

N64W23760 Main Street Sussex, Wisconsin 53089 Phone (262) 246-5200 FAX (262) 246-5222

Email: info@villagesussex.org
Website: www.villagesussex.org

AGENDA VILLAGE BOARD VILLAGE OF SUSSEX 6:00 PM - TUESDAY, AUGUST 25, 2020 SUSSEX CIVIC CAMPUS – BOARD ROOM 2nd FLOOR N64W23760 MAIN STREET

- 1. Roll call.
- 2. Pledge of Allegiance.
- 3. Consideration and possible action on <u>minutes</u> from the Village Board meeting held on August 11, 2020 and the special joint meeting with Lisbon on <u>July 23, 2020</u>.
- 4. Communications and Public Hearing(s)
 - A. Village President Report. Report on meetings attended/up-coming, communications, and recognitions.
 - B. <u>Public Hearing</u> on <u>Ordinance 870</u> to Repeal and Recreate Section 17.0410 F. 2. Of the RS-3 Single Family Residential District and 17.0411 F.2. of the RS-4 Single Family Residential District regarding setback and yards of Chapter 17 Zoning Code Ordinance of the Sussex Municipal Code.

5. Committee Reports

- A. Board of Fire Commissioners Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
- B. Community Development Authority Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
- C. Park & Recreation Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
- D. Pauline Haass Library Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
- E. Plan Commission Report on discussion and action taken at the previous meeting, future agenda items and upcoming scheduled meetings.
 - 1. <u>Recommendation</u> and possible action on <u>Ordinance 870</u> to Repeal and Recreate Section 17.0410 F. 2. Of the RS-3 Single Family Residential District and 17.0411 F.2. of the RS-4 Single Family Residential District regarding setback and yards of Chapter 17 Zoning Code Ordinance of the Sussex Municipal Code.

- 2. Recommendation and possible action on <u>Final Plat for Hillside Ridge</u> west of Hillside Road Extra Territorial Review Town of Lisbon.
- F. Public Safety and Welfare Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
- 6. Staff Reports on upcoming events, projects in process, future agenda items and scheduled meetings.
- 7. Comments from citizens present.
- 8. Old Business.
- 9. New Business.
- 10. Consideration and possible action on resignations and appointments.A. Consideration of Trustee Appointment to the Plan Commission
- 11. Adjournment

Anthony LeDonne	
Village President	
8	
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. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Clerk at 246-5200.

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

Minutes of the Village Board Meeting of August 11, 2020

1. Roll Call

The meeting was called to order by President LeDonne at 6:01 pm.

Members present: Greg Zoellick, Lee Uecker (via phone), Scott Adkins, Ron Wells, Wendy Stallings, Michael

Bartzen and President Anthony LeDonne.

Members excused: None

Administrator Jeremy Smith, Attorney John Macy, Assistant Village Administrator Kelsey McElroy Also present: Anderson, and Interim Fire Chief Boyd Thew.

2. Pledge of Allegiance

President LeDonne led the pledge of allegiance.

3. Meeting Minutes

A motion by Stallings, seconded by Adkins to approve the July 28, 2020 Village Board meeting minutes.

Motion carried 7-0

4. Communications and Public Hearings

A. Village President Report

President LeDonne stated that Tuesday, August 18 the Plan Commission will meet at 6:30 pm and the Park and Recreation Board will meet at 7:00 pm. The Library Board will meet at 6:30 pm on Wednesday August 19th and Pints in the Park will take place in Village Park the 20th-22nd.

5. Committee Reports

5.A. Finance and Personnel Committee

5.A.1. Motion by Bartzen, seconded by LeDonne to approve of the July Check Register and P-card Statement in the amount of \$3,394,392.68. Motion carried 7-0

5.A.2. Motion by Bartzen, seconded by Stallings to approve the July Ace Hardware purchases in the amount of \$534.27. Motion carried 6-0

with LeDonne abstaining.

- 5.A.3.A.B. Motion by Bartzen, seconded by LeDonne to approve of an Operator License for Michael Rose and Alexis Mesa subject to the standard conditions for operator license approval. Motion carried 7-0
- 5.A.3.C. Motion by Bartzen, seconded by Adkins to deny the Operator License for Seth Johnson for failure to appear two months in a row before the Finance and Personnel Committee and therefore failed to complete the process. Motion carried 7-0

5.A.4. Motion by Bartzen, seconded by Stallings to approve the temporary Class "B" retail license for Sussex Area Service Club for the Big Engine Show at Sussex Village Park, N63W24459 Main Street, August 28-29, 2020, Agent Rick Vodicka, subject to the standard conditions of alcohol licensing.

Motion carried 7-0

5.A.5. Motion by Bartzen, seconded by Adkins to approve the 2nd Quarter Investment Report.

Motion carried 7-0

5.B. Public Works Committee

5.B.1. Motion by Adkins, seconded by Bartzen to approve the bills for payment in the amount of \$2,667,374.02.

Motion carried 7-0

5.B.2. Motion by Adkins, seconded by Stallings to award the contract for design of the 2021 Road program to Baxter and Woodman and Televising services to Visu-Sewer for a project total including contingency of \$76,358.70.

Motion carried 7-0

6. Staff Reports

Mrs. McElroy-Anderson stated that the village's phone cut-over would take place in September.

Mr. Smith stated that the budget dates would be September 10, 24th, October 15th and 22nd with the meal at 5:30 and starting deliberations at 6 pm.

Mr. Macy said there may be new legislation with respect to wireless regulations.

7. Comments from Citizens Present

No one present wished to speak.

8. Old Business

None.

9. New Business

9.A. Motion by Stallings, seconded by Adkins to direct the Finance and Personnel Committee to develop a process for consideration of citizen and trustee appointments that allows for interviews at the committee level.

Motion carried 7-0

10. Consideration on resignation and appointments

10.A. Motion by LeDonne, seconded by Stallings to table the consideration of Bob Landgraf for the Plan Commission to the September 8th Village Board meeting for the purposes of seeing what the Finance and Personnel Committee discusses from item 9.A. above.

Motion carried 5-2 with Zoellick and Uecker

voting no

Motion by LeDonne, seconded by Zoellick to appoint Trustee Greg Zoellick to the Plan Commission.

A roll call vote was taken:

Wells - Aye

Zoellick - Aye

Bartzen – Nay

Uecker – Nay

Stallings - Nay

Adkins - Nay

LeDonne – Aye

The motion failed 3 in favor, 4 against, due to a super majority of 2/3 of the board not in agreement. Per Village Ordinance, Village Board members appointed to the Plan Commission require a 2/3 vote for approval.

11. Executive Session

Motion by LeDonne, seconded by Stallings to go into Executive Session under 19.85(1)(g) and 19.85(1)(e) to discuss the arbitration process and intermunicipal agreement with Lisbon.

A roll call vote was taken with all 7 members voting aye. Motion carried 7-0

A motion by LeDonne, seconded by Stallings to go back into open session at 8:15 pm Motion carried 7-0

13. Adjournment

Motion by Stallings, seconded by Bartzen to adjourn at 8:16 pm. Motion carried 7-0

Respectfully submitted,

Jeremy J. Smith Village Administrator

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

VILLAGE OF SUSSEX SUSSEX, WISCONSIN

Minutes of the Village Board Meeting of July 23, 2020

1. Roll Call

The meeting was called to order by President LeDonne and Chairman Osterman at 7:02 pm.

Members present: Greg Zoellick, Lee Uecker, Scott Adkins, Ron Wells, Wendy Stallings, Michael Bartzen and

President Anthony LeDonne.

Town Board Members present: Tedia Gamiño, Marc Moonen, Linda Beal, Becky Plotecher and Chairperson Joe

Osterman.

Members excused: None

Also present: Administrator Jeremy Smith, Attorney Stan Riffle, Assistant Village Administrator Kelsey McElroy Anderson, Administrative Services Director Sam Liebert, Steven Braatz, Jr. Interim Town-Clerk Treasurer and Town Attorney James Hammes.

2. Joint Public Hearing

President LeDonne and Town Chairperson Osterman opened the public hearing with statements pertaining to the Intermunicipal Agreement, including incorporated Sanitary Sewer and Water Service Agreements between the Village of Sussex and Town of Lisbon

The following spoke against the Intermunicipal Agreement, citing concerns about costs related to hookup of water and sewer utilities and special assessments:

Steve Schellin, N240N7777 Deerfield Ct.

Theresa Szafranski, N71W24477 Good Hope Rd.

Lisa & John Anthony, N63W24511 Silver Spring Dr.

John Schulte, W240N7571 Maple Ave.

Michael Tetzlaff, W240N6881 Maple Ave.

Keith Braden, N51W25281 Lisbon Rd.

John Binder, N71W24433 Good Hope Rd.

James Radtke, N72W24474 Good Hope Rd.

Sheryl Plese, W235N7617 Woodside Rd.

John Plese, W235N7617 Woodside Rd.

Rachel Schimmin, W247N6063 Pewaukee Rd.

Kristin Dhein, N72W24130 Good Hope Rd.

Kris Aubrey, W245N4837 Swan Rd.

The following spoke against the Intermunicipal Agreement, citing concerns about the lack of citizen input and the agreement is not a good one:

Jason Wegner, W235N7585 Woodside Rd.

The following spoke in favor of the Intermunicipal Agreement:

Ron Evert, N56W25420 Richmond Rd.

Public Hearing was closed at 8:16 p.m.

3. Village Resolution 20-23 establishing an Intermunicipal Agreement including incorporated Sanitary Sewer and Water Service Agreements between the Village of Sussex and Town of Lisbon.

Motion by LeDonne, seconded by Adkins to postpone Resolution 20-23 establishing an Intermunicipal Agreement including incorporated Sanitary Sewer and Water Service Agreements between the Village of Sussex and Town of Lisbon to the next available meeting after the Town of Lisbon acts on the agreement. Motion carried 7-0

4. Adjournment

Motion by Uecker, seconded by Adkins to adjourn at 8:58 pm.

Motion carried 7-0

Respectfully submitted,

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

NOTICE OF PUBLIC HEARING VILLAGE OF SUSSEX

TAKE NOTICE that the Village Board of the Village of Sussex, Waukesha County, Wisconsin, will hold a public hearing on Tuesday, August 25, 2020 at 6:00 p.m. at the Sussex Civic Center, N64W23760 Main Street, Sussex to hear comments from citizens on an Ordinance to repeal and recreate Section 17.0410 (F)(2) of the RS-3 Single Family District and Section 17.0411 (F)(2) of the RS-4 Single Family District regarding sideyard setbacks.

A copy of the proposed Ordinance is available for review at the Sussex Civic Center, N64W23760 Main Street from 8:00 a.m. until 5:00 p.m., Monday through Friday or on our website at www.villagesussex.org.

This hearing shall be public and citizens and person of interest shall then be heard.

By Order of the Village Board Sam Liebert Village Clerk

Published: 8/5 & 8/12

ORDINANCE NO.

AN ORDINANCE TO REPEAL AND RECREATE SECTION 17.0410 F. 2. OF THE RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT REGARDING SETBACK AND YARDS SECTION 17.0411 F. 2. OF THE RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICT REGARDING SETBACK AND YARDS CHAPTER 17 ZONING CODE ORDINANCE OF THE VILLAGE OF SUSSEX MUNICIPAL CODE.

WHEREAS, the Village of Sussex Plan Commission has initiated a zoning code amendment to the Village of Sussex Chapter 17 Zoning Code to repeal and recreate Sections pertaining to side yard setbacks within the RS-3 and RS-4 Single-Family Residential District; and

WHEREAS, the Village of Sussex Plan Commission has initiated said ordinance to provide clarification of language and necessary changes due to new State Laws; and

WHEREAS, upon receipt of the Village Plan Commission's recommendation, the Village Board held a public hearing on _______, 2020, as required by Section 17.1305 of the Village of Sussex Zoning Ordinance, after providing due notice as required by Section 17.1400 of the Village of Sussex Zoning Ordinance; and

WHEREAS, following the public hearing, and upon due consideration of the recommendation from the Plan Commission, the Village Board finds that the public necessity, convenience, welfare and good zoning practice requires that the amendment to the zoning ordinance be granted as recommended by the Plan Commission;

WHEREAS, the Village Board Members are committed to aligning the Village of Sussex Zoning Code with opportunities to support growth that meet current needs without jeopardizing public safety or welfare.

NOW, THEREFORE, the Village Board of the Village of Sussex, Waukesha County, Wisconsin, do ordain as follows:

SECTION 1. To repeal and recreate RS-3 Section 17.0410 F. 2. Setback and Yards to read as follows:

2. Side Yard

- (a). There shall be a side yard on each side of the principal structure of not less than 15 feet in width; or
- (b). The Plan Commission may make a finding to allow the expansion/reconstruction of a principal structure such that one side yard is reduced in width below 15 feet if it finds all of the following:
 - (1) The principal structure was constructed prior to 1980.
 - (2) One side yard width remains at least 15 feet in width.
 - (3) The reduced side yard is the greater of at least 1 foot in width or the narrowest current side yard setback of the existing principal structure or detached garage.
 - (4) The expansion of the principal structure within the reduced side yard setback does not encroach into the street yard closer than the existing principal structure.
 - (5) The expansion does not impact the welfare and safety of the area.

SECTION 2. To repeal and recreate RS-4 Section 17.0411 F. 2. Setback and Yards to read as follows:

- 2. Side Yard
- (a). There shall be a side yard on each side of the principal structure of not less than 10 feet in width; or

- (b). The Plan Commission may make a finding to allow the expansion/reconstruction of a principal structure such that one side yard is reduced in width below 10 feet if it finds all of the following:
 - (1) The principal structure was constructed prior to 1980.
 - (2) One side yard width remains at least 10 feet in width.
 - (3) The reduced side yard is the greater of at least 1 foot in width or the narrowest current side yard setback of the existing principal structure or detached garage.
 - (4) The expansion of the principal structure within the reduced side yard setback does not encroach into the street yard closer than the existing principal structure.
 - (5) The expansion does not impact the welfare and safety of the area.

SECTION 3. SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of the court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and not affect the validity of all other provisions, sections or portions thereof the ordinance which shall remain in full force and effect. Any other ordinances are hereby repealed as to those terms that conflict.

SECTION 4. EFFECTIVE DATE

This ordinance shall take effect provided by law.	t immediately upon passage and posting	or publication as
Dated thisday of	, 2020	
	VILLAGE OF SUSSEX	
ATTEST:	Anthony LeDonne, Village President	
Sam Liebert, Village Clerk		
Published and/or posted this	day of	, 2020



N64W23760 Main Street Sussex, Wisconsin 53089 Phone (262) 246-5211 FAX (262) 246-5222

Email: info@villagesussex.org Website: www.villagesussex.org

MEMORANDUM

To: Village Board

From: Sam Liebert, Administrative Services Director, Clerk-Treasurer

Re: Village Board Meeting- August 25, 2020

Date: August 20, 2020

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

- 4.B. Hold Public Hearing on Ordinance 870 to Repeal and Recreate Section 17.0410 F. 2. Of the RS-3 Single Family Residential District and 17.0411 F.2. of the RS-4 Single Family Residential District regarding setback and yards of Chapter 17 Zoning Code Ordinance of the Sussex Municipal Code.
- 5.A. Board of Fire Commissioners Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
- 5.B. Community Development Authority Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
- 5.C. Park & Recreation Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
- 5.D. Pauline Haass Library Board Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
- 5.E.1 The Plan Commission recommends approval of Ordinance 870 to Repeal and Recreate Section 17.0410 F. 2. Of the RS-3 Single Family Residential District and 17.0411 F.2. of the RS-4 Single Family Residential District regarding setback and yards of Chapter 17 Zoning Code Ordinance of the Sussex Municipal Code.
- 5.E.2. The Plan Commission recommends approval of the Final Plat for Hillside Ridge subject to review by the Village Engineer, the standard conditions of Plat approval and Exhibit A.
- 5.F. Public Safety and Welfare Report on discussion and action taken at the previous meeting, future agenda items and upcoming meetings.
- 10.A. Consideration and possible action Trustee Plan Commission Appointment.

11. Adjournment.



DALE W. ARENZ, RETIRED DONALD S. MOLTER, JR., RETIRED JOHN P. MACY H. STANLEY RIFFLE COURT COMMISSIONER ERIC J. LARSON REMZY D. BITAR 730 N. GRAND AVENUE WAUKESHA, WISCONSIN 53186 Telephone (262) 548-1340 Direct (262) 806-0213 Facsimile (262) 548-9211 Email: jmacy@ammr.net PAUL E. ALEXY
MATTEO REGINATO
LUKE A. MARTELL
SAMANTHA R. SCHMID
STEPHEN J. CENTINARIO, JR.
AMY E. FRY-GALOW
CHRISTOPHER R. SCHULTZ
ANTHONY J. GARCIA
SADIE R. ZURFLUH

August 3, 2020

Kasey Fluet, Assistant Development Director Village of Sussex N64W23760 Main Street Sussex, WI 53089

Re: An Ordinance to Repeal and Recreate Section 17.0410 F. 2. of the RS-3 Single-Family Residential District Regarding Setback and Yards Section 1 7.0411 F. 2. of the RS-4 Single-Family Residential District Regarding Setback and Yards

Legal Review

Dear Ms. Fluet:

I received your request that I review the above-referenced ordinance and provide my comments. I have had an opportunity to carefully consider this matter.

Based upon my review, I hereby approve the form of the same subject to the following comments, questions, concerns, and recommendations in this regard:

- 1. Enclosed please find a revised draft that is marked with a few changes, which I believe you will find to be self-explanatory.
- 2. Please ensure that you want these district regulations to be silent with regard to accessory structures. As currently drafted in your Village Code, the RS-4 district regulates side yards for "all buildings," and this revision removes that language, so that a side yard is described only for the <u>principal</u> building. The RS-3 district currently only describes a side yard for the principal building, so that stays the same in this draft, but again please be sure this is as intended. You may believe that side yards for accessory structures are adequately addressed in Section 17.0704, which is fine if that is your intent.
- 3. Have you considered how you plan to document the reductions that may be made by the Plan Commission in this process? I suggest that a recorded document may be appropriate, to provide the best record of exactly what side yard was approved, and for what specific structure. If there is not a good record, structures may be presumed in the future to be legal non-conforming, or illegal.
- 4. Have you considered placing a time limitation on these approvals, if they are granted? If the side yard is reduced, but the structure is not built for an extended

MUNICIPAL LAW & LITIGATION GROUP, S.C.

Kasey Fluet August 3, 2020 Page 2

period of time, there is a risk that the laws may change in the interim, and practical concerns may arise in the interim that were not present when the approval was granted. You could impose a time limitation for any such approval in the ordinance, e.g. to say that the approval is valid only if a building permit for the approved structure is obtained within one year and construction is completed during the term of the building permit.

If you should have any questions or concerns regarding this matter, please do not hesitate to contact me.

Yours very truly,

MUNICIPAL LAW & LITIGATION GROUP, S.C.

John P. Macy

John P. Macy

JPM/egm Enclosure

cc: Jeremy Smith, Village Administrator
Sam Liebert, Administrative Services Director - Clerk/Treasurer
C:\MyFiles\JPM\Sussex\Ordinances\Fluet ltr 8.3.20.docx

ORDINANCE NO.	
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AN ORDINANCE TO REPEAL AND RECREATE SECTION 17.0410 F. 2. OF THE RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT REGARDING SETBACK AND YARDS SECTION 17.0411 F. 2. OF THE RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICT REGARDING SETBACK AND YARDS CHAPTER 17 ZONING CODE ORDINANCE OF THE VILLAGE OF SUSSEX MUNICIPAL CODE.

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WHEREAS, the Village of Sussex Plan Commission has initiated said ordinance to provide clarification of language and necessary changes due to new State Laws; and

WHEREAS, upon receipt of the Village Plan Commission's recommendation, the Village Board held a public hearing on _______, 2020, as required by Section 17.1305 of the Village of Sussex Zoning Ordinance, after providing due notice as required by Section 17.1400 of the Village of Sussex Zoning Ordinance; and

WHEREAS, following the public hearing, and upon due consideration of the recommendation from the Plan Commission, the Village Board finds that the public necessity, convenience, welfare and good zoning practice requires that the amendment to the zoning ordinance be granted as recommended by the Plan Commission;

WHEREAS, the Village Board Members are committed to aligning the Village of Sussex Zoning Code with opportunities to support growth that meet current needs without jeopardizing public safety or welfare.

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 - (1) The principal structure was constructed prior to 1980.
 - (2) One side yard width remains at least 15 feet in width.
 - (3) The reduced side yard is the greater of at least 1 foot in width or the narrowest current side yard setback of the existing principal structure or detached garage.
 - (4) The expansion of the principal structure within the reduced side yard setback does not encroach into the street yard closer than the existing principal structure.
 - (5) The expansion does not impact the welfare and safety of the area.

SECTION 2. To repeal and recreate RS-4 Section 17.0411 F. 2. Setback and Yards to read as follows:

- 2. Side Yard
- (a). There shall be a side yard on each side of the principal structure of not less than 10 feet in width; or

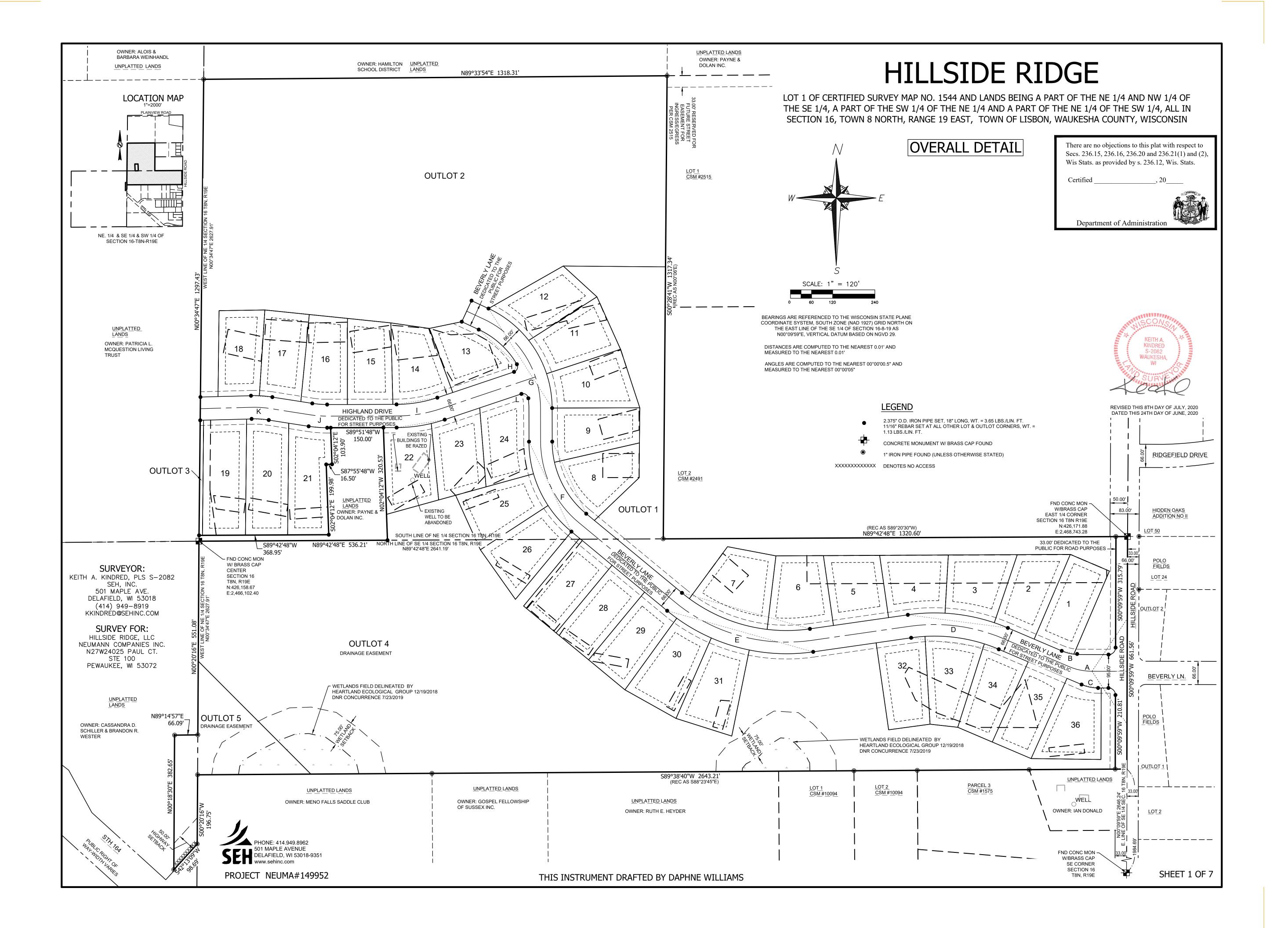
- (b). The Plan Commission may make a finding to allow the expansion/reconstruction of a principal structure such that one side yard is reduced in width below 10 feet if it finds all of the following:
 - (1) The principal structure was constructed prior to 1980.
 - (2) One side yard width remains at least 10 feet in width.
 - (3) The reduced side yard is the greater of at least 1 foot in width or the narrowest current side yard setback of the existing principal structure or detached garage.
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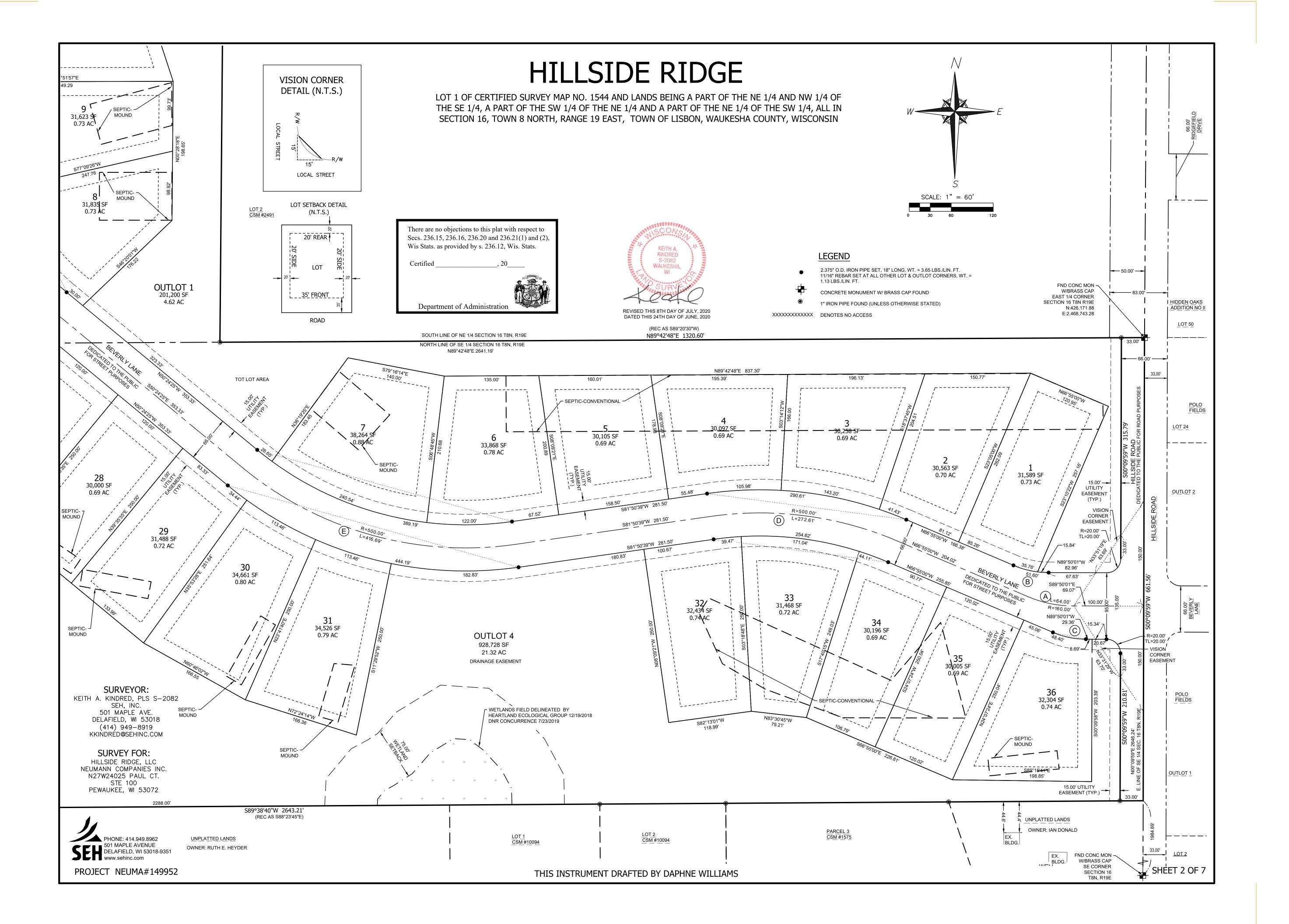
SECTION 3. SEVERABILITY

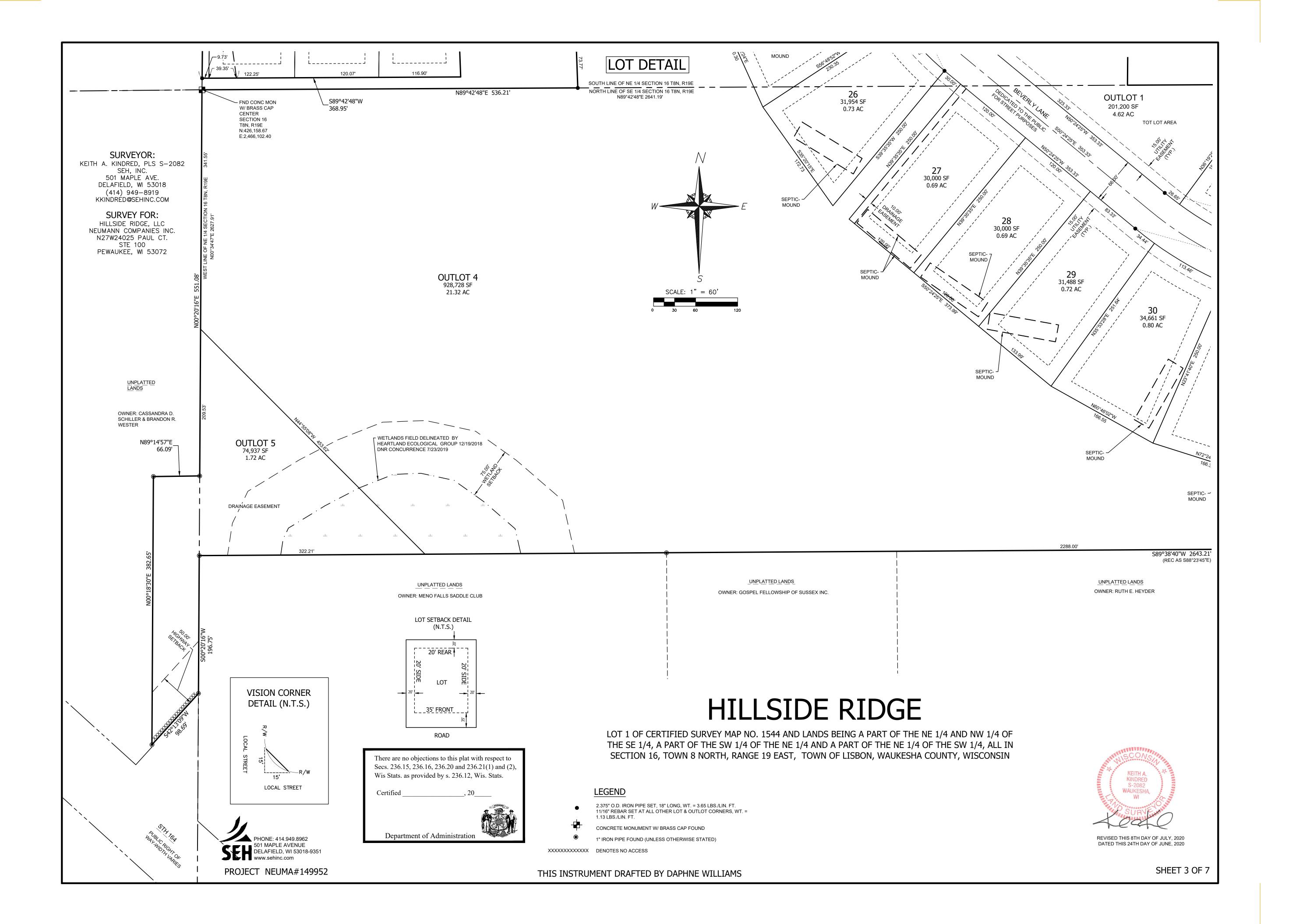
The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of the court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and not affect the validity of all other provisions, sections or portions thereof the ordinance which shall remain in full force and effect. Any other ordinances are hereby repealed as to those terms that conflict.

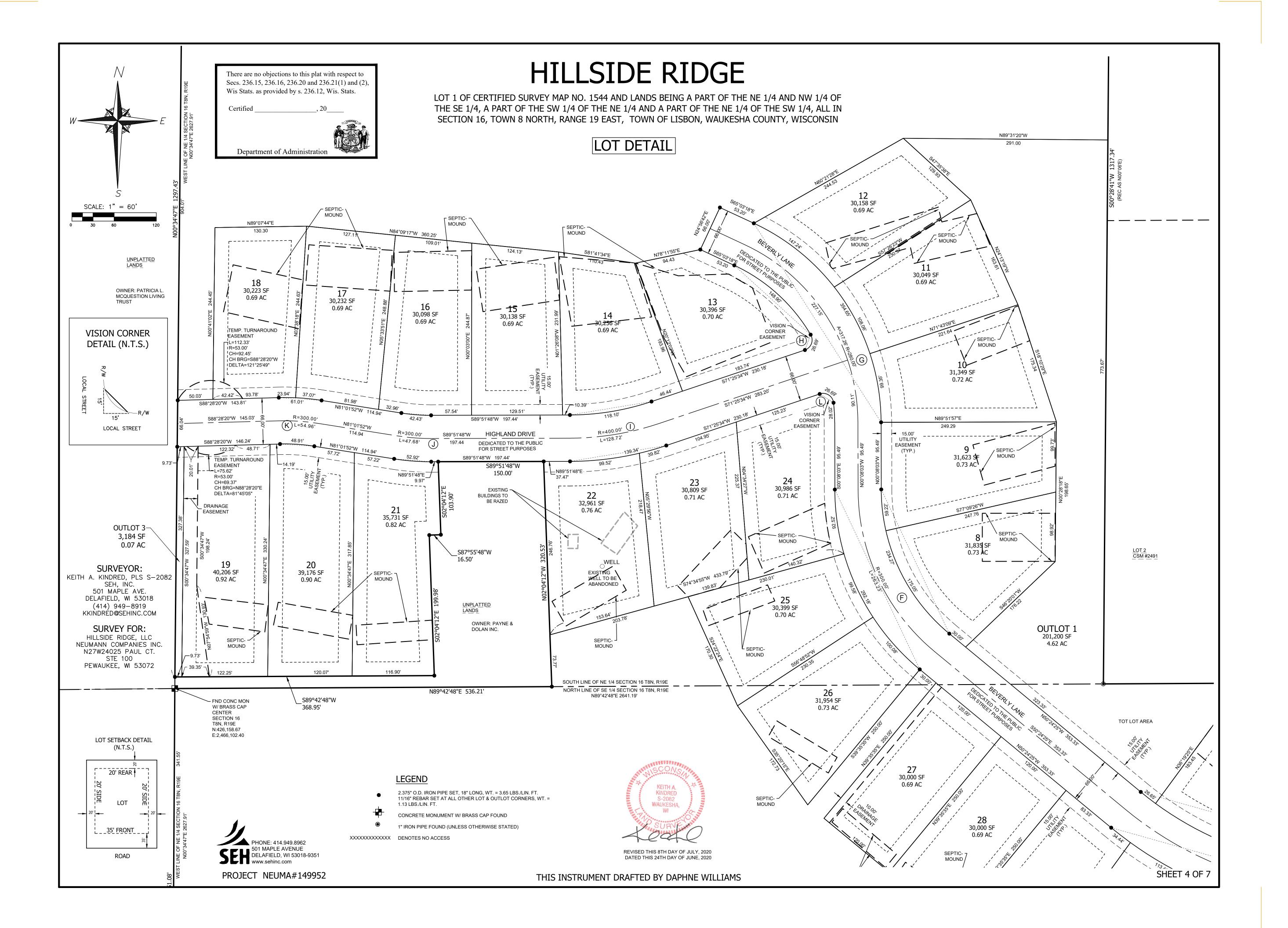
SECTION 4. EFFECTIVE DATE

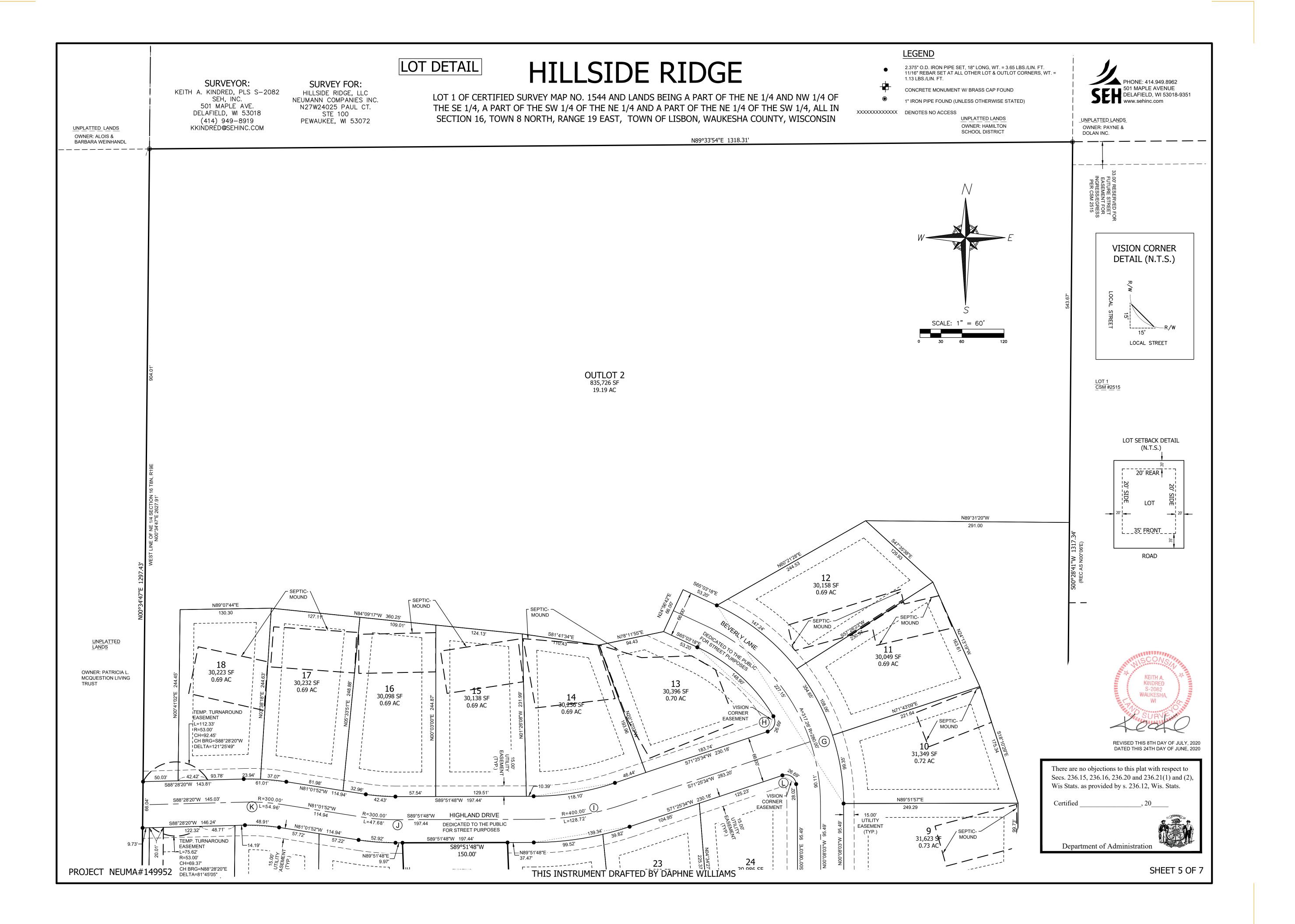
This ordinance shaprovided by law.	nall take effec	et immediately upon passage and posting	or publication as
Dated this	day of	, 2020	
		VILLAGE OF SUSSEX	
ATTEST:		Anthony LeDonne, Village President	
Sam Liebert, Vill	age Clerk		
Published and/or	posted this	day of	. 2020











					Curve Ta	ble		
	CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING
Α	C/L	160.00'	22°55'01"	64.00'	63.57'	S78°22'31"E	S66°55'00"E	S89°50'01"E
В	R/W-N	129.00'	22°55'01"	51.60'	51.25'	N78°22'31"W	N89°50'01"W	N66°55'00"W
	OL 1	129.00'	7°02'12"	15.84'	15.83'	S86°18'55"E		S89°50'01"E
	LOT 1	129.00'	15°52'49"	35.76'	35.64'	S74°51'25"E	S66°55'00"E	
С	LOT 36	121.00'	22°55'01"	48.40'	48.08'	N78°22'31"W	N89°50'01"W	N66°55'00"W
D	C/L	500.00'	31°14'21"	272.61'	269.25'	N82°32'11"W	N66°55'00"W	S81°50'39"W
	R/W-N	533.00'	31°14'21"	290.61'	287.02'	N82°32'11"W	N66°55'00"W	S81°50'39"W
	LOT 2	533.00'	4°27'15"	41.43'	41.42'	S69°08'37"E		S66°55'00"E
	LOT 3	533.00'	15°23'33"	143.20'	142.76'	S79°04'02"E		
	LOT 4	533.00'	11°23'33"	105.98'	105.81'	N87°32'25"E	N81°50'39"E	
	R/W-S	467.00'	31°14'21"	254.62'	251.48'	N82°32'11"W	N66°55'00"W	S81°50'39"W
	LOT 32	467.00'	4°50'33"	39.47'	39.46'	S84°15'55"W		S81°50'39"W
	LOT 33	467.00'	20°59'03"	171.04'	170.08'	N82°49'17"W		
	LOT 34	467.00'	5°24'45"	44.11'	44.10'	N69°37'23"W	N66°55'00"W	
	C/L	500.00'	47°44'56"	416.69'	404.73'	S74°16'53"E	S50°24'25"E	N81°50'39"E
	R/W-N	467.00'	47°44'56"	389.19'	378.02'	N74°16'53"W	S81°50'39"W	N50°24'25"W
	LOT 6	467.00'	14°58'06"	122.00'	121.66'	N89°19'42"E		N81°50'39"E
	LOT 7	467.00'	29°30'40"	240.54'	237.88'	S68°25'55"E		
	OL-1	467.00'	3°16'10"	26.65'	26.65'	S52°02'30"E	S50°24'25"E	
	R/W-S	533.00'	47°44'56"	444.19'	431.45'	N74°16'53"W	S81°50'39"W	N50°24'25"W
	LOT 29	533.00'	3°42'07"	34.44'	34.43'	N52°15'29"W	301 00 00 VV	N50°24'25"W
	LOT 30	533.00'	12°11'48"	113.46'	113.25'	N60°12'26"W		1100 2420 11
	LOT 31	533.00'	12°11'48"	113.46'	113.25'	N72°24'14"W		
	OL-4	533.00'	19°39'13"	182.83'	181.94'	N88°19'45"W	S81°50'39"W	
F	C/L	300.00'	50°16'22"	263.23'	254.86'	S25°16'14"E	S00°08'03"E	S50°24'25"E
'	R/W-E	267.00'	50°16'22"	234.27'	226.83'	N25°16'14"W	N50°24'25"W	N00°08'03"W
	LOT 8	267.00'	37°33'51"	175.05'	171.93'	S31°37'29"E	1430 24 23 77	S50°24'25"E
	LOT 9	267.00'	12°42'31"	59.22'	59.10'	S06°29'19"E	S00°08'03"E	000 24 20 L
	R/W-W	333.00'	50°16'22"	292.18'	282.90'	N25°16'14"W	N50°24'25"W	VIUU°UO'UO'U
		333.00'	15°55'06"	92.52'	92.22'	N08°05'36"W	N30 24 23 W	N00°08'03"W
	LOT 24	333.00'	17°07'59"	99.58'	99.21'	N24°37'08"W		100 00 03 77
	LOT 25						NEO°24I2EWA/	
	LOT 26	333.00'	17°13'17"	100.08'	99.71'	N41°47'47"W	N50°24'25"W	NICE SOOM OWN
G	C/L	280.00'	64°55'15"	317.26'	300.56'	N32°35'41"W	N00°08'03"W	N65°03'18"W
	C/L-S	280.00'	18°26'23"	90.11'	89.73'	N09°21'15"W	N00°08'03"W	N.05000140WA
	C/L-N	280.00'	46°28'52"	227.15'	220.97'	N41°48'52"W	Necessaria	N65°03'18"W
	R/W-E	313.00'	64°55'15"	354.65'	335.98'	N32°35'41"W	N00°08'03"W	N65°03'18"W
	LOT 10	313.00'	18°11'13"	99.35'	98.94'	S09°13'40"E		S00°08'03"E
	LOT 11	313.00'	19°46'48"	108.06'	107.52'	S28°12'40"E		
	LOT 12	313.00'	26°57'14"	147.24'	145.89'	S51°34'41"E	005000:	
	LOT 13	247.00'	34°32'26"	148.90'	146.66'	S47°47'05"E	S65°03'18"E	NIOOOOOOO
	LOT 24	247.00'	6°29'57"	28.02'	28.00'	N03°23'02"W	N00°08'03"W	N06°38'00"W
н .	LOT 13	15.00'	101°56'26"	26.69'	23.30'	N20°27'21"E	N71°25'34"E	N30°30'52"W
I	C/L	400.00'	18°26'14"	128.72'	128.16'	S80°38'41"W	S71°25'34"W	S89°51'48"W
	LOT 14	367.00'	18°26'14"	118.10'	117.59'	S80°38'41"W	S71°25'34"W	S89°51'48"W
	RW-S	433.00'	18°26'14"	139.34'	138.73'	S80°38'41"W	S71°25'34"W	S89°51'48"W
	LOT 22	433.00'	13°10'06"	99.52'	99.30'	S83°16'45"W		S89°51'48"W
	LOT 23	433.00'	5°16'08"	39.82'	39.80'	S74°03'38"W	S71°25'34"W	
J	C/L	300.00'	9°06'20"	47.68'	47.63'	N85°35'02"W	S89°51'48"W	N81°01'52"W
	LOT 16	267.00'	9°06'20"	42.43'	42.39'	N85°35'02"W	S89°51'48"W	N81°01'52"W
	LOT 21	333.00'	9°06'20"	52.92'	52.87'	N85°35'02"W	S89°51'48"W	N81°01'52"W
K	C/L	300.00'	10°29'48"	54.96'	54.88'	N86°16'46"W	N81°01'52"W	S88°28'20"W
	R/W-N	333.00'	10°29'48"	61.01'	60.92'	N86°16'46"W	N81°01'52"W	S88°28'20"W
	LOT 17	333.00'	6°22'42"	37.07'	37.05'	S84°13'13"E		S81°01'52"E
	LOT 18	333.00'	4°07'06"	23.94'	23.93'	S89°28'07"E	N88°28'20"E	
	_	267.00'	10°29'48"	48.91'	48.85'	N86°16'46"W	N81°01'52"W	S88°28'20"W

HILLSIDE RIDGE

LOT 1 OF CERTIFIED SURVEY MAP NO. 1544 AND LANDS BEING A PART OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4, A PART OF THE SW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 16, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

GENERAL NOTES:

1) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOTS 1-5. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. THE INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF SAID OUTLOTS.

2) OUTLOT 4 AND OUTLOT 5 TO BE ENCOMPASSED BY A DRAINAGE EASEMENT GRANTED TO TOWN OF LÍSBON AND MAINTAINED BY THE LOT OWNERS. SEE STORMWATER MANAGEMENT PRACTICES NOTES.

3) OUTLOT 1 INCLUDES A TOT LOT. OUTLOTS 1 AND 4 CONTAIN A PROPOSED TRAIL. THE TOT LOT AND PROPOSED TRAIL TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

4) OUTLOT 2 TO BE RETAINED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.

5) ALL EASEMENTS ARE GRANTED TO THE TOWN OF LISBON UNLESS OTHERWISE STATED.

6) THERE SHALL BE A 12' WIDE PUBLIC ACCESS EASEMENT CENTERED UPON AND LOCATED OVER THE PUBLIC ASPHALT TRAIL SYSTEM TO BE CREATED BY SEPARATE DOCUMENT AND GRANTED TO THE TOWN OF LISBON FOR PUBLIC TRAIL PURPOSES.

7) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DÍSTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

8) AREA SHOWN IS ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55133C0088G, EFFECTIVE DATE NOVEMBER 5, 2014.

9) THE OVERALL AREA OF THIS FINAL PLAT IS 3,452,941 S.F., 79.27 AC.

10) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.

11) ALL VISIBLE BUILDINGS, WELLS, SEPTIC ACCESS LIDS AND VENTS (IF ANY) WITHIN 50' OF THE PROPERTY BOUNDARY ARE DEPICTED. NO DRAIN TILE WAS OBSERVED ON SITE AT TIME OF FIELD WORK.

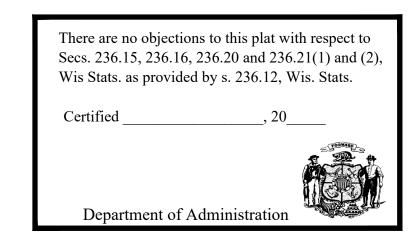
12) PER THE WISCONSIN HISTORIC PRESERVATION DATABASE, THERE ARE NO REPORTED ARCHEOLOGICAL SITES WITHIN THE SUBDIVISION.

13) THERE SHALL BE NO LAND ALTERING ACTIVITIES INCLUDING 15 FEET DOWN SLOPE FROM THE PROPOSED APPROVED PRIVATE SEWAGE SYSTEM SITES.

14) "ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. 164; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE

15) "NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE, IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO. SIGNS. PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293. WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT."

16) THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT THE LEVELS EXCEEDING THE LEVELS IN s.TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.



WETLAND RESTRICTIONS

THOSE AREAS IDENTIFIED ON THIS SUBDIVISION PLAT AS WETLANDS, SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, 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 INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH THE 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 ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED, 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.

7. THE RESOURCE BOUNDARIES AND RESTRICTIONS CONTAINED HEREIN MAY ONLY BE MODIFIED IN COMPLIANCE WITH THE TOWN OF LISBON ZONING ORDINANCE.

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

THE TITLEHOLDERS AND UNIT OWNERS OF THE HILLSIDE RIDGE SUBDIVISION SHALL EACH HOLD AN UNDIVIDED AND NONTRANSFERABLE INTEREST IN OUTLOT 4 AND OUTLOT 5 WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED.

THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 4 AND OUTLOT 5. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE TOWN OF LISBON MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH CHAPTER 14 - ARTICLE VIII OF THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-36 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

ALL SIDE AND REAR LOT LINES NOT REGULATED BY WAUKESHA COUNTY OR THE TOWN OF LISBON SHALL BE GRADED AND MAINTAINED IN COOPERATION WITH ABUTTING PROPERTY OWNERS SO AS TO NEITHER IMPEDE THE FLOW OF STORMWATER, NOR NEGATIVELY IMPACT ANY ABUTTING PROPERTY, WHILE ALSO ADHERING TO THE ESTABLISHED, APPROVED, AND ACCEPTED STORMWATER MANAGEMENT PLAN.

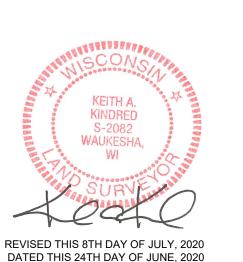
EASEMENTS

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE TOWN OF LISBON, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

VISION CORNER RESTRICTIONS

WITHIN THE AREA OF THE VISION CORNER EASEMENT (V.C.E.) THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS OR ANY OTHER STRUCTURE WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24" ABOVE THE INTERSECTION ELEVATION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

HERESCONSING.
KEITH A. KINDRED S-2082 WAUKESHA, WI
PEVISED THIS STH DAY OF HILLY 2020



							Hills	ide Ridge - Ph	ase I								
Lot#	Soil Observ.#	Surface Elev	Bottom Elev. of Soil Profile	Soil Map Unit Symbol	Elevation of Seasonal High Water Table	Seasonal	Minimum Basement Floor Elevation	Septic System Type	Lot #	Soil Observ.#	Surface Elev	Bottom Elev. of Soil Profile	Soil Map Unit Symbol	Elevation of Seasonal High Water Table	Depth to Seasonal High Water Table	Minimum Basement Floor Elevation	Septic System Type
1	1-102	974.5	966.5	ScA	≤966.5	≥8.0'	≥968.0	Conventional	19	534	989.3	980.97	ThB	985.3	4'	≥986.8	Mound
2	501	973.5	964.5	ScA	≤964.5	≥9'	≥966	Conventional	20	535	988.6	980.6	ThB	985.6	3'	≥987.1	Mound
3	502	972.5	963.5	ScA	≤963.5	≥9.0'	≥965.0	Conventional	21	536	993.4	985.4	ThB	990.4	3'	≥991.9	Mound
4	503	970.7	961.37	ScA	≤961.37	≥9.33'	≥962.87	Conventional	22	537	985.2	977.2	HmC2	≤977.2	≥8'	≥978.7	Mound
5	504	968.7	959.7	ScA	962.62	7.08	≥964.12	Conventional	23	538	975	967	HmC2	973.5	1.5'	≥975	Mound
6	505	966.2	958.2	ScA	961.37	4.83	≥962.87	Conventional	24	539	974.4	966.07	ThB	972.4	2'	≥973.9	Mound
7	506	963.8	955.8	LmB	961	2.8	≥962.5	Mound	25	37-101	967.9	959.9	ScA	964.9	3.0'	≥966.4	Mound
8	511	967.3	959.3	ScA	965.3	2	≥966.8	Mound	26	38-101	967.2	959.2	ScA	963.87	3.33	≥965.37	Mound
9	512	969.8	961.13	ScA	966.22	3.58'	≥967.72	Mound	27	39-101	966.4	958.82	ScA	963.07	3.33'	≥964.57	Mound
10	513	973.6	965.6	ScA	971.93	1.67'	≥973.43	Mound	28	40-101	965.6	959.27	ScA	963.1	2.5'	≥964.6	Mound
11	514	980.8	972.8	ThB	977.3	3.5'	≥978.8	Mound	29	41-101	964.2	957.87	ScA	962.2	2.0'	≥963.7	Mound
12	515	989.9	981.9	ThB	≤981.9	≥8¹	≥983.4	Mound	30	42-102	964.3	958.3	ScA	962.2	2.08	≥963.7	Mound
13	528	982.4	974.4	ThB	980.48	1.92'	≥981.98	Mound	31	51-2	966.2	958.7	LmB	963.2	3.0'	≥964.7	Mound
14	529	982.6	974.6	HmB	980.85	1.75'	≥982.35	Mound	32	44-101	969.7	962.2	ThB	≤962.2	≥7.5'	≥963.7	Conventional
15	530	987	979	HmB	984.5	2.5'	≥986	Mound	33	553	972.5	963.5	ThB	≤963.5	≥9'	≥965	Conventional
16	531	989.4	981.07	DdB	986.73	2.67'	≥988.23	Mound	34	30	973.1	964.1	ThB	≤964.1	≥9'	≥965.6	Conventional
17	532	990.5	981.5	DdB	987	3.5'	≥988.5	Mound	35	554	973.1	964.1	ThB	≤964.1	≥9'	≥965.6	Conventional
18	533	990.3	982.3	DdB	987.3	3'	≥988.8	Mound	36	48-103	973.4	966.73	ThA	966.73	≥6.67'	968.23	Mound

PHONE: 414.949.8962 501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com PROJECT NEUMA#149952

SURVEYOR: KEITH A. KINDRED, PLS S-2082 SEH, INC. 501 MAPLE AVE. DELAFIELD, WI 53018 (414) 949-8919 KKINDRÉD@SEHINC.COM

SURVEY FOR: HILLSIDE RIDGE, LLC NEUMANN COMPANIES INC. N27W24025 PAUL CT. STE 100

PEWAUKEE, WI 53072

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify; That I have surveyed, divided and mapped All of Lot 1 of Certified Survey Map No. 1544 and lands being a part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4, a part of the Southwest 1/4 of the Northeast 1/4 and a part of the Northeast 1/4 of the Southwest 1/4, all in Section 16, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin, bounded and described as follows;

Beginning at the East 1/4 corner of Section 16; thence South 00°09'59" West, along the East line of the Southeast 1/4 of said Section 16 a distance of 661.56 feet; thence South 89°38'40" West, 2,643.21 feet to the West line of the Southeast 1/4 of Section 16; thence South 00°20'16" West along said West line, 196.75 feet; thence South 42°13'09" West, 98.69 feet to the right of way of STH 164; thence North 00"18'30" East, 382.65 feet; thence North 89"14'57" East, 66.09 feet to the West line of the Southeast 1/4 of Section 16; thence North 00°20'16" East along said West line 551.08 feet to the Center of Section 16; thence North 89°42'48" East, 536.21 feet; thence North 02°04'12" West, 320.53 feet; thence South 89°51'47" West, 150.00 feet; thence South 02°04'12" East, 103.90 feet; thence South 87°55'48" West, 16.50 feet; thence South 02°04'12" East, 199.98 feet; thence South 89°42'48" West, 368.95 feet to the West line of the Northeast 1/4 of Section 16; thence North 00°34'47" East along said West line, 1,297.43 feet; thence North 89°33'54" East, 1,318.31 feet to the West line of Lot 1 of Certified Survey Map No. 2515; thence South 00°28'41" West, along said West line and the extension thereof 1,317.34 feet to the South line of Lot 2 of Certified Survey Map No. 2491; thence North 89°42'48" East along said North line 1,320.60 feet to the point of beginning. Containing 3,452,941 square feet, 79.27 acres

That I have made such survey, land division and plat by the direction of Hillside Ridge LLC, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes, Waukesha County and the subdivision regulations of the Town of Lisbon in surveying, dividing and mapping the same.

> 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.

Department of Administration

Dated this 24th day of June, 2020. Revised this 8th day of July, 2020.



Keith A. Kindred, PLS S-2082

UTILITY EASEMENT PROVISIONS

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

HILLSIDE RIDGE LLC, Grantor, to

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

WISCONSIN BELL INC d/b/a AT&T WISCONSIN, Grantee, and

SPECTRUM MID-AMERICA, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, 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.

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

The above, which has been filed for approval as required by Chapter 236, WI. Statutes and Waukesha County Shoreland and Floodland Subdivision Control Ordinance, is hereby approved on this

day of	, 20

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN) COUNTY) SS

Dale Shaver, Director

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of Waukesha County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ of Hillside Ridge.

Pamela Reeves, County Treasurer



SURVEYOR: KEITH A. KINDRED, PLS S-2082 SEH, INC. 501 MAPLE AVE. DELAFIELD, WI 53018 (414) 949-8919 KKINDRED@SEHINC.COM

SURVEY FOR: HILLSIDE RIDGE, LLC NEUMANN COMPANIES INC. N27W24025 PAUL CT. STE 100 PEWAUKEE, WI 53072

HILLSIDE RIDGE

LOT 1 OF CERTIFIED SURVEY MAP NO. 1544 AND LANDS BEING A PART OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4, A PART OF THE SW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 16, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

LIMITED LIABILITY OWNER'S CERTIFICATE OF DEDICATION:

Hillside Ridge LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Hillside Ridge LLC, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or

- 1) Department of Administration
- 2) Town of Lisbon
- Village of Sussex 4) Waukesha County
- 5) Wisconsin Department of Transportation

WITNESS WHEREOF, said Hillside Ridge LLC, has caused these presents to be signed	by, member, at
, Wisconsin, and its corporate seal to be hereunto affixed or	n this day of
·	
In Presence of	

, member

STATE OF WISCONSIN)
COUNTY) SS
Personally came before me this

My commission expires

____, 20____, the above named _ member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public	
	County, Wisconsir
Mv Commission E	xpires

CONSENT OF CORPORATE MORTGAGEF:

	, a corporation duly organize	d and existing under and by vi	rtue of the laws of the State of
Wisconsin, mortgagee of the above	e described land, does hereby		
consent to the surveying, dividing,	mapping and dedication of the land des	scribed on this plat, and does h	nereby consent to the above
certificate of	, Owner.		
IN WITNESS WHEREOF, said		has caused thes	e presents to be signed by
, i	ts President, and countersigned by		, its Secretary (cashie
at	_, Wisconsin, and its corporate seal to	be hereunto affixed this	day of
, 20	·		
In presence of:			
	(C	orporate Seal)	
Corporate Name	Countersigned		
President	Secretary (Cashier)		
STATE OF WISCONSIN)			
COUNTY) SS)			
Personally came before me this	3	day of	, 20
the above named	, President, and	, Secre	etary (cashier) of the above named
	persons who executed the foregoing in		
(cashier) of said corporation, and a	acknowledged that they executed the for	egoing instrument as such offi	cers as the deed of said corporation
by its authority.			

TOWN BOARD APPROVAL CERTIFICATE:

of Lisbon.	lat of Hillside Ridge, in the Town of Lisbon, Hillside Ridge LLC, ow	tier, is necessy approved by the Town Board of the Town
All conditions have	been met as of the day of, 2020.	
Date:	Signed Joseph Osterman, Town Chairman	
oate:	Signed Steven Braatz, Interim Town Clerk	

PLAN COMMISSION APPROVAL CERTIFICATE:

Approved as of the	_ day of	, 2020.
Date:	Signed Joseph O	esterman, Chairperson
Date:	Signed Steven Br	raatz, Interim Town Clerk

Resolved that the plat of Hillside Ridge, in the Town of Lisbon, Hillside Ridge LLC, owner, is hereby approved by the Plan Commission.

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)COUNTY) SS	
I, Amy Buchman, being the duly appointed, qualified and acting Town Treasurer of the To	
Dated Amy Buchman, Town Treasurer	

VILLAGE OF SUSSEX VILLAGE BOARD EXTRA-TERRITORIAL APPROVAL CERTIFICATE:

Resolved that the plat of Hillsid	e Ridge, in the Town of Lisbon, Hillside Ridge LLC, owner, is hereby approved by the Village Board of the
Village of Sussex.	
All conditions have been met a	s of the day of, 2020.
Data	Oim ad
Date:	Signed
	Anthony J. LeDonne, Village President
Date:	Signed
	Sam Liebert, Village Clerk

VILLAGE OF SUSSEX PLAN COMMISSION EXTRA-TERRITORIAL APPROVAL CERTIFICATE:

Resolved that the plat of Hillsi	de Ridge, in the Town of Lisbon, Hillside Ridge LLC, owner, is hereby approved by the Plan Commission of the
Village of Sussex.	
Approved as of the day of	f . 2020.
Date:	Signed
Buto.	Anthony J. LeDonne, Chairperson
	Antiony 0. Lebonine, Ghanperson
5 .	
Date:	Signed
	Sam Liebert, Village Clerk