



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

**AGENDA
VILLAGE OF SUSSEX
PLAN COMMISSION MEETING
6:30 PM TUESDAY, MARCH 15, 2022
SUSSEX CIVIC CENTER – BOARD ROOM 2nd FLOOR
N64W23760 MAIN STREET**

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Sussex Plan Commission, at which a quorum of the Village Board may attend virtually. Notice of Village Board Quorum, (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments during any portion where the public is allowed to comment or if the rules are suspended to allow them to do so.)

1. Roll call.
2. Consideration and possible action on the minutes of the Plan Commission meeting of February 15, 2022.
3. Consideration and possible action on Permitted Uses and Plans:
 - A. Consideration and possible action on plan of operation for La Cabana Cortez (N63W23580 Silver Spring Drive).
 - B. Consideration and possible action on plan of operation for Ace Hardware (N64W24236 Main Street)
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items:
 - A. Consideration and possible action on a CSM splitting parcel SUXV0273998001 into 2 lots and establishing right of way within the Highlands Business Park (Highlands Court).
 - B. Consideration and possible action on CSM splitting lot 3 of CSM 1296 into 2 lots (Richmond Road).
 - C. Consideration and possible action recommending a Rezoning Ordinance establishing RS-3 zoning for lands shown on the Preliminary Plat, and a Preliminary Plat for Redford Hills Subdivision (Richmond Rd)
 - D. Consideration and possible action on monument sign for Vista Run Subdivision (CTH VV).
6. Other items for future discussion.
7. Adjournment.

Anthony LeDonne
Chairperson

Jeremy J. Smith
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Additionally, due to the current Covid-19 pandemic, upon reasonable requests, this meeting may be attended virtually. For additional information or to request this service, contact the Village Clerk at 246-5200.

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

Minutes of the Plan Commission meeting held on February 15, 2022

Village President LeDonne called the meeting to order at 6:43 p.m.

Members present: Village President Anthony LeDonne, Commissioners Jim Muckerheide, Mike Knapp and Trustee Greg Zoellick.

Members excused: Commissioners Roger Johnson, Deb Anderson and Mike Schulist.

Others present: Attorney John Macy, Administrator Jeremy Smith, IT Coordinator Diane Bruns, Village Clerk Sam Liebert and applicants.

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

Consideration and possible action on the minutes on the Plan Commission meeting of January 18, 2022.

A motion by Zoellick, seconded by Knapp to approve the minutes of the Plan Commission meeting of January 18, 2022 as presented. Motion carried 4-0.

Consideration and possible action on plan of operation for Dave La Due Products, LLC. (N63W22619 Main Street).

The petitioner, Dave La Due, N792 Marvie Dr., Oconomowoc was present and provided a brief description of the plan of operation for Dave La Due Products, LLC.

Mr. Smith reviewed the Plan Staff Memo (copy attached); stating this site is zoned M-1. The fabrication and processing of fabrics and textile products are a permitted use in the District under 17.04224(b.) The business custom makes covers for industrial robots. They have 5 employees and could work 7 days per week between 6 am and 6 pm. The code requires 5 spaces for this use. The site has 97 total spaces. 62 spaces are already allocated for users of the building. This would leave 30 spaces on the site.

Plan Commission Comments: None

A motion by Zoellick, seconded by Knapp to approve of the plan of operation for Dave La Due Products, LLC. (N6365W225 Main Street, Unit 103) subject to the standard conditions of Exhibit A.

Motion carried 4-0.

Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:

None

Consideration and possible action on CSM's, Plats, Zoning and Planning Items: Final Plat for Sussex Preserve Addition No. 5 (Peppertree Drive)

Mr. Smith reviewed the Plan Staff Memo (copy attached); stating this site is zoned RS-3 with a PDO. The Final Plat is in substantial conformity to the preliminary plat. This plat would establish the final 41 single family lots of the subdivision.

There are technical corrections from the Village Engineer to fix on the Plat that the Developer has acknowledged and is in the process of updating prior to execution of the Plat itself.

The utilities (public and private) and curb have been installed, but the trees are not yet. They are waiting for the weather to be appropriate for installation of those items.

Plan Commission Comments: None

A motion by Zoellick, seconded by Knapp to recommend approval to the Village Board of the Final Plat for Sussex Preserve Addition No. 5 (Peppertree Drive) subject to the standard conditions of Plat approval, meeting all comments and conditions of the Village Engineer, compliance with the Developer's Agreement, payment of all fees and subject to the standard conditions of Exhibit A. Motion carried 4-0.

Other items for future discussion

Commissioner Knapp inquired about Butler Park having restrictions for development in regards to possible pickleball courts being developed there.

Mr. Smith stated that Butler Park had no such restrictions under the zoning code.

Adjournment

A motion by LeDonne, seconded by Zoellick to adjourn the meeting at 6:49pm. Motion carried 4-0.

Respectfully submitted,

Samuel Liebert
Village Clerk

Exhibit “A”

Village of Sussex Plan Commission

Standard Conditions of Approval Plan of Operation and Site Plan

The Plan Commission for the Village of Sussex authorizes the Building Inspector to issue a building permit to the Petitioner and approves the general layout, architectural plans, ingress and egress, parking, loading and unloading, landscaping, open space utilization, site plan and plan of operation subject to the following conditions:

1. Presentation compliance. Subject to Petitioner operating the premises at all times in substantial conformity with the presentation made to the Village Plan Commission, as modified or further restricted by the comments or concerns of the Village Plan Commission.
2. Inspection compliance. Subject to the Petitioner submitting to and receiving the approval from the Village Administrator, written proof that the Village Building Inspector and Fire Chief have inspected the subject property and have found that the subject property is in substantial compliance with applicable federal, State, and local laws, statutes, codes, ordinances, policies, guidelines and best management practices, prior to this approval being effective.
3. Regulatory compliance. Subject to the Petitioner and Owner fully complying with all Village, County of Waukesha, State of Wisconsin and federal government codes, ordinances, statutes, rules, regulations and orders regarding the premises, including but not limited to compliance with Section 17.1000 of the Village of Sussex Zoning Code entitled “Site Plan Review and Architectural Control,” as determined by Village Staff.
4. Satisfaction of Engineer. Subject to the Developer satisfying all comments, conditions, and concerns of the Village Engineer regarding the Petitioner’s application prior to this approval being effective.
5. Required plans. Subject to the Developer submitting to and receiving written approval from the Village Administrator of all of the following plans as deemed necessary by the Village Administrator:
 - A. Landscaping plan
 - B. Parking plan
 - C. Lighting plan
 - D. Signage plan
 - E. Traffic plan
 - F. Grading plan

Amendment approved at the Plan Commission meeting on July 17, 2014

- G. Tree preservation plan

- H. Open space plan
- I. Water plan
- J. Surface and stormwater management plan
- K. Sewer plan
- L. Erosion control plan
- M. _____
- N. _____
- O. _____
- P. _____

6. Screening of All Dumpsters. Subject to the Petitioner and Owner screening all dumpsters as required by the ordinance to the satisfaction of the Village Administrator.

7. Payment and reimbursement of fees and expenses. Subject to the Petitioner and Owner paying all costs, assessments and charges due and owing to the Village of Sussex either by the Petitioner or imposed on the subject property, including, but not limited to, real estate taxes, personal property taxes, utility bills, special assessments, permit fees, license fees and professional fees which shall include all costs and expenses of any type that the Village incurs in connection with Petitioner's application, including the cost of professional services incurred by the Village (including engineering, legal and other consulting fees) for the review of and preparation of the conditions of approval, attendance at meetings or other related professional services for this application, as well as for any actions the Village is required to take to enforce any of the conditions of this approval due to a violation of these conditions by the Petitioner or the Owner, as authorized by law.

8. Condition if the Property is in the B-4 Central Business District. If the property is in the B-4 Central Business District, the Petitioner shall comply with the standards and conditions found within the Village of Sussex Downtown Design and Development Plan and other plans as may be approved from time to time by the Community Development Authority in its role as a Redevelopment Authority to guide development within the Village's Downtown.

9. Subject to acceptance. The Owner by requesting a permit either directly or through an agent, and accepting the same is acknowledging that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.

10. Any official named in this document can appoint a designee to perform his or her duties



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MEMORANDUM

TO: Plan Commission
FROM: Jeremy Smith, Village Administrator
RE: Plan Commission meeting of December 14, 2021
DATE: December 1 2021

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

01. **Roll call.**
02. **Consideration and possible action on the minutes of the Plan Commission meeting of November 16, 2021.**
03. **Consideration and possible action on Permitted Uses and Site Plans:**
 - A. **Consideration and possible action on a sign plan for Tekila (N63W23675 Main St.).**

This site is zoned B-4. The sign as presented does not match the Master Sign plan for the building, but has been recommended for approval by the Building Owner. Since the sign doesn't match the Master Sign Plan, the Village Plan Commission must approve of the sign. The wall sign overlooking the patio would have the small light bulb style sign. Please see the sign application for more information.

Policy Question:

1. Are there any concerns with the sign?

Action Items:

1. Act on the plan.

Staff Recommendation: Staff recommends the Plan Commission approve the sign plan for Tekila (N63W23675 Main Street) subject to the standard conditions of Exhibit A.

04. **Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:**

None
05. **Consideration and possible action on CSM's, Plats, Zoning, and Planning Items:**
 - A. **Consideration and possible action on a CSM for Lannon Stone Sussex Quarry (N52W23096 CTH K).**

This site is zoned Q-1 and M-1. This CSM splits off the Q-1 from the M-1 in order to comply with the Intermunicipal Agreement between the Town of Lisbon and Village of Sussex to ensure the Village stays contiguous. The quarry portion would go to the Town of Lisbon. The Village won't record this CSM until the 66.0307 Agreement requiring this change is approved by the State of Wisconsin and the parties. Please see the CSM for more information

Policy Question:

1. Are there any concerns with the CSM?

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends the Plan Commission approve the CSM for Lannon Stone Sussex Quarry (N52W23096 CTH K) subject to the 66.0307 Agreement going into effect, any final technical corrections of the Village Engineer, and subject to the standard conditions of Exhibit A.

06. Other Items for future discussion.

07. Adjournment.



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MEMORANDUM

TO: Plan Commission
FROM: Jeremy Smith, Village Administrator
RE: Plan Commission meeting of March 15, 2022
DATE: March 10, 2022

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

01. **Roll call.**
02. **Minutes of the Plan Commission meeting of February 15, 2022.**
03. **Consideration and possible action on Permitted Uses and Site Plans:**
 - A. **Consideration and possible action on plan of operation for La Cabana Cortez (N63W23580 Silver Spring Drive).**

This site is zoned B-4. A caterer is a permitted use in the District under 17.0419C.1.(e). The Food truck is looking to establish a commercial kitchen for catering within 600 feet of the 1,000 square foot building. Eventually they hope to remodel the whole building for a restaurant, but they would need to add parking to the site at that point. They have 2 employees per shift and could work 7 days per week between 10 am and 7 pm. The code requires 2 spaces for the employees, which they have on the existing driveway. They have not submitted signage for review at this time. Whenever a business expands/opens the Plan Commission utilizes that opportunity to consider if there are any property issues that need to be addressed. Village staff has no particular concerns at this time.

Policy Question:

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

Action Items:

1. Act on the Plan of operation

Staff Recommendation: Staff recommends approval of the plan of operation for La Cabana Cortez (N63W23580 Silver Spring Drive) subject to the standard conditions of Exhibit A.

- B. **Consideration and possible action on plan of operation for Ace Hardware (N64W24236 Main Street)**

The site is zoned B-4. A hardware store is a permitted use under 17.0419C9(c). Ace Hardware is looking to expand about 1,100 square feet into the adjacent vacant space for additional retail showroom space. The number of employees is not changing and the parking needs do not change based upon this use as the center parking already assumed use of this vacant space at 5 per 1,000 sq. feet. Whenever a business expands/opens the Plan Commission utilizes that opportunity to consider if there are any property issues that need to be addressed. Village staff has no particular concerns at this time.

Policy Question:

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

Action Items:

1. Act on the Plan of operation

Staff Recommendation: Staff recommends approval of the plan of operation for Ace Hardware (N64W24236 Main Street) subject to the standard conditions of Exhibit A.

04. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:

None

05. Consideration and possible action on CSM's, Plats, Zoning, and Planning Items:
A. Consideration and possible action on CSM splitting parcel SUXV0273998001 into 2 lots and establishing right of way within the Highlands Business Park (Highlands Court).

This CSM establishes a new lot (Lot 1) that will be further subdivided for industrial buildings and a lot that will be platted for residential uses (Lot 2) and establishes the right of way within the parcel. There are technical corrections from the Village Engineer to fix on the CSM.

Policy Question:

1. Are there any concerns with the CSM.

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends the Plan Commission recommend approval to the Village Board of the CSM splitting parcel SUXV0273998001 for Highlands Business Park subject to the standard conditions of CSM approval, meeting all comments and conditions of the Village Engineer, compliance with the Developer's Agreement, payment of all fees and subject to the standard conditions of Exhibit A.

B. Consideration and possible action on CSM splitting lot 3 of CSM 1296 into 2 lots (Richmond Road).

This CSM splits lot 3 of CSM 1296 into 2 lots along Richmond Road, one that is being combined with Lot 2 from the previous CSM into a plat (later in this agenda) for Redford Hills subdivision, a 45-lot single family development. Lot 2 will remain as a premier lot in the Highlands Business Park. There are technical corrections from the Village Engineer to fix on the CSM.

Policy Question:

1. Are there any concerns with the CSM.

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends the Plan Commission recommend approval to the Village Board of the CSM for Highlands Business Park subject to the standard conditions of CSM approval, meeting all comments and conditions of the Village Engineer, compliance with the Developer's Agreement, payment of all fees and subject to the standard conditions of Exhibit A.

C. Consideration and possible action recommending a Rezoning Ordinance rezoning lands within the Preliminary Plat RS-3 and a Preliminary Plat for Redford Hills Subdivision (Richmond Road).

This subdivision was reviewed conceptually at the January Plan Commission. This site was attached from the Town and is scheduled for medium density single family land use. The proposed development would be zoned RS-3 meeting that land use designation with the average lot being over 24,000 square feet (half acre). There would be 45 lots with many walkout basements from the design. The development would protect the woods that buffer the Town properties to the west and the wetlands and the stream corridor to the east. A sidewalk connection to the business park and throughout the one circle roadway minimizes the public infrastructure. A landscape buffer would also be established along Richmond Road to screen the development from the roadway. The Development would be nestled into a perched area with a view into the valley to the south. Village Code requires the Plan Commission within one year of attachment to recommend a specific zoning for a property, which is where we are at. The Rezoning Ordinance would establish the RS-3 zoning district. Please see the specific requirements of the Rezoning Ordinance. The Preliminary Plat has some technical corrections, but is in substantial compliance with the Land Division and Development Code.

Policy Question:

1. Are there any concerns with the Rezoning Ordinance.
2. Are there any concerns with the Preliminary Plat.

Action Items:

1. Act on the Rezoning Ordinance.
2. Act on the Preliminary Plat.

Staff Recommendation: Staff recommends the Plan Commission recommend approval to the Village Board of the Rezoning Ordinance. Staff also recommends the Plan Commission recommend approval of the Preliminary Plat for Redford Hills Subdivision (Richmond Road) subject to approval of a Rezoning Ordinance establishing RS-3 for the parcel, standard conditions of Plat approval, meeting all comments and conditions of the Village Engineer, compliance with a Developer's Agreement to be approved by the Village Board, if it is, payment of all fees and subject to the standard conditions of Exhibit A.

D. Consideration and possible action on monument sign for Vista Run Subdivision (CTH VV).

The monument sign meets the size, setback, and design requirements of the code. The sign is approximately 100 sq. feet in size and 6.6 feet at maximum height. The sign would be in the southwest corner at the entrance to the subdivision.

Policy Question:

1. Are there any concerns with the monument sign.

Action Items:

1. Act on the monument sign.

Staff Recommendation: Staff recommends approval of the monument sign with final field location verification to be determined by the Village Engineer and subject to the standard conditions of Exhibit A.

06. Other Items for future discussion.

07. Adjournment.



PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? _____ If yes, is this a new CU? _____

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # SUXV-0246-966

Zoning: B-4

Address of Tenant Space: N63 W23580 SILVER SPRING RD

1. Name of Business:

CC JUNTAS LLC

Business

(DBA) CABANA CORTES

262-510-7313

Address

City, State, Zip

Phone #

N63 W23580 SILVER SPRING RD SUSSEX 53089

Fax #

Email address

2. Business owner contact information:

JESSE CORTES & GILBERT CORTES

Contact

W239 N7768 MAJESTIC PL.

Address

City, State, Zip

Phone #

SUSSEX

WI 53089

262-510-7313

Fax #

Email address

3. Building/Land owner contact information:

JESSE & GILBERT CORTES

Contact

660 S. ELM GROVE AVE

Address

City, State, Zip

Phone #

BROOKFIELD

WI 53005

414 331-5651

Fax #

Email address

4. Number of Employees/Shifts:

2
Employees

1 or 2
Shifts

5. Days of Operation:

Put an X in box that applies:

Hours

Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10-7	10-7	10-7	10-7	10-7	10-7	10-7

7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises. SEE ATTACHED
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? NO Do you need an Outdoor Establishment Permit? _____
If yes, explain: _____
If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? NA
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO If yes, explain: _____
11. Dimension of area to be occupied 600 Total square footage 1000
If applicable list square footage according to 1st floor NA 2nd floor NA

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

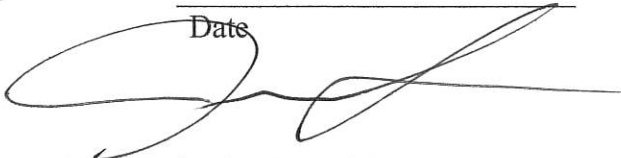
12. Parking:
Total Number of Parking Spaces 4 Number of spaces needed per code 2
Number of spaces allocated for employee parking 2
Dimensions of parking lot 840 SQ. FT Is parking lot paved? YES
PLUS GARAGE 440 SQ. FT
13. Signage: What type of signage are you proposing for your business?
NEON SIGN ON EXISTING SIGN FRAME

If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

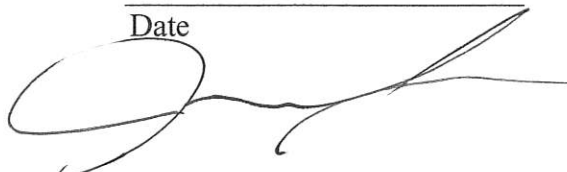
I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

JESSE CARTER
Name
OWNER
Title or Position

2-22-22
Date


I am aware and approve of the business to be operating in the building owned by CC JUNTO'S LLC.

JESSE CARTER
Name
OWNER
Title or Position

2-22-22
Date


Village of Sussex

Plan of operation explanation

Business use question ref pg. 2 # 7

CC Juntos LLC

(dba) Cabana Cortez

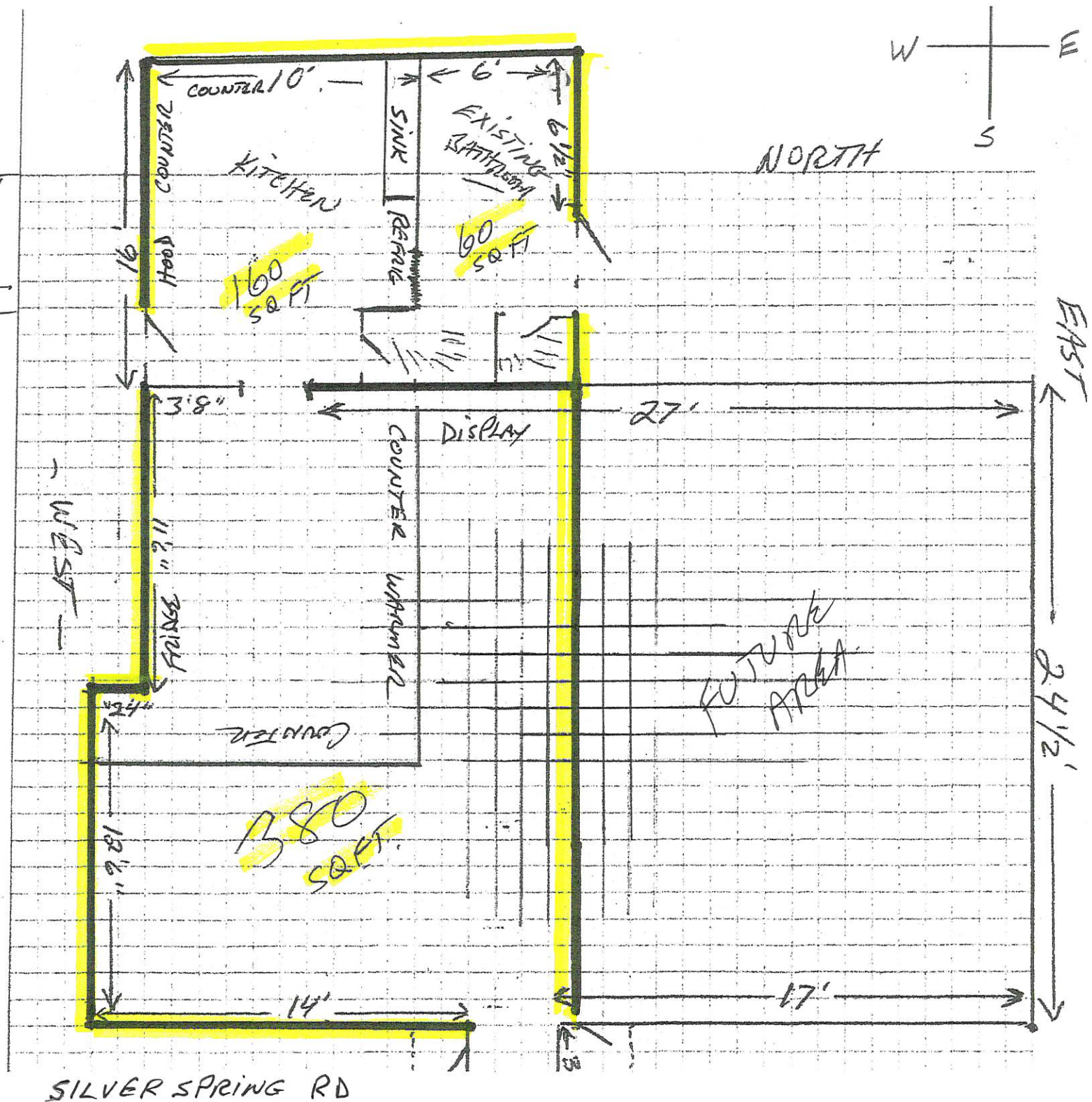
The primary use of proposed 600 sq ft space will be utilized as food prep area and storage for existing Cabana Cortez food truck operation in addition to catering service for pickup or delivery. Our menu items will consist of Mexican food type products with occasional specials dependent on occasion or request.

Current menu includes Tacos\Burritos\Quesadillas\Nachos (choice of meats ground beef\Chicken\Steak\Cabana meat) and occasional special food items, with beverages such as waters, soda cans, Mexican Jarritos, Mexican Coke, and specialty drinks

Storage will consist of can/dry goods, beverages, freezer and refrigeration space for items requiring cool storage

KITCHEN 160 SQ FT
 STORAGE
 PREP 380 SQ FT
 SALES AREA
 EXISTING
 BATH ROOM 60 SQ FT

 TOTAL
 SPACE 600 SQ FT





PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? no If yes, is this a new CU? _____

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # SUXV 0232 125 002

Zoning: _____

Address of Tenant Space: N64W24236 Main St. Sussex, WI 53089

1. Name of Business:

J.A.A.M.M. , INC. dba Sussex Ace Hardware

Business

N64W24236 Main St. Sussex, WI 53089

262-246-3707

Address

262.246.3338

City, State, Zip

sussexace@gmail.com

Phone

Fax

Email address

2. Business owner contact information:

Joan M. LeDonne

Contact

W233N6478 Kneiske Dr

Sussex, WI 53089

262.246.5914

Address

414.445.9041

City, State, Zip

joanieledonne@gmail.com

Phone

Fax

Email address

3. Building/Land owner contact information:

Peter Sailhamer

Contact

PO Box 67

Windsor, WI 53598

608-620-4581

~~608-620-4581~~

Address

City, State, Zip

psailhamer@gmail.com

Phone

Fax

Email address

4. Number of Employees/Shifts: 15

Employees

Shifts

5. Days of Operation:

Put an X in box that applies:

Hours

Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
x	x	x	x	x	x	x
7am-7pm	7am-7pm	7am-7pm	7am-7pm	7am-7pm	8am-5pm	9am-3pm

6. Is this an extension of an existing operation? Yes
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? no Do you need an Outdoor Establishment Permit? _____
If yes, explain: _____
If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? _____
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No If yes, explain: _____
11. Dimension of area to be occupied 115' x 15' Total square footage aprox 10,300. sq ft
~~9200-Sq.ft~~
If applicable list square footage according to 1st floor _____ 2nd floor _____

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:
Total Number of Parking Spaces _____ Number of spaces needed per code _____
Number of spaces allocated for employee parking _____
Dimensions of parking lot _____ Is parking lot paved? _____

13. Signage: What type of signage are you proposing for your business?
Shouldn't need extra signage

If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

Juan M. L. D. (Pres) 3/6/2022
Name Date

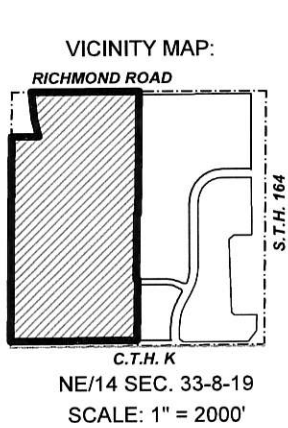
President
Title or Position

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

Peter Sailhamer 3/7/22
Name Date
Member
Title or Position

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN



SITE:
N55W25299 Richmond Rd.
Lisbon, WI
TAX KEY: 0273998001

OWNERS/DEVELOPERS:
SUSSEX CORPORATE
PARK II, LLC
1200 N. MAYFAIR RD.
MILWAUKEE, WI 53226
414-777-1200

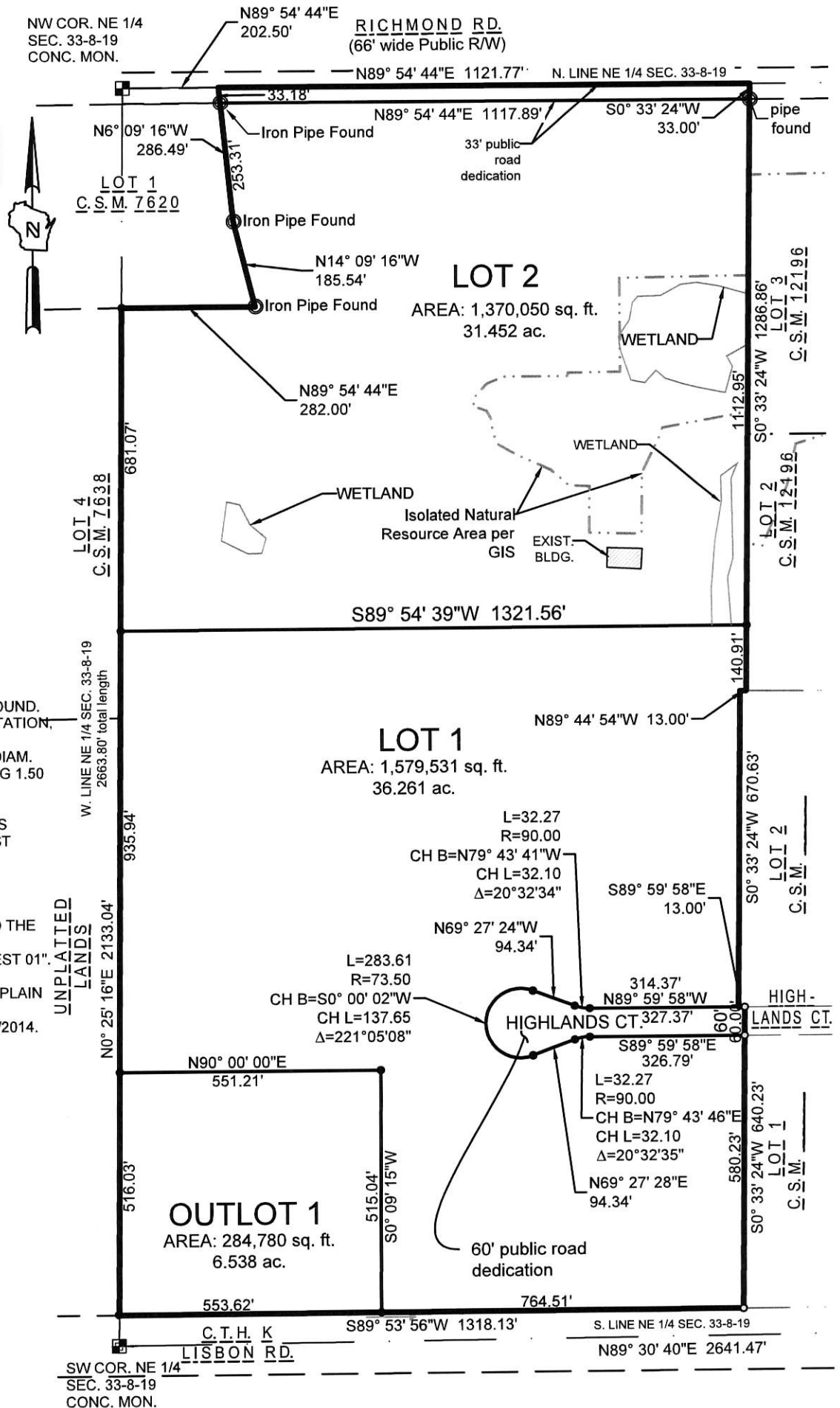
SURVEYOR:
BAIBA ROZITE, PLS - 2351
THE SIGMA GROUP
1300 W.CANAL STREET
MILWAUKEE, WI 53233
414-643-4171

LEGEND & NOTES:
○ INDICATES REBAR FOUND.
OTHER FOUND MONUMENTATION,
AS NOTED ON DRAWING.
● INDICATES SET 3/4" DIAM.
REBAR, 18" LONG WEIGHING 1.50
LBS/LIN. FT.

COORDINATES & BEARINGS
REFERENCED TO THE WEST
LINE OF THE NE 1/4 OF
SEC. 33-8-19, BEARING
N 0°25'16" E,

DISTANCES MEASURED TO THE
NEAREST 0.01'. ANGLES
MEASURED TO THE NEAREST 01".

SITE IS NOT IN THE FLOODPLAIN
PER FEMA FIRM PANEL
55133C0182G DATED 11/02/2014.



THE **SIGMA** GROUP
Single Source. Sound Solutions.

www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE

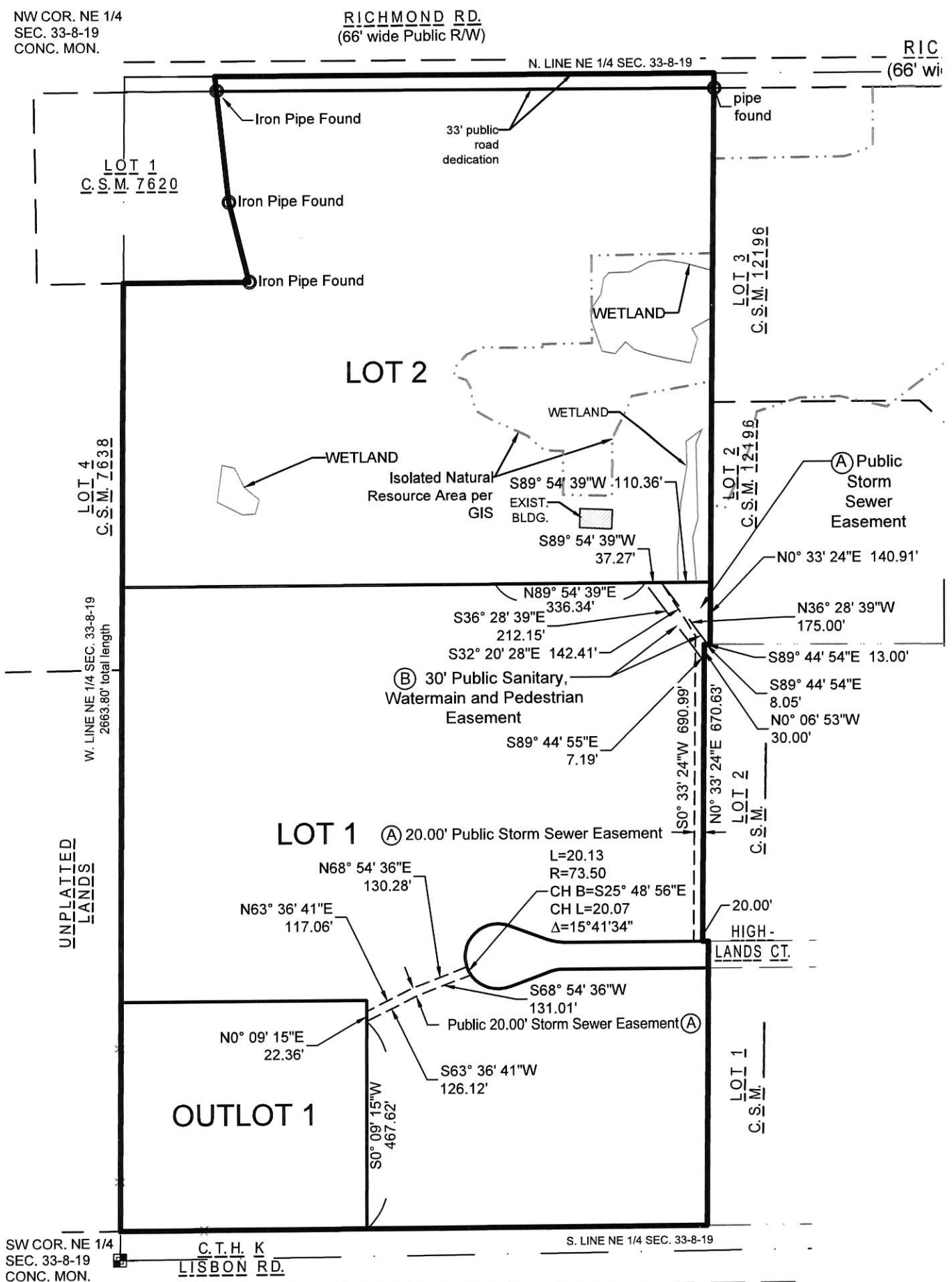


PROJECT NUMBER 19629 DRAFTED BY B. ROZITE

Sheet 1 of 6

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN



THE SIGMA GROUP
Single Source. Sound Solutions.

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Milwaukee, WI 53233
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PROJECT NUMBER 19629 DRAFTED BY B. ROZITE

EASEMENTS

Sheet 2 of 6

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Baiba M. Rozite, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 33, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, State of Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section 33; thence North 89°54'44" East, 202.50 feet along the north line of the Northeast 1/4 of said section to the point of beginning; continue thence North 89°54'44" East, 1121.77 feet along said north line; thence South 0°33'24" West, 1286.86 feet along the west line of Certified Survey Map No. 12196 and its northerly extension; thence North 89°44'54" West, 13.00 feet; thence South 0°33'24" West, 670.63 feet; thence South 89°59'58" East, 13.00 feet; thence South 0°33'24" West, 640.23 feet to the north line of C.T.H. "K" (Lisbon Road); thence South 89°53'56" West, 1318.13 feet along said north line to the west line of the Northeast 1/4 of said Section 33; thence North 0°25'16" East, 2133.04 feet along said west line to the south line of Lot 1 of Certified Survey Map No. 7620; thence North 89°54'44" East, 282.00 feet along said south line to the easterly line of said Lot 1; thence North 14°09'16" West, 185.54 feet along said easterly line; continue thence North 6°09'16" West, 286.49 feet along said easterly line to the point of beginning.

Said parcel contains 3,314,387 square feet or 76.088 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the owners of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Sussex Code of Ordinances in surveying, dividing and mapping the same.

BAIBA M. ROZITE S-2351 _____ DATE _____

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SUSSEX ON THIS _____ DAY OF _____, 20____

ANTHONY J. LEDONNE, VILLAGE PRESIDENT

SAM LIEBERT, VILLAGE CLERK

VILLAGE BOARD APPROVAL

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SUSSEX ON THIS _____ DAY OF _____, 20____

ANTHONY J. LEDONNE, VILLAGE PRESIDENT

SAM LIEBERT, VILLAGE CLERK

Public Easement Provisions:

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

- A Public Storm Sewer Easement
- B 30' Wide Public Sanitary, Water Main and Pedestrian Easement

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

Public Storm Sewer Easement:

- Install, operate, maintain, and replace and gain access to above ground and underground storm sewer utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit storm water.

- Surface storm water conveyance.

30' Wide Public Sanitary Sewer, Water Main and Pedestrian Easement:

- Install, operate, maintain, replace, and gain access to underground sanitary sewer and water main facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to distribute sanitary sewer and water.

2. Trees, bushes, branches, and roots may be trimmed or removed so as not to interfere with the Village's use of the easement areas.

3. Buildings and Other Structures. The land owner agrees that no structures will be erected in the easement area, or in such close proximity to the facilities, such as to prevent the Village from exercising its rights under this easement.

4. Elevation. The land owner agrees that the elevation of the existing ground surface within the easement area will not be altered by more than four (4) inches without the written consent of the Village.

5. Restoration. The Village agrees to restore or cause to have restored the land owner's land to grade and replace sod or grass disturbed. This restoration, however, does not apply to the initial restoration or to any trees, bushes, branches, or roots which may interfere with the Village's use of the easement areas.

6. Exercise of Rights: It is agreed that the complete exercise of rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.

7. These Easements shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the land owner and the Village and their respective heirs, personal representatives, successors and assigns.



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Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 19629 DRAFTED BY B. ROZITE

Sheet 4 of 6

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

OWNER'S CERTIFICATE

SUSSEX CORPORATE PARK II, LLC, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID SUSSEX CORPORATE PARK II, LLC CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF S. 236.34, WIS. STATUTES. SUSSEX CORPORATE PARK II, LLC ALSO CERTIFIES THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: THE VILLAGE OF SUSSEX.

IN WITNESS WHEREOF, SUSSEX CORPORATE PARK II, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AN AUTHORIZED REPRESENTATIVE,

THIS _____ DAY OF _____, 20____

SUSSEX CORPORATE PARK II, LLC
BY: STEWART M. WANGARD

BY: _____

PRINTED NAME: _____

STATE OF _____)

)SS

COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, STEWART M. WANGARD, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE AUTHORIZED REPRESENTATIVE, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OFFICER OF SAID SUSSEX CORPORATE PARK II, LLC

NOTARY PUBLIC, STATE OF _____ MY COMMISSION EXPIRES ON _____.

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

NATIONAL EXCHANGE BANK & TRUST, 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, mapping and dedication of the land described on this map, and does hereby consent to the above certificate of SUSSEX CORPORATE PARK II, LLC, owner.

IN WITNESS WHEREOF, the said NATIONAL EXCHANGE BANK & TRUST, has caused these presents to be signed by

RICHARD S. HENSLEY, its President, and countersigned by DAVID C. MOHORICH, its Vice President of

Commercial Lending, at _____, Wisconsin, and its corporate seal to be hereunto affixed this

_____ day of _____, 20____.

In the presence of:

NATIONAL EXCHANGE BANK & TRUST

RICHARD S. HENSLEY, President

Date

DAVID C. MOHORICH, Vice President
Commercial Lending

Date

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, RICHARD S. HENSLEY, President, of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(SEAL) NOTARY PUBLIC *signature*, STATE OF WISCONSIN

notary printed name

MY COMMISSION EXPIRES _____.

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, DAVID C. MOHORICH, Vice President of Commercial Lending, of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of Commercial Lending of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(SEAL) NOTARY PUBLIC *signature*, STATE OF WISCONSIN

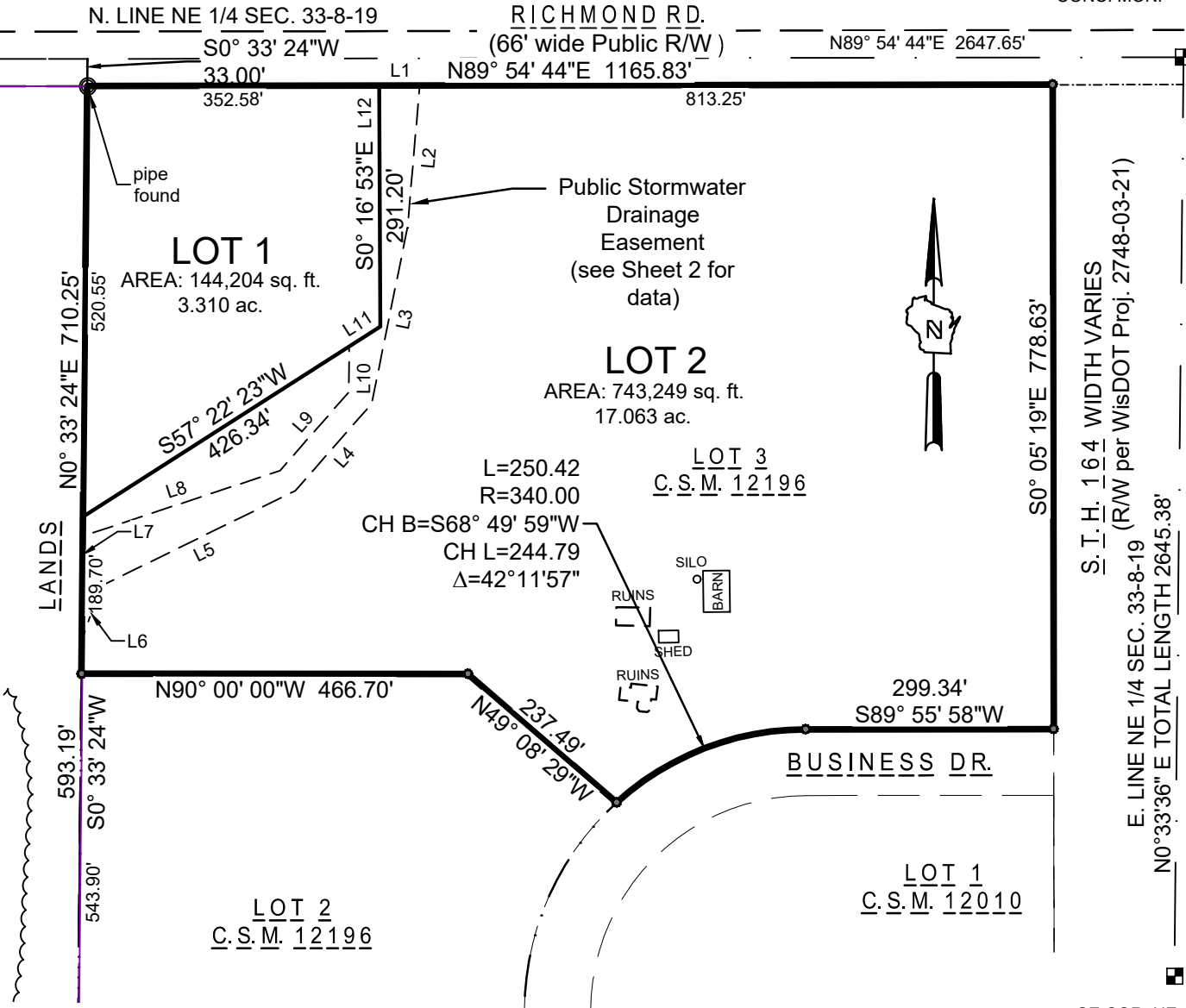
notary printed name

MY COMMISSION EXPIRES _____.

CERTIFIED SURVEY MAP NO. _____

LOT 3 OF CERTIFIED SURVEY MAP NO. 12196, RECORDED AS DOCUMENT NO. 4597423, BEING PART OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST,
IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

NE COR. NE 1/4
SEC. 33-8-19
CONC. MON.



LEGEND & NOTES:

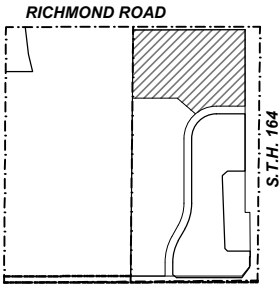
- INDICATES REBAR FOUND.
- OTHER FOUND MONUMENTATION, AS NOTED ON DRAWING.
- INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

COORDINATES & BEARINGS
REFERENCED TO THE EAST LINE OF
THE NE 1/4 OF SEC. 33-8-19, BEARING
N 0° 33' 36" E,

DISTANCES MEASURED TO THE
NEAREST 0.01'. ANGLES MEASURED
TO THE NEAREST 01".

SITE IS NOT IN THE FLOODPLAIN PER
FEMA FIRM PANEL 55133C0201G
DATED 11/02/2014.

VICINITY MAP:



NE/14 SEC. 33-8-19
SCALE: 1" = 2000'

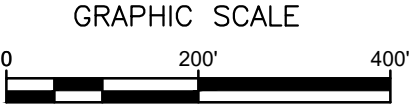
SITE:
W250 N5467 HIGHWAY 164
SUSSEX, WI
TAX KEY: 0273999014

OWNERS/DEVELOPERS:
EQUITY TRUST COMPANY
CUSTODIAN FBO STEWART
WANGARD IRA
1 EQUITY WAY
WESTLAKE OH 44145-1050

SURVEYOR:
BAIBA ROZITE, PLS - 2351
THE SIGMA GROUP
1300 W. CANAL STREET
MILWAUKEE, WI 53233
414-643-4171



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
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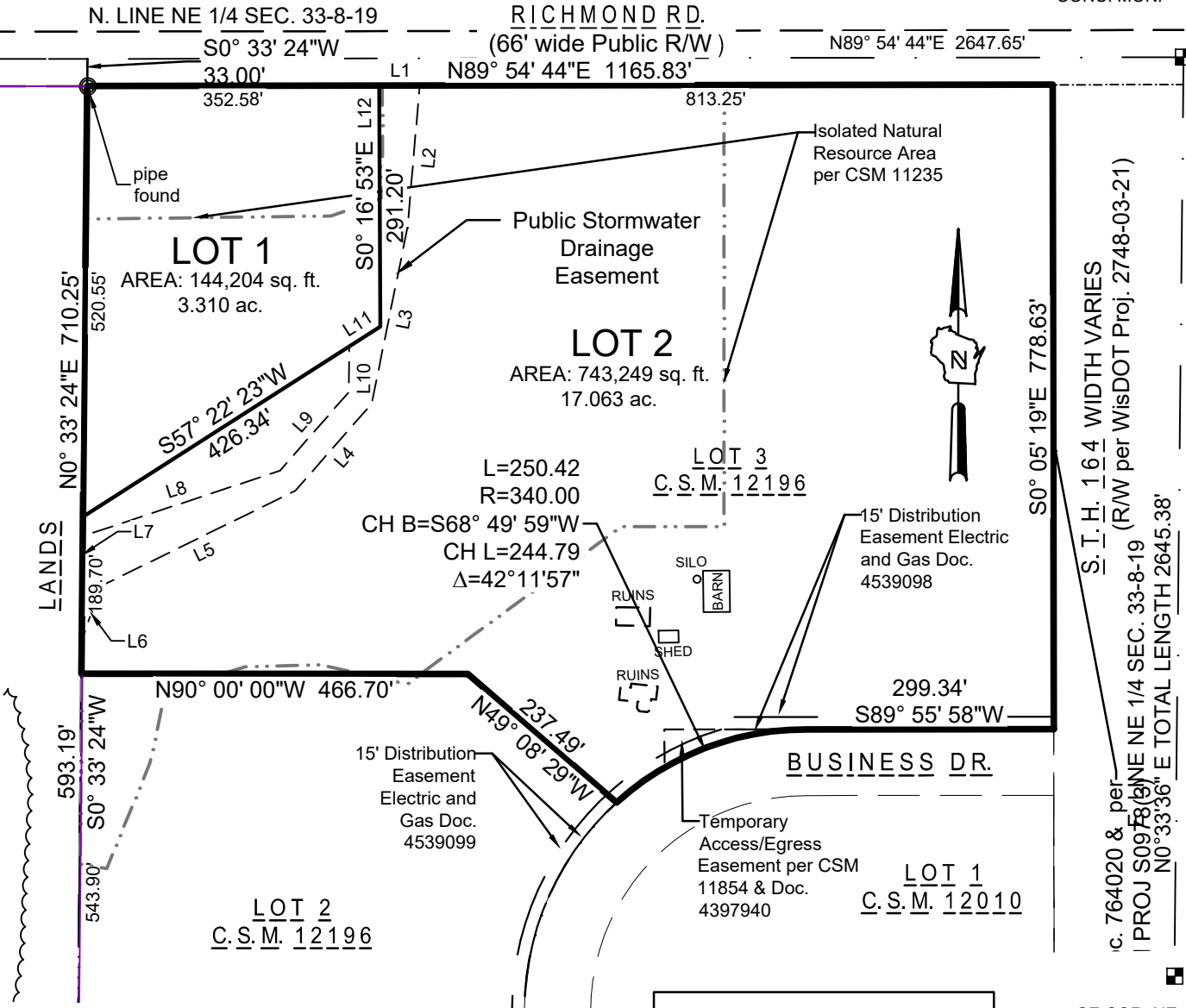


PROJECT NUMBER 19629 DRAFTED BY B. ROZITE

CERTIFIED SURVEY MAP NO. _____

LOT 3 OF CERTIFIED SURVEY MAP NO. 12196, RECORDED AS DOCUMENT NO. 4597423, BEING PART OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST,
IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

NE COR. NE 1/4
SEC. 33-8-19
CONC. MON.



S. T. H. 164 WIDTH VARIES
(RW per WisDOT Proj. 2748-03-21)
c. 764020 & per
PROJ S0978(9) NE 1/4 SEC. 33-8-19
N0°33'36" E TOTAL LENGTH 2645.38'

SE COR. NE 1/4
SEC. 33-8-19
CONC. MON.

LEGEND & NOTES:
● INDICATES REBAR FOUND.
OTHER FOUND MONUMENTATION, AS
NOTED ON DRAWING.
● INDICATES SET 3/4" DIAM.
REBAR, 18" LONG WEIGHING 1.50
LBS/LIN. FT.

COORDINATES & BEARINGS
REFERENCED TO THE EAST LINE OF
THE NE 1/4 OF SEC. 33-8-19, BEARING
N 0°33'36" E,

DISTANCES MEASURED TO THE
NEAREST 0.01'. ANGLES MEASURED
TO THE NEAREST 01".

SITE IS NOT IN THE FLOODPLAIN PER
FEMA FIRM PANEL 55133C0201G
DATED 11/02/2014.

Easement Line Table		
Line #	Length	Direction
L1	48.95	N89° 54' 44"E
L2	172.63	S4° 55' 22"W
L3	216.77	S11° 29' 22"W
L4	139.75	S41° 11' 49"W
L5	262.22	S63° 50' 37"W
L6	68.91	S19° 09' 59"W
L7	125.76	N0° 33' 24"E
L8	250.98	N71° 36' 09"E
L9	125.79	N41° 11' 49"E
L10	55.29	N0° 40' 30"E
L11	44.69	N57° 22' 23"E
L12	291.20	N0° 16' 53"W



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GRAPHIC SCALE



PROJECT NUMBER 19629 DRAFTED BY B. ROZITE

Sheet 2 of 4

CERTIFIED SURVEY MAP NO. _____

LOT 3 OF CERTIFIED SURVEY MAP NO. 12196, RECORDED AS DOCUMENT NO. 4597423, BEING PART OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST,
IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Baiba M. Rozite, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped Lot 3 of
Certified Survey Map No. 12196, recorded as Document No. 4597423, being part of the Northeast 1/4 of the Northeast 1/4
of Section 33, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, State of Wisconsin.

Said parcel contains 887,453 square feet or 20.373 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the owners of said land. That the map is a
correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have
fully complied with s. 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Sussex Code of Ordinances in
surveying, dividing and mapping the same.

BAIBA M. ROZITE S-2351 DATE

PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SUSSEX ON THIS _____ DAY OF
_____, 20____

ANTHONY J. LEDONNE, VILLAGE PRESIDENT

SAM LIEBERT, VILLAGE CLERK

VILLAGE BOARD APPROVAL

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SUSSEX ON THIS _____ DAY OF
_____, 20____

ANTHONY J. LEDONNE, VILLAGE PRESIDENT

SAM LIEBERT, VILLAGE CLERK



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Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

LOT 3 OF CERTIFIED SURVEY MAP NO. 12196, RECORDED AS DOCUMENT NO. 4597423, BEING PART OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST,
IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, STATE OF WISCONSIN

OWNER'S CERTIFICATE

EQUITY TRUST COMPANY CUSTODIAN FBO STEWART WANGARD IRA, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS CUSTODIAN, CERTIFIES THAT SAID EQUITY TRUST COMPANY CUSTODIAN FBO STEWART WANGARD IRA CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF S. 236.34, WIS. STATUTES. EQUITY TRUST COMPANY CUSTODIAN FBO STEWART WANGARD IRA ALSO CERTIFIES THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: THE VILLAGE OF SUSSEX.

IN WITNESS WHEREOF, EQUITY TRUST COMPANY CUSTODIAN FBO STEWART WANGARD IRA HAS CAUSED THESE PRESENTS TO BE SIGNED BY AN AUTHORIZED REPRESENTATIVE,

THIS _____ DAY OF _____, 20____

EQUITY TRUST COMPANY CUSTODIAN FBO STEWART WANGARD IRA

BY: STEWART M. WANGARD

BY: _____

PRINTED NAME: _____

STATE OF _____)

)SS

COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, STEWART M. WANGARD, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE AUTHORIZED REPRESENTATIVE, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OFFICER OF SAID EQUITY TRUST COMPANY CUSTODIAN FBO STEWART WANGARD IRA

.

NOTARY PUBLIC, STATE OF _____ MY COMMISSION EXPIRES ON _____.

March 4, 2022

Judith A. Neu
Village of Sussex
Public Works Director / Village Engineer
N64 W23760 Main Street
Sussex, WI 53089

Re: Redford Hills – Proposed 45 Lot Subdivision

Dear Judy,

Redford Hills, LLC is proud to propose a new 45 single family lot Rs-3 subdivision in the Village of Sussex. Redford Hills Development Team is comprised of developers George Erwin, John & Anthony Sileno of SCI Real Estate, and Daryl Prusow of Espire Homes. The development team has developed numerous subdivisions in Waukesha County, including three prominent developments in the Village of Sussex: Ancient Oaks, Woodland Creek, and Prides Crossing.

Although Rs3 zoning allows for 90' minimum lot widths, most of proposed lots are 95' – 100' wide, with the average lot size at .56 acres.

The prominent feature of this rolling farmland is the approximate 100' elevation change from the high point in the northwest corner to the low point in the southeast corner. The typical slope of the farm field is ~8%. Properly situating the homes and roads within this sloped site is a key element of this subdivision design.

The site plan generally follows the existing topography with the curvilinear, looped road pattern, and will offer an abundance of basement exposures. Large wooded areas are proposed to be preserved around the east and west perimeter of development, including a conservation easement to the rear of Lots 5 through. Outlot 1 behind lots 16 – 23 includes wetland and INRA woods that will be preserved in perpetuity. Drainage swales will divert water to and dry detention basin, ultimately discharging to the offsite storm water facilities created in Business Park below.

The subdivision will have pedestrian sidewalk per village specifications, and be connected to the business park via a paved access road/ walking path. Natural tree buffers will be preserved along Richmond Road to the north and to the rear of lots 10 through 13. In addition the existing trees were surveyed, and a tree mitigation plan has been created as well as Landscape plans for Street trees, Richmond Road Entrances and the Access Path.

The subdivision is to have two entrances from Richmond Road strategically placed for unobstructed sight distances. The subdivision is to be connected to sanitary sewer and water via the Highlands Business Park. Redford Hills will create high quality, desirable homes in a beautiful setting in the Village, with an abundance of exposures and adjacent to natural amenities to provide a unique experience. We look forward to the Village's approval and are available to answer any questions you may have on this plan.

Sincerely,
Redford Hills, LLC

STATE OF WISCONSIN

VILLAGE OF SUSSEX

WAUKESHA COUNTY

ORDINANCE NO. _____

AN ORDINANCE TO CONDITIONALLY REZONE
CERTAIN LANDS IN THE VILLAGE OF SUSSEX FROM
A-1 AGRICULTURAL DISTRICT WITH ENVIRONMENTAL OVERLAYS
TO
RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT,
WITH ENVIRONMENTAL OVERLAYS

WHEREAS: A petition has been filed by Redford Hills LLC, on behalf of Sussex Corporate Park II, LLC., the property owners of certain lands in the Village of Sussex collectively hereinafter (“Petitioner”) to rezone said properties as described in Exhibit A attached hereto and incorporated herein (“Subject Properties”); and

WHEREAS: Said rezoning petition was submitted to rezone the subject properties to RS -3 Single Family Residential District with Environmental Overlays as described on Exhibit A-1; and

WHEREAS: The Petitioner has supplied all required data pursuant to the Village of Sussex Zoning Code; and

WHEREAS: Upon due notice as required by Section 17.1300 and 17.1400 of the Village Code, the Village Board held a public hearing on _____, as required by Section 17.1305 of the Village Code; and

WHEREAS: The Plan Commission has reviewed the basis for approval described in Section 17.1300 of the Village Code and has found that the proposed rezoning is in keeping with the general welfare and good zoning practice of the Village of Sussex, subject to all terms and conditions of this zoning ordinance being satisfied; and

WHEREAS: The subject lands were annexed to the Village approximately one (1) year ago; and

WHEREAS: The Plan Commission as required by Section 17.0401.E. shall within one (1) year of annexation , evaluate and recommend a permanent classification for annexed lands to the Village Board based upon various planning documents and goals with particular emphasis on the Village’s Land Use Plan., and

WHEREAS: The Plan Commission recommended and Village Board adopted a medium density land use with environmental overlays for the subject property, which corresponds with the RS-3 zoning classification; and

WHEREAS: Adjacent residential developments are or will be similar in density and use as RS-3 zoning; and

WHEREAS: The Village Plan Commission of the Village of Sussex has recommended to the Village Board of the Village of Sussex that said zoning change be made upon certain conditions; and

WHEREAS: The Village of Sussex has reviewed the basis for approval of the petition described in Section 17.1300, and concurs with the Village Plan Commission, and makes the same findings, subject to all terms and conditions of this zoning ordinance being duly satisfied as required herein; and

WHEREAS: The Village Board of the Village of Sussex having carefully reviewed the recommendation of the Plan Commission of the Village of Sussex, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning on the health, safety and welfare of the community, immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the surrounding properties as to noise, dust, smoke and odor, and others hereby determine that the rezoning will not violate the spirit or intent of the Zoning Code for the Village of Sussex, will not be contrary to the public health, safety or general welfare of the Village of Sussex, will not be hazardous, harmful, noxious, offensive and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the operation is conducted pursuant to the following conditions and in strict compliance with the same and is consistent with the recommendation found in the Village of Sussex master plan.

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

SECTION 1: The subject property as described on **Exhibit A** is hereby rezoned to Rs-3 Single Family Residential District (Approximately 35 acres), with approximately 3 acres of Isolated Natural Resources Overlay and the Zoning Map of the Village of Sussex is hereby amended, subject to the terms and conditions described herein.

SECTION 2: The above rezoning and zoning map amendment is conditioned upon the following conditions, which must be complied with or this ordinance is null and void:

1. Presentation Compliance. The subject property must be developed in substantial conformity with the plans presented to the Plan Commission on January 18, 2022 and March 15, 2022 and in substantial conformity with the presentation at the public hearing at the Village Board on _____, 2022 as presented shall be attached hereto and incorporated herein as **Exhibit B**.
2. Preliminary and Final Plat Conditions. The Petitioner shall submit and receive all necessary approvals for a preliminary plat and a final plat, and shall satisfy all conditions of the same.
3. Phasing Plan. The Development shall be developed as one phase.

4. Road Width and Length. The Public Road widths shall be 33' measured back of curb to back of curb. The Plan Commission and Village Board find that this width is appropriate to provide safe and convenient access in accordance with this neighborhood plan, 18.0701 and 18.0703 of the Village Code.
5. Special Assessment. The payment of outstanding special assessments owed on this property must be paid in full prior to starting any site work.
6. Construction Sequencing Plan. Subject to the Developer submitting to and receiving approval from the Village Engineer a construction sequencing plan to ensure safe and adequate construction development of the site for public safety access, utility development, and customer access at all times. pattern that has two access points to the existing public roadway system.
7. Housing Monotony Clause. As required in the Village Design Standards and Chapter 17 Section 17.1002 (B)(2), no single family detached building shall be permitted that design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates monotony or drabness.
8. Required Plans and Engineer Satisfaction. Subject to the Petitioner submitting to and receiving written approval from the Village of all of the following plans for the entire subject property, prior to the rezoning ordinance taking effect. Said plans shall satisfy all comments, conditions, and concerns of the Village Engineer.
 - A. Utility Plans for the entire site including any necessary utility extensions or oversizing necessary to properly connect the development site's utilities with the Village system. Including, but not limited to:
 1. Sewer System Plans
 2. Water System Plans including the water loop along Richmond Road, extending water and sewer from Highlands Drive per the approved route and individual boosters for the Lots 1-4 and 42-45.
 3. Storm water Management Plans with the appropriate maintenance requirements and outlots. The outlots for the stormwater ponds shall be owned by the Village.
 4. Utilities within and fronting the subject lands shall be buried per Village Ordinance (including Village and Private utilities like electric, gas, etc.).
 - B. Master Street Lighting Plan for the entire site.
 - C. Sidewalk and Path Plan for the entire site shown on the plat including location, width, and materials of the sidewalks. Sidewalk shall be established from the development to Highlands Drive with a maintenance agreement for winter snow removal and ongoing maintenance requirements. Sidewalks shall be on one side of all non cul-de sac roads internal to the subdivision.

D. Environmental Plans

1. Street Tree Plan for the entire site, which shall be planted by the Developer in either optimal spring or fall planting season, but no later than October of 2023.
2. Landscape plan for common areas including necessary easements for ongoing maintenance by homeowners association as may be appropriate. In particular a specific plan for buffering the homes/units along Richmond Road.
3. Tree Mitigation and Preservation Plan and payment of any fees associated with said plan. In addition a specific deed restriction in a form approved by the Village Attorney being placed against said lots where the trees and soil are to be left preserved according to said plan in lots 5-9. The 5 lots shall also be marked to indicate permanently where this line of restriction exists at each lot line.

E. Street plans internal to the subdivision and including, but not limited to any necessary improvements for Richmond Road for the access points and improvements necessary to gain access for the same. The street plan shall accommodate the US postal service centralized mailbox standards.

F. Grading Plan. Due to the steep grade changes a specific grading plan shall be established for the site, which shall be noticed by the Petitioner to lot buyers and will be enforced strictly by the Village to ensure safety and welfare of the community.

10. Developer's Agreement. Prior to development of the Subject Property or any portion thereof, the Developer of the Subject Lands or portion thereof is required to enter into a Developer's Agreement as approved by the Village prior to the approval of permits for grading and start of construction.
11. Professional Fees. Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this rezoning petition, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional rezoning ordinance due to a violation of these conditions.
12. Payment of Charges. Any unpaid bills owed to the Village by the owner of subject lands or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village: shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627. Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional rezoning ordinance that is subject to all remedies available to the Village, including possible cause for termination of the conditional rezoning ordinance.

13. Acceptance. Subject to the petitioner approving in writing the issuance of the conditional rezoning ordinance, and that the petitioner understands and accepts the same, and that upon failure to satisfy these conditions, this conditional rezoning ordinance is void, and the same is deemed not to have been approved, and the Petitioner will therefore need to re-commence the application process for rezoning of the property.
14. One Year to Satisfy Conditions. Subject to the petitioner satisfying all of the aforementioned conditions within one year of the Village Board adopting this conditional rezoning ordinance. The Village Board may grant additional time solely at the discretion of the Village Board upon request for an extension by the Developer.

SECTION 3: The Village Engineer is hereby authorized and directed to note this rezoning on the Official Zoning Map of the Village of Sussex upon successful development of the property and satisfaction of all conditions in Section 2 of this Ordinance.

SECTION 4. 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 of the ordinance which shall remain in full force and effect. Any other ordinances are hereby repealed as to those terms that conflict.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this _____ day of _____, 2022.

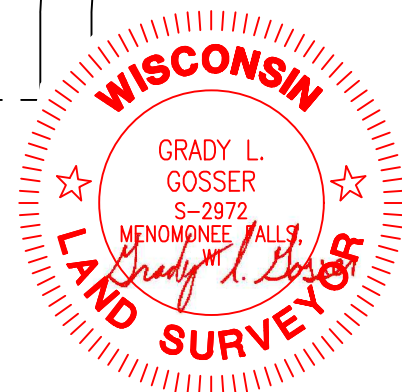
VILLAGE OF SUSSEX

Anthony LeDonne
Village President

ATTEST: _____
Jennifer Moore
Interim Village Clerk-Treasurer

Published and/or posted this _____ day of _____, 2022.

X:\2021\21-058-1013 34 Ac Richmond Rd Sussex\Drawings\Survey\EXHIBITS\885DEX-REZONING.dwg

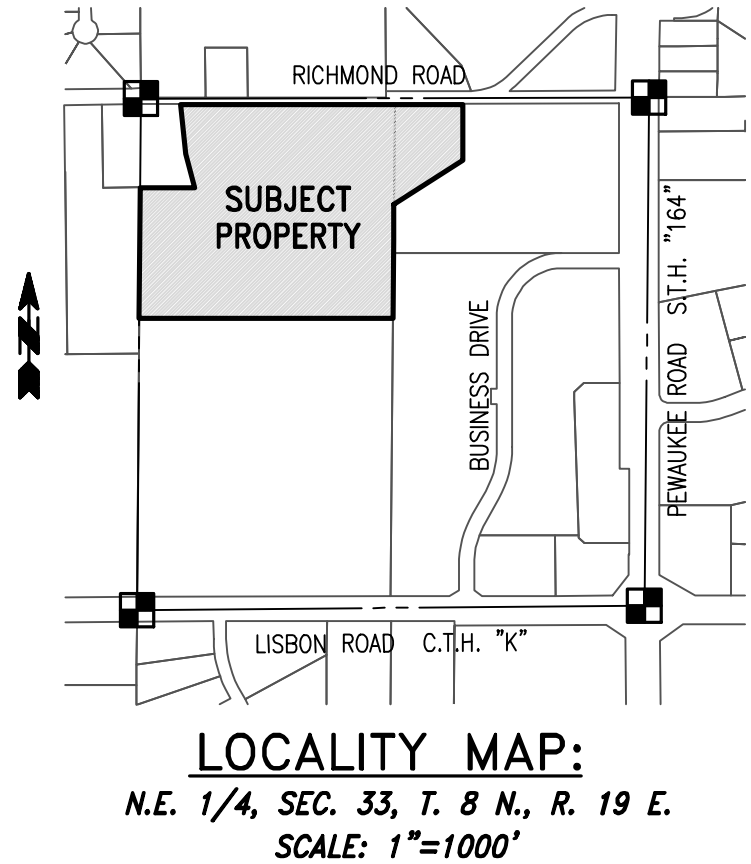
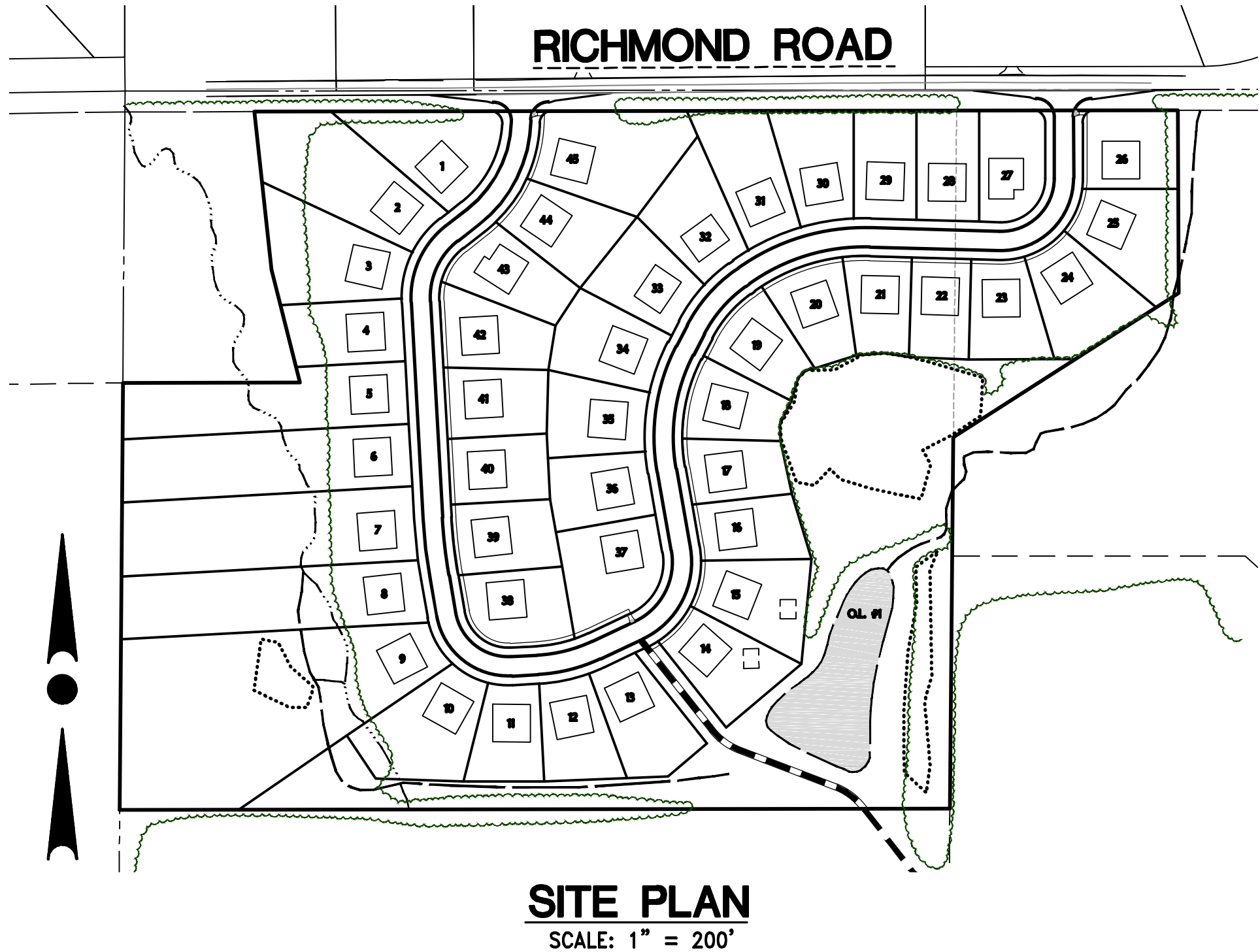


DATE: 3-8-22

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
- STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - VILLAGE OF SUSSEX STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING ALL EROSION CONTROL MEASURES AS ILLUSTRATED ON THE APPROVED PLAN. THE VILLAGE ENGINEER RESERVES THE RIGHT TO REQUIRE ANY ADDITIONAL EROSION CONTROL MEASURES AS DEEMED NECESSARY DURING THE COURSE OF CONSTRUCTION.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS DAILY (OR AS ORDERED BY ENGINEER) AS REQUIRED BY MUNICIPAL ORDINANCE.
12. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND ADVANCE WARNING SIGNAGE ALONG MAPLE AVENUE DURING TRUCKING OPERATIONS AND PAVING, GRADING, & UTILITY WORK ALONG & WITHIN MAPLE AVENUE RIGHT-OF-WAY. THIS PLAN SHALL BE APPROVED BY THE VILLAGE OF SUSSEX.

REDFORD HILLS
PRELIMINARY SITE DEVELOPMENT PLANS
VILLAGE OF SUSSEX, WISCONSIN



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
REDFORD HILLS
SINGLE FAMILY DEVELOPMENT
VILLAGE OF SUSSEX, WISCONSIN
BY: **GEORGE ERWIN, III**
CAC INVESTMENTS, LLC

REVISION HISTORY

DATE	DESCRIPTION
3/04/2022	VILLAGE SUBMITTAL

DATE:

MARCH 4, 2022

JOB NUMBER:

21-040-953

DESCRIPTION:

COVER
SHEET

SHEET

T1

SHEET INDEX

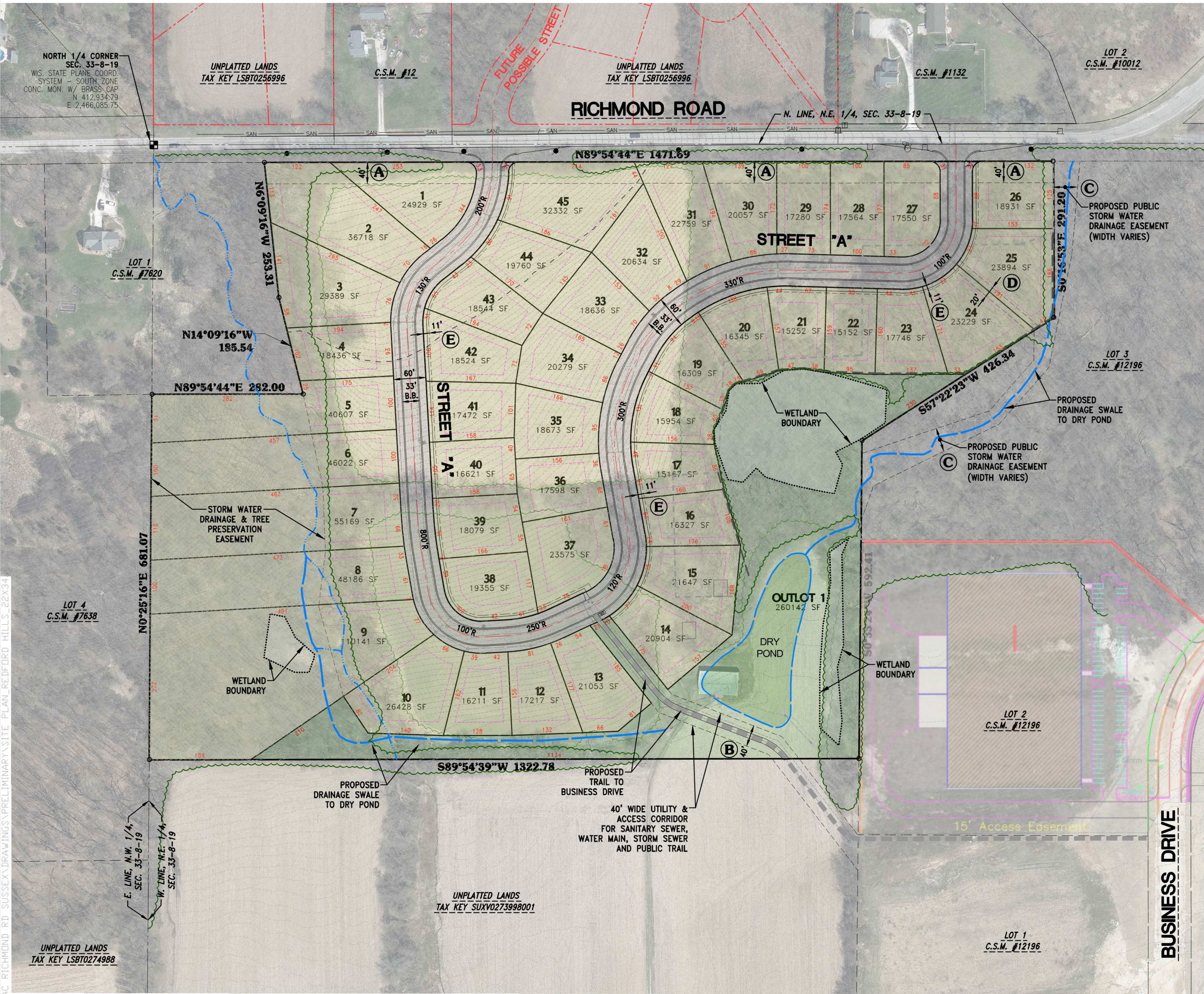
CIVIL	
T1	- COVER SHEET
C1.0	- PROPOSED SITE PLAN
C1.1	- TREE IMPACT PLAN
C2.0	- OVERALL PRELIMINARY GRADING PLAN
C2.1-C2.2	- PRELIMINARY GRADING & DRAINAGE PLANS
C3.0	- OVERALL UTILITY SYSTEM PLAN
C3.1-C3.2	- PRELIMINARY UTILITY SYSTEM PLANS
C4.0-C4.1	- CONSTRUCTION NOTES & DETAILS



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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PROPOSED SITE PLAN

"REDFORD HILLS" SUBDIVISION

HIGHLANDS BUSINESS PARK - RESIDENTIAL

VILLAGE OF SUSSEX, WI

DEVELOPER:

GEORGE ERWIN, III & CAC INVESTMENTS, LLC

2300 N. MAYFAIR RD, STE 1175

MILWAUKEE, WI 53266

PHONE: (414) 258-4300

FAX: (414) 258-5487

ENGINEER / SURVEYOR:

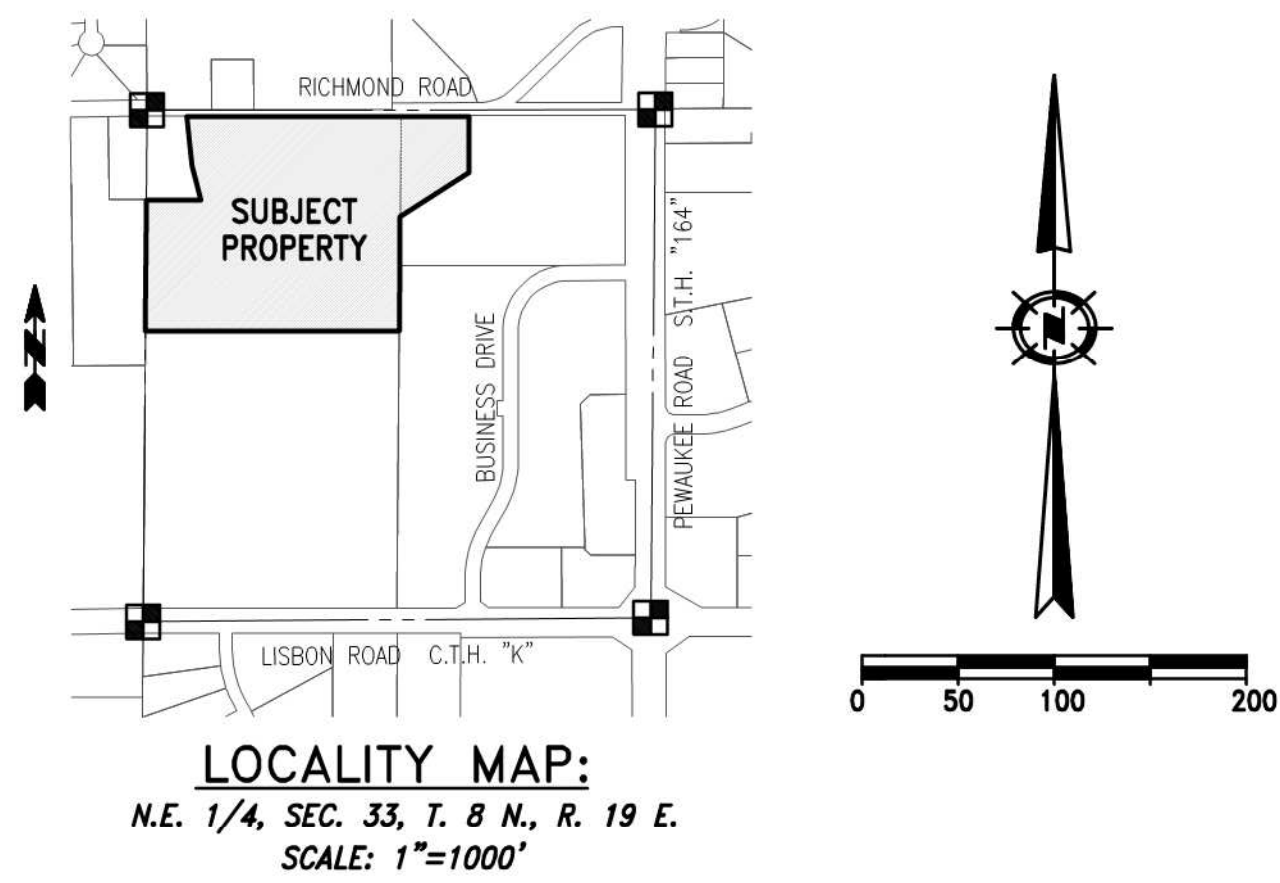
TRIO ENGINEERING, LLC

4100 N. CALHOUN ROAD, SUITE 300

BROOKFIELD, WISCONSIN 53005

PHONE: (262) 790-1480

FAX: (262) 790-1481



SITE DATA TABLE:

- TOTAL AREA
- SUSSEX CORPORATE PARK II = 31.48 acres
- EQUITY TRUST COMPANY = 3.31 acres
- TOTAL RESIDENTIAL AREA = 34.79 acres
- PROPOSED SINGLE FAMILY 45 lots
- DENSITY 45 / 34.79 = 1.29 un/ac
- OPEN SPACE (Outlots) = 5.97 acres (17.16%)
- O.L. #1 is dedicated to the Village of Sussex for storm water management, public access, and public utility purposes.
- O.L. #1 contains INRA and wetlands to be preserved.
- PROPOSED ZONING = Rs-3
- LOT AREA = 15,000 sf
- LOT WIDTH = 90' minimum
- Note that the typical lot width is 95' - 100' (varies)
- SETBACKS =
- STREET = 30'
- SIDE YARD = 15'
- REAR YARD = 25'
- AVERAGE LOT SIZE 24,503 sf (0.56 ac)
- Includes 4.88 acres of tree preservation and/or drainage easement area on the backs of lots 5 - 9.
- STREET LENGTH = 2,610 lf (58 lf/lot)

EASEMENT LEGEND:

- (A) - 40' WIDE LANDSCAPE EASEMENT
- (B) - 40' WIDE PUBLIC UTILITY & ACCESS CORRIDOR
- (C) - PUBLIC STORM WATER DRAINAGE EASEMENT
- (D) - 20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT
- (E) - 11' WIDE PUBLIC SIDEWALK EASEMENT

INRA NOTES:

- Total INRA to remain in Highlands Business Park = 10.25 ac
- Total INRA reduction for Lots 22-24 & 26-32 = 2.54 ac
- Original INRA area in Highlands Business Park = 12.79 ac
- Rear yard runoff from Lots 24 - 30 will be swaled around the wetland and will drain to the proposed Dry Pond, and ultimately to the Wet Pond and Infiltration Basin recently constructed in Phase B of the Highlands Business Park. There will be no water quality impacts to the isolated wetland as a result of this project.

DEVELOPMENT SUMMARY:

1. Tax Key No. SUXV0273998001 & SUXV0273999014
2. Subdivision contains approximately 34.75 Acres.
3. Subdivision contains 45 Lots and 1 Outlot.
4. All lots to be served by Sanitary Sewer and Watermain.
5. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
6. All lots to have Underground Telephone, Electric, and Gas Service.
7. Zoning = Rs-3
8. Stormwater Management Facilities are located on Outlot 1 of this Subdivision. Outlot 1 shall be owned and maintained by the Village of Sussex. Stormwater Management per Village and DNR requirements are provided regionally by the Highlands Business Park.

WATER SERVICE BOOSTER NOTE:

- Lots 1 - 4 and 42 - 45 require an individual water pressure boosting system on each individual service line.
- The individual pressure boosting systems shall comply with NR 810.10 and shall be owned and maintained by the public water system owner. A separate service agreement shall be created for each lot with such system.

LEGEND	
	PROPOSED FIRE HYDRANT
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING CONTOUR



PROJECT:

REDFORD HILLS

SINGLE FAMILY DEVELOPMENT

VILLAGE OF SUSSEX, WISCONSIN

BY: GEORGE ERWIN, III

CAC INVESTMENTS, LLC

REVISION HISTORY

DATE	DESCRIPTION
3/04/2022	VILLAGE SUBMITTAL

DATE:

MARCH 4, 2022

JOB NUMBER:

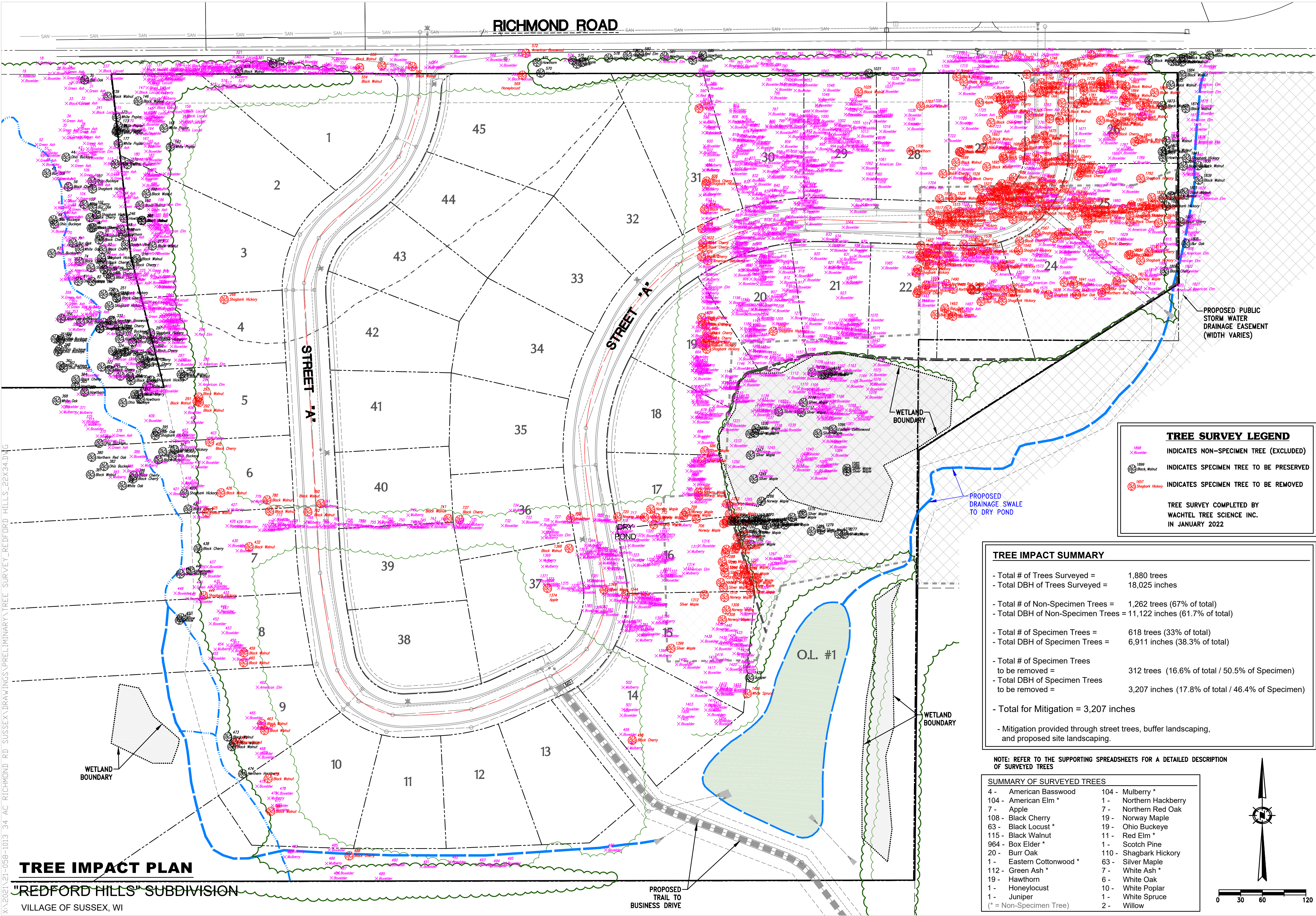
21-040-953

DESCRIPTION:

PROPOSED SITE PLAN

SHEET

C1.0



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TREE IMPACT PLAN

"REDFORD HILLS" SUBDIVISION
VILLAGE OF SUSSEX, WI

TREE SURVEY LEGEND

1698
X Boulder

INDICATES NON-SPECIMEN TREE (EXCLUDED)

1699
Black Walnut

INDICATES SPECIMEN TREE TO BE PRESERVED

1657
Shagbark Hickory

INDICATES SPECIMEN TREE TO BE REMOVED

TREE SURVEY COMPLETED BY
WACHTEL TREE SCIENCE INC.
IN JANUARY 2022

TREE IMPACT SUMMARY

- Total # of Trees Surveyed = 1,880 trees
- Total DBH of Trees Surveyed = 18,025 inches

- Total # of Non-Specimen Trees = 1,262 trees (67% of total)
- Total DBH of Non-Specimen Trees = 11,122 inches (61.7% of total)

- Total # of Specimen Trees = 618 trees (33% of total)
- Total DBH of Specimen Trees = 6,911 inches (38.3% of total)

- Total # of Specimen Trees to be removed = 312 trees (16.6% of total / 50.5% of Specimen)
- Total DBH of Specimen Trees to be removed = 3,207 inches (17.8% of total / 46.4% of Specimen)

- Total for Mitigation = 3,207 inches

- Mitigation provided through street trees, buffer landscaping, and proposed site landscaping.

NOTE: REFER TO THE SUPPORTING SPREADSHEETS FOR A DETAILED DESCRIPTION OF SURVEYED TREES

SUMMARY OF SURVEYED TREES

4 - American Basswood	104 - Mulberry *
104 - American Elm *	1 - Northern Hackberry
7 - Apple	7 - Northern Red Oak
108 - Black Cherry	19 - Norway Maple
63 - Black Locust *	19 - Ohio Buckeye
115 - Black Walnut	11 - Red Elm *
964 - Box Elder *	1 - Scotch Pine
20 - Burr Oak	110 - Shagbark Hickory
1 - Eastern Cottonwood *	63 - Silver Maple
112 - Green Ash *	7 - White Ash *
19 - Hawthorn	6 - White Oak
1 - Honeylocust	10 - White Poplar
1 - Juniper	1 - White Spruce
(* = Non-Specimen Tree)	2 - Willow

WISCONSIN

JOSHUA D. PUDELKO

E-39420

WAUWATOSA, WI

PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING

TRIO

CIVIL ENGINEERING

4100 N. CALHOUN RD., SUITE 300

BROOKFIELD, WI 53005

PHONE: (262) 790-1480

FAX: (262) 790-1481

EMAIL: info@trioeng.com

PROJECT:

REDFORD HILLS

SINGLE FAMILY DEVELOPMENT

VILLAGE OF SUSSEX, WISCONSIN

BY: GEORGE ERWIN, III

CAC INVESTMENTS, LLC

REVISION HISTORY

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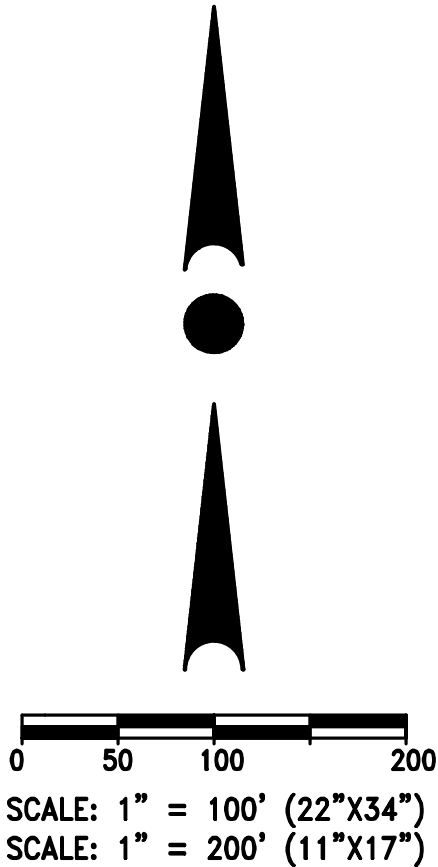
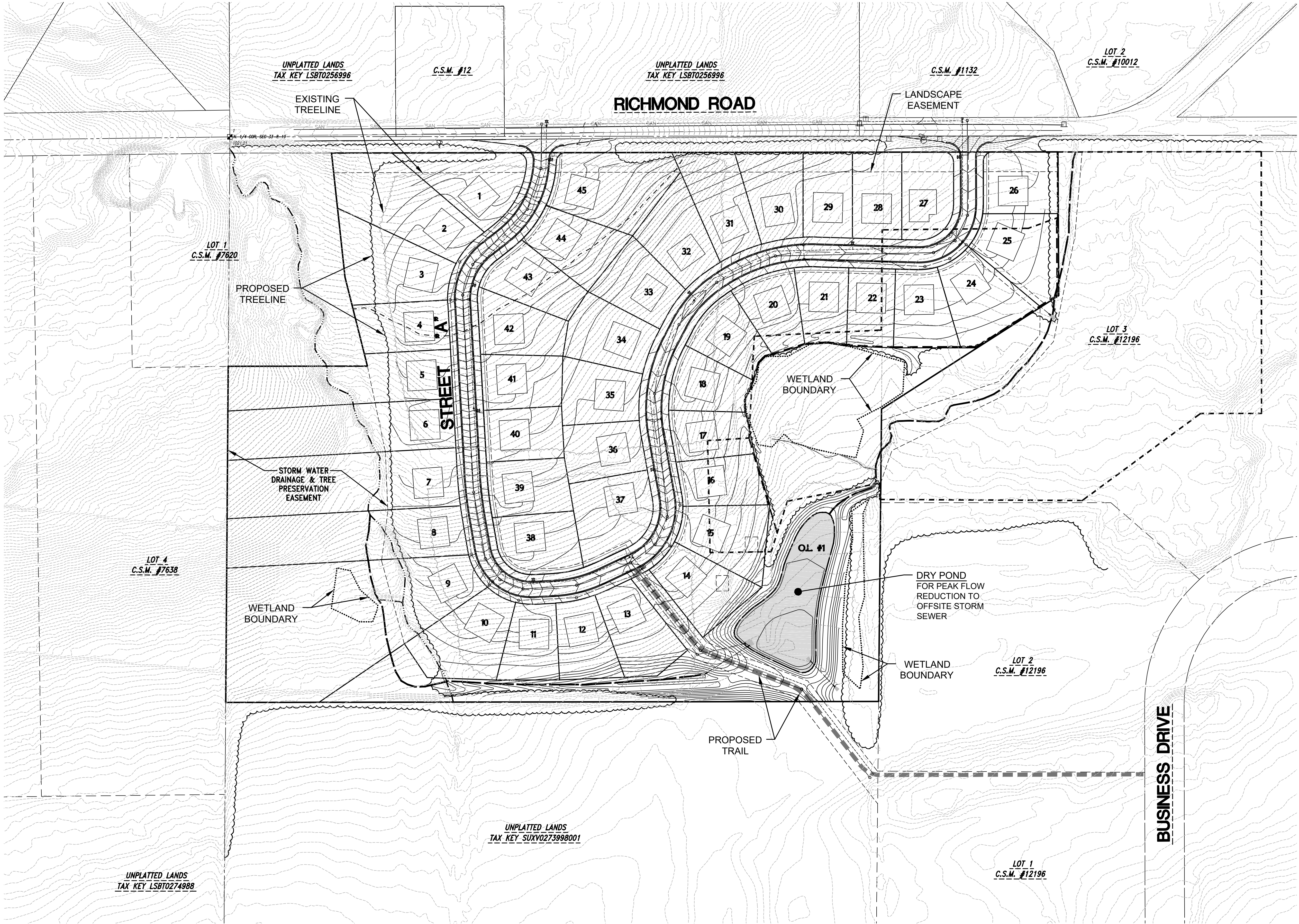
DESCRIPTION:

TREE IMPACT PLAN

SHEET

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SINGLE FAMILY DEVELOPMENT
VILLAGE OF SUSSEX, WISCONSIN
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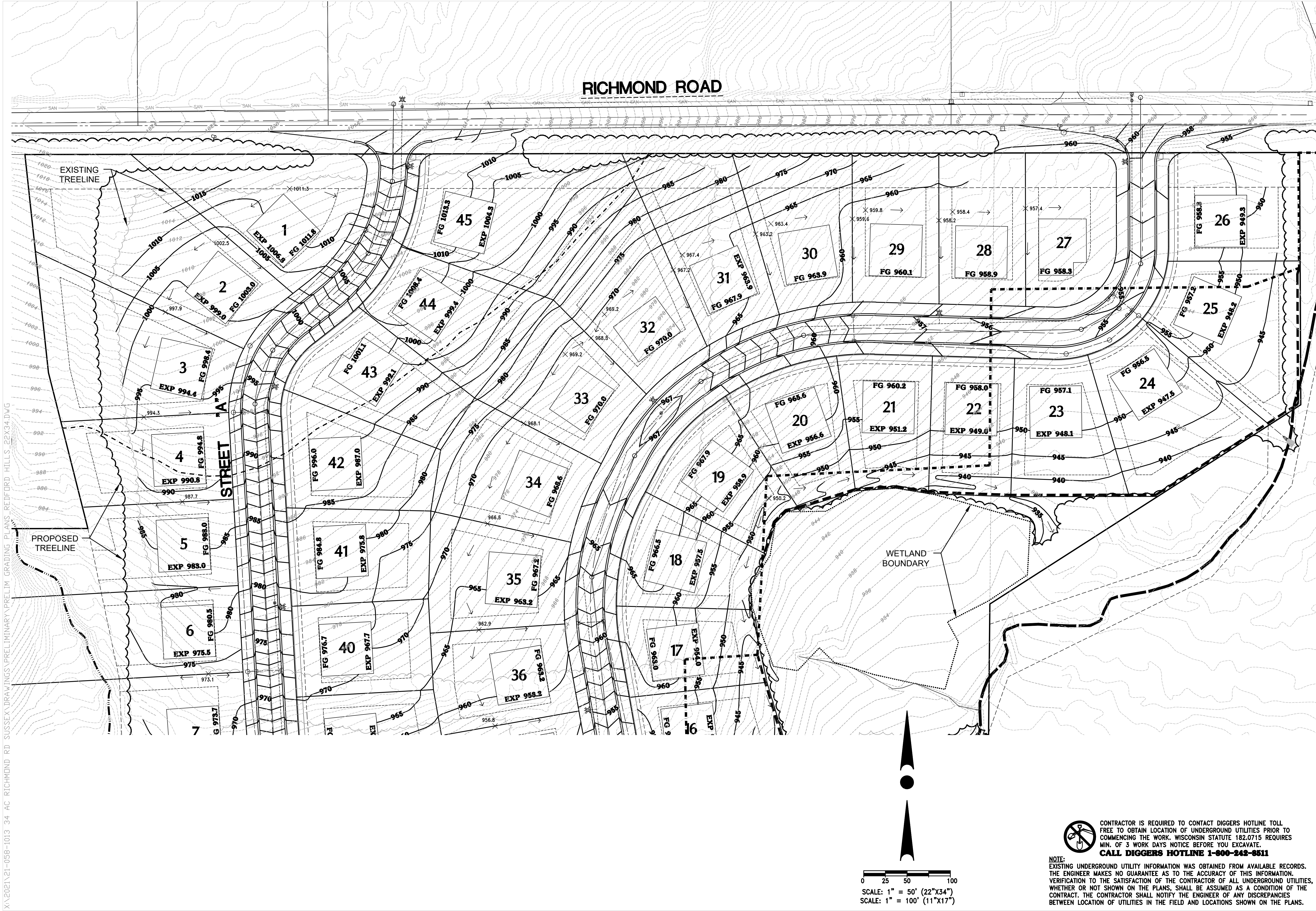
DATE:
MARCH 4, 2022

JOB NUMBER:
21-040-953

DESCRIPTION:
**OVERALL
GRADING PLAN**

SHEET

C2.0



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WISCONSIN

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E-39420

WAUWATOSA, WI

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DESCRIPTION:
**PRELIMINARY
GRADING PLAN
NORTH**

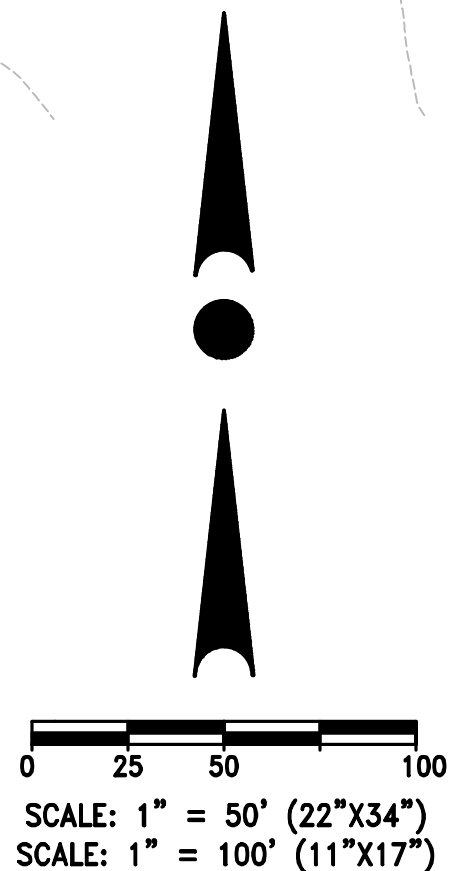
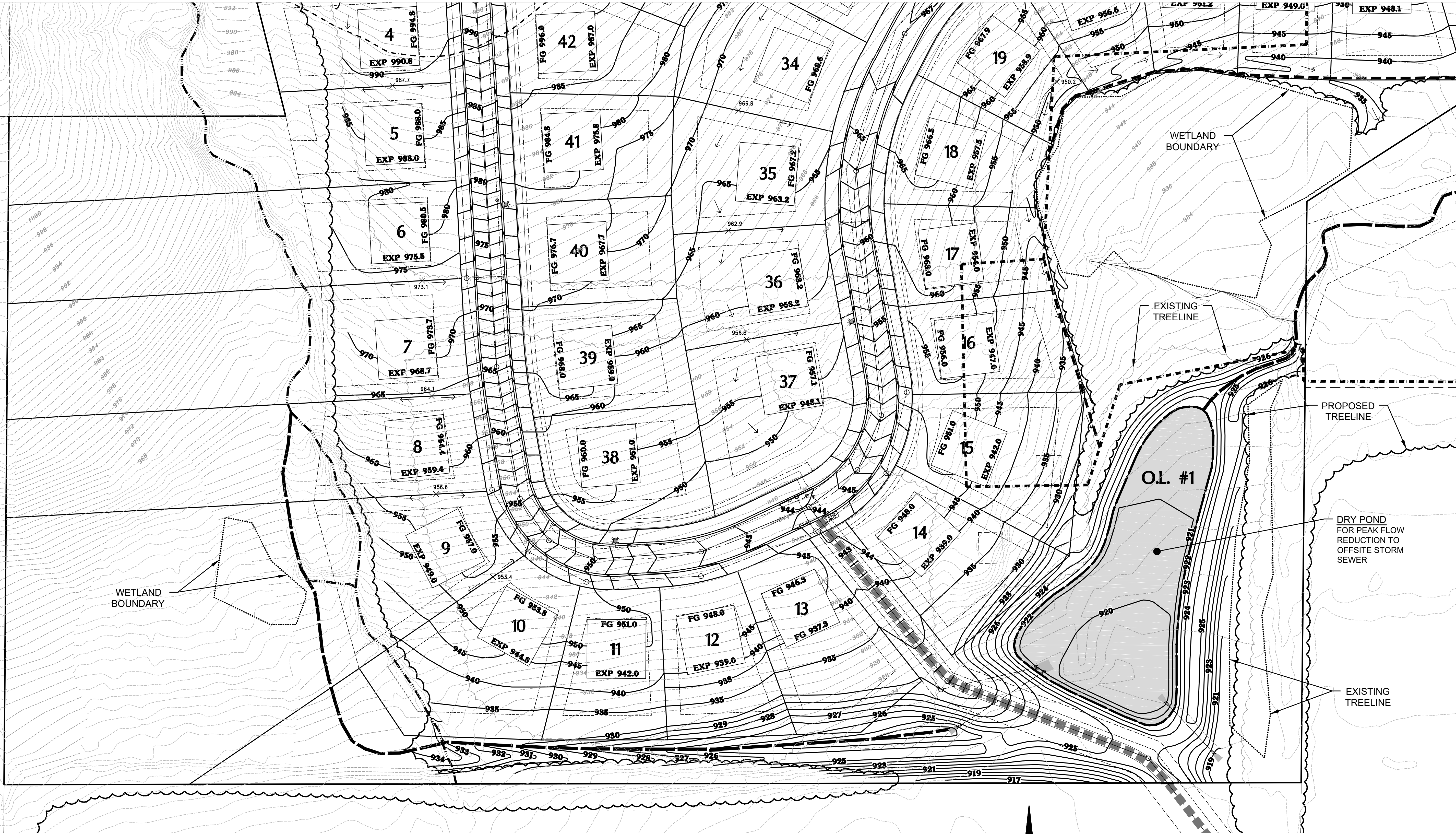
SHEET

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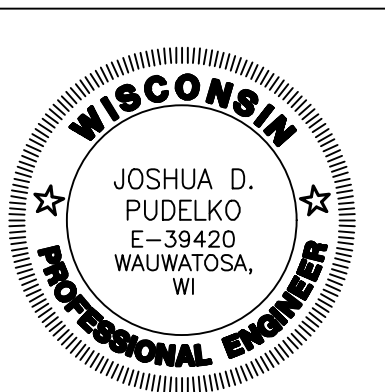
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VILLAGE OF SUSSEX, WISCONSIN
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CAC INVESTMENTS, LLC

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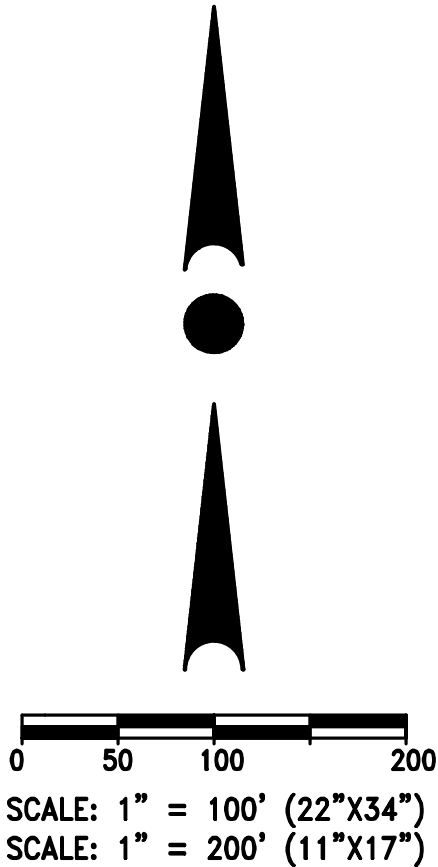
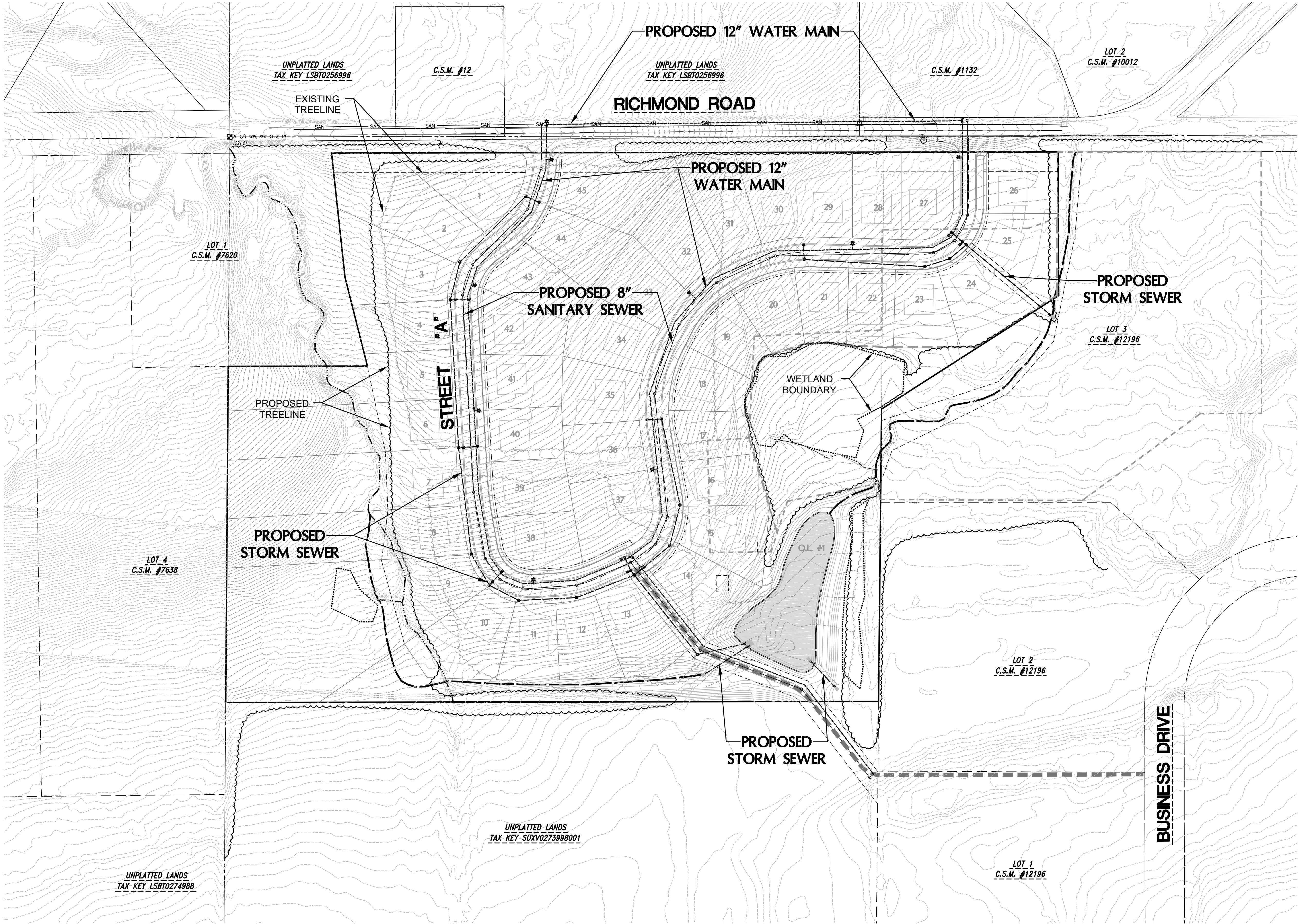
JOB NUMBER:
21-040-953

DESCRIPTION:
**PRELIMINARY
GRADING PLAN
SOUTH**

SHEET

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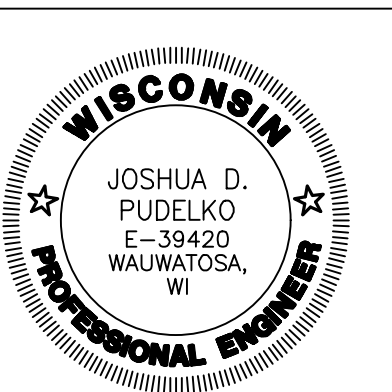
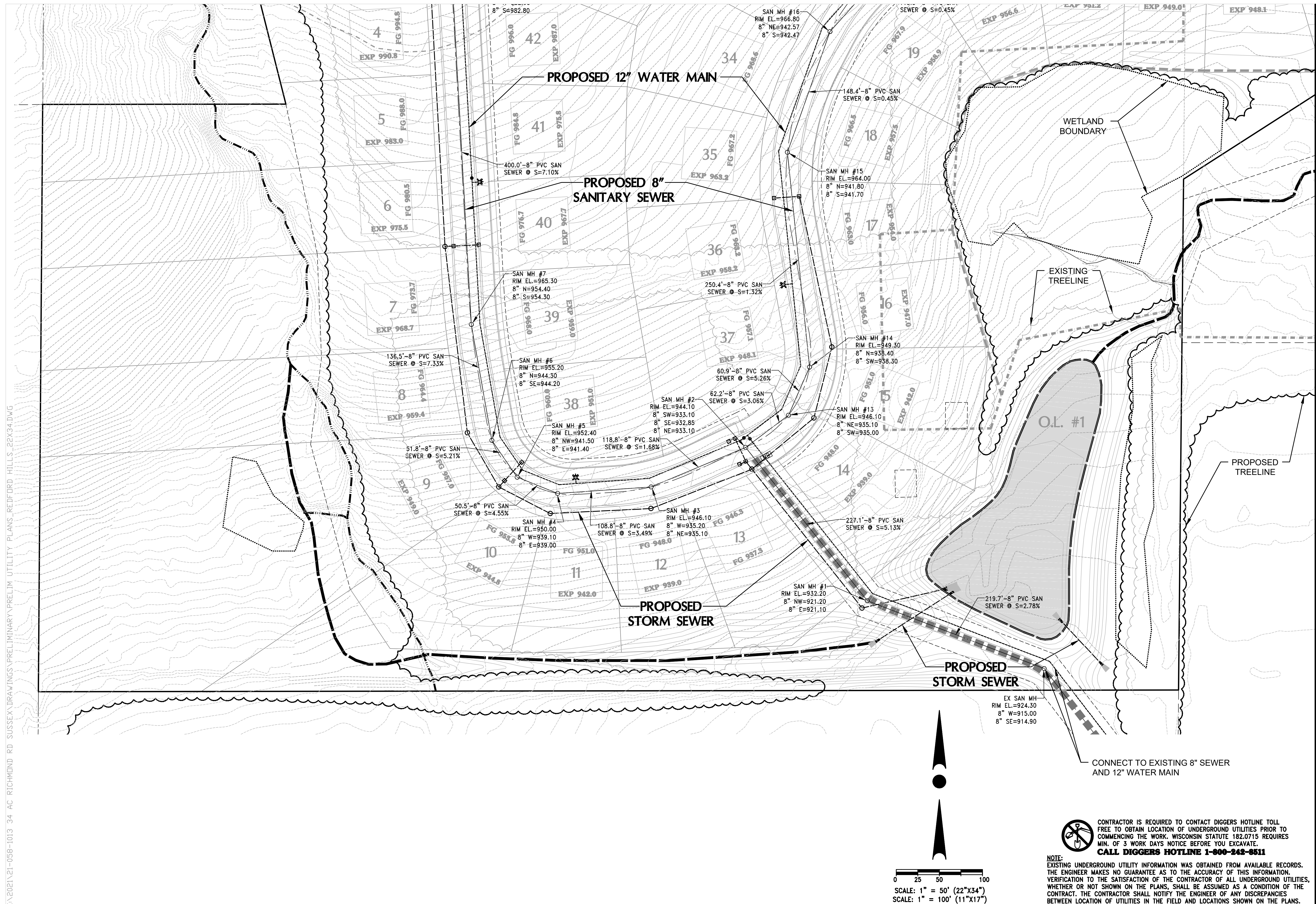
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DESCRIPTION:
**OVERALL
UTILITY PLAN**

SHEET

C3.0



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
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**PROJECT:
REDFORD HILLS
SINGLE FAMILY DEVELOPMENT
VILLAGE OF SUSSEX, WISCONSIN
BY: GEORGE ERWIN, III
CAC INVESTMENTS, LLC**

REVISION HISTORY

DATE	DESCRIPTION
3/04/2022	VILLAGE SUBMITTAL

DATE:
MARCH 4, 2022

JOB NUMBER:
21-040-953

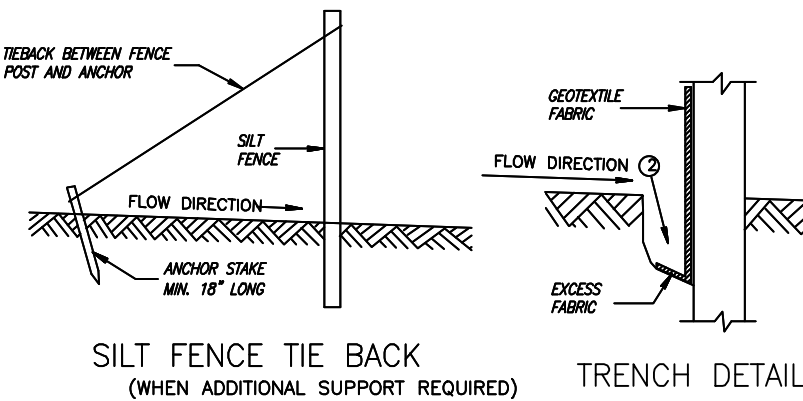
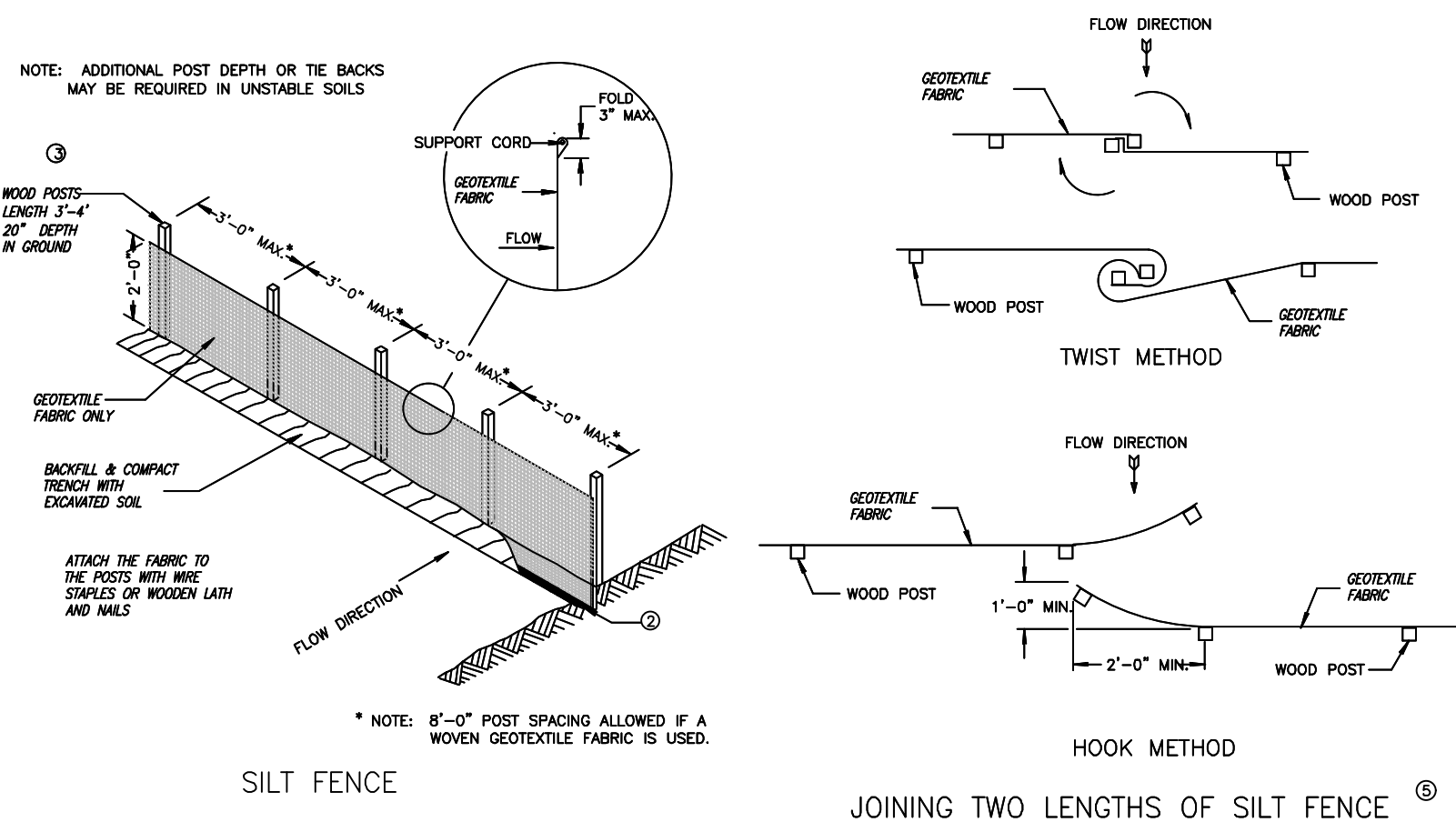
DESCRIPTION:

**PRELIMINARY
UTILITY PLAN
SOUTH**

SHEET

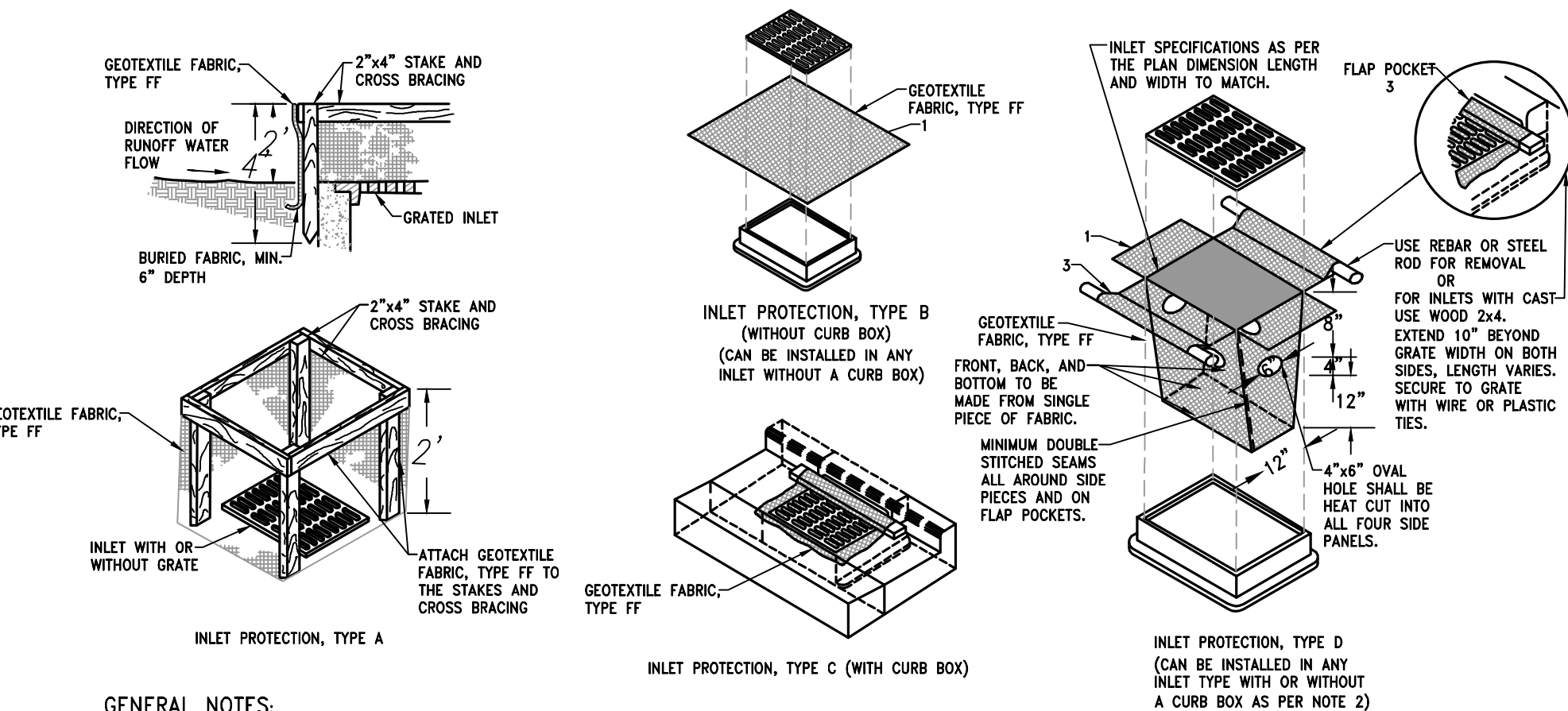
C3.2

X:\2021\21-058-1013 34 AC RICHMOND RD SUSSEX\DRAWINGS\PRELIMINARY\PRELIM COVER & DETAILS_RED FORD HILLS_22X34.DWG



SILT FENCE INSTALLATION DETAIL
NO SCALE

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 9 E 9-6.



GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, AND HOLDS IT OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

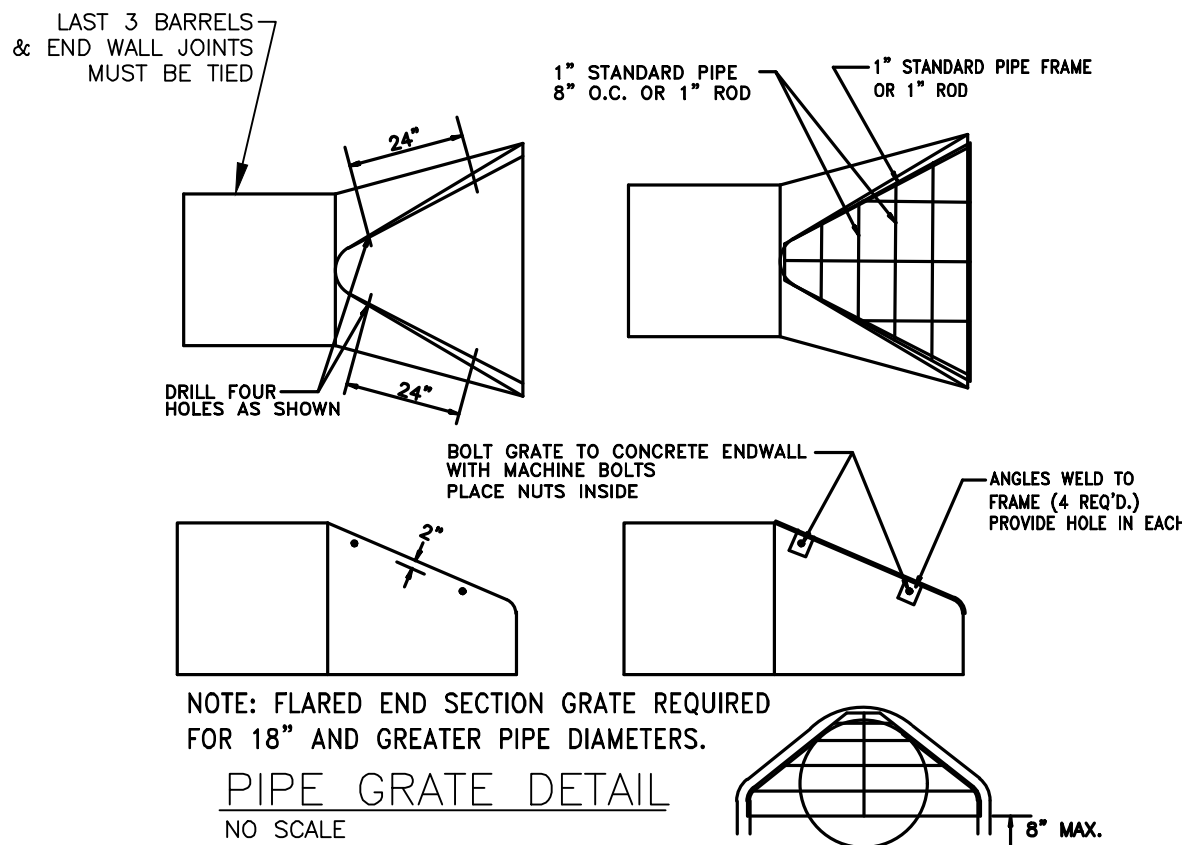
TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

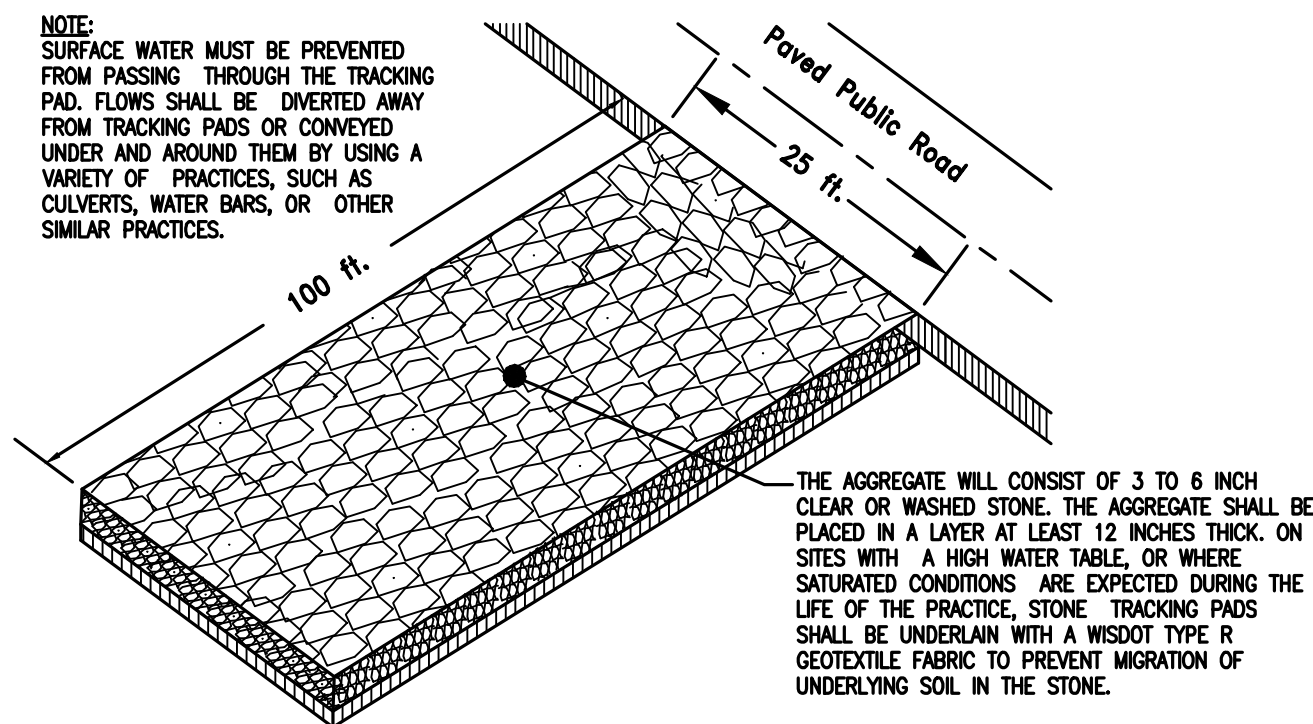
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

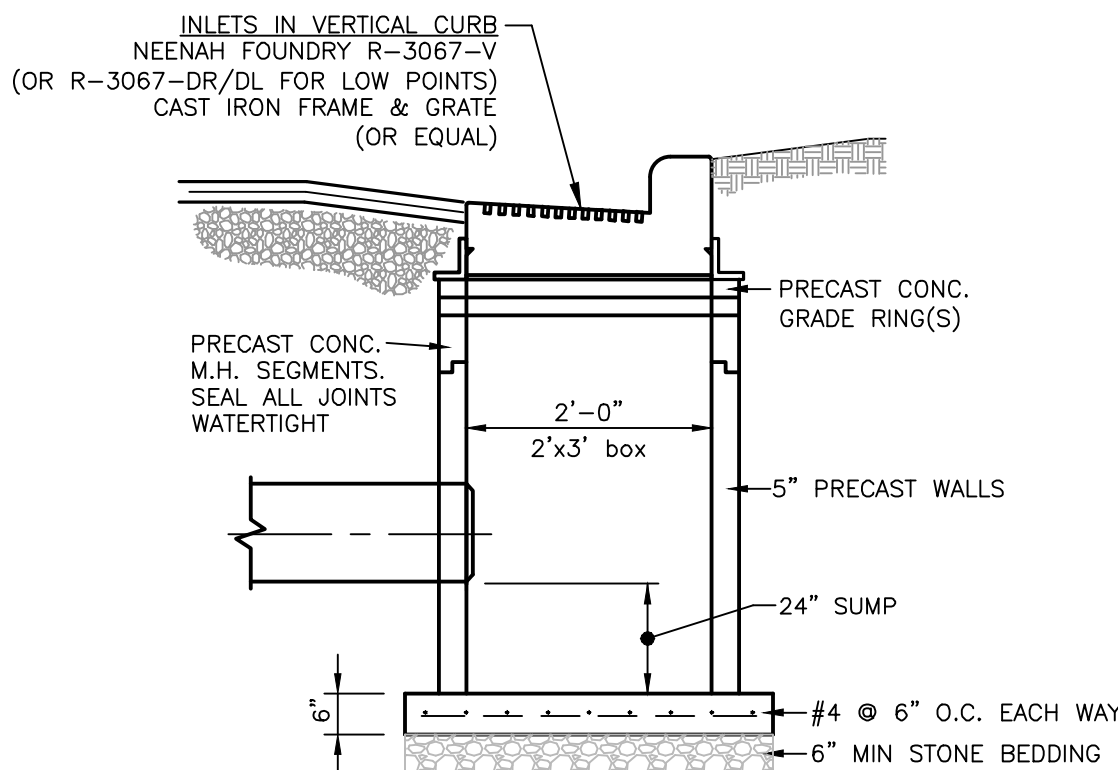
INLET PROTECTION DETAIL
NO SCALE



PIPE GRATE DETAIL
NO SCALE



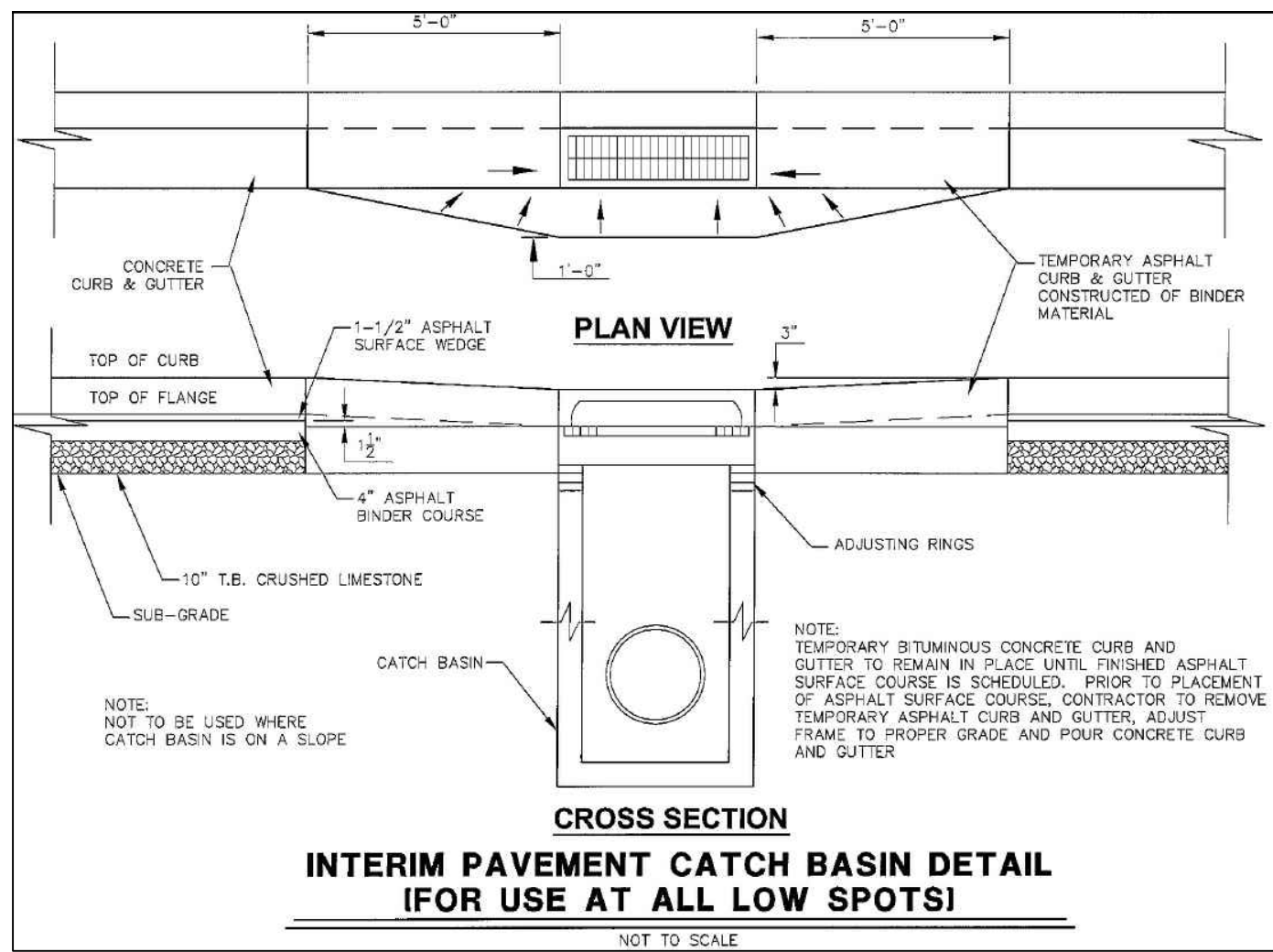
CONSTRUCTION ENTRANCE DETAIL
NO SCALE



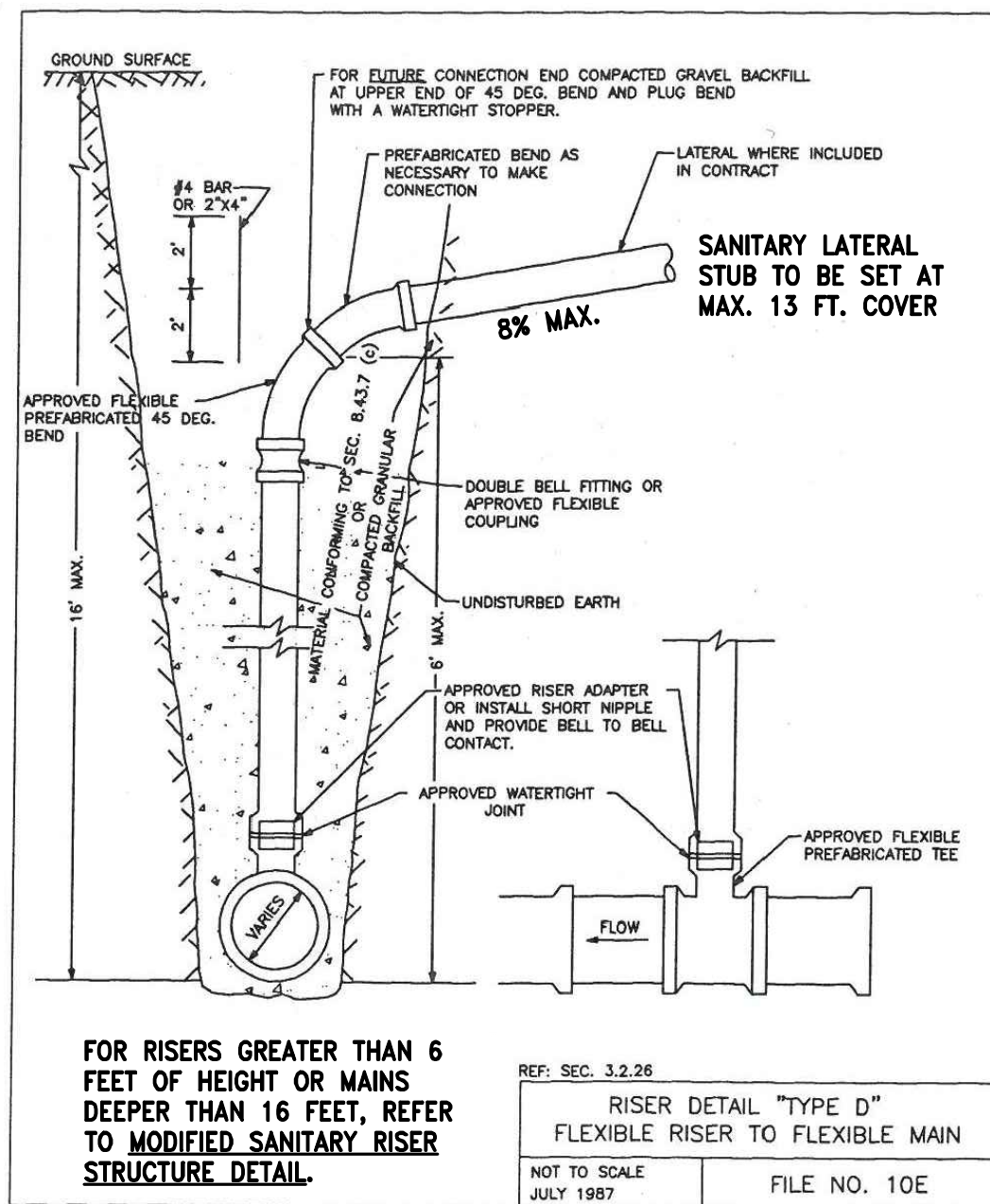
NOTES:

1. EZ-STICK RUBBER GASKET OR APPROVED EQUAL SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS.
2. MINIMUM OF 2", MAXIMUM OF 6" OF ADJUSTING RINGS.
3. CLEAN UNDERSIDE OF ADJUSTING RINGS OR CAST IRON FRAME AND SET IN PLACE.
4. TUCK POINT MORTAR INTO ANNUAL CRACK AND BACK PLASTER INSIDE AND OUTSIDE OF JOINTS.
5. MEET REQUIREMENTS OF ASTM C478.

STORM SEWER CURB INLET DETAIL
NO SCALE

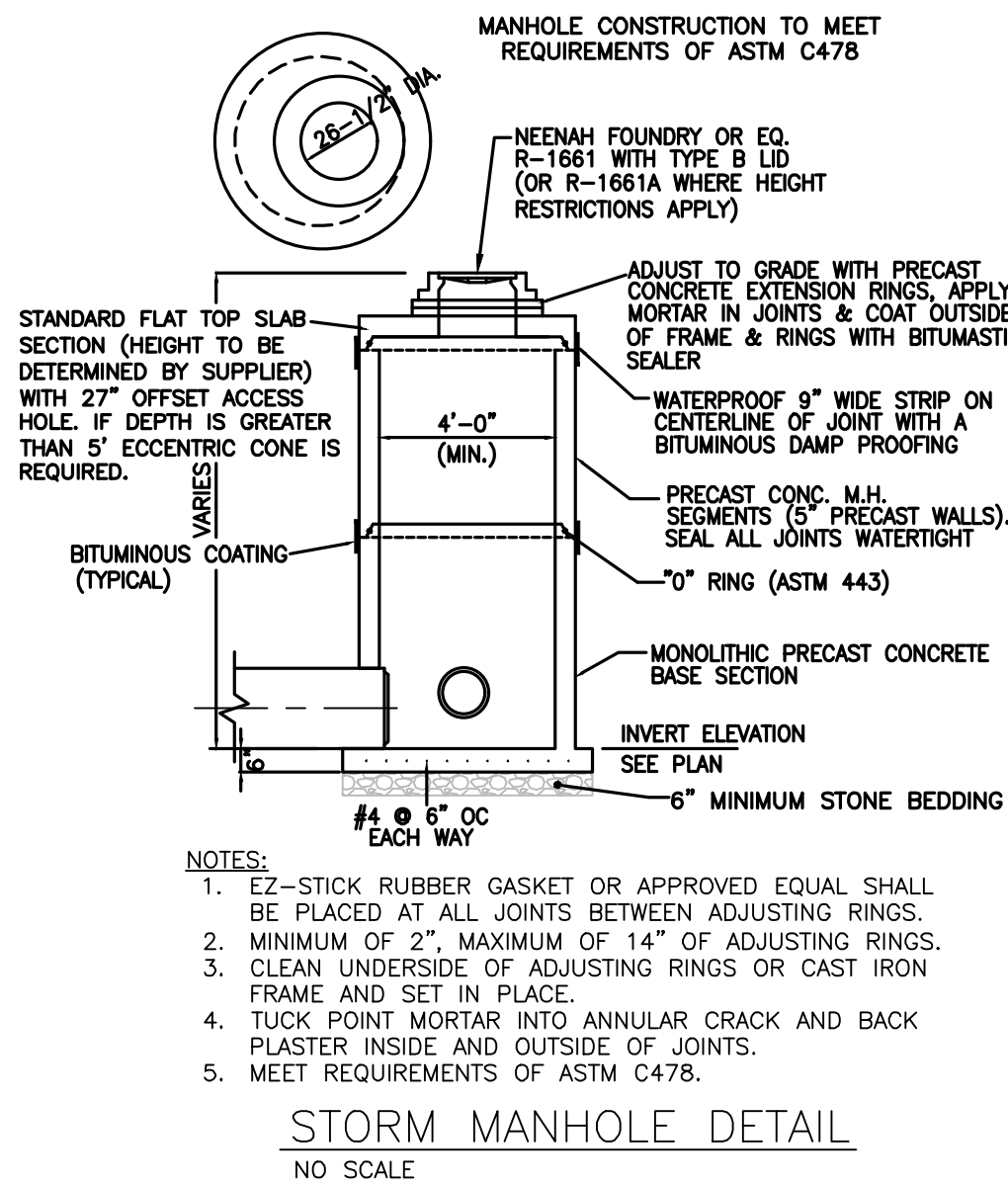


INTERIM PAVEMENT CATCH BASIN DETAIL
(FOR USE AT ALL LOW SPOTS)
NOT TO SCALE



FOR RISERS GREATER THAN 6 FEET OF HEIGHT OR MAINS DEEPER THAN 16 FEET, REFER TO MODIFIED SANITARY RISER STRUCTURE DETAIL.

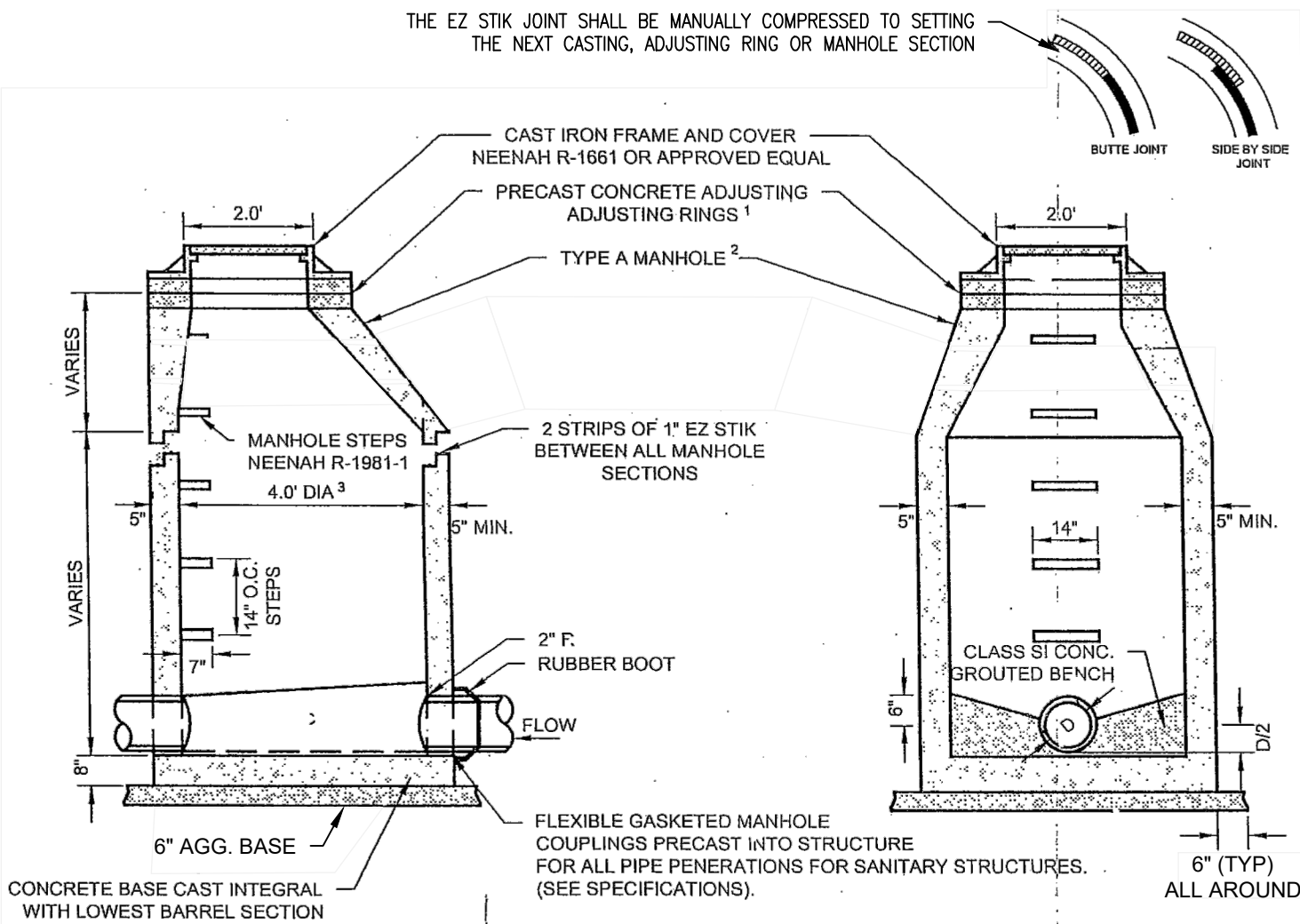
SANITARY LATERAL RISER DETAIL
NO SCALE



NOTES:

1. EZ-STICK RUBBER GASKET OR APPROVED EQUAL SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS.
2. MINIMUM OF 2", MAXIMUM OF 14" OF ADJUSTING RINGS.
3. CLEAN UNDERSIDE OF ADJUSTING RINGS OR CAST IRON FRAME AND SET IN PLACE.
4. TUCK POINT MORTAR INTO ANNUAL CRACK AND BACK PLASTER INSIDE AND OUTSIDE OF JOINTS.
5. MEET REQUIREMENTS OF ASTM C478.

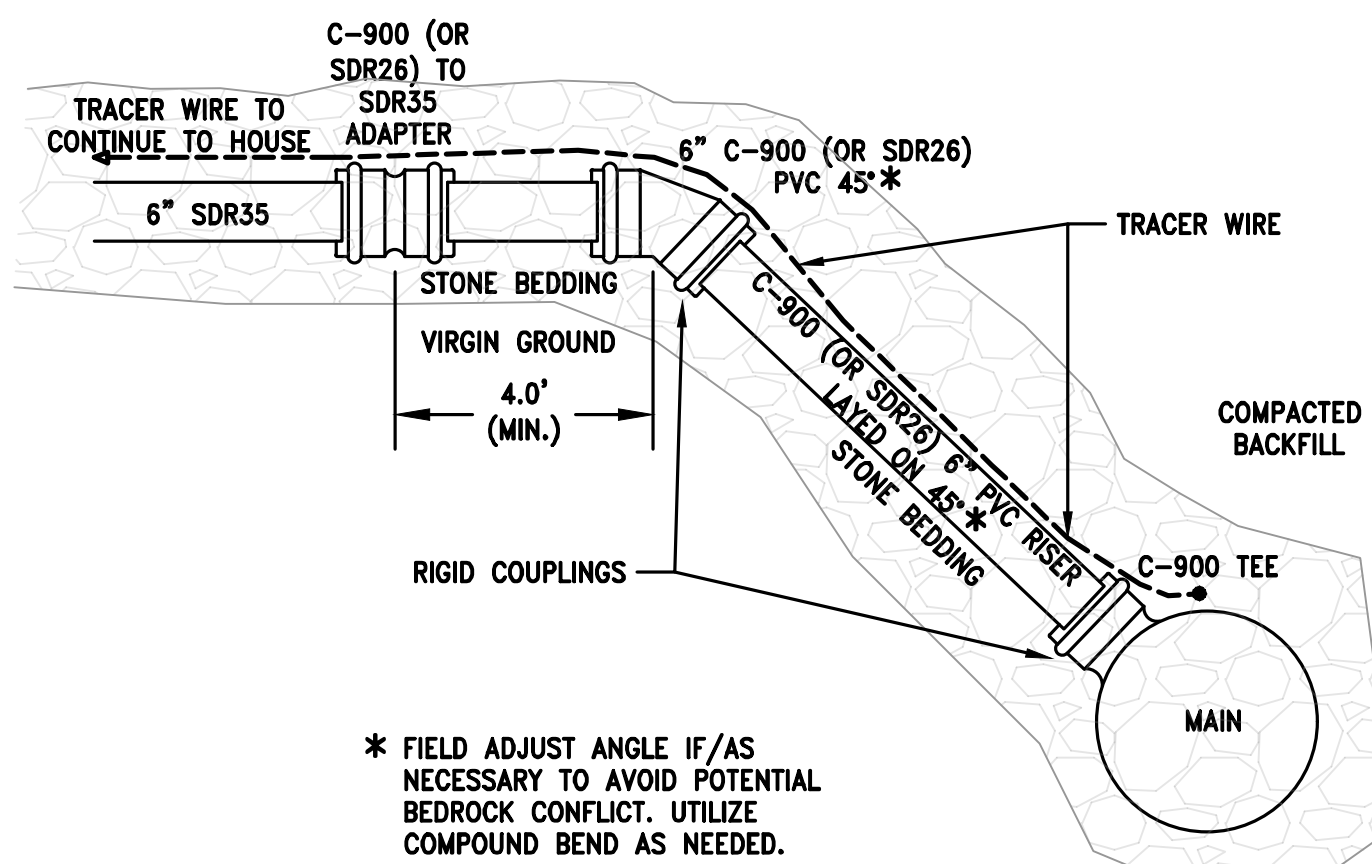
STORM MANHOLE DETAIL
NO SCALE



NOTES:

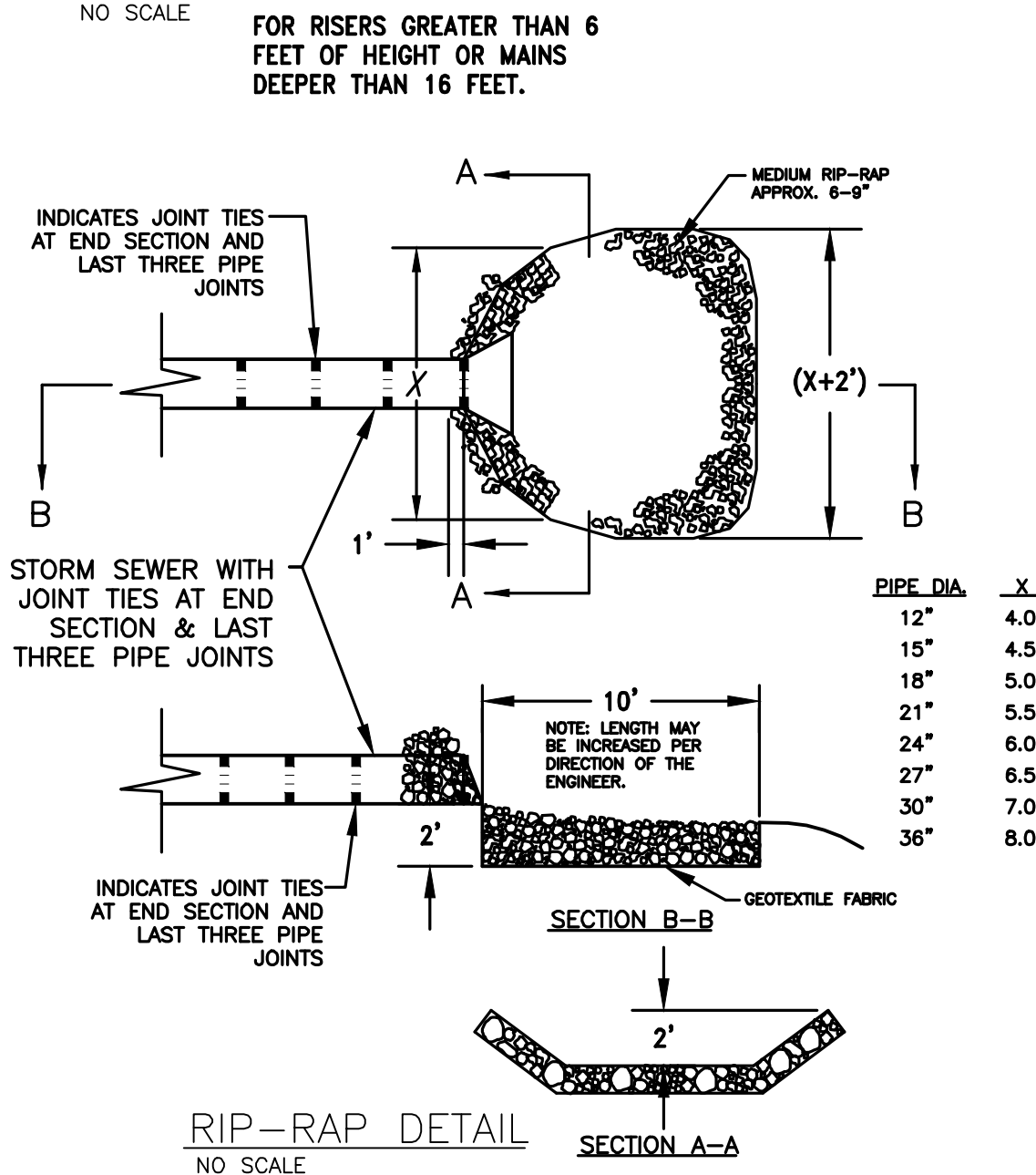
1. 1" EZ-STIK BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL/EXTERNAL CHIMNEY SEALS, 9" WIDE BARREL WRAP AND ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
2. STRUCTURE TO BE 4'-0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.
3. PRECAST ADJUSTING RINGS - 12" MAX. HEIGHT
4. INTERNAL / EXTERNAL CHIMNEY SEALS ARE REQUIRED ON SANITARY MANHOLES.

SANITARY MANHOLE DETAIL
NO SCALE

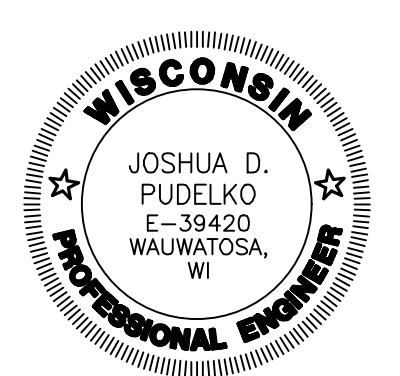


* FIELD ADJUST ANGLE IF/AS NECESSARY TO AVOID POTENTIAL BEDROCK CONFLICT. UTILIZE COMPOUND BEND AS NEEDED.

MODIFIED SANITARY RISER STRUCTURE
NO SCALE



RIP-RAP DETAIL
NO SCALE



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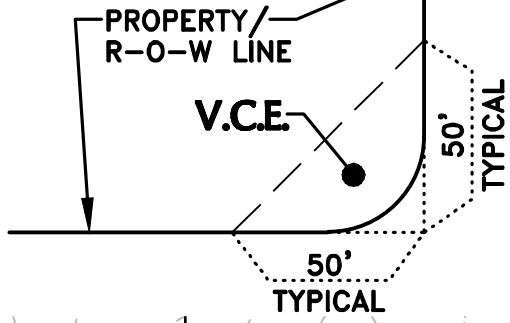
C4.0

LEGEND	
	PROPOSED FIRE HYDRANT
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING CONTOUR

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

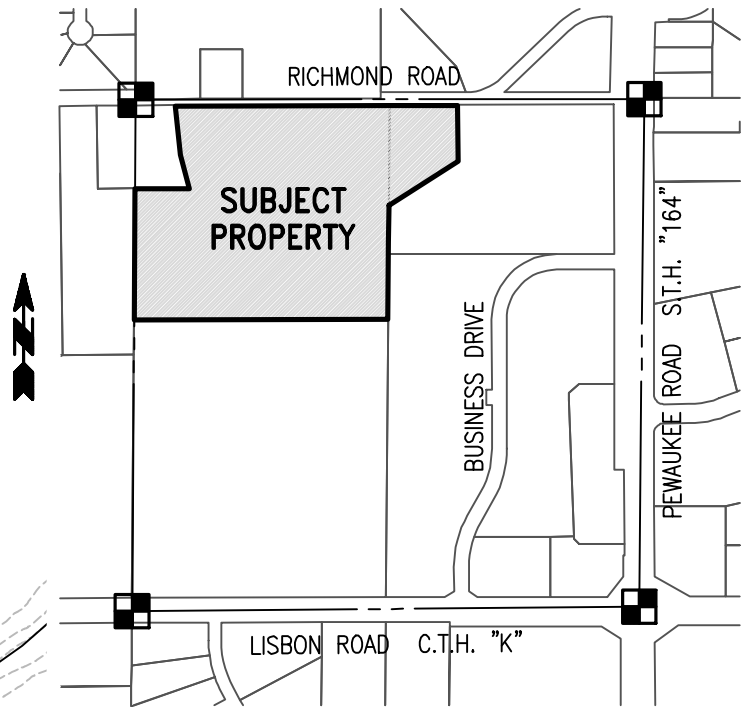
Corner lots & outlots are herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

VISION CORNER EASEMENT DETAIL



PRELIMINARY PLAT
OF
REDFORD HILLS

BEING A PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST,
IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



LOCALITY MAP:

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

SITE DATA TABLE:

- TOTAL AREA**
 - SUSSEX CORPORATE PARK II = 31.48 acres
 - EQUITY TRUST COMPANY = 3.31 acres
 - TOTAL RESIDENTIAL AREA = 34.79 acres
- PROPOSED SINGLE FAMILY 45 lots**
- DENSITY** 45 / 34.79 = 1.29 un/ac
- OPEN SPACE (Outlots) = 5.97 acres (17.16%)**
 - O.L. #1 is dedicated to the Village of Sussex for storm water management, public access, and public utility purposes.
 - O.L. #1 contains INRA and wetlands to be preserved.
- PROPOSED ZONING = Rs-3**
 - LOT AREA = 15,000 sf
 - LOT WIDTH = 90' minimum
 - Note that the typical lot width is 95' - 100' (varies)
- SETBACKS**
 - STREET = 30'
 - SIDE YARD = 15'
 - REAR YARD = 25'
- AVERAGE LOT SIZE** 24,503 sf (0.56 ac)
- Includes 4.88 acres of tree preservation and/or drainage easement area on the backs of lots 5 - 9.
- STREET LENGTH = 2,610 lf (58.0 lf/lot)**

INRA NOTES:

- Total INRA to remain in Highlands Business Park = 10.25 ac
- Total INRA reduction for Lots 22-24 & 26-32 = 2.54 ac
- Original INRA area in Highlands Business Park = 12.79 ac
- Rear yard runoff from Lots 24 - 30 will be swaled around the wetland and will drain to the proposed Dry Pond, and ultimately to the Wet Pond and Infiltration Basin recently constructed in Phase B of the Highlands Business Park. There will be no water quality impacts to the isolated wetland as a result of this project.

EASEMENT LEGEND:

- (A)** - 40' WIDE LANDSCAPE EASEMENT
- (B)** - 40' WIDE PUBLIC UTILITY & ACCESS CORRIDOR
- (C)** - PUBLIC STORM WATER DRAINAGE EASEMENT
- (D)** - 20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT
- (E)** - 11' WIDE PUBLIC SIDEWALK EASEMENT

DEVELOPMENT SUMMARY:

- Tax Key No. SUXV0273998001 & SUXV0273999014
- Subdivision contains approximately 34.7939 Acres.
- Subdivision contains 45 Lots and 1 Outlot.
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
- All lots to have Underground Telephone, Electric, and Gas Service.
- Zoning = Rs-3
- Stormwater Management Facilities are located on Outlot 1 of this Subdivision. Outlot 1 shall be owned and maintained by the Village of Sussex. Stormwater Management per Village and DNR requirements are provided regionally by the Highlands Business Park.

TREE PRESERVATION EASEMENT RESTRICTIONS:

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

WETLAND DELINEATION NOTE:

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

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the West line of the N.E. 1/4 of Section 33, Town 8 North, Range 19 East, bears N0°25'16"E.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929 per field survey information collected by Trio Engineering, LLC in January of 2022 & Waukesha County GIS topographic data.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Dept. of Administration
- Waukesha County, Dept. of Parks and Land Use

APPROVING AUTHORITY:

- Village of Sussex

DEVELOPER:

GEORGE ERWIN, III & CAC INVESTMENTS, LLC
2300 N. MAYFAIR RD, STE 1175
MILWAUKEE, WI 53266
PHONE: (414) 258-4300
FAX: (414) 258-5487

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Village of Sussex.

Date: 03-04-22

Grady L. Gosser

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



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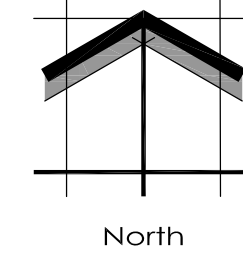
SHEET

1 OF 1

X:\2021\21-058-1013 34 AC RICHMOND RD SUSSEX DRAWINGS SURVEY PLATS\150PRP01-REDFORD HILLS 22X34.DWG



1 PROPOSED LANDSCAPE PLAN



SCALE: 1" = 60'-0"

SITE INFORMATION	
USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	RS-3 - Residential
TOTAL LOT AREA	34.79 Acre
TOTAL EXISTING TREE DBH TO BE REMOVED	3,207 DBH
TOTAL TREE DBH PROPOSED	426 DBH INCHES
TOTAL TREE DBH DEFICIT	2781 DBH INCHES

- LANDSCAPE PLAN GENERAL NOTES**
- PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.
1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 2. ALL PLANTINGS SPECIFIED FOR THE RICHMOND HIGHLANDS PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
 3. ALL DEVIATIONS FROM THE APPROVED RICHMOND HIGHLANDS PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 4. ALL PLANTS MUST BE 810 AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 5. PROTECT PUBLIC FROM CONSTRUCTION BY BARRIERS AND BARRICADES.
 6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 8. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
 10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
 11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.4 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
 16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.4 FOR FURTHER INFORMATION.
 19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
 20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 23. **DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
 24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
 - NECESSARY IRRIGATION (IF REQUIRED)
 - INTEGRATED PEST MANAGEMENT,
 - PROPER FERTILIZATION
 - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
 - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
 - WEED MANAGEMENT AND BED CARE.
 25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPARATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
 26. MAINTENANCE, THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
 27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK

(800) 242-8511, (242) 432-7910
(877) 500-9592
www.diggershotline.com OR

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Know what's below.
Call before you dig.

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Landscape Consulting
& Master Planning Design Services

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

REDFORD HILLS

Richmond Road
Sussex, WI 53089

Issuance and Revisions:

Date	Number	Description
03/04/22		Village Submittal

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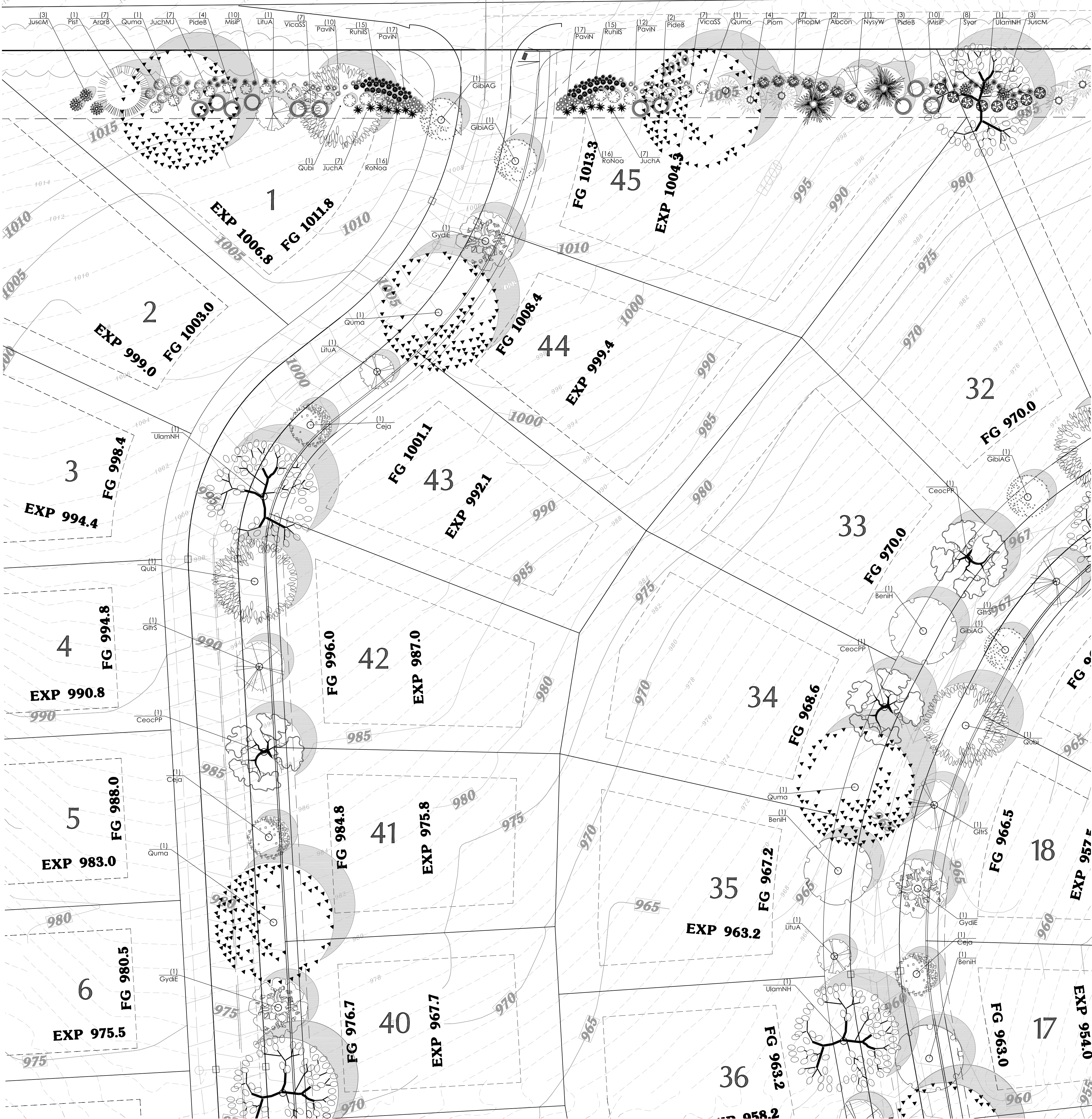
Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 03/04/22
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L22-014
Sheet Number:

LSP1.0

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1 PROPOSED PARTIAL LANDSCAPE PLAN

Proposed Plant Material Table Street Yard Buffer West of Entrance - LSP1.1

Broadleaf Deciduous Tree				
Quantity	Code Name	Symbol	Scientific Name	Common Name
1	LituA		Liriodendron Tulipifera 'Aureomarginatum'	Majestic Beauty Tulip Tree
1	Qubi		Quercus bicolor	Swamp White Oak
1	Quma		Quercus macrocarpa	Bur oak

Conifer Evergreen Tree				
Quantity	Code Name	Symbol	Scientific Name	Common Name
6	PideB		Picea densata 'Bailey'	Black Hills Spruce
1	Pist		Pinus strobus	Eastern white pine

Broadleaf Deciduous Shrub				
Quantity	Code Name	Symbol	Scientific Name	Common Name
7	ArarB		Aronia arbutifolia 'Brillantisima'	Brilliant Red Chokeberry
16	RoNoa		Rosa x 'Noa'	Flower Carpet Amber Groundcover Rose
7	VicaSS		Viburnum Carlesii 'J.N.Select S'	Sugar n' Spice Koreanspice Viburnum

Conifer Evergreen Shrub				
Quantity	Code Name	Symbol	Scientific Name	Common Name
7	JuchA		Juniperus chinensis 'Ames'	Ames Juniper
7	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper
3	JuscM		Juniperus scopulorum 'Moonglow'	Moonglow Juniper

Perennial Grass				
Quantity	Code Name	Symbol	Scientific Name	Common Name
10	MisP		Miscanthus sinensis 'Purpuracens'	Purple Silver Grass
27	PavIN		Panicum virgatum 'Northwind'	Northwind Switch Grass

Perennial				
Quantity	Code Name	Symbol	Scientific Name	Common Name
15	RuhIS		Rudbeckia hirta 'Indian Summer'	Indian Summer Black-Eyed Susan
				31.5 Total DBH Inches

Broadleaf Deciduous Tree				
Quantity	Code Name	Symbol	Scientific Name	Common Name
3	BeniH		Betula Nigra 'Heritage'	Heritage River Birch
3	CeocPP		Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry
3	Ceja		Cercidiphyllum japonicum	Katsura Tree
4	GibiAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree
3	GltS		Gleditsia triacanthos 'Sunburst'	Sunburst Honey Locust
3	GydlE		Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree
2	LituA		Liriodendron Tulipifera 'Aureomarginatum'	Majestic Beauty Tulip Tree
2	Qubi		Quercus bicolor	Swamp White Oak
3	Quma		Quercus macrocarpa	Bur oak
2	UlamNH		Ulmus americana 'New Harmony'	New Harmony Elm
				98 Total DBH Inches

Proposed Plant Material Table Street Yard Buffer East of Entrance - LSP1.1

Broadleaf Deciduous Tree				
Quantity	Code Name	Symbol	Scientific Name	Common Name
1	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum
1	Quma		Quercus macrocarpa	Bur oak
1	UlamNH		Ulmus americana 'New Harmony'	New Harmony Elm

Conifer Evergreen Tree				
Quantity	Code Name	Symbol	Scientific Name	Common Name
2	Abcon		Abies concolor	White fir
5	PideB		Picea densata 'Bailey'	Black Hills Spruce
3	Piom		Picea omorika	Serbian Spruce

Broadleaf Deciduous Shrub				
Quantity	Code Name	Symbol	Scientific Name	Common Name
8	PhopM		Physocarpus opulifolius 'Monlo'	Diabolo Ninebark
16	RoNoa		Rosa x 'Noa'	Flower Carpet Amber Groundcover Rose
8	Syor		Symphoricarpos orbiculatus	Coralberry
7	VicaSS		Viburnum Carlesii 'J.N.Select S'	Sugar n' Spice Koreanspice Viburnum

Conifer Evergreen Shrub				
Quantity	Code Name	Symbol	Scientific Name	Common Name
7	JuchA		Juniperus chinensis 'Ames'	Ames Juniper
3	JuscM		Juniperus scopulorum 'Moonglow'	Moonglow Juniper

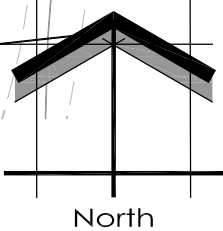
Perennial Grass				
Quantity	Code Name	Symbol	Scientific Name	Common Name
10	MisP		Miscanthus sinensis 'Purpuracens'	Purple Silver Grass
29	PavIN		Panicum virgatum 'Northwind'	Northwind Switch Grass

Perennial				
Quantity	Code Name	Symbol	Scientific Name	Common Name
15	RuhIS		Rudbeckia hirta 'Indian Summer'	Indian Summer Black-Eyed Susan
				40.5 Total DBH Inches

INSTALLER NOTE:
FINAL STREET TREE LOCATION TO BE COORDINATED WITH INDIVIDUAL HOME OWNER DRIVEWAY LOCATION. COORDINATE ANY REVISIONS TO STREET TREE PLAN WITH CITY LANDSCAPE ARCHITECT OR VILLAGE FORESTER.

INSTALLER NOTE:
ANY AND ALL FINAL STREET LOCATIONS MUST BE COORDINATED WITH ALL BURIED UTILITIES. TREE SHOULD BE PLANTED A MINIMUM OF 10'-0" AWAY FROM A BURIED UTILITY OR STRUCTURE.

SCALE: 1" = 30'-0"



InSITE
LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Services
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mdavis@insitedesigninc.com

REDFORD
HILLS

Richmond Road
Sussex, WI 53089

Project:

03/04/22 Village Submittal

Issuance and Revisions:

Date	Number	Description
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Sheet Title: MCD

PROPOSED PARTIAL LANDSCAPE PLAN, L22-014
AND PLANT MATERIAL TABLE

Date of Drawing:

Scale: 1" = 30'-0"

Drawn By:

Job Number:

Sheet Number:

LSP1.1

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L22-014 - REDFORD HILLS - 03/04/2022

Richmond Road
Sussex, WI 53089

Village Submitta

North

1

66.5 Total DBH Inches

77 Total DBH Inches

25 Total DBH Inches

INSTALLER NOTE:
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LOCATIONS MUST BE
COORDINATED WITH ALL
BURIED UTILITIES. TREE
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LSP1.2

Project:

REDFORD
HILLS

Richmond Road
Sussex, WI 53089

Issuance and Revisions:

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Sheet Title:

PROPOSED PARTIAL
LANDSCAPE PLAN,
AND PLANT MATERIAL TABLE

Date of Drawing: 03/04/22

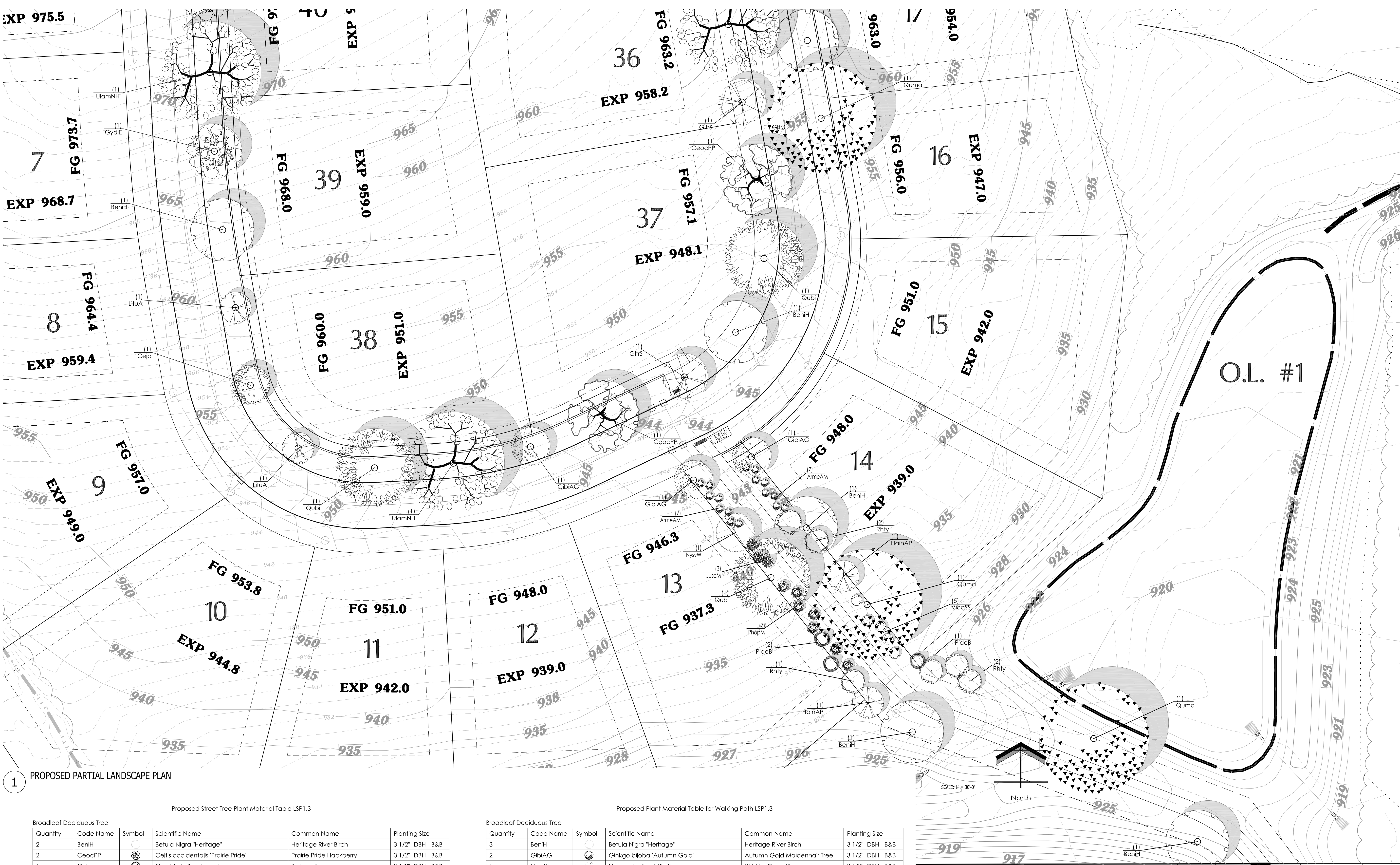
Scale: 1" = 30'-0"

Drawn By: MCD

Job Number: L22-014

Sheet Number:

LSP1.3



1 PROPOSED PARTIAL LANDSCAPE PLAN

Proposed Street Tree Plant Material Table LSP1.3

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
2	BeniH		Betula Nigra 'Heritage'	Heritage River Birch	3 1/2" DBH - B&B
2	CeocPP		Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3 1/2" DBH - B&B
1	Ceja		Cercidiphyllum japonicum	Katsura Tree	3 1/2" DBH - B&B
1	GibiAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3 1/2" DBH - B&B
2	GltiS		Gleditsia triacanthos 'Sunburst'	Sunburst Honey Locust	3 1/2" DBH - B&B
1	GydIE		Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	3 1/2" DBH - B&B
2	LituA		Liriodendron tulipifera 'Aureomarginatum'	Majestic Beauty Tulip Tree	3 1/2" DBH - B&B
2	Qubi		Quercus bicolor	Swamp White Oak	3 1/2" DBH - B&B
1	Quma		Quercus macrocarpa	Bur oak	3 1/2" DBH - B&B
2	UlamNH		Ulmus americana 'New Harmony'	New Harmony Elm	3 1/2" DBH - B&B

56 Total DBH Inches

Proposed Plant Material Table for Walking Path LSP1.3

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
3	BeniH		Betula Nigra 'Heritage'	Heritage River Birch	3 1/2" DBH - B&B
2	GibiAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3 1/2" DBH - B&B
1	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	3 1/2" DBH - B&B
1	Qubi		Quercus bicolor	Swamp White Oak	3 1/2" DBH - B&B
2	Quma		Quercus macrocarpa	Bur oak	3 1/2" DBH - B&B

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
3	PideB		Picea densata 'Bailey'	Black Hills Spruce	3" DBH - B&B

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
16	ArmeAM		Aronia melanocarpa 'Autumn Majic'	Autumn Majic Black Chokeberry	2" - B&B
2	HainAP		Hamamelis x intermedia 'Arnold Promise'	Arnold Promise Witch Hazel	2" - B&B
7	PhopM		Physocarpus opulifolius 'Monro'	Diabolo Ninebark	24" - B&B
6	Rhty		Rhus typhina	Staghorn sumac	24" - Cont
5	VicaSS		Viburnum Carlesii 'J.N.Select S'	Sugar n' Spice Koreanspice Viburnum	24" - B&B

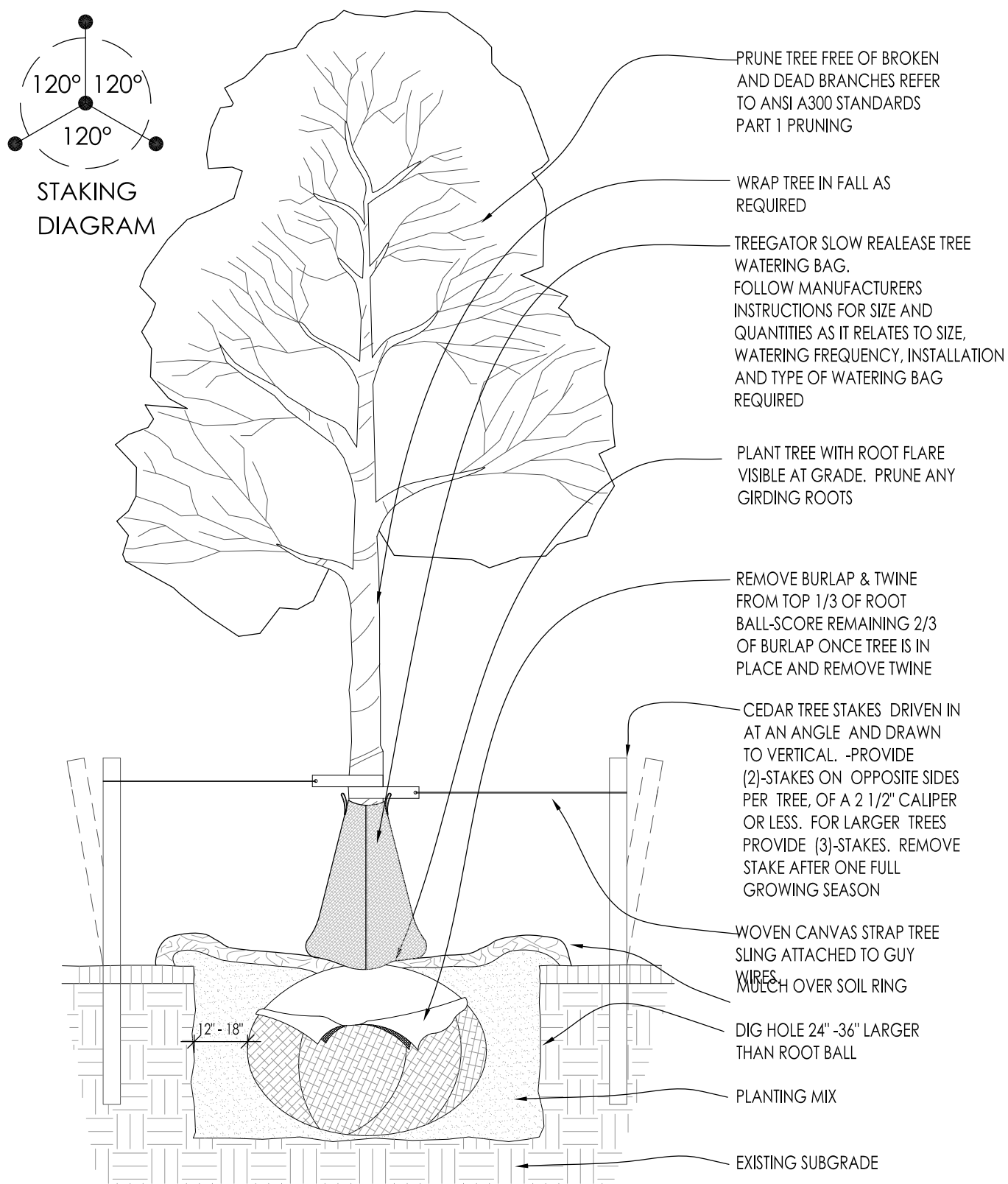
Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
3	JuscM		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	30" - 36" - B&B

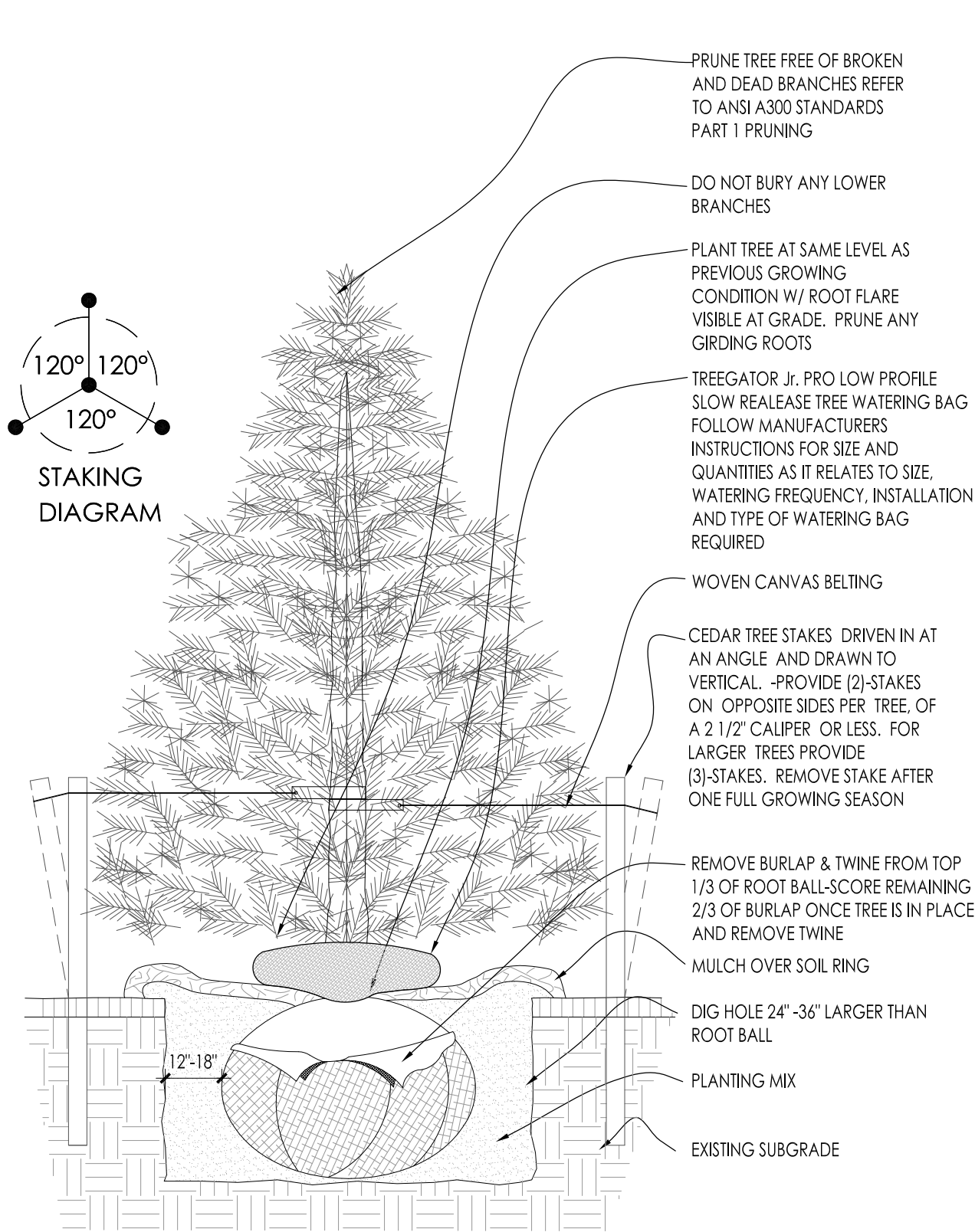
31.5 Total DBH Inches

INSTALLER NOTE:
FINAL STREET TREE LOCATION TO
BE COORDINATED WITH INDIVIDUAL
HOME OWNER DRIVEWAY
LOCATION. COORDINATE ANY
REVISIONS TO STREET TREE PLAN
WITH CITY LANDSCAPE ARCHITECT
OR VILLAGE FORESTER.

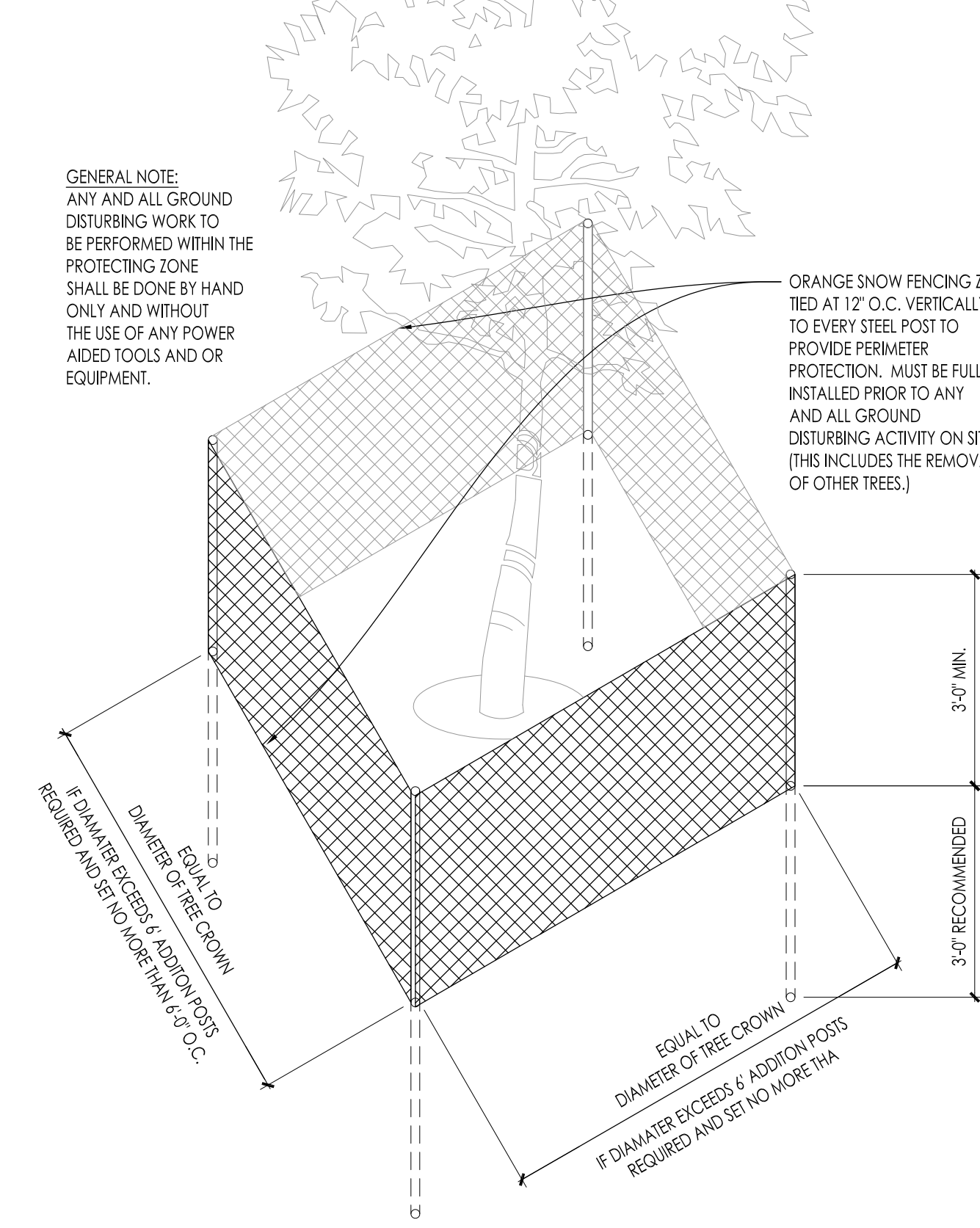
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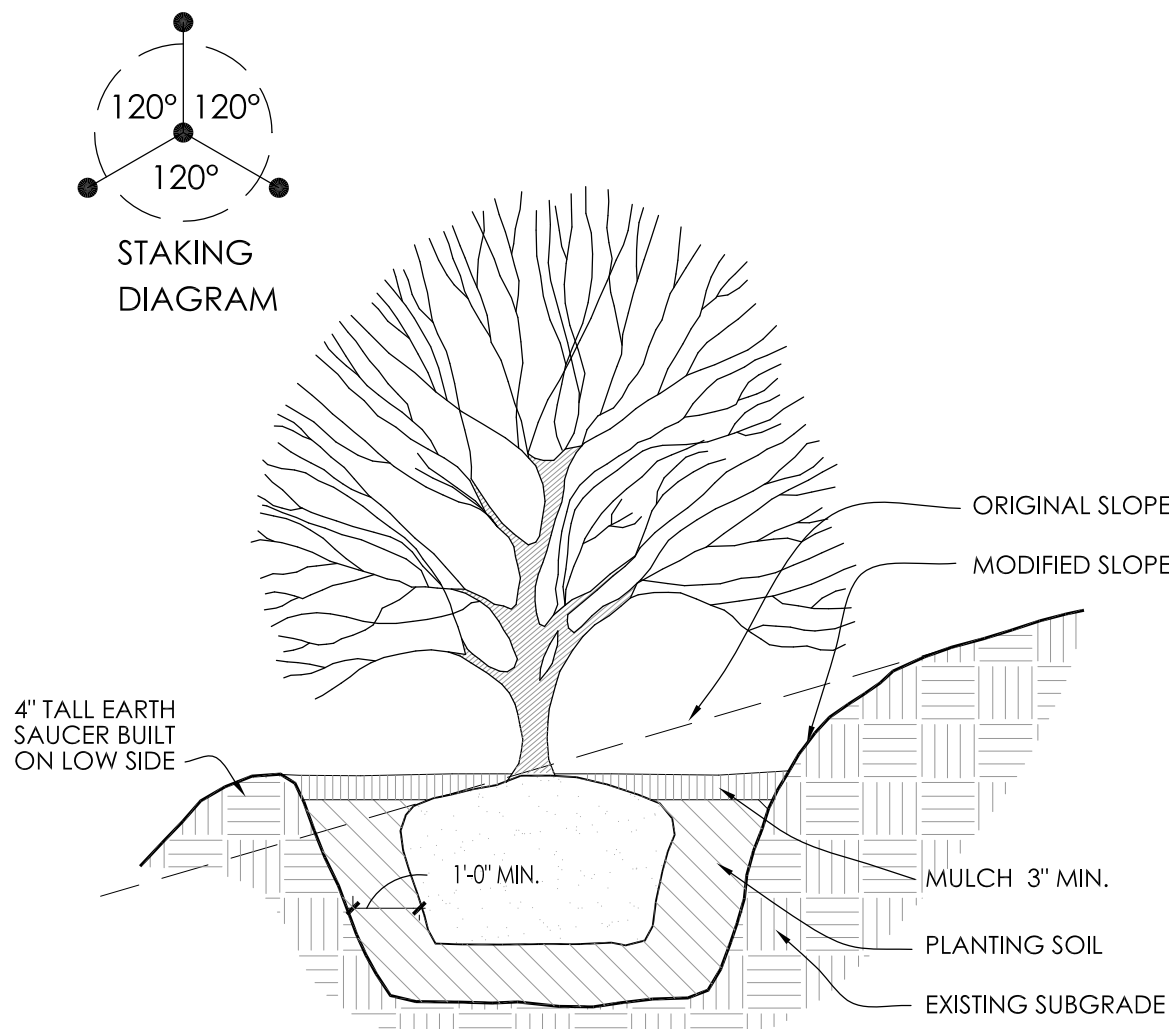
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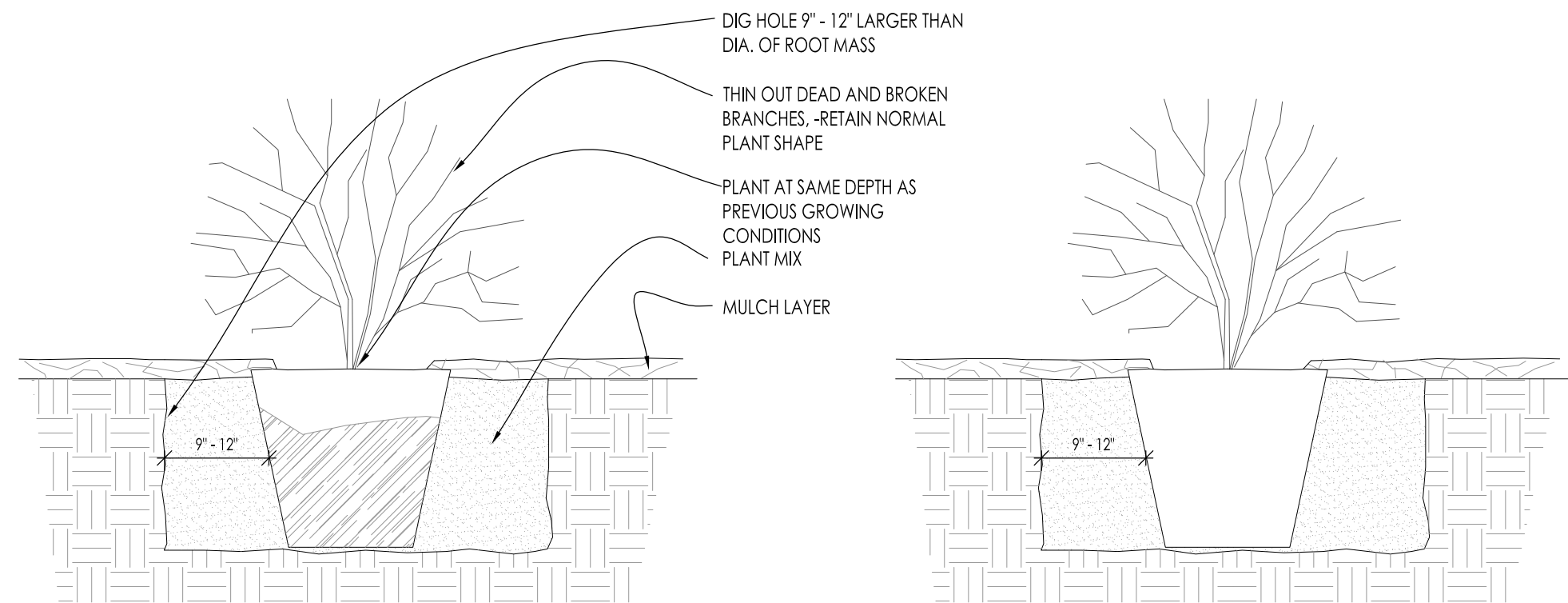
2 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



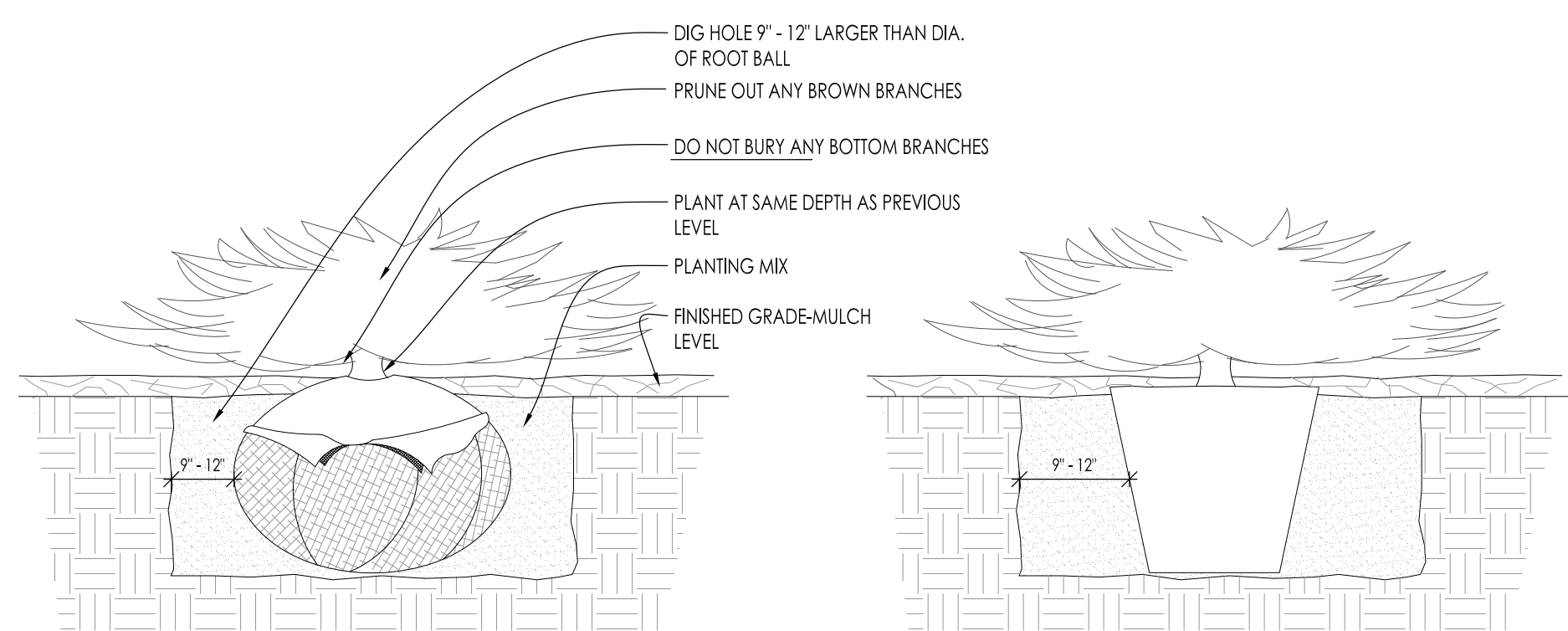
3 EXISTING TREE PROTECTION DETAIL SCALE: NONE



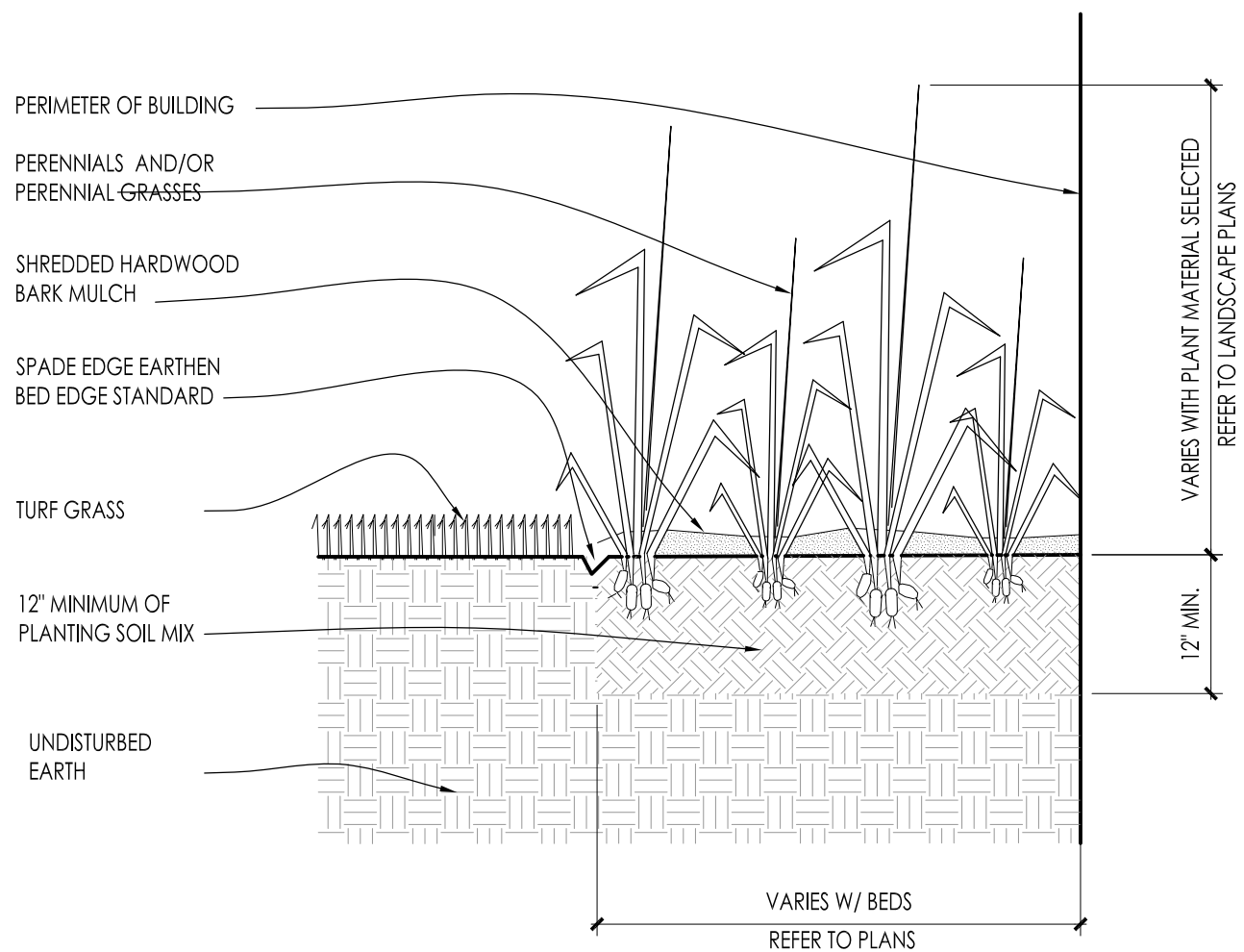
4 SLOPE PLANTING DETAIL SCALE: NONE
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



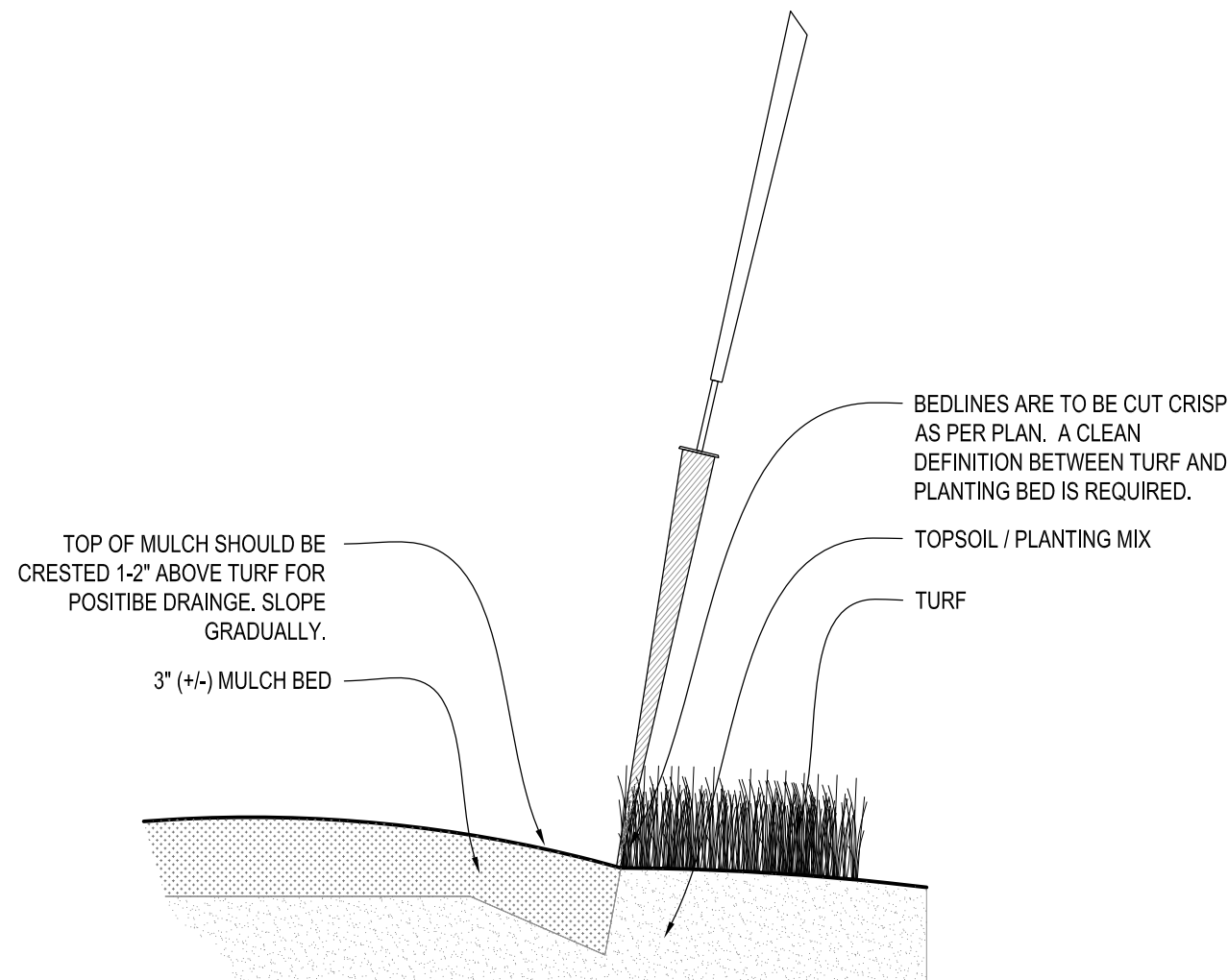
5 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



6 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



7 PERENNIAL BED PLANTING DETAIL SCALE: NONE



8 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

Project:

REDFORD HILLS

Richmond Road
Sussex, WI 53089

Issuance and Revisions:

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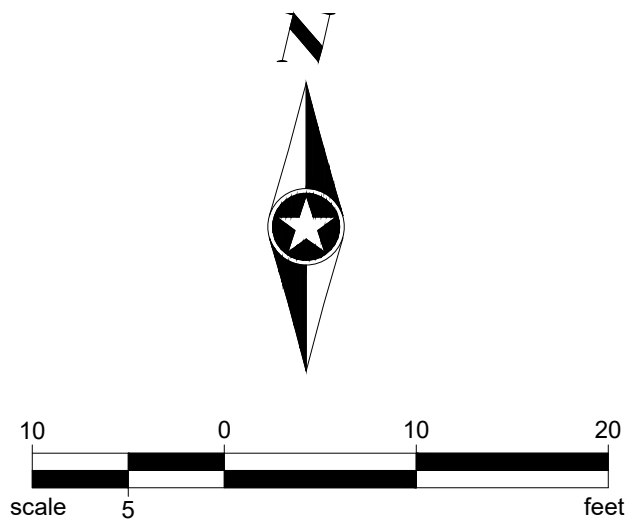
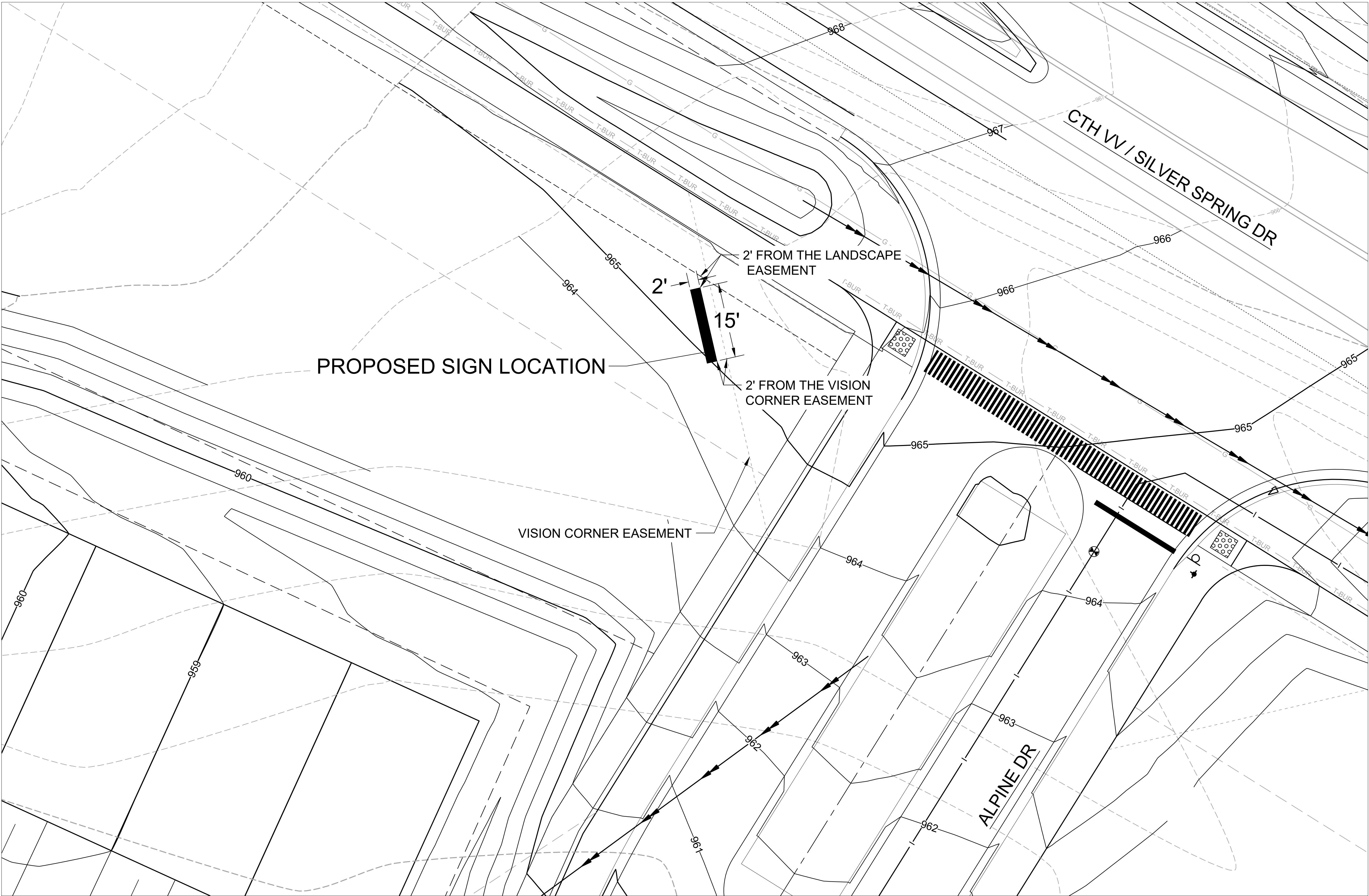
Sheet Title:

PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing:	03/04/22
Scale:	As Noted
Drawn By:	MCD
Job Number:	L22-014
Sheet Number:	

LSP1.4

Save: 3/7/2022 3:23 PM lketelhut Plot: 3/7/2022 3:25 PM Q:\KONINE\JMA\149103\5-final-dsgn\51-drawings\10-Civil\cad\dwg\mu149103gm.dwg



DRAWN BY:	ZJH				
DESIGNER:	MAM				
CHECKED BY:	KAK				
DESIGN TEAM	NO.	BY	DATE	REVISIONS	



PHONE: 262.646.6855
501 MAPLE AVENUE
DELAFIELD, WI 53018
www.sehinc.com

VISTA RUN - PHASE I
VILLAGE OF SUSSEX, WISCONSIN

SIGN EXHIBIT

FILE NO. 149103
DATE 02/10/2021

Scale: 3/8" = 1'