

**VILLAGE BOARD AGENDA
WEDNESDAY, DECEMBER 19, 2018
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVENUE**

Call to Order

Roll Call

Pledge of Allegiance – Trustee Dorau

Public Comments: (Please be advised the Village Board will receive information from the public for a three minute time period per person, with time extensions per the Village President's discretion. Be it further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.)

1. Consideration of a motion to approve Village Board minutes of December 10, 2018.
2. Overlook Trails
 - a. Consideration of third reading and adoption of Bill for an Ordinance 10-22-2018-1, An Ordinance Annexing Territory To The Village Of Hartland, Wisconsin Pursuant To Wis. Stat. § 66.0217(2).
 - b. Consideration of third reading and adoption of Bill for an Ordinance 10-22-2018-2, An Ordinance To Amend The Official Zoning Map Of The Village Of Hartland.
 - c. Consideration of a motion to approve the site plan and related Preliminary Condominium Plat for the Glen at Overlook Trails.
3. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
4. Consideration of a motion to recess to closed session pursuant to State Statutes §19.85 (1)(c), considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and (f), considering financial, medicinal, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or investigation of charges against specific persons that, if discussed in public, would be likely to have substantial adverse effect on reputation of any person mentioned in such histories or data, or involved in such problems or investigations regarding a Village of Hartland Fire Department employee and

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7:00 PM
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regarding the Village Administrator annual performance evaluation and to adjourn thereafter without reconvening into open session pursuant to §19.95(2).

David E. Cox, Village Administrator

Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Darlene Igl, Village Clerk, at 262/367-2714. The Municipal Building is handicap accessible.

VILLAGE BOARD MINUTES
MONDAY, DECEMBER 10, 2018
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVENUE

Call to Order

Roll Call

Pledge of Allegiance – Trustee Meyers

Present: Trustees Anson, Dorau, Meyers, Landwehr, Swenson, Wallschlager, President Pfannerstill

Others: Administrator Cox, Police Chief Misko, Fire Chief Dean, Operations Supervisor Gerszewski, Utility Supervisor Felkner, Captain Stacy Kelsey, Clerk Igl, Finance Director Ryan Bailey, Matt Neumann, Bryan Lindgren, Brandon Anderegg, Ryan Amtmann, Hartland Fire Department personnel

Public Comments: (Please be advised the Village Board will receive information from the public for a three minute time period per person, with time extensions per the Village President's discretion. Be it further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.)

Trustee Meyers commented that the engineer had been removed from the Plan Commission and an additional citizen member was added. He asked that this be reviewed and that the Village engineer be a member of the Plan Commission. Trustees Wallschlager and Anson agreed.

Trustee Meyers commented that the blue parking signs in the downtown are great however not all of the signs are in place and he wants to be sure that the project gets completed.

1. Introduction of new Hartland Fire Department officers.

Chief Dean introduced current officers present at the meeting and announced three new officers in the department that were the result of recruiting in spring of 2018. Shayla Fallon, Pete Kowalski and Josh Orgas were all named Lieutenants, received their badges and were presented with their helmets. Chief Dean thanked all of the fire department personnel for their dedication and service.

2. Proclamation honoring DPW employee Dennis McCarthy on his retirement from the Village after 28 years of service.

President Pfannerstill read the proclamation honoring Dennis McCarthy for the record and provided the proclamation to Operations Supervisor Gerszewski to present to Dennis.

3. Motion (Meyers/Wallschlager) to approve Village Board minutes of November 26, 2018. Carried (7-0).

VILLAGE BOARD MINUTES
MONDAY, DECEMBER 10, 2018
7:00 PM
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4. Motion (Landwehr/Swenson) to approve vouchers for payment in the amount of \$367,266.45. Carried (6-0). Meyers abstained.
5. Consideration of actions related to Licenses and Permits.
 - a. Motion (Landwehr/Dorau) to approve an application for Operator's (Bartender) License with a term ending June 30, 2020. Carried (7-0).
 - b. Motion (Meyers/Anson) to approve an application for a Restricted Species permit to allow 4 chickens at a residence. Carried (7-0).
6. Overlook Trails

Administrator Cox stated that the Village has not received a response from the WI Dept. of Administrator that the annexation is in the public interest. The Village is required to consider their input per state law although the Village Board could approve conditionally if desired as the ordinances have delayed effective dates. It was stated that the DOA has until December 19 to respond. President Pfannerstill requested that rather than canceling the December 24 meeting, that it be rescheduled to Dec. 19. After discussion, motion (Wallschlager/Meyers) to postpone items a, b, and c listed below until the Dec. 19 Village Board meeting. Carried (7-0).

- a. Consideration of third reading and adoption of Bill for an Ordinance 10-22-2018-1, An Ordinance Annexing Territory To The Village Of Hartland, Wisconsin Pursuant To Wis. Stat. § 66.0217(2).
 - b. Consideration of third reading and adoption of Bill for an Ordinance 10-22-2018-2, An Ordinance To Amend The Official Zoning Map Of The Village Of Hartland.
 - c. Consideration of a motion to approve the site plan and related Preliminary Condominium Plat for the Glen at Overlook Trails.
7. Consideration of a motion to approve an Agreement with the Labor Association of Wisconsin and the Hartland Professional Police Association with a term ending December 31, 2021.

Administrator Cox stated that the three year agreement was primarily updated to make sure it's clear and reflective of current practices. The contract sets the wage adjustment for 2019 at the same level approved as part of the budget process. The contract continues the practice of annual wage adjustments for the contract. Motion (Meyers/Pfannerstill) to approve an Agreement with the Labor Association of Wisconsin and the Hartland Professional Police Association with a term ending December 31, 2021. Carried (7-0).

8. Consideration of Resolution 12-10-2018, a Resolution to Approve the Suburban Mutual Assistance Response Teams Agreement.

Chief Misko stated that the Suburban Mutual Assistance Response Team is a regional mutual aid system which now involved 71 law enforcement agencies in southeastern Wisconsin. He stated that the system provides a tiered response for significant events. He stated the agreement had

not been updated since the initial agreement in 1994. The updates are intended to bring the language up to date with current practices and state law. Chief Misko recommended adoption of the resolution and approving the agreement. Trustee Wallschlager asked how often the agreement should be updated. Chief Misko stated that the Village could ask for the agreement to be reviewed routinely. Motion (Pfannerstill/Anson) to adopt Resolution 12-10-2018, a Resolution to Approve the Suburban Mutual Assistance Response Teams Agreement. Carried (7-0).

9. Consideration of a motion to approve a two-year service agreement with Ruckert Mielke for Village Engineer Services with a term ending December 31, 2020.

Trustee Wallschlager asked whether engineering services had been put out for bid. It was stated that they had not and that the Village does not have time to get another bid before January 1 when the current contract expires. Ryan Amtmann, R & M, provided background on the services provided to the Village stating that his firm has been providing service to the Village since 2009. He stated that the board and staff had consolidated all engineering service and R & M had been selected. He stated that there was a two year agreement in place which holds the rates. He stated that 2019 projects are scheduled to be bid in January and that support to the Plan Commission is included in the agreement. There was discussion related to whether a staff member should be a voting member of the Plan Commission and the consensus was that this should be reconsidered.

President Pfannerstill requested that it be noted that the next time the contract for engineering services comes up, it should be bid out six months in advance. Trustee Meyers stated that he wants the Village engineer seated on the Plan Commission. Ryan Amtmann stated that he had taken attendance at Plan Commission meeting out of the contract but will add it back in.

Administrator Cox stated that this change may have been a change in the municipal code. He stated that it can be changed back but would have to go through the process.

Motion (Dorau/Landwehr) to extend the agreement with Ruckert-Mielke for Village Engineer Services with a term ending December 31, 2020 contingent on including the requirement that a representative be present at Plan Commission meetings. Carried (7-0).

10. Consideration of a motion to approve an Agreement with Fehr Graham, of Plymouth for the 2019 Department of Public Works Safety Program development, coordination and training in the estimated amount of \$27,200.

Operations Supervisor Gerszewski requested this agreement be approved so that Public Works will have an updated safety plan, provide appropriate trainings for staff and have quarterly inspections conducted. He stated that the funds for this service is in the 2019 operating budget and will be split between sewer, water and public works departments. President Pfannerstill confirmed with Supervisor Gerszewski that this type of training is required by the state. It was stated that this activity had been missed for about a year and a half.

There was discussion that certain items such as CPR and defibrillator training could be conducted by the Hartland Fire Department. Chief Dean stated that he will review the proposed contracted activities to identify any items that could be handled by the fire department. It was stated that this is a company that the Village has not previously worked with however Delafield provided information that they were very happy with the results and service they received working with this company.

It was asked that next time a contract for this service is to be considered that it be bid out. Motion (Dorau/Landwehr) to approve the agreement subject to items provided by the fire department being removed. Carried (7-0). Operations Supervisor Gerszewski was asked to bring the updated agreement back to the Village Board in January.

11. Consideration of a motion to approve an Agreement with HydroCorp of New Berlin for the 2019/2020 Utilities cross connection inspections program in the amount of \$69,240.

Utility Supervisor Felkner stated that the rules related to cross connection inspections have changed and due to the Village having 585 commercial buildings, the firm in place is unable to keep up. A two year contract is proposed at a cost of \$188 per commercial building. The inspections look for backflow preventers to keep the drinking water supply safe. The DPW currently does approximately 2,700 residential inspections. Motion (Anson/Wallschlager) to approve an Agreement with HydroCorp of New Berlin for the 2019/2020 Utilities cross connection inspections program in the amount of \$69,240. Carried (7-0).

12. Consideration of a motion to consent to the Industrial Service Agreement re: Wastewater Discharges with Medline Industries, Inc. as recommended by the Del-Hart Commission.

It was stated that Del-Hart closely monitors the discharge from Medline Industries. Motion (Meyers/Dorau) to consent to the Industrial Service Agreement re: Wastewater Discharges with Medline Industries, Inc. as recommended by the Del-Hart Commission. Carried (7-0).

13. Consideration of a motion to release the Four Winds West Letter of Credit.

Administrator Cox stated that this had been held for the last several months to address one of the storm water ponds that wasn't functioning properly. The situation has been remedied and staff recommends release of the letter of credit. Motion (Anson/Swenson) to release the Four Winds West Letter of Credit. Carried (7-0).

14. Consideration of a motion to direct the Village Attorney and the Building and Zoning Official to initiate a Circuit Court action against the property owner at 709 Cardiff Court for continued ordinance violations.

Motion (Anson/Meyers) to direct the Village Attorney and the Building and Zoning Official to initiate a Circuit Court action against the property owner at 709 Cardiff Court for continued ordinance violations. Carried (7-0). It was clarified that the building zoning official referenced is Scott Hussinger.

15. Motion (Dorau/Anson) to approve the 2019 Village Holiday calendar. Carried (7-0).

16. Consideration of a motion to cancel the Village Board meeting scheduled for December 24.

Motion (Pfannerstill/Anson) to reschedule the December 24 meeting to December 19. Carried (7-0).

17. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

President Pfannerstill stated that the Holiday Train event went very well and thanked all who participated in the event. Trustee Anson thanked the vendors including Kiwanis for their service at the event. Trustee Dorau commented that she was impressed by how many fire and police personnel were present at the event and thanked Finance Director Bailey for his coordination of the event.

President Pfannerstill extended thanks to Trustee Landwehr for his 52 plus years of service to the Village as he has submitted his non-candidacy paperwork.

18. Motion (Landwehr/Dorau) to recess to closed session pursuant to State Statutes §19.85 (1)(c), considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding the Village Administrator annual performance evaluation and to adjourn thereafter without reconvening into open session pursuant to §19.95(2). Roll call vote taken: all ayes. Adjourned to closed session at 8:21 p.m.

Respectfully submitted,

Darlene Igl
Village Clerk

ORDINANCE NO. _____

AN ORDINANCE ANNEXING TERRITORY TO
THE VILLAGE OF HARTLAND, WISCONSIN
PURSUANT TO WIS. STAT. § 66.0217(2)

THE VILLAGE BOARD OF THE VILLAGE OF HARTLAND DO ORDAIN AS
FOLLOWS:

SECTION 1. Territory Annexed. In accordance with sec. 66.0217(2) of the Wisconsin Statutes and the Petition for Direct Annexation By Unanimous Approval filed with the Village Clerk on the 5th day of September, 2018 unanimously signed by the owners of all of the land in area in the territory within the Town of Merton, Waukesha County, Wisconsin described in Exhibit A and Exhibit B, which are attached hereto and incorporated by reference, is annexed to the Village of Hartland, Wisconsin. The current population of such territory is zero (0).

SECTION 2. Effect of Annexation. From and after the effective date of this Ordinance the territory described in Section 1 shall be a part of the Village of Hartland for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the Village of Hartland.

SECTION 3. Ward Designation. The territory described in Section 1 of this Ordinance is hereby made a part of Ward 12 of the Village of Hartland, subject to the ordinances, rules and regulations of the Village of Hartland governing wards.

SECTION 4. Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.1

SECTION 5. Effective Date. This ordinance shall take effect upon and be in full force after adoption and the later of the date of proper publication or the full execution of the Planned Unit Development Agreement in this matter. In the event the Planned Unit Development Agreement has not been executed by March 31, 2019, this ordinance shall be null and void and without effect~~the effective date of an ordinance effecting zoning on this parcel. In the event the ordinance effecting zoning is not effective by March 1, 2019, this ordinance shall be null and void and without effect.~~

Passed and approved this _____ day of
_____, 2018.

VILLAGE OF HARTLAND

By: _____
Jeffrey Pfannerstill, Village President

ATTEST:

Bill for an Ordinance No. 10/22/2018-01

DRAFT – with revisions as of December 5, 2018

Darlene Igl, MMC, WCPC, Village Clerk

VILLAGE OF HARTLAND

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF HARTLAND**

WHEREAS, The Village of Hartland has received a request to consider the zoning of properties requested for annexation from the Town of Merton that are to be included in a proposed residential development and more specifically the approximately 39.8 acre area located east of the Mary Hill subdivision and north of CTH K including Parcels MRTT0387997 and MRTT0387996 to RS-1 Residential Single Family District with a Planned Unit Development (PUD) Overlay District to allow a single-family residential development in condominium ownership; and

WHEREAS, The Village of Hartland Plan Commission has considered the request and has recommended approval of RS-1 Residential Single Family District with both Planned Unit Development (PUD) and Upland Conservancy Overlay Districts and finds that it is necessary and desirable to establish the zoning of this property as noted above; and

WHEREAS, The Village Board of Trustees conducted a Public Hearing regarding this proposed change on October 22, 2018.

NOW THEREFORE, THE VILLAGE BOARD OF THE VILLAGE OF HARTLAND DO ORDAIN AS FOLLOWS:

Section 1: The Village of Hartland Zoning Map is hereby amended to zone the following properties located east of the Mary Hill subdivision and north of CTH K including Parcels MRTT0387997 and MRTT0387996 to RS-1 Residential Single Family District with both Planned Unit Development (PUD) and Upland Conservancy Overlay Districts as shown in the attached Exhibit A.

Section 2: If any section, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of such ordinance.

Section 3: This Ordinance shall take effect and be in full force after adoption and the later of the date of proper publication or the effective date of an ordinance effecting annexation of this parcel. In the event the ordinance effecting annexation is not effective by March 31, 2019, this ordinance shall be null and void and without effect~~the full execution of the Planned Unit Development Agreement in this matter. In the event the Planned Unit Development Agreement has not been executed by March 1, 2019, this ordinance shall be null and void and without effect.~~

Adopted this _____ day of _____, 2018.

VILLAGE OF HARTLAND

ATTEST:

By: _____
Jeffrey Pfannerstill, Village President

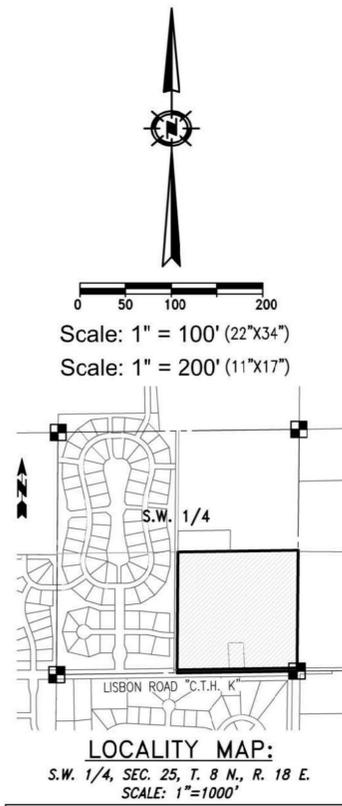
Darlene Igl, MMC, WCPC, Village Clerk

H:\CD\9000\953\17005-01\PRELIMINARY\JUNGBLUTH_PRELIM_COVER & SITE PLAN.DWG



NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

PARKING SUMMARY	
GARAGE	= 2/UNIT = 100 SPACES
DRIVEWAY	= 2/UNIT = 100 SPACES + GUEST SPACES = 33 SPACES
TOTAL	= 233 SPACE (4.6 SPACES/UNITS)



DATA SUMMARY TABLE	
50 Condominium Units	
Total Area (Including R.O.W.)	= 39.81 acres
Future CTH "KE" Area	= 1.51 acres
Future CTH "K" Area	= 0.27 acres
Total Project Area = 38.03 acres	
Existing INRA Area	= 14.37 acres
South INRA to be removed	= -1.52 acres
Proposed INRA Area	= 12.85 acres
Net Density = (50/38.03) = 1.32 units/acre	
Total Road Length = 3,700 l.f.	

Development Summary
Proposed Zoning: RS-1 PUD
Village of Hartland
"Clustered Conservancy Community"
50 - Single Family Condominiums

Common Area = 23 acres
Outdoor Amenity Areas, Walking Trails, Landscape Buffers & Open Space

Setbacks:
Interior Public Road Setbacks (Minimum) = 45' to Centerline (15' to ROW)
25' to curb at cul-de-sacs (15' to ROW)
Min Lisbon Rd Setback = 100'
Future CTH KE Setback = 100'
Min Bldg - Bldg Setback = 25'
Min Rear Yard Setback = 25'

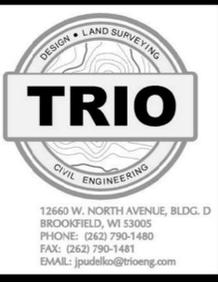
ISOLATED NATURAL RESOURCE AREA NOTE:
Isolated Natural Resource Area boundary shown hereon was delineated by Wetland & Waterway Consulting (Dave Meyer) on 7/22/18 and field surveyed by Trio Engineering, LLC in August, 2018.

HORIZONTAL DATUM PLANE:
All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the S.W. 1/4 of Section 25, Town 8 North, Range 18 East, bears North 89°09'28" East.

VERTICAL DATUM PLANE:
All elevations are referenced to the National Geodetic Vertical Datum of 1929 via a ground survey by Trio Engineering, LLC, and Waukesha County GIS topographic data.

DEVELOPER:
NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE, BLDG D
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481



PROJECT:
THE GLEN AT OVERLOOK TRAILS
SINGLE FAMILY CONDOMINIUM DEVELOPMENT
VILLAGE OF HARTLAND, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
08/27/18	PRELIMINARY SUBMITTAL
11/19/18	PUBLIC STREETS
11/27/18	PAVED TRAILS

DATE:
NOVEMBER 27, 2018

JOB NUMBER:
17005

DESCRIPTION:
OVERALL PROPOSED SITE PLAN

SHEET
C1.0

PRELIMINARY CONDOMINIUM PLAT OF THE GLEN AT OVERLOOK TRAILS

VILLAGE OF HARTLAND
WAUKESHA COUNTY, WISCONSIN
(Residential Condominium)

DATA SUMMARY TABLE

50 Condominium Units		Development Summary	
Total Area (Including R.O.W.)	= 39.81 acres	Proposed Zoning:	RS-1 (PUD)
Future CTH "KE" R.O.W.	= 1.51 acres	Village of Hartland "Clustered Conservancy Community"	
Proposed CTH "K" R.O.W.	= 0.27 acres	50 - Single Family Condominiums	
Total Project Area	= 38.03 acres	Common Area	= 22.9 acres
Existing INRA Area (Per SEWRPC 2010 GIS Data. Excludes 1.52 acre area south of SEWRPC INRA boundary flagged by Meyer 2018)	= 12.85 acres	Outdoor Amenity Areas, Walking Trails, Landscaped Buffers & Open Space	
Net Density	= (50/38.03) = 1.32 units/ac	Setbacks:	
Total Road Length	= 3,700 l.f.	- Internal Public Road Setback	= 15' Front Setback (45' to Centerline)
		- 25' to back of curb at cul-de-sacs	
		- Min Lisbon Rd Setback	= 100'
		- Future CTH KE Setback	= 100'
		- Min Bldg - Bldg Setback	= 25'
		- Min Rear Yard Setback	= 25'

PARKING SUMMARY

GARAGE	= 2/UNIT = 100 SPACES
DRIVEWAY	= 2/UNIT = 100 SPACES + GUEST SPACES
TOTAL	= 232 SPACE (4.64 SPACES/UNIT)

NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 18 EAST, BEARS N89°09'28"E.
- ALL PORTIONS OF THE PROPERTY THAT ARE NOT SPECIFIED AS LIMITED COMMON ELEMENTS OR AS A UNIT SHALL BE CONSIDERED A COMMON ELEMENT.

LEGAL DESCRIPTION:

All that part of the Southeast 1/4 of the Southwest 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 Corner of said Section 25; said point being the place of beginning of lands hereinafter described;

Thence South 89°09'28" West and along the South line of the said Southwest 1/4 Section and the centerline of "Lisbon Road" (C.T.H. "K"), 1313.71 feet to a point; Thence North 00°25'53" East and along the West line of the said Southeast 1/4 of the said Southwest 1/4 Section, 1320.25 feet to a point; Thence North 89°12'56" East and along the North line of the said Southeast 1/4 of the said Southwest 1/4 Section, 1315.45 feet to a point on the East line of the said Southwest 1/4 Section; Thence South 00°30'30" West and along the said East line of the said Southwest 1/4 Section, 1318.955 feet to the point of beginning of this description.

Said Parcel contains 1,734,293 Square Feet (or 39.8139 Acres) of land, more or less.

SURVEYOR'S CERTIFICATE:

I, GRADY L. GOSSER, do hereby certify that I have surveyed the above described property and this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements constructed or to be constructed upon the property.

This Condominium Plat is a correct representation of "THE GLEN AT OVERLOOK TRAILS" Condominiums, and the identification and location of each unit and the common elements of the Condominium can be determined from this Plat. The common elements are defined to be all of the condominium property except the individual units described in the Plat and the Declaration.

Dated this 5rd day of DECEMBER, 2018.

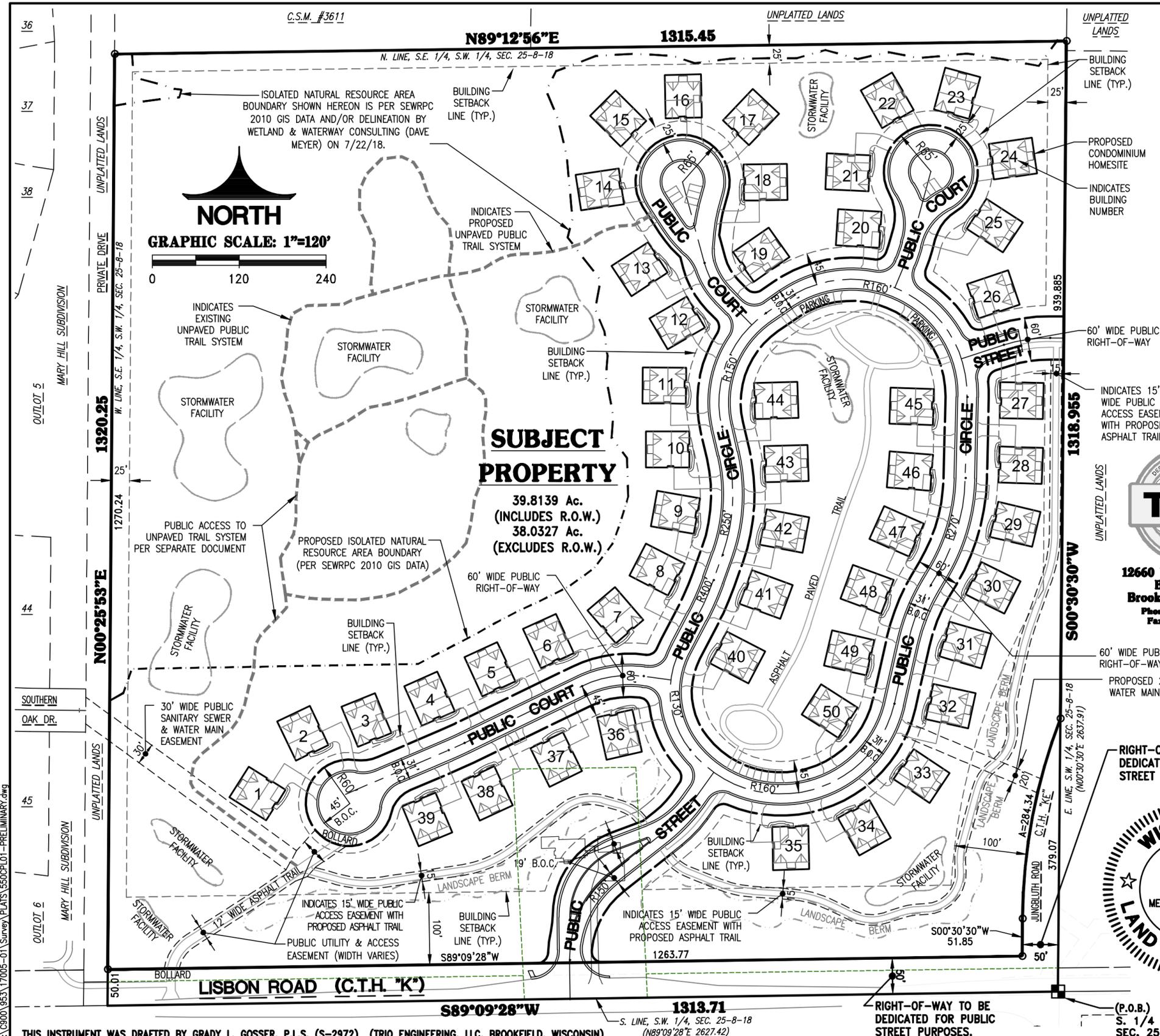
Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

DATE: 12/05/18

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



THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972) (TRIO ENGINEERING, LLC, BROOKFIELD, WISCONSIN)