



N64W23760 Main Street  
Sussex, Wisconsin 53089  
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**PUBLIC WORKS COMMITTEE  
VILLAGE OF SUSSEX  
6:00 P.M. TUESDAY, DECEMBER 3, 2024  
SUSSEX CIVIC CENTER- VILLAGE BOARD ROOM 2<sup>nd</sup> FLOOR  
N64W23760 MAIN STREET**

Pursuant to Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Public Works Committee, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. Notice of Village Board Quorum if such exists: (Chairperson to state: Please let the minutes reflect that a quorum of the Village Board is present and they may make comments if the rules are suspended to allow for the same.)

1. Roll call.
2. Consideration and possible action on minutes of the November 5, 2024 Public Works meeting.
3. Consideration and possible action on bills for payment.
4. Consideration and possible action on Utility Items:
5. Consideration and possible action on Sidewalk and Street Items:
6. Consideration and possible action on Other Public Works Items
7. Staff report, updates, and possible action regarding subdivision, developments, and projects:
  - A. Engineer's Report
  - B. Consideration and possible action on easement for We Energies within Vista Run Park to serve the Vista Run subdivision.
8. Other discussions for future agenda topics
9. Adjournment.

Scott Adkins  
Chairperson

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Jeremy Smith  
Village Administrator

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

**VILLAGE OF SUSSEX  
SUSSEX, WISCONSIN**

**Minutes of the Public Works Committee of  
November 5, 2024**

**1. Roll Call:**

The meeting was called to order by Trustee Adkins at 6:00pm.

Members present: President Anthony LeDonne, Trustee Scott Adkins, Trustee Lee Uecker

Members absent: Member John Gorman and Trustee Benjamin Jarvis

Also present: Village Administrator Jeremy Smith, Village Engineer/Public Works Director Judith Neu, and members of the Public.

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

**2. Consideration and possible action on minutes:**

A motion by Uecker, seconded by LeDonne to approve the September 3, 2024 meeting minutes as presented.  
Motion carried 3-0

**3. Comments from Citizens:**

**4. Consideration and possible action on bills for payment:**

A motion by Uecker, seconded by LeDonne to recommend to the Village Board approval of bills for payment in the amount of \$90,800.36.  
Motion carried 3-0

**5. Consideration and possible action on Utility Items:**

A motion by Uecker, seconded by LeDonne to approve recommend to the Village Board approval of the Hydrant Maintenance Easement with Dynamic Wisconsin, LLC.  
Motion carried 3-0

**6. Consideration and possible action on Sidewalk and Street Items:**

**7. Consideration and possible action on Other Public Works Items:**

A motion by Adkins, seconded by Uecker to recommend to the Village Board award of the Emergency Generator for the Civic Center, Public Safety Building & Public Works Garage Project to Wil-Surge Electric, Inc. including a 10% contingency for a total allocation of \$872,100.00.  
Motion carried 3-0

**8. Staff Reports, update and issues, and possible action regarding subdivision, developments, and projects:**  
**Engineer's Report**

Ms. Neu summarized the Engineer's Report included in the meeting packet.

**9. Other discussion for future agenda topics**

**10. Adjournment**

A motion by Adkins, seconded by Uecker to adjourn the meeting at 6:10p.m.  
Motion carried 3-0

Respectfully submitted,  
Jennifer Moore  
Village Clerk

VILLAGE OF SUSSEX				
PUBLIC WORKS COMMITTEE				
BILLS FOR PAYMENT				
12/3/2024				
VENDOR	AMOUNT		%COMPLETED	NOTES
CARLSON RACINE ROOFING	\$ 38,997.00	PSB ROOF PROJECT - PROF. SERV. THRU 11/25/24	89.2%	FINAL
CEDAR CORPORATION	\$ 747.50	GOLDEN FIELDS - PROF. SERV. THRU 10/19/2024	ONGOING	BILL TO DEVELOPER: KAEREK HOMES
CEDAR CORPORATION	\$ 8,256.25	VILLAGE PARK PROJECTS - PROF. SERV THRU 10/19/2024	47.6%	
GILES ENGINEERING ASSOCIATES, INC.	\$ 12,585.00	VILLAGE PARK PROJECTS - GEOTECHNICAL REPORT	100.0%	
POWRTEK ENGINEERING, INC.	\$ 425.10	DESIGN EMERGENCY GENERATORS-PSB, PW, CC - PROF. SERV. OCT. 2024	71.0%	
R. A. SMITH	\$ 19,216.89	VISTA RUN PHASE 3 - PROF. SERV. SEPT 2024	ONGOING	BILL TO DEVELOPER: NEUMANN
R. A. SMITH	\$ 2,560.00	CORKY CURTIS TRAIL - PROF. SERV. OCT 2024	74.0%	
TROTTER & ASSOCIATES, INC.	\$ 30,162.64	WPCF UPGRADES DESIGN - PROF SERV. JUNE THRU OCT 2024	82.2%	
TOTAL	\$ 112,950.38			

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**Date:** November 26, 2024  
**To:** Public Works Committee  
**From:** Judith A. Neu, Village Engineer  
**Subject:** Engineering Monthly Report – December 2024

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- 2025 Road Program:
  - Staff is reviewing the 90% plans and specifications for the 2025 Road Program .
  - Staff continues to work on the design for the Weaver Drive and Wildflower Parkway Reconstruction project in Village Park to be bid with the 2025 Road Program. Specifications for this part of the project are essentially done.
- Water Pollution Control Facility: Staff is currently reviewing 90% plans and specifications.
- 2025 Parking Lot Repair Project: Staff is currently reviewing 90% plans and specifications.
- Water Softener Rebates: So far, we've issued 9 rebates for Optimizations (\$75 each) and 18 rebates for Replacements (\$200 each) for a total of \$4,200 spent.
- Our DNR/EPA required water lateral inventory study, known as the lead and copper rule revision, was completed in October and submitted to DNR. We have no lead laterals in Sussex.
- The 2<sup>nd</sup> round of leaf collection has been completed. We will start our 3<sup>rd</sup> and final round on December 3<sup>rd</sup>.
- Hero Banners will remain up until after Thanksgiving. Holiday decorations will be put up after Thanksgiving.

Developments:

- Vista Run Phase 3: Curb, binder, and most of the sidewalks have been installed. Work began on the CTH VV intersection. Gas and electric lines will be installed soon.
- Redford Hills and Golden Fields: Top lifts of asphalt have been installed. I would expect acceptance of improvements in the coming months.
- Wildflower: Developer's Agreement discussions are still in progress.
- Wangard Site XII: Public Infrastructure construction has been completed. I would expect acceptance of improvements in the coming months.



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**Date:** November 26, 2024  
**To:** Public Works Committee  
**From:** Judith A. Neu, Village Engineer  
**Subject:** Vista Run Park – We Energies Easements

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We Energies has requested easement over portions of the south and west entrance areas to Vista Run Park. The proposed easement locations will not interfere with the existing amenities in the park (trees, trail, drinking fountain). The language of the easement document is similar to previous easements that have been entered into by the Village in the past. Staff recommends that the Board approve the easement with We Energies.

**DISTRIBUTION EASEMENT  
OVERHEAD AND UNDERGROUND  
ELECTRIC AND COMMUNICATIONS**

Document Number

WR NO. **4956476**

IO NO. **16418**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **VILLAGE OF SUSSEX**, hereinafter referred to as "Grantor", owner of land, hereby grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, SPECTRUM MID-AMERICA, LLC and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation**, hereinafter referred to as "Grantee", a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area".

The easement area is described as strips of land varying in width being a part of Grantor's premises described as **Lot 2 of Certified Survey Map No. 12423**, recorded in the office of the Register of Deeds for Waukesha County on **March 24, 2023** in Book 128, Pages 253 to 262 as **Document No. 4713098**, being located in the **Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 8 North, Range 19 East**, in the Village of Sussex, Waukesha County, Wisconsin.

**RETURN TO:**

We Energies  
PROPERTY RIGHTS & INFORMATION GROUP  
231 W. MICHIGAN STREET, ROOM P277  
PO BOX 2046  
MILWAUKEE, WI 53201-2046

The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

SUXV0227058004  
(Parcel Identification Number)

- 1. Purpose:** The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground, as deemed necessary by Grantee, for the transmission and distribution of electric energy, signals, television and telecommunications services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed by Grantee whenever it decides it is necessary so as not to interfere with Grantee's use of the easement area.
- 2. Access:** Grantee or its agents shall have the right to enter and use Grantor's land with full right of ingress and egress over and across the easement area and adjacent lands of Grantor for the purpose of exercising its rights in the easement area.
- 3. Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric codes or any amendments thereto.
- 4. Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
- 5. Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to the initial installation of said facilities or any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
- 6. Exercise of Rights:** It is agreed that the complete exercise of the 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. Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
- 8. Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document or voluntarily waives the five day review period.

**Grantor:**

**VILLAGE OF SUSSEX**

By \_\_\_\_\_

(Print name and title): \_\_\_\_\_

Personally came before me in \_\_\_\_\_ County, Wisconsin on \_\_\_\_\_, \_\_\_\_\_,  
the above named \_\_\_\_\_, the \_\_\_\_\_  
of the VILLAGE OF SUSSEX, for the municipal corporation, by its authority.

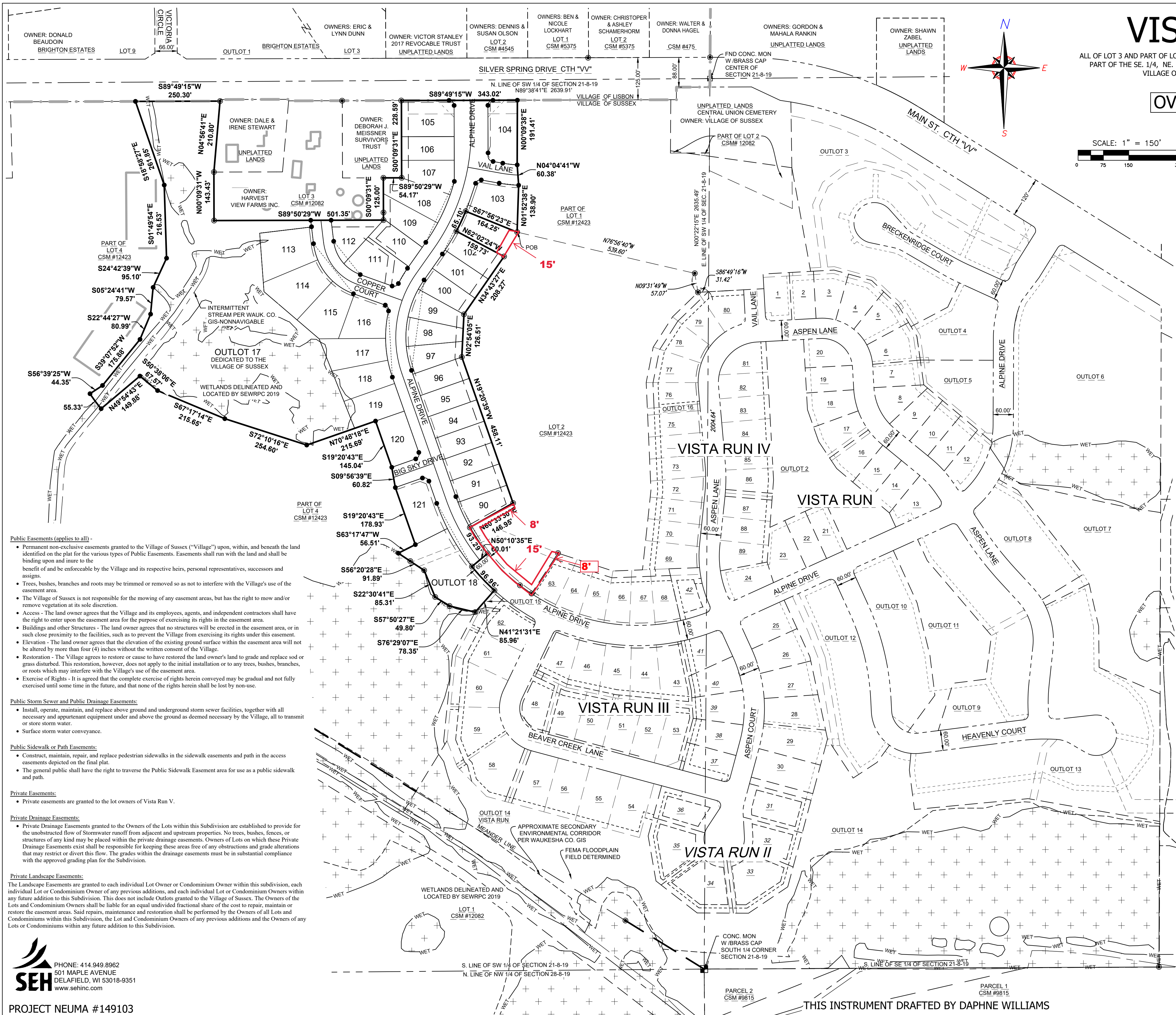
\_\_\_\_\_  
Notary Public Signature, State of Wisconsin

\_\_\_\_\_  
Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires \_\_\_\_\_

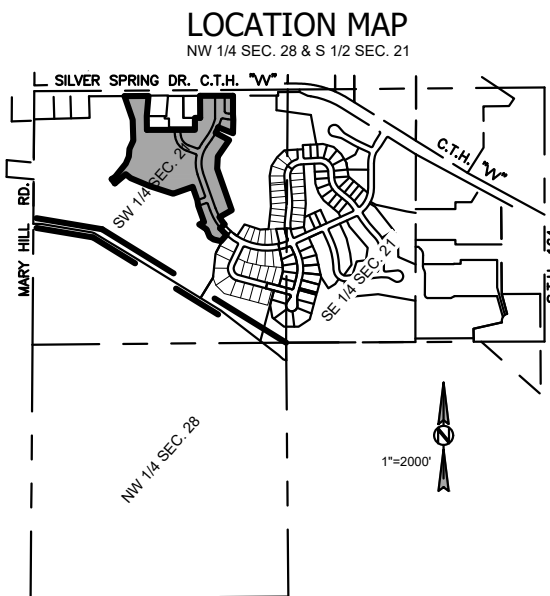
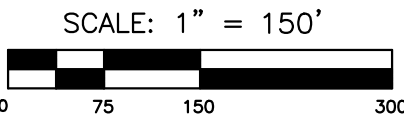




# VISTA RUN V

ALL OF LOT 3 AND PART OF LOT 1 AND LOT 4 OF CERTIFIED SURVEY MAP NO. 12423, BEING A PART OF THE SE. 1/4, NE. 1/4 AND NW. 1/4 OF THE SW. 1/4 SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

## OVERALL DETAIL



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE EAST LINE OF THE SW 1/4 OF SECTION 21-8-19 AS S00°22'15\"/>

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5\"/>

### LEGEND

- 2.375\"/>

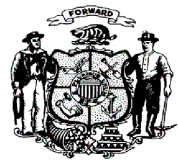
**SURVEYOR:**  
KEITH A. KINDRED, PLS S-2082  
SEH, INC.  
501 MAPLE AVE.  
DELAFIELD, WI 53018  
(414) 949-8919  
KKINDRED@SEHINC.COM

**SURVEY FOR:**  
VISTA RUN, LLC  
NEUMANN COMPANIES INC.  
N27W24025 PAUL CT.  
STE 100  
PEWAUKEE, WI 53072  
262-542-9200

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

Certified \_\_\_\_\_, 20\_\_

Department of Administration



- Public Easements (applies to all) -**
- Permanent non-exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on the plat for the various types of Public Easements. Easements shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the Village and its respective heirs, personal representatives, successors and assigns.
  - Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with the Village's use of the easement area.
  - The Village of Sussex is not responsible for the mowing of any easement areas, but has the right to mow and/or remove vegetation at its sole discretion.
  - Access - The land owner agrees that the Village and its employees, agents, and independent contractors shall have the right to enter upon the easement area for the purpose of exercising its rights in the easement area.
  - 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.
  - 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.
  - Restoration - The Village agrees to restore or cause to have restored the land owner's land to grade and replace sod or grass disturbed. This restoration, however, does not apply to the initial installation or to any trees, bushes, branches, or roots which may interfere with the Village's use of the easement area.
  - 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 shall be lost by non-use.

#### Public Storm Sewer and Public Drainage Easements:

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

#### Public Sidewalk or Path Easements:

- Construct, maintain, repair, and replace pedestrian sidewalks in the sidewalk easements and path in the access easements depicted on the final plat.
- The general public shall have the right to traverse the Public Sidewalk Easement area for use as a public sidewalk and path.

#### Private Easements:

- Private easements are granted to the lot owners of Vista Run V.

#### Private Drainage Easements:

- Private Drainage Easements granted to the Owners of the Lots within this Subdivision are established to provide for the unobstructed flow of Stormwater runoff from adjacent and upstream properties. No trees, bushes, fences, or structures of any kind may be placed within the private drainage easements. Owners of Lots on which these Private Drainage Easements exist shall be responsible for keeping these areas free of any obstructions and grade alterations that may restrict or divert this flow. The grades within the drainage easements must be in substantial compliance with the approved grading plan for the Subdivision.

#### Private Landscape Easements:

The Landscape Easements are granted to each individual Lot Owner or Condominium Owner within this subdivision, each individual Lot or Condominium Owner of any previous additions, and each individual Lot or Condominium Owners within any future addition to this Subdivision. This does not include Outlots granted to the Village of Sussex. The Owners of the Lots and Condominium Owners shall be liable for an equal undivided fractional share of the cost to repair, maintain or restore the easement areas. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots and Condominiums within this Subdivision, the Lot and Condominium Owners of any previous additions and the Owners of any Lots or Condominiums within any future addition to this Subdivision.

**SEH**  
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