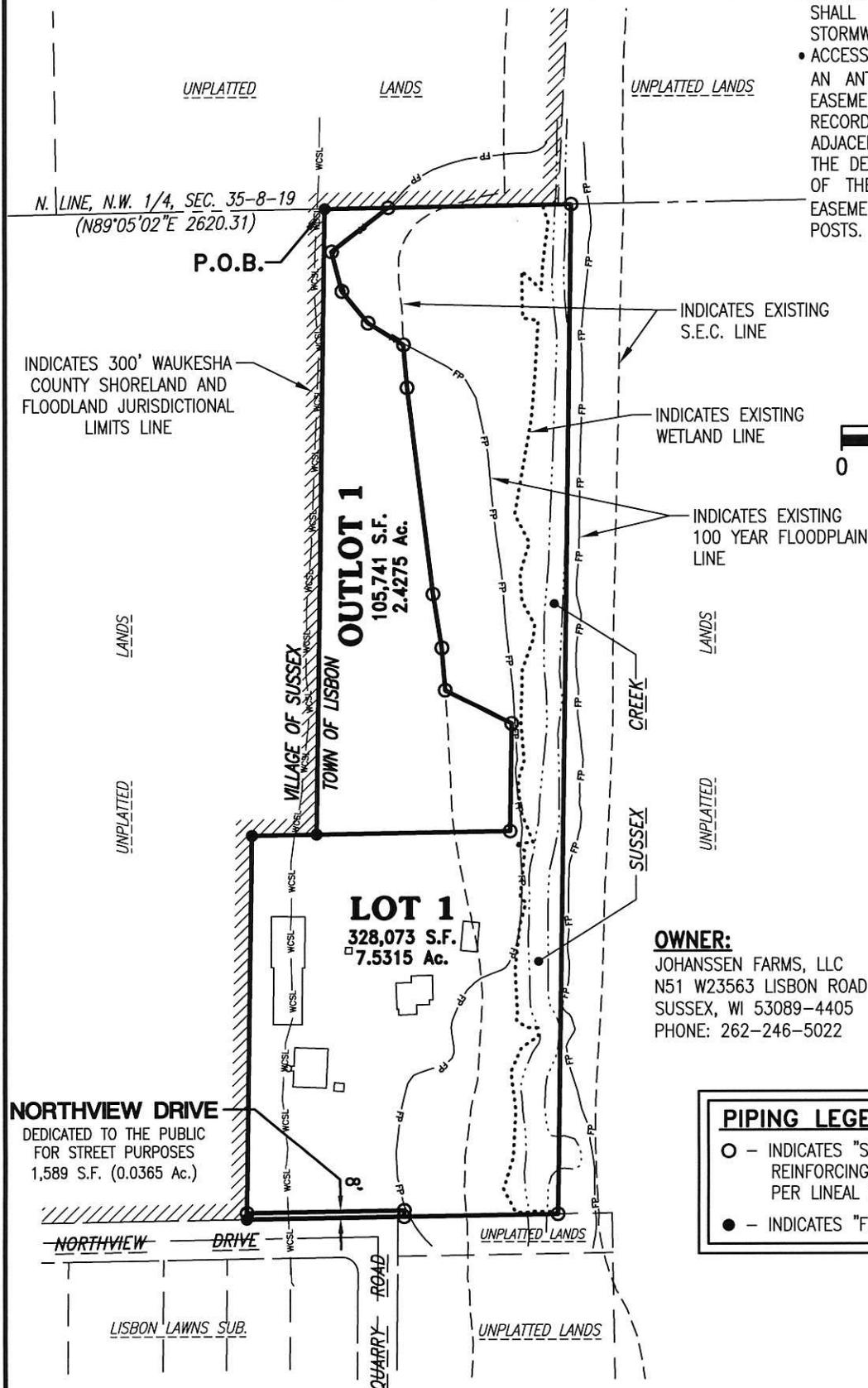
CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

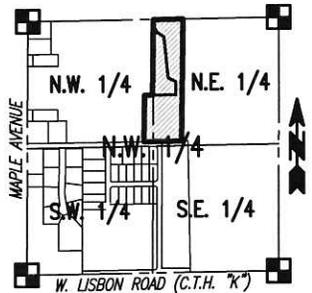
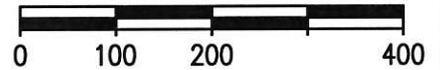
OVERALL DETAIL SHEET

OUTLOT 1 NOTES:

- OUTLOT 1 CANNOT BE FURTHER DIVIDED AND SHALL BE USED IN PERPETUITY FOR STORMWATER MANAGEMENT AND OPEN SPACE.
- ACCESS TO OUTLOT 1 WILL BE PROVIDED VIA AN ANTICIPATED 20' WIDE MINIMUM ACCESS EASEMENT TO BE CREATED UPON THE RECORDING OF A FINAL PLAT OVER THE ADJACENT LAND TO THE WEST CURRENTLY IN THE DESIGN STAGES OF BEING SUBDIVIDED AS OF THE DATE OF THIS MAP. THE ACCESS EASEMENT SHALL BE MARKED BY 4" CEDAR POSTS.



SCALE: 1" = 200'



LOCALITY MAP:

N.W. 1/4, SEC. 35, T. 8 N., R. 19 E. SCALE: 1" = 2000'

OWNER:

JOHANSEN FARMS, LLC
N51 W23563 LISBON ROAD
SUSSEX, WI 53089-4405
PHONE: 262-246-5022

PREPARED BY:

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

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.

Grady L. Gosser



GENERAL NOTES:

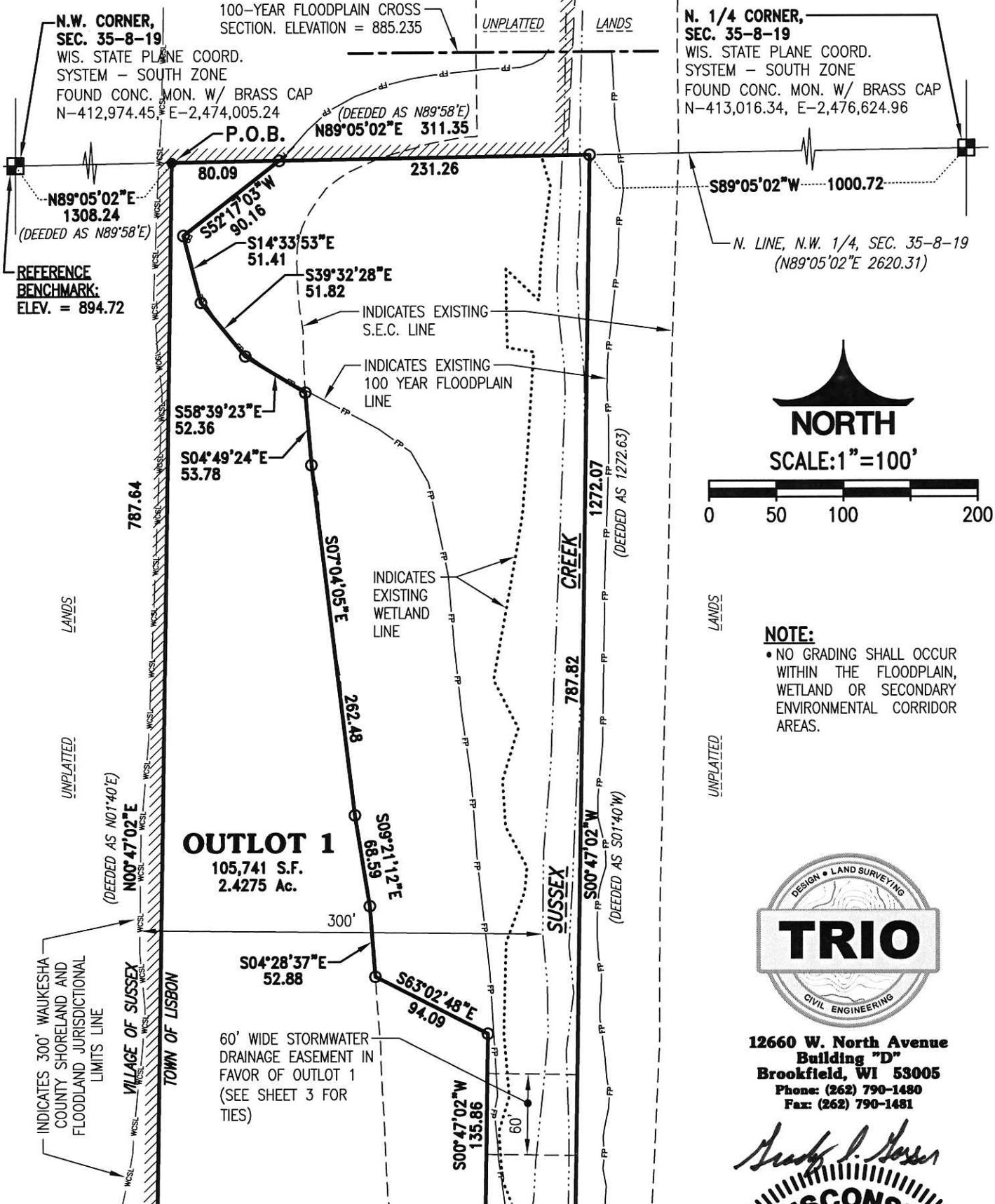
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE N.W. 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 19 EAST, BEARS NORTH 89°05'02" EAST.
- STRUCTURES ON LOT 1 ARE PROHIBITED NORTH OF THE 60' WIDE STORMWATER DRAINAGE EASEMENT.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

DRAFTED THIS 18th DAY OF DECEMBER, 2015 (REVISED: 2/26/16)
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 15-012-252-01
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

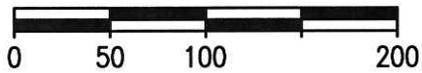


N. 1/4 CORNER, SEC. 35-8-19
 WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
 FOUND CONC. MON. W/ BRASS CAP
 N-413,016.34, E-2,476,624.96

N. LINE, N.W. 1/4, SEC. 35-8-19
 (N89°05'02"E 2620.31)



SCALE: 1" = 100'



NOTE:
 • NO GRADING SHALL OCCUR WITHIN THE FLOODPLAIN, WETLAND OR SECONDARY ENVIRONMENTAL CORRIDOR AREAS.



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

Grady L. Gosser



JOB NO. 15-012-252-01
 SHEET 2 OF 6

ENVIRONMENTAL NOTES:

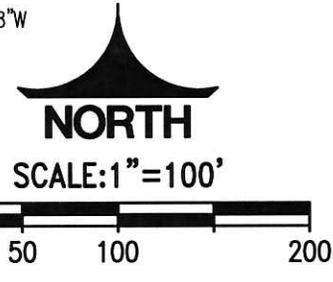
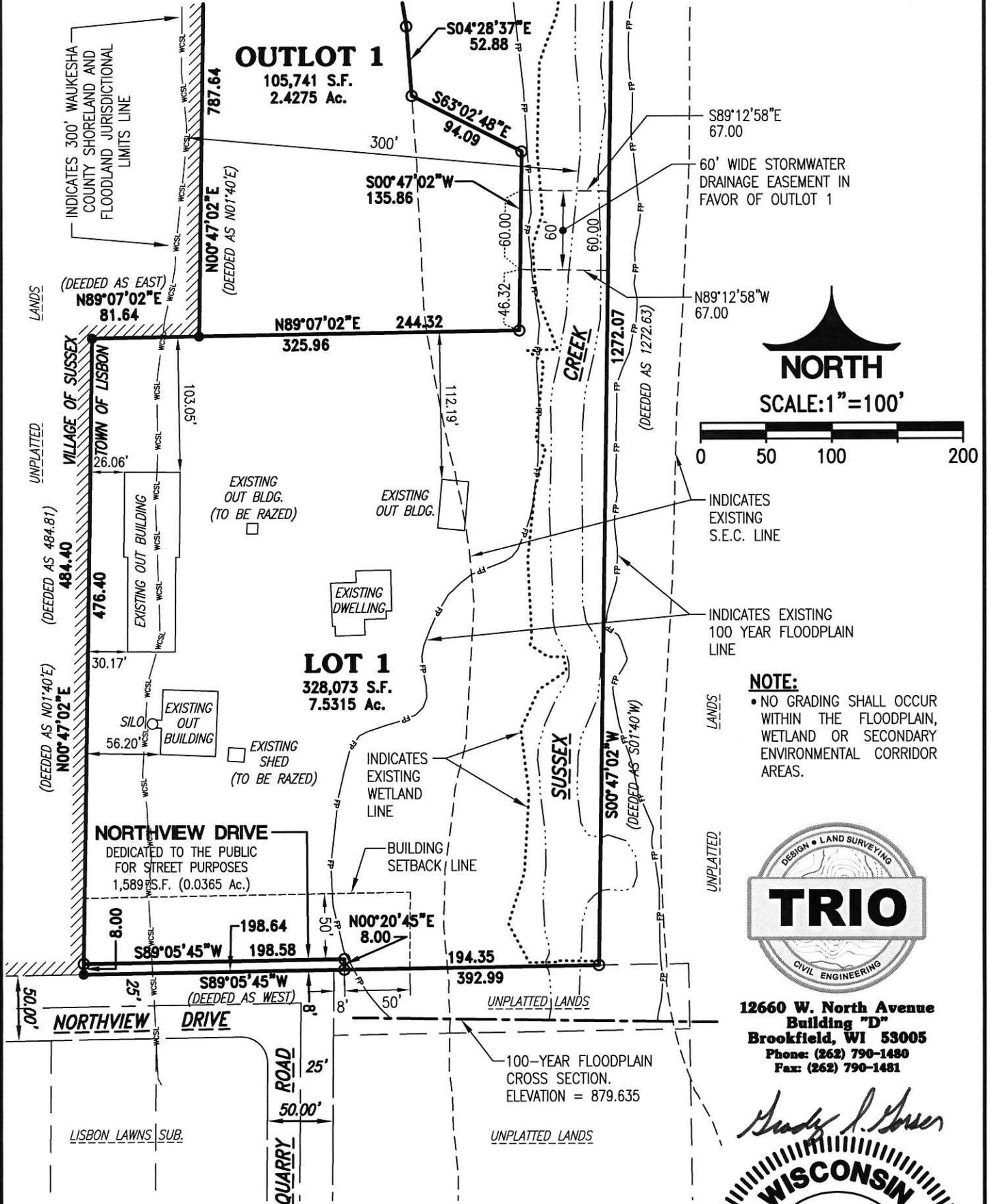
- WETLAND SHOWN HEREON WAS DELINEATED AND FIELD LOCATED BY ONIEDA TOTAL INTEGRATED ENTERPRISES (OTIE) ON AUGUST 6 & 11, 2015.
- SECONDARY ENVIRONMENTAL CORRIDOR (S.E.C.) SHOWN HEREON IS PER SEWRPC RECORDS.
- THE 100-YEAR FLOODPLAIN BOUNDARY SHOWN HEREON IS BASED ON FEMA MAP NO. 55133C0201G, MAP REVISED: NOVEMBER 5, 2014 AND FIELD SURVEYED ELEVATIONS. REFERENCE BENCHMARK USED IS THE N.W. CORNER OF SECTION 35-8-19. CONCRETE MONUMENT WITH BRASS CAP ELEVATION = 894.72. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.

DRAFTED THIS 18th DAY OF DECEMBER, 2015 (REVISED: 2/26/16)
 THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

H:\C250\252\15012-01\Survey\CSDM\530CSM01.dwg

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN



NOTE:
 • NO GRADING SHALL OCCUR WITHIN THE FLOODPLAIN, WETLAND OR SECONDARY ENVIRONMENTAL CORRIDOR AREAS.



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

Grady L. Gosser



JOB NO. 15-012-252-01
 SHEET 3 OF 6

ENVIRONMENTAL NOTES:

- WETLAND SHOWN HEREON WAS DELINEATED AND FIELD LOCATED BY ONIEDA TOTAL INTEGRATED ENTERPRISES (OTIE) ON AUGUST 6 & 11, 2015.
- SECONDARY ENVIRONMENTAL CORRIDOR (S.E.C.) SHOWN HEREON IS PER SEWRPC RECORDS.
- THE 100-YEAR FLOODPLAIN BOUNDARY SHOWN HEREON IS BASED ON FEMA MAP NO. 55133C0201G, MAP REVISED: NOVEMBER 5, 2014 AND FIELD SURVEYED ELEVATIONS. REFERENCE BENCHMARK USED IS THE N.W. CORNER OF SECTION 35-8-19. CONCRETE MONUMENT WITH BRASS CAP ELEVATION = 894.72. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.

DRAFTED THIS 18th DAY OF DECEMBER, 2015 (REVISED: 2/26/16)
 THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

H:\C250\252\15012-01\Survey\CSDM\5300CSM01.dwg

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

JOHANSSSEN FARMS, 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 Town of Lisbon, this _____ day of _____, 20 ____.

JOHANSSSEN FARMS, LLC

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, _____, _____ of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the _____ 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: _____

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of JOHANSSSEN FARMS, LLC, owner, this _____ day of _____, 20 ____.

STATE OF WISCONSIN)
) ss
COUNTY OF)

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

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

TOWN OF LISBON PLANNING COMMISSION APPROVAL:

Approved by the Planning Commission of the Town of Lisbon on this _____ day of _____, 20____.

Jane Stadler, Secretary

Joseph Osterman, Chairman

TOWN OF LISBON TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Lisbon on this _____ day of _____, 20____.

Matthew Janecke, Town Clerk

Joseph Osterman, Town Chairman

EXTRA-TERRITORIAL APPROVAL:

VILLAGE OF SUSSEX PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Sussex on this _____ day of _____, 20____.

Susan Freiheit, Village Clerk

Gregory Goetz, Chairperson

EXTRA-TERRITORIAL APPROVAL:

VILLAGE OF SUSSEX BOARD APPROVAL:

This Certified Survey Map is hereby approved by the Village Board of the Village of Sussex on this _____ day of _____, 20____.

Susan Freiheit, Village Clerk

Gregory Goetz, Village President

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

Approved by the Waukesha County Department of Parks and Land Use on this _____ day of _____, 20____.

Dale R. Shaver, Director



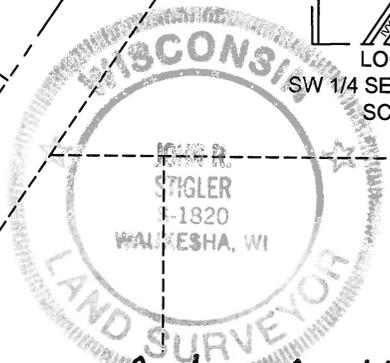
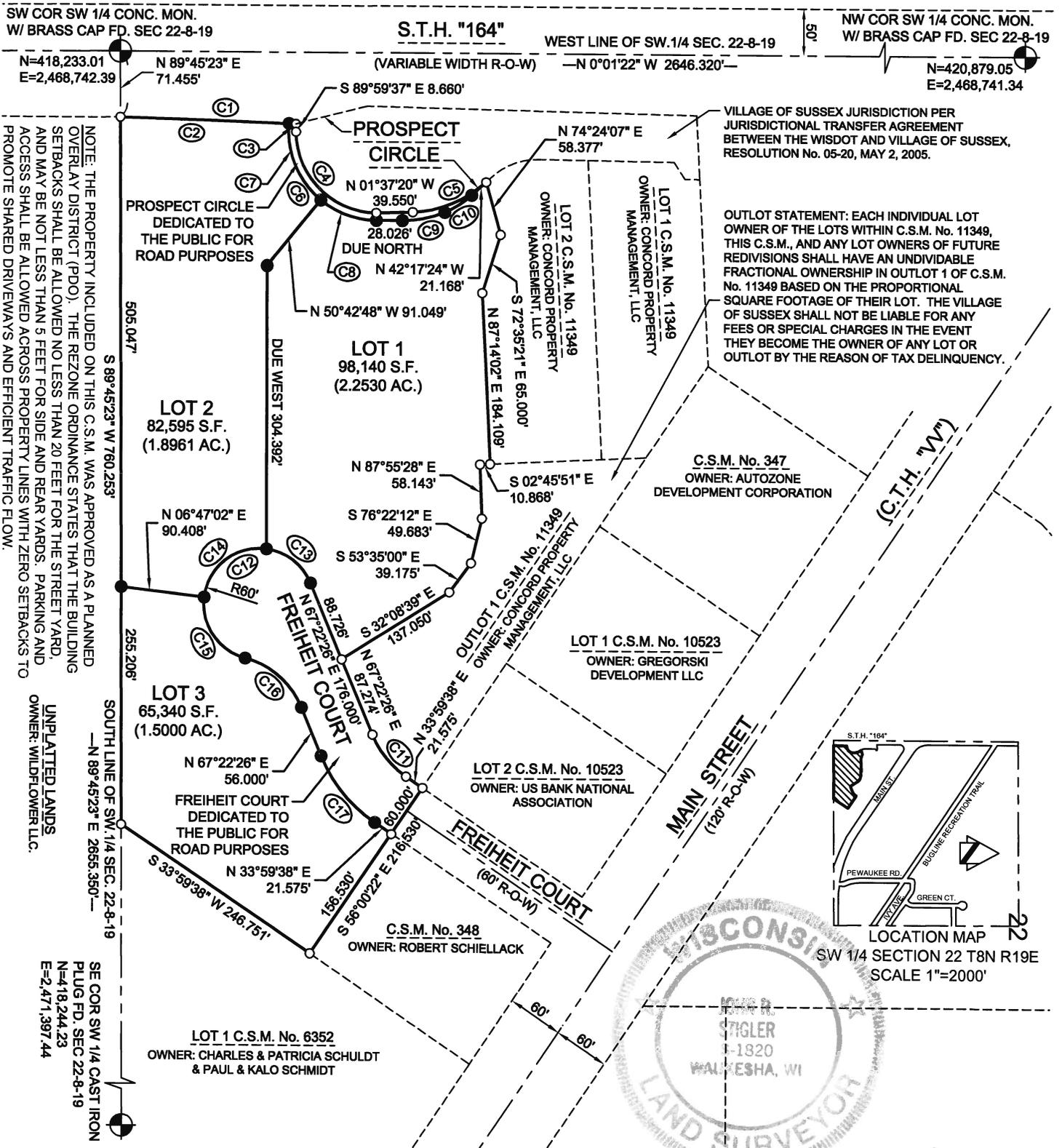
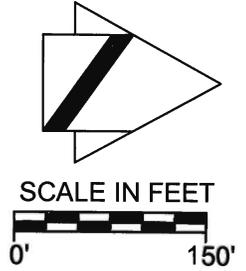
CERTIFIED SURVEY MAP NO. _____ Sheet 1 of 8
 Being a redivision of part of Lot 3 of Certified Survey Map No. 11349
 Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

OWNER/SUBDIVIDER:
 CONCORD PROPERTY MANAGEMENT, LLC
 C/O ROGER B. DUCHOW
 N30 W28799 LAKESIDE DRIVE
 PEWAUKEE, WI 53072

REFERENCE BEARING: THE WEST LINE OF THE SW 1/4 OF SECTION 22-8-19 WAS USED AS A REFERENCE BEARING, AND HAS A BEARING OF N 00°01'22" W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27).

SURVEYOR:
 JOHN R. STIGLER, PLS
 JAHNKE & JAHNKE ASSOC., INC.
 711 WEST MORELAND BLVD.
 WAUKESHA, WI. 53188-2479

- NOTES:**
1. SEE CURVE AND LINE TABLE ON SHEET 2.
 2. SEE EXISTING WETLAND, FLOODPLAIN, CELL TOWER, UTILITY EASEMENT, WEPCO EASEMENT AND INGRESS/EGRESS EASEMENT DETAILS ON SHEET 3.
 3. SEE PROPOSED EASEMENT AND ACCESS RESTRICTION DETAILS ON SHEETS 4 AND 5.



John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S - 1820
 DATED THIS 5th DAY OF APRIL, 2016
 REVISED THIS 11th DAY OF May, 2016
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____ Sheet 2 of 8
 Being a redivision of part of Lot 3 of Certified Survey Map No. 11349
 Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN
CURVE AND LINE TABLES

BOUNDARY CURVE TABLE								
CURVE	ARC	RADIUS	CHORD	BEARING	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
C1	190.122'	11371.560'	190.120'	N 01°51'55" E	0°57'28"	0°28'44"	S 01°23'11" W	S 02°20'39" W
C2	182.545'	11371.560'	182.544'	N 01°50'46.5" E	0°55'11"	0°27'35.5"	S 01°23'11" W	S 02°18'22" W
C3	7.577'	11371.560'	7.577'	N 02°19'30.5" E	0°02'17"	0°01'08.5"	S 02°18'22" W	S 02°20'39" W
C4	136.574'	87.000'	122.976'	N 45°04'19.5" E	89°56'37"	44°58'18.5"	N 00°06'01" E	S 89°57'22" E
C5	87.457'	126.000'	85.712'	N 22°24'19.5" W	39°46'09"	19°53'04.5"	N 42°17'24" W	N 02°31'15" W
C6	158.273'	95.000'	140.593'	N 47°43'42.5" E	95°27'25"	47°43'42.5"	N 00°00'00" E	S 84°32'35" E
C7	93.133'	95.000'	89.449'	N 67°22'18.5" E	56°10'13"	28°05'06.5"	N 39°17'12" E	S 84°32'35" E
C8	65.140'	95.000'	63.871'	N 19°38'36" E	39°17'12"	19°38'36"	N 00°00'00" E	N 39°17'12" E
C9	47.101'	120.000'	46.799'	N 11°14'40" W	22°29'20"	11°14'40"	N 22°29'20" W	N 00°00'00" E
C10	34.559'	100.000'	34.388'	N 32°23'22" W	19°48'04"	9°54'02"	N 42°17'24" W	N 22°29'20" W
C11	58.259'	100.000'	57.439'	N 50°41'02" E	33°22'48"	16°41'24"	N 33°59'38" E	N 67°22'26" E
C12	244.133'	60.000'	107.331'	S 49°11'28" E	233°07'48"	116°33'54"	N 14°14'38" E	S 67°22'26" W
C13	62.823'	60.000'	59.992'	S 37°22'41.5" W	59°59'29"	29°59'44.5"	S 07°22'57" W	S 67°22'26" W
C14	94.874'	60.000'	85.295'	S 37°55'00.5" E	90°35'55"	45°17'57.5"	S 83°12'58" E	S 07°22'57" W
C15	86.436'	60.000'	79.153'	N 55°30'50" E	82°32'24"	41°16'12"	N 14°14'38" E	S 83°12'58" E
C16	83.457'	90.000'	80.498'	S 40°48'32" W	53°07'48"	26°33'54"	S 14°14'38" W	S 67°22'26" W
C17	93.215'	160.000'	91.902'	N 50°41'02" E	33°22'48"	16°41'24"	N 33°59'38" E	N 67°22'26" E

CROSS ACCESS EASEMENT CURVE TABLE								
CURVE	ARC	RADIUS	CHORD	BEARING	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
C1	32.68'	100.00'	32.53'	N 32°55'43.5" W	18°43'21"	9°21'40.5"	N 42°17'24" W	N 23°34'03" W
C2	2.23'	60.00'	2.23'	S 66°18'36.5" W	2°07'39"	1°03'49.5"	S 65°14'47" W	S 67°22'26" W
C3	24.26'	95.00'	24.20'	N 46°36'12" E	14°38'00"	7°19'00"	N 39°17'12" E	N 53°55'12" E
C4	31.42'	60.00'	31.06'	S 68°12'58" E	30°00'00"	15°00'00"	S 83°12'58" E	S 53°12'58" E

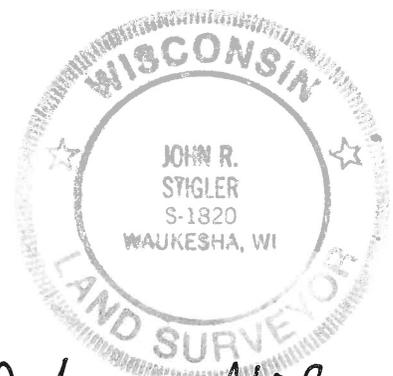
WATER MAIN EASEMENT CURVE TABLE								
CURVE	ARC	RADIUS	CHORD	BEARING	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
C1	20.11'	60.00'	20.02'	S 02°13'08" E	19°12'10"	9°36'05"	S 11°49'13" E	S 07°22'57" W
C2	20.01'	11371.56'	20.01'	N 02°08'18.5" E	0°06'03"	0°03'01.5"	S 02°05'17" W	S 02°11'20" W

DRAINAGE EASEMENT CURVE TABLE								
CURVE	ARC	RADIUS	CHORD	BEARING	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
C3	32.94'	160.00'	32.88'	N 61°28'35.5" E	11°47'41"	5°53'50.5"	N 55°34'45" E	N 67°22'26" E
C4	20.14'	160.00'	20.13'	N 51°58'22" E	7°12'46"	3°36'23"	N 48°21'59" E	N 55°34'45" E
C5	81.61'	60.00'	75.46'	N 57°49'12" E	77°55'40"	38°57'50"	N 18°51'22" E	S 83°12'58" E
C6	3.43'	100.00'	3.43'	S 34°58'30.5" W	1°57'45"	0°58'52.5"	N 33°59'38" E	N 35°57'23" E
C7	12.01'	160.00'	12.01'	N 36°08'40" E	4°18'04"	2°09'02"	N 33°59'38" E	N 38°17'42" E

CROSS ACCESS EASEMENT		
LINE	LENGTH	BEARING
L1	55.62'	S 50°42'48" E
L2	172.55'	N 00°00'00" E
L3	31.47'	S 87°14'02" W
L4	2.43'	N 42°17'24" W
L5	251.44'	N 87°14'02" E
L6	5.00'	N 03°00'35" W
L7	32.00'	N 87°14'02" E
L8	18.02'	S 03°00'35" E
L9	90.76'	S 64°42'49" E
L10	148.76'	S 32°08'39" E
L11	28.18'	S 67°22'26" W
L12	135.01'	N 32°08'39" W
L13	102.19'	N 64°42'49" W
L14	178.17'	S 87°14'02" W
L15	193.34'	S 00°00'00" W
L16	24.00'	S 39°17'12" W
L17	89.70'	N 50°42'48" W
L18	90.41'	S 06°47'02" W
L19	30.23'	S 89°45'23" W
L20	102.14'	N 06°47'02" E

DRAINAGE EASEMENT		
LINE	LENGTH	BEARING
L7	15.27'	S 44°29'51" E
L8	20.00'	S 45°30'09" W
L9	17.54'	N 44°29'51" W
L10	12.23'	N 67°02'45" E
L11	20.00'	S 22°57'15" E
L12	91.23'	S 67°02'45" W
L13	9.10'	N 06°47'02" E
L14	80.68'	N 67°22'26" E
L15	47.79'	N 10°08'30" E
L16	20.00'	S 79°51'30" E
L17	34.92'	S 10°08'30" W
L18	23.78'	S 67°22'26" W
L19	21.58'	S 33°59'38" W
L20	9.94'	N 56°00'22" W
L21	25.00'	N 33°59'38" E
L22	10.00'	S 56°00'22" E
L23	15.00'	S 56°00'22" E
L24	33.58'	S 33°59'38" W
L25	15.45'	N 56°00'22" W
L26	21.58'	N 33°59'38" E

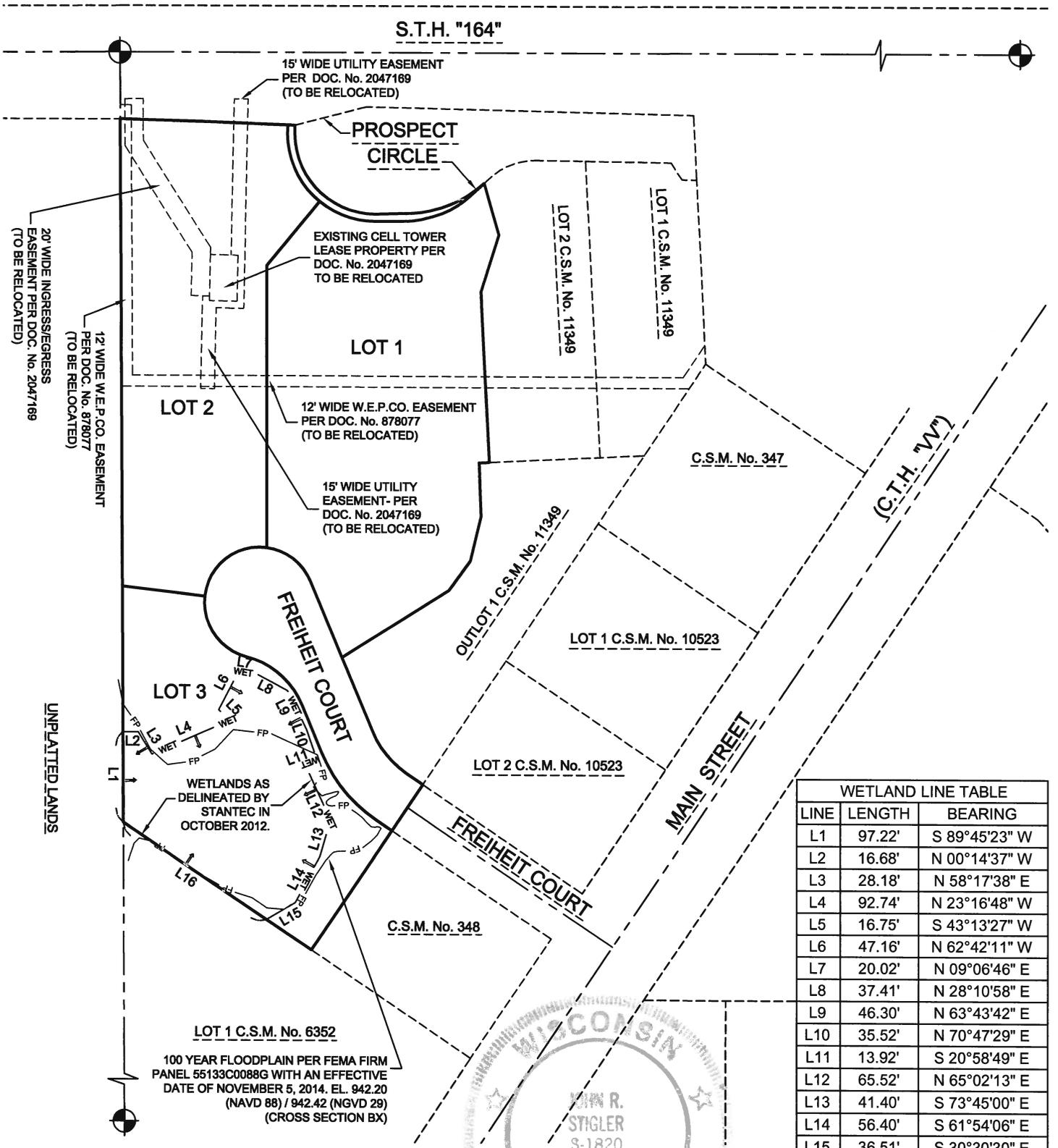
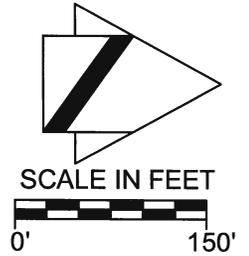
WATER MAIN EASEMENT		
LINE	LENGTH	BEARING
L1	459.86'	DUE WEST
L2	115.01'	DUE EAST
L3	34.36'	DUE NORTH
L4	20.00'	DUE EAST
L5	34.36'	DUE SOUTH
L6	323.33'	DUE EAST



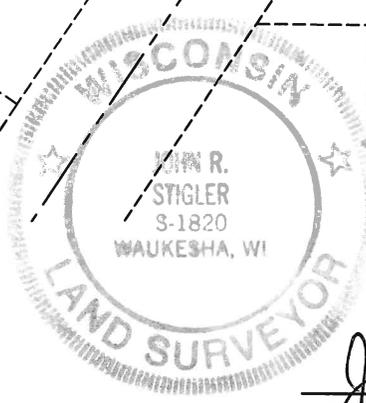
John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S - 1820
 DATED THIS 5th DAY OF APRIL, 2016
 REVISED THIS 11th DAY OF May, 2016

CERTIFIED SURVEY MAP NO. _____ Sheet 3 of 8
 Being a redivision of part of Lot 3 of Certified Survey Map No. 11349
 Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
 VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

EXISTING WETLAND, FLOODPLAIN, CELL TOWER, UTILITY EASEMENT, WPCO EASEMENT AND INGRESS/EGRESS EASEMENT DETAILS



WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	97.22'	S 89°45'23" W
L2	16.68'	N 00°14'37" W
L3	28.18'	N 58°17'38" E
L4	92.74'	N 23°16'48" W
L5	16.75'	S 43°13'27" W
L6	47.16'	N 62°42'11" W
L7	20.02'	N 09°06'46" E
L8	37.41'	N 28°10'58" E
L9	46.30'	N 63°43'42" E
L10	35.52'	N 70°47'29" E
L11	13.92'	S 20°58'49" E
L12	65.52'	N 65°02'13" E
L13	41.40'	S 73°45'00" E
L14	56.40'	S 61°54'06" E
L15	36.51'	S 30°30'30" E
L16	187.75'	S 33°59'38" W



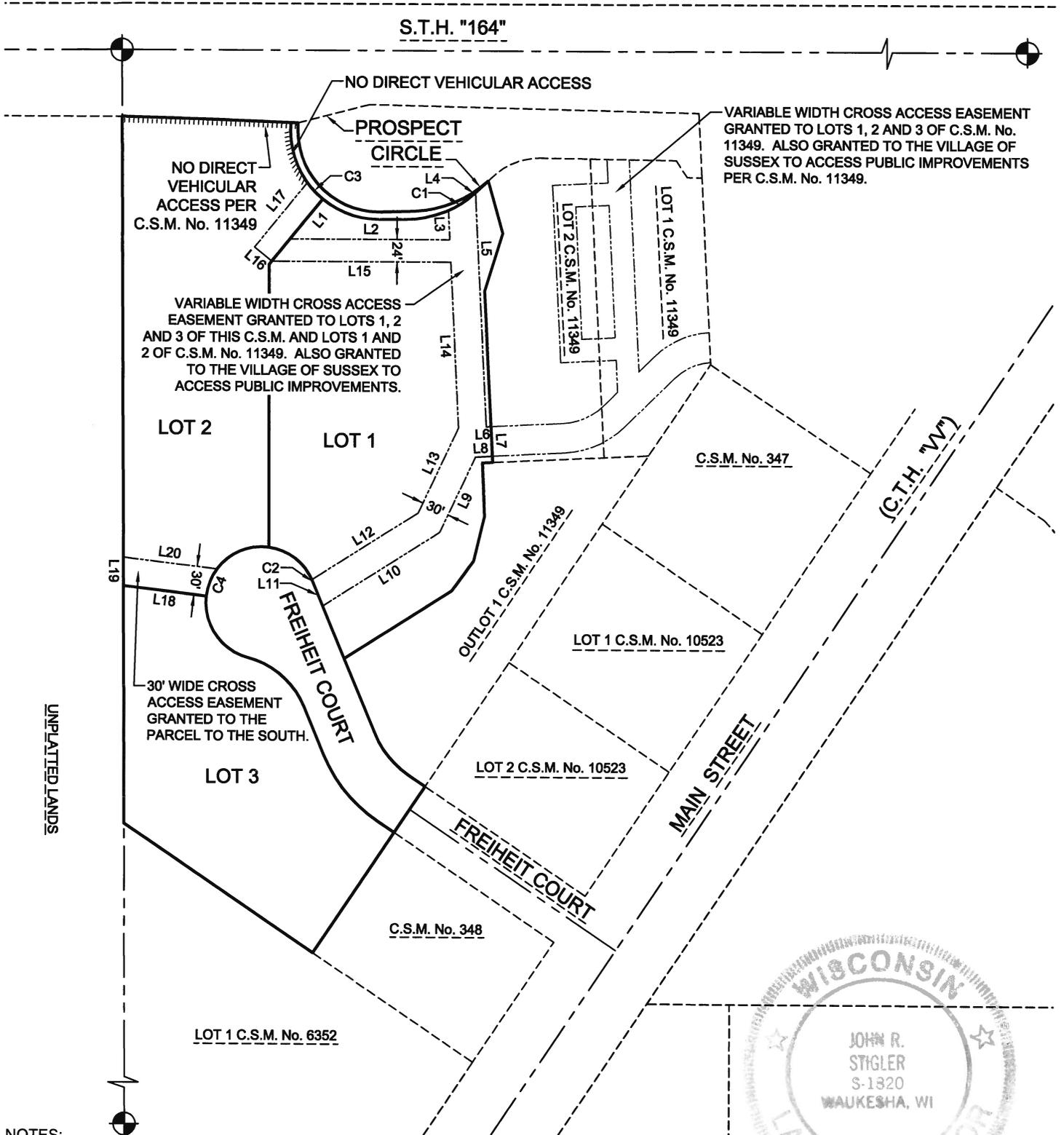
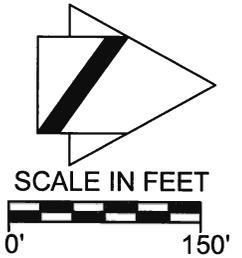
John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 DATED THIS 5th DAY OF APRIL, 2016
 REVISED THIS 11th DAY OF May, 2016
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

REFERENCE BENCHMARK: 943.48 (NGVD 29) TOP OF CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWN 8 NORTH, RANGE 19 EAST.

OWNER: CONCORD PROPERTY MANAGEMENT, LLC
 FILE NAME: S6820CSM2.DWG
 P.S. LISBON 1068

CERTIFIED SURVEY MAP NO. _____ Sheet 4 of 8
 Being a redivision of part of Lot 3 of Certified Survey Map No. 11349
 Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
 VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

**PROPOSED CROSS ACCESS AND
 NO DIRECT VEHICULAR ACCESS DETAILS**



NOTES:

1. ACCESS TO THE PARCEL TO THE SOUTH WILL BE REQUIRED ACROSS THE CROSS ACCESS EASEMENT ON LOT 2 WHEN THE PARCEL TO THE SOUTH IS DEVELOPED. CONSTRUCTION OF THE ACCESS IS TO BE BY THE DEVELOPER TO THE SOUTH OR BY THE DEVELOPER OF LOT 2 OF THIS C.S.M., WHICHEVER DEVELOPS FIRST.
2. THE LOTS SHOWN ON THIS C.S.M. ARE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED PER DOC. No. 4165091.
3. SEE CURVE AND LINE TABLE ON SHEET 2.

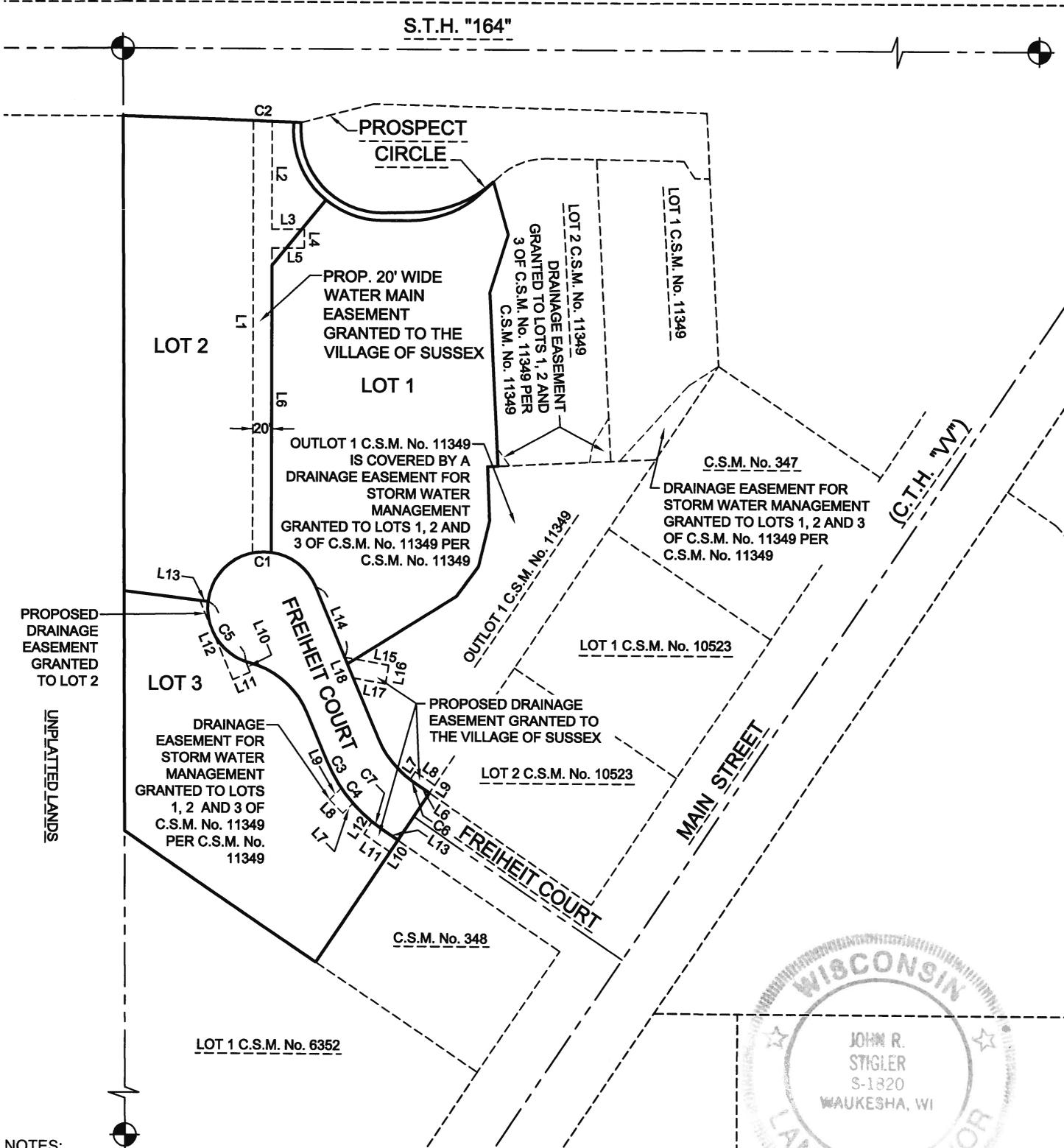
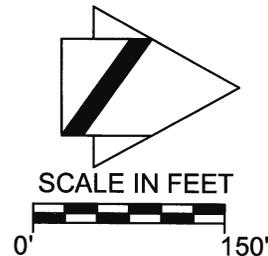
OWNER: CONCORD PROPERTY MANAGEMENT, LLC
 FILE NAME: S6820CSM2.DWG
 P.S. LISBON 1068



John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S - 1820
 DATED THIS 5th DAY OF APRIL, 2016
 REVISED THIS 11th DAY OF May, 2016
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____ Sheet 5 of 8
 Being a redivision of part of Lot 3 of Certified Survey Map No. 11349
 Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
 VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

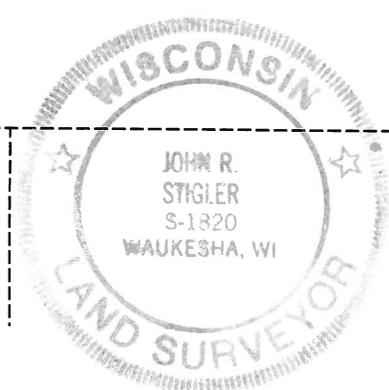
**PROPOSED EASEMENT
DETAILS**



NOTES:

1. ACCESS TO THE PARCEL TO THE SOUTH WILL BE REQUIRED ACROSS THE CROSS ACCESS EASEMENT ON LOT 2 WHEN THE PARCEL TO THE SOUTH IS DEVELOPED. CONSTRUCTION OF THE ACCESS IS TO BE BY THE DEVELOPER TO THE SOUTH OR BY THE DEVELOPER OF LOT 2 OF THIS C.S.M., WHICHEVER DEVELOPS FIRST.
2. THE LOTS SHOWN ON THIS C.S.M. ARE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED PER DOC. No. 4165091.
3. SEE CURVE AND LINE TABLE ON SHEET 2.

OWNER: CONCORD PROPERTY MANAGEMENT, LLC
 FILE NAME: S6820CSM2.DWG
 P.S. LISBON 1068



John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S - 1820
 DATED THIS 5th DAY OF APRIL, 2016
 REVISED THIS 11th DAY OF May, 2016
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 6 of 8

Being a redivision of Lot 3 of Certified Survey Map No. 11349
Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, registered land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a redivision of Lot 3 of Certified Survey Map No. 11349 as recorded on September 9, 2015, in Book 112 of Certified Survey Maps on Pages 201-208, as Document No. 4165011, Waukesha County Register of Deeds and being part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 8 North, Range 19 East, Village of Sussex, Waukesha County, bounded and described as follows: Commencing at the southwest corner of said Southwest Quarter (SW 1/4); thence North 89°45'23" East along the south line of said Southwest Quarter (SW 1/4) 71.455 feet to a point on the east right-of-way line of STH 164 and the place of beginning of the land hereinafter to be described; thence northerly 190.122 feet along said east right-of-way line and the arc of a curve, radius of 11,371.560 feet, center lies to the west, chord bears North 01°51'55" East 190.120 feet; thence South 89°59'37" East along the east right-of-way line of Prospect Circle 8.660 feet; thence northeasterly 136.574 feet along said east right-of-way line and the arc of a curve, radius of 87.000 feet, center lies to the northwest, chord bears North 45°04'19.5" East 122.976 feet; thence North 01°37'20" West along said east right-of-way line 39.550 feet; thence northwesterly 87.457 feet along said east right-of-way line and the arc of a curve, radius of 126.000 feet, center lies to the southwest, chord bears North 22°24'19.5" West 85.712 feet; thence North 74°24'07" East 58.377 feet; thence South 72°35'21" East 65.000 feet; thence North 87°14'02" East 184.109 feet; thence South 02°45'51" East 10.868 feet; thence North 87°55'28" East 58.143 feet; thence South 76°22'12" East 49.683 feet; thence South 53°35'00" East 39.175 feet; thence South 32°08'39" East 137.050 feet; thence North 67°22'26" East 87.274 feet; thence northwesterly 58.259 feet along the arc of a curve, radius of 100.000 feet, center lies to the northwest, chord bears North 50°41'02" East 57.439 feet; thence North 33°59'38" East 21.575 feet; thence South 56°00'22" East 216.530 feet; thence South 33°59'38" West 246.751 feet to the south line of said Southwest Quarter (SW 1/4); thence South 89°45'23" West along said south line 760.253 feet to the place of beginning. Containing 273,399 square feet (6.2764 acres) of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Sussex in surveying, dividing and mapping the same.



John R. Stigler

JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 5th day of April, 2016
Revised this 11th day of May, 2016



STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 5th day of April, 2016.

My commission expires July 25, 2017

Anthony S. Zanon

ANTHONY S. ZANON – NOTARY PUBLIC

OWNER: CONCORD PROPERTY MANAGEMENT, LLC

CERTIFIED SURVEY MAP NO. _____

Sheet 7 of 8

Being a redivision of Lot 3 of Certified Survey Map No. 11349
Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: Village of Sussex

CONCORD PROPERTY MANAGEMENT, LLC,
A Wisconsin Limited Liability Company

ROGER DUCHOW – SOLE MEMBER

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2016, the above named ROGER DUCHOW, SOLE MEMBER to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

NOTARY PUBLIC -

CONSENT OF MORTGAGEE:

TOWN BANK, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this map and does hereby consent to the above certificate of CONCORD PROPERTY MANAGEMENT, LLC.

TOWN BANK

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 2016, _____, _____ of the above named national banking association and to me known to be the person who executed the foregoing instrument as such officer as the deed of said association, by its authority and to me known to be such officer of said association.

My commission expires _____

NOTARY PUBLIC –

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 5th day of April, 2016
Revised this 11th day of May, 2016



OWNERS: CONCORD PROPERTY MANAGEMENT, LLC

Instrument drafted by John R. Stigler

P.S. Lisbon 1068

CERTIFIED SURVEY MAP NO. _____

Sheet 8 of 8

Being a redivision of Lot 3 of Certified Survey Map No. 11349
Being part of the SW 1/4 of the SW 1/4 of Section 22, Town 8 North, Range 19 East
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

VILLAGE PLAN COMMISSION:

Approved by the Plan Commission, Village of Sussex, this _____ day of _____, 2016.

GREGORY GOETZ – VILLAGE PRESIDENT

CASEN J. GRIFFITHS – VILLAGE CLERK-TREASURER

VILLAGE BOARD APPROVAL:

Approved by the Village Board, Village of Sussex, this _____ day of _____, 2016.

GREGORY GOETZ – VILLAGE PRESIDENT

CASEN J. GRIFFITHS – VILLAGE CLERK-TREASURER

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 5th day of April, 2016
Revised this 11th day of May, 2016



OWNERS: CONCORD PROPERTY MANAGEMENT, LLC

Instrument drafted by John R. Stigler

P.S. Lisbon 1068

Exhibit C

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF SUSSEX TO VACATE AND DISCONTINUE DEYER DRIVE

RESOLUTION NO: 16-_____

WHEREAS, pursuant to Wis. Stat. § 66.1003, the Village Board has statutory authority to vacate and discontinue Village roads within its jurisdiction; and

WHEREAS, the public interest requires vacation of Deyer Drive as depicted and described in Exhibit 1, as this is a segment of road that has no utility and the right-of-way can be used by an abutting owner; and

WHEREAS, this Resolution was introduced in this form before the Village Board of the Village of Sussex on April 12, 2016; and

WHEREAS, following introduction of this Resolution, the Village Board set a date for a public hearing which was not less than forty (40) days after the date on which this Resolution was introduced, specifically on April 12, 2016; and

WHEREAS, notice of public hearing stating when and where this Resolution would be acted upon and stating what public way is proposed to be discontinued was published as a Class 3 Notice under Chapter 985, Wisconsin Statutes, and in addition was served on the owners of all of the frontage of the lots and lands abutting upon the public way sought to be discontinued (said properties described in Exhibit 2) in a manner provided for the service of Summons in Circuit Court at least 30 days before the hearing; and

WHEREAS, no written objections to the proposed discontinuance have been filed with the Village Clerk by any of the owners abutting on the public way sought to be discontinued, or by the owners of more than one-third of the frontage of the lots and lands abutting on the remainder of the public way which lies within 2,650 feet from the ends of the public way proposed to be discontinued or which lies within that portion of the 2,650 feet that is within the Village limits; or if such objection has been filed, two-thirds of the members of the Village Board voting on the proposed discontinuance have voted in favor of the discontinuance; and

WHEREAS, no landlocked parcel will be created by the proposed discontinuance, because the parcels will be combined prior to this road vacation taking effect; and

WHEREAS, the owners of all of the lands abutting Deyer Drive have submitted, or will submit prior to this Resolution taking effect, a certified survey map for approval under Chapter 236 of the Wisconsin Statutes, which will combine the properties along with the vacated road; and

WHEREAS, the Village board has conducted such public hearing on _____, pursuant to such notice; and

WHEREAS, following due consideration of all information received from Owners, the Village Engineer, and in the course of the public hearing of this matter and being duly advised, the Village Board, by this Resolution, does hereby declare the public interest requires the vacation and discontinuance of

Deyer Drive as specifically described and identified on Exhibit 1, and the Village Board further finds that the vacation and discontinuance of Deyer Drive will not land lock any property.

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Sussex, Waukesha County, Wisconsin, that Deyer Drive depicted in the attached Exhibit 1 is hereby discontinued pursuant to Wis. Stat. § 66.1003, subject to the approval and delivery to the Village Clerk for recording, and recording with the Waukesha County Register Deeds, Wisconsin of a certified survey map which combines the vacated road right-of-way with the abutting land currently known as parcel numbers SUXV0245-945-003, SUXV0245-940, SUXV0245-945-001, SUXV0245-941, SUXV0245-945 and SUXV0245-942;

BE IT FURTHER RESOLVED, that upon receipt by the Village of the original certified survey map bearing approval of all necessary governmental bodies and parties-in-interest, the Village Clerk shall record a certified copy of this Resolution together with said certified map with the Waukesha County Register of Deeds.

PASSED AND ADOPTED by the Village Board of the Village of Sussex, Waukesha County, Wisconsin, this ____ day of _____, 2016.

VILLAGE BOARD, VILLAGE OF SUSSEX

By: _____
Gregory L. Goetz, Village President

ATTEST:

Casen J. Griffiths, Clerk-Treasurer

B:\MyFiles\JPM Sussex\Mammoth Springs\Deyer Drive Vacation Resolution.VSX.03-17-16

Village of Sussex

Annual Financial Report to the Citizens



For the year ending December 31, 2015

One of the Village Board's goals is to improve communication with the public. Towards that goal, this report has been prepared to summarize the past year's results in an easily understandable manner. The financial information presented is taken from the annual audit report which is available in its entirety online at www.villagesussex.org (Finance Department Page). This report's focus is on the funds of interest to most citizens and does not include all of the Village's operations.

The funds included are as follows:

Funds that Use Property Tax Revenues

- **General Fund** – includes general government (administration, clerk, election, IT and finance), police, fire, inspection, public works, parks, recreation, health and sanitation (garbage and recycling), planning and library.
- **Debt Service Funds** – used for external debt issuance and repayment.
- **Tax Increment Financing District (TIF)** – fund established to encourage development by providing assistance to the developer.

Enterprise Funds that use Service Fees and Operate Like Private Businesses

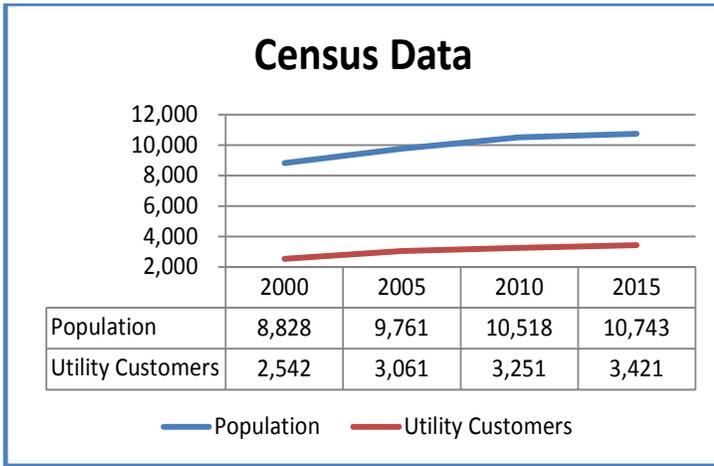
- **Water Utility** – supplies safe drinking water to residents and businesses.
- **Wastewater (Sewer) Utility** – treats all wastewater generated in Sussex, as well as parts of the Town of Lisbon/Lisbon Sanitary District, Lannon and Menomonee Falls.
- **Stormwater Utility** – carries out the Village's Stormwater Management Plan and addresses the requirements of the Village's State Stormwater Discharge NR 216 permit.

If you have any questions or comments on how to improve this report, or requests for additional information, please contact the Village's Finance Department by email to nwhalen@villagesussex.org; by phone (262) 246-5225; or by mail N64W23760 Main Street, Sussex, WI 53089.



*Back row (from left): President Greg Goetz, Trustees Lee Uecker and Tim Dietrich.
Front row: Trustees Bob Zarzynski, Pat Tetzlaff, Wendy Stallings and Matt Carran.*

The Village of Sussex is a full-service, mid-size village providing services that include fire and police protection, thoughtful development and economic growth, maintenance of the Village's infrastructure (roads, sidewalks, water and sewer mains), quality of life options such as parks, recreation and senior services, the library and municipal-owned utilities.

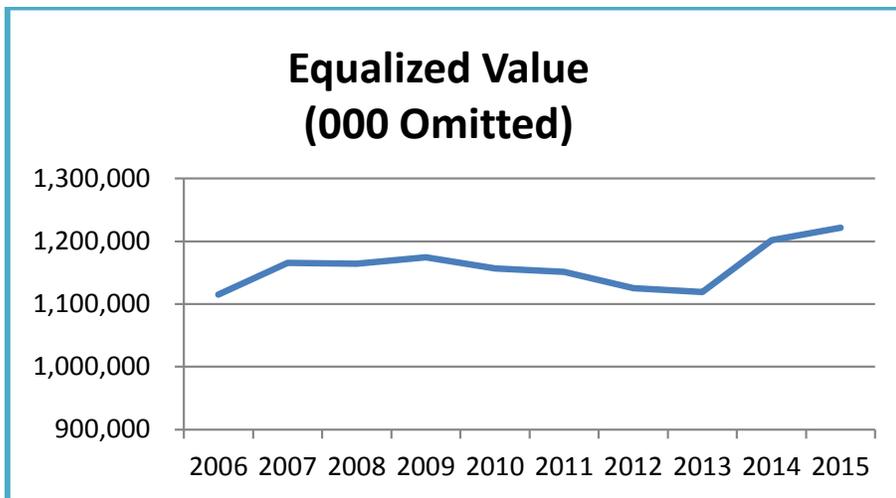


During the period shown, the population has increased 22% and the average number of utility customers has increased 35%



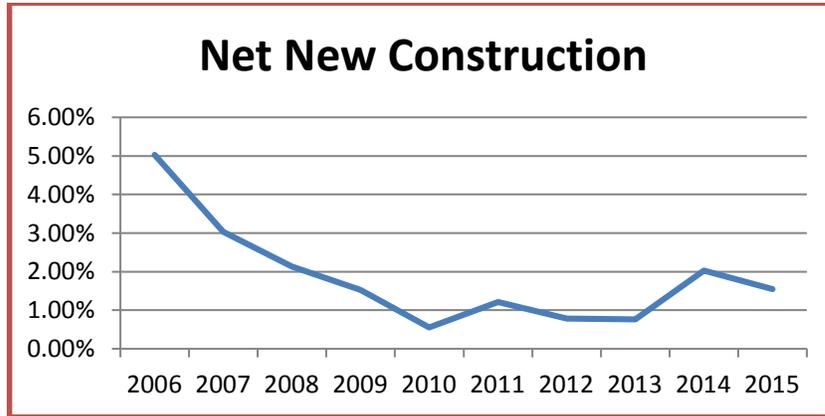
Construction began for two new residential subdivisions in 2015. These are located along Maple Avenue south of the Community Center and to the south of Woodside School. In addition, development plans are in process for another residential subdivision along Maple Avenue south of Armory Park.

One of the primary statistics used to determine the size of a municipality is the dollar value of the property within the municipality's borders. The Village contracts with an outside appraiser who places an assessed value on each parcel; however, this method is not comparable from one municipality to the next. To make the values comparable, the Wisconsin Department of Revenue converts the assessed values to a uniform level through equalization. The converted amounts are called equalized values or *estimated fair market values* and are a better source when comparing values across different municipalities.



The Village has seen almost 21% of growth in equalized value over the past 10 years, as shown above.

Another statistic that indicates growth from one year to the next is *net new construction*. This is the change in our equalized value due to new growth less demolished property. This percentage is one of the primary factors in our levy limit calculations. It indicates the percentage that the tax levy can increase from one year to the next (excluding certain debt service costs).



For more information about assessed and equalized values, see the publication "Guide for Property Owners," available on the Department of Revenue website <https://www.revenue.wi.gov/pubs/slf/pb060.pdf>



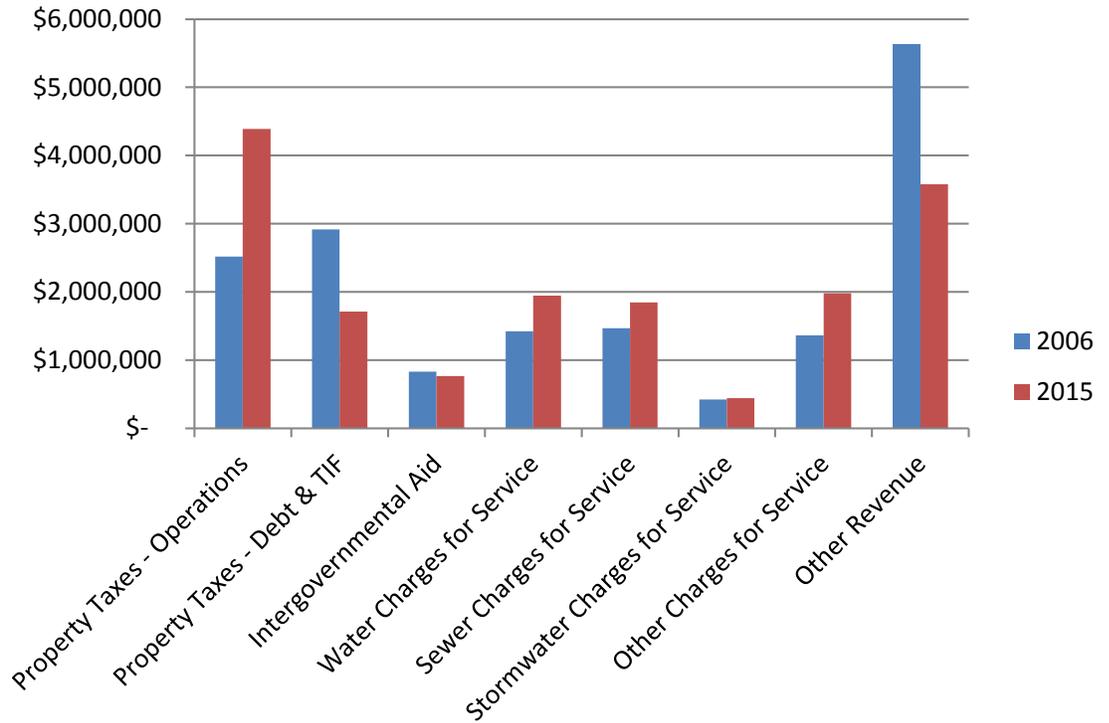
Many businesses call the Village of Sussex home and provide employment opportunities for our residents. Several of these businesses are also among the largest taxpayers in the Village.

MAJOR EMPLOYERS		
Employer	Business Services	Employees
Quad/Graphics, Inc.	Printer	2,100
Quad/Tech, Inc.	Manufacturer printer equipment	360
Beer Capital Distributing	Distributor	338
Sussex IM	Package cosmetic products	232
Hamilton School District	Elementary & secondary education	145
Sharp Packaging	Plastic products	114
Quad/Med	Healthcare	95
Color Ink, Inc.	Sheet commercial printer	92
Waukesha Tool and Stamping	Metal stamping	88
Power Test Inc.	Manufacturer of testing equipment	77
Tools, Inc.	Manufacturer of special dies and tools	75
LaCrosse Litho Supply	Graphic arts distributor	40

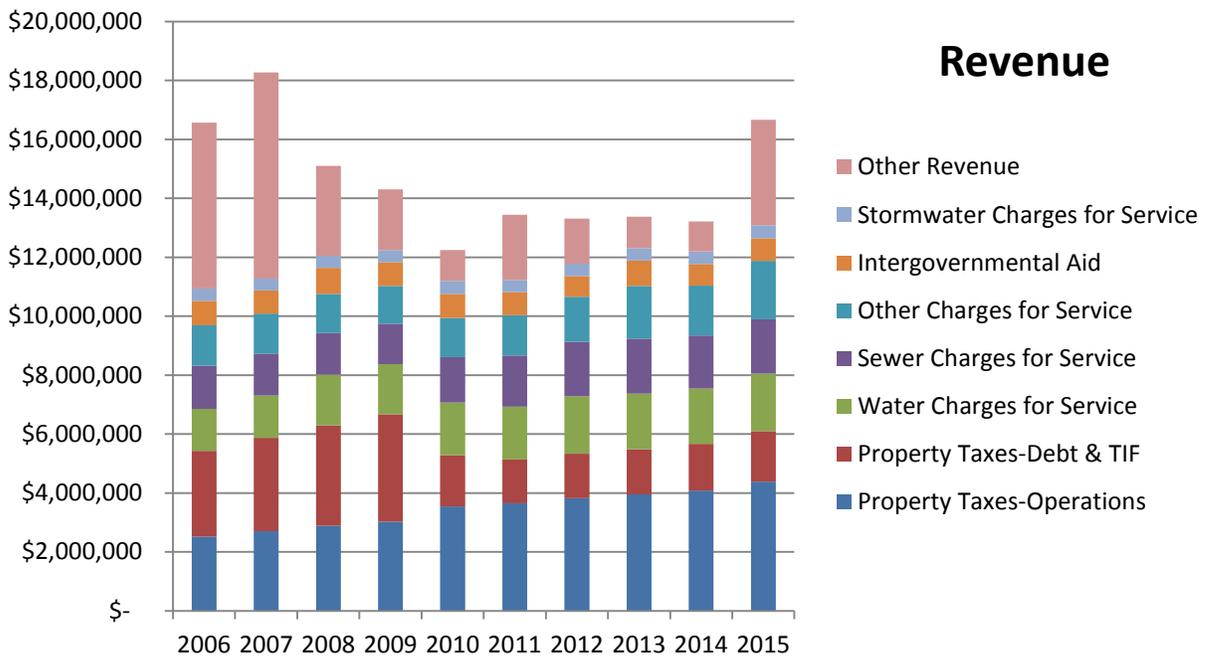
LARGEST TAXPAYERS		
Taxpayer	2015 Assessed Value	Percent of Total Assessed Valuation
Quad/Graphics, Inc.	\$50,973,800	4.25%
Beer Capital Distributing	\$14,457,800	1.21%
Seasons Apartments	\$13,044,000	1.09%
Mammoth Springs Apartments	\$10,231,900	0.85%
Maple Creek/Grove Apts	\$10,196,300	0.85%
Menlo Realty Income Properties	\$8,450,000	0.71%
McAdams Realty	\$8,386,500	0.70%
GPT Sussex Owner LLC	\$8,249,800	0.69%
Nature's Path	\$7,711,500	0.64%
Clover Ridge Apartments	\$6,668,400	0.56%
Top 10 TOTAL	\$138,370,000	11.55%
TOTAL ASSESSED VALUE FOR 2015	\$1,198,095,937	

Most of the money the Village receives is from two sources: **property tax levy** and **utility charges** to customers. The following graphs of the revenues by source (excluding transfers between funds) compare the most recent results with 10 years ago.

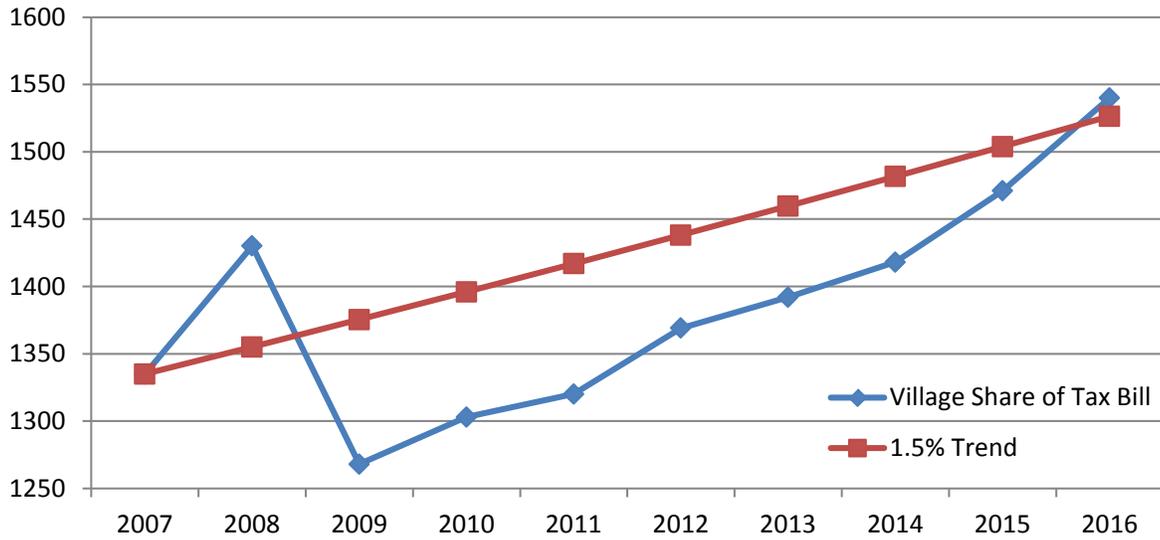
Where the Money Comes From



A 10-year comparison of these same revenue sources follows:



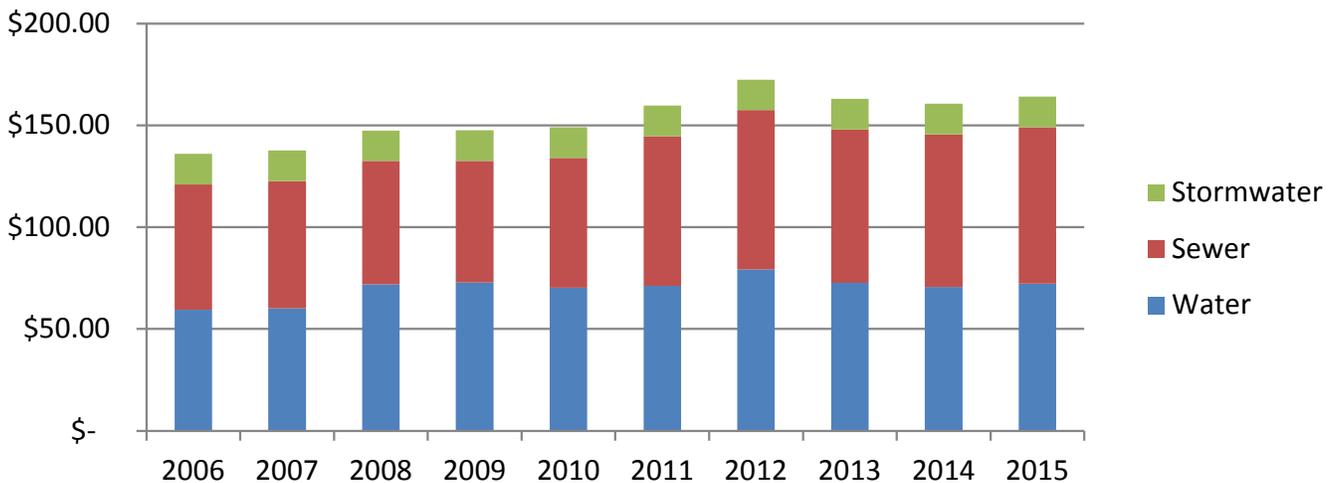
When comparing residential taxes from year to year, \$300,000 is the average home value used. With changes in the economy, that home value fluctuates from year to year based on annual reassessments. Over the past 10 years, the Village share of the property taxes on the average home value is as follows:



The dramatic drop from 2008 to 2009 was the closure of TIF #5 when the property value was added back to the general tax roll.

Utility charges are collected for all three of the Village-owned utilities (Water, Sewer and Stormwater) and are primarily based on the water meter size and individual usage for water and sewer. Stormwater charges are based on the number of ERUs (Equivalent Runoff Units) with a single-family residence being charged one ERU.

Average Household Quarterly Utility Bill



Water usage is measured in gallons and the sewer usage is based on the number of gallons of water used. There are currently five categories of utility customers: residential, commercial, industrial, public and multi-family residential. Volumetric charges are the same for all types of customers. The quarterly service charges for water and stormwater vary based on the meter size for water and the number of ERUs for stormwater. The following chart shows the history of rates based on a single family residence.

Year Ended December 31,	Water		Sewer		Storm
	Volume Per 1,000 gal of water	Service Charge	Volume Per 1,000 gal of water	Service Charge	Service Charge
2006	2.07	21.30	3.18	15.26	15.00
2007	2.07	21.30	3.18	15.26	15.00
2008	2.52	31.50	3.18	15.26	15.00
2009	2.52	31.50	3.18	15.26	15.00
2010	2.56	31.50	4.07	16.68	15.00
2011	2.56	31.50	4.22	16.68	15.00
2012	2.75	31.50	4.37	17.25	15.00
2013	2.75	31.50	4.50	17.77	15.00
2014	2.83	32.45	4.64	18.30	15.00
2015	2.83	32.45	4.78	18.85	15.00

The Village collects property taxes for several taxing jurisdictions including the State, County, School Districts and Technical College.



Information about the taxing entities can be found at:



Hamilton School District



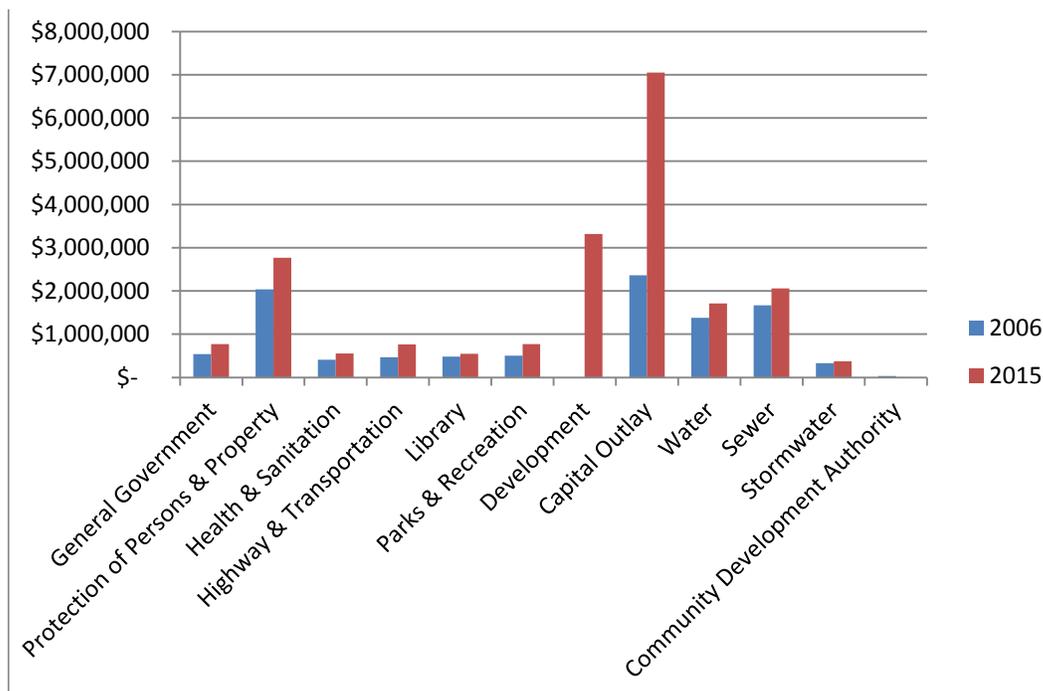
Arrowhead School District



There are three main categories of expenses: **operating**, **capital** and **debt**. The capital assets purchased are discussed in the “what we have” section and the debt payments are discussed in the “what we owe” section.

Following is a chart that compares the Village’s operating expenses for 2015 with 10 years ago.

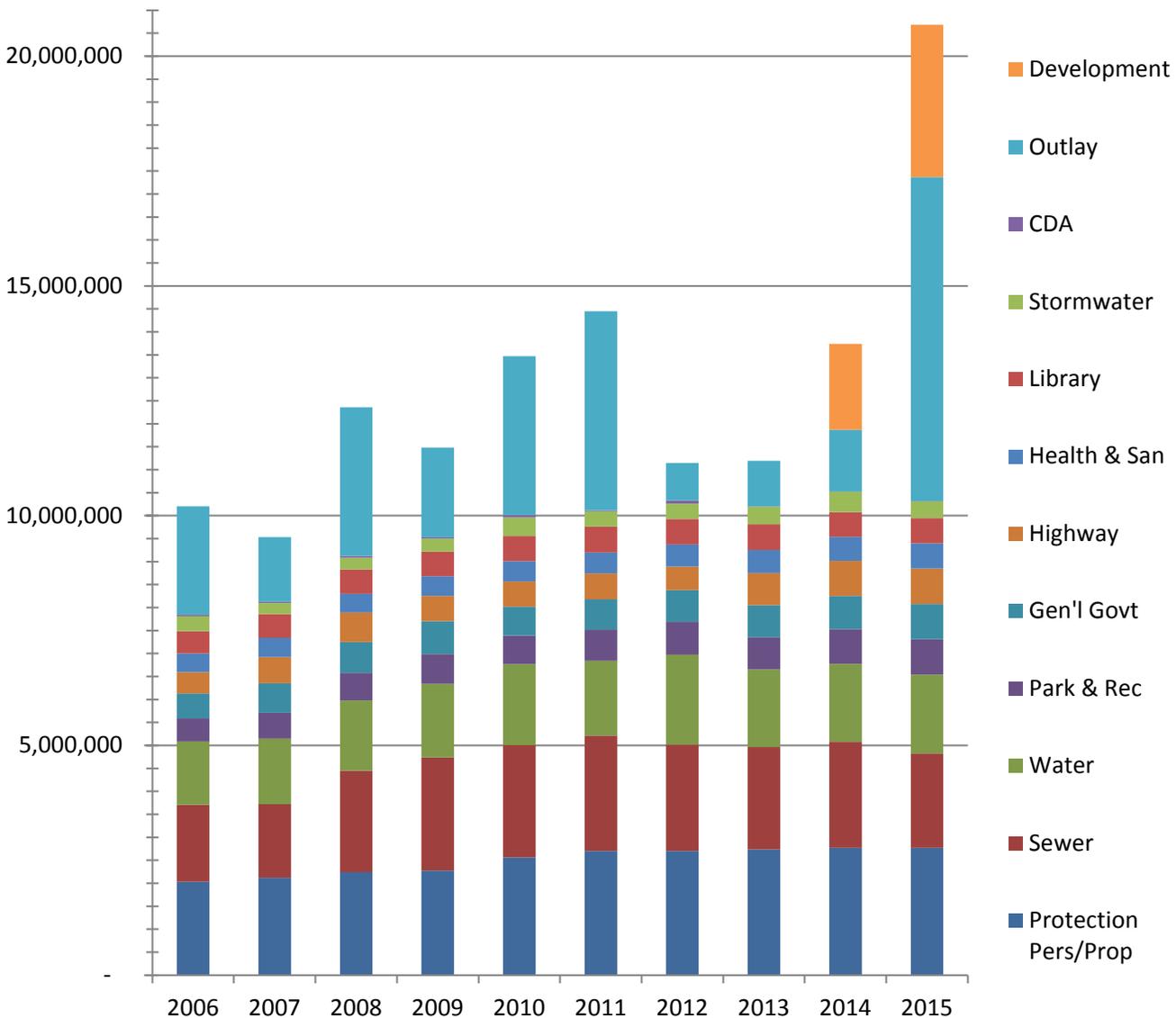
Where the Money Goes



The services provided in each of the categories shown above are as follows:

- **General Government** – Includes the offices of the Village Administrator, Village Clerk, Finance Department, Information Technology and the Village Board and Committees.
- **Protection of Persons & Property** – All services provided by the Fire Department, Building Inspection & Development and contracted services provided by the Waukesha County Sheriff’s Department.
- **Health & Sanitation** – Includes costs to provide garbage and recycling services to residential properties. This also includes the costs of the annual brush pickup.
- **Highway & Transportation** – This category includes costs to maintain all Village streets, including street lighting. It also includes the costs of the Village Engineering staff.
- **Library** – Includes the Village of Sussex contribution to the operating budget of the Pauline Haass Public Library.
- **Parks & Recreation** – All costs to maintain 15 Village parks and natural areas, provide recreational and senior programming, plan and execute all special events and maintain Village buildings are covered by this category.
- **Development** – Costs associated with the Tax Incremental Financing District fall into this category.
- **Capital Outlay** – This category includes spending for equipment purchases, road reconstruction and building construction.
- **Water, Sewer, Stormwater** – All costs to run these Village utilities are included in these categories.
- **Community Development Authority** – This category includes payments for downtown development and improvement.

The amount spent for Capital Outlay is generally the spending of funds borrowed for specific projects. Oftentimes, spending for capital outlay is for the construction or acquisition of capital assets but it could also be for maintenance of the capital assets, such as the annual road program or development incentives.



The above chart shows a 10-year spending history for the Village.

- The majority of expenses show minimal increases from year to year. Outlay, however, shows fluctuations that typically coincide with the years that the Village has borrowed money for a major project.
- **Protection of Persons and Property** has increased with the additions of shifts for the Sheriff's Department and adding paramedic staffing for a 12 hour shift each day in the Fire Department.
- There was a significant increase between 2007 and 2008 for the **Sewer Utility**. This was a result of the completion of the plant expansion which added more operating costs as well as depreciation costs.
- **Development** costs coincide with payments for TIF #6 in 2014 and 2015.

Included in the operating expenses are personnel costs. Excluding part-time positions, such as the Village Board and its committees, paid-on-call firefighters, recreation program instructors and election workers, the Village provides all of the above services with with 52.8 full-time equivalent employees including 14.4 for the library. Police services are provided through a contract with the Waukesha County Sheriff's Department.

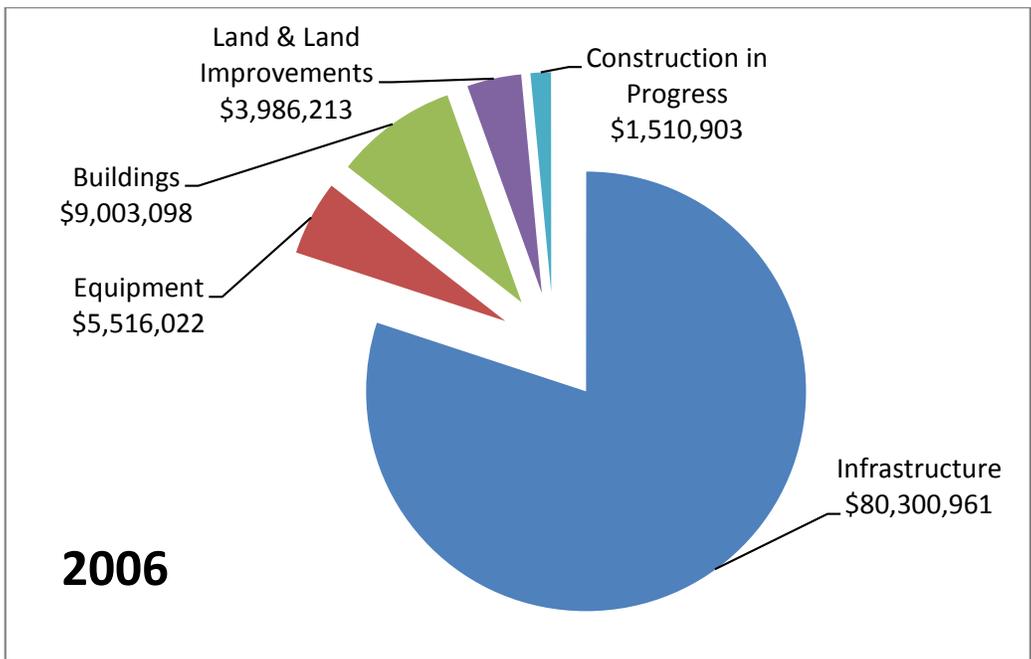
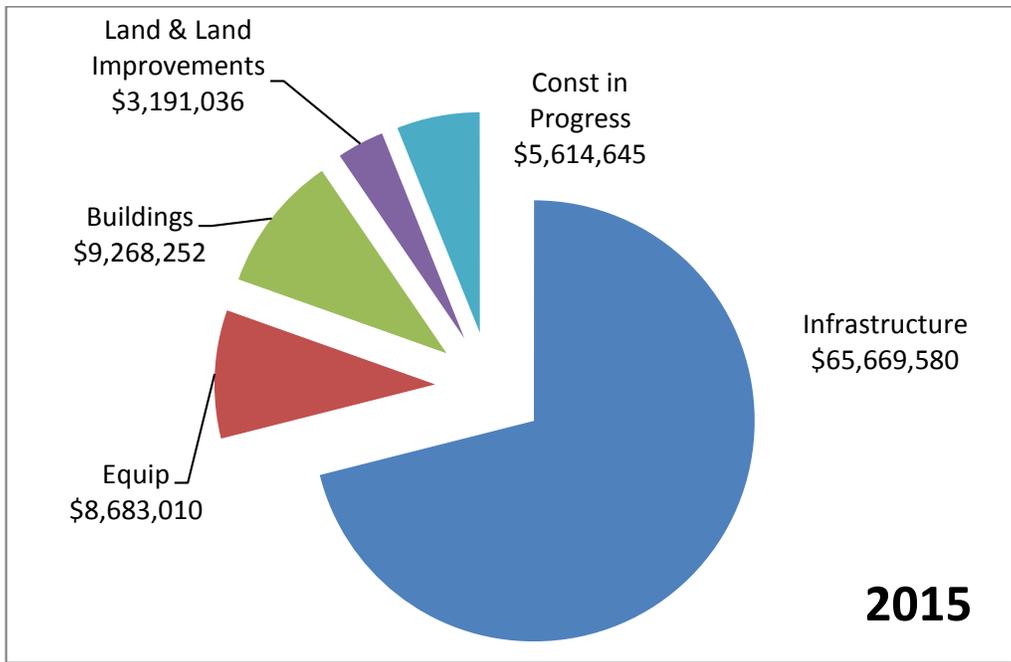
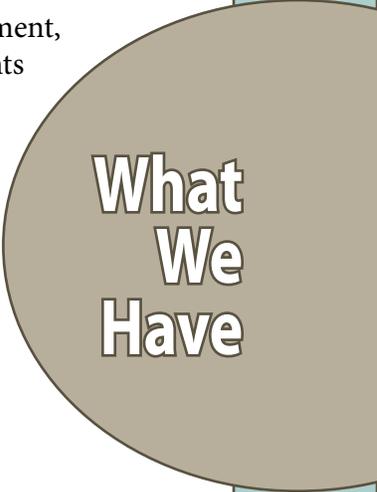
Some statistics regarding the services provided are as follows:

Protection of Persons & Property - Police	2015	2014	% Change
Calls for Service	5,190	4,780	8.58%
Citations	1,783	1,956	-8.84%
Traffic Incidents	882	706	24.93%
Other Incidents	1,396	1,377	1.38%
House/Building Checks	4,577	5,113	-10.48%
Protection of Persons & Property - Fire			
EMS Calls	558	512	8.98%
Fire Calls	158	140	12.86%
Motor Vehicle Clean Up Calls	30	29	3.45%
Fire Inspections	989	989	0.00%
Protection of Persons & Property - Building Inspection			
Permits - Single Family Homes	9	12	-25.00%
Permits - Multi-Family Buildings	1	7	-85.71%
Permits - Commercial/Industrial	13	8	62.50%
Permits - All Other	904	1,013	-10.76%
Public Works Department			
Lane Miles of Roads Maintained	50	50	0.00%
Miles of Sidewalks Maintained	10	10	0.00%
Parks and Recreation Department			
Facility Rentals	319	280	13.93%
Acres of Parks Maintained	274	274	0.00%
Number of Playgrounds	10	10	0.00%
Community Special Events	21	19	10.53%
Participants in Recreation Programs	4,380	3,350	30.75%



To assist in our planning for the replacement of large capital assets and other major expenses, the Village prepares an eight-year **Capital Improvement Program (CIP)**. The CIP is a tool to assess the long-term capital needs, values and desires of the Village and to establish funding of high-priority projects in a timely, cost-effective manner. The current CIP is available on the Village's website at www.villagesussex.org under the Executive Department.

The major component of the CIP is capital asset replacement. Capital assets consist of equipment, buildings, land and infrastructure owned by the Village that are expected to serve our residents over multiple years. The Village has \$92.4 million (net of depreciation) in capital assets across all departments and functions at the end of 2015.



For comparison, the balances at year end 2015 are compared to year end 2006 above. The largest component, infrastructure, includes 50 miles of roads, as well as water, sewer and stormwater mains and the water towers and hydrants.

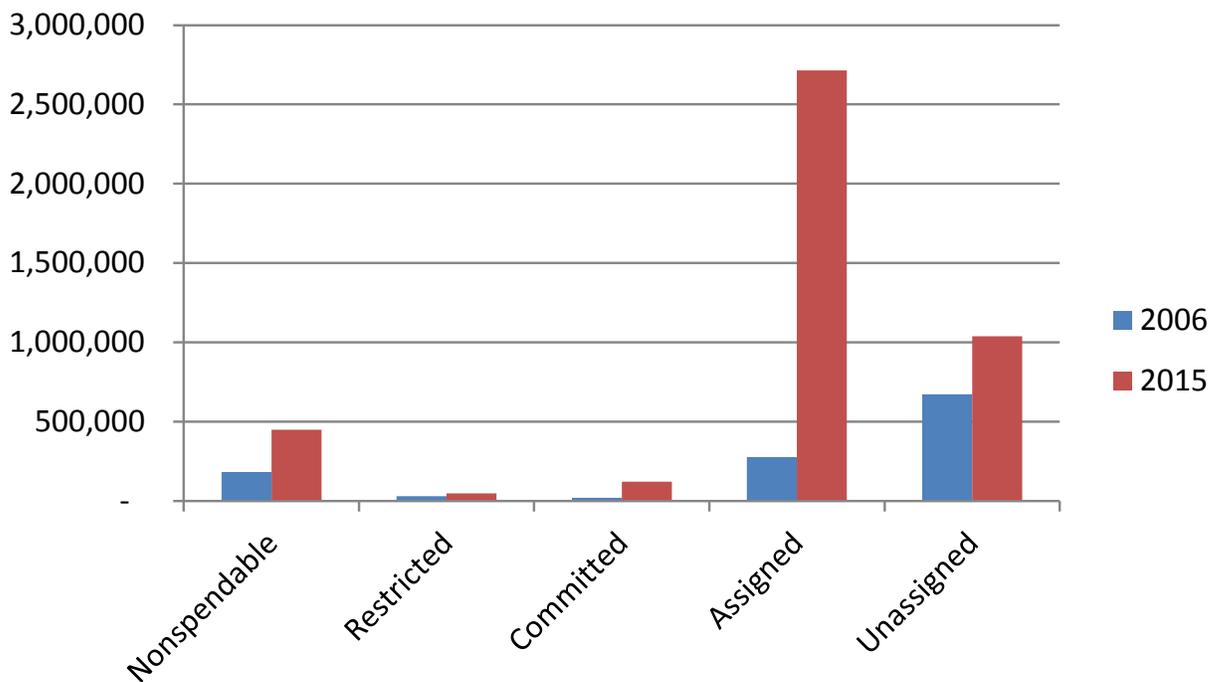
Beginning with the 2009 budget, the Village has been working towards setting aside replacement funds on an annual basis to move to a pay as you go system and limit borrowing to major projects. As of December 31, 2015, the Village has about \$2.59 million that has been set aside for future replacement of equipment and buildings. These funds will serve as a funding source for future CIPs, as well as equipment purchases in the annual operating budget.

Another value often used to determine the financial stability of a municipality is equity. Having adequate equity balances provides flexibility to a municipality to address shortfalls and unexpected costs. The previously mentioned replacement funds are set aside as equity within the Village’s General Fund.

Within the Village’s **General Fund** (the main operating fund of the Village, excluding utilities), equity is called Fund Balance and is classified using the following categories:

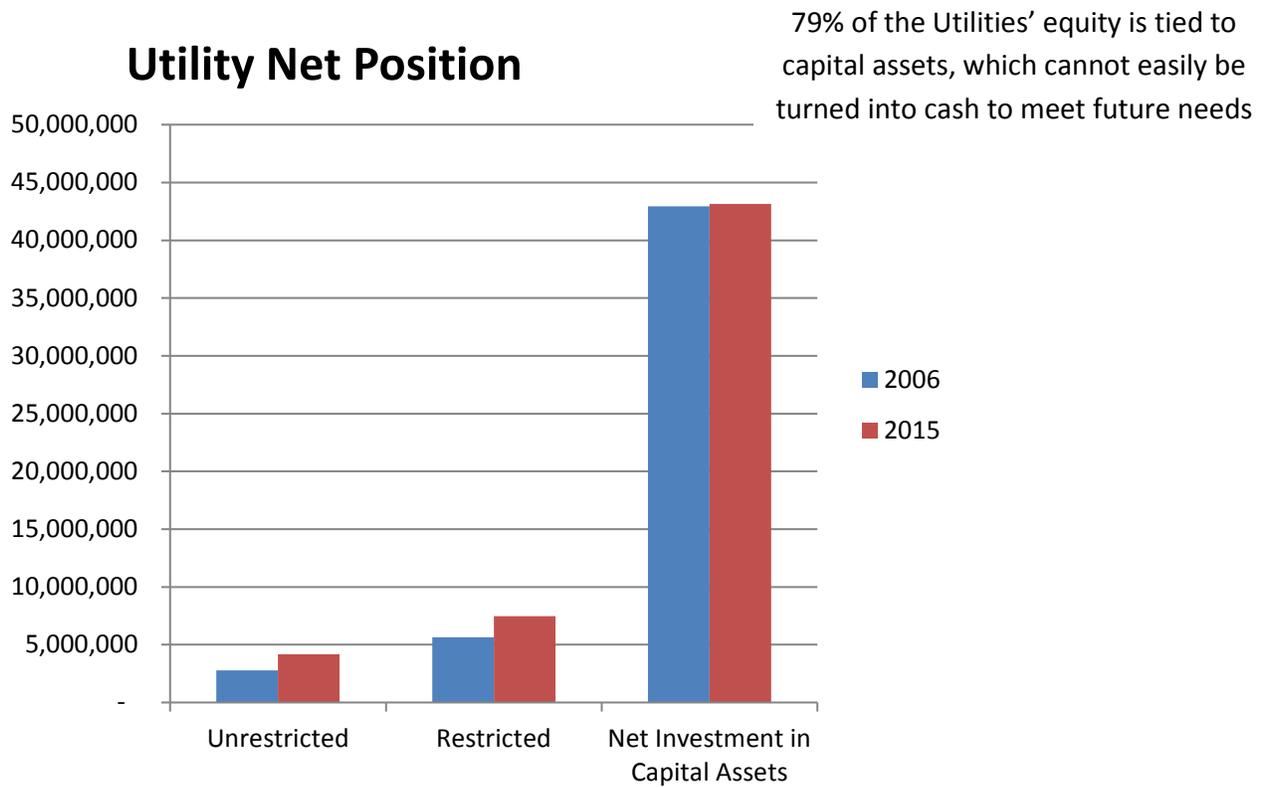
- **Nonspendable** – items that cannot be readily turned into cash, such as prepaid expenses and long-term receivables and therefore cannot be spent within the next year.
- **Restricted** – fund balance that is restricted by an outside organization to be used for a specific purpose.
- **Committed** – fund balance that is committed by the Village Board to be used for specific purposes.
- **Assigned** – fund balance that is assigned to specific purposes by the Village Administrator and/or Finance Director
- **Unassigned** – remaining fund balance that does not fall into one of the above categories and is used for working capital, unforeseen emergencies and to finance one-time projects if needed.

The fund balances at December 31, 2015 compared to December 31, 2006 are as follows:



Included in the 2015 Assigned Fund Balance is \$2.59 million that has been set aside in small amounts annually to accumulate for replacement of equipment and facilities, which eliminates borrowing costs for these items. Of this amount, \$839,786 is budgeted to be used in 2016.

Within the three utilities, equity is called **Net Position**, which is made up of three components: net investment in capital assets, restricted net position and unrestricted net position. Following is the total net position held by the three utilities comparing the most recent year end with ten years ago:



Overall, the Village is financially healthy. The establishment of the equipment replacement fund was specifically recognized by our credit rating agency during their last report. The most recent credit ratings are Aa3 for general obligation debt and A1 for revenue bonds.



It is the Village's practice to issue debt for projects that cannot be financed from current revenues or reserves. Debt is paid back within a period of time not to exceed the useful life of the project being funded, which, in general, is at or below 20 years.

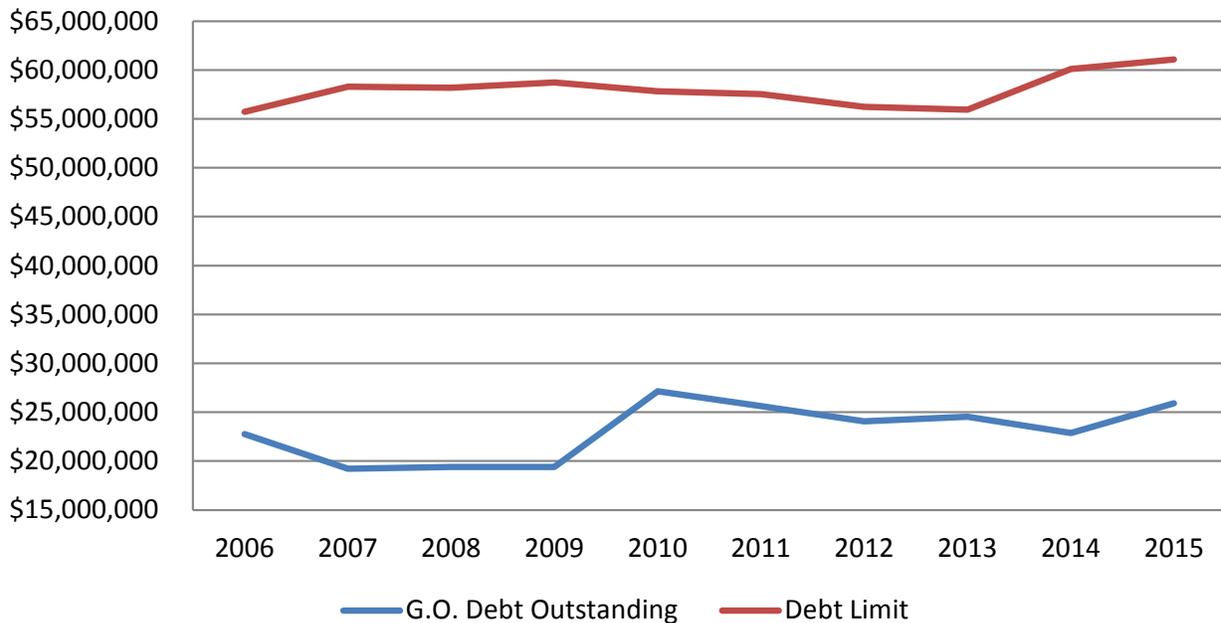
A benefit of issuing debt to pay for large projects is to allocate the payment of the project to those that benefit from the project. In other words, the debt payments will be made by future generations that use the asset acquired through the project rather than by previous generations that did not have access to the particular asset.

In general, the Village borrows every two to three years depending on the scheduled project in the CIP as well as the current interest rates. Debt issues are structured to maintain level payments over the life of the outstanding debt in order to avoid large fluctuations in the tax rate.

General obligation (G.O.) debt is external debt owed by the Village that is supported by the ability to levy property taxes to make the payments. Other than debt held for the utilities, most of the Village's external borrowing is G.O. debt. State statutes limit the amount of G.O. debt we are allowed to hold at 5% of our equalized value. As shown in the chart below, our outstanding debt has remained below 50% of the allowed limit.

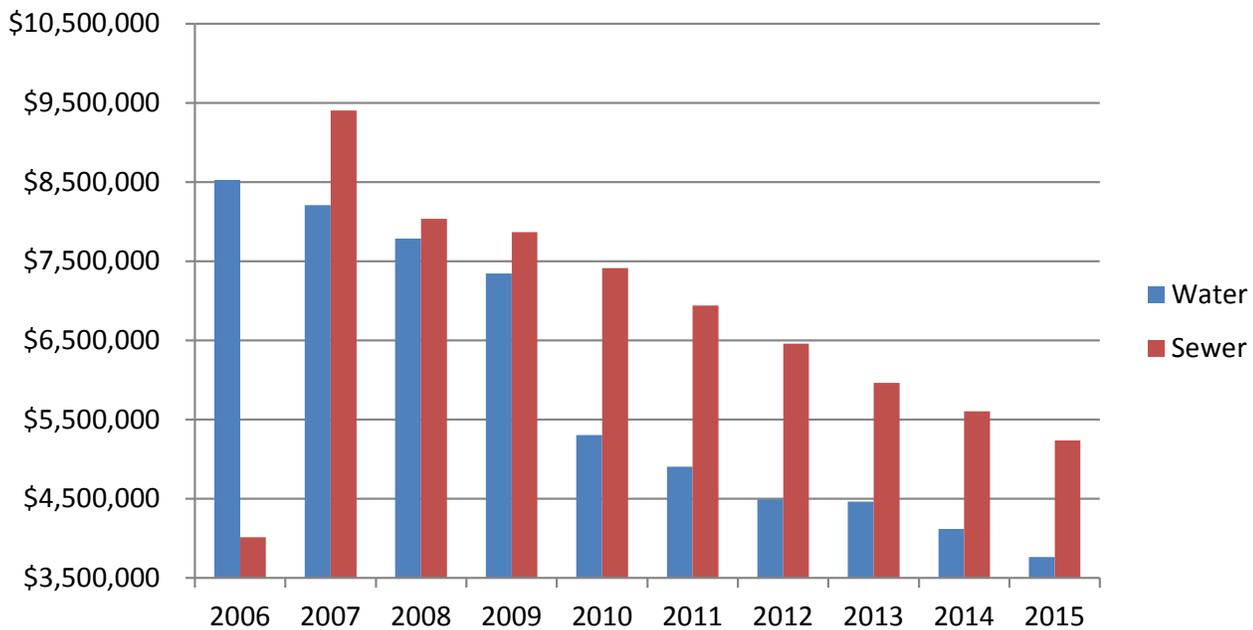
What We Owe

General Obligation Debt vs. State Imposed limits



Revenue bonds are external debt owed by the Village utilities that is supported by future customer revenues. The revenue bonds held by the Water and Sewer Utilities are subject to debt covenants that require a certain level of revenues be pledged towards payment of the debt. Each month, the pledged portion is segregated into a separate fund and the cash is reserved for the upcoming debt payments. A reserve fund was also established when the debt was issued and is intended to subsidize any future decrease in revenues that results in an inability to make a debt payments. Throughout the life of the debt, the reserve fund has not been needed.

Outstanding Revenue Bonds



The large increase in water revenue debt in 2006 coincided with the construction of wells 6 and 7. The large increase in sewer revenue debt in 2007 coincided with the expansion of the wastewater treatment facility which also serves portions of the Town of Lisbon, Lisbon Sanitary District #1 and the Villages of Lannon and Menomonee Falls. These communities share in the repayment of the debt under the terms of various intermunicipal agreements with the entities.

Where We Are Going

Within the next ten years, the population of the Village is expected to increase to about 15,000. The Village Board has taken that into consideration when completing the current Capital Improvement Program (CIP). Current projects in progress are the new Civic Campus and Main Street. Some of the upcoming projects in the CIP are beginning park improvements as detailed in the Village Park Master Plan and improvements to Good Hope Road and Maple Avenue.

Civic Campus

The Civic Campus is expected to be completed in the fall of 2016 and will allow more of the Village departments to operate out of one building, will bring several non-profit organizations into our building which in turn will enable their existing locations to go back onto the tax roll to share some of the tax burden and will provide much needed space to comply with additional staff needs, as well as record retention requirements. In addition, the new Civic Campus will provide a gathering place for seniors, many options for meeting and class space for the Village and community and be a destination for several existing community events. Once this building is completed, staff will explore options for additional gym space to meet the needs of the Recreation Department if there is no YMCA project in the near future.

Reconstruction of Main Street

The reconstruction of Main Street from Waukesha Avenue to Maple Avenue has begun in 2016. The reconstruction of Main Street is one step toward creating a more active, functional and visually unified village center as addressed in the Downtown Design and Development Plan updated in 2011. In addition, there is redevelopment occurring as part of the TIF District that will provide more housing options within walking distance of the downtown area. As evidenced by the recent occupancies, the new apartments have appealed to all age groups. We expect this trend to continue with the planned housing as well.

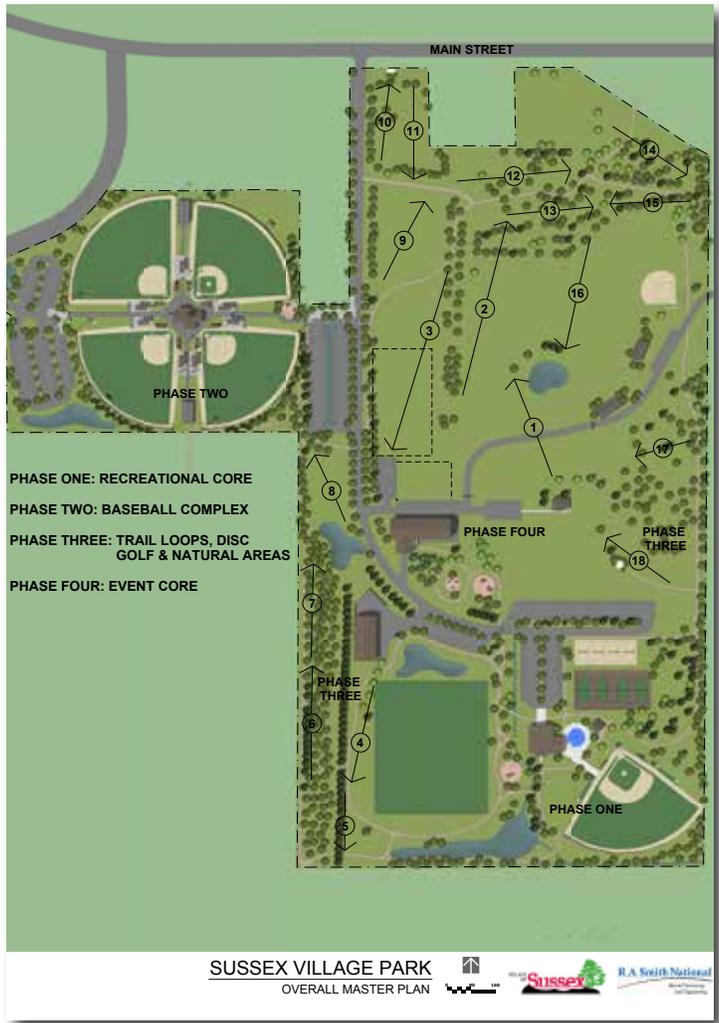
Village Park Master Plan

The Village Park Master Plan was adopted in 2012. It addresses future community goals and objectives, current and proposed land uses as well as potential redevelopment. As part of the plan, the first phase will make changes to the park to meet the current recreation needs of our community. Future phases include upgrades and additions for various sporting and special events as well as to meet the needs for some of the annual events held in the park.

Other Projects

In addition to the above projects by the Village, there are several plans in various stages of the approval process that have been presented by outside developers. Some of the projects will include downtown redevelopment and others are for commercial development along the Highway 164 corridor.

Two residential subdivisions began the first phase of construction in 2015 with additional phases to come. There is also another residential subdivision in the planning stage with installation of the roads and utilities expected to begin in 2016. We will likely see some of the older neighborhoods transitioning to younger families and we have to be prepared to meet their needs.



What We Are Going